



April 25, 2017

Jeff Wagner, Mayor  
City of Covington  
16720 SE 271st Street  
Suite 100  
Covington, WA 98042

**RE: Lakepointe Urban Village Development Agreement (LU16-0026)**

Dear Mayor Wagner:

On behalf of Hughes and Hawks Development (“Hawk Property Owner”) and Oakpointe Land Covington, LLC (the “Master Developer”) and in response to comments that the Master Developer heard from the Covington City Councilmembers and public during the City Council meeting on April 11, 2017, the parties offer the following new language to add to the Lakepointe Urban Village Development Agreement (LU16-0026) (the “Development Agreement”) as set forth below.

The Lakepointe Urban Village Subarea Design Standards (Exhibit P to the Development Agreement) at Section 2.2 require surface parking lots provide a landscape buffer from ground level views of an abutting residential district of a lower intensity. The Master Developer will further commit to not only provide the 70 foot buffer per Development Agreement Section 19.2.1.1 and locate a hotel building setback a minimum of 100 feet from the existing adjacent low density residential per Development Agreement Section 9.1.3, but also enhance the existing trees with additional evergreen plantings to provide additional screening from the ground level of the adjacent residents in the area adjacent to the proposed hotel site.

In order to incorporate the above commitment, the following new language is recommended to be added to the Development Agreement:

*19.2.13 Supplemental indigenous evergreen plantings shall be provided within the buffer areas described under Subsections 19.2.1.1 and 19.2.1.2 to enhance the native understory and provide additional screening of parking areas from the ground floor of existing adjacent residential uses. The supplemental evergreen plantings shall be a minimum of six (6) feet in height at the time of planting, generally maintain a tall and broad growth pattern, and be shown on the final landscape plans associated with Implementing Projects adjacent to the buffer areas described under Subsections 19.2.1.1 and 19.2.1.2 to be reviewed and approved by the City.*

The Development Agreement at Section 9.1.3 requires a hotel building to be a minimum of 100 feet from the property line of adjacent existing residential homes. A concern regarding balconies on a hotel was raised by

10220 NE POINTS DRIVE  
SUITE 310  
KIRKLAND, WA 98033

WWW.OAKPOINTE.COM



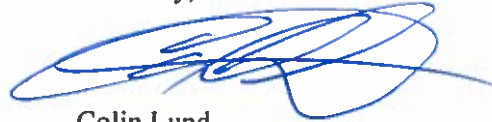
April 25, 2017  
Page 2 of 2

adjacent neighbors. Further, the type of hotel/motel accommodation was a concern. In order to address these concerns, the following language is recommended to be added to the Development Agreement at Section 9.1.3:

*Functional balconies shall not be permitted on the southern or westerly facing side of a hotel building. Any overnight accommodation shall be a hotel with interior lobby and interior access to rooms (as opposed to a motel that maintains exterior access to rooms and exterior stairs) and be designed consistent with current named brand hotel design practices and meet the Lakepointe Urban Village Subarea Design Standards (Exhibit P).*

Please let me know if you have any follow-up questions regarding this proposed new Development Agreement language. The Master Developer continues to look forward to working with the City of Covington and its citizens to make the Lakepointe Urban Village a success.

Sincerely,



Colin Lund  
Director of Development  
Oakpointe

On behalf of:

Oakpointe Land Covington, LLC, a Delaware limited liability company

Hughes and Hawks Development, a joint venture composed of Hughes Family Investment, Ltd., a Washington limited partnership, and Hawk Family Properties Limited Partnership, a Washington limited partnership

cc: Sharon Scott, Covington City Clerk  
Covington City Councilmembers

