

Community and Economic Development

Master Land Use Application

Staff Use Only:

Project Name: **SPR21-0006: Home2 Suites**

Master Project #:

Sub-Projects #:

Pre-Application #/Date:

Check all specific Land Use Actions you are applying for in the boxes provided:

Please note that you do not need to duplicate any of the information requested from the land use action submittal checklists below if you have already provided it in this application.

| | | |
|--|---|---|
| <input type="checkbox"/> Accessory Dwelling Unit <input type="checkbox"/> Code Interpretation <input type="checkbox"/> *Comprehensive Plan Amendment <input type="checkbox"/> *Conditional Use – Minor <input type="checkbox"/> *Conditional Use – Major <input type="checkbox"/> *Development Agreement <input type="checkbox"/> *Development Regulations Amendment <input type="checkbox"/> Lot Line Adjustment <input type="checkbox"/> *Planned Unit Development <input checked="" type="checkbox"/> *Preliminary Site Plan Review <input type="checkbox"/> Public Utility Exception | <input type="checkbox"/> Reasonable Use Exception <input type="checkbox"/> Request for Zoning Compliance Letter <input checked="" type="checkbox"/> SEPA <input type="checkbox"/> Separate Lot Status Determination <input type="checkbox"/> Shoreline Exemption <input type="checkbox"/> *Shoreline Substantial Development <input type="checkbox"/> *Short Plat – Preliminary <input type="checkbox"/> *Short Plat – Final <input type="checkbox"/> *Subdivision – Preliminary <input type="checkbox"/> *Subdivision – Final | <input type="checkbox"/> Sign Special Event or Grand Opening <input type="checkbox"/> Sign Variance <input type="checkbox"/> Special Home Occupation (SHOP) <input type="checkbox"/> Temporary Use Permit <input type="checkbox"/> *Variance <input type="checkbox"/> Wireless Communication Facility (WCF) <input type="checkbox"/> Zoning Compliance Letter <input type="checkbox"/> *Zone Reclassification (Rezone) |
|--|---|---|

This Master Land Use Application **and** specific Land Use Action(s) (see submittal checklists above) must be completed with all required supplemental documents provided prior to submitting for an application to be considered complete and accepted through the Permit Center. Please note that any land use action above marked with an asterisk (*) will require an intake appointment when ready to submit. Please see the [Land Use Application Intake Appointment FAQ's](#) page for more information.

Failure to submit all requested items (in legible form) may delay processing of your application. Additional information may be required after review of your proposal.

In an effort to reduce paper and transition to digital review, electronic plan submittal is preferred via files on a USB/Thumb drive instead of hard copies.

Application Requirements:

- ☐ Master Land Use Application completed;
- ☐ Specific Land Use Action submittal checklist completed (please see the [Permits & Land Use Applications Page](#));
- ☐ Multimodal Transportation Concurrency Application completed (click [here](#) to view);
- ☐ Payment of applicable fees via Cash, Check or Card (Visa + MasterCard limit of \$2,500).
- ☐ Schedule intake appointment (if applicable).

SITE/PROPERTY INFORMATIONSite Address: **19340 28th Avenue S.**Parcel #: **0422049240**

Property's Existing Zoning:

☐ UL ☐ UM ☐ UH ☐ UH-UCR ☐ T ☐ MHP ☐ NB ☐ O/C/MU ☐ O/CM ☐ ABC ☐ CB ☒ CB-C ☐ BP ☐ I
☐ P ☐ AVC ☐ AVO

APPLICANT/OWNER INFORMATION

Applicant's Information:

Name: **BHGAH 28th STA, LLC**
☒ Owner ☐ Authorized Agent ☐ Purchaser
c/o BHG HotelsMailing Address: **5895 Jean Road, Suite 100, Lake Oswego, OR 97035**Phone: **503-482-5129**Email: **jatin@lodgingmgmt.com**

Property Owners Information:

*(If an LLC, please provide documentation
of being an authorized signer)*
Name: **BHGAH 28th STA, LLC****c/o BHG Hotels**Mailing Address: **5895 Jean Road, Suite 100, Lake Oswego, OR 97035**Phone: **503-482-5129**Email: **jatin@lodgingmgmt.com**

Designated Contact Person:

*(Who will receive and disseminate all
correspondence from the City)*

Same as:

☐ Applicant ☐ Property Owner ☒ Other
Name: **Tom Sisul, Civil Engineer**Mailing Address: **375 Portland Avenue, Glastone, OR 97027**Phone: **503-657-0188**Email: **tomsisul@sisulengineering.com***(Contact 1)*

PROFESSIONAL CONTACT INFORMATION

Architect:

Name: **Dale Johnson**Mailing Address: **2200 W. Rosebud Lane, Coeur d'Alene, ID 83814**Phone: **208-667-5570**Email: **dale@jra-arc.com**

Engineer:

Name: **Tom Sisul, Sisul Engineering**Mailing Address: **375 Portland Avenue, Gladstone, OR 97027**Phone: **503-657-0188**Email: **tomsisul@sisulengineering.com**

Surveyor:

Name: **Holmvg Dewitt Gallion and Associates**Mailing Address: **PO Box 2120, Buckley, WA 98321**Phone: **360-825-6963**Email: **rex@hdgallion.com**

Designer/Landscape Architect/etc.:

Name: **Paul Dix, Aspen Design Group**

Mailing Address: _____

Phone: **425-292-9845**Email: **aspendg@aol.com**

ACKNOWLEDGEMENTS

1. *By signing this application, I authorize employees/agents of the City of SeaTac to enter onto the property that is the subject of this application during regular business hours. The sole purpose of entry is to make an examination of the property that is necessary to process this application.*
2. *I certify that I am the owner of this property or the owner's authorized agent. If acting as an authorized agent, I further certify that I have full power and authority to file this application and to perform, on behalf of the owner, all acts required to enable the jurisdiction to process and review such application. I will comply with all provisions of the law and ordinance governing this type of application. If the scope of work requires a licensed contractor to perform the work, the information will be provided prior to permit issuance.*
3. *I CERTIFY THAT THE INFORMATION FURNISHED BY ME AS PART OF THIS APPLICATION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.*

I am the: ☒ Owner ☐ Authorized Agent

Applicant Signature: 

Date: 08/24/2021

Printed Name: Jatin Patel

Preliminary Site Plan Review Submittal Checklist

Staff Use Only:

SPR #: **21-0006**

Project Name: **Home2 Suites**

DEFINITION AND PURPOSE

Preliminary Site Plan Review provides an administrative process by which a development project is reviewed to ensure conformance with applicable policies, codes and development standards. The process is separate from and precedes initial building or engineering permit review and issuance.

AUTHORITY AND APPLICATION

- 1. Projects That Require SEPA.** At a minimum, Preliminary Site Plan Review is required for all projects subject to SEPA review per Chapter 16A.23 SMC; provided, that no other land use approval is required. SEPA review shall occur concurrently with the Preliminary Site Plan Review process.
- 2. Projects That Do Not Require SEPA.** The Director may establish administrative standards for projects to be subject to Preliminary Site Plan Review versus those more minor projects that can be approved through standard permit review/issuance.

The following project types shall be required to submit for Preliminary Site Plan Review prior to submittal of construction permits (if applicable):

- Townhouse projects.
- Multi-family housing projects.
- All projects within Overlay Districts and Zones (see SMC Title 15, Division III), except for single-family residences.

Please Note: Any project that is subject to a Conditional Use Permit or Shoreline Substantial Development Permit may be exempt from a Preliminary Site Plan Review application; however regulations shall still apply and be reviewed.

REVIEW PROCESS AND PROCEDURES

All projects subject to Preliminary Site Plan Review shall be considered in accordance with SMC 15.115.055 and be processed as Type II Permits per SMC Title 16A.

1. Your submittal will NOT be accepted for intake if your project has not had the required Pre-Application meeting. To schedule the required meeting, you must complete the required Pre-Application meeting request found here: (<http://www.seatacwa.gov/home/showdocument?id=4779>) and submit it to the Permit Center.
2. A Determination of Completeness (DOC) will be made within twenty-eight (28) days of the application submittal stating whether the application is complete or if additional information is required.
3. A Notice of Application (NOA) will be published and sent to adjacent property owners. The NOA will be issued within fourteen (14) days after a DOC is made.

- a. A notice board is required to be posted on said property on or before the publish date of the NOA. An Affidavit of Installation shall be submitted to the City that the notice board has been installed on the property.
4. Once a DOC is issued, the City has one hundred twenty (120) days to make a decision regarding the application. A Notice of Decision (NOD) will be sent to the applicant/property owner and to all parties of record.
5. The decision on a Preliminary Site Plan Review may be appealed to the Hearing Examiner within fourteen (14) days of the issuance of such decision. The appeal must be filed with the City Clerk on a form supplied by the City Clerk along with a filing fee.
6. A Preliminary Site Plan Review approval shall become null and void if a complete application for a building permit, or engineering permit when no building permit is required, is not filed within one (1) year of the date of approval.
7. Upon written request of the property owner or his/her authorized representative, the Director may grant an extension of time up to but not exceeding six (6) months. Such extension shall be based upon finding that there has been no material change of applicable policies, codes and development standards, and that granting an extension would not be detrimental to the public health, safety or general welfare.

Application Checklist

The following materials are the minimum that must be submitted to review your application. **Please do not turn in your application until all items listed below have been checked off.** Submittals will not be accepted unless complete. Return completed checklist with application.

** Additional detailed specifications will be required in the plan submittal requirements at time of BLD and/or STE stage.*

*** Refer to current fee schedule, and/or contact a permit coordinator @ 206-973-4750 for information regarding required fees at the time of application submittal.*

****Detailed landscape and architectural plans will be reviewed and approved through the building permit.*

| SUBMITTAL REQUIREMENTS | | APPLICANT | STAFF |
|------------------------|--|---------------------------------|-------|
| 1 | Master Land Use Application form, completed. | Yes | ✓ |
| 2 | Required fee(s) paid. | Yes | ✓ |
| 3 | Original, plus four (4) copies of all documents. | Yes | ✓ |
| 4 | An environmental (SEPA) checklist, if applicable. | Yes | ✓ |
| 5 | Water and Sewer availability letter. | Yes | ✓ |
| 6 | Project description: In a separate written attachment, please provide the following: <ul style="list-style-type: none"> • Description of the current property, noting any critical areas. • Scope of the project: <ul style="list-style-type: none"> ○ Physical / Spatial changes (i.e. additions, lot coverage, gross floor area, unit counts, and underground space). ○ Land use (i.e. business type, uses proposed). ○ Parking stalls. ○ Open space, landscaping and amenities. | See letter addressing the items | ✓ |
| 7 | Vicinity map. | Cover Sheet | ✓ |
| 8 | Plan set requirements (see below). | See below | |

| SUBMITTAL REQUIREMENTS | | APPLICANT | STAFF |
|------------------------|--|--|-------|
| | <ul style="list-style-type: none"> Existing Site Plan Proposed Site Plan Conceptual Landscaping Plan Conceptual Architectural Plan | Sheet C1 Sheet A1.1 Sheet L1.1 Sheet A1.1 | ✓ |
| 9 | Additional items as identified in a pre-application meeting, if applicable. FAA | See letter | ✓ |

| PLAN REQUIREMENTS | | APPLICANT (List sheet number for each item) | STAFF |
|--|---|--|-------|
| <i>Unless otherwise noted, all plans shall have the following: Scale, north arrow and date drawn. Scale shall be standard engineering or architectural. The scale must allow clear depiction of all required information, typically between 1" = 10' and 1" = 40'.</i> | | | |
| 1 | Existing Site Plan | | |
| | Location, dimensions, and use of existing structures on site (includes fences, accessory buildings, temporary structures such as trailers/mobile homes, and retaining walls). | C1 -Existing retaining wall noted | ✓ |
| | Indicate all structures to be removed / demolished. | N/A | n/a |
| | Distances between structures and property lines. | N/A | n/a |
| | Land uses, lot lines, and approximate location of structures and pavement on abutting properties. | C1, C3 | ✓ |
| | Location of existing easements. | C1, A1.1 | ✓ |
| | All existing street and alley rights of way abutting the site. Include street name, width of right of way. | A1.1 | ✓ |
| | On-site vehicular ways such as driveways, drive lanes, auto courts, or private roads, including dimensions and materials. | A1.1 | ✓ |
| | Tree survey including: <ul style="list-style-type: none"> Size, type, and location of all significant trees on site; Indication of which trees are "to remain" or "to be removed"; and Replacement ratio detail, if required. | N/A, no significant trees on site | n/a |
| | If applicable, a Critical Area(s) Report & Critical Area Map, including: <ul style="list-style-type: none"> Location of critical area(s) on site or in the vicinity; and Buffer area. See Critical area code SMC 15.700 for specific detailed requirements. | N/A | n/a |
| 2 | Proposed Site Plan | | |
| | Location, dimensions, and use of proposed structures on site (includes fences, accessory buildings, temporary structures such as trailers/mobile homes, and retaining walls). | A1.1, C2 | ✓ |
| | Distances between proposed structures, existing structures and property lines. | A1.1 | ✓ |
| | Proposed lot lines. | N/A | n/a |
| | Proposed easements. | N/A | n/a |
| | Location of all paving (proposed and existing) – including sidewalks, driveways, pedestrian and bicycle paths, on site and within the adjacent right-of-way. | A1.1, C4 L1.1 | ✓ |

| PLAN REQUIREMENTS | | APPLICANT (List sheet number for each item) | STAFF |
|-------------------|--|--|-------|
| | Existing and proposed elevation contours at intervals of not greater than 5 feet. | C2 | ✓ |
| | Location, height, top elevation and width of existing and proposed retaining walls and rockeries, if applicable. | C2 | ✓ |
| | Location of existing and proposed utilities within the site such as sewer, water, gas and electricity. | C3 | ✓ |
| | Location of existing fire hydrants. | C3 | ✓ |
| | Proposed garbage/recycling collection areas and dimensions, including enclosure-screening method. | A1.1 & see letter | ✓ |
| | Mechanical/Utility equipment locations. | E002/roof | ✓ |
| | Location and type of proposed exterior lighting. | E002 | ✓ |
| | Parking ratio detail provided on plans, including: <ul style="list-style-type: none"> Required parking unit count; and Proposed parking unit count. Location, dimension and number of parking spaces (including accessible spaces), bicycle parking, drop-off areas and driveway access. | A1.1 A2.1,A2.2 and A2.3 | ✓ |
| | Required Open Space areas delineated on plans and ratio detail including: <ul style="list-style-type: none"> Required open space square footage; and Proposed open space square footage. | L1.0 | ✓ |
| | If property is comprised of multiple lots, provide description of current status and/or explain proposed intent, i.e. lot line adjustment, lot consolidation, binding site plan, etc. | N/A | n/a |
| 3 | Conceptual Landscaping Plan | | |
| | Existing trees & vegetation to be retained. | None | ✓ |
| | Type (e.g. Type I, Type II, etc.) and width of proposed landscaping areas. Refer to SMC 15.445.110 & 15.445.210 for further detail. | L1.0 | ✓ |
| | Right-of-way landscaping, if applicable. | L1.1 | ✓ |
| | Surface storm water facilities. | N/A | n/a |
| 4 | Conceptual Architectural Plan | | |
| | Building facades drawn at 1/4", 1/8" = 1' or comparable scale showing: <ul style="list-style-type: none"> Elevations; Building height; Entrances. | A5.1, A5.2 | ✓ |
| | Floor plans with uses labeled. Include parking garage layout if applicable. | A2.1-A2.4 | ✓ |

SISUL ENGINEERING

A Division of Sisul Enterprises, Inc.

375 PORTLAND AVENUE, GLADSTONE, OREGON 97027
(503) 657-0188
FAX (503) 657-5779

August 22, 2021

City of SeaTac
Planning Division
48000 S 188th Street
SeaTac, WA 98188

RE: Home2 Suites by Hilton, 19340 28th Avenue S.
Type II Preliminary Site Plan Review, with SEPA, Pre-App # PRE21-0011

Dear Planning Staff:

Please find attached the submittal package for the Site Plan Approval, Type II, with SEPA. The site plan is for development of a new 5 story hotel building, in addition to 2 levels of underground parking, on a site that is currently a surface parking area.

Please find included, a Master Land Use Application signed by the applicant, the Preliminary Site Plan Review Checklist completed, a check from the applicant to cover the application fees, various plan sheets including an existing condition plan sheet with the current legal description for the parcel involved and Architectural, Civil, Landscape and Lighting plans.

For the Preliminary Site Plan Review a separate written response is requested by Item #6 under submittal requirements. The response below is to address that requirement.

- Description of the existing property: The parcel the hotel is proposed to be constructed on, is currently a parking lot, that has in the past and still currently serves, in a more limited fashion, as overflow parking for the Comfort Inn (to the east) and the Comfort Inn Annex (to the north). There are no critical areas on the site in terms of environmental or planning definitions. The parcel line between the 19260 28th Ave. S (the annex site) and 19340 28th Ave. S. (the subject site) largely runs along an existing Ultrablock or similar block wall, except where the property line was forced to jog south to keep proper setback from the Comfort Inn annex building.
- Scope of the Project:
 - Physical/Spatial changes: The existing 64 stall parking facility (of which the Comfort Inn has recorded easement rights on 9 stalls), will be converted to a 5 story, 118 room hotel, with 2 levels of underground parking and some surface parking for a total of 124 parking stalls. The site will continue to provide the

Comfort Inn with space for 9 stalls within the Home2 parking areas, per the terms of the recorded easement. The Home2 Hotel will have a total of 65,024 SF of interior space with main floor having an 11,960 SF and the upper floors having a 13,266 SF footprint. The two levels of underground parking will each be approximately 20,500 SF, consisting of parking stalls, stairway and elevator areas and storage rooms. An indoor swimming pool is planned for the main floor of the hotel. Outdoor seating areas and landscape areas are proposed to the east and north sides of the main floor to connect the hotel to the pedestrian sidewalk.

- Land Use: A hotel is proposed. Such a use is permitted in the CB-C zoning for the site. The site also lies within the Angle Lake Station Area Overlay District.
- Parking Stalls: One hundred twenty-four parking stalls are proposed. Ten of those stalls would be on surface or main floor level. Fifty-eight parking stalls planned for the lower garage level and 56 for the upper level garage. The parking ratio for 118 rooms is: $118 \text{ rooms} \times 0.9 \text{ stalls/room} = 106.2 \text{ stalls} \times 1.10 \text{ for the maximum allowed} = 116.8 \text{ stalls} + 9 \text{ stalls for the Comfort Inn hotel, per the recorded easement, totally } 125.8 \text{ stalls, greater than the } 124 \text{ stalls proposed.}$
- Open Space, landscaping amenities: The hotel will have an indoor swimming pool, a fitness room, a breakfast serving room all inside. Outside there will be a BBQ grilling area, a fire pit lounge area, various exterior dining table areas, and additional outdoor seating areas along west side of the hotel adjacent to the public pedestrian sidewalk area.
- FAA proof of approval: A submittal has been made to the FAA to requesting the FAA's approval, but obtaining such approval from the FAA, takes a number of weeks. We will furnish the City with the FAA proof of approval when it is received, but understand that approval of the PSPR will not be granted until such is submitted.
- Proposed Garage Enclosure Area: The trash enclosure will be constructed out of concrete masonry blocks or similar and finished with stucco. The gates will be wood cedar with a metal frame.

