



Notice of Decision (NOD)

File Number(s): SPR21-0006

Project Name: Home2 Suites by Hilton

Project Address: 19340 28th Avenue South; **Parcel Number:** 042204-9240

Project Description: Five-story hotel with two levels of underground parking. The hotel will have 118 rooms and 124 parking spaces. A public plaza, approximately 2,000 square feet in size, will be located along the west façade and a portion of the north façade.

Applicant: BHGAH 28th STA, LLC; 5895 Jean Road, Suite 100, Lake Oswego, OR 97035; 503-482-5129

Agent/contact: Tom Sisul; Sisul Engineering; 375 Portland Avenue, Glastone, OR 97027; 503-657-0188

Staff Contact: Dennis Hartwick, *Senior Planner*, Department of Community and Economic Development; 4800 South 188th Street, SeaTac, WA 98188; dhartwick@seatacwa.gov; 206-973-4837

Decision: Approved with conditions (see below)

I. Background

A. Site and Neighborhood

1. Site Description

The site is located on 28th Avenue South near the northern boundary of the Angle Lake Station Area Overlay District Center. It is 32,425 square feet in size, relatively flat, and is currently developed as a parking lot that was previously used as overflow parking for the hotels located to the north and east.

2. Land Use

The land use for the site and adjacent properties are as follows:

- a. Site: Public/private parking
- b. North: Hotel
- c. South: Hotel
- d. East: Hotel, Professional Office
- e. West: Vacant

3. Zoning

- a. Site: CB-C (Community Business in Urban Center)
- b. North: CB-C
- c. South: CB-C
- d. East: CB-C
- e. West: RBX (Regional Business Mix)

4. Comprehensive Plan Designations

- a. Site: Commercial High Density
- b. North: Commercial High Density

- c. South: Commercial High Density
 - d. East: Commercial High Density
 - e. West: Airport
5. Utilities, Services
- The utilities and services for the site are as follows:
- a. Water District: Highline Water District #75
 - b. Sewer District: Midway Sewer District
 - c. School District: Highline School District
 - d. Fire District: Puget Sound Regional Fire Authority

B. Project Timeline

- 1. Application (Exhibit A) submitted: 09/07/2021
- 2. Determination of Completeness (DOC) (Exhibit J) issued: 09/20/2021
- 3. Notice of Application (NOA) (Exhibit K) issued: 10/04/2021
- 4. SEPA determination (Exhibit M) issued: March 3, 2022

C. SEPA Review

The City issued a Determination of Nonsignificance (DNS) on March 3, 2022. The comment period for the SEPA action ended on March 17, 2022. See Section III for public comments.

D. Departures and Waivers

The Applicant requested departures (Exhibit C) to the following zoning requirements:

- 1. SMC 15.310.055, which requires a hotel lobby and restaurant to be located at, and oriented to, the ground level of the public street. The Applicant is requesting to locate the hotel lobby in the center of the ground floor with access to 28th Avenue South for pedestrians and to the drop-off area in the parking lot. To activate the street frontage, the Applicant is proposing to locate the hotel's pool and fitness areas along the 28th Avenue South façade.
- 2. SMC 15.310.210(B)(2), which requires buildings located in the District Center to be located within 10 feet of the front property line. The Applicant is requesting a maximum setback of 12 feet and 6 inch along 28th Ave S because the elevated light rail tracks that encroach onto the site. The departure provides more light and space to the sidewalk and the building's west façade and further separation between the light rail tracks and the building.
- 3. SMC 15.310.210(F), which requires building facades to occupy a minimum of 50% of the front yard street frontage, excluding side yard setbacks. The Applicant is requesting a building façade occupying 47.2% of the street frontage due to the site's narrow lot width and easements that limit the hotel's layout.
- 4. SMC 15.310.610(B)(2), which requires non-residential ground floor spaces to have a minimum ceiling height of 13 feet. The Applicant is requesting a minimum ceiling height of 11 feet and 6 inches to avoid two floors (2nd and 3rd) having views blocked by the light rail structure. The Applicant's proposed floor heights will give 2nd floor guests a view under the tracks as opposed to directly at the structure.

II. Findings

A. Land Use

The proposed use for the property – Hotel/Motel and Associated Uses – is permitted in the CB-C zone.

B. Development Standards

City staff analyzed the proposal for compliance with the applicable development standards of the zoning code. As the tables below illustrate, the proposal complies with the applicable zoning code regulations with the exception of the departures granted through this decision (see Section I.D. above).

Dimensional Standards

CB-C

Standard	Requirement	Proposal	Complies?
Lot area, minimum	N/A	N/A	N/A
Development site area, minimum	N/A	N/A	N/A
Setbacks			
Front, minimum	5 feet	7 feet	Yes
Front, maximum	10 feet	12 feet 6 inches (see departure request in Exhibit C)	Yes
Rear, minimum	N/A	N/A	N/A
Side, minimum	N/A	N/A	N/A
Building lot coverage, maximum	75%	41.3%	Yes
Lot width, minimum	N/A	N/A	N/A
Structure height, minimum	18 feet	54 feet	Yes
Structure height, maximum	Limited by FAA regulations	54 feet	SPR approval conditioned on FAA approval

Landscaping Standards

Standard	Requirement	Proposal	Complies?
Street frontage	Per SMC 15.445.010(C)(1)(b), front yard open space is required in lieu of street frontage landscaping	1,858 square feet of public open space	Yes
Building façade	5 feet, Type V	5 feet Type V	Yes
Side/rear yards	5 feet, Type III	5 feet, Type III	Yes
Side/rear yards for non-compatible uses	N/A	N/A	N/A
Parking lot	5 feet of Type III for the perimeter of the parking lot.	5 feet of Type III for the perimeter landscaping.	Yes

Parking Standards

Standard	Requirement	Proposal	Complies?
Off-street parking spaces	107 spaces for Home2 Suites; 9 spaces for SureStay Plus easement	114 spaces for Home2 Suites; 9 spaces for SureStay Plus easement	Yes
Parking space dimension	8.5 feet by 18 feet (for 90 degree parking); 9 feet by 23 feet (for parallel parking)	8.5 feet by 18 feet (for 90 degree parking); 9 feet by 23 feet (for parallel parking)	Yes
Drive aisle width	24 feet (for 90 degree parking)	24 feet	Yes
Bicycle Parking	11 spaces	11 spaces	Yes

Open Space

Standard	Requirement	Proposal	Complies?
Commercial open space	5% of net site area = 1,622 square feet	1,858 square feet	Yes

III. Public Comments

The NOA was published in the Seattle Times on October 4, 2021. The NOA was also posted on the site and mailed to property owners within 300 feet of the site. The comment period for the NOA ended on October 18, 2021. Public comments (Exhibit L) were received from the following individuals/organizations:

1. The Department of Ecology recommended that the City of SeaTac (City) include conditions of approval for soil sampling and cleanup related to the Tacoma Smelter Plume.

The City issued a Determination of Nonsignificance (DNS) on March 3, 2022. The comment period for the SEPA action ended on March 17, 2022. No public comments were received.

IV. Decision

The Preliminary Site Plan Review SPR21-0006 is hereby approved with conditions. You, or parties of record, may appeal this “Notice of Decision” (NOD) within fourteen (14) days from this date to the City of SeaTac Hearing Examiner. All appeals must be received by the SeaTac City Clerk no later than **5:00 p.m., Friday, April 22, 2022**. There is a filing fee to appeal this action. Please check with City Staff for more information.

V. Conditions

The approval for the preliminary site plan review is subject to the following conditions:

A. Planning Division

1. Site development shall substantially conform to the approved site plan and building elevations.
2. Proof of approval for the building height from the Federal Aviation Administration (contact is Mary Vargas, 206-231-4131, mary.vargas@faa.gov) shall be required before the issuance of a building permit.
3. The following items will be required before the issuance of a certificate of occupancy. Please note that more items may be identified during the building permit review.
 - a. An open space maintenance bond;
 - b. A landscaping maintenance bond; and
 - c. Signage, approved by the Planning Manager, identifying the publicly accessible open space.
4. The landscaping details (e.g. species, location, number, size, spacing, legend, notes) and irrigation have not been reviewed with the preliminary site plan and will be reviewed at the time of building permit unless requested otherwise. Only the landscaping widths and types were reviewed with the SPR.
5. The parking spaces assigned to PIN 042204-9241 (SureStay Plus) shall be signed as such.
6. Windows on the ground floor that face 28th Avenue South shall not use glass that diminishes the transparency. [SMC 15.310.610(A)(3)(c)]
7. Curtains, blinds, and other methods of screening of the windows in the pool and fitness areas are prohibited.
8. The west entrance must be unlocked during regular business hours.
9. Rooftop mechanical equipment shall be screened using one or more of the following methods:
 - a. A concealing roofline;
 - b. A terraced facade;
 - c. A screening wall or grillwork directly surrounding the equipment;
 - d. Sufficient setback from the facade edge to be concealed from ground level view. [SMC 15.310.640(B)]

B. Engineering Review Division

1. The following custom conditions related to the approved engineering variance, VAR20-0001, will apply to this project. The purpose of the VAR20-0001 is to conditionally allow the existing storm sewer to connect across the neighboring tax lot and not require upsizing the system to meet the 25-year conveyance requirements.
 - a. A drainage easement, including maintenance for the conveyance, for the area crossing through the Comfort Inn Site where the drainage line is located must be recorded prior to the approval of any STE permit related to this site.
 - b. The TIR submitted with the future STE permit must include WWHM modeling which must show that the new development will in fact decrease runoff rates with its larger storm

- detention facility.
- c. The current line should be videoed to determine it is in good repair. If it is not in good repair, maintenance must be performed to bring it into good condition prior to tying in the new system, or the new system will have to use one of the alternatives discussed.
- d. All conveyance elements up until the nearest connection to the property line with the Comfort Inn Site should fully meet or be brought up to meet a standard to meet the 25 year storm event.
- e. Any Water Quality standards related to this development should apply as normal.
- 2. The developer will be required to submit a STE Permit Application to comply with King County Surface Water Design Manual, King County Road Design and Construction Standards, and the City of SeaTac Addendum to King County Surface Water Design Manual, latest editions. The STE permit application is required prior to application for the BLD permit. This should include:
 - a. Technical Information Report
 - b. Traffic Impact Analysis (as needed)
 - c. Geotechnical Information Report
 - d. Bond Quantity Worksheet (For On-Site & Right-Of-Way Work)
 - e. Recorded Documents (i.e. Easements, Utility Availability, Access, ROW Dedication documentation, etc.)
 - f. Declaration of Covenant for all Stormwater Facilities
 - g. Frontage improvements compatible with the 28th Ave. corridor as approved by the city.
 - h. Traffic Control Plans meeting the minimum requirements of the Manual on Uniform Traffic Control Devices, latest edition
- 3. The developer will be required to submit Right-Of-Way Permit(s) complying with the latest edition of the King County Road Design and Construction Standards for all work performed within the City's Right-of-Way. Each franchised utility doing work in the ROW, if necessary, should also submit separate ROW Permits.
- 4. The developer may be required to submit a Haul Permit per SMC 11.10.080.D and RCW 70.105.010, and RCW 43.200.015.

VI. Exhibits

- A. Application
- B. SEPA Checklist
- C. Departure requests
- D. Traffic impact analysis
- E. Vicinity map
- F. Aerial photo
- G. Site plan
- H. Elevations
- I. Landscaping plan
- J. Determination of Completeness (DOC)
- K. Notice of Application (NOA)
- L. Public comments on the NOA
- M. SEPA determination
- N. Final Staff Evaluation of SEPA checklist
- O. Engineering Review Letter

Approved by:



Jennifer Kester, *Planning Manager*

04/08/2022

Date

* Please note that affected property owners may request a change in valuation for property tax purposes notwithstanding any program of revaluation.