

**Category: Church / Daycare****LUA12-066 / Renton Salvation Army Expansio **Status: APPROVED******Submittal Date:** 08/03/2012      **Acceptance Date:** 08/20/2012      **Decision Date:** 09/30/2012**Associated Land Use Actions** , Hearing Examiner Cond. Use, Shoreline Exemption**Address:**

720 S TOBIN ST

**Description:** The applicant is requesting a Condition Use Permit to continue and expand the existing Salvation Army Renton Corp. building located at 720 S Tobin Street. The Salvation Army is currently occupying the building and includes a chapel, fellowship hall, kitchen, community classrooms, meeting room and offices. The applicant is proposing to expand the existing 7,661 square foot building by 1,384 square feet and renovate the interior of the existing building. The proposed expansion would not change the uses at the existing facility but would bring the building up to current Building and Fire codes as well as provide additional space for their services. The site is located in the Residential Multi-Family Urban zone and is 18,835 square feet in size. In addition, the site is located within the Shoreline of the Cedar River, Reach B which is designated Shoreline High Intensity. The applicant has requested a Shoreline Exemption for proposed building upgrades. Access to the site would be gained off of both S Tillicum Street and S Tobin Street. The proposed project would remove one existing tree. A Stormwater Report was submitted with the application.

**Applicant:** DAVID ELLISON  
THE SALVATION ARMY  
111 QUEEN ANNE AVE N  
SEATTLE, WA  
206-217-1216

**Tax ID**

0007200140

**Contact:** KIM GRACE  
SCHEMATA WORKSHOP INC  
1720 12TH AVENUE #3  
SEATTLE WA 98122  
grace@schemataworkshop.com

**Owner:** SALVATION ARMY  
NORTHWEST DIVISIONAL HEADQUATERS  
111 QUEEN ANNE AVE N  
SEATTLE, WA  
206-217-1216

**Planner:** Vanessa Dolbee**Reviewer:** Arnetta Henninger**LUA10-016 / ST THOMAS ORTHODOX CHURCH II **Status: APPROVED******Submittal Date:** 03/08/2010      **Acceptance Date:** 03/24/2010      **Decision Date:** 07/15/2010**Associated Land Use Actions** , Hearing Examiner Cond. Use, Environmental (SEPA) Review, Hearing Examiner Site Plan**Address:**

11651 SE 188TH ST

Category: Church / Daycare

**LUA10-016 / ST THOMAS ORTHODOX CHURCH II** **Status: APPROVED**

**Description:** The applicant is requesting a Hearing Examiner Conditional Use Permit, Site Plan Review and Environmental (SEPA) Review in order to expand the scope of an approved Site Plan/Conditional Use Permit for the St Thomas Orthodox Church (LUA08-102). With existing land use permits the applicant is entitled to change the use of an existing mechanical shop into a worship/study center, which is 2,016 square feet in size. The current proposal includes a 1,920 square foot addition to existing structure; resulting in a 3,920 square foot worship center. The proposal also includes an expansion of the surface parking lot from the approved 19 stalls to a total of 32 parking stalls. The site is approximately 48,350 square feet in size and is located within the Residential-4 du/ac zoning designation. Access to the site would be provided directly from SE 188th St. There are two residential buildings located onsite; a 610 square foot guesthouse proposed for removal and a 1,800 square foot single-family dwelling proposed to be retained. There are no critical areas onsite.