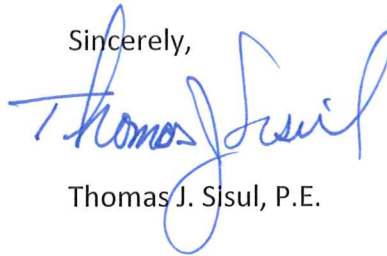
For the SEPA Form A submittal we include the following information as is required, per the SEPA application form:

1. SEPA Checklist attached
2. Fees per City Requirements attached
3. Dimension Site Plans attached (including all required Information)
4. 2-sets of plans and reduced copies of plans attached
5. Building Elevations Attached, on letter size sheets at 1"=50' scale as requested.
6. Refer to Architectural Elevation Sheets A5.1 – A5.2, and Architectural Floor Plan Sheets A2.1 - A2.4. Proposed structure is 5-story, plus 2 underground parking levels. Average floor to floor heights of just over 9'. The exterior materials will be primarily EIFS or stucco with the base being horizontal fiber cement lap siding and the canopies would be metal.

7. The building is a 5-story structure that utilizes design elements such as modulation of vertical planes, roof line variation, tower elements, cantilevered porte-cochere canopy, over 60% facade storefront facing street, pocket park, pedestrian awnings facing 28th St and material variation to meet all of the Angle Lake modulation and other requirements. The pergola on the northwest corner of the hotel is incorporated into the hotel design to bridge the connection of the building with the outdoor patio spaces and soften the corner of the building to create a more pedestrian scale. The tower feature facing 28th street incorporates a light beacon that is a signature design feature of the hotel and together with all of the other design elements of the building helps to minimize the unfavorable, intrusive effects of the light rail structure.
8. The property is under a single ownership, no covenants required. The site utilities will be maintained by the property owner.
9. No phasing is proposed.
10. Vehicular and pedestrian circulation shown on attached plans.

If you have any questions or comments regarding these items or the applications in general, please feel free to give me a call.

Sincerely,



Thomas J. Sisul, P.E.

FORM A: ENVIRONMENTAL (SEPA) APPLICATION FORM

The following materials are the **minimum** materials that must be submitted to review your application to determine that it is complete or incomplete as provided under RCW 36.70B.060 and RCW 36.70B.090.

Please note additional information may be required after review of your proposal.

This form is provided for your benefit and to aid the City in determining if your application contains the minimum information necessary to review your application.

Incomplete submittals will not be accepted or acted upon.

This application also will not be accepted if you have not had a Pre-Application Meeting with the City.

This checklist must be submitted for your application review.

If you have any questions, contact the Department of Community and Economic Development.

For Office Use Only

Date Reviewed: _____

Date of Pre-App Meeting: _____

| PLAN SUBMITTAL | | Applicant | Staff |
|-----------------------|---|---|--------------|
| 1 | <i>Completed Environmental Checklist:</i> Original copy. | Yes | ✓ |
| 2 | A check written to the City of SeaTac for the filing fee of the Environmental Checklist. | Yes | ✓ |
| 3 | A dimension Site Plan, drawn to scale (1 in. = 20, 30, 40 ft.) showing the following: <ul style="list-style-type: none"> a) Dimension and shape of lot with adjacent street names b) A legal description of the subject property is provided. c) Location and dimensions of existing and proposed buildings (engineering scale only) including the building height of proposed buildings d) Adjacent street improvements, ingress and egress, parking layout showing the number of stalls and stall sizes e) Required landscaping areas. A detailed landscape plan is not required, however, the site plan must show the dimensioned 'block' areas of landscape to demonstrate the code required landscaping can be accommodated on site. f) Existing water courses, wetlands, utility lines, structures, rockeries or other relevant manmade or natural features, ordinary high water mark g) The gross floor area of buildings h) Parking calculations and dimensioned parking stalls as per Code i) Existing and finished grades at 5' contours j) Location and dimensions of all easements referenced in the title report with the recording number and type of easement (e.g. access, sewer, etc.) k) Proposed storm drainage, sidewalks, conceptual grading and drainage plan l) The location of any recreation/open space with dimensions m) Proposed public dedication/open space (if any) | C1 Yes, Sheet C1 C2 A2.3, A2.2 and A2.1 L1.0-L1.1 Sheet C1 A1.1 A1.1, A2.1-3 C2 A2.3, C2 C2 L1.0 N/A | ✓ |

| | | Exhibit B-2 | |
|----|---|-----------------------------|-----|
| 4 | Two (2) sets of plans: • 24" x 36"; and • 8 ½" x 11" (reduced version of above plan) Note: All oversized plans folded to 8 1/2" x 14". | Yes Yes | |
| 5 | Building elevations of the proposal showing two facades at 1"=50', 1"=100' or 1"=200' (<i>engineering scale only</i>) | A5.1/A5.2 (1"=50' scale) | |
| 6 | Drawing and/or text describing the scale, bulk and architectural character of the proposed structure | See Letter | |
| 7 | A text describing conditions or features which cannot be adequately displayed on maps or drawings | See Letter | |
| 8 | A description of plans for covenants, uses and continuous maintenance provisions for the project | See Letter | |
| 9 | Proposed phasing identified | N/A | n/a |
| 10 | Vehicular and pedestrian circulation and any special engineering features and traffic regulating devices needed to facilitate or insure the safety of this circulation pattern. | A1.1, C4 | |

FORM B: ENVIRONMENTAL (SEPA) CHECKLIST

Date Checklist Prepared: 8-22-2021

Parcel No. 0422049240

A. BACKGROUND

1. Name of proposed project: Home2 Suites by Hilton

2. Applicant:

Name: BHGAH 28th STA, LLC (Jatin Patel)
Mailing Address: 5895 Jean Road, Suite 100
Lake Oswego OR 97035
City State Zip
Phone: 503-482-5129 Fax: _____
Alt. Phone: _____ Email: jatin@lodgingmgmt.com
Status: (Owner, Lessee, Agent, Etc.) Owner

3. Designated Contact Person: (The person who will receive and disseminate all correspondence from the City)

Name: Tom Sisul, Sisul Engineering
Mailing Address: 375 Portland Ave
Gladstone OR 97027
City State Zip
Phone: 503-657-0188 Fax: 503-657-5779
Alt. Phone: _____ Email: tomsisul@sisulengineering.com

4. Agency requesting checklist: City of Sea Tac, Planning

5. Proposed timing or schedule (including phasing): Start 2022 Finish 2023/2024

6. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain:

No

7. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

None known

8. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal?
Explain:

None known

9. List any government approvals or permits that will be needed for your proposal.

City of Sea Tac site plan review, Building Permit, Site Review Permit, Right-of-Way permit

10. Give a brief, complete description of your proposal, including the proposed uses and the size, with square footage, of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page.

New 5 story Hotel building (65,024 total sq ft.), plus 2 stories of underground parking.

The new building will replace an existing surface parking lot.

11. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, and section, township, and range. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

19340 28th Avenue S, Sea Tac, WA.

Township 22 North, Range 4 East W.M. in King County, Washington, Parcel number 0422049240

B. ENVIRONMENTAL ELEMENTS

1. Earth:

- a) General description of the site (article one): Flat, rolling, hilly steep slopes, mountainous, other _____

The site is generally rolling with steeper slopes created between parcels.

- b) What is the steepest slope on the site (approximate percent slope?)

Most of the site area is at 8% or less except areas between parcels graded to 50% slopes.

- c) What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long -term commercial significance and whether the proposal results in removing any of these soils.

Per the Web Soil Survey index, the classification of the soils on site is listed as "Urban land".

Per a geotechnical report the soils underlying the existing pavement are slightly gravelly, silty sand.

- d) Are there surface indications or history of unstable soils in the immediate vicinity? Describe:

None known

- e) Describe the purpose, type and approximate quantities of any filling or grading proposed. Indicate source of fill:

Most of the site will have to be cut for the new underground parking lot and building. With some fill between the ROW and UG garage. Approximately 15,000 cubic yards cut and 250 cubic yards fill. Fill will come from onsite cuts and imported granular crushed rock.

- f) Could erosion occur as a result of clearing, construction, or use? Generally describe:

Erosion can occur any time soil is disturbed. Erosion Control measures, such as silt fencing and other BMP's will be used to minimize such erosion.

- g) About what percent of the site will be covered with impervious surfaces after project construction (e.g. asphalt and buildings)?

Approximately 80% impervious

- h) Proposed measures to reduce or control erosion, or other impacts to the earth, if any.
Limiting the exposed soils open at one time and other standard erosion control BMP's as required.

2. **Air:**

- a) What types of emissions to the air would result from the proposal (i.e. dust, automobile, odors, industrial wood smoke) during construction and when the project is completed? Generally describe and give approximate quantities if known:

Typical automobile, truck and equipment emissions. Minor dust may occur during construction.

- b) Are there any off-site sources of emissions or odor that may affect your proposal?
Generally describe:

None known

- c) Proposed measures to reduce or control emissions or other impacts to the air:
Standard emissions control for equipment. Standard BMP's for dust control.

3. Water:

a) **Surface**

- 1) Is there any surface water body on or in the immediate vicinity of the site (including year round and seasonal streams, saltwater, lakes, ponds, or wetlands)? Describe type and provide names. If appropriate, state what stream or river it flows into.

None known

- 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters. Please describe and attach available plans.

No

- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

None

- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

No

- 5) Does the proposal lie within a 100-year floodplain? Note location on the site plan.

No

- 6) Does the proposal involve any discharges of waste materials to surface waters? Describe the type of waste and anticipated volume of discharge.

No

b) Ground Water

- 1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.

No

- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: domestic sewage; industrial containing the following chemicals; toxic or non-toxic, agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

None known

c) Water Runoff (including storm water)

- 1) Describe the source of runoff (including storm water) and method of collection and disposal. (include quantities). Where will this water flow? Will this water flow into other waters? Describe:

The runoff from the new building and parking lot will be collected and directed into a detention and water quality facility to meet current standards. The flows will then be released to the existing storm system serving the site.

- 2) Could waste materials enter ground or surface waters? Generally describe.

No

- 3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

No

- 4) Proposed measures to reduce or control surface, ground, and runoff impacts, if any.

Flows will be controlled by a new storm system, through a detention and water quality facility prior to release to the existing storm system serving the site.

4. Plants:

- a) Check the types of vegetation found on the site:

- ☒ **Deciduous tree:** ☐ Alder ☒ Maple ☐ Aspen ☒ Other Decorative Landscape
☒ **Evergreen tree:** ☒ Fir ☐ Cedar ☒ Pine ☐ Other _____
☒ **Shrubs**
☐ **Grass**
☐ **Pasture**
☐ **Crop or grain**
☐ **Wet soil plants:** ☐ Water Lily ☐ Eelgrass ☐ Milfoil ☐ Other _____
☐ **Other types of vegetation:** _____

- b) What kind and amount of vegetation will be removed or altered?

Most of the trees and landscaping will be removed around the work area and replaced with new landscaping and trees.

- c) List threatened or endangered species known to be on or near the site.

None known

- d) Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site.

All disturbed areas will be relandscaped to City standards.

- e) List all noxious weeds and invasive species known to be on or near the site.

None known

5. Animals:

- a) Check any birds and animals which have been observed on or near the site or are known to be on or near the site:

☒ **Birds:** ☐ Hawk ☐ Heron ☐ Eagle ☒ Songbirds ☐ Other _____
☐ **Mammals:** ☐ Deer ☐ Bear ☐ Elk ☐ Beaver ☐ Other _____
☐ **Fish:** ☐ Bass ☐ Salmon ☐ Trout ☒ Herring ☐ Shellfish ☐ Other _____

- b) List any threatened or endangered species known to be on or near the site:

None known

- c) Is the site part of a migration route? Explain:

The site is within the Pacific Flyway, as is most of Washington.

- d) Proposed measures to preserve or enhance wildlife:

Trees and landscaping removed from site will be replaced with new trees and landscaping.

- e) List any invasive animal species known to be on or near the site.

None known

6. Energy and Natural Resources:

- a) What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

The hotel will be served with electricity and natural gas that already serve the site.

- b) Would your project affect the potential use of solar energy by adjacent properties?

Generally describe:

Potentially some passive solar energy on neighbor hotel building to the north, but unlikely for active solar (ie solar cells if such were to be installed) on the roof of neighboring hotel building.

- c) What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts:

The new hotel area will meet all of King County and the Washington State energy code requirements.

7. Environmental Health:

- a) Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste that could occur as a result of this proposal? Describe:

No

- 1) Describe any known or possible contamination at the site from present or past uses

None known

- 2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity

None known

- 3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

None known

- 4) Describe special emergency services that might be required

None known

- 5) Proposed measures to reduce or control environmental health hazards, if any:

None

b) Noise:

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

Sea Tac Airport noises, light rail system.

- 2) What types and levels of noise would be created by or associated with the project on a short time or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

Typical noises associated with demolition, grading and construction of the site.

Construction work will occur only during daylight hours as allowed by code.

- 3) Proposed measures to reduce or control noise impacts:

Mufflers on equipment as required.

8. Land and Shoreline Use:

- a) What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe

| | |
|-------|---|
| Site | Hotel and small surface parking area and underground parking lot |
| North | Existing hotel building |
| South | Hotel parking area and Hotel building |
| East | Hotel, Office Building |
| West | 28th Avenue and Elevated Light Rail tracts, largely vacant lands owned by the Port of Seattle |

- b) Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?

Not in recent history

- c) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how:

No

- d) Describe any structures on the site:

Surface parking lot, including retaining walls.

- e) Will any structures be demolished?

The parcel will be completely redeveloped, save for some of retaining walls.

- g) What is the current zoning classification of the site?

CB-C Community Business in urban center.

- h) What is the current Comprehensive Plan designation of the site?

Commercial High

- i) If applicable, what is the current Shoreline Master Program designation of the site?

N/A

- j) Has any part of the site been classified as an “environmentally sensitive” area?
Specify:

None known

- k) Approximately how many people would reside or work in the completed project?

40 employees

- l) Approximately how many people would the completed project displace? 0

- m) Proposed measures to avoid or reduce displacement impacts:

N/A

- n) Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

The project meets the City's zoning criteria.

9. **Housing:**

- a) Approximately how many units would be provided? Indicate whether high, middle, or low-income housing.

N/A

- b) Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

None

- c) Proposed measures to reduce or control housing impacts.

None

10. Aesthetics:

- a) What is the tallest height of any proposed structure(s), not including antennas; what is/are the principal exterior building material(s) proposed?

61' tall, Exterior finish will be EIFS or Stucco, base would likely be Horizontal Fiber Cement lap siding and the canopies would be metal.

- b) What views in the immediate vicinity would be altered or obstructed?

No significant views will be altered.

- c) Proposed measures to reduce or control aesthetic impacts:

None

11. Light and Glare:

- a) What type of light or glare will the proposal produce? What time of day would it mainly occur?

Parking lot lighting, at night.

- b) Could light or glare from the finished project be a safety hazard or interfere with views?

No

- c) What existing off-site sources of light or glare may affect your proposal?

None known

- d) Proposed measure to reduce or control light and glare impacts, if any:

Parking lot lights that control directional spread of proposed lighting.

12. Recreation:

- a) Would the proposed project displace any existing recreational uses? Describe:

No

- b) Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant:

None

- c) What designated and informal recreational opportunities are in the immediate vicinity?

Angle Lake Park is southeast of site.

13. Historic and Cultural Preservation:

- a) Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers located on or near the site? If so, specifically describe

None known

- b) Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources

None known

- c) Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and

the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc

N/A

- d) Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required

None

14. **Transportation:**

- a) Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans.

The site is bordered on the west by 28th Avenue S. Access to the hotel site will be by new driveway entrance from 28th Avenue.

- b) Is the site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?

Yes, King County Rapid Ride Service is available along International Blvd.

- c) How many parking spaces would the completed project have? How many would the project eliminate?

124 parking stalls, nine of which will be leased spaces for the existing hotel site to the north.
64 long term parking stalls are being removed, including 9 of which are leased parking spaces for existing hotel to the north.

- d) Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? Generally describe (indicate whether public or private):

No

- e) Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? Generally describe:

Yes, Sea Tac Airport and light rail.

- f) How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?

4.02 trips per room, daily average per ITE Trip Generation Book, or 474 trips per day.

Per Transportation Concurrency Report vehicle trips for Peak hour (PM) will be 32 trips.

- g) Proposed measures to reduce or control transportation impacts:

Shuttle Service

- h) Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe

No

15. Public Services:

- a) Would the project result in an increased need for public services (for example: fire protection, police protection, health care, schools, other)? Generally describe:

No

- b) Proposed measures to reduce or control direct impacts on public services:

N/A

16. Utilities:

- a) Check utilities currently available at the site:

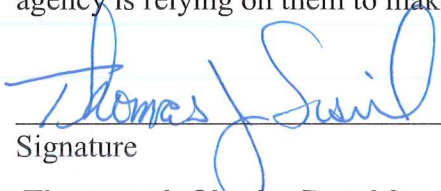
☒Electricity ☒Natural Gas ☒Water ☒Refuse Service ☒Telephone
☒Sanitary Sewer ☐Septic System ☐Other _____

- b) Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed:

A water main lies along the south boundary of the site. Sanitary sewer will be connected to an existing public sanitary main in the neighboring parcel to the north and which easement rights to connect to currently exist. Storm drain connection exists to the site across neighboring parcels. Franchise utilities will be extended into the site from 28th Avenue S., including natural gas, and internet and phone service. Power vaults already exist on the western portion of the site.

C. **SIGNATURE**

The above answers are true and complete to the best of my knowledge, I understand that the lead agency is relying on them to make its decision.

| | | |
|--|-------------------------------------|----------------|
|  | Thomas J. Sisul | 8-25-21 |
| Signature | Printed Name | Date Submitted |
| Thomas J. Sisul | President, Sisul Engineering | 8-25-21 |
| Printed Name | Position and Agency/Organization | Date Submitted |



City Of SeaTac Departure Request Worksheet

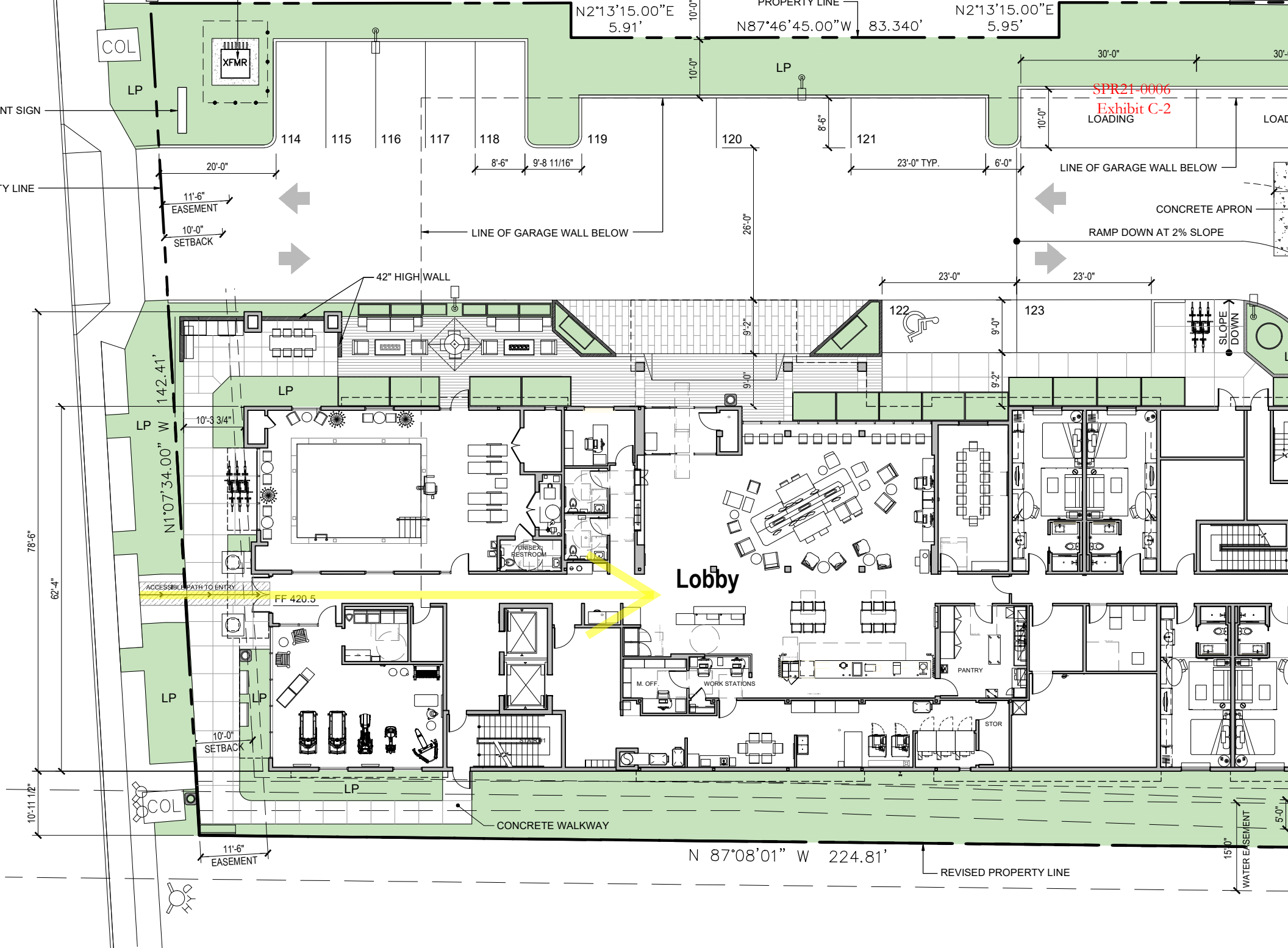
SPR21-0006
Exhibit C-1

Purpose: A design standard departure allows flexibility and creativity in the application of Zoning Code standards or requirements to project designs. In order for the Director to allow a departure from a standard, the applicant must demonstrate that it would result in project design that better meets or exceeds the purpose and intent of the adopted standard.

