



NOTICE OF APPLICATION

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: October 30, 2014

LAND USE NUMBER: LUA14-001475, ECF, SA-M

PROJECT NAME: Sunset Terrace Redevelopment Master Plan

PROJECT DESCRIPTION: The City of Renton, along with the Renton Housing Authority (RHA), King County Library System, and Colipitts 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 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.

PROJECT LOCATION: The intersection of Sunset Boulevard NE and Harrington Ave NE, 98056

PERMIT APPLICATION DATE: October 27, 2014

NOTICE OF COMPLETE APPLICATION: October 30, 2014

APPLICANT/PROJECT CONTACT PERSON: City of Renton, Community and Economic Development Department

Permits/Review Requested: Master Site Plan Review, Conditional Use Permit, Adoption of Existing Environmental Document with Addendum, Revised Record of Decision

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

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 South Grady Way, Renton, WA 98057.

File Name / No.: Sunset Terrace Redevelopment Master Plan / LUA14-001475, ECF, SA-M

NAME: _____

MAILING ADDRESS: _____ City/State/Zip: _____

TELEPHONE NO.: _____

Requested Studies: Noise Study, Parking Analysis, Traffic Impact Statement

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 **December 16, 2014** 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 **Comprehensive Plan-Center Village**, on the City of Renton Comprehensive Land Use Map and zoned **CV and R-14** on the City’s Zoning Map. **The site is also located within Design District ‘D’.**

Environmental Documents that Evaluate the Proposed Project: EIS Addendum, Planned Action EIS, Record of Decision Reevaluation

Development Regulations Used For Project Mitigation: The project will be subject to the City’s SEPA ordinance, **RMC4-2-110A & 4-2-120A** and other applicable codes and regulations as appropriate.

Comments on the above application must be submitted in writing to Rocale Timmons, Senior Planner, CED – Planning Division, 1055 South Grady Way, Renton, WA 98057, by 5:00 PM on November 13, 2014. This matter is also tentatively scheduled for a public hearing on December 16, 2014, 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: Rocale Timmons, Senior Planner; Tel: (425) 430-7219; Eml: rtimmons@rentonwa.gov

PLEASE INCLUDE THE PROJECT NUMBER WHEN CALLING FOR PROPER FILE IDENTIFICATION

