

March 10, 2023
Proposal No. YC0108800

City of SeaTac
Community and Economic Development

Re: Project Description
Preliminary Site Plan Review
Victoria Townhomes
2805 S 152nd St
SeaTac, WA 98188
Parcel # 3842600054

Dear Community and Economic Development:

We are pleased to present this project description for civil engineering services at the above referenced site. The site is located at 2805 S 152nd St, SeaTac, WA 98188.

Existing Condition

The project site is one rectangular-shaped parcel of land with an area of approximately 0.82 acre with parcel number of 3842600054 on King County Imap. The project site is bordered to north by S 152nd St, east by a single-family house, south by a vacant land, and west by a commercial vacant land by Port of Seattle. Topography at the project is relatively flat with a slope less than 10%. Currently, there is an existing single-family house occupied at the north portion of the site. The rest of the property is vacant land as grass lawn and backyard garden. No critical area was observed during searching on the King County iMap or site visit.

Proposed Condition

Under City of Seatac Chapter 15.505 Townhouse and Duplex Development Design Standards, the following are proposed.

Physical / Spatial Changes: The existing 1,741 sf single-family house, including its sidewalk, driveway, stairs, and deck, will be demolished. Nine (9) units of townhouses are proposed on the property. Each unit has a floor area of 1,255.17 sf. 9 units will have a total roof area of 12,489 sf will be added. No underground area is proposed.

Land Use: The existing land use of this property is single-family residential. According to the Zoning Map of the City of SeaTac, this site is within Townhouse (T) zoning.

Parking Stalls: Two (2) on-site parking spaces are proposed for each unit as required. 9 units of townhouses will have 18 on-site parking.

Visitor Parking Required: $(1/4 \text{ SPACE PER UNIT}) * (9 \text{ UNITS}) = 5 \text{ SPACES}$. Five (5) visitor parking stalls with one van accessible space are proposed.

Open Space:

REQUIRED COMMON OPEN SPACE: $(300 \text{ SF}) * (9 \text{ UNITS}) = 2,700 \text{ sf}$

PROPOSED OPEN SPACE: $95.5' * 34.5' = 3,295 \text{ SF} > 2,700 \text{ SF}$

The proposed open space meet the requirement.

Sincerely,



Austin Huang, Ph.D., P.E., LG., F.ASCE, D.GE
Principal

Diplomate - Academy of Geo-Professionals

Fellow - American Society of Civil Engineering

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