Instructions: Include one (1) departure request per sheet.

| SMC Development Standard(s): | Departure Request: | How the Project Design Better Meets the Standard: | Evaluation (Staff Use Only) |
|------------------------------|--------------------|---|--------------------------------|
| | | | Yes No |
| | | | Conditions: |
| | | | |
| | | | Director's signature |
| | | | |
| | | | Date |

Insert or attach a graphic that depicts how the departure better meets the standard or requirement.





City Of SeaTac Departure Request Worksheet

SPR21-0006
Exhibit C-3

Purpose: A design standard departure allows flexibility and creativity in the application of Zoning Code standards or requirements to project designs. In order for the Director to allow a departure from a standard, the applicant must demonstrate that it would result in project design that better meets or exceeds the purpose and intent of the adopted standard.

Instructions: Include one (1) departure request per sheet.

| SMC Development Standard(s): | Departure Request: | How the Project Design Better Meets the Standard: | Evaluation (Staff Use Only) |
|------------------------------|--------------------|---|--------------------------------|
| | | | Yes No |
| | | | Conditions: |
| | | | |
| | | | Director's signature |
| | | | |
| | | | Date |

Insert or attach a graphic that depicts how the departure better meets the standard or requirement.

28th Avenue S.

**Shading
represents
approximate
coverage of
Puget Sound
Transit
Structure**

EX. SIDEWALK

SIDEWALK

MON. SIGN

R.O.W. line

XFMR

LIGHT

SPR 21-0006
E. 1st C-4



LIGHT

**HOME2
SUITES
HOTEL**

F.D.C.



City Of SeaTac Departure Request Worksheet

SPR21-0006
Exhibit C-5

Purpose: A design standard departure allows flexibility and creativity in the application of Zoning Code standards or requirements to project designs. In order for the Director to allow a departure from a standard, the applicant must demonstrate that it would result in project design that better meets or exceeds the purpose and intent of the adopted standard.






Instructions: Include one (1) departure request per sheet.

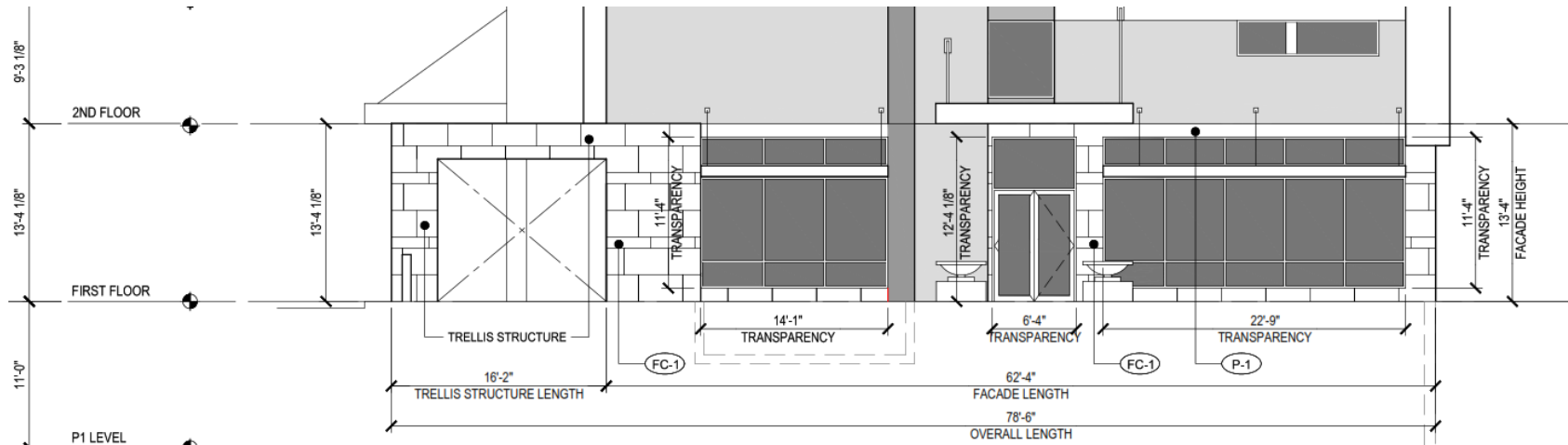
| SMC Development Standard(s): | Departure Request: | How the Project Design Better Meets the Standard: | Evaluation (Staff Use Only) |
|------------------------------|--------------------|---|--------------------------------|
| | | | Yes No |
| | | | Conditions: |
| | | | |
| | | | Director's signature |
| | | | |
| | | | Date |

Insert or attach a graphic that depicts how the departure better meets the standard or requirement.

EXTERIOR FINISH LEGEND

SPR21-0006
Exhibit C-6

| | | |
|---|-------------|---|
|  | (EF-1) EFIS | (A-1) CLEAR ANODIZED ALUMINUM BAND |
|  | (EF-2) EFIS | (A-2) ALUMINUM COPING |
|  | (EF-3) EIFS | (P-1) PAINTED SURFACE |
|  | (EF-4) EIFS | (G-1) TRANSLUCENT GLASS OR POLYMER INTERNALLY LIT |
|  | (FC-1) TILE | |



WEST ELEVATION AT STREET LEVEL



City Of SeaTac Departure Request Worksheet

SPR21-0006
Exhibit C-7

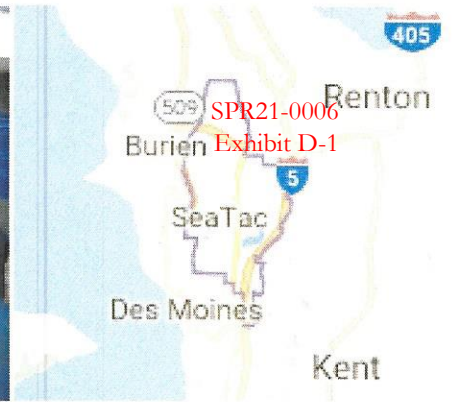
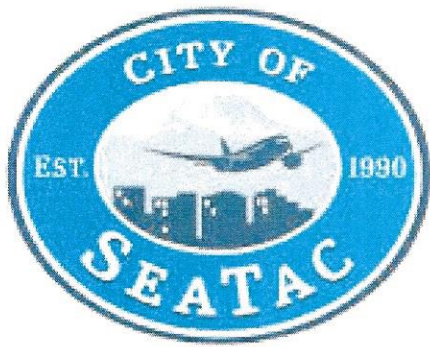
Purpose: A design standard departure allows flexibility and creativity in the application of Zoning Code standards or requirements to project designs. In order for the Director to allow a departure from a standard, the applicant must demonstrate that it would result in project design that better meets or exceeds the purpose and intent of the adopted standard.

Instructions: Include one (1) departure request per sheet.

| SMC Development Standard(s): | Departure Request: | How the Project Design Better Meets the Standard: | Evaluation (Staff Use Only) |
|------------------------------|--------------------|---|--------------------------------|
| | | | Yes No |
| | | | Conditions: |
| | | | |
| | | | Director's signature |
| | | | |
| | | | Date |

Insert or attach a graphic that depicts how the departure better meets the standard or requirement.





SeaTac

(SPR21-0006, SEP21-0010)

HOME2 BUSINESS HOTEL TRIP GENERATION, ACCESS INSPECTION AND TRAFFIC IMPACT FEE – TRAFFIC LETTER

January 12, 2022



JTE . Jake Traffic Engineering, Inc.

Mark J. Jacobs, PE (OR and WA), PTOE, President

2614 39th Ave. SW – Seattle, WA 98116 – 2503

Tel. 206.762.1978 - Cell 206.799.5692

E-mail jaketraffic@comcast.net





President

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January 12, 2022

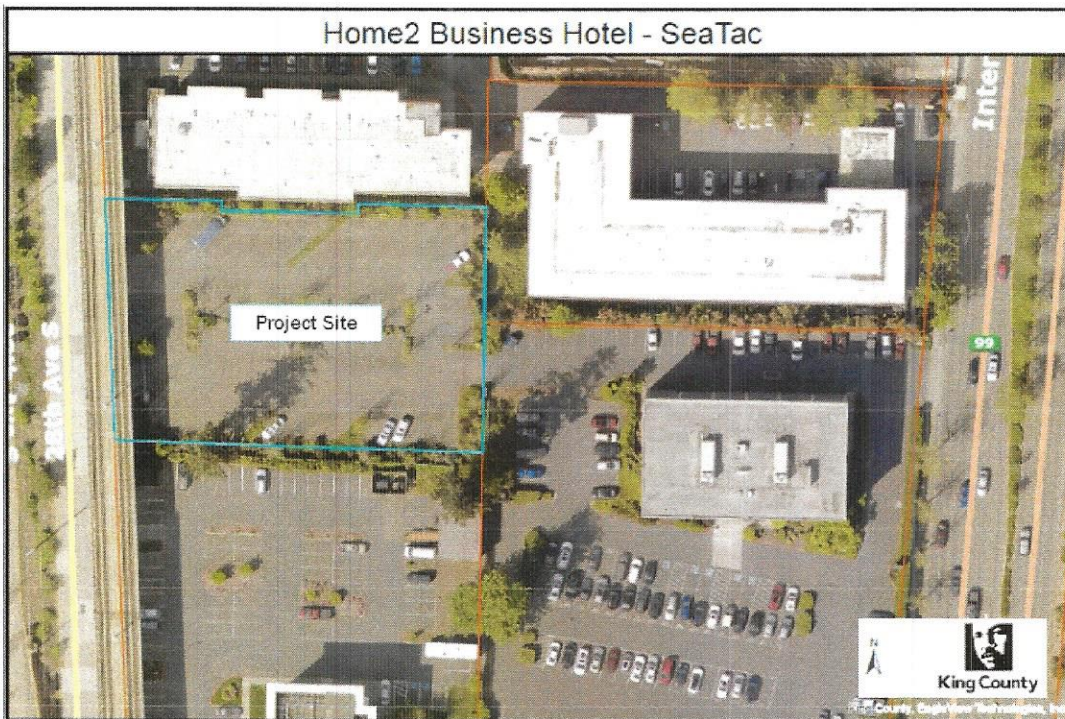
BHGAH 28TH STA, LLC
Attn: Bakulesh "Buggsi" Patel, Principal
5895 Jean Rd, #100
Lake Oswego, Oregon 97035

Re: Home2 Business Hotel – SeaTac (SPR21-0006, SEP21-0010)
Trip Generation, Access Inspection and Traffic Impact Fee – Traffic Letter

Dear Mr. Patel,

I am pleased to provide this Trip Generation, Access Inspection and Traffic Impact Fee for the addition of 118 units SeaTac Home2 Business Hotel to be located at 19340 28th Avenue South. The site has an existing access on 28th Ave. S., to be relocated ~65' to the north, no additional street access is proposed.

The site is located on King County Parcel #0422049240. An aerial view of the site obtained from King County IMap is depicted below:



A copy of the site plan prepared by JRA Architects dated October 28, 2021 is attached. The plan depicts 118 lodging units with 124 parking stalls. Development and occupancy of the proposed Home2 Business Hotel project is anticipated to occur by 2023/2024, presuming the permits are issued in a timely manner.

I have inspected the site and surrounding street system. A preliminary site Traffic Generation was prepared and electronically provided to SeaTac on 12.09.2021. Per my correspondence, e-mail attached, the following items are included:

- Trip Generation
- Access inspection
- TIF calculation

The **SUMMARY, CONCLUSIONS AND RECOMMENDATIONS** are on page nine of this report. The referenced report Tables and Figures are at the end of the report before the appendix.

EXISTING CONDITIONS

Project Site

The proposed project is located on King County Parcel #0422049240. This parcel is developed with parking.

Street System

A portion of Figure 4-1 'Roadway Functional Classification and Signal Location' in the City of SeaTac Transportation Master Plan, July 2015 is depicted below:



BHGAH 28TH STA, LLC
 Attn: Bakulesh "Bugsi" Patel, Principal
 January 12, 2022
 Page -3-

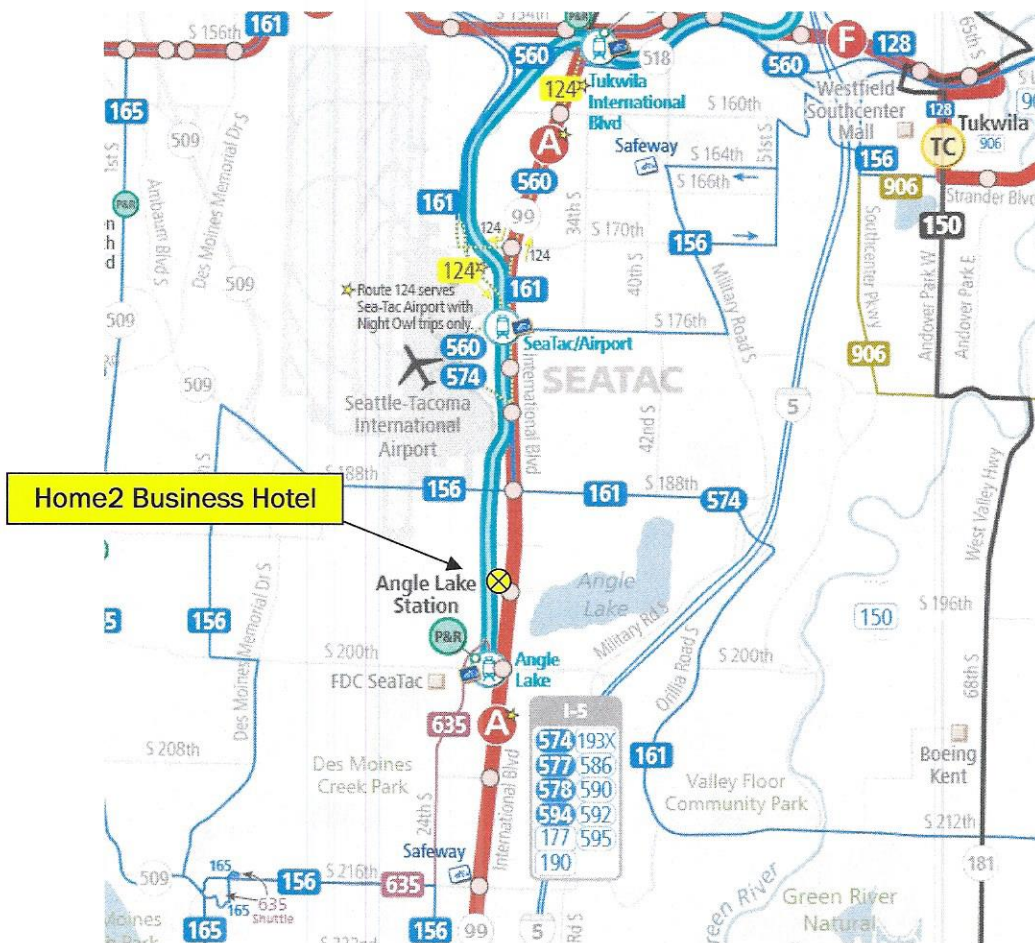
Twenty Eight Avenue South and International Boulevard South are Principal arterials with raised median. The posted speed limit on 28th Ave. S., a 4-lane street with left turn channelization at intersections is 35 MPH

Pedestrian Facilities (General)

Pedestrian sidewalks exist on the streets in the site vicinity

Transit Service

Metro and Sound Transit provide transit service in King County. Below is a portion of the Transit System Map for the Southwest Service area dated October 2021:



The site is served by Metro Transit Rapid Ride route **A** off of International Boulevard South and Sound Transit Light Rail, the Angle Lake Station located south of the site within ½ mile. More information on these routes can be obtained from each Agency's respective website:

<https://www.kingcounty.gov/depts/transportation/metro/schedules-maps/180.aspx>

https://www.soundtransit.org/schedules/route/40_574

Overall the site has excellent transit service

Incident History

The WSDOT accident data portal available online was reviewed. The portal is located at <https://remoteapps.wsdot.wa.gov/highwaysafety/collision/data/portal/public/>. This portal was used to review incidents in the immediate vicinity of the site, existing site accesses, for the years 2016 to 2020. The WSDOT summary reports are attached. No incidents are noted at the site driveway. Inspection of the data did not reveal any apparent pattern or safety issue on 28th Avenue South.

SITE TRAFFIC GENERATION

Definitions

A vehicle trip is defined as a single or one direction vehicle movement with either the origin or destination (exiting or entering) inside the proposed development.

Traffic generated by development projects consists of the following types:

| | |
|----------------------|---|
| Pass-By Trips: | Trips made as intermediate stops on the way from an origin to a primary trip destination. |
| Diverted Link Trips: | Trips attracted from the traffic volume on a roadway within the vicinity of the generator but which require a diversion from that roadway to another roadway in order to gain access to the site. |
| Captured Trips: | Site trips shared by more than one land use in a multi-use development. |
| Primary (New) Trips: | Trips made for the specific purpose of using the services of the project. |

Trip Generation

The Institute of Transportation Engineers Trip Generation 11th Edition provides trip generation data for a variety of Land Use Codes (LUC's). Review of the ITE data indicates the use is classified as Business Hotel (ITE LUC 312); they are single room units with limited facilities geared toward business customers. All site trips made by all vehicles for all purposes, including commuter, visitor, and service and delivery vehicle trips are included in the ITE trip generation values.

| TABLE 1 - TRIP GENERATION HOME2 BUSINESS HOTEL - SEATAC TRIP GENERATION, ACCESS INSPECTION AND TRAFFIC IMPACT FEE - TRAFFIC LETTER | | | | | | | | | | | | |
|--|----------|---------|---------|-------------|--------|------------|-----------|---------------------|---------------------------|-------------|---------------|-----------|
| Time Period | Size (X) | TG Rate | Enter % | Enter Trips | Exit % | Exit Trips | Total (T) | Parking Refinement* | Parking Traffic Reduction | Pass-by %** | Pass-by Trips | Net Total |
| Proposed: Business Hotel - General Urban/Suburban (ITE LUC 312; 118 - rooms) | | | | | | | | | | | | |
| Weekday (ITE) | 118 | 4.02 | 50% | 237.2 | 50% | 237.2 | 474.4 | 10% | 47.4 | 5% | 23.7 | 403.2 |
| AM peak hour | 118 | 0.36 | 39% | 16.6 | 61% | 25.9 | 42.5 | 10% | 4.2 | 0% | 0.0 | 38.2 |
| PM peak hour | 118 | 0.31 | 55% | 20.1 | 45% | 16.5 | 36.6 | 10% | 3.7 | 5% | 1.8 | 31.1 |

Where X = number of units or sf and T = Trips

Note: Due to rounding some values may not add up.

