



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: August 26, 2015
LAND USE NUMBER: LUA15-000630, ECF, MOD, SA-H
PROJECT NAME: Longacres Business Center

PROJECT DESCRIPTION: The applicant, Ryan Companies U.S. Inc., is requesting Hearing Examiner Site Plan Review, SEPA Environmental Review and a street modification for two (2) stand-alone general office buildings totaling 300,000 square feet. The vacant 17.38 acre site, called Longacres Business Center Phase II, consists of six (6) full parcels (APN's 088670-0090, -0100, -0380, -0150, -0190, and -0370) and two (2) partial parcels (APN's 088670-0160 and -0180). The site is generally located north of the intersection of SW 27th St and Naches Ave SW. Building C is a four-story 150,000 SF general office use building and Building D is a three-story 150,000 SF general office building. The two buildings will incorporate tilt-up concrete panels in conjunction with steel framing and light gauge metal construction with heights at roughly 61 feet and 47 feet. The site is part of the original 158 acres of property known as the Longacres Office Park. The parcels were previously developed with a horse racing track and associated buildings and infrastructure. The aboveground structures have since been demolished but remnant paved roadways and foundations are still visible across the property. Site access would be served through either from Oakesdale Ave SW or Naches Ave SW via a private access roadway. The project site is located in the Employment Area (EA) land use designation and the Commercial Office (CO) zone. The site plan includes 1,063 parking stalls with a perimeter landscaping observed around the site. The site contains high seismic hazards, low erosion hazards and low landslide hazards. The site is within the 100-year flood zone and currently no wetlands, streams, lakes or steep slopes are identified on the property. There are 53 significant trees onsite and the applicant is proposing to retain seven (7) trees.

The applicant submitted a Geotechnical Study by Terra Associates, Inc. (dated August 18, 2015); a Traffic Impact Analysis by Transportation Engineering NorthWest (dated August 21, 2015); a Preliminary Technical Information Report (dated August 21, 2015); and an Environmental Setting Report by Terracon Consultants, Inc. (dated August 14, 2015). The project site includes a drainage system with a detention wetpond for water quality treatment and detention located north of the BOW Lake Pipeline Right-of-Way.

PROJECT LOCATION: SW 27th Ave & Naches Ave SW

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). This may be the only opportunity to comment on the environmental impacts of the proposal. A 14-day appeal period will follow the issuance of the DNS-M.

PERMIT APPLICATION DATE: August 24, 2015
NOTICE OF COMPLETE APPLICATION: August 26, 2015
APPLICANT: Molly Carson, Ryan Companies US, Inc. / 3900 E. Camelback Road, Suite 100 / Phoenix, AZ 85018

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.: Longacres Business Center/LUA15-000630, ECF, MOD, SA-H

NAME: _____
MAILING ADDRESS: _____ CITY/STATE/ZIP: _____
TELEPHONE NO.: _____



PROJECT CONTACT PERSON: Dave Williams, Ryan Companies US, Inc. / 3900 E. Camelback Road, Suite 100 / Phoenix, AZ 85018 / Dave.Williams@ryancompanies.com

Permits/Review Requested: Environmental (SEPA) Review, Site Plan Review-Hearing Examiner and Street Modification

Other Permits which may be required: Building Permit, Construction Permit

Requested Studies: Arborist Report, Geotechnical Study, Traffic Impact Analysis, Preliminary Technical Information Report, Landscape Analysis, Parking Analysis, and Environmental Setting Report

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 **October 27, 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 **Employment Area (EA)** on the City of Renton Comprehensive Land Use Map and **Commercial Office (CO)** 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 4-2-120B; 4-4; 4-6-060; 4-9-070; and 4-9-200** 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.

- ***Project construction shall be required to comply with the recommendations found in the Geotechnical Study conducted by Terra Associates, Inc. (dated August 18, 2015) or an updated report submitted at a later date.***

Comments on the above application must be submitted in writing to Clark H. Close, Senior Planner, CED – Planning Division, 1055 South Grady Way, Renton, WA 98057, by 5:00 PM on September 9, 2015. This matter is also tentatively scheduled for a public hearing on October 27, 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) 430-6578. Following the issuance of the SEPA Determination, you may still appear at the hearing and present your comments regarding 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.

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NAME: _____
MAILING ADDRESS: _____ CITY/STATE/ZIP: _____
TELEPHONE NO.: _____

CONTACT PERSON: Clark H. Close, Senior Planner; Tel: (425) 430-7289;
Email: cclose@rentonwa.gov

PLEASE INCLUDE THE PROJECT NUMBER WHEN CALLING FOR PROPER FILE IDENTIFICATION

