



NOTICE OF APPLICATION AND PROPOSED DETERMINATION OF NON-SIGNIFICANCE-MITIGATED (DNS-M)

A Master Application has been filed and accepted with the Department of Community & Economic Development (CED) – Planning Division of the City of Renton. The following briefly describes the application and the necessary Public Approvals.

DATE OF NOTICE OF APPLICATION: January 7, 2015

LAND USE NUMBER: LUA14-000061, ECF,MOD, SA-H, SA-M

PROJECT NAME: Renton Hampton Inn & Suites

PROJECT DESCRIPTION: In January 2014 the applicant requested Master Site Plan Review, Site Plan Review, Environmental Review, an Exception through Modification, and a Variance in order to construct a 125 guest room hotel and structured parking area. The project has been revised and the applicant is now requesting Master Site Plan Review, Site Plan Review, Environmental Review, and a Parking Modification in order to construct a 105 guest room hotel and structured parking area. The subject property is located on the east side of Lake Washington Blvd N just north of Houser Way N at 1300 Lake Washington Blvd N. The project site totals 55,000 square feet in area and is located within the Urban Center North - 2 (UC-N2) zone and Design District 'C'. The proposed hotel would be approximately 5 stories in height. A total of 105 parking stalls would be primarily provided in a two-level below grade parking garage with two stalls provided at grade. Access is proposed via Lake Washington Blvd N. The site contains critical and sensitive slopes. Additionally, the site is located in an erosion hazard area and a moderate landslide hazard area. There is no construction proposed within critical areas. The applicant is requesting a Modification from RMC 4-4-080 in order to reduce the number of required parking stalls from 115 to 105 stalls.

PROJECT LOCATION: 1300 Lake Washington Blvd. N.

OPTIONAL DETERMINATION OF NON-SIGNIFICANCE, MITIGATED (DNS-M): As the Lead Agency, the City of Renton has determined that significant environmental impacts are unlikely to result from the proposed project. Therefore, as permitted under the RCW 43.21C.110, the City of Renton is using the Optional DNS-M process to give notice that a DNS-M is likely to be issued. Comment periods for the project and the proposed DNS-M are integrated into a single comment period. There will be no comment period following the issuance of the Threshold Determination of Non-Significance-Mitigated (DNS-M). A 14-day appeal period will follow the issuance of the DNS-M.

PERMIT APPLICATION DATE: December 31, 2014

NOTICE OF COMPLETE APPLICATION: January 6, 2015

APPLICANT/PROJECT CONTACT PERSON: Scott Clark, Clark Design Group

Permits/Review Requested: Environmental (SEPA) Review, Modification, Hearing Examiner Site Plan Review, Master Site Plan Review

Other Permits which may be required: Construction, Building, Fire, Sign

Requested Studies: Drainage Report, Geotechnical Report, Traffic Impact Study

If you would like to be made a party of record to receive further information on this proposed project, complete this form and return to: City of Renton, CED – Planning Division, 1055 So. Grady Way, Renton, WA 98057.

Name/File No.: Renton Hampton Inn & Suites/LUA14-000061, ECF,MOD, SA-H, SA-M

NAME: _____

MAILING ADDRESS: _____ City/State/Zip: _____

TELEPHONE NO.: _____

Location where application may be reviewed:

Department of Community & Economic Development (CED) – Planning Division, Sixth Floor Renton City Hall, 1055 South Grady Way, Renton, WA 98057

PUBLIC HEARING:

Public hearing is tentatively scheduled for **February 24, 2015** before the Renton Hearing Examiner in Renton Council Chambers at 11:00 AM on the 7th floor of Renton City Hall located at 1055 South Grady Way.

CONSISTENCY OVERVIEW:

Zoning/Land Use:

The subject site is designated **Commercial Neighborhood** on the City of Renton Comprehensive Land Use Map and **Urban Center North 2 (UC-N2), Overlay – Urban Design District C** on the City’s Zoning Map.

Environmental Documents that Evaluate the Proposed Project:

Environmental (SEPA) Checklist

Development Regulations Used For Project Mitigation:

The project will be subject to the City’s SEPA ordinance, **RMC 4-2-120C** and other applicable codes and regulations as appropriate.

Proposed Mitigation Measures:

The following Mitigation Measures will likely be imposed on the proposed project. These recommended Mitigation Measures address project impacts not covered by existing codes and regulations as cited above.

- *Compliance with the provided Geotechnical Report.*
- *Compliance with the provided Transportation Report.*

Comments on the above application must be submitted in writing to Rocale Timmons, Senior Planner, CED – Planning Division, 1055 South Grady Way, Renton, WA 98057, by 5:00 PM on January 21, 2015. This matter is also tentatively scheduled for a public hearing on February 24, 2015, at 11:00 AM, Council Chambers, Seventh Floor, Renton City Hall, 1055 South Grady Way, Renton. If you are interested in attending the hearing, please contact the Planning Division to ensure that the hearing has not been rescheduled at (425) 430-7282. If comments cannot be submitted in writing by the date indicated above, you may still appear at the hearing and present your comments on the proposal before the Hearing Examiner. If you have questions about this proposal, or wish to be made a party of record and receive additional information by mail, please contact the project manager. Anyone who submits written comments will automatically become a party of record and will be notified of any decision on this project.

CONTACT PERSON: Rocale Timmons, Senior Planner; Tel: (425) 430-7219; Eml: rtimmons@rentonwa.gov



PLEASE INCLUDE THE PROJECT NUMBER WHEN CALLING FOR PROPER FILE IDENTIFICATION