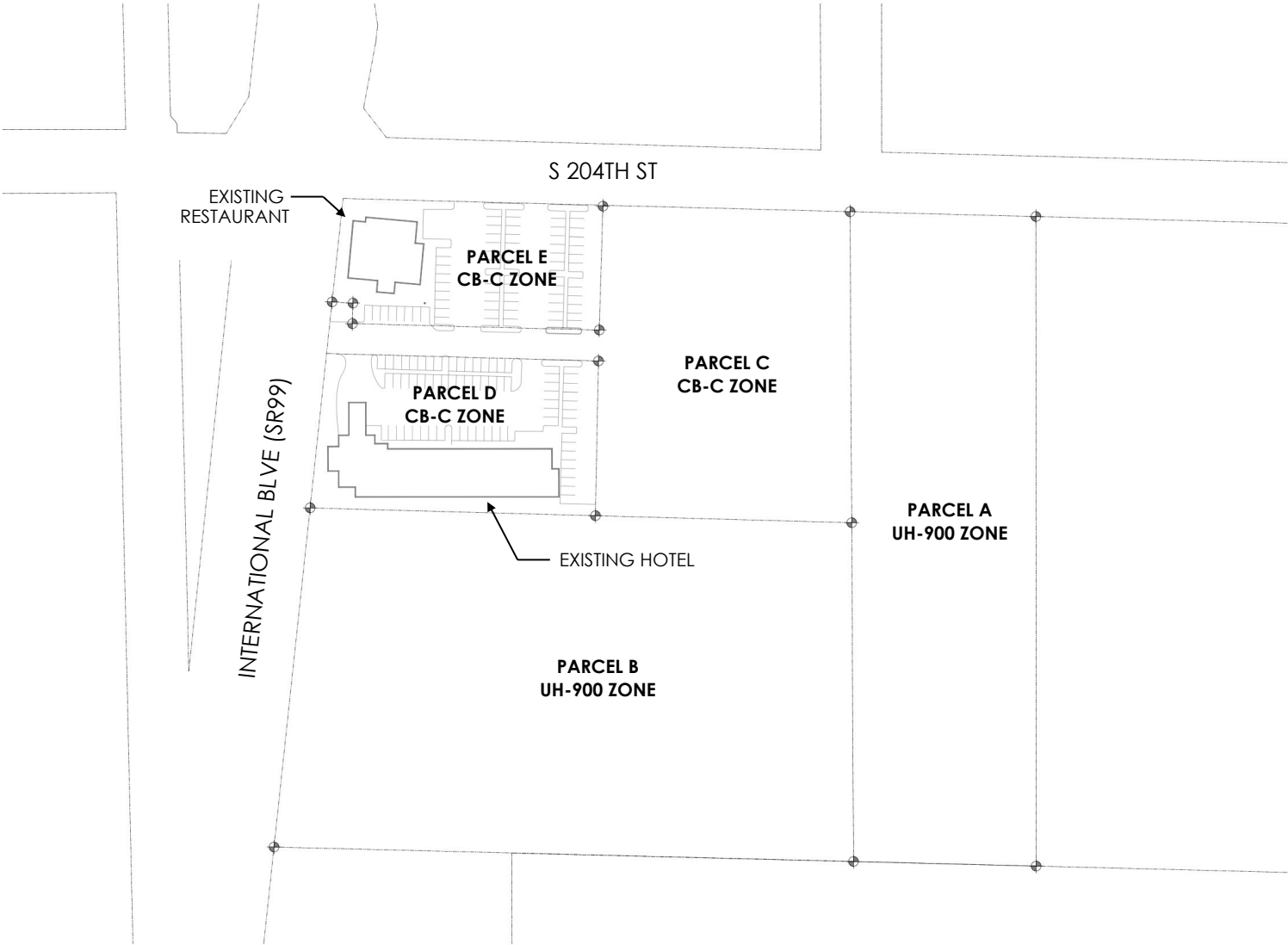


SITE PLAN – EXISTING BUILDINGS AND CURRENT ZONING AT ADJACENT PARCELS

FIFE MOTEL REZONE PROJECT, SEATAC, WA

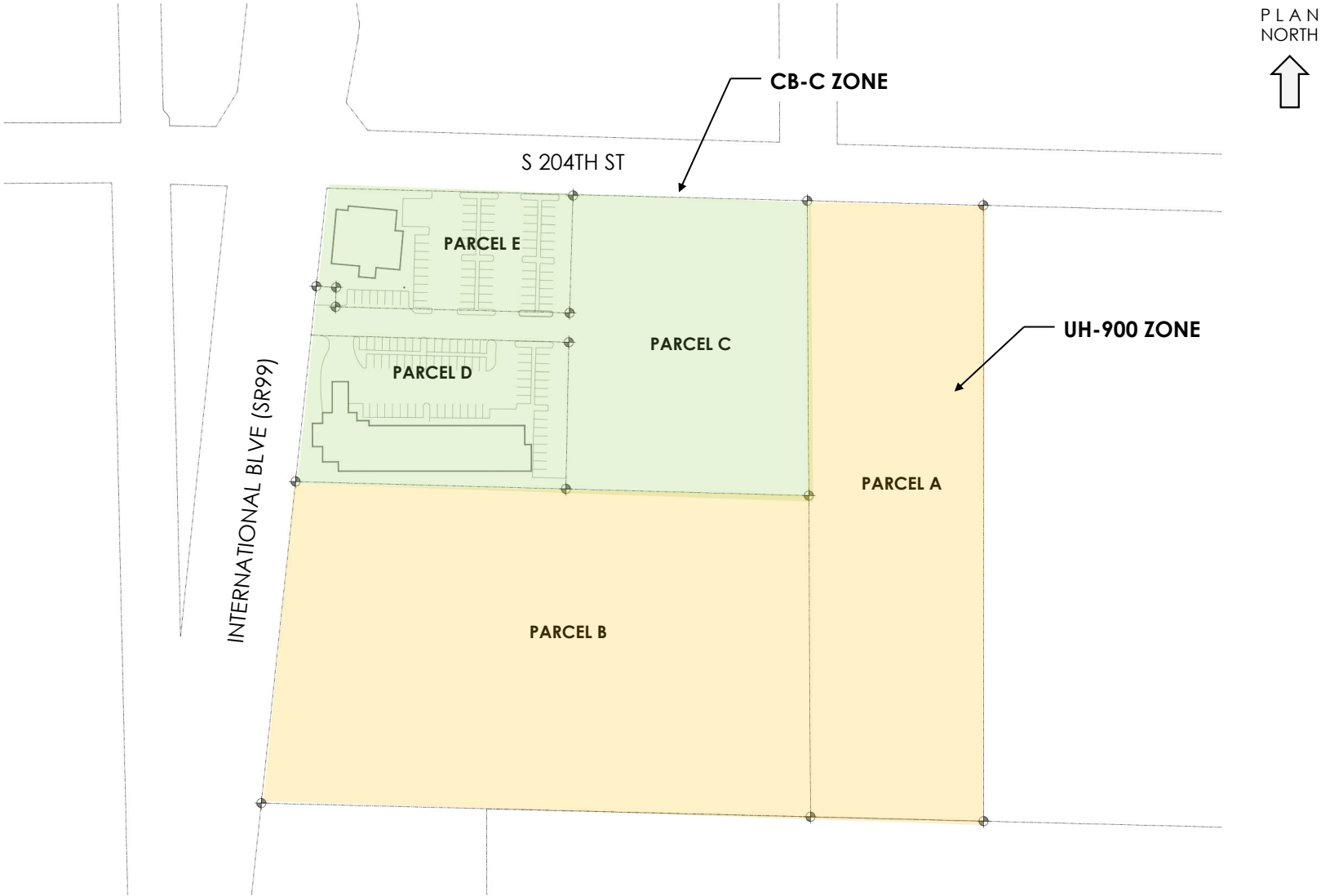
PROJECT PARCEL	PARCEL A 3445000127 PARCEL B 3445000126
ZONING	CURRENT UH-900 PROPOSED CB-C
PROJECT PARCEL'S CURRENT USE	VACANT
PROPOSED USE	HOTEL



