

Project Name:

Master Project #:

Sub-Projects #:

Pre-Application #/Date:

- ☐ Accessory Dwelling Unit
- ☐ Code Interpretation
- ☐ *Comprehensive Plan Amendment
- ☐ *Conditional Use – Minor
- ☐ *Conditional Use – Major
- ☐ *Development Agreement
- ☐ *Development Regulations Amendment
- ☐ Lot Line Adjustment
- ☐ *Planned Unit Development
- ☐ *Preliminary Site Plan Review

- ☐ *Public Utility Exception
- ☐ *Reasonable Use Exception
- ☐ SEPA
- ☐ Separate Lot Status Determination
- ☐ Shoreline Exemption
- ☐ *Shoreline Substantial Development
- ☒ *Short Plat – Preliminary
BINDING SITE PLAN
- ☐ *Short Plat – Final
- ☐ *Subdivision – Preliminary
- ☐ *Subdivision – Final

- ☐ Sign Special Event or Grand Opening
- ☐ *Sign Variance
- ☐ *Special Home Occupation (SHOP)
- ☐ Temporary Use Permit
- ☐ *Variance
- ☐ Wireless Communication Facility (WCF)
- ☐ Zoning Compliance Letter
- ☐ *Zone Reclassification (Rezone)

- ☒ Schedule pre-application meeting, if applicable (click [here](#) for request form); MEETING HAPPENED ON 10/25/2022
- ☒ Master Land Use Application completed; THIS FORM
- ☒ Specific Land Use Action submittal checklist(s) completed (please see the [USING SHORT PLAT CHECKLIST Permits & Land Use Applications Page](#));
- ☒ Multimodal Transportation Concurrency Application completed (click [here](#) to view); DESIGN PLANS HAVE BEEN APPROVED
- ☒ Schedule intake appointment, if applicable (click [here](#) to view intake appointment FAQ); APPOINTMENT SCHEDULED 12/20/2022
- ☒ Payment of applicable fees via Check or Card (Visa + MasterCard limit of \$2,500).
PER CITY AMOUNT DUE AT INTAKE \$4,783.28

SITE/PROPERTY INFORMATION

Site Address: 17300 INTERNATIONAL BLVD

Parcel #: 6094230000

Property's Existing Zoning:

☐ UL ☐ UM ☐ UH ☐ UH-UCR ☐ T ☐ MHP ☐ NB ☐ O/C/MU ☐ O/CM ☐ ABC ☐ CB ☒ CB-C ☐ BP ☐ I
☐ P ☐ AVC ☐ AVO

APPLICANT/OWNER INFORMATION

Applicant's Information:

Name: Steven Lou
☐ Owner ☒ Authorized Agent ☐ Purchaser
 Mailing Address: 1321 Seneca St #2301, Seattle, WA 98101
 Phone: 206 349 0638
 Email: shuolou@yahoo.com

Property Owners Information:

(If an LLC, please provide documentation of being an authorized signer)

Name: 98188 place LLC
 Mailing Address: 150 Nickerson St. #108, Seattle, WA 98109
 Phone: 206 349 0638
 Email: StevenLou@louddevelopment.com

Designated Contact Person:

(Who will receive and disseminate all correspondence from the City)

Same as:

☒ Applicant ☐ Property Owner ☐ Other

Name: _____
 Mailing Address: _____
 Phone: _____
 Email: _____

(Contact 1)

PROFESSIONAL CONTACT INFORMATION

Architect:	Name: <u>Studio 19 Architects; Jeff Walls</u> Mailing Address: <u>207 1/2 1st Ave S, Suite 300, Seattle, WA 98104</u> Phone: <u>206.466.1225</u> Email: <u>jwalls@studio19architects.COM</u>
Engineer:	Name: <u>AHBL; DAN OSIER, PE</u> Mailing Address: <u>2215 NORTH 30TH ST, SUITE 300, TACOMA WA 98403</u> Phone: <u>253.383.2422</u> Email: <u>DOSIER@AHBL.COM</u>
Surveyor:	Name: <u>AHBL; SCEAN RIPLEY, PLS</u> Mailing Address: <u>2215 NORTH 30TH ST, SUITE 300, TACOMA WA 98403</u> Phone: <u>253.383.2422</u> Email: <u>SRIPLEY@AHBL.COM</u>
Designer/Landscape Architect/etc.:	Name: _____ Mailing Address: _____ Phone: _____ Email: _____

ACKNOWLEDGEMENTS

1. *By signing this application, I authorize employees/agents of the City of SeaTac to enter onto the property that is the subject of this application during regular business hours. The sole purpose of entry is to make an examination of the property that is necessary to process this application.*
2. *I certify that I am the owner of this property or the owner's authorized agent. If acting as an authorized agent, I further certify that I have full power and authority to file this application and to perform, on behalf of the owner, all acts required to enable the jurisdiction to process and review such application. I will comply with all provisions of the law and ordinance governing this type of application. If the scope of work requires a licensed contractor to perform the work, the information will be provided prior to permit issuance.*
3. *I CERTIFY THAT THE INFORMATION FURNISHED BY ME AS PART OF THIS APPLICATION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.*

I am the: ☒ Owner ☐ Authorized Agent

Applicant Signature:  _____

Date: 12/16/22

Printed Name: Steven Lou

Preliminary Short Plat Application

Official Use Only:

Project Number:

Short Plat Name:

DEFINITION AND PURPOSE

A short subdivision is the division of one contiguous parcel into nine (9) or fewer lots.

SUBMITTAL

Below are the required submittal items. Failure to submit all requested items (in a legible form) will delay processing of your application.

1. ☒ Master Application.
2. ☒ All required content in part I and II of the attached plan submittal checklist.
3. ☒ Required fees paid. (Refer to current fee schedule, and/or contact a permit coordinator @ 206-973-4750 for further information).

PROCEDURE

1. No application will be accepted prior to review at a pre-application meeting. Please contact a permit coordinator to schedule a time; they can be reached by calling the Community & Economic Development Department at 206-973-4750.
2. A "Determination of Completeness" (DOC) will be made within twenty eight (28) days of the application submittal stating whether the application is complete or if additional information is required.
3. A "Notice of Application" (NOA) will be published and sent to adjacent property owners. The NOA will be issued within fourteen (14) days after a DOC is made.
 - a. A notice board is required to be posted on said property on or before the publish date of the NOA. An "Affidavit of Installation" shall be submitted to the City that the "Notice Board" has been installed on the property.
4. Once a DOC is issued, the City has ninety (90) days to make a decision regarding the application. A "Notice of Decision" (NOD) will be sent to the applicant/property owner and to all parties of record.
5. The decision on a preliminary short plat may be appealed to the Hearing Examiner within 14 days of the issuance of such decision with a filing fee to the City Clerk.
6. Final short plat application must occur within three (3) years of preliminary approval.

PROPERTY

Provide lot square footage for each **existing** lot:

Lot 1: 88,656 SF
(CONDO UNIT A)
Lot 2: 38,133 SF
(CONDO UNIT B)
Lot 3: _____

Lot 4: _____
Lot 5: _____
Lot 6: _____

Lot 7: _____
Lot 8: _____
Lot 9: _____

Provide lot square footage for each **proposed** lot:

Lot 1: 59,963 SF
Lot 2: 69,826 SF
Lot 3: _____

Lot 4: _____
Lot 5: _____
Lot 6: _____

Lot 7: _____
Lot 8: _____
Lot 9: _____

Utilities serving lot:

Water: Yes Sewer: Yes Electricity: Yes

PROFESSIONAL CONTACT INFORMATION

ENGINEER

Contact Name: Dan Osier Email: dosier@ahbl.com
Company Name: AHBL Phone: 253-383-2422
Mailing Address: 2215 North 30th Street, Suite 300, Tacoma WA 98403-3350

SURVEYOR

Contact Name: Scean A. Ripley Email: sripley@ahbl.com
Company Name: AHBL Phone: 253-383-2422
Mailing Address: 2215 North 30th Street, Suite 300, Tacoma WA 98403-3350

I / WE CERTIFY THAT THE INFORMATION FURNISHED AS PART OF THIS APPLICATION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

Property Owner:  Steven Lou 12/16/22
Signature Print Date

Property Owner: _____
Signature Print Date

Property Owner: _____
Signature Print Date



Application Checklist

Official Use Only:

Project Number:

Short Plat Name:

The following materials are the minimum that must be submitted to review your application. **Please do not turn in your application until all items listed below have been checked off.** Submittals will not be accepted unless complete. Return completed checklist with application.

PLAN SUBMITTAL – PART I		APPLICANT	STAFF
1	Original plus five (5) copies of all documents submitted	✓	
2	One (1) paper reduction of each oversized short plat sheet to a 8 ½" x 11" size.	✓	
3	Subdivision guarantee title report (dated within last 30 days) including all easements, deed restriction(s) and other supplemental document(s) cited in the report.	✓	
4	A letter of service availability from the existing Water District.	✓	
5	A letter of service availability from the existing Sewer District.	✓	
6	An environmental (SEPA) checklist, if needed.	✓	

PLAN SUBMITTAL – PART II		PROFESSIONAL	STAFF
1	Preliminary Short Plat drawing prepared <u>and stamped</u> by a professional Land Surveyor registered in the State of Washington (RCW 58.17.250) An electronic copy of the City's Title Block can be obtained via email, web, or copied flash drive by contacting the Engineering Review Division at 206-973-4750.	✓	
2	The names and the addresses of the developer and the licensed land surveyor who prepared the plat.	✓	
3	North point, graphic scale and date of drawing.	✓	
4	Existing off-site sub-division lots, blocks, streets and easements shown as dotted lines.	✓	
5	Name, address and parcel numbers of adjacent property owners on the records of the County Assessor's Office.	✓	
6	Proposed lot lines shown as solid lines and all proposed and existing easements shown in dashed lines.	✓	
7	Show the location, bearings and distances of existing and proposed property lines; and existing section lines in feet and decimals of a foot.	✓	
8	Location and identification of any visible physical appurtenances such as fences or structures that may indicate encroachment, lines of dispute, or conflict of Title.	✓	
9	Legal description and tax lot number of the property to be subdivided, certified by a Professional Land Surveyor registered in the State of Washington.	✓	



10	Indicate the acreage of the land to be subdivided, the number of lots, and the area (sq. ft.) of each individual lot.	✓	
11	Clearly indicate and depict access for the proposed short plat for each lot. This includes the location, width and names of existing streets or easements abutting or providing access to the short plat. If the access is by private street, the public street providing access to the private street shall be shown.	✓	
12	Show monuments and survey markers found, include legend.	✓	
13	Show streets, building structures, watercourses, and bridges.	✓	
14	Show any recorded public or private utility and drainage easements, both on the land to be subdivided and on the adjoining lands (land that abuts the proposed subdivision), to a distance of twenty-five (25) feet from the edge of the subject property division (include recording number).	✓	
15	Location of existing trees (over 8" in diameter as measured four (4) feet from the base on the property).	N/A	
16	Contours and elevations at five (5) foot intervals for slopes less than or equal to five percent (5%) and at two (2) foot intervals for slopes greater than five percent to accurately predict drainage characteristics of the property. The topographic contours shall be provided by a Land Surveyor licensed in Washington State. Off-site topographic contours on adjacent property may be required to provide supplemental information. Source and data of contour data needs to be referenced on drawing.	N/A	
17	Identify and show location of any existing and/or abandoned well(s) on property.	NONE FOUND/ DISCOVERED	
18	Indicate the bearings and dimensions of each lot line.	✓	
19	Indicate basis of bearing shown.	✓	
20	Bearings, angles, or azimuths shown in degrees, minutes, and seconds.	✓	
21	Radius, delta, arc length and long chord bearing and distance of curves shown.	✓	
22	Declaration statement with signature lines and Notary Block.	✓	



14.17.080 Criteria for Approval of Subdivision Application

Whether subdivision is proposed by short subdivision, long subdivision or binding site plan, the reviewing authorities shall base their evaluations, recommendations and decisions on the criteria below.

