

Chambers Bay Resort

August 10, 2014



























































CHAMBERS BAY RESORT

PROJECT DESCRIPTION

AUGUST 13, 2014

The proposed project is a 258 room hotel and 48,000 sf conference center that occupies a hilltop site in the Chambers Creek area in the City of University Place, Pierce County, Washington. The site is currently used for a temporary golf pro shop and restaurant along with parking areas for golfers and visitors to the site and for the Pierce County Environmental Services Building, two sports fields and parking.

The golf course is a 7,400 yard links-style championship caliber public facility built in 2005-6 that will be the site of the US Open in 2015. With all fescue grass from tee to green the course is for walking only, no carts, and presents sweeping views of Puget Sound and the Olympic mountains to the west.

The hotel is proposed to be five stories in height reaching 66 ft above grade at its maximum extent. Rooms are large with an average of approximately 637 square feet including 8 ft deep balconies. The hotel layout has been designed to take advantage of the views from rooms to the west, south and north while maintaining views from the arrival area through the hotel to Puget Sound and the Olympic mountains beyond.

The existing golf pro shop and restaurant will be demolished and replaced with new facilities including men's and women's lockers featuring a spa area in each, an enlarged pro shop, a bar, a new 2,600 sf restaurant and a new driving range to be located on the east portion of the site. Importantly the project will also include a second 18 hole golf course oriented to golfers of all abilities with electric carts provided to assist players of all ages.

The hotel will feature a Spa of 8,000 sf, a three-meal restaurant separate from the golf restaurant, three bars including a large hotel bar and lounge overlooking the 1st and 9th tees of the new course, a poolside bar, and a rooftop bar overlooking the new course and the 9th hole, and extensive exterior, publicly-accessible terraces with hotel services and views of the surrounding golf courses and Puget Sound.

The existing Environmental Services Building will be renovated and used as a part of a new conference center providing 17 meeting rooms, a new 13,170 sf ballroom and 5,250 sf of pre-function space with full food and beverage service

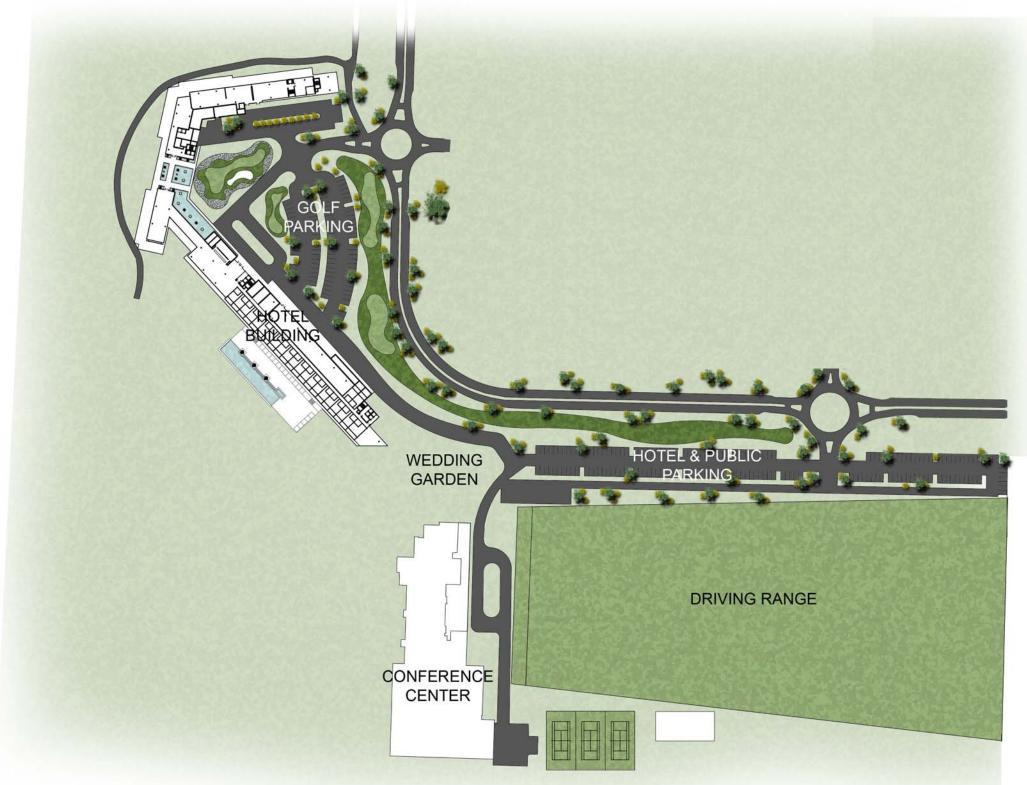
The current program calls for 258 keys inclusive of 14 suites, all of which have corner locations with beautiful views towards the sound, the mountains and the golf courses; 2 two-story suites with separate living rooms and 209 square foot outdoor terraces; and 242 "typical" rooms divided into king and double-queen rooms each with large 8 ft deep balconies.

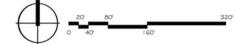
Parking for as many as 714 vehicles will be provided to accommodate not only the golf, hotel and conference visitors and guests but also the public whose access to the open spaces along the edges of the existing golf course and along the waterfront will be maintained and enhanced.

Total enclosed area of the hotel including conference center, all golf facilities and all hotel spaces will be approximately 370,000 sf; including recreational facilities such as swimming pool and outdoor paved terraces the total occupiable area will be approximately 440,000sf. The total site area that will be used by the new and adapted existing facilities, including parking and new driving range but excluding the new 18 hole golf course, will be 33.23 acres.



