



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

File #: SEP22-0006

A. Background

1. **Project name:** Mercy Angle Lake Family Housing
2. **Applicant:** Alisa Luber, Mercy Housing Northwest; 6390 Martin Luther King Jr. Way; Seattle, Washington 98118; (206) 940-6819; aluber@mercyhousing.org
3. **Contact person:** Charla Burgdorf, Runberg Architecture Group; 1 Yesler Way; Seattle, Washington 98104; (206) 518-5526; charlab@runberg.com
4. **Date checklist prepared:** 01/05/2023
5. **Agency requesting checklist:** City of SeaTac
6. **Proposed timing or schedule:** Construction to begin May 2023 - December 2024.
7. **Plans for further activity:** None.
8. **Environmental information:** Phase 1 Environmental Site Assessment (prepared by PBS Environmental, October 2021).
9. **Pending applications:** None known.
10. **Government approvals or permits required:** Development Agreement (DEV); Preliminary Site Plan Review (SPR); grading and drainage (STE) permit; right-of-way (ROW) permit; building (BLD) permit
11. **Proposal:** 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.
12. **Location:** Address: 2650 S 200th Street Parcel Number: 0422049287

B. Environmental Elements

1. **Earth:** Concur with checklist.
Proposed 31,696 SF impervious area, 94.5% impervious coverage.
2. **Air:** Concur with checklist.
3. **Water:** Concur with checklist.
The Des Moines Creek is in the general vicinity, southwest of the project off S 200th Street, however, the project will not require any work over, in or adjacent to said water.

The project site is located within the Central Puget Sound Watershed/Des Moines Creek Basin - Basic Flow Control Area. Enhanced basic water quality treatment area per the KCSWDM required. Stormwater runoff from the project site will be collected in catch basins, conveyed to a detention vault on site, then discharged to an existing public storm system on South 200th Street which flows into a series of detention ponds on 26th Ave NE.

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.

Department of Ecology has identified an active cleanup site near the subject property and while records indicate the cleanup site has been remediated below Model Toxics Control Act (MTCA) cleanup levels, trace contamination may still be present.

The subject 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.

Noise from the Link Light Rail may also affect the project.

8. **Land and Shoreline Use:** Concur with checklist.
The Development Agreement is not impacting land use, the proposed use is permitted outright in the zone.

Current uses:

Site: Vacant
North: Vacant
South: Public/Private Parking & Vacant
East: Angle Lake Station Parking Garage
West: Vacant

Current zoning (within the Angle Lake Station Overlay District/District Center):

Site: RBX (Regional Business Mix)
North: AVO (Aviation Operations) & AVC (Aviation Commercial)
South: RBX (Regional Business Mix) & UL-7,200 (Urban Low Density Residential)
East: RBX (Regional Business Mix)
West: AVO (Aviation Operations)

9. **Housing:** Concur with checklist.
Affordable units will be reserved for low-income families for 99 years under public and private financing covenants to be recorded on title.
10. **Aesthetics:** Concur with checklist.
The height of the tallest structure is 80 feet above ground level per the Federal Aviation Administration's calculation.
11. **Light & Glare:** Concur with checklist.
12. **Recreation:** Concur with checklist.
13. **Historic & Cultural Preservation:** Concur with checklist.
14. **Transportation:** Concur with checklist.
78 parking stalls provided for the residents, 26 parking stalls provided for the commercial space. 7 total accessible stalls, 11 electric vehicle charging infrastructure stalls, and 43 bike parking slots on site.

The project is anticipated to generate 737 daily trips with 59 occurring in the AM peak-hour and 54 in the PM peak-hour.

A traffic impact report was submitted on 8/31/2022, dated August 2022 and reviewed by the City prior to the SEPA determination. The City issued a Temporary Concurrency Certificate on 1/5/2023.

15. Public Services: Concur with checklist.

The project includes 11,000 square feet of office space, with The Arc of King County, an established local non-profit founded in 1936 proposed as the tenant. Additionally, Mercy Housing Northwest's Resident Services programs are open to members of the surrounding community, not just residents in the building.

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.

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Prepared on: 01/05/2023