SITE PLAN – PHASE I – REZONE - CURRENT

FIFE MOTEL REZONE PROJECT, SEATAC, WA

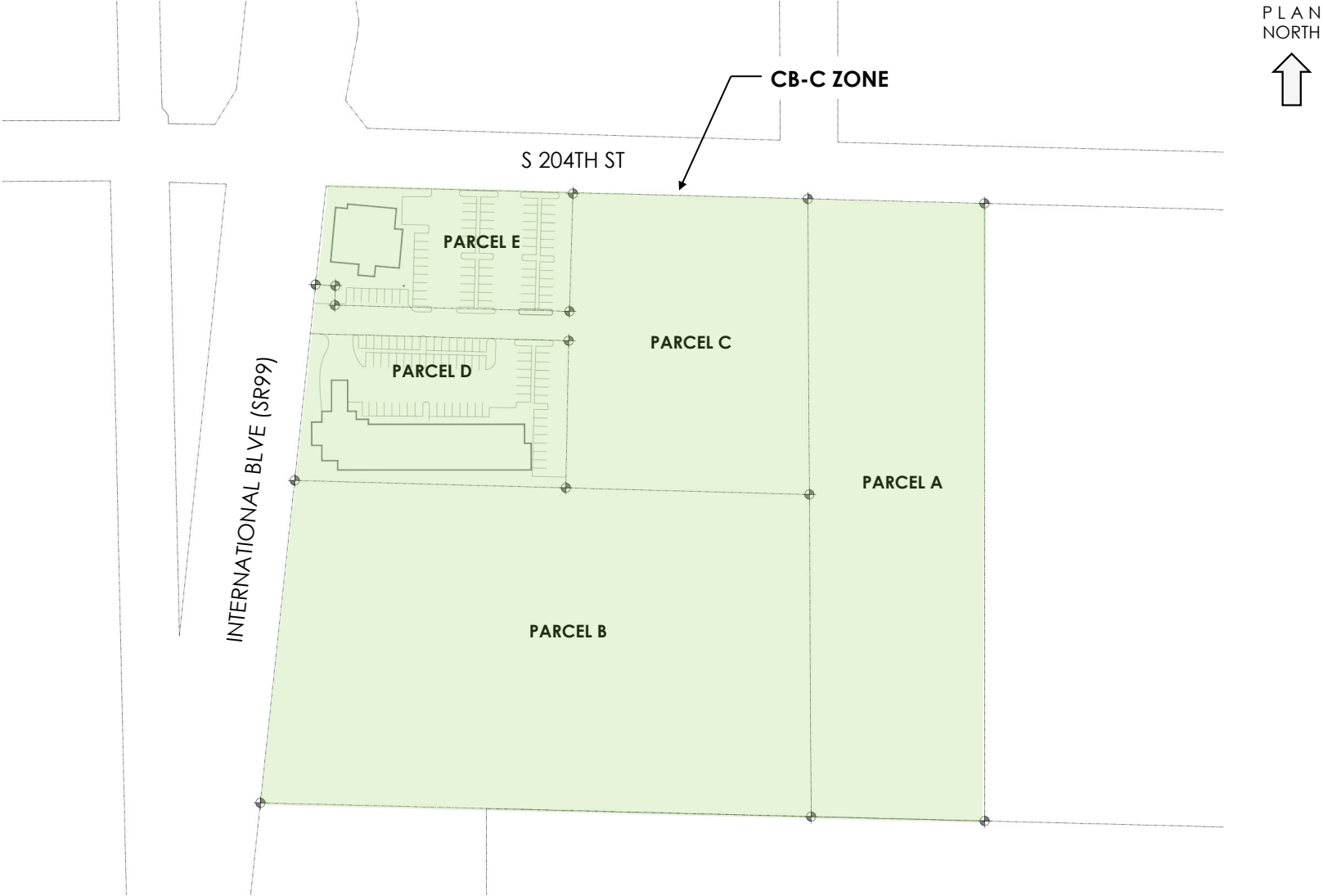
PROJECT PARCEL	PARCEL A 3445000127 PARCEL B 3445000126
ZONING	CURRENT UH-900 PROPOSED CB-C
PROJECT PARCEL'S CURRENT USE	VACANT
PROPOSED USE	HOTEL
PHASE I (This Project)	Zoning change From UH-900 To CB-C



SITE PLAN – PHASE I – REZONE - PROPOSED

FIFE MOTEL REZONE PROJECT, SEATAC, WA

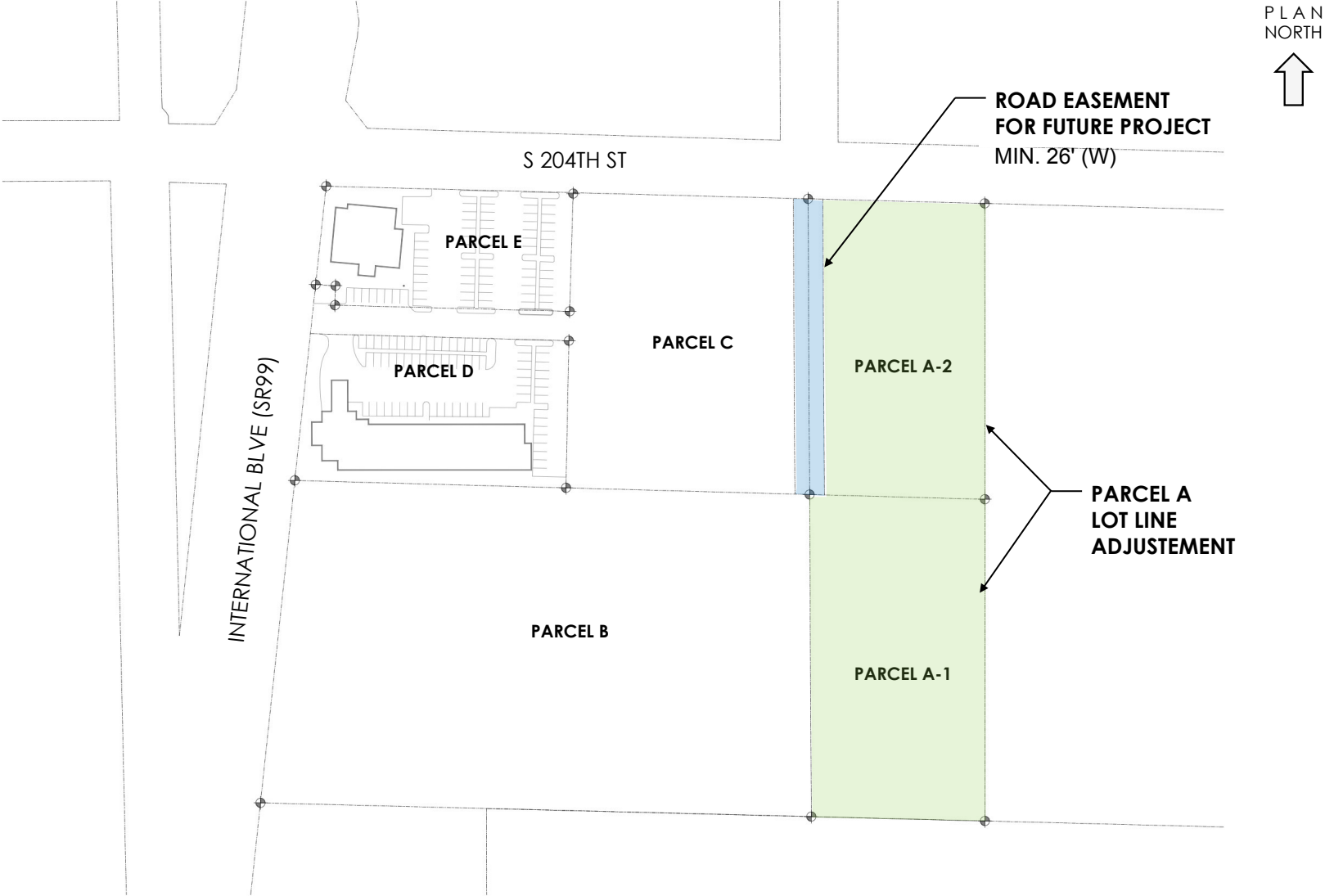
PROJECT PARCEL	PARCEL A 3445000127 PARCEL B 3445000126
ZONING	CURRENT UH-900 PROPOSED CB-C
PROJECT PARCEL'S CURRENT USE	VACANT
PROPOSED USE	HOTEL
PHASE I (This Project)	Zoning change From UH-900 To CB-C