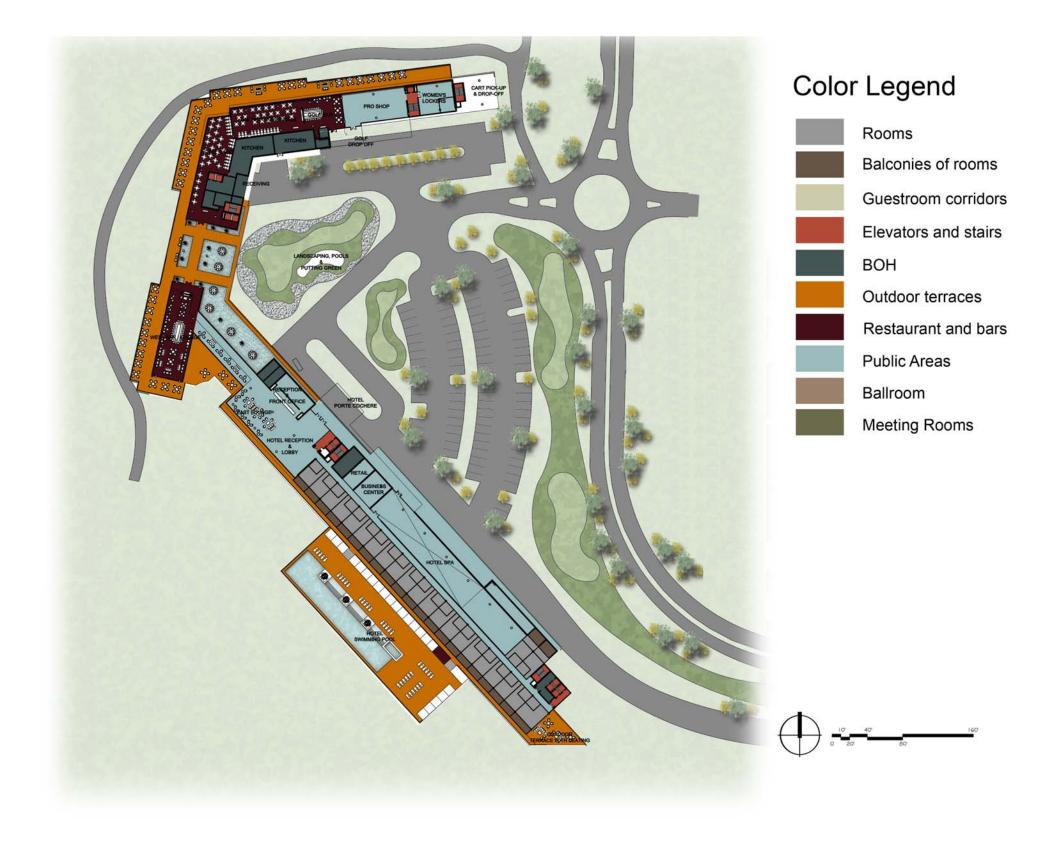






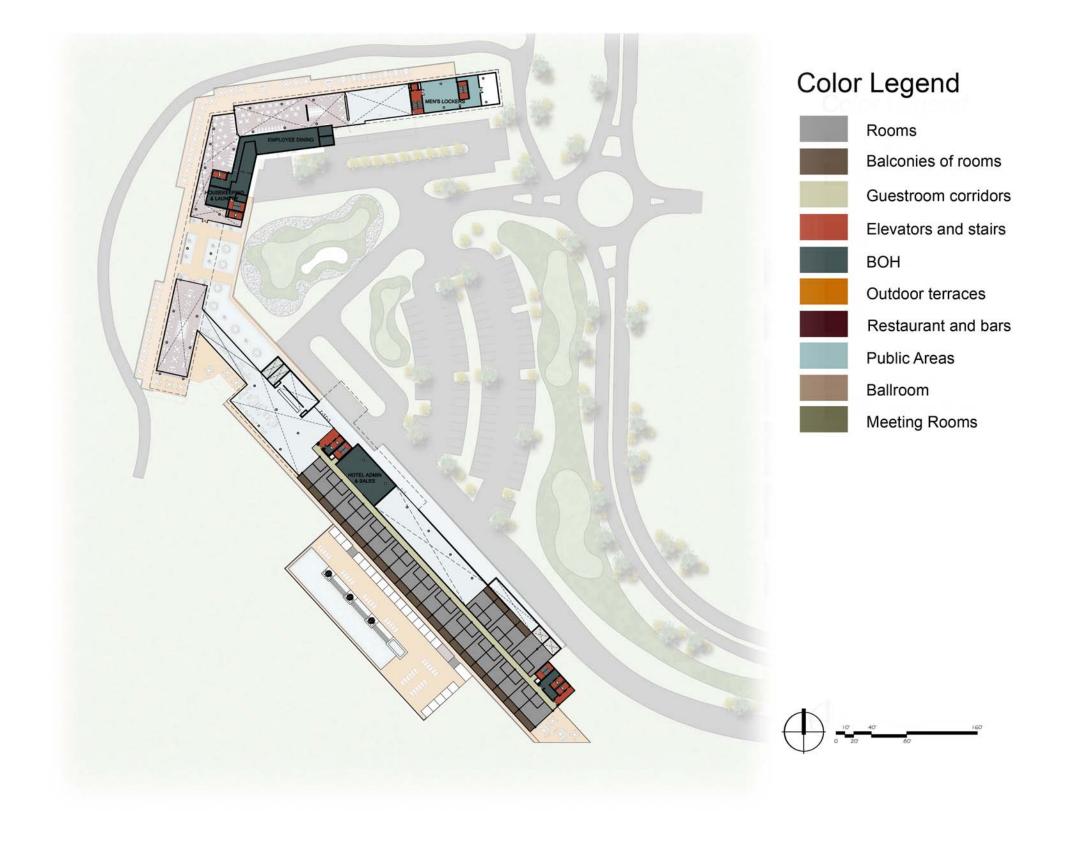






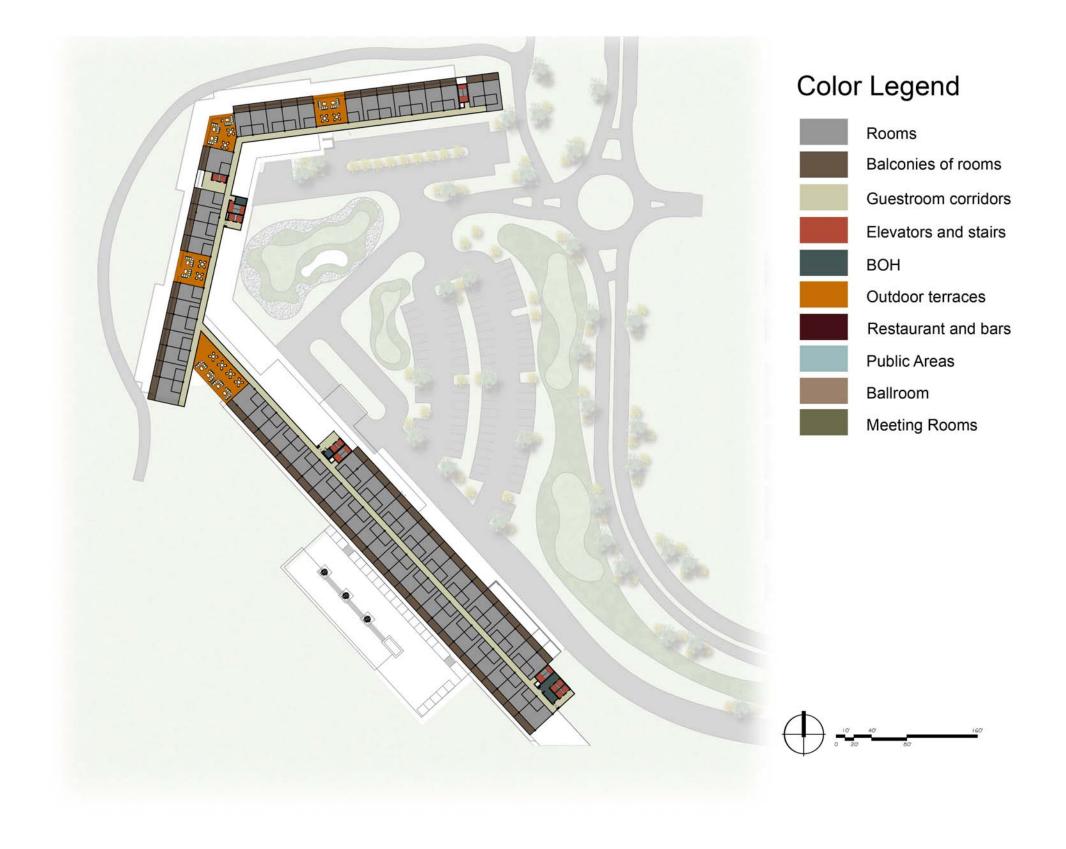






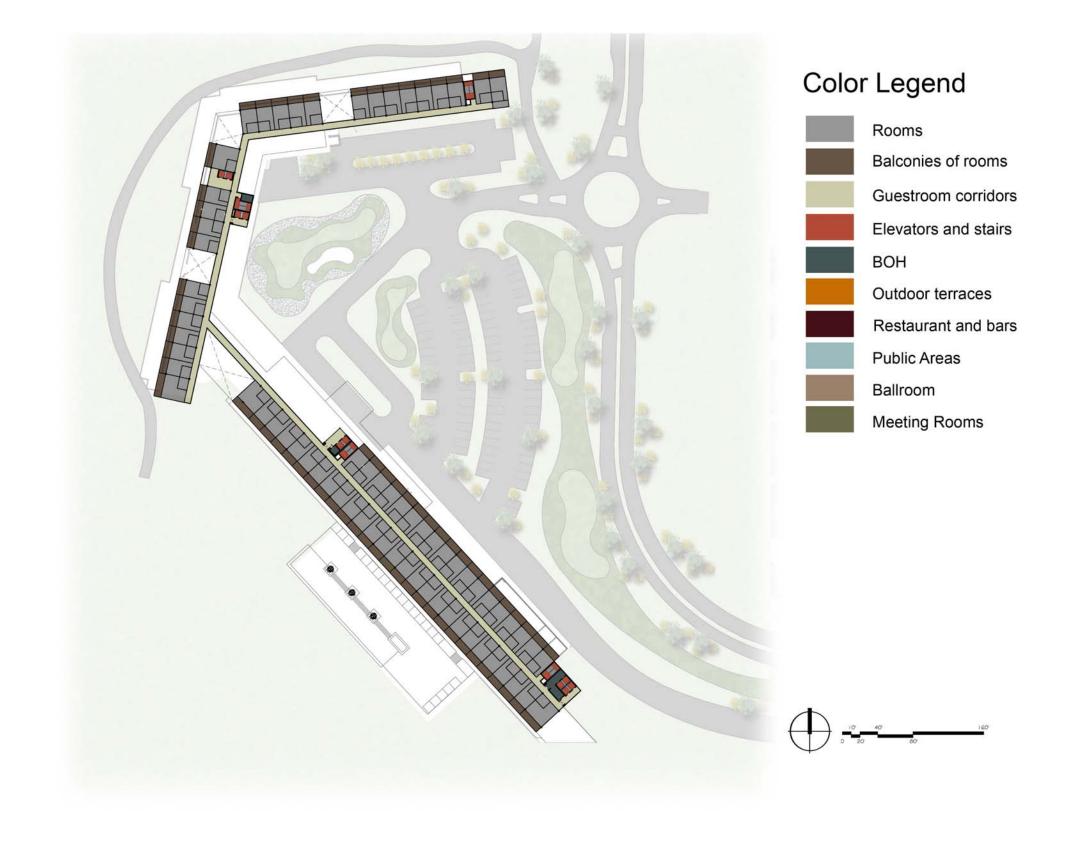






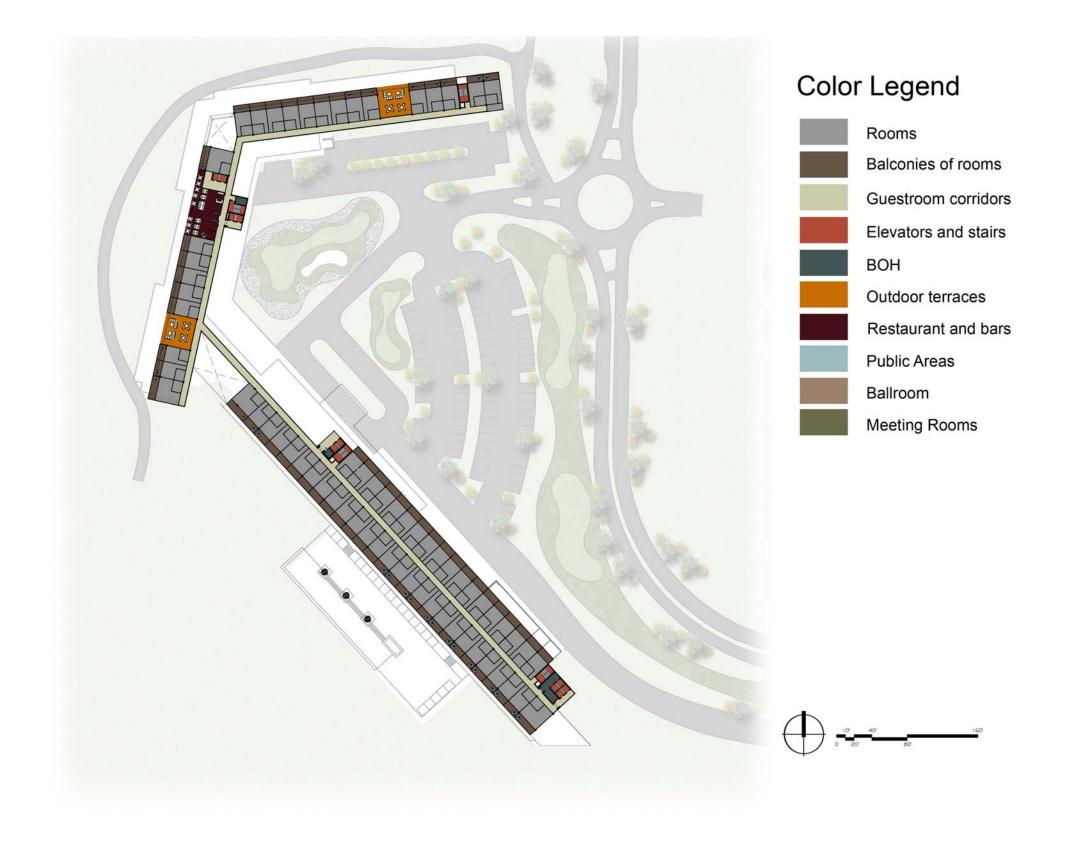






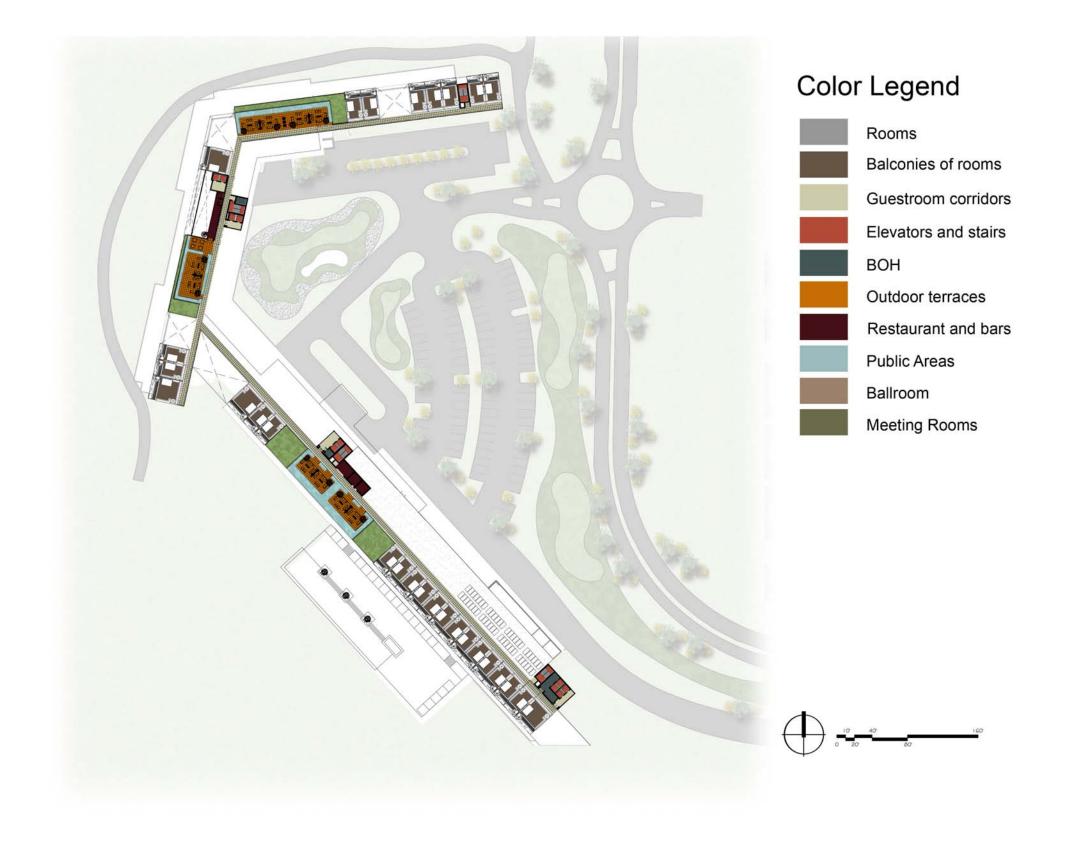


















CHAMBERS BAY RESORT HOTEL TYPICAL SUITE 738 SF PLUS TERRACE 218 SF TOTAL SPACE 956 SF



CHAMBERS BAY RESORT HOTEL TYPICAL KING ROOM 492 SF PLUS TERRACE 145 SF TOTAL SPACE 637 SF



