

CURRENT PROJECTS LIST

CATEGORY: MULTI-FAMILY RESIDENTIAL

Plan Number: LUA13-000206

Plan Name: Kirkland Avenue Townhomes

Submittal Date: February 19, 2013 **Status:** Approved with Conditions

Acceptance Date: August 19, 2013 **Parcel Number:** 7227800185
7227800190
7227800200

Land Use Actions: Site Development (Administrative Site Plan Review)

Location: 1508 KIRKLAND AVE NE
1518 KIRKLAND AVE NE
3017 NE 16TH ST

Contact: SCHEMATA WORKSHOP INC
MARGARET TYSON
1720 12TH AVE, SUITE 3
SEATTLE, WA 98122
(206) 285-1589
MTYSON@SCHEMATAWORKSHOP.COM

Owner: RENTON HOUSING AUTHORITY
MARK GROPPER
PO BOX 2316
RENTON, WA 98056
(425) 226-8451
MRG@RENTONHOUSING.COM

Description: The applicant is requesting Administrative Site Plan Review for the construction three multi-family structures containing a total of 18-townhome units each. Environmental review was conducted as part of the Sunset Area Planned Action EIS (LUA10-052). The subject property consists of three parcels, which would be consolidated as part of the proposal. The subject property is located on east side of Kirkland Ave NE between NE 18th and NE 16th St. The project site totals 0.78 acres in area and is zoned Residential Multi-Family (RMF). Surface parking, in the amount of 18 stalls, is being proposed on the eastern portion of the site. Access to the site is proposed via new curb cuts along NE 15th St that would extend north and connect to the property to the east (Houser Terrace). The proposed site is located within Zone 2 of the Aquifer Protection area.
Project was placed on hold on 4/1/2013
Project was taken of hold on 5/20/2013

Planner: Rocale Timmons

Dev. Eng. Reviewer: Jan Illian

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CATEGORY: MULTI-FAMILY RESIDENTIAL

Zoning:	SAD8611C	Honey Creek Sewer Interceptor SAD Commercial
	RM-F	Residential Multi-Family
	SAD8612	Honey Creek Sewer Interceptor Unit SAD
	COMP-CV	Comprehensive Plan - Center Village
	DESIGN-B	Overlay - Urban Design District B
	SAD8611R	Honey Creek Sewer Interceptor SAD Residential

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CATEGORY: MULTI-FAMILY RESIDENTIAL

Plan Number: LUA13-000922

Plan Name: Fieldbrook Commons Lot Combination

Submittal Date:	July 16, 2013	Status:	Recorded
Acceptance Date:	August 02, 2013	Parcel Number:	2923059022 2923059023 2923059168
Land Use Actions:	Boundary Adjustments (Lot Combination)		
Location:			
Applicant:	FIELDBROOK COMMONS, LLC 9675 SE 36TH ST, SUITE 105 MERCER ISLAND, WA 98040 (206) 588-1147		
Contact:	PNW HOLDINGS LLC JUSTIN LAGERS 9675 SE 36TH ST, 105 MERCER ISLAND, WA 98040 (206) 588-1147 JUSTIN@PNWHOLDINGS.COM		
Description:	Lot combination to consolidate three separately owned parcels into one parcel for the Fieldbrook Commons PUD, LUA12-001. The three parcels are as follows, 2923059022, 2923059168, and 2923059023. The total land area to be consolidated is 469,203.55 SF or 10.77 acres.		
Planner:	Vanessa Dolbee		
Dev. Eng. Reviewer:	Kayren Kittrick		
Zoning:	COMP-RMD R-14	Comprehensive Plan - Residential Medium Density Residential - 14 DU/AC	

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CATEGORY: MULTI-FAMILY RESIDENTIAL

Plan Number: LUA13-001109

Plan Name: Fieldbrook Commons Final PUD

Submittal Date: August 15, 2013 **Status:** Expired
Acceptance Date: August 30, 2013 **Parcel Number:** 2923059022
2923059023
2923059168

Land Use Actions: Planned Urban Development (PUD)

Location: 17040 108TH AVE SE

Contact: PNW HOLDINGS LLC
JUSTIN LAGERS
9675 SE 36TH ST, 105
MERCER ISLAND, WA 98040
(206) 588-1147
JUSTIN@PNWHOLDINGS.COM

Owner: AVANA TRAILS LLC
9675 SE 36TH ST #105
MERCER ISLAND, WA 98040

FLDDBROOK COMMONS, LLC
9675 SE 36TH ST, SUITE 105
MERCER ISLAND, WA 98040
(206) 588-1147

Description: The applicant is requesting Final 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 and an updated geotechnical report. Additional studies include a stormwater report, traffic study and an arborist report were provided with the preliminary review application LUA12-001. 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

Planner: Vanessa Dolbee

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CATEGORY: MULTI-FAMILY RESIDENTIAL

Dev. Eng. Reviewer: Rohini Nair

Zoning: COMP-RMD Comprehensive Plan - Residential Medium Density
R-14 Residential - 14 DU/AC

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CATEGORY: MULTI-FAMILY RESIDENTIAL

Plan Number: LUA13-001114

Plan Name: RHA Lot Line Adjustment

Submittal Date: August 20, 2013 **Status:** Recorded
Acceptance Date: August 21, 2013 **Parcel Number:** 7227801055
7227801085

Land Use Actions: Boundary Adjustments (Lot Line Adjustment)

Location: 2711 SUNSET LN NE
2717 SUNSET LN NE
2723 SUNSET LN NE
966 HARRINGTON AVE NE

Owner: RENTON HOUSING AUTHORITY
MARK GROPPER
PO BOX 2316
RENTON, WA 98056
(425) 226-8451
MRG@RENTONHOUSING.COM

Description: The applicant, the Renton Housing Authority, is requesting a lot line adjustment which between two lots in the Center Village (CV) zoning classification. The lot line adjustment would arrange the lots in way which would enable the future development of the Highlands Library mixed use project. The approximate area of Lot 1 after the lot line adjustment process would be approximately 25,405 square feet and the area of Lot 2 would be approximately 16,072 square feet. Additionally, the applicant is proposing a right-of-way dedication, as part of the Lot Line Adjustment, in the amount of 4,216 square feet along Sunset Blvd NE. There are four existing duplexes located on the subject site of which all would remain following the Lot Line Adjustment.

