



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

File #: 2318-3793

A. Background

1. **Project name:** Firs MHP Rezone
2. **Applicant:** Kwanghyun (Daniel) Baek, UIL Architects; 1611 116th Ave NE Suite 208; Bellevue, WA 98004; (425) 635-8914; dkb@uilarchitects.com
3. **Contact person:** Same as Applicant
4. **Date checklist prepared:** 8/8/2023, revised 9/8/2023
5. **Agency requesting checklist:** City of SeaTac
6. **Proposed timing or schedule:** Timeframe for proposed development concept has not been determined.
7. **Plans for further activity:** After rezoning parcels from UH-900 to CB-C, project parcel "A" (3445000127) will undergo a short subdivision into two lots and establishment of an ingress/egress road easement off S 204th Street.
8. **Environmental information:** None known.
9. **Pending applications:** None known.
10. **Government approvals or permits required:** None as associated with the rezone application. The following are required for the proposed site development - short subdivision (SUB); preliminary site plan review (SPR); grading and drainage (STE) permit; right-of-way (ROW) permit; building (BLD) permit.
11. **Proposal:** Rezoning parcel 3445000126, currently split zoned Community Business in Urban Center (CB-C) & Urban High Density Residential (UH-900) and parcel 3445000127, currently zoned Urban High Density Residential (UH-900) to Community Business in Urban Center (CB-C), consistent with the Comprehensive Plan land use designation.
The following proposed development concept has not been taken into consideration during this SEPA determination and will be evaluated as part of future land use permit application. The hotel development is proposed on parcel 3445000126, with primary access via International Blvd. Conceptually, the building is 7 stories, containing 160 guest rooms, associated amenities and 234 surface parking stalls. The apartment development is proposed on parcel 3445000127, fronting S 204th Street, with primary access via an ingress/egress road easement. Conceptually, the building is 5 floors, containing 85 units (2-, 3-, & 4-bedroom mix) with a 2 level, 157 stall parking garage.
12. **Location:** Address: 20446 International Blvd Parcel Numbers: 3445000126 & 3445000127

B. Environmental Elements

1. **Earth:** Concur with checklist.
The CB-C zone does not have a maximum impervious surface area but does have a maximum building lot coverage of 75%. Based upon the conceptual plans, both the hotel and multi-family development are meeting this development standard.
2. **Air:** Concur with checklist.

3. **Water:** Concur with checklist.
The project site is located within the Central Puget Sound Watershed/Des Moines Creek Basin - Basic Flow Control Area. Enhanced basic water quality treatment area per the KCSWDM will be required for site development.

The project site is located within a wellhead protection area. No prohibited uses are proposed for the site. Future site development will comply with the performance standards under SMC 15.700.360(D).
4. **Plants:** Concur with checklist.
Landscaping per SMC 15.445 and 15.310.550 will be applicable to future site development.
5. **Animals:** Concur with checklist.
6. **Energy & Natural Resources:** Concur with checklist.
7. **Environmental Health:** Concur with checklist.
The subject 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.
8. **Land and Shoreline Use:** Concur with checklist.
Current uses:
Site: Vacant
North: Hotel/Motel, Restaurant, Elementary School
South: Multi-family
East: Multi-family
West: International Blvd/Vacant
Current zoning (within the Angle Lake Station Overlay District/District Center):
Site: Community Business in Urban Center (CB-C) & Urban High Density Residential (UH-900)
North: Community Business in Urban Center (CB-C), Industrial (I) & UL-7,200 (Urban Low Density Residential)
South: Community Business in Urban Center (CB-C) & Urban High Density Residential (UH-900)
East: Urban High Density Residential (UH-900)
West: Right-of-Way & Community Business in Urban Center (CB-C)
9. **Housing:** Concur with checklist.
The subject parcels were previously developed with mobile homes that have since been demolished.
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.
A traffic concurrency application will be required at the time of land use permit application (preliminary site plan review).
15. **Public Services:** Concur with checklist.
16. **Utilities:** Concur with checklist.
The subject parcels are within the Highline Water District and the Midway Sewer District.

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, *Senior Planner*

Prepared on: 04/23/2024