

Category: Multi-Family

LUA12-043 / EAGLE RIDGE APTS & OFF FPUD **Status: APPROVED**

Submittal Date: 05/29/2012 **Acceptance Date:** 06/28/2012 **Decision Date:** 09/14/2012

Associated Land Use Actions Final Planned Urban Dev

Address: 1600 BLOCK OF BENSON RD S
1620 BENSON RD S

Description: The applicant is requesting a Final Planned Urban Development (FPUD) for a mixed used development including office and residential uses. The subject site is located at 1620 Benson Road S. The site is composed of two vacant parcels totaling 125,708 square feet (2.89 acres) located within the Commercial Arterial (CA) zone. The applicant has proposed two 4-story buildings with a total of 117 apartment units which would result in a net density of 43.65 units per acre.. The southernmost building would have 61 residential units and 4,039 square feet of office use on the ground floor. The northernmost building would have 56 residential units. Public amenities would be provided as part of the proposed development. The applicant has proposed to retain 40 significant trees. The site appears to encompass areas of erosion hazard, moderate to high landslide hazard, and protected slopes.

9/14/12: Final PUD approved - in two phases. Phase 1 expires 9/14/14 and permits must be submitted by 3/14/13. Phase 2 expires 9/14/16.

Applicant: EAGLE RIDGE VILLAS LLC
5454 30TH AVENUE SW
SEATTLE WA
2206.5955791

Tax ID 2023059162

Contact: CHRIS KORUGA
EAGLE RIDGE VILLAS LLC
5454 30TH AVENUE SW
SEATTLE WA
206.595.5791
ckoruga@yahoo.com

Contact: KORUGA CHRIS
EAGLE RIDGE VILLAS LLC
5454 30TH AVENUE SW
SEATTLE WA
206.595.5791
ckoruga@yahoo.com

Owner: EAGLE RIDGE VILLA LLC
3920 BURKE AVE N
SEATTLE WA

Planner: Gerald Wasser

Reviewer: Illian Jan

LUA12-008 / BREMERTON AVE TOWNHOMES **Status: APPROVED**

Category: Multi-Family

LUA12-008 / BREMERTON AVE TOWNHOMES Status: APPROVED

Submittal Date: 02/09/2012 **Acceptance Date:** 02/16/2012 **Decision Date:** 05/21/2012

Associated Land Use Actions , Administrative Conditional Use, Administrative Site Plan

Address:

320 BREMERTON AVE NE
330 BREMERTON AVE NE

Description: The applicant is requesting a Conditional Use Permit (CUP) and Site Plan Review for stand-alone residential on a Commercial Arterial (CA) zoned property located at 320 & 330 Bremerton Ave NE. The proposal includes 26 townhomes resulting in a density of 20 dwelling units per acre. On March 26, 2007 SEPA Environmental Review, Preliminary Plat, CUP, and Site Plan was approved for the subject proposal, however both the CUP and Site Plan review have since expired. The Preliminary Plat approval has not expired due to an extension granted by the State via Substitute Senate House Bill 6544 (SSB6544). As such, the applicant has an existing SEPA determination and approved preliminary plat under City file# LUA06-133. The site consists of two lots totaling 1.80 acres in size. The 26 proposed lots range in size from 1,535 square feet to 4,596 square feet. The project would result in a net fill amount of 4,000 cubic yards, with grading proposed across the entire site, resulting in the removal of all trees on the subject site. Frontage improvements are proposed along Bremerton Avenue NE with a new internal street proposed. The applicant has proposed a water quality and detention vault to address stormwater. The applicant submitted a preliminary drainage report, geotechnical report, and a wetland reconnaissance with the application.

