



City of Tukwila

6200 Southcenter Boulevard • Tukwila, Washington 98188

Jim Haggerton, Mayor

May 12, 2014

Mr. Omar Lee
South Center WA, LLC
18230 East Valley Hwy., #195
Kent, WA 98032

Re: Approval of Stacked Parking for Washington Place (223 Andover Park E)

Dear Mr. Lee:

In accordance with Section 3 of the First Amendment to Development Agreement By and Between the City of Tukwila and South Center, WA LLC for the 223 Andover Park East Development (the "Development Agreement"), this letter serves as approval of your shuttle and valet parking plan. As such, this approval allows your project to count up to 44 stacked parking stalls toward the City's minimum parking requirement for your proposed hotel.

This approval is conditioned on the following:

1. The 44 stacked stalls must be in the locations as shown on the attached site plan, which includes 27 stalls in the first level of the parking garage and 17 surface level stalls on west side of the parking garage.
2. The first level of the parking garage and affected surface area must be used for hotel parking only.
3. The other vehicle travel lanes and vehicle access on the property must remain open for fire vehicle access as shown on the attached site plan.
4. You ensure the hotel operates a valet parking service for its guests and visitors any time the number of occupied rooms exceeds ninety percent (90%) of the total rooms. You ensure that the hotel offers a shuttle to transport hotel guests and residential tenants and guests between the hotel and SeaTac Airport, Tukwila International Boulevard Station (light rail), and Tukwila Station (commuter rail).
5. The shuttle must be available to riders upon request for at least 14 hours a day, seven days a week. Note: the shuttle operator may charge a fee to the riders.
6. The hotel employees and guests are not parking on adjacent private properties without the express permission of the applicable property owners.

ATTACHMENT G

7. You provide the Fire Marshal with a copy of an access easement for emergency vehicles to provide a minimum of 22 feet wide travel lane on the west side of the Property prior to receiving a certificate of occupancy for the development. If the easement is not provided at the time of occupancy, full occupancy of the building will be restricted. The 17 surface level stacked stalls on the west side of the parking garage will not be allowed until the easement is provided.

If the hotel operator does not comply with these conditions, you may found in violation of the City's parking requirement under the Development Agreement and subject to enforcement under Tukwila Municipal Code Chapter 8.45.

If you are unable to provide an access easement per condition 7 above, the City may restrict the number of apartments or hotel rooms that may be occupied such that you do not need to stack parking in the surface parking area.

If you have any questions, please contact Economic Development Administrator Derek Speck at derek.speck@tukwilawa.gov or 206-433-1832.

Sincerely,



David Cline
City Administrator

Attachments

- Letter from Omar Lee dated April 14, 2014
- Site Plan

South Center WA, LLC
18230 East Valley Hwy., #195, Kent, WA 98032

April 14th, 2014

Mr. Derek Speck
Economic Development Administrator
City of Tukwila
6200 Southcenter Blvd.
Tukwila, WA 98188

RE: Washington Place Design Review Application

Dear Mr. Speck:

The purpose of this letter is to request approval to count up to 44 "stacked" parking spaces toward the minimum number of spaces required by the City for our proposed development called Washington Place.

According to Section 3 of the First Amendment to Development Agreement By and Between the City of Tukwila and South Center, WA LLC for the 223 Andover Park East Development which was approved by the City Council on May 5, 2014, "...parking stalls that are stacked, in which some cars could be blocked by other cars, may be counted toward the required minimum number of parking stalls provided that the location of the stalls has been approved by the City's Fire Marshal and a shuttle and valet parking plan has been approved by the City administration."

We propose to park up to 27 stacked spaces on the first level of the parking garage and up to 17 stacked spaces on the surface parking lot as shown on Exhibit A (attached). In order to ensure this method will function effectively and not hinder the operations of the residential tenants, we would dedicate the first level of the parking garage and affected surface parking area for hotel use only. In addition, because valet parking is necessary in order for stacking parking to be effective, we will be responsible to ensure the hotel operates valet parking for its guests and visitors any time the number of occupied rooms exceeds ninety percent (90%) of the total rooms. Finally, we will be responsible to ensure the hotel operates a shuttle that can transport hotel guests and residential tenants between Washington Place and SeaTac Airport, Tukwila International Boulevard Station (light rail), and Tukwila Station (commuter rail station). The shuttle will be available to riders when requested (not a scheduled route) at least 14 hours a day, seven days a week. The shuttle operator may charge a fee to the riders.

This plan will allow Washington Place to provide the required amount of parking for the residential units without that parking being blocked by parking for the hotel and will ensure the stacked cars do not block Fire Department access.

We appreciate your consideration of our request.

Best regards,



Omar Lee, G.P.

South Center, WA LLC

REVISION	Description
A	Date
6/27/2014 DESIGN REVIEW SUBMITTAL	
6/27/2014 DESIGN REVIEW SUBMITTAL	

KEY PLAN

PHASE

Project Status

PROJECT NUMBER

OMA NO. Project Number

PROJECT

WASHINGTON PLACE HOTEL / APARTMENT

223 ANDOVER PARK E TUKWILA, WA

CONSULTANT

REGISTRATION

GROUP WEST ARCHITECTS, INC., P.S.

3801 FREMONT AVE. N. SUIT SEATTLE, WA 98103

PHONE: (206) 839-1662

FAX: (206) 828-4446

SHEET TITLE AND NUMBER

SITE PLAN

A2.01

PLOTTED BY: 05/04/11 11:54 AM

