



Notice of Decision (NOD)

File Number(s): SPR21-0002

Project Name: SeaTac Hotel & Apartments

Project Address: 17300 International Blvd **Parcel Number:** 609423-0000

Project Description: New construction of a six-story hotel containing a parking garage on level one and 198 rooms and a separate seven-story multi-family (apartment) building containing a parking garage on levels one-two and 182 units together on 2.91 acres of property accessed via International Blvd with additional surface parking stalls, open space and amenities throughout the site.

Applicant: Jeff Walls; Studio19 Architects; 207 ½ 1st Ave S. Suite 300; Seattle, Washington 98104; (206) 466-1225; jwalls@studio19architects.com

Agent/contact: Same as Applicant.

Staff Contact: Alena Tuttle, Associate Planner; Department of Community and Economic Development; 4800 South 188th Street, SeaTac, WA 98188; atuttle@seatacwa.gov; 206-973-4841

Decision: Approved with conditions (see below)

I. Background

A. Site and Neighborhood

1. Site Description

The site is 124,146 square feet in size (2.91 acres) and relatively flat; located in the City Center Overlay District with street frontage and access on International Boulevard. The site is currently vacant.

2. Land Use

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

- a. Site: Vacant
- b. North: Restaurant
- c. South: Hotel/Motel
- d. East: Multi-family
- e. West: Airport

3. Zoning

- a. Site: CB-C (Community Business in Urban Center) in the City Center Overlay District
- b. North: CB-C (Community Business in Urban Center)
- c. South: CB-C (Community Business in Urban Center)
- d. East: UH-900 (Urban High Density Residential)
- e. West: AVO (Aviation Operations)

4. Comprehensive Plan Designations

- a. Site: Commercial High Density

- b. North: Commercial High Density
 - c. South: Commercial High Density
 - d. East: Commercial Medium Density
 - e. West: Airport
5. Utilities, Services
- The utilities and services for the site are as follows:
- a. Water District: Highline Water District
 - b. Sewer District: Midway Sewer District
 - c. School District: Highline School District
 - d. Fire District: Puget Sound Regional Fire Authority

B. Project Timeline

- 1. Application (Exhibit A) submitted: 01/28/2021
- 2. Determination of Completeness (DOC) (Exhibit B) issued: 02/25/2021
- 3. Notice of Application (NOA) (Exhibit C) issued: 03/11/2021
- 4. SEPA determination (Exhibit H) issued: June 13, 2022

C. SEPA Review

The City issued a Determination of Nonsignificance (DNS) on June 13, 2022. The comment period for the SEPA action ended on June 27, 2022. See Section III for public comments.

D. Departures and Variances

- 1. The Applicant requested a departure (Exhibit K) to the following zoning requirement and is approved as part of this decision:
 - a. SMC 15.300.250(B) requires street trees be planted within the street landscaping zone along public and/or private streets; spaced no more than thirty (30) feet apart. The Applicant is requesting to omit trees from the landscaping zone and in place, plant shrubs and groundcover. Due to conflicting existing fiber optic, gas, and water lines within the Right-of-Way underneath the planting strip, damage to the utilities would likely occur and the health of the trees would be jeopardized due to limited soil volume and vertical clearance. The proposed design meets all other standards of layout and minimum width.

II. Findings

A. Land Use

The proposed uses for the property – hotel and multi-family residential – is permitted in the CB-C zone within the City Center Overlay District.

B. Development Standards

City staff analyzed the proposal for compliance with the applicable development standards of the zoning code. As the tables below illustrate, the proposal complies with the applicable zoning code regulations with the exception of the departures and/or variances granted through this decision (see Section I.D. above).

