

CURRENT PROJECTS LIST

CATEGORY: COMMERCIAL

Plan Number: LUA13-000039

Plan Name: Bryant Motors Temporary Use

Submittal Date:	January 08, 2013	Status: Expired
Acceptance Date:	January 10, 2013	Parcel Number: 1352300060
Land Use Actions:	Temporary Use (Tier 2)	
Location:	111 MEADOW AVE N	
Applicant:	BRYANT MOTORS INC. 1300 BRONSON WAY N RENTON, WA 98057 (425) 255-3478 RUSSB@BRYANT-MOTORS.COM	
Owner:	BRYANT MOTORS INC DARRELL BRYANT 1300 BRONSON WAY N RENTON, WA 98057-5749 (425) 255-3478 DARRELLB@BRYANT-MOTORS.COM	
Description:	The applicant is requesting a Type II Temporary Use Permit in order to continue to use a vacant site for large vehicle parking. The subject site is located on the west side of Meadow Ave N just north of Bronson Way N at 111 Meadow Ave N and is within the Commercial Arterial zoning designation. Enhanced landscaping and fencing was installed as part of a Temporary Use Permit, granted in November of 2008 (LUA08-077).	
Planner:	Rocale Timmons	
Dev. Eng. Reviewer:	Kayren Kittrick	
Zoning:	COMP-CC CA DESIGN-D	Comprehensive Plan - Commercial Corridor Commercial Arterial Overlay - Urban Design District D

CURRENT PROJECTS LIST

CATEGORY: COMMERCIAL

Plan Number: LUA13-000051

Plan Name: Velmeir Retail Pharmacy

Submittal Date: January 10, 2013 **Status:** Expired

Acceptance Date: January 14, 2013 **Parcel Number:** 2923059125

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

Location: 10706 SE CARR RD
10712 SE CARR RD

Contact: VELMEIR COMPANIES
WAYNE SHORES
5757 W MAPLE RD
WEST BLOOMFIELD, MI 48322
(248) 318-0593
WSHORES@VELMEIR.COM

Owner: MAILLET & MUIR ASSOCIATES
12819 SE 38TH ST, #325
BELLEVUE, WA 98006

Description: The applicant, The Velmeir Companies, is requesting Administrative Site Plan Review and Environmental Review for the construction of a new retail/pharmacy with drive through along with associated parking, landscaping and a building pad for a future fast food restaurant. The proposed retail/pharmacy building would have a gross square footage of approximately 16,300 square feet. The site currently contains an existing espresso stand and a 30,000 square foot mixed retail structure which are proposed to be removed/demolished as part of the proposal. The 3.01 acre site is located within the Commercial Corridor (CC) land use designation, Commercial Arterial (CA) zoning classification, and Design District 'D'. The subject property is located on the northwest corner of Benson Rd S and SE Carr Rd at 10706 SE Carr Rd. Access to the site would be provided via existing curb cuts along SE Carr Rd and SE 174th St. The applicant is requesting three modifications including: 1.) a street modification to defer street improvements along SE Carr Rd and SE 174th St; 2.) a parking modification to increase the maximum number of allowed parking stalls by 5 parking spaces for a total of 69 stalls; and 3.) another parking modification to reduce the clear maneuvering width in front of the ground level service doors from 45 to 35 feet. There are no critical areas located on site.
2/26/13: Request for reconsideration of Condition of Approval #2; specifically: "...no more than 50 feet between parking stalls and interior parking lot landscape area."
3/18/13: Reconsideration approved - Condition #2 revised, removing the requirement of no more than 50 feet between parking stalls and interior parking lot landscape area.

Planner: Rocale Timmons

Dev. Eng. Reviewer: Jan Illian

CURRENT PROJECTS LIST

CATEGORY: COMMERCIAL

Zoning:

CA

Commercial Arterial

DESIGN-D

Overlay - Urban Design District D

COMP-CC

Comprehensive Plan - Commercial Corridor

CURRENT PROJECTS LIST

CATEGORY: COMMERCIAL

Plan Number: LUA13-000618

Plan Name: Velmeir Retail Pharmacy Short Plat

Submittal Date:	May 16, 2013	Status:	Recorded
Acceptance Date:	May 28, 2013	Parcel Number:	2923059125 2923059198 3223059063
Land Use Actions:	Land Division (Short Plat)		
Location:	10712 SE CARR RD 10715 SE 174TH ST		
Applicant:	VELMEIR COMPANIES WAYNE SHORES 5757 W MAPLE RD WEST BLOOMFIELD, MI 48322 (248) 318-0593 WSHORES@VELMEIR.COM		
Owner:	MAILLET & MUIR ASSOCIATES 12819 SE 38TH ST, #325 BELLEVUE, WA 98006 TVC RENTON CO WA LLC 5757 W MAPLE RD, #800 WEST BLOOMFIELD, MI 48322		
Description:	<p>The applicant is requesting an Administrative Short Plat review in order to subdivide an existing 3.01 acre property into 2 lots ranging in size from 42,924 square feet to 72,822 square feet. A pending commercial structure (CVS) is proposed to occupy the south portion of the site (future Lot 2). The northern portion of the property (future Lot 1) would be used to site a commercial building pad for an eating and drinking establishment. The site is zoned Commercial Arterial (CA). Access would be gained from SE Carr Rd and SE 174th St. There are no critical areas located on the site. As site work is associated with permits for proposed buildings on site.</p>		
Planner:	Rocale Timmons		
Dev. Eng. Reviewer:	Jan Illian		
Zoning:	COMP-CC DESIGN-D CA	Comprehensive Plan - Commercial Corridor Overlay - Urban Design District D Commercial Arterial	

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CATEGORY: COMMERCIAL

business to operate in a sheltered area. Commercial car wash water and/or automobile detailing wastewater may not be discharged to the City's stormwater system. A catch basin insert and oil/water separator connected to the side sewer on the property currently exists. This system must be maintained in good working order. The water source for the business has been identified as from the domestic water meter. Such water source must be maintained. The water source for the car wash/automobile detailing business may not be from the irrigation meter.

Staff recommends that prior to the conclusion of the one year period, the subject business cease operation and be removed from the site. Alternatively, the site must be brought into conformance with the Code requirements in effect at that time. Such requirements include, but are not limited to conformance with CA zone development standards, Urban Design District 'D' design standards, and surface water development standards.

Planner: Gerald Wasser

Dev. Eng. Reviewer: Kayren Kittrick

Zoning:

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

CURRENT PROJECTS LIST

CATEGORY: COMMERCIAL

Plan Number: LUA13-000888

Plan Name: Ivar's Outdoor Grill Expansion at Coulon

Submittal Date: July 08, 2013 **Status:** Approved

Acceptance Date: July 23, 2013 **Parcel Number:** 3344500775

Land Use Actions: Shoreline Management (Shoreline Substantial Development), Environmental SEPA Review

Location: 1201 LAKE WASHINGTON BLVD N

Applicant: IVAR'S RESTAURANT
DAVE FECHTER
PIER 54
SEATTLE, WA 98104

Contact: BCRA
CHRISTINE PHILLIPS
2106 PACIFIC AVE, 300
TACOMA, WA 98402

BCRA
GARETH ROE
2106 PACIFIC AVE, #300
TACOMA, WA 98402
(206) 625-3300

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

Description: Ivar's Restaurant has submitted an application for a Shoreline Substantial Development Permit. The project would add an outdoor food grilling area and additional outdoor seating to the existing Ivar's Restaurant at Gene Coulon Park. The project size would be approximately 200 square feet. Due to the location, in proximity to a shoreline of significance to the state, an environmental review will be required.

Planner: Elizabeth Higgins

Dev. Eng. Reviewer: Kayren Kittrick

Zoning: LAC8112 Metro East Side Interceptor Latecomer Coulon Park
COMP-RLD Comprehensive Plan - Residential Low Density
R-1 Residential - 1 DU/AC

CURRENT PROJECTS LIST

CATEGORY: COMMERCIAL

Plan Number: LUA13-000911

Plan Name: Eastside Veterinary Clinic

Submittal Date: July 15, 2013 **Status:** Expired

Acceptance Date: August 01, 2013 **Parcel Number:** 3343301150

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

Location: 1700 NE 44TH ST

Applicant: EASTSIDE VETERINARY ASSOCIATES, PLLC
8934 122ND AVE NE
KIRKLAND, WA 98033

Contact: RENZO J. NAKATA ARCHITECTS
RENZO NAKATA
3152 FUHRMAN AVE E
SEATTLE, WA 98102
(206) 390-4334
RENZO@RJNARCHITECTS.COM

Owner: LJ INVESTMENTS
JUDY SOONG
2815 127TH AVE NE
BELLEVUE, WA 98005
(206) 660-4589

Description: The applicant is requesting Administrative Site Plan Review and Environmental Review for the construction of a new veterinary clinic with associated parking, landscaping and infrastructure improvements. The proposed clinic would have a gross square footage of approximately 10,111 square feet. The height of the structure would be no taller than 35 feet at the highest point from existing grade. The 1.87 acre vacant site is located within the Commercial Corridor (CC) land use designation, Commercial Arterial (CA) zoning classification, and Design District 'D'. The subject property is located on the northeast corner of NE 44th St and Lake Washington Blvd at 1700 NE 44th St. Access to the site would be provided via NE 44th St through the site exiting onto the onto an existing 30-foot joint use driveway over the property to the north. The applicant is requesting two modifications including: 1.) a refuse and recycle modification in order to use bins instead of an on-site refuse and recyclable deposit area and collection point; and 2.) a parking modification to decrease the minimum number of parking stalls by 34 parking spaces for a total of 17 stalls. The project site contains a Class 2 stream and one Category 2 wetland. The applicant is proposing buffer averaging to reduce the 100-foot buffer to no less than 66-feet.
12/5/2014 - Site Plan Modification requested in order to reduce the length of the building by 10-feet and to utilize a flat roof with parapets instead of a pitched roof.

