City of SeaTac
everywhere's possible

Community and Economic Development

Master Land Use Application

Staff Use Only:

Project Name: Secure Space

Master Project #: Sub-Projects #: CUP22-0001 Pre-Application #/Date:

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

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

This Master Land Use Application **and** specific Land Use Action(s) Checklist must be completed, with all required supplemental documents provided for an application to be considered complete and accepted through the Permit Center.

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.

Please note that any land use action above marked with an asterisk (*) will require a pre-application meeting prior to an intake appointment when ready to submit. Please see the "Application Requirements" section below for more information.

Application Requirements:

- ✓ ☒ Schedule pre-application meeting, if applicable (click here for request form);
- ✓ ☒ Master Land Use Application completed;
- ✓ ☒ Specific Land Use Action submittal checklist(s) completed (please see the Permits & Land Use Applications Page);
- ✓ ☒ Multimodal Transportation Concurrency Application completed (click here to view);
- ✓ ☒ Schedule intake appointment, if applicable (click here to view intake appointment FAQ);
- ☒ Payment of applicable fees via Check or Card (Visa + MasterCard limit of $2,500).

SITE/PROPERTY INFORMATION

Site Address: South 204th Street, Seatac, WA 98198 Parcel #: 344500-0140

Property's Existing Zoning: Regional Business Mix (RBX)

☐ 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: Insite Property Group ☐ Owner ☐ Authorized Agent ☒ Purchaser Mailing Address: 19191 S. Vermont Ave, Ste 680 Torrance, CA 90502 Phone: 866-521-8292 Email: bsorensen@insitepg.com
Property Owners Information: *(If an LLC, please provide documentation of being an authorized signer)*	Name: Echo Four, LLC Renee Hubbard Mailing Address: 600 108th Avenue NE, Suite 340 Bellevue, WA 98004 Phone: 425-773-3012 Email: rhubbard1777@gmail.com
Designated Contact Person: *(Who will receive and disseminate all correspondence from the City)* *(Contact 1)*	Same as: ☐ Applicant ☐ Property Owner ☒ Other Name: Casey Kispert Mailing Address: 311 1st Ave South Seattle, WA 98104 Phone: 206-324-4800 x115 Email: Casey.kispert@jacksonmain.com

PROFESSIONAL CONTACT INFORMATION

Architect:	Name: Jackson Main Architecture Mailing Address: 311 1st Ave South Seattle, WA 98104 Phone: 206-324-4800 x115 Email: Casey.kispert@jacksonmain.com
Engineer:	Name: Bush, Roed & Hitching, Inc. Mailing Address: 2009 Minor Ave East Seattle, WA 98102 Phone: 206-323-4144 Email: tedd@brhinc.com
Surveyor:	Name: Bush, Roed & Hitching, Inc. Mailing Address: 2009 Minor Ave East Seattle, WA 98102 Phone: 206-323-4144 Email: tedd@brhinc.com
Designer/Landscape Architect/etc.:	Name: Thomas Rengstorf Assoc. Mailing Address: 811 First Ave, Suite 400 Seattle, WA 98104 Phone: 206-682-7562 Email: Trengstorf@trenstorf.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: 5/5/22

Printed Name: Brian Sorensen

City of SeaTac
everywhere's possible

Community and Economic Development

Conditional Use Permit Submittal Checklist

Staff Use Only:

CUP #: Project Name: Secure Space

DEFINITION AND PURPOSE

A use which is not permitted outright in a zone classification due to the nature of impacts created by the use, but which may be authorized under specific conditions based upon decision criteria of SMC 15.115.020.

The Conditional Use process is a means of imposing special conditions and requirements on development, so that the compatibility of uses shall be maintained considering other existing and potential uses within the general area where the conditional use is proposed. Conditions imposed on a Conditional Use Permit (CUP) will reasonably assure that a nuisance or hazard to life or property will not occur. The CUP process is not a means to reduce the requirements of a zone classification where the conditional use is proposed.

AUTHORITY AND APPLICATION

1. **Major Conditional Use Permit.** The applicant must show that the proposed development meets all the criteria for approval in SMC 15.115.020(D). A decision will be made by the City's Hearing Examiner through a public hearing process.

2. **Minor Conditional Use Permit.** The expansion of an existing, legal conditional use, no greater than twenty percent (20%) of the gross floor area and exempt from SEPA may be granted administratively by the Planning Manager (as the CED Director's designee), provided the criteria in SMC 15.115.020(D) are met in addition to the criteria in SMC 15.115.020(E).

REVIEW PROCESS AND PROCEDURES

A Major Conditional Use shall be considered in accordance with SMC 15.115.020 and be processed as a Type III Action per SMC Title 16A.

1. A submittal will NOT be accepted for intake if the 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: https://www.seatacwa.gov/government/city-departments/community-and-economic-development/permits-land-use-applications 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. The Hearing Examiner will make a decision on the conditional use permit after a public hearing is held on the proposal. The date for the public hearing will be set after Staff review of the application. Once the date is established, the public will be notified at least fourteen (14) days in advance in the same manner as the Notice of Application (see #3 above).

5. The decision of the Hearing Examiner may be appealed to the King County Superior Court within twenty-one (21) days by filing a land use petition. Refer to SMC 16A.17.100 for further information.

A Minor Conditional Use shall be considered in accordance with SMC 15.115.020 and be processed as a Type II Action per SMC Title 16A.

1. A submittal will NOT be accepted for intake if the 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: https://www.seatacwa.gov/government/city-departments/community-and-economic-development/permits-land-use-applications 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 Minor Conditional Use may be appealed to the Hearing Examiner by submitting an appeal form and fee to the City Clerk within fourteen (14) days of the issuance of such decision.

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.

SUBMITTAL REQUIREMENTS FOR BOTH MAJOR & MINOR CUP		APPLICANT	STAFF
1	Master Land Use Application form, completed.	✓	✓
2	Required fee(s) paid.	✓	
3	**Electronic:** A thumbdrive with electronic copies of all documents, **OR** **Paper:** ~~Original, plus four (4) copies of all documents.~~	BRH	✓
4	An environmental (SEPA) checklist, if applicable.	✓	✓
5	Water and Sewer availability letter.	✓	✓
6	In a separate written attachment, please provide the following:		✓

SUBMITTAL REQUIREMENTS FOR BOTH MAJOR & MINOR CUP		APPLICANT	STAFF

	• Description of the current property, noting any critical areas.
	• Scope of the project:
	  ○ 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.
		JMA	✓

7	Vicinity map.	✓	✓
8	Plan set requirements: • Existing Site Plan • Proposed Site Plan • Conceptual Landscaping Plan • Conceptual Architectural Plan	✓	✓
9	Additional items as identified in a pre-application meeting, if applicable.		
10	In a separate written attachment, please provide a response to criteria for approval (see below).	✓	✓

CRITERIA FOR MAJOR CUP APPROVAL [SMC 15.115.020(D)]		APPLICANT	STAFF
Address each item specifically and in writing:		✓	✓
1	The proposed use is listed as a conditional use under SMC 15.205.040, Use Chart.	✓	
2	The site is adequate in size and shape for the proposed project and the use conforms to the general character of the neighborhood.	✓	
3	The unique character of topography, arterial streets and adjacent land use complement the proposed conditional use.	✓	
4	The conditional use would not be detrimental to surrounding land use.	✓	
5	Modifications to standards are limited to those which will mitigate impacts in a manner equal to or greater than the standards of this code.	✓	
6	The conditional use is such that pedestrian and vehicular traffic associated with the use will not be hazardous or conflict with existing and anticipated traffic in the neighborhood.	✓	
7	The conditional use will be supported by adequate public facilities or services and will not adversely affect public services to the surrounding area unless conditions can be established to mitigate adverse impacts.	✓	

CRITERIA FOR MINOR CUP APPROVAL [SMC 15.115.020(E)]		APPLICANT	STAFF
In addition to the Major CUP criteria above, a Minor CUP must meet the following criteria. Address each item specifically and in writing:			N/A
1	The minor conditional use must conform to the criteria as set forth in this section and all other requirements of this code.		
2	To allow the expansion of an existing, legal conditional use which has previously been permitted within the zone classification, provided the requested expansion of the existing conditional use is either:		

CRITERIA FOR MINOR CUP APPROVAL [SMC 15.115.020(E)]		APPLICANT	STAFF
	a. No greater than twenty percent (20%) of the gross floor area of the existing conditional use; and b. Exempt from environmental review under the State Environmental Policy Act (SEPA).		N/A

PLAN REQUIREMENTS FOR BOTH MAJOR & MINOR CUP		APPLICANT *(List sheet number for each item)*	STAFF
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'.			
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).	001	✓
	Indicate all structures to be removed / demolished.		N/A
	Distances between structures and property lines.		N/A
	Land uses, lot lines, and approximate location of structures and pavement on abutting properties, including the King County parcel number(s).	001	✓
	Location of existing private and public utility lines and/or easements.	001	✓
	All existing street and alley rights of way abutting the site. Include street name, width of right of way.	001	✓
	On-site vehicular and non-motorized paving such as driveways, drive lanes, auto courts, or private roads, bike paths, sidewalks, including dimensions and materials.	001	✓
	If applicable, a Critical Area(s) Report & Critical Area Map, including: • 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
	Elevation contours at intervals not greater than 5 feet.	C1.0	✓
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).	1.01	✓
	Distances between proposed structures, existing structures, and property lines.	1.01	✓
	Location of all proposed paving – including sidewalks, driveways, pedestrian, and bicycle paths, on site and within the adjacent right-of-way.	1.01	✓
	Contours showing alternations to existing land elevations.	1.01	✓
	Location, height, top elevation, and width of existing and proposed retaining walls and rockeries, if applicable.	1.01	✓
	Location of existing and proposed utilities within the site such as sewer, water, surface storm water facilities, gas, and electricity.	1.01	✓

PLAN REQUIREMENTS FOR BOTH MAJOR & MINOR CUP		APPLICANT *(List sheet number for each item)*	STAFF
	Location of existing fire hydrants.	1.01	✓
	Indicate proposed easements.	1.01	✓
	Parking ratio detail provided on plans, including: • 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 (ingress & egress).	1.01	✓
	Required Open Space areas delineated on plans and ratio detail including: • Required open space square footage; and • Proposed open space square footage.		N/A
	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
3	**Conceptual Landscaping Plan**		
	Tree survey including: • 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.	L1.31	✓
	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.	L1.31	✓
	Right-of-way landscaping, if applicable.	L1.31	✓
4	**Conceptual Architectural Plan**		
	Building facades drawn at 1/4", 1/8" = 1' or comparable scale showing: • Elevations; • Building height; • Entrances.	201b	✓
	Floor plans with uses labeled. Include parking garage layout if applicable.	500-504	✓

CUP22-0001
Exhibit 2c-1

Public Works
Engineering Review Division

4800 S 188th St, SeaTac, WA 98188-8605

FOR OFFICE USE ONLY

Date Received: _____

File Number: CON_____

2020 Application for Multimodal Transportation Concurrency

Seatac Self Storage

All Applicants Please Note:

Concurrency project review is required for all projects that may have an increase in PM peak hour trips above the current use of the site. Please submit this form prior to, or along with the submittal of a land use permit application. A land use application will not be accepted at the permit counter without submittal of this Application for Multimodal Transportation Concurrency. It is preferred that it be submitted prior to a Pre-Application meeting. Complete applications must be submitted to the Permit Counter with payment of the Concurrency Evaluation Fee of **One-hour Standard Hourly Rate** per the City of SeaTac Fee Schedule.

PROPOSED PROJECT INFORMATION

Project Name: Seatac Self Storage

Project Address: 28th Avenue S/S 204th St

Assessor's Parcel Number(s): 344500-0140

Concurrency District Number (See Map on page 3): S5

PROPOSED PROJECT DESCRIPTION:

Proposed four stories w/ basement storage building totaling approximately 160,000 gsf. Project site will be access off 204th street and S 28th ave. Storage building will include accessory caretaker unit and leasing office.

COMMERCIAL

Office____**Retail**_____**Industrial/Manufacturing**__X__**Institutional**_____**Mixed Use**_____**Other**_____
Gross square footage of non-residential building 160,000 **sq. ft.**

RESIDENTIAL (show number of each)

Single family residential_____**Multi-family residential**_____**ADU** 1 caretaker
Total number of units_____

Expected Date of Project Completion/Occupancy: Spring 2024

APPLICANT INFORMATION

Name Casey Kispert **Company** Jackson|Main Architecture
Mailing Address 311 1st Ave South, Seattle, WA 98104
Phone 206-324-4800 **Email** casey.kispert@jacksonmain.com

ENGINEER/CONSULTANT INFORMATION

Name Matt Palmer **Company** Kimley-Horn
Mailing Address 22722 29th Drive SE Suite 100 Bothell, WA 98021
Phone 425 708-8275 **Email** Matt.Palmer@kimley-horn.com

As the project applicant, I hereby acknowledge that I have read this Multimodal Transportation Concurrency application and I state that the information is correct, and agree to comply with all City ordinances and State laws regulating activities covered by this permit application.

Signature: _____ **Date:** 05/05/2022

Land Use(s) and Trip Generation

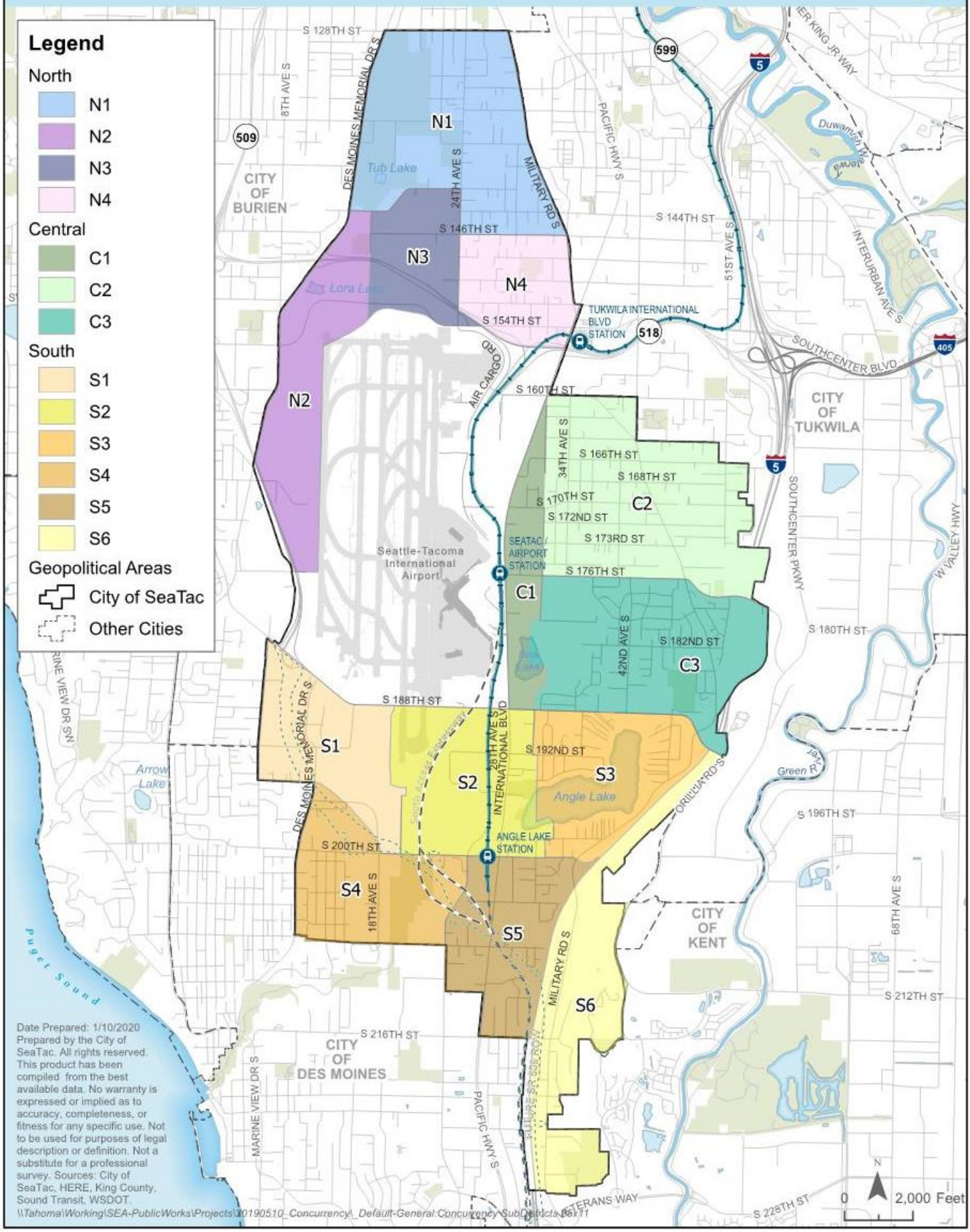
Per Institute of Transportation Engineers (ITE) Trip Generation Manual (10th edition, 2017) or the Schedule of Transportation Impact Fees

Land Use Description	ITE Land Use Code	ITE Trip Generation Rate	Number of Residential Units or Commercial/Industrial Gross Square Feet	Total Proposed Trips
Proposed Land Uses				
MINI WAREHOUSE	LUC 151	~~1.45~~ 0.17	154,391	~~224~~ 26
			Subtotal New Vehicle Trips =	
Existing Land Uses	*100% Credit for previous land use (provided the previous use was continuously maintained during the previous five year period or since the previous used was permitted, whichever is less)*			
			Subtotal Existing Vehicle Trips =	
Optional/Voluntary Performance Measures to Reduce Vehicle Trips				
Please contact the Engineering Review Division if this project results in more than 25 total trips, and the applicant would like to create a commute trip reduction plant.				
			Total Net New Vehicle Trips =	224
			2020 Transportation Concurrency Evaluation =	

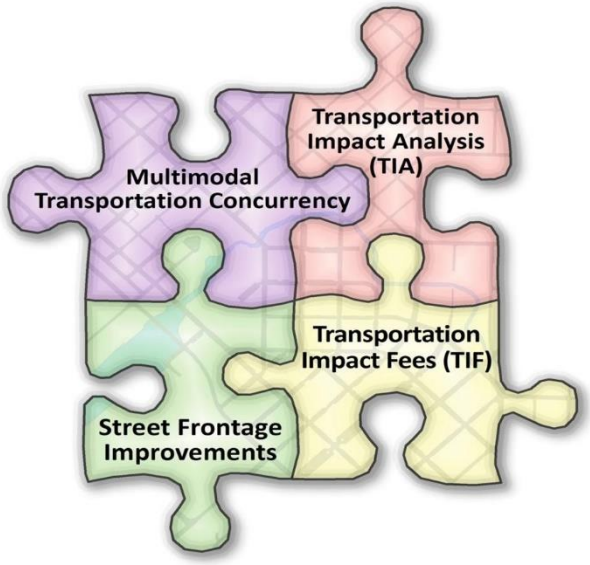
CUP22-0001
Exhibit 2c-3

CONCURRENCY SUBDISTRICTS

City of SeaTac



Date Prepared: 1/10/2020
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. Sources: City of SeaTac, HERE, King County, Sound Transit, WSDOT.
\\Tahoma\Working\SEA-PublicWorks\Projects\20190510_Concurrency_Default-General Concurrency SubDistricts.mxd



Transportation Concurrency is only one piece of the development review puzzle.

Application and Concurrency Process

City of SeaTac Resources

Additional transportation planning resources are available on the City of SeaTac website:

www.seatacwa.gov/government/city-departments/public-works/engineering-review-division/forms-and-fees

Administrative staff contacts:

Engineering Review Division Manager	**(206) 973-4734**
Permit Counter	**(206) 973-4750**

SEPA ENVIRONMENTAL CHECKLIST & APPLICATION FORM

DEPARTMENT OF COMMUNITY & ECONOMIC DEVELOPMENT

PURPOSE

The State Environmental Policy Act (SEPA), Chapter 43.21C RCW, requires all governmental agencies to consider the environmental impacts of certain proposals before making permitting decisions.

The purpose of this checklist is to provide information to help you and the agency identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the agency decide whether an Environmental Impact Statement (EIS) is required.

An EIS must be prepared for all proposals with probable significant adverse impacts on the quality of the environment.

CITY HALL CONTACT

4800 South 188th Street
SeaTac, WA, 98188
Ph: 206.973.4750

INSTRUCTIONS

This Environmental Checklist asks you to describe some basic information about your proposal. Answer the questions briefly, with the most precise information known, or give the best description you can.

You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your observation or project plans without the need to hire experts.

If You Don't Know the Answer
If you really do not know the answer, or if a question does not apply to your proposal, write "do not know" or "*does not apply*". Complete answers to the questions may avoid unnecessary delays later. Some questions ask about governmental regulations, such as zoning, shoreline, and landmark designations. Answer these questions to the best of your ability; or if you have difficulty, the City can assist you.

Staged Development
The Checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal, or its environmental effects. The City may ask you to explain your answers or provide additional information related to determining if there may be significant adverse impact.

PACKET MATERIALS

This packet is divided into two (2) sections. Both sections must be completed and submitted for review. An incomplete packet will not be accepted for review.

FORM A: Environmental (SEPA) Application Form

FORM B: Environmental (SEPA) Checklist

APPLICATION FEE

The application fee is paid at the time of submitting a complete application. This fee is in addition to any other permit related fees.

See SEPA review on fee schedule CLICK HERE FOR FEE SCHEDULE
or find fee schedule at: www.ci.seatac.wa.us/feeschedle

'SIMPLE' LAND USE & SEPA REVIEW PROCESS

Pre Application Meeting

An applicant shall have a Pre-Application Meeting with the City before an application is accepted.

Determination of Completeness (DOC)

Upon the CIty's acceptance of a permit application, you will receive a "Determination of Completeness" (DOC) within 28 days of the submittal of your application stating whether your permit application is complete, not complete or if additional information is required. Note, this process only pertains to permits that require a comment period.

Notice of Application (NOA)

A "Notice of Application" (NOA) will be published and sent to adjacent property owners within 300ft -1,000 ft of the subject property. The NOA will be issued within 14 days after a DOC is issued. There is a 14 day comment period for a NOA. Note, this process only pertains to permits that require a comment period.

Notice Board Posting:

At this time, you will be required to post a "Notice Board" on the property detailing the proposed land use action. An example of the sign and further instructions will be provided to you as part of your NOA Letter.

SEPA Determination Issued

A SEPA determination will be issued shortly after the NOA comment period ends. Notification of the SEPA determination will be in the same manner as a NOA.

14 day comment period & 10 Day Appeal Period Follows

The determination will be published, posted and sent to all parties of record within 300ft-1,000ft of the subject property and to all "Parties of Record". People will have 14 days to make comment, followed by a 10 day appeal period. If no appeals are recieved, the process is complete.

Removal of Notice Board

The "Notice Board" shall be removed within 30 calendar days of the publication of the SEPA Determination.

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	*Completed Environmental Checklist:* Original copy.	✓	
2	A check written to the City of SeaTac for the filing fee of the Environmental Checklist.	✓	
3	A dimension Site Plan, drawn to scale (1 in. = 20, 30, 40 ft.) showing the following: 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)	✓	

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".	✓	
5	Building elevations of the proposal showing two facades at 1"=50', 1"=100' or 1"=200' *(engineering scale only*)	✓	
6	Drawing and/or text describing the scale, bulk and architectural character of the proposed structure	✓	
7	A text describing conditions or features which cannot be adequately displayed on maps or drawings		
8	A description of plans for covenants, uses and continuous maintenance provisions for the project		
9	Proposed phasing identified		
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.	✓	

FORM B: ENVIRONMENTAL (SEPA) CHECKLIST

Date Checklist Prepared: 05/05/2022 **Parcel No.** 344500-0140

A. BACKGROUND

1. **Name of proposed project:** Seatac Self Storage

2. **Applicant:**
   Name: Insite Property Group
   Mailing Address: 19191 S. Vermont Ave., Suite 680
   Torrance, CA 90502
   City State Zip
   Phone: 866-521-8292 Fax:
   Alt. Phone: Email: bsorensen@insitepg.com
   Status: (Owner, Lessee, Agent, Etc.) Contracted Purchaser

3. **Designated Contact Person:** (The person who will receive and disseminate all correspondence from the City)
   Name: Casey Kispert
   Mailing Address: 311 1st Ave South
   Seattle, WA 98104
   City State Zip
   Phone: 206-324-4800 Fax:
   Alt. Phone: Email: casey.kispert@jacksonmain.com

4. **Agency requesting checklist:** City of Seatac

5. **Proposed timing or schedule (including phasing):** Spring 2024 completion

6. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain:
   No expansion is anticipated with the current property.

7. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.
   Appendix A - Phase 1 Enviormental Report
   Appendix B - SEPA Greenhouse Gas Emissions Worksheet
   Appendix C - Traffic Impact Analysis
   Appendix D - Geotechnical Report
   Appendix E - Arborist Report

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

No applications are pending at this time

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

Conditional Use Approval, SEPA Approval, Commercial Building Permit(s), Department of Ecology NPDES Permit, Right of Way Permit, Grading & Drainage Permits, FAA Review

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.

The applicant is proposing to construct a four-story self-storage facility in Seatac, WA. The proposed storage building will be four stories w/ basement, type II-B construction and will reach up to 65 feet from lowest elevation to highest parapet. The anticipated building area is approximately 160,000 gsf and contain S-1 storage and accessory caretaker unit and leasing office. All trees in the vicinity of the building and parking area will be removed. The project is proposing to retain two trees on the western edge property. Storm water management would occur via on site detention.

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.

Project is located in the SW quadrant at the intersection of 204th Street and 28th Ave South.

B. ENVIRONMENTAL ELEMENTS

1. Earth:

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

The site generally slopes down to the southwest with a slope near the center of the site slopping to the south. The site ranges in elevation from approximately 293 feet along much of the west side to about 353 feet in the northeast corner of the site.

b) What is the steepest slope on the site (approximate percent slope?)
Slopes onsite approach 40%

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.

Soils consists of medium dense to dense silty sand with gravel (weathered glacial till) over dense to very dense silty sand with gravel (unweathered glacial till). Soil will be removed from the site as needed for excavation.

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

No indications of unstable soils. Geotechnical report notes criteria for landslide hazard area; however, the site does not meet those characteristics.

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

Excavation for both structures will be required. Grading will be required for surrounding parking and landscaping. Fill quantities are expected to be minimal and sourced from onsite excavation as determined suitable by the geotechnical engineer.

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

Approved BMPs will be implemented to reduce erosion concern during construction. Limited erosion could occur due to grading and backfilling associated construction. Typical erosion control measures may include, but are not limited to, interceptor ditches, placement of riprap and use of silt fences and siltation/retention ponds to control stormwater runoff.

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

Approximately 70% of the site will be covered with impervious surfaces.

h) Proposed measures to reduce or control erosion, or other impacts to the earth, if any.

Typical erosion control measures may include, but are not limited to, interceptor ditches, placement of riprap and use of silt fences and siltation/retention ponds to control stormwater runoff.

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:

The project would generate CO2 emissions during construction and building operation. Engine emissions from haulers, concrete trucks, excavation equipment and other subcontractor vehicles during construction. Dust from vegetation removal, excavation and new landscape installation. Weekly and monthly maintenance vehicle exhaust. The project development could generate as much as 92,230 MTCO2e during the lifespan of the project. Reference Appendix B -SEPA Greehouse Gas Worksheet.

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

No offsite odors are anticipated to affect the proposal

c) Proposed measures to reduce or control emissions or other impacts to the air:

Dump trucks to be hosed off prior to leaving construction site. Dust from existing building demolition to be controlled with water. Odors from vehicle emissions during construction will be controlled by muffler systems on the vehicles.

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.

The project is approximately 2,000 feet from Angle Lake. Des Moines creek is mapped onsite per King County Imap; however the stream does not appear to be visible onsite.

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 work is expected within 200 feet of listed waters.

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 expected.

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

None expected.

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

Site is not within a flood zone per survey data.

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

None anticipated. Liquid waste material will be directed to public sanitary system. Solid waste will be collected by local sanitation purveyor.

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.

None anticipated. Project will be sourcing water from the local public utility company.

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.

Sanitary waste from both building will be collected separately and transferred to the public sanitary sewer purveyor.

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:

Stormwater runoff will be from the roof areas of the proposed buildings, sidewalk, landscape and parking lot areas. Runoff will be collected in catch basins and underground conveyance pipes and routed to an underground detention system. The public conveyance system flows west.

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

Surface water could be contaminated by runoff containing oil and gasoline from parked cars in the parking lot and streets servicing the project. However, surface water runoff will be directed to water quality units prior to entering the on-site infiltration system or being released from the site to the downstream drainage course to minimize surface water contamination.

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

The proposal will alter the drainage patterns by collecting and detaining onsite water. Currently onsite water either infiltrates or runs offsite to localized depressions.

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

The project includes water quality treatment units and an detention system to reduce, control and treat stormwater runoff from this site.

4. Plants:

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

- ☒ **Deciduous tree:** ☐ Alder ☒ Maple ☐ Aspen ☒ Other Madrone, Locust, Hawthorn, Crabapple
- ☒ **Evergreen tree:** ☒ Fir ☒ Cedar ☐ Pine ☒ Other Western Hemlock
- ☒ **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?

All existing trees are to be removed with the exception of trees 447 & 449 as listed in the Appendix E - Arborist Report.

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

None anticipated.

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

Proposed landscaping will consist of native trees and ground cover to reduce the need for extensive irrigation. Planting will compliment building architecture and provide visual screening as required by code.

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

Small saplings, ivy, and blackberry bushes are situated under the canopy of the trees. A large field of thick blackberry bushes is located along the south to southeast portion of the site

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:

None migration patterns are associated with the project site.

d) Proposed measures to preserve or enhance wildlife:

None expected.

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.

Heating for the self-storage will be a combination of gas and electric fuel sources.

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

The project would likely not have an impact on the adjacent northern parcel.

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:

Project will comply with local energy codes. LED fixtures will be used to reduce light power. Project will consider utilizing a dedicated outdoor air system to provider greater HVAC efficiency.

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 environmental heath risks are anticipated by the project.

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

The property is located within the "Tacoma Smelter Plume" per Appendix A - Phase 1 Environmental Report

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

The Tacoma smelter smokestack emissions dispersed arsenic, lead, and various other heavy metals. Per WA-DOE Website, the subject property is depicted within an area designated as having soils likely to contain concentrations of arsenic between 20 and 40 ppm. Further testing during excavation will be needed to determine concentrations levels.

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.

No toxic material are expected.

4) Describe special emergency services that might be required

No special emergency services are anticipated. Police, Fire and ambulance service may be expected during the life of the building.

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

No measures are anticipated.

b) Noise:

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

Typical traffic noise from a urban neighborhood

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.

Construction will produce noise from high impact equipment, machinery and hauling trucks, saws and pneumatic equipment. Noise will occur from 7am to 6pm, Weekdays and some weekends. Once operational, minimal traffic noise at the site will be typical for an urban site. No significant long-term noise impacts anticipated.

3) Proposed measures to reduce or control noise impacts:

Construction will be limited to daytime hours to reduce impacts on surrounding properties. All noise generated from construction and operations will be consistent with County noise code and state WACs

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	Vacant Use, RBX zone
North	Commercial Office, RBX zone
South	Vacant Use, MHP zone
East	Right of Way, Light Railway
West	Right of Way, SR 509

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?

The project site has not been recently used as farmland

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:

None anticipated.

d) Describe any structures on the site:

No existing structures.

e) Will any structures be demolished?

No

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

Regional Business Mix - RBX

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

RBX

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

Not applicable

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

No environmentally critical areas are listed

k) Approximately how many people would reside or work in the completed project?
2-3

l) Approximately how many people would the completed project displace? None

m) Proposed measures to avoid or reduce displacement impacts:

None

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

Proposed storage building is compatible with existing land uses.

9. Housing:

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

None

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?

Mixed use project will raise to a height of approximately 65'-0. Primary exterior materials will be composite siding, of varying colors and textures, and glazing. Metal siding and concrete will also be used to break down the project massing & composition.

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

No existing views would be altered by the proposed building. Existing trees and vegetation currently obscure potential views.

c) Proposed measures to reduce or control aesthetic impacts:

Modulation of exterior façade, incorporation of different building materials to provide interest. Different fenestration patterns will also provide a rhythm & interest.