Applicant: GREG BOEHME
ISOLA
555 S. RENTON VILLAGE PL, SUITE 570
RENTON, WA
206-295-2680

Tax ID
1523059193
1523059035

Contact: SCOTT JEFFRIES, RA
CARON ARCHITECTURE
2505 3RD AVENUE SUITE 300C
SEATTLE, WA
206-367-1382
scott@caronarchitecture.com

Owner: ISOLA
CONTACT: GREG BOEHME
555 S. RENTON VILLAGE PL, SUITE 570
RENTON, WA
425-282-0435

Planner: Vanessa Dolbee

Reviewer: Arneta Henninger

LUA12-001 / Fieldbrook Commons (Apts) Status: ON HOLD

Submittal Date: 01/03/2012 **Acceptance Date:** 06/25/2012

Category: Multi-Family

LUA12-001 / Fieldbrook Commons (Apts) Status: ON HOLD

Associated Land Use Actions , Environmental (SEPA) Review, Preliminary Planned Urban Dev

Address: 17040 108TH AVE SE

Description: The applicant is requesting SEPA Environmental Review and a Preliminary Planned Urban Development for the construction of a multi-family development containing 162 units in the Residential 14 (R-14) units per net acre zone. Bonus density has been requested to provide for the 162 units resulting in a density of 17.90 units per acre. The development would be comprised of 13 separate multi-family residential structures and one recreation building, totaling 183,795 square feet. The subject site is located at 17040 108th Avenue SE and is comprised of three parcels totaling 10.77 acres. All parcels are currently undeveloped. The site would be accessed at three locations along SE 172nd Street and one emergency vehicle only access off of 108th Avenue SE. The subject site contains six wetlands and is currently forested. The applicant has proposed to preserve the wetlands and forested area along the eastern portion of the site and develop the remainder of the site by filling three wetlands and protecting 28 existing trees. The applicant submitted a wetland report and mitigation plan which has undergone secondary review. Additional studies include a stormwater report, traffic study, geotechnical report, and an arborist report. The proposed development would result in approximately 25,000 cubic yards of cut and 24,926 cubic yards of fill to be balance across the site. Frontage improvements are proposed along 108th Avenue SE and SE 172nd Street, including 22,780 square feet of dedicated public right-of-way

7/17/12 Project On Hold, applicant's request.

Applicant: PNW HOLDINGS, LLC
9675 SE 36TH ST., SUITE 105
MERCER ISLAND, WA
206-588-1147

Tax ID
2923059023
2923059022
2923059168

Contact: LAGERS JUSTIN
PNW HOLDINGS, LLC
9725 SE 36TH STREET, SUITE 214
MERCER ISLAND, WA
206-588-1147
justin.pnwholdings@gmail.com

Owner: CITY OF RENTON
1055 S GRADY WAY
RENTON, WA

Owner: EXECUTOR OF THE ESTATE OF VIOLA T. O'NEIL
WILLIAM O'NEIL
215 N 56TH AVENUE #36
YAKIMA, WA
509-965-0573

Owner: PNW HOLDINGS, LLC
9615 SE 36TH ST., SUITE105
MERCER ISLAND, WA
206-588-1147

Category: Multi-Family

LUA12-001 / Fieldbrook Commons (Apts) Status: ON HOLD

Owner: TRUSTEE OF MARJORIE L. LOTTO LIVING TRUST
RAY W. LOTTO
1250 JONES STREET #1701
SAN FRANCISCO, CA
415-928-5482

Planner: Vanessa Dolbee

Reviewer: Nair Rohini (as Of Mid 2013) Formerly Arneta

LUA11-091 / Heritage Hills Apartments PUD Status: APPROVED

Submittal Date: 11/03/2011 **Acceptance Date:** 11/23/2011 **Decision Date:** 04/10/2012

Associated Land Use Actions , , , Critical Areas Exemption, Final Planned Urban Dev, Modification, Preliminary Planned Urban Dev