Planner: Rocale Timmons

Dev. Eng. Reviewer: Jan Illian

CURRENT PROJECTS LIST

CATEGORY: COMMERCIAL

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

CURRENT PROJECTS LIST

CATEGORY: COMMERCIAL

Plan Number: LUA13-001313

Plan Name: Triton Towers One (TT-1) Lot Line Adjustment

Submittal Date:	September 27, 2013	Status:	Recorded
Acceptance Date:	October 03, 2013	Parcel Number:	7231600542 7231600595
Land Use Actions:	Boundary Adjustments (Lot Line Adjustment)		
Location:	555 S RENTON VILLAGE PL		
Applicant:	HAL REAL ESTATE INVESTMENTS INC. KEITH MAEHLUM 2025 FIRST AVE, SUITE 700 SEATTLE, WA 98121 (206) 839-9867		
Owner:	RENTON PROPERTIES LLC 555 S RENTON VILLAGE PL, 700 RENTON, WA 98055 (206) 448-5080		
Description:	LLA of two parcels located at 555 South Renton Village Place. The site is approximately 7.14 ac. The two parcels are currently 0.34 acres for the eastern parcel and 6.80 for the western parcel. Following the LLA the western parcel would be 5.48 acres and the eastern parcel would be 2 acres. The site is zoned Commercial Office.		
Planner:	Vanessa Dolbee		
Dev. Eng. Reviewer:	Rohini Nair		
Zoning:	COMP-CC	Comprehensive Plan - Commercial Corridor	
	CO	Commercial Office	
	CA	Commercial Arterial	
	AUTOMALL-B	Overlay - Auto Mall Area B	
	DESIGN-D	Overlay - Urban Design District D	

CURRENT PROJECTS LIST

CATEGORY: COMMERCIAL

Plan Number: LUA13-001692

Plan Name: McDonald's on SE Carr

Submittal Date: December 13, 2013 **Status:** Expired
Acceptance Date: December 20, 2013 **Parcel Number:** 2923059125
Land Use Actions: Site Development (Administrative Site Plan Review), Environmental SEPA Review

Location:

Applicant: MCDONALD'S USA
ADAM BRADENBURG
12131 113TH ST NE
KIRKLAND, WA 98034
(425) 242-2468

Contact: CORE STATES GROUP
ALLISON HAZEN
150 LAKE ST S
KIRKLAND, WA 98033
(425) 658-5090
AHAZEN@CORE-ENG.COM

Owner: MAILLET & MUIR ASSOCIATES
12819 SE 38TH ST, #325
BELLEVUE, WA 98006

Description: The applicant, McDonalds USA LLC, is requesting Administrative Site Plan Review and a parking modification, for the construction of a new McDonalds restaurant with associated parking, and landscaping. The 3.01 acre site is located within the Commercial Corridor (CC) land use designation and the Commercial Arterial (CA) zoning classification. The Environmental Review for the proposed use was completed with Environmental Review for the construction of a new 16,300 square foot CVS, on the subject site, in February of 2013 (LUA13-000051). The scope of the approved Environmental Review included a potential 4,300 square foot restaurant with associated infrastructure improvements on a 1.065 acre building pad. The proposed building pad is located on the southwest corner of Benson Rd S and SE 174th St. The proposed building would have a gross square footage of approximately 4,393 square feet. Access to the site would be provided via existing curb cuts along SE Carr Rd and SE 174th St. The proposal includes 50 parking spaces within surface parking area to the east of the proposed structure. Per RMC 4-4-080 a maximum of 10 stalls are allowed on site; therefore the applicant is requesting a parking modification in order to exceed the number of parking spaces allowed on site.

Planner: Rocale Timmons

Dev. Eng. Reviewer: Jan Illian

CURRENT PROJECTS LIST

CATEGORY: COMMERCIAL

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

CURRENT PROJECTS LIST

CATEGORY: COMMERCIAL

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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CATEGORY: COMMERCIAL

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

CURRENT PROJECTS LIST

CATEGORY: COMMERCIAL

Plan Number: LUA14-000061

Plan Name: Renton Hampton Inn & Suites

Submittal Date: January 17, 2014 **Status:** Approved with Conditions

Acceptance Date: January 06, 2015 **Parcel Number:** 3344500007

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

Location: 1300 LAKE WASHINGTON BLVD N

Applicant: CLARK DESIGN GROUP
169 WESTERN AVE W, 263
SEATTLE, WA 98119

Owner: LEGACY RENTON LLC
FAIZEL KASSAM
10700 NE 4TH ST, #3006
BELLEVUE, WA 98004
(505) 489-4474
FKASSAM@LEGACY-HOSPITALITY.COM

Description: In January 2014 the applicant requested Master Site Plan Review, Site Plan Review, Environmental Review, an Exception through Modification, and a Variance in order to construct a 125 guest room hotel and structured parking area. The project has been revised and the applicant is now requesting Master Site Plan Review, Site Plan Review, Environmental Review, a Front Yard Setback Variance, a Critical Area Variance, and a Parking Modification in order to construct a 105 guest room hotel and structured parking area. The subject property is located on the east side of Lake Washington Blvd N just north of Houser Way N at 1300 Lake Washington Blvd N. The project site totals 55,000 square feet in area and is located within the Urban Center North - 2 (UC-N2) zone and Design District 'C'. The proposed hotel would be approximately 5 stories in height. A total of 105 parking stalls would be primarily provided in a two-level below grade parking garage with two stalls provided at grade. Access is proposed via Lake Washington Blvd N. The site contains critical and sensitive slopes. Additionally, the site is located in an erosion hazard area and a moderate landslide hazard area. There is no construction proposed within critical areas. The applicant is requesting a variance from RMC 4-2-120C to increase the maximum front yard setback from 5 to no more than 23 feet. Another variance from RMC 4-3-100 is being requested in order to develop within portions of a protected slope (approx. 4,185 SF). Lastly, the applicant is requesting a modification from RMC 4-4-080 in order to reduce the number of required parking stalls from 115 to 105 stalls.

2/24/14 - Project placed on hold.
12/31/14 - Received submittal revising the scope of the project.
1/7/15 - Project taken off hold.
1/29/15 - Project placed on hold.
2/23/15 - Project taken off hold.
7/20/15 - Modification requested. Additional 5 rooms and stalls.

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CATEGORY: COMMERCIAL

8/11/15 - Modification requested. Reduction in Refuse and Recycle.

Planner: Rocale Timmons

Dev. Eng. Reviewer: Rohini Nair

Zoning: COMP-CN Comprehensive Plan - Commercial Neighborhood
UC-N2 Urban Center - North 2
DESIGN-C Overlay - Urban Design District C

CURRENT PROJECTS LIST

CATEGORY: COMMERCIAL

Plan Number: LUA14-000083

Plan Name: Taco Time Renton Highlands Development

Submittal Date: January 24, 2014 **Status:** Expired

Acceptance Date: January 30, 2014 **Parcel Number:** 1023059132

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

Location: 4114 NE 4TH ST

Contact: BCRA
MAT BERGMAN
2106 PACIFIC AVE, 300
TACOMA, WA 98402
(253) 627-4367
MBERGMAN@BCRADESIGN.COM

Owner: BELLEVUE TT LLC
3300 MAPLE VALLEY HWY
RENTON, WA 98058
(425) 988-2439

Description: The applicant is requesting Administrative Site Plan Review and Environmental Review, for the construction of a new Taco Time with drive through along with associated parking, landscaping and a building pad for a future commercial building. The proposed Taco Time would have a gross square footage of approximately 3,067 square feet. The site currently contains an existing 2,818 Taco Time which is proposed to be demolished as part of the proposal. The 0.77 acre site is located within the Commercial Corridor (CC) land use designation, Commercial Arterial (CA) zoning classification, and Design District 'D'. The subject property is located on the north side of NE 4th St just east of Union Ave NE. Access to the site is proposed via a shared ingress/egress point off of NE 4th St. A total of 27 parking spaces within a surface parking to the north, and in between, the two structures. There are no critical areas located on site.

The appeal period was extended to March 28, 2014.

4/21/2015 - Applicant request modification to replace the approved 3,347 square foot retail structure with a 2,163 square foot Starbucks with associated drive through.