Planner: Rocale Timmons

Dev. Eng. Reviewer: Jan Illian

Zoning: COMP-CV Comprehensive Plan - Center Village
CV Center Village
DESIGN-D Overlay - Urban Design District D
SAD0041 Highlands Watermain Improvements SAD

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CATEGORY: MULTI-FAMILY RESIDENTIAL

Plan Number: LUA13-001711

Plan Name: Blakey Townhomes

Submittal Date:	December 19, 2013	Status:	Approved with Conditions
Acceptance Date:	April 18, 2014	Parcel Number:	2963900010 2963900011
Land Use Actions:	Land Division (Short Plat), Administrative Site Plan Review		
Location:	604 MORRIS AVE S 608 MORRIS AVE S		
Contact:	MEDICI ARCHITECTS EMILY BUCHWALTER 1167 SE 1ST ST, STE. 302 BELLEVUE, WA 98005 (425) 453-9298 EMILY@MEDICIARCHITECTS.COM		
Owner:	RENDEV1 LLC 2233 102ND PL SE BELLEVUE, WA 980004 (425) 503-9733		
Description:	The project proponent has submitted a land use master application for subdivision of 9,600 sf of land into 5 lots that would be developed into 5 attached townhouses. The site consists of two tax parcels. There are currently 2 houses on the site that would be removed. There are no known critical areas on the site or in the vicinity. The project is exempt from environmental review. Administrative short plat and site plan review are required. A street modification has been requested.		
Planner:	Angelea Weihs		
Dev. Eng. Reviewer:	Jan Illian		
Zoning:	COMP-UC-D RM-T DESIGN-B	Comprehensive Plan - Urban Center Downtown Residential Multi-Family Traditional Overlay - Urban Design District B	

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CATEGORY: MULTI-FAMILY RESIDENTIAL

Plan Number: LUA13-001726

Plan Name: Reserve at Renton Senior Living

Submittal Date: December 23, 2013 **Status:** Approved with Conditions

Acceptance Date: January 09, 2014 **Parcel Number:** 1823059238

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

Location: 495 RENTON CENTER WAY SW

Applicant: VINTAGE CANNDL
CHRIS SANTORO
3424 VIA OPORTO, 201
NEWPORT BEACH, CA 92663
(949) 715-7099

Contact: CHARLES MORGAN & ASSOCIATES ARCHITECTS
CHARLES MORGAN
7301 BEVERLY LN
EVERETT, WA 98203
(425) 353-2888
INFO@CMAARCH.COM

Owner: RENTON SCHOOL DIST 403
300 SW 7TH ST
RENTON, WA 98055

Description: The applicant is requesting Hearing Examiner Site Plan Review, Environmental (SEPA), and a modification for the construction of a 5-story mixed-use building containing 219 senior living apartment units and 4,536 square feet of commercial space. The mixed-use structure would have an average height of 52 feet and 11 inches. The vacant 3.67 acre site is located within the Commercial Arterial (CA) zoning designation on the east side of Hardie Ave SW at the BNSF railway, just north of S 7th St. Primary vehicular access to the site would be provided from curb cuts along Rainier Ave S, through the Fred Meyer parking area to the west of the proposed structure. Secondary access would be provided from an existing curb cut along Hardie Ave SW. A street modification, from RMC 4-6-060, is being requested in order to eliminate the requirement for street parking on Hardie Ave SW. A total of 132 parking spaces would be provided in a surface parking lot to the west of the structure. Per RMC 4-2-120A parking for residential units is required to be enclosed within the same building as the unit it serves. As a result, the applicant is requesting a Variance in order to locate the proposed parking within the surface parking lot. There appear to be no critical areas located on site.
2/13/14 - The project was placed on hold due to the need for a Variance for the surface parking.
2/27/14 - Applicant submitted Variance justification and fee for surface parking. Additionally, the applicant revised to proposal to reduce the commercial space from 7,591 square feet of area to 4,536 square feet.

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6/17/14 - Applicant requested two modifications from the bicycle and refuse and recycle standards.

8/5/14 - Modification approved on 8/5/2014

Planner: Rocale Timmons

Dev. Eng. Reviewer: Rohini Nair

Zoning: COMP-CC Comprehensive Plan - Commercial Corridor
DESIGN-D Overlay - Urban Design District D
CA Commercial Arterial

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4-6-060, is also being requested in order to maintain the existing 18-foot wide travel lane, with a 6-foot wide sidewalk, and no parking, and a 10-foot wide planting strip. Finally, the applicant is requesting a Lot Line adjustment to revise the Native Growth Protection Tract (Tract C-2) in order to reflect a recent survey of critical areas on site and proposed regrading of critical slopes.

Planner: Rocale Timmons

Dev. Eng. Reviewer: Rohini Nair

Zoning:	COMP-RLD	Comprehensive Plan - Residential Low Density
	RMH	Residential Manufactured Home Park
	DESIGN-B	Overlay - Urban Design District B
	COMP-CC	Comprehensive Plan - Commercial Corridor
	RM-F	Residential Multi-Family

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CATEGORY: MULTI-FAMILY RESIDENTIAL

Plan Number: LUA14-000295

Plan Name: Whitman Court PUD

Submittal Date: March 07, 2014 **Status:** Approved with Conditions
Acceptance Date: March 19, 2014 **Parcel Number:** 5182100020
5182100021
5182100022

Land Use Actions: Planned Urban Development (PUD)

Location: 351 WHITMAN CT NE
4225 NE 4TH ST

Applicant: LOZIER AT WHITMAN COURT LLC
PAUL EBENSTEINER
1300 114TH AVE SE, 100
BELLEVUE, WA 98004
(425) 635-3938
PAULE@LOZIERGROUP.COM

Contact: ESM CONSULTING ENGINEERS LLC
ERIC LABRIE
33400 8TH AVE S
FEDERAL WAY, WA 98003
(253) 838-6113
ERIC.LABRIE@ESMCIVIL.COM

Owner: SB 16 RIBERA BALCO LLC
SB 16 RIBERA BALCO LLC
190 QUEEN ANNE AVE N, 100
SEATTLE, WA 98109

Description: The applicant is requesting a Preliminary Planned Urban Development, Preliminary Plat, and Environmental (SEPA) Review for the construction of a multi-family development containing 40 zero lot line townhomes and a 2,657 square foot commercial bank on the 41st lot. The vacant 5.12 acre site is located within the Commercial Arterial (CA) zoning classification and the Commercial Corridor (CC) land use designation. An approved short plat (LUA02-129) vests the proposal to the CA zoning classification, and NE 4th St Business District standards, of 2002 allowing for residential and commercial uses to be located in different structures and slightly different development standards. The development would be comprised of 8 separate multi-family residential structures resulting in a density of 11.4 du/ac and one commercial building. The subject site is located on the southwest corner of the intersection of NE 4th St and Whitman Ct NE. The commercial lot would be accessed from NE 4th St with remaining residential development gaining access from the existing portion, and proposed extension, of Whitman Ct NE. There is a Category 2 wetland located on the western portion of the site. The PPUD would be used to vary street, setback, parking, and refuse and recycle standards. The applicant has proposed to preserve the wetland onsite and provide buffer enhancement as part of

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CATEGORY: MULTI-FAMILY RESIDENTIAL

the proposed PUD public benefit along with enhanced pedestrian and vehicular circulation, pedestrian amenities, and landscaping. Studies include a stormwater report, traffic study, wetland delineation and enhancement plan, and a geotechnical report. The proposed development would result in approximately 1,800 cubic yards of cut and 8,500 cubic yards of fill.

