WEST COAST LANDING
RENTON, WA
Multifamily development of 99 units
with 177 parking
TOTAL LAND: 16.97 ACRE

REDMILL DEVELOPMENT 1 & 2

Parcel No. 2723059039
Total Land: 16.97 Acre

LEGEND
- Proposed Building Site: less than 10% of total 16.97 Acre = 1.594 Acre
- Proposed Residential Building
- Access Road
1. Steep unbuildable land
2. Wetlands & Buffers
3. Building Site: 1.594 acre
4. Access driveway from SE Petrovitsky Road

SITE SELECTION CRITERIAS

1. Keep access road length to the minimum, thus avoid eating up the pristine land and cutting off traffic noise and air pollution to the natural interior landscape.

2. Selected site has the maximum width to accommodate the proposed development by minimizing unnecessary sprawl into the eco-sensitive surroundings and wetlands.

3. Closeness to the existing retention ponds to share storm water runoffs with the Red Mix Dev.

Thus the proposed site confines the development to a minimum footprint possible: keeping majority of the land parcel untouched for its natural habitat preservation.
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THE PROPOSED SITE
- Proposed 1.594 acre land parcel, less than 10% of the total 16.97 acre.
- Proposed 0.801 acre land, 50.2% of 1.594 acre parcel
- Proposed 26" wide access driveway from SE Petrovitsky road
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BUILDING SETBACKS

- **Proposed apartment building placed within setbacks from boundary**
- **26' + 15' setback**
- **7' setback**

**Boundary**
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1ST & BASEMENT
FLOOR PLAN

PARKING REQUIRED: 169
BASEMENT FLOOR
INSIDE BUILDING: 71 CARS
FIRST FLOOR
INSIDE BUILDING: 71 CARS
OUTSIDE BUILDING: 35 CARS
TOTAL SPACES: 106 CARS
TOTAL: 177

Total impervious surface:
Building footprint (2727sqft or 0.62 acre)
racks (2526sqft or 0.58 acre)
1.2 Acre
which is 75.3% of 1.594 acre Site
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NORTH EAST VIEW
1. Access to and from SE Petrovitsky road.
2. The Building
3. Parking floors (Basement & 1st)
4. Roof top Solar heating and energy systems
TOTAL LAND : 16.97 ACRES
WEST COAST LANDING
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NORTH WEST VIEW
1. Access to and from SE Petrovitsky road.
2. The Building
3. Parking floors (Basement & 1st)
4. Roof top Solar heating and energy systems
TOTAL LAND : 16.97 ACRES
WEST COAST LANDING
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WEST SIDE VIEW
1. Access to and from SE Petrovitsky road.
2. The Building
3. Parking floors (Basement & 1st)
4. Roof top Solar heating and energy systems
TOTAL LAND: 16.97 ACRES
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EAST SIDE VIEW
1. Access to and from SE Petrovitsky road.
2. The Building
3. Parking floors (Basement & 1st)
4. Roof top Solar heating and energy systems
TOTAAL LAND : 16.97 ACRES