11. Light and Glare:

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

Lighting will be used to increase site safety and security. It will occur at facility entrances, exterior walking surfaces, and to highlight landscape. The lights will be shielded from shinning onto adjacent properties.

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

Lighting is not expected to be a safety hazard and views should be unaffected by lighting.

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

None anticipated.

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

Exterior lights will be directed downwards and will avoid off-site night glare and light pollution.

12. Recreation:

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

No recreational uses will be displaced.

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

No recreational uses will be provided for the project.

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

Angle Lake Park and Des Moines Creek Trail Park are in the vicinity of the project.

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

No.

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 or documented on King County GIS.

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

King county imap & parcel data was reviewed to determine potential impacts. No archeological or cultural impact is expected.

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

Resources are not expected to be impacted by the proposed project. Project team would notify AHJ and Department of Historic Presevation if artifacts were identified.

14. Transportation:

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

Site is primarily access from 204th Street and S 28th Ave. International Blvd is the primary arterial serving the project.

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

The site is approximately 2-3 blocks south of the Angle Lake light rail station. Bus services are available on International Blvd.

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

The project will provide 17 parking stalls. None are being eliminated by the proposed project.

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):

Improvements will be required along S 204th Street and 28th Ave S.

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

The project is located directly adjacent to Sound Transit elevated railway. Seattle Tacoma International Airport is approximately 1.2 miles north of the project site.

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?

Approximately 224 (112 inbound & 114 outbound) trips are anticipated. Approximately 23 (11 inbound & 12 outbound) trips are anticipated. ITE generation rates were used to predict traffic volumes. Reference Appendix C - Traffic Impact Analysis.

g) Proposed measures to reduce or control transportation impacts:

None expected.

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:

The new building may increase the need for fire and police protection services.

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

Fire alarm system, sprinkler systems, DAS systems for emergency radio coverage.

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:

Electricity & Gas- Provided by Puget Sound Energy
Water - Provided by Highline Water District
Telephone - Provided by Lumen
Sanitary Sewer - Provided by Midway Sewer District
Garbage Service - Provided by Republic Services
Extension of these services to serve the site will be in accordance with the construction guidelines of these utility providers

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.

Signature	Casey Kispert	05/05/2022
	Printed Name	Date Submitted

Casey Kispert	Architect, Jackson|Main Architecture	05/05/2022
Printed Name	Position and Agency/Organization	Date Submitted

CUP22-0001
Exhibit 2e-1

Engineering Variance Application

COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT
Engineering Review Division
4800 S 188th St
SeaTac, WA 98188
206-973-4750

VARIANCE # VAR 22 - 0007

Project Address: SW corner of S 204th St and 28th Ave S	Parcel #: 3445000140
Owner: Insite Property Group - Brian Sorensen Address: 19191 S,. Vermont Ave, Suite 680 Torrance, CA 90502 Email Address: bsorensen@insitepg.com	Work Phone: 575-936-0877 Cell Phone: 575-936-0877
Applicant: Bush, Roed & Hitchings, Inc - Ted Dimof Address: 15400 SE 30th Pl, Suite 100 Bellevue, WA 98007 Email Address: tedd@brhinc.com	Work Phone: 206-323-4144 Cell Phone: 206-841-0120
Engineer of Record: Company Name: Bush, Roed & Hitchings, Inc Address: 15400 SE 30th Pl, Suite 100, Bellevue, WA 98007 Email Address: tedd@brhinc.com	Work Phone: 206-323-4144 Cell Phone: 206-841-0120
Have you also applied for any permit(s) on this site? ☐ No ☒ Yes	If yes, permit #(s) CUP22-0001 SEP22-0003 PR321-0042

Type of Variance: ☒ Roadway ☐ Drainage ☐ Sight Distance ☐ Sidewalk ☐ Slope ☐ Tree/Landscaping ☐ Other _____

Description of Variance Requested:

We are requesting a reduction in the width of the frontage improvements along 28th Ave S. The required improvements are: half street improvements including a 12' travel lane, 5' bike lane, 1.5' curb and gutter, 4' planter strip with illumination, and a 6' sidewalk. We request that we be allowed to install a 22' wide two way paved surface, 6" curb, 15.3' planter strip, and 6' sidewalk.

RECEIVED
AUG 2 3
COMMUNITY & ECONOMIC DEVELOPMENT

Standards or Code Impacted:

- ☒ King County Road Standards – Latest Edition
- ☐ King County Surface Water Design Manual – Latest Edition
- ☐ WSDOT / APWA Standard Plans & Specifications – Latest Edition
- ☐ Other _____

☐ Owner ☐ Owner's Agent ☒ Engineer

Applicant Signature: _____ Date: 8/23/22

Printed Name: Ted Dimof

Bush, Roed & Hitchings, Inc.

August 23, 2022

Re: CUP22-0001, SEP22-0003: 28th Avenue South Frontage Improvements Variance Request

The required frontage improvements along 28th Avenue South are half street improvements including a 12' travel lane, 5' bike lane, 1.5' curb and gutter, 4' planter strip with illumination, and a 6' sidewalk. We request that we be allowed to install a 22' wide two-way paved surface, 6" curb, 15.3' planter strip, and 6' sidewalk. This is a request to modify the City of SeaTac Local Street Frontage Improvement Section standard detail.

This section of 28th Avenue South ROW only has four properties adjacent to it. The three properties on the west side are all owned or will be owned by the same developer, Insite Property Group, and the City of SeaTac owns the sliver of property between 28th Avenue South and International Blvd. This section of 28th Avenue South will dead end at the south end of these properties. A bike lane as required by the standard detail would be unused and only cause unnecessary impervious surfacing to be installed.

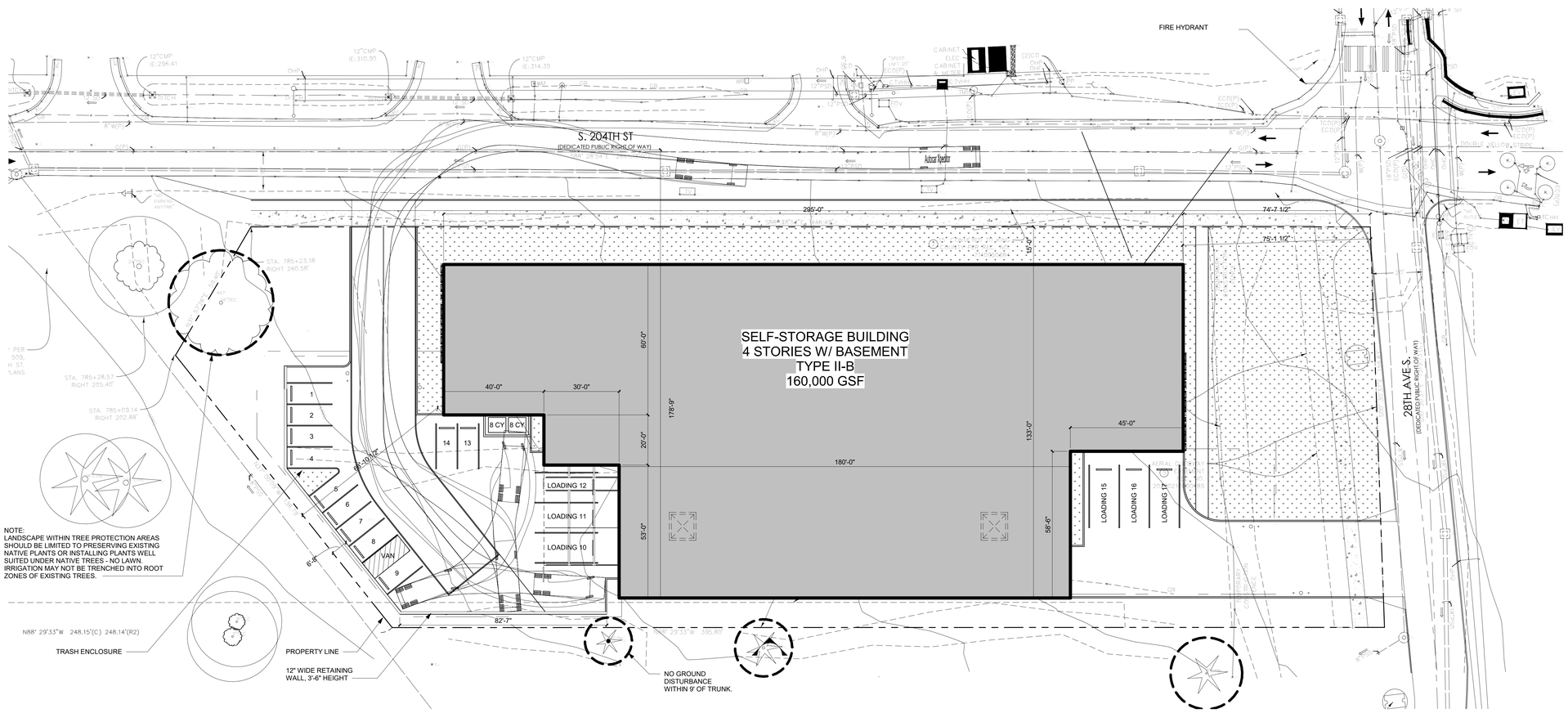
An elevated light rail system is being installed by Sound Transit and is situated within this frontage. Within the immediate frontage of the proposed project there is a large structural concrete column that is part of the light rail system. A minimum of five feet clearance from this column to any vehicular travel lane is required by Sound Transit. This column is very large and does not provide enough clearance to allow for the required standard frontage street section. Additionally, the topography on the east side of the 28th Ave S ROW is sloped such that a wall on the east side of the road would be necessary to be constructed if the proposed road configuration was moved any further to the east.

The proposed section will provide adequate travel lane widths, 11 feet in both directions, more landscaping area for the planter strip than what is provided in the standard section and will provide the required 6 feet of sidewalk width.

Sincerely,

Ted Dimof, PE
Engineering Division Manager / Principal
Bush, Roed & Hitchings, Inc.

BIM 360://21133.00 - SeaTac Self-Storage/ARCH-STSS-MAIN-R21.rvt



NOTE:
LANDSCAPE WITHIN TREE PROTECTION AREAS SHOULD BE LIMITED TO PRESERVING EXISTING NATIVE PLANTS OR INSTALLING PLANTS WELL SUITED UNDER NATIVE TREES - NO LAWN. IRRIGATION MAY NOT BE TRENCHED INTO ROOT ZONES OF EXISTING TREES.

TRUE NORTH / PROJECT NORTH

1 ENLARGED SITE PLAN

1" = 20'-0"

SHEET NOTES:

A. LIMITS OF WORK ARE DEFINED WITHIN THE PROPERTY LINES AND ADJACENT RIGHT OF WAYS.
B. SITE CONTROLS ARE EXISTING PROPERTY CORNERS AS IDENTIFIED BY PROPERTY SURVEY.
C. REFER TO LANDSCAPE DRAWINGS FOR ADDITIONAL INFORMATION ON ALL LANDSCAPE FEATURES AND ELEMENTS.
D. REFER TO CIVIL DRAWINGS FOR SITE GRADING AND UTILITY LOCATIONS.
E. EXPANSION JOINTS ARE SHOWN ON SITE PLANS, ALL OTHER LINES WITHIN CONCRETE PAVING AREAS ARE TO BE CONTROL JOINTS UNLESS OTHERWISE NOTED, REFER TO CIVIL DRAWINGS.
F. SIDEWALKS TO MAINTAIN A SLOPE NO GREATER THAN 1:20 IN THE PRIMARY DIRECTION OF TRAVEL AND A SLOPE NO GREATER THAN 1:50 PERPENDICULAR TO THE PRIMARY DIRECTION OF TRAVEL REFER TO CIVIL DRAWINGS.
G. CURB TO BE MEDIUM BROOM FINISH, PARALLEL TO GUTTER LINE, UNLESS OTHERWISE NOTED.
H. GRIDLINES CORRESPOND WITH BUILDING FLOOR PLAN GRIDLINES.
I. REFER TO ELECTRICAL DRAWINGS FOR SITE LIGHTING.
J. ARCHITECT SITE PLAN IS SHOWN FOR REFERENCE ONLY. REFER TO CIVIL AND LANDSCAPE DRAWINGS FOR PARAMETERS OF SITE INCLUDING ROADWORK, LANDSCAPING AND CONTEXTUAL SITE INFORMATION.
K. REFER TO CIVIL FOR FINISH FLOOR ELEVATIONS (FFE) - THESE CORRESPOND TO ARCHITECTURAL 0'-0"
L. ALL EXTERIOR CONCRETE STAIRS SHALL RECEIVE EMBEDDED NOSING AS SPECIFIED. SURFACE MOUNTED NOSING WITH MECHANICAL FASTENERS ARE NOT ACCEPTABLE.

PARKING NOTES:

PARKING COUNTS:

EXISTING PARKING: 0

REQUIRED PARKING: 4 STALLS, 1 ADA

PROPOSED PARKING: 17 STALLS, INCLUDING 1 ADA VAN STALL

PARKING (SMC 15.455, SMC 15.515)

1. OFF-STREET PARKING SPACES, MINIMUM:
   A. SELF-SERVICE STORAGE - 1 PER EMPLOYEE PLUS 3 FOR CUSTOMERS
   B. CARETAKER UNIT - N/A; MAY BE CONDITIONED TO PROVIDE SPACES

2. PARKING STALL DIMENSIONS: 90 DEGREE PARKING - 8.5' x 18'

3. DRIVE AISLE WIDTH: PARALLEL - 12 FEET; 30 DEGREE - 14 FEET; 45 DEGREE - 15 FEET; 60 DEGREE - 18 FEET; 90 DEGREE - 24 FEET.

4. SELF-SERVICE STORAGE IS NOT REQUIRED TO PROVIDE LOADING SPACES PER SMC 15.455.200(A).

5. PARKING IS LOCATED BETWEEN THE BUILDING AND FRONT PRPERTY LINE (28TH AVENUE S).

PARKING LANDSCAPE ISLANDS: 1 PER 7 STALLS

KEYNOTES:

#	NOTE

JACKSON | MAIN
ARCHITECTURE
311 FIRST AVENUE SOUTH
SEATTLE, WA 98104
t.206.324.4800
WWW.JACKSONMAIN.COM

CUP22-0001
Exhibit 3a-1

PROGRESS SET -
NOT FOR CONSTRUCTION

INSITE PROPERTY GORUP
19191 S. VERMONT AVE, SUITE 680
TORRANCE, CA 90502

SEATAC SELF-STORAGE
SOUTH 204TH STREET
SEATAC, WA 98198

NO.	DESCRIPTION	DATE
	PRE-APPLICATION SUBMITTAL	03-23-2022
	CONDITIONAL USE PERMIT	05-05-2022
	CUP CYCLE #2 RESUBMITTAL	10-12-2022

PROJECT NO.: 21133.01
PROJECT MGR.: C. KISPERT
DRAWN BY: DRW
CHECKED BY: R. MURPHY

ENLARGED SITE PLAN

A1.01

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10/12/2022 2:37:25 PM

CUP22-0001
Exhibit 3b-1

TREE RETENTION CALCULATIONS

PER SEATAC MUNICIPAL CODE
15.445.420-D – RETENTION OF SIGNIFICANT TREES

37 TOTAL OF SIGNIFICANT TREES ACCORDING TO THE ARBORIST REPORT.

111 TOTAL OF TREES FOR REPLACEMENT WITH 2"cal. DECIDUOUS TREES OR 6'ht. EVERGREEN TREES.

14 OF THE TREES ARE IN GOOD CONDITION. BUT RECOMMENDED TO BE REMOVED.

TREE SCHEDULE

TREES	BOTANICAL NAME	CONT	QTY
	PROPOSED DECIDUOUS	2 1/2" CAL.	90
	PROPOSED EVERGREE	6'–8' HT.	21

CALLOUT SCHEDULE

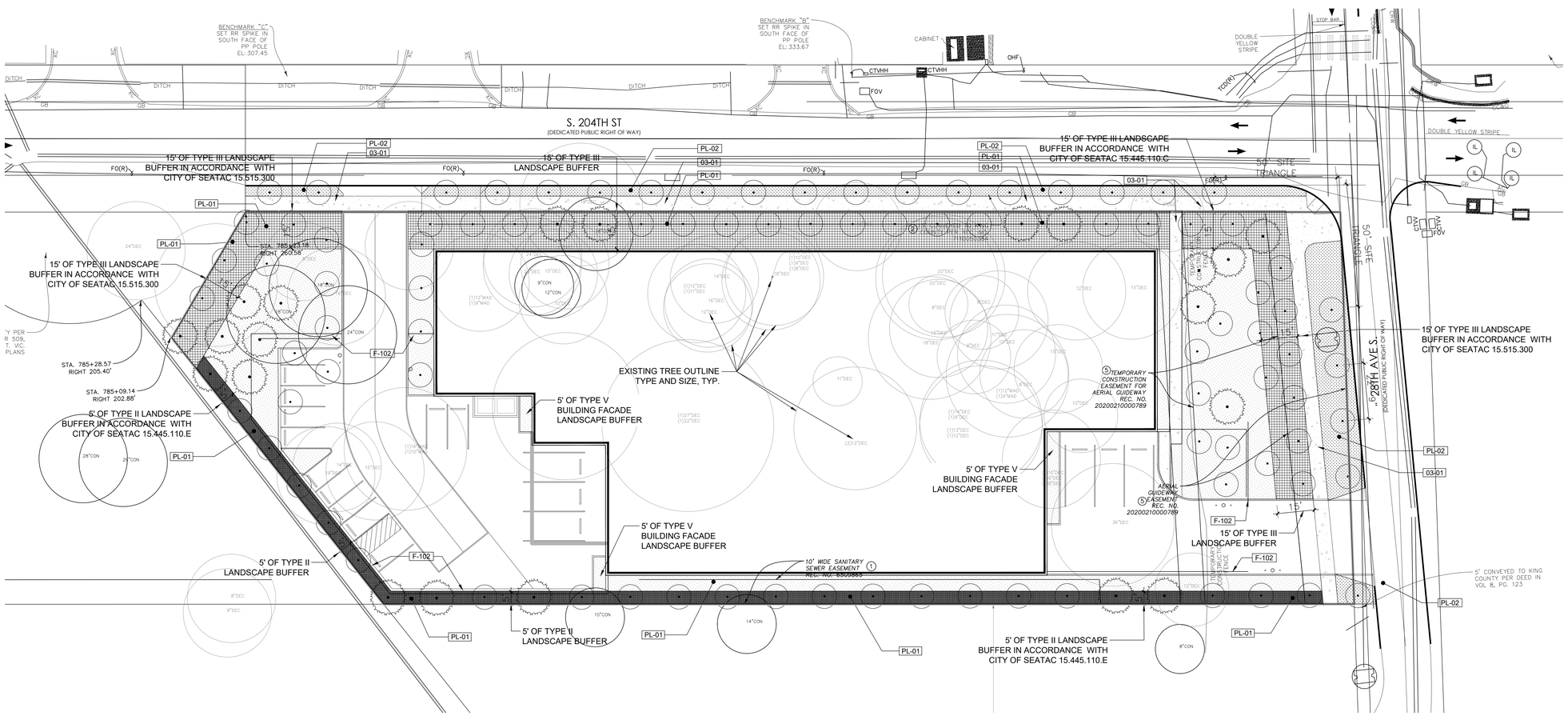
SYMBOL	03. CONCRETE DESCRIPTION
03-01	CONCRETE SIDEWALK, CITY STANDARD – SEE CIVIL

SYMBOL	FENCE DESCRIPTION
F-102	6'–0" TALL CHAIN LINK FENCE – SEE CIVIL

SYMBOL	PLANTING DESCRIPTION
PL-01	NATIVE AND DROUGHT TOLERANT PLANTING
PL-02	TURF AREA – SEE PLANTING PLANS

TOTAL SQUARE FOOTAGE CALCULATIONS

- PER KCC 21A.16.060 10ft. OF TYPE III LANDSCAPE BUFFER, 6,789sf TOTAL.
- PER KCC 21A.16.060 5ft. OF TYPE V LANDSCAPE BUFFER, 2,703sf TOTAL.
- INTERIOR LANDSCAPE, 10,007sf. TOTAL.
- STREET LANDSCAPE, GRASS STRIP, 2,771sf TOTAL.



1 CALLOUT PLAN PRELIMINARY
1" = 20'-0"

0 5' 10' 40'

N

TRA
LANDSCAPE ARCHITECTURE
SUITE 615 811 FIRST AVE SEATTLE, WA 98104 PH: 206.682.7682

NOT FOR CONSTRUCTION FOR REVIEW ONLY
REGISTERED LANDSCAPE ARCHITECT
THOMAS V. RUSSITANO
CERTIFICATE NO. 2788

INSITE PROPERTY GROUP
19191 S. VERMONT AVE., SUITE 680
TORRANCE, CA 90502

SEATAC SELF-STORAGE
SOUTH 204th. STREET
SEATAC, WA 98198

DATE	NO.	DESCRIPTION
05/03/2022	01	CONDITIONAL USE PERMIT
08/17/2022	02	COND USE PERMIT RESPONSE
10/21/2022	03	COND USE PERMIT CORRECTIONS

PROJECT NO.: 19180 / TRA 1919
PROJECT MGR.: BTS
DRAWN BY: BTS
CHECKED BY: TR

CALLOUT PLAN
PRELIMINARY

L1.01

CUP22-0001
Exhibit 3b-2

IRRIGATION SCHEDULE

SYMBOL	DESCRIPTION	QTY
	SHRUB DRIPLINE 0.9 GPH @ 12" O.C. (3.5 L/H @ 0.3M)	11,073 S.F.
	SHRUB ROTATOR (HUNTER)	8,415 S.F.
	TURF SPRAY – PRECISION	3,305 S.F.

MANUFACTURER/MODEL/DESCRIPTION

SYMBOLS TO BE SHOWN LATER

HUNTER PROS-04 5' RADIUS
TURF SPRAY, 4" POP-UP. CO-MOLDED WIPER SEAL WITH UV RESISTANT MATERIAL.

HUNTER MP1000 PROS-06-PRS40-CV-F
SHRUB ROTATOR, 6" POP-UP WITH CHECK VALVE, FLOGUARD, PRESSURE REGULATED TO 40 PSI, MP ROTATOR NOZZLE. M=MAROON ADJ ARC 90 TO 210, L=LIGHT BLUE 210 TO 270 ARC, 0=OLIVE 360 ARC ON PRS40 BODY.

NETAFIM LVCZS8010075-HF
PRE-ASSEMBLED CONTROL ZONE KIT, WITH 1" SERIES 80 CONTROL VALVE, 3/4" DISC FILTER, AND HIGH FLOW PRESSURE REGULATOR 4.5GPM TO 17.6GPM.

AREA TO RECEIVE DRIPLINE
NETAFIM TLCV-026-12
TECHLINE PRESSURE COMPENSATING LANDSCAPE DRIPLINE WITH CHECK VALVE. 0.26 GPH EMITTERS AT 12" O.C. DRIPLINE LATERALS SPACED AT 12" APART, WITH EMITTERS OFFSET FOR TRIANGULAR PATTERN. 17MM.

HUNTER IBV
1", 1-1/2", 2", AND 3" BRASS ELECTRIC REMOTE CONTROL VALVE, GLOBE CONFIGURATION, WITH NPT THREADED INLET/OUTLET, FOR COMMERCIAL/MUNICIPAL USE.

FEBCO 825Y 1-1/2"
REDUCED PRESSURE BACKFLOW PREVENTER

HUNTER HCC-4000-M
40 STATION OUTDOOR WI-FI ENABLED, FULL-FUNCTIONING CONTROLLER WITH TOUCHSCREEN & FOUR ICM-800 MODULE. COMMERCIAL USE. METAL CABINET.

HUNTER WSS
WIRELESS SOLAR, RAIN FREEZE SENSOR WITH OUTDOOR INTERFACE, CONNECTS TO HUNTER PCC, PRO-C, AND I-CORE CONTROLLERS, INSTALL AS NOTED. INCLUDES 10 YEAR LITHIUM BATTERY AND RUBBER MODULE COVER, AND GUTTER MOUNT BRACKET.

WATER METER 1"

IRRIGATION LATERAL LINE: UVR PVC SCHEDULE 40

IRRIGATION MAINLINE: PVC CLASS 200 SDR 21

PIPE SLEEVE: PVC CLASS 200 SDR 21
TYPICAL PIPE SLEEVE FOR IRRIGATION PIPE. PIPE SLEEVE SIZE SHALL ALLOW FOR IRRIGATION PIPING AND THEIR RELATED COUPLINGS TO EASILY SLIDE THROUGH SLEEVING MATERIAL. EXTEND SLEEVES 18 INCHES BEYOND EDGES OF PAVING OR CONSTRUCTION.

IRRIGATION MAINLINE: PVC CLASS 200 SDR 21

SYMBOLS TO BE SHOWN LATER

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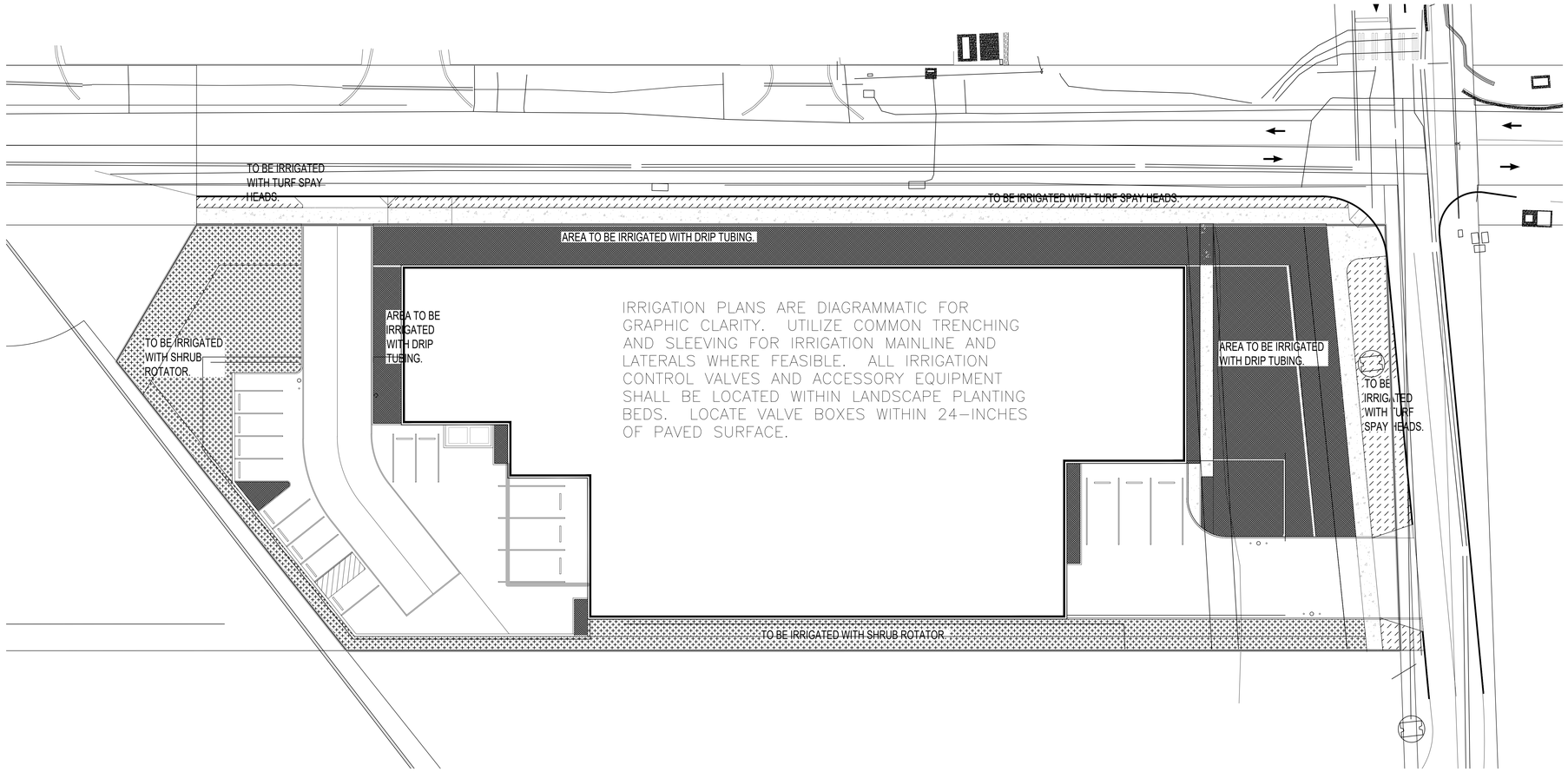

1 IRRIGATION PLAN PRELIMINARY
1" = 20'-0"

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REGISTERED
LANDSCAPE ARCHITECT
THOMAS V. RUDSTORF
CERTIFICATE NO. 2798

INSITE PROPERTY GROUP
19191 S. VERMONT AVE., SUITE 680
TORRANCE, CA 90502

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SOUTH 204th. STREET
SEATAC, WA 98198

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05/03/2022	01	CONDITIONAL USE PERMIT
08/17/2022	02	COND USE PERMIT RESPONSE
10/21/2022	03	COND USE PERMIT CORRECTIONS

PROJECT NO.: 19180 / TRA 1919
PROJECT MGR.: BTS
DRAWN BY: BTS
CHECKED BY: TR

IRRIGATION PLAN
PRELIMINARY

L1.21

CUP22-0001
Exhibit 3b-3

CONCEPT PLANT SCHEDULE

	STREET TREE – DECIDUOUS	22
	2–INCH CALIPER MINIMUM	
	ACER RUBRUM / RED MAPLE	
	FRAXINUS PENNSYLVANICA / GREEN ASH	
	TILIA CORDATA 'GREENSPIRE' / GREENSPIRE LITTLELEAF LINDEN	
	ZELKOVA SERRATA 'VILLAGE GREEN' / VILLAGE GREEN SAWLEAF ZELKOVA	
	BUFFER TREE – CONFEROUS	25
	6–FOOT HEIGHT MINIMUM – PLANT NO MORE THAN 25' ON CENTER.	
	CALOCEDRUS DECURRENS / INCENSE CEDAR	
	CHAMAECYPARIS OBTUSA 'GRACILIS' / SLENDER HINOKI FALSE CYPRESS	
	PINUS CONTORTA / SHORE PINE	
	PINUS NIGRA / AUSTRIAN PINE	
	PSEUDOTSUGA MENZIESII / DOUGLAS FIR	
	SEQUOIA SEMPERVIRENS / COAST REDWOOD	
	THUJA PLICATA / WESTERN RED CEDAR	
	BUFFER TREE – DECIDUOUS	34
	2.5–INCH CALIPER – PLANT NO MORE THAN 25' ON CENTER	
	ACER CIRCINATUM / VINE MAPLE	
	ACER GRISEUM / PAPERBARK MAPLE	
	AMELANCHIER X GRANDIFLORA / APPLE SERVICEBERRY	
	BETULA NIGRA / RIVER BIRCH	
	CORNUS KOUSA CHINENSIS / CHINESE DOGWOOD	
	CRATAEGUS X LAVALLEI / HAWTHORN	
	PYRUS CALLERYANA 'REDSPIRE' / REDSPIRE CALLERY PEAR	
	MEDIUM–LARGE TREE	30
	2.4–INCH CALIPER –PLANT NO MORE THAN 25' ON CENTER	
	ACER FREEMANII 'JEFFERSRED' TM / AUTUMN BLAZE MAPLE	
	ACER RUBRUM 'AUTUMN GLORY' / AUTUMN GLORY MAPLE	
	CRATAEGUS LAVELLEI / HAWTHORN	
	NYSSA SYLVATICA / SOUR GUM	
	ZELKOVA SERRATA 'GREEN VASE' / SAWLEAF ZELKOVA	