*6/12/14 - The applicant submitted a request for an Administrative Modification in order to allow a reduction in the dimensional requirements of the PUD private open space requirements.

*7/2/14 - Modification approved.

Planner: Rocale Timmons

Dev. Eng. Reviewer: Rohini Nair

Zoning:	COMP-RMD	Comprehensive Plan - Residential Medium Density
	COMP-CC	Comprehensive Plan - Commercial Corridor
	CA	Commercial Arterial
	DESIGN-D	Overlay - Urban Design District D
	SAD0002R	East Renton Interceptor SAD Residential
	R-10	Residential - 10 DU/AC
	SAD0002C	East Renton Interceptor SAD Commercial

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CATEGORY: MULTI-FAMILY RESIDENTIAL

Plan Number: LUA14-000335

Plan Name: Highland Oasis

Submittal Date: March 13, 2014 **Status:** Approved with Conditions

Acceptance Date: March 20, 2014 **Parcel Number:** 7227801625

Land Use Actions: Site Development (Administrative Site Plan Review)

Location: 1419 JEFFERSON AVE NE
1419 JEFFERSON AVE NE

Contact: ANDREW WANG

(425) 246-9566
AWANGPRO@GMAIL.COM

Owner: AGORA FARM LLC
JENNIFER ZHOU
12419 NE 140TH ST
KIRKLAND, WA 98034
(425) 821-5369
JENN.J.ZHOU@GMAIL.COM

Description: Application to construct two 2,660 square foot duplexes on a 11,180 square foot site zoned R-14 (residential 14 dwelling units per acre). The applicant has submitted a request for the approval of one additional dwelling unit per the criteria set forth under RMC 4-9-065 Density Bonus Review. One of the units is proposed to be designated as affordable housing and the proposal also includes a shared hot tub. Access to the proposed dwelling units would be provided via residential driveways off of Jefferson Ave SE. 1.5 feet of right-of-way dedication would be provided along Jefferson Ave SE. A waiver from constructing frontage improvements along Jefferson Ave SE has been submitted. The site is located within an Aquifer Protection Area.

Planner: Jill Ding

Dev. Eng. Reviewer: Jan Illian

Zoning: R-14 Residential - 14 DU/AC
COMP-CV Comprehensive Plan - Center Village

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CATEGORY: MULTI-FAMILY RESIDENTIAL

Plan Number: LUA14-000933

Plan Name: Heritage Apartments

Submittal Date: July 16, 2014 **Status:** Approved with Conditions

Acceptance Date: July 22, 2014 **Parcel Number:** 7231501230
7231501235
7231501240
7231501245

Land Use Actions: Conditional Use (Hearing Examiner), Hearing Examiner Site Plan Review

Location: 207 MAIN AVE S

Applicant: COSMOS DEVELOPMENT CO
OSCAR DEL MORO
11747 NE 1ST ST, 300
BELLEVUE, WA 98005
(425) 681-1399

Contact: STRICKER CATO MURPHY ARCHITECTS
RAYMOND GAMO
311 1ST AVE S, 300
SEATTLE, WA 98104
(206) 324-4800
RAYMOND.GAMO@JACKSONMAIN.COM

Owner: RENTON HERITAGE LLC
11747 NE 1ST ST STE 300
BELLEVUE, WA 98005
(425) 451-8188

Description: The applicant is requesting Hearing Examiner Site Plan Review, Hearing Examiner Conditional Use Permit and a modification for the construction of a 5-story mixed-use building containing 101 residential units and 3,553 square feet of commercial space. In 2008 the applicant received Hearing Examiner Site Plan, Conditional Use Permit, and parking modification approvals along with Environmental Review for the construction of a 101 unit mixed use building. However, the Hearing Examiner Site Plan, Conditional Use Permit expired in 2010. The applicant is now proposing to maintain much of the original proposal in order to eliminate the need for additional Environmental Review. The mixed-use structure would have an average height of 64 feet. The vacant 29,500 square foot site is located within the Center Downtown (CD) zoning classification on the southwest corner of S 2nd St and Main Ave S. Primary vehicular access to the site would be provided via two entry points from an existing, along the western side of the property, which is proposed to be widen. A total of 101 parking spaces would be provided within and under the structure. A refuse and recycle modification, from RMC 4-4-090, is being requested in order to eliminate the number of required deposit and collection points. The site is located on Zone 1 of the Aquifer Protection Area and within a Seismic Hazard Area. There appears to be no other critical areas

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located on site.

Planner: Rocale Timmons

Dev. Eng. Reviewer: Jan Illian

Zoning: DESIGN-A Overlay - Urban Design District A
CD Center Downtown
COMP-UC-D Comprehensive Plan - Urban Center Downtown

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CATEGORY: MULTI-FAMILY RESIDENTIAL

Plan Number: LUA14-001044

Plan Name: Whitman Court FPUD

Submittal Date: August 04, 2014 **Status:** Approved with Conditions

Acceptance Date: August 07, 2014 **Parcel Number:** 5182100020
5182100021
5182100022

Land Use Actions: Planned Urban Development (PUD)

Location: 351 WHITMAN CT NE
4225 NE 4TH ST

Applicant: LOZIER AT WHITMAN COURT LLC
PAUL EBENSTEINER
1300 114TH AVE SE, 100
BELLEVUE, WA 98004
(425) 635-3938
PAULE@LOZIERGROUP.COM

Contact: ESM CONSULTING ENGINEERS LLC
ERIC LABRIE
33400 8TH AVE S
FEDERAL WAY, WA 98003
(253) 838-6113
ERIC.LABRIE@ESMCIVIL.COM