A. Each reviewing authority shall assess the proposal's general compliance with all State and City statutes, regulations and other standards in effect on the date the application is determined to be complete. Such standards include, but are not limited to, the following:

1. This title and the Zoning Code; [Community Business in Urban Center (CB-C)]
2. The City Comprehensive Plan; [????]
3. Shoreline Management Act and applicable shoreline programs; [N/A]
4. Surface Water Management Code, Comprehensive Storm Drainage Plan, and Basin Plans, as may be applicable; [Approved plans reflect City standards]
5. Fire Code as adopted by the City; [Approved plans reflect City standards]
6. Comprehensive Transportation Plan, City Road Standards and Right-of-way Use Code; [Approved plans reflect City standards]

and


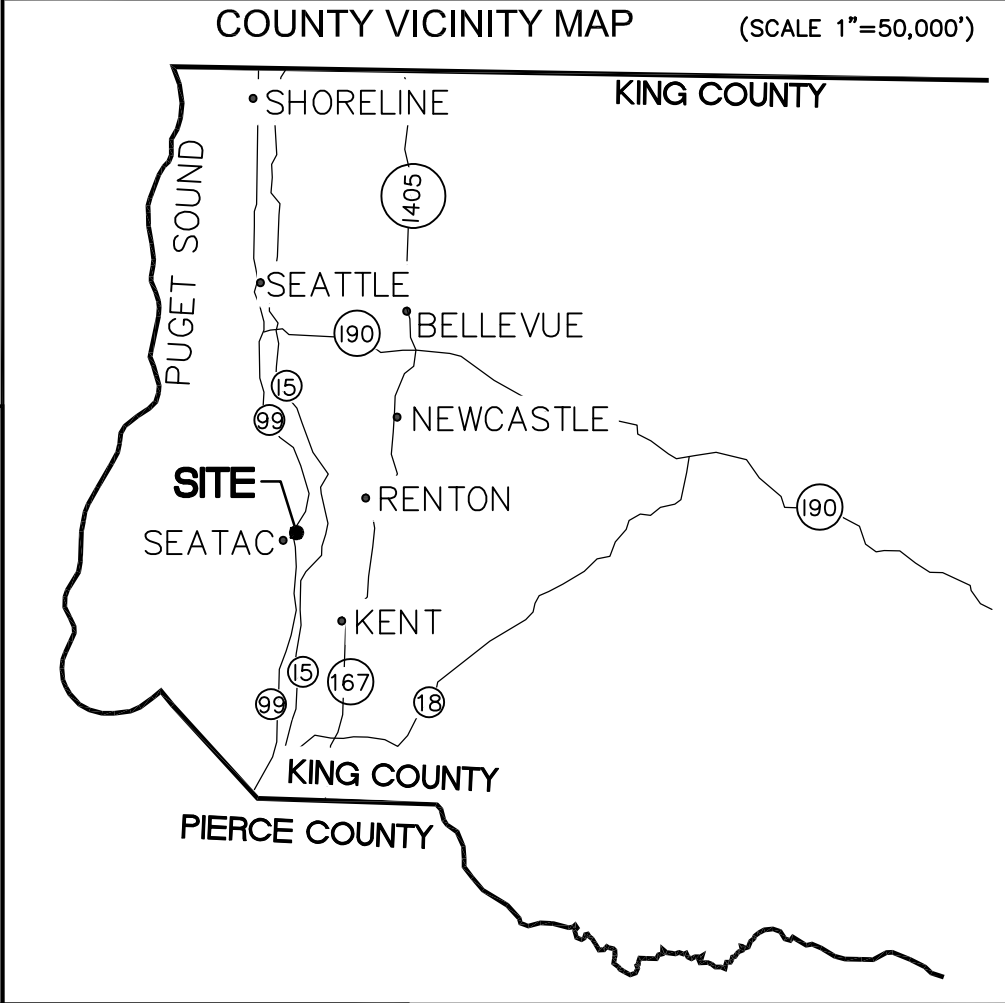
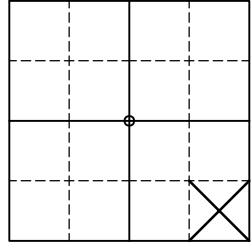
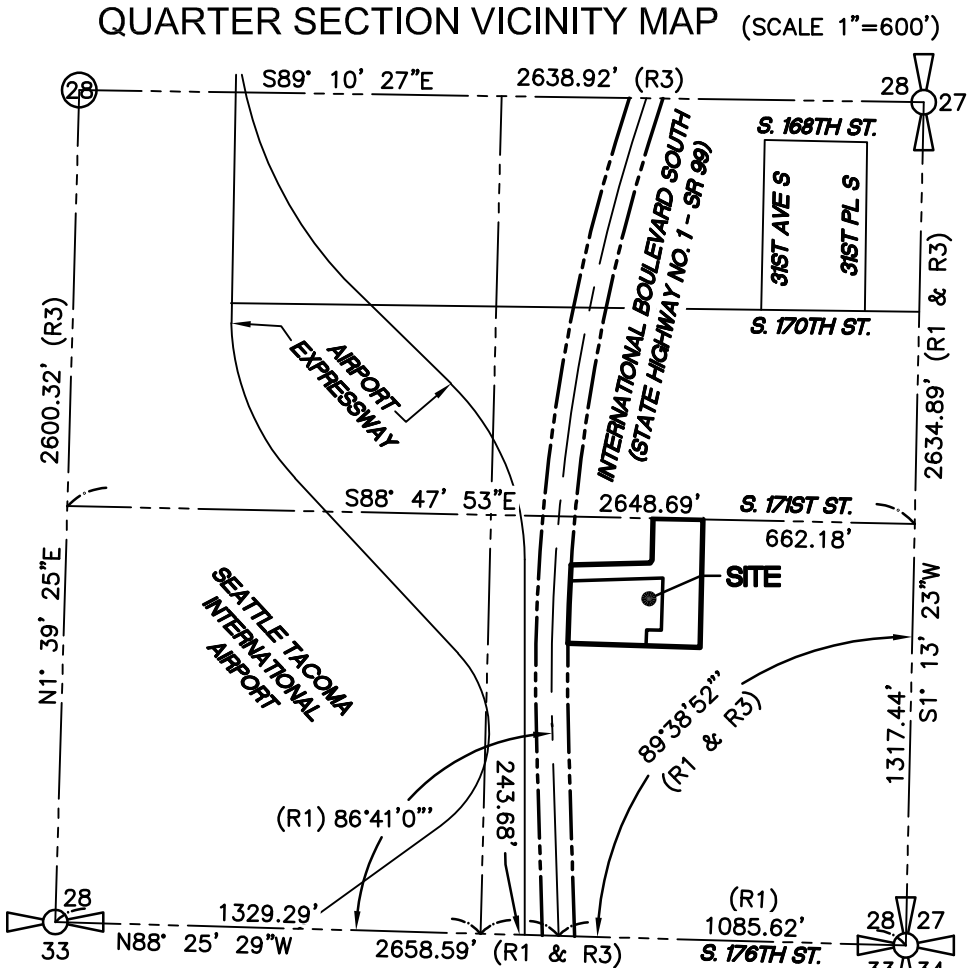
7. Clearing and Grading Code. [Approved grading plans reflect City standards]

14.20.055 Criteria for Review of Long Subdivisions

In addition to project evaluation required under SMC [14.17.080](#), the staff report shall specifically consider any and all supplementary provisions, conditions and fees required to ensure the public health, safety, and general welfare as related to:

- A. Streets shall conform in effect to the City of SeaTac Comprehensive Transportation Plan as adopted and/or to the general pattern of the street system of SeaTac. **[This project does not have streets]**
- B. Adequate storm drains and stormwater facility improvements shall be provided in accordance with Chapter [12.10](#) SMC. **[Approved plans reflect City code]**
- C. Sidewalks or walkways shall be required for all proposed streets including perimeter streets in business and residential subdivisions. **[Approved plans depict frontage sidewalks]**
- D. Pedestrian circulation is provided for children for access to school facilities or school bus stops. **[N/A]**
- E. All lots conform to the minimum lot area and width requirements of the Zoning Code.
- F. Water and sewer service is available to the subdivision. **[Water and Sewer availability letters were submitted with BSP intake documents.]**
- G. Variances and Exceptions. Variations and exceptions from the dimensional standards and improvement requirements, as herein set forth, may be made by the Director in those instances where it is deemed that hardship, topography, or other factual deterrent conditions prevail, and in such manner as the Director considers necessary to maintain the intent and purpose of these regulations and requirements. **[Per submitted application Master and Preliminary Short Plat notations on matters identified via preapplication meeting]**
- H. Bonding of improvements. **[Unknown Bonding status]**
- I. Subdivision layout and design. **[As shown on submitted and approved civil/architectural plans and per CB-C zoning]**

Where appropriate, staff recommendations shall recommend conditions for approval or document any factual basis for denial. (Ord. 18-1008 § 1; Ord. 16-1022 § 1 (Exh. B); Ord. 11-1002 § 3; Ord. 09-1012 § 1 (Exh. A))