SITE PLAN – PHASE II – LOT LINE ADJUSTMENT W/ ROAD EASEMENT (FUTURE)

FIFE MOTEL REZONE PROJECT, SEATAC, WA

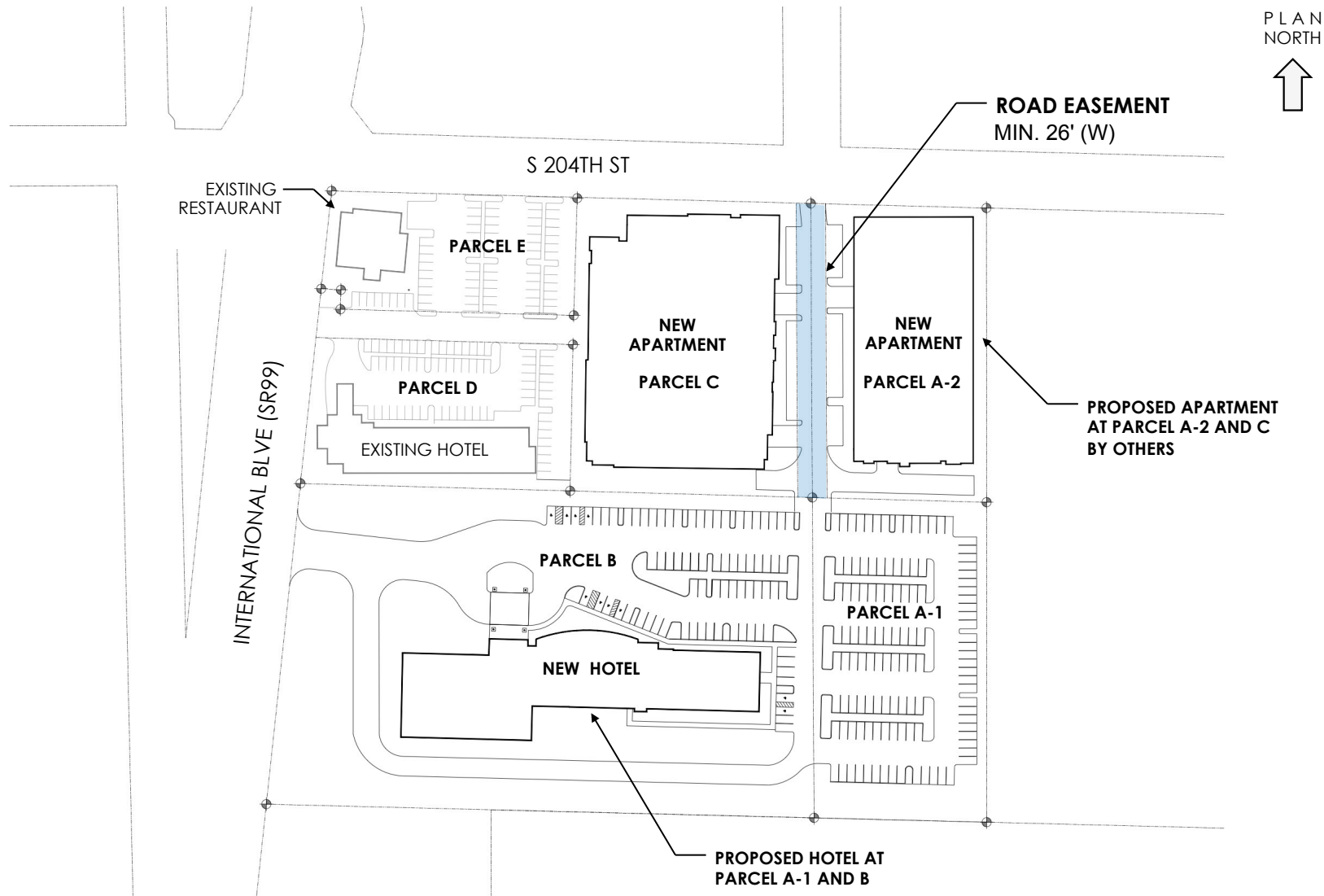
PROJECT PARCEL	PARCEL A 3445000127 PARCEL B 3445000126
ZONING	CURRENT UH-900 PROPOSED CB-C
PROJECT PARCEL'S CURRENT USE	VACANT
PROPOSED USE	HOTEL
PHASE I (This Project)	Zoning change From UH-900 To CB-c
PHASE II	Lot line adjustment at parcel A Road easement at Parcel A-2 & B