Planner: Rocale Timmons

Dev. Eng. Reviewer: Rohini Nair

Zoning: SAD0002R East Renton Interceptor SAD Residential
CA Commercial Arterial
SAD0002C East Renton Interceptor SAD Commercial
DESIGN-D Overlay - Urban Design District D
COMP-CC Comprehensive Plan - Commercial Corridor
R-8 Residential - 8 DU/AC

CURRENT PROJECTS LIST

CATEGORY: COMMERCIAL

Plan Number: LUA14-000092

Plan Name: Ng Building

Submittal Date: January 28, 2014 **Status:** Expired

Acceptance Date: March 24, 2014 **Parcel Number:** 1823059100

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

Location: 60 SW SUNSET BLVD

Contact: DICK CAUSEY
16518 203RD PL NE
WOODINVILLE, WA 98077
(425) 788-3112
CAUSR@FRONTIER.COM

Owner: RAYMOND NG
PO BOX 515
RENTON, WA 98057
(425) 788-3112

Description: The applicant is requesting Administrative Site Plan, Environmental (SEPA) Review, and a parking modification for the construction of a new two-story commercial retail and office building with associated parking and landscaping. The proposed building would have a gross square footage of approximately 6,090 square feet. The project site is 12,659 square feet within the Commercial Corridor (CC) land use designation and the Commercial Arterial (CA) zoning classification. The property is located at the corner of SW Sunset Blvd, Hardie Ave SW, and SW Langston Rd and currently has a 1,400 square foot single-story building that would be removed. Access to the site is proposed via a curb cut from SW Harris Place. The proposal includes 8 parking stalls provided just west of the proposed structure. Per RMC 4-4-080, a minimum of 12 stalls are required for the proposed uses; therefore the applicant is requesting a parking modification in order to reduce the minimum number of parking stalls by four parking spaces required on site. Right-of-way dedication along public streets would be required as would installation of planting strip areas and sidewalks. There are no critical areas located on site.

Planner: Kris Sorensen

Dev. Eng. Reviewer: Rohini Nair

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

CURRENT PROJECTS LIST

CATEGORY: COMMERCIAL

Plan Number: LUA14-000120

Plan Name: Bryant Motors Temporary Use Permit

Submittal Date: January 30, 2014 **Status:** Expired

Acceptance Date: February 06, 2014 **Parcel Number:** 1352300060

Land Use Actions: Temporary Use (Tier 2)

Location: 111 MEADOW AVE N

Contact: BRYANT MOTORS INC.
1300 BRONSON WAY N
RENTON, WA 98057
(425) 255-3478
RUSSB@BRYANT-MOTORS.COM

Owner: BRYANT MOTORS INC
DARRELL BRYANT
1300 BRONSON WAY N
RENTON, WA 98057-5749
(425) 255-3478
DARRELLB@BRYANT-MOTORS.COM

Description: The applicant is requesting a Type II Temporary Use Permit in order to continue to use a vacant site for large vehicle parking. The subject site is located on the west side of Meadow Ave N just north of Bronson Way N at 111 Meadow Ave N and is within the Commercial Arterial zoning classification. Enhanced landscaping and fencing was installed as part of a Temporary Use Permit, granted in November of 2008 (LUA08-077).

Planner: Rocale Timmons

Dev. Eng. Reviewer: Jan Illian

Zoning:

R-10	Residential - 10 DU/AC
COMP-CC	Comprehensive Plan - Commercial Corridor
DESIGN-D	Overlay - Urban Design District D
COMP-RMD	Comprehensive Plan - Residential Medium Density
CA	Commercial Arterial

CURRENT PROJECTS LIST

CATEGORY: COMMERCIAL

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:	<p>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</p>		

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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

CURRENT PROJECTS LIST

CATEGORY: COMMERCIAL

Plan Number: LUA14-000454

Plan Name: Harper Engineering Expansion

Submittal Date: April 07, 2014 **Status:** Expired

Acceptance Date: May 23, 2014 **Parcel Number:** 1823059270

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

Location: 700 SW 7TH ST

Applicant: CRAFT ARCHITECTS
TODD SCHUTZ
2505 THIRD AVE, SUITE 324
SEATTLE, WA 98121
(206) 720-7001
TODD@CRAFTARCHITECTS.COM

Owner: HARPER ENGINEERING
700 SW 7TH
RENTON, WA 98057
(425) 255-0414

Description: The applicant is requesting Administrative Site Plan Approval for the addition of 8,312 square feet including a 5,660 square foot first floor addition and a 2,652 square foot second story addition. The proposed addition would result in the removal of 22 parking stalls and the replacement of 14 parking stalls, resulting in a net loss of 8 parking stalls for a total of 84 parking stalls available on the project site. The project site is located in the Medium Industrial (IM) zone. Access to the site is proposed via existing driveways off of SW 7th Street. The project site is located within a seismic hazard area.

Planner: Jill Ding

Dev. Eng. Reviewer: Jan Illian

Zoning:

RM-F	Residential Multi-Family
COMP-EAV	Comprehensive Plan - Employment Area Valley
CO	Commercial Office
IM	Medium Industrial
DESIGN-B	Overlay - Urban Design District B
EAV	Overlay - Employment Area Valley

CURRENT PROJECTS LIST

CATEGORY: COMMERCIAL

Plan Number: LUA14-000581

Plan Name: N 6th St. Improvements by Boeing and PSE

Submittal Date: May 01, 2014 **Status:** Expired
Acceptance Date: May 19, 2014 **Parcel Number:** 0723059001
0823059187

Land Use Actions: Shoreline Management (Shoreline Substantial Development)

Location: 737 LOGAN AVE N

Applicant: BOEING COMPANY THE
MARK CLEMENT
PO BOX 3707 MS 1W-09
SEATTLE, WA 98124
(206) 617-2944

PUGET SOUND ENERGY
ANDY PADVORAC
P.O. BOX 97034
BELLEVUE, WA 98009
(425) 456-2550
ANDY.PADVORAC@PSE.COM

Description: The applicant has requested a Shoreline Substantial Development Permit for two projects located along N 6th Street between Logan Ave. N and the Cedar River. PSE is proposing to upgrade the 12.5 kV electrical distribution system serving the Renton Airport Aprons A and B. The system would be upgraded from a two-wire to a four-wire system and will remain an overhead utility crossing the Cedar River, in Reach A, identified as Shoreline High Intensity. Onside the river crossing the new utilities lines will be underground. In addition, Boeing is required to complete street frontage improvements including a 6 foot sidewalk and 5 foot landscape strip along N 6th St, which were triggered as a result of the Boeing Site Logistics projects (LUA13-001122). These improvements were included in the SEPA review associated with the 2013 Site Logistics project; as such no further Environmental Review is required for the project. The project is primarily located in public right-of-way but will partially be completed on the Airport property, the Cedar River Trial park and potentially Boeing's property located south of N 6th St. These sites are zoned IM, IH and UC-N2 respectively. The applicant has provided a Stormwater study with the application. No trees are proposed to be removed as a result of the project. Finally, the site is located in the 100 yr flood zone and floodway and a seismic hazard area in addition to being located in the Shoreline Jurisdiction.

Planner: Vanessa Dolbee

Dev. Eng. Reviewer: Jan Illian

CURRENT PROJECTS LIST

CATEGORY: COMMERCIAL

Zoning:

IH	Heavy Industrial
DESIGN-C	Overlay - Urban Design District C
COMP-UC-N	Comprehensive Plan - Urban Center North
COMP-EAI	Comprehensive Plan - Employment Area Industrial
UC-N2	Urban Center - North 2
IL	Light Industrial

CURRENT PROJECTS LIST

CATEGORY: COMMERCIAL

Plan Number: LUA14-000645

Plan Name: Hotel at Southport

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

Acceptance Date: May 28, 2014 **Parcel Number:** 0523059075
0823059216

Land Use Actions: Site Development (Administrative Site Plan Review), Shoreline Substantial Development Review

Location: 1083 Lake Washington Blvd

Applicant: SOUTHPORT ONE LLC
GREG KRAPE
1083 LAKE WASHINGTON BLVD N, #50
RENTON, WA 98056
(425) 282-5833X308
GKRAPE@SECODEV.COM

Contact: STALZER & ASSOCIATES
BILL STALZER
603 STEWART ST, STE. 512
SEATTLE, WA 98101
(206) 264-1150
BSTALZER@SEANET.COM

Owner: SOUTHPORT LLC
1083 LAKE WASHINGTON BLVD N
RENTON, WA 98056

Description: The applicant is requesting a Minor Master Site Plan Modification, Site Plan Review, Shoreline Substantial Development Permit, and a Parking Modification for the construction of a 325,500 square foot, 350 guest room hotel with associated meeting rooms, exercise facility, spa, restaurant, and support facilities. The property is located within the Urban Center North (UCN) land use designation and the Urban Center North - 2 (UCN-2) zoning classification. However, the proposal is vested to COR-3 zoning classification as part of the Southport Development Planned Action FSEIS (September 9, 1999), and the Southport Level II Master Plan and Shoreline Development Permit (LUA99-189, SA-A, SM) and the subsequent Master Site Plan Modification (dated February 4, 2008). The approximate 11 acre site is currently vacant and contains a gravel parking lot. The hotel would be setback 50 feet from the Lake Washington ordinary high water mark (OHWM) and would have an approximate height of 75 feet within 100 feet of the OHWM and is 125 feet in height as it recedes from the shoreline. The applicant is proposing an interim surface parking lot containing 487 parking spaces on the Southport Office Building site (LUA00-156) until such time the approved offices are constructed. Permanent parking would be provided within shared use parking garages within the office buildings once constructed. The applicant is requesting a modification from RMC 4-4-080 in order to exceed the maximum number of parking stalls allowed by code.