Address:
1250 S PUGET DR

Description: The applicant is requesting Environmental Review (SEPA), Preliminary and Final Planned Urban Development (PUD) for the construction of a 125,539 square foot, 75 unit apartment building. The subject site is located at 1250 Puget Drive South and is zoned Commercial Arterial (CA). The site is 1.56 acres in size and contains 9,921 square feet of protected slopes. The proposed development would result in a density of 59.5 dwelling units per acre and no commercial component is proposed. Access to the site is proposed via the internal street system on the property to the North and all parking is proposed within an underground parking garage. A secondary gated emergently access point would be provided directly off of Puget Drive. The development would result in approximately 6,590 cubic yards of cut, and no fill. Minor grading work would extend off the subject site to the north onto parcel 2023059118. Stormwater is proposed to be detained in two detention vaults located on site. The applicant provided a Stormwater Report, Traffic Analysis, and a Geotechnical Report with the application. Eight trees are located on the site, of which one is proposed to be retained. 12/6/11 on hold. Need North Elevation and Coal Mine Assessment.

12/13/12 Final PUD approved with a critical areas exemption for the trail/ped. pathway to cross over onto the protected slopes.

Applicant: SPARHAWK GREG
COMPLETE CONSTRUCTION
9757 JUANITA DRIVE NE SUITE 300
KIRKLAND, WA
425-250-2937

Tax ID
2023059157

Contact: SPARHAWK GREG
COMPLETE CONSTRUCTION
9757 JUANITA DRIVE NE SUITE 300
KIRKLAND, WA
425-250-2937
gregs@weidner.com

Category: Multi-Family

LUA11-091 / Heritage Hills Apartments PUD Status: APPROVED

Owner: WEIDNER PROPERTY MANAGEMENT
9757 JUANITA DR NE #300
KIRKLAND WA
425-250-2937

Planner: Vanessa Dolbee

Reviewer: Jan Illian

LUA11-069 / KENNYDALE APARTMENTS Status: APPROVED

Submittal Date: 08/12/2011 **Acceptance Date:** 08/23/2011 **Decision Date:** 04/11/2012

Associated Land Use Actions , Hearing Examiner Cond. Use, Environmental (SEPA) Review, Hearing Examiner Site Plan

Address:
1901 NE 48TH ST

Description: The applicant is requesting Hearing Examiner Site Plan Review, Conditional Use Permit approval, and Environmental (SEPA) Review for the construction of a 6-story mixed-use building containing 230 apartment units and 2,500 square feet of commercial space. An additional single story, 40,000 square-foot, structure is also proposed on-site and would be used as artist/incubator space. The mixed-use structure would have an average height of 59 feet and 6 inches. However, the tallest point of the structure would be approximately 66 feet and 10 inches. Therefore, a Conditional Use Permit is required in order to increase the height, for certain portions of the structure, beyond the 60 foot maximum. The vacant 4.8 acre site is located within the Commercial Arterial (CA) zoning designation on the south side of NE 48th Street, just east of Lake Washington Blvd N. The easterly 86-foot portion of the site would be set aside as open space and would be used as a buffer for the proposed mixed-use structure. Access to the site would be provided off NE 48th Street via two driveways resulting in a private loop road on-site. A total of 392 parking spaces would be provided of which 263 stalls would be located within a sub-grade parking garage. The remaining 129 stalls would be located within surface parking surrounding the two proposed structures. The site is located within a High Erosion Hazard area and an unclassified Landslide Hazard Area. Critical slopes, which exceed a 40% grade, are also located on site but would not be impacted as part of the proposal.

4/25/12 - Received request for reconsideration of the Hearing Examiner's decision from a neighboring property owner - Hiro Tojo.

Applicant: SEELIG HOWARD
PO BOX 1925
BELLEVUE, WA
425-746-9780

Tax ID
3343300820

Contact: PIRSCHER CARL
CDA ARCHITECTS
20011 BALLIBGER WAY NE, SUITE 200
SHORELINE, WA 98155
206-368-9668

Category: Multi-Family

LUA11-069 / KENNYDALE APARTMENTS **Status: APPROVED**

Owner: BEATRICE AND HOWARD SEELIG
PO BOX 6576
BELLEVUE, WA
425-746-9780

Planner: Rocale Timmons

Reviewer: Jan Illian

LUA11-054 / RHA GLENNWOOD TOWNHOMES **Status: APPROVED**

Submittal Date: 06/30/2011 **Acceptance Date:** 07/01/2011 **Decision Date:** 08/02/2011