<div><div>PROJECT NAME BINDING SITE PLAN FILE NO.: <u>BIN22-0001</u></div></div>	<div>APPROVALS: ENGINEERING REVIEW DIVISION Examined and approved this ____ day of _____, 20____ _____ Manager COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT Examined and approved this ____ day of _____, 20____ _____ Planning Manager</div> <div>DEPARTMENT OF ASSESSMENTS Examined and approved this ____ day of _____, 20____ _____ Assessor _____ Deputy Assessor Account Number _____</div>		RECORDING NO.	VOL./PAGE	
<div>DECLARATION</div> <p>KNOW ALL MEN BY THESE PRESENTS that we, the undersigned, all parties with any right, title, and/or ownership interest in the land herein described, do hereby make a short subdivision thereof pursuant to RCW 58.17.060 and declare this binding site plan to be the graphic representation of same. Also, when specific conditions and/or agreements are a condition of approval of the above referenced short plat and are made a part thereof, then the said owners do hereby agree to and/or comply with all these conditions.</p> <p>Further, the undersigned owners of the land hereby short subdivided waive for themselves, their heirs and assigns and any person or entity deriving title from the undersigned, any and all claims for damages against the City of SeaTac, its successors and assigns which may be occasioned by the establishment, construction, or maintenance of roads and/or drainage systems within this binding site plan other than claims resulting from inadequate maintenance by the City of SeaTac.</p> <p>Further, the undersigned owners of the land hereby short subdivided agree for themselves, their heirs and assigns to indemnify and hold the City of SeaTac, its successors and assigns, harmless from any damage, including any costs of defense, claimed by persons within or without this short subdivision to have been caused by alterations of the ground surface, vegetation, drainage, or surface or sub-surface water flows within this binding site plan or by establishment, construction or maintenance of the roads within this short subdivision. Provided, this waiver and indemnification shall not be construed as releasing the City of SeaTac, its successors or assigns, from liability for damages, including the cost of defense, resulting in whole or in part from the negligence of the City of SeaTac, its successors, or assigns.</p> <p>This subdivision, dedication, waiver of claims and agreement to hold harmless is made with the free consent and in accordance with the desires of said owners.</p> <p>This is made with the free consent and in accordance with the desire of the owners(s) and shall be binding upon their heirs, successors, and/or assigns.</p>	PORTION OF <u>SE 1/4</u> of <u>SE 1/4</u> , S. <u>28</u> T. <u>23N</u> R. <u>4 E</u> , W. M.				
	<div>NOTE</div> <p>ALL DEVELOPMENT AND USE OF THE LAND DESCRIBED HEREIN SHALL BE IN ACCORDANCE WITH THIS BINDING SITE PLAN, OR AS IT MAY BE AMENDED WITH THE APPROVAL OF THE CITY OF SEATAC, AND IN ACCORDANCE WITH SUCH OTHER GOVERNMENTAL PERMITS, APPROVALS, REGULATIONS, REQUIREMENTS, AND RESTRICTIONS THAT MAY BE IMPOSED UPON SUCH LAND AND THE DEVELOPMENT AND USE THEREOF. THIS BINDING SITE PLAN SHALL BE BINDING UPON ALL NOW OR HEREAFTER HAVING ANY INTEREST IN THE LAND DESCRIBED HEREIN.</p>		<div>LEGAL DESCRIPTION</div> <p>PER EXHIBIT A, PER FIRST AMERICAN TITLE INSURANCE COMPANY, ALTA COMMITMENT FOR TITLE INSURANCE, FILE NO: NCS-1048939-WA1, DATED JUNE 1, 2023.</p> <p>THE LAND IN THE COUNTY OF KING, STATE OF WASHINGTON, DESCRIBED AS FOLLOWS:</p> <p>PARCEL A:</p> <p>THAT PORTION OF THE WEST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 23 NORTH, RANGE 4 EAST, W.M. IN KING COUNTY, WASHINGTON DESCRIBED AS FOLLOWS:</p> <p>BEGINNING AT THE NORTHEAST CORNER OF SAID SUBDIVISION; AND RUNNING THENCE SOUTH 00°37'00" EAST ALONG THE EASTERLY LINE THEREOF, 245.3 FEET; THENCE SOUTH 89°50'00" WEST TO A POINT ON THE EASTERLY LINE OF STATE HIGHWAY NO. 1, WHICH POINT IS 241.24 FEET SOUTHERLY (MEASURED ALONG SAID EASTERLY LINE) FROM ITS INTERSECTION WITH THE NORTHERLY LINE OF SAID SUBDIVISION; THENCE NORTHERLY ALONG SAID EASTERLY LINE 90 FEET; THENCE NORTH 86°30'00" EAST 247.31 FEET; THENCE NORTHEASTERLY 11.58 FEET TO A POINT WHICH IS NORTH 89°23'00" EAST 244.06 FEET AND SOUTH 00°37'00" EAST 130 FEET FROM THE INTERSECTION OF THE EASTERLY LINE OF SAID STATE HIGHWAY NO. 1 AND THE NORTHERLY LINE OF SAID SUBDIVISION; THENCE NORTH 00°37'00" WEST 130 FEET TO THE NORTHERLY LINE OF SAID SUBDIVISION; THENCE NORTH 89°23'00" EAST TO THE POINT OF BEGINNING;</p> <p>EXCEPT ROAD;</p> <p>EXCEPT THAT PORTION CONVEYED TO THE CITY OF SEATAC FOR RIGHT OF WAY RECORDED UNDER RECORDING NO. 20220721001031.</p> <p>PARCEL B:</p> <p>THAT PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 23 NORTH, RANGE 4 EAST, W.M. IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:</p> <p>THE SOUTH 155 FEET OF THE FOLLOWING DESCRIBED TRACT:</p> <p>BEGINNING AT THE NORTHEAST CORNER OF THE WEST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 23 NORTH, RANGE 4 EAST, W.M. IN KING COUNTY, WASHINGTON; AND RUNNING THENCE SOUTH ALONG THE EAST LINE OF SAID WEST HALF, 400.3 FEET; THENCE SOUTH 89°50'00" WEST TO THE EASTERLY MARGIN OF STATE ROAD NO. 1; THENCE NORTHERLY ALONG THE EASTERLY MARGIN OF SAID STATE ROAD TO ITS INTERSECTION WITH THE NORTH LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER; THENCE EAST ALONG SAID NORTH LINE TO THE POINT OF BEGINNING;</p> <p>EXCEPT ROADS;</p> <p>EXCEPT THAT PORTION CONVEYED TO THE CITY OF SEATAC FOR RIGHT OF WAY RECORDED UNDER RECORDING NO. 20220721001031.</p>		
	<div>SITE ADDRESS</div> <p>[TAX LOT NOS. 694230-0010 & 694230-0020] 17224 INTERNATIONAL BLVD (AKA HWY 99), SEATAC, WA 98188 17300 INTERNATIONAL BLVD (AKA HWY 99), SEATAC, WA 98188</p>		<div>COUNTY VICINITY MAP</div> <p>(SCALE 1"=50,000')</p>  <div>SECTION INDEX</div> <p>S 28, T 23 N, R 04 E, WM KING COUNTY, WA</p>  <div>SURVEY NOTE:</div> <p>ANY DISCREPANCY (BOUNDARY HIATUS; OVERLAPPING BOUNDARY OR A PHYSICAL APPURTENANCE, SUCH AS A FENCE ENCROACHMENT) SHALL BE DISCLOSED IN A TITLE REPORT PREPARED BY A TITLE INSURER AND ISSUED AFTER THE FILING OF THE FINAL PLAT OR SHORT PLAT, PER RCW 58-17-255</p>		
<div>REFERENCE SURVEYS</div> <ol style="list-style-type: none">CONDO PLAT RECORDED UNDER RECORDING NUMBER 20181224000398.RECORD OF SURVEY RECORDED UNDER RECORDING NUMBER 2000101290004.RECORD OF SURVEY UNDER RECORDED UNDER RECORDING NUMBER 198506109006.	<div>QUARTER SECTION VICINITY MAP</div> <p>(SCALE 1"=600')</p> 	<div>BASIS OF BEARING</div> <p>NAD 1983/11 WASHINGTON STATE PLANE NORTH PROJECTION, BASED ON GPS OBSERVATIONS USING WSRN AND GEOID 2012A. UNITS OF MEASUREMENT ARE US SURVEY FEET.</p> <div>EQUIPMENT USED</div> <p>3" TOTAL STATION USING STANDARD FIELD TRAVERSE METHODS FOR CONTROL AND STAKING.</p> <div>LEGEND</div> <p>SECTION CORNER CENTER SECTION QUARTER SECTION CORNER</p>			
<div>RECORDER'S CERTIFICATE</div> <p>filed for record this.....day of.....20.....at.....M in book.....of.....at page.....at the request of <u>STEVEN LOU/MANAGING MEMBER:98188 PLACE LLC</u></p> <p>..... MANAGER SUPERINTENDENT OF RECORDS</p>	<div>SURVEYOR'S CERTIFICATE</div> <p>This map correctly represents a survey made by me or under my direction in conformance with the requirements of the Survey Recording Act at the request of STEVEN LOU/MANAGING MEMBER:98188 PLACE LLC in SEPTEMBER, 2022.</p> <p>SCEAN A. RIPLEYDATE: 06/14/2023 Certificate No. 41296</p>	<div>WARNING:</div> <p>THE CITY OF SEATAC HAS NO RESPONSIBILITY TO BUILD, IMPROVE, MAINTAIN OR OTHERWISE SERVICE THE PRIVATE ROADS CONTAINED WITHIN OR PROVIDE SERVICE TO THE PROPERTY DESCRIBED IN THIS PLAT.</p> <div>AHBL</div> <p>TACOMA SEATTLE SPOKANE TRI-CITIES 2215 North 30th Street, Suite 300 Tacoma, WA 98403 253.383.2422 TEL 253.383.2572 FAX www.ahbl.com WEB</p>	<div>98188 PLACE LLC</div> <p>(APN 6094230000) 17224 & 17300 INTERNATIONAL BLVD (AKA HWY 99) SEATAC, WA 98188</p> <div>DWN. BY</div> <p>FS</p> <div>CHKD. BY</div> <p>SR</p> <div>DATE</div> <p>6/14/23</p> <div>SCALE</div> <p>N/A</p> <div>JOB NO.</div> <p>220340.50</p> <div>SHEET</div> <p>1 of 3</p>		



PROJECT NAME
BINDING SITE PLAN
FILE NO.: BIN22-0001

EASEMENT NOTES

- UNRECORDED LEASEHOLDS, IF ANY, RIGHTS OF VENDORS AND SECURITY AGREEMENT ON PERSONAL PROPERTY AND RIGHTS OF TENANTS, AND SECURED PARTIES TO REMOVE TRADE FIXTURES AT THE EXPIRATION OF THE TERM.
[NOT A SURVEY MATTER; NOTHING SHOWN]
- RIGHT TO DRAINAGE OVER AND ACROSS SAID PREMISES AS RESERVED IN DEED DATED JANUARY 27, 1894, RECORDED OCTOBER 28, 1898, IN VOLUME 228 OF DEEDS, PAGE 541 UNDER RECORDING NO. 170399, RECORDS OF KING COUNTY, WASHINGTON.
[BLANKET; NOTHING SHOWN]
- EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN:
RECORDING INFORMATION: 4002162
IN FAVOR OF: ADJACENT PROPERTY OWNERS FOR: WATER SUPPLY LINES
[SHOWN HEREON]
- EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN:
RECORDING INFORMATION: 6616179
IN FAVOR OF: DES MOINES SEWER DISTRICT FOR: SEWER MAIN
[SHOWN HEREON]
- EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN:
RECORDING INFORMATION: 7210120545
IN FAVOR OF: DES MOINES SEWER DISTRICT FOR: SEWER MAIN
[SHOWN HEREON]
- CONDITIONS, NOTES, EASEMENTS, PROVISIONS AND/OR ENCROACHMENTS CONTAINED OR DELINEATED ON THE FACE OF THE SURVEY RECORDED UNDER RECORDING NO. 20000920900014.
[THIS SURVEY WAS CORRECTED AND SUPERSEDED BY REFERENCE SURVEY #2 (AKA R2); REFER ITEM 7 BELOW]
- CONDITIONS, NOTES, EASEMENTS, PROVISIONS AND/OR ENCROACHMENTS CONTAINED OR DELINEATED ON THE FACE OF THE SURVEY RECORDED UNDER RECORDING NO. 20001012900004.
[SHOWN/NOTED HEREON (REFER TO REFERENCE SURVEY #2 (AKA R2))]
- THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "RECIPROCAL CRANE BOOM EASEMENT AGREEMENT"
RECORDED: APRIL 28, 2017
RECORDING NO.: 20170428000265
[BLANKET EASEMENT, NO DEFINED AREA; NOTHING SHOWN]
- EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN:
RECORDED: MAY 18, 2017
RECORDING INFORMATION: 20170518001270
IN FAVOR OF: PUGET SOUND ENERGY, INC., A WASHINGTON CORPORATION FOR: ELECTRIC AND/OR GAS TRANSMISSION AND/OR DISTRIBUTION SYSTEM
[BLANKET EASEMENT, NO DEFINED AREA; NOTHING SHOWN]
- THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "TEMPORARY TIEBACK EASEMENT AND CRANE BOOM LICENSE AGREEMENT"
RECORDED: FEBRUARY 7, 2018
RECORDING NO.: 20180207000630
MODIFICATION AND/OR AMENDMENT BY INSTRUMENT:
RECORDING INFORMATION: 20190701000628 AND 20200722001898
[BLANKET EASEMENT, NO DEFINED AREA; NOTHING SHOWN]
- THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "ACCESS EASEMENT AGREEMENT"
RECORDED: FEBRUARY 7, 2018
RECORDING NO.: 20180207000631
MODIFICATION AND/OR AMENDMENT BY INSTRUMENT:
RECORDED: JULY 22, 2020
RECORDING INFORMATION: 20200722001897
[BLANKET EASEMENT, NO DEFINED AREA; NOTHING SHOWN]
- CONDITIONS, NOTES, EASEMENTS, PROVISIONS AND/OR ENCROACHMENTS CONTAINED AND/OR DELINEATED ON THE FACE OF THE SURVEY, RECORDED IN VOLUME 301 OF SURVEYS, AT PAGE(S) 32-35, IN KING COUNTY, WASHINGTON
[SHOWN/NOTED HEREON (REFER TO REFERENCE SURVEY #1 (AKA R1))]
[NOT IN TITLE; TERMINATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
RECORDING NO. 20221017000913]

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	234.46	5679.00	2°21'56"	N2° 20' 24"E	234.44
C2	195.45	5680.00	1°58'18"	S2° 08' 35"W	195.44
C3	39.00	5680.00	0°23'36"	S3° 19' 30"W	39.00

LINE TABLE

LINE #	DIRECTION	LENGTH
L1	S86° 21' 28"E	7.48
L2	N3° 42' 37"E	11.48

RECORDER'S CERTIFICATE

filed for record this.....day of.....,20.....at.....M
in book.....of.....at page.....at the request of
STEVEN LOU/MANAGING MEMBER: 98188 PLACE LLC

MANAGER

SUPERINTENDENT OF RECORDS

S 171ST STREET
PUBLIC RIGHT-OF-WAY



RECORDING NO.

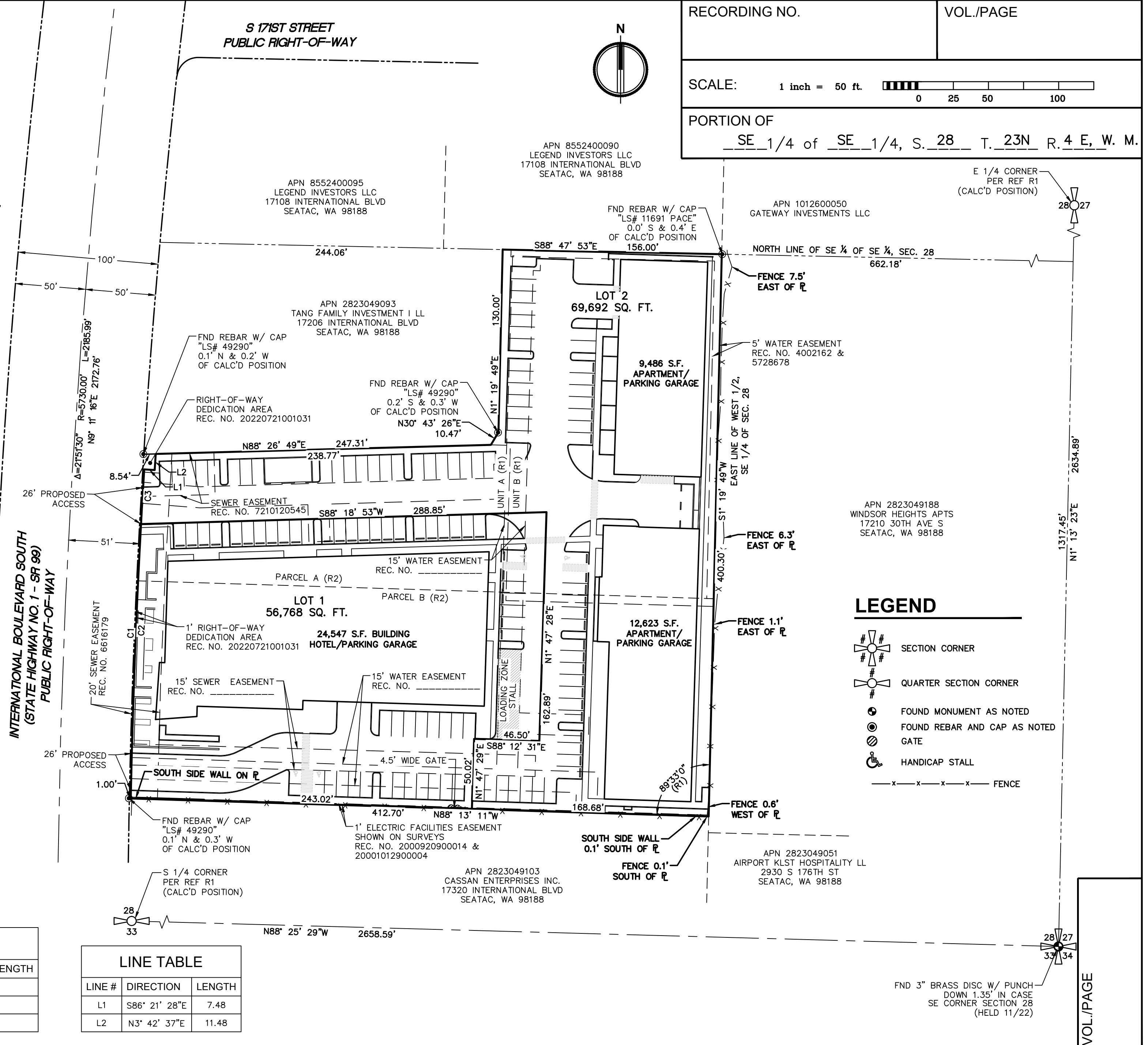
VOL./PAGE

SCALE: 1 inch = 50 ft.

