CITY OF BURIEN:
HOTEL PROPOSAL!

VISION: CREATE A SYNERGISTIC HOTEL DEVELOPMENT TO CONTINUE TO EXPAND THE CENTRAL BUSINESS DISTRICT (CBD)

OUR JOURNEY HERE!

Brokerage Services/Site Selection:

State-wide search for hotel sites

Spokane, Ellensburg, Yakima

Walla Walla, Renton

Mount Vernon, North Bend

Tacoma, Lakewood, Centralia

Seattle, Shoreline, Federal Way

Burien

MORE THAN A 2 YEAR JOURNEY

Discussions with the
City-Chris/Andrea

Burien Site

RFP

KEY TEAM MEMBERS

- **Naveed Tanveer**
  - Extensive gas station development, home health-care business, hotel owner





KEY TEAM MEMBERS

- **Surinder Khela**
  - Real estate broker, appraiser, property management, hotel development management including single family residential development, hotel site selection







KEY TEAM MEMBERS

- **Harry Singh**
  - Over 30 years experience in commercial and residential development, development of entire neighborhoods, renovation, construction and development of commercial bldgs







KEY TEAM MEMBERS

- **Brad Kaul-KDA Architects**
  - Extensive experience in designing hotels, master-plan communities, multi-family housing, design & layout for hotels

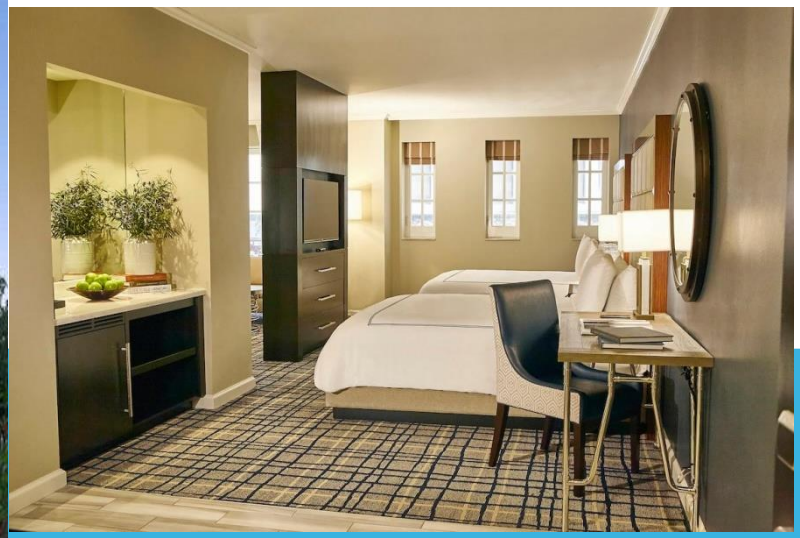




KEY TEAM MEMBERS

- **Jack Climer-Canyon Building & Design-Contractor**
  - Canyon has been in business since 1999 with experience in commercial building & development, specifically building about 4 hotels per year. Some of the hotels built include Marriott, Comfort Suites, Hilton Gardens, Hampton Inn, Holiday Inn.





KEY TEAM MEMBERS

- **Canyon Building & Design-Hampton Inn-Houston-111 Units**





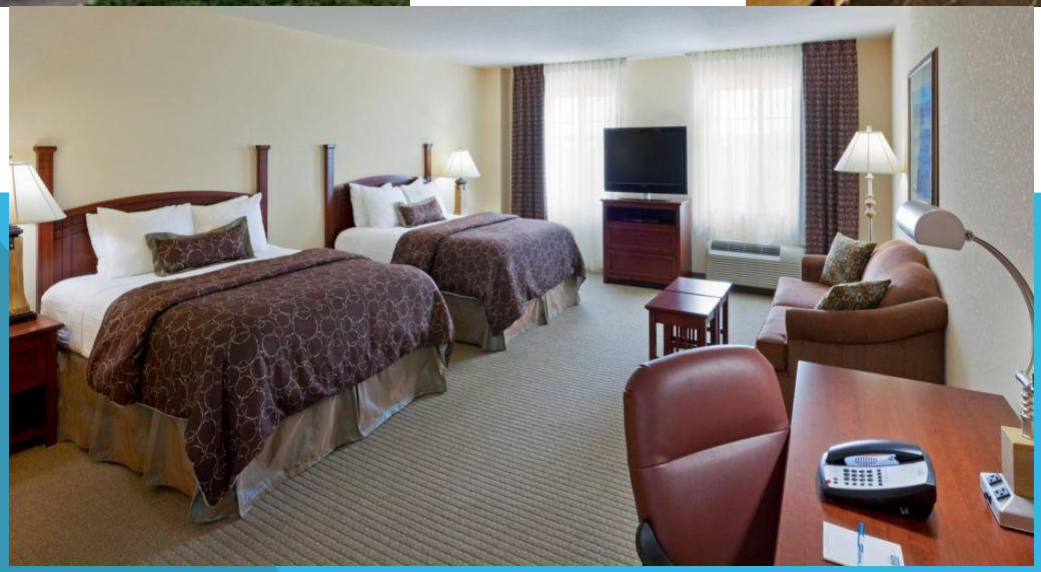


KEY TEAM MEMBERS

- **Canyon Building –Staybridge-Philadelphia-105 Units - $18M**







KEY TEAM MEMBERS

- **Todd Whipple-Whipple Consulting Engineers-Civil Engineer**
  - Over 30 years experience in entitlement, design, bidding & construction management of commercial & residential projects

