



### **Binding Site Plan (BIN) Staff Report**

**File Number:** BIN22-0001

**Project Name:** SeaTac Hotel & Apartments

**Project Address:** 17300 International Blvd, SeaTac, WA 98188

**Parcel Number:** 609423-0000

**Project Summary:** Establishment of two contiguous lots for future coordinated development of a new six-story hotel containing 198 rooms and a separate seven-story multi-family (apartment) building containing 182 units on 2.9 acres of property accessed via International Blvd that will continue to function as one site with respect to, but not limited to, lot access, interior circulation, open space, landscaping, drainage facilities, facility maintenance and parking.

**Applicant/Property Owner:** Steven Lou; 134 Seneca St. #2301, Seattle, WA 98101; (206) 349-0638; shuolou@yahoo.com

**Agent/Contact:** Same as Applicant.

#### **I. Background**

##### **A. Proposal**

The parcel, through a binding site plan will establish two contiguous lots - Lot 1, 56,768 SF (1.30 acres), containing a 24,547 SF 198-unit hotel and attached structured parking with 34 stalls, and surface parking of 52 stalls; and Lot 2, 69,692 SF (1.60 acres), containing a 22,109 SF 182-unit apartment and attached structured parking with 84 stalls, and surface parking of 69 stalls.

Two 26' vehicular access roads serve the site; the northern access is primarily for the use of and contains parking for residents and guests of the apartment, the southern access is primarily for the use of and contains parking for residents and guests of the hotel.

The binding site plan is supported by and subject to declaration of covenants, conditions and restrictions (CCR's) (exhibit 3b) to be recorded ensuring the site will continue to function as one site with respect to, but not limited to, lot access, interior circulation, open space, landscaping, drainage facilities, facility maintenance and parking.

##### **B. Site and Neighborhood**

###### **1. Site Description**

Located along the east side of International Blvd., (aka Pacific Hwy S, or SR 99) south of the S 170<sup>th</sup> St intersection and north of S 176<sup>th</sup> St where the SeaTac Airport Link Light Rail Station, Rapid Ride A line and bus routes are located. The site is currently vacant, since the former use, the Jet Motel was demolished in 2016. Grades across the site are typically between 2 and 5 percent, sloping to the southwest. A preexisting sidewalk runs along the extent of the frontage.

###### **2. Land Use (Exhibit 4a)**

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

- a. Site: Vacant

- b.* North: Restaurant
  - c.* South: Hotel/Motel
  - d.* East: Multi-family
  - e.* West: Airport
- 3. Zoning (Exhibit 4b)
  - a.* Site: CB-C (Community Business in Urban Center) in the City Center Overlay District
  - b.* North: CB-C (Community Business in Urban Center)
  - c.* South: CB-C (Community Business in Urban Center)
  - d.* East: UH-900 (Urban High Density Residential)
  - e.* West: AVO (Aviation Operations)
- 4. Comprehensive Plan Designations (Exhibit 4c)
  - a.* Site: Commercial High Density
  - b.* North: Commercial High Density
  - c.* South: Commercial High Density
  - d.* East: Commercial Medium Density
  - e.* West: Airport
- 5. Utilities, Services

The utilities and services for the site are as follows:

- a.* Water District: Highline Water District
- b.* Sewer District: Midway Sewer District
- c.* School District: Highline School District
- d.* Fire District: Puget Sound Regional Fire Authority

### **C. Project Timeline**

- 1. Mandatory Pre-application Meeting: October 25, 2022
- 2. Application (Exhibit 2a) submitted: December 22, 2022
- 3. Determination of Completeness (DOC) (Exhibit 5) issued: January 17, 2023
- 4. Notice of Application (NOA) (Exhibit 6b) issued: January 31, 2023
- 5. Public Hearing Notice (Exhibit 6c): August 2, 2023

### **D. SEPA Review**

The City issued a Determination of Nonsignificance (DNS) on June 13, 2022 (exhibit 6d) while the site was undergoing preliminary site plan review. The comment period for the SEPA action ended on June 27, 2022. No appeals were filed.

## **II. Staff Findings**

### **A. Compliance with Zoning Standards**

City staff analyzed the proposal for compliance with applicable development standards of the zoning code through the preliminary site plan review process, under file number SPR21-0002. The proposal complies with the applicable zoning code regulations as illustrated in the Notice of Decision (exhibit 7), approved with conditions, issued on July 25, 2022. No appeals were filed.

## B. Binding Site Plan Criteria

Per SMC 14.22.020(A), “except as provided in this chapter, the review procedures and criteria established under Chapter 14.20 SMC shall apply to binding site plan applications”, therefore, SMC 14.20.055 criteria for review of long subdivisions is applicable to this binding site plan, in addition to criteria for approval required under SMC 14.17.080. The Applicant’s and Staff’s responses to the review criteria of both sections are provided below.

