

## Project Narrative

Project:  
**International Boulevard SeaTac**

Prepared by:

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## Project Narrative

Three vacant parcels will be consolidated through a lot line adjustment for the proposed development. The development proposal includes three buildings with ancillary parking, drive through lanes, landscaping, pedestrian access, utility and roadway improvements.

All three parcel are located in the Community Business in Urban Center (CB-C) zone. Properties to the north and south are developed and have the same zoning designation. The property to the west is zoned Regional Business Mix (RBX). International Blvd., which is a principal arterial, runs along the eastern property lines. The subject site's Comprehensive Plan land use designation is Commercial High Density.

Although the subject site is largely flat, an east-facing slope runs along the western property line. The slope descends about 15 feet in elevation. The steepest natural slope in the proposed development area is approximately 60% (6-foot grade change over 10 feet). Again, this represents a small area along the western edge of the subject site. The City of SeaTac's Steep Slopes Map prepared 6/11/2021 show there are slopes of more than 40% on the site.

SeaTac Municipal Code (SMC) addresses uses under 15.205.040 Use Chart. The site will be developed with the proposed uses, which fall under "P – Permitted Use":

- "Restaurant, Fast Food" (Buildings A and B)
- "Retail" (Building C)

Buildings A (2,811 square feet) and B (2,500 square feet) are defined as "restaurant, fast food" establishments. Building C will be used for retail at 9,550 square feet. Gross floor area is 14,861 square feet. The total lot size, after lot line adjustment, will be 78,518 square feet. 80.42% of the site is impervious.

Off-street parking requirements are defined by SMC 15.455.120:

Restaurant, fast food: "1 per 150 sf of leasable space (plus 5 stacking spaces with drive-through)"

Building A:  $2,811 \text{ SF} / 150 \text{ SF} = 18.74$ , rounded up to 19 stalls

Building B:  $2,500 \text{ SF} / 150 \text{ SF} = 16.67$ , rounded up to 17 stalls

Retail, general: "1 per 250 sf of leasable space"

Building C:  $9,550 \text{ SF} / 250 \text{ SF} = 38.2$ , rounded up to 39 stalls

Therefore, a total of 75 parking stalls are required.

SeaTac Municipal Code also requires off-street loading under 15.455.200:

Building A: 1 loading space required and provided per SMC 15.455.200(C)

Building B: 1 loading space required and provided per SMC 15.455.200(C)

Building C: No loading spaces required per SMC 15.455.200(A)

9,550 SF < 10,000 SF. Less than 10,000 SF is undefined in this section.

However, one loading space is provided.

Landscaping and tree retention are addressed by SMC 15.445.

Landscaped island: 1 per 7 stalls with minimum width of 5 ft.

Parking Type III landscaping:  $0.1 * 78,518 \text{ SF} = 7,852 \text{ SF}$ . 13,020 SF is proposed.

Tree removal: 1 significant tree, 19" deciduous, is proposed for removal (shown on sheet C101).

Mitigation per 15.445.420(D): As mitigation for tree removal, 3 deciduous trees with minimum 2" caliper measured at four feet from its base shall be planted on-site in addition to the required landscaping prior to occupancy