

City of Seatac Planning Department

Project / Address: 20220 International Blvd

Subject: Project Description

Project is for a master planned, 2 phase, 2 building, mixed use development. Project includes cross block connecting street/woonerf bisecting the property into two lots, two buildings and two large triangular open space plazas. Total project gross area is 485,876 SF. Building 1 is 429,202 SF with 370 residential units and 338 parking stall. Building 2 is 478,695 SF residential, 7,181 SF commercial, with 390 residential units and 397 parking stalls. New development lot coverage is 181,324 SF, 68%.

Existing site is 265,599 SF (6.0275 acres) property on a gentle sloping site. No critical areas. Zoning is I-industrial. Current property use is a semi-truck sales and repair shop including two main buildings, several small storage structures and parking yard. Current lot coverage is approximately 30,389 SF, 12%.