CURRENT PROJECTS LIST

CATEGORY: COMMERCIAL

Access to the site is proposed from Lake Washington Blvd via an internal road network to the overall Southport Development site. The site is located within the Shoreline Jurisdiction.
See LUA14-001514 for LLA application.

Planner: Rocale Timmons

Dev. Eng. Reviewer: Jan Illian

Zoning:	UC-N2	Urban Center - North 2
	DESIGN-C	Overlay - Urban Design District C
	R-1	Residential - 1 DU/AC
	COMP-UC-N	Comprehensive Plan - Urban Center North
	LAC8112	Metro East Side Interceptor Latecomer Coulon Park
	COMP-RLD	Comprehensive Plan - Residential Low Density

CURRENT PROJECTS LIST

CATEGORY: COMMERCIAL

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

CURRENT PROJECTS LIST

CATEGORY: COMMERCIAL

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

CURRENT PROJECTS LIST

CATEGORY: COMMERCIAL

Plan Number: LUA14-000951

Plan Name: IKEA Redevelopment

Submittal Date:	July 18, 2014	Status:	Approved with Conditions
Acceptance Date:	July 28, 2014	Parcel Number:	3123059169 3623049113
Land Use Actions:	Site Development (Hearing Examiner Site Plan Review), Environmental SEPA Review		
Location:	601 SW 41ST ST 800 SW 43RD ST		
Applicant:	BARGHAUSEN CONSULTING ENGINEERS JAY GRUBB 18215 72ND AVE S KENT, WA 98032 (425) 251-6222		
Owner:	IKEA NORTH AMERICA SERVICES DWIGHT SLATON 420 ALAN WOOD RD CONSHOHOCKEN, PA 19428 (610) 834-0180 DWIGHT.SLATON@IKEA.COM		
Description:	<p>The applicant is requesting Hearing Examiner Site Plan Review, Environmental (SEPA) Review, and three modifications for the construction of a new 444,351 square foot IKEA retail facility (which includes two future expansions totaling 45,000 square feet). The subject property is located on the north side of SW 43rd St between Lind Ave SW and Oakesdale Ave SW at 601 41st St. The project site totals 28.99 acres in area and is zoned Medium Industrial (IM). The site currently contains a 397,972 square foot facility consisting of the IKEA showroom, retail area, restaurant, parking, and associated improvements within two existing buildings. The proposal includes the removal of the western most (parking) structure in order to site the proposed retail facility. The eastern most structure (current retail store) would be replaced with a surface parking lot in the amount of 1,666 parking stalls (1,579 stalls following proposed expansions). The applicant is requesting a parking modification from RMC 4-4-080 in order to: exceed the maximum number of allowed parking stalls by no more than 697 parking spaces (499 stalls upon full buildout of future expansions); provide less than the required number of parking stalls during construction; the provision of off-site parking during construction; provide 54 less than the 108 required bicycle parking stalls; and to allow bicycle parking no more than 75 feet beyond the allowed 50-foot maximum distance from the primary building entrance. The applicant is also requesting a refuse and recycle modification from RMC 4-4-090 in order to reduce the required refuse and recycle deposit area from 6,660 square feet to a 500 square foot deposit area. Access to the site is proposed to be realigned/consolidated into three driveways along SW 41st St, three driveways along SW 43rd St, and one driveway along Lind Ave SW. The applicant is requesting a street modification from RMC 4-6-060 in order to reduce the required</p>		

CURRENT PROJECTS LIST

CATEGORY: COMMERCIAL

dedication along SW 41st St from 7 feet to 5.5 feet and along Lind Ave SW from 11.5 feet to 5.5 feet. The applicant has submitted a Drainage Report, Traffic Impact Analysis, Flood Hazard Data, and Geotechnical Engineering study with the subject application. The subject site is located outside of the 100-year flood plain according to FEMA's 1995 Flood Insurance Rate Map (FIRM) however is located within the 100-year flood plain according to FEMA's un-adopted Digital FIRM (DFIRM) map. The applicant is proposing to use elevations within the 1995 FIRM map to base proposed finished floor elevations. In order to meet compensatory storage requirements set forth in RMC 4-3-050 the applicant has elected to use elevations within the unadopted DFIRM map. The site is also located within a Seismic Hazard Area. Construction is anticipated to commence in the Summer of 2015 and complete in early 2017.

4/13/2015 - Requested modification to RMC 4-4-080 for driveway standards.

Planner: Rocale Timmons

Dev. Eng. Reviewer: Rohini Nair

Zoning:

EAV	Overlay - Employment Area Valley
LAC7001SR	Metro Latecomer South Renton Trunk Sewer
IM	Medium Industrial
COMP-EAV	Comprehensive Plan - Employment Area Valley

CURRENT PROJECTS LIST

CATEGORY: COMMERCIAL

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:	<p>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</p>		

CURRENT PROJECTS LIST

CATEGORY: COMMERCIAL

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

CURRENT PROJECTS LIST

CATEGORY: COMMERCIAL

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

CURRENT PROJECTS LIST

CATEGORY: COMMERCIAL

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

CURRENT PROJECTS LIST

CATEGORY: COMMERCIAL

Plan Number: LUA14-001257

Plan Name: Marys Garage and Bed & Breakfast

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

Acceptance Date: September 26, 2014 **Parcel Number:** 0007200082

Land Use Actions: Conditional Use (Administrative)

Location: 123 MAIN AVE S

Contact: MEDICI ARCHITECTS
EMILY BUCHWALTER
1167 SE 1ST ST, STE. 302
BELLEVUE, WA 98005
(425) 453-9298
EMILY@MEDICIARCHITECTS.COM

Owner: MARY RYAN
123 MAIN AVE S
RENTON, WA 98057
(425) 271-8800
MARYPATRYAN@COMCAST.NET

Description: The applicant is requesting Administrative Conditional Use Permit review for a bed and breakfast unit. The proposal is to add a two-story structure with a garage below and bed and breakfast unit above behind the existing 2,000 single family home at 123 Main Ave S. The addition is 883 sf for a 4-car garage and 662 sf bed and breakfast unit on a 6,000 sf site in the Residential Multi-Family Urban zone. The on-site driveway would be extended from the access along Main Ave to the proposed garage area.

Planner: Kris Sorensen

Dev. Eng. Reviewer: Jan Illian

Zoning: RM-U Residential Multi-Family Urban
DESIGN-A Overlay - Urban Design District A
CD Center Downtown
COMP-UC-D Comprehensive Plan - Urban Center Downtown

CURRENT PROJECTS LIST

CATEGORY: COMMERCIAL

Plan Number: LUA14-001415

Plan Name: 149 Park Office Building

Submittal Date:	October 15, 2014	Status:	Approved with Conditions
Acceptance Date:	October 20, 2014	Parcel Number:	7224000100 7224000100
Land Use Actions:	Site Development (Administrative Site Plan Review), Environmental SEPA Review		
Location:	149 PARK AVE N, 4		
Applicant:	BARKING DOG DESIGN DAVID HEINEN 3722 W ARMOUR PL SEATTLE, WA 98199 (206) 283-6014 DAVE@BARKINGDOGDESIGN.BIZ MOUNTAIN VIEW CONTRACTING LLC JOHN BATTERMAN 15129 SE 139TH PL RENTON, WA 98059-6710 (425) 765-7839 JOHN@MTVIEWCONTRACTING.COM		
Owner:	PUGET SOUND REGIONAL SERVICES PO BOX 2577 RENTON, WA 98056-0577 (206) 772-5700XX116 PUGET SOUND RESIDENTIAL PO BOX 2577 RENTON, WA 98056		
Description:	The applicant proposes to remodel the second floor of a two-story building located at 149 Park Avenue North. The building is presently used for offices on the first floor and five (5) apartments on the second floor. The grade level will remain unchanged with current business/office use and the second level will be converted from existing apartments to office use. The existing building footprint size is 4,575 square feet and has a lot coverage of 42.3%. The parcel size is 11,288 square feet. The project is located in the Commercial Corridor (CC) land use designation and the Commercial Arterial (CA) zoning classification. Access to the site is from either Park Ave N or from the alley between North 2nd Street and North 1st Street. The subject site is located within the Aquifer Protection Zone and Seismic Hazard Area. The existing trees on N 2nd Street are proposed to be retained. The building exterior will remain largely unchanged except for enclosure of an existing exterior stairway with glass infill along Park Ave N and enclosure of four (4) existing windows along the south facing façade due to the required seismic improvements to the building.		