Owner: SB 16 RIBERA BALCO LLC
SB 16 RIBERA BALCO LLC
190 QUEEN ANNE AVE N, 100
SEATTLE, WA 98109

Description: The applicant is requesting a Final Planned Urban Development for the first of two phases of the Whitman Court PUD (LUA14-000295). The City's Hearing Examiner approved the Preliminary Planned Urban Development on June 11, 2014 subject to 40 conditions of approval. A subsequent Administrative Private Open Space Modification was applied for and granted on July 2, 2014. The first phase includes the construction of a 20 (of the approved 40) zero lot line townhomes and the 2,657 square foot commercial bank on the 41st lot. The vacant 5.12 acre site is located within the Commercial Arterial (CA) zoning classification and the Commercial Corridor (CC) land use designation. The subject site is located on the southwest corner of the intersection of NE 4th St and Whitman Ct NE. Phase 1 would be comprised of 4 (of 8 total) multi-family residential structures resulting in a density of 11.4 du/ac and one commercial building. The commercial lot would be accessed from NE 4th St with remaining residential development gaining access from the existing portion, and proposed extension, of Whitman Ct NE. There is a Category 2 wetland located on the western portion of the site. The approved PPUD was used to vary street, setback, parking, and refuse and recycle standards. A subsequent Administrative Private Open Space Modification was applied for and granted on July

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2, 2014. The applicant has proposed to preserve the wetland onsite and provide buffer enhancement as part of the proposed PUD public benefit along with enhanced pedestrian and vehicular circulation, pedestrian amenities, and landscaping. Studies include a stormwater report, wetland enhancement plan, and a geotechnical report.

Planner: Rocale Timmons

Dev. Eng. Reviewer: Kamran Yazdidoost

Zoning:	COMP-RMD	Comprehensive Plan - Residential Medium Density
	SAD0002R	East Renton Interceptor SAD Residential
	COMP-CC	Comprehensive Plan - Commercial Corridor
	SAD0002C	East Renton Interceptor SAD Commercial
	CA	Commercial Arterial
	R-10	Residential - 10 DU/AC
	DESIGN-D	Overlay - Urban Design District D

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CATEGORY: MULTI-FAMILY RESIDENTIAL

Plan Number: LUA14-001148

Plan Name: My Dental Mixed-Use

Submittal Date: August 25, 2014 **Status:** Approved with Conditions

Acceptance Date: September 02, 2014 **Parcel Number:** 7224000850
7224000855
7224000860

Land Use Actions: Site Development (Hearing Examiner Site Plan Review), Lot Line Adjustment Review, Environmental SEPA Review

Location: 521 PARK AVE N
525 PARK AVE N
529 PARK AVE N

Applicant: MY DENTAL LLC
MARK MAO
507 WILLIAMS AVE S
RENTON, WA 98055
(425) 430-4589
MYDENTAL@GMAIL.COM

Contact: ELLUMUS
XIAOLI STOYANOV
3600 136TH PL SE, SUITE 230
BELLEVUE, WA 98006
(425) 603-0088
XLIU@ELLUMUS.COM

Owner: PARK 09 LLC
EMMA
1221 N 26TH ST
RENTON, WA 98056
(425) 351-0015

PARK 09 LLC
EMMA
1221 N 26TH ST
RENTON, WA 98056
(425) 351-0015

PARK 09 LLC
EMMA
1221 N 26TH ST
RENTON, WA 98056
(425) 351-0015

Description: The applicant is requesting Environmental (SEPA) Review, Hearing Examiner Site Plan Review, a Lot Combination of three parcels to create one 13,948 sf site, and Parking and Landscaping Modifications for a 3-story mixed-use structure on existing

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lots addressed 521, 525, and 529 Park Ave N within the CA zone. The proposed building's first two floors would contain 7,487 sf of commercial space (6,397 sf dental office and 1,087 retail) and the upper floor would contain 7 multi-family units with a site density of 24 du/ac. The existing four buildings would be demolished. Access to the site would be gained through the public alley at the east and a curb cut from Park Ave N at the west. Right-of-way dedication along Park Ave is required as well as installation of street frontage improvements. Documents submitted include environmental checklist, traffic study, geotechnical and drainage reports, and parking, landscape, and tree retention analysis.

Planner: Kris Sorensen

Dev. Eng. Reviewer: Jan Illian

Zoning:

DESIGN-D	Overlay - Urban Design District D
COMP-CC	Comprehensive Plan - Commercial Corridor
CA	Commercial Arterial

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CATEGORY: MULTI-FAMILY RESIDENTIAL

Plan Number: LUA14-001332

Plan Name: Sunridge Townhomes

Submittal Date: September 25, 2014 **Status:** Approved with Conditions

Acceptance Date: October 01, 2014 **Parcel Number:** 0739000055

Land Use Actions: Site Development (Administrative Site Plan Review)

Location: 12228 SE PETROVITSKY RD

Applicant: IHB ARCHITECTS
IMAD BAHBAH
21620 84TH AVE S, 200
KENT, WA 98032
(253) 468-7696
IMAD@IHBARCHITECTS.COM

Owner: VLADIMIR DROFIK
15012 SE 253RD PL
COVINGTON, WA 98042
(253) 639-9519

VY PROPERTIES L L C
VLADIMIR DROFIK
15012 SE 253RD PL
COVINGTON, WA 98042
(206) 351-9289

Description: The applicant is requesting Administrative Site Plan Review and an Administrative Variance for the construction of two 3-story multi-family structures containing a total of nine (9) townhome units. The site is located at 12228 SE Petrovitsky Road. The existing parcel is 19,889 square feet (sf) and is zoned Residential Multi-Family (RM-F). The proposed buildings would include 6,263 square feet of impervious area and a residential density of 23.3 net dwelling units per net acre (du/ac). The applicant is proposing two affordable housing units and is requesting bonus density in order to achieve a density above the maximum 20 du/acre. The two buildings have a combined area of 18,752 square feet. Access to the site would be gained from SE Petrovitsky Rd via a single driveway from an existing access and utility easement with Stonebrook Apartments to the west. The applicant is proposing one (1) surface stall and 12 garage stalls and associated utility improvements, such as water service, sanitary sewer, and gas connections. The applicant is requesting a variance from residential setback development standards of the Renton Municipal Code (RMC) 4-2-110A. Specifically, a rear yard setback variance of three feet (3') from the required rear yard setback of 15 feet and a variance from the west side yard setback requirement of 13 feet for a 5-foot and 11-foot reduction from the side yard setback measured from the 30-foot private access easement. There are five (5) significant trees onsite and the applicant is not proposing to retain any of the existing trees. There are no critical areas located on the site. A Geotechnical Study was conducted

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by GEO Group Northwest, Inc. in April 2009, and a Small Site Technical Information Report by Anstey Engineering in February 2014 indicates that the site will add less than 0.5 cfs of storm water runoff during a 100 year storm (0.38 cfs); thus, storm water detention is not required. The property will have 3,591 sf of new pollution generating surface, so water quality treatment for the asphalt area is proposed through a bio-swale.

