

From: [McColloch, Duffy](#)
To: [Alena Tuttle](#)
Subject: RE: [EXTERNAL] City of SeaTac NOA for SeaTac Hotel & Apartments Preliminary Site Plan Review (SPR21-0002) / SEPA Review (SEP21-0002)
Date: Thursday, March 18, 2021 1:25:13 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)

[This message originated outside of City of SeaTac -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

Hi Alena,

WSDOT has one comment on this initial notice:

1. It appears this proposal is planning on changing the driveway orientation. A WSDOT review and permit will be needed if the project impacts the roadway pavement of International Blvd (SR 99).

Thanks,

Duffy McColloch, 206-440-4713
Local Agency/Developer Services Engineer
WSDOT – NW Region Development Services

From: Alena Tuttle <atuttle@seatacwa.gov>
Sent: Thursday, March 11, 2021 11:26 AM
To: SEPA@psc Clean Air <SEPA@psc Clean Air>; Valley View Sewer PreAPP <andrewl@valleyviewsewer.org>; KCWD49 PreAPP <bkoehmstedt@wd49.com>; dlathrop@desmoineswa.gov; McColloch, Duffy <McCollD@wsdot.wa.gov>; egeorge@kentwa.gov; eharris@psrc.org; glen.stamant@muckleshoot.nsn.us; Holly Keeton <hkeeton@normandyparkwa.gov>; jack.pace@tukwilawa.gov; Highline Water PreAPP <jdelmar@highlinewater.org>; kent.hale@soundtransit.org; larry.fisher@dfw.wa.gov; Marc@midwaysewer.org; Mark.Rowe@kingcounty.gov; KCWD20 PreAPP <mmartin@kcwd20.com>; reviewteam@commerce.wa.gov; ron.hall@swssd.com; Rybolt.S@portseattle.org; SEPAdesk@dfw.wa.gov; separegister@ecy.wa.gov; KCWD125 PreAPP <shaneyoung@waterdistrict125.com>; sidney.white@highlineschools.org; southpuget.forestpractices@dnr.wa.gov; Stephanie.Jolivette@dahp.wa.gov; steve.roberge@kingcounty.gov; Susan McLain <susanm@burienwa.gov>
Cc: Jeff Walls <jwalls@studio19architects.com>
Subject: [EXTERNAL] City of SeaTac NOA for SeaTac Hotel & Apartments Preliminary Site Plan Review (SPR21-0002) / SEPA Review (SEP21-0002)

WARNING: This email originated from outside of WSDOT. Please use caution with links and attachments.

Good Morning,

The City of SeaTac's Department of Community and Economic Development has issued a Notice of Application for the following project: SeaTac Hotel & Apartments Preliminary Site Plan Review (SPR21-0002) / SEPA Review (SEP21-0002).

The proposed project is for the new construction of a six-story hotel containing 198 rooms and a separate seven-story multi-family (apartment) building containing 182 units on 2.85 acres of property accessed via International Blvd with associated surface parking, open space and amenities throughout the site.

Please find attached the associated documentation. Due to file size limitations, the entire submittal package can be viewed online here: <https://www.seatacwa.gov/government/city-departments/community-and-economic-development/planning-division/land-use-notice>

As always, your input is valuable and all comments are highly appreciated. **All comments must be submitted by 5:00 p.m. on Thursday, March 25th 2021.**



Alena Tuttle

Associate Planner

Community & Economic Development

o: 206.973.4841 c: 206.561.6620



This communication may be subject to public disclosure laws of the State of Washington (RCW 42.56)



STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

*Northwest Regional Office • 3190 160th Avenue SE • Bellevue, Washington 98008-5452 • (425) 649-7000
711 for Washington Relay Service • Persons with a speech disability can call (877) 833-6341*

March 25, 2021

Alena Tuttle, Associate Planner
Department of Community and Economic Development
City of SeaTac
4800 S 188th St
SeaTac, WA 98188

Re: SeaTac Hotel & Apartments
File# SPR21-0002/SEP21-0002, Ecology SEPA# 202101217

Dear Alena Tuttle:

Thank you for the opportunity to provide comments on the notice of application for the SeaTac Hotel & Apartments. Based on review of the checklist associated with this project, the Department of Ecology (Ecology) has the following comments:

This proposed project is located in an area that may have been contaminated with heavy metals due to the air emissions originating from the old Asarco smelter in north Tacoma (visit Ecology's Tacoma Smelter Plume map search tool: <https://fortress.wa.gov/ecy/dirtalert/>).