CURRENT PROJECTS LIST

CATEGORY: COMMERCIAL

Planner: Clark Close

Dev. Eng. Reviewer: Jan Illian

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

CURRENT PROJECTS LIST

CATEGORY: COMMERCIAL

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

CURRENT PROJECTS LIST

CATEGORY: COMMERCIAL

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: COMMERCIAL

Plan Number: LUA14-001641

Plan Name: Storage One on 4th Expansion

Submittal Date: December 22, 2014 **Status:** Approved with Conditions

Acceptance Date: December 30, 2014 **Parcel Number:** 1523059002
1523059178

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

Location: South side of NE 4th Street, west of Field Place NE

Applicant: URBAN SELF STORAGE, INC.
TRAVIS AMECHE
918 S HORTON ST, 1000
SEATTLE, WA 98134
(206) 322-4868X104
TRAVIS.AMECHE@URBANSTORAGE.COM

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

Owner: MINKLER TRUST
ROBERT MINKLER

(425) 889-8346

Description: The applicant, Urban Self Storage, Inc., is requesting Hearing Examiner Site Plan Review, Hearing Examiner Conditional Use Permit, SEPA Environmental Review, and a modification for a 3-story building totaling 66,767 gross square feet with roughly 2,123 square feet of net rentable retail space and roughly 44,063 square feet of net rentable self-storage space. The vacant 1.83 acre site is located on the south side of NE 4th St just west of the intersection of NE 4th St and Field Pl NE. The approximate address is 4815 NE 4th Street and the project site consists of two parcels (APNs 1523059002 and -9178). The project site is located within the Commercial Corridor (CC) land use designation and the Commercial Arterial (CA) zone. The mixed-use retail and storage building would have an overall height of 38'-4". Access is served by right-in/right-out only. Interior circulation includes a two-way drive aisle from the west side of the lot that serves 25 surface parking stalls. There is also an additional 20' wide fire lane that would serve the east side of the building for emergency access only. The site contains one Category 3 wetland and one Class IV drainage channel located on the eastern portion of the property. There are a total of 42 significant trees onsite and the applicant is proposing to retain 30 trees in the critical areas and buffers.

The applicant submitted a Geotechnical Study conducted by GEOTECH Consultants,

CURRENT PROJECTS LIST

CATEGORY: COMMERCIAL

Inc. on May 29, 2014; a Traffic Analysis by Transportation Engineering NorthWest prepared on September 10, 2014; a Preliminary Technical Information Report by Barghausen Consulting Engineers, Inc. prepared on December 9, 2014; and a Wetland Delineation and Fish and Wildlife Habitat Assessment Report prepared by Soundview Consultants LLC on September 4, 2014. Proposed off-site improvements include half-street frontage improvements on the south side of NE 4th St, including a 5-foot wide landscaped planter, a 5-foot wide sidewalk, and applicable storm improvements. A refuse and recycle modification, from RMC 4-4-090, is being requested in order to reduce the size of the required deposit and collection area. The proposal also includes an 18,200 cubic foot stormwater detention pond on the second parcel at the southwest portion of the site.

Planner: Clark Close

Dev. Eng. Reviewer: Rohini Nair

Zoning:	DESIGN-D	Overlay - Urban Design District D
	SAD0034	Central Plateau Interceptor Area SAD
	SAD0002R	East Renton Interceptor SAD Residential
	LAC0018	Centex Latecomer
	COMP-CC	Comprehensive Plan - Commercial Corridor
	CA	Commercial Arterial
	SAD0002C	East Renton Interceptor SAD Commercial

CURRENT PROJECTS LIST

CATEGORY: COMMERCIAL

Plan Number: LUA15-000021

Plan Name: Kiddie Academy Daycare

Submittal Date: January 15, 2015 **Status:** Approved with Conditions
Acceptance Date: January 20, 2015 **Parcel Number:** 5182100043
Land Use Actions: Site Development (Administrative Site Plan Review), Environmental SEPA Review

Location: 353 BREMERTON AVE NE

Applicant: PAUL FRANKS ARCHITECTURE
PAUL FRANKS
14711 NE 29TH PL, SUITE 118
BELLEVUE, WA 98007
(425) 803-0792
PAULFRANKS@FRONTIER.COM

Contact: CORE DESIGN
BOB NIX
14711 NE 29TH PL, #101
BELLEVUE, WA 98007
(206) 459-3095

Owner: AMBER PROPERTIES LLC
PO BOX 3015
RENTON, WA 98056

HIGHLANDS ACADEMY LLC DBA KIDDIE ACADEMY OF RENTON
HONGGANG FAN
1616 198TH PL SE
SAMMAMMISH, WA 98057
(425) 572-5091
HOWARD.FAN@KIDDIEACADEMY.NET

Description: The applicant is requesting Environmental (SEPA) Review and Administrative Site Plan Review for a two-story building at the vacant property 353 Bremerton Ave NE within the Commercial Arterial (CA) zone. The site is approximately 31,243 sf in area and the proposed building would contain 12,548 sf of commercial space split between the two floors for the development of a child day care center. Approximately 170 children would be served by the daycare. Associated site improvements include a children's play area, additional vehicle parking, and landscaping. Vehicle access to the site is already established and provided from both NE 4th St and Bremerton Ave NE. Right-of-way dedication is not required and existing street improvements along Bremerton Ave NE would be retained as they currently exist. Documents submitted for review include environmental checklist, traffic study, geotechnical and drainage reports, and parking, landscape, and design district analysis. The site is within the City Aquifer Protection Area.

Planner: Kris Sorensen

CURRENT PROJECTS LIST

CATEGORY: COMMERCIAL

Dev. Eng. Reviewer: Jan Illian

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

CURRENT PROJECTS LIST

CATEGORY: COMMERCIAL

Plan Number: LUA15-000076

Plan Name: Longacres Business CenterGroup Health; Group Health

Submittal Date: February 12, 2015 **Status:** Approved with Conditions

Acceptance Date: February 17, 2015 **Parcel Number:** 0886700270
0886700280
0886700290
0886700300
0886700310

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

Location: 2921 NACHES AVE SW

Applicant: RYAN COMPANIES US, INC.
MOLLY CARSON
3900 E CAMELBACK RD, 100
PHOENIX, AZ 850182653
(602) 322-6100
MOLLY.CARSON@RYANCOMPANIES.COM

Contact: RYAN COMPANIES US, INC.
DAVE WILLIAMS
3900 E CAMELBACK RD, 100
PHOENIX, AZ 850182653
(602) 322-6126
DAVID.WILLIAMS@RYANCOMPANIES.COM

RYAN COMPANIES US, INC.
JOEL WAGE
3900 E CAMELBACK RD, 100
PHOENIX, AZ 85018
(602) 322-6158
JOEL.WAGE@RYANCOMPANIES.COM

Owner: BOEING COMPANY THE
MARK CLEMENT
PO BOX 3707 MS 1W-09
SEATTLE, WA 98124
(206) 617-2944

LONGACRES RENTON, LLC
3900 E CAMELBACK RD, 100
PHOENIX, AZ 85018
(602) 322-6100

Description: The applicant, Ryan Companies U.S. Inc. for Group Health, is requesting Hearing Examiner Site Plan Review, SEPA Environmental Review, and a Street Modification for two (2) standalone buildings totaling 250,825 square feet. The vacant 11.8 acre

CURRENT PROJECTS LIST

CATEGORY: COMMERCIAL

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 fourth 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. The applicant is proposing to strip the site of all vegetation. One of the original nine (9) trees, on or near the southwest property line, was identified on the landscaping plan as being retained. The site will be replanted with 158 deciduous street trees and 71 evergreen 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.

9-15-15 The applicant submitted a minor modification to the approved Longacres Business Center Phase I site plan. The applicant is proposing to add a one-story 2,150 SF general office structure or "Link" at the ground level between Building A (Permit #B15002025) and Building B (Permit #B15001781). The "Link" would be used as an enclosed connector between Building A and Building B as well as a gathering place for employees of both buildings. The new structure would consist of glass curtain wall with concrete panels used intermittently. No significant landscaping is proposed to be removed as part of the addition.

Planner: Clark Close

Dev. Eng. Reviewer: Vicki Grover

Zoning:	COMP-EAV	Comprehensive Plan - Employment Area Valley
	EAV	Overlay - Employment Area Valley
	RC	Resource Conservation
	LAC7401	Metro Latecomer South and Tukwila Interceptors
	CO	Commercial Office

CURRENT PROJECTS LIST

CATEGORY: COMMERCIAL

Plan Number: LUA15-000116

Plan Name: R2R Investments LLC Lot Combination

Submittal Date:	February 26, 2015	Status:	Approved
Acceptance Date:	February 27, 2015	Parcel Number:	7616800030 7616800040
Land Use Actions:	Boundary Adjustments (Lot Combination)		
Location:	17800 TALBOT RD S		
Applicant:	FRED BARBER 410 ANDOVER PARK E TUKWILA, WA 98188 (206) 575-2411		
Contact:	SEA CON LLC KRIS AZIZEH 165 NE JUNIPER ST, 100 ISSAQUAH, WA 98027 (425) 837-9720 KAZIZEH@SEACONLLC.COM		
Owner:	R2R INVESTMENTS LLC 7979 S 180TH ST KENT, WA 98032		
Description:	The applicant is requesting a lot combination in order to consolidate two (2) separate parcels into a single parcel. The two (2) parcels (APNs 7616800030 and 7616800040) are located at 17800 Talbot Rd S. The total land area to be consolidated is 40,259 square feet (0.924 acres) to construct a new vestibule at the medical building. See commercial building permit no. B14006478 for more information.		
Planner:	Clark Close		
Dev. Eng. Reviewer:	Kamran Yazdidoost		
Zoning:	SAD8406+A	Hospital & South Talbot Hill Water Fire Flow SAD	
	COMP-RSF	Comprehensive Plan - Residential Single Family	
	COMP-CC	Comprehensive Plan - Commercial Corridor	
	SAD8406-F	Hospital & South Talbot Hill Water Fire Flow SAD	
	SAD8406+F	Hospital & South Talbot Hill Water Fire Flow SAD	
	CO	Commercial Office	
	SAD8406-A	Hospital & South Talbot Hill Water Fire Flow SAD	