Planner: Clark Close

Dev. Eng. Reviewer: Jan Illian

Zoning: COMP-RLD Comprehensive Plan - Residential Low Density
RM-F Residential Multi-Family
DESIGN-B Overlay - Urban Design District B

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CATEGORY: MULTI-FAMILY RESIDENTIAL

Plan Number: LUA14-001475

Plan Name: Sunset Master Site Plan

Submittal Date: October 27, 2014 **Status:** Approved with Conditions

Acceptance Date: October 29, 2014 **Parcel Number:** 7227801055
7227801065
7227801075
7227801085
7227801290
7227801295
7227801300
7227801305
7227801310
7227801315
7227801400
7227801785

Land Use Actions: Site Development (Master Site Plan Review), Hearing Examiner Conditional Use Review, Environmental SEPA Review

Location: 1062 GLENNWOOD AVE NE
1064 GLENNWOOD AVE NE
1073 HARRINGTON AVE NE
1081 HARRINGTON AVE NE
1083 HARRINGTON AVE NE

Applicant: CITY OF RENTON
CHIP VINCENT
1055 S GRADY WAY

Owner: RENTON HOUSING AUTHORITY
MARK GROPPER
PO BOX 2316
RENTON, WA 98056
(425) 226-8451
MRG@RENTONHOUSING.COM

SUNSET TERRACE DEVELOPMENT LLC
2256 38TH PL E
BELLEVUE, WA 98112
(206) 322-1381

Description: The City of Renton, along with the Renton Housing Authority (RHA), King County Library System, and Colpitts Development, and community partners, is redeveloping the Sunset Terrace public housing community, an approximately 10-acre site within the larger Sunset Area Community Neighborhood in northeast Renton. The Sunset Terrace community is bounded by Sunset Blvd NE on the south that forms a "U-shaped" border, Glenwood Avenue NE and NE 10th Street on the north; Harrington Avenue NE bisects the area. Redevelopment of this area envisions

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CATEGORY: MULTI-FAMILY RESIDENTIAL

Sunset Terrace as a mixed-use, mixed-income community anchored by a new public library and a new park. Mixed-use sites will have both market rate and affordable rental housing in multi-story, multi-family townhomes and apartments, along with commercial and retail space. Proposed residential land includes apartments and attached townhomes that are generally between two and four stories in height, extending to five and six stories along SR 900. Proposed commercial space would equal between 19,500-59,000 square feet, with 15,000 square feet consisting of a newly relocated Renton Highlands Library (this use has already been permitted and is under construction), and the rest consisting of retail or office space depending on market needs. In addition to the proposed Master Site Plan approval, several sites would contain buildings exceeding the maximum height of the zone. Therefore, a Conditional Use Permit is proposed. The number of total dwellings currently under consideration exceeds the number of dwellings studied in the FEIS and considered in the ROD and Planned Action Ordinance (#5610). Setbacks of buildings from the future SR 900/Sunset Blvd NE improvement boundaries are less than for the FEIS Preferred Alternative. Last, the City is considering reclassifying some local streets serving the Sunset Area to allow a more efficient roadway cross-section while still facilitating circulation. The changes to the development proposal to add more units and height and to address street standards also require a NEPA Reevaluation, pursuant to Section 58.47 of US Department of Housing and Urban Development's (HUD's) NEPA regulations, demonstrating that the original conclusions of the FEIS remain valid. SEPA also provides a process, using an Addendum to the prior FEIS where new information or analysis does not substantially change prior conclusions about impacts (WAC 197-11-706). The area is zoned either R-14 or Center Village. The following studies have been submitted with the Master Site Plan application: Noise Study, Traffic Study, and Parking Study.

1-29-16 - Application for addendum to add five abutting parcels to the Master Site Plan and Planned Action EIS (also see LUA16-000068).

Planner: Rocale Timmons

Dev. Eng. Reviewer: Jan Illian

Zoning:

COMP-CV	Comprehensive Plan - Center Village
CV	Center Village
DESIGN-D	Overlay - Urban Design District D

CURRENT PROJECTS LIST

CATEGORY: MULTI-FAMILY RESIDENTIAL

Plan Number: LUA15-000159

Plan Name: Sunset Terrace Development - Building 1

Submittal Date: March 11, 2015 **Status:** Approved with Conditions

Acceptance Date: March 20, 2015 **Parcel Number:** 7227801075

Land Use Actions: Site Development (Administrative Site Plan Review)

Location:

Contact: VEER ARCHITECTURE
KENT SMUTNEY
600 108TH AVE NE, 503
BELLEVUE, WA 98004
(425) 401-6828X11
KENT@VEERARCHITECTURE.COM

Owner: SUNSET TERRACE DEVELOPMENT LLC
2256 38TH PL E
BELLEVUE, WA 98112
(206) 322-1381

Description: The applicant is requesting Administrative Site Plan Review for the construction of a 6-story mixed-use building containing 110 residential units and 2,078 square feet of commercial space. The subject site is located on the east side of Harrington Ave NE, between Sunset Blvd NE and Sunset Lane NE and is a phase of the larger Renton Sunset Terrace Redevelopment Master Site Plan (LUA10-052 and LUA14-001475). The mixed-use structure would have an average height of approximately 70 feet. The vacant 26,320 square foot site is located within the Center Village (CV) zoning classification. Primary vehicular access to the site would be provided via shared driveway (with the abutting KCLS library to the east) extended from Sunset Lane NE. A total of 119 parking spaces would be provided within three levels of structured parking of which two floors are located below grade. There appears to be no other critical areas located on site.
6.23.15 - Placed on hold.
11.2.15 - Taken off hold.

