



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

**File #:** SEP22-0004

#### **A. Background**

1. **Project name:** Candlewood Suites
2. **Applicant:** DAMAC, LLC
3. **Contact person:** David White; IHB Architects; 21620 84<sup>th</sup> Avenue South, Suite 200; Kent, WA 98032; 253-236-5154
4. **Date checklist prepared:** 04/14/2022
5. **Agency requesting checklist:** City of SeaTac
6. **Proposed timing or schedule:** 2022 – 2023
7. **Plans for further activity:** None
8. **Environmental information:** Geotechnical investigation
9. **Pending applications:** Conditional Use Permit (CUP22-0002)
10. **Government approvals or permits required:** Grading and drainage (STE) permit; right-of-way (ROW) permit; building (BLD) permit
11. **Proposal:** Construction of a five-level hotel with 88 rooms. The hotel will have 71 parking spaces, provided mostly inside a parking structure.
12. **Location:** Address: 14831 Military Road South; Parcel Number: 004100-0030

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

1. **Earth:** Concur with checklist.
2. **Air:** Concur with checklist.
3. **Water:** Concur with checklist.
4. **Plants:** The project will require the removal of eight significant trees. However, the trees fall within the building footprint and are not required to be retained.
5. **Animals:** Concur with checklist.
6. **Energy & Natural Resources:** Concur with checklist.
7. **Environmental Health:** Concur with checklist.
8. **Land and Shoreline Use:** The project will eliminate a single-family dwelling unit.  
Current uses:
  - Site: Dwelling unit
  - North: Multi-family
  - South: Vacant lot, multi-family
  - East: Multi-family, garden plot
  - West: Multi-family

Current zoning:

Site: UH-900 (Urban High Density Residential)

North: UH-900

South: UL-7,200 (Urban Low Density Residential), UH-900

East: RC (Regional Commercial - Tukwila)

West: UM-2,400 (Urban Medium Density Residential)

**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:** The project is estimated to generate 703 vehicle trips per day, with 40 trips in the AM peak hour and 52 trips in the PM peak hour. See page 9 of the Transportation Impact Analysis. The temporary concurrency certificate was issued on 05/23/2023.

**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 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:** 05/24/2023