



## NOTICE OF APPLICATION AND PROPOSED DETERMINATION OF NONSIGNIFICANCE-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:** February 17, 2015

**LAND USE NUMBER:** LUA15-000076, ECF, SA-H

**PROJECT NAME:** Longacres Business Center

**PROJECT DESCRIPTION:** The applicant, Ryan Companies U.S. Inc., is requesting Hearing Examiner Site Plan Review and SEPA Environmental Review for two (2) standalone buildings totaling 250,825 square feet. The vacant 11.8 acre site, called Longacres Business Center, consists of five (5) parcels (APN 088670-0270, -0280, -0290, -0300, and -0310) at the SW Corner of SW 27th St and Naches Ave SW. Building A is a three-story 146,910 SF general office use building and Building B is a two-story general office, laboratory, and warehouse space building. The two buildings will incorporate tilt-up concrete panels in conjunction with steel framing and light gauge metal construction with heights at roughly 46 feet and 36 feet. The site is part of the original 158 acres of property known as the Longacres Office Park. Site access will be served through a single right in/right out only to SW 27th St, two entrances along Naches Ave SW, and a four off the existing cul-de-sac. The project site is located in the Employment Area Valley (EAV) land use designation and the Commercial Office (CO) zone. The site plan includes 790 parking stalls with a minimum 10-foot wide landscaped perimeter with up to 30 feet along SW 27th St with berming. The site contains High Seismic Hazards. The site is not in the 100-year flood zone and currently no wetlands, streams, lakes or critical habitats are identified on the property. There are nine (9) significant trees onsite and the applicant is not proposing to retain any trees.

The applicant submitted a Geotechnical Study by Terra Associates, Inc. (dated January 26, 2015); a Traffic Impact Analysis by Transportation Engineering NorthWest (dated February 4, 2015); a Preliminary Drainage Report by WHPacific (dated July 7, 2014); and an Environmental Setting Report by Terracon Consultants, Inc. (dated February 5, 2015). The project site was included in the design of the existing storm drainage treatment system located across Naches Ave SW to the south and east of the project.

**PROJECT LOCATION:** SW Corner of SW 27<sup>th</sup> St & 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 Nonsignificance-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:** February 12, 2015

**NOTICE OF COMPLETE APPLICATION:** February 17, 2015

**APPLICANT:** Molly Carson, Ryan Companies US, Inc. / 3900 E. Camelback Road, Suite 100 / Phoenix, AZ 85018

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

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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/LUA15-000076, ECF, SA-H

NAME: \_\_\_\_\_

MAILING ADDRESS: \_\_\_\_\_ CITY/STATE/ZIP: \_\_\_\_\_

TELEPHONE NO.: \_\_\_\_\_



**Permits/Review Requested:** Environmental (SEPA) Review, Site Plan Review-Hearing Examiner

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

**Requested Studies:** Geotechnical Study, Traffic Impact Analysis, Preliminary Drainage Report, 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 **April 14, 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 Valley (EAV)** 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 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 Engineering Study prepared by Terra Associates, Inc. (dated January 26, 2015).***

Comments on the above application must be submitted in writing to Clark H. Close, Associate Planner, CED – Planning Division, 1055 South Grady Way, Renton, WA 98057, by 5:00 PM on March 3, 2015. This matter is also tentatively scheduled for a public hearing on April 14, 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/File No.: Longacres Business Center/LUA15-000076, ECF, SA-H

NAME: \_\_\_\_\_

MAILING ADDRESS: \_\_\_\_\_ CITY/STATE/ZIP: \_\_\_\_\_

TELEPHONE NO.: \_\_\_\_\_

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

**PLEASE INCLUDE THE PROJECT NUMBER WHEN CALLING FOR PROPER FILE IDENTIFICATION**



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City of  
**Renton**

