



State Environmental Policy Act (SEPA) Final Staff Evaluation for Environmental Checklist

File #: SEP21-0002

A. Background

1. **Project name:** SeaTac Hotel and Apartments
2. **Applicant:** Jeff Walls; Studio19 Architects
3. **Contact person:** Jeff Walls; Studio19 Architects; 207 ½ 1st Ave S. Suite 300; Seattle, Washington 98104; (206) 466-1225; jwalls@studio19architects.com
4. **Date checklist prepared:** 06/10/2022
5. **Agency requesting checklist:** City of SeaTac
6. **Proposed timing or schedule:** Submittal in January 2021; construction to begin August 2022 if building permits are issued before expiration on July 28th 2022.
7. **Plans for further activity:** None
8. **Environmental information:** Environmental Site Assessment (conducted by HartCrowser in 2015), Technical Information Report (prepared by RHBL in 2021, revised March 2022), Traffic Impact Report (prepared by TranspoGroup in 2017, updated May 2022).
9. **Pending applications:** None
10. **Government approvals or permits required:** Preliminary Site Plan Review (SPR); grading and drainage (STE) permit; right-of-way (ROW) permit; building (BLD) permit
11. **Proposal:** New construction of a six-story hotel containing a parking garage on level one and 198 rooms and a separate seven-story multi-family (apartment) building containing a parking garage on levels one-two and 182 units together on 2.91 acres of property accessed via International Blvd with additional surface parking stalls, open space and amenities throughout the site.
12. **Location:** Address: 17300 International Blvd; Parcel Number: 609423-0000

B. Environmental Elements

1. **Earth:** Concur with checklist.
2.56 acre total impervious, 0.35 acre pervious area.
2. **Air:** Concur with checklist.
3. **Water:** Concur with checklist.
Site is located within the Central Puget Sound Watershed - Basic Flow Control Area. Enhanced basic water quality treatment area per the KCSWDM required. Runoff from project site will flow into the existing public stormwater conveyance system in two locations. The project has designed all new conveyance systems to convey the 25-year storm event and not overtop in the 100-year storm event. Stormwater runoff from the new parking areas will be conveyed in a pipe network to two storm filtration vaults, and then to the existing public storm system on International Boulevard. Runoff from the non-pollution generating roofs will be conveyed directly to the public storm system.

The project site is located within a wellhead protection area. No prohibited uses are proposed for the site. The project will comply with the performance standards under SMC 15.700.360(D).

- 4. **Plants:** Concur with checklist.
Required landscaping includes building façade, side/rear yard and parking lot landscaping.
- 5. **Animals:** Concur with checklist.
- 6. **Energy & Natural Resources:** Concur with checklist.
- 7. **Environmental Health:** Concur with checklist.
- 8. **Land and Shoreline Use:** Concur with checklist.

Current uses:

- Site: Vacant
- North: Restaurant
- South: Hotel/Motel
- East: Multi-family
- West: Airport

Current zoning (within the City Center Overlay District):

- Site: CB-C (Community Business in Urban Center)
- North: CB-C (Community Business in Urban Center)
- South: CB-C (Community Business in Urban Center)
- East: UH-900 (Urban High Density Residential)
- West: AVO (Aviation Operations)

- 9. **Housing:** Concur with checklist.
Multi-Family Property Tax Exemption application submitted for this project.

Unit Type Affordability ²	Number of Units	Percentage of Total Units
Low-Income	1	0.55%
Moderate-Income	36	19.8%
Market-Rate	145	79.7%
Total		

- 10. **Aesthetics:** Concur with checklist.
- 11. **Light & Glare:** Concur with checklist.
- 12. **Recreation:** Concur with checklist.
- 13. **Historic & Cultural Preservation:** Concur with checklist.
- 14. **Transportation:** Concur with checklist.
106 parking stalls (34 within parking garage on level one) provided for the hotel; 133 parking stalls (84 within parking garage on levels one-two) provided for the apartments. 8 total accessible stalls and 13 electric vehicle charging infrastructure stalls required on site.
The project is anticipated to generate 2,304 net new weekday daily trips, with 119 net new trips occurring during AM peak hour and 141 net new trips during the PM peak hour.
A traffic impact report was submitted on 01/28/2021, updated May 2022 and reviewed by the City prior to the SEPA determination. The City issued a Temporary Concurrence Certificate on 06/10/2022.
- 15. **Public Services:** Concur with checklist.
- 16. **Utilities:** Concur with checklist.

C. Non-project Actions

N/A

D. Conclusion

Based on the analysis, the City of SeaTac, as the lead agency for this proposal, has determined that that the proposal will not have a probable significant adverse impact on the environment, and an environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request. The City reserves the right to review any future revisions or alterations to the site or to the proposal in order to determine the environmental significance or non-significance of the project at that point in time.

Prepared by: Alena Tuttle, *Associate Planner*

Prepared on: 06/10/2022