Dimensional Standards

Standard	Requirement	Proposal	Complies?
Lot area, minimum	N/A	N/A	N/A
Development site area, minimum	N/A	N/A	N/A
Setbacks			
Front, minimum	0 feet	16 feet	Yes
Front, maximum	20 feet – Adjacent to International Boulevard, for at least 50% of the building's front façade	20 feet	Yes
Rear, minimum	N/A – Defer to landscape requirements	N/A	N/A
Side, minimum	N/A – Defer to landscape requirements	N/A	N/A
Building lot coverage, maximum	75%	37.5%	Yes
Lot width, minimum	N/A	N/A	N/A
Structure height, minimum	N/A	N/A	N/A
Structure height, maximum	Limited by FAA regulations	64 feet	SPR approval conditioned on FAA approval

Landscaping Standards

Standard		Requirement	Proposal	Complies?
Street frontage		Per SMC 15.445.010(C)(1)(b), front yard open space is required in lieu of street frontage landscaping. 5' x 116'-2" = 580.83 SF	2,587 SF	Yes
Building façade	Hotel/Motel	Type V / 5 feet	Type V / 5 feet	Yes
	Multi-Family	Type V / 5 feet	Type V / 5 feet Per 15.445.280(C) Incorporation of berms of at least three (3) feet in height for width reduction on North side of North tower & partial West side of South tower.	Yes
Side/rear yards	Hotel/Motel	Type III / 5 feet	Type III / 5 feet	Yes
	Multi-Family	Type III / 5 feet	Type III / 5 feet Continued below...	Yes

			North side of North tower is paved due to Fire access path and area of assisted rescue requirements.	
Side/rear yards for non-compatible uses	Hotel/Motel	N/A	N/A	N/A
	Multi-Family	N/A	N/A	N/A
Surface parking lot		Per SMC 15.445.250: <ul style="list-style-type: none"> • 10% landscaping • 1 landscape island per 7 parking stalls • 5 feet of Type III perimeter landscaping 	<ul style="list-style-type: none"> • 4,951 SF required. 5,471 SF provided • 18 islands required; 24 islands provided • Provided 	Yes

Parking Standards

Standard		Requirement	Proposal	Complies?
Off-street parking spaces	Hotel/Motel	162 spaces; 106 spaces with 35% reduction per SMC 15.455.140(A)	106 spaces	Yes
	Multi-Family	131 spaces	133 spaces	Yes
Parking space dimension		8.5 feet by 18 feet (for angle parking)	8.5 feet by 18 feet	Yes
Drive aisle width		24 feet (for 90 degree parking)	26 feet	Yes
Bicycle Parking		N/A	N/A	N/A

Recreation and Open Space

Standard	Requirement	Proposal	Complies?
City Center open space	10% of net site area = 11,799 SF	14,033 SF	Yes
City Center front yard open space	5 feet x 116'-2" street frontage = 580.83 SF	2,587 SF	Yes
Multi-family recreation space	60 square feet per unit = 10,920 SF	11,143 SF	Yes
Multi-family outdoor common space	75% of overall recreation space requirement = 8,190 SF	8,413 SF	Yes

C. Engineering Review

Concurrency: The project is anticipated to generate 2,304 net new weekday daily trips, with 119 net new trips occurring during AM peak hour and 141 net new trips during the PM peak hour. The city has determined that the concurrency requirements for the available trips on the multimodal transportation network in the vicinity of this proposed development are met. No further mitigation is required relating to the transportation network impacts for this project beyond any required frontage improvements and any requirements for access from the development. See Exhibit G for temporary concurrency certificate.

Traffic Impact Analysis: The applicant proposed to connect the site to the City's existing transportation infrastructure via International Blvd. Vehicular access will be permitted to/from this development onto the following street(s): Two driveways onto International Blvd. This access will require modification to an existing left-turn pocket to provide a separate left-turn pocket for site access, which will require the applicant to submit for WSDOT review and approval.

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. See Exhibit L for traffic impact analysis submitted by Transpo.

Frontage Improvements: Street frontage improvements consisting of an 8' sidewalk and 6' landscaping strip to be constructed per Appendix D of the City of SeaTac Addendum to Road Standards (Updated November 2020). A 1' dedication will be required to meet the minimum width requirements.