**Applicant:** BABU PARAYIL  
2314 127TH AVE NE  
BELLEVUE, WA  
206-835-5894

**Tax ID**  
6198400020

**Contact:** PARAYIL BABU  
2314 127TH AVE NE  
BELLEVUE, WA  
425-558-0102

**Owner:** ST THOMAS ORTHODOX CHURCH  
PO BOX 932  
RENTON, WA  
253-946-2044

**Planner:** Rocale Timmons

**Reviewer:** Arneta Henninger

**LUA09-076 / New Life Church Phase 2** **Status: ON HOLD**

**Submittal Date:** 07/15/2009 **Acceptance Date:** 07/27/2009

**Associated Land Use Actions** Environmental (SEPA) Review, Administrative Site Plan

**Address:** 15711 152ND AVE SE

**Description:** The applicant is requesting an Environmental (SEPA) Review and Administrative Site Plan Review for the construction of 45 additional parking stalls west of Madsen Creek, 194 parking stalls east of Madsen Creek, the completion of the fire lane (which was required by LUA08-081 for the construction of a 36,000 square foot Church auditorium with 264 associated parking stalls), a vehicle bridge of Madsen Creek, athletic field, and a 2,000 square foot restroom/storage/concessions building. The site is located on the south side of Maple Valley Highway at 15711 - 152nd Avenue SE, and is comprised of 56.65 acres. The subject parcel is zoned Residential 14 (R-14) du/ac and is currently the location of the New Life Church, which also contains a private school. The exiting church and school building is 93,000 square feet with 599 associated parking stalls, which are proposed to remain. Access to the site would be via the existing driveways off of 152nd Avenue SE. The subject site contains many critical

Category: Church / Daycare

**LUA09-076 / New Life Church Phase 2** **Status: ON HOLD**

areas, which include; Seismic Hazards, Steep Slopes, Landslide Hazards Areas, Erosion Hazard Area, Streams, and Wetlands. As such, the applicant has provided a Stream and Wetland study and a Geotechnical report. The applicants are proposing to remove five trees for the new parking spaces. Stormwater would be collected in a new proposed stormwater facility. The proposed project would require approximately 5,000 cubic yards of grading.

July 25, 2012: Final Notice sent, 6 Month after date of letter project will be void if no action.

**Applicant:** NEW LIFE CHURCH  
15711 - 152ND AVE SE  
RENTON, WA

**Tax ID**  
2323059021

**Contact:** HALVORSEN IVANA  
BARGHAUSEN CONSULTING ENGINEERS, INC  
18215 72ND AVENUE S  
KENT WA 98032  
425.251.6222  
ihalvorsen@barghausen.com

**Owner:** NEW LIFE CHURCH @ RENTON  
15711 152ND AVE SE  
RENTON WA

**Planner:** Vanessa Dolbee

**Reviewer:** Rick Moreno

**LUA09-051 / HCC EXPANSION & REMODEL** **Status: APPROVED**

**Submittal Date:** 04/22/2009      **Acceptance Date:** 05/06/2009      **Decision Date:** 08/03/2009

**Associated Land Use Actions** , Environmental (SEPA) Review, Hearing Examiner Site Plan

**Address:**  
3031 NE 10TH PL

**Description:** The applicant is requesting Hearing Examiner Site Plan Review and Environmental (SEPA) Review for the phased construction of additions to and the interior remodel of the existing Highlands Community Church facility. The 21,175 square feet of additions include office space, a new lobby, and a 2-story education wing. The additions would create the opportunity to remodel the existing facility to increase the size of the sanctuary. The proposal also includes an expansion of the surface parking lot in the amount of 168,000 square feet. As part of the parking lot expansion the applicant is also proposing associated landscaping and pedestrian pathways. The site is approximately 7.68 acres and is located within the Center Village (CV) and Residential-8 du/ac zoning designations and is also located within Urban Design District D. Access to the site would continue to be provided via existing curb cuts along Kirkland Ave NE, NE 9th and 10th Street. One additional entry to the new parking area is proposed on the southwest corner of the site along NE 9th Street. The applicant is requesting three administrative modifications in order to allow parking between the structure and the street; to downsize the refuse and recycle area from 390 square feet to 260 square feet; and to include landscaping in the right-of-way, along NE 9th Street, as part of the required 15-foot wide landscape buffer. There appear to be no critical areas on-site.

**Category: Church / Daycare**

**LUA09-051 / HCC EXPANSION & REMODEL Status: APPROVED**

**Applicant:** HIGHLANDS COMMUNITY CHURCH  
3031 NE 10TH  
RENTON, WA  
425-255-4751

Tax ID
7227800995
7227801023

**Contact:** MAISON LARRY  
HIGHLANDS COMMUNITY CHURCH  
3031 NE 10TH STREET  
RENTON WA 98056  
425-255-4751

**Owner:** HIGHLANDS COMMUNITY CHURCH  
3031 NE 10TH ST  
RENTON WA

**Planner:** Rocale Timmons

**Reviewer:** Rick Moreno