Associated Land Use Actions , , Lot Line Adjustment, Administrative Site Plan

Address:
1147 GLENNWOOD AVE NE
1139 GLENNWOOD AVE NE

Description: The applicant is requesting Administrative Site Plan Review for the construction two multi-family structures containing 4-townhome units each. Environmental review was conducted as part of the Sunset Area Planned Action EIS (LUA10-052). The subject property consists of two parcels, which would be consolidated as part of the proposal, located between Edmonds Ave NE and Glenwood Ave NE just north of Sunset Blvd NE. The project site totals 0.65 acres in area and is zoned Residential-14 (R-14). Surface parking, in the amount of 13 stalls, is being proposed on the southwestern portion of the site with open space to the north of the parking. Access to the site is proposed via a curb cut along Glenwood Ave NE. There is an existing duplex located on site which is proposed for removal. The proposed site is located within Zone 2 of the Aquifer Protection area.

Applicant: SHELTER RESOURCES
2223 112TH AVE NE, STE102
BELLEVUE, WA
425-454-8205

Tax ID
7227801375
7227801380

Contact: BUMGARDNER ARCHITECTS
2111 THIRD AVENUE
SEATTLE, WA
206-223-1361

Owner: RENTON HOUSING AUTHORITY
PO BOX 2316
RENTON WA
425-226-1850

Planner: Rocale Timmons

LUA10-080 / HILLCREST COMMUNITY BLDG **Status: APPROVED**

Category: Multi-Family**LUA10-080 / HILLCREST COMMUNITY BLDG Status: APPROVED****Submittal Date:** 11/29/2010**Acceptance Date:** 12/16/2010**Decision Date:** 02/07/2011**Associated Land Use Actions** , Environmental (SEPA) Review**Address:**

1430 HILLCREST LN NE

Description: Request for Environmental (NEPA) Review to erect a laundry facility for Hillcrest resident use in a resident community building, mid-block between existing structures.

2/7/11 - Finding of No Significant Impact & Notice of Intent to Request Release of Funds ERC determination issued by ERC Committee.

3/8/11- Request for Release of Funds Issued to HUD.

3/25/11 - HUD grants Authority to use Grant Funds.

Applicant:GROPPER MARK
RENTON HOUSING AUTHORITY
PO BOX 2316
2900 NE 10TH ST
RENTON WA 98056
425-226-1850 x223
mrg@rentonhousing.org**Tax ID**

7227800140

Owner:RENTON HOUSING AUTHORITY
970 HARRINGTON NE
RENTON WA**Planner:**

Erika Conkling

LUA10-006 / BARBEE MILL COMMUNITY DOCK II Status: APPROVED**Submittal Date:** 01/22/2010**Acceptance Date:** 02/08/2010**Decision Date:** 03/31/2010**Associated Land Use Actions** Environmental (SEPA) Review, Shoreline Management**Address:**4151 WILLIAMS AVE N
4125 WILLIAMS AVE N**Description:** The applicant is requesting approval of a Shoreline Substantial Development Permit and Environmental (SEPA) Review for a proposed community dock with a 5-foot, 10-inch wide by 172-foot long main walkway and a 7-foot, 10-inch wide by 56-foot long "T" section which would provide lake access for aquatic activities of Conner Homes at Barbee Mill residents and their guests. The community dock would provide transient moorage only. A 5-foot, 10-inch wide by 26-foot long finger dock is also proposed and would extend south from the main walkway at approximately 52-feet waterward of the Ordinary High Water Mark (OHWM). The finger pier would be for the sole use of a proposed future residence located at 4125 Williams Avenue North. The dock would be fully grated, 1,592 square feet in size and supported by fourteen 6-inch and fourteen 8-inch diameter steel batter piles which would be installed using a barge-mounted vibratory pile driving system. All dock sections would be prefabricated.