### 14.17.080 Criteria for Approval of Subdivision Application

Each reviewing authority shall assess the proposal’s general compliance with all State and City statutes, regulations and other standards in effect on the date the application is determined to be complete. Such standards include, but are not limited to, the following:

1. This title and the Zoning Code.
  - a. *Applicant Comment:* Community Business in Urban Center (CB-C).
  - b. *Staff Findings:* The proposed uses for the property – hotel and multi-family residential – is permitted in the CB-C zone within the City Center Overlay District. The proposal complies with Title 14 as applicable through the staff findings presented in this staff report, and furthermore complies with the zoning code as documented in the preliminary site plan notice of decision issued July 25, 2022 (exhibit 7).
2. The City Comprehensive Plan.
  - a. *Applicant Comment:* None provided.
  - b. *Staff Findings:* The site has a comprehensive plan designation of Commercial High Density (CH); the current zoning of Community Business in Urban Center (CB-C) and proposed use(s) of hotel and multi-family residential support the development of the site. Comprehensive Plan Policy 2.1B is to direct moderate and high-density residential development to the Urban Center, which the apartment building on site will achieve. Additionally, by incorporating a mixture of different types of uses on one cohesive site which encourages pedestrian circulation, maximizes site development potential and creates an active environment, this proposal is in line with the City Center Subarea Plan Policy CI-1A: improve the City Center’s image through high-quality design standards and other features that enhance the City’s image.
3. Shoreline Management Act and applicable shoreline programs.
  - a. *Applicant Comment:* N/A
  - b. *Staff Findings:* Angle Lake is the only State governed body of water in SeaTac, and since this site is further than 200 feet from the shoreline, the Shoreline Management Act is not applicable.
4. Surface Water Management Code, Comprehensive Storm Drainage Plan, and Basin Plans, as may be applicable.
  - a. *Applicant Comment:* Approved plans reflect City standards.
  - b. *Staff Findings:* Engineering Review Division conducted plan review on and approved the following permits: SPR 21-0002 (NOD issued 7/11/22); BLD21-0026 & BLD21-0027, STE21-0032, ROW22-0083 (issued 7/27/22).
5. Fire Code as adopted by the City.

- a. Applicant Comment:* Approved plans reflect City standards.
  - b. Staff Findings:* Staff from the Puget Sound Regional Fire Authority conducted plan review on and approved the following permits: SPR21-0002 (NOD issued 7/11/22); BLD21-0026 & BLD21-0027, STE21-0032, ROW22-0083 (issued 7/27/22).
6. Comprehensive Transportation Plan, City Road Standards and Right-of-way Use Code.
  - a. Applicant Comment:* Approved plans reflect City standards.
  - b. Staff Findings:* During the preliminary site plan review, staff reviewed transportation impacts from the proposed development for compliance with the City's Six-Year Transportation Improvement Plan, Transportation Master Plan adopted by City Council as Resolution #15-013, and the Transportation Element of the Comprehensive Plan; and determined that the concurrency requirements for the available trips on the multimodal transportation network in the vicinity of this proposed development were met. After reviewing the binding site plan proposal, staff has found no changes and the proposal is still in compliance. As a condition of preliminary site plan approval, street frontage improvements consisting of an 8' sidewalk and 6' landscaping strip are to be constructed and a 1' dedication will be required to meet the minimum width requirements. Right-of-way permit (ROW22-0083) was issued on 7/27/22.
7. Clearing and Grading Code.
  - a. Applicant Comment:* Approved plans reflect City standards.
  - b. Staff Findings:* Engineering site clearing and grading permit (STE21-0032) was issued on 7/27/22.

#### 14.20.055 Criteria for Review of Long Subdivisions

In addition to project evaluation required under SMC 14.17.080, the staff report shall specifically consider any and all supplementary provisions, conditions and fees required to ensure the public health, safety, and general welfare as related to:

- A. Streets shall conform in effect to the City of SeaTac Comprehensive Transportation Plan as adopted and/or to the general pattern of the street system of SeaTac.
  - a. Applicant Comment:* This project does not have streets.
  - b. Staff Findings:* The site has no public street and/or through street. There are two private 26' wide access roads that connect to International Blvd.
- B. Adequate storm drains and stormwater facility improvements shall be provided in accordance with Chapter 12.10 SMC.
  - a. Applicant Comment:* Approved plans reflect City code.
  - b. Staff Findings:* Stormwater Declaration of Covenant to be recorded.
- C. Sidewalks or walkways shall be required for all proposed streets including perimeter streets in business and residential subdivisions.
  - a. Applicant Comment:* Approved plans depict frontage sidewalks.
  - b. Staff Findings:* Street frontage improvements consisting of an 8' sidewalk and 6' landscaping strip to be constructed along the International Blvd frontage.
- D. Pedestrian circulation is provided for children for access to school facilities or school bus stops.
  - a. Applicant Comment:* N/A



1. Note shall be added to the face of the plat stating all proposed access drives from International Blvd shall remain unobstructed at all times, will be mutually shared among Lots 1 and 2 and be available for use by each parcel's owner and its invitees/patrons.

B. Engineering Division

1. None.

**Prepared by:** Alena Tuttle, *Senior Planner*

**Prepared on:** 08/08/2023

**Exhibits List:**

1. Staff Report, dated August 8, 2023
2. Application Materials
  - a. Binding Site Plan Application (in the form of preliminary short plat application), received December 22, 2022
  - b. Applicant's Response to Criteria of Approval, received December 22, 2022
3. Plan Set, submitted June 16, 2023
  - a. Binding Site Plan Plat Map
  - b. CCR's
4. Zoning/Comprehensive Plan Information
  - a. Vicinity Map
  - b. Zoning Map
  - c. Comprehensive Plan Land Use Map
5. Determination of Completeness (DOC), issued January 17, 2023
6. Public Notices
  - a. Certification form, dated August 8, 2023
  - b. Notice of Application (NOA), issued January 31, 2023
  - c. Public Hearing Notice, issued August 2, 2023
  - d. SEPA Determination, issued June 13, 2022
7. Preliminary Site Plan Notice of Decision, issued July 11, 2022