	RESTORATION PLANTING – NATIVE	2,159 SF
	TYPE V LANDSCAPING – SPACED NO MORE THAN 5' APART. NATIVE AND DROUGHT TOLERANT	
	AMELANCHIER ALNIFOLIA / SERVICEBERRY	
	CORNUS STOLONIFERA / RED TWIG DOGWOOD	
	HOLODISCUS DISCOLOR / OCEAN–SPRAY	
	MAHONIA AQUIFOLIUM / OREGON GRAPE	
	MYRICA CALIFORNICA / PACIFIC WAX MYRTLE	
	RIBES SANGUINEUM / RED FLOWERING CURRANT	
	ROSA GYMNOCARPA / WOOD ROSE	
	SYMPHORICARPOS ALBUS / COMMON WHITE SNOWBERRY	
	VACCINIUM OVATUM / EVERGREEN HUCKLEBERRY	
	MIXED EVERGREEN AND DECIDUOUS BUFFER	1,272 SF
	TYPE III LANDSCAPING SHRUBS SHALL NOT EXCEED FOUR FEET IN HEIGHT, SPACED FOUR FEET ON CENTER MAXIMUM – WITH EVERGREEN GROUNDCOVER THREE FEET ON CENTER MAXIMUM	
	CORNUS STOLONIFERA 'BAILEYI' / BAILEY'S RED TWIG DOGWOOD	5
	GAULTHERIA SHALLON / SALAL	37
	MAHONIA AQUIFOLIUM / OREGON GRAPE	10
	MAHONIA REPENS / CREEPING MAHONIA	40
	MYRICA CALIFORNICA / PACIFIC WAX MYRTLE	5
	VIBURNUM PLICATUM TOMENTOSUM / DOUBLEFILE VIBURNUM	7
	PLANTING AREA	11,890 SI
	SHRUB SPACING SHALL BE NO MORE THAN FIVE FEET ON CENTER. EVERGREEN GROUNDCOVER THREE FEET ON CENTER MAXIMUM	
	ARCTOSTAPHYLOS UVA–URSI 'EMERALD CARPET' / EMERALD CARPET MANZANITA	78
	ASTER SUBSPICATUS / DOUGLAS ASTER	35
	CALAMAGROSTIS ACUTIFOLIA 'KARL FOERSTER' / FOERSTER'S REED GRASS	69
	CORNUS STOLONIFERA 'BAILEYI' / BAILEY RED TWIGGED DOGWOOD	13
	DICENTRA FORMOSA / WESTERN BLEEDING–HEART	78
	FRAGARIA CHILOENSIS 'LIPSTICK' / BEACH STRAWBERRY	99
	GAULTHERIA SHALLON / SALAL	78
	HEMEROCALLIS X 'STELLA DE ORO' / STELLA DE ORO DAYLILY	35
	LIRIOPE MUSCARI 'BIG BLUE' / BIG BLUE LILYTURF	78
	MAHONIA AQUIFOLIUM / OREGON GRAPE	20
	MYRICA CALIFORNICA / PACIFIC WAX MYRTLE	9
	POLYSTICHUM MUNITUM / WESTERN SWORD FERN	35
	RHODODENDRON X 'VULCAN'S FLAME' / VULCAN'S FLAME RHODODENDRON	13
	ROSA NUTKANA / NOOTKA ROSE	13
	SPIRAEA X BUMALDA 'GOLDFLAME' / GOLDFLAME SPIREA	13
	VACCINIUM OVATUM / EVERGREEN HUCKLEBERRY	13
	VIBURNUM DAVIDII / DAVID VIBURNUM	13
	TURFGRASS	3,338 SF
	HYDROSEED SOD	
	–	

TREE RETENTION CALCULATIONS

PER SEATAC MUNICIPAL CODE
15.445.420–D – RETENTION OF
SIGNIFICANT TREES

37 TOTAL OF SIGNIFICANT TREES
ACCORDING TO THE ARBORIST REPORT.

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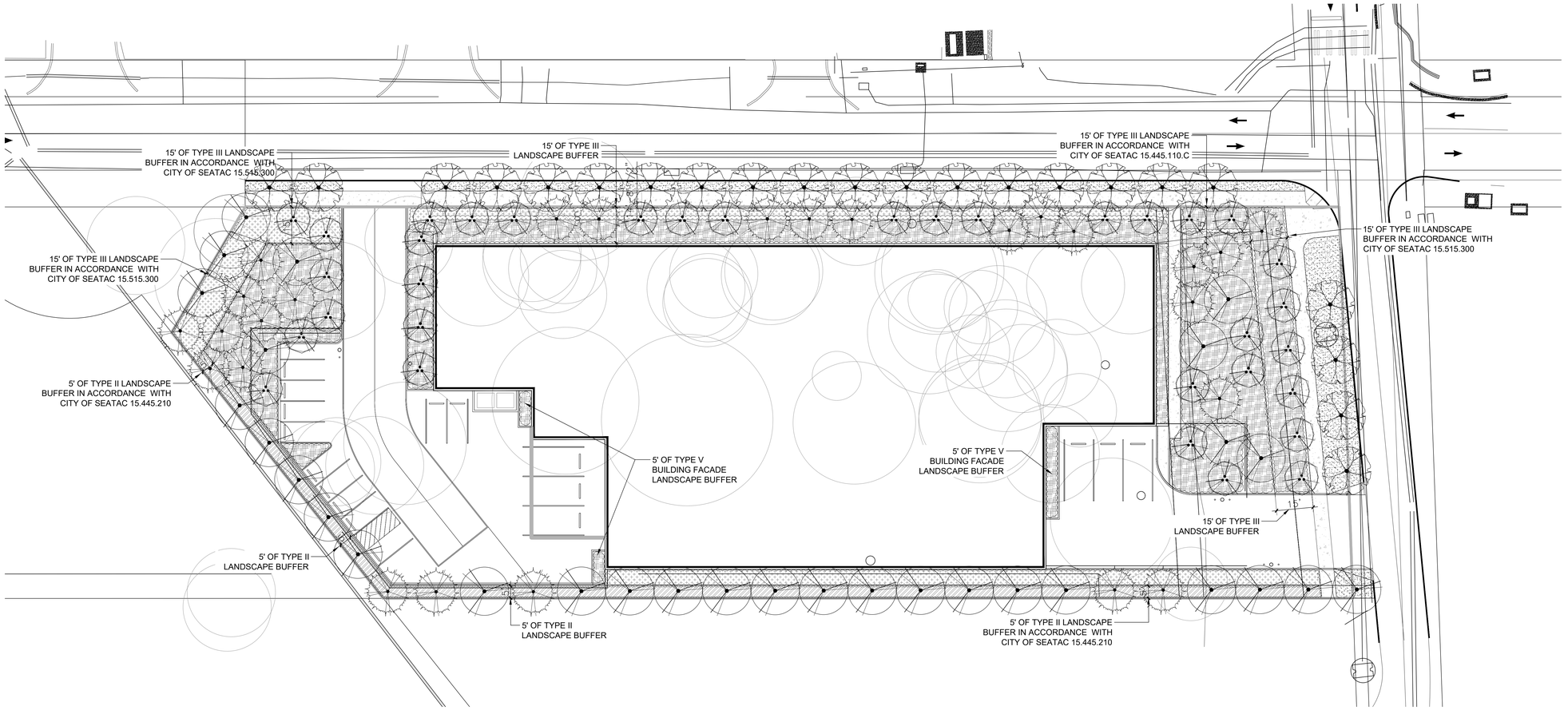

1 PLANTING PLAN PRELIMINARY
1" = 20'-0"

0 5' 10' 40'

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PROJECT NO.: 19180 / TRA 1919
PROJECT MGR.: BTS
DRAWN BY: BTS
CHECKED BY: TR

PLANTING PLAN
PRELIMINARY

L1.31

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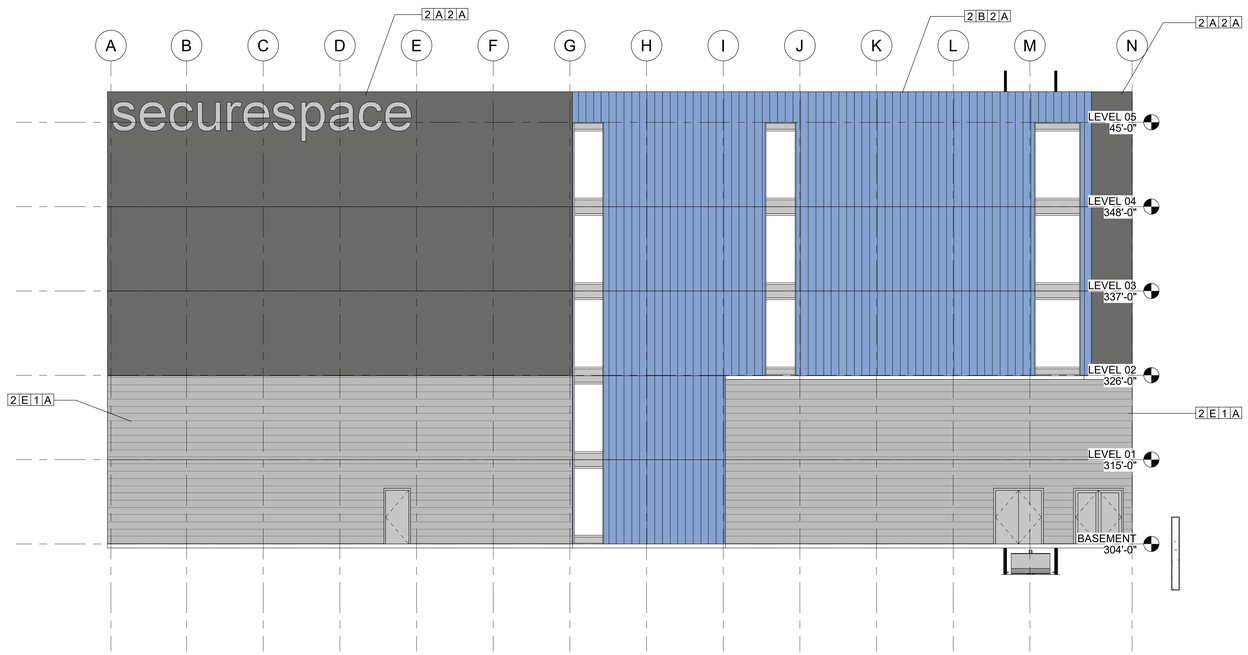
1 **EAST ELEVATION**
1/8" = 1'-0"

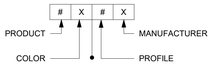


2 **WEST ELEVATION**
1/8" = 1'-0"

SHEET NOTES:

A. REFER TO G0.01 FOR ABBREVIATIONS, SYMBOLS AND GENERAL PROJECT NOTES.
B. LOCATIONS OF DOORS AND WALLS PER PLAN. REFER TO SCHEDULES FOR ADDITIONAL INFORMATION.
C. COORDINATE ALL CONTROL JOINT LOCATIONS WITH ARCHITECT PRIOR TO INSTALL.
D. GALVANIZE EXPOSED EXTERIOR STEEL MEMBERS, SIZE PER STRUCTURAL TOUCH-UP WELD BURNS WITH GALVANIZING PAINT PRIOR TO APPLYING FINISH.
E. PROVIDE CONTINUOUS SUBSILLS WITH END DAMS, WELDED JOINTS AT ALL ALUMINUM FRAMING SYSTEMS.
F. AT JOINTS BETWEEN DISSIMILAR MATERIALS, PROVIDE CONTINUOUS MINIMUM 3/8" BACKER ROD AND SEALANT.
G. SUBMIT ALL EXTERIOR MATERIAL SAMPLES IN SINGLE SUBMITTAL. MATERIALS SUBMITTED SEPARATELY SHALL BE REJECTED.
H. MAINTAIN CODE REQUIRED SEPARATION BETWEEN ALL EXHAUST DISCHARGES AND OPERABLE OPENINGS OR PROPERTY LINE.
I. MAINTAIN CODE REQUIRED SEPARATION BETWEEN ALL EXHAUST DISCHARGES AND MECHANICAL INTAKES.
J. ALL EXTERIOR FINISHES SHALL TERMINATE AT AN INTERIOR CORNER U.N.O.
K. COORDINATE WITH ARCHITECT, CONSULTANTS AS NECESSARY LOCATION AND HEIGHTS OF EXTERIOR LOUVERS, HORNS, LIGHT FIXTURES, FIRE ALARM DEVICES PRIOR TO INSTALL.
L. COORDINATE WITH MANUFACTURER ALL VERTICAL AND HORIZONTAL FIBER CEMENT PANELS JOINTS OR BATTENS PER EXTERIOR ELEVATIONS.
M. EXTERIOR SOFFITS FINISH IS TO MATCH FASCIA U.N.O.
N. DAMPPROOFING TO BE TROWELED-ON U.N.O. IN SPECIFICATIONS.
O. EXPOSED CONCRETE WALL, COLUMNS, AND BEAMS FINISH CARBORUNDUM-RUBBED AND PAINTED, COLOR SELECTED BY ARCHITECT.
P. WITHIN MASONRY WALLS:
   1. EXTEND STEEL LINTELS MINIMUM 8" PAST EACH SIDE OF OPENING. PAINT ALL EXPOSED SURFACES BLACK
   2. PROJECT ROWLOCK/ SOLDIER BRICK ACCENT BANDS 5/8" FROM ADJACENT FINISH FACE OF FACADE.
   3. MASONRY WEEP HOLES AT 24" O.C., TYP. U.N.O. PER SPECIFICATIONS.
Q. GENERAL NOTES LISTED ON THIS PAGE ARE NOT INTENDED TO BE AT THE EXCLUSION OF NOTES LISTED ELSEWHERE; THIS DOCUMENT SET IS MEANT TO BE COMPLEMENTARY, AND NOTES LISTED ON OTHER SHEETS MAY HAVE BEARING/APPLICATION TO WORK SHOWN ON THIS SHEET.

MATERIAL LEGEND:



[#] PRODUCT:
1. HORIZONTAL METAL PANELING
2. VERTICAL METAL PANELING
3. MASONARY CMU

[X] COLOR:
A. CITYSCAPE (SW6523)
B. DENIM (SW6523)
C. SILVER PRECISION
D. GREYSTONE PRECISION
E. WEATHERED ZINC
F. DARK GREY WEATHERED ZINC
G. BRISTOL BLACK

[#] PROFILE/FINISH:
1. HORIZONTAL
2. VERTICAL

[X] MANUFACTURER:
A. AEP SPAN
B. KING SPAN
C. MUTUAL MATERIAL

NOTE: ALL COLORS INDICATED ARE SUBJECT TO CHANGE

KEYNOTES:

#	NOTE

JACKSON | MAIN
ARCHITECTURE
311 FIRST AVENUE SOUTH
SEATTLE, WA 98104
t.206.324.4800
WWW.JACKSONMAIN.COM

CUP22-0001
Exhibit 3c-1

PROGRESS SET -
NOT FOR CONSTRUCTION

INSITE PROPERTY GORUP
19191 S. VERMONT AVE, SUITE 680
TORRANCE, CA 90502

SEATAC SELF-STORAGE
SOUTH 204TH STREET
SEATAC, WA 98198

NO.	DESCRIPTION	DATE
	CUP CYCLE #2 RESUBMITTAL	10-12-2022

PROJECT NO.:	21133.01
PROJECT MGR.:	DSG
DRAWN BY:	DRW
CHECKED BY:	AOR

EXTERIOR ELEVATIONS

A3.01

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10/12/2022 2:47:08 PM

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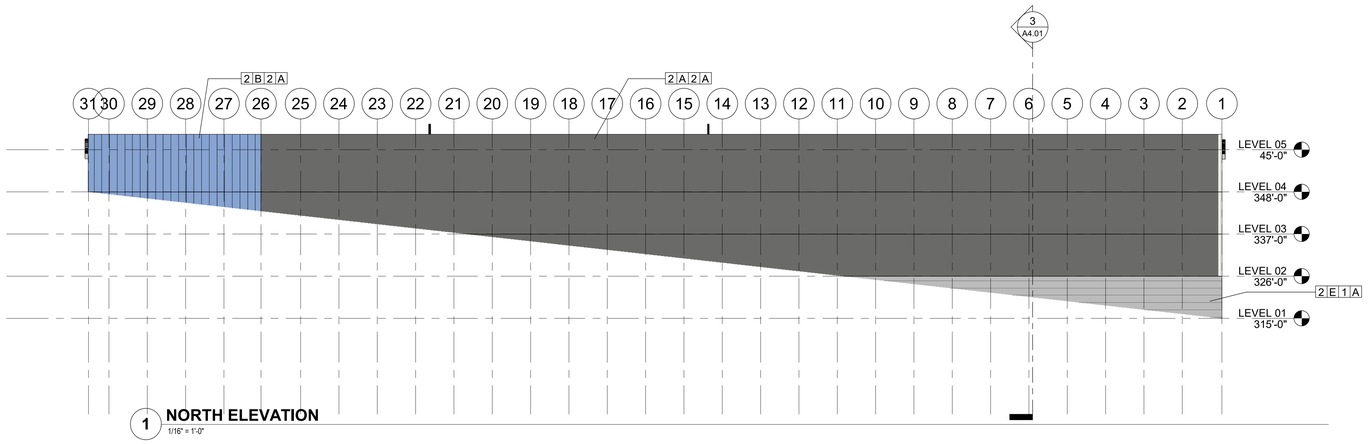
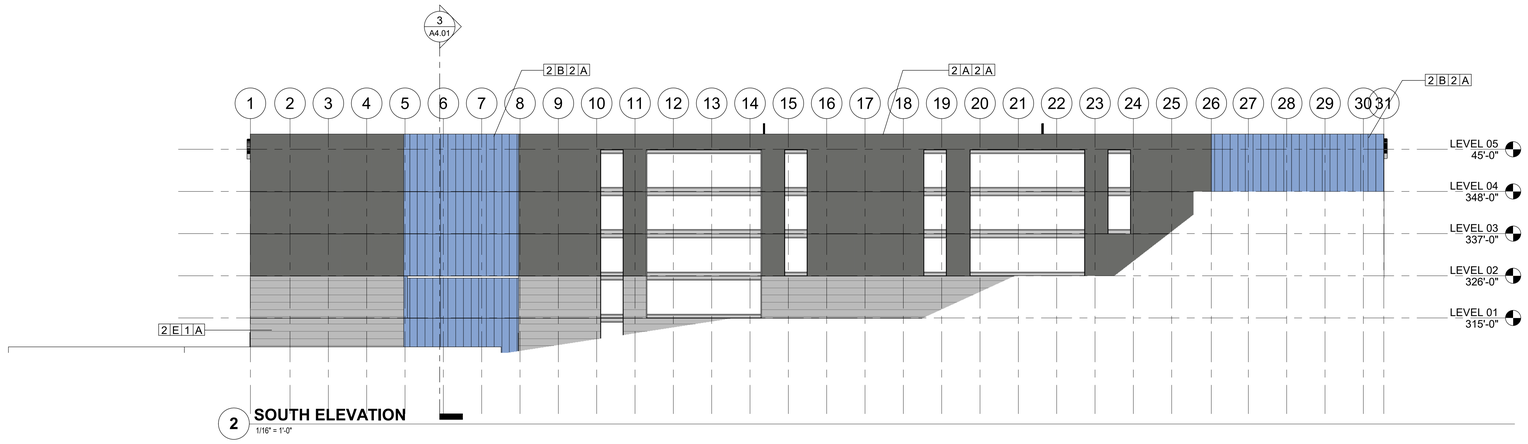


1 **NORTH ELEVATION**
1/16" = 1'-0"



2 **SOUTH ELEVATION**
1/16" = 1'-0"

SHEET NOTES:

A. REFER TO G0.01 FOR ABBREVIATIONS, SYMBOLS AND GENERAL PROJECT NOTES.
B. LOCATIONS OF DOORS AND WALLS PER PLAN. REFER TO SCHEDULES FOR ADDITIONAL INFORMATION.
C. COORDINATE ALL CONTROL JOINT LOCATIONS WITH ARCHITECT PRIOR TO INSTALL.
D. GALVANIZE EXPOSED EXTERIOR STEEL MEMBERS, SIZE PER STRUCTURAL TOUCH-UP WELD BURNS WITH GALVANIZING PAINT PRIOR TO APPLYING FINISH.
E. PROVIDE CONTINUOUS SUBSILLS WITH END DAMS, WELDED JOINTS AT ALL ALUMINUM FRAMING SYSTEMS.
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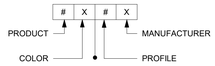

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KEYNOTES:

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CUP22-0001
Exhibit 3c-2

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INSITE PROPERTY GORUP
19191 S. VERMONT AVE, SUITE 680
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SEATAC SELF-STORAGE
SOUTH 204TH STREET
SEATAC, WA 98198

NO.	DESCRIPTION	DATE
	CUP CYCLE #2 RESUBMITTAL	10-12-2022

PROJECT NO.: 21133.01
PROJECT MGR.: DSG
DRAWN BY: DRW
CHECKED BY: AOR

EXTERIOR ELEVATIONS

A3.02

JACKSON | MAIN ARCHITECTURE P.S. © 2022

10/12/2022 2:47:10 PM

Autodesk Docs://WA SeaTac - 20401 28th Avenue South/SeaTac ARCH.rvt

PROJECT RENDERING 1

PROJECT RENDERING 2

PROJECT RENDERING 3

PROJECT RENDERING 4

PROJECT RENDERING 5

SHEET NOTES:

KEYNOTES:

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ARCHITECTURE
311 FIRST AVENUE SOUTH
SEATTLE, WA 98104
t.206.324.4800
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CUP22-0001
Exhibit 3c-3

PROGRESS SET -
NOT FOR CONSTRUCTION

SECURE SPACE SELF STORAGE
20401 28th Avenue South, SeaTac, WA

DATE	NO	DESCRIPTION

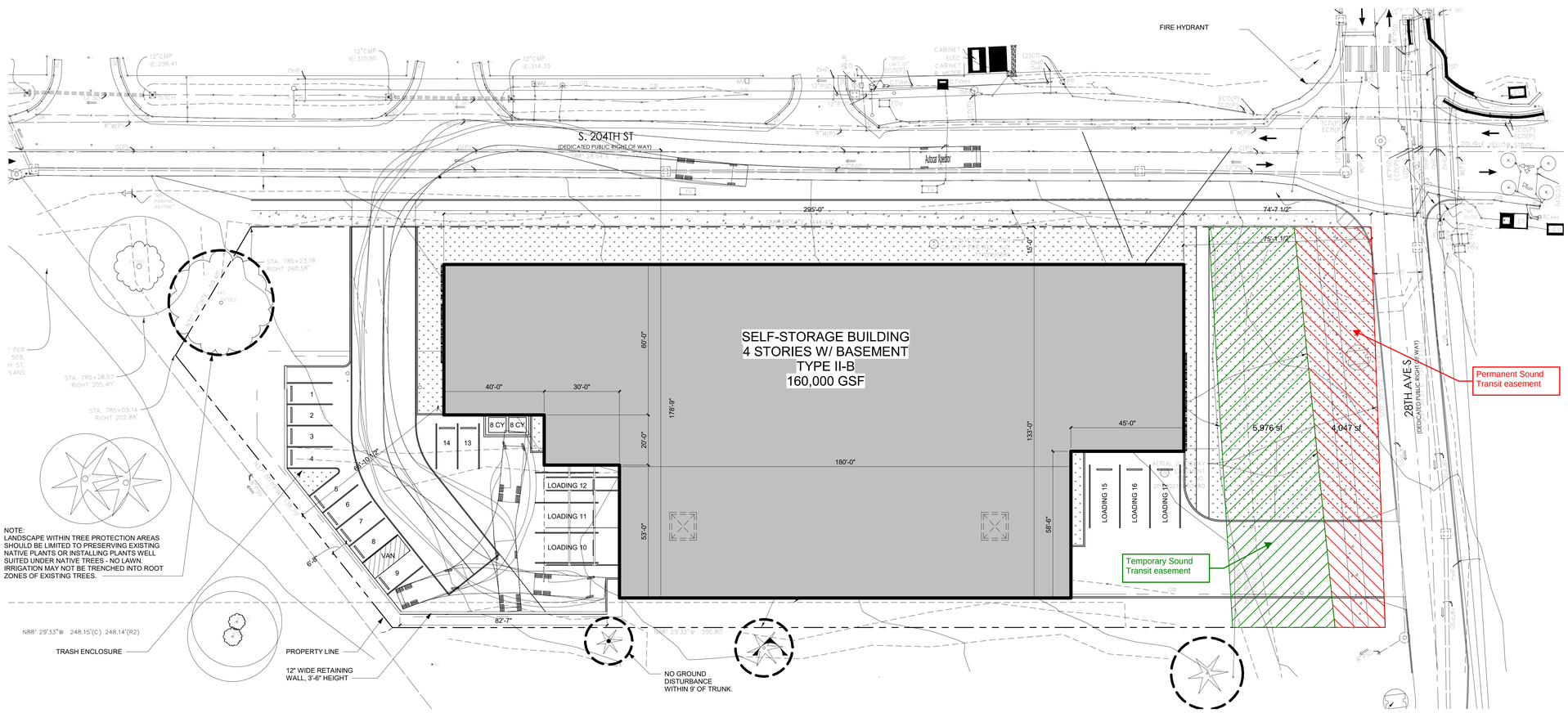
PROJECT NO.:
PROJECT MGR.: Designer
DRAWN BY: Author
CHECKED BY: Checker

PROJECT RENDERINGS

JACKSON | MAIN ARCHITECTURE P.S. © 2021

5/3/2022 11:46:06 AM

BIM 360://21133.00 - SeaTac Self-Storage/ARCH-STSS-MAIN-R21.rvt



1 **ENLARGED SITE PLAN**
1" = 20'-0"

TRUE NORTH | PROJECT NORTH

SHEET NOTES:

A. LIMITS OF WORK ARE DEFINED WITHIN THE PROPERTY LINES AND ADJACENT RIGHT OF WAYS.
B. SITE CONTROLS ARE EXISTING PROPERTY CORNERS AS IDENTIFIED BY PROPERTY SURVEY.
C. REFER TO LANDSCAPE DRAWINGS FOR ADDITIONAL INFORMATION ON ALL LANDSCAPE FEATURES AND ELEMENTS.
D. REFER TO CIVIL DRAWINGS FOR SITE GRADING AND UTILITY LOCATIONS.
E. EXPANSION JOINTS ARE SHOWN ON SITE PLANS, ALL OTHER LINES WITHIN CONCRETE PAVING AREAS ARE TO BE CONTROL JOINTS UNLESS OTHERWISE NOTED, REFER TO CIVIL DRAWINGS.
F. SIDEWALKS TO MAINTAIN A SLOPE NO GREATER THAN 1:20 IN THE PRIMARY DIRECTION OF TRAVEL AND A SLOPE NO GREATER THAN 1:50 PERPENDICULAR TO THE PRIMARY DIRECTION OF TRAVEL REFER TO CIVIL DRAWINGS.
G. CURB TO BE MEDIUM BROOM FINISH, PARALLEL TO GUTTER LINE, UNLESS OTHERWISE NOTED.
H. GRIDLINES CORRESPOND WITH BUILDING FLOOR PLAN GRIDLINES.
I. REFER TO ELECTRICAL DRAWINGS FOR SITE LIGHTING.
J. ARCHITECT SITE PLAN IS SHOWN FOR REFERENCE ONLY. REFER TO CIVIL AND LANDSCAPE DRAWINGS FOR PARAMETERS OF SITE INCLUDING ROADWORK, LANDSCAPING AND CONTEXTUAL SITE INFORMATION.
K. REFER TO CIVIL FOR FINISH FLOOR ELEVATIONS (FFE) - THESE CORRESPOND TO ARCHITECTURAL 0'-0"
L. ALL EXTERIOR CONCRETE STAIRS SHALL RECEIVE EMBEDDED NOSING AS SPECIFIED. SURFACE MOUNTED NOSING WITH MECHANICAL FASTENERS ARE NOT ACCEPTABLE.

PARKING NOTES:

PARKING COUNTS:

EXISTING PARKING: 0

REQUIRED PARKING: 4 STALLS, 1 ADA

PROPOSED PARKING: 17 STALLS, INCLUDING 1 ADA VAN STALL

PARKING (SMC 15.455, SMC 15.515)

1. OFF-STREET PARKING SPACES, MINIMUM:
   A. SELF-SERVICE STORAGE - 1 PER EMPLOYEE PLUS 3 FOR CUSTOMERS
   B. CARETAKER UNIT - N/A; MAY BE CONDITIONED TO PROVIDE SPACES

2. PARKING STALL DIMENSIONS: 90 DEGREE PARKING - 8.5' x 18'

3. DRIVE AISLE WIDTH: PARALLEL - 12 FEET; 30 DEGREE - 14 FEET; 45 DEGREE - 15 FEET; 60 DEGREE - 18 FEET; 90 DEGREE - 24 FEET.