Planner: Rocale Timmons

Dev. Eng. Reviewer: Jan Illian

Zoning: DESIGN-D Overlay - Urban Design District D
COMP-CV Comprehensive Plan - Center Village
CV Center Village

CURRENT PROJECTS LIST

CATEGORY: MULTI-FAMILY RESIDENTIAL

Plan Number: LUA15-000242

Plan Name: Elliott Farms

Submittal Date: April 13, 2015 **Status:** In Review

Acceptance Date: May 05, 2015 **Parcel Number:** 2223059004

Land Use Actions: Land Division (Plat), Hearing Examiner Site Plan Review, Environmental SEPA Review

Location: 14207 MAPLE VALLEY HWY

Contact: BARGHAUSEN CONSULTING ENGINEERS, INC.
IVANA HALVORSEN
18215 72ND AVE S
KENT, WA 98032
(425) 251-6222
IHALVORSEN@BARGHAUSEN.COM

Owner: CEDAR RIVER LIGHTFOOT, INC.
TODD LEVITT
14410 BEL RED RD
BELLEVUE, WA 98007
(425) 644-2323

LENNON INVESTMENTS, INC.
PATRICK LENNON
35815 SE DAVID POWELL RD
FALL CITY 98024
(206) 399-2775

Description: The applicant is requesting Preliminary Plat, Hearing Examiner Site Plan, SEPA Environmental Review approval and a Street Modification for a 45-lot subdivision for the future construction of attached two- and three-unit buildings. The 6.07-acre site is located along SR-169 between 140th Way SE and 145th Ave SE within the Residential-14 zoning district (APN 2223059004). On June 16, 2016, the applicant submitted revised plat plan that would be divided the parcel into 45 residential lots and 8 tracts that would result in a net density of 9.7 dwelling units per acre. The tracts include 47,911 square feet (SF) of critical areas, 60,731 SF of open space and 4,915 SF for alleys. The proposed fee simple lots would range in size from 2,217 SF to 3,939 SF with an average lot size of 2,586 SF. Primary access to the development would be via a managed public road access from Maple Valley Highway (SR 169) that runs through the development and connects to an existing private lane at Molasses Creek Condominiums. Secondary access to the lots would be available through the existing private road due to the existing private easement through the Molasses Creek Condominium. The scope of the project is to mimic the adjacent condominium development as contemplated by the Pre-Annexation Agreement and Aqua Barn Annexation in 2008.

The site is currently undeveloped and contains moderate landslide hazards and a Category II wetland with a 50-foot buffer. The site is in the Cedar River drainage

CURRENT PROJECTS LIST

CATEGORY: MULTI-FAMILY RESIDENTIAL

basin and outside the 100-year floodplain limits. Stormwater will be conveyed to the existing water quality pond that was constructed as part of the Plat of Elliott Farms and Molasses Creek Condominiums, located west of 140th Way SE.

Soils consist of Newburg Silt Loam (Ng) with a small area of Alderwood and Kitsap (AkF). Approximately 9,000 cubic yards of cut would spread on the finished lots and/or exported off-site and approximately 20,000 cubic yards of fill material would be imported for the project. The site contains 114 significant trees. The project will remove 31 viable evergreen and deciduous trees within the development area. All 74 significant trees in the wetland and buffer will remain. The project will replant 97 trees onsite.

The applicant has submitted a Critical Area Report, Technical Information Report, Traffic Impact Assessment, Arborist Report, Wetland Delineation, Letter of Understanding of Geologic Risk, and a Geotechnical Engineering Study with the application.

Planner: Clark Close

Dev. Eng. Reviewer: Brianne Bannwarth

Zoning: COMP-RMD Comprehensive Plan - Residential Medium Density
R-14 Residential - 14 DU/AC

CURRENT PROJECTS LIST

CATEGORY: MULTI-FAMILY RESIDENTIAL

Plan Number: LUA15-000370

Plan Name: Whitman Court FPUD - Phase II

Submittal Date: May 28, 2015 **Status:** Approved with Conditions

Acceptance Date: June 03, 2015 **Parcel Number:** 5182100020
5182100021
5182100022

Land Use Actions: Planned Urban Development (PUD)

Location: 351 WHITMAN CT NE
4225 NE 4TH ST

Applicant: LOZIER AT WHITMAN COURT LLC
PAUL EBENSTEINER
1300 114TH AVE SE, 100
BELLEVUE, WA 98004
(425) 635-3938
PAULE@LOZIERGROUP.COM

Contact: ESM CONSULTING ENGINEERS LLC
ERIC LABRIE
33400 8TH AVE S
FEDERAL WAY, WA 98003
(253) 838-6113
ERIC.LABRIE@ESMCIVIL.COM

Owner: SB 16 RIBERA BALCO LLC
SB 16 RIBERA BALCO LLC
190 QUEEN ANNE AVE N, 100
SEATTLE, WA 98109

Description: The applicant is requesting a Final Planned Urban Development for the second of two phases of the Whitman Court PPUD (LUA14-000295). The City's Hearing Examiner approved the Preliminary Planned Urban Development on June 11, 2014 subject to 40 conditions of approval. The first phase was approved on March 13, 2015 and included the construction of a 20 (of the approved 40) zero lot line townhomes and the 2,657 square foot commercial bank on the 41st lot. The proposed second phase contains Lots 21-40. The vacant 1.08 acre site is located within the Commercial Arterial (CA) zoning classification and the Commercial Corridor (CC) land use designation. The subject site is located on the southwest corner of the intersection of NE 4th St and Whitman Ct NE. Phase 2 would be comprised of 4 (of 8 total) multi-family residential structures resulting in a density of 11.4 du/ac. Access would be gained from a proposed extension of Whitman Ct NE. There is a Category 2 wetland located on the western portion of the site. The approved PPUD was used to vary street, setback, parking, and refuse and recycle standards. A subsequent Administrative Private Open Space Modification was applied for and granted on July 2, 2014. The applicant has proposed to preserve the wetland onsite and provide buffer enhancement as part of the proposed PUD public

CURRENT PROJECTS LIST

CATEGORY: MULTI-FAMILY RESIDENTIAL

benefit along with enhanced pedestrian and vehicular circulation, pedestrian amenities, and landscaping.