PORTION OF

SE 1/4 of SE 1/4, S. 28 T. 23N R. 4 E, W. M.

INTERNATIONAL BOULEVARD SOUTH
(STATE HIGHWAY NO. 1 - SR 99)
PUBLIC RIGHT-OF-WAY

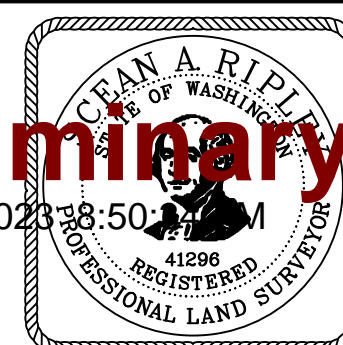


LEGEND

- SECTION CORNER
- QUARTER SECTION CORNER
- FOUND MONUMENT AS NOTED
- FOUND REBAR AND CAP AS NOTED
- GATE
- HANDICAP STALL
- FENCE

Preliminary

06/14/2023 3:50 PM



WARNING: THE CITY OF SEATAC HAS NO RESPONSIBILITY TO BUILD, IMPROVE, MAINTAIN OR OTHERWISE SERVICE THE PRIVATE ROADS CONTAINED WITHIN OR PROVIDE SERVICE TO THE PROPERTY DESCRIBED IN THIS PLAT.



TACOMA SEATTLE SPOKANE TRI-CITIES
2215 North 30th Street, Suite 300 Tacoma, WA 98403
253.383.2422 TEL 253.383.2572 FAX www.ahbl.com WEB

98188 PLACE LLC
(APN 6094230000)
17224 & 17300 HWY 99
SEATAC, WA 98188

DWN. BY	FS	DATE	6/14/23	JOB NO.	220340.50
CHKD. BY	SR	SCALE	1" = 50'	SHEET	2 of 3



PROJECT NAME
BINDING SITE PLAN
FILE NO.: BIN22-0001

RECORDING NO.

VOL./PAGE

SCALE: 1 inch = 40 ft.

PORTION OF
SE 1/4 of SE 1/4, S. 28 T. 23N R. 4 E, W. M.

APN 8552400095
LEGEND INVESTORS LLC
17108 INTERNATIONAL BLVD
SEATAC, WA 98188

APN 8552400090
LEGEND INVESTORS LLC
17108 INTERNATIONAL BLVD
SEATAC, WA 98188

APN 1012600050
GATEWAY INVESTMENTS LLC

APN 2823049093
TANG FAMILY INVESTMENT I LL
17206 INTERNATIONAL BLVD
SEATAC, WA 98188

5' LANDSCAPE BUFFER
(PER SMC 15.445.210)

5' LANDSCAPE BUFFER
(PER SMC 15.445.210)

FENCE 7.5'
EAST OF R

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	234.46	5679.00	2°21'56"	N2° 20' 24"E	234.44
C2	195.45	5680.00	1°58'18"	S2° 08' 35"W	195.44
C3	39.00	5680.00	0°23'36"	S3° 19' 30"W	39.00

LINE TABLE

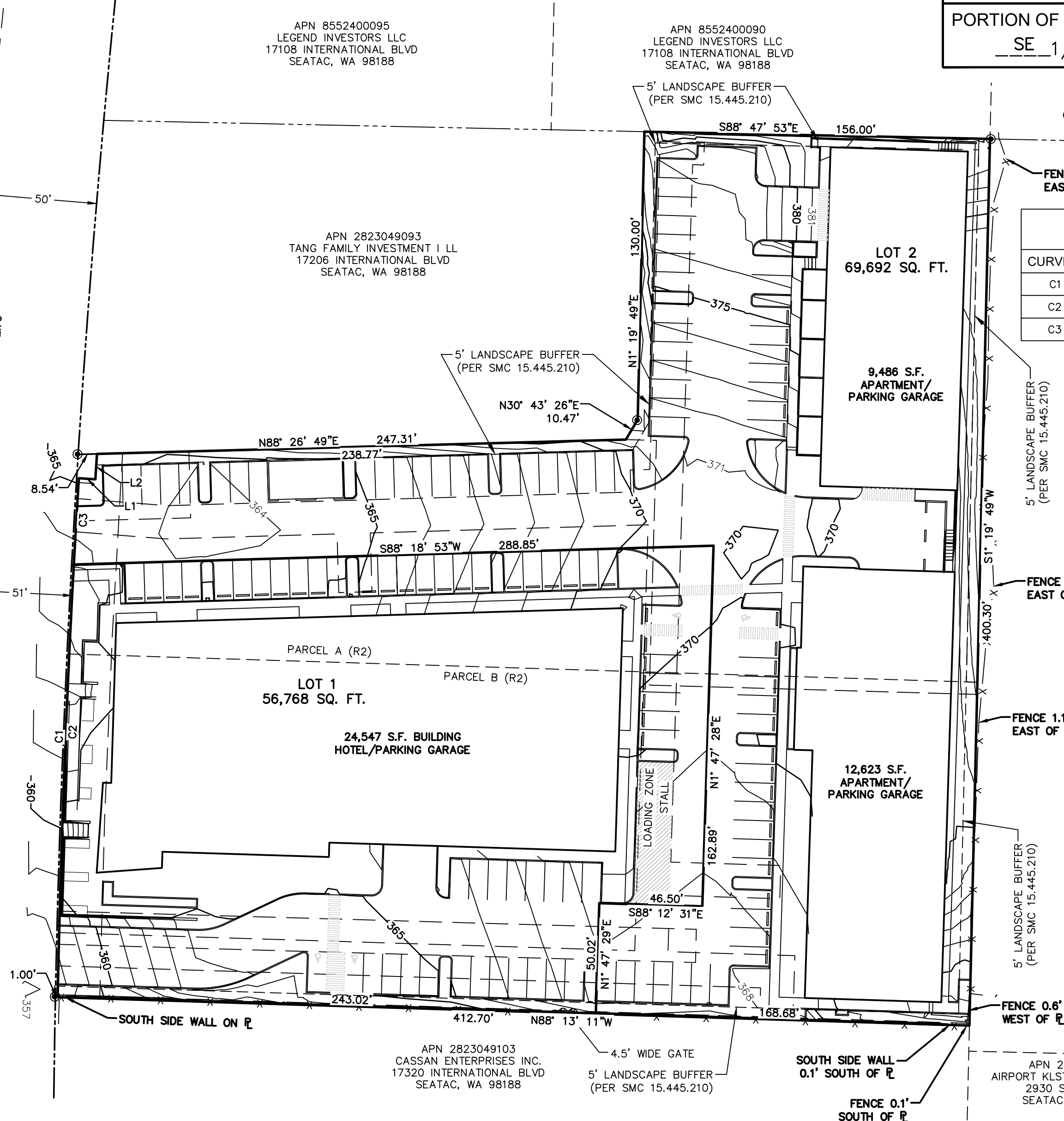
LINE #	DIRECTION	LENGTH
L1	S86° 21' 28"E	7.48
L2	N3° 42' 37"E	11.48

APN 2823049188
WINDSOR HEIGHTS APTS
17210 30TH AVE S
SEATAC, WA 98188

LEGEND

- SECTION CORNER
- QUARTER SECTION CORNER
- FOUND MONUMENT AS NOTED
- FOUND REBAR AND CAP AS NOTED
- GATE
- HANDICAP STALL
- FENCE

INTERNATIONAL BOULEVARD SOUTH
(STATE HIGHWAY NO. 1 - SR 99)
PUBLIC RIGHT-OF-WAY



APN 2823049103
CASSAN ENTERPRISES INC.
17320 INTERNATIONAL BLVD
SEATAC, WA 98188

4.5' WIDE GATE
5' LANDSCAPE BUFFER
(PER SMC 15.445.210)

SOUTH SIDE WALL
0.1' SOUTH OF R
FENCE 0.1'
SOUTH OF R

APN 2823049051
AIRPORT KLST HOSPITALITY LL
2930 S 176TH ST
SEATAC, WA 98188

RECORDER'S CERTIFICATE

filed for record this.....day of.....,20.....at.....M
in book.....of.....at page.....at the request of
STEVEN LOU/MANAGING MEMBER: 98188 PLACE LLC

MANAGER

SUPERINTENDENT OF RECORDS

Preliminary

06/14/2023 8:50 AM



WARNING: THE CITY OF SEATAC HAS NO
RESPONSIBILITY TO BUILD, IMPROVE, MAINTAIN OR
OTHERWISE SERVICE THE PRIVATE ROADS
CONTAINED WITHIN OR PROVIDE SERVICE TO THE
PROPERTY DESCRIBED IN THIS PLAT.

AHBL

TACOMA SEATTLE SPOKANE TRI-CITIES
2215 North 30th Street, Suite 300 Tacoma, WA 98403
253.383.2422 TEL 253.383.2572 FAX www.ahbl.com WEB

98188 PLACE LLC
(APN 6094230000)
17224 & 17300 HWY 99
SEATAC, WA 98188

DWN. BY
FS

DATE
6/14/23

JOB NO.
220340.50

CHKD. BY
SR

SCALE
1" = 40'

SHEET
3 OF 3

VOL./PAGE

DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS

OF

98188 PLACE LLC

SEATAC, WASHINGTON

THIS DECLARATION is made this _____ DAY OF JUNE 2023, by the undersigned 98188 PLACE LLC.

DESCRIPTION OF THE LAND

A. 98188 Place LLC owns certain real property located within the State of Washington, which property and improvements are commonly known as 17224 International Blvd., SeaTac, WA 98188 and 17300 International Blvd, SeaTac, WA 98188, located in the City of SeaTac, King County, Washington and legally described in the attached Exhibit A (the “Project”).

B. For the benefit and protection of the Project, to enhance its value and attractiveness, and as an inducement for the City to grant a binding site plan allowing approval of the construction of the improvements at the Project, 98188 Place LLC agrees to comply with the restrictions set forth herein.

NOW, THEREFORE 98188 PLACE LLC hereby declares that the Project described herein shall be held, conveyed, encumbered, leased, rented, used, occupied and improved subject to the following uniform covenants, conditions, restriction, grants of easement, rights, rights-of-way, and equitable servitudes.

Any conveyance, transfer, sale, assignment, lease or sublease of all or a portion of the Project, shall and hereby is deemed to incorporate by reference all provisions of the Declaration. The provisions of the Declaration shall be enforceable by Declarant, any owner or all or a portion of the Project.

ARTICLE 1 INTERPRETATION

1.1 **Liberal Construction.** The provisions of the Declaration shall be liberally construed to effectuate its purpose of creating a uniform plan for the operation and maintenance of the Project.

1.2 **Covenant Running with Land.** It is intended that this Declaration shall be operative as a set of covenants running with the land, or equitable servitudes, binding on the Project and 98188 Place, LLC, their respective successors, heirs, executors, administrators, devisees or assigns.

1.3 **Declarant is Original Owner.** 98188 Place LLC is the original Owner of the Project and will continue to be deemed the Owner thereof except as conveyances or documents changing such Ownership regarding specifically described portions of the Project are filed of record.

1.4 **Captions.** Captions given to the various articles and sections herein are for convenience only and are not intended to modify or affect the meaning of any of the substantive provisions hereof.

1.5 **Definitions.**

1.5.1 **“Apartment”** shall mean and refer to the apartment building intended to be constructed on the Project.

