

Dale Sweeney - Architect

October 24, 2019

City of Federal Way

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

PROJECT NARRATIVE:

The proposed Towne Place Suites is to be a four-story, 90 unit limited service franchised hotel. Amenities include a fire pit, barbeque patio, fitness center, guest laundry, and complimentary breakfast – though there is to be no cooking on site.

The design is based on the franchise prototype design, but has been amended to comply with FWRC 19.115. Although the franchise understands the local codes must be met for design as well as height, size, setbacks, etc., the franchise requires that the design have as many features of the prototype as possible.

The colors shown on the rendering/color board were initially taken from franchise color selections.

SUMMARY OF COMPLIANCE TO FWRC 19.115

As mentioned above, the franchise design has been amended to comply with FWRC. Design features the following:

1. Building façade modulation meets the requirements of at least two feet in depth, no less than six feet, and no more than sixty feet.
2. The variation of colors also breaks up the mass of the building and is applied in a contemporary manner.
3. A patio/plaza is provided at the south of the hotel immediately off the lobby/breakfast area and is visible from the adjacent street. It has an area of 267 sq. ft., which is more than 1% of the building footprint area – 142.27 ft..
4. Metal canopies are located at the side facades and at the patio.
5. Lighting in the parking area and bollard lights along the walk in front of the hotel will provide sufficient light for visibility without bleeding into adjacent properties.
6. Dumpsters are to be located away from public streets and pedestrian traffic areas and will be screened with landscaping.
7. A clearly defined unobstructed entrance with easy access from parking and International Blvd.
8. Space near the entrance for pedestrian gathering and landscaping.
9. Sufficient landscaping in compliance with FWRC.

We believe that the design meets the requirements and intent of FWRC19.115 and will be an asset to the community.

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