Category: Multi-Family

LUA10-006 / BARBEE MILL COMMUNITY DOCK II **Status: APPROVED**

Dock construction is anticipated to last 12 to 15 work days and would be conducted during the Washington Department of Fish and Wildlife construction window of July 16 through December 31.

Applicant: CONNER HOMES AT BARBEE MILL
ATTN: CHARLIE CONNER
846 108TH AVENUE NE
BELLEVUE WA
425.646.4433

Tax ID
0518500350
0518500360

Contact: DOUGLAS DAVID
WATERFRONT CONSTRUCTION INC
10315 19TH AVENUE SE
SUITE 106
EVERETT WA
425.357.0312
daved@waterfrontconstruction.com

Owner: BARBEE FOREST PRODUCTS INC
BOX 359
RENTON WA
KC Assessor Account NOT FOUND

Planner: Gerald Wasser

LUA09-157 / LEISURE ESTATES **Status: APPROVED**

Submittal Date: 12/22/2009 **Acceptance Date:** 01/08/2010 **Decision Date:** 02/18/2010

Associated Land Use Actions , Final Mobile Home Park, Prelim Mobile Home Park

Address: 201 UNION AVE SE

Description: The applicant is requesting to add 4 new manufactured home spaces to Leisure Estates, located at 201 Union Avenue SE. The subject site is located in the Residential Manufactured Homes (RMH) zone and the Residential Single Family Comprehensive Plan Designation. Leisure Estates currently is 43.4 acres and contains 250 units resulting in an existing density of 5.77 units per acre. After the addition of 4 new units Leisure Estates density would be 5.84 units per acre. All 250 units on the subject site are to remain. Leisure Estates is accessed via Union Avenue SE, although the development contains many internal private streets. The 4 new units would be accessed internally by the extension of Willow Drive, a private street. The applicant would provide utilities including water and sewer lines to the new spaces. There are no critical areas in the project site and 228 trees are to be retained.

Applicant: MILLARD ROBERT
PARK PRESERVATIONS, LLC
21145 212TH AVE SE
MAPLE VALLEY, WA
206-941-5900

Tax ID
1623059015

Category: Multi-Family**LUA09-157 / LEISURE ESTATES****Status: APPROVED**

Contact: MILLARE, RUSSELL D.
LEISURE ESTATES, LLC
24725 230TH WAY SE
MAPLE VALLEY
206-941-3000

Owner: PARK PRESERVATIONS, LLC
21145 212TH AVE SE
MAPLE VALLEY, WA
206-941-3000

Planner: Vanessa Dolbee

Reviewer: Arnetta Henninger

LUA09-150 / EAGLE RIDGE APTS & OFFICES**Status: APPROVED****Submittal Date:** 11/13/2009**Acceptance Date:** 04/26/2010**Decision Date:** 11/01/2010**Associated Land Use Actions**

Address: 1600 BLOCK BENSON RD S
1620 BENSON RD S

Description: The applicant is requesting Environmental (SEPA) Review and a Preliminary Planned Urban Development (PPUD) for a mixed used development including office and residential uses. The subject site is located at 1600 Benson Road S. The site is composed of two vacant parcels totaling 125,708 square feet (2.89 acres) located within the Commercial Arterial (CA) zone. The applicant has proposed two 4-story buildings with a total of 117 apartment units which would result in a net density of 43.65 units per acre.. The southernmost building would have 61 residential units and 4,039 square feet of office use on the ground floor. The northernmost building would have 56 residential units. A PUD is proposed to avoid the zoning requirement of commercial on the ground floor. Access to the site would be gained from Benson Road S and from a private easement that connects to Eagle Ridge Drive S. The applicant has proposed to retain 40 significant trees. The site appears to encompass areas of erosion hazard, moderate to high landslide hazard, and protected slopes.

7/26/10 - Request for reconsideration received

8/2/10 - Letter from Hearing Examiner acknowledging receipt of request for reconsideration and analysis of the request.