1.5.2 **“Binding Site Plan”** shall mean any binding site plan(s) approved by the appropriate governmental entity and recorded in conjunction with or subsequent to this Declaration, which Binding Site Plan depicts the layout of the Lots on the Project.

1.5.3 **“Declarant”** shall mean 98188 Place LLC (being the Owner of the real property described in Exhibit A thereof) and its successors and assigns if such successors or assigns should acquire all or a portion of the Project from the Declarant for the purpose of development and by written instrument in recordable form be specifically assigned the rights and duties of Declarant.

1.5.4 **“Declaration”** shall mean this declaration and any amendments thereto.

1.5.5 **“Hotel”** shall mean and refer to any structure or portion of a structure, located on a lot, which structure is designed and intended for use and occupancy as a hotel.

1.5.6 **“Lot”** shall mean and refer to any plot of land shown upon any recorded Binding Site Plan of the Project.

1.5.7 **“Owner”** shall mean and refer to the recorded Owner, whether one or more persons or entities, of a fee simple title to any Lot which is a part of the Project, Any person or entity having such interest merely as security for the performance of an obligation shall not be considered an Owner.

1.5.8 **“Person”** shall include natural persons, partnerships, limited liability companies, corporations, associations and personal representatives.

1.5.9 **“Project”** shall mean the real estate described in Exhibit A and all improvements and structures thereon.

ARTICLE 2 ACCESS AND PARKING

2.1 **Access Rights.** Pursuant to the Binding Site Plan, the Project shall have two approximately 26 foot access areas off of International Boulevard South, with one such access intended to lead to parking to be used primarily for the Hotel and one intended to be used to access parking to be used primarily for the Apartment (each, an “Access Road”). The Access Road farther north on the Project, as depicted on Exhibit B, shall be primarily for the use of and contain parking for residents and guests of the Apartment (the “Apartment Access Road”). The Access Road farther south on the Project, as depicted on Exhibit B, shall be primarily for the use of and contain parking for residents and guests of the Hotel (the “Hotel Access Road”). Owners shall keep and cause others to keep each Access Road clear and free of any obstructions at all times and shall allow the flow of traffic to and from the Hotel and/or Apartment on each Access Road at all times.

2.2 **Maintenance of Access Areas.** The Owner of the Apartment shall be responsible for the maintenance of the Apartment Access Road and all adjacent hardscaping and landscaping areas. The Owner of the Hotel shall be responsible for the maintenance of the Hotel Access Road and all adjacent hardscaping and landscaping areas. Notwithstanding the foregoing, each Owner shall be responsible for any maintenance necessitated by the negligence or willful misconduct of such Owner, its agents, employees or invitees.

2.3 **Parking.** At times, the Owner(s) may find it appropriate to designate certain parking along the Apartment Access Road for use by the Hotel or certain parking along the Hotel Access Road for use by the Apartment provided such use is consistent with the requirements of the City of SeaTac. In such event, the entity using the parking (whether Hotel or Apartment) shall be responsible for the upkeep and maintenance of those specific parking spots.

ARTICLE 3 USE AND MAINTENANCE OBLIGATION OF OWNERS

3.1 **Maintenance of Lots.** Except as otherwise set forth herein, each Owner, at said Owner’s sole cost and expense, shall promptly and continuously maintain, repair and restore said Owner’s Lot (including the yard and landscaping) and improvements located thereon in a good, clean, attractive, safe and sanitary condition and in full compliance with all applicable governmental laws, rules and regulation and the provisions of this Declaration.

3.2 **Zoning Regulations.** Zoning regulations, building regulations, environmental regulations and other similar governmental regulations applicable to the Project shall be observed. In the event of any conflict between any provision of such governmental regulations and the restrictions of this Declaration, the more restrictive provision shall apply.

ARTICLE 4 COMPLIANCE WITH DECLARATION

4.1 Enforcement.

4.1.1 **Compliance of Owner.** Each Owner shall comply strictly with the provisions of this Declaration. Failure to comply shall be grounds for an action to recover sums due for damages, or injunctive relief, or both, maintainable by the aggrieved Owner against the party failing to comply.

4.1.2 **Compliance of Lessee.** Each Owner who shall rent or lease his/her Lot shall insure that the lease or rental agreement is in writing and subject to the terms of this Declaration. Said agreement shall further provide that failure of any lessee to comply with the provisions of said documents shall be a default under the lease.

4.1.3 **Attorneys' Fees.** In any action to enforce the provisions of this Declaration, the prevailing party in such legal action shall be entitled to an award for reasonable attorneys' fees and all costs and expenses reasonably incurred in preparation for or prosecution of said action (including in any arbitration, on appeal or in any bankruptcy proceeding), in addition to taxable costs permitted by law.

4.2 **No Waiver of Strict Performance.** The failure of an Owner in any one or more instances to insist upon or enforce the strict performance of any of the terms, covenants, conditions or restrictions of this Declaration shall not be construed as a waiver or a relinquishment for the future of such term, covenant, condition or restriction, but such term, covenant, condition or restriction shall remain in full force and effect.

ARTICLE 5 EASEMENTS

5.1 **Access to Public Streets.** Each Owner and his/her guests and invitees shall have a perpetual, non-exclusive easement across all roadways constructed within the Project, thereby providing access throughout the Project and to public streets.

5.2 **Utility Easements.** On each Lot, easements are reserved as provided by the Binding Site Plan and applicable laws, ordinances and other governmental rules and regulations for utility installation and maintenance, including but not limited to, underground electric power, telephone, water, sewer, drainage, and accessory equipment, together with the right to enter upon the Lots at all times for said purposes.

ARTICLE 6 TERM OF DECLARATION

6.1 **Duration of Covenants.** The covenants contained herein shall run with and bind the land for a term of thirty (30) years from the date this Declaration is recorded, after which time the covenants shall be automatically extended for successive periods of ten (10) years each, unless an instrument executed in accordance with Section 7.1 below shall be recorded, amending or terminating this Declaration.

ARTICLE 7 AMENDMENT OF DECLARATION, BINDING SITE PLAN

7.1 **Declaration Amendment.** Amendments to the Declaration shall be made by an instrument in writing entitled "Amendment to Declaration" which sets forth the entire amendment, except as otherwise specifically provided for in this Declaration. Amendments may be adopted at a meeting of the Owners if the Owners of seventy-five percent (75%) of the Project vote for such amendment or without any meeting if all Owners have been duly notified and Owners of seventy-five percent (75%) of the Project consent in writing to such amendment. Amendments once properly adopted shall be effective upon recording in the appropriate governmental offices where real estate conveyances are recorded for the county in which the Project is located. It is specifically covenanted and understood that any amendment to this Declaration properly adopted will be completely effective to amend any or all of the covenants, conditions and restrictions contained herein that may be affected and any or all clauses of this Declaration unless otherwise specifically provided in the section being amended or the amendment itself.

7.2 **Binding Site Plan.** Except as otherwise provided herein, to effect an amendment to the Declaration adopted as provided for in Section 7.1, the Binding Site Plan may be amended by revised versions or revised portions thereof, provided that the revised version or revised portions reference the adopted amendment to this Declaration. Copies of any such proposed amendment to the Binding Site Plan shall be made available for the examination of every Owner. Such amendment to the Binding Site Plan shall be effective, once properly adopted, upon having received any governmental approval required by law and recordation in conjunction with the Declaration amendment in the appropriate governmental office where real estate conveyances are recorded for the county in which the Project is located.

7.3 **Amendments to Conform to Construction.** Declarant, upon Declarant's sole signature, and as an attorney-in-fact for all Owners with an irrevocable power coupled with an interest, may at any time, until all Lots have been sold by Declarant, file an amendment to the Declaration and to the Binding Site Plan to conform data depicted therein to improvements as actually constructed and to establish, vacate and relocate utility easements and access road easements.

ARTICLE 8 MISCELLANEOUS

8.1 **Notices.** Any written notice, or other document as required by this Declaration, may be delivered personally or by mail. If by mail, such notice, unless

expressly provided for herein to the contrary with regard to the type of notice being given, shall be deemed to have been delivered and received forty-eight (48) hours after a copy thereof has been deposited in the United States first-class mail, postage prepaid, properly addresses as follows:

(a) If to an Owner, other than Declarant, to the registered address of such Owner, or if no such address is on record with the Washington Secretary of State, then to the address of the Owner's Lot.

(b) If to Declarant, whether in its capacity as an Owner, or in any other capacity, to the registered address of the Declarant, or if no such address is on record with the Washington Secretary of State, then to the address of the Declarant's Lot.

8.2 **Conveyance, Notice Required.** The right of an Owner to sell, transfer, or otherwise convey his/her Lot shall not be subject to any right of approval, disapproval, first refusal, or similar restriction by any other Owner.

8.3 **Successor and Assigns.** This Declaration shall be binding upon and shall inure to the benefits of the heirs, personal representatives, successors and assigns of Declarant, and the heirs, personal representatives, grantees, lessees, subleases and assignees of the Owner(s).

8.4 **Joint and Several Liability.** In the case of joint ownership of a Lot, the liability of each of the Owners thereof in connection with the liabilities and obligations of Owners set forth in or imposed by this Declaration shall be joint and several.

8.5 **Severability.** The provisions hereof shall be deemed independent and severable, and the invalidity or partial invalidity or unenforceability of any one provision or portion thereof shall not affect the validity or enforceability of any other provision hereof.

8.6 **Effective Date.** The Declaration shall take effect upon recording.

8.7 **Government Right of Access.** Governmental entities shall have rights of access and inspection for the open space and any drainage facilities contained therein.

IN WITNESS WHEREOF 98188 PLACE LLC has executed this Declaration the day and year first hereinabove written.

98188 PLACE LLC
a Washington limited liability company

By: _____

STATE OF WASHINGTON)
) ss:
COUNTY OF KING)

I certify that I know or have satisfactory evidence that _____ is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute this instrument and acknowledged it as the _____ of 98188 PLACE LLC, to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

DATED June _____, 2023

Print Name: _____
NOTARY PUBLIC in and for the State of
Washington, residing at

My Appointment expires: _____

EXHIBIT A
Legal Description of the Project

PARCEL A:

THAT PORTION OF THE WEST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 23 NORTH, RANGE 4 EAST, W.M. IN KING COUNTY, WASHINGTON DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHEAST CORNER OF SAID SUBDIVISION;
AND RUNNING THENCE SOUTH 00°37'00" EAST ALONG THE EASTERLY LINE THEREOF, 245.3 FEET;
THENCE SOUTH 89°50'00" WEST TO A POINT ON THE EASTERLY LINE OF STATE HIGHWAY NO. 1, WHICH POINT IS 241.24 FEET SOUTHERLY (MEASURED ALONG SAID EASTERLY LINE) FROM ITS INTERSECTION WITH THE NORTHERLY LINE OF SAID SUBDIVISION;
THENCE NORTHERLY ALONG SAID EASTERLY LINE 90 FEET;
THENCE NORTH 86°30'00" EAST 247.31 FEET;
THENCE NORTHEASTERLY 11.58 FEET TO A POINT WHICH IS NORTH 89°23'00" EAST 244.06 FEET AND SOUTH 00°37'00" EAST 130 FEET FROM THE INTERSECTION OF THE EASTERLY LINE OF SAID STATE HIGHWAY NO. 1 AND THE NORTHERLY LINE OF SAID SUBDIVISION;
THENCE NORTH 00°37'00" WEST 130 FEET TO THE NORTHERLY LINE OF SAID SUBDIVISION;
THENCE NORTH 89°23'00" EAST TO THE POINT OF BEGINNING;

EXCEPT ROAD.

EXCEPT THAT PORTION CONVEYED TO THE CITY OF SEATAC FOR RIGHT OF WAY RECORDED UNDER RECORDING NOS. 20220712000008 AND 20220721001031.

PARCEL B:

THAT PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 23 NORTH, RANGE 4 EAST, W.M. IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:
THE SOUTH 155 FEET OF THE FOLLOWING DESCRIBED TRACT:
BEGINNING AT THE NORTHEAST CORNER OF THE WEST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 23 NORTH, RANGE 4 EAST, W.M. IN KING COUNTY, WASHINGTON;
AND RUNNING THENCE SOUTH ALONG THE EAST LINE OF SAID WEST HALF, 400.3 FEET;
THENCE SOUTH 89°50'00" WEST TO THE EASTERLY MARGIN OF STATE ROAD NO. 1;
THENCE NORTHERLY ALONG THE EASTERLY MARGIN OF SAID STATE ROAD TO ITS INTERSECTION WITH THE NORTH LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER;
THENCE EAST ALONG SAID NORTH LINE TO THE POINT OF BEGINNING;

EXCEPT ROADS.

EXCEPT THAT PORTION CONVEYED TO THE CITY OF SEATAC FOR RIGHT OF WAY RECORDED UNDER RECORDING NOS. 20220712000008 AND 20220721001031.

