



City of SeaTac

Community and Economic Development

## **NOTICE OF APPLICATION**

**TYPE OF ACTION:** Major Conditional Use (CUP)

**FILE NUMBER:** CUP22-0003

**PROJECT NAME:** Tyee High School Replacement

**PROJECT LOCATION: Address:** 4424 S 188<sup>th</sup> Street, SeaTac, WA 98188 **Parcel Number:** 3423049044

**ZONING CLASSIFICATION:** UL-7,200 (Urban Low Density Residential)

**PROJECT DESCRIPTION:** Demolish the existing 129,000 SF Tyee High School on site and replace it with a new 210,000 SF educational facility serving grades 9-12 with a capacity for 1,200 students. The new facility will be one cohesive building comprised of one, two, and three stories with associated surface parking, drop-off/pick-up, and bus circulation. The project also includes renovation of the existing track and field.

**PERMITS INCLUDED WITH THIS APPLICATION:** VAR22-0011

**STUDIES REQUESTED BY THE CITY:** N/A

**PERMITS REQUIRED BUT NOT INCLUDED WITH THIS APPLICATION:** Grading and drainage (STE); Right-of-Way (ROW); Building (BLD). Please note the Highline School District is acting as the lead agency for State Environmental Policy Act (SEPA).

**EXISTING ENVIRONMENTAL DOCUMENTS:** Yes. Subsurface Exploration, Geological Hazard, Infiltration Feasibility, and Preliminary Geotechnical Engineering Report, prepared by Associated Earth Sciences Inc., dated May 29, 2020. Further documents exist as referenced in associated SEPA checklist, however, none received with permit submittal.

**APPLICANT:** Ellie Daneshnia, Highline School District; 17810 8<sup>th</sup> Ave S Bldg. A; Burien, WA 98148; (206) 631-7575; [ellie.daneshnia@highlineschools.org](mailto:ellie.daneshnia@highlineschools.org)

**AGENT/CONTACT:** Sam Schafer, Integrus Architecture; 117 S Main St, Ste 100; Seattle, WA 98104; (206) 628-3137; [sschafer@integrusarch.com](mailto:sschafer@integrusarch.com)

**DATE APPLICATION RECEIVED:** October 31, 2022

**DATE APPLICATION COMPLETE:** November 22, 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, December 20, 2022.** Comments sent after such time will not be considered or made part of record. Application materials are available for review at this website ([www.seatacwa.gov/LandUseNotices](http://www.seatacwa.gov/LandUseNotices)). For those without access to the internet, please contact the staff listed below for accommodations.

**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:** Alena Tuttle, *Associate Planner*; Department of Community and Economic Development; 4800 South 188<sup>th</sup> Street, SeaTac, WA 98188; [atuttle@seatacwa.gov](mailto:atuttle@seatacwa.gov); (206) 973-4841

**DATE ISSUED:** December 06, 2022

## City of SeaTac

**Address:**

**Note:** Red boundary outline is depicting the Tyee High School project area; it is not a parcel boundary.

## Project Site

## Valley Ridge Park

3423049044 Tyee High School  
and  
Track & Field  
Outline

### Angle Lake

LOCATION IN SEATAC

Date Prepared: 11/22/2022

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