



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

File #: 2402-3004

A. Background

1. **Project name:** Summit View Development
2. **Applicant:** BOE architects, PLLC; 1130 Broadway, Suite 207; Tacoma, WA 98402; (253) 383-7762; dboe@boearc.com
3. **Contact person:** David Boe, phone number 253.838.7762, email dbow@boearc.com
4. **Date checklist prepared:** 02/12/2024
5. **Agency requesting checklist:** City of SeaTac
6. **Proposed timing or schedule:** Phase 1 is expected to begin in summer 2024 and includes the following scope: site grading, utilities, paving and parking improvements.
Phase 2 is expected to begin in spring 2025 and includes the following scope: construction of celebration of life pavilion.
7. **Plans for further activity:** None.
8. **Environmental information:** Geotechnical Report, Trip Generation and Parking Memo.
9. **Pending applications:** None.
10. **Government approvals or permits required:** Grading and drainage (STE) permit, and building (BLD) permit.
11. **Proposal:** Summit View Development consists of internal site improvements and additions to Washington Memorial Park, a pre-existing Funeral Home and Cemetery property zoned Park (P). The proposed project will include the construction of a 7,500 square foot Celebration of Life Pavilion, relocation of the existing POW/MIA Memorial, extending site utility infrastructure (fire line extension, electrical service extension, surface water management), an additional stacked parking arrangement for 54 vehicles, and the creation of a variety of interment memorial options for human remains and cremains. An estimated 1,500 CY cut, and 2,000 CY fill are needed to prepare the site for development.
12. **Location:** Address: 16445 International Boulevard; Parcel Number: 2823049054, 2823049052 and 2823049080.

B. Environmental Elements

1. **Earth:** Concur with checklist.
2. **Air:** Concur with checklist.
3. **Water:** Concur with checklist
4. **Plants:** Concur with checklist.
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: Funeral Home/Crematory.
 - North: Public/Private Parking.
 - South: Right of Way/Utility, Road.
 - East: Public/Private Parking, Hotel/Motel and Associated Uses and Retail, General.
 - West: Airport and Public/Private Parking.Current zoning:
 - Site: P (Park).
 - North: AVO (Aviation Operations).
 - South: CB-C (Community Business in Urban Center).
 - East: CB (Community Business).
 - West: AVO (Aviation Operations).
9. **Housing:** Concur with checklist.
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:** The applicant was directed to provide a Trip Generation Memo upon review of the SEPA Checklist. Public Works Engineering's (PWE) review of the Trip Generation Memo concluded that the development will not generate any additional pm peak hour trips. The development's proposed hours of operation will be later in the morning (starting at 10:00 AM) or early in the afternoon (starting before 2:00 PM). This project is currently under Conditional Use Permit (CUP) review (2402-3004). As a condition of approval of the CUP the owner is required to record a deed restriction limiting the proposal's hours of operation to services commencing no later than 2pm.
15. **Public Services:** Concur with checklist.
16. **Utilities:** Concur with checklist.

C. Non-project Actions

N/A.

D. Conclusion

1. Based on the analysis, the City of SeaTac, as the lead agency for this proposal, has determined 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: Ramon Rodriguez, *Senior Planner*

Prepared on: July 25, 2024