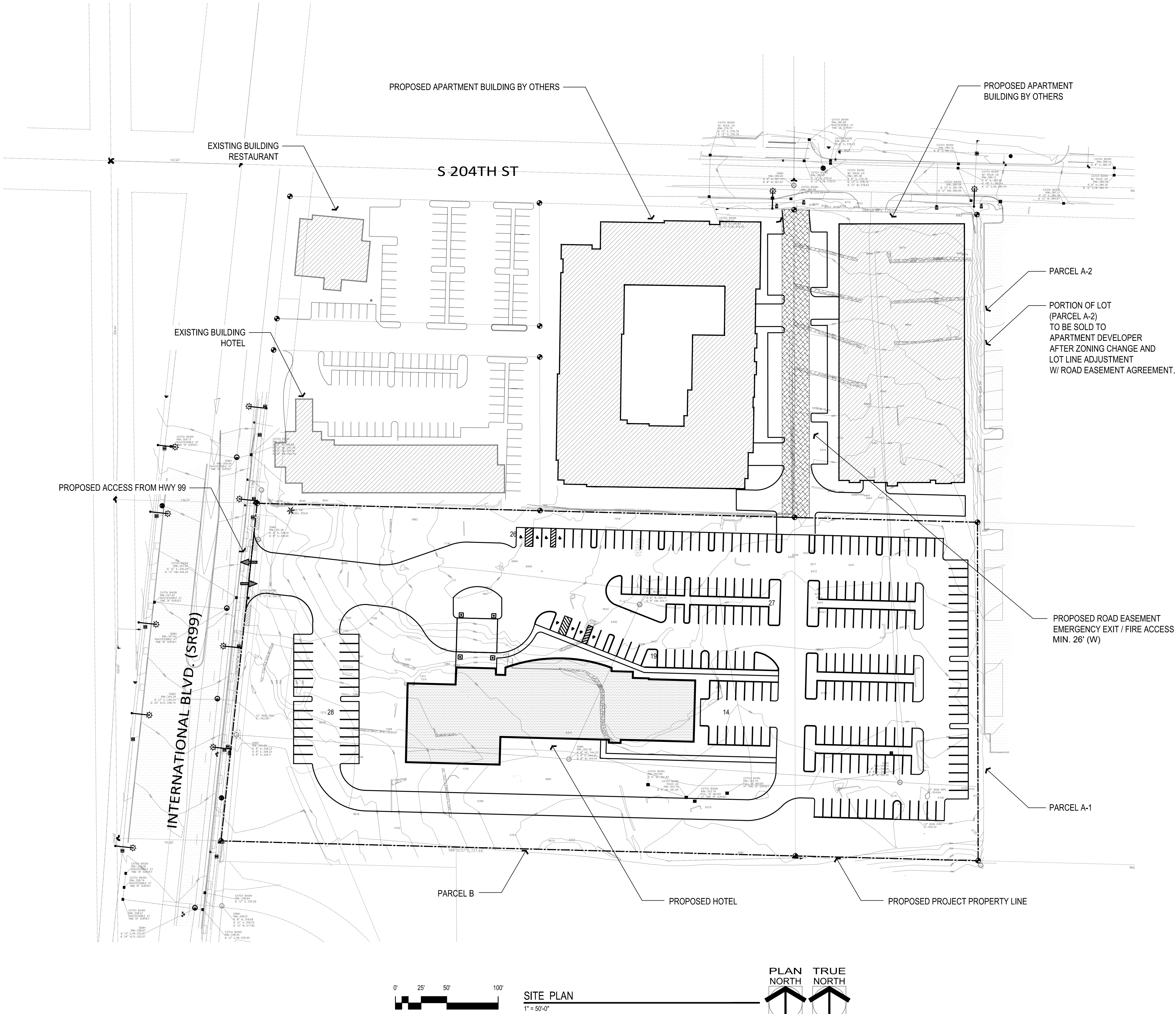


SITE PLAN – PROPOSED PROJECTS AT PARCEL A, B & C (FUTURE)

FIFE MOTEL REZONE PROJECT, SEATAC, WA

PROJECT PARCEL	PARCEL A 3445000127 PARCEL B 3445000126
ZONING	CURRENT UH-900 PROPOSED CB-C
PROJECT PARCEL'S CURRENT USE	VACANT
PROPOSED USE	HOTEL
PHASE I (This Project)	Zoning change From UH-900 To CB-c
PHASE II	Lot line adjustment at parcel A Road easement at Parcel A-2 & B





PROJECT INFORMATION

APPLICABLE CODE : NATIONAL CODES
2018 INTERNATIONAL BUILDING CODE (IBC)
2018 INTERNATIONAL EXISTING BUILDING CODE (IEBC)
2018 INTERNATIONAL FIRE CODE (IFC)
2009 ACCESSIBLE & USABLE BUILDINGS & FACILITIES (ICC/ANSI A117.1)
2018 INTERNATIONAL ENERGY CONSERVATION CODE WITH WA ST AMENDMENTS
WASHINGTON STATE AMENDMENTS
WAC 51-50 WASHINGTON STATE BUILDING CODE (IBC)
WAC 51-54A WASHINGTON STATE FIRE CODE (IFC)
WAC 51-11C & 51-11R STATE BUILDING CODE ADOPTION AND AMENDMENT OF THE 2018 EDITION OF THE INTERNATIONAL ENERGY CONSERVATION CODE, COMMERCIAL/RESIDENTIAL CITY ZONING CODE & CITY LANDUSE CODE

PARCEL # : PARCEL A 3445000127
PARCEL B 3445000126

ZONING : CURRENT : UH-900
PROPOSED : CB-C

SEATAC DEVELOPMENT CODE: SMC 15.400.200 COMMERCIAL, INDUSTRIAL, PARK STANDARDS CHART

DEVELOPMENT STANDARDS	ZONES							ADDITIONAL REGULATIONS
	NB	O/C/MU	O/C/M (1)	RBX (1)	CB	CB-C (1)	I P	
MINIMUM LOT AREA	N/A	N/A	N/A	N/A	N/A	N/A	N/A	(1) See Chapter 15.513 SMC for additional development standards for the RBX, CB-C and O/C/M zones.
MINIMUM AREA - DEVELOPMENT SITE	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
MINIMUM LOT WIDTH	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
MINIMUM FRONT YARD SETBACK	10'	0' (1)	0'	N/A	10'	0'	10'	Setback dimensions may change subject to landscape requirements. See SMC 15.445.010(C) in the landscaping chapter for applicable standards. (1) Ten-foot setback if adjacent to a UL zone.
MAXIMUM FRONT YARD SETBACK	N/A	10' (1)	10' (1) (4)	N/A	(5)	10' (1)(2) (3)(4)	N/A	Setback dimensions may change subject to landscape requirements. See SMC 15.445.010(C) in the landscaping chapter for applicable standards. (1) Within the City Center Overlay District, maximum setback is 20 feet adjacent to International Blvd. Ten feet adjacent to all other streets. See SMC 15.300.210 for additional standards. (2) Within the S. 154th St. Station Area Overlay District, see SMC 15.305.210 for setback standards. (3) Within the Angle Lake Station Area Overlay District, see SMC 15.310.210 for setback standards. (4) Within the O/C/M and CB-C zones outside of the overlay districts, maximum setback is 20 feet for multi-family and residential mixed use projects. See SMC 15.515.200 for additional standards and maximum setback waiver requirements. (5) Maximum setback is 20 feet for multi-family and residential mixed use projects.
MINIMUM SIDE YARD SETBACK	5'	5'	5'	N/A	N/A	N/A	5' 10'	Setback dimensions may change subject to landscape requirements. See SMC 15.445.010(C) in the landscaping chapter for applicable standards.
MINIMUM REAR YARD SETBACK	5'	5'	5'	N/A	N/A	N/A	5' 10'	Setback dimensions may change subject to landscape requirements. See SMC 15.445.010(C) in the landscaping chapter for applicable standards.
MAXIMUM BUILDING LOT COVERAGE	65%	65%	75% 80%	75%	75%	85%	N/A	See Residential/Commercial Density Incentives (Chapter 15.425 SMC).
MAXIMUM IMPERVIOUS SURFACE	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
MAXIMUM STRUCTURE HEIGHT	35'	45'	45'	(1)	(1)	(1)	75' N/A	(1) Limited by FAA and Fire Department regulations.

U I L ARCHITECTS

1800 136TH PL NE SUITE 207
BELLEVUE WASHINGTON 98005
T. 425.654.5005 info@uilarchitects.com

