Thank you for meeting with me Tuesday March 25 to discuss this project.

I spoke with DNW and Chandler Stevers to determine that the height calculation to meet the 25' maximum height is doable and acceptable. We calculate the houses with garages to have two additional stories while the top of the roof is about 24' high with a 6/12 pitch roof which will step down to a 4/12 pitch below 18'.

Second item, Fire access, the municipal code 17.20.030.C.5.d. General Standards for private roadways requires 150' without a turnaround. The design plan indicates from the start of the 20' setback to the beginning of the ramp is 145'. Because of the close proximity of the houses my proposal is to add fire sprinkler system to the houses. This will add $1.50/ft to the cost of a house however, the reduced fire insurance will offset this cost over five years while we believe this added fire safety will make the houses more marketable and meet future fire code in Tukwila. I discussed these issues with Dan Tomatso Friday March 28. He liked the proposal saying the sprinkler system gives an added level of fire safety to provide him discretionary wriggle room to allow the access road without a turn-around. He commented that a sprinkler system is like having a fireman on duty 24/7, I agreed.

Third item is the attached Topographical Survey done by Schroeter Land Surveying.

Forth item, the garbage vs. dumpster issue will be determined during design review.

Last item, Street frontage revision is a good suggestion. We have already developed preliminary design to add a 6'-8' berm approx. 60'x10' with vegetation and metal art to name the housing community. This feature can be worked out during design review with a conditional approval.

Thank you,

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