III. Public Comments

The NOA was published in the Seattle Times on March 11, 2021. The NOA was also posted on the site and mailed to property owners within 300 feet of the site. The comment period for the NOA ended on March 25, 2021. Public comments (Exhibit D) were received from the following individuals/organizations:

1. Duffy McColloch (WSDOT) - A WSDOT review and permit will be needed if the project impacts the roadway pavement of International Blvd (SR 99).
Staff response: Verification of WSDOT review and approval will be required before issuance of STE/ROW and BLD permits.
2. The Department of Ecology recommended that the City of SeaTac (City) include conditions of approval for soil sampling and cleanup related to the Tacoma Smelter Plume.
Staff response: Comment was forwarded to Applicant for consideration. A report with soil sampling results was submitted to Ecology for review. A letter dated 1/10/2022 stated that Ecology does not recommend this property enter the Voluntary Cleanup Program. No soil remediation for the contamination associated with the Tacoma Smelter Plume is needed for this property.
3. Hari Singh (resident) – Recommends that the project site is best suited for commercial use, and not residential in order to attract travelers from the airport.
Staff response: The land use of "Multi-Family" is permitted in the CB-C zone. The site also has a separate hotel structure that can accommodate and attract tourists.

The City issued a Determination of Nonsignificance (DNS) on June 13, 2022 (Exhibit H). The comment period for the SEPA action ended on June 27, 2022. Public comments (Exhibit I) were received from the following individuals/organizations:

1. The Department of Ecology is concerned that the former oil tank could have leaked and/or that chemicals used by the former rug cleaning operations could have been disposed onsite. Collecting soil samples for analyses is recommended.
Staff response: See Exhibit J for Applicant response to comment.

IV. Decision

The Preliminary Site Plan Review SPR21-0002 is hereby approved with conditions. You, or parties of record, may appeal this “Notice of Decision” (NOD) within fourteen (14) days from this date to the City of SeaTac Hearing Examiner. All appeals must be received by the SeaTac City Clerk no later than **5:00 p.m., Monday, July 25, 2022**. There is a filing fee to appeal this action. Please check with City Staff for more information.

V. Conditions

The approval for the preliminary site plan review is subject to the following conditions:

A. Planning Division

1. Site development shall substantially conform to the approved site plan and building elevations.
2. The following items will be required before the issuance of a certificate of occupancy. Please note that more items may be identified during the building permit review.
 - a. A recreation space maintenance bond; and
 - b. A landscaping maintenance bond.
3. The following items have not been reviewed with the preliminary site plan and will be reviewed at the time of building permit unless requested otherwise:
 - a. Landscaping details (e.g. species, location, number, size, spacing, legend, notes) and irrigation. Only the landscaping widths and types were reviewed with the SPR.
 - b. Pedestrian and vehicle lighting (SMC 15.510.150);
4. The parking structure shall be well maintained and kept free of trash and graffiti [SMC 15.510.350(E)].
5. Per SMC 15.445.280(C), the alternative landscaping option of berms can be used to reduce the width of building façade landscaping on the North façade of North Multi-Family tower, and West façade of the South Multi-Family tower.
 - a. The height of the berms must be a minimum of 3 feet.
 - b. The structured (vertical wall) berm must be integrated into the design of the building and open to the soil beneath.

B. Engineering Review Division

1. The Applicant shall construct street frontage improvements for International Boulevard in accordance with Appendix D of the City of SeaTac Addendum to Road Standards (Updated November 2020).
2. The following items will be required before the issuance of a certificate of occupancy:
 - a. Dedication of 1 foot right-of-way for International Boulevard frontage improvements.
3. Installation of street and pedestrian lights is required as part of frontage improvements.
 - a. Pole design and luminaire levels shall conform to the Ragni family of lighting luminaires specifications.
4. Traffic impact fees will be applied to the project with the building permit.
5. WSDOT approval required for modifications to International Boulevard (SR 99).

VI. Exhibits

- A. Application
- B. Determination of Completeness (DOC)
- C. Notice of Application (NOA)
- D. Public comments on the NOA
- E. SEPA checklist
- F. Final Staff Evaluation of SEPA checklist

- G. Temporary Concurrency Certificate
- H. SEPA determination
- I. Public comments on the SEPA DNS
- J. Applicant response to SEPA comment
- K. Departure request
- L. Traffic impact analysis
- M. Site plan
- N. Landscaping plan
- O. 3D sketch and elevations

Approved by:



Jennifer Kester, *Planning Manager*

07/11/2022

Date

* Please note that affected property owners may request a change in valuation for property tax purposes notwithstanding any program of revaluation.