



PROJECT NARRATIVE: DELTA HOTEL

3251 S 148th ST, SeaTac WA 98168
PN: 004100-0014

Property located at 3251 S 148th St is a 19,852 square foot lot with no critical areas or steep slopes. The existing Single-Family Residence is proposed to be removed and a new 51-unit hotel complex to be built. 1st floor to have 9 rooms (7,920 square feet), 2nd floor to have 14 rooms (7,669 square feet). 3rd floor to have 14 rooms (7,669 square feet). 4th floor to have 14 rooms (7,669 square feet) with a basement floor as storage (562 square feet) totaling (31,489 square feet). Proposal of basement parking 32 stalls (11,902 square feet) and 10 parking stalls outdoors. Max building coverage for the project is 70 percent. 40 percent is proposed. This project does not propose a change of use. The highest and best use is multi family dwelling.

If you have questions, do not hesitate to contact us at (206) 453- 4545.

Sincerely,

Alexey Ancheyev

Alexey Ancheyev
Principal