La Quinta-Spokane

Holiday Inn-Tacoma

Aspen Park-249 unit SFR & 140 unit Multifamily Plat-Spokane

KEY TEAM MEMBERS

- **Ryan Hardie-Allstructure-Structural Engineer**
  - Allstructure provided full design documentation, construction administration services for franchised hotels in Washington, Oregon and California. Also provided value engineering to decrease construction costs.

- **Jeff Waterman-Citation Financial Group**
  - Over 35 years experience at providing hospitality financing for existing hotels and new construction hotels nation-wide.

- **Fredrick Schoener-Hotel Success Now**
  - Hotel Success Now is a management and consulting company with experience gaining market share quickly. Fredrick has extensive experience marketing and developing brand recognition, customer loyalty and market penetration.

PROPOSED CONCEPT

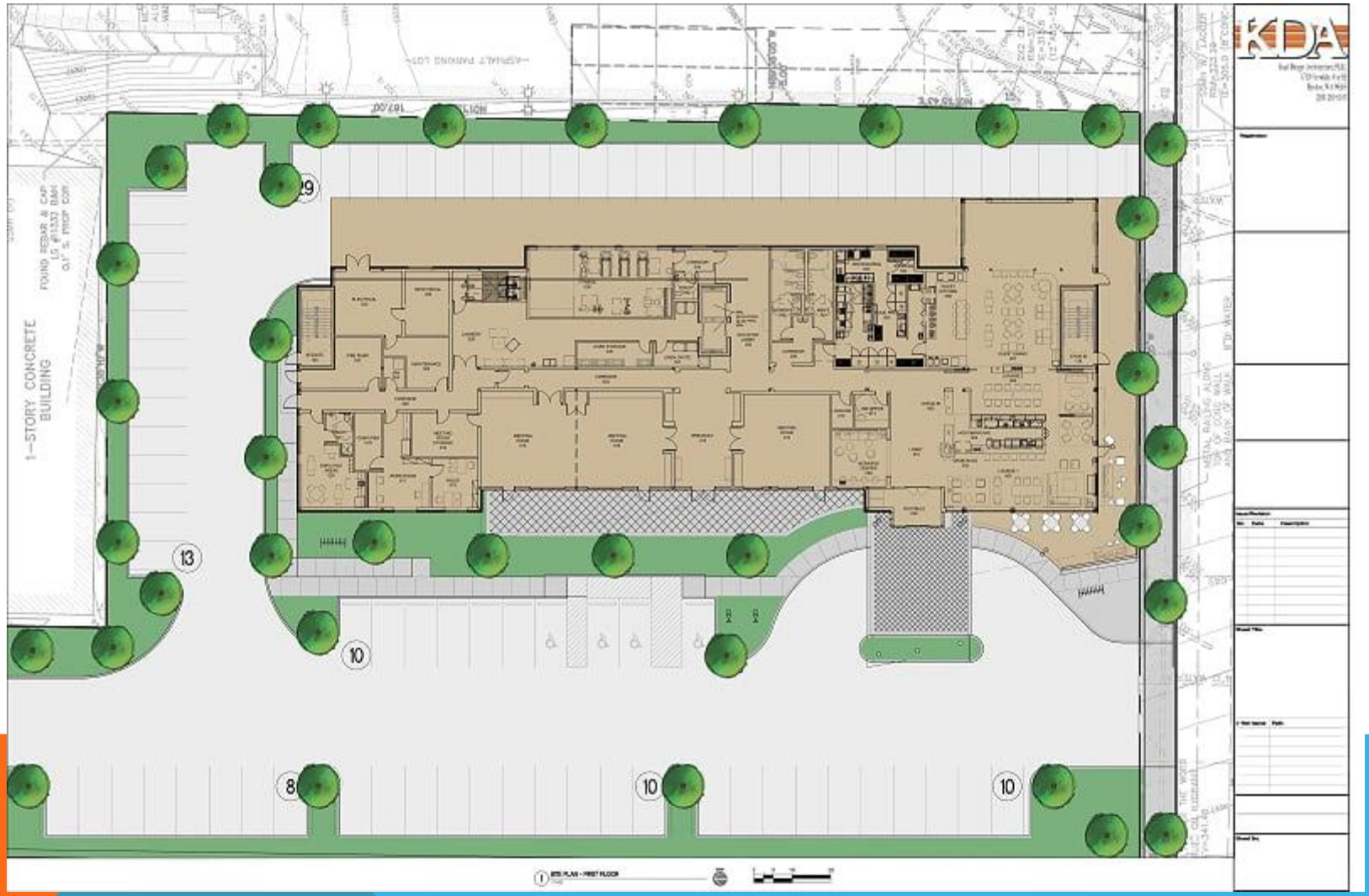


HOTEL/RETAIL SPACE/CONFERENCE ROOM

- **112 unit hotel**
  -Pedestrian friendly w/outside courtyard dining
  -Indoor pool/spa
  -Porte cochere
- **3,000 Sq. Ft. of retail (slated for restaurant)**