ZONE RECLASSIFICATION (REZONE) FOR
FIFE MOTEL SEATAC PROPERTIES
KING COUNTY PARCEL 3445000127 + PARCEL 3445000126

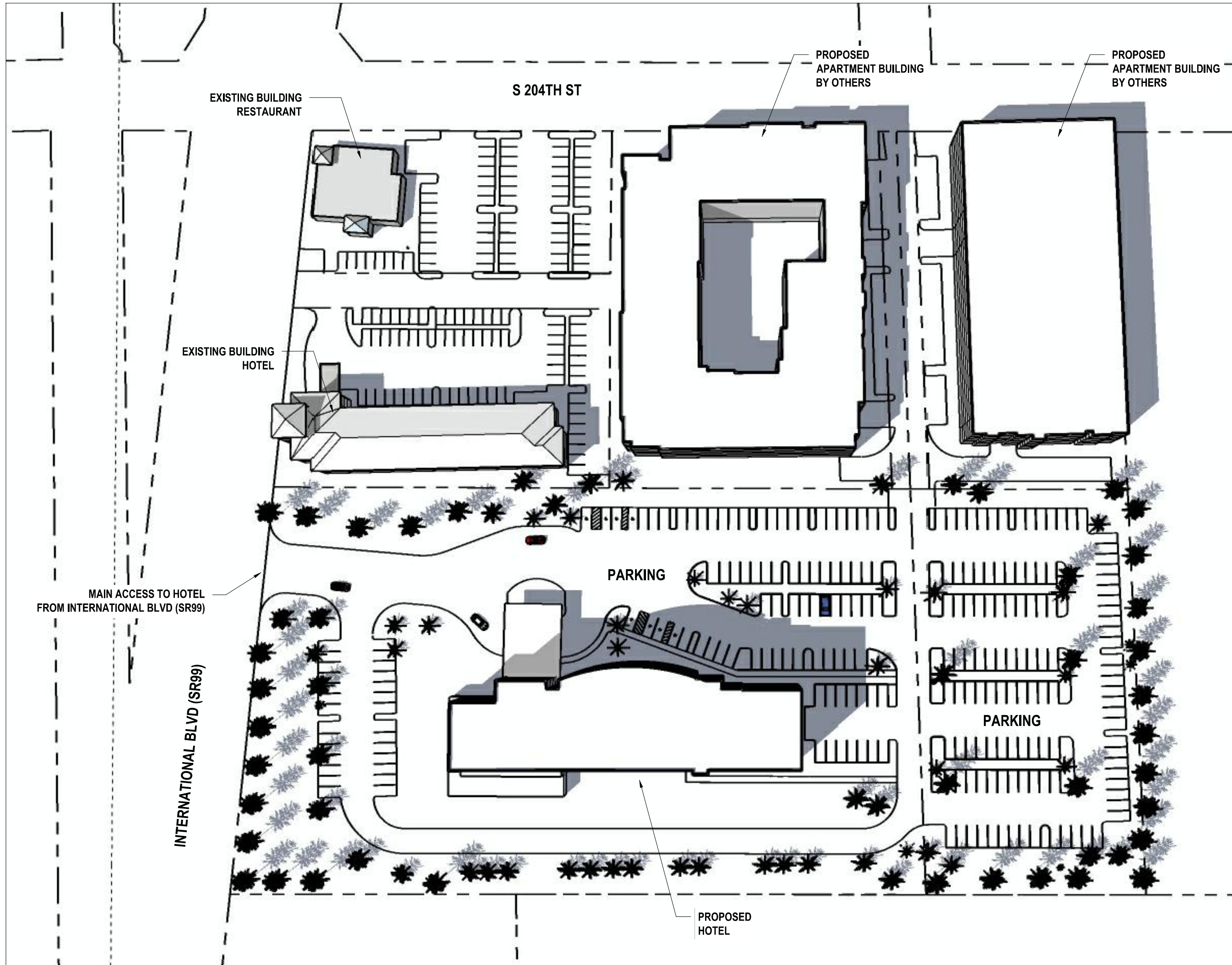
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SCALE AS SHOWN
ISSUE DATE 5 / 12 / 2023
PLOT DATE 5 / 19 / 2023

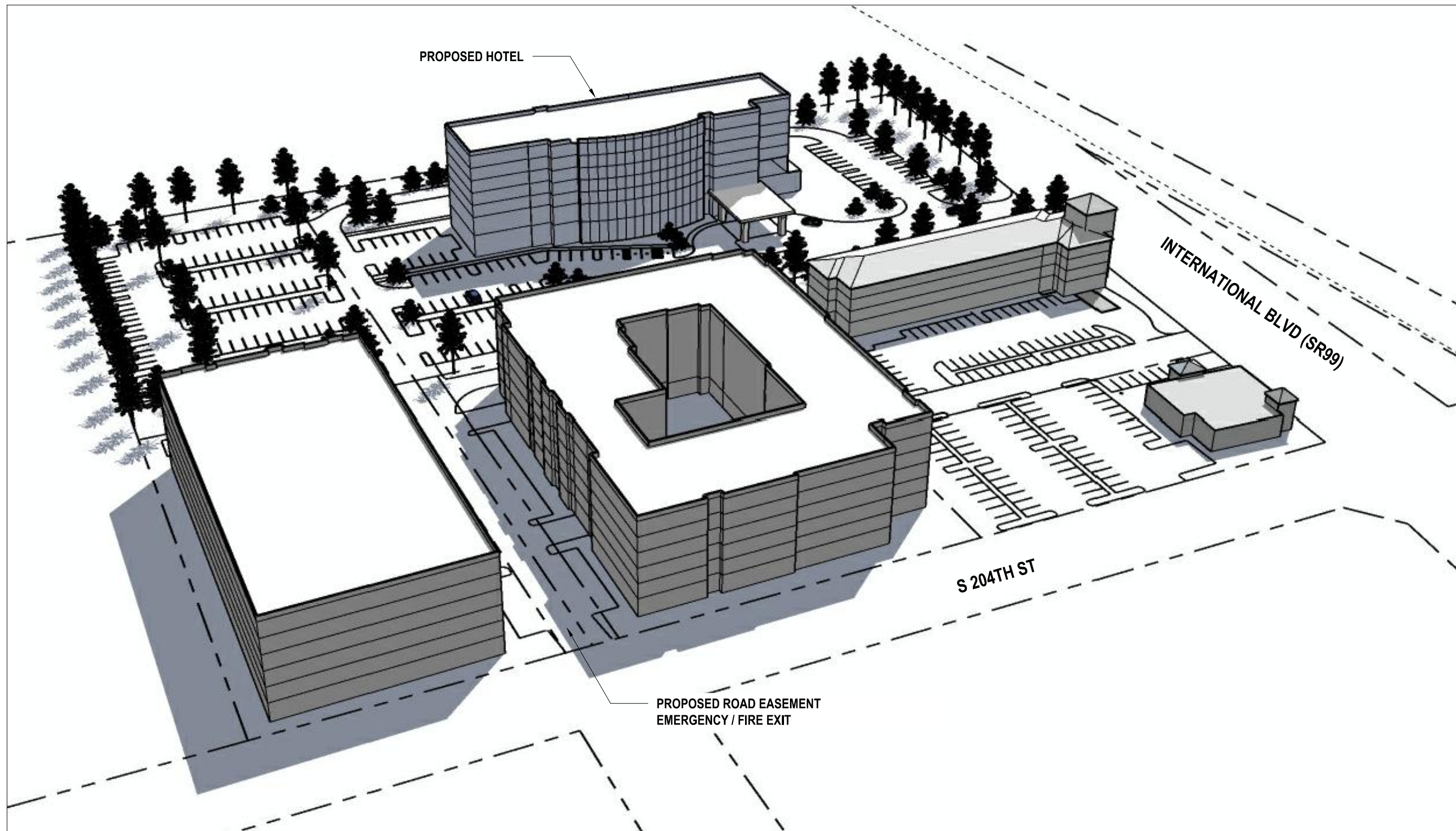
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DRAWING NO.