* - Parking requirement with **Shuttle Service is 0.75** and without it is 0.9 stall/room, a 20% reduction. A reduction in site traffic can also be anticipated estimated at 10%; accounting for shuttle service trips

** - pass-by per ITE data and my Traffic Engineering Experience, service/delivery trips (garbage, mail, UPS et al)

Trip generation per the Institute of Transportation Engineers Trip Generation Manual 11th Edition

The proposed Business Hotel will be providing shuttle service to and from SeaTac Airport. The City code identifies lodging facilities with Shuttle Service require 0.75 parking stall per room versus the typical of 0.9. This is a 20% reduction in parking that I believe would also reduce traffic generated by the project. Accounting for shuttle service traffic I project a 10% reduction in site traffic generation.

A nominal amount of pass-by trips would also be projected associated with mail service/delivery and garbage pick up trips.

The proposed 118unit Home2 Business Hotel is projected to generate to generate 403 net new average daily trips and 38 and 31 AM and PM peak hour trips, respectively.

SITE ACCESS

I have inspected the site access sight lines using Google Earth Street View data. Below are Street View photographs looking to the north and south, respectively:





The site access would be relocated about 65' to the north. Moving the access north reduces the effect to the sight line caused by the Light Rail column. No signage and maintaining vegetation in the sight triangle is recommended.

Via Traffic Engineering inspection the site access would operate acceptably, RT in/out only.

AGENCY TRAFFIC IMPACT MITIGATION REQUIREMENTS

The City of SeaTac has a Traffic Impact Fee program. The fees are per the City of SeaTac Traffic Impact Fee – 2021 Update that lists the City fee based on the type of use proposed. The pertinent portion of the City's TIF schedule is below:

| City of SeaTac Transportation Impact Fees - 2021 Update | | | | | | |
|--|-------------------|------------------------------------|---------------------|-------------------------------|-------------------|---------------------|
| Residential | Institutional | | Business/Commercial | | | |
| Land Use Category - ITE 10th Edition | ITE Land Use Code | ITE Average PM Peak Hour Trip Rate | Unit | Pass-By Trip Reduction Factor | Net New Trip Rate | Impact Fee Per Unit |
| Hotel | 310 | 0.60 | Room | 1.00 | 0.60 | \$ 2,240.00 |
| All Suites Hotel | 311 | 0.36 | Room | 1.00 | 0.36 | \$ 1,344.00 |
| Business Hotel | 312 | 0.32 | Room | 1.00 | 0.32 | \$ 1,195.00 |
| Motel | 320 | 0.38 | Room | 1.00 | 0.38 | \$ 1,419.00 |
| Resort ^{2,3} | 330 | 0.41 | Room | 1.00 | 0.41 | \$ 1,531.00 |

SeaTac's TIF rates are based on the trip generation data contained in the Institute of Transportation Engineers Trip Generation Manual 10th Edition. The 10th Edition has recently been replaced by the 11th Edition.

BHGAH 28TH STA, LLC
Attn: Bakulesh "Buggsi" Patel, Principal
January 12, 2022
Page -7-

JTE, Inc.
SPR21-0006
Exhibit D-8

The trip generation rate for a Business Hotel has refined to 0.31 PM peak trips/room and the facility is served by Shuttle Service. Factoring these items the refined City TIF per room is calculated as follows:

$$118 \text{ units} * \$1,195/\text{unit} * 0.31/0.32 \text{ (TGM refinement)} * 0.90 \text{ (shuttle service refinement)} = \$122,943$$

The project site development would need to be constructed in conformance with City requirements.

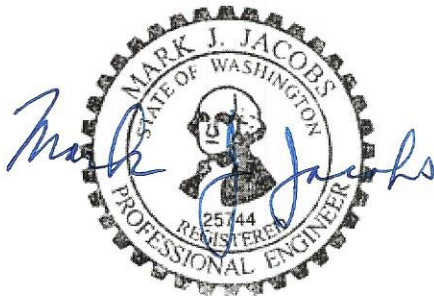
SUMMARY, CONCLUSIONS AND RECOMMENDATIONS

This letter has documented the projected Trip Generation, inspected the Site Access and calculated the Traffic Impact Fee for the proposed 118 units business hotel. The 118 units are projected to add 31 net new PM peak hour trips to the City street grid. Traffic operations at the site accesses are projected to meet City operational standard. No safety issue is noted near the site and good sight lines exist at the site accesses.

Based on my analysis I recommend that the Home2 Business Hotel be allowed with the following traffic impact mitigation measures.

- Construct site in accordance with applicable City requirements.
- Pay lawful Traffic Impact Fee calculated at \$122,943 based on the City 2021 TIF rate refined to reflect the 11th Edition of the Trip Generation Manual and shuttle service, aka \$1,042 per unit (\$1,041.89).

Please contact me at 206.762.1978 or email me at jaketraffic@comcast.net if you have any questions.



Sincerely,

Mark J. Jacobs, PE, PTOE, President
JAKE TRAFFIC ENGINEERING, INC

01.12.2022

MJJ: mjj



| | GROUND FLOOR | 3RD FLOOR | 4TH FLOOR | 5TH FLOOR | TOTAL |
|-------------------------------------|--------------|-----------|-----------|-----------|-------|
| KING STUDIO | — | 15 | 17 | 17 | 50 |
| QUEEN STUDIO | 6 | 4 | 5 | 5 | 20 |
| KING STUDIO - CONNECTING | — | 3 | 1 | 1 | 6 |
| DOUBLE QUEEN | — | 1 | 2 | 3 | 9 |
| DOUBLE QUEEN - CONNECTING | — | 2 | — | — | 2 |
| KING ONE BEDROOM | — | 1 | — | 1 | 3 |
| KING STUDIO - ACCESSIBLE CONNECTING | — | 1 | 1 | 1 | 4 |
| KING ONE BEDROOM - ACCESSIBLE | — | 1 | — | — | 1 |
| QUEEN STUDIO ACCESSIBLE | — | 1 | — | — | 1 |
| DOUBLE QUEEN - ACCESSIBLE | — | — | 1 | — | 1 |
| | 6 | 28 | 28 | 21 | 119 |

| Drawing No. | Drawing Description | Revised Date |
|---------------|-------------------------|--------------|
| ARCHITECTURAL | | |
| A-1.1 | SITE PLAN | |
| A-2.1 | PLICE JANING | |
| A-2.2 | FLOOR PLANING | |
| A-2.3 | SECTION | |
| A-2.4 | SECOND FLOOR PLAN | |
| A-2.5 | THIRD FLOOR PLAN | |
| A-2.6 | FOURTH FLOOR PLAN | |
| A-2.7 | FIFTH FLOOR PLAN | |
| A-4.1 | ENLARGED SUEE ROOM PLAN | |
| A-4.2 | ENLARGED SUEE ROOM PLAN | |
| A-4.3 | ENLARGED SUEE ROOM PLAN | |
| A-4.4 | ENLARGED SUEE ROOM PLAN | |
| A-5.1 | BUILDING ELEVATIONS | |
| A-5.2 | BUILDING ELEVATIONS | |

[illegible]

| | |
|----------------------------|---|
| ADDRESS | 1000 27TH AVE S |
| PARCEL | 9426240 |
| SUBJECT HONE & SITES HOTEL | 101 TOTAL GUESTROOMS |
| TOTAL BUILDING SQUARE FEET | 60,924 SQUARE FEET |
| TOTAL BUILDING SQUARE FEET | 12,037 SQUARE FEET |
| BUILDING FOOTPRINT | CR-C |
| ZONE | H-BSE UNLIMITED PERM & HNE CR-F REGULATIONS |
| BUILDING HEIGHT ALLOWED | 100' MAX. BUILDING HEIGHT |
| BUILDING HEIGHT PROPOSED | 6-4' TOP OF FOUNDATIONAL WALL |
| PARKING REQUIRED | 108 STALLS (110 X 30) |
| AREA CALCULATIONS | 124 STALLS |
| PERMITS REQUIRED | 10 PERMITS |
| SECOND LOOKS | 13 PERMITS |

| | |
|--------------|----------------|
| THIRD FLOOR | 13,398 SQ. FT. |
| SECOND FLOOR | 13,398 SQ. FT. |
| FIRST FLOOR | 13,398 SQ. FT. |
| TOTAL | 40,194 SQ. FT. |

| | |
|---|---------------------------|
| FRONT SIGN SETBACK REQUIRED/PROHIBITED | 15' LIGHT RAIL CURB/RIGHT |
| LANDSCAPE AND PLANT MATERIAL REQUIRED | 0' |
| LANDSCAPE BUFFER @ SIDEWALK VARY REQUIRED / PROVIDED | 10' |
| LANDSCAPE PARKING BUFFER @ STREET REQUIRED / PROVIDED | 20' |
| PARKING REQUIRED | 107 STALLS |
| 18 CURBSTOPS @ 3 STALLS / CURBSTOP | 117 STALLS |
| MAX PARKING ALLOWED | |
| 100 STALLS ± 10% INCREASE | 114 STALLS |
| HOTEL PROJECT PARKING PROPOSED | |
| 9 CHARTER PARKING STALLS REQUIRED | |
| RECORDED EASEMENT WITH ADJACENT LOT | |
| TOTAL PARKING ON SITE: 114 + 9 = 123 STALLS | 11 STALLS |
| BICYCLE PARKING REQUIRED / PROVIDED | |
| 100 ± 10% | |
| MIN BUILDING FRONTAGE @ 50 FT REQUIRED | 61'-2" |

| | | |
|-----|---|-------|
| 68. | BUILDING FRAMEWORK PROVIDED | |
| 69. | TRANSPIRANCY REQUIRED AT 33% FLOOR | 41.1° |
| 70. | TRANSPIRANCY REQUIRED AT 65% OF FACADE HEIGHT | 49.5° |
| 71. | TRANSPIRANCY PROVIDED AT 33% FLOOR | |
| 72. | BOTTOM OF STOREFRONT AT FINISH FLOOR | |
| 73. | MINIMUM 31 FLOOR HEIGHT | |
| 74. | TEACHER PROTECTION VEST FOR MIN. HEIGHT 1.6M, EXTENT 5.1MM, PROTECTION 65% | |
| 75. | DESTRUCTIVE ENTRY | |
| 76. | TREATMENT OF SLASH WALLS | |
| 77. | NO FIRE INSULATION | |

APPENDIX

From: Grace Amundsen Barnkow [mailto:gbarnkow@seatacwa.gov]
Sent: Monday, January 10, 2022 9:46 AM
To: Mark J Jacobs, PE, PTO
Cc: 'Dale Johnson, Architect'; tomsisul@sisulengineering.com
Subject: RE: 2020.040 - SPR21-0006: Home2 Suites by Hilton; Comment Letter 1

Hi Mark,

Yes, that accurately captures our conversation.

Thank you,



Grace Amundsen Barnkow, PE
Civil Engineer II
FWLE & SR509 Lead
Engineering Review Division
o: 206.973.4747 c: 206.418.9591
Pronouns: She/Her



This communication may be subject to public disclosure laws of the State of Washington (RCW 42.56)

In office: Thurs/Fri (8:30a-5:00p)

Teleworking: Mon, Wed (8:30a-5:00p)

In the FWLE Project Office: Tues (8:30a-5:00p)

From: Mark J Jacobs, PE, PTO <JakeTraffic@comcast.net>
Sent: Monday, January 10, 2022 9:32 AM
To: Grace Amundsen Barnkow <gbarnkow@seatacwa.gov>
Cc: 'Dale Johnson, Architect' <dale@jra-arc.com>; tomsisul@sisulengineering.com
Subject: RE: 2020.040 - SPR21-0006: Home2 Suites by Hilton; Comment Letter 1

[NOTICE: This message originated outside of City of SeaTac -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

Grace

Good chatting with you.

I understand that a limited scope Traffic Memorandum to include:

- trip generation
- site access inspection/discussion
- TIF discussion

is what the City is requesting for this project.

Thank you

Mark
206.762.1978 o
206.799.5692 c

From: Grace Amundsen Barnkow [<mailto:gbarnkow@seatacwa.gov>]
Sent: Monday, January 10, 2022 9:06 AM
To: Mark J Jacobs, PE, PTO
Cc: 'Dale Johnson, Architect'; tomsisul@sisulengineering.com
Subject: RE: 2020.040 - SPR21-0006: Home2 Suites by Hilton; Comment Letter 1

Hi Mark,

A TIA is required for the SEPA determination based on the number of trips generated. This requirement was also in my comment letter on the previous submittal. Your memo addressed my other comment from the previous submittal asking about the trip generation, but a TIA (even if a simple one) is still required for this project.

Thank you,



Grace Amundsen Barnkow, PE
Civil Engineer II
FWLE & SR509 Lead
Engineering Review Division
o: 206.973.4747 c: 206.418.9591
Pronouns: She/Her



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In the FWLE Project Office: Tues (8:30a-5:00p)

From: Mark J Jacobs, PE, PTO <JakeTraffic@comcast.net>
Sent: Friday, January 7, 2022 6:43 PM
To: Grace Amundsen Barnkow <gbarnkow@seatacwa.gov>
Cc: 'Dale Johnson, Architect' <dale@jra-arc.com>; tomsisul@sisulengineering.com
Subject: RE: 2020.040 - SPR21-0006: Home2 Suites by Hilton; Comment Letter 1

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Grace

I was surprised to see a request for a TIA for this project. In December, I provided the City a Technical e-mail with the Site Traffic Generation, and discussed the site access RT in/out on 28th Ave. S. (ample capacity) and the site's proximity to rail and transit busses. Not sure why a TIA is needed on this project?

Engineering Review Division, Grace Amundsen Barnkow (206-973-4747)

Comments

- 1.** A Traffic Impact Analysis must be submitted and approved by the City before the SEPA determination can be issued.

Let me know?

Thank you

Mark

Mark J Jacobs, PE, PTOE
JAKE TRAFFIC ENGINEERING, INC
2614 39th Ave. SW
Seattle, WA 98116 – 2503
206.762.1978 o
206.799.5692 c

From: Mark J Jacobs, PE, PTO [<mailto:JakeTraffic@comcast.net>]
Sent: Friday, December 10, 2021 10:02 AM
To: 'Grace Amundsen Barnkow'
Cc: 'Dale Johnson, Architect'; tomsisul@sisulengineering.com
Subject: RE: 2020.040 - SPR21-0006: Home2 Suites by Hilton; Comment Letter 1

Thank you

From: Grace Amundsen Barnkow [<mailto:gbarnkow@seatacwa.gov>]
Sent: Friday, December 10, 2021 9:31 AM
To: Mark J Jacobs, PE, PTO
Cc: 'Dale Johnson, Architect'; tomsisul@sisulengineering.com
Subject: RE: 2020.040 - SPR21-0006: Home2 Suites by Hilton; Comment Letter 1

Hi Mark and Dale,

Thank you for responding to my comments. Please include this in the next SPR submittal – it should be part of that submittal for review.

Best,



Grace Amundsen Barnkow, PE
Civil Engineer II
FWLE & SR509 Lead
Engineering Review Division
o: 206.973.4747 c: 206.418.9591
Pronouns: She/Her



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In office: Thurs/Fri (8:30a-5:00p)

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In the FWLE Project Office: Tues (8:30a-5:00p)

From: Mark J Jacobs, PE, PTO <JakeTraffic@comcast.net>
Sent: Thursday, December 9, 2021 3:41 PM
To: Grace Amundsen Barnkow <gbarnkow@seatacwa.gov>
Cc: 'Dale Johnson, Architect' <dale@jra-arc.com>; tomsisul@sisulengineering.com
Subject: 2020.040 - SPR21-0006: Home2 Suites by Hilton; Comment Letter 1

[NOTICE: This message originated outside of City of SeaTac -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

Grace

Attached are the TG and my TIF projection for Home2 Suites project.

You inquired regarding the small amount (~300 sf) of meeting space being provided. The ITE definition for a Business Hotel LUC 312 identifies that limited space for meeting facilities may be provided; thus the Traffic Concurrency conducted in August (before the TGM 11th Edition) includes the conference space. The ITE TGM 11th Edition refined the traffic down by ~one PM peak hour trip.

The 28th Ave. S. corridor has ample capacity, access is via RT in/out only driveway, and people staying at the lodging facility have access to Shuttle Service, Light Rail (5 to 10 minute walk to the south) and Metro Rapid Line A via SR - 99 also a short walk to the east.

Contact me with any questions.

Thank you

Mark

Mark J Jacobs, PE, PTOE
JAKE TRAFFIC ENGINEERING, INC
2614 39th Ave. SW
Seattle, WA 98116 – 2503
206.762.1978 o
206.799.5692 c

From: Dale Johnson, Architect [<mailto:dale@jra-arc.com>]
Sent: Thursday, December 09, 2021 11:09 AM
To: Mark J Jacobs, PE, PTO
Subject: Fwd: Fwd: Fwd: FW: SPR21-0006: Home2 Suites by Hilton; Comment Letter 1

Mark, SeaTac Home2 input needed per Tom/Applicant below, let me know where you stand on response, trying to submit tomorrow, thanks.

Dale

On 12/8/2021 4:10 PM, Tom Sisul wrote:

Dale,

You said this morning that there was an item that we needed to address in regards to the City's comments. I could not recall what that item was, so I double checked this afternoon. It appears that the only engineering item as to do with a traffic analysis which falls into Mark Jacobs area of expertise.

Tom

Engineering Review Division, Grace Amundsen Barnkow (206-973-4747)

Comments

1. A Traffic Impact Analysis will be required to justify the Concurrency Analysis provided prior to acceptance. Concurrency should also be updated to include the conference center portion of the hotel.

TABLE 1 - TRIP GENERATION
HOME2 BUSINESS HOTEL - SEATAC
TECHNICAL E-MAIL

| Time Period | Size (X) | TG Rate | Enter % | Enter Trips | Exit % | Exit Trips | Total (T) | Parking Refinement* | Parking Traffic Reduction | Pass-by %** | Pass-by Trips | Net Total |
|--|----------|---------|---------|-------------|--------|------------|-----------|---------------------|---------------------------|-------------|---------------|-----------|
| Proposed: Business Hotel - General Urban/Suburban (ITE LUC 312; 122 - rooms) | | | | | | | | | | | | |
| Weekday (ITE) | 118 | 4.02 | 50% | 237.2 | 50% | 237.2 | 474.4 | 10% | 47.4 | 5% | 23.7 | 403.2 |
| AM peak hour | 118 | 0.36 | 39% | 16.6 | 61% | 25.9 | 42.5 | 10% | 4.2 | 0% | 0.0 | 38.2 |
| PM peak hour | 118 | 0.31 | 55% | 20.1 | 45% | 16.5 | 36.6 | 10% | 3.7 | 5% | 1.8 | 31.1 |

Where X = number of units or sf and T = Trips

Note: Due to rounding some values may not add up.

