



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

File #: SEP22-0005

#### **A. Background**

1. **Project name:** Jiffy Park Expansion
2. **Applicant:** Matt Breiner, HB Jiffy Park, LLC; 600 University St., Suite 2018, Seattle, WA 98101; (301) 395-545; mattb@jiffyseattle.com
3. **Contact person:** Same as Applicant
4. **Date checklist prepared:** 05/07/2022 revised 02/13/2023
5. **Agency requesting checklist:** City of SeaTac
6. **Proposed timing or schedule:** Per A.5. of the checklist, construction was anticipated to begin Spring 2023. Presently, land use approval has not been issued, and construction permits are under review; therefore, construction is likely to occur in late Summer, or Fall 2023 at the earliest.
7. **Plans for further activity:** None.
8. **Environmental information:** Storm Drainage Report (prepared November 2022), Traffic Generation Analysis (prepared February 2023)
9. **Pending applications:** None known.
10. **Government approvals or permits required:** Preliminary site plan review (SPR); lot line adjustment/consolidation (SUB); grading and drainage (STE) permit; right-of-way (ROW) permit.
11. **Proposal:** Nine vacant parcels totaling 102,075 SF that were previously developed with single family residences (demolished in 2016) will be consolidated through a lot line adjustment for the proposed expansion of the existing Jiffy Park private parking operation by 281 stalls, associated parking lot landscaping and lighting. Access to this expansion will continue to be from the driveway points along International Blvd and not from 32<sup>nd</sup> Ave S. Approximately 7,600 cubic yards of cut and fill anticipated.
12. **Location:** Address: 18836 International Boulevard Parcel Numbers: 100100-0050, 100100-0045, 100100-0040, 100100-0035, 100100-0055, 100100-0060, 100100-0065, 100100-0070, 332304-9133

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

1. **Earth:** Concur with checklist.
2. **Air:** Concur with checklist.
3. **Water:** Concur with checklist.  
The project site is not located within a wellhead protection area.
4. **Plants:** Concur with checklist.  
Total of 11,700 SF perimeter landscaping and 8,959 SF interior landscaping.
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 within the Urban Center):

Site: Vacant

North: Multi-Family

South: Public Private Parking / Dwelling Unit, Detached

East: Dwelling Unit, Detached

West: Public Private Parking

Current zoning:

Site: CB-C (Community Business In Urban Center)

North: CB-C (Community Business In Urban Center)

South: CB-C (Community Business In Urban Center)

East: UL-7,200 (Urban Low Density Residential)

West: CB-C (Community Business In Urban Center)

**9. Housing:** Concur with checklist.

**10. Aesthetics:** Concur with checklist.

**11. Light & Glare:** Concur with checklist.

Luminaire mounting height be limited to 25ft.

**12. Recreation:** Concur with checklist.

**13. Historic & Cultural Preservation:** Concur with checklist.

**14. Transportation:** Concur with checklist.

Original parking stall expansion proposal was 297 stalls. This has been reduced to 281 stalls to accommodate required landscaping on site.

Based on the PM peak hour trip generation rate derived for the existing Jiffy Park facility (0.0147 trips per stall), the proposed addition of 281 parking spaces would be expected to generate 4 PM peak hour trips (no change to employee staffing or employee trips is anticipated).

A traffic generation analysis was submitted on 02/14/2023, dated February 2023 along with an application of multimodal transportation concurrency dated 02/06/2023 reviewed by the City prior to the SEPA determination. The City issued a Temporary Concurrency Certificate on 7/13/2023.

**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 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:** Alena Tuttle, *Associate Planner*

**Prepared on:** 07/13/2023