8/24/10 - Staff response to request from Hearing Examiner for additional information regarding the request for reconsideration.

8/30/12 - Hearing Examiner recommended approval with conditions. Appeal period end date: 9/13/10.

9/10/10: Appeal received from Applicant.

9/17/10 - Notification to Parties of Record of receipt of appeal.

Category: Multi-Family

LUA09-150 / EAGLE RIDGE APTS & OFFICES Status: APPROVED

10/4/12 - Referred to Planning & Development Committee

11/1/10 - Planning & Development recommended that recommendation 13 of the July 12, 2012 hearing decision and recommendation 16 of the August 30, 2010 response to the motion for reconsideration be stricken and further recommends that the Council adopt the remainder of the Hearing Examiner's findings, conclusions and recommendations. City Council approved.

Applicant: KORUGA CHRIS
EAGLE RIDGE LLC
5454 30TH AVENUE SW
SEATTLE WA
206.595.5791

Tax ID
2023059162

Owner: HANCHEROFF ROBERT W & DIANE
17710 234TH AVE SE
MAPLE VALLEY WA

Planner: Gerald Wasser

Reviewer: Kayren Kittrick

LUA09-112 / DROFIK APARTMENTS Status: APPROVED

Submittal Date: 09/08/2009 **Acceptance Date:** 09/24/2009 **Decision Date:** 03/29/2010

Associated Land Use Actions , Environmental (SEPA) Review, Hearing Examiner Site Plan

Address:
12228 SE PETROVITSKY RD

Description: The applicant is requesting Hearing Examiner Site Plan Review and Environmental (SEPA) Review for the construction of a 3-story, 8-unit approximately 33-foot tall multi-family apartment building. The 19,889 square foot site is located within the residential Multi-Family (RMF) zoning designation. The proposed building would include 10,879 square feet of residential space within 8 residential units. The applicant is requesting a parking modification in order to reduce the number of parking spaces required to be provided from 16 to 14 stalls. The 14 stalls would be located within a surface parking lot west of the proposed building. Access to the site would be provided off of SE Petrovitsky Road via one curb cut. There are no critical areas located on site.

2/1/10 - Received updated architectural (floor plan & elevations) plans, site plan, utility plan, civil site design, and conceptual landscaping plan.

2/4/10 - Re-routed updated landscaping, utility, architectural plans, and civil site design to Plan Review and Fire for additional review.

Category: Multi-Family

LUA09-112 / DROFIK APARTMENTS Status: APPROVED

Applicant: V.Y. PROPERTIES LLC
15012 SE 253RD PLACE
COVINGTON, WA
206-351-9289

Tax ID
0739000055

Contact: LEVANDOVSKY RUSLAN
PRECISION AND DESIGN
PO BOX 8081
KENT, WA
206-551-7557
RUSLAN@GSSCIVIL.COM

Owner: V.Y. PROPERTIES LLC
15012 SE 253RD PLACE
COVINGTON, WA
206-351-9289

Planner: Rocale Timmons

Reviewer: Arnetta Henninger

LUA09-067 / CONNER/KESKAR JOINT USE DOCK Status: APPROVED

Submittal Date: 06/18/2009 **Acceptance Date:** 06/24/2009 **Decision Date:** 08/27/2009

Associated Land Use Actions , Environmental (SEPA) Review, Shoreline Management, Conditional Shoreline Mgmt

Address:
4101 WILLIAMS AVE N
4107 WILLIAMS AVE N

Description: The applicant is requesting Environmental (SEPA) Review and approval of a Shoreline Conditional Use Permit and a Shoreline Substantial Development Permit for the construction of an 80-foot long joint use dock with a boatlift on one side and two mooring pilings or a boatlift on the other side in association with two attached residential units on the shore of Lake Washington, a Shoreline of Statewide Significance. The Renton Shoreline Master Program designates this area as an Urban Environment. The proposed site encompasses two lots (5,961 sf and 5,903 sf) for a total of 11,864 square feet in the Commercial/Office/Residential zone. All materials, equipment and personnel would be transported to the site by construction barge. Boatlift(s) and all dock sections would be prefabricated. Six 8-inch diameter steel batter piles and two 10-inch diameter mooring piles are proposed to be installed by a barge-mounted vibratory pile driver. Because boatlifts and mooring pilings are not specifically identified in the Shoreline Master Program regulations, approval of a Shoreline Conditional Use Permit is required for their installation.