- **Conference Room & Common Foyer**
  - 1,200 Sq. Ft. separated by common foyer
  - 800 Sq. Ft. Board room

SITE LAYOUT



INTERIOR PHOTOS











NATIONAL FRANCHISE BRANDS

Not all National Franchise Brands are created equal:

-Designed as Hyatt House

But, we can draw any of the following franchise companies:

-La Quinta

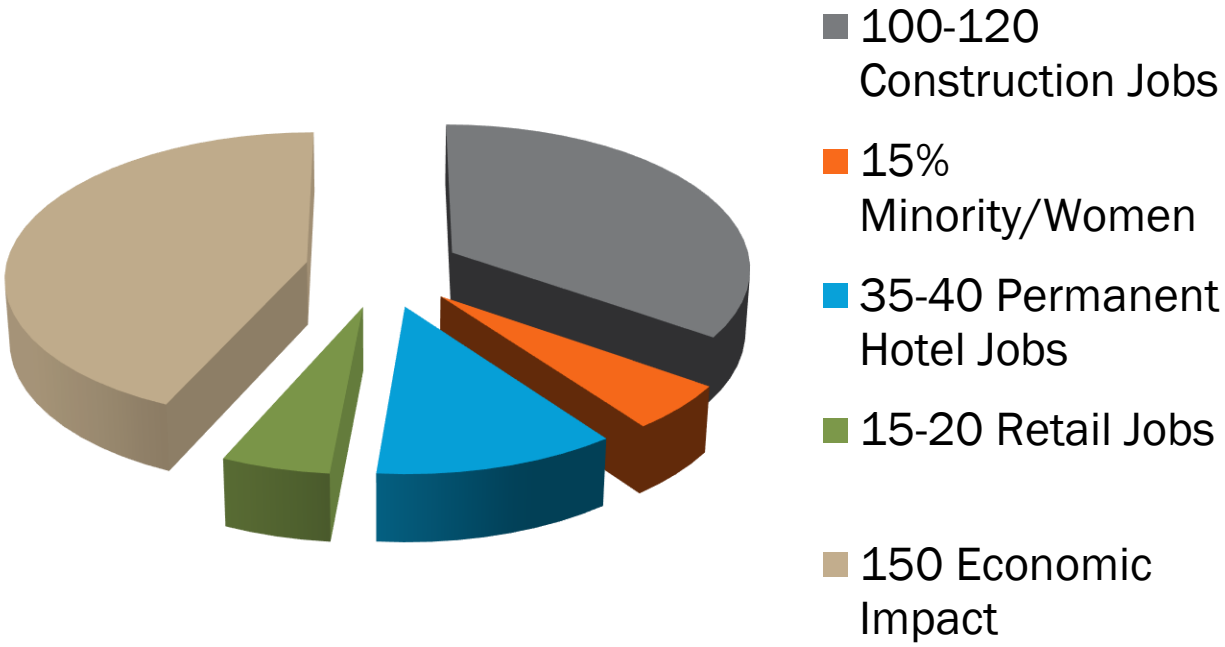
-Best Western Premier, also The Vibe

-Red Lion

-Cambria

-Wyndham Gardens

WAGES/JOB CREATION



Estimated payroll: $900K-$1.0M

EMPLOYMENT INITIATIVES

Proactive Recruitment

GOAL: To maximize the sustainability of Burien by investing in the diversity of people, with a focus on local businesses.

OUR FOCUS: Create a hotel, restaurant & meeting space business in Burien to provide:

-Sustainable jobs

-Generate revenue for the community & local businesses

-Attract new business opportunities to the city

-Create a synergistic development to attract future developments to the area

(Employment Initiative Handout)

EMPLOYMENT INITIATIVES

HIRE A WOMAN-OWNED HR FIRM-BizMax Coach

ADHERE TO EEOC STANDARDS

PREVAILING WAGES vs. MINIMUM WAGES

MINORITY/WOMEN-OWNED BUSINESSES

RECRUIT LOCAL TALENT

HELPING TO FURTHER BURIEN'S VISION

CREATE A SYNERGISTIC DEVELOPMENT, WHICH WILL ATTRACT FUTURE DEVELOPMENT

-FLEXIBILITY ON THE HOTEL FRANCHISE SELECTION

-COLLABRATIVE EFFORT ENCOMPASSING MANY DISCIPLINES

-GOOD TEAM WITH BROAD RANGE OF EXPERIENCE

-A DESIRE TO HELP INCREASE THE FOOTPRINT OF BURIEN'S CBD

Q & A

Questions/Comments?

THANK YOU!

THANK YOU FOR THE OPPORTUNITY!