



***PROJECT NARRATIVE: SIBO APARTMENTS***

**16640 31<sup>st</sup> Ave S, SeaTac WA 98188**  
**PN: 870960-0055**

Property located at 16640 31<sup>st</sup> Ave S is a 9,000 square foot vacant lot with no critical areas or steep slopes. Proposal of four-story apartments totaling 5 units. Four units to have 3 bedrooms totaling 1,777 square feet of living space each, the remaining unit to have four bedrooms totaling 2,120 square feet. All units have weatherproof decks (163 square feet each) on the fourth floor serving as private amenity space. Open space area to be a minimum of 300 square feet per unit equaling 1500 square feet needed. Proposed is 2379 square feet. Max building coverage for the project is 55 percent. 29.5 percent is proposed. Project to have a total of 9 parking spaces with a separate space for trash/recycle bin. This project does not propose a change of use. The highest and best use as is for vacant lot is multi family dwelling.

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

Sincerely,

*Alexey Ancheyev*

Alexey Ancheyev  
*Principal*