

Dale Sweeney - Architect

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City of Federal Way

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RE: Towne Place Suites– (TBD) Pacific Hwy South, Federal Way, Washington.
Building height.

CITY OF FEDERAL WAY
COMMUNITY DEVELOPMENT

The proposed Holiday Inn Express has a height from average grade of 255.29.(average grade is 1.96 ft. below the 1st floor elevation of 257.75 plus 55'-0" to the highest parapet where there is a distance of 22 ft. from the property line and 48 ft. where there is a distance of 11 ft. from the property line.) . As per FWRC 19.240.090, this is above the 45 foot height limit but meets the criteria to exceed 45 feet (not to exceed 55') as follows:

- a. The increase is necessary to accommodate mechanical equipment in the ceiling of the first floor, upper floors, and roof top.
- b. There is not a residential zone within 300 feet.
- c. The building is setback from the property line enough to allow the additional height.
- d. The roof line/parapet modulates for variation as required.

As described we believe that the design meets the requirements and intent of FWRC 19.240.090

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