Soil contamination from the former Asarco smelter poses a risk to human health and the environment. Children are at especially high risk from direct exposure to contaminated soil. Construction workers, landscapers, gardeners, and others who work in the soils are also at risk.

Ecology recommends that the lead agency include the following as conditions of approval, prior to the issuance of any site development permits or the initiation of grading, filling, or clearing:

- Sample the soil and analyze for arsenic and lead following the [2019 Tacoma Smelter Plume Guidance](#). The soil sampling results shall be sent to Ecology for review.
- If lead or arsenic are found at concentrations above the Model Toxics Control Act (MTCA) cleanup levels (Chapter 173-340 WAC); the owners, potential buyers, construction workers, and others shall be notified of their occurrence. The MTCA cleanup level for arsenic is 20 parts per million (ppm) and lead is 250 ppm.
- If lead, arsenic and/or other contaminants are found at concentrations above MTCA cleanup levels, the applicant shall:

Alena Tuttle
March 25, 2021
Page 2

1. Develop soil remediation plan and enter into the Voluntary Cleanup Program with Ecology. For more information on the Voluntary Cleanup Program, visit Ecology website at: <https://ecology.wa.gov/Spills-Cleanup/Contamination-cleanup/Cleanup-process/Cleanup-options/Voluntary-cleanup-program>.
 2. Obtain an opinion letter from Ecology stating that the proposed soil remediation plan will likely result in no further action under MTCA. The applicant shall provide to the local land use permitting agency the opinion letter from Ecology.
 3. Prior to finalizing site development permits, provide to the local land use permitting agency "No Further Action" determination from Ecology indicating that the remediation plans were successfully implemented under MTCA.
- If soils are found to be contaminated with arsenic, lead, or other contaminants, extra precautions shall be taken to avoid escaping dust, soil erosion, and water pollution during grading and site construction. Site design shall include protective measures to isolate or remove contaminated soils from public spaces, yards, and children's play areas. Contaminated soils generated during site construction shall be managed and disposed of in accordance with state and local regulations, including the Solid Waste Handling Standards regulation (Chapter 173-350 WAC). For information about soil disposal contact the local health department in the jurisdiction where soils will be placed.

The link below provides a fact sheet that explains more how the arsenic and lead clean-up levels were set and why Ecology sees that they are protective for human health:
<https://fortress.wa.gov/ecy/publications/SummaryPages/1109095.html>

Thank you for considering these comments from Ecology. For assistance and information about Tacoma Smelter Plume and soils contamination, contact Eva Barber with the Toxic Cleanup Program at (360) 407-7094 or via email at eva.barber@ecy.wa.gov.

Sincerely,



Katelynn Piazza
SEPA Coordinator

Sent by email: Alena Tuttle, atuttle@seatacwa.gov

ecc: Jeff Walls, Studio 19 Architects
Eva Barber, Ecology



STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

PO Box 47600 • Olympia, WA 98504-7600 • 360-407-6000
711 for Washington Relay Service • Persons with a speech disability can call 877-833-6341

Alena Tuttle, Associate Planner
City of SeaTac
Department of Community and Economic Development
4800 S 188th Street
SeaTac, WA 98188

1/10/2022

Re: SeaTac Hotel & Apartments, Project No. SPR21-0002, Ecology SEPA No. 202101217

Dear Alena,

Thank you for the opportunity to provide comments on the SeaTac Hotel & Apartment project. The project property is located at 17300 International Boulevard in SeaTac, Washington on one 2.85-acre King County parcel (6094230000). The proposed project is located in an area affected by arsenic and lead in the soil resulting from air emissions from the old Asarco Smelter in north Tacoma.