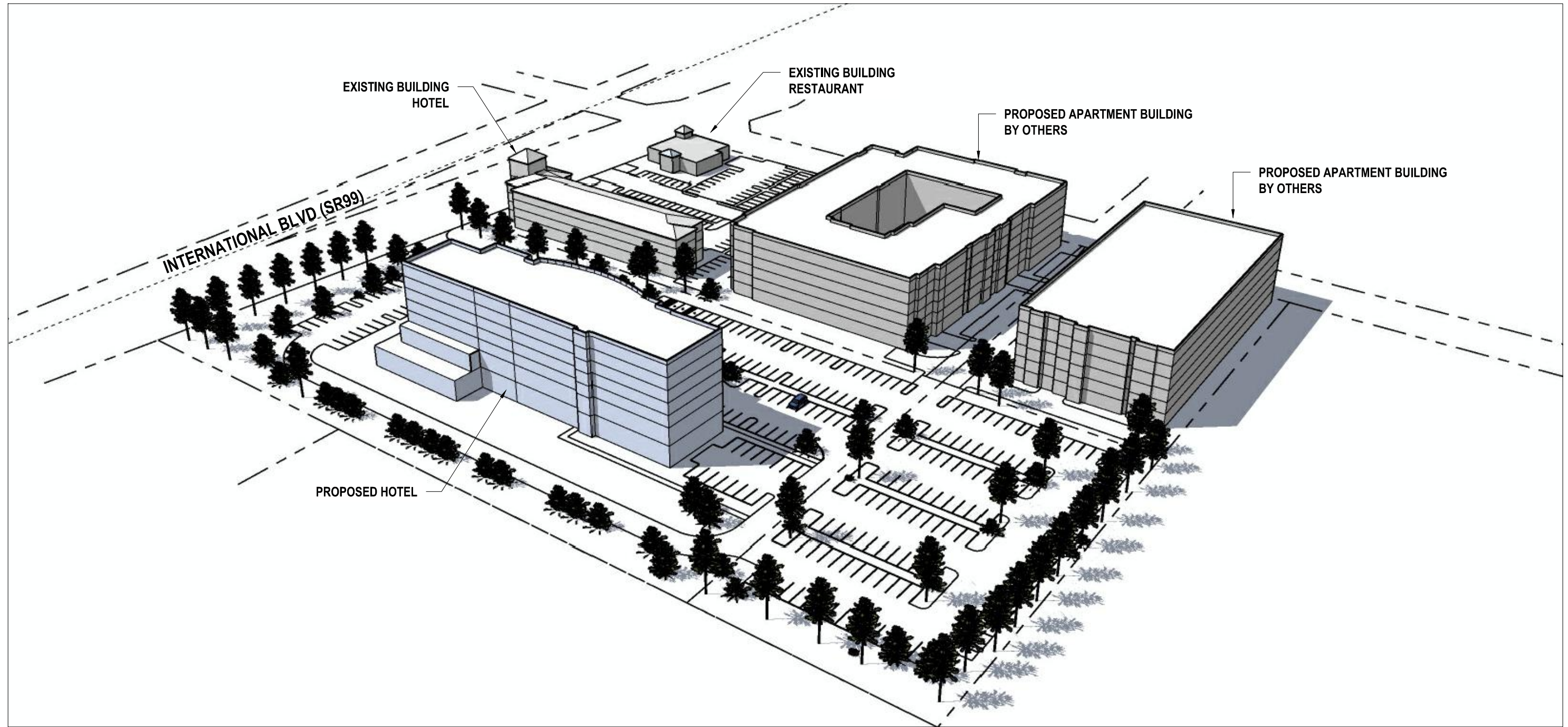
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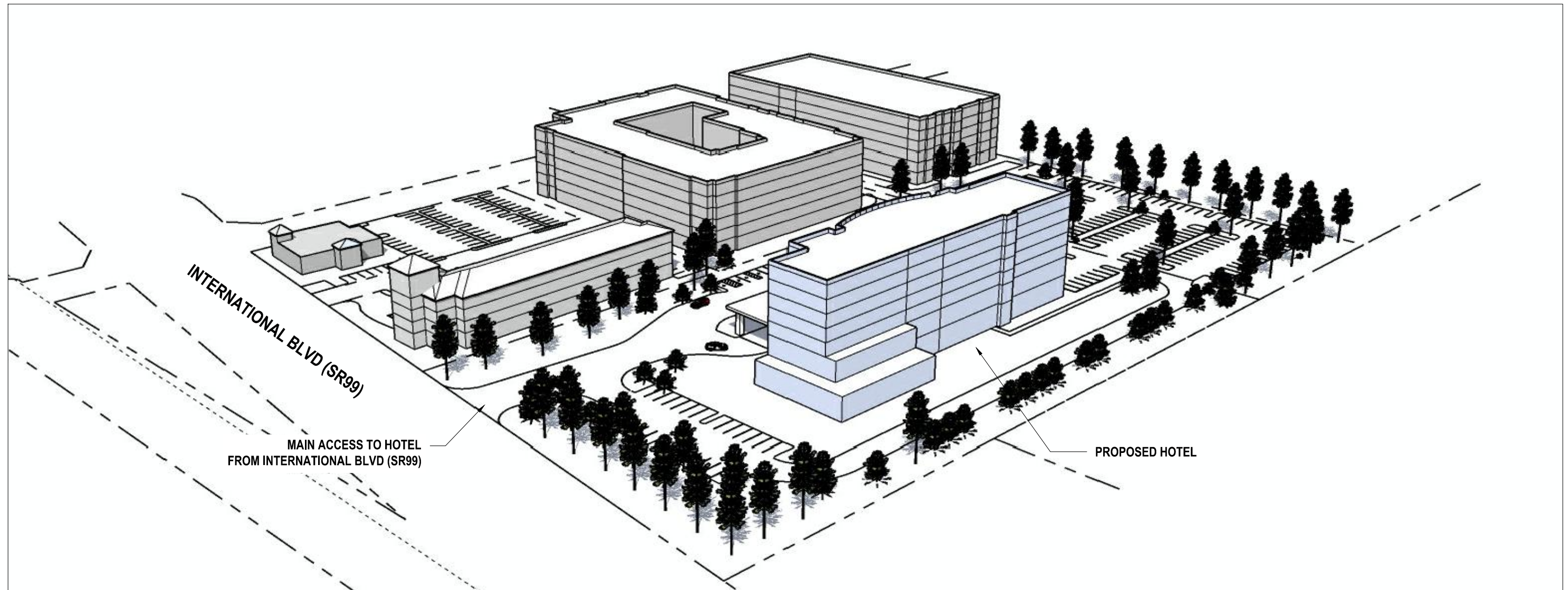
SITE PLAN
SCALE: NTS