CHAMBERS BAY RESORT HOTEL TYPICAL DOUBLE QUEEN ROOM 492 SF PLUS TERRACE 145 SF TOTAL SPACE 637 SF



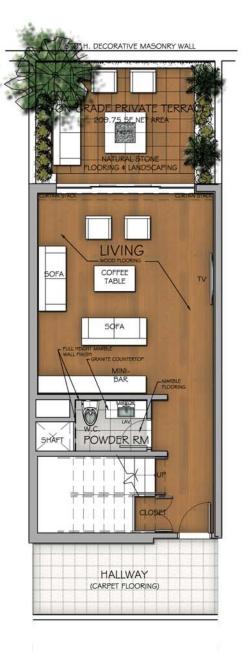




CHAMBERS BAY RESORT HOTEL TYPICAL CORNER KING ROOM 492 SF PLUS TERRACE 35 I SF TOTAL SPACE 843 SF



CHAMBERS BAY RESORT HOTEL TWO-STORY SUITE MEZZ. LEVEL 546 SF



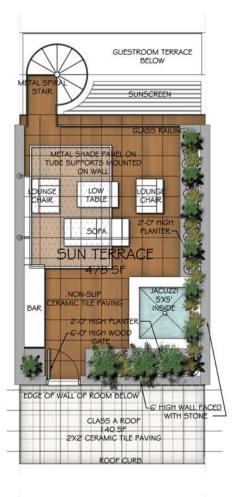
CHAMBERS BAY RESORT HOTEL TWO-STORY SUITE GROUND LEVEL 636 SF PLUS TERRACE 209 SF TOTAL SPACE: 1,391 SF







