

August 22, 2021

City of SeaTac  
Planning Division  
48000 S 188<sup>th</sup> Street  
SeaTac, WA 98188

RE: Home2 Suites by Hilton, 19340 28<sup>th</sup> Avenue S.  
Type II Preliminary Site Plan Review, with SEPA, Pre-App # PRE21-0011

Dear Planning Staff:

Please find attached the submittal package for the Site Plan Approval, Type II, with SEPA. The site plan is for development of a new 5 story hotel building, in addition to 2 levels of underground parking, on a site that is currently a surface parking area.

Please find included, a Master Land Use Application signed by the applicant, the Preliminary Site Plan Review Checklist completed, a check from the applicant to cover the application fees, various plan sheets including an existing condition plan sheet with the current legal description for the parcel involved and Architectural, Civil, Landscape and Lighting plans.

For the Preliminary Site Plan Review a separate written response is requested by Item #6 under submittal requirements. The response below is to address that requirement.

- Description of the existing property: The parcel the hotel is proposed to be constructed on, is currently a parking lot, that has in the past and still currently serves, in a more limited fashion, as overflow parking for the Comfort Inn (to the east) and the Comfort Inn Annex (to the north). There are no critical areas on the site in terms of environmental or planning definitions. The parcel line between the 19260 28<sup>th</sup> Ave. S (the annex site) and 19340 28<sup>th</sup> Ave. S. (the subject site) largely runs along an existing Ultrablock or similar block wall, except where the property line was forced to jog south to keep proper setback from the Comfort Inn annex building.
- Scope of the Project:
  - Physical/Spatial changes: The existing 64 stall parking facility (of which the Comfort Inn has recorded easement rights on 9 stalls), will be converted to a 5 story, 118 room hotel, with 2 levels of underground parking and some surface parking for a total of 124 parking stalls. The site will continue to provide the

Comfort Inn with space for 9 stalls within the Home2 parking areas, per the terms of the recorded easement. The Home2 Hotel will have a total of 65,024 SF of interior space with main floor having an 11,960 SF and the upper floors having a 13,266 SF footprint. The two levels of underground parking will each be approximately 20,500 SF, consisting of parking stalls, stairway and elevator areas and storage rooms. An indoor swimming pool is planned for the main floor of the hotel. Outdoor seating areas and landscape areas are proposed to the east and north sides of the main floor to connect the hotel to the pedestrian sidewalk.

- Land Use: A hotel is proposed. Such a use is permitted in the CB-C zoning for the site. The site also lies within the Angle Lake Station Area Overlay District.
- Parking Stalls: One hundred twenty-four parking stalls are proposed. Ten of those stalls would be on surface or main floor level. Fifty-eight parking stalls planned for the lower garage level and 56 for the upper level garage. The parking ratio for 118 rooms is:  $118 \text{ rooms} \times 0.9 \text{ stalls/room} = 106.2 \text{ stalls} \times 1.10$  for the maximum allowed = 116.8 stalls + 9 stalls for the Comfort Inn hotel, per the recorded easement, totally 125.8 stalls, greater than the 124 stalls proposed.
- Open Space, landscaping amenities: The hotel will have an indoor swimming pool, a fitness room, a breakfast serving room all inside. Outside there will be a BBQ grilling area, a fire pit lounge area, various exterior dining table areas, and additional outdoor seating areas along west side of the hotel adjacent to the public pedestrian sidewalk area.
- FAA proof of approval: A submittal has been made to the FAA to requesting the FAA's approval, but obtaining such approval from the FAA, takes a number of weeks. We will furnish the City with the FAA proof of approval when it is received, but understand that approval of the PSPR will not be granted until such is submitted.
- Proposed Garage Enclosure Area: The trash enclosure will be constructed out of concrete masonry blocks or similar and finished with stucco. The gates will be wood cedar with a metal frame.

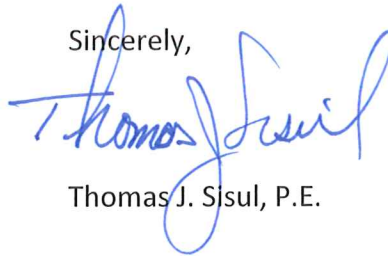
For the SEPA Form A submittal we include the following information as is required, per the SEPA application form:

1. SEPA Checklist attached
2. Fees per City Requirements attached
3. Dimension Site Plans attached (including all required Information)
4. 2-sets of plans and reduced copies of plans attached
5. Building Elevations Attached, on letter size sheets at 1"=50' scale as requested.
6. Refer to Architectural Elevation Sheets A5.1 – A5.2, and Architectural Floor Plan Sheets A2.1 - A2.4. Proposed structure is 5-story, plus 2 underground parking levels. Average floor to floor heights of just over 9'. The exterior materials will be primarily EIFS or stucco with the base being horizontal fiber cement lap siding and the canopies would be metal.

7. The building is a 5-story structure that utilizes design elements such as modulation of vertical planes, roof line variation, tower elements, cantilevered porte-cochere canopy, over 60% facade storefront facing street, pocket park, pedestrian awnings facing 28th St and material variation to meet all of the Angle Lake modulation and other requirements. The pergola on the northwest corner of the hotel is incorporated into the hotel design to bridge the connection of the building with the outdoor patio spaces and soften the corner of the building to create a more pedestrian scale. The tower feature facing 28th street incorporates a light beacon that is a signature design feature of the hotel and together with all of the other design elements of the building helps to minimize the unfavorable, intrusive effects of the light rail structure.
8. The property is under a single ownership, no covenants required. The site utilities will be maintained by the property owner.
9. No phasing is proposed.
10. Vehicular and pedestrian circulation shown on attached plans.

If you have any questions or comments regarding these items or the applications in general, please feel free to give me a call.

Sincerely,



Thomas J. Sisul, P.E.