EXHIBIT B
DEPICTION OF ACCESS AREAS



PROJECT NAME
BINDING SITE PLAN
FILE NO.: SUB



RECORDING NO.

VOL/PAGE

BIN22-0001

Exhibit 3B - 10

SCALE:

1 inch = 40 ft

PORTION OF

SE 1/4 of SE 1/4, S. 28 T. 23N R. 4 E, W. M.

APN 855430005
18101 1ST AVENUE S.E.
17100 INTERNATIONAL BLVD
SEATTLE, WA 98108

APN 855430005
18101 1ST AVENUE S.E.
17100 INTERNATIONAL BLVD
SEATTLE, WA 98108

APN 101930000
GATEWAY INVESTMENTS LLC

APN 282304000
THIRD TRAIL BUSINESSMEN'S L.L.C.
17200 INTERNATIONAL BLVD
SEATTLE, WA 98108

CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD LENGTH
C1	245.20	5680.00	2°28'24"	245.18
C2	190.29	5680.00	1°58'16"	190.34
C3	49.81	5680.00	0°30'50"	49.81

APN 282304188
WHISKEY 18101 1ST AVENUE S.E.
17200 INTERNATIONAL BLVD
SEATTLE, WA 98108

LEGEND

- SECTION CORNER
- QUARTER SECTION CORNER
- FOUND MONUMENT AS NOTED
- FOUND REBAR AND CAP AS NOTED
- GATE
- HANDICAP STALL
- FENCE

Hotel Parcel

Apartment Parcel

VOL/PAGE

RECORDER'S CERTIFICATE

Filed for record this day of 2023.

It bears witness that the foregoing is a true and correct copy of the original as submitted to me by the applicant.

STEVEN LOU/ANASING MEMBER/88188 PLAC, LLC

MANAGER

SUPERINTENDENT OF RECORDS

Preliminary
03/20/23 4:26 PM



WARNING: THE CITY OF SEATTLE HAS NO RESPONSIBILITY TO BUILD, IMPROVE, MAINTAIN OR OPERATE OR SERVICE THE PRIVATE ROADS CONTAINED HEREIN OR PROVIDE SERVICE TO THE PROPERTY DESCRIBED IN THIS PLAN.

AHBL
TACOMA SEATTLE SPOKANE TRENTON
2210 North 32nd Street, Suite 300 Tacoma, WA 98403
253.255.1652 TEL 253.255.1672 FAX 253.255.1653

DWN. BY

FS

DATE

3/20/23

JOB NO.

220340.50

CHD. BY

SR

SCALE

1" = 40'

SHEET

3 OF 3

Vicinity Map


BIN22-0001
Exhibit 4a - 1
City of SeaTac, Washington



Legend


City Boundaries


Geopolitical Areas

 City of SeaTac

Recent Imagery

 Red: Band_1

 Green: Band_2

 Blue: Band_3

Map Description

There is no description provided for this map.

This document has been designed for use at 8.5 x 11 (Portrait) and is not intended for use at another size.



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0 200 400
ft

Map Author: Unknown
Map Generated: Wednesday, August 9, 2023



UNOFFICIAL




Zoning

City of SeaTac



Zoning Classification




Urban Low Density Residential

- | | |
|---|-----------|
|  | UL-15,000 |
|  | UL-9,600 |
|  | UL-7,200 |

Townhouse

-  Townhouse (T)

Urban Medium Density Residential

-  UM-3,600
 UM-2,400
 Mobile Home Park (MHP)


Urban High Density Residential

- UH-1,800
UH-900
UH-UCR






Other Zones

- | | |
|---|---|
|  | Neighborhood Business (NB) |
|  | Office/Commercial/Mixed Use (O/C/MU) |
|  | Office/Commercial Medium (OCM) |
|  | Community Business (CB) |
|  | Community Business in Urban Center (CB-C) |
|  | Regional Business Mix (RBX) |
|  | Industrial (I) |
|  | Aviation Commercial (AVC) |
|  | Aviation Operations (AVO) |
|  | Park (P) |







Overlay Zone

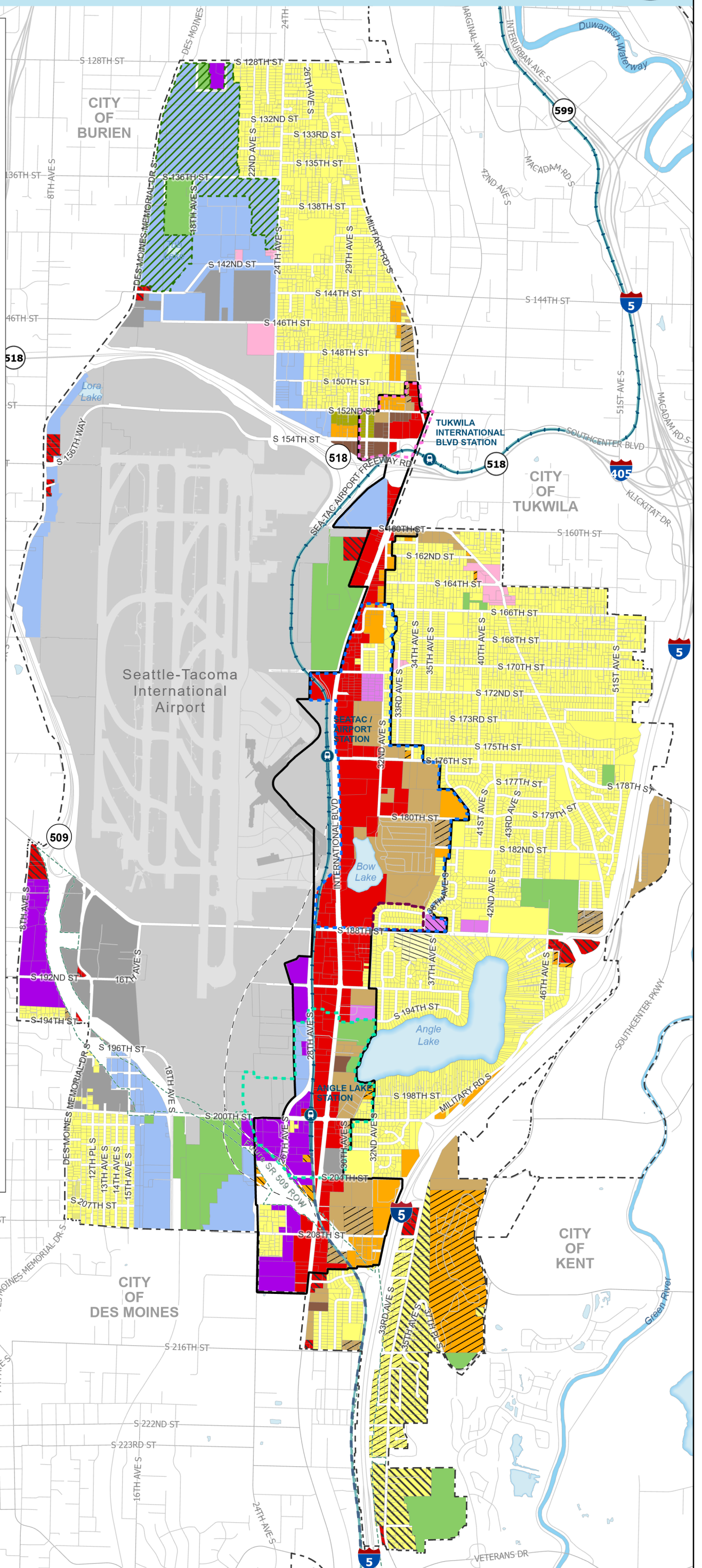
-  High Density Single Family
Overlay Zone (HDS-OZ)

Overlay Districts & Special Boundaries

-  City Center Boundary
-  Angle Lake Station Area Boundary
-  S 154th St Station Area
-  Bow Vista Neighborhood
-  Urban Center Boundary

North SeaTac Park is covered under the "Tri-Party Agreement" between King County, the City of SeaTac, and the Port of Seattle, dated July 9, 1991, that provides for its use as a park until January 21, 2045.

-  Future SR-509 Right-of-Way
-  Future South Access Expressway
-  Light Rail Station
-  Light Rail
-  Light Rail Proposed
-  City Boundary



Date Prepared: 7/28/2022
Prepared by the City of SeaTac. All rights reserved.
This product has been compiled from the best available data. No warranty is expressed or implied as to accuracy, completeness, or fitness for any specific use. Not to be used for purposes of legal description or definition. Not a substitute for a professional survey. Sources: City of SeaTac, King County, Sound Transit, WSDOT.

\\...\\Working\\SEA-CEDPlanning\\PRJ-Zoning\\Zoning:SeaTac11x17

Comprehensive Plan

City of SeaTac

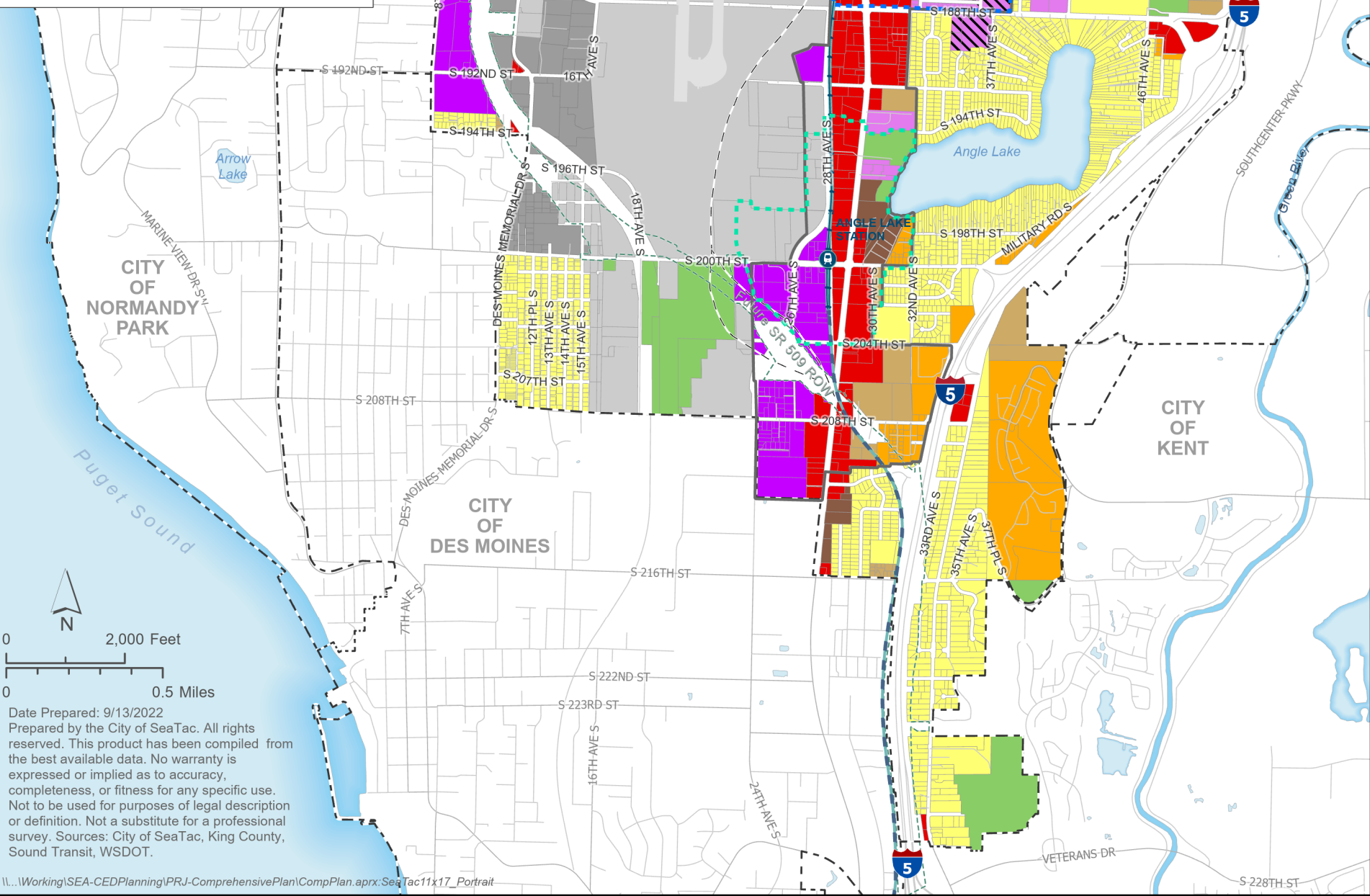


Land Use Classification

- Residential Low Density
- Townhouse
- Residential Medium Density
- Residential High Density
- Residential High Mixed Use
- Commercial Low Density
- Office/Commercial/Mixed Use
- Commercial Medium Density
- Commercial High Density
- Regional Business Mix
- Industrial
- Airport
- Park
- North SeaTac Park
- Urban Center Boundary
- City Center Boundary
- S 154th St Station Area
- Angle Lake Station Area Boundary
- Future SR-509 Right-of-Way
- Future South Access Expressway
- Light Rail Station
- Light Rail
- Light Rail Proposed
- City Boundary

▲ The Land Use Plan Map utilizes a single designation ("Airport") for all properties owned or to be owned by the Port of Seattle under the Airport Master Plan as updated August 1, 1996.