CURRENT PROJECTS LIST

CATEGORY: COMMERCIAL

Plan Number: LUA15-000139

Plan Name: ATS Expansion

Submittal Date:	March 05, 2015	Status:	Recorded
Acceptance Date:	March 06, 2015	Parcel Number:	7841300165 7841300170 7841300175
Land Use Actions:	Boundary Adjustments (Lot Combination)		
Location:	432 SHATTUCK AVE S 450 SHATTUCK AVE S		
Contact:	RIDDELL WILLIAMS ALESSANDRA ALLEN 1001 FOURTH AVE, 4500 SEATTLE, WA 981541192		
Owner:	TEAM PROPERTIES, LLC 450 SHATTUCK AVE S RENTON, WA 98057-2427		
Description:	Combining 3 lots into one parcel for the future construction of an addition to an existing office building.		
Planner:	Jill Ding		
Dev. Eng. Reviewer:			
Zoning:	CD	Center Downtown	
	DESIGN-A	Overlay - Urban Design District A	
	COMP-UC-D	Comprehensive Plan - Urban Center Downtown	

CURRENT PROJECTS LIST

CATEGORY: COMMERCIAL

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: COMMERCIAL

Plan Number: LUA15-000280

Plan Name: Residence Inn by Marriott

Submittal Date: April 27, 2015 **Status:** Approved with Conditions

Acceptance Date: May 01, 2015 **Parcel Number:** 0823059056
3344500006

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

Location: 1100 Block of Lake Washington Blvd. N.

Contact: JENSEN FEY ARCHITECTURE
KURT JENSEN
7730 LEARY WAY
REDMOND, WA 98052
(206) 660-2528
KURTJ@JENSENFEY.COM

Owner: WESTERN INTERNATIONAL
CARY FISHER
13647 MONTFORT DR
DALLAS, TX 75240
(972) 934-8699
CFISHER@WIRLP.COM

Description: The applicant is requesting Master Site Plan Review, Site Plan Review, Environmental Review, two Variances, and two Modifications in order to construct a 146-guest room hotel and structured parking area. The subject property is located on the east side of Lake Washington Blvd N just north of Houser Way N at 1100 Lake Washington Blvd N. The project site totals 124,691 square feet (2.86 acres) and is located within the Urban Center North - 2 (UC-N2) zone and Design District 'C'. The proposed 124,330 square foot hotel would be 5 stories in height. A total of 147 parking stalls would be provided in a two-level parking garage and parking deck near the northern portion of the site. Access is proposed via Lake Washington Blvd N, and the site contains critical and sensitive slopes and moderate landslide and high erosion hazards. The applicant is proposing to retain 13 of the 59 inventoried trees within the 1.17 developable acres of the site, and is requesting Modification for right-of-way improvements along the south property for a distance of approximately 100 feet and a reduction in the parking ratio that would exclude parking for the employees. In addition, the applicant is requesting a variance from RMC 4-3-050 in order to construct within the critical slopes onsite and from RMC 4-2-120E in order to exceed the maximum front yard setback of five feet. The applicant has submitted an Arborist Report, Critical Areas Exhibit, Geotechnical Engineering Study, Traffic Study, and a Preliminary Technical Information Report with the application.

Planner: Clark Close

CURRENT PROJECTS LIST

CATEGORY: COMMERCIAL

Dev. Eng. Reviewer: Vicki Grover

Zoning: COMP-CN Comprehensive Plan - Commercial Neighborhood
DESIGN-C Overlay - Urban Design District C
UC-N2 Urban Center - North 2

CURRENT PROJECTS LIST

CATEGORY: COMMERCIAL

Plan Number: LUA15-000288

Plan Name: CarMax Auto Superstore

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

Acceptance Date: May 06, 2015 **Parcel Number:** 1253600030

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

Location: 3751 EAST VALLEY RD

Applicant: CARMAX AUTO SUPERSTORES
MIKE CREEKMORE
12800 TUCKAHOE CREEK PKWY
RICHMOND, VA 23238
(804) 747-0422

Contact: CENTERPOINT INTEGRATED SOLUTIONS
1240 BERGEN PKWY, A-250
EVERGREEN, CO 80439

Owner: REGAL CINEMAS, INC. C/O/ EASTGATE THEATRE
7312 REGAL LN
KNOXVILLE, TN 37918
(865) 925-9611

Description: The applicant is requesting Hearing Examiner Site Plan Review, Environmental (SEPA) Review, three modifications, and a variance for the construction of a new 20,220 square foot CarMax Auto Superstore facility including a dealership, service building, and non-public car wash. The subject property is located on the west side of East Valley Rd between SW 41st St and SW 43rd St at 3157 East Valley Rd. The project site totals 12.28 acres in area and is zoned Commercial Arterial (CA) and Medium Industrial (IM). The site currently contains a 74,000 square foot theatre facility which is proposed for removal. There are two primary access points on East Valley Road; a secondary access point on SW 41st St; and a third access point to the west which connects the site to Lind Ave. Customer and employee parking, in the amount of 244 parking stalls would be located west of the display area with customer access from the parking lot on the south side of the building. The primary and first phase of sales display area would contain 423 spaces, located on the east side of the property fronting onto E Valley Rd, and secured by highway guardrail and embassy-style security gates. The Phase II Sales Lot contains 84 spaces and is located at the northwest corner of the primary sales lot. The Phase III Sales Lot contains 108 spaces and is located at the southeast corner of the property at the corner of SW 41st Street and E Valley Rd. Existing parking and landscaping islands in the southwest corner of the site (Phase III Sales Lot) are proposed to remain, for customer and employee parking, until CarMax proceeds with the Phase III sales lot. All new structures would be located central to the site. The service building would be located west of the sales building and sales display. The applicant is requesting a parking modification from RMC 4-4-080 in order to exceed the maximum 31 parking stalls allowed to no more than 352 parking spaces (244 stalls upon full buildout).

CURRENT PROJECTS LIST

CATEGORY: COMMERCIAL

The applicant is also requesting a lighting modification from RMC 4-4-060 in order to increase the maximum average lighting levels of 0.9 foot-candles along the perimeter of the project boundary to 1.2 foot-candles. The applicant is also requesting a street modification from RMC 4-6-060 in order to reduce the required dedication and improvements required along East Valley Rd. Finally, the applicant is proposing a variance from RMC 4-4-100 in order to site a 40-foot pylon sign. There are two Category 3 wetlands located along the western portion of the site. The applicant is not proposing impacts to existing wetlands on site. The applicant has submitted a Drainage Report, Traffic Impact Analysis, Parking Analysis, Wetland Study, and Geotechnical Engineering study with the subject application.

Planner: Rocale Timmons

Dev. Eng. Reviewer: Jan Illian

Zoning:	LAC7001SR	Metro Latecomer South Renton Trunk Sewer
	CA	Commercial Arterial
	DESIGN-D	Overlay - Urban Design District D
	EAV	Overlay - Employment Area Valley
	COMP-EAV	Comprehensive Plan - Employment Area Valley
	IM	Medium Industrial

CURRENT PROJECTS LIST

CATEGORY: COMMERCIAL

Plan Number: LUA15-000303

Plan Name: Longacres Business Center Lot Combination

Submittal Date: May 07, 2015 **Status:** Recorded
Acceptance Date: July 27, 2015 **Parcel Number:** 0886700270
0886700280
0886700290
0886700300
0886700310

Land Use Actions: Boundary Adjustments (Lot Combination)

Location: 2715 Naches Ave SW and 2715 Naches Ave SW

Contact: WHPACIFIC
TED EVERAGE
12100 NE 195TH ST, 300
BOTHELL, WA 98011
(425) 951-4800
TEVERAGE@WHPACIFICE.COM

Owner: BOEING COMPANY THE
MARK CLEMENT
PO BOX 3707 MS 1W-09
SEATTLE, WA 98124
(206) 617-2944

THE BOEING COMPANY
JEFF ADELSON

JEFFREY.R.ADELSON@BOEING.COM

Description: The applicant is requesting a lot combination in order to consolidate five (5) parcels (APN 088670-0270, -0280, -0290, -0300, and -0310), at the SW Corner of SW 27th St and Naches Ave SW, into a single parcel. The total land area to be consolidated is 11.8 acres to construct two (2) standalone buildings totaling 250,825 square feet. See commercial building permits B15001781 and B15002025 for more information.

