

# Proposed Development Agreement for 223 Andover Park East

City Council Meeting

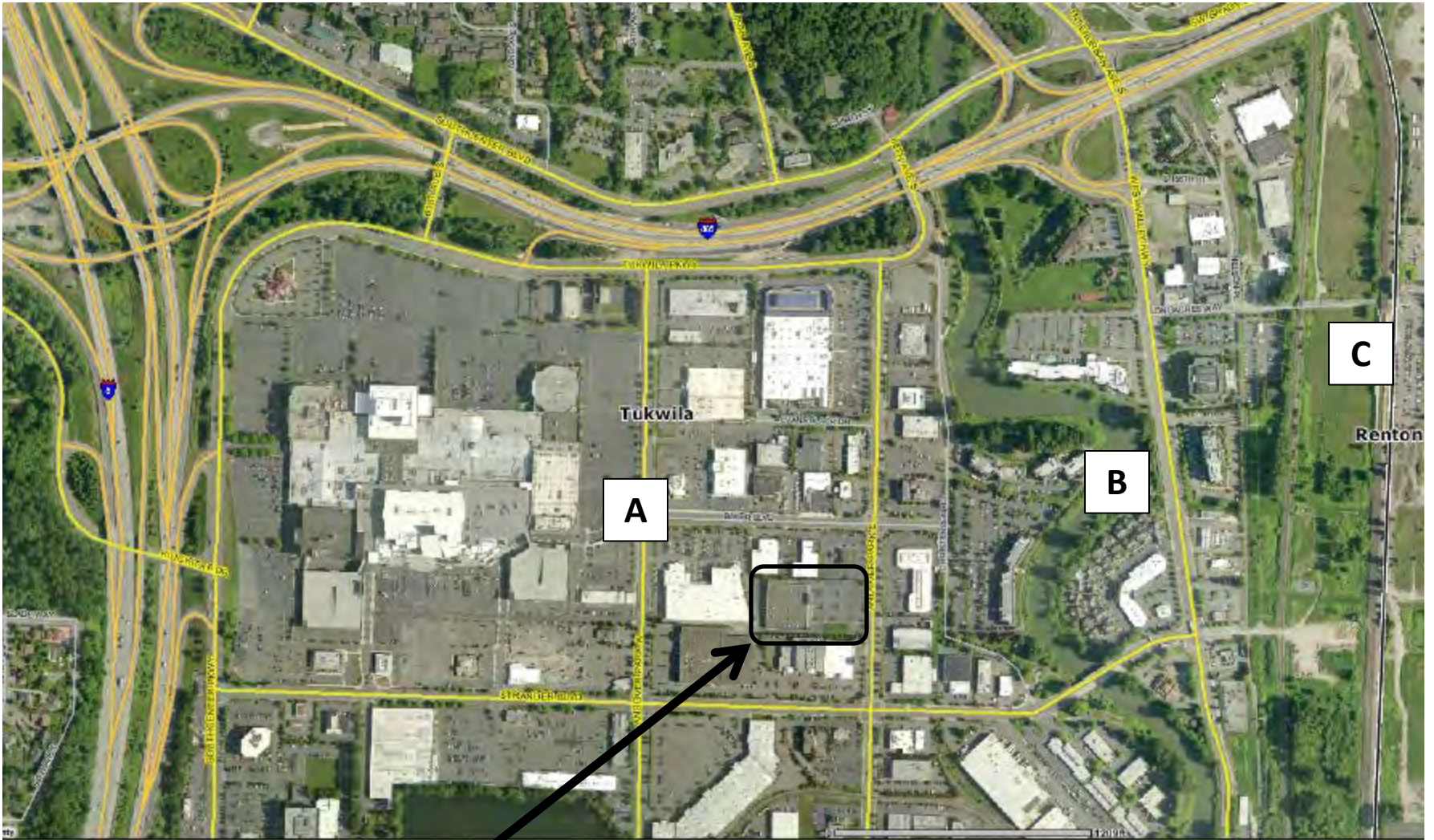
March 18, 2013

# 223 Andover Park East

- Revisions to Proposed Development Agreement
  - Residential units: 250 min and 450 max
  - Easy conversion to condominiums
    - ✓ Parcel map created but not recorded
    - ✓ Added electric meter for each unit
    - ✓ Deleted water intrusion language
  - Assignment of development rights

