



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

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 1, 2016
LAND USE NUMBER: LUA16-000413, ECF, PP, MOD
PROJECT NAME: The Pines Preliminary Plat

PROJECT DESCRIPTION: The applicant is requesting Preliminary Plat approval and Environmental Threshold Determination (SEPA) for a proposed 14-lot subdivision. The project site is 108,029 square feet (2.48 acres) and located at 850 and 870 Monroe Avenue NE. The project site is located in the Residential-8 (R-8) zoning designation. The proposed single-family residential lots range in size from 5,001 square feet to 6,696 square feet with an overall proposed density of 7.18 dwellings per acre. Two existing single-family dwellings will be removed. Additional proposed improvements include a tree retention tract and storm drainage tract along the Monroe Ave NE frontage. The proposed lots will be served by a new public residential access street off of Monroe Avenue NE. A hammerhead turnaround is proposed in lieu of the code required cul-de-sac and will require approval of a modification of the City's street standards. Proposed lots will be served by sanitary sewer and water mains that will extend from Monroe Avenue NE along the new street. Construction of the proposed subdivision infrastructure improvements will result in approximately 1,226 cubic yards of cut and 2,207 cubic yards of fill.

PROJECT LOCATION: 850 & 870 Monroe Ave NE

OPTIONAL DETERMINATION OF NON-SIGNIFICANCE (DNS): 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 process to give notice that a DNS is likely to be issued. Comment periods for the project and the proposed DNS are integrated into a single comment period. There will be no comment period following the issuance of the Threshold Determination of Non-Significance (DNS). 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.

PERMIT APPLICATION DATE: June 7, 2016
NOTICE OF COMPLETE APPLICATION: August 1, 2016
APPLICANT/PROJECT CONTACT PERSON: Jamie Waltier, Harbour Homes/ 400 N 34th St., Ste 300/Seattle, WA 98103/ 206-315-8130/ jwaltier@harbourhomes.com
Permits/Review Requested: Environmental (SEPA) Review, Preliminary Plat, Modification
Other Permits which may be required: Building Permit, Construction Permit
Requested Studies: Arborist Report, Drainage Report, Geotechnical Report, Traffic Impact Statement, Wetland Assessment
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

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.: The Pines Preliminary Plat / LUA16-000413, ECF, PP, MOD

NAME: _____

MAILING ADDRESS: _____ City/State/Zip: _____

TELEPHONE NO.: _____

PUBLIC HEARING:

Public hearing is tentatively scheduled for **September 27, 2016** 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 **COMP-RMD** on the City of Renton Comprehensive Land Use Map and **R-8** 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 4-2-110A; 4-4; 4-6-060; 4-7; 4-9** and other applicable codes and regulations as appropriate.

Comments on the above application must be submitted in writing to **Matt Herrera, Senior Planner, CED – Planning Division, 1055 South Grady Way, Renton, WA 98057, by 5:00 PM on August 15, 2016**. This matter is also tentatively scheduled for a public hearing on **September 27, 2016, 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.

CONTACT PERSON: Matt Herrera, Senior Planner; Tel: (425) 430-6593; Eml: mherrera@rentonwa.gov

PLEASE INCLUDE THE PROJECT NUMBER WHEN CALLING FOR PROPER FILE IDENTIFICATION