4. SELF-SERVICE STORAGE IS NOT REQUIRED TO PROVIDE LOADING SPACES PER SMC 15.455.200(A).

5. PARKING IS LOCATED BETWEEN THE BUILDING AND FRONT PRPERTY LINE (28TH AVENUE S).

PARKING LANDSCAPE ISLANDS: 1 PER 7 STALLS

KEYNOTES:

#	NOTE

JACKSON | MAIN
ARCHITECTURE
311 FIRST AVENUE SOUTH
SEATTLE, WA 98104
t.206.324.4800
WWW.JACKSONMAIN.COM

CUP22-0001
Exhibit 3d-1

PROGRESS SET -
NOT FOR CONSTRUCTION

INSITE PROPERTY GORUP
19191 S. VERMONT AVE, SUITE 680
TORRANCE, CA 90502

SEATAC SELF-STORAGE
SOUTH 204TH STREET
SEATAC, WA 98198

NO.	DESCRIPTION	DATE
	PRE-APPLICATION SUBMITTAL	03-23-2022
	CONDITIONAL USE PERMIT	05-05-2022
	CUP CYCLE #2 RESUBMITTAL	10-12-2022

PROJECT NO.: 21133.01
PROJECT MGR.: C. KISPERT
DRAWN BY: DRW
CHECKED BY: R. MURPHY

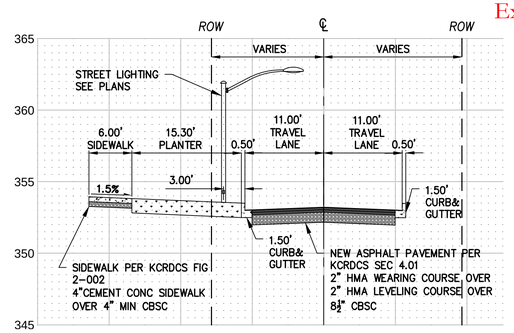
ENLARGED SITE PLAN

A1.01

JACKSON | MAIN ARCHITECTURE P.S. © 2022

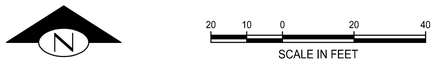
10/12/2022 2:37:25 PM

CUP22-0001
Exhibit 3e-1

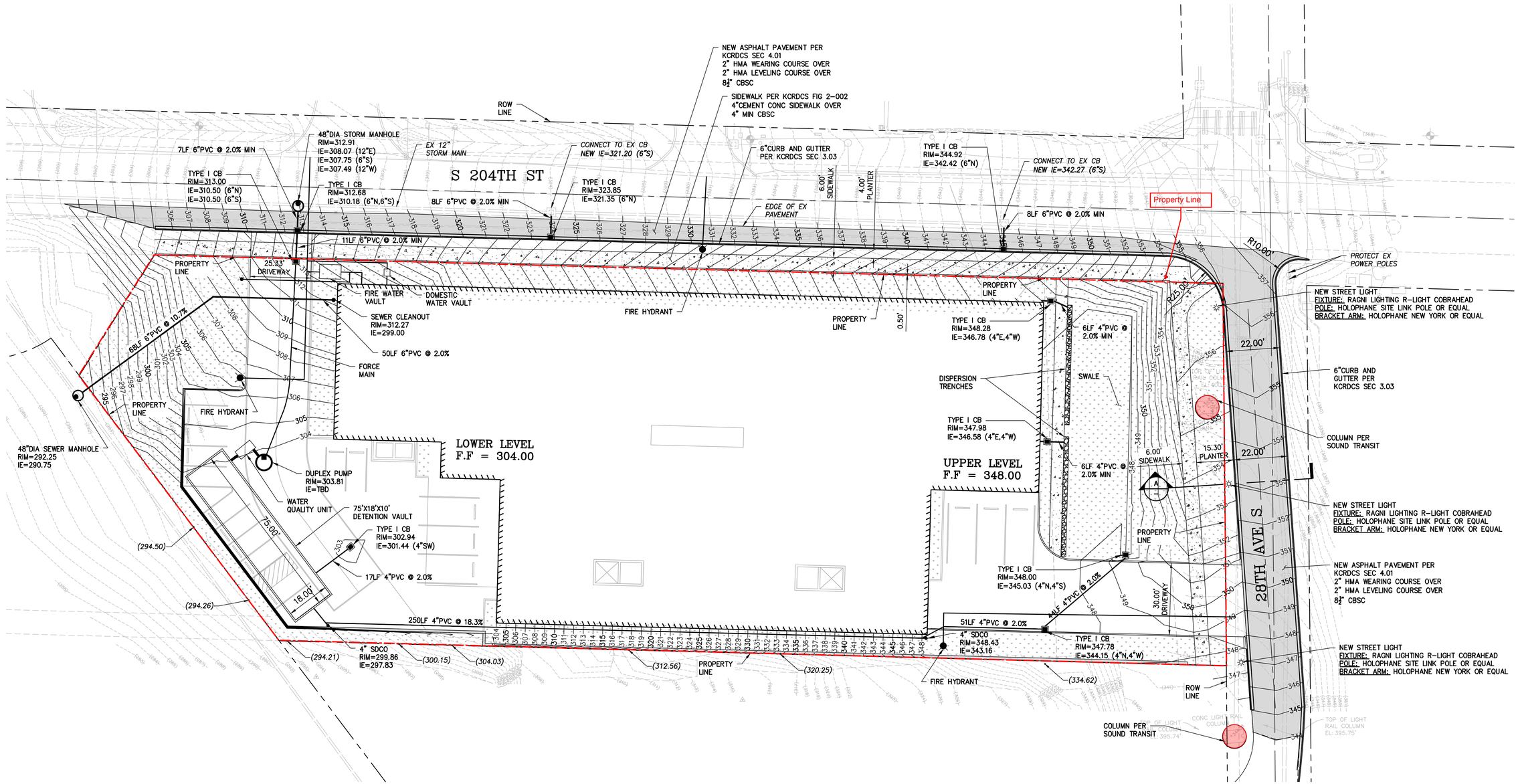


TYPICAL 28TH AVE S ROADWAY SECTION
SCALE: 1" = 10'H; 1" = 5'V

A



20 10 0 20 40
SCALE IN FEET
1"=20'



BUSH, ROED & HITCHINGS, INC.
LAND SURVEYORS & CIVIL ENGINEERS
15400 SE 30TH PL, STE 100
BELLEVUE, Washington 98007
(206) 323-4144
1-800-935-0508
info@brhinc.com
WWW.BRHINC.COM

NO	REVISION	DATE

GRADING AND DRAINAGE
SEATAC SELF-STORAGE
S 204TH ST & 28TH AVE S
SEATAC KING COUNTY WASHINGTON

drawn by	checked by
MF/DP	TFD
scale	date
AS SHOWN	09/28/22
job no.	
2021223	
sheet C3.0 of	

24"x36" 9/28/2022 U:\C3D\2021\2021223\ENGINEERING\0_PLAN SHEETS\1_ON SITE PLANS\C3 GRADING AND UTILITY.DWG

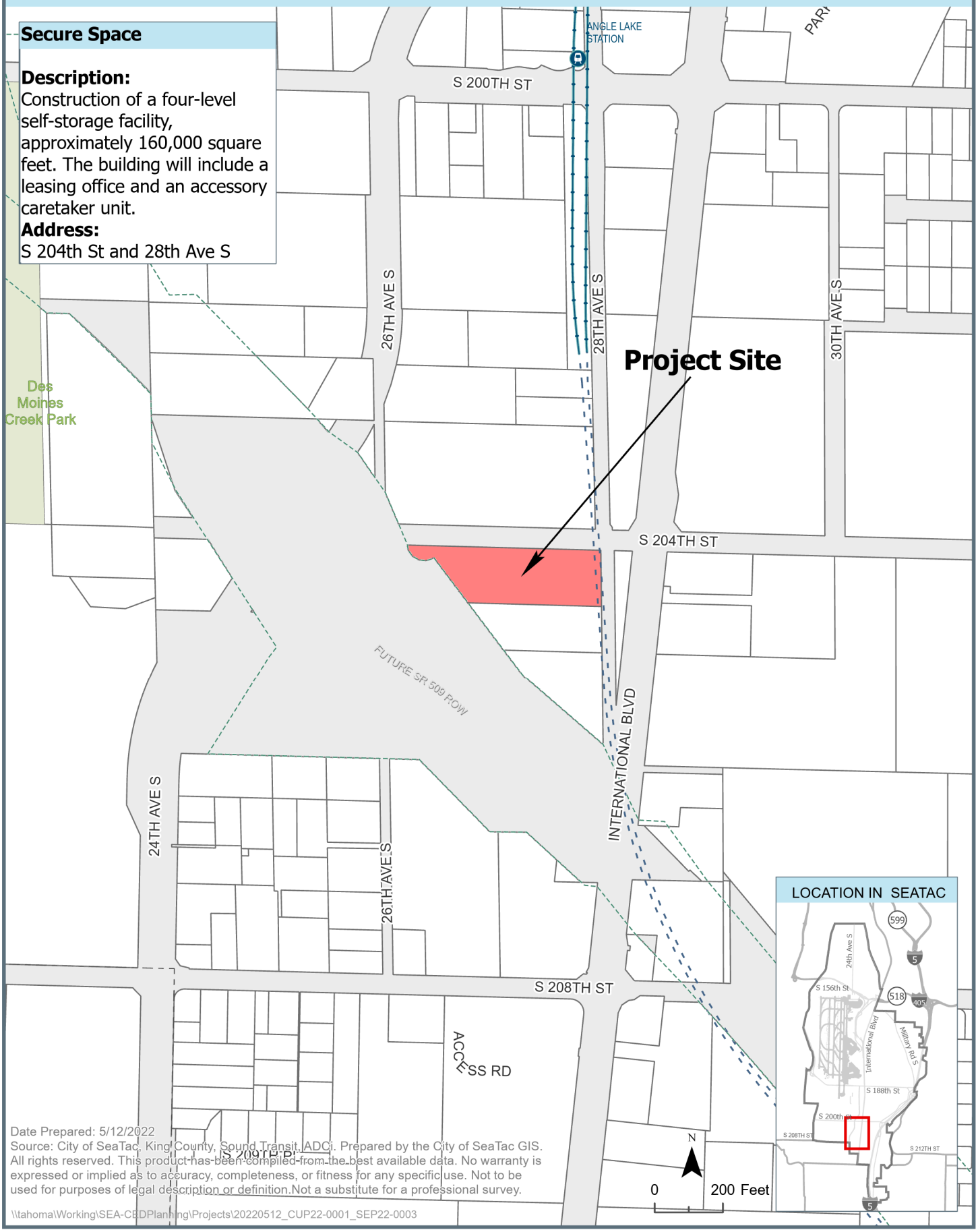
VICINITY MAP
CUP22-0001 & SEP22-0003

City of SeaTac

Secure Space

Description:
Construction of a four-level self-storage facility, approximately 160,000 square feet. The building will include a leasing office and an accessory caretaker unit.

Address:
S 204th St and 28th Ave S



Date Prepared: 5/12/2022
Source: City of SeaTac, King County, Sound Transit, ADCi. Prepared by the City of SeaTac GIS.
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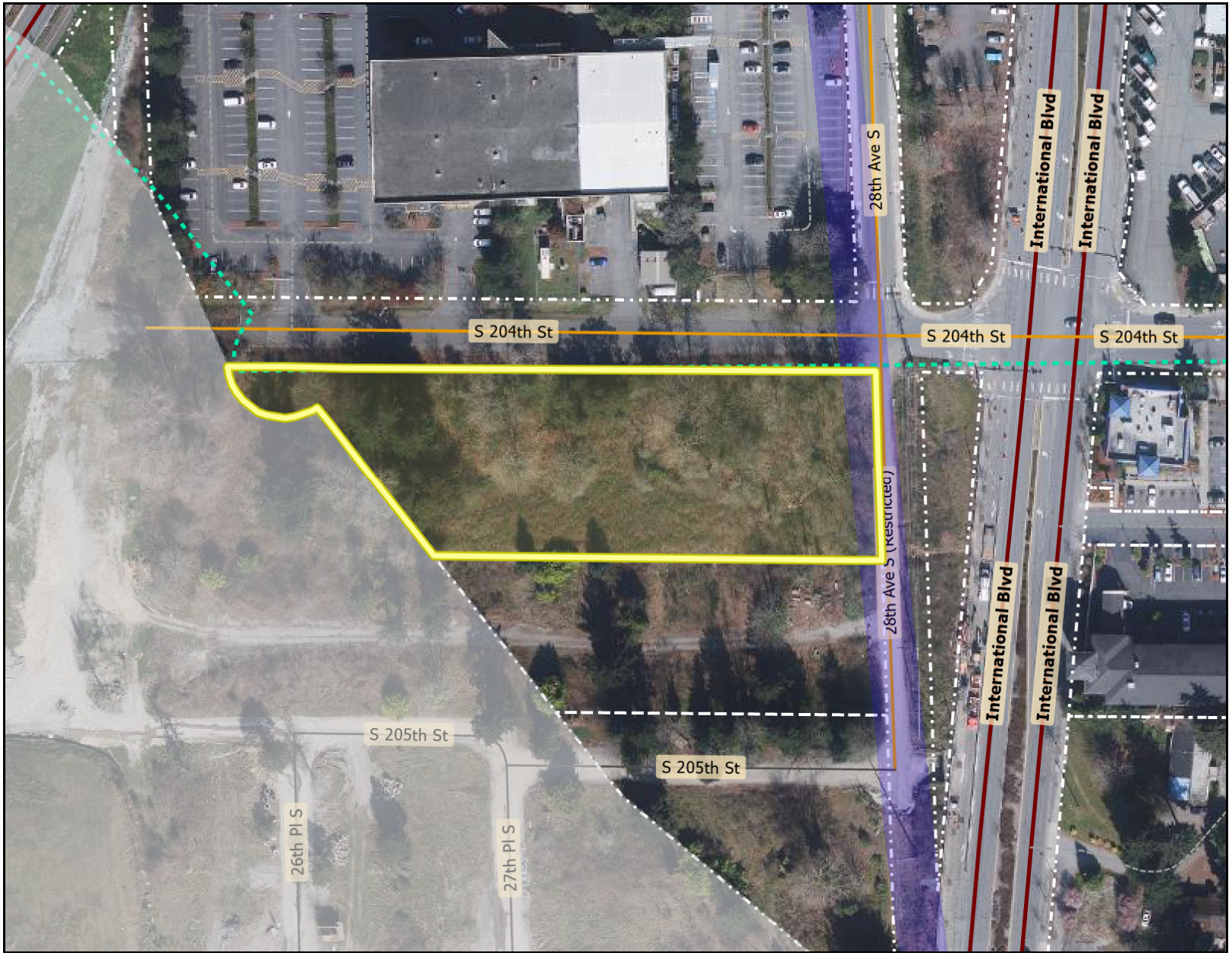
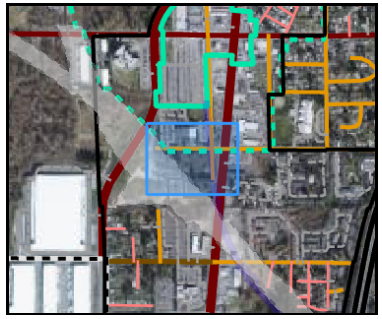
\\tahoma\Working\SEA-CED\Planning\Projects\20220512_CUP22-0001_SEP22-0003

CUP22-0001: Secure Space

City of SeaTac, Washington





Legend

CUP22-0001
Exhibit 4b-1

- Project - SR 509
  - SR509 Proposed ROW
- Project - Light Rail Ext
  - Permanent Impact Ext.
- Parcels
  - Parcels
- Administrative Areas
  - Administrative Areas
    - Angle Lake Station Area Overlay District
    - Urban Center Boundary
- City Boundaries
  - GeopoliticalAreas
    - City of SeaTac
- Street Centerlines
  - Street Centerlines
    - SeaTac - Arterial (Principal)
    - SeaTac - Local

Map Description

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0 150 300 ft

Map Author:

Map Generated: Tuesday, September 13, 2022

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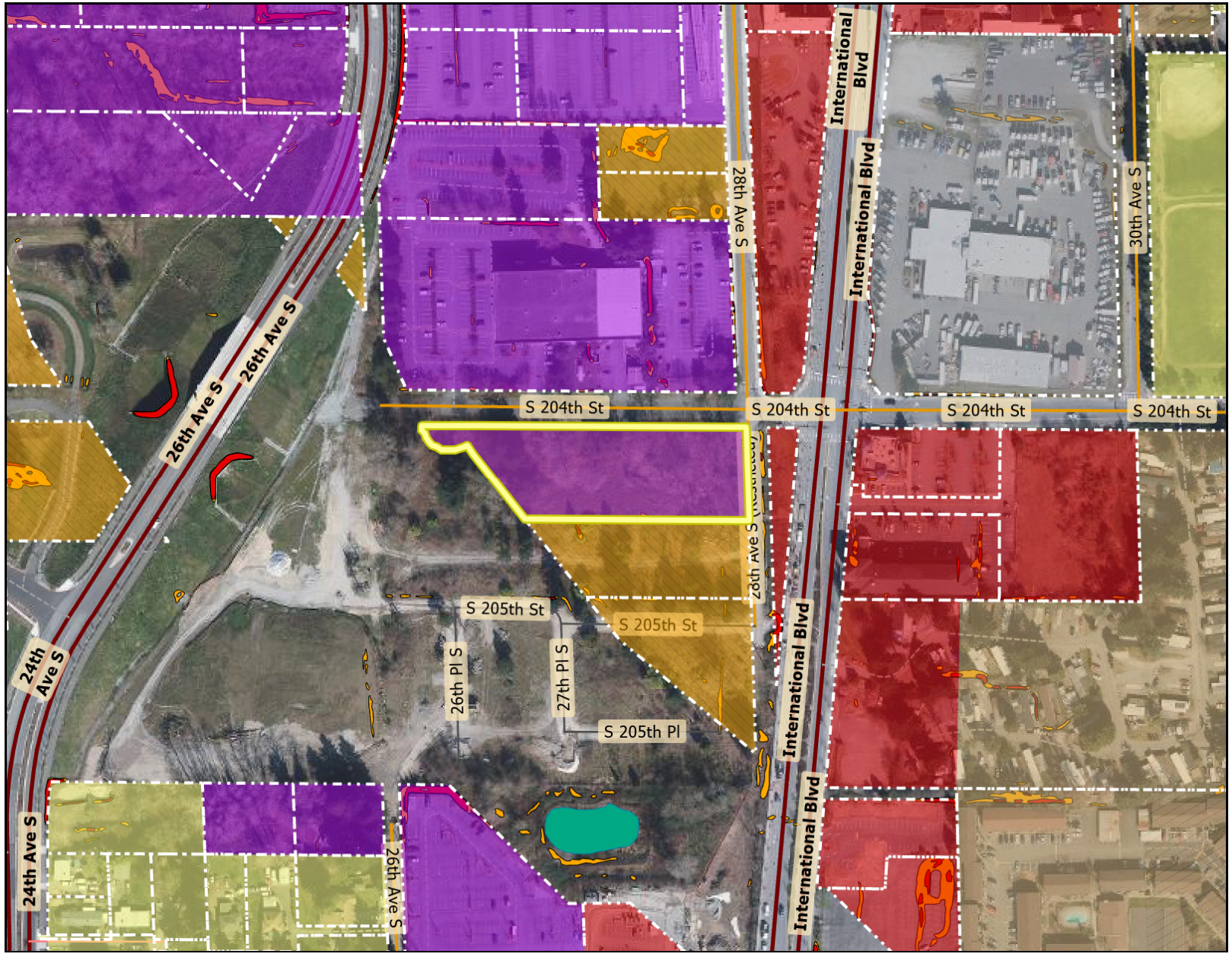
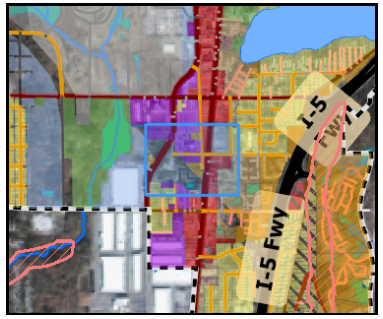
UNOFFICIAL

Zoning Map

City of SeaTac, Washington





CUP22-0001
Exhibit 4c-1

Legend

Parcels

Parcels

Zoning

Zoning

- Urban Low Density Res. (UL-7,200)
- Mobile Home Park (MHP)
- Urban High Density Res. (UH-1,800)
- Urban High Density Res. (UH-900)
- Community Business in Urban Center (CB-C)
- Regional Business Mix (RBX)
- Industrial (I)
- Aviation Commercial (AVC)

City Boundaries

Geopolitical Areas

- City of SeaTac

Street Centerlines

Street Centerlines

Map Description

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0 350 700 ft

Map Author: Unknown

Map Generated: Tuesday, November 8, 2022

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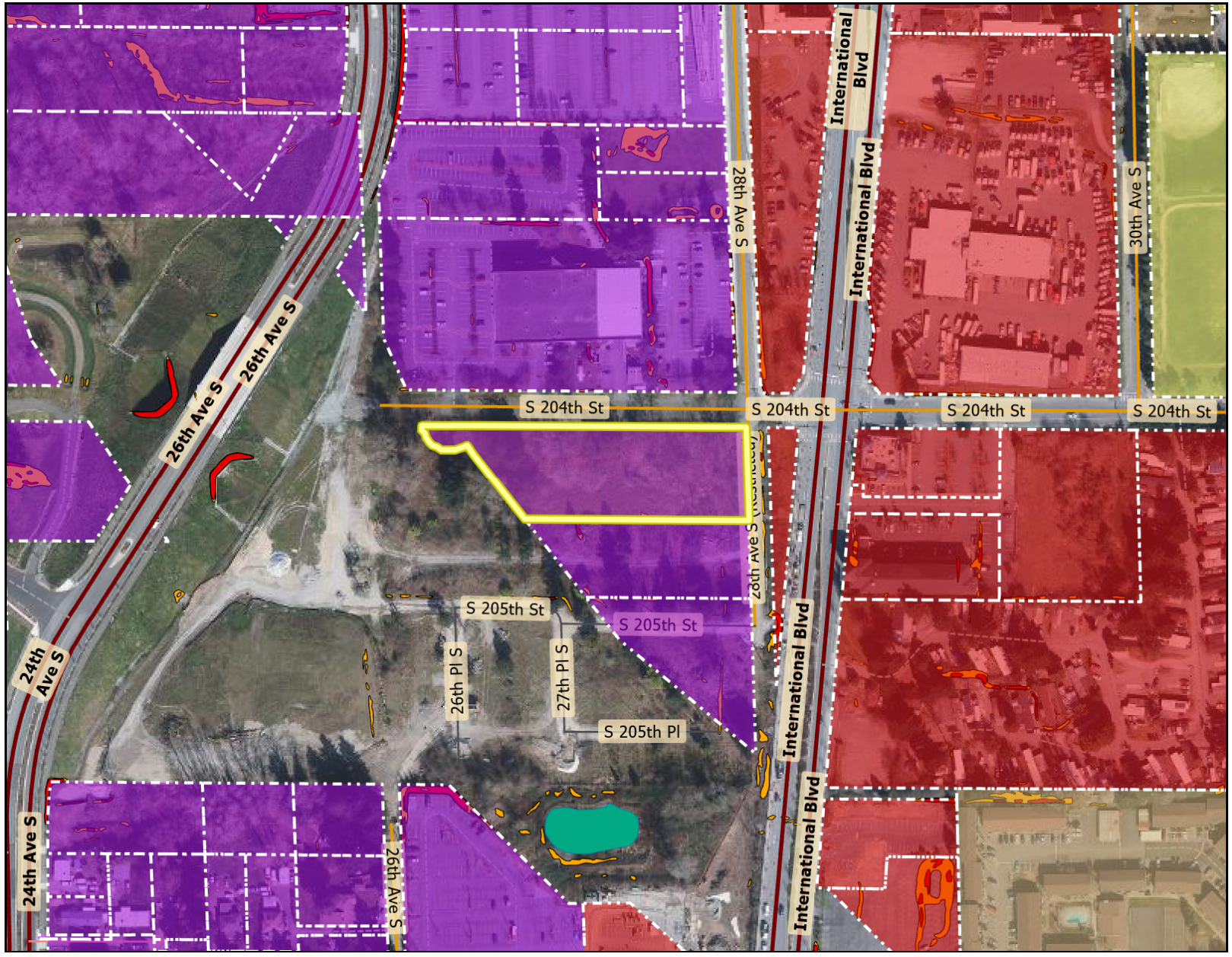
UNOFFICIAL

Comprehensive Plan Map

City of SeaTac, Washington



CUP22-0001
Exhibit 4d-1

Legend

Parcels

Parcels

Comprehensive Plan

Comprehensive Plan

- Residential Low Density
- Residential High Density
- Commercial High
- Regional Business Mix
- Airport

City Boundaries

Geopolitical Areas

- City of SeaTac

Street Centerlines

Street Centerlines

- SeaTac - Arterial (Principal)
- SeaTac - Local
- Private - Local
- Private Driveway
- Parking Circulation
- Parking Circulation

Map Description

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0 350 700 ft

Map Author: Unknown

Map Generated: Tuesday, November 8, 2022

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

UNOFFICIAL

DETERMINATION OF COMPLETENESS

TYPE OF ACTION: Major Conditional Use Permit (CUP), SEPA Checklist (SEP)

FILE NUMBER: CUP22-0001, SEP22-0003

PROJECT NAME: Secure Space

PROJECT LOCATION:

Address: South 204th Street

Parcel Number: 344500-0140

PROJECT DESCRIPTION: Construction of a four-level self-storage facility, approximately 160,000 square feet. The building will include a leasing office and an accessory caretaker unit.

APPLICANT: Insite Property Group; 19191 South Vermont Avenue, Suite 680; Torrance, CA 90502; 866-521-8292

AGENT/CONTACT: Casey Kispert; Jackson Main Architecture; 311 1st Avenue South; Seattle, WA 98104; 206-324-4800 x 115

DATE APPLICATION RECEIVED: May 05, 2022

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.

D6 H.tk

Dennis Hartwick, *Senior Planner*

05/10/2022
Date Issued

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

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

File #: SEP22-0003

A. Background

1. **Project name:** SeaTac Self Storage (Secure Storage)
2. **Applicant:** Insite Property Group
3. **Contact person:** Casey Kispert; Jackson Main Architecture; 311 1st Avenue South; Seattle, WA 98104; 206-324-4800
4. **Date checklist prepared:** 05/05/2022
5. **Agency requesting checklist:** City of SeaTac
6. **Proposed timing or schedule:** Spring 2024 completion
7. **Plans for further activity:** No expansion is anticipated with the current property
8. **Environmental information:** Phase 1 Environmental Report; SEPA Greenhouse Gas Emissions Worksheet; Geotechnical Report; Arborist Report
9. **Pending applications:** Conditional Use Permit (CUP)
10. **Government approvals or permits required:** Conditional Use Permit (CUP); Grading and drainage (STE) permit; right-of-way (ROW) permit; building (BLD) permit; Department of Ecology NPDES Permit; FAA Height Review
11. **Proposal:** The construction of a 4-story self-storage facility with approximately 160,000 square feet on a 1.8-acre site. The building will include a basement and will have a finished height of 65 feet from the lowest elevation to the highest parapet. The site will have 17 parking and loading spaces.
12. **Location:** Southwest corner at the intersection of South 204th Street and 28th Avenue South; Parcel Number: 344500-0140

B. Environmental Elements

1. **Earth:** Concur with checklist.
2. **Air:** Concur with checklist.
3. **Water:** Concur with checklist.
   The project site is located within a wellhead protection area. No prohibited uses are proposed for the site. The project will comply with the performance standards under SMC 15.700.360(D).
4. **Plants:** Concur with checklist.
5. **Animals:** Concur with checklist.
6. **Energy & Natural Resources:** Concur with checklist.
7. **Environmental Health:** Concur with checklist.
8. **Land and Shoreline Use:** Concur with checklist.
   Current uses:

Site: Vacant
North: Professional Office
South: Vacant
East: Vacant
West: Vacant (WSDOT Right-of-way)

Current zoning:
Site: RBX (Regional Business Mix)
North: RBX
South: MHP (Mobile Home Park)
East: CB-C (Community Business in Urban Center)
West: N/A (WSDOT Right-of-way)

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 05/05/2022 and reviewed by the City prior to the SEPA determination. The City issued a Temporary Concurrency Certificate on 09/28/2022.
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 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: 09/28/2022

CUP22-0001
Exhibit 7-1

Kimley»Horn
22722 29th Drive SE
Suite 100
Bothell, WA 98021
425.339.8266

SeaTac Self-Storage
Traffic Impact Analysis

Jurisdiction: City of SeaTac

April 2022

KH #090221335

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Trip Generation Calculations ..... B
Counts and Turning Movement Calculations C
Level of Service Calculations ..... D
Site Plan ..... E

1. EXECUTIVE SUMMARY

The SeaTac Self-Storage development with 154,391 Square Feet (SF) of mini-warehouse are expected to generate 23 new PM peak-hour trips. With the addition of development traffic, the off-site study intersections will continue to operate at acceptable LOS A during the PM peak-hour and the site accesses will operate at acceptable LOS A. The site is proposing 17 parking spaces of which 5 are loading spaces and will meet the anticipated parking demand. The City of SeaTac has a mitigation fee of $635 per 1,000 SF of mini-warehouse, the City of SeaTac transportation impact fee is anticipated to be $98,038.29.

2. INTRODUCTION

Kimley-Horn and Associates, Inc. has been retained to provide a traffic impact study for the proposed SeaTac Self-Storage commercial development comprised of one building which will include 154,391 SF of mini-warehouse. The site is currently vacant. The development site is located south of S 204th Street, west of 28th Avenue S on the southwest corner. The site is proposing one access onto 28th Avenue S approximately 138 feet south of S 204th Street and the main access to S 204th Street approximately 400 feet west of 28th Avenue S. The proposed future build-out is anticipated to be completed and occupied by 2024; therefore, 2024 was used for future analysis to satisfy SEPA requirements. A site vicinity map is included in Figure 1.

Matthew Palmer, responsible for this report, is a licensed professional engineer (Civil) in the State of Washington and member of the Washington State section of ITE.

3. METHODOLOGY & ANALYSIS SCOPING

The trip generation calculations for the site are based on the latest edition of the Institute of Transportation Engineers' (ITE) *Trip Generation, 11th Edition* (2021). The average trip generation rates for ITE Land Use Code 151, Mini-Warehouse were used for the trip generation calculations for the proposed use. The trip distribution is based on peak-hour turning movement counts and local draw areas.

Based on discussions with City Staff, a 2.0-percent annual compounding growth rate is used to account for background traffic growth in the site vicinity. The following intersections were analyzed as a part of this report as well as they type of control at the intersection:

1. International Boulevard at S 204th Street – Signalized
2. 28th Avenue S at S 204th Street – All-Way Stop-Controlled
3. Site Access at S 204th Street – Two-Way Stop-Controlled

The site access has been analyzed during the 2024 future with development conditions.

Traffic congestion is generally measured in terms of level-of-service (LOS). Peak-hour level-of-service was conducted and was determined using the methodology described in the Highway Capacity Manual (HCM), 6th Edition. In accordance with the Manual, road facilities or intersections are rated between LOS A and F, with LOS A being free flow and LOS F being forced flow or over-capacity conditions. A summary of the level-of-service criteria has been included in Table 1. The level-of-service at intersections is measured in terms of average delay per vehicle in seconds. For unsignalized intersections, the level-of-service is determined by the worst case of all the calculated lane groups at the intersection. For signalized intersections, the level-of-service is determined as an average delay for all the entering vehicles. The latest version of *Synchro* software is used to analyze the study intersections.

Table 1: Level of Service Criteria for Intersections

Level of Service [1]	Expected Delay	Intersection Control Delay (Seconds per Vehicle)	
		Unsignalized Intersections	Signalized Intersections
A	Little/No Delay	≤10	≤10
B	Short Delays	>10 and ≤15	>10 and ≤20
C	Average Delays	>15 and ≤25	>20 and ≤35
D	Long Delays	>25 and ≤35	>35 and ≤55
E	Very Long Delays	>35 and ≤50	>55 and ≤80
F	Extreme Delays[2]	>50	>80

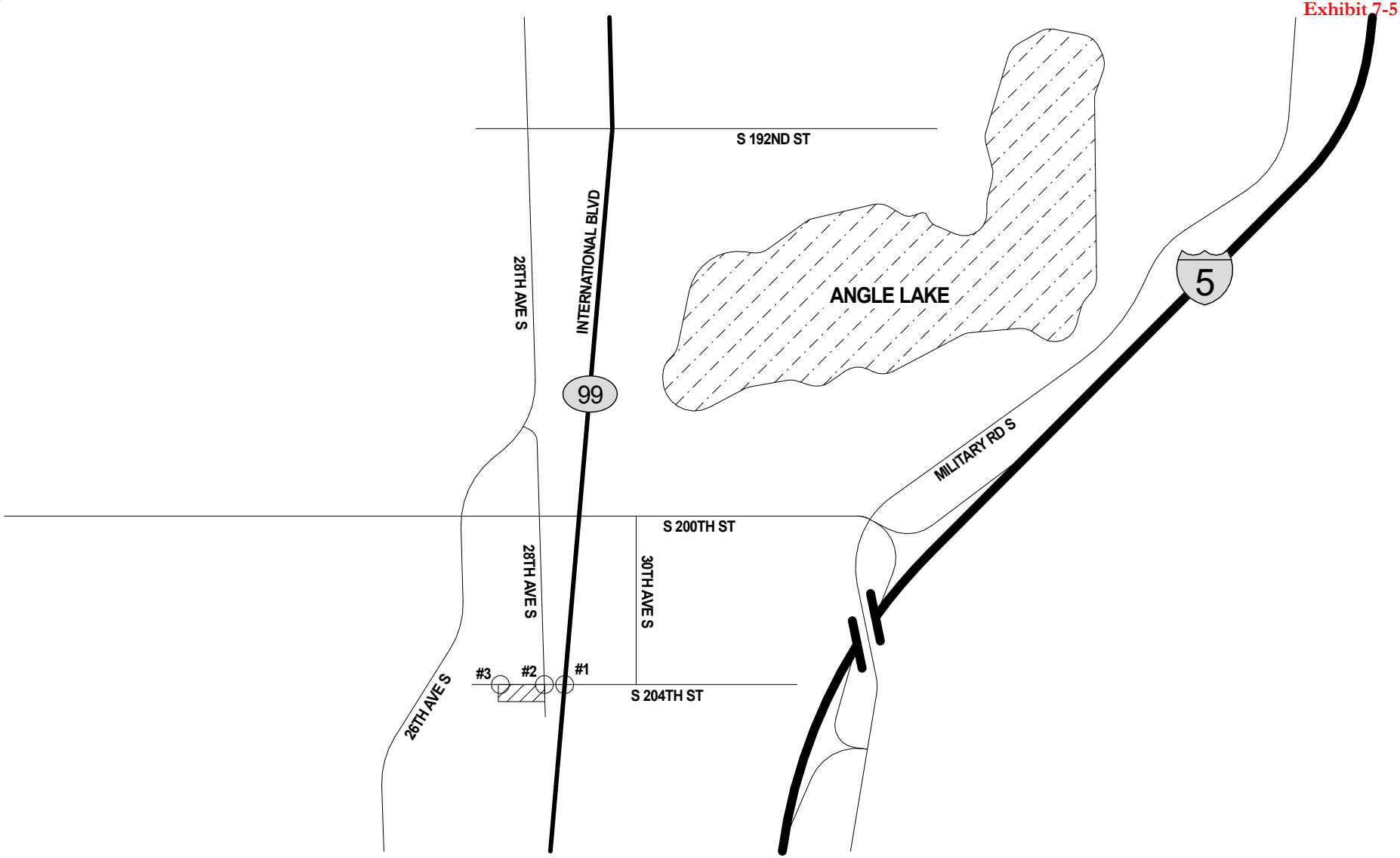
The acceptable level of service at principal and minor arterial intersections within the City of SeaTac is level of service E, LOS D for all other roads.

