

**FORM A: ENVIRONMENTAL (SEPA) APPLICATION FORM**

The following materials are the **minimum** materials that must be submitted to review your application to determine that it is complete or incomplete as provided under RCW 36.70B.060 and RCW 36.70B.090.

Please note additional information may be required after review of your proposal.

This form is provided for your benefit and to aid the City in determining if your application contains the minimum information necessary to review your application.

**Incomplete submittals will not be accepted or acted upon.**







**This application also will not be accepted if you have not had a Pre-Application Meeting with the City.**

**This checklist must be submitted for your application review.**

If you have any questions, contact the Department of Community and Economic Development.

<i>For Office Use Only</i>
<b>Date Reviewed:</b> _____ <b>Date of Pre-App Meeting:</b> _____

PLAN SUBMITTAL	Applicant	Staff
1	<i>Completed Environmental Checklist: Original copy.</i>	Yes
2	A check written to the City of SeaTac for the filing fee of the Environmental Checklist.	Yes
3	A dimension Site Plan, drawn to scale (1 in. = 20, 30, 40 ft.) showing the following: <ul style="list-style-type: none"> <li>a) Dimension and shape of lot with adjacent street names</li> <li>b) A <b>legal description</b> of the subject property is provided.</li> <li>c) Location and dimensions of existing and proposed buildings (engineering scale only) including the building height of proposed buildings</li> <li>d) Adjacent street improvements, ingress and egress, parking layout showing the number of stalls and stall sizes</li> <li>e) Required landscaping areas. A detailed landscape plan is not required, however, the site plan must show the dimensioned 'block' areas of landscape to demonstrate the code required landscaping can be accommodated on site.</li> <li>f) Existing water courses, wetlands, utility lines, structures, rockeries or other relevant manmade or natural features, ordinary high water mark</li> <li>g) The gross floor area of buildings</li> <li>h) Parking calculations and dimensioned parking stalls as per Code</li> <li>i) Existing and finished grades at 5' contours</li> <li>j) Location and dimensions of all easements referenced in the title report with the recording number and type of easement (e.g. access, sewer, etc.)</li> <li>k) Proposed storm drainage, sidewalks, conceptual grading and drainage plan</li> <li>l) The location of any recreation/open space with dimensions</li> <li>m) Proposed public dedication/open space (if any)</li> </ul>	C1 Yes, Sheet C1 C2  A2.3, A2.2 and A2.1 L1.0-L1.1  Sheet C1  A1.1 A1.1, A2.1-3 C2 A2.3, C2  C2  L1.0 N/A

4	<p>Two (2) sets of plans:</p> <ul style="list-style-type: none"> <li>• 24" x 36"; and</li> <li>• 8 1/2" x 11" (reduced version of above plan)</li> </ul> <p>Note: All oversized plans folded to 8 1/2" x 14".</p>	<p>Yes</p> <p>Yes</p>	
5	Building elevations of the proposal showing two facades at 1"=50', 1"=100' or 1"=200' ( <i>engineering scale only</i> )	A5.1/A5.2 (1"=50' scale)	
6	Drawing and/or text describing the scale, bulk and architectural character of the proposed structure	See Letter	
7	A text describing conditions or features which cannot be adequately displayed on maps or drawings	See Letter	
8	A description of plans for covenants, uses and continuous maintenance provisions for the project	See Letter	
9	Proposed phasing identified	N/A	n/a
10	Vehicular and pedestrian circulation and any special engineering features and traffic regulating devices needed to facilitate or insure the safety of this circulation pattern.	A1.1, C4	

# FORM B: ENVIRONMENTAL (SEPA) CHECKLIST

Date Checklist Prepared: 8-22-2021

Parcel No. 0422049240

## A. BACKGROUND

1. **Name of proposed project:** Home2 Suites by Hilton

2. **Applicant:**

Name: BHGAH 28th STA, LLC (Jatin Patel)

Mailing Address: 5895 Jean Road, Suite 100

Lake Oswego OR 97035

City State Zip

Phone: 503-482-5129 Fax: \_\_\_\_\_

Alt. Phone: \_\_\_\_\_ Email: jatin@lodgingmgmt.com

Status: (Owner, Lessee, Agent, Etc.) Owner

3. **Designated Contact Person:** (The person who will receive and disseminate all correspondence from the City)

Name: Tom Sisul, Sisul Engineering

Mailing Address: 375 Portland Ave

Gladstone OR 97027

City State Zip

Phone: 503-657-0188 Fax: 503-657-5779

Alt. Phone: \_\_\_\_\_ Email: tomsisul@sisulengineering.com

4. **Agency requesting checklist:** City of Sea Tac, Planning

5. **Proposed timing or schedule (including phasing):** Start 2022 Finish 2023/2024

6. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain:

No

7. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

None known

8. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal?

