



Notice of Application CD1707-002 Bonaventure at Maple Valley design review

Notice of Application, Design Review and SEPA anticipated DNS
Bonaventure at Maple Valley Design Review; CD1707-002(land-use); CD1707-003 (SEPA)

Effective Date: August 25, 2017
Project: BONAVENTURE AT MAPLE VALLEY DESIGN REVIEW
Applicant: Barghausen Consulting Engineers, Inc. 18215 72nd Avenue South, Kent, WA 98032
Owner: Integrity Land, 27203 216th Avenue SE Suite 5, Maple Valley, WA 98038
Location: North of SE 240th Way, East of Maple Valley-Black Diamond Road SE
Tax Parcel(s): 162206-9168
Zoning: R-24 (residential, 24 units to the acre)
Prepared by: Lance Ferrell, Associate Planner

Notice of Application file

On July 24, 2017, the Department of Public Works and Community Development received the above-referenced application for design review and approval of a proposal to construct a four-story, 180,212-square-foot senior housing facility with 74 independent living units, 62 Assisted living units, and 28 Memory Care units that total up to 164 total units on a 5.43-acre lot located

This application is being administered as a Process 2, which the Director shall approve, approve with conditions or deny. Process 2's may be appealed to the Hearing Examiner within 14 calendar days of the Notice of Decision pursuant to MVMC 18.100.230.

SEPA anticipated Determination of Nonsignificance (DNS)

On July 24, 2017, The Department of Public Works and Community Development received an application for a SEPA threshold determination for the above referenced proposal.

The City of Maple Valley, as lead agency, anticipates issuing a DNS for this project based on review of the SEPA environmental checklist and other documents submitted with the application for preliminary play approval. The proposal may include mitigation measures under applicable codes, and the project review process may incorporate or require mitigation measures regardless of whether an EIS is prepared. This anticipated determination is issued using the Optional DNS process in WAC 197-11-355. **This may be your only opportunity to comment on this SEPA determination.**

Public Comment and Review

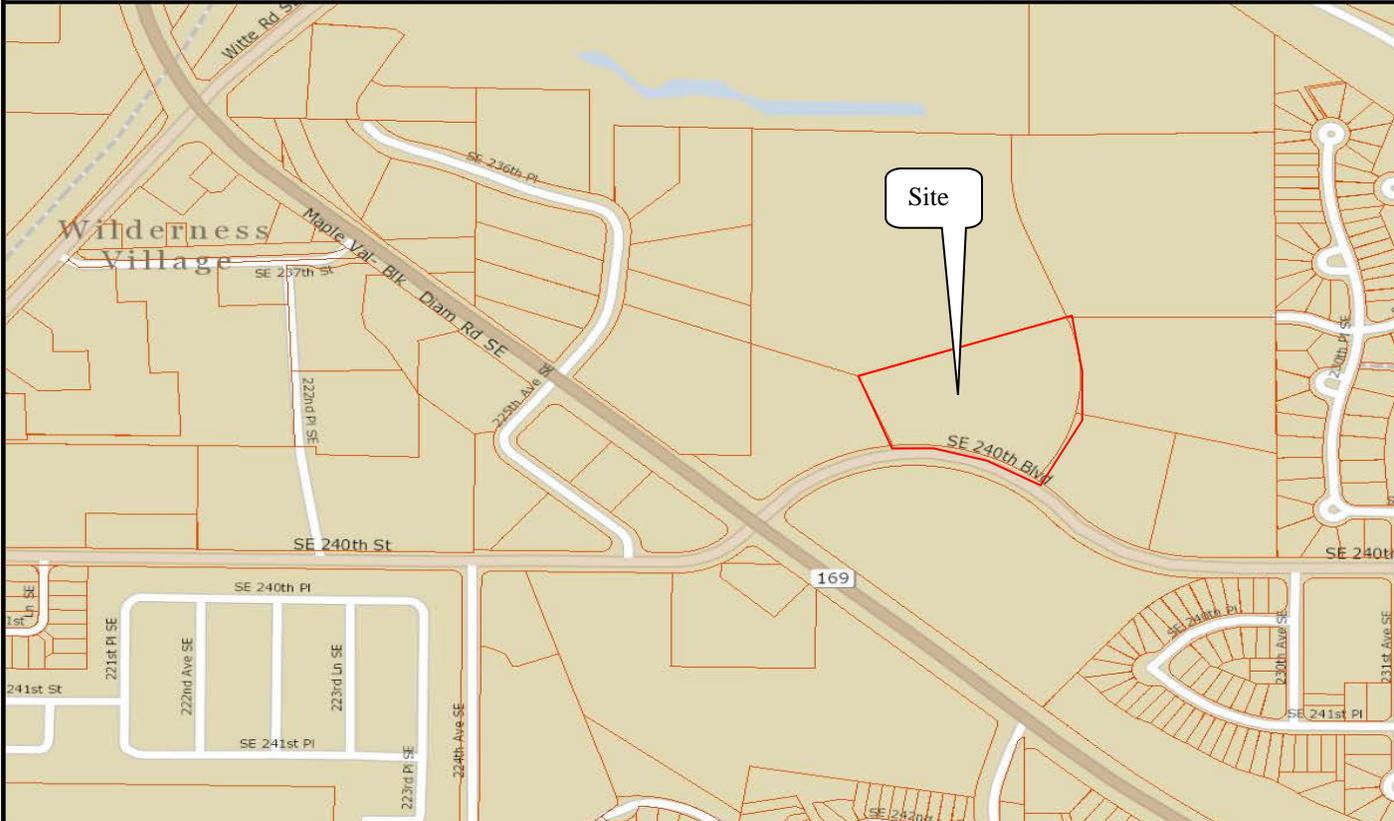
You may submit written comments on the land-use proposal and SEPA anticipated determination through **September 8th, 2017** in person at Maple Valley City Hall, 22017 S.E. Wax Rd. or by mail to P.O. Box 320, Maple Valley, WA. 98038.

Any person has the right to comment on this application, receive notice of and participate in the public meetings or hearings, and request a copy of the land-use decision or SEPA determination once made.

Project files are available for public review by appointment at City Hall between the hours of 8 a.m. and 5 p.m. Monday through Friday. For further information, contact Lance Ferrell, Associate Planner, lance.ferrell@maplevalleywa.gov.

(vicinity map on reverse)

VICINITY MAP



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Date: 7/19/2017

Notes: Scale 4,800