[1] **Source:** *Highway Capacity Manual 6th Edition.*

LOS A: Free-flow traffic conditions, with minimal delay to stopped vehicles (no vehicle is delayed longer than one cycle at signalized intersection).
LOS B: Generally stable traffic flow conditions.
LOS C: Occasional back-ups may develop, but delay to vehicles is short term and still tolerable.
LOS D: During short periods of the peak hour, delays to approaching vehicles may be substantial but are tolerable during times of less demand (i.e. vehicles delayed one cycle or less at signal).
LOS E: Intersections operate at or near capacity, with long queues developing on all approaches and long delays.
LOS F: Jammed conditions on all approaches with excessively long delays and vehicles unable to move at times.

[2] When demand volume exceeds the capacity of the lane, extreme delays will be encountered with queuing which may cause severe congestion affecting other traffic movements in the intersection.

CUP22-0001
Exhibit 7-5



Kimley»Horn

TRAFFIC IMPACT STUDY
KH #090221335

SEATAC SELF-STORAGE
(154,391 SF)

CITY OF SEATAC

LEGEND

DEVELOPMENT SITE

STUDY INTERSECTION

FIGURE 1
SITE VICINITY MAP

4. EXISTING CONDITIONS

4.1 Existing Volumes and Level of Service

Existing turning movement counts at the study intersections were obtained by the independent count firm, Idax January 2022. The existing peak-hour turning movement volumes are shown at the study intersections during the PM peak-hour in Figure 2. Based on the existing counts, channelization, and intersection control; the study intersections will operate at acceptable LOS A during the PM peak-hour. The existing level of service for the PM peak-hour is summarized in Table 2. The existing level of service calculations are included in the attachments.

Table 2: Existing Level of Service Summary – PM Peak-Hour

Intersections	Existing Conditions	
	LOS	Delay
1. International Boulevard at S 204th Street	A	6.2 sec
2. 28th Avenue S at S 204th Street	A	7.0 sec

4.2 Collision Data

The latest 5 1/2-year collision history from January 1, 2016 through June 2021 (latest available) data was obtained from WSDOT. The data is summarized in Table 3 below.

Table 3: 5 1/2-Year Collision Frequency – January 1, 2016 to Available 2021

Intersection	Collision Type							Total	Frequency
	Rear-End	At Angle	Opp. Dir.	Sideswipe	Same Dir.	Ped/ Cyclist	Fixed Object/ Other		
International Blvd at S 204th St	11	12	3	1	3	2	0	32	5.82
28th Avenue S at S 204th St	1	1	0	0	0	0	0	2	0.36

The 5 1/2-year collision rate has been calculated using PM peak-hour volumes and a K-factor of 10 for conversion to average daily traffic. The 5 1/2-year collision rates for the intersections are summarized in Table 4.

Table 4: 5 1/2-Year Collision Rate Calculation

Intersection	PM Peak-Hour Intersection Vol.	K-Factor	Total Collisions	Collision Rate[3]
International Blvd at S 204th St	1,685	10	32	0.95
28th Avenue S at S 204th St	38	10	2	2.62

Further safety analysis could be considered when collision frequencies at intersections reach 5.0 collisions per year for unsignalized intersections or 10.0 collisions per year for signalized intersections. Further safety analysis could also be considered when an intersection's collision rate is higher than 1.0 collisions per million entering vehicles. There were no fatality collisions at either of the intersections. The intersection of 28th Avenue S at S 204th Street had the highest collision rate of the study area; this is caused by the low number of PM peak-hour trips through the intersection. The collision frequency is below the threshold that would require additional analysis and there is no trend in the type of collisions over the 5 ½ year time period.

[3] The collision rate is based on Million Entering Vehicles.

5. FUTURE CONDITIONS

5.1 Trip Generation

Trip generation calculations for the SeaTac Self-Storage commercial development are based on national statistics contained in ITE's *Trip Generation, 11th Edition* (2021). The average trip generation rates for ITE Land Use Code 151, Mini-Warehouse were used for the trip generation calculations for the proposed use. The SeaTac Self-Storage development with 154,391 SF will generate 224 Average Daily Trips (ADT) and 23 PM peak-hour trips (11 inbound/12 outbound). These trips are personal vehicle-based trips. A Trip Generation summary has been included in Table 5.

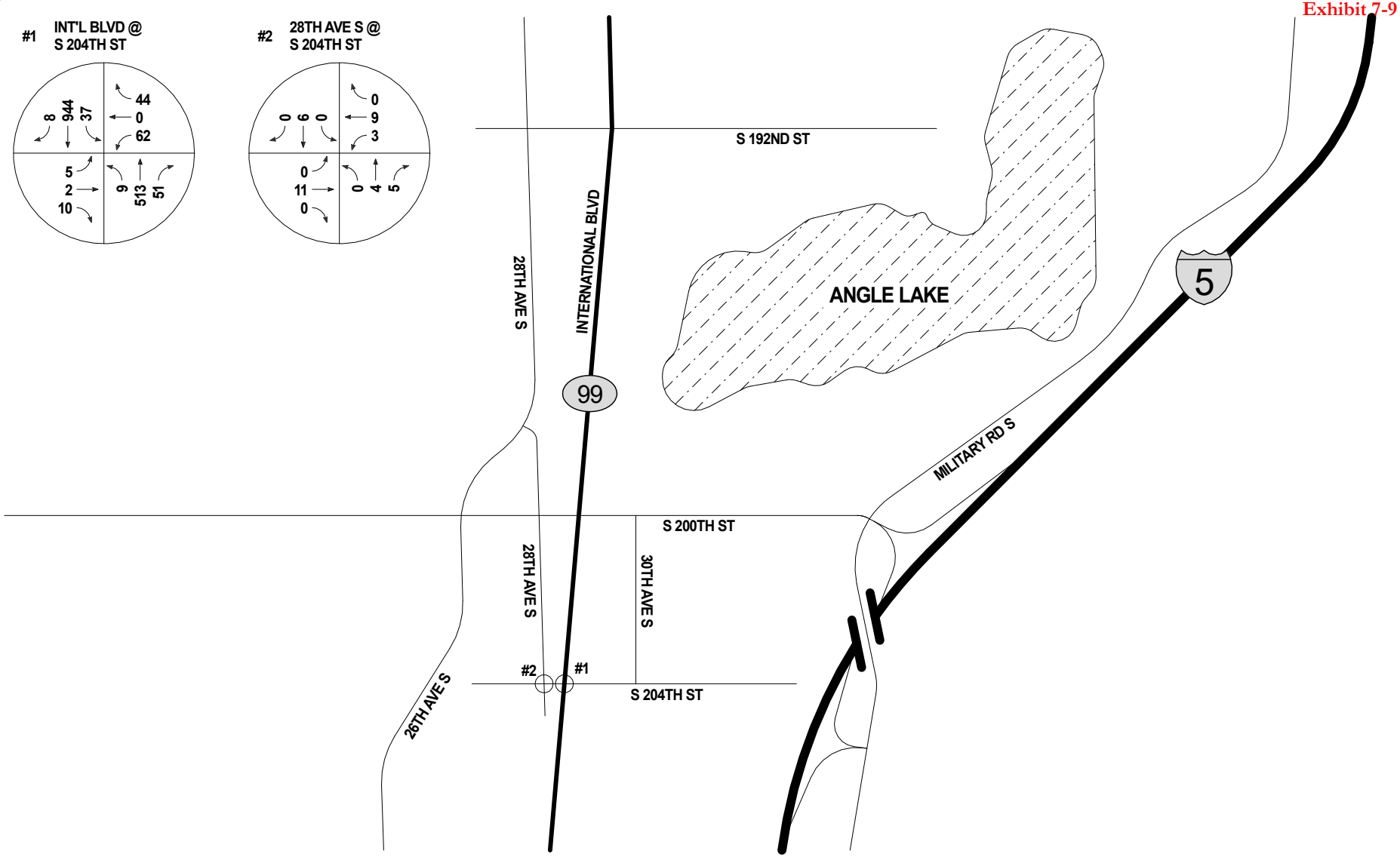
Table 5: Trip Generation Summary

SeaTac Self-Storage		Average Daily Trips			PM Peak-Hour Trips		
		Inbound	**Outbound**	**Total**	**Inbound**	**Outbound**	**Total**
LUC 151, Mini Warehouse, 154,391 SF	Generation Rate	1.45 trips per Unit			0.15 trips per Unit		
	Splits	50%	50%	100%	47%	53%	100%
	Trips	112	112	224	11	12	23

The trip generation calculations have been included in the attachments.

5.2 Trip Distribution

The development's trip distribution is based on counts performed in the site vicinity and local residential and commercial draw areas. It is anticipated that 35% of the site traffic will travel to and from the north along International Boulevard and another 45% will travel to and from the south on International Boulevard. Another 10% will travel to/from the west along S 200th Street. The remaining 10% will travel to and from the east along S 204th Street. The PM peak-hour trip distribution is included in Figure 3.



Kimley»Horn

TRAFFIC IMPACT STUDY
KH #090221335

SEATAC SELF-STORAGE
(154,391 SF)

CITY OF SEATAC

LEGEND

XXX → PM PEAK HOUR TURNING MOVEMENT VOLUMES

FIGURE 3
EXISTING TURNING MOVEMENTS PM PEAK-HOUR

5.3 2024 Baseline Volumes and Level of Service

The 2024 baseline (future without development) turning movement volumes are estimated by applying a 2.0% annual compounding growth rate to the existing turning movement volumes. With the addition of baseline growth, the study intersections will continue to operate at acceptable LOS A during the PM peak-hour. The 2024 baseline turning movement volumes are shown in Figure 4. The 2024 baseline level of service results for the PM peak-hour are summarized in Table 6.

5.4 2024 Future with Development Volumes and Level of Service

The 2024 future with development turning movement volumes are calculated by adding all the development traffic based on the trip distribution to the 2024 baseline turning movement volumes. The 2024 future with development turning movement volumes for the PM peak-hour are shown in Figure 5. With the addition of development traffic, the off-site study intersections will continue to operate at acceptable LOS A during the PM peak-hour. The 2024 future with development level of service results for the PM peak-hour are summarized in Table 6. The 2024 future with development level of service calculations are included in the attachments.

Table 6: 2024 Future Level of Service Summary

Intersections		Existing Conditions		2024 Future Conditions			
				Without Development		With Development	
		LOS	Delay	LOS	Delay	LOS	Delay
1.	International Boulevard at S 204th Street	A	6.2 sec	A	6.3 sec	A	8.0 sec
2.	28th Avenue S at S 204th Street	A	7.0 sec	A	7.0 sec	A	7.1 sec
3.	Site Access at S 204th Street	---	---	---	---	A	8.4 sec

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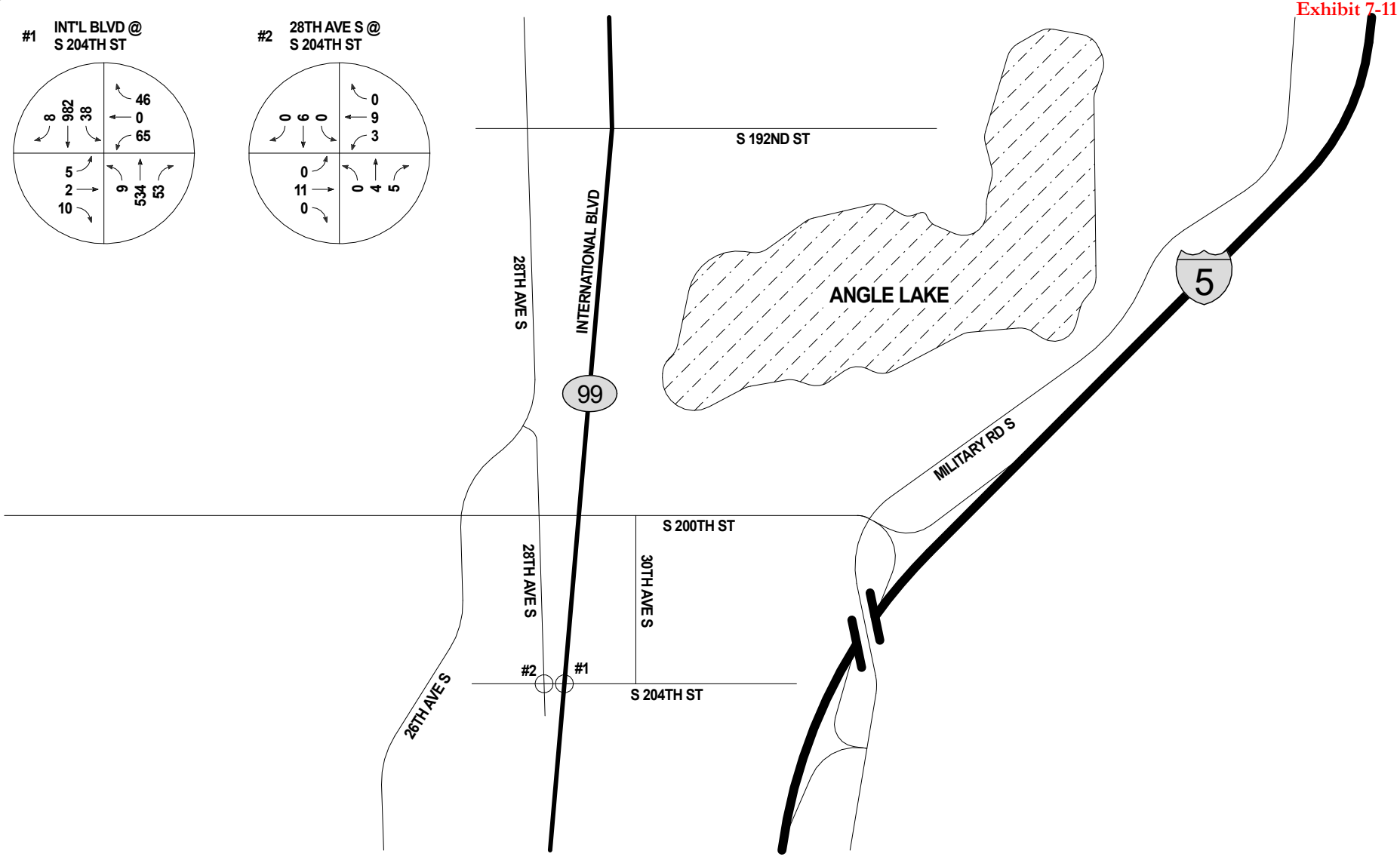
Exhibit 7-11



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TRAFFIC IMPACT STUDY
KH #090221335

SEATAC SELF-STORAGE
(154,391 SF)

CITY OF SEATAC

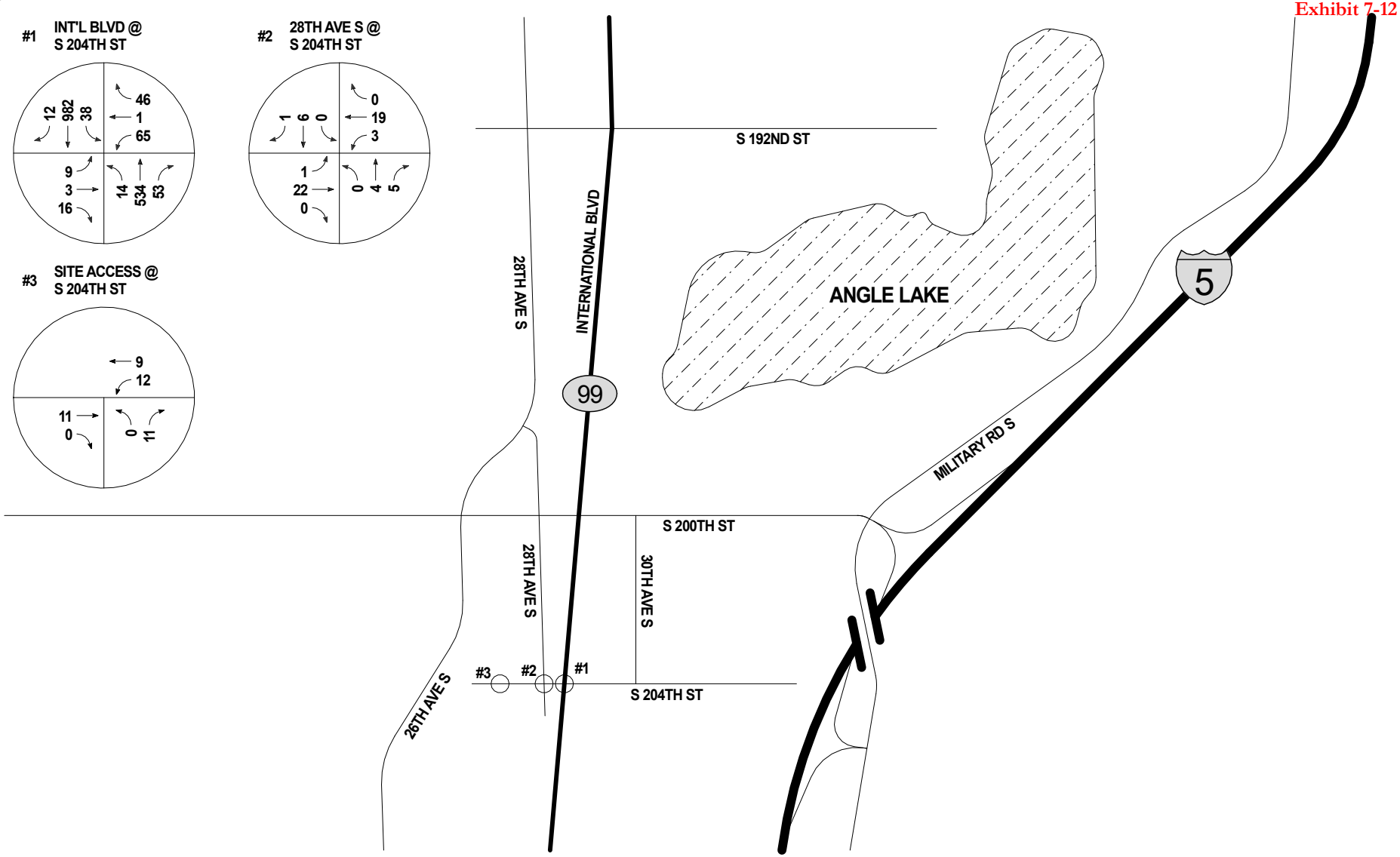
LEGEND

XXX → PM PEAK HOUR TURNING MOVEMENT VOLUMES

FIGURE 4

2024 BASELINE TURNING MOVEMENTS PM PEAK-HOUR

CUP22-0001
Exhibit 7-12



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TRAFFIC IMPACT STUDY
KH #090221335

SEATAC SELF-STORAGE
(154,391 SF)

CITY OF SEATAC

LEGEND

XXX → PM PEAK HOUR TURNING MOVEMENT VOLUMES

FIGURE 5
2024 FUTURE WITH DEVELOPMENT TURNING MOVEMENTS PM PEAK-HOUR

6. ACCESS ANALYSIS

28th Avenue S has a posted speed limit of 25 mph. The City of SeaTac utilizes the King County Road standards to evaluate sight distance. King County Road standards have a stopping sight distance of 155 feet and entering sight distance of 280 feet for a 25-mph design speed.

The access onto S 204th Street is approximately 400 feet west of the 28th Avenue S and the access to 28th Avenue S is located approximately 138 feet south of S 204th Street. The access to S 204th Street will have over 300 feet of stopping and entering sight distance to the east of the access and to the west of the access there is clear sight distance to the end of the roadway. 28th Avenue S access and roadway construction will need to provide clear sight distance to the intersection of 28th Avenue S at S 204th Street. Therefore, the development's accesses should meet sight distance requirements.

7. MITIGATION FEES

The City of SeaTac bases their mitigation fees on the number of new PM peak-hour trips generated and has set a fee for mini-warehouse developments of $635 per 1,000 SF. The 154,391 SF of development will have a City of SeaTac transportation impact fee of $98,038.29.

Collision Data

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Layers
T2021_Collision__Jan_June_
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CUP22-0001
Exhibit 7-15

CITY	PRIMARY TRAFFICWAY	INTERSECTING TRAFFICWAY/ REFERENCE POINT NAME	DIST FROM REF POINT	MI or FT	COMP DIR FROM REF POINT	REFERENCE POINT NAME	MILEPOST	REPORT NUMBER	DATE	TIME	MOST SEVERE INJURY TYPE	# INJ	# FAT	# VEH	# PEDS	# BIKES	VEHICLE 1 TYPE	VEHICLE 2 TYPE
SeaTac	S 204TH ST		139	F	E	INTERNATIONAL BLVD		E821232	2018-06-27	13:50	No Apparent Injury	0	0	2	0	0	Passenger Car	Other
SeaTac	28TH AVE S	S 204TH ST	0					E872542	2018-12-09	11:00	No Apparent Injury	0	0	2	0	0	Passenger Car	Passenger Car
SeaTac	S 204TH ST	28TH AVE S	0					E704976	2017-08-24	17:20	Possible Injury	1	0	2	0	0	Pickup,Panel Truck or Vanette under 10,000 lb	Passenger Car
SeaTac	099		0				17.27	E528250	2016-03-23	15:15	Suspected Minor Injury	1	0	2	0	0	Pickup,Panel Truck or Vanette under 10,000 lb	Pickup,Panel Truck or Vanette under 10,000 lb
SeaTac	099		0				17.27	E517445	2016-02-19	09:00	No Apparent Injury	0	0	2	0	0	Pickup,Panel Truck or Vanette under 10,000 lb	Passenger Car
SeaTac	99		0				17.27	E846205	2018-10-05	19:45	No Apparent Injury	0	0	2	0	0	Pickup,Panel Truck or Vanette under 10,000 lb	Pickup,Panel Truck or Vanette under 10,000 lb
SeaTac	99		0				17.27	E808414	2018-06-09	2:00	No Apparent Injury	0	0	2	0	0	Pickup,Panel Truck or Vanette under 10,000 lb	Pickup,Panel Truck or Vanette under 10,000 lb
SeaTac	099		0				17.27	E677635	2017-06-03	19:51	Possible Injury	1	0	2	0	0	Pickup,Panel Truck or Vanette under 10,000 lb	Pickup,Panel Truck or Vanette under 10,000 lb
SeaTac	099		0				17.27	E627865	2017-01-03	17:42	No Apparent Injury	0	0	2	0	0	Pickup,Panel Truck or Vanette under 10,000 lb	Passenger Car
SeaTac	99		0				17.27	EB27737	2021-05-01	20:25	No Apparent Injury	0	0	2	0	0	Passenger Car	Passenger Car
SeaTac	99		0				17.27	E780631	2018-03-13	17:49	No Apparent Injury	0	0	2	0	0	Passenger Car	Pickup,Panel Truck or Vanette under 10,000 lb
SeaTac	99		0				17.27	E767907	2018-02-06	9:55	No Apparent Injury	0	0	2	0	0	Passenger Car	Truck (Flatbad,Van,etc)
SeaTac	99		0				17.27	E876463	2018-12-24	11:08	No Apparent Injury	0	0	2	0	0	Passenger Car	Pickup,Panel Truck or Vanette under 10,000 lb
SeaTac	99		0				17.27	E824969	2018-07-26	19:51	No Apparent Injury	0	0	2	0	0	Pickup,Panel Truck or Vanette under 10,000 lb	Not Stated
SeaTac	99		0				17.27	E988072	2019-11-25	22:04	Possible Injury	2	0	2	0	0	Pickup,Panel Truck or Vanette under 10,000 lb	Passenger Car
SeaTac	99		0				17.27	E967068	2019-10-01	11:53	No Apparent Injury	0	0	2	0	0	Passenger Car	Pickup,Panel Truck or Vanette under 10,000 lb
SeaTac	99		0				17.27	E985235	2019-11-22	12:04	No Apparent Injury	0	0	2	0	0	Pickup,Panel Truck or Vanette under 10,000 lb	Pickup,Panel Truck or Vanette under 10,000 lb
SeaTac	99		0				17.27	E947876	2019-08-02	12:49	No Apparent Injury	0	0	2	0	0	Pickup,Panel Truck or Vanette under 10,000 lb	Pickup,Panel Truck or Vanette under 10,000 lb
SeaTac	99		0				17.27	EA01345	2020-01-09	9:43	Possible Injury	1	0	2	0	0	Passenger Car	Passenger Car
SeaTac	99		0				17.27	EA03145	2020-01-04	15:11	No Apparent Injury	0	0	2	0	0	Pickup,Panel Truck or Vanette under 10,000 lb	Passenger Car
SeaTac	99		0				17.27	E796640	2018-05-01	23:34	Suspected Minor Injury	1	0	4	0	0	Pickup,Panel Truck or Vanette under 10,000 lb	Passenger Car
SeaTac	99		0				17.27	E985200	2019-11-15	22:50	Possible Injury	1	0	2	0	0	Passenger Car	Not Stated
SeaTac	99		0				17.27	EB02933	2021-02-01	12:07	No Apparent Injury	0	0	2	0	0	Passenger Car	Passenger Car
SeaTac	099		0				17.27	E634990	2017-01-23	11:08	No Apparent Injury	0	0	2	0	0	Passenger Car	Passenger Car
SeaTac	099		0				17.27	E508591	2016-01-23	01:15	Possible Injury	1	0	2	0	0	Not Stated	Passenger Car
SeaTac	099		0				17.27	E529662	2016-03-30	10:29	Possible Injury	1	0	2	0	0	Pickup,Panel Truck or Vanette under 10,000 lb	Pickup,Panel Truck or Vanette under 10,000 lb
SeaTac	099		0				17.27	E687357	2017-07-02	20:20	No Apparent Injury	0	0	2	0	0	Passenger Car	Passenger Car
SeaTac	99		0				17.27	E846198	2018-10-02	8:45	No Apparent Injury	0	0	2	0	0	Pickup,Panel Truck or Vanette under 10,000 lb	Passenger Car
SeaTac	099		0				17.27	E597860	2016-10-18	16:47	Suspected Minor Injury	1	0	1	1	0	Passenger Car	
SeaTac	099		0				17.27	E629149	2017-01-03	15:20	Suspected Minor Injury	1	0	1	1	0	Passenger Car	
SeaTac	099		0				17.21	E502577	2016-01-03	20:34	Suspected Minor Injury	2	0	4	0	0	Pickup,Panel Truck or Vanette under 10,000 lb	Passenger Car
SeaTac	099		0				17.23	E685846	2017-06-25	16:30	Possible Injury	2	0	3	0	0	Pickup,Panel Truck or Vanette under 10,000 lb	Passenger Car
SeaTac	099		0				17.25	E731192	2017-11-03	06:52	No Apparent Injury	0	0	2	0	0	Passenger Car	Pickup,Panel Truck or Vanette under 10,000 lb
SeaTac	99		0				17.25	E958643	2019-09-10	6:52	No Apparent Injury	0	0	2	0	0	Pickup,Panel Truck or Vanette under 10,000 lb	Passenger Car
SeaTac	99		0				17.28	E840405	2018-09-17	2:00	No Apparent Injury	0	0	3	0	0	Not Stated	Passenger Car

CUP22-0001
Exhibit 7-16

JUNCTION RELATIONSHIP	WEATHER	ROADWAY SURFACE CONDITION	LIGHTING CONDITION	FIRST COLLISION TYPE / OBJECT STRUCK	VEHICLE 1 ACTION	VEHICLE 2 ACTION	VEHICLE 1 COMPASS DIRECTION FROM	VEHICLE 1 COMPASS DIRECTION TO
At Driveway	Clear or Partly Cloudy	Dry	Daylight	Entering at angle	Going Straight Ahead	Making Left Turn	East	West
At Intersection and Related	Raining	Wet	Daylight	From same direction - both going straight - one stopped - rear-end	Going Straight Ahead	Stopped at Signal or Stop Sign	North	South
At Intersection and Related	Clear or Partly Cloudy	Dry	Daylight	Entering at angle	Making Left Turn	Going Straight Ahead	North	East
At Intersection and Not Related	Raining	Wet	Daylight	From opposite direction - all others	Going Straight Ahead	Going Straight Ahead	North	South
At Intersection and Not Related	Raining	Wet	Daylight	From same direction - all others	Making U-Turn	Stopped at Signal or Stop Sign	South	Vehicle Backing
At Intersection and Not Related	Raining	Wet	Dark-Street Lights On	From same direction - all others	Backing	Stopped for Traffic	Vehicle Backing	Vehicle Backing
At Intersection and Not Related	Unknown	Unknown	Dark-Street Lights On	From same direction - both going straight - both moving - rear-end	Going Straight Ahead	Going Straight Ahead	South	North
At Intersection and Not Related	Clear or Partly Cloudy	Dry	Dusk	From same direction - both going straight - one stopped - rear-end	Going Straight Ahead	Stopped at Signal or Stop Sign	South	North
At Intersection and Related	Clear or Partly Cloudy	Dry	Dark-Street Lights On	Entering at angle	Changing Lanes	Making Right Turn	North	South
At Intersection and Related	Clear or Partly Cloudy	Dry	Dark-Street Lights On	Entering at angle	Stopped at Signal or Stop Sign	Making Right Turn	Vehicle Stopped	Vehicle Stopped
At Intersection and Related	Raining	Wet	Dusk	Entering at angle	Making Right Turn	Stopped at Signal or Stop Sign	South	East
At Intersection and Related	Clear or Partly Cloudy	Wet	Daylight	Entering at angle	Making Right Turn	Making U-Turn	East	North
At Intersection and Related	Clear or Partly Cloudy	Dry	Daylight	Entering at angle	Going Straight Ahead	Making Left Turn	South	North
At Intersection and Related	Clear or Partly Cloudy	Dry	Daylight	Entering at angle	Making U-Turn	Making Right Turn	North	North
At Intersection and Related	Clear or Partly Cloudy	Dry	Dark-Street Lights On	Entering at angle	Going Straight Ahead	Going Straight Ahead	West	East
At Intersection and Related	Clear or Partly Cloudy	Dry	Daylight	Entering at angle	Going Straight Ahead	Making Left Turn	North	South
At Intersection and Related	Fog or Smog or Smoke	Dry	Daylight	Entering at angle	Making Right Turn	Making U-Turn	East	North
At Intersection and Related	Clear or Partly Cloudy	Dry	Daylight	Entering at angle	Going Straight Ahead	Making Left Turn	South	North
At Intersection and Related	Snowing	Wet	Daylight	Entering at angle	Going Straight Ahead	Going Straight Ahead	South	North
At Intersection and Related	Overcast	Wet	Daylight	Entering at angle	Going Straight Ahead	Going Straight Ahead	West	East
At Intersection and Related	Clear or Partly Cloudy	Dry	Dark-Street Lights On	From opposite direction - one left turn - one straight	Making Left Turn	Going Straight Ahead	South	West
At Intersection and Related	Clear	Dry	Dark-Street Lights On	From opposite direction - one left turn - one straight	Going Straight Ahead	Making Left Turn	South	North
At Intersection and Related	Raining	Wet	Daylight	From same direction - all others	Backing	Stopped for Traffic	North	Vehicle Backing
At Intersection and Related	Clear or Partly Cloudy	Dry	Daylight	From same direction - both going straight - both moving - sideswipe	Changing Lanes	Going Straight Ahead	South	North
At Intersection and Related	Clear or Partly Cloudy	Dry	Dark-Street Lights On	From same direction - both going straight - one stopped - rear-end	Going Straight Ahead	Stopped at Signal or Stop Sign		
At Intersection and Related	Clear or Partly Cloudy	Dry	Daylight	From same direction - both going straight - one stopped - rear-end	Going Straight Ahead	Stopped at Signal or Stop Sign	East	West
At Intersection and Related	Clear or Partly Cloudy	Dry	Daylight	From same direction - both going straight - one stopped - rear-end	Going Straight Ahead	Stopped at Signal or Stop Sign	East	West
At Intersection and Related	Clear or Partly Cloudy	Dry	Daylight	From same direction - both going straight - one stopped - rear-end	Going Straight Ahead	Stopped at Signal or Stop Sign	East	West
At Intersection and Related	Clear or Partly Cloudy	Dry	Daylight	Vehicle turning left hits pedestrian	Making Left Turn		East	South
At Intersection and Related	Clear or Partly Cloudy	Dry	Daylight	Vehicle turning left hits pedestrian	Making Left Turn		East	South
Intersection Related but Not at Intersection	Clear or Partly Cloudy	Dry	Dark-Street Lights On	From same direction - both going straight - one stopped - rear-end	Going Straight Ahead	Stopped for Traffic	South	North
Intersection Related but Not at Intersection	Clear or Partly Cloudy	Dry	Daylight	From same direction - both going straight - one stopped - rear-end	Going Straight Ahead	Stopped for Traffic	South	North
Intersection Related but Not at Intersection	Raining	Wet	Dark-Street Lights On	From same direction - both going straight - both moving - rear-end	Going Straight Ahead	Slowing	South	North
Intersection Related but Not at Intersection	Clear or Partly Cloudy	Dry	Daylight	From same direction - both going straight - one stopped - rear-end	Going Straight Ahead	Stopped for Traffic	South	North
Intersection Related but Not at Intersection	Clear or Partly Cloudy	Dry	Dark-Street Lights On	From same direction - both going straight - one stopped - rear-end	Going Straight Ahead	Stopped for Traffic	North	South