Explain:

None known

9. List any government approvals or permits that will be needed for your proposal.

City of Sea Tac site plan review, Building Permit, Site Review Permit, Right-of-Way permit

10. Give a brief, complete description of your proposal, including the proposed uses and the size, with square footage, of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page.

New 5 story Hotel building (65,024 total sq ft.), plus 2 stories of underground parking.

The new building will replace an existing surface parking lot.

11. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, and section, township, and range. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

19340 28th Avenue S, Sea Tac, WA.

Township 22 North, Range 4 East W.M. in King County, Washington, Parcel number 0422049240

**B. ENVIRONMENTAL ELEMENTS**

**1. Earth:**

- a) General description of the site (article one): Flat, rolling, hilly steep slopes, mountainous, other \_\_\_\_\_

The site is generally rolling with steeper slopes created between parcels.

- b) What is the steepest slope on the site (approximate percent slope?)

Most of the site area is at 8% or less except areas between parcels graded to 50% slopes.

- c) What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long -term commercial significance and whether the proposal results in removing any of these soils.

Per the Web Soil Survey index, the classification of the soils on site is listed as "Urban land".

Per a geotechnical report the soils underlying the existing pavement are slightly gravelly, silty sand.

- d) Are there surface indications or history of unstable soils in the immediate vicinity? Describe:

None known

- e) Describe the purpose, type and approximate quantities of any filling or grading proposed. Indicate source of fill:

Most of the site will have to be cut for the new underground parking lot and building. With some fill between the ROW and UG garage. Approximately 15,000 cubic yards cut and 250 cubic yards fill. Fill will come from onsite cuts and imported granular crushed rock.

- f) Could erosion occur as a result of clearing, construction, or use? Generally describe:

Erosion can occur any time soil is disturbed. Erosion Control measures, such as silt fencing and other BMP's will be used to minimize such erosion.

- g) About what percent of the site will be covered with impervious surfaces after project construction (e.g. asphalt and buildings)?

Approximately 80% impervious

---

---

---

---

- h)** Proposed measures to reduce or control erosion, or other impacts to the earth, if any.  
Limiting the exposed soils open at one time and other standard erosion control BMP's as required.
- 
- 
- 
- 

**2. Air:**

- a)** What types of emissions to the air would result from the proposal (i.e. dust, automobile, odors, industrial wood smoke) during construction and when the project is completed? Generally describe and give approximate quantities if known:

Typical automobile, truck and equipment emissions. Minor dust may occur during construction.

---

---

---

---

- b)** Are there any off-site sources of emissions or odor that may affect your proposal?  
Generally describe:

None known

---

---

---

---

- c)** Proposed measures to reduce or control emissions or other impacts to the air:

Standard emissions control for equipment. Standard BMP's for dust control.

---

---

---

---

**3. Water:**

**a) Surface**

- 1) Is there any surface water body on or in the immediate vicinity of the site (including year round and seasonal streams, saltwater, lakes, ponds, or wetlands)? Describe type and provide names. If appropriate, state what stream or river it flows into.

None known

---

---

---

---

- 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters. Please describe and attach available plans.

No

---

---

---

---

- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

None

---

---

---

---

- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

No

---

---

---

---

- 5) Does the proposal lie within a 100-year floodplain? Note location on the site plan.

No

---

---

---

---

- 6) Does the proposal involve any discharges of waste materials to surface waters? Describe the type of waste and anticipated volume of discharge.

No

---

---

---

---

**b) Ground Water**

- 1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.

No

---

---

---

---

- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: domestic sewage; industrial containing the following chemicals; toxic or non-toxic, agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

None known

---

---

---

---

**c) Water Runoff (including storm water)**

- 1) Describe the source of runoff (including storm water) and method of collection and disposal. (include quantities). Where will this water flow? Will this water flow into other waters? Describe:

The runoff from the new building and parking lot will be collected and directed into a detention and water quality facility to meet current standards. The flows will then be released to the existing storm system serving the site.

