



August 23, 2021

Job No. 2185-001-021

Ms. Christine Vogler  
Project/Program Manager  
DLS Permitting Division  
King County  
35030 SE Douglas St, Ste 210  
Snoqualmie, WA 98065

**RE: Short Subdivision Submittal  
White Center 1811**

Dear Ms. Vogler:

Please accept this letter and accompanying information on behalf of Evo Properties, LLC, as our short subdivision application with King County. We would like to submit for review the development of property located at 1811 SW 98<sup>th</sup> Street, Seattle, WA 98106 in the White Center community. The project includes parcel number 300480-0295, which totals approximately 0.19 acres of R-24 zoned property.

The site is currently vacant and takes access from SW 98<sup>th</sup> Street via a gravel driveway and alley access between 18<sup>th</sup> Avenue SW and 20<sup>th</sup> Avenue SW. The developer would like to obtain a preliminary short plat approval for subdivision of the property into four (4) fee-simple townhomes, along with appropriate areas for vehicular access.

The following is a general project narrative that outlines the proposal as well as known issues and constraints that are relevant to this project. Please refer to the enclosed preliminary plat plan set for more details.

### **Zoning**

The project site is located in a primarily single-family residential area with the zoning designation of R-24 (Multi-Family Residential), with provision for a maximum density of 24 units/acre, or 5 units per 0.19 acres rounded up. This project proposes to follow the R-24 zoning standards for 4 townhome units and meets the minimum density. King County's 2020 Comprehensive Plan shows the project as part of the White Center Unincorporated Activity Center.

### **Surrounding uses:**

North: Residential (single-family), vacant  
South: Residential (single-family)  
East: Residential (single-family)  
West: Residential (single-family)

### **Recreation Space**

The project does not propose any on-site recreation area and is requesting to pay a fee-in-lieu of providing recreation space. The option to pay a fee-in-lieu of providing recreation space was approved by the King County Parks Department on July 14<sup>th</sup>, 2021. See correspondence with King County Parks Department staff attached with this submittal.

### **Access**

The future homes will take access through a 20' wide shared access tract. The tract will have access from 18<sup>th</sup> Ave SW on the east and the existing 16' wide alley on the west.

### **Stormwater**

The project is proposing to connect to the existing stormwater main on 20<sup>th</sup> Ave SW. The proposed 12" storm drainage extension will be approximately 158 LF to the west property line and connect to the project parcel through a 10' wide private stormwater easement.

### **Water and Wastewater Facilities**

The site's water service is provided by Seattle Public Utilities (SPU). The site's water service line is currently connected out of the 4" main on 18<sup>th</sup> Ave SW and will provide water service to lot #5. The applicant will add water service connections, for lots 1-4, to the water main located on 98<sup>th</sup> St SW

The wastewater service provider for the site is Southwest Suburban Sewer District. The project is currently served through the sewer main on SW 98<sup>th</sup> St. The existing connection will provide sewer service to proposed lot #1. Lots 2-4 are proposed to have connections through the same sewer main.

### **Preliminary Plat Submittal Documents**

The following items are attached with the online submittal of this application:

- Project narrative (this letter)
- Subdivision Application
- Applicant Status Form
- Affidavit Concerning Critical Areas
- Plat Density Worksheet
- Title Report
- Water Availability Certificate
- Sewer Availability Certificate
- Assessor's Map
- Safe School Walkways Analysis
- Fire District Receipt
- Correspondence with King County Parks Department

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- Geotechnical Report
- Preliminary Technical Information Report
- Plan Set

We understand that these materials constitute a complete submittal, and we look forward to receiving a notice of complete application. If you have any questions or need further information, please contact me immediately at (253) 838-6113. Thank you very much for your assistance and consideration, and we look forward to working with King County on this project.

Sincerely,

ESM CONSULTING ENGINEERS, LLC



JOHN EVERETT  
Planning Director

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