



DETERMINATION OF NONSIGNIFICANCE (DNS)

FILE NUMBER: SEP22-0006, SPR22-0003, DEV22-0001

PROJECT NAME: Mercy Angle Lake Family Housing

PROJECT LOCATION: Address: 2650 S 200th Street **Parcel Number:** 0422049287

PROJECT DESCRIPTION: Preliminary site plan review (SPR) and development agreement (DEV) for the new construction of a residential mixed-use building containing 130 units of permanently affordable housing, 11,000 Sq. Ft. ground floor office space and a parking garage on 0.77 acres of property accessed via S 200th St and 26th Ave S with associated open, recreation space and amenities throughout the site. The applicant requested five deviations from the zoning code through the development agreement regarding an off street parking reduction and inclusion of compact stalls, minimum front yard setback reduction, maximum front yard setback increase, maximum lot coverage increase, and building façade landscaping reduction. The public benefits provided in return for the deviations are additional units of affordable housing, additional family-sized housing units, additional units reserved for persons with disabilities, increased ground floor commercial open space for a local non-profit, and a public bike plaza with secure bike storage, bike parking, and an electronic transit information screen.

APPLICANT: Alisa Lubner, Mercy Housing Northwest; 6390 Martin Luther King Jr. Way; Seattle, Washington 98118; (206) 940-6819; alubner@mercyhousing.org

LEAD AGENCY: City of SeaTac

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

RESPONSIBLE OFFICIAL: Jennifer Kester, *Planning Manager*; Department of Community and Economic Development; 4800 South 188th Street, SeaTac, WA 98188; 206-973-4750

The City of SeaTac, as lead agency for this proposal, has determined that the proposal will not have a probable significant adverse impact on the environment, and an environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed Environmental Checklist and other information on file with the City of SeaTac.

COMMENT PERIOD: This DNS is issued under WAC 197-11-340(2); the lead agency will not act on this proposal for **14 days** from the date of issuance. Comments must be submitted by **5:00 P.M. on Thursday, January 19, 2023**. 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, January 30, 2023**. There is a fee to appeal this determination (see City of SeaTac fee schedule).

Jennifer Kester, *Planning Manager*

01/05/2023

Date Issued