* - Parking requirement with Shuttle Service is 0.75 and without it is 0.9 stall/room, a 20% reduction. A reduction in site traffic can also be anticipated estimated at 10%; accounting for shuttle service trips

** - pass-by per ITE data and my Traffic Engineering Experience, service/delivery trips (garbage, mail, UPS et al)

Trip generation per the Institute of Transportation Engineers Trip Generation Manual 11th Edition

A vehicle trip is defined as a single or one direction vehicle movement with either the origin or destination (exiting or entering) inside the study site. The above trip generation values account for all the site trips made by all vehicles for all purposes, including commuter, visitor, recreation, and service and delivery vehicle trips.

City of SeaTac

Transportation Impact Fees - 2021 Update

| Land Use Category - ITE 10th Edition | ITE Land Use Code | ITE Average PM Peak Hour Trip Rate | Institutional | | Business/Commercial | |
|--------------------------------------|-------------------|------------------------------------|---------------|---------|-------------------------------|-------------------|
| | | | ITE | Average | Pass-By Trip Reduction Factor | Net New Trip Rate |
| | | | | | | |
| Hotel | 310 | 0.60 | Room | 1.00 | 0.60 | \$ 2,240.00 |
| All Suites Hotel | 311 | 0.36 | Room | 1.00 | 0.36 | \$ 1,344.00 |
| Business Hotel | 312 | 0.32 | Room | 1.00 | 0.32 | \$ 1,195.00 |
| Motel | 320 | 0.38 | Room | 1.00 | 0.38 | \$ 1,419.00 |
| Resort ^{2,3} | 330 | 0.41 | Room | 1.00 | 0.41 | \$ 1,531.00 |

Projected City TIF per ITE TG 11th Edition and reduction in traffic due to Shuttle Service equals:

118 units * \$1,195/unit * 0.31/0.32 (TGM refinement) * 0.90 (shuttle service refinement) = \$122,943



12.09.2021

SPR21-0006
Exhibit D-17



(<http://www.wsdot.wa.gov>)

Summary Reports - Total Crashes by Year

Report Year: 2016

Report Location: City of SeaTac

Report Jurisdiction: All Roads

Under 23 U.S. Code 148 and 23 U.S. Code 409, safety data, reports, surveys, schedules, list compiled or collected for the purpose of identifying, evaluating, or planning the safety enhancement of potential crash sites, hazardous roadway conditions, or railway-highway crossings are not subject to discovery or admitted into evidence in a Federal or State court proceeding or considered for other purposes in any action for damages arising from any occurrence at a location mentioned or addressed in such report, surveys, schedules, lists, or data.

 Data
  Charts
  Notes
  Map
 Additional crash data available by clicking on map marker.



SPR21-0006
Exhibit D-18

SPR21-0006
Exhibit D-19

Exhibit D-19

1 of 2

9/1/2019, 9:51 AM

Under 23 U.S. Code 148 and 23 U.S. Code 409, safety data, reports, surveys, schedules, list compiled or collected for the purpose of identifying, evaluating, or planning the safety enhancement of potential crash sites, hazardous roadway conditions, or railway-highway crossings are not subject to discovery or admitted into evidence in a Federal or State court proceeding or considered for other purposes in any action for damages arising from any occurrence at a location mentioned or addressed in such report, surveys, schedules, lists, or data.

[illegible]

(<http://www.wsdot.wa.gov>)

Summary Reports - Total Crashes by Year

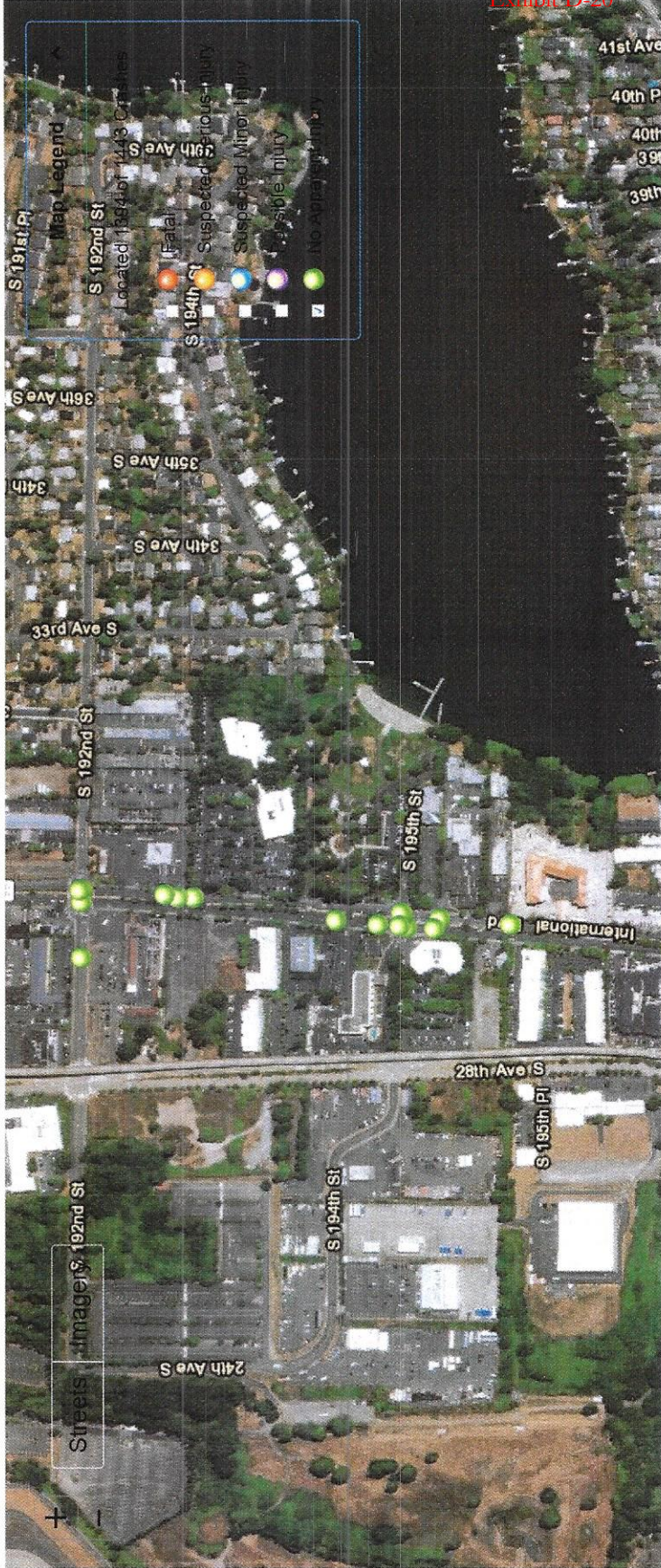
Report Year: 2017

Report Location: City of SeaTac

Report Jurisdiction: All Roads

Under 23 U.S. Code 148 and 23 U.S. Code 409, safety data, reports, surveys, schedules, list compiled or collected for the purpose of identifying, evaluating, or planning the safety enhancement of potential crash sites, hazardous roadway conditions, or railway-highway crossings are not subject to discovery or admitted into evidence in a Federal or State court proceeding or considered for other purposes in any action for damages arising from any occurrence at a location mentioned or addressed in such report, surveys, schedules, lists, or data.

 Data  Charts  Notes  Map Additional crash data available by clicking on map marker.



SPR21-0006
Exhibit D-20

(<http://www.wsdot.wa.gov>)

Summary Reports - Total Crashes by Year

Report Year: 2017

Report Location: City of SeaTac

Report Jurisdiction: All Roads

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 Data
  Charts
  Notes
  Map
 Additional crash data available by clicking on map marker.



Summary Reports - Total Crashes by Year

Report Year: 2018

Report Location: City of SeaTac

Report Jurisdiction: All Roads

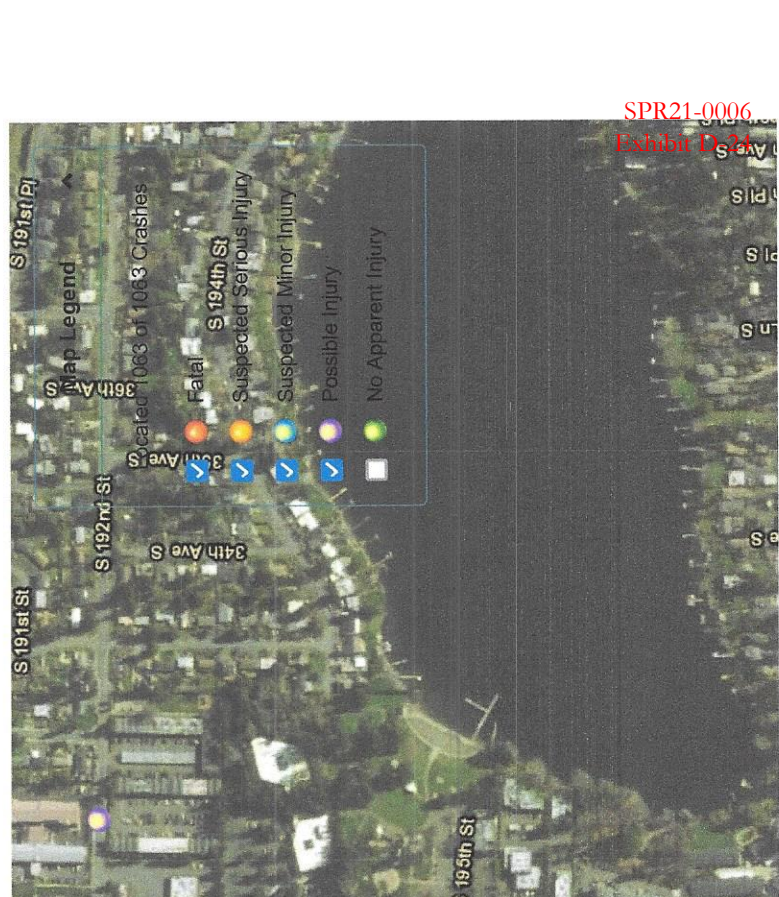
Under 23 U.S. Code 148 and 23 U.S. Code 409, safety data, reports, surveys, schedules, list compiled or collected for the purpose of identifying, evaluating, or planning the safety enhancement of potential crash sites, hazardous roadway conditions, or railway-highway crossings are not subject to discovery or admitted into evidence in a Federal or State court proceeding or considered for other purposes in any action for damages arising from any occurrence at a location mentioned or addressed in such report, surveys, schedules, lists, or data.

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collected for the purpose of identifying, evaluating, or planning the safety subject to discovery or admitted into evidence in a Federal or State court information mentioned or addressed in such report, surveys, schedules, lists, or data.

available by clicking on map marker.



Summary Reports - Total Crashes by Year

Report Year: 2019

Report Location: City of SeaTac

Report Jurisdiction: All Roads

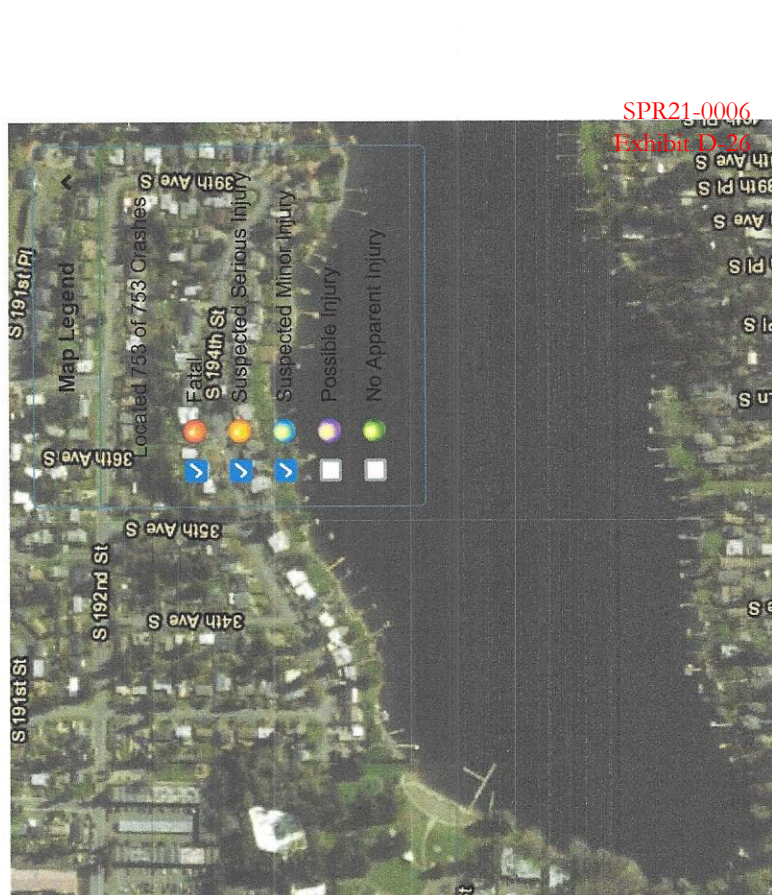
Under 23 U.S. Code 148 and 23 U.S. Code 409, safety data, reports, surveys, schedules, list compiled or collected for the purpose of identifying, evaluating, or planning the safety enhancement of potential crash sites, hazardous roadway conditions, or railway-highway crossings are not subject to discovery or admitted into evidence in a Federal or State court proceeding or considered for other purposes in any action for damages arising from any occurrence at a location mentioned or addressed in such report, surveys, schedules, lists, or data.

 Data
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collected for the purpose of identifying, evaluating, or planning the safety subject to discovery or admitted into evidence in a Federal or State court action mentioned or addressed in such report, surveys, schedules, lists, or data.

available by clicking on map marker.



Summary Reports - Total Crashes by Year

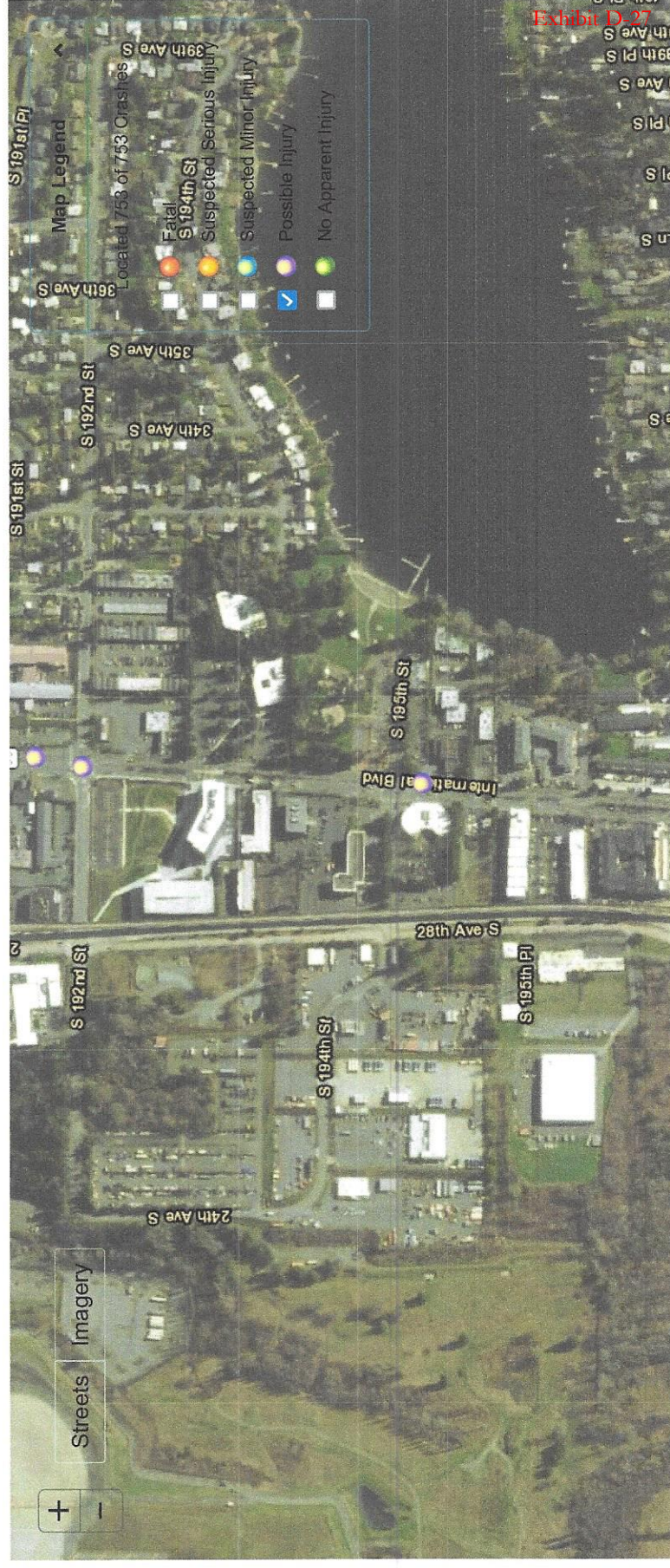
Report Year: 2020

Report Location: City of SeaTac

Report Jurisdiction: All Roads

Under 23 U.S. Code 148 and 23 U.S. Code 409, safety data, reports, surveys, schedules, list compiled or collected for the purpose of identifying, evaluating, or planning the safety enhancement of potential crash sites, hazardous roadway conditions, or railway-highway crossings are not subject to discovery or admitted into evidence in a Federal or State court proceeding or considered for other purposes in any action for damages arising from any occurrence at a location mentioned or addressed in such report, surveys, schedules, lists, or data.

