

**ADDENDUM TO ENVIRONMENTAL (SEPA) DETERMINATION OF
NON-SIGNIFICANCE (DNS-M) - MITIGATED**

Pursuant to WAC 197-11-600(4)(c) and WAC 197-11-625

**Addendum to the Grant Ave Townhomes
as Addended by the City of Renton (LUA07-018, SA-A, ECF)
Determination of Non-Significance - Mitigated (DNS-M)**

Date of Addendum: May 2, 2016

Date of Original Issuance of SEPA Threshold Determination: March 14, 2007

Proponent: Satwant Singh

Project Number: LUA15-000885, PP, PPUD and LUA07-018, SA-A, ECF

Project Name: Grant Place Townhomes

Proposal / Purpose of Addendum: The applicant is requesting a Preliminary Planned Urban Development and a Preliminary Plat for the construction of a multi-family development containing 36 zero lot line townhomes. In 2007 the applicant received Hearing Examiner Site Plan approval along with Environmental Review for the construction of a similar 36 unit townhome development on the same site (LUA07-018). However, the Hearing Examiner Site Plan approval expired in 2011. The applicant is now proposing to maintain much of the original proposal in order to eliminate the need for additional Environmental Review. Given the proposal does not exceed the number of unit evaluated as part of the original proposal, additional Environmental 'SEPA' Review is not required. The development would be comprised of 8 separate multi-family residential structures and a density of 22.98 du/ac. The vacant 2.12 acre site is located within the Residential Multi-Family (RMF) zoning classification and the Residential High Density (HD) Comprehensive Plan land use designation. The subject site is located on the east side of Grant Ave S just north of S 18th St at 1600 Grant Ave S. Access to the site is proposed via new loop alley extended from Grant Ave S. There are no critical areas located on site. The PPUD would be used to vary street, setback, impervious surface, building coverage, and lot standards. The applicant has proposed enhanced open space, pedestrian circulation, vehicular circulation, pedestrian amenities, and landscaping as a public benefit.

The applicant has indicated that the revised proposal includes the same number and type of units and height as the expired proposal. The differences between the proposed and expired

site plans includes the subdivision of the property, increased setbacks from neighboring developed properties, and different architectural detailing. Additionally, vehicular circulation now includes a looped public alley around the perimeter of the site as opposed to the centrally located street terminating in a cul-de-sac. Finally, the applicant is proposing to supply and install two electronically operated access gates for entry and exit, to the immediated neighborhood, in order to provide secondary access.

Pursuant to the City of Renton's Environmental Ordinance and SEPA (RCW 43.21C, 1971 as amended) on March 14, 2007 the Environmental Review Committee (ERC) issued a Determination of Non-Significance – Mitigated (DNS-M) for the project. The DNS-M included the following 10 mitigation measures:

1. The applicant shall be required to comply with the recommendations included in the geotechnical report, "Geotechnical Engineering Evaluation, Grant's Place, Renton WA, Prepared for Tridor, Inc," by Nelson Geotechnical Associates, Inc., dated June 10, 2005.
2. Site construction shall be limited to occur between April 1st and November 1st.
3. Due to the proposed drainage to Rolling Hills Creek, the project must comply with the 2005 King County Surface Water Design Manual to meet both detention (Conservation Flow control – a.k.a. Level 2) and water quality improvements. The drainage report must be revised to be in compliance with the standards required as a condition of approval and resubmitted.
4. The applicant shall provide documentation that ensures that a stormwater detention structure is a permitted use of the overhead transmission line easement (recording number 5162689) area. The documentation shall be provided to the Development Services Division prior to receiving utility construction permits.
5. The applicant shall be required to provide a Temporary Erosion and Sedimentation Control Plan (TESCP) designed pursuant to the Department of Ecology's Erosion and Sediment Control Requirements outlined in Volume II of the most recent Department of Ecology Stormwater Management Manual. This condition shall be subject to the review and approval of the Development Services Division prior to the issuance of building permits.
6. The applicant shall follow the recommendations of the report, "Tridor Townhomes Site Access / Traffic Impact Fee Analysis," by Jake Traffic Engineering, Inc., dated November 25, 2006. These recommendations shall be adhered to prior to occupancy of the project.
7. A Transportation Mitigation Fee shall be assessed at \$75 per average weekday peak hour trips generated from the project. The fee (estimated at \$14,250.00) shall be paid prior to issuance of building permits.
8. The applicant shall submit information sufficient to calculate required fire flow prior to issuance of building permits.

9. The applicant shall pay the appropriate Fire Mitigation Fee based on a rate of \$388.00 per new multi-family unit. Fire Mitigation Fees shall be assessed for the residential units prior to obtaining building permits.
10. The applicant shall pay the appropriate Parks Mitigation Fee based on \$354.51 per new multi-family unit prior to obtaining building permits.

A 14 day appeal period commenced on March 19, 2007 and ended on April 1, 2007. No appeals of the threshold determination were filed.

The proposal will not change the analysis or impacts in the original SEPA Review. However, since the time of issuance the City has implemented a new Impact Fee ordinance which supersedes the mitigation measures for Parks, Transportation, and Fire mitigation fees. Additionally, the applicant has elected to comply with the 2009 storm water manual. Finally, the applicant has or will be required to provide an updated Geotechnical and Traffic Impact Report. Therefore, mitigation measures #1, #3, #6, #7, #9, and #10 are no longer applicable to the proposal. Applicable mitigation measures to be retained include Mitigation Measures #2, #4, #5, and #8.

The proposal will not change the analysis or impacts in the 1995 State Environmental Policy Act (SEPA) Review.

The City of Renton is hereby issuing a SEPA Addendum pursuant to WAC 197-11-600.

This Addendum is appropriate because it contains only minor information not included in the original Determination and there are no environmental impacts related to inclusion of the new information.

Location: 1600 Grant Ave S

Lead Agency: City of Renton, Department of Community & Economic Development

Review Process: Addendum to previously issued Determination of Non-Significance - Mitigated (DNS-M)

Additional Information: If you would like additional information, please contact Rocale Timmons, Senior Planner, City of Renton Planning Division, Department of Community & Economic Development at (425) 430-7219.

There is no comment period for this Addendum, dated May 2, 2016 issued by the City of Renton Environmental Review Committee.

**ENVIRONMENTAL REVIEW COMMITTEE
SIGNATURES:**

**Gregg Zimmerman, Administrator
Public Works Department**

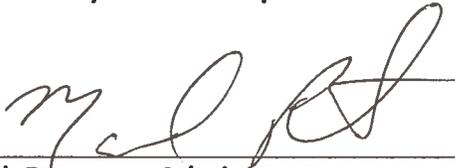
Date



5/2/16

**Kelly Beymer, Administrator
Community Services Department**

Date



5/2/16

**Mark Peterson, Administrator
Fire & Emergency Services Department**

Date



5/2/16

**C.E. "Chip" Vincent, Administrator
Department of Community & Economic Development**

Date