



**TO:**

City of SeaTac, WA  
Community and Economic Development

**DATE:** May 27<sup>th</sup>, 2021

**SUBJECT:**

Scope of project for site located at 19059 International Blvd. SeaTac, WA

## **Property Description**

### Topography

According to the geotechnical report the property is located at the northwest corner of South 192<sup>nd</sup> Street and International Boulevard. An existing business structure is in the northeast portion, with most of the remainder of the site asphalt paved. A small grass area is on the north side of the existing structure where the addition is planned. A rock retaining wall borders the west side of the property, separating the site from the lower motel property to the west.

### Legal Description

According to the King County Assessor's office the site is 0.33 acre in size and comprised of one rectangular-shaped parcel with a total of approximately 14,310 square feet.

A limited legal description of the entire parcel is presented below:

Partial 332304 101 E 100 FT OF S 180 FT MEAS ALG HWAY OF THAT POR OF SE 1/4 OF SE 1/4 LY  
W OF PACIFIC HWAY LESS CO RD

Assessor's parcel number: 332304-9101D

## **Scope of Work**

The subject property was developed as a gasoline and automobile service station in 1956 and operated by Texaco on a 15-year lease until 1971. After Texaco left the property, the site was operated as a used car sales lot until 2007.

We are proposing to bring back a gasoline station with 4 fuel pump stations, the existing building of 1,170 sq. ft will be increased by 830 sq. ft. to allow for 2,000 sq. ft of convenience store shopping.

Current lot size is 14,309 sq. ft. (0.33 acres). The site will provide 17 parking stalls including a van accessible stall, landscaped areas will be enhanced to make the site attractive and pedestrian friendly.

Per traffic report our site does not require special engineering features, incoming traffic will be able to access site coming from pacific highway s, and from s 192<sup>nd</sup> street and will be able to turn right or left at this access point.

Sidewalk connecting to main entrance allows for pedestrians to have a safe access to convenience store.

Have a great day! We appreciate your time and help on this project,

**Bradley Kaul, AIA**

Principal Architect