---

---

- 2) Could waste materials enter ground or surface waters? Generally describe.

No

---

---

---

---

- 3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

No

---



---

---

---

---

- 4) Proposed measures to reduce or control surface, ground, and runoff impacts, if any.

Flows will be controlled by a new storm system, through a detention and water quality facility prior to release to the existing storm system serving the site.

---

---

---

**4. Plants:**

- a) Check the types of vegetation found on the site:

Deciduous tree:    Alder    Maple    Aspen    Other Decorative Landscape  
 Evergreen tree:    Fir    Cedar    Pine    Other \_\_\_\_\_  
 Shrubs  
 Grass  
 Pasture  
 Crop or grain  
 Wet soil plants:    Water Lily    Eelgrass    Milfoil    Other \_\_\_\_\_  
 Other types of vegetation: \_\_\_\_\_

- b) What kind and amount of vegetation will be removed or altered?

Most of the trees and landscaping will be removed around the work area and replaced with new landscaping and trees.

---

---

---

- c) List threatened or endangered species known to be on or near the site.

None known

---

---

---

- d) Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site.

All disturbed areas will be relandscaped to City standards.

---

---

---

- e) List all noxious weeds and invasive species known to be on or near the site.

None known

---

---

---

**5. Animals:**

- a) Check any birds and animals which have been observed on or near the site or are known to be on or near the site:

**Birds:** Hawk Heron Eagle Songbirds Other\_\_\_\_\_

**Mammals:** Deer Bear Elk Beaver Other\_\_\_\_\_

**Fish:** Bass Salmon Trout Herring Shellfish Other\_\_\_\_\_

- b) List any threatened or endangered species known to be on or near the site:

None known

---

---

---

---

- c) Is the site part of a migration route? Explain:

The site is within the Pacific Flyway, as is most of Washington.

---

---

---

---

- d) Proposed measures to preserve or enhance wildlife:

Trees and landscaping removed from site will be replaced with new trees and landscaping.

---

---

---

---

- e) List any invasive animal species known to be on or near the site.

None known

---

---

---

---

**6. Energy and Natural Resources:**

- a) What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

The hotel will be served with electricity and natural gas that already serve the site.

---

---

---

---

- b) Would your project affect the potential use of solar energy by adjacent properties?

Generally describe:

Potentially some passive solar energy on neighbor hotel building to the north, but unlikely for active solar (ie solar cells if such were to be installed) on the roof of neighboring hotel building.

- c) What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts:

The new hotel area will meet all of King County and the Washington State energy code requirements.

## 7. Environmental Health:

- a) Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste that could occur as a result of this proposal? Describe:

No

- 1) Describe any known or possible contamination at the site from present or past uses

None known

- 2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity

None known

- 3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

None known

4) Describe special emergency services that might be required

None known  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

5) Proposed measures to reduce or control environmental health hazards, if any:

None  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**b) Noise:**

1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

Sea Tac Airport noises, light rail system.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

2) What types and levels of noise would be created by or associated with the project on a short time or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

Typical noises associated with demolition, grading and construction of the site.  
Construction work will occur only during daylight hours as allowed by code.  
\_\_\_\_\_  
\_\_\_\_\_

3) Proposed measures to reduce or control noise impacts:

Mufflers on equipment as required.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**8. Land and Shoreline Use:**

a) What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe

Site	Hotel and small surface parking area and underground parking lot
North	Existing hotel building
South	Hotel parking area and Hotel building
East	Hotel, Office Building
West	28th Avenue and Elevated Light Rail tracts, largely vacant lands owned by the Port of Seattle

- b) Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?

Not in recent history

---

---

---

---

- c) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how:

No

- d) Describe any structures on the site:

Surface parking lot, including retaining walls.

---

---

---

---

- e) Will any structures be demolished?

The parcel will be completely redeveloped, save for some of retaining walls.

---

---

---

---

- g) What is the current zoning classification of the site?

CB-C Community Business in urban center.

---

---

---

---

- h) What is the current Comprehensive Plan designation of the site?

Commercial High

---

---

---

---

- i) If applicable, what is the current Shoreline Master Program designation of the site?

N/A

---

---

---

---

j) Has any part of the site been classified as an “environmentally sensitive” area?  
Specify:

None known

---

---

---

---

k) Approximately how many people would reside or work in the completed project?