 Data
  Charts
  Notes
  Map
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Summary Reports - Total Crashes by Year

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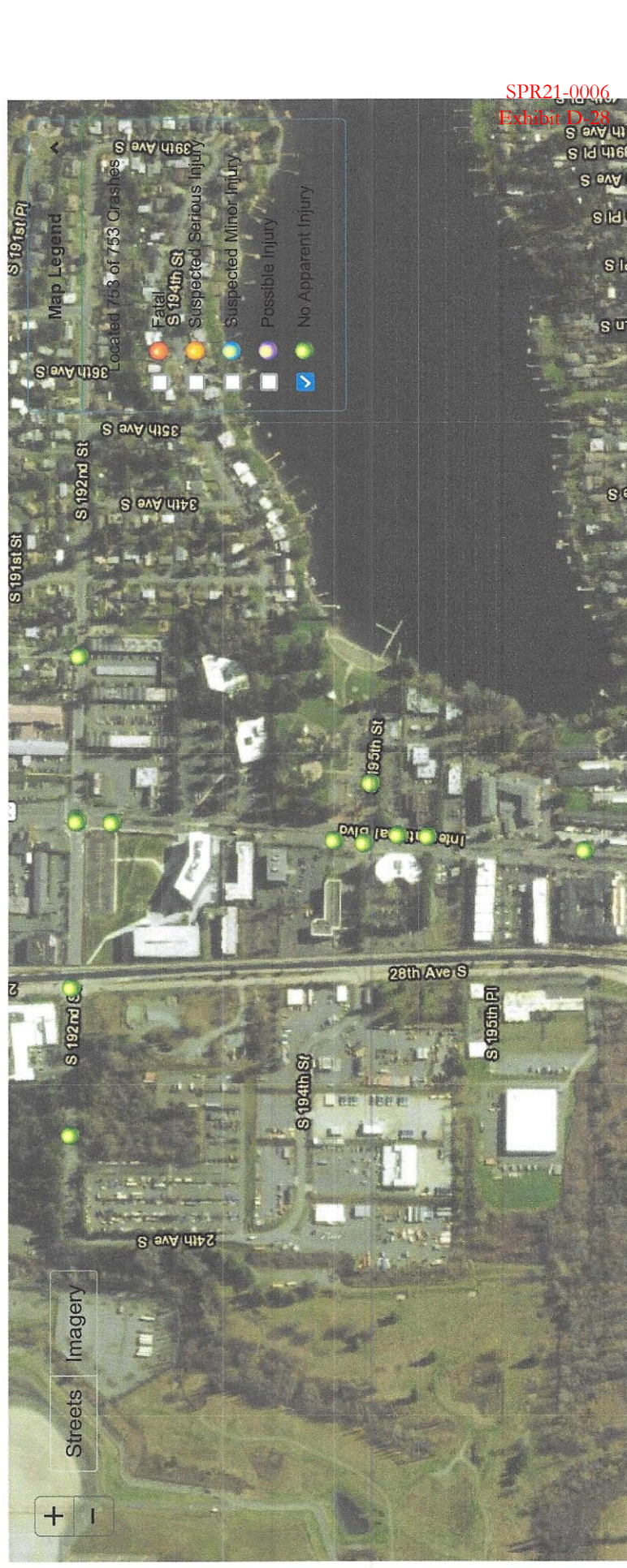


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City of SeaTac

Transportation Impact Fees - 2021 Update

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|--------------------------------------|-------------------|---------------|------|---------------------|-------------------|
| | | ITE | | Pass-By | |
| | | Average | Unit | Trip Reduction | Net New Trip Rate |
| | | PM Peak Hour | Rate | Factor | Rate |
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| All Suites Hotel | 311 | 0.36 | Room | 1.00 | 0.36 \$ 1,344.00 |
| Business Hotel | 312 | 0.32 | Room | 1.00 | 0.32 \$ 1,195.00 |
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118 units * \$1,195/unit * 0.31/0.32 (TGM refinement) * 0.90 (shuttle service refinement) = \$122,943



12.09.2021

VICINITY MAP [SPR21-0006]

City of SeaTac



SPR21-0006

Exhibit E-1

Home2 Suites by Hilton

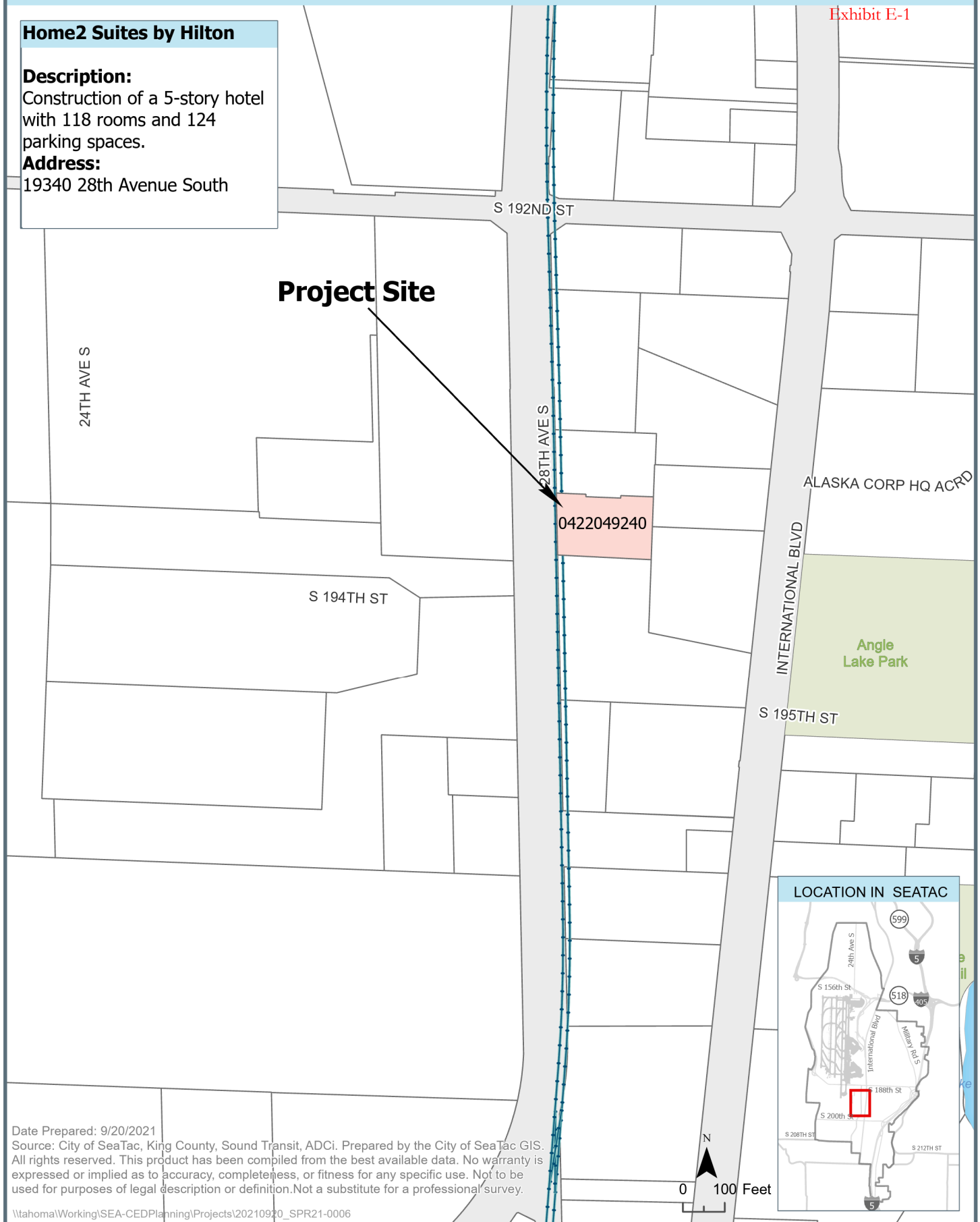
Description:

Construction of a 5-story hotel with 118 rooms and 124 parking spaces.

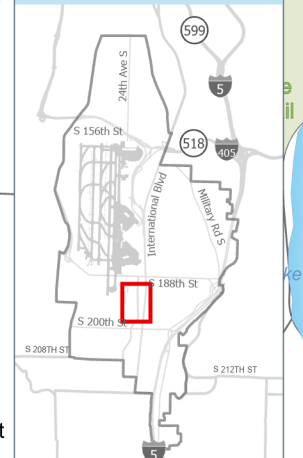
Address:

19340 28th Avenue South

Project Site

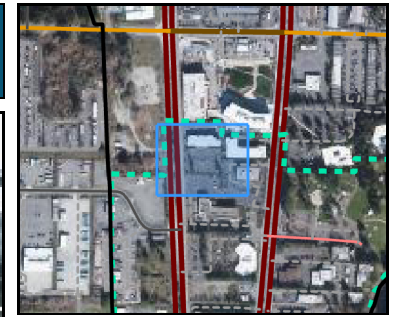
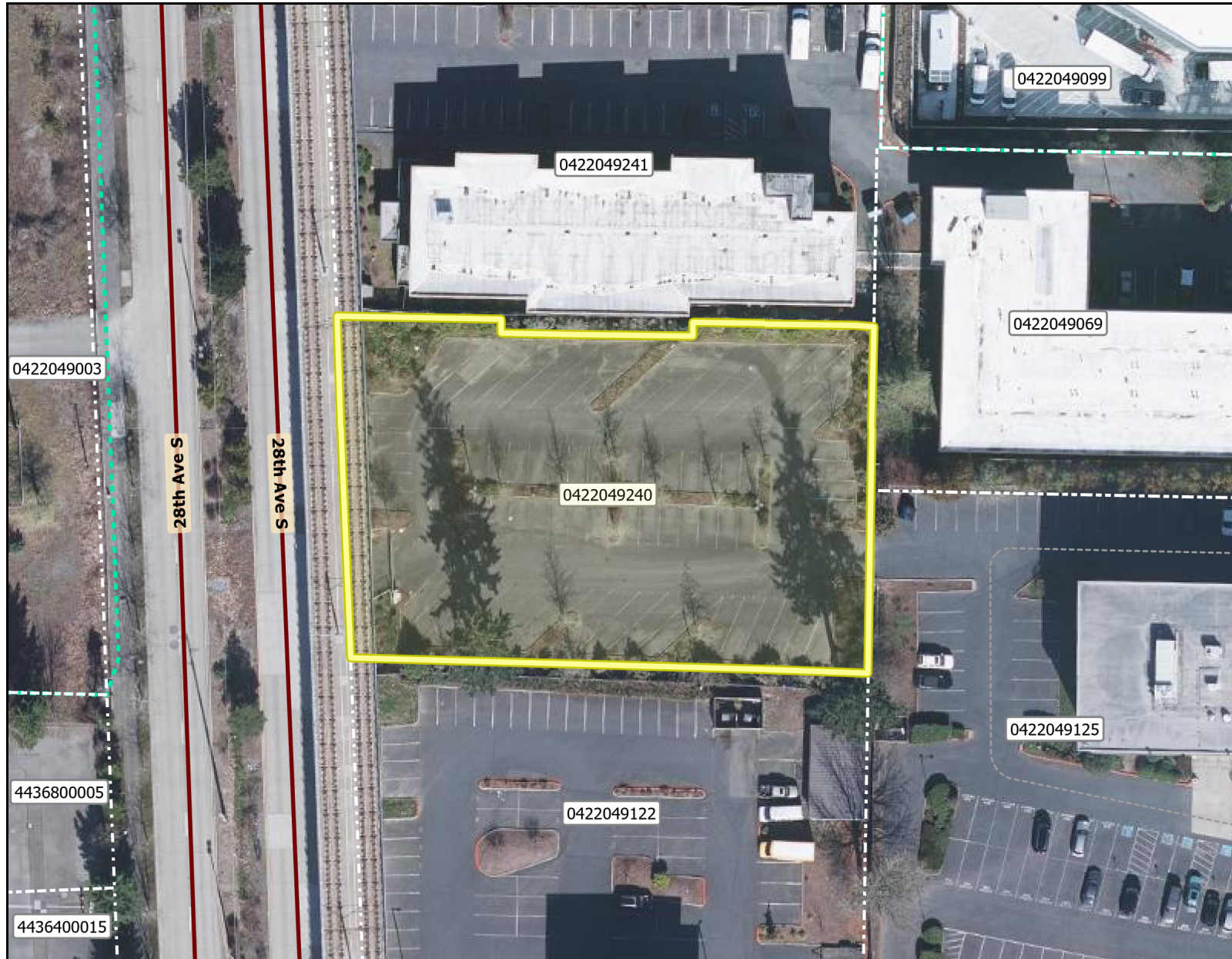


LOCATION IN SEATAC



SPR21-0006: Home2 Suites by Hilton

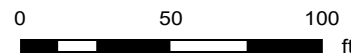
City of SeaTac, Washington



- Legend** SPR21-0006 Exhibit F-1
- Parcels
 - Parcels
 - Administrative Areas
 - Angle Lake Station Area Overlay District
 - Urban Center Boundary
 - City Boundaries
 - City of SeaTac
 - Street Centerlines
 - SeaTac - Arterial (Principal)
 - Parking Circulation
 - Imagery 2020 (Mercator)
 - Red: band_1
 - Green: band_2
 - Blue: band3



Prepared by the City of SeaTac. All rights reserved. This product has been compiled from the best available data. No warranty is expressed or implied as to accuracy, completeness, or fitness for any specific use. Not to be used for purposes of legal description or definition. Not a substitute for a professional survey.



Map Author:

Map Generated: Tuesday, March 29, 2022

This document has been designed for use at 8.5 x 11 (Landscape) and is not intended for use at another size.



Map Description

UNOFFICIAL

project title:

HOME 2
SUITES BY HILTON

Sea Tac, WA

project phase:

sheet title:

SITE PLAN
ZONING SUMMARY
PROJECT DATA

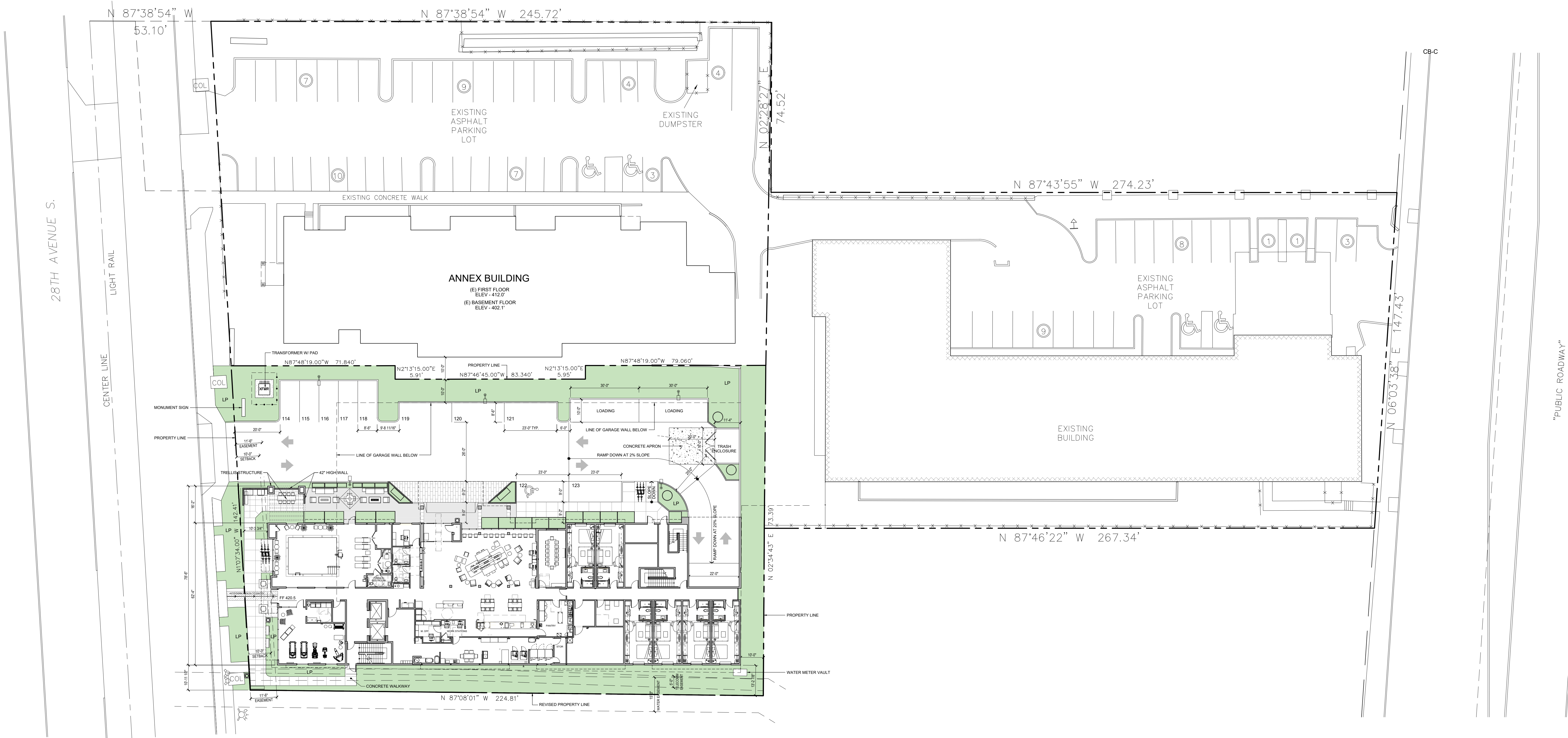
revisions:

project no:

drawn:
DH
checked:
DJ
date:
OCT. 28, 2021

sheet no:

A1.1



SITE PLAN

1" = 20'-0"



GUEST ROOM COUNT BREAKDOWN

| | GROUND FLR | 2ND FLOOR | 3RD FLOOR | 4TH FLOOR | 5TH FLOOR | TOTAL |
|-------------------------------------|------------|-----------|-----------|-----------|-----------|-------|
| KING STUDIO | -- | 15 | 17 | 17 | 17 | 66 |
| QUEEN STUDIO | 6 | 4 | 5 | 5 | 5 | 25 |
| KING STUDIO - CONNECTING | -- | 3 | 1 | 1 | 1 | 6 |
| DOUBLE QUEEN | -- | 1 | 2 | 3 | 3 | 9 |
| DOUBLE QUEEN - CONNECTING | -- | 2 | -- | -- | -- | 2 |
| KING ONE-BEDROOM | -- | 1 | -- | 1 | 1 | 3 |
| KING STUDIO - ACCESSIBLE CONNECTING | -- | 1 | 1 | 1 | 1 | 4 |
| KING ONE BEDROOM - ACCESSIBLE | -- | -- | 1 | -- | -- | 1 |
| QUEEN STUDIO ACCESSIBLE | -- | 1 | -- | -- | -- | 1 |
| DOUBLE QUEEN - ACCESSIBLE | -- | -- | 1 | -- | -- | 1 |
| | 6 | 28 | 28 | 28 | 28 | 118 |

INDEX OF DRAWINGS

| DRAWING NO. | DRAWING DESCRIPTION | Issue Date |
|---------------|---------------------------|------------|
| ARCHITECTURAL | | |
| A 1.1 | SITE PLAN | |
| A 2.1 | P2 LEVEL PARKING | |
| A 2.2 | P1 LEVEL PARKING | |
| A 2.3 | FIRST FLOOR PLAN | |
| A 2.4 | SECOND FLOOR PLAN | |
| A 2.5 | THIRD FLOOR PLAN | |
| A 2.6 | FOURTH FLOOR PLAN | |
| A 2.7 | FIFTH FLOOR PLAN | |
| A 4.1 | ENLARGED GUEST ROOM PLANS | |
| A 4.2 | ENLARGED GUEST ROOM PLANS | |
| A 4.3 | ENLARGED GUEST ROOM PLANS | |
| A 4.4 | ENLARGED GUEST ROOM PLANS | |
| A 5.1 | BUILDING ELEVATIONS | |
| A 5.2 | BUILDING ELEVATIONS | |

ACCESSIBLE ROOM MATRIX

| ROOM TYPE | REQ'D COUNT | PROVIDED COUNT | REMARKS | ROOM TYPE | REQ'D COUNT | PROVIDED COUNT | REMARKS |
|---|-------------|----------------|---------------------|----------------------------------|-------------|----------------|--------------------------|
| KING STUDIO - ACCESSIBLE W/ ROLL-IN SHOWER | 1 | 1 | ROOMS 201 | C.F. QUEEN STUDIO | 4 | 4 | ROOMS 104, 208, 308, 408 |
| ONE-BEDROOM KING W/ ROLL-IN SHOWER | 1 | 1 | ROOMS 324 | C.F. DOUBLE QUEEN - CONNECTING | 1 | 1 | ROOM 210 |
| KING STUDIO - ACCESSIBLE W/ ACCESSIBLE TUB | 3 | 3 | ROOMS 301, 401, 501 | C.F. DOUBLE QUEEN | 11 | 1 | ROOMS 310 |
| | | | | C.F. KING STUDIO | 4 | 4 | ROOMS 309, 324, 409, 509 |
| QUEEN STUDIO - ACCESSIBLE W/ ACCESSIBLE TUB | 1 | 1 | ROOMS 200 | C.F. KING STUDIO - CONNECTING | 1 | 1 | ROOM 419 |
| DOUBLE QUEEN - ACCESSIBLE W/ ACCESSIBLE TUB | 1 | 1 | ROOMS 310 | C.F. 1-BEDROOM KING - ACCESSIBLE | 1 | 1 | ROOM 224 |
| TOTAL | | 7 | | TOTAL | 12 | 12 | |

