
DIRECTOR'S DECISION – PROJECT DESIGN REVIEW

Date of Decision: March 9, 2022

Project Name:	Silver Creek Family Church
File Number:	PDR-009738-2021
Location:	5326 176 th Street SW
Tax Parcel Number(s):	00513700000501 & 00513700000507
Future Land Use:	Medium Density Single Family (SF-2)
Zone:	Single Family Residential 8400 (RS-8)
Site Area:	2.84 Acres (combined)
Property Owner:	Silver Creek Family Church
Applicant:	Steve Hