



Notice of Decision (NOD)

File Number(s): SPR21-0001

Project Name: Amelia Apartments (formally known as 2929 Multi-family)

Project Address: 2929 South 200th Street; **Parcel Number:** 344500-0019

Project Description: Construction of a 7-story apartment building with 108 units and 78 structured parking spaces.

Applicant: SeaTac Star Development, LLC; 1420 5th Avenue Suite 2200; Seattle, WA 98101; 206-243-6543

Agent/contact: George Schweikart; Clark | Barnes; 1401 West Garfield Street; Seattle, WA 98119; 206-782-8208

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 in the Angle Lake Station Area Overlay District approximately 200 feet east of the South 200th Street-International Boulevard intersection. The site, which has street frontage on both South 200th Street and 30th Avenue South, is 23,516 square feet in size and relatively flat. The site is currently vacant.

2. Land Use

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

- a. Site: Vacant
- b. North: Mobile home park
- c. South: Multi-family
- d. East: Fire station
- e. West: Multi-family

3. Zoning

- a. Site: CB-C (Community Business in Urban Center)
- b. North: UH-900 (Urban High Density Residential)
- c. South: CB-C (Community Business in Urban Center)
- d. East: UH-1,800 (Urban High Density Residential)
- e. West: CB-C (Community Business in Urban Center)

4. Comprehensive Plan Designations

- a. Site: Commercial High Density
- b. North: Residential High Mixed Use
- c. South: Commercial High Density
- d. East: Residential High Density

- e. West: Commercial High Density
- 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: 01/21/2021
- 2. Determination of Completeness (DOC) (Exhibit K) issued: 02/08/2021
- 3. Notice of Application (NOA) (Exhibit L) issued: 02/22/2021
- 4. SEPA determination (Exhibit N) issued: February 24, 2022

C. SEPA Review

The City issued a Determination of Nonsignificance (DNS) on February 24, 2022. The comment period for the SEPA action ended on March 10, 2022. See Section III for public comments.

D. Departures and Variances

- 1. The Applicant requested departures (Exhibit C) to the following zoning requirements and are approved as part of this decision:
 - a. SMC 15.310.210(B)(2), which requires a minimum front yard setback of 5 feet. The Applicant is requesting a reduction of the minimum setback from 5 feet to 2 feet 4 inches along South 200th Street and 2 feet along 30th Avenue South. The reduced setbacks only apply to the upper levels of the building and only for portions of the frontage. Along South 200th Street, the setback is less than 5 feet for 76% of the frontage and between 5 feet and 10 feet for 24%. Along 30th Avenue South, the setback is less than 5 feet for 68% of the frontage, between 5 feet and 10 feet for 27%, and between 10 feet and 20 feet for 5%. The setbacks at the ground level meet or exceed the minimum requirement. The cantilevered upper levels create a dynamic and engaging façade along the public streets and spacious and attractive upper-level units. The proposed design creates a desirable pedestrian experience and does not detract from the development or adjacent developments.
 - b. SMC 15.510.620(C)(2), which requires buildings over 160 feet in length to include a prominent central feature in the façade design. The Applicant is requesting to use one major vertical modulation to break up the east façade, with the southern one-third of the building setback 7 to 19 feet from the northern two-thirds of the building. The northern portion of the façade also includes smaller vertical modulations and floors one and two are setback 5 to 7 feet from the upper levels creating a horizontal façade change for further visual interest. The proposed façade variations provide an architecturally appealing building and is not detrimental to the surrounding area.
 - c. SMC 15.510.620(F), which requires rooflines to have variations every 40 feet. The Applicant is requesting to have variations at greater intervals to align with the overall design of the building. To reduce the apparent size of the building and provide visual interest as required by the code, the building's roofline includes material changes between the primary massing (dark siding) and secondary massing (light siding), a parapet wall that varies in height, railing accents, and focal points at the northeast and northwest corners using the primary massing with balconies. The proposed variations do not detract from the surrounding area and provide a cohesive design.

2. The Applicant requested an administrative variance (VAR21-0001; see Exhibit D) to the onsite parking requirements (SMC 15.455.120), which are based on the type and number of units in the development – 1 space for studios; 1.5 spaces for 1-bedrooms; and 2 spaces for 2-bedroom units and above. Amelia Apartments will have 43 studios, 50 1-bedrooms, and 15 2-bedrooms, resulting in 148 onsite parking spaces. Multi-family developments located in the Angle Lake SA may also receive a reduction of up to 35% to the onsite parking requirements due to the proximity of high-capacity transit per SMC 15.310.410. The Applicant requested the 35% reduction, which results in an onsite parking requirement of 97 spaces. The variance request of 19% brings the total parking spaces to 78. The Applicant demonstrated that the variance to the parking requirements met the criteria in SMC 15.115.010. The administrative variance was approved on October 14, 2021 (Exhibit D).

II. Findings

A. Land Use

The proposed uses for the property – multi-family residential – 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 and variances granted through this decision (see Section I.D. above).

Dimensional Standards

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	A. <u>South 200th Street</u> – 5 to 10 feet for at least 50% of the facade; 10 to 20 feet for the remaining façade.	A. <u>South 200th Street</u> – 0 to 5 feet for 76%; 5 to 10 feet for 24%.	Yes
Front, maximum	B. <u>30th Avenue South</u> – 5 to 10 feet for at least 50% of the facade; 10 to 20 feet for the remaining façade.	B. <u>30th Avenue South</u> – 0 to 5 feet for 68%; 5 to 10 feet for 27%; 10 to 20 feet for 5%. (see departure request in Exhibit C)	
Rear, minimum	N/A – site is a corner lot and thus has two front yards and two side yards	N/A	N/A
Side, minimum	5 feet	10 feet 3 inches (west property line) 10 feet 1 inch	Yes

Standard	Requirement	Proposal	Complies?
		(south property line)	
Building lot coverage, maximum	75%	67.9%	Yes
Lot width, minimum	N/A	N/A	N/A
Structure height, minimum	18 feet	70 feet	Yes
Structure height, maximum	Limited by FAA regulations	70 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	Expansion of the pedestrian zone per SMC 15.310.320	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	N/A	N/A	N/A

Parking Standards

Standard	Requirement	Proposal	Complies?
Off-street parking spaces	148 spaces; 97 spaces with 35% reduction per SMC 15.310.410	78 spaces (see reduction request and variance in Exhibit D)	Yes
Parking space dimension	8.5 feet by 18 feet (for angle parking)	8.5 feet by 18 feet	Yes
Drive aisle width	24 feet (for 90 degree parking)	24 feet	Yes
Bicycle Parking	15 spaces	51 spaces	Yes

Recreation and Open Space

Standard	Requirement	Proposal	Complies?
Multi-family recreation space	60 square feet per unit = 6,480 square feet	8,851 square feet	Yes
Multi-family outdoor common space	75% of overall recreation space requirement = 4,860 square feet	6,644 square feet	Yes

III. Public Comments

The NOA was published in the Seattle Times on February 22, 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 March 8, 2021. Public comments (Exhibit M) were received from the following individuals/organizations:

1. Resident Cindy Lou Gailey opposed the parking reductions requested by the Applicant, mentioning the lack of on-street parking in the area.

Staff response: The Applicant demonstrated through VAR21-0001 that the reduced onsite parking for the development will not have a negative impact on adjacent properties because of the proximity to the Angle Lake Station, the services provided by the developer to assist tenants with using alternative modes of transportation, and the on-street parking that is being added to 30th Avenue South with this development and development the future.

The City issued a Determination of Nonsignificance (DNS) on February 24, 2022. The comment period for the SEPA action ended on March 10, 2022. Public comments (Exhibit P) 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.

IV. Decision

The Preliminary Site Plan Review SPR20-0001 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., Tuesday, May 10, 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. The following items will be required before the issuance of a building permit:
 - a. Proof of approval for the building height from the Federal Aviation Administration (contact is Mary Vargas, 206-231-4131, mary.vargas@faa.gov); and
 - b. Proof of approval for the dumpster locations from Recology CleanScapes (contact is Steve Aiton, 206-499-1481, saiton@recology.com).
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. A recreation space maintenance bond; and
 - b. A landscaping maintenance bond.
4. The parking structure shall be well maintained and kept free of trash and graffiti [SMC 15.510.350(E)].
5. The following items have not been reviewed with the preliminary site plan and will be reviewed at the time of building permit unless requested otherwise:
 - a. Landscaping details (e.g. species, location, number, size, spacing, legend, notes) and irrigation. Only the landscaping widths and types were reviewed with the SPR.
 - b. Window details [SMC 15.510.620(D)]; and
 - c. Mechanical equipment screening [SMC 15.510.140(A)(2)].

6. The property management group for the apartment shall:
 - a. Notify potential tenants that the number of onsite and offsite parking spaces are limited; and
 - b. Provide tenants with services like TransitScreen and CityMotion that provide real-time transportation information to assist the tenants with using alternative transportation methods (e.g. public transit, ride share services).

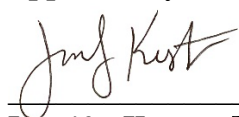
B. Engineering Review Division

1. The Applicant shall construct street frontage improvements for South 200th Street and 30th Avenue South in accordance with the Angle Lake Station Area Overlay District plan. See Exhibit Q for more information.
2. Traffic impact fees will be applied to the project with the building permit.
3. The following items will be required before the issuance of a certificate of occupancy or the granting of phased occupancy:
 - a. Dedication of right-of-way for South 200th Street and 30th Avenue South;
 - b. Execution of:
 - i. The Revocable Public Right-of-Way Agreement; and
 - ii. The Grant of Non-Exclusive Easement for Private Improvements in the Public Right-of-Way.
4. See Exhibit Q for general conditions.

VI. Exhibits

- A. Application
- B. SEPA Checklist
- C. Departure requests
- D. Parking reduction waiver and variance
- E. Traffic impact analysis
- F. Vicinity map
- G. Aerial photo
- H. Site plan
- I. 3D sketch and elevations
- J. Landscaping plan
- K. Determination of Completeness (DOC)
- L. Notice of Application (NOA)
- M. Public comments on the NOA
- N. SEPA determination
- O. Final Staff Evaluation of SEPA checklist
- P. Public comments on the SEPA DNS
- Q. Engineering Review Letter

Approved by:



Jennifer Kester, *Planning Manager*

04/26/2022

Date

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