• C.F. DENOTES ROOMS THAT HAVE COMMUNICATING FEATURES: ONE (1) COMMUNICATION FEATURE ROOM MUST ALSO BE ACCESSIBLE, BUT NO MORE THAN 10% OF ROOMS THAT COUNT TOWARDS THE REQUIRED C.F. TOTAL ROOM

PROJECT DATA

| | |
|-----------------------------|--|
| ADDRESS | 19260 28TH AVE S |
| PARCEL | 0422049240 |
| 5-STORY HOME 2 SUITES HOTEL | 118 TOTAL GUESTROOMS |
| TOTAL BUILDING SQUARE FEET | 65,024 SQUARE FEET |
| BUILDING FOOTPRINT | 12,037 SQUARE FEET |
| ZONE: | CB-C |
| BUILDING HEIGHT ALLOWED | HI-RISE, UNLIMITED PER FAA & FIRE DEPT. REGULATIONS |
| BUILDING HEIGHT PROPOSED | 53'-10" TOP OF PARAPET, 65'-4" TOP OF ORNAMENTAL CAP |
| PARKING REQUIRED | 106 STALLS (118 X .9) |
| PARKING PROPOSED | 124 STALLS |
| AREA CALCULATIONS | |
| FIRST FLOOR | 12,035 SQ. FT. |
| SECOND FLOOR | 13,388 SQ. FT. |
| THIRD FLOOR | 13,388 SQ. FT. |
| FOURTH FLOOR | 13,388 SQ. FT. |
| FIFTH FLOOR | 13,388 SQ. FT. |
| TOTAL | 65,587 SQ. FT. |

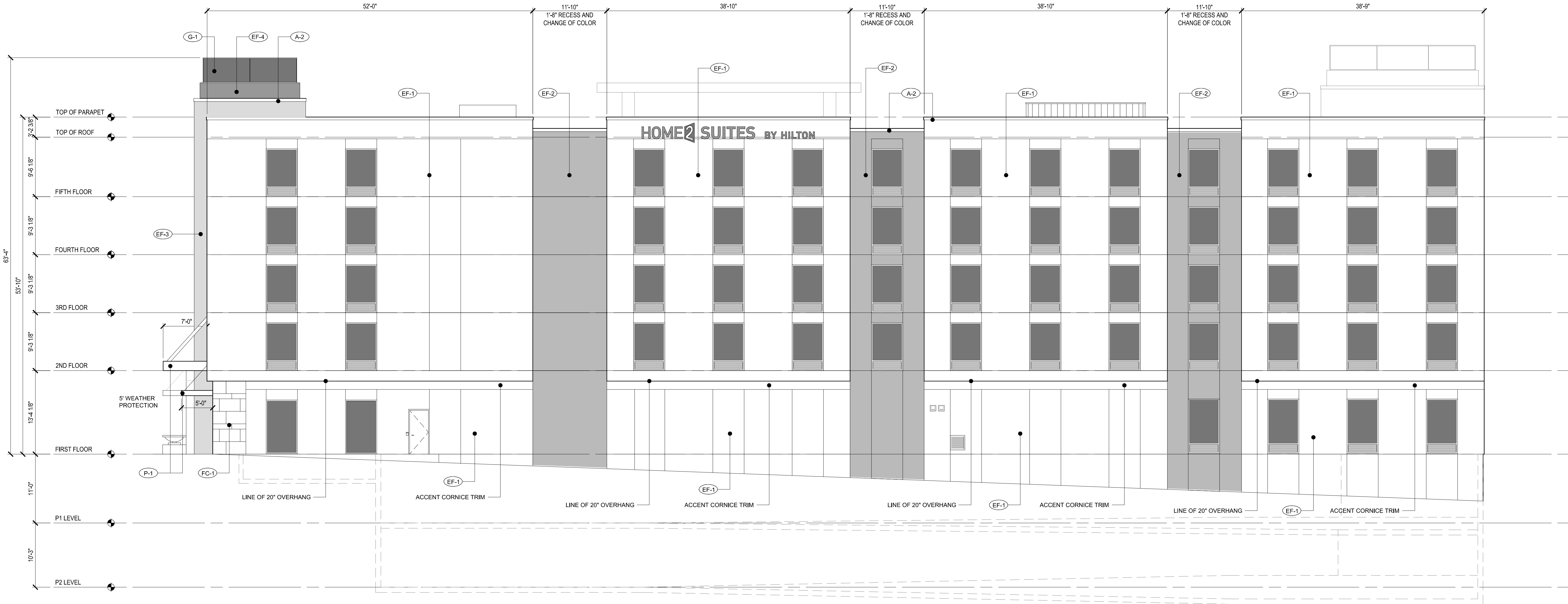
ZONING SUMMARY

| | |
|---|---------------------------|
| FRONT BLDG SETBACK REQUIRED/PROVIDED | 11.5' LIGHT RAIL EASEMENT |
| SIDE AND REAR BLDG SETBACK REQUIRED | 0' |
| LANDSCAPE BUFFER @ SIDE/REAR YARD REQUIRED / PROVIDED | 10' |
| LANDSCAPE PARKING BUFFER @ STREET REQUIRED / PROVIDED | 20' |
| PARKING REQUIRED | 107 STALLS |
| 118 GUESTROOMS @ .9 STALLS / GUESTROOM | |
| MAX PARKING ALLOWED | 117 STALLS |
| 107 STALLS X 10% INCREASE | |
| HOTEL PROJECT PARKING PROPOSED | 114 STALLS |
| 9 ON-SITE PARKING STALLS REQUIRED PER RECORDED EASEMENT WITH ADJACENT LOT A TOTAL PARKING ON-SITE, 114 + 9 = 123 STALLS | |
| BICYCLE PARKING REQUIRED / PROVIDED | 11 STALLS |
| 106 X 10% | |
| MIN BUILDING FRONTAGE @ 28TH REQUIRED | 61.2' |
| 142.4' - 20' LANDSCAPE BUFFER / BLDG SETBACK, X .5 | |
| BUILDING FRONTAGE PROVIDED | 65' |
| TRANSPARENCY REQUIRED @ 1ST FLOOR | 47.1' |
| 60% OF FACADE LENGTH | |
| TRANSPARENCY PROVIDED @ 1ST FLOOR | 49'-8" |
| BOTTOM OF STOREFRONT AT FINISH FLOOR | |
| MINIMUM 1ST FLOOR HEIGHT | DEPARTURE REQUEST |
| WEATHER PROTECTION 1ST FLOOR | PROVIDED, SEE ELEVATION |
| MIN. HEIGHT 8.5', MIN. EXTENT 5', MIN. FRONTAGE 60% | |
| DISTINCTIVE ENTRY | PROVIDED, SEE ELEVATION |
| TREATMENT OF BLANK WALLS | CONFORMS, SEE ELEVATION |
| ROOFLINES AND EQUIPMENT | CONFORMS, SEE ELEVATION |



NORTH ELEVATION

SCALE : 1/8" = 1'-0"



SOUTH ELEVATION

SCALE : 1/8" = 1'-0"

EXTERIOR FINISH LEGEND

- EF-1 EIFS
- EF-2 EIFS
- EF-3 EIFS
- EF-4 EIFS
- FC-1 TILE
- A-1 CLEAR ANODIZED ALUMINUM BAND
- A-2 ALUMINUM COPING
- P-1 PAINTED SURFACE
- G-1 TRANSLUCENT GLASS OR POLYMER INTERNALLY LIT

JRA

ARCHITECTURE
& PLANNING

■ Coeur d'Alene Office
2200 West Rosebud Lane
Coeur d'Alene, ID 83814
Phone : 208-667-5570
Fax : 208-730-1111

SPR21-0006
Exhibit H-1

project title:

HOME2
SUITES BY HILTON

Sea Tac, WA

project phase:

sheet title:

BUILDING ELEVATIONS
NORTH & SOUTH

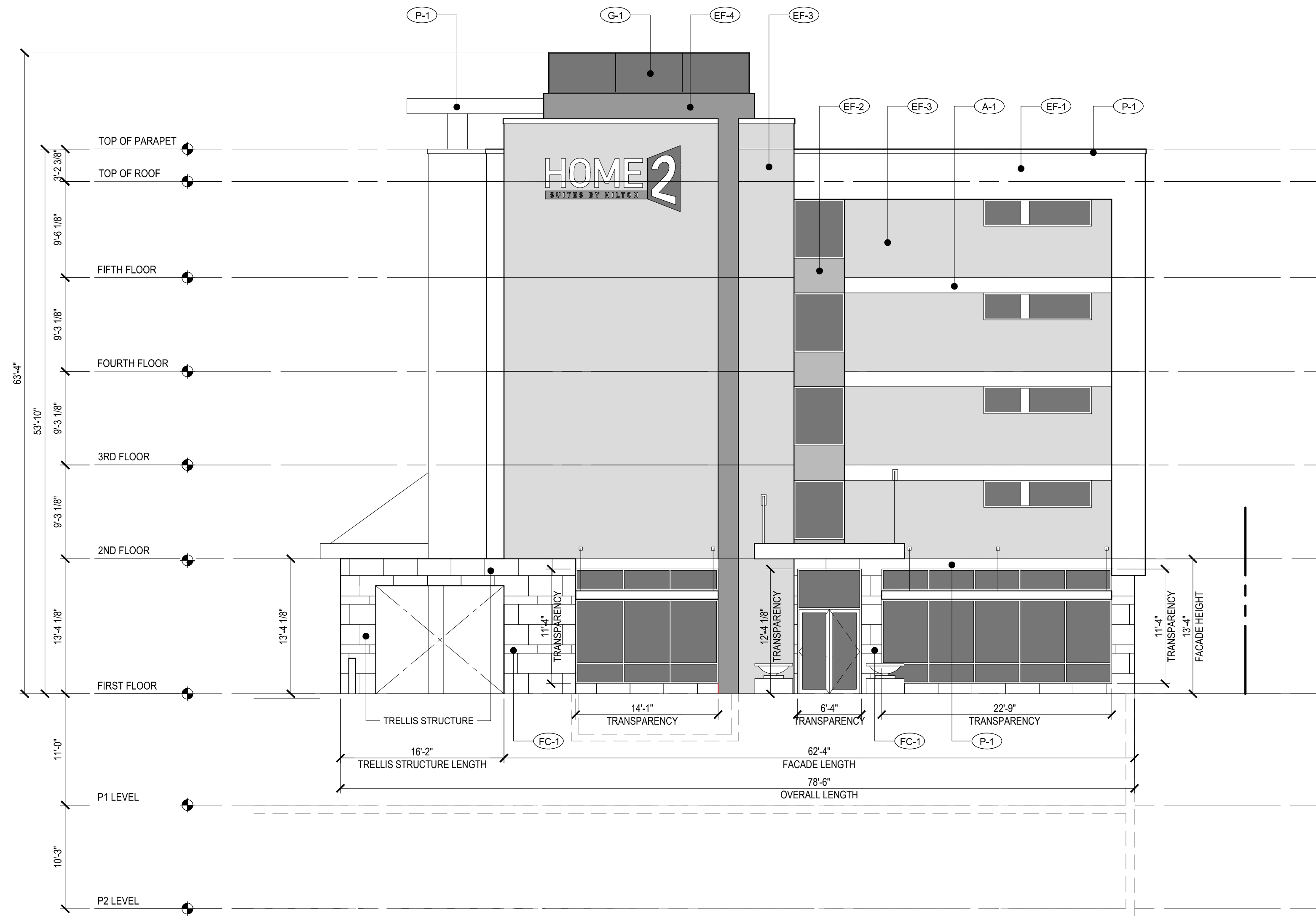
revisions:

project no:

sheet no:

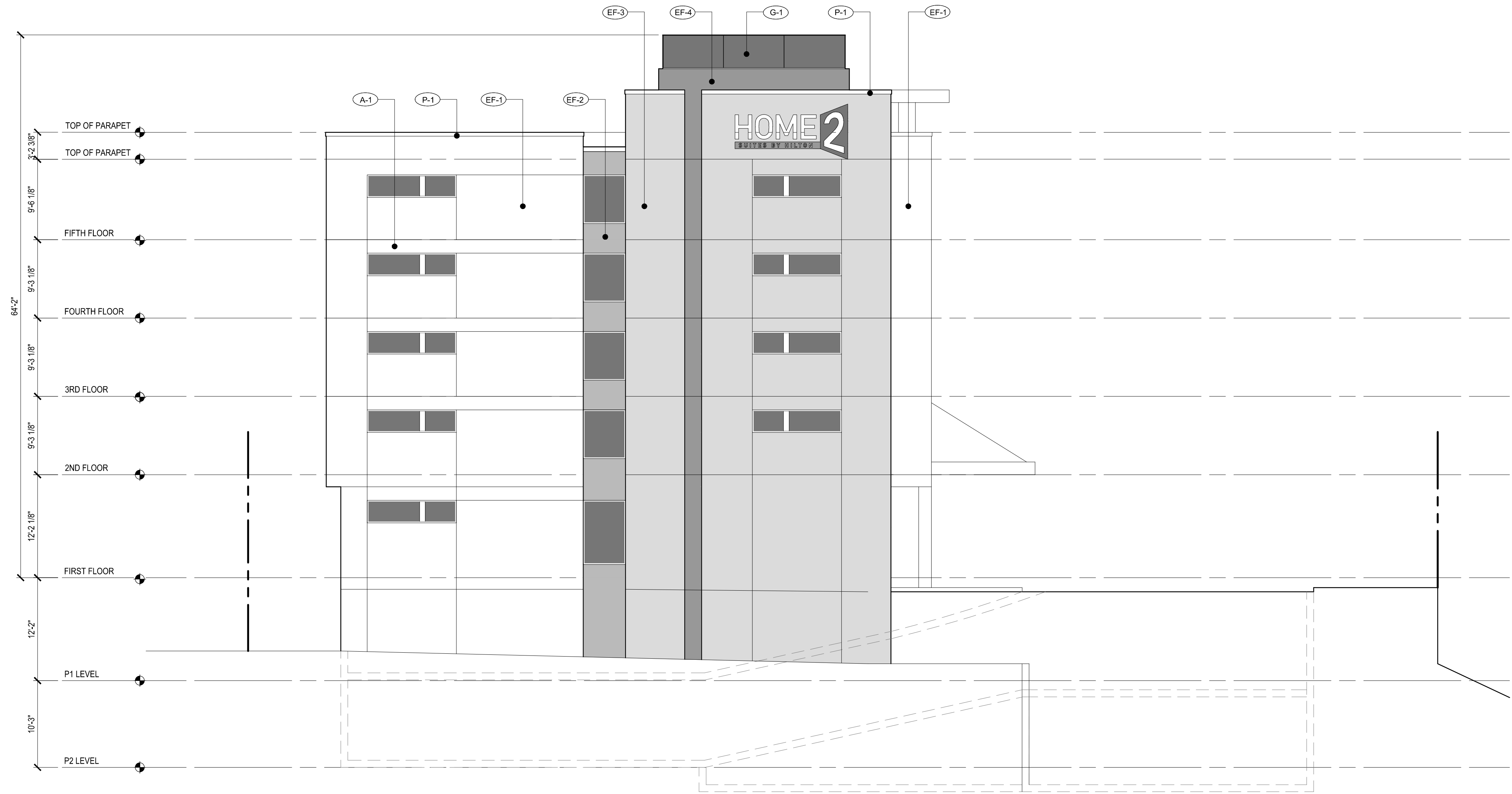
drawn:
DH
checked:
DJ
date:
OCT. 28, 2021

A5.1



WEST (28TH AVE STREET) ELEVATION

SCALE : 1/8" = 1'-0"



EAST ELEVATION

SCALE : 1/8" = 1'-0"

EXTERIOR FINISH LEGEND

- EF-1 EIFS
- EF-2 EIFS
- EF-3 EIFS
- EF-4 EIFS
- FC-1 TILE
- A-1 CLEAR ANODIZED ALUMINUM BAND
- A-2 ALUMINUM CORING
- P-1 PAINTED SURFACE
- G-1 TRANSLUCENT GLASS OR POLYMER INTERNALLY LIT

JRA

ARCHITECTURE
& PLANNING

■ Coeur d'Alene Office
2200 West Roselbud Lane
Coeur d'Alene, ID 83814
Phone : 208-667-5570
Fax : 208-730-1111

SPR21-0006
Exhibit H-2

project title:

HOME2
SUITES BY HILTON

Sea Tac, WA

project phase:

sheet title:

BUILDING ELEVATIONS
WEST & EAST

revisions:

project no:

drawn:

DH

checked:

DJ

date:

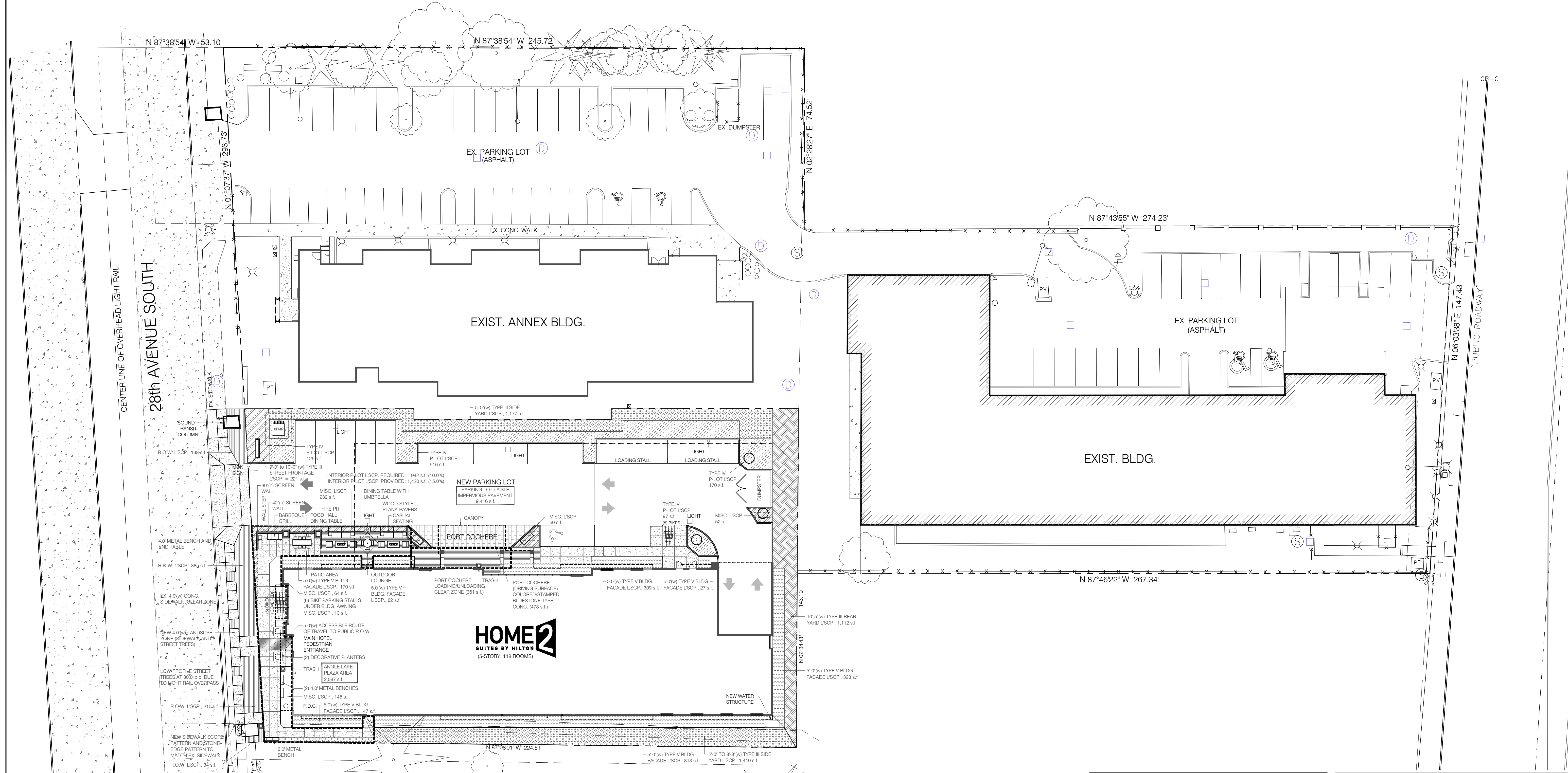
OCT. 28, 2021

sheet no:

A5.2

HOME 2 SUITES BY HILTON
PORTION OF SECTION 4, TOWNSHIP 22 NORTH, RANGE 4 EAST, KING COUNTY, W.M.