Studio 19 Architects (Studio 19) proposed to construct a six-story hotel and a seven story multi-family apartment building on the property. Ecology recommended soil sampling to evaluate the levels of arsenic and lead in the soil

prior to construction. Ecology also recommended enrollment in the Voluntary Cleanup Program (VCP) with Ecology if lead, arsenic, or other contaminants are found at concentrations above Model Toxics Control Act (MTCA) Method A cleanup levels.

On December 14, 2021, on behalf of Studio 19, G-Logics collected eight soil samples from 0 – 6 inches below ground surface (bgs) and four samples from 6 to 12 inches bgs (Figure 2). G-Logics also collected six samples from native soil under a fill area on the property.

Upon completion of soil sampling, G-Logics submitted the samples to Fremont Analytical laboratory in Seattle, Washington for an analysis of arsenic and lead concentrations with an Environmental Protection Agency (EPA) Method 6020B. G-Logics prepared a report with sampling results and submitted it¹ to Ecology for a review. Ecology reviewed the report and concluded

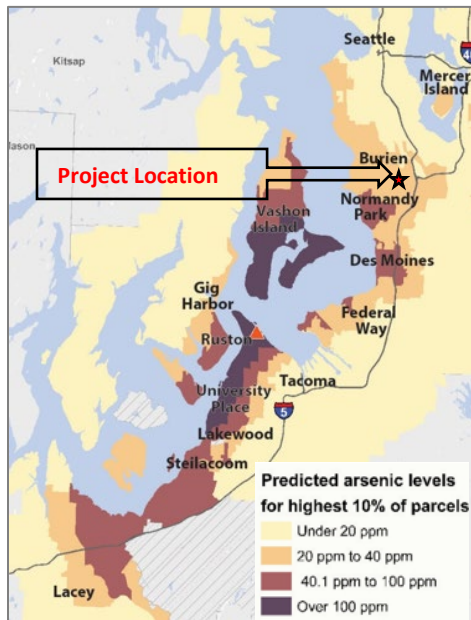


Figure 1. Vicinity map

that the average soil concentrations of arsenic and lead were below the cleanup level of 20 milligrams per kilogram (mg/kg) for arsenic and 250

THE MTCA SOIL CLEANUP LEVELS:
Average arsenic ≤ 20 mg/kg
Average lead ≤ 250 mg/kg
AND
Maximum arsenic ≤ 40 mg/kg
Maximum lead ≤ 250 mg/kg