Planner: Clark Close

Dev. Eng. Reviewer: Vicki Grover

Zoning: CO Commercial Office
LAC7401 Metro Latecomer South and Tukwila Interceptors
COMP-EAV Comprehensive Plan - Employment Area Valley
EAV Overlay - Employment Area Valley

CURRENT PROJECTS LIST

CATEGORY: COMMERCIAL

Plan Number: LUA15-000478

Plan Name: ATS Expansion

Submittal Date: June 25, 2015 **Status:** Approved with Conditions

Acceptance Date: July 01, 2015 **Parcel Number:** 7841300175

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

Location: 450 SHATTUCK AVE S

Contact: WEAVER ARCHITECTS
PAUL GRUNDHOFFER
1411 4TH AVE, 810
SEATTLE, WA 98101
(206) 262-9622
PAULG@WEAVERARCH.COM

Owner: ATS AUTOMATION
450 SHATTUCK AVE S
RENTON, WA 98055

TEAM PROPERTIES, LLC
450 SHATTUCK AVE S
RENTON, WA 98057-2427

Description: The applicant is requesting Administrative Site Plan Review and Environmental (SEPA) Review for the construction of a new 3-story 11,526 square foot addition to the north side of an existing 4-story office building. The project site totals 41,474 square feet in area and is located within the Center Downtown (CD) zone and Urban Design District A. Work will include the removal of an existing paved driveway, the demolition of an existing single story wood framed structure and associated gravel parking area, and the relocation of an existing wrought iron gate and fence and concrete fencing. The site currently has a total of 87 surface parking stalls, after the construction of the proposed addition and the reconfiguration of the surface parking, the site would have a total of 90 surface parking stalls. A seismic hazard area is mapped on the project site.

Planner: Jill Ding

Dev. Eng. Reviewer: Jan Illian

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

CURRENT PROJECTS LIST

CATEGORY: COMMERCIAL

Plan Number: LUA15-000630

Plan Name: Longacres Business Center Phase II

Submittal Date: August 24, 2015

Status: In Review

Acceptance Date: August 26, 2015

Parcel Number: 0886700090
0886700100
0886700150
0886700160
0886700180
0886700190
0886700370
0886700380

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

Location: SW 27th St and Naches Ave SW

Applicant: RYAN COMPANIES US, INC.
JOEL WAGE
3900 E CAMELBACK RD, 100
PHOENIX, AZ 85018
(602) 322-6158
JOEL.WAGE@RYANCOMPANIES.COM

RYAN COMPANIES US, INC.
MOLLY CARSON
3900 E CAMELBACK RD, 100
PHOENIX, AZ 850182653
(602) 322-6100
MOLLY.CARSON@RYANCOMPANIES.COM

Contact: COLLINSWOERMAN
JAMEY BARLET
710 SECOND AVE, 1400
SEATTLE, WA 981041710
(206) 245-2100

RYAN COMPANIES US, INC.
DAVE WILLIAMS
3900 E CAMELBACK RD, 100
PHOENIX, AZ 850182653
(602) 322-6126
DAVID.WILLIAMS@RYANCOMPANIES.COM

CURRENT PROJECTS LIST

CATEGORY: COMMERCIAL

Owner: BOEING COMPANY THE
MARK CLEMENT
PO BOX 3707 MS 1W-09
SEATTLE, WA 98124
(206) 617-2944

LONGACRES RENTON, LLC
3900 E CAMELBACK RD, 100
PHOENIX, AZ 85018
(602) 322-6100

Description: The applicant, Ryan Companies U.S. Inc., is requesting Hearing Examiner Site Plan Review, SEPA Environmental Review and a street modification for two (2) stand-alone general office buildings totaling 260,000 square feet. The vacant 17.38 acre site, called Longacres Business Center Phase II, consists of six (6) full parcels (APN's 088670-0090, -0100, -0380, -0150, -0190, and -0370) and two (2) partial parcels (APN's 088670-0160 and -0180). The site is generally located north of the intersection of SW 27th St and Naches Ave SW. Building C is a three-story 113,000 SF general office use building and Building D is a three-story 147,000 SF general office building. The two buildings will incorporate tilt-up concrete panels in conjunction with steel framing and light gauge metal construction with heights at roughly 47 feet. The site is part of the original 158 acres of property known as the Longacres Office Park. The parcels were previously developed with a horse racing track and associated buildings and infrastructure. The aboveground structures have since been demolished but remnant paved roadways and foundations are still visible across the property. Site access would be served from either from Oakesdale Ave SW or Naches Ave SW via a private access roadway. The project site is located in the Employment Area Valley (EAV) land use designation and the Commercial Office (CO) zone. The site plan includes 1,063 parking stalls with a perimeter landscaping observed around the site. The site contains high seismic hazards, low erosion hazards and low landslide hazards. The site is within the 100-year flood zone and currently no wetlands, streams, lakes or steep slopes are identified on the property. There are 53 significant trees onsite and the applicant is proposing to retain seven (7) trees. The applicant submitted a Geotechnical Study by Terra Associates, Inc. (dated August 18, 2015); a Traffic Impact Analysis by Transportation Engineering NorthWest (dated August 21, 2015); a Preliminary Technical Information Report (dated August 21, 2015); and an Environmental Setting Report by Terracon Consultants, Inc. (dated August 14, 2015). The project site includes a drainage system with a detention wetpond for water quality treatment and detention located north of the BOW Lake Pipeline Right-of-Way.

Planner: Clark Close

Dev. Eng. Reviewer: Vicki Grover

Zoning:

COMP-EA	Comprehensive Plan - Employment Area
LAC7401	Metro Latecomer South and Tukwila Interceptors
EAV	Overlay - Employment Area Valley
CO	Commercial Office

CURRENT PROJECTS LIST

CATEGORY: COMMERCIAL

Plan Number: LUA15-000729

Plan Name: My Dental Offices

Submittal Date: October 05, 2015 **Status:** Approved - Pending Fee Payment

Acceptance Date: October 19, 2015 **Parcel Number:** 7224000850
7224000855

Land Use Actions: Site Development (Administrative Site Plan Review), Lot Combination Review

Location: 521 PARK AVE N
525 PARK AVE N

Applicant: MBP INTEGRATION

Contact: D & B GROUP DBA DABCO
DON SNAIR
5100 SE HARNEY DR, #100
PORTLAND, OR 97206
(503) 232-1574
DON@DANDBGROUP.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

Description: The applicant is requesting Administrator Site Plan Review, a Lot Combination of two parcels to create one 10,212 sf site, and two Modifications for street improvements and driveways for the construction of a one-story building. The addresses of the two parcels are 521 and 525 Park Ave N within the Commercial Arterial (CA) zone. The proposed building would be 3,414 sf of commercial space for two dentist offices. The existing three 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 N and the alley is required as well as installation of street frontage improvements. A Modification from the City's street standards RMC 4-6-060F.2 is requested to leave the existing right-of-way improvements along Park Ave N. A Modification from the City's driveway standards RMC 4-4-080I.4 is requested to allow two driveway curb cuts along Park Ave N for properties under unified control. Other proposed site improvements include 13 parking stalls and landscaping. Three trees are to be removed. Documents submitted include geotechnical and drainage reports and parking and landscape analysis.

CURRENT PROJECTS LIST

CATEGORY: COMMERCIAL

Planner: Kris Sorensen

Dev. Eng. Reviewer: Ann Fowler

Zoning: CA Commercial Arterial
DESIGN-D Overlay - Urban Design District D
COMP-CMU Comprehensive Plan - Commercial Mixed Use

CURRENT PROJECTS LIST

CATEGORY: COMMERCIAL

Plan Number: LUA15-000810

Plan Name: Fortune Poker Pole Signs Variance

Submittal Date: November 12, 2015 **Status:** Approved with Conditions

Acceptance Date: November 23, 2015 **Parcel Number:** 3023059118

Land Use Actions: Variance (Administrative)

Location: 3650 EAST VALLEY RD

Contact: BRUCE BERETH
13401 BEL-RED RD
BELLEVUE, WA 98005
(206) 227-6898

Description: Applicant proposes to reuse two existing pole signs within the Commercial Arterial (CA) Zone and Urban Design District D. RMC 4-4-100.G.5 prohibits pole signs within Urban Design Areas. The west pole sign is 27 feet in height and the east pole sign is 40 feet in height. The signs were used by the previous building tenant, Royce Coffee and Lounge, and are considered to be non-conforming. The applicant proposes to reuse the two pole signs and renovate the existing cabinets. The cabinet on the pole on the east side of the site facing Highway 167 would be renovated in order to add their logo and the words "Poker," "Restaurant," and "Bar" to the sign. The sign would have an area of approximately 230 square feet. The sign cabinet on the pole on the west side of the site facing East Valley Rd would be renovated in order to add their logo, their name "Fortune Poker," and "Restaurant & Bar." The sign would have an area of approximately 100 square feet. The site is located in the seismic hazard area. A wetland is located along the southerly border of the site and outside of the two pole sign locations. No other site improvements are proposed.