SPR21-0006
Exhibit I-1



PROJECT LANDSCAPE CODE DATA

PROJECT ADDRESS: 19,260 28th AVENUE SOUTH
SEA-TAC, WA 98158
TAX PARCEL NO. 042204-9069, 9241, 9235, 9077, 9233, 9151
PROJECT SITE AREA: COMPOSITE SITE: 109,081 s.f. (2.5 AC +/-)
NEW HOTEL PARCEL: 32,549 s.f.
ZONING: CB-C
EXISTING USE: HOTEL
SURFACE PARKING STALLS: 10 STALLS AT NEW HOTEL SITE EXTERIOR, 124 TOTAL
BICYCLE PARKING - REQUIRED: 11 STALLS (BASED OFF 106 REQ'D. VEHICULAR STALLS)
BICYCLE PARKING - PROVIDED: 11 STALLS (6 COVERED)
NEW HOTEL PARCEL:
TYPE III FRONT YARD L'SCP.: 80 s.f.
TYPE III REAR YARD L'SCP.: 1,112 s.f.
TYPE III SIDE YARD L'SCP.: 2,587 s.f.
TYPE IV INTERIOR P-LOT L'SCP.: 1,309 s.f.
TYPE V BLDG. FACADE L'SCP.: 1,871 s.f.
MISC. L'SCP. AREAS: 566 s.f.
TYPE III ST. FRONTAGE L'SCP.: 221 s.f.
TOTAL ON-SITE LANDSCAPE: 7,746 s.f. (23.80% OF NEW HOTEL PARCEL)
OFF-SITE L'SCP. IN R.O.W.: 767 s.f.
ANGLE LAKE AMENITY / OPEN SPACE
OPEN SPACE REQUIRED: 1,628 s.f. (5.00% OF NET SITE AREA)
OPEN SPACE PROVIDED: 2,087 s.f. (6.41% OF NET SITE AREA)

DESIGN CONSULTANT

LANDSCAPE
ARCHITECTURE
SITE PLANNING

STATE OF WASHINGTON
REGISTERED LANDSCAPE ARCHITECT
PAUL J. DIX
CERTIFICATE NO. 620

SHEET TITLE

NORTH

LANDSCAPE CODE PLAN

SCALE: 1" = 20.0'

GRAPHIC SCALE
(IN FEET)

| REV | BY | DATE | COMMENTS |
|-----|------|----------|------------------------|
| 1 | P.D. | 05-16-18 | OWNER REVIEW |
| 2 | P.D. | 07-15-19 | CITY REVISIONS |
| 3 | P.D. | 09-02-21 | REV. BLDG. & PARKING |
| 4 | P.D. | 11-09-21 | REV. PER CITY COMMENTS |
| 5 | P.D. | 12-13-21 | REV. PER CITY COMMENTS |

PROJECT ADDRESS
HOME 2 SUITES
19260 28th AVENUE SOUTH
SEA-TAC, WA 98158

DEVELOPER / OWNER
BHG&H Sea-Tac, LLC
P.O. BOX 1670
WILSONVILLE, OR 97070
JATIN PATEL
REGIONAL MANAGER

LANDSCAPE
CODE PLAN
Permit Submittal

PROJECT NO. 22-WA-17
PREPARED: P.J.D.
DATE: 03-30-18
SHEET:

L1.0
SHEET: 2 OF 5



DETERMINATION OF COMPLETENESS

TYPE OF ACTION: Preliminary Site Plan Review (SPR), SEPA Review (SEP)

FILE NUMBER: SPR21-0006, SEP21-0010

PROJECT NAME: Home2 Suites by Hilton

PROJECT LOCATION:

Address: 19340 28th Avenue South

Parcel Number: 042204-9240

PROJECT DESCRIPTION: Construction of a 5-story hotel with 118 rooms and 124 parking spaces.

APPLICANT: BHGAH 28th STA, LLC; 5895 Jean Road, Suite 100; Lake Oswego, OR 97035; 503-482-5129

AGENT/CONTACT: Tom Sisul; Sisul Engineering; 375 Portland Avenue; Glastone, OR 97027; 503-657-0188

DATE APPLICATION RECEIVED: September 07, 2021

The application is complete and is being reviewed for compliance with City Codes. This is not a preliminary approval. Pursuant to RCW 36.70B.070 and adopted SeaTac Municipal Codes, if an application is determined to be complete, it does not preclude the City from requesting additional information.

Dennis Hartwick, *Senior Planner*

09/20/2021

Date Issued

Department of Community and Economic Development
4800 South 188th Street
SeaTac, WA 98188
dhartwick@seatacwa.gov
206-973-4837



NOTICE OF APPLICATION

TYPE OF ACTION: Preliminary Site Plan Review (SPR), SEPA Review (SEP)

FILE NUMBER: SPR21-0006, SEP21-0010

PROJECT NAME: Home2 Suites by Hilton

PROJECT LOCATION: Address: 19340 28th Avenue South; **Parcel Number:** 042204-9240

ZONING CLASSIFICATION: CB-C (Community Business in Urban Center)

PROJECT DESCRIPTION: Construction of a 5-story hotel with 118 rooms and 124 parking spaces.

PERMITS INCLUDED WITH THIS APPLICATION: None

STUDIES REQUESTED BY THE CITY: None

PERMITS REQUIRED BUT NOT INCLUDED WITH THIS APPLICATION: Grading and drainage (STE) permit; right-of-way (ROW) permit; building (BLD) permit

EXISTING ENVIRONMENTAL DOCUMENTS: None

APPLICANT: BHGAH 28th STA, LLC; 5895 Jean Road, Suite 100; Lake Oswego, OR 97035; 503-482-5129

AGENT/CONTACT: Tom Sisul; Sisul Engineering; 375 Portland Avenue; Glastone, OR 97027; 503-657-0188

DATE APPLICATION RECEIVED: September 07, 2021

DATE APPLICATION COMPLETE: September 20, 2021

COMMENT PERIOD: Persons wishing to comment on this application should submit comments within fourteen (14) days of the date of this notice, by email, mail, or letter handed in to the Permit Counter. **All comments must be submitted by 5:00 p.m. on Monday, October 18, 2021.** Comments sent after such time will not be considered or made party of record. Detailed information and copies of this proposal are available for the public to review at SeaTac City Hall, Monday through Friday (except holidays) from 8:30 a.m. to 5:00 p.m.

DECISION: A written decision will be issued following the comment period. A copy of the decision will be provided upon request. The decision is appealable to the SeaTac Hearing Examiner. Details of the appeal process will be included in the decision.

STAFF CONTACT: Dennis Hartwick, *Senior Planner*; Department of Community and Economic Development; 4800 South 188th Street, SeaTac, WA 98188; dhartwick@seatacwa.gov; 206-973-4837

DATE ISSUED: October 04, 2021



STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

*Northwest Regional Office • PO Box 330316 • Shoreline, Washington 98133-9716 • (206) 594-0000
711 for Washington Relay Service • Persons with a speech disability can call 877-833-6341*

October 18, 2021

Dennis Hartwick, Senior Planner
Planning & Community Development
4800 South 188th Street
SeaTac, WA 98188

Re: Home2 Suites by Hilton
File# SEP21-0010/SPR21-0006, Ecology SEPA# 202105378

Dear Dennis Hartwick:

Thank you for the opportunity to provide comments on the State Environmental Policy Act (SEPA) notice of application utilizing the optional determination of nonsignificance (DNS) process for the PROJECT. Based on review of the checklist associated with this project, the Department of Ecology (Ecology) has the following comments:

This proposed 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 (visit Ecology's Tacoma Smelter Plume map search tool: <https://fortress.wa.gov/ecy/dirtalert/>).

Soil contamination from the former Asarco smelter poses a risk to human health and the environment. Children are at especially high risk from direct exposure to contaminated soil. Construction workers, landscapers, gardeners, and others who work in the soils are also at risk.

Ecology recommends that the lead agency include the following as conditions of approval, prior to the issuance of any site development permits or the initiation of grading, filling, or clearing:

- Sample the soil and analyze for arsenic and lead following the [2019 Tacoma Smelter Plume Guidance](#). The soil sampling results shall be sent to Ecology for review.
- If lead or arsenic are found at concentrations above the Model Toxics Control Act (MTCA) cleanup levels (Chapter 173-340 WAC); the owners, potential buyers, construction workers, and others shall be notified of their occurrence. The MTCA cleanup level for arsenic is 20 parts per million (ppm) and lead is 250 ppm.

Dennis Hartwick
October 18, 2021
Page 2

- If lead, arsenic and/or other contaminants are found at concentrations above MTCA cleanup levels, the applicant shall:
 1. Develop soil remediation plan and enter into the Voluntary Cleanup Program with Ecology. For more information on the Voluntary Cleanup Program, visit Ecology website at: <https://ecology.wa.gov/Spills-Cleanup/Contamination-cleanup/Cleanup-process/Cleanup-options/Voluntary-cleanup-program>.
 2. Obtain an opinion letter from Ecology stating that the proposed soil remediation plan will likely result in no further action under MTCA. The applicant shall provide to the local land use permitting agency the opinion letter from Ecology.
 3. Prior to finalizing site development permits, provide to the local land use permitting agency "No Further Action" determination from Ecology indicating that the remediation plans were successfully implemented under MTCA.
- If soils are found to be contaminated with arsenic, lead, or other contaminants, extra precautions shall be taken to avoid escaping dust, soil erosion, and water pollution during grading and site construction. Site design shall include protective measures to isolate or remove contaminated soils from public spaces, yards, and children's play areas. Contaminated soils generated during site construction shall be managed and disposed of in accordance with state and local regulations, including the Solid Waste Handling Standards regulation (Chapter 173-350 WAC). For information about soil disposal contact the local health department in the jurisdiction where soils will be placed.

The link below provides a fact sheet that explains more how the arsenic and lead clean-up levels were set and why Ecology sees that they are protective for human health:

<https://fortress.wa.gov/ecy/publications/SummaryPages/1109095.html>

Thank you for considering these comments from Ecology. For assistance and information about Tacoma Smelter Plume and soils contamination, contact Eva Barber with the Toxics Cleanup Program at (360) 999-9593 or via email at eva.barber@ecy.wa.gov.

Sincerely,



Katelynn Piazza
SEPA Coordinator

Sent by email: Dennis Hartwick, dhartwick@seatacwa.gov

ecc: Eva Barber, Ecology



DETERMINATION OF NONSIGNIFICANCE (DNS)

FILE NUMBER: SEP21-0010

PROJECT NAME: Home2 Suites by Hilton

PROJECT LOCATION: Address: 19340 28th Avenue South; **Parcel Number:** 042204-9240

PROJECT DESCRIPTION: Construction of a 5-story hotel with 118 rooms and 124 parking spaces.

PROPONENT: BHGAH 28th STA, LLC; 5895 Jean Road, Suite 100; Lake Oswego, OR 97035; 503-482-5129

LEAD AGENCY: City of SeaTac

STAFF CONTACT: Dennis Hartwick, *Senior Planner*; Department of Community and Economic Development; 4800 South 188th Street, SeaTac, WA 98188; dhartwick@seatacwa.gov; 206-973-4837

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 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 City of SeaTac.

COMMENT PERIOD: This DNS 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 Thursday, March 17, 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 Monday, April 04, 2022**. There is a fee to appeal this determination (see City of SeaTac fee schedule).

Jennifer Kester, *Planning Manager*

03/03/2022

Date Issued



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

File #: SEP21-0010

A. Background

1. **Project name:** Home2 Suites by Hilton
2. **Applicant:** BHGAH 28th STA, LLC
3. **Contact person:** Tom Sisul; Sisul Engineering; 375 Portland Avenue; Glastone, OR 97027; 503-657-0188
4. **Date checklist prepared:** 02/09/2022
5. **Agency requesting checklist:** City of SeaTac
6. **Proposed timing or schedule:** Start 2022, finish 2023/2024
7. **Plans for further activity:** None
8. **Environmental information:** None
9. **Pending applications:** None
10. **Government approvals or permits required:** Building permit (BLD), grading and drainage permit (STE), right-of-way permit (ROW)
11. **Proposal:** Construction of a 5-story hotel with 118 rooms and 124 parking spaces.
12. **Location:** Address: 19340 28th Avenue South; Parcel Number: 042204-9240

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
The project site is located within a noise sensitive area due to the close proximity to the Seattle-Tacoma International Airport, the Sound Transit Light Rail System, and 28th Avenue South. The City's Building Division will review the project's building permit to determine if the gravity openings need to be baffled to meet the required 45 decibel day-night average sound level.
7. **Environmental Health:** Concur with checklist
8. **Land and Shoreline Use:** Concur with checklist
Current uses:
Site: Public/private parking
North: Hotel

South: Hotel
East: Hotel, Professional Office
West: Vacant

Current zoning:

Site: CB-C (Community Business in Urban Center)
North: CB-C (Community Business in Urban Center)
South: CB-C (Community Business in Urban Center)
East: CB-C (Community Business in Urban Center)
West: RBX (Regional Business Mix)

- 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:** Concur with checklist
A traffic impact analysis was submitted on 01/18/2022 and reviewed by the City prior to the SEPA determination. The City issued a Temporary Concurrence Certificate on 02/16/2022.
- 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 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: 02/16/2022



4800 South 188th Street
SeaTac, WA 98188-8605

City Hall: 206.973.4800

City Manager
Carl Cole

City Attorney
Mary Mirante Bartolo

City Clerk
Kristina Gregg

SPR21-0006
Exhibit O-1

PUBLIC WORKS DEPARTMENT

March 29, 2022

TO: Jennifer Kester, Planning Manager
FROM: Ali Shasti, Engineering Review Manager

Permit: SPR21-0006/SEP21-0010
Project: SeaTac Home2Suites Hotel
Project Address: 19260 28th Ave S
Ref: G:\CED\TrakitRelated\Planning\SPR-
SitePlanReview\2021\SPR21-0006 SEATAC HOME 2
SUITES

The City of SeaTac Public Works Department, Engineering Review Division, has reviewed the subject project, SPR21-0006/SEP21-0010 SeaTac Home2Suites Hotel, and reference documents linked to above. The intent of this review is to make a determination as to whether or not SeaTac Home2Suites Hotel can meet the City of SeaTac's requirements for final civil design approval. The information reviewed for this determination is preliminary in nature, is not the final design for construction purposes, and may require revisions or additional submittals for future permit applications. The final design, including civil construction drawings and related reports, shall comply with the King County Surface Water Design Manual, King County Road Design and Construction Standards, the City of SeaTac Addendum to Road Standards, and the City of SeaTac Addendum to King County Surface Water Design Manual, latest editions.

Background:

This project proposes to construct 118 hotel rooms and a 400-sf conference room, with two layers of underground parking and some surface parking. The existing site is currently used for surface parking. The project is expected to have the following off-site impacts:

Storm Water Impacts:

The City of SeaTac reviewed the off-site storm water impacts for the SeaTac Home2Suites Hotel based on the documents provided by the applicant for conformance to the King County Surface Water Design Manual and the City of SeaTac Addendum to King County Surface Water Design Manual. The applicant is proposing an underground detention vault, connected to an existing storm system to the Northeast.

The City has determined that the requirements for storm water impact mitigation measures have been adequately addressed in the development regulations and comprehensive plan adopted under chapter 36.70A RCW, and

in other applicable local, state, or federal laws or rules, as provided by RCW 43.21C.240. No further mitigation is required under SEPA or the SPR relating to the provisions of stormwater improvements as the impacts will be addressed by the City's Code and the Public Works Design Standards, consistent with WAC197-11-158. Once a TIR is provided with the STE permit application for review, additional stormwater mitigation may be required based on the submitted information and the results of the modeling.

Transportation Impacts:

The City has 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. The findings in this report are supported by the trip generation report, submitted 12/20/21, the traffic letter, submitted 01/12/22, and the Concurrency Application, submitted 09/07/21.

The applicant proposed to connect the site to the City's existing transportation infrastructure via 28th Ave S. Vehicular access will be permitted to/from this development onto the following street(s): 28th Ave S. The City has reviewed and approved the proposed access as depicted in the preliminary plans and traffic letter submitted in support of this process.

Transportation Mitigation 1: Frontage Improvements on 28th Ave S

The developer will be required to restore any frontage improvements damaged during construction, and repair or replace any changes in driveway location.

Transportation Mitigation 2: Traffic Impact Fees

Traffic Impact Fees pursuant to SMC 11.15.040 will be applied to the project at the BLD permit stage.

No further mitigation will be required under SEPA and SPR relating to the provisions of transportation improvements as the impacts will be addressed by the City's Code and the Public Works Design Standards, consistent with WAC197-11-158.

Based on the referenced project documents, the City of SeaTac Engineering Review Division concurs with preliminary conceptual approval of the project subject to the following additional conditions being met by the developer:

Project Specific Conditions

The following custom conditions related to the approved engineering variance, VAR20-0001, will apply to this project:

1. A drainage easement, including maintenance for the conveyance, for the area crossing through the Comfort Inn Site where the drainage line is located must be recorded prior to the approval of any STE permit related to this site.
2. The TIR submitted with the future STE permit must include WWHM modeling which must show that the new development will in fact decrease runoff rates with its larger storm detention facility.
3. The current line should be videoed to determine it is in good repair. If it is not in good repair, maintenance must be performed to bring it into good condition prior to tying in the new system, or the new system will have to use one of the alternatives discussed.
4. All conveyance elements up until the nearest connection to the property line with the Comfort Inn Site should fully meet or be brought up to meet a standard to meet the 25 year storm event.
5. Any Water Quality standards related to this development should apply as normal.

General Conditions

The developer will be required to submit a STE Permit Application to comply with King County Surface Water Design Manual, King County Road Design and Construction Standards, and the City of SeaTac Addendum to King County Surface Water Design Manual, latest editions. The STE permit application is required prior to application for the BLD permit. This should include:

1. Technical Information Report
2. Traffic Impact Analysis (as needed)
3. Geotechnical Information Report
4. Bond Quantity Worksheet (For On-Site & Right-Of-Way Work)
5. Recorded Documents (i.e. Easements, Utility Availability, Access, ROW Dedication documentation, etc.)
6. Declaration of Covenant for all Stormwater Facilities
7. Frontage improvements as described above/as necessary
8. Traffic Control Plans meeting the minimum requirements of the Manual on Uniform Traffic Control Devices, latest edition

The developer will be required to submit Right-Of-Way Permit(s) complying with the latest edition of the King County Road Design and Construction Standards for all work performed within the City's Right-of-Way. Each franchised utility doing work in the ROW, if necessary, should also submit separate ROW Permits.

The developer may be required to submit a Haul Permit per SMC 11.10.080.D and RCW 70.105.010, and RCW 43.200.015.

If you have any questions, please contact Grace Amundsen Barnkow by phone at 206-973-4747 or by email at gbarnkow@seatacwa.gov.

Sincerely,

Ali Shasti

Ali Shasti, PE
Engineering Review Manager