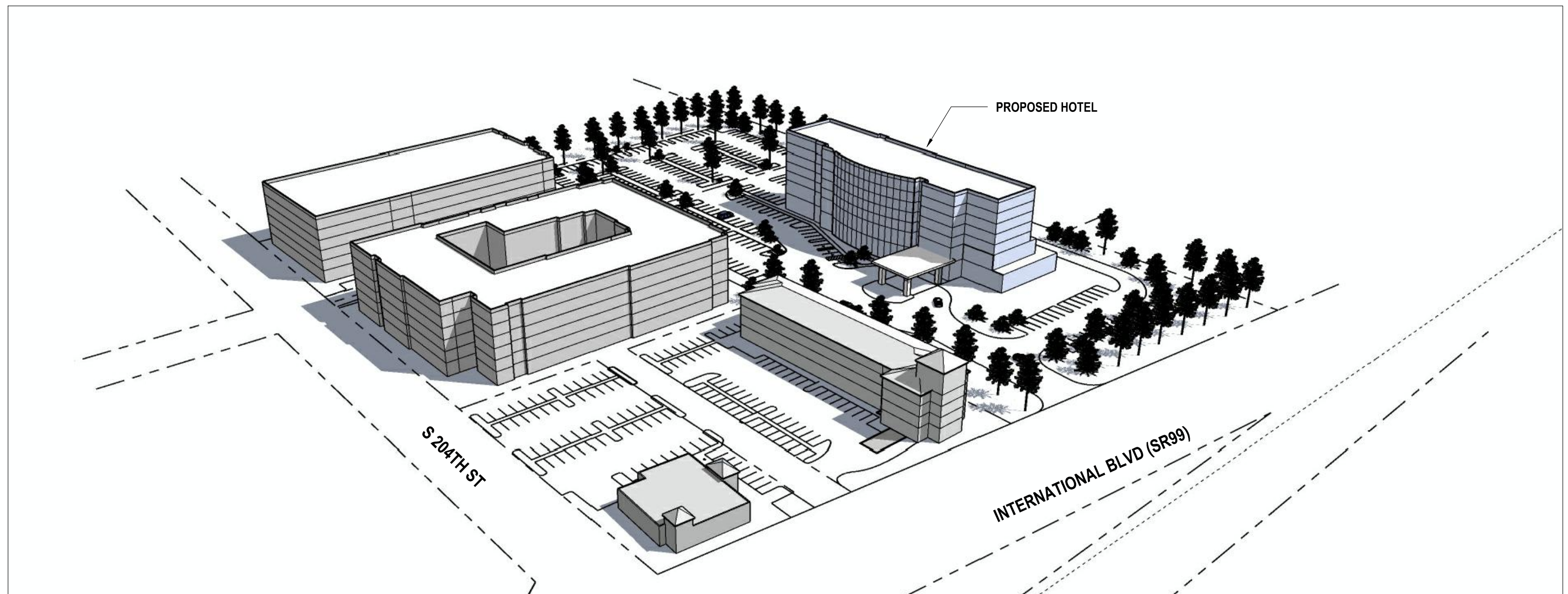
VIEW FROM N-E CORNER



VIEW FROM S-E CORNER



VIEW FROM S-W CORNER



VIEW FROM N-W CORNER

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DRAWING TITLE

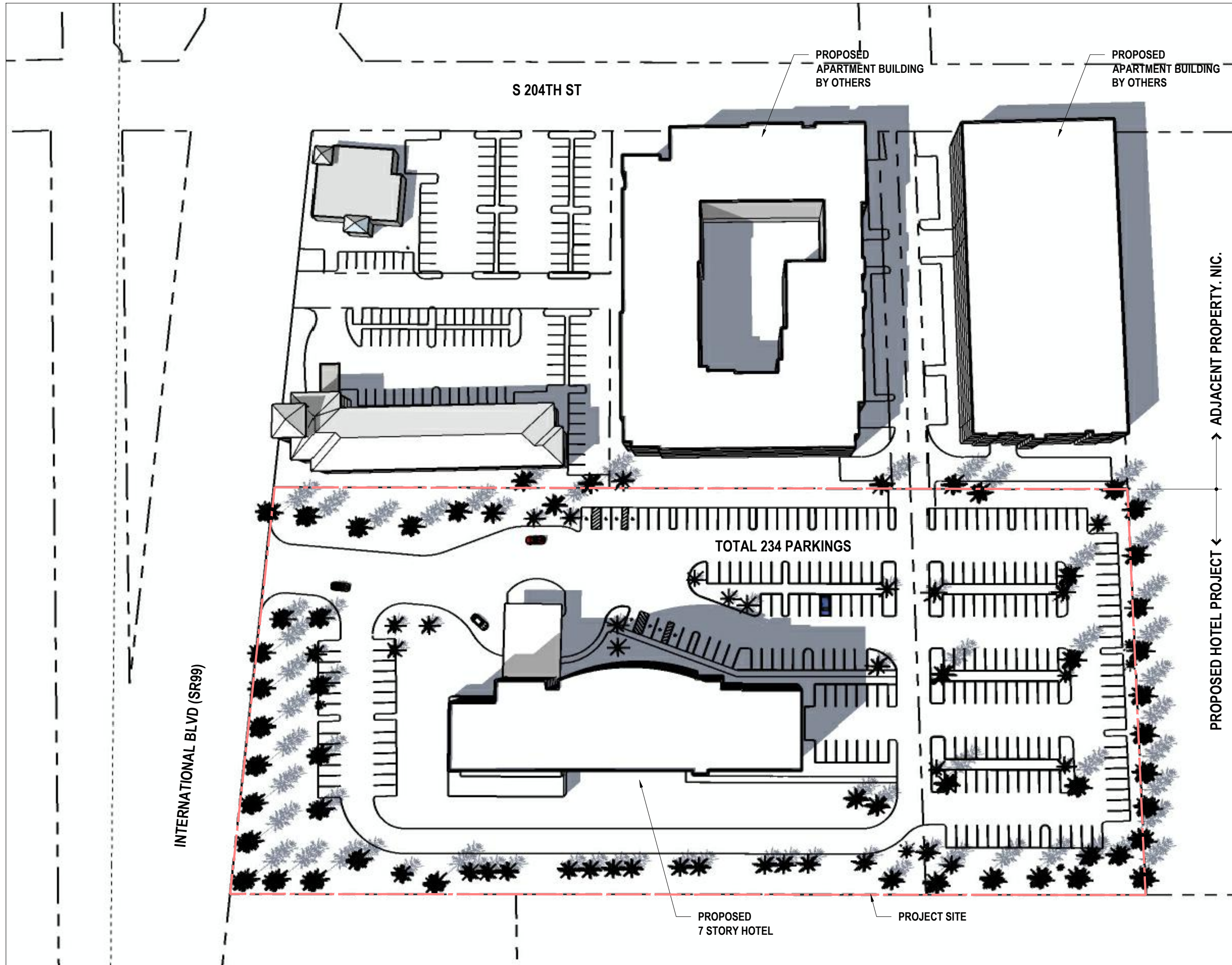
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ISSUE DATE 5 / 12 / 2023

PLOT DATE 5 / 19 / 2023

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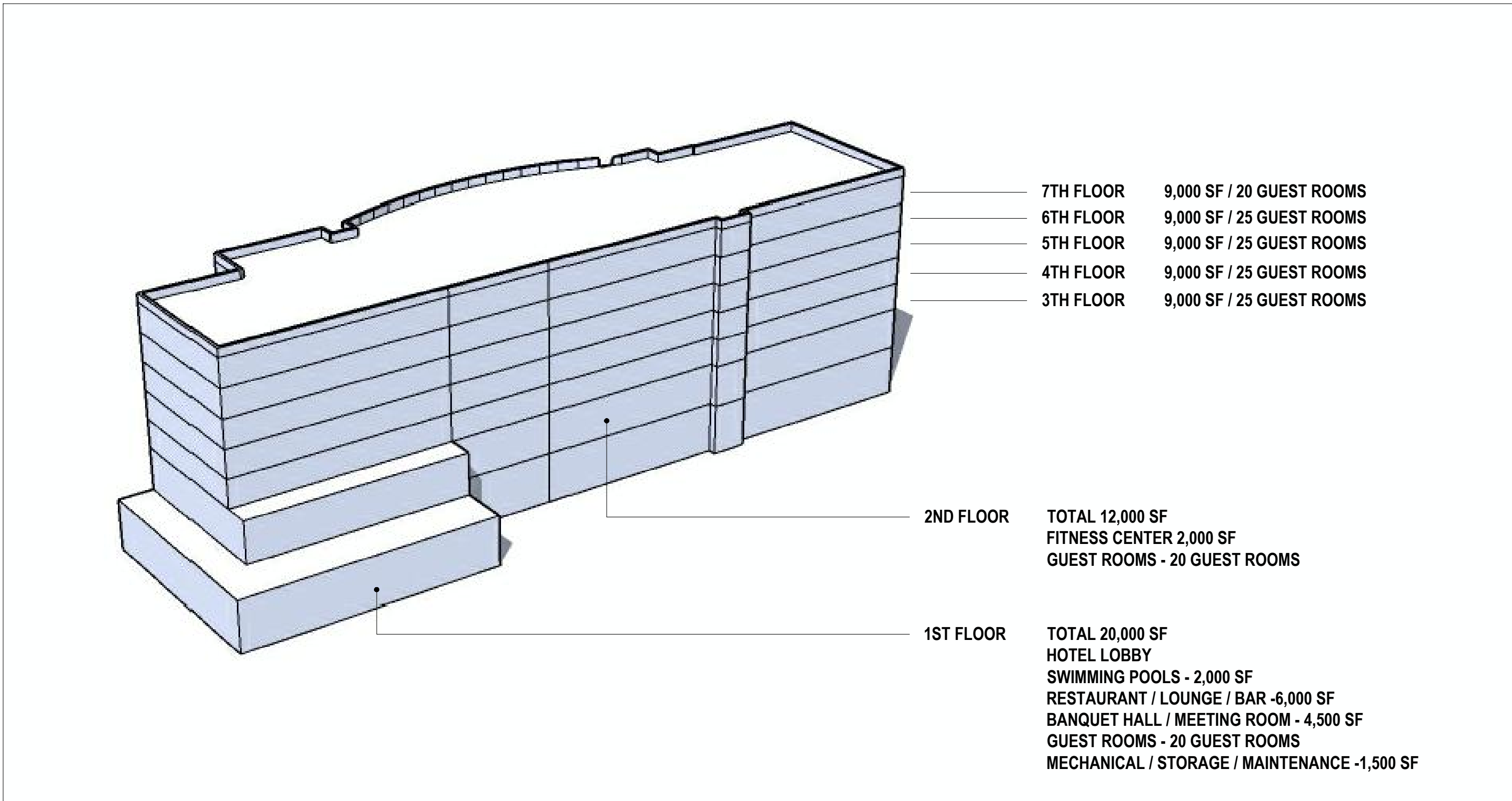
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SITE PLAN
SCALE : NTS