Category: Multi-Family

LUA09-067 / CONNER/KESKAR JOINT USE DOCK Status: APPROVED

Applicant: UPPER GARY
CONNER HOMES AT BARBEE MILL LLC
846 108TH AVE NE
BELLEVUE WA
425-646-4438

Tax ID
0518500400
0518500390

Contact: DAVID DOUGLAS
WATERFRONT CONSTRUCTION INC
10315 19THAVE SE
SUITE 106
EVERETT WA
425-357-0312
daved@waterfrontconstruction.com

Owner: BARBEE FOREST PRODUCTS INC
BOX 359
RENTON WA
KC Assessor Account NOT FOUND

Planner: Gerald Wasser

Reviewer: Arnetta Henninger

LUA09-047 / HILLCREST VILLAGE BSP Status: RECORDED

Submittal Date: 04/03/2009 **Acceptance Date:** 04/20/2009 **Decision Date:** 05/29/2009

Associated Land Use Actions Binding Site Plan

Address: 325 DUVALL AVE NE

Description: The applicant is requesting review and approval of a Binding Site Plan to create 3 lots for the continued development of the Hillcrest Village Condominium on a 2.25 acre site in the Commercial Arterial (CA) zone. The Hillcrest Condominium project was previously approved as part of the Site Plan Review in LUA 04-015), SA-A, ECF and contains a total of 35 residential condominium units. Subsequently the project had been recorded and the applicant has obtained building permits and the project is currently under construction. The 3 proposed lots would continue to function as a single site. The Binding Site Plan would allow the applicant to secure separate financing for the condominium units/structures. The proposed Binding Site Plan would affect the ownership and financing structure of the project. Upon completion of financing and construction, the applicant will extinguish the Binding Site Plan. Proposed Lot 1 is 41,433 square feet in area containing 3 structures with 11 residential units; proposed Lot 2 is 31,084 square feet in area containing 3 buildings with 12 residential units; and Lot 3 is 25,315 square feet in area containing 3 buildings with 12 residential units. Access to proposed Lots 1 and 3 would be via Duvall Avenue NE; access to Lot 2 would be from Duvall Avenue NE via access easements through Lots 1 and 3.

Category: Multi-Family

LUA09-047 / HILLCREST VILLAGE BSP

Status: RECORDED

Applicant: SCHNEIDER HOMES INC
6510 SOUTHCENTER BLVD
TUKWILA WA
206 248 2471

Tax ID
3328300000

Contact: MORROW PAUL
DMP INC
726 AUBURN WAY N
AUBURN WA
253 333 2200
dmpinc@seanet.com

Owner: SCHNEIDER HOMES INC
6510 SOUTHCENTER BLVD
TUKWILA WA
206 248 2471

Planner: Gerald Wasser

Reviewer: Arnet Henninger

LUA09-045 / CONNER/JOOS JOINT USE DOCK

Status: APPROVED

Submittal Date: 03/26/2009 **Acceptance Date:** 04/07/2009 **Decision Date:** 07/13/2009

Associated Land Use Actions Environmental (SEPA) Review, Shoreline Management, Conditional Shoreline Mgmt

Address:
4063 WILLIAMS AVE N
4057 WILLIAMS AVE N

Description: The applicant is requesting Environmental (SEPA) Review and approval of a Shoreline Conditional Use Permit (CUP) and a Shoreline Substantial Development Permit for the construction of a 76-foot long joint use dock with four mooring pilings in association with two attached residential units on the shore of Lake Washington. The proposed project site encompasses two lots (5,762 and 5,998 square feet) for a total area of 11,760 square feet in the Commercial/Office/Residential (COR) zone. All materials, equipment and personnel would be transported to the site by construction barge. All dock sections would be prefabricated. Four 10-inch diameter mooring pilings and six 8-inch diameter steel batter piles for the dock are proposed to be installed by a barge-mounted vibratory pile driver. Because mooring pilings are not specifically identified in the Shoreline Master Program regulations, approval of a Shoreline Conditional Use Permit is required for their installation.