CHAMBERS BAY RESORT HOTEL TYPICAL KING ROOM 492 SF PLUS TERRACE 145 SF TOTAL SPACE 637 SF



CHAMBERS BAY RESORT HOTEL TYPICAL SUN TERRACE 478 SF



CHAMBERS BAY RESORT HOTEL TYPICAL SUITE 738 SF PLUS TERRACE 218 SF TOTAL SPACE 956 SF







Balconies of rooms CANOPY ABOVE Guestroom corridors Elevators and stairs **** BOH 000000 Outdoor terraces Restaurant and bars Public Areas CONFERENCE 2,020 SF Ballroom Meeting Rooms CONFERENCE SALES & ADMIN 1,090 SF CONFERENCE CONFERENCE 2,812 SF 2,110 SF 2,445 SF 0 0 O O VISITOR PATH TO & FROM BALLROOM CONFERENCE PREFUNCTION 5,247 SF CONFERENCE 1,900 SF CONFERENCE CONFERENCE 1,345 SF 1,390 SF BOARD ROOM 1,225 SF BALLROOM 13,176 SF BOARD ROOM 1,195 SF 18,423 SF TOTAL: GROUND TOTAL: 34,865 SF 16,442 SF CONFERENCE CENTER **GROUND LEVEL** 65,800 SF GROSS 32,315 SF GROSS (EXISTING)



