



# CITY OF SEATAC

## SEPA DNS/NOA



### DETERMINATION OF NONSIGNIFICANCE

FILE –SEP16-0010

**DESCRIPTION OF PROPOSAL:** Construction of two, eight-story hotel structures with a common lobby over a single floor of below grade parking. An eight-story apartment building over structured parking will be built in the NE corner of the property. The hotel use totals 265,423 SF and the apartment use totals 74,921 SF and parking utilizes 132,444 SF. The total proposed building area is 472,788 SF. The two lots that comprise the property for the proposed project have a total lot area of 124,146 SF. The hotel will contain roof gardens and an indoor swimming pool for guests to utilize.

**PROPONENT:** City of SeaTac

**AGENT/CONTACT:** Jeff Walls of Studio 19 Architects Phone: (206) 466-1225

**LOCATION OF PROPOSAL:** Address- 17224 International Blvd, SeaTac, WA 98188

**Lot 1 parcel #2823049128**

**Lot 2 parcel #2823049102**

**LEAD AGENCY:** City of SeaTac

The City of SeaTac responsible official finds that the proposal does not pose a probable significant adverse impact to the environment. This finding is made pursuant to RCW 43.21C, SMC 16A.23 and WAC 197-11 after reviewing the environmental checklist, the Final Staff Evaluation of the Environmental Checklist, other information on file and considering mitigation measures which the agency or applicant will incorporate as part of the proposal. The responsible official finds this information reasonably sufficient to evaluate the environmental impact of this proposal.

The lead agency further has determined that the requirements for environmental analysis, protection, and mitigation measures have been adequately addressed in the development regulations and comprehensive plan adopted under chapter 36.70A RCW, and in other applicable local, state, or federal laws or rules, as provided by RCW 43.21C.240 and WAC 197-11-158.

**Note:** Issuance of this DNS does not constitute approval of future permits. The City reserves the right to review any new information or future revisions to the site or the proposal (WAC 197-11-340) in order to determine the environmental significance or non-significance of the project at that point of time.

**CONTACT:** Albert Torrico, Jr., Senior Planner at (206) 973-4750 E-mail: [atorrico@ci.seatac.wa.us](mailto:atorrico@ci.seatac.wa.us)

**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 December 22, 2016.**

**APPEAL PERIOD:** Any person wishing to appeal this determination may file such an appeal within **ten (10) days** from the end of the comment period. All appeals of the above determination must with the City Clerk on the forms provided by the Clerk by **5:00 P.M. on January 2, 2017.** **THERE IS A \$100.00 FEE TO APPEAL THIS DETERMINATION.**

**RESPONSIBLE OFFICIAL:** Steve Pilcher, AICP  
Planning Manager  
4800 S. 188<sup>th</sup> Street  
SeaTac, Washington 98188-8605  
(206) 973-4750

**DATE NOTICE ISSUED/PUBLISHED IN THE SEATTLE TIMES: DECEMBER 8, 2016**