# 223 Andover Park East

- Development agreement would grant:
  - Height up to 180' over 50% of property
  - Up to 450 residential units
- Development agreement would require:
  - At least 250 residential units
  - Condo declaration, survey, and map
  - Electric meter for each residential unit
  - Development rights non-transferable
  - Development rights expire 12/31/2015



**223 Andover Park East (Circuit City)**

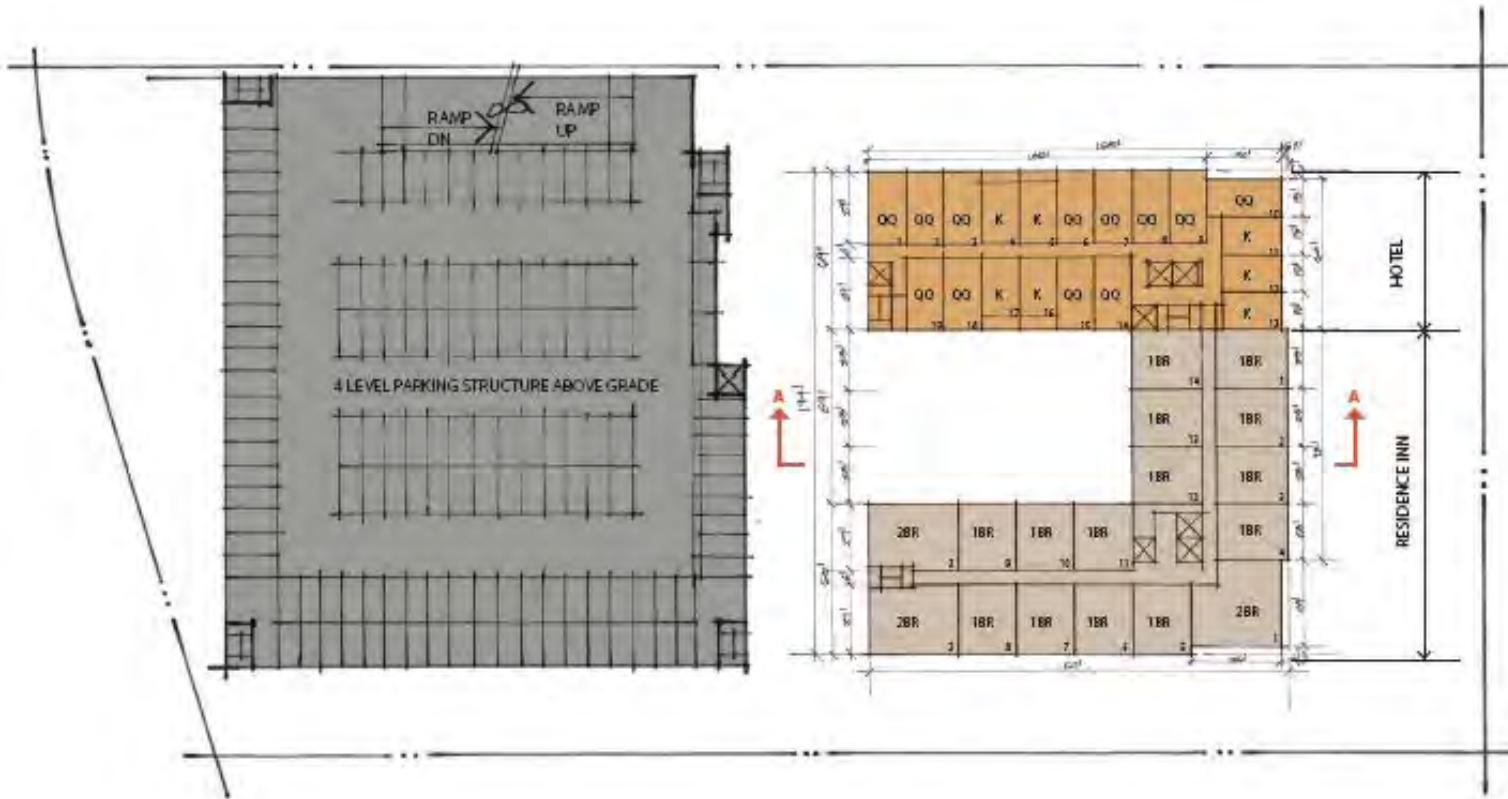
- A: Future transit station
- B: Future bike/pedestrian bridge
- C: Commuter rail station





