



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

File #: SEP21-0001

A. Background

1. **Project name:** Amelia Apartments
2. **Applicant:** SeaTac Star Development, LLC
3. **Contact person:** George Schweikart; Clark | Barnes; 1401 West Garfield Street; Seattle, WA 98119; 206-782-8208
4. **Date checklist prepared:** 01/20/2021
5. **Agency requesting checklist:** City of SeaTac
6. **Proposed timing or schedule:** Submittal in January 2021; construction to begin early 2022
7. **Plans for further activity:** None
8. **Environmental information:** A Geotechnical Engineering Study, dated November 20, 2020, was prepared by Geotech Consultants, Inc.
9. **Pending applications:** None
10. **Government approvals or permits required:** Preliminary Site Plan Review (SPR); Grading and drainage (STE) permit; right-of-way (ROW) permit; building (BLD) permit
11. **Proposal:** The construction of a 7-story mixed-use residential building with 2 levels of below-grade parking totaling 123,963 square feet. The project will contain 108 total dwelling units with parking for 78 vehicles. The site is 0.54 acres (23,516 square feet).
12. **Location:** Address: 2929 South 200th Street; Parcel Number: 344500-0019

B. Environmental Elements

1. **Earth:** Concur with checklist.
2. **Air:** Concur with checklist.
3. **Water:** Concur with checklist.
The project site is located within a wellhead protection area. No prohibited uses are proposed for the site. The project will comply with the performance standards under SMC 15.700.360(D).
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: Vacant
North: Mobile home park

South: Multi-family
East: Fire station
West: Multi-family

Current zoning:

Site: CB-C (Community Business in Urban Center)
North: UH-900 (Urban High Density Residential)
South: CB-C (Community Business in Urban Center)
East: UH-1,800 (Urban High Density Residential)
West: CB-C (Community Business in Urban Center)

9. **Housing:** The housing mix for this project changed after the checklist was submitted. The project will still provide 108 apartment units. However, 1 unit will be reserved for low-income residents, 21 for moderate-income units, and the remaining units will be market rate housing.
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 impact analysis was submitted on 01/21/2021 and reviewed by the City prior to the SEPA determination. The City issued a Temporary Concurrence Certificate on 11/04/2021.
15. **Public Services:** Concur with checklist.
16. **Utilities:** Concur with checklist.

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: Dennis Hartwick, *Senior Planner*

Prepared on: 02/15/2022