



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

**File #:** SEP21-0005

#### **A. Background**

1. **Project name:** Bridge Point SeaTac 300
2. **Applicant:** Kyle Siekawitch; Bridge Development Partners, LLC
3. **Contact person:** Lisa Klein, AICP; AHBL, Inc; 2215 N 30<sup>th</sup> St, Suite 300; Tacoma, Washington 98403; (253) 383-2422; lklein@ahbl.com
4. **Date checklist prepared:** 03/09/2021, revised 10/08/2021
5. **Agency requesting checklist:** City of SeaTac
6. **Proposed timing or schedule:** Submittal in March 2021; timeline for expiration of land use approval to be conditioned at public hearing.
7. **Plans for further activity:** None
8. **Environmental information:** Geotechnical Report (conducted by Terra Associates, Inc in 2020, revised January 2021), Technical Information Report (prepared by AHBL in March 2021), Traffic Impact Report (prepared by TENW in 2021, updated June 2022).
9. **Pending applications:** REZ21-0001, SUB21-0003, VAR22-0005, STE21-0025, STE22-0016, ROW22-0131, ROW22-0132, BLD22-0057, BLD22-0058, BLD22-0064
10. **Government approvals or permits required:** Zone Reclassification (Rezone) (REZ); Lot Line Adjustment (SUB); grading and drainage (STE) permit; right-of-way (ROW) permit; building (BLD) permit
11. **Proposal:** Redevelopment of twenty-eight parcels totaling approximately 17.02 acres including former school site, athletic field, single-family residences, and vacant lots into two building industrial development on two parcels, to be built out as approximately 310,000 sqft. of industrial space, 206 parking stalls, with other associated on-site and off-site improvements. Three parcels (7686202000, 7686200295 and 3917400040) are proposed to be rezoned from UL-7,200 to Industrial zoning as part of this project, and several sections of City of SeaTac right-of-way are proposed to be vacated.
12. **Location:** Address: 1410 S 200<sup>th</sup> Street; Parcel Numbers: 0522049023, 3917400030, 3917400040, 7686200245, 7686200250, 7686200295, 7686200360, 7686200400, 7686200420, 7686200680, 7686200690, 7686200700, 7686200705, 7686200740, 7686200755, 7686200800, 7686200815, 7686200860, 7686200870, 7686200880, 7686200890, 7686200920, 7686200960, 7686201040, 7686202000, 7686201920, 7686201930, 7686200345

#### **B. Environmental Elements**

1. **Earth:** Concur with checklist.
2. **Air:** Concur with checklist.
3. **Water:** Concur with checklist.
4. **Plants:** Concur with checklist.

Required landscaping includes building façade, frontage, side/rear yard and parking lot landscaping.

5. **Animals:** Concur with checklist.
6. **Energy & Natural Resources:** Concur with checklist.
7. **Environmental Health:** Concur with checklist.
8. **Land and Shoreline Use:** Concur with checklist.

Current uses:

Site: Vacant (Previous Highline School District structure destroyed by fire and subsequent vandalism, all single-family homes electively demolished)

North: Light Industrial Warehouse/Single-Family Residences

South: Single-Family Residences

East: Airport

West: Single-Family Residences (City of Des Moines)

Current zoning:

Site: I (Industrial) and UL-7,200 (Urban Low Density Residential)

North: I (Industrial), UL-7,200 (Urban Low Density Residential) and WSDOT right-of-way

South: CB-C (Community Business in Urban Center)

East: AVC (Aviation Commercial) and WSDOT right-of-way

West: RS-7,200 (Residential Single Family, City of Des Moines)

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.

Structure previously used by Highline School District was not found to have any historical significance and was subsequently demolished after fire damage from fire event on 2/15/2022 and subsequent vandalism created hazardous conditions requiring demolition.

14. **Transportation:** Concur with checklist.

The number of parking stalls for the site has been updated to 116 parking stalls for building A associated with the southern site and 90 parking stalls provided for building B associated with the northern site.

The project is anticipated to generate 510 net new daily weekday trips, with 61 net new daily weekday trips occurring during the AM peak hour, 36 net new trips occurring during the afternoon peak hour and 61 net new trips occurring during the PM peak hour.

A traffic impact report was submitted on March 11, 2021, updated June 3, 2022 and reviewed by City Staff and a third-party reviewer prior to the SEPA determination. The City issued a Temporary Concurrence Certificate on 8/19/2022.

Right-of-Way space will be dedicated along South 200<sup>th</sup> Street, with frontage, and road surface improvements to be built consistent with Transportation Master Plan item ST-077, along the project's frontage. Any existing deficiencies in road construction from principal arterial standards will be addressed by the developer along the project's frontage.

Right-of-Way space will be dedicated along Des Moines Memorial Drive, with frontage, and road surface improvements to be built consistent with Transportation Master Plan item ST-051. Additional right-of-way and road surface improvements will be added to create a southbound left turn pocket to mitigate potential truck queuing, and backup on southbound Des Moines Memorial Drive.

Proposed access drive widths exceed the maximum allowed in the 2016 King County Road Design and Construction Standards. To ensure pedestrian safety, access drives connecting sidewalks will be striped as crosswalks.

To limit vehicular conflicts at access points, the southern site will have access points designated as follows:

- The western access will be exit only for all non-emergency vehicles.
- The eastern access will be entry only for all non-emergency vehicles.

To limit vehicular conflicts at access points, the northern site will have access points designated as follows:

- The southern access point will be used exclusively by heavy trucks and emergency vehicles.
- The northern access point will be used exclusively by passenger vehicles and emergency vehicles.

**15. Public Services:** Concur with checklist.

**16. Utilities:** Concur with checklist.

Developer will coordinate with Midway Sewer District to provide sewer service to the site and provide stub out at property line adjacent to South 200<sup>th</sup> Street.

**C. Non-project Actions**

N/A

**D. Conclusion**

Based on the analysis, the City of SeaTac, as the lead agency for this proposal, has determined that that the proposal's probable significant adverse impacts on the environment can be mitigated through corresponding conditions, 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:** Neil Tabor, *Associate Planner*

**Prepared on:** 08/22/2022