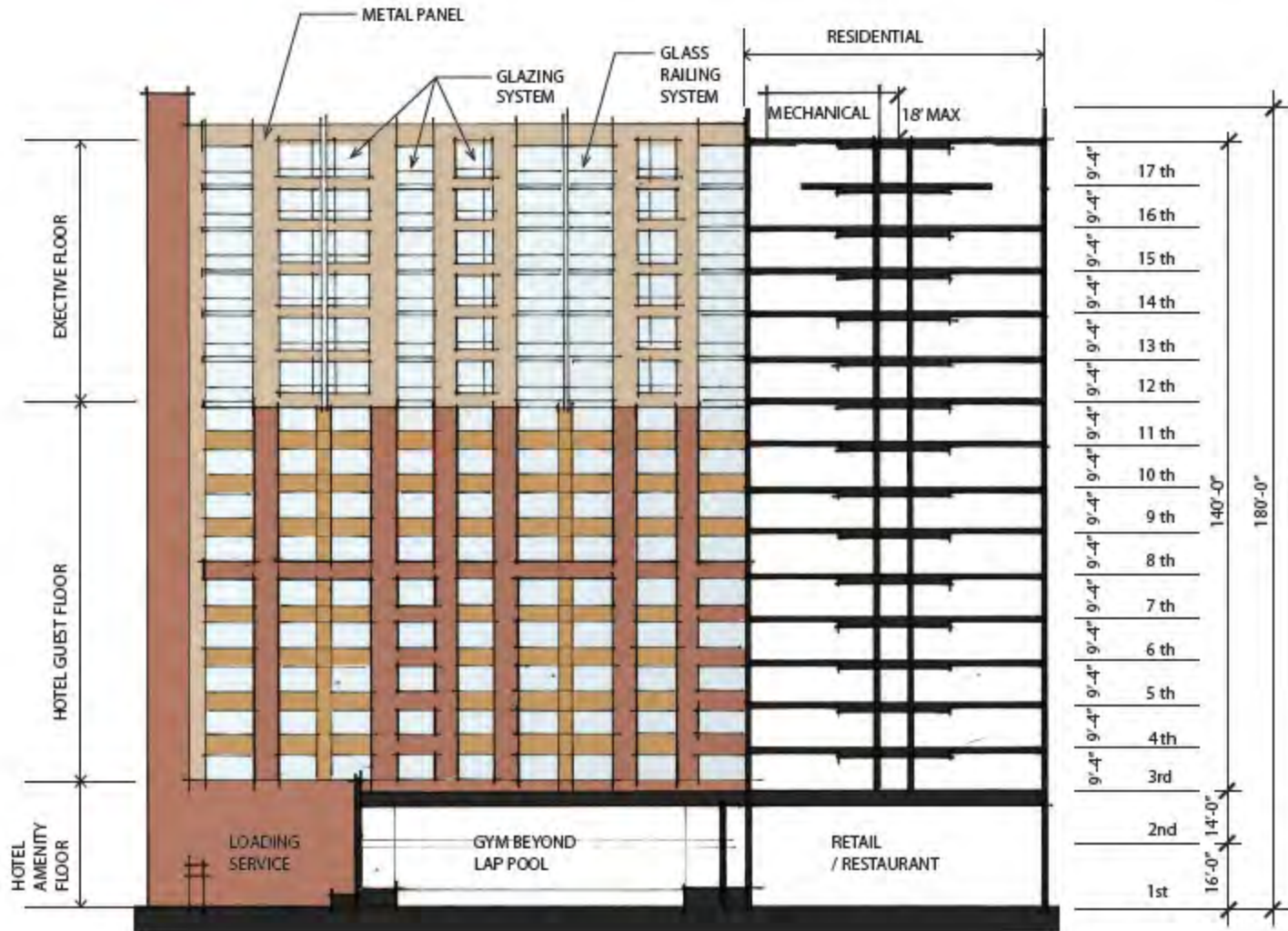
**MULVANNY G2**





LOWER TYPICAL FLOOR PLAN







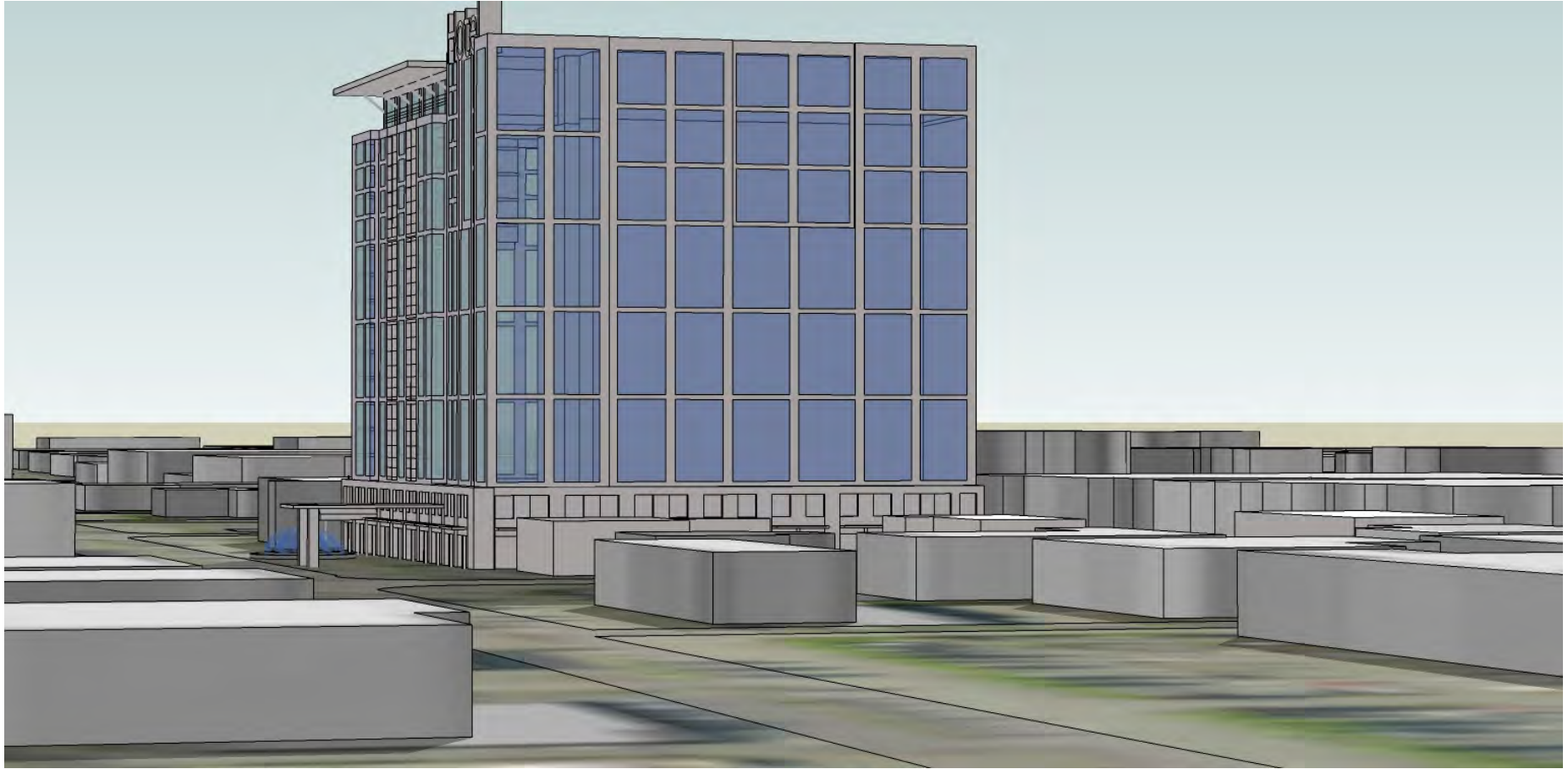






Looking west over West Valley Highway and Green River towards the Mall

Images provided by the Department of Community Development. All images are approximate.



View looking south along Andover Park E

Images provided by the Department of Community Development. All images are approximate.



View from the Tukwila Hill Reservoir

Images provided by the Department of Community Development. All images are approximate.



View from Conference Room 2 in the 6300 Building

Images provided by the Department of Community Development. All images are approximate.

# 223 Andover Park East

- Property owners are considering:
  - 18 story buildings up to 180' with hotel and residential units
- Current development regulations
  - Maximum height 115'
  - No residential
- Property owners request certainty in order to continue feasibility analysis