



MITIGATED DETERMINATION OF NONSIGNIFICANCE (MDNS)

FILE NUMBER: SEP21-0005

PROJECT NAME: Bridge Point SeaTac 300

PROJECT LOCATION: Address: 1410 South 200th Street **Parcel Numbers:** 0522049023, 3917400030, 3917400040, 7686200245, 7686200250, 7686200295, 7686200360, 7686200400, 7686200420, 7686200680, 7686200690, 7686200700, 7686200705, 7686200740, 7686200755, 7686200800, 7686200815, 7686200860, 7686200870, 7686200880, 7686200890, 7686200920, 7686200960, 7686201040, 7686202000, 7686201920, 7686201930, 7686200345

PROJECT DESCRIPTION: Redevelopment of twenty-eight parcels totaling approximately 17.02 acres including former school site, athletic field, single-family residences, and vacant lots into two building industrial development on two parcels, to be built out as approximately 310,000 sqft. of industrial space, 206 parking stalls, with other associated on-site and off-site improvements. Three parcels (7686202000, 7686200295 and 3917400040) are proposed to be rezoned from UL-7,200 to Industrial zoning as part of this project, and several sections of City of SeaTac right-of-way are proposed to be vacated.

PROPONENT: Kyle Siekawitch; Bridge Development Partners, LLC; 10655 NE 4th Street, Suite 500; Bellevue, Washington 98004; (425) 749-4325; ksiekawitch@bridgeindustrial.com

LEAD AGENCY: City of SeaTac

STAFF CONTACT: Neil Tabor, *Associate Planner*; Department of Community and Economic Development; 4800 South 188th Street, SeaTac, WA 98188; ntabor@seatacwa.gov; 206-973-4836

RESPONSIBLE OFFICIAL: Jennifer Kester, *Planning Manager*; Department of Community and Economic Development; 4800 South 188th Street, SeaTac, WA 98188; 206-973-4750

The City of SeaTac, as lead agency for this proposal, has determined that the proposal will have a probable significant adverse impact on the environment; the impacts will be mitigated through conditions listed herein. 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 City of SeaTac.

MATERIALS FOR CONSIDERATION

1. Traffic Impact Analysis (TIA) dated 6/3/2022
2. Architectural Site Plan and Elevations dated 10/08/2021
3. Civil Site Plan and Road Sections dated 05/25/2022



ANALYSIS & CONDITIONS

Transportation

Review of transportation components of this project were conducted by both City Staff and a third-party consultant contracted with the City. Based on the proposed project use, proposed access points, existing road conditions and proposed volume of traffic generated, concerns related to impacts on adjacent roadways, pedestrian safety and traffic patterns emerged. City staff also identified concerns over the structural state and construction of South 200th Street based on previous projects in the vicinity.

To accommodate truck turning movements, the three access points designed for truck movements have access drive widths that exceed the maximum allowed in the 2016 King County Road Design and Construction Standards. Detailed review of the engineering variances to depart from these standards will be conducted with a later stage of the project. The larger access drive widths proposed increase the distance and associated time required for pedestrians to cross this access point, making it less safe for pedestrians.

The civil site plan and road sections demonstrate a single access point that is designed to accommodate trucks entering and exiting the northern site. Staff and third-party reviewers identified concerns over potential conflicts at this access point, and implications for potential conflicts to cause traffic queuing around this access point. The northern site also has an access point to the north that is designed to accommodate emergency vehicles.

The southern site is proposed to contain two access points to South 200th Street. City Staff raised concerns over possible conflict points at these access points if they were to accommodate vehicles entering and exiting the site, as well as the increased width of access drive that would be required to accommodate entering and exiting traffic at a single access point.

Absent specific applicable requirements within the City of SeaTac Municipal Code the following items are conditioned with the SEPA threshold with the intent to mitigate the transportation related impacts of this project:

1. The applicant shall be responsible for providing coring of the section of South 200th Street along their project frontage to determine if current road conditions meet Principal Arterial construction standards. If findings of these coring activities identify that Principal Arterial construction standards are deficient in this road section, the applicant shall be responsible for reconstruction of the section of South 200th Street along the project frontage. The applicant shall coordinate with the City's Public Works Department to conduct coring activities to best practice standards. Coring activities shall be completed prior to the issuance of a ROW permit for work that involves striping or structural changes to South 200th Street. If coring analysis demonstrates requirements for reconstruction of South 200th Street, this shall be permitted and completed prior to the issuance of certificate of occupancy for any buildings on the northern or southern sites.
2. Prior to the issuance of certificate of occupancy for any building utilizing vehicular access points, truck access drives along Des Moines Memorial Drive and South 200th Street shall be striped for pedestrian crossing to support safe pedestrian crossings on access widths that exceed the standard maximum access with allowed within the 2016 King County Road Design and Construction Standards. Striping of these sections will be reviewed with right-of-way permits required for the project.



3. To accommodate a southbound left turn pocket for truck traffic entering the northern portion of the project site to minimize queuing and disruptions of vehicles along Des Moines Memorial Drive, the applicant shall provide striping for the new lane orientation, which shall be reviewed with the right-of-way permit for the project. This shall be completed prior to the issuance of certificate of occupancy for the building on the northern site.
4. Passenger vehicles entering the northern site shall exclusively use the northern access point. This shall be signed accordingly prior to the issuance of certificate of occupancy for the proposed structure on the northern site.
5. The eastern access point into the southern site shall be designated for entry only and the western access point into the southern site shall be designated for exit only, for any non-emergency vehicles. Both shall be signed and demarcated on paved surfaces accordingly prior to the issuance of certificate of occupancy for the proposed structure on the southern site.

Aesthetics

The location of this project is adjacent to numerous single-family residences and neighborhoods and the proposed project site will be positioned at a higher base elevation than many of the properties within its vicinity. The height allowances of the Industrial zoning and proposed building heights will also exceed those allowed for single-family properties and increase the proposed warehouse structures' visual prominence.

Absent specific applicable requirements within the City of SeaTac Municipal Code the following item is conditioned with the SEPA threshold with the intent to mitigate the visual impact of this project on the surrounding area:

6. The proposed buildings on the site shall select neutral colors in building design that will limit the visual impact on the surrounding area. Color selection for the building design shall be reviewed through the building permits for the proposed buildings. All design features to satisfy this condition shall be installed or painted prior to the issuance of certificate of occupancy for the individual building.

COMMENT PERIOD: This MDNS is issued under WAC 197-11-340(2); the lead agency will not act on this proposal for **14 days** from the date of issuance. Comments must be submitted by **5:00 P.M. on Monday, September 05, 2022**. Detailed information is available to the public upon request.

APPEAL PERIOD: Any person wishing to appeal this determination may file such an appeal to the SeaTac City Clerk within **10 days** from the end of the comment period. All appeals of the above determination must be filed by **5:00 P.M. on Thursday, September 15, 2022**. There is a fee to appeal this determination (see City of SeaTac fee schedule).

Jennifer Kester, *Planning Manager*

08/22/2022

Date Issued