★ North SeaTac Park is covered under the "Tri-Party Agreement" between King County, the City of SeaTac, and the Port of Seattle, dated July 9, 1991, which ensures its use as park for at least 50 years.



Date Prepared: 9/13/2022
Prepared by the City of SeaTac. All rights reserved. This product has been compiled from the best available data. No warranty is expressed or implied as to accuracy, completeness, or fitness for any specific use. Not to be used for purposes of legal description or definition. Not a substitute for a professional survey. Sources: City of SeaTac, King County, Sound Transit, WSDOT.



DETERMINATION OF COMPLETENESS

TYPE OF ACTION: Binding Site Plan (BIN)

FILE NUMBER: BIN22-0001

PROJECT NAME: SeaTac Hotel & Apartments

PROJECT LOCATION:

Address: 17300 International Blvd SeaTac, WA 98188

Parcel Number: 609423-0000

PROJECT DESCRIPTION: Establishment of two contiguous lots for future coordinated development of a new six-story hotel containing 198 rooms and a separate seven-story multi-family (apartment) building containing 182 units on 2.85 acres of property accessed via International Blvd that will continue to function as one site with respect to, but not limited to, lot access, interior circulation, open space, landscaping, drainage facilities, facility maintenance and parking.

APPLICANT: Steven Lou; 134 Seneca St. #2301, Seattle, WA 98101; (206) 349-0638; shuolou@yahoo.com

AGENT/CONTACT: Same as Applicant.

DATE APPLICATION RECEIVED: December 22, 2022

The application is complete and is being reviewed for compliance with City Codes. This is not a preliminary approval. Pursuant to RCW 36.70B.070 and adopted SeaTac Municipal Codes, if an application is determined to be complete, it does not preclude the City from requesting additional information.

Alena Tuttle, *Associate Planner*

01/17/2023

Date Issued

Department of Community and Economic Development
4800 South 188th Street
SeaTac, WA 98188
atuttle@seatacwa.gov
206-973-4841

CERTIFICATION OF PUBLIC NOTICE

I, Alena Tuttle, Senior Planner for City of SeaTac
(name) (position) (jurisdiction)

hereby certifies that the attached notice of application, notice of SEPA threshold determination, and notice of hearing were distributed as follows:

APPLICATION

Notice of Application Published (where): Seattle Times

Notice of Application Mailed:

Notice of Application Posted:

Location(s): SeaTac website, SeaTac City Hall, Project site.

DATE:

1/31/2023

1/31/2023

1/31/2023

HEARING

Notice of Public Hearing Published (where): Seattle Times

Notice of Public Hearing Mailed:

Notice of Public Hearing Posted:

Location(s): SeaTac website, SeaTac City Hall, Project site

DATE:

8/2/2023

8/2/2023

8/2/2023

SEPA

Environmental Determination Published (where): Seattle Times,

Notice of Application (combined with preliminary SPR) Posted:

Location(s): SeaTac website, SeaTac City Hall, Project site, Department of Ecology
SEPA Register

DATE:

6/13/2022

3/11/2021

By signing below, I certify under penalty of perjury under the laws of the State of Washington that the foregoing is true and correct:



Signature:

8/8/2023

(date)

Printed name/Position: Alena Tuttle, Senior Planner

City of SeaTac, WA
(place)



NOTICE OF APPLICATION

TYPE OF ACTION: Binding Site Plan (BIN)

FILE NUMBER: BIN22-0001

PROJECT NAME: SeaTac Hotel & Apartments

PROJECT LOCATION: Address: 17300 International Blvd **Parcel Number:** 609423-0000

ZONING CLASSIFICATION: CB-C (Community Business in Urban Center)

PROJECT DESCRIPTION: Establishment of two contiguous lots for future coordinated development of a new six-story hotel containing 198 rooms and a separate seven-story multi-family (apartment) building containing 182 units on 2.85 acres of property accessed via International Blvd that will continue to function as one site with respect to, but not limited to, lot access, interior circulation, open space, landscaping, drainage facilities, facility maintenance and parking.

PERMITS INCLUDED WITH THIS APPLICATION: None.

PERMITS ASSOCIATED WITH THE SITE DEVELOPMENT: SPR21-0002 (NOD issued 7/11/22); BLD21-0026 & BLD21-0027, STE21-0032, ROW22-0083 (issued 7/27/22).

STUDIES REQUESTED BY THE CITY: None.

PERMITS REQUIRED BUT NOT INCLUDED WITH THIS APPLICATION: None.

EXISTING ENVIRONMENTAL DOCUMENTS: Environmental Site Assessment (conducted by HartCrowser in 2015), Technical Information Report (conducted by AHBL in 2021-2022).

APPLICANT: Steven Lou; 134 Seneca St. #2301, Seattle, WA 98101; (206) 349-0638; shuolou@yahoo.com

AGENT/CONTACT: Same as Applicant

DATE APPLICATION RECEIVED: December 22, 2022

DATE APPLICATION COMPLETE: January 17, 2023

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, February 14, 2023.** Comments sent after such time will not be considered or made party of record. Application materials are available for review at this website (www.seatacwa.gov/LandUseNotices). For those without access to the internet, please contact the staff listed below for accommodations.

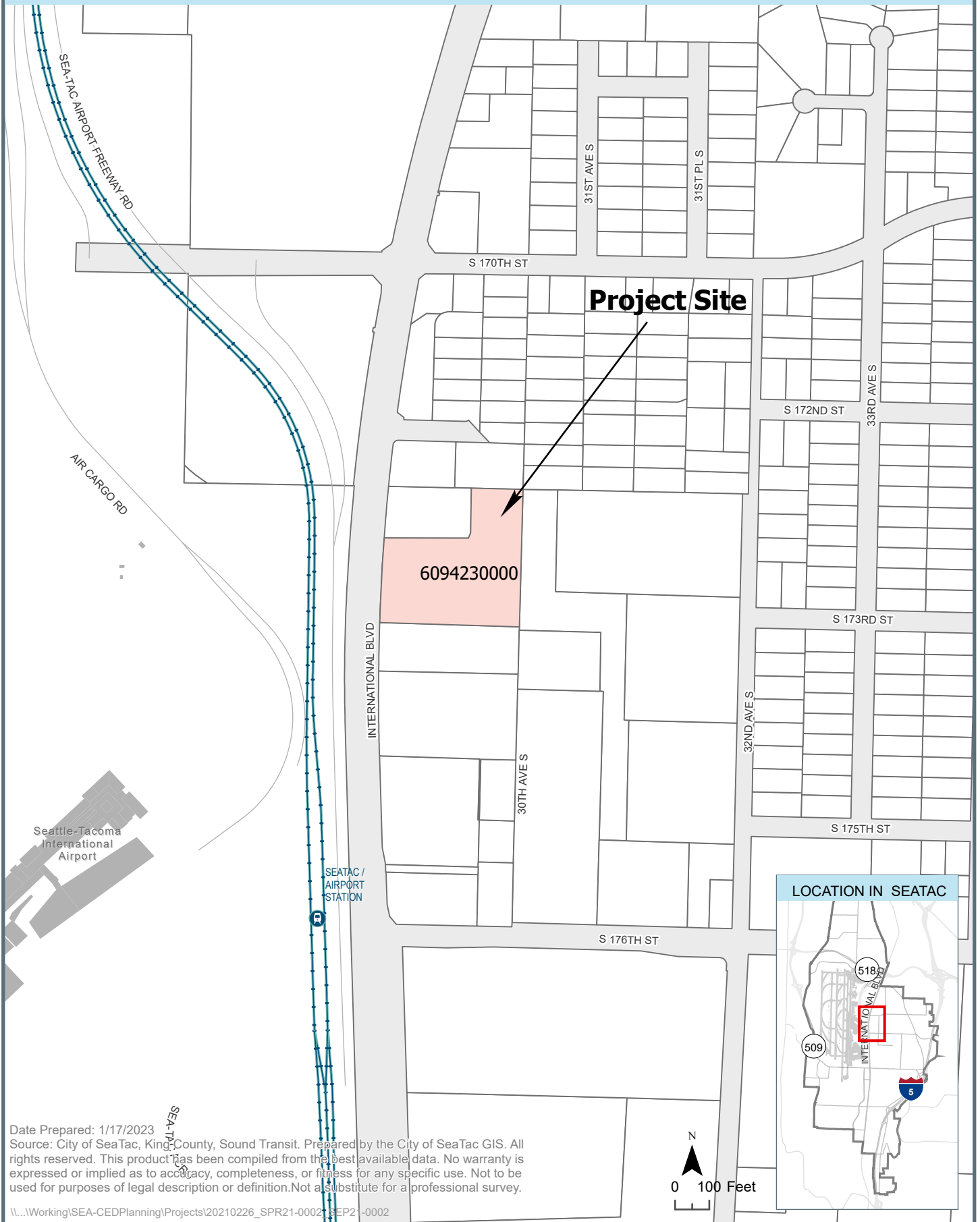
DECISION: A written decision will be issued following the comment period. A copy of the decision will be provided upon request. The decision is appealable to the King County Superior Court. Details of the appeal process will be included in the decision.

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

DATE ISSUED: January 31, 2023

VICINITY MAP BIN22-0001

City of SeaTac



Date Prepared: 1/17/2023
Source: City of SeaTac, King County, Sound Transit. Prepared by the City of SeaTac GIS. All rights reserved. This product has been compiled from the best available data. No warranty is expressed or implied as to accuracy, completeness, or fitness for any specific use. Not to be used for purposes of legal description or definition. Not a substitute for a professional survey.

\\...Working\SEA-CED\Planning\Projects\20210226_SPR21-0002\SEP21-0002



City of SeaTac

Community and Economic Development

PUBLIC HEARING NOTICE

Pursuant to SMC 16A.13.010, notice is hereby given that the SeaTac Hearing Examiner will hold a virtual public hearing on August 16, 2023, at 5:30 pm, or soon thereafter. The purpose of this hearing will be to receive verbal and written public comment on the following actions:

FILE NUMBER: BIN22-0001**PROJECT NAME:** SeaTac Hotel & Apartments**PROJECT LOCATION: Address:** 17300 International Blvd, SeaTac, WA 98188 **Parcel Number:** 609423-0000

PROJECT DESCRIPTION: Establishment of two contiguous lots for future coordinated development of a new six-story hotel containing 198 rooms and a separate seven-story multi-family (apartment) building containing 182 units on 2.85 acres of property accessed via International Blvd that will continue to function as one site with respect to, but not limited to, lot access, interior circulation, open space, landscaping, drainage facilities, facility maintenance and parking.

APPLICANT: Steven Lou; 134 Seneca St. #2301, Seattle, WA 98101; (206) 349-0638; shuolou@yahoo.com

AGENT/CONTACT: Same as Applicant

PERMITS REQUIRED BUT NOT INCLUDED WITH THIS APPLICATION: Grading and drainage (STE); Right-of-Way (ROW); Building (BLD)

SEPA THRESHOLD DETERMINATION: A Determination of Nonsignificance (DNS) was issued on 6/13/2022. No appeals were filed.

PUBLIC HEARING DATE/TIME: August 16th, 2023, at 5:30 pm

LOCATION: This meeting will be conducted virtually via Zoom. Meeting ID: 847 6000 5265 Passcode: 815556

The web address is:

<https://us06web.zoom.us/j/84760005265?pwd=OVBhWmM1dDdZMVdla1RzM1ZjUGFadz09>

OR join by phone: 253-215-8782

PUBLIC HEARING COMMENTS: The Hearing Examiner will not hear any in-person comments. The Hearing Examiner is providing remote oral and written public comment opportunities via the Zoom meeting. Please contact the staff contact to provide written comments or sign-up for oral comments at the hearing.

ADDITIONAL INFORMATION: The staff report on the proposal will be available one week prior to the hearing. Materials will be available for review at this website (<https://www.seatacwa.gov/government/city-departments/community-and-economic-development/planning-division/land-use-notice>). If you have questions on how to access the meeting or if you need assistance in accessing the meeting or staff report, please contact Gillian Sayer, Clerk of the Hearing Examiner, gsayer@seatacwa.gov, 206-973-4768, 24-hours in advance of the hearing.