CUP22-0001
Exhibit 7-17

VEHICLE 2 COMPASS DIRECTION FROM	VEHICLE 2 COMPASS DIRECTION TO	MV DRIVER CONTRIBUTING CIRCUMSTANCE 1 (UNIT 1)	MV DRIVER CONTRIBUTING CIRCUMSTANCE 2 (UNIT 1)	MV DRIVER CONTRIBUTING CIRCUMSTANCE 3 (UNIT 1)	MV DRIVER CONTRIBUTING CIRCUMSTANCE 1 (UNIT 2)
South	West	None			Unknown Driver Distraction
North	Vehicle Stopped	Inattention	Exceeding Reas. Safe Speed		None
West	East	Inattention			Inattention
South	North	None			None
East	Vehicle Stopped	Improper Backing			None
Vehicle Stopped	Vehicle Stopped	Improper Backing			None
South	North	None			Other
Vehicle Stopped	Vehicle Stopped	Inattention			None
West	South	Other			None
East	North	None			Other Contributing Circ Not Listed
Vehicle Stopped	Vehicle Stopped	Improper Turn			None
North	North	Did Not Grant RW to Vehicle			None
East	South	Exceeding Reas. Safe Speed			None
East	North	None			Other
South	North	Inattention			Inattention
West	North	None			None
North	North	Inattention			None
East	South	Did Not Grant RW to Vehicle			Did Not Grant RW to Vehicle
East	West	Exceeding Reas. Safe Speed			None
South	North	Did Not Grant RW to Vehicle			None
North	South	Did Not Grant RW to Vehicle			None
		None			
South	Vehicle Stopped	Improper Backing			None
South	North	Other			None
Vehicle Stopped	Vehicle Stopped	Other			Driver Not Distracted
Vehicle Stopped	Vehicle Stopped	Unknown Driver Distraction			None
Vehicle Stopped	Vehicle Stopped	Follow Too Closely			None
Vehicle Stopped	Vehicle Stopped	Other			Driver Not Distracted
		Fail to Yield Row to Pedestrian			
		Did Not Grant RW to Vehicle			
South	Vehicle Stopped	Inattention			None
South	Vehicle Stopped	Inattention	Exceeding Reas. Safe Speed	Follow Too Closely	None
South	North	Follow Too Closely			None
South	Vehicle Stopped	Inattention			None
Vehicle Stopped	Vehicle Stopped	Follow Too Closely			None

CUP22-0001
Exhibit 7-18

Trip Generation Calculations

SeaTac Self Storage
KH #090221335

Trip Generation for: Weekday
(a.k.a.): Average Weekday Daily Trips (AWDT)

									NET EXTERNAL TRIPS BY TYPE											
									IN BOTH DIRECTIONS						DIRECTIONAL ASSIGNMENTS					
			Gross Trips				Transit Reduction		TOTAL	PASS-BY		DIVERTED LINK		NEW	PASS-BY		DIVERTED LINK		NEW	
LAND USES	VARIABLE	ITE LU code	Trip Rate	% IN	% OUT	In+Out (Total)	% of Gross Trips	Trips In+Out (Total)	In+Out (Total)	% of Ext. Trips	In+Out (Total)	% of Ext. Trips	In+Out (Total)	In+Out (Total)	In	Out	In	Out	In	Out
Mini-Warehouse	154.391 K SF	151	1.45	50%	50%	223.87	0%	0.00	224	0%	0	0%	0.00	223.87	0	0	0.00	0.00	111.94	111.93
Total						223.87		0.00	224		0		0.00	223.87	0	0	0.00	0.00	111.94	111.93

CUP22-0001
Exhibit 7-20

SeaTac Self Storage
KH #090221335

Trip Generation for: **Weekday, Peak Hour of Adjacent Street Traffic, One Hour between 7 and 9 AM**
(a.k.a.): **Weekday AM Peak Hour**

									NET EXTERNAL TRIPS BY TYPE											
									IN BOTH DIRECTIONS						DIRECTIONAL ASSIGNMENTS					
			Gross Trips				Transit Reduction		TOTAL	PASS-BY		DIVERTED LINK		NEW	PASS-BY		DIVERTED LINK		NEW	
LAND USES	VARIABLE	ITE LU code	Trip Rate	% IN	% OUT	In+Out (Total)	% of Gross Trips	Trips In+Out (Total)	In+Out (Total)	% of Ext. Trips	In+Out (Total)	% of Ext. Trips	In+Out (Total)	In+Out (Total)	In	Out	In	Out	In	Out
Mini-Warehouse	154.391 K SF	151	0.09	59%	41%	13.90	0%	0.00	14	0%	0	0%	0.00	13.90	0	0	0	0	8.20	5.70
Total						13.90		0.00	14		0		0.00	13.90	0	0	0	0	8.20	5.70

CUP22-0001
Exhibit 7-21

SeaTac Self Storage
KH #090221335

Trip Generation for: **Weekday, Peak Hour of Adjacent Street Traffic, One Hour between 4 and 6 PM**
(a.k.a.): **Weekday PM Peak Hour**

									NET EXTERNAL TRIPS BY TYPE											
									IN BOTH DIRECTIONS						DIRECTIONAL ASSIGNMENTS					
			Gross Trips				Transit Reduction		TOTAL	PASS-BY		DIVERTED LINK		NEW	PASS-BY		DIVERTED LINK		NEW	
LAND USES	VARIABLE	ITE LU code	Trip Rate	% IN	% OUT	In+Out (Total)	% of Gross Trips	Trips In+Out (Total)	In+Out (Total)	% of Ext. Trips	In+Out (Total)	% of Ext. Trips	In+Out (Total)	In+Out (Total)	In	Out	In	Out	In	Out
Mini-Warehouse	154.391 K SF	151	0.15	47%	53%	23.16	0%	0.00	23	0%	0	0%	0.00	23.16	0	0	0	0	10.89	12.27
Total						23.16		0.00	23		0		0.00	23.16	0	0	0	0	10.89	12.27

CUP22-0001
Exhibit 7-22

SeaTac Self Storage
KH #090221335

AM Peak-Hour

%	New ADT	New AM Peak Hour Trips		
		In	Out	Total
100%	224	8	6	13.90
1%	2.24	0.08	0.06	0.14
2%	4.48	0.16	0.11	0.28
3%	6.72	0.25	0.17	0.42
4%	8.95	0.33	0.23	0.56
5%	**11.19**	**0.41**	**0.29**	**0.70**
6%	13.43	0.49	0.34	0.83
7%	15.67	0.57	0.40	0.97
8%	17.91	0.66	0.46	1.11
9%	20.15	0.74	0.51	1.25
10%	**22.39**	**0.82**	**0.57**	**1.39**
11%	24.63	0.90	0.63	1.53
12%	26.86	0.98	0.68	1.67
13%	29.10	1.07	0.74	1.81
14%	31.34	1.15	0.80	1.95
15%	**33.58**	**1.23**	**0.86**	**2.09**
16%	35.82	1.31	0.91	2.22
17%	38.06	1.39	0.97	2.36
18%	40.30	1.48	1.03	2.50
19%	42.54	1.56	1.08	2.64
20%	**44.77**	**1.64**	**1.14**	**2.78**
21%	47.01	1.72	1.20	2.92
22%	49.25	1.80	1.25	3.06
23%	51.49	1.89	1.31	3.20
24%	53.73	1.97	1.37	3.34
25%	**55.97**	**2.05**	**1.43**	**3.48**
26%	58.21	2.13	1.48	3.61
27%	60.44	2.21	1.54	3.75
28%	62.68	2.30	1.60	3.89
29%	64.92	2.38	1.65	4.03
30%	**67.16**	**2.46**	**1.71**	**4.17**
31%	69.40	2.54	1.77	4.31
32%	71.64	2.62	1.82	4.45
33%	73.88	2.71	1.88	4.59
34%	76.12	2.79	1.94	4.73
35%	**78.35**	**2.87**	**2.00**	**4.87**
36%	80.59	2.95	2.05	5.00
37%	82.83	3.03	2.11	5.14
38%	85.07	3.12	2.17	5.28
39%	87.31	3.20	2.22	5.42
40%	**89.55**	**3.28**	**2.28**	**5.56**
41%	91.79	3.36	2.34	5.70
42%	94.03	3.44	2.39	5.84
43%	96.26	3.53	2.45	5.98
44%	98.50	3.61	2.51	6.12
45%	**100.74**	**3.69**	**2.57**	**6.26**
46%	102.98	3.77	2.62	6.39
47%	105.22	3.85	2.68	6.53
48%	107.46	3.94	2.74	6.67
49%	109.70	4.02	2.79	6.81
50%	**111.94**	**4.10**	**2.85**	**6.95**

%	New ADT	New AM Peak Hour Trips		
		In	Out	Total
100%	224	8	6	14
51%	114.17	4.18	2.91	7.09
52%	116.41	4.26	2.96	7.23
53%	118.65	4.35	3.02	7.37
54%	120.89	4.43	3.08	7.51
55%	**123.13**	**4.51**	**3.14**	**7.65**
56%	125.37	4.59	3.19	7.78
57%	127.61	4.67	3.25	7.92
58%	129.84	4.76	3.31	8.06
59%	132.08	4.84	3.36	8.20
60%	**134.32**	**4.92**	**3.42**	**8.34**
61%	136.56	5.00	3.48	8.48
62%	138.80	5.08	3.53	8.62
63%	141.04	5.17	3.59	8.76
64%	143.28	5.25	3.65	8.90
65%	**145.52**	**5.33**	**3.71**	**9.04**
66%	147.75	5.41	3.76	9.17
67%	149.99	5.49	3.82	9.31
68%	152.23	5.58	3.88	9.45
69%	154.47	5.66	3.93	9.59
70%	**156.71**	**5.74**	**3.99**	**9.73**
71%	158.95	5.82	4.05	9.87
72%	161.19	5.90	4.10	10.01
73%	163.43	5.99	4.16	10.15
74%	165.66	6.07	4.22	10.29
75%	**167.90**	**6.15**	**4.28**	**10.43**
76%	170.14	6.23	4.33	10.56
77%	172.38	6.31	4.39	10.70
78%	174.62	6.40	4.45	10.84
79%	176.86	6.48	4.50	10.98
80%	**179.10**	**6.56**	**4.56**	**11.12**
81%	181.33	6.64	4.62	11.26
82%	183.57	6.72	4.67	11.40
83%	185.81	6.81	4.73	11.54
84%	188.05	6.89	4.79	11.68
85%	**190.29**	**6.97**	**4.85**	**11.82**
86%	192.53	7.05	4.90	11.95
87%	194.77	7.13	4.96	12.09
88%	197.01	7.22	5.02	12.23
89%	199.24	7.30	5.07	12.37
90%	**201.48**	**7.38**	**5.13**	**12.51**
91%	203.72	7.46	5.19	12.65
92%	205.96	7.54	5.24	12.79
93%	208.20	7.63	5.30	12.93
94%	210.44	7.71	5.36	13.07
95%	**212.68**	**7.79**	**5.42**	**13.21**
96%	214.92	7.87	5.47	13.34
97%	217.15	7.95	5.53	13.48
98%	219.39	8.04	5.59	13.62
99%	221.63	8.12	5.64	13.76
100%	**223.87**	**8.20**	**5.70**	**13.90**

SeaTac Self Storage
KH #090221335

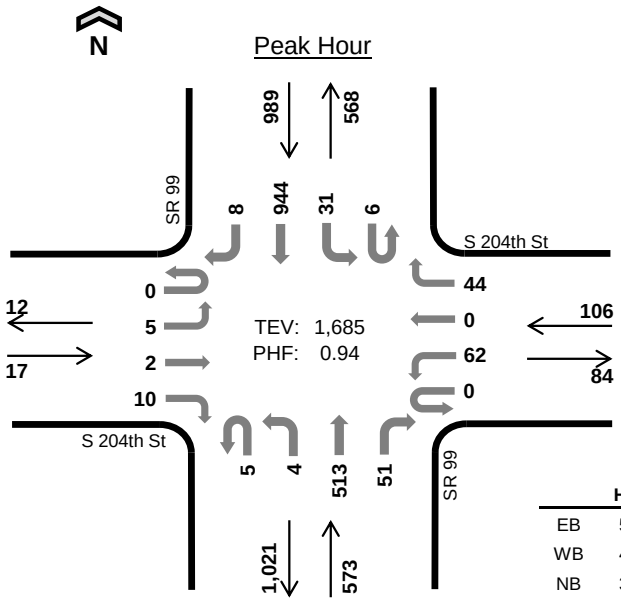
PM Peak-Hour

%	New ADT	New PM Peak Hour Trips		
		In	Out	Total
100%	224	11	12	23.16
1%	2.24	0.11	0.12	0.23
2%	4.48	0.22	0.25	0.46
3%	6.72	0.33	0.37	0.69
4%	8.95	0.44	0.49	0.93
5%	**11.19**	**0.54**	**0.61**	**1.16**
6%	13.43	0.65	0.74	1.39
7%	15.67	0.76	0.86	1.62
8%	17.91	0.87	0.98	1.85
9%	20.15	0.98	1.10	2.08
10%	**22.39**	**1.09**	**1.23**	**2.32**
11%	24.63	1.20	1.35	2.55
12%	26.86	1.31	1.47	2.78
13%	29.10	1.42	1.60	3.01
14%	31.34	1.52	1.72	3.24
15%	**33.58**	**1.63**	**1.84**	**3.47**
16%	35.82	1.74	1.96	3.71
17%	38.06	1.85	2.09	3.94
18%	40.30	1.96	2.21	4.17
19%	42.54	2.07	2.33	4.40
20%	**44.77**	**2.18**	**2.45**	**4.63**
21%	47.01	2.29	2.58	4.86
22%	49.25	2.40	2.70	5.10
23%	51.49	2.50	2.82	5.33
24%	53.73	2.61	2.94	5.56
25%	**55.97**	**2.72**	**3.07**	**5.79**
26%	58.21	2.83	3.19	6.02
27%	60.44	2.94	3.31	6.25
28%	62.68	3.05	3.44	6.48
29%	64.92	3.16	3.56	6.72
30%	**67.16**	**3.27**	**3.68**	**6.95**
31%	69.40	3.38	3.80	7.18
32%	71.64	3.48	3.93	7.41
33%	73.88	3.59	4.05	7.64
34%	76.12	3.70	4.17	7.87
35%	**78.35**	**3.81**	**4.29**	**8.11**
36%	80.59	3.92	4.42	8.34
37%	82.83	4.03	4.54	8.57
38%	85.07	4.14	4.66	8.80
39%	87.31	4.25	4.79	9.03
40%	**89.55**	**4.36**	**4.91**	**9.26**
41%	91.79	4.46	5.03	9.50
42%	94.03	4.57	5.15	9.73
43%	96.26	4.68	5.28	9.96
44%	98.50	4.79	5.40	10.19
45%	**100.74**	**4.90**	**5.52**	**10.42**
46%	102.98	5.01	5.64	10.65
47%	105.22	5.12	5.77	10.89
48%	107.46	5.23	5.89	11.12
49%	109.70	5.34	6.01	11.35
50%	**111.94**	**5.45**	**6.14**	**11.58**

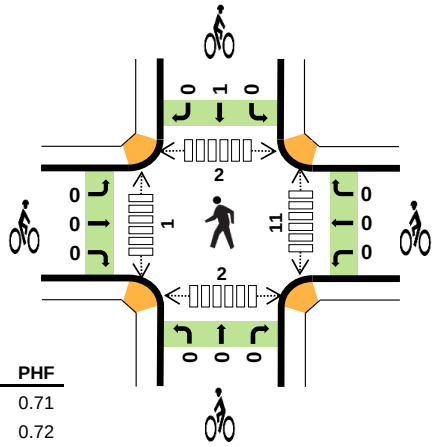
%	New ADT	New PM Peak Hour Trips		
		In	Out	Total
100%	224	11	12	23
51%	114.17	5.55	6.26	11.81
52%	116.41	5.66	6.38	12.04
53%	118.65	5.77	6.50	12.27
54%	120.89	5.88	6.63	12.51
55%	**123.13**	**5.99**	**6.75**	**12.74**
56%	125.37	6.10	6.87	12.97
57%	127.61	6.21	6.99	13.20
58%	129.84	6.32	7.12	13.43
59%	132.08	6.43	7.24	13.66
60%	**134.32**	**6.53**	**7.36**	**13.90**
61%	136.56	6.64	7.48	14.13
62%	138.80	6.75	7.61	14.36
63%	141.04	6.86	7.73	14.59
64%	143.28	6.97	7.85	14.82
65%	**145.52**	**7.08**	**7.98**	**15.05**
66%	147.75	7.19	8.10	15.29
67%	149.99	7.30	8.22	15.52
68%	152.23	7.41	8.34	15.75
69%	154.47	7.51	8.47	15.98
70%	**156.71**	**7.62**	**8.59**	**16.21**
71%	158.95	7.73	8.71	16.44
72%	161.19	7.84	8.83	16.68
73%	163.43	7.95	8.96	16.91
74%	165.66	8.06	9.08	17.14
75%	**167.90**	**8.17**	**9.20**	**17.37**
76%	170.14	8.28	9.33	17.60
77%	172.38	8.39	9.45	17.83
78%	174.62	8.49	9.57	18.06
79%	176.86	8.60	9.69	18.30
80%	**179.10**	**8.71**	**9.82**	**18.53**
81%	181.33	8.82	9.94	18.76
82%	183.57	8.93	10.06	18.99
83%	185.81	9.04	10.18	19.22
84%	188.05	9.15	10.31	19.45
85%	**190.29**	**9.26**	**10.43**	**19.69**
86%	192.53	9.37	10.55	19.92
87%	194.77	9.47	10.67	20.15
88%	197.01	9.58	10.80	20.38
89%	199.24	9.69	10.92	20.61
90%	**201.48**	**9.80**	**11.04**	**20.84**
91%	203.72	9.91	11.17	21.08
92%	205.96	10.02	11.29	21.31
93%	208.20	10.13	11.41	21.54
94%	210.44	10.24	11.53	21.77
95%	**212.68**	**10.35**	**11.66**	**22.00**
96%	214.92	10.45	11.78	22.23
97%	217.15	10.56	11.90	22.47
98%	219.39	10.67	12.02	22.70
99%	221.63	10.78	12.15	22.93
100%	**223.87**	**10.89**	**12.27**	**23.16**

Counts and Turning Movement Calculations

SR 99
S 204th St



Date: 01/26/2022
Count Period: 4:00 PM to 6:00 PM
Peak Hour: 4:00 PM to 5:00 PM



	HV %:	PHF
EB	5.9%	0.71
WB	4.7%	0.72
NB	3.7%	0.93
SB	1.7%	0.93
TOTAL	2.6%	0.94

Two-Hour Count Summaries

Interval Start		S 204th St Eastbound				S 204th St Westbound				SR 99 Northbound				SR 99 Southbound				15-min Total	Rolling One Hour
		UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT		
4:00 PM		**0**	**1**	**2**	**3**	**0**	**22**	**0**	**15**	**1**	**0**	**132**	**9**	**0**	**9**	**241**	**3**	**438**	0
4:15 PM		**0**	**0**	**0**	**1**	**0**	**19**	**0**	**13**	**2**	**2**	**128**	**18**	**2**	**10**	**254**	**0**	**449**	0
4:30 PM		**0**	**2**	**0**	**3**	**0**	**8**	**0**	**11**	**2**	**1**	**134**	**17**	**3**	**8**	**220**	**2**	**411**	0
4:45 PM		**0**	**2**	**0**	**3**	**0**	**13**	**0**	**5**	**0**	**1**	**119**	**7**	**1**	**4**	**229**	**3**	**387**	**1,685**
5:00 PM		0	2	0	7	0	10	0	10	2	0	122	14	0	8	222	1	398	1,645
5:15 PM		0	0	0	0	0	12	0	10	1	0	100	9	1	5	223	0	361	1,557
5:30 PM		0	0	0	0	0	6	0	10	4	0	111	12	1	7	182	0	333	1,479
5:45 PM		0	2	0	0	0	8	0	10	0	0	120	8	2	3	158	1	312	1,404
Count Total		0	9	2	17	0	98	0	84	12	4	966	94	10	54	1,729	10	3,089	0
Peak Hour	**All**	**0**	**5**	**2**	**10**	**0**	**62**	**0**	**44**	**5**	**4**	**513**	**51**	**6**	**31**	**944**	**8**	**1,685**	**0**
	HV	**0**	**0**	**0**	**1**	**0**	**2**	**0**	**3**	**0**	**2**	**16**	**3**	**0**	**0**	**17**	**0**	**44**	**0**
	HV%	**-**	**0%**	**0%**	**10%**	**-**	**3%**	**-**	**7%**	**0%**	**50%**	**3%**	**6%**	**0%**	**0%**	**2%**	**0%**	**3%**	**0**

Note: Two-hour count summary volumes include heavy vehicles but exclude bicycles in overall count.

Interval Start	Heavy Vehicle Totals					Bicycles					Pedestrians (Crossing Leg)				
	EB	WB	NB	SB	Total	EB	WB	NB	SB	Total	East	West	North	South	Total
4:00 PM	**0**	**2**	**5**	**5**	***12***	**0**	**0**	**0**	**0**	***0***	**3**	**0**	**0**	**0**	*3*
4:15 PM	**0**	**3**	**8**	**3**	***14***	**0**	**0**	**0**	**0**	***0***	**2**	**0**	**0**	**0**	*2*
4:30 PM	**0**	**0**	**4**	**3**	***7***	**0**	**0**	**0**	**0**	***0***	**5**	**1**	**2**	**2**	*10*
4:45 PM	**1**	**0**	**4**	**6**	***11***	**0**	**0**	**0**	**1**	***1***	**1**	**0**	**0**	**0**	***1***
5:00 PM	1	1	5	5	*12*	0	0	0	0	*0*	4	0	0	1	*5*
5:15 PM	0	2	6	4	*12*	0	0	0	0	*0*	1	0	0	0	*1*
5:30 PM	0	1	1	2	*4*	0	0	0	0	*0*	2	0	0	0	*2*
5:45 PM	0	1	1	5	*7*	0	0	0	0	*0*	5	0	0	0	*5*
Count Total	2	10	34	33	*79*	0	0	0	1	*1*	23	1	2	3	*29*
Peak Hour	**1**	**5**	**21**	**17**	***44***	**0**	**0**	**0**	**1**	***1***	**11**	**1**	**2**	**2**	***16***

Two-Hour Count Summaries - Heavy Vehicles

Interval Start	S 204th St Eastbound				S 204th St Westbound				SR 99 Northbound				SR 99 Southbound				15-min Total	Rolling One Hour
	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT		
4:00 PM	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**2**	**0**	**0**	**3**	**2**	**0**	**0**	**5**	**0**	**12**	0
4:15 PM	**0**	**0**	**0**	**0**	**0**	**2**	**0**	**1**	**0**	**1**	**7**	**0**	**0**	**0**	**3**	**0**	**14**	0
4:30 PM	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**1**	**2**	**1**	**0**	**0**	**3**	**0**	**7**	0
4:45 PM	**0**	**0**	**0**	**1**	**0**	**0**	**0**	**0**	**0**	**0**	**4**	**0**	**0**	**0**	**6**	**0**	**11**	**44**
5:00 PM	0	0	0	1	0	0	0	1	0	0	5	0	0	0	5	0	12	44
5:15 PM	0	0	0	0	0	0	0	2	0	0	6	0	0	0	4	0	12	42
5:30 PM	0	0	0	0	0	0	0	1	0	0	1	0	0	0	2	0	4	39
5:45 PM	0	0	0	0	0	0	0	1	0	0	1	0	0	0	5	0	7	35
Count Total	0	0	0	2	0	2	0	8	0	2	29	3	0	0	33	0	79	0
Peak Hour	**0**	**0**	**0**	**1**	**0**	**2**	**0**	**3**	**0**	**2**	**16**	**3**	**0**	**0**	**17**	**0**	**44**	**0**

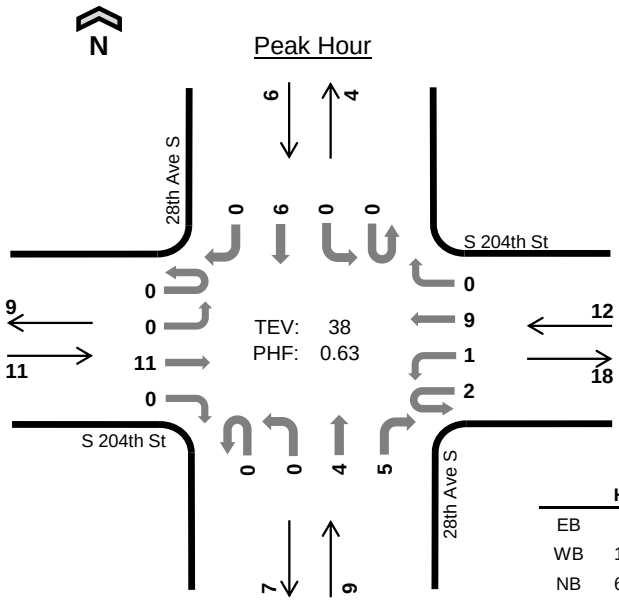
Two-Hour Count Summaries - Bikes

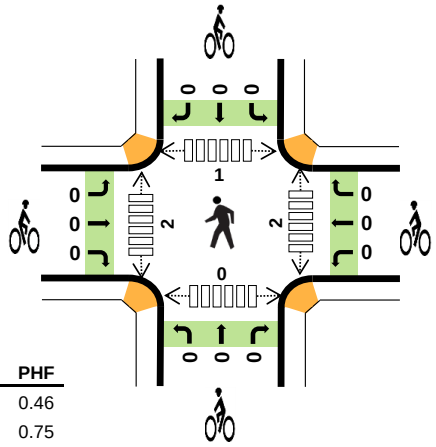
Interval Start	S 204th St Eastbound			S 204th St Westbound			SR 99 Northbound			SR 99 Southbound			15-min Total	Rolling One Hour
	LT	TH	RT	LT	TH	RT	LT	TH	RT	LT	TH	RT		
4:00 PM	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	0
4:15 PM	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	0
4:30 PM	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	0
4:45 PM	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**1**	**0**	**1**	**1**
5:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	1
5:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	1
5:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	1
5:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Count Total	0	0	0	0	0	0	0	0	0	0	1	0	1	0
Peak Hour	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**1**	**0**	**1**	**0**

Note: U-Turn volumes for bikes are included in Left-Turn, if any.

28th Ave S
S 204th St

Date: 01/26/2022
Count Period: 4:00 PM to 6:00 PM
Peak Hour: 4:00 PM to 5:00 PM





	HV %:	PHF
EB	0.0%	0.46
WB	16.7%	0.75
NB	66.7%	0.75
SB	83.3%	0.38
TOTAL	34.2%	0.63

Two-Hour Count Summaries

Interval Start		S 204th St Eastbound				S 204th St Westbound				28th Ave S Northbound				28th Ave S Southbound				15-min Total	Rolling One Hour
		UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT		
4:00 PM		**0**	**0**	**6**	**0**	**0**	**0**	**3**	**0**	**0**	**0**	**2**	**0**	**0**	**0**	**4**	**0**	**15**	0
4:15 PM		**0**	**0**	**1**	**0**	**0**	**1**	**1**	**0**	**0**	**0**	**2**	**0**	**0**	**0**	**2**	**0**	**7**	0
4:30 PM		**0**	**0**	**2**	**0**	**1**	**0**	**2**	**0**	**0**	**0**	**0**	**2**	**0**	**0**	**0**	**0**	**7**	0
4:45 PM		**0**	**0**	**2**	**0**	**1**	**0**	**3**	**0**	**0**	**0**	**0**	**3**	**0**	**0**	**0**	**0**	**9**	**38**
5:00 PM		0	1	7	0	1	0	0	0	0	0	0	1	0	0	0	0	10	33
5:15 PM		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	26
5:30 PM		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	19
5:45 PM		0	0	2	0	0	0	1	0	0	0	0	0	0	0	0	0	3	13
Count Total		0	1	20	0	3	1	10	0	0	0	4	6	0	0	6	0	51	0
Peak Hour	**All**	**0**	**0**	**11**	**0**	**2**	**1**	**9**	**0**	**0**	**0**	**4**	**5**	**0**	**0**	**6**	**0**	**38**	**0**
	HV	**0**	**0**	**0**	**0**	**0**	**0**	**2**	**0**	**0**	**0**	**4**	**2**	**0**	**0**	**5**	**0**	**13**	**0**
	HV%	**-**	**-**	**0%**	**-**	**0%**	**0%**	**22%**	**-**	**-**	**-**	**100%**	**40%**	**-**	**-**	**83%**	**-**	**34%**	**0**

Note: Two-hour count summary volumes include heavy vehicles but exclude bicycles in overall count.

Interval Start	Heavy Vehicle Totals					Bicycles					Pedestrians (Crossing Leg)				
	EB	WB	NB	SB	Total	EB	WB	NB	SB	Total	East	West	North	South	Total
4:00 PM	**0**	**0**	**2**	**3**	***5***	**0**	**0**	**0**	**0**	***0***	**2**	**1**	**1**	**0**	*4*
4:15 PM	**0**	**1**	**2**	**2**	***5***	**0**	**0**	**0**	**0**	***0***	**0**	**1**	**0**	**0**	*1*
4:30 PM	**0**	**1**	**0**	**0**	***1***	**0**	**0**	**0**	**0**	***0***	**0**	**0**	**0**	**0**	*0*
4:45 PM	**0**	**0**	**2**	**0**	***2***	**0**	**0**	**0**	**0**	***0***	**0**	**0**	**0**	**0**	***0***
5:00 PM	1	0	0	0	*1*	0	0	0	0	*0*	0	3	0	0	*3*
5:15 PM	0	0	0	0	*0*	0	0	0	0	*0*	0	0	0	0	*0*
5:30 PM	0	0	0	0	*0*	0	0	0	0	*0*	0	0	0	0	*0*
5:45 PM	0	0	0	0	*0*	0	0	0	0	*0*	0	0	0	0	*0*
Count Total	1	2	6	5	*14*	0	0	0	0	*0*	2	5	1	0	*8*
Peak Hour	**0**	**2**	**6**	**5**	***13***	**0**	**0**	**0**	**0**	***0***	**2**	**2**	**1**	**0**	***5***

Two-Hour Count Summaries - Heavy Vehicles

Interval Start	S 204th St Eastbound				S 204th St Westbound				28th Ave S Northbound				28th Ave S Southbound				15-min Total	Rolling One Hour
	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT		
4:00 PM	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**2**	**0**	**0**	**0**	**3**	**0**	**5**	0
4:15 PM	**0**	**0**	**0**	**0**	**0**	**0**	**1**	**0**	**0**	**0**	**2**	**0**	**0**	**0**	**2**	**0**	**5**	0
4:30 PM	**0**	**0**	**0**	**0**	**0**	**0**	**1**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**1**	0
4:45 PM	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**2**	**0**	**0**	**0**	**0**	**2**	**13**
5:00 PM	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1	9
5:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4
5:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3
5:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
Count Total	0	0	1	0	0	0	2	0	0	0	4	2	0	0	5	0	14	0
Peak Hour	**0**	**0**	**0**	**0**	**0**	**0**	**2**	**0**	**0**	**0**	**4**	**2**	**0**	**0**	**5**	**0**	**13**	**0**

Two-Hour Count Summaries - Bikes

Interval Start	S 204th St Eastbound			S 204th St Westbound			28th Ave S Northbound			28th Ave S Southbound			15-min Total	Rolling One Hour
	LT	TH	RT	LT	TH	RT	LT	TH	RT	LT	TH	RT		
4:00 PM	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	0
4:15 PM	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	0
4:30 PM	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	0
4:45 PM	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
5:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Count Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Peak Hour	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**

Note: U-Turn volumes for bikes are included in Left-Turn, if any.