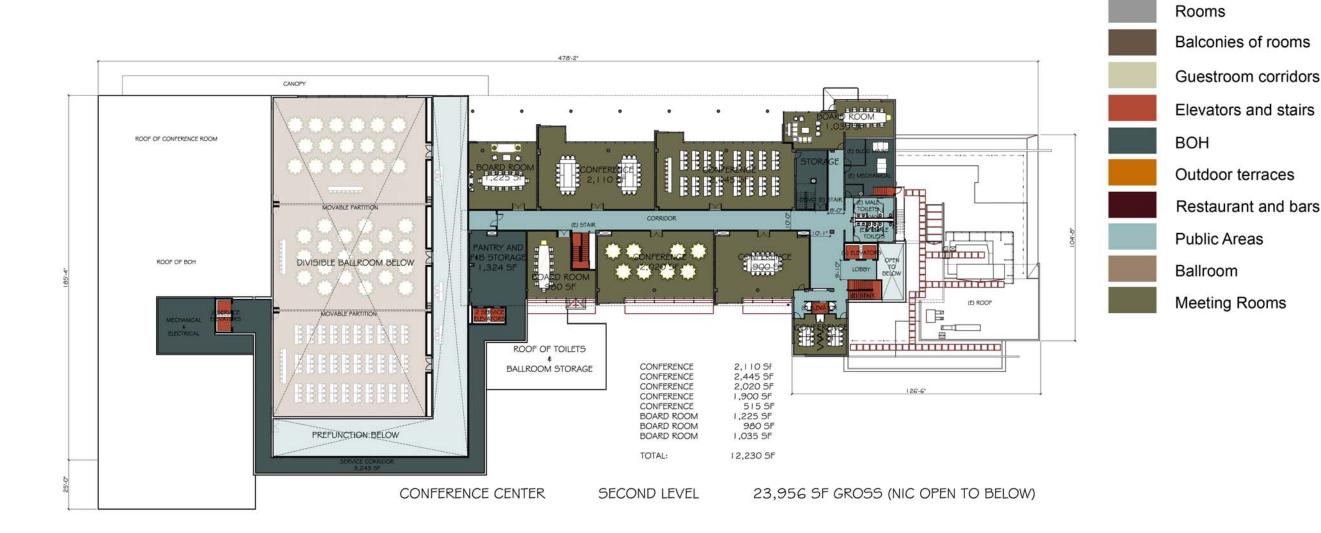


Color Legend

Rooms

Color Legend

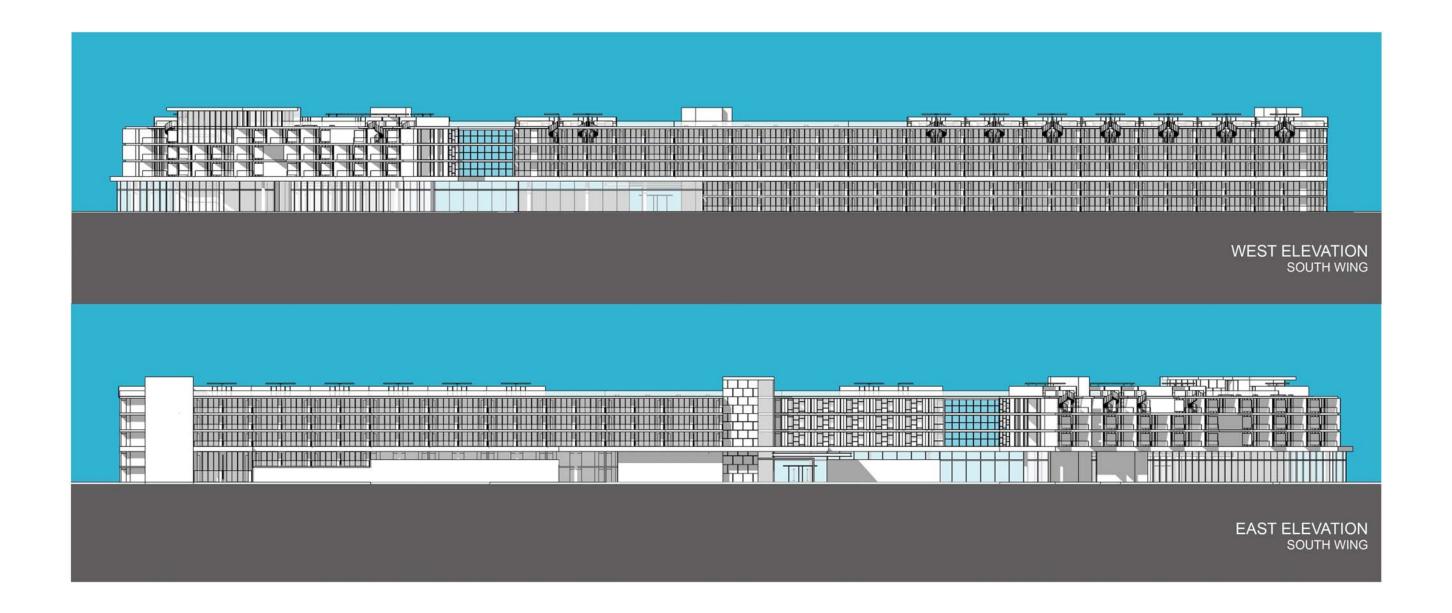
Restaurant and bars





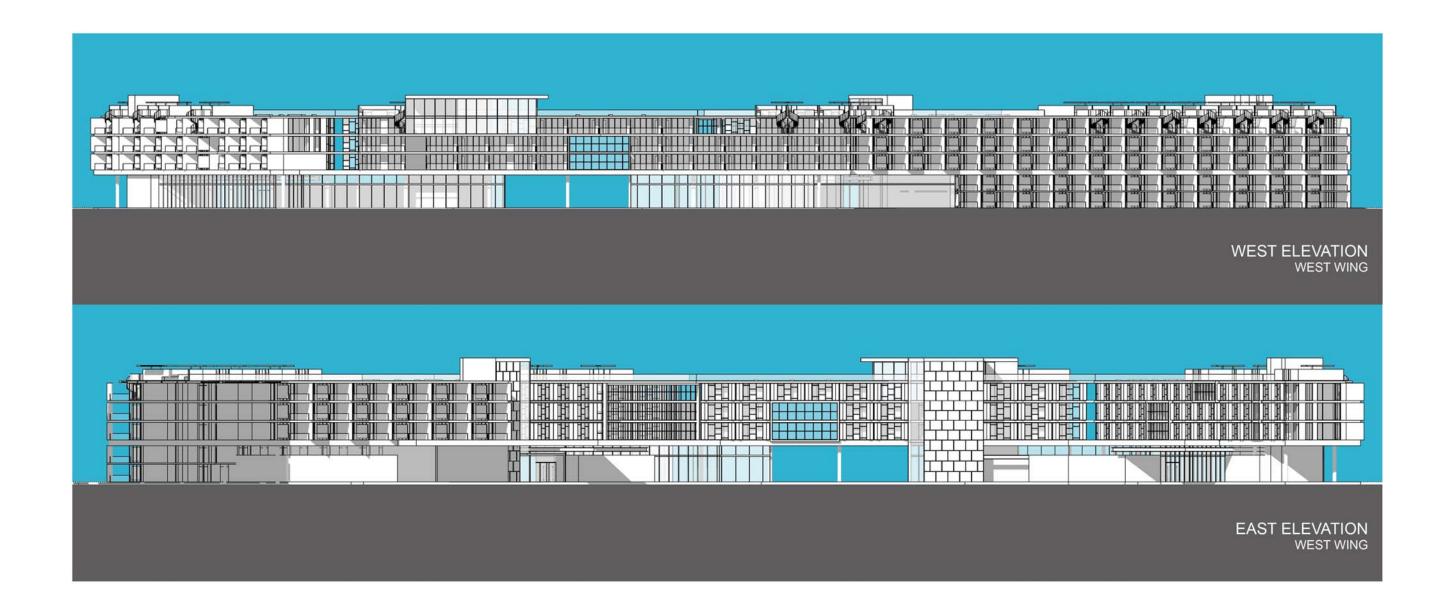