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

DATE ISSUED: August 02, 2023



DETERMINATION OF NONSIGNIFICANCE (DNS)

FILE NUMBER: SEP21-0002

PROJECT NAME: SeaTac Hotel & Apartments

PROJECT LOCATION: Address: 17300 International Blvd **Parcel Number:** 609423-0000

PROJECT DESCRIPTION: New construction of a six-story hotel containing a parking garage on level one and 198 rooms and a separate seven-story multi-family (apartment) building containing a parking garage on levels one-two and 182 units together on 2.91 acres of property accessed via International Blvd with additional surface parking stalls, open space and amenities throughout the site.

PROPONENT: Jeff Walls; Studio19 Architects; 207 ½ 1st Ave S. Suite 300; Seattle, Washington 98104; (206) 466-1225; jwalls@studio19architects.com

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 Monday, June 27, 2022**. 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 Thursday, July 07, 2022**. There is a fee to appeal this determination (see City of SeaTac fee schedule).

Jennifer Kester, *Planning Manager*

06/13/2022

Date Issued



Notice of Decision (NOD)

File Number(s): SPR21-0002

Project Name: SeaTac Hotel & Apartments

Project Address: 17300 International Blvd **Parcel Number:** 609423-0000

Project Description: New construction of a six-story hotel containing a parking garage on level one and 198 rooms and a separate seven-story multi-family (apartment) building containing a parking garage on levels one-two and 182 units together on 2.91 acres of property accessed via International Blvd with additional surface parking stalls, open space and amenities throughout the site.

Applicant: Jeff Walls; Studio19 Architects; 207 ½ 1st Ave S. Suite 300; Seattle, Washington 98104; (206) 466-1225; jwalls@studio19architects.com

Agent/contact: Same as Applicant.

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

Decision: Approved with conditions (see below)

I. Background

A. Site and Neighborhood

1. Site Description

The site is 124,146 square feet in size (2.91 acres) and relatively flat; located in the City Center Overlay District with street frontage and access on International Boulevard. The site is currently vacant.

2. Land Use

The land use for the site and adjacent properties are as follows:

- a. Site: Vacant
- b. North: Restaurant
- c. South: Hotel/Motel
- d. East: Multi-family
- e. West: Airport

3. Zoning

- a. Site: CB-C (Community Business in Urban Center) in the City Center Overlay District
- b. North: CB-C (Community Business in Urban Center)
- c. South: CB-C (Community Business in Urban Center)
- d. East: UH-900 (Urban High Density Residential)
- e. West: AVO (Aviation Operations)

4. Comprehensive Plan Designations

- a. Site: Commercial High Density

- b. North: Commercial High Density
 - c. South: Commercial High Density
 - d. East: Commercial Medium Density
 - e. West: Airport
5. Utilities, Services
- The utilities and services for the site are as follows:
- a. Water District: Highline Water District
 - b. Sewer District: Midway Sewer District
 - c. School District: Highline School District
 - d. Fire District: Puget Sound Regional Fire Authority

B. Project Timeline

- 1. Application (Exhibit A) submitted: 01/28/2021
- 2. Determination of Completeness (DOC) (Exhibit B) issued: 02/25/2021
- 3. Notice of Application (NOA) (Exhibit C) issued: 03/11/2021
- 4. SEPA determination (Exhibit H) issued: June 13, 2022

C. SEPA Review

The City issued a Determination of Nonsignificance (DNS) on June 13, 2022. The comment period for the SEPA action ended on June 27, 2022. See Section III for public comments.

D. Departures and Variances

- 1. The Applicant requested a departure (Exhibit K) to the following zoning requirement and is approved as part of this decision:
 - a. SMC 15.300.250(B) requires street trees be planted within the street landscaping zone along public and/or private streets; spaced no more than thirty (30) feet apart. The Applicant is requesting to omit trees from the landscaping zone and in place, plant shrubs and groundcover. Due to conflicting existing fiber optic, gas, and water lines within the Right-of-Way underneath the planting strip, damage to the utilities would likely occur and the health of the trees would be jeopardized due to limited soil volume and vertical clearance. The proposed design meets all other standards of layout and minimum width.

II. Findings

A. Land Use

The proposed uses for the property – hotel and multi-family residential – is permitted in the CB-C zone within the City Center Overlay District.

B. Development Standards

City staff analyzed the proposal for compliance with the applicable development standards of the zoning code. As the tables below illustrate, the proposal complies with the applicable zoning code regulations with the exception of the departures and/or variances granted through this decision (see Section I.D. above).

Dimensional Standards

Standard	Requirement	Proposal	Complies?
Lot area, minimum	N/A	N/A	N/A
Development site area, minimum	N/A	N/A	N/A
Setbacks			
Front, minimum	0 feet	16 feet	Yes
Front, maximum	20 feet – Adjacent to International Boulevard, for at least 50% of the building's front façade	20 feet	Yes
Rear, minimum	N/A – Defer to landscape requirements	N/A	N/A
Side, minimum	N/A – Defer to landscape requirements	N/A	N/A
Building lot coverage, maximum	75%	37.5%	Yes
Lot width, minimum	N/A	N/A	N/A
Structure height, minimum	N/A	N/A	N/A
Structure height, maximum	Limited by FAA regulations	64 feet	SPR approval conditioned on FAA approval

Landscaping Standards

Standard	Requirement	Proposal	Complies?
Street frontage	Per SMC 15.445.010(C)(1)(b), front yard open space is required in lieu of street frontage landscaping. 5' x 116'-2" = 580.83 SF	2,587 SF	Yes
Building façade	Hotel/Motel	Type V / 5 feet	Yes
	Multi-Family	Type V / 5 feet Per 15.445.280(C) Incorporation of berms of at least three (3) feet in height for width reduction on North side of North tower & partial West side of South tower.	Yes
Side/rear yards	Hotel/Motel	Type III / 5 feet	Yes
	Multi-Family	Type III / 5 feet Continued below...	Yes

			North side of North tower is paved due to Fire access path and area of assisted rescue requirements.	
Side/rear yards for non-compatible uses	Hotel/Motel	N/A	N/A	N/A
	Multi-Family	N/A	N/A	N/A
Surface parking lot		Per SMC 15.445.250: <ul style="list-style-type: none"> 10% landscaping 1 landscape island per 7 parking stalls 5 feet of Type III perimeter landscaping 	<ul style="list-style-type: none"> 4,951 SF required. 5,471 SF provided 18 islands required; 24 islands provided Provided 	Yes

Parking Standards

Standard		Requirement	Proposal	Complies?
Off-street parking spaces	Hotel/Motel	162 spaces; 106 spaces with 35% reduction per SMC 15.455.140(A)	106 spaces	Yes
	Multi-Family	131 spaces	133 spaces	Yes
Parking space dimension		8.5 feet by 18 feet (for angle parking)	8.5 feet by 18 feet	Yes
Drive aisle width		24 feet (for 90 degree parking)	26 feet	Yes
Bicycle Parking		N/A	N/A	N/A

Recreation and Open Space

Standard	Requirement	Proposal	Complies?
City Center open space	10% of net site area = 11,799 SF	14,033 SF	Yes
City Center front yard open space	5 feet x 116'-2" street frontage = 580.83 SF	2,587 SF	Yes
Multi-family recreation space	60 square feet per unit = 10,920 SF	11,143 SF	Yes
Multi-family outdoor common space	75% of overall recreation space requirement = 8,190 SF	8,413 SF	Yes

C. Engineering Review

Concurrency: The project is anticipated to generate 2,304 net new weekday daily trips, with 119 net new trips occurring during AM peak hour and 141 net new trips during the PM peak hour. The city has determined that the concurrency requirements for the available trips on the multimodal transportation network in the vicinity of this proposed development are met. No further mitigation is required relating to the transportation network impacts for this project beyond any required frontage improvements and any requirements for access from the development. See Exhibit G for temporary concurrency certificate.

Traffic Impact Analysis: The applicant proposed to connect the site to the City's existing transportation infrastructure via International Blvd. Vehicular access will be permitted to/from this development onto the following street(s): Two driveways onto International Blvd. This access will require modification to an existing left-turn pocket to provide a separate left-turn pocket for site access, which will require the applicant to submit for WSDOT review and approval.

The City has reviewed transportation impacts from the proposed development for compliance with the City's Six-Year Transportation Improvement Plan, Transportation Master Plan adopted by City Council as Resolution #15-013, and the Transportation Element of the Comprehensive Plan. See Exhibit L for traffic impact analysis submitted by Transpo.

Frontage Improvements: Street frontage improvements consisting of an 8' sidewalk and 6' landscaping strip to be constructed per Appendix D of the City of SeaTac Addendum to Road Standards (Updated November 2020). A 1' dedication will be required to meet the minimum width requirements.

III. Public Comments

The NOA was published in the Seattle Times on March 11, 2021. The NOA was also posted on the site and mailed to property owners within 300 feet of the site. The comment period for the NOA ended on March 25, 2021. Public comments (Exhibit D) were received from the following individuals/organizations:

1. Duffy McColloch (WSDOT) - A WSDOT review and permit will be needed if the project impacts the roadway pavement of International Blvd (SR 99).
Staff response: Verification of WSDOT review and approval will be required before issuance of STE/ROW and BLD permits.
2. The Department of Ecology recommended that the City of SeaTac (City) include conditions of approval for soil sampling and cleanup related to the Tacoma Smelter Plume.
Staff response: Comment was forwarded to Applicant for consideration. A report with soil sampling results was submitted to Ecology for review. A letter dated 1/10/2022 stated that Ecology does not recommend this property enter the Voluntary Cleanup Program. No soil remediation for the contamination associated with the Tacoma Smelter Plume is needed for this property.
3. Hari Singh (resident) – Recommends that the project site is best suited for commercial use, and not residential in order to attract travelers from the airport.
Staff response: The land use of "Multi-Family" is permitted in the CB-C zone. The site also has a separate hotel structure that can accommodate and attract tourists.

The City issued a Determination of Nonsignificance (DNS) on June 13, 2022 (Exhibit H). The comment period for the SEPA action ended on June 27, 2022. Public comments (Exhibit I) were received from the following individuals/organizations:

1. The Department of Ecology is concerned that the former oil tank could have leaked and/or that chemicals used by the former rug cleaning operations could have been disposed onsite. Collecting soil samples for analyses is recommended.
Staff response: See Exhibit J for Applicant response to comment.

IV. Decision

The Preliminary Site Plan Review SPR21-0002 is hereby approved with conditions. You, or parties of record, may appeal this “Notice of Decision” (NOD) within fourteen (14) days from this date to the City of SeaTac Hearing Examiner. All appeals must be received by the SeaTac City Clerk no later than **5:00 p.m., Monday, July 25, 2022**. There is a filing fee to appeal this action. Please check with City Staff for more information.

V. Conditions

The approval for the preliminary site plan review is subject to the following conditions:

A. Planning Division

1. Site development shall substantially conform to the approved site plan and building elevations.
2. The following items will be required before the issuance of a certificate of occupancy. Please note that more items may be identified during the building permit review.
 - a. A recreation space maintenance bond; and
 - b. A landscaping maintenance bond.
3. The following items have not been reviewed with the preliminary site plan and will be reviewed at the time of building permit unless requested otherwise:
 - a. Landscaping details (e.g. species, location, number, size, spacing, legend, notes) and irrigation. Only the landscaping widths and types were reviewed with the SPR.
 - b. Pedestrian and vehicle lighting (SMC 15.510.150);
4. The parking structure shall be well maintained and kept free of trash and graffiti [SMC 15.510.350(E)].
5. Per SMC 15.445.280(C), the alternative landscaping option of berms can be used to reduce the width of building façade landscaping on the North façade of North Multi-Family tower, and West façade of the South Multi-Family tower.
 - a. The height of the berms must be a minimum of 3 feet.
 - b. The structured (vertical wall) berm must be integrated into the design of the building and open to the soil beneath.

B. Engineering Review Division

1. The Applicant shall construct street frontage improvements for International Boulevard in accordance with Appendix D of the City of SeaTac Addendum to Road Standards (Updated November 2020).
2. The following items will be required before the issuance of a certificate of occupancy:
 - a. Dedication of 1 foot right-of-way for International Boulevard frontage improvements.
3. Installation of street and pedestrian lights is required as part of frontage improvements.
 - a. Pole design and luminaire levels shall conform to the Ragni family of lighting luminaires specifications.
4. Traffic impact fees will be applied to the project with the building permit.
5. WSDOT approval required for modifications to International Boulevard (SR 99).

VI. Exhibits

- A. Application
- B. Determination of Completeness (DOC)
- C. Notice of Application (NOA)
- D. Public comments on the NOA
- E. SEPA checklist
- F. Final Staff Evaluation of SEPA checklist

- G. Temporary Concurrency Certificate
- H. SEPA determination
- I. Public comments on the SEPA DNS
- J. Applicant response to SEPA comment
- K. Departure request
- L. Traffic impact analysis
- M. Site plan
- N. Landscaping plan
- O. 3D sketch and elevations

Approved by:



Jennifer Kester, *Planning Manager*

07/11/2022
Date

* Please note that affected property owners may request a change in valuation for property tax purposes notwithstanding any program of revaluation.