CUP22-0001
Exhibit 7-30

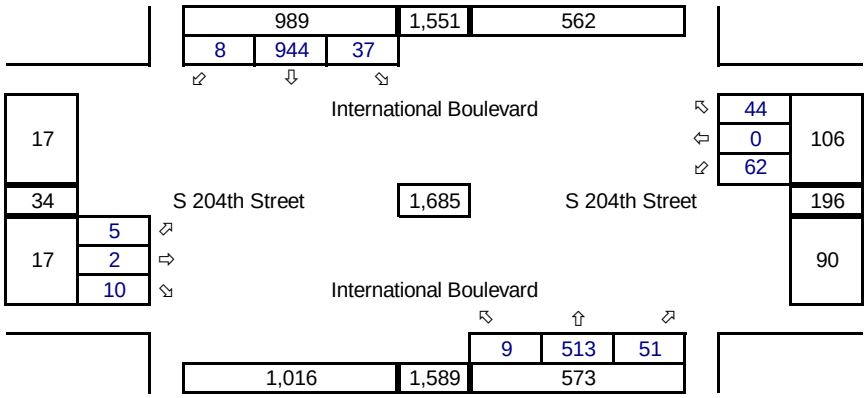
Synchro ID: 1

Existing
Average Weekday
PM Peak Hour

Year: **1/26/22**

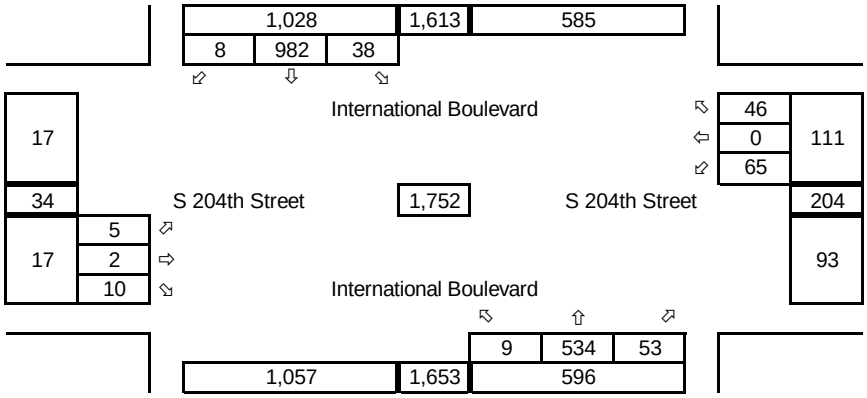
Data Source: Idax

6 of the SB lefts are U-turns and
5 of the NB lefts are U-Turns.

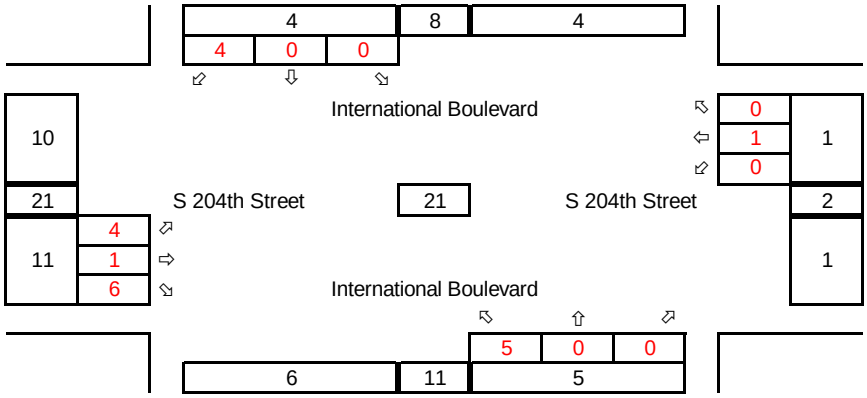


Future without Project
Average Weekday
PM Peak Hour

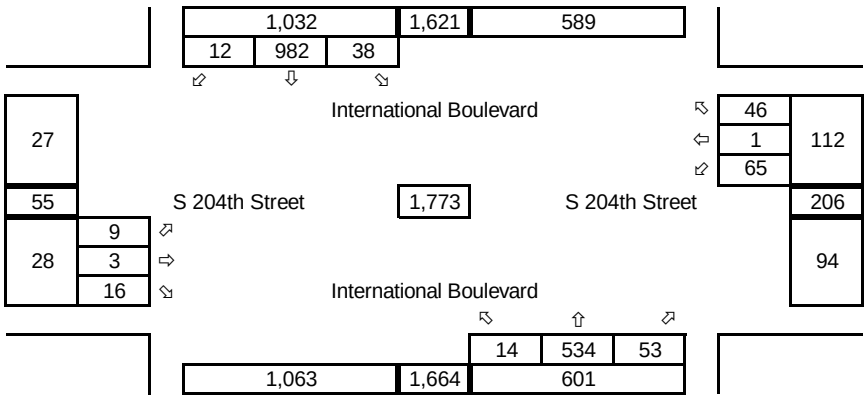
Year: 2024
Growth Rate = 2.0%
Years of Growth = 2
Total Growth = 1.0404



Total Project Trips
Average Weekday
PM Peak Hour



Future with Project
Average Weekday
PM Peak Hour

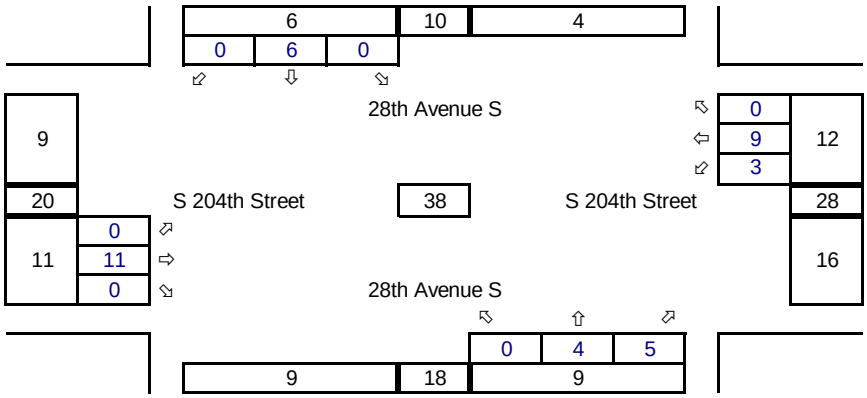


CUP22-0001
Exhibit 7-31

Synchro ID: 2
Existing
Average Weekday
PM Peak Hour

Year: **1/26/22**

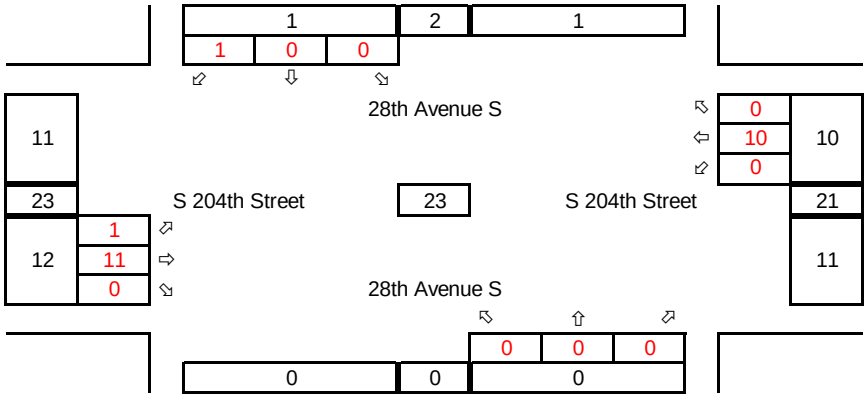
Data Source: Idax



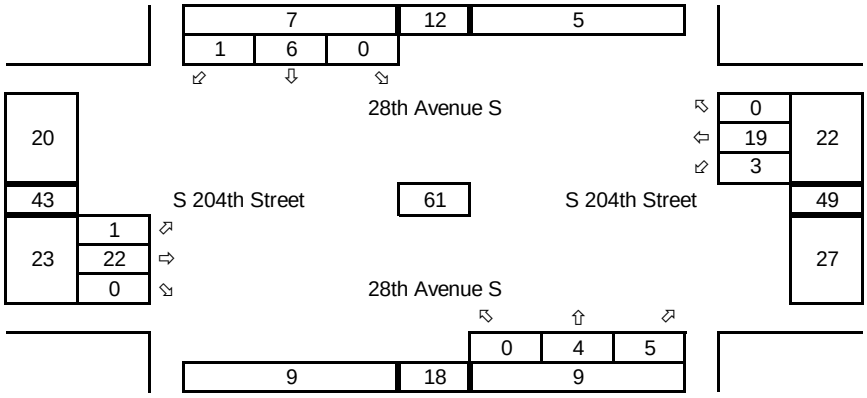
Future without Project
Average Weekday
PM Peak Hour

Year: 2024
Growth Rate = 2.0%
Years of Growth = 2
Total Growth = 1.0404

Total Project Trips
Average Weekday
PM Peak Hour



Future with Project
Average Weekday
PM Peak Hour

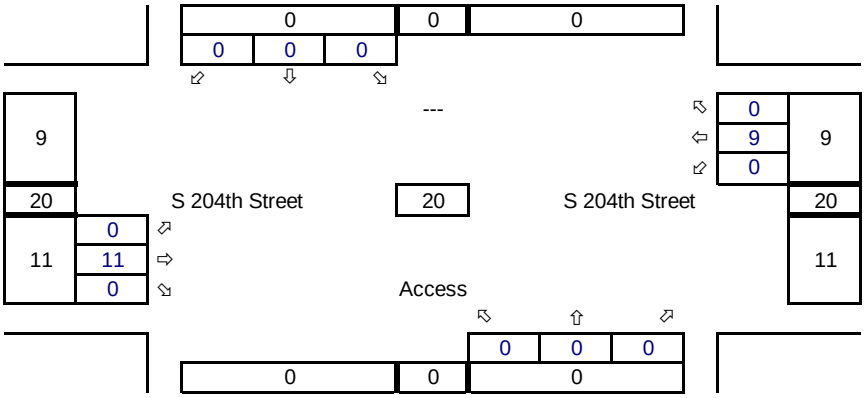


Synchro ID: 3
Existing
Average Weekday
PM Peak Hour

Year: **1/26/22**

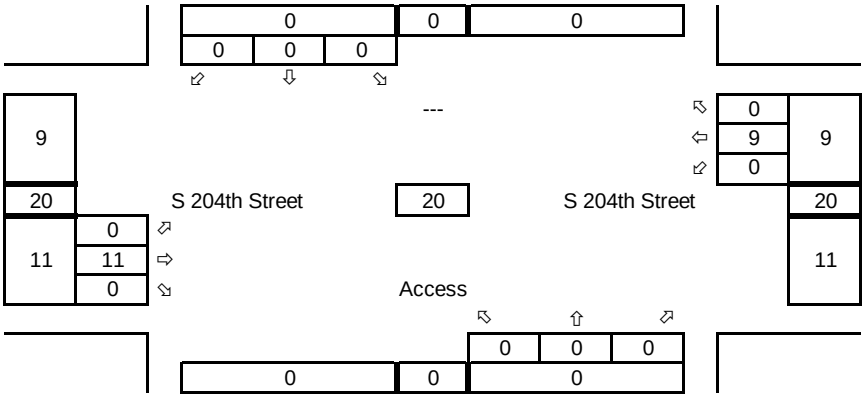
Data Source: Idax

-From 28th Ave S at
S 204th St

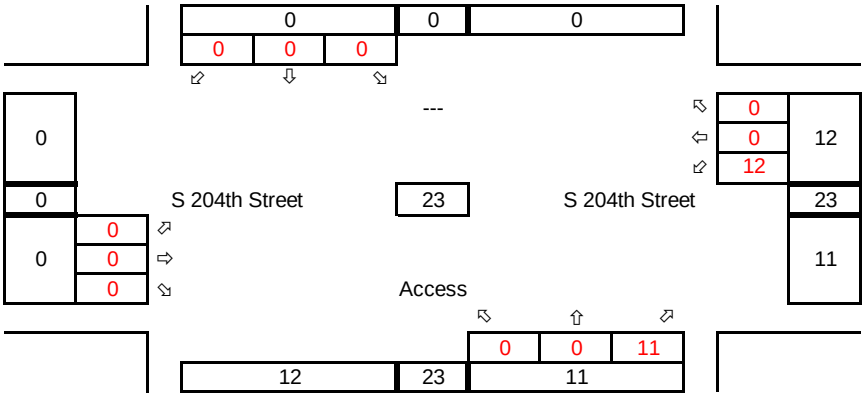


Future without Project
Average Weekday
PM Peak Hour

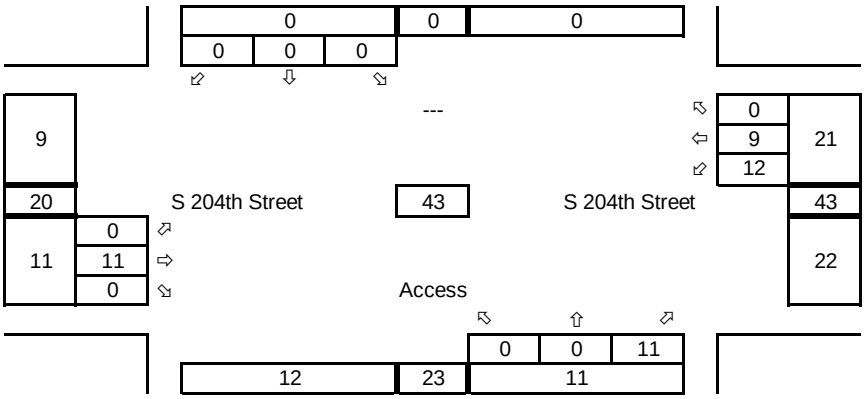
Year: 2024
Growth Rate = 2.0%
Years of Growth = 2
Total Growth = 1.0404



Total Project Trips
Average Weekday
PM Peak Hour



Future with Project
Average Weekday
PM Peak Hour



Level of Service Calculations

Existing Conditions.syn
1: International Boulevard & S 204th Street

SeaTac Self-Storage (KH #090221335)

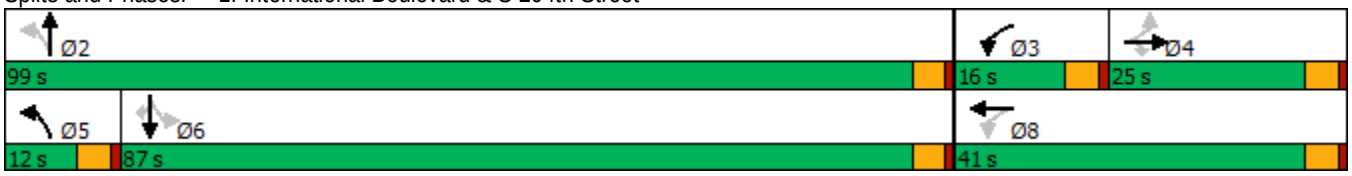
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	5	2	10	62	0	44	9	513	51	37	944	8
Future Volume (vph)	5	2	10	62	0	44	9	513	51	37	944	8
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	0		50	100		0	100		0	100		0
Storage Lanes	0		1	1		0	1		0	1		1
Taper Length (ft)	25			25			25			25		
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.95	0.95	1.00	0.95	1.00
Frt			0.850		0.850			0.986				0.850
Flt Protected		0.966		0.950			0.950			0.950		
Satd. Flow (prot)	0	1782	1568	1752	1568	0	1752	3456	0	1752	3505	1568
Flt Permitted				0.563			0.251			0.425		
Satd. Flow (perm)	0	1845	1568	1039	1568	0	463	3456	0	784	3505	1568
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)			82		384			16				82
Link Speed (mph)		30			30			30			30	
Link Distance (ft)		144			959			620			1308	
Travel Time (s)		3.3			21.8			14.1			29.7	
Peak Hour Factor	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94
Heavy Vehicles (%)	3%	3%	3%	3%	3%	3%	3%	3%	3%	3%	3%	3%
Adj. Flow (vph)	5	2	11	66	0	47	10	546	54	39	1004	9
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	7	11	66	47	0	10	600	0	39	1004	9
Turn Type	Perm	NA	Perm	pm+pt	NA		pm+pt	NA		Perm	NA	Perm
Protected Phases		4		3	8		5	2			6	
Permitted Phases	4		4	8			2			6		6
Detector Phase	4	4	4	3	8		5	2		6	6	6
Switch Phase												
Minimum Initial (s)	5.0	5.0	5.0	5.0	5.0		5.0	5.0		5.0	5.0	5.0
Minimum Split (s)	22.5	22.5	22.5	9.5	22.5		9.5	22.5		22.5	22.5	22.5
Total Split (s)	25.0	25.0	25.0	16.0	41.0		12.0	99.0		87.0	87.0	87.0
Total Split (%)	17.9%	17.9%	17.9%	11.4%	29.3%		8.6%	70.7%		62.1%	62.1%	62.1%
Maximum Green (s)	20.5	20.5	20.5	11.5	36.5		7.5	94.5		82.5	82.5	82.5
Yellow Time (s)	3.5	3.5	3.5	3.5	3.5		3.5	3.5		3.5	3.5	3.5
All-Red Time (s)	1.0	1.0	1.0	1.0	1.0		1.0	1.0		1.0	1.0	1.0
Lost Time Adjust (s)		0.0	0.0	0.0	0.0		0.0	0.0		0.0	0.0	0.0
Total Lost Time (s)		4.5	4.5	4.5	4.5		4.5	4.5		4.5	4.5	4.5
Lead/Lag	Lag	Lag	Lag	Lead			Lead			Lag	Lag	Lag
Lead-Lag Optimize?	Yes	Yes	Yes	Yes			Yes			Yes	Yes	Yes
Vehicle Extension (s)	3.0	3.0	3.0	3.0	3.0		3.0	3.0		3.0	3.0	3.0
Recall Mode	None	None	None	None	None		None	Max		Max	Max	Max
Walk Time (s)	7.0	7.0	7.0		7.0			7.0		7.0	7.0	7.0
Flash Dont Walk (s)	11.0	11.0	11.0		11.0			11.0		11.0	11.0	11.0
Pedestrian Calls (#/hr)	0	0	0		0			0		0	0	0
Act Effct Green (s)		6.1	6.1	13.6	13.4		100.7	101.7		99.7	99.7	99.7
Actuated g/C Ratio		0.05	0.05	0.11	0.11		0.83	0.84		0.82	0.82	0.82
v/c Ratio		0.08	0.07	0.39	0.09		0.02	0.21		0.06	0.35	0.01
Control Delay		58.0	0.9	54.4	0.3		3.7	3.1		5.1	4.9	0.0
Queue Delay		0.0	0.0	0.0	0.0		0.0	0.0		0.0	0.0	0.0

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Total Delay		58.0	0.9	54.4	0.3		3.7	3.1		5.1	4.9	0.0
LOS		E	A	D	A		A	A		A	A	A
Approach Delay		23.1			31.9			3.1			4.9	
Approach LOS		C			C			A			A	
Queue Length 50th (ft)		5	0	49	0		1	32		4	64	0
Queue Length 95th (ft)		22	0	90	0		6	87		24	231	0
Internal Link Dist (ft)		64			879			540			1228	
Turn Bay Length (ft)			50	100			100			100		
Base Capacity (vph)		313	334	203	741		465	2906		645	2886	1305
Starvation Cap Reductn		0	0	0	0		0	0		0	0	0
Spillback Cap Reductn		0	0	0	0		0	0		0	0	0
Storage Cap Reductn		0	0	0	0		0	0		0	0	0
Reduced v/c Ratio		0.02	0.03	0.33	0.06		0.02	0.21		0.06	0.35	0.01

Intersection Summary

Area Type: Other
Cycle Length: 140
Actuated Cycle Length: 121
Natural Cycle: 65
Control Type: Actuated-Uncoordinated
Maximum v/c Ratio: 0.39
Intersection Signal Delay: 6.2 — Intersection LOS: A
Intersection Capacity Utilization 48.3% — ICU Level of Service A
Analysis Period (min) 15

Splits and Phases: 1: International Boulevard & S 204th Street



Intersection	
Intersection Delay, s/veh	7
Intersection LOS	A

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	0	11	0	3	9	0	0	4	5	0	6	0
Future Vol, veh/h	0	11	0	3	9	0	0	4	5	0	6	0
Peak Hour Factor	0.63	0.63	0.63	0.63	0.63	0.63	0.63	0.63	0.63	0.63	0.63	0.63
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	0	17	0	5	14	0	0	6	8	0	10	0
Number of Lanes	0	1	0	0	1	0	0	1	0	0	1	0

Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	1	1	1	1
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	1	1	1	1
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	1	1	1	1
HCM Control Delay	7.1	7.1	6.7	7.1
HCM LOS	A	A	A	A

Lane	NBLn1	EBLn1	WBLn1	SBLn1
Vol Left, %	0%	0%	25%	0%
Vol Thru, %	44%	100%	75%	100%
Vol Right, %	56%	0%	0%	0%
Sign Control	Stop	Stop	Stop	Stop
Traffic Vol by Lane	9	11	12	6
LT Vol	0	0	3	0
Through Vol	4	11	9	6
RT Vol	5	0	0	0
Lane Flow Rate	14	17	19	10
Geometry Grp	1	1	1	1
Degree of Util (X)	0.015	0.019	0.021	0.011
Departure Headway (Hd)	3.672	3.989	4.039	4.01
Convergence, Y/N	Yes	Yes	Yes	Yes
Cap	976	900	889	895
Service Time	1.688	2.003	2.051	2.025
HCM Lane V/C Ratio	0.014	0.019	0.021	0.011
HCM Control Delay	6.7	7.1	7.1	7.1
HCM Lane LOS	A	A	A	A
HCM 95th-tile Q	0	0.1	0.1	0

2024 Baseline Conditions.syn
1: International Boulevard & S 204th Street

SeaTac Self-Storage (KH #090221335)

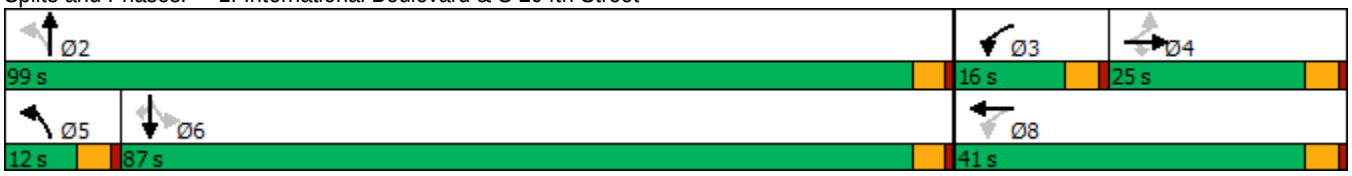
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	5	2	10	65	0	46	9	534	53	38	982	8
Future Volume (vph)	5	2	10	65	0	46	9	534	53	38	982	8
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	0		50	100		0	100		0	100		0
Storage Lanes	0		1	1		0	1		0	1		1
Taper Length (ft)	25			25			25			25		
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.95	0.95	1.00	0.95	1.00
Frt			0.850		0.850			0.987				0.850
Flt Protected		0.966		0.950			0.950			0.950		
Satd. Flow (prot)	0	1782	1568	1752	1568	0	1752	3459	0	1752	3505	1568
Flt Permitted				0.563			0.239			0.415		
Satd. Flow (perm)	0	1845	1568	1039	1568	0	441	3459	0	766	3505	1568
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)			82		367			16				82
Link Speed (mph)		30			30			30			30	
Link Distance (ft)		144			959			620			1308	
Travel Time (s)		3.3			21.8			14.1			29.7	
Peak Hour Factor	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94
Heavy Vehicles (%)	3%	3%	3%	3%	3%	3%	3%	3%	3%	3%	3%	3%
Adj. Flow (vph)	5	2	11	69	0	49	10	568	56	40	1045	9
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	7	11	69	49	0	10	624	0	40	1045	9
Turn Type	Perm	NA	Perm	pm+pt	NA		pm+pt	NA		Perm	NA	Perm
Protected Phases		4		3	8		5	2			6	
Permitted Phases	4		4	8			2			6		6
Detector Phase	4	4	4	3	8		5	2		6	6	6
Switch Phase												
Minimum Initial (s)	5.0	5.0	5.0	5.0	5.0		5.0	5.0		5.0	5.0	5.0
Minimum Split (s)	22.5	22.5	22.5	9.5	22.5		9.5	22.5		22.5	22.5	22.5
Total Split (s)	25.0	25.0	25.0	16.0	41.0		12.0	99.0		87.0	87.0	87.0
Total Split (%)	17.9%	17.9%	17.9%	11.4%	29.3%		8.6%	70.7%		62.1%	62.1%	62.1%
Maximum Green (s)	20.5	20.5	20.5	11.5	36.5		7.5	94.5		82.5	82.5	82.5
Yellow Time (s)	3.5	3.5	3.5	3.5	3.5		3.5	3.5		3.5	3.5	3.5
All-Red Time (s)	1.0	1.0	1.0	1.0	1.0		1.0	1.0		1.0	1.0	1.0
Lost Time Adjust (s)		0.0	0.0	0.0	0.0		0.0	0.0		0.0	0.0	0.0
Total Lost Time (s)		4.5	4.5	4.5	4.5		4.5	4.5		4.5	4.5	4.5
Lead/Lag	Lag	Lag	Lag	Lead			Lead			Lag	Lag	Lag
Lead-Lag Optimize?	Yes	Yes	Yes	Yes			Yes			Yes	Yes	Yes
Vehicle Extension (s)	3.0	3.0	3.0	3.0	3.0		3.0	3.0		3.0	3.0	3.0
Recall Mode	None	None	None	None	None		None	Max		Max	Max	Max
Walk Time (s)	7.0	7.0	7.0		7.0			7.0		7.0	7.0	7.0
Flash Dont Walk (s)	11.0	11.0	11.0		11.0			11.0		11.0	11.0	11.0
Pedestrian Calls (#/hr)	0	0	0		0			0		0	0	0
Act Effct Green (s)		6.1	6.1	13.7	13.5		100.5	101.4		99.4	99.4	99.4
Actuated g/C Ratio		0.05	0.05	0.11	0.11		0.83	0.84		0.82	0.82	0.82
v/c Ratio		0.08	0.07	0.40	0.10		0.02	0.21		0.06	0.36	0.01
Control Delay		58.0	0.9	54.6	0.4		3.7	3.1		5.1	5.1	0.0
Queue Delay		0.0	0.0	0.0	0.0		0.0	0.0		0.0	0.0	0.0

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Total Delay		58.0	0.9	54.6	0.4		3.7	3.1		5.1	5.1	0.0
LOS		E	A	D	A		A	A		A	A	A
Approach Delay		23.1			32.1			3.2			5.0	
Approach LOS		C			C			A			A	
Queue Length 50th (ft)		5	0	51	0		1	34		4	69	0
Queue Length 95th (ft)		22	0	94	0		6	91		25	244	0
Internal Link Dist (ft)		64			879			540			1228	
Turn Bay Length (ft)			50	100			100			100		
Base Capacity (vph)		313	334	203	730		448	2904		630	2882	1304
Starvation Cap Reductn		0	0	0	0		0	0		0	0	0
Spillback Cap Reductn		0	0	0	0		0	0		0	0	0
Storage Cap Reductn		0	0	0	0		0	0		0	0	0
Reduced v/c Ratio		0.02	0.03	0.34	0.07		0.02	0.21		0.06	0.36	0.01

Intersection Summary

Area Type: Other
Cycle Length: 140
Actuated Cycle Length: 120.9
Natural Cycle: 70
Control Type: Actuated-Uncoordinated
Maximum v/c Ratio: 0.40
Intersection Signal Delay: 6.3
Intersection LOS: A
Intersection Capacity Utilization 49.3%
ICU Level of Service A
Analysis Period (min) 15

Splits and Phases: 1: International Boulevard & S 204th Street



Intersection	
Intersection Delay, s/veh	7
Intersection LOS	A

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	0	11	0	3	9	0	0	4	5	0	6	0
Future Vol, veh/h	0	11	0	3	9	0	0	4	5	0	6	0
Peak Hour Factor	0.63	0.63	0.63	0.63	0.63	0.63	0.63	0.63	0.63	0.63	0.63	0.63
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	0	17	0	5	14	0	0	6	8	0	10	0
Number of Lanes	0	1	0	0	1	0	0	1	0	0	1	0

Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	1	1	1	1
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	1	1	1	1
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	1	1	1	1
HCM Control Delay	7.1	7.1	6.7	7.1
HCM LOS	A	A	A	A

Lane	NBLn1	EBLn1	WBLn1	SBLn1
Vol Left, %	0%	0%	25%	0%
Vol Thru, %	44%	100%	75%	100%
Vol Right, %	56%	0%	0%	0%
Sign Control	Stop	Stop	Stop	Stop
Traffic Vol by Lane	9	11	12	6
LT Vol	0	0	3	0
Through Vol	4	11	9	6
RT Vol	5	0	0	0
Lane Flow Rate	14	17	19	10
Geometry Grp	1	1	1	1
Degree of Util (X)	0.015	0.019	0.021	0.011
Departure Headway (Hd)	3.672	3.989	4.039	4.01
Convergence, Y/N	Yes	Yes	Yes	Yes
Cap	976	900	889	895
Service Time	1.688	2.003	2.051	2.025
HCM Lane V/C Ratio	0.014	0.019	0.021	0.011
HCM Control Delay	6.7	7.1	7.1	7.1
HCM Lane LOS	A	A	A	A
HCM 95th-tile Q	0	0.1	0.1	0