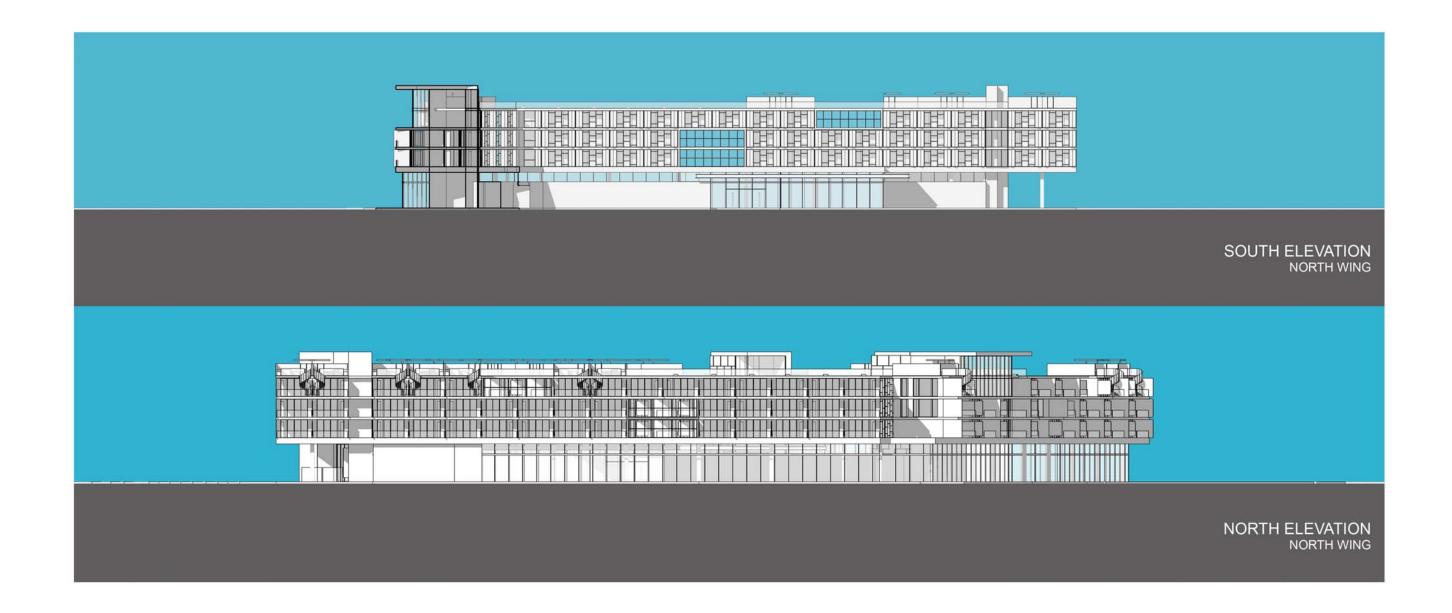
















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19th Hole Golf grille (3 meals, 100 seats indoor, 50 outdoor)