Planner: Rocale Timmons

Dev. Eng. Reviewer: Kamran Yazdidoost

Zoning:	COMP-CC	Comprehensive Plan - Commercial Corridor
	SAD0002C	East Renton Interceptor SAD Commercial
	CA	Commercial Arterial
	SAD0002R	East Renton Interceptor SAD Residential
	DESIGN-D	Overlay - Urban Design District D

CURRENT PROJECTS LIST

CATEGORY: MULTI-FAMILY RESIDENTIAL

Plan Number: LUA15-000745

Plan Name: 168 Development Short Plat

Submittal Date: October 09, 2015 **Status:** In Review

Acceptance Date: March 15, 2016 **Parcel Number:** 2923059038
8637100440

Land Use Actions: Land Division (Short Plat), Environmental SEPA Review, Administrative Site Plan Review

Location: 16826 108TH AVE SE

Applicant: KEVIN SU
4908A S THISTLE ST
SEATTLE, WA 981184651

Contact: STEVE WU
8822 NE 178TH ST
BOTHELL, WA 98011
(206) 795-5674
WU868GOOD@OUTLOOK.COM

Owner: YING WEI
4908 S THISTLE ST
SEATTLE, WA 98118
(206) 355-8668

ZHAO SU
4908 S THISTLE ST
SEATTLE, WA 98118
(206) -35-5-86X68

Description: The applicant is requesting approval of a rezone, SEPA Environmental Review, 4-lot short plat, site plan review, and two street modifications. The site is roughly 32,681 square foot (0.75 acres) and would be for the future development of three (3) new multi-family town houses. The existing single-family home would be retained in-place along 108th Ave SE. The site is located at 16826 108th Ave SE (APN's 2923059038 and 8637100440) within the Residential-14 (R-14) and Residential-10 (R-10) zoning districts. The requested rezone of the 3,571 SF lot would rezone the parcel from R-10 to R-14. The proposed residential lots range in size from 4,125 SF to 9,269 SF in area with an average lot size of 6,180 SF. The site would also contain a common area tract that is 1,141 SF and a shared driveway tract that is 5,060 SF. The residential density is 11.7 dwelling units per net acre. Access to the site would be from a single shared driveway access along the south property line from 108th Ave SE. The applicant is also requesting a modification from street improvements to retain the existing half-street frontage improvements along 108th Ave SE and a road modification to allow a shared driveway in excess of 200 feet. The applicant has submitted an Arborist Report, Geotechnical Engineering Study and a Preliminary Technical Information Report with the application.

CURRENT PROJECTS LIST

CATEGORY: MULTI-FAMILY RESIDENTIAL

Planner: Clark Close

Dev. Eng. Reviewer: Ian Fitz-James

Zoning: R-14 Residential - 14 DU/AC
COMP-RHD Comprehensive Plan - Residential High Density
R-10 Residential - 10 DU/AC

CURRENT PROJECTS LIST

CATEGORY: MULTI-FAMILY RESIDENTIAL

Plan Number: LUA15-000885

Plan Name: Grant Place Townhomes

Submittal Date: December 28, 2015 **Status:** Approved with Conditions

Acceptance Date: February 05, 2016 **Parcel Number:** 2023059052

Land Use Actions: Planned Urban Development (PUD), Plat Review

Location: 1600 GRANT AVE S

Applicant: MILBRANDT ARCHITECTS
DAVID VINCENT
25 CENTRAL WAY
KIRKLAND, WA 98033
(425) 454-7130
DJV@MILBRANDTARCH.COM

Contact: SATWANT SINGH
24419 105TH PL SE
KENT, WA 99030
(206) 391-3311

Owner: APEX ENTERPRISES
5218 76TH AVE W
UNIVERSITY PLACE, WA 98467

Description: The applicant is requesting a Preliminary Planned Urban Development and a Preliminary Plat for the construction of a multi-family development containing 36 zero lot line townhomes. The vacant 2.12 acre site is located within the Residential Multi-Family (RMF) zoning classification and the Residential High Density (RHD) land use designation. Environmental 'SEPA' Review was completed on a 36 townhome proposal, in 2007 (LUA07-018). Therefore, additional Environmental 'SEPA' Review is not required. The development would be comprised of 8 separate multi-family residential structures resulting in a density of 22.98 du/ac. The subject site is located on the east side of Grant Ave S just north of S 18th St at 1600 Grant Ave S. Access to the site is proposed via new loop road extended from Grant Ave S. There are no critical areas located on site. The PPUD would be used to vary street, setback, impervious surface, building coverage, and lot standards. The applicant has proposed enhanced open space, pedestrian and vehicular circulation, pedestrian amenities, and landscaping as a public benefit. Studies include a stormwater report, arborist traffic study, and a geotechnical report.
3/14/16 - Project Placed on hold.
4/19/16 - Project taken off hold.

Planner: Rocale Timmons

Dev. Eng. Reviewer: Rohini Nair

CURRENT PROJECTS LIST

CATEGORY: MULTI-FAMILY RESIDENTIAL

Zoning:	RM-F	Residential Multi-Family
	COMP-RHD	Comprehensive Plan - Residential High Density
	DESIGN-B	Overlay - Urban Design District B

CURRENT PROJECTS LIST

CATEGORY: MULTI-FAMILY RESIDENTIAL

Plan Number: LUA15-000894

Plan Name: Avana Ridge

Submittal Date: December 30, 2015 **Status:** Approved with Conditions

Acceptance Date: January 11, 2016 **Parcel Number:** 2923059009
2923059148

Land Use Actions: Planned Urban Development (PUD), Environmental SEPA Review

Location: 17249 BENSON RD S
17249 BENSON RD S, LOT

Contact: AVANA RIDGE
JUSTIN LAGERS
9675 SE 36TH ST, STE. 105
MERCER ISLAND, WA 98040
(253) 405-5587
JUSTIN@PNWHOLDINGS.COM

Owner: AVANA RIDGE LLC
MICHAEL GLADSTEIN
9675 SE 36TH ST, #105
MERCER ISLAND, WA 98040
(206) 588-1147
MICHAEL@AMERICANCLASSICHOMES.COM

Description: The applicant is requesting a Preliminary Planned Urban Development and Environmental (SEPA) Review for the construction of a multi-family development containing 74 units in two 4-story structure. The vacant 3.78 acre site is located within the Commercial Arterial (RM-F) zoning classification and the Residential High Density (RHD) land use designation. The development would be comprised of two separate multi-family residential structures resulting in a density of 20.21 du/ac. The subject site is fronted by three public rights-of-way: SE 172nd Street, Benson Road South (108th Ave SE) and Benson Drive South (SR-515). The applicant proposes one entrance off of SE 172nd St to the north of the site between the proposed buildings, and one entrance off of Benson Road South to the eastern side of the site, both meeting to form the primary drive-through access across the site. There is a Class 4 stream which bisects the site, running east/west. Pursuant to RMC 4-3-050 the applicant is proposing impacts to the stream buffer through the use of buffer averaging. Additionally, the site contains critical slopes and Coal Mine Hazards. The PPUD would be used to vary parking, design, open space, and retaining wall standards. The applicant has proposed to provide buffer enhancement as part of the proposed PUD public benefit, along with enhance open space, pedestrian amenities, and landscaping. Studies include a stormwater report, traffic study, habitat assesment, wetland and supplemental stream study, arborist report, geotechnical and a coal mine hazard report. The proposed development would result in approximately 11,000 cubic yards of cut and 3,250 cubic yards of fill.
2/15/16 - Project placed on hold pending receipt of Independent Traffic Study.
3/30/16 - Project taken off hold.