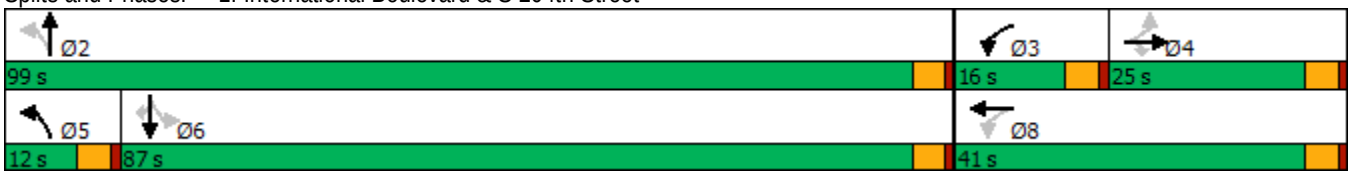
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	9	3	16	65	1	46	14	534	53	38	982	12
Future Volume (vph)	9	3	16	65	1	46	14	534	53	38	982	12
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	0		50	100		0	100		0	100		0
Storage Lanes	0		1	1		0	1		0	1		1
Taper Length (ft)	25			25			25			25		
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.95	0.95	1.00	0.95	1.00
Frt			0.850		0.853			0.987				0.850
Flt Protected		0.963		0.950			0.950			0.950		
Satd. Flow (prot)	0	1776	1568	1752	1573	0	1752	3459	0	1752	3505	1568
Flt Permitted		0.823		0.455			0.235			0.415		
Satd. Flow (perm)	0	1518	1568	839	1573	0	433	3459	0	766	3505	1568
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)			82		49			16				82
Link Speed (mph)		30			30			30			30	
Link Distance (ft)		144			959			620			1308	
Travel Time (s)		3.3			21.8			14.1			29.7	
Peak Hour Factor	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94
Heavy Vehicles (%)	3%	3%	3%	3%	3%	3%	3%	3%	3%	3%	3%	3%
Adj. Flow (vph)	10	3	17	69	1	49	15	568	56	40	1045	13
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	13	17	69	50	0	15	624	0	40	1045	13
Turn Type	Perm	NA	Perm	pm+pt	NA		pm+pt	NA		Perm	NA	Perm
Protected Phases		4		3	8		5	2			6	
Permitted Phases	4		4	8			2			6		6
Detector Phase	4	4	4	3	8		5	2		6	6	6
Switch Phase												
Minimum Initial (s)	5.0	5.0	5.0	5.0	5.0		5.0	5.0		5.0	5.0	5.0
Minimum Split (s)	22.5	22.5	22.5	9.5	22.5		9.5	22.5		22.5	22.5	22.5
Total Split (s)	25.0	25.0	25.0	16.0	41.0		12.0	99.0		87.0	87.0	87.0
Total Split (%)	17.9%	17.9%	17.9%	11.4%	29.3%		8.6%	70.7%		62.1%	62.1%	62.1%
Maximum Green (s)	20.5	20.5	20.5	11.5	36.5		7.5	94.5		82.5	82.5	82.5
Yellow Time (s)	3.5	3.5	3.5	3.5	3.5		3.5	3.5		3.5	3.5	3.5
All-Red Time (s)	1.0	1.0	1.0	1.0	1.0		1.0	1.0		1.0	1.0	1.0
Lost Time Adjust (s)		0.0	0.0	0.0	0.0		0.0	0.0		0.0	0.0	0.0
Total Lost Time (s)		4.5	4.5	4.5	4.5		4.5	4.5		4.5	4.5	4.5
Lead/Lag	Lag	Lag	Lag	Lead			Lead			Lag	Lag	Lag
Lead-Lag Optimize?	Yes	Yes	Yes	Yes			Yes			Yes	Yes	Yes
Vehicle Extension (s)	3.0	3.0	3.0	3.0	3.0		3.0	3.0		3.0	3.0	3.0
Recall Mode	None	None	None	None	None		None	Max		Max	Max	Max
Walk Time (s)	7.0	7.0	7.0		7.0			7.0		7.0	7.0	7.0
Flash Dont Walk (s)	11.0	11.0	11.0		11.0			11.0		11.0	11.0	11.0
Pedestrian Calls (#/hr)	0	0	0		0			0		0	0	0
Act Effct Green (s)		6.6	6.6	16.3	16.1		99.6	100.5		96.5	96.5	96.5
Actuated g/C Ratio		0.05	0.05	0.13	0.13		0.81	0.82		0.79	0.79	0.79
v/c Ratio		0.16	0.10	0.38	0.20		0.04	0.22		0.07	0.38	0.01
Control Delay		61.0	1.3	52.2	14.2		4.2	3.8		6.7	6.9	0.0
Queue Delay		0.0	0.0	0.0	0.0		0.0	0.0		0.0	0.0	0.0

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Total Delay		61.0	1.3	52.2	14.2		4.2	3.8		6.7	6.9	0.0
LOS		E	A	D	B		A	A		A	A	A
Approach Delay		27.2			36.2			3.8			6.8	
Approach LOS		C			D			A			A	
Queue Length 50th (ft)		10	0	49	1		3	63		7	129	0
Queue Length 95th (ft)		32	0	94	36		9	94		26	251	0
Internal Link Dist (ft)		64			879			540			1228	
Turn Bay Length (ft)			50	100			100			100		
Base Capacity (vph)		254	331	209	503		432	2841		603	2760	1252
Starvation Cap Reductn		0	0	0	0		0	0		0	0	0
Spillback Cap Reductn		0	0	0	0		0	0		0	0	0
Storage Cap Reductn		0	0	0	0		0	0		0	0	0
Reduced v/c Ratio		0.05	0.05	0.33	0.10		0.03	0.22		0.07	0.38	0.01

Intersection Summary

Area Type: Other
Cycle Length: 140
Actuated Cycle Length: 122.5
Natural Cycle: 70
Control Type: Actuated-Uncoordinated
Maximum v/c Ratio: 0.38
Intersection Signal Delay: 8.0 Intersection LOS: A
Intersection Capacity Utilization 49.3% ICU Level of Service A
Analysis Period (min) 15

Splits and Phases: 1: International Boulevard & S 204th Street



Intersection	
Intersection Delay, s/veh	7.1
Intersection LOS	A

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	1	22	0	3	19	0	0	4	5	0	6	1
Future Vol, veh/h	1	22	0	3	19	0	0	4	5	0	6	1
Peak Hour Factor	0.63	0.63	0.63	0.63	0.63	0.63	0.63	0.63	0.63	0.63	0.63	0.63
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	2	35	0	5	30	0	0	6	8	0	10	2
Number of Lanes	0	1	0	0	1	0	0	1	0	0	1	0

Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	1	1	1	1
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	1	1	1	1
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	1	1	1	1
HCM Control Delay	7.2	7.2	6.8	7.1
HCM LOS	A	A	A	A

Lane	NBLn1	EBLn1	WBLn1	SBLn1
Vol Left, %	0%	4%	14%	0%
Vol Thru, %	44%	96%	86%	86%
Vol Right, %	56%	0%	0%	14%
Sign Control	Stop	Stop	Stop	Stop
Traffic Vol by Lane	9	23	22	7
LT Vol	0	1	3	0
Through Vol	4	22	19	6
RT Vol	5	0	0	1
Lane Flow Rate	14	37	35	11
Geometry Grp	1	1	1	1
Degree of Util (X)	0.015	0.041	0.039	0.012
Departure Headway (Hd)	3.732	4.014	4.033	3.982
Convergence, Y/N	Yes	Yes	Yes	Yes
Cap	956	894	890	896
Service Time	1.766	2.028	2.049	2.017
HCM Lane V/C Ratio	0.015	0.041	0.039	0.012
HCM Control Delay	6.8	7.2	7.2	7.1
HCM Lane LOS	A	A	A	A
HCM 95th-tile Q	0	0.1	0.1	0

Intersection	
Int Delay, s/veh	4.2

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	11	0	12	9	0	11
Future Vol, veh/h	11	0	12	9	0	11
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	12	0	13	10	0	12

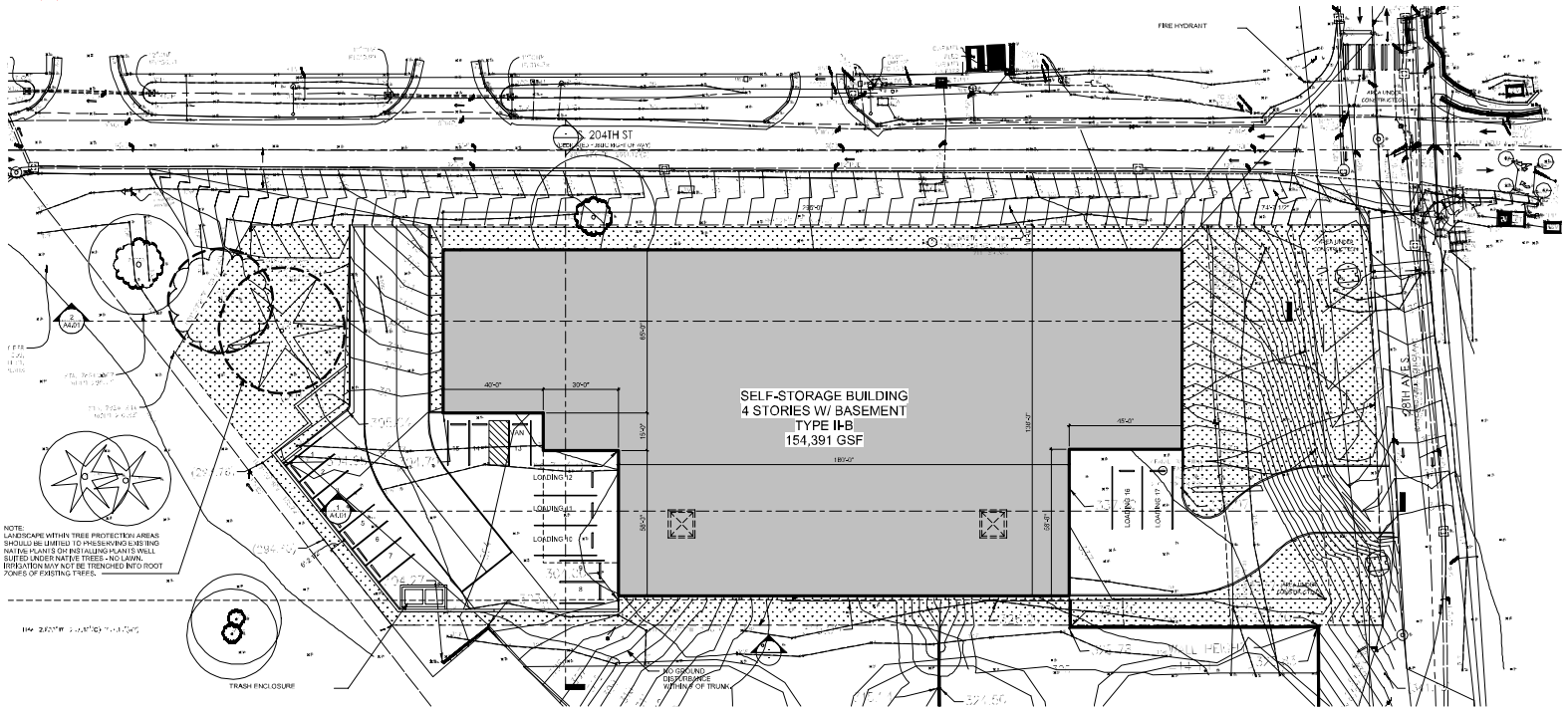
Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	12	0	48	12
Stage 1	-	-	-	-	12	-
Stage 2	-	-	-	-	36	-
Critical Hdwy	-	-	4.12	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	1607	-	962	1069
Stage 1	-	-	-	-	1011	-
Stage 2	-	-	-	-	986	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1607	-	954	1069
Mov Cap-2 Maneuver	-	-	-	-	954	-
Stage 1	-	-	-	-	1011	-
Stage 2	-	-	-	-	978	-

Approach	EB	WB	NB
HCM Control Delay, s	0	4.1	8.4
HCM LOS			A

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	1069	-	-	1607	-
HCM Lane V/C Ratio	0.011	-	-	0.008	-
HCM Control Delay (s)	8.4	-	-	7.3	0
HCM Lane LOS	A	-	-	A	A
HCM 95th %tile Q(veh)	0	-	-	0	-

Site Plan

CUP22-0001
Exhibit 7-45



1 ENLARGED SITE PLAN
1" = 20'-0"

SHEET NOTES:

A. LIMITS OF WORK ARE DEFINED WITHIN THE PROPERTY LINES AND ADJACENT RIGHT OF WAYS.
B. SITE CONTROLS ARE EXISTING PROPERTY CORNERS AS IDENTIFIED BY PROPERTY SURVEY.
C. REFER TO LANDSCAPE DRAWINGS FOR ADDITIONAL INFORMATION ON ALL LANDSCAPE FEATURES AND ELEMENTS.
D. REFER TO CIVIL DRAWINGS FOR SITE GRADING AND UTILITY LOCATIONS.
E. EXPANSION JOINTS ARE SHOWN ON SITE PLANS. ALL OTHER LINES WITHIN CONCRETE PAVING AREAS ARE TO BE CONTROL JOINTS UNLESS OTHERWISE NOTED. REFER TO CIVIL DRAWINGS.
F. SIDEWALKS TO MAINTAIN A SLOPE NO CREATER THAN 1:20 IN THE PRIMARY DIRECTION OF TRAVEL AND A SLOPE NO GREATER THAN 1:48 PERPENDICULAR TO THE PRIMARY DIRECTION OF TRAVEL REFER TO CIVIL DRAWINGS.
G. CURB TO BE MEDIUM BROOM FINISH PARALLEL TO GUTTER LINE, UNLESS OTHERWISE NOTED.
H. GRIDLINES CORRESPOND WITH BUILDING FLOOR PLAN GRIDLINES.
I. REFER TO ELECTRICAL DRAWINGS FOR SITE LIGHTING.
J. ARCHITECT SITE PLANS SHOWN FOR REFERENCE ONLY. REFER TO CIVIL AND LANDSCAPE DRAWINGS FOR PARAMETERS OF SITE INCLUDING ROADWORK, LANDSCAPING AND CONTEXTUAL SITE INFORMATION.
K. REFER TO CIVIL FOR FINISH FLOOR ELEVATIONS (FFE) - THESE CORRESPOND TO ARCHITECTURAL 0'-0"
L. ALL EXTERIOR CONCRETE STAIRS SHALL RECEIVE EMBEDDED NOSING AS SPECIFIED. SURFACE MOUNTED NOSING WITH MECHANICAL FASTENERS ARE NOT ACCEPTABLE.

KEYNOTES:

*	NOTE

JACKSON | MAIN
ARCHITECTURE
317 1ST AVE S, SUITE 300
SEATTLE, WA 98104
(206) 327-1999
WWW.JACKSONMAINLOFT.COM

PROGRESS SET - NOT FOR CONSTRUCTION

INSITE PROPERTY GORUP
19191 S. VERMONT AVE., SUITE 680
TORRANCE, CA 90502

SEATAC SELF-STORAGE
SOUTH 204TH STREET
SEATAC, WA 98198

NO.	DESCRIPTION	DATE
	PRE-APPLICATION SUBMITTAL	05.5.2022

PROJECT NO.: 21130.01
PROJECT MGR.: DSG
DRAWN BY: DRW
CHECKED BY: AOR

ENLARGED SITE PLAN

A1.01

C:\Users\dsteg\Desktop\Documents\21130_SeaTac Self-Storage_central.dsteg@jacksonmainlofts.com.rvt
6/15/2022 2:22:23 PM

MEMORANDUM

PUBLIC WORKS DEPARTMENT

To: Jennifer Kester, Planning Manager
From: Ali Shasti, Engineering Review Manager
Date: November 8, 2022
Re: Secure Space Self Storage /28th Ave. S. & S. 204th St.
SEP22-0003 and CUP22-0001
G:\CED\TrakitRelated\Planning\CUP-ConditionalUsePermit\2022\CUP22-0001 SeaTac Self Storage

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The City of SeaTac Public Works Department, Engineering Review Division, has reviewed the subject project, SEP22-0003/CUP22-0001 Secure Space Self Storage, and the above-linked reference documents. This review intends to determine whether Secure Space Self Storage can meet the City of SeaTac's requirements for final civil design approval. The information reviewed for this determination is preliminary, 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 a four-story self-storage facility in SeaTac, WA. The proposed storage building will be four stories w/ basement, type II-B construction and will reach up to 65 feet from lowest elevation to highest parapet. The anticipated building area is approximately 160,000 GSF and contain S-1 storage and accessory caretaker unit and leasing office. All trees in the vicinity of the building and parking area will be removed. The project is proposing to retain two trees on the western edge property. Storm water management would occur via on site detention. The existing site is currently vacant. The project is expected to have the following off-site impacts:

Storm Water Impacts:

The City of SeaTac reviewed the off-site stormwater impacts for the Secure Space Self Storage 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 water quality treatment units and an underground detention system to reduce, control, and treat stormwater runoff from this site. The public conveyance system flows west.

Without a Technical Information Report, the city cannot be sure if the current stormwater structures are shown to meet the stormwater impact mitigation measures and requirements. However, past approved permits on this site demonstrate that these concerns can be adequately addressed per the development regulations and comprehensive plan adopted under chapter 36.70A RCW and other applicable local, state, or federal laws or rules, as provided by RCW 43.21C.240. Further mitigation may be required relating to the provisions of stormwater improvements which will be addressed by the City's Code and the Public Works Design Standards,

consistent with WAC197-11-158, including adequately sizing stormwater conveyance and flow control BMPs. 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 modeling results.

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 letter are supported by the Concurrency Application dated May 5, 2022, and Traffic Impact Analysis dated April 4, 2022, by Kimberly-Horn.

Transportation concurrency is the concept that new developments should not outpace the rate of the development of adequate transportation infrastructure. The City of SeaTac's Transportation Concurrency program links transportation and capital improvement projects to the areas where our community's land use and development trends will require them. The City of SeaTac has designated 13 Concurrency Districts throughout the City where major arterial corridors have had studies done to compare the recorded volume with the roadway's design capacity and the required Level of Service (LOS) to determine the available capacity for developments in those districts. Before the City accepts development applications, a determination of Trip Availability on the multimodal transportation network serving the proposed development. If the City of SeaTac's Transportation Concurrency program predicts that a proposed development will generate more trips than the trips available, the development cannot be approved without additional steps.

This project is proposing to generate a net 23 PM peak hour trips.

The city has determined that the concurrency requirements for the availability of 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, at this time. This letter constitutes a Temporary Certificate of Concurrency. This Certificate is only valid for the type and intensity of development approved by the city unless the application for this concurrency evaluation also covered the impacts of subsequent project phases.

Based on the Concurrency Application, the City of SeaTac Engineering Review Division recommends that the Secure Self Storage be permitted to proceed to the development application stage. A Temporary Certificate of Concurrency letter was issued on September 28, 2022. If Secure Space Self Storage is modified during the review project, which results in increased PM peak hour trips, a new concurrency application, evaluation, approval, and a Temporary Certificate of Concurrency will be required. A Final Certificate of Concurrency shall be issued upon final approval of the construction permits or recording of the final short plat for which the Temporary Certificate of Concurrency was issued. The Temporary Certificate of Concurrency shall expire at the time the associated land use decision expires, or exactly one (1) year from September 28, 2022, whichever is greater. The Final Certificate of Concurrency shall be adjusted to account for any reduction in traffic generation previously accounted for and reserved by the Temporary Certificate(s) of Concurrency.

The applicant proposed to connect the site to the City's existing transportation infrastructure via 28th Ave. S. and S. 204th St. Vehicular access will be permitted to/from this development onto the following street(s): 28th Ave. S. and S. 204th St. Frontage improvements will be required on 28th Ave. S. and S. 204th St.

Transportation Mitigation 1: Frontage Improvements on 28th Ave. S. and S. 204th St.

See local street frontage improvement section for requirements. Option B is required for 28th Ave. S. and Option A is required for S. 204th St. Local Street (seatacwa.gov)

The applicant has requested to deviate from the frontage improvement requirements for 28th Ave. S. with variance application VAR22-0007. The proposed frontage improvements would be a 22' wide two-way paved surface, 6" curb, 15.3' planter strip, and 6' sidewalk.

Transportation Mitigation 2: Traffic Impact Fees

According to SMC 11.15.040, Traffic Impact Fees will be applied to the project at the BLD permit issuance.

No further mitigation is required under the SEP/CUP process 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 is recommending preliminary conceptual approval of the project subject to the following additional conditions of approval:

General Conditions

The developer will be required to submit an 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. It should include:

1. Technical Information Report,
2. Traffic Impact Analysis (updated for final unit counts and including appendices with Synchro information, particularly for the accesses),
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,
8. Traffic Control Plans to meet the minimum requirements of the Manual on Uniform Traffic Control Devices, the latest edition.

The developer will be required to submit a Right-Of-Way Permit Application 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.

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 Ali Shasti by phone at (206) 973-4734 or email at AShasti@SeaTacwa.gov.

Sincerely,

Ali Shasti Digitally signed by Ali Shasti
DN: C=US, E=ashasti@SeaTacWA.GOV, O=City of SeaTac Public Works Department, OU=Engineering Review Division, CN=Ali Shasti
Date: 2022.11.08 13:22:22-08'00'

Ali Shasti, P.E., MSCE
Engineering Review Manager

CERTIFICATION OF PUBLIC NOTICE

I, Dennis Hartwick (name), Senior Planner (position), for SeaTac County

hereby certifies that the attached notice of application, notice of SEPA threshold determination (if made), and notice of hearing were distributed as follows:

APPLICATION	DATE:
Notice of Application Published (where): Seattle Times	May 31, 2022
Notice of Application Mailed:	May 31, 2022
Notice of Application Posted:	May 31, 2022
Location(s): SeaTac website, SeaTac City Hall, project site, Department of Ecology SEPA Register	

SEPA	
Environmental Determination Published (where): Seattle Times	October 5, 2022
Environmental Determination Mailed:	October 5, 2022
Notice of Application Posted:	October 5, 2022
Location(s): SeaTac website, SeaTac City Hall, Department of Ecology SEPA Register	

HEARING	
Notice of Public Hearing Published (where): Seattle Times	October 26, 2022
Notice of Public Hearing Mailed:	October 26, 2022
Notice of Public Hearing Posted:	October 26, 2022
Location(s): SeaTac website, SeaTac City Hall, project site	

By signing below, I certify under penalty of perjury under the laws of the State of Washington that the foregoing is true and correct:

Signature: D6 Hrtk November 4, 2022 (date)

Printed name/Position: Dennis Hartwick, Senior Planner SeaTac, WA (place)

NOTICE OF APPLICATION

TYPE OF ACTION: Major Conditional Use Permit (CUP), SEPA Checklist (SEP)

FILE NUMBER: CUP22-0001, SEP22-0003 **PROJECT NAME:** Secure Space

PROJECT LOCATION: Address: SW corner of South 204th Street and 28th Avenue South;
Parcel Number: 344500-0140

ZONING CLASSIFICATION: RBX (Regional Business Mix)

PROJECT DESCRIPTION: Construction of a four-level self-storage facility, approximately 160,000 square feet. The building will include a leasing office and an accessory caretaker unit.

PERMITS INCLUDED WITH THIS APPLICATION: CUP, SEP

STUDIES REQUESTED BY THE CITY: Technical Information Report, Geotechnical Report

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: Insite Property Group; 19191 South Vermont Avenue, Suite 680; Torrance, CA 90502; 866-521-8292

AGENT/CONTACT: Casey Kispert; Jackson Main Architecture; 311 1st Avenue South; Seattle, WA 98104; 206-324-4800 x 115

DATE APPLICATION RECEIVED: May 05, 2022

DATE APPLICATION COMPLETE: May 10, 2022

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 Tuesday, June 14, 2022**. 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 King County Superior Court. 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: May 31, 2022

DETERMINATION OF NONSIGNIFICANCE (DNS)

FILE NUMBER: SEP22-0003

PROJECT NAME: SeaTac Self Storage (Secure Storage)

PROJECT LOCATION: Southwest corner at the intersection of South 204th Street and 28th Avenue South; **Parcel Number:** 344500-0140

PROJECT DESCRIPTION: The construction of a 4-story self-storage facility with approximately 160,000 square feet on a 1.8-acre site. The building will include a basement and will have a finished height of 65 feet from the lowest elevation to the highest parapet. The site will have 17 parking and loading spaces.

PROPONENT: Insite Property Group; 19191 South Vermont Avenue, Suite 680; Torrance, CA 90502; 866-521-8292

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 Wednesday, October 19, 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, October 31, 2022.** There is a fee to appeal this determination (see City of SeaTac fee schedule).

Jennifer Kester, *Planning Manager*

10/05/2022
Date Issued

PUBLIC HEARING NOTICE

Pursuant to SMC 16A.13.010, notice is hereby given that the SeaTac Hearing Examiner will hold a virtual public hearing on November 16, 2022, at 5:30 pm, or soon thereafter. The purpose of this hearing will be to receive verbal and written public comment on the following actions:

FILE NUMBER: CUP22-0001, VAR22-0007 **PROJECT NAME:** Secure Space Self-Storage

PROJECT LOCATION: Address: SW corner of South 204th Street and 28th Avenue South;
Parcel Number: 344500-0140

PROJECT DESCRIPTION: Major conditional use permit (CUP) for the construction of a five-level self-storage facility, approximately 160,000 square feet in size, with 17 surface parking/loading spaces and a manager dwelling unit. Engineering variance request to reduce the width of the half-street improvements for 28th Avenue South.

APPLICANT: Echo Four, LLC; 600 108th Avenue NE, Suite 340; Bellevue, WA 98004

AGENT/CONTACT: Casey Kispert; Jackson Main Architecture; 311 1st Avenue South; Seattle, WA 98104

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

SEPA THRESHOLD DETERMINATION: The City of SeaTac, acting as SEPA Lead Agency, issued a Determination of Nonsignificance (DNS) for this proposal on October 5, 2022.

PUBLIC HEARING DATE/TIME: November 16, 2022, at 5:30 pm

LOCATION: This meeting will be conducted virtually via Zoom. Meeting ID: 872 9745 4031, Passcode: 279226
The web address is: https://us06web.zoom.us/j/87297454031
OR join by phone: 253-215-8782

PUBLIC HEARING COMMENTS: The Hearing Examiner will not hear any in-person comments. The Hearing Examiner is providing remote oral and written public comment opportunities via the Zoom meeting. Please contact the staff contact to provide written comments or sign-up for oral comments at the hearing.

ADDITIONAL INFORMATION: The staff report on the proposal will be available one week prior to the hearing. Materials will be available for review at this website (https://www.seatacwa.gov/government/city-departments/community-and-economic-development/planning-division/land-use-notices). If you have questions on how to access the meeting or if you need assistance in accessing the meeting or staff report, please contact Gillian Sayer, Clerk of the Hearing Examiner, gsayer@seatacwa.gov, 206-973-4768, 24-hours in advance of the hearing.

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: November 02, 2022

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

June 14, 2022

Dennis Hartwick, Senior Planner
Department of Community and Economic Development
City of SeaTac
4800 South 188th Street
SeaTac, WA 98188

Re: Secure Space
File# SEP22-0003, Ecology SEPA# 202202682

Dear Dennis Hartwick:

Thank you for the opportunity to provide comments on the draft State Environmental Policy Act (SEPA) checklist (CONSULT) for the Secure Space 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://apps.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.

- 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 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. 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 by email at eva.barber@ecy.wa.gov.

Sincerely,

Kelli Sheldon

Kelli Sheldon
SEPA Coordinator

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

ecc: Eva Barber, Ecology

SOUNDTRANSIT

October 19, 2022

Dennis Hartwick
Senior Planner
City of SeaTac
Department of Community and Economic Development
4800 South 188th Street
SeaTac, WA 98188

Subject: SeaTac Self Storage (Secure Storage) SEPA Determination of Nonsignifcance

Dear Mr. Hartwick:

Thank you for the opportunity to comment on the determination of nonsignificance (DNS) for the SeaTac Self Storage (Secure Storage) project. After review of the DNS and State Environmental Policy Act (SEPA) checklist, Sound Transit has the following comments:

- Sound Transit is currently constructing the Federal Way Link Extension project that expands Link light rail from SeaTac to Federal Way. The aerial guideway of the FWLE project will cross over the eastern edge of the Secure Storage parcel (parcel number 344500-0140). This does not appear to be identified in the SEPA checklist which states that the parcel is vacant with light rail right-of-way to the east (Section 8a).
- Sound Transit plans to maintain permanent property rights and restrictions on the parcel. There may be certain building and fire code restrictions based on the proximity to the elevated guideway. There may also be restrictions with the building foundations based on proximity to the guideway columns. We would like to coordinate with you to better understand the proposed design and determine if there are any restrictions that would apply.
- The SEPA Checklist states that the Secure Storage project is proposed to be complete in Spring 2024. Sound Transit currently holds a temporary construction easement on the eastern edge of the property that will expire on June 4, 2024.

Sound Transit would like to coordinate with the City and the project proponent, Insite Property Group, on the design of the Secure Storage project to ensure its compatibility with the FWLE project. Greg Randall will be the primary point of contact at Sound Transit and can be reached at: greg.randall@soundtransit.org or 206-665-8191.

Sincerely,

Erin Green
Environmental Manager, South Corridor

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University Place Councilmember

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CHIEF EXECUTIVE OFFICER
Julie Timm

cc: Trevor Ralph, City of SeaTac
Will Appleton, City of SeaTac
Linneth Riley-Hall, Sound Transit
Sepehr Sobhani, Sound Transit
Ted Ellis, Sound Transit

Central Puget Sound Regional Transit Authority • Union Station
401 S. Jackson St., Seattle, WA 98104-2826 • Reception: (206) 398-5000 • FAX: (206) 398-5499
www.soundtransit.org

Dennis Hartwick

From: Randall, Greg <Greg.Randall@soundtransit.org>
Sent: Wednesday, October 26, 2022 3:53 PM
To: Dennis Hartwick
Subject: RE: CUP22-0001: Secure Space

[**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.]

Hi Dennis,

Thank you for providing this information to us. ST has no further conditions of approval. We look forward to coordinating with your team as needed.

Thank you,

Greg Randall
Project Manager, FWLE
Design Engineering & Construction Management
Sound Transit
C 253 509-2349

From: Dennis Hartwick <dhartwick@seatacwa.gov>
Sent: Tuesday, October 25, 2022 11:49 AM
To: Randall, Greg <Greg.Randall@soundtransit.org>
Subject: RE: CUP22-0001: Secure Space

CAUTION: This email originated from a contact outside Sound Transit. Remember, do not click any links or open any attachments unless you recognize the sender and know the content is safe. Report any suspicious email by clicking the "fish" button in Outlook. Thank you! ST Information Security

Greg – The City was planning on taking this project to the Hearing Examiner on 11/16. In order to do that, we need to issue the notice by 11/02, which means it has to go to our Clerks office by 10/27. Is there a way to get a response by tomorrow? The Applicant has been working with Sound Transit for a year and is confident everything has been considered. Thanks.

Work schedule: Tuesday – Friday
Please note that due to staffing levels and workload, responses may be delayed.

CUP22-0001
Exhibit 10b-4

Dennis Hartwick
Senior Planner
Community and Economic Development Department
o: 206-973-4837
Pronouns: He/Him

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

From: Randall, Greg <Greg.Randall@soundtransit.org>
Sent: Friday, October 21, 2022 9:23 AM
To: Dennis Hartwick <dhartwick@seatacwa.gov>
Subject: RE: CUP22-0001: Secure Space

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Hi Dennis,

Thank you for the information. I will let our team know and follow up with you as necessary.

Greg

From: Dennis Hartwick <dhartwick@seatacwa.gov>
Sent: Thursday, October 20, 2022 10:12 AM
To: Randall, Greg <Greg.Randall@soundtransit.org>
Subject: CUP22-0001: Secure Space

CAUTION: This email originated from a contact outside Sound Transit. Remember, do not click any links or open any attachments unless you recognize the sender and know the content is safe. Report any suspicious email by clicking the "fish" button in Outlook. Thank you! ST Information Security

Greg – I'm following up on an email I received from Erin Green regarding this project. The Applicant has taken into consideration the temporary and permanent Sound Transit easements for the guideway see attached. Let me know if you have additional concerns.

Work schedule: Tuesday – Friday
Please note that due to staffing levels and workload, responses may be delayed.

Dennis Hartwick
Senior Planner
Community and Economic Development Department
o: 206-973-4837
Pronouns: He/Him

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

City of SeaTac
Policies and Procedures

Policy Number:	CED-503
Policy Name:	Preliminary Site Plan
Department(s):	Community and Economic Development
Effective Date:	March 23, 2018
Supersedes:	NA
Prepared by:	Steve Pilcher, Planning Manager
Approved by:	Jeff Robinson, Director, Community and Economic Development
Signature:	

Purpose: To define project types that are exempt from environmental review (SEPA), but will be required to submit for Preliminary Site Plan approval prior to submittal of construction permits. The intent is to ensure that projects are designed consistent with Zoning Code standards, prior to preparation of engineering and architectural plans.

Policy: Pursuant to SMC 15.115.055, projects subject to Preliminary Site Plan review are limited to those either requiring environmental review through the SEPA process or those subject to special design standards in the Zoning Code.

Procedure: In addition to projects that require SEPA review, the following project types shall also be required to submit for Preliminary Site Plan approval prior to submittal of construction permits:

All projects, except single-family residential, within the overlay districts.

- Townhouse projects
- Multifamily housing projects
- All non-single family residential projects within Overlay Districts and Zones (see SMC Title 15, Division III).

Exception: Any project that is subject to a discretionary land use approval such as a variance or conditional use permit shall be exempt from the Preliminary Site Plan process.

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