PLAN NORTH

DEVELOPMENT PROJECT BY PHASES



PROJECT DESCRIPTION : HOTEL

TOTAL BUILDING AREA 77,000 SF
TOTAL BUILDING HEIGHT 7 STORY BUILDING - BUILDING HEIGHTS TO BE DETERMINED PER FAA AND FIRE REGULATIONS
TOTAL GUEST ROOMS 160 GUEST ROOMS

PARKING CALCULATIONS SEATAC MUNICIPAL CODE
15.455.120 PARKING CHART FOR REQUIRED OFF-STREET SPACES
HOTEL/MOTEL AND ASSOCIATED USES

BASIC GUEST AND EMPLOYEE (NO SHUTTLE SERVICE): 0.9 PER BEDROOM
BASIC GUEST AND EMPLOYEE (WITH SHUTTLE SERVICE): 0.75 PER BEDROOM
WITH RESTAURANT/LOUNGE/BAR: 1 PER 150 GSF
WITH BANQUET/MEETING ROOM: 1 PER 150 GSF
RETAIL (15,000 GSF OR LESS): 1 PER 1,000 GSF
RETAIL (GREATER THAN 15,000 GSF): 1.5 PER 1,000 GSF

TOTAL GUEST ROOMS : 175 X 0.9 = 158
RESTAURANT, LOUNGE, BAR : 6,000 SF / 150 = 40
BANQUET & MEETING ROOM : 4,500 SF / 150 = 30
TOTAL 158+40+30 = 228 STALLS REQUIRED - - - 234 STALLS INCLUDING 8 ACCESSIBLE STALLS PROVIDED

PROJECT DESCRIPTION - APARTMENT

BUILDING - A

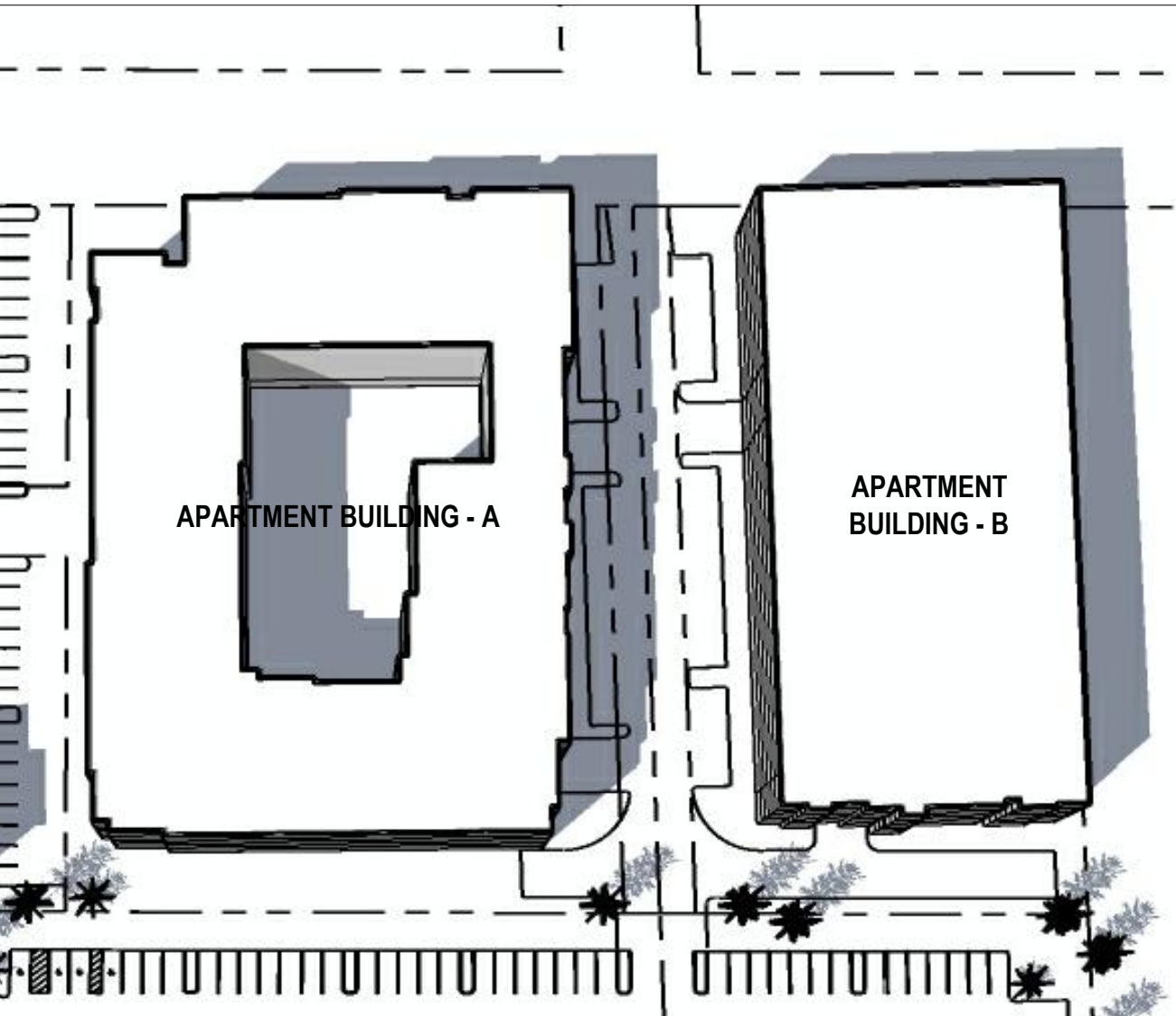
RESIDENTIAL 38,167 SF PER FLOOR
5 FLOORS TOTAL 190,835 SF
TOTAL 170 UNITS
1 BEDROOM : 90 UNITS
2 BEDROOM : 30 UNITS
3 BEDROOM : 50 UNITES

PARKING GARAGE 48,083 SF PER FLOOR
2 FLOOR TOTAL 96,166 SF
TOTAL 248 PARKING STALLS

BUILDING - B

RESIDENTIAL 24,778 SF PER FLOOR
5 FLOORS TOTAL 123,890 SF
TOTAL 85 UNITS
2 BEDROOM : 55 UNITS
3 BEDROOM : 10 UNITS
4 BEDROOM : 20 UNITES

PARKING GARAGE 30,639 SF PER FLOOR
2 FLOOR TOTAL 61,278 SF
TOTAL 157 PARKING STALLS



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DRAWING TITLE
SCALE AS SHOWN
ISSUE DATE 5 / 12 / 2023
PLOT DATE 8 / 8 / 2023

DRAWING REV.

DRAWING NO.