Golf Cart Drop-off and Pick up

Golf Cart Storage and Charging Station

SONNENBLICK DEVELOPMENT GROUP

HARLEY ELLIS DEVEREAUX

Suite Balconies: 8ft deep x 27'-3" wide

1. Driving Range not included in area calculations

2. 3 Tennis Courts not included in area calculations

Guestroom Hallway width:

VERSION 06B REV5

AUGUST 19, 2014

CHAINIBERS E	SAYK	ESUR	HOIEL		SOMMEMBLI	CK DEVELOPI	VIENT GROUP	HARLEY ELLIS DEVEREAU	X VERSION (JOB KEA2	AUGUST 19, 2014
258 ROOM HOTEL: FACILIT	TIES PROGR	RAM									
ROOMS	SqFt 492	KEYS 170	MODULES EACH	MODULES TOTAL	TOTAL SqFt		TOTAL SqFt	RECREATIONAL SPACES)(t l-)		TOTAL SqFt
Single King Double Queen/Queen	492	72	1	170 72	83,640	145 145	24,650	On-gradePool (1 at 24ft x 120 On-grade Pool Deck (60ft wid		a cabanas	4,940 12,090
Suite	738	14	1.5	21	35,424 10,332	218	10,440 3,052	Guestroom Sun Terraces at R	마르르스 사용을 하고 있었습니다. 그 보다 이 100 시간 등을 하고 있다. 		14,344
Two-Story Garden Suite	1182	2	2.5	5	2,364	209	418	Exterior Terraces at grade	1001 01 Level 4 (24 Typ + 4	Suites)	22,254
Two-story darden suite	1102	2	2.5	3	2,304	209	410	Exterior Roof Terraces above	Ground Floor		17,886
								Total	Ground Floor		71,514
Total		258		268	131,760		38,560	Note: 22 cabanas 10' x 10' are	ea incl in pool deck		
GUESTROOM SUPPORT							TOTAL SqFt	BACK OF HOUSE			TOTAL SqFt
Guest Corridors (primarily	single load	led) Guest	room Wings only				34,205	Administration & Sales			3,376
Stairs and Elevators					12,331	Receiving, Security, Can Wash	2,980				
Telephone & Electrical							1,208	Main Kitchen (conference)			3,600
Housekeeping							3,732	F&B Storage			1,000
Total						51,476	General Storage			1,286	
ANALYS CONTRACTOR								Ballroom Storage			3,995
PUBLIC AREAS							TOTAL SqFt	Employee Facilities - lockers,		loyee dining	3,111
Lobby							3,897	Laundry/Housekeeping (incl a	at café kitchen area)		1,631
Front Desk / Reception/Co							1,304	Engineering	H N SH 5 5	10 /a	600
Bell Captain and Luggage S					619	Elevators (3 banks of 2 new e	948				
Lobby Lounge (East Loung	e)				1,968	Circulation	7,208				
Retail 637								Electrical and Mechanical (inc	1,871		
First Tee Bar (West Bar / Lounge) incl hallway lounge area 3,945 Pool Bar (Lower Ground Level) 200								Café and Grille Kitchen	2,562		
Pool Bar (Lower Ground Level)								Room Service (250sf Grd Lvl)	2,604		
Business Center								Pool level service areas (pool	100		
Ground Level Toilets							587	Total			36,872
Pool Area Toilets							203	Tanama (a)	227 222 5/7 72	VI - I	
Roof Level Toilets	/:I :		V11				348	PARKING (On grade)	327,933 sf (7.53 acre	es) land area	714 STALLS
Conference Center Toilets			하다 맛이 되었다면 하다 하다면 맛있다면 하기 하기 때문.				2,356	GROSS BUILDING AREA	TOTAL Care	TOTAL Care	TOTAL C-FA
Café Restaurant (all day 13 Roof Bar (Level 5)	so seats inc	100r, 50 Se	eats outdoor)				2,924 298	GROSS BUILDING AREA	TOTAL SqFt enclosed	TOTAL SqFt	TOTAL SqFt incl recreational
Spa / Fitness Facility							7,910	Rooms	170,320	170,320	170,320
Ballroom (Conference Cen	tor building	~1					13,176	Guestroom Support	51,476	51,476	51,476
Meeting and Board Rooms	보겠다면 맛있다. 기계하다면		huilding)				28,672	Public Areas	89,452	89,452	89,452
Prefunction (Conference C			bulluling/				5,247	Back of House	36,872	36,872	36,872
Level 4 Executive Lounge (-	497sf)				1,969	Sub-Total	348,120	348,120	348,120
Toilets at VIP Lounge (area			437317				0	Recreational Spaces	0	71,514	71,514
Circulation (Foyer, Stairs, I							12,169	Golf Facilities	21,448	0	21,448
Total	101111075, 2	icratoroj					89,452	Total	369,568	419,634	441,082
GOLF FACILITIES (NOT INC	LUDED IN F	HOTEL ARE	EAS)					Single King Net Bay Size	18'-2" x 27'-1"		492 st
Golf Pro Shop 2,674								Double Queen / Queen Net B	492 sf		
Golf Lockers, Men and Wo	men includ	ding Men S	Spa 757sf and Wome	en Spa 300sf and circ	ulation		4,925	Balconies: 8ft deep x 18'-2" w	vide		145 sf
Toilets		1571	200	570			371	Suite Net Bay Size	27'-3" x 27'-1"		738 sf
G-If B								C 14 D 1			240 (

1,681

2,897

1,700

7,200

21,448





218 sf

7 to 8 ft