



City of Kenmore Development Services COMBINED NOTICE OF APPLICATION, ADDITIONAL NOTICE OF REQUEST FOR COMMENTS ON SCOPE OF EIS, AND NOTICE OF PUBLIC MEETING ON SCOPE OF EIS

Project Name: Lodge at Saint Edward

Location: 14445 Juanita DR NE; Kenmore, WA 98028

Applicant/Proponent: Daniels Real Estate

Property Owner: Washington State Parks

Application Filed: June 30, 2016

Notice of Application: July 12, 2016

File #: CSP16-0077

Planner: Andrew Bauer

Telephone: 425-398-8900

E-mail: abauer@kenmorewa.gov

Application Determined Complete: July 6, 2016

Comment Deadline: August 2, 2016

Project Description: The proposed project would involve rehabilitation of the existing Saint Edward Seminary Building for use as a lodge-type hotel. The Seminary Building is listed on the Washington Heritage Register and the National Register of Historic Places. The interior of the Seminary Building would be rehabilitated to accommodate approximately 80-100 guest rooms, meeting rooms, wellness spa, and a restaurant and café.

Vehicular access to the Seminary Building will be provided by the existing state park access roadway (NE 145th Street), which intersects Juanita Drive NE. On-site parking for the Seminary Building will be provided for guests and employees of the lodge. In addition, the existing surface parking areas adjacent to the Seminary Building will be improved for park users. Any parking spaces displaced by the rehabilitation will be replaced; no net loss of parking for the general public will occur.

The proposed project will require the lease of an approximately 5.5 acre area of Saint Edward State Park from the Washington State Parks and Recreation Commission (State Parks). The area of the lease will include the Seminary Building, an existing pool, an existing gymnasium, open space south of the pool building, and surface parking. No changes are proposed to the pool or the gymnasium.

You can learn more at www.kenmorewa.gov/lodgeatsaintedward.

Permits requested in this application: Site Plan Approval.

Other permits not included in this application, known at this time: Engineering Permit, Building Permit. Preliminary analysis indicates that the Seminary Building would require permits/approvals from the City, State Parks, and area-wide service and utility providers.

SEPA Lead Agency: The City is the SEPA Nominal Lead Agency for the proposed project pursuant to a SEPA Lead Agency Agreement between the City and State Parks.

Determination of Significance: The City has determined that this proposal is likely to have a significant adverse impact on the environment, and has issued a SEPA Determination of Significance and Request for Comments on Scope of EIS (DS) for the proposed project. The City gave notice of the issuance of the DS. Relevant environmental documents are available online at the website above and upon request at Kenmore City Hall at the address listed below.

An EIS will be prepared under RCW 43.21C.030(2)(c). The EIS will address probable significant adverse environmental impacts of actions necessary to accomplish the proposed project. The DS identifies the following areas for discussion in the EIS:

Built Environment: Noise; Land Use; Historic and Cultural Resources; Recreation/Park Use; Transportation/Parking; Public Services (fire, emergency medical, police); and Utilities (water, sewer, solid waste). Natural Environment: Earth; Water; Critical Areas; Plants; and Animals.

Alternatives proposed to be analyzed in the EIS include a No Action Alternative and a reasonable range of alternatives that include actions that could feasibly attain or approximate the proposal objectives, but at a lower environmental cost or decreased level of environmental degradation.

Appeals: The DS threshold determination may be appealed to the Kenmore Hearing Examiner by filing a written notice and statement of appeal and \$125 filing fee with the Kenmore City Clerk. Such appeals must be filed within 21 days of the date of issuance of the DS threshold determination. The last date for filing such an appeal will be August 2, 2016.

Re-statement of Request for Comments on Scope of EIS and Notice of Meeting on Scope of EIS: The DS invites agencies, affected tribes, and members of the public to comment on the scope of the EIS, including alternatives, mitigation measures, probable significant adverse impacts, and licenses or other approvals that may be required. You may comment on the scope of the EIS and these matters by the methods described below.

All comments are due no later than 5:00 p.m., August 2, 2016.

- **Written Comments via Mail to:** Kenmore Development Services
Attn: Andrew Bauer, Planner
PO Box 82607
Kenmore, WA 98028
- **Written Comments via E-Mail to:** Andrew Bauer, Planner: abauer@kenmorewa.gov
- **Written Comments at the EIS Scoping Info Session:**

An EIS Scoping info session has been scheduled to learn more about the EIS process, EIS scoping, and to provide an opportunity to submit written comments on the EIS scope (comment forms will be available). The info session will include a brief presentation of the project, description of the EIS process, and an opportunity to submit written comments. The EIS Scoping info session is scheduled for:

**July 26, 2016, 6:00-7:00 p.m.
Kenmore City Hall
18120 68th Ave NE
Kenmore, WA 98028**

A public hearing before the Hearing Examiner will be required for the Site Plan Application. Separate notification will occur at least 14 days prior to the public hearing. If you wish to receive notification of the future public hearing on the application please complete and return this portion of the notice to the Department at the address listed above.

File #: CSP16-0077 – Lodge at Saint Edward

Name: _____

Address: _____

Email: _____ Telephone No. _____