



## INTERNATION BLVD - RETAIL BUILDING A CONCEPT

Presented by:

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# EXECUTIVE SUMMARY



**Project Location:** 20841 International Blvd, SeaTac, WA 98198

**Parcels:** Parcel #0922049351, #0922049041, #0922049352 (combined)

**Parcel Areas:** TOTAL: 78,511 SF

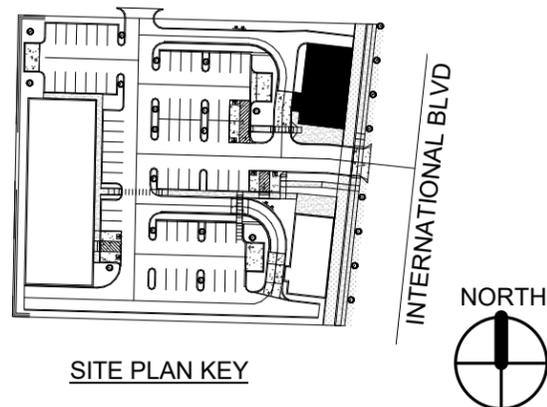
**Jurisdiction:** City of SeaTac

**Development intent:** A quick service restaurant with drive-through

**Zoning Designation:** Community Business in Urban Center (CB-C)



**3D VIEW LOOKING NORTH**



**Site Zoning:** Community Business in Urban Center (CB-C)

**Site Area:** 78,511 SF

**Building Height:** Limited by FAA and Fire Department regulations

**Proposed Use:** Office/Retail Flex Space

**Permitted Uses:** This list contains some of the permitted uses. To see the complete list, please see chart 15.205.040 in the SeaTac Municipal Code.

- Equipment Rental
- Storage
- Professional Office
- Court
- Public Agency Office or Yard
- College/University
- Vocational/Technical School
- Hospital
- Medical Office/Outpatient Clinic
- Winery/Brewery/Distillery
- Auto Service Center
- Community Center
- Museum
- Religious Use Facility
- Assisted Living Facility
- Retail, General
- Restaurant
- Hostel/Hotel
- Utility Substation

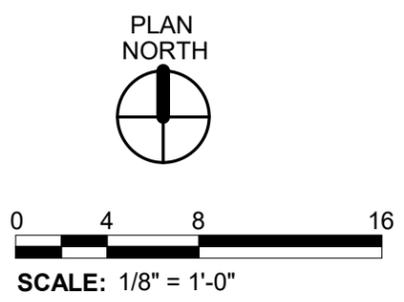
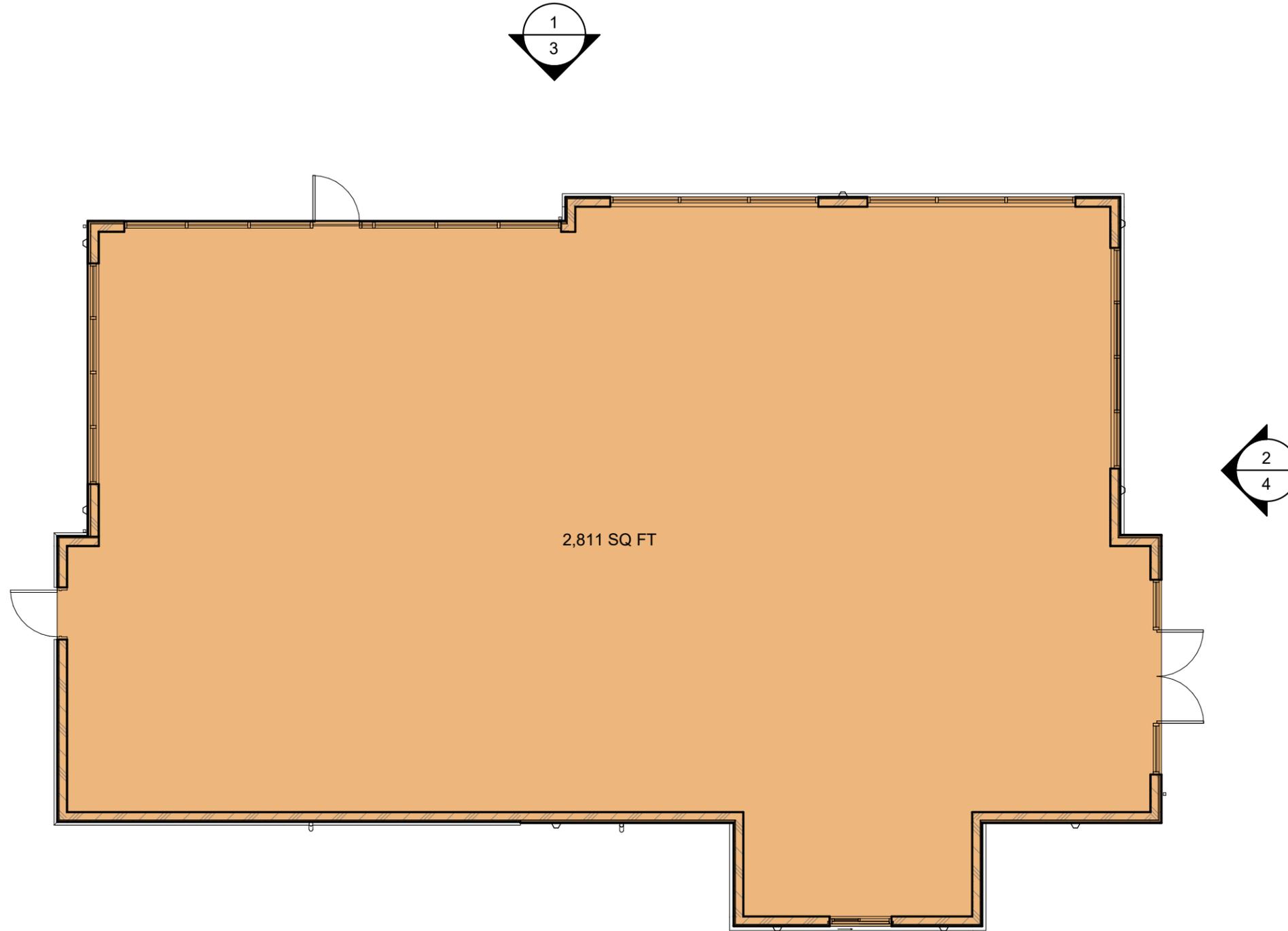
**Parking:** Professional Office: 1 per 300 SF  
 Medical/Dental Lab: 1 per 300 SF  
 Retail: 1 per 250 SF  
 Restaurant: 1 per 150 SF  
 Espresso Stand: 1 per 150 SF plus 3 stacking spaces with drive-through

**Stall Requirements:** 90 Degree Stall angle:  
 Stall Width 8'-6"  
 Stall Depth 18'-0"  
 Two-Way Driveway 24'-0"

**Required Setbacks:** Front: 0' min, 10' max  
 Rear: N/A  
 Side: N/A

**Maximum Lot Coverage:** 75%

# BUILDING A - CONCEPTUAL FLOOR PLAN



# EXTERIOR ELEVATIONS



**SOUTH ELEVATION**



**NORTH ELEVATION**

# EXTERIOR ELEVATIONS



**WEST ELEVATION**



**EAST ELEVATION**