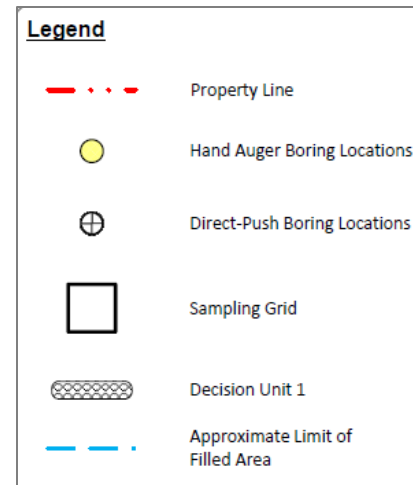
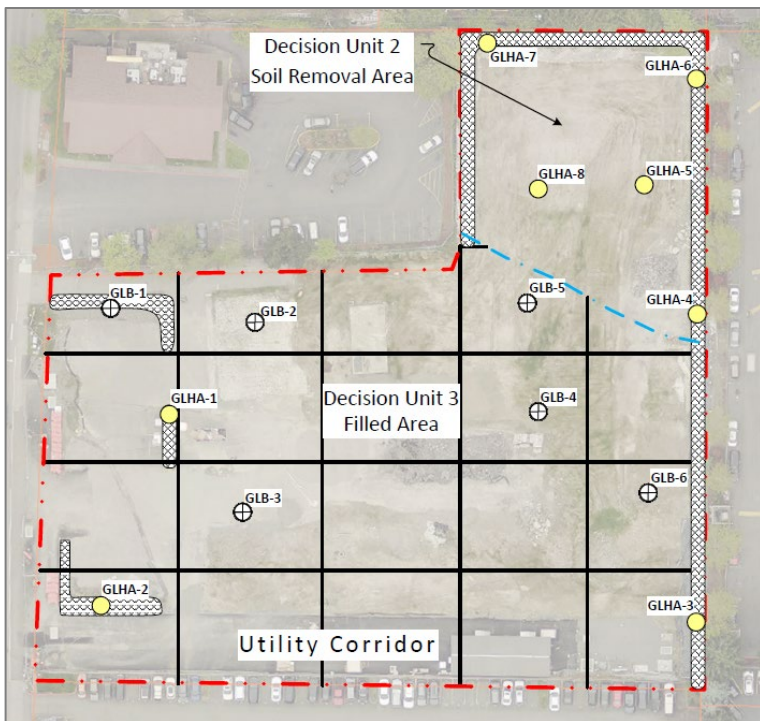
¹G-Logics. *Focused Smelter Plume Soils Evaluation 98188 Place, LLC Redevelopment Property*. January 5, 2022.

mg/kg for lead. One sample exceeded the MTCA Method A cleanup level of 20 mg/kg for arsenic, however, it did not exceed the maximum allowable concentration for a single soil sample of 40 mg/kg for arsenic. Similarly, no samples exceeded the maximum allowable concentration for a single soil sample of 500 mg/kg for lead (Table 1).

Table 1. Summary of soil sampling

Sample Depth (inches)	Arsenic mg/kg (EPA 6020B)			Lead mg/kg (EPA 6020B)		
	Minimum	Maximum	Average	Minimum	Maximum	Average
0-6	2.44	13.1	6.24	0.224	17.6	7.67
6-12	2.39	11.8	7.05	1.65	40.0	13.36
Under fill	2.16	36.1	9.13	0.185	11.3	3.85
MTCA Levels	40		20	500		250

Bold values represent concentrations above MTCA Method A cleanup level



Ecology expects that soil mixing during project construction will further reduce arsenic and lead concentrations.

Ecology does not recommend this property enter the Voluntary Cleanup Program. No soil remediation for the contamination associated with the Tacoma Smelter Plume is needed for this property.

Please note, this not a “No Further Action” determination for the property, since the property was not enrolled into the VCP.

Best regards,

Eva Barber

Technical Assistance Coordinator

[Toxics Cleanup Program](#)

Southwest Regional Office

Washington State Department of Ecology;

Phone: 360-999-9593

From: [Hari Sangha](#)
To: [Alena Tuttle](#)
Subject: Comments regarding File No. SPR21-0002 / SEP21-0002
Date: Thursday, March 25, 2021 3:04:45 PM

[This message originated outside of City of SeaTac -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

I am sending this email to comment on the project at 17300 International Blvd, Parcel Number 609423-0000.

I have lived and worked in the City of SeaTac for over 20 years. This is a unique city amongst the many cities and neighborhoods in Washington State.

The proposed project is across the street from what is growing into a true International airport. This is a major port for the State that cannot be easily replaced.

The community surrounding the airport survives off of the income generated by the airport. The areas closest to the airport should cater to this major port.

I believe that the project area is best suited for commercial use. There is no need for an apartment building next to this International hub.

Rather than attracting more International or out of town people to the areas closest to the airport, the proposed apartment would bring in more residents next door.

The proposed apartment building, would bring an influx of local people to this visitor friendly area. The project area is best suited to travelers.

We should use the areas closest to the airport to make people from out of town feel welcome, comfortable and most of all safe.

Thank you
Hari Singh