CURRENT PROJECTS LIST

CATEGORY: MULTI-FAMILY RESIDENTIAL

Planner: Rocale Timmons

Dev. Eng. Reviewer: Rohini Nair

Zoning: RM-F Residential Multi-Family
COMP-RHD Comprehensive Plan - Residential High Density
DESIGN-B Overlay - Urban Design District B

CURRENT PROJECTS LIST

CATEGORY: MULTI-FAMILY RESIDENTIAL

Plan Number: LUA16-000068

Plan Name: Sunset Court Apartments

Submittal Date: January 29, 2016 **Status:** On Hold
Acceptance Date: February 17, 2016 **Parcel Number:** 7227801660
7227801665
7227801780
7227801781

Land Use Actions: Site Development (Administrative Site Plan Review)

Location: 1144 HARRINGTON AVE NE
1156 GLENNWOOD AVE NE
1158 GLENNWOOD AVE NE

Contact: SCHEMATA WORKSHOP INC
MARGARET TYSON
1720 12TH AVE, SUITE 3
SEATTLE, WA 98122
(206) 285-1589
MTYSON@SCHEMATAWORKSHOP.COM

Owner: CITY OF RENTON
JONATHAN WILSON
1055 S GRADY WAY
RENTON, WA 98057
(425) 430-7477
JRWILSON@RENTONWA.GOV

RENTON HOUSING AUTHORITY
MARK GROPPER
PO BOX 2316
RENTON, WA 98056
(425) 226-8451
MRG@RENTONHOUSING.COM

Description: The applicant is requesting Administrative Site Plan Review for the construction of a multi-family project containing 50 replacement housing units, for the Renton Housing Authority's redevelopment of Sunset Terrace, in a total of four structures. The subject site is located on the southeast corner of Harrington Ave NE and Glennwood Ave NE, and is a phase of the larger Sunset Planned Action Area and Renton Sunset Terrace Redevelopment Master Site Plan (LUA10-052 and LUA14-001475). The 83,657 square foot site is located within the Center Village (CV) zoning classification and Design District 'D'. Primary vehicular access to the would be provided from Harrington Ave NE at the southwest corner of the site and from the corner of Harrington Place NE and 11th Ave N at the northeast corner of the site. A total of 50 parking spaces would be provided within a surface parking area on the south and east portions of the site. The applicant is requesting an Administrative Variance, from RMC 4-2-120A, in order to provide surface parking stalls in place of

CURRENT PROJECTS LIST

CATEGORY: MULTI-FAMILY RESIDENTIAL

the required structured parking stalls for residential units in the CV zone. The application also includes amendments to the approved Sunset Planned Action Area and Renton Sunset Terrace Redevelopment Master Site Plan (LUA10-052 and LUA14-001475) in order to include an additional five parcels. The revised proposal requires a NEPA Reevaluation, pursuant to Section 58.47 of US Department of Housing and Urban Development's (HUD's) NEPA regulations, demonstrating that the original conclusions of the FEIS remain valid. SEPA also provides a process, using an Addendum to the prior FEIS where new information or analysis does not substantially change prior conclusions about impacts (WAC 197-11-706). There appears to be critical areas located on site.

Planner: Rocale Timmons

Dev. Eng. Reviewer: Ann Fowler

Zoning:

DESIGN-D	Overlay - Urban Design District D
COMP-CMU	Comprehensive Plan - Commercial Mixed Use
CV	Center Village

CURRENT PROJECTS LIST

CATEGORY: MULTI-FAMILY RESIDENTIAL

Plan Number: LUA16-000425

Plan Name: Renton Commons

Submittal Date: June 09, 2016 **Status:** In Review

Acceptance Date: June 22, 2016 **Parcel Number:** 7841800090

Land Use Actions: Site Development (Hearing Examiner Site Plan Review), Administrative Conditional Use Review, Hearing Examiner Conditional Use Review, Environmental SEPA Review

Location: 215 WHITWORTH AVE S

Applicant: LOW INCOME HOUSING INSTITUTE
2407 FIRST AVE
SEATTLE, WA 98121

Contact: TONKIN ARCHITECTURE
PAM DERRY
204 FIRST AVE S
SEATTLE, WA 98104
(206) 624-7880X116
PAM@TONKINARCHITECTURE.COM

Owner: JAMES AND JEANNE TIOGA AND RYAN
3736 47TH PL NE
SEATTLE, WA 98105

Description: The Low Income Housing Institute (LIHI) is requesting Hearing Examiner Site Plan Review, Hearing Examiner Conditional Use Permit, Environmental 'SEPA' Review, and three modifications for the construction of a 6-story building containing 48 affordable multi-family residential units. The structure would have an average height of 64 feet. The 0.32 acre site is located within the Center Downtown (CD) zoning classification on the west side of Whitworth Ave S just north of S 3rd St at 215 Whitworth Ave S. Vehicular access to the site would be provided via a single entry point from Whitworth Ave S. A total of 12 parking spaces would be provided within the structure. A refuse and recycle modification, from RMC 4-4-090, is being requested in order to reduce the number of required deposit and collection points as well as the size requirements. A bicycle parking modification, from RMC 4-4-050, is being requested in order to reduce the number of required bicycle parking from 24 to 20 stalls. Finally, the applicant is requesting a street modification, from RMC 4-6-060, in order to maintain the existing 60-foot right-of-way, without dedication, and alter the required street cross section. The site is located within a Seismic Hazard Area. There appears to be no other critical areas located on site.

Planner: Rocale Timmons

Dev. Eng. Reviewer: Ian Fitz-James

CURRENT PROJECTS LIST

CATEGORY: MULTI-FAMILY RESIDENTIAL

Zoning:

CD

Center Downtown

DESIGN-A

Overlay - Urban Design District A

COMP-CMU

Comprehensive Plan - Commercial Mixed Use