Planner: Kris Sorensen

Dev. Eng. Reviewer: Brianne Bannwarth

Zoning:

LAC7001SR	Metro Latecomer South Renton Trunk Sewer
CA	Commercial Arterial
EAV	Overlay - Employment Area Valley
DESIGN-D	Overlay - Urban Design District D
COMP-EA	Comprehensive Plan - Employment Area

CURRENT PROJECTS LIST

CATEGORY: COMMERCIAL

Plan Number: LUA16-000229

Plan Name: Sonic Drive-In Restaurant

Submittal Date: March 24, 2016 **Status:** In Review

Acceptance Date: April 05, 2016 **Parcel Number:** 1923059104

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

Location: 225 SW 7TH ST
735 HARDIE AVE SW

Applicant: CASCADE DEVELOPMENT GROUP, LLC
DON MORRIS
P.O. BOX 4584
ROLLINGBAY, WA 98061
(206) 947-0810
DON@DCMSEATTLE.COM

Contact: PB ARCHITECTS
MICHAEL SHREVE
5506 6TH AVE S, STE 202
SEATTLE, WA 98108
(206) 443-9790X135
MSHREVE@PBARCH.COM

Owner: BONNELL FAMILY PARTNERSHIP
PETER BONNELL
PO BOX 52946
BELLEVUE, WA 98015
(425) 454-2982

Description: The applicant is requesting Administrative Site Plan Review, Environmental (SEPA) Review and a parking modification for the construction of a new Sonic Drive-in Restaurant with associated drive-thru, canopy covered drive-in hop stalls, parking, landscaping, and infrastructure improvements. The proposed one-story building would be approximately 2,668 square feet in size. The site is located at 735 Hardie Ave SW at the intersection of Rainier Ave S and Hardie Ave SW within the Walmart parking lot. The site contains perimeter and internal landscaping with 16 trees and 64 surface parking stalls. The 0.73 acre site is within the Commercial & Mixed Use (CMU) land use designation and the Commercial Arterial (CA) zoning classification. Access to the site would continue to be provided internally from the Walmart Shopping Center. The proposal includes retention of 14 trees and a reduction to the existing parking stalls from 64 to 24 parking spaces. Per RMC 4-4-080 a maximum of 13 stalls are allowed onsite, thus the applicant is requesting a parking modification in order to exceed the number of parking spaces allowed onsite. The site contains high seismic hazards. The applicant has submitted a Tree Memorandum, Traffic Letter, Geotechnical Engineering Report, and a Preliminary Technical Information Report.

Planner: Clark Close

CURRENT PROJECTS LIST

CATEGORY: COMMERCIAL

Dev. Eng. Reviewer: Ann Fowler

Zoning: DESIGN-D Overlay - Urban Design District D
COMP-CMU Comprehensive Plan - Commercial Mixed Use
CA Commercial Arterial

CURRENT PROJECTS LIST

CATEGORY: COMMERCIAL

Plan Number: LUA16-000230

Plan Name: Asian Restaurant Addition

Submittal Date: March 24, 2016 **Status:** On Hold

Acceptance Date: April 05, 2016 **Parcel Number:** 3223059119

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

Location: 17630 108TH AVE SE

Applicant: ATLAS ARCHITECT INTERNATIONAL
GENG TAN
5280 HIGHLAND DR
BELLEVUE, WA 98006
(206) 488-3688
GENGTAN@GMAIL.COM

Contact: ATLAS ARCHITECT INTERNATIONAL
GENG TAN
5280 HIGHLAND DR
BELLEVUE, WA 98006
(206) 488-3688
GENGTAN@GMAIL.COM

Owner: WENTIAN LAN
2605 82ND AVE NE
MEDINA, WA 980391507
(425) 615-8108

Description: The applicant is requesting Administrative Site Plan Review and Environmental (SEPA) Review for an addition to the former McDonald's Restaurant located at 17630 108th Ave SE (APN 3223059119). The existing 4,133 sf one-story building would be expanded and repurposed into two (2) Asian Restaurants totaling 7,454 gross sf. The site contains perimeter and internal landscaping with 24 trees and 23 surface parking stalls. The 0.87 acre site is within the Commercial & Mixed Use (CMU) land use designation and the Commercial Arterial (CA) zoning classification. Primary access to the site would continue to be provided from 108th Ave SE with site-to-site vehicle access ways to the north. The proposal includes retention of eight (8) existing trees and 44 total parking spaces. The site does not contain any critical areas. The applicant has submitted a Preliminary Technical Information Report.

Planner: Matt Herrera

Dev. Eng. Reviewer: Ann Fowler

Zoning: DESIGN-D Overlay - Urban Design District D
CA Commercial Arterial
COMP-CMU Comprehensive Plan - Commercial Mixed Use

CURRENT PROJECTS LIST

CATEGORY: COMMERCIAL

Plan Number: LUA16-000254

Plan Name: Kroger Company Short Plat/Diamond Lil's Parking Lot Expansion

Preapplication

Submittal Date: April 04, 2016 **Status:** Approved with Conditions

Acceptance Date: April 25, 2016 **Parcel Number:** 0007200209

Land Use Actions: Land Division (Short Plat)

Location: 431 RAINIER AVE S

Contact: BARGHAUSEN CONSULTING ENGINEERS, INC.
ROBERT MCNEILL
18215 72ND AVE S
KENT, WA 98032
(425) 656-1061
BMCNEILL@BARGHAUSEN.COM

Owner: FRED MEYER
TIM HANSEN
10112 NE 10TH ST
BELLEVUE, WA 98004

Description: The applicant is requesting Preliminary Short Plat approval for the subdivision of an existing 186,186 square foot site zoned Commercial Arterial (CA) into two lots. Proposed Lot 1 is developed with an existing fuel station and other commercial businesses. Proposed Lot 2 is currently vacant, approximately 50% of the site is used as overflow surface parking for surrounding commercial businesses in the area. The purpose of the proposed short plat is to segregate Lot 2 from Lot 1 for the purpose of marketing a separate legal lot for future commercial development. Proposed Lot 1 would have an area of 163,679 square feet and Lot 2 would have an area of 17,675 square feet. Access to the site is currently provided via Renton Center Way, which is a private access off of Rainier Avenue S. No improvements are proposed as a result of the proposed short plat, all improvements would be constructed as part of the development of Lot 2 at a later date. The site is mapped within a seismic hazard area.

Planner: Jill Ding

Dev. Eng. Reviewer: Rohini Nair

Zoning:

CURRENT PROJECTS LIST

CATEGORY: COMMERCIAL

Plan Number: LUA16-000389

Plan Name: IKEA Site Signage and Flag Variance

Submittal Date:	May 24, 2016	Status:	Approved
Acceptance Date:	June 03, 2016	Parcel Number:	3123059169 3623049113
Land Use Actions:	Variance (Administrative)		
Location:	601 SW 41ST ST 800 SW 43RD ST		
Applicant:	BARGHAUSEN CONSULTING ENGINEERS JAY GRUBB 18215 72ND AVE S KENT, WA 98032 (425) 251-6222		
Owner:	IKEA NORTH AMERICA SERVICES DWIGHT SLATON 420 ALAN WOOD RD CONSHOHOCKEN, PA 19428 (610) 834-0180 DWIGHT.SLATON@IKEA.COM		
Description:	IKEA is requesting a variance, from RMC 4-4-100, Sign Regulations, in order to construct three flag circles consisting of eight corporate branded flags; three welcome signs; two essential signboards; two commercial signboards; 24 parking memorizer signs consisting; and ten traffic direction signs. The 29 acre subject property is located on the north side of SW 43rd St between Lind Ave SW and s zoned Medium Industrial (IM). A new 444,351 SF retail facility is currently under construction to replace the existing facility to be demolished (LUA14-000951). The signs are meant to provide visibility from the principal arterial street for the big box retail use.		
Planner:	Rocale Timmons		
Dev. Eng. Reviewer:	Rohini Nair		
Zoning:	COMP-EA	Comprehensive Plan - Employment Area	
	EAV	Overlay - Employment Area Valley	
	IM	Medium Industrial	
	LAC7001SR	Metro Latecomer South Renton Trunk Sewer	

CURRENT PROJECTS LIST

CATEGORY: COMMERCIAL

Plan Number: LUA16-000506

Plan Name: Starbucks at Airport Plaza Preapplication

Submittal Date: July 05, 2016 **Status:** In Review

Acceptance Date: July 13, 2016 **Parcel Number:** 0007200193

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

Location: 64 RAINIER AVE S

Contact: LANCE MUELLER AND ASSOCIATES
LANCE MUELLER
130 LAKESIDE, #250
SEATTLE, WA 98122
(206) 325-2553
LMUELLER@LMUELLER.COM

Owner: BURKHEIMER FAMILY L L C
1326 5TH AVE, 708
SEATTLE, WA 98101

Description: The applicant is requesting Administrative Site Plan Review, Environmental (SEPA) Review, and a street modification, for the construction of a new Starbucks with associated parking, and landscaping. The 18,000 square foot building pad, on the 2.64 acre site, is located within the Commercial Corridor (CC) land use designation and the Commercial Arterial (CA) zoning classification. The proposed building pad is located on the southwest corner of the site, at the northeast corner of Rainier Ave S and S Tobin St. The proposed building would have a gross square footage of approximately 2,000 square feet. Access to the site would be provided via existing curb cuts along Airport Way S, Rainier Ave S, and S Tobin St. The proposal includes 14 parking spaces within surface parking area to the east of the proposed structure.

Planner: Rocale Timmons

Dev. Eng. Reviewer: Justin Johnson

Zoning: DESIGN-D Overlay - Urban Design District D
COMP-CMU Comprehensive Plan - Commercial Mixed Use
CA Commercial Arterial