40 employees

l) Approximately how many people would the completed project displace? 0

m) Proposed measures to avoid or reduce displacement impacts:

N/A

---

---

---

---

n) Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

The project meets the City's zoning criteria.

---

---

---

---

## 9. Housing:

a) Approximately how many units would be provided? Indicate whether high, middle, or low-income housing.

N/A

---

---

---

---

b) Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

None

---

---

---

---

c) Proposed measures to reduce or control housing impacts.

None

---

---

---

---

**10. Aesthetics:**

- a) What is the tallest height of any proposed structure(s), not including antennas; what is/are the principal exterior building material(s) proposed?

61' tall, Exterior finish will be EIFS or Stucco, base would likely be Horizontal Fiber Cement lap siding and the canopies would be metal.

---

---

---

- b) What views in the immediate vicinity would be altered or obstructed?

No significant views will be altered.

---

---

---

- c) Proposed measures to reduce or control aesthetic impacts:

None

---

---

---

**11. Light and Glare:**

- a) What type of light or glare will the proposal produce? What time of day would it mainly occur?

Parking lot lighting, at night.

---

---

---

- b) Could light or glare from the finished project be a safety hazard or interfere with views?

No

---

---

---

- c) What existing off-site sources of light or glare may affect your proposal?

None known

---

---

---

- d) Proposed measure to reduce or control light and glare impacts, if any:

Parking lot lights that control directional spread of proposed lighting.

---

---

---

---

---

**12. Recreation:**

- a) Would the proposed project displace any existing recreational uses? Describe:

No

---

---

---

---

- b) Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant:

None

---

---

---

---

- c) What designated and informal recreational opportunities are in the immediate vicinity?

Angle Lake Park is southeast of site.

---

---

---

---

**13. Historic and Cultural Preservation:**

- a) Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers located on or near the site? If so, specifically describe

None known

---

---

---

---

- b) Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources

None known

---

---

---

---

- c) Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and



the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc

N/A

- d) Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required

None

**14. Transportation:**

- a) Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans.

The site is bordered on the west by 28th Avenue S. Access to the hotel site will be by new driveway entrance from 28th Avenue.

- b) Is the site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?

Yes, King County Rapid Ride Service is available along International Blvd.

- c) How many parking spaces would the completed project have? How many would the project eliminate?

124 parking stalls, nine of which will be leased spaces for the existing hotel site to the north. 64 long term parking stalls are being removed, including 9 of which are leased parking spaces for existing hotel to the north.

- d) Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? Generally describe (indicate whether public or private):

No

- e) Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? Generally describe:

Yes, Sea Tac Airport and light rail.

---

---

---

---

- f) How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?

4.02 trips per room, daily average per ITE Trip Generation Book, or 474 trips per day.  
Per Transportation Concurrency Report vehicle trips for Peak hour (PM) will be 32 trips.

---

---

- g) Proposed measures to reduce or control transportation impacts:

Shuttle Service

---

---

---

- h) Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe

No

---

---

---

**15. Public Services:**

- a) Would the project result in an increased need for public services (for example: fire protection, police protection, health care, schools, other)? Generally describe:

No

---

---

---

- b) Proposed measures to reduce or control direct impacts on public services:

N/A

---

---

---

**16. Utilities:**

- a) Check utilities currently available at the site:

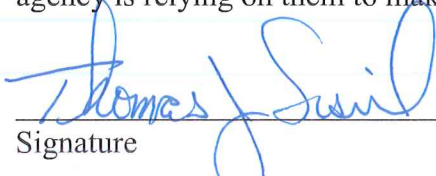
Electricity   Natural Gas   Water   Refuse Service   Telephone  
Sanitary Sewer   Septic System   Other \_\_\_\_\_

b) Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed:

A water main lies along the south boundary of the site. Sanitary sewer will be connected to an existing public sanitary main in the neighboring parcel to the north and which easement rights to connect to currently exist. Storm drain connection exists to the site across neighboring parcels. Franchise utilities will be extended into the site from 28th Avenue S., including natural gas, and internet and phone service. Power vaults already exist on the western portion of the site.

C. **SIGNATURE**

The above answers are true and complete to the best of my knowledge, I understand that the lead agency is relying on them to make its decision.

	<b>Thomas J. Sisul</b>	<b>8-25-21</b>
Signature	Printed Name	Date Submitted
<b>Thomas J. Sisul</b>	<b>President, Sisul Engineering</b>	<b>8-25-21</b>
Printed Name	Position and Agency/Organization	Date Submitted