Applicant: UPPER GARY
CONNER HOMES AT BARBEE MILL LLC
846 108TH AVE NE
BELLEVUE
425 646 4438

Tax ID
0518500410
0518500420

Category: Multi-Family

LUA09-045 / CONNER/JOOS JOINT USE DOCK Status: APPROVED

Contact: DOUGLAS DAVID
 WATERFRONT CONSTRUCTION INC
 10315 19TH AVE SE STE 106
 EVERETT
 425 357 0312
 daved@waterfrontconstruction.com

Owner: BARBEE FOREST PRODUCTS INC
 BOX 359
 RENTON WA
 KC Assessor Account NOT FOUND

Owner: JOOS PAUL
 4057 WILLIAMS AVE N
 RENTON
 425 255 4250

Owner: UPPER GARY
 CONNER HOMES AT BARBEE MILL LLC
 846 108TH AVE NE
 BELLEVUE
 425 2812706

Planner: Gerald Wasser

Reviewer: Henninger Armeta

LUA09-024 / Springbrook Ridge PUD Status: APPROVED

Submittal Date: 02/12/2009 **Acceptance Date:** 02/20/2009 **Decision Date:** 08/22/2011

Associated Land Use Actions , Environmental (SEPA) Review, Lot Line Adjustment, Preliminary Planned Urban Dev, Hearing Examiner Variance

Address: SE 172nd St. & Benson Rd. S. & Benson Dr

Description: The applicant is requesting an Environmental Review (SEPA) and Preliminary Planned Urban Development (PPUD) for a mixed-use development including office, retail and residential uses. In addition, the applicant has requested a Lot Line Adjustment and a Hearing Examiner Variance from RMC 4-4-130 to allow the removal of trees in a stream buffer. The subject site is located south of SE 172nd Street, west of Benson Road S and east of Benson Dr. (SR 515). The site is comprised of two vacant parcels totaling 164,828 square feet (3.78 acres) located within the Commercial Arterial (CA) zone. The proposed lot line adjustment would create two parcels Lot 1 that would be 1.98 acres and Lot 2 that would be 1.80 acres. The applicant has proposed a 97 unit multi-family complex on Lot 1. This development would have a density of 50.30 dwelling units per acre. Lot 2 would be developed with a mixed-use building with retail on the ground floor and office above. Access to the site would be gained from SE 172nd Street, Benson Dr. and Benson Road S. The site contains Coal Mine Hazards, Steep Slopes and a Class 4 Stream, as such, the applicant provided a Geotechnical Report with a Coal Mine Assessment, Stream and Wetland Delineation and Study and a Secondary Steam Study and Mitigation Plan. In addition, the applicant also provided a Preliminary Storm Drainage Report and a Transportation Impact Study. The applicant has proposed to

Category: Multi-Family

LUA09-024 / Springbrook Ridge PUD **Status: APPROVED**

retain 70 significant trees on the subject site. The subject development proposes frontage improvements along SE 172nd Street although, they have asked for a waiver for frontage improvements along Benson Road S. The development would also provide water, sewer and drainage improvements.

8/24/09 - Variance no longer required, fee will be refunded to applicant. Refund taken out of environmental category by mistake.

11/16/09 - Council approved Hearing Examiner Recommendation under Ord. #5498. Approval for a Preliminary Planed Urban Development (PPUD)

8/3/11 - Extension request for PPUD recived.

8/24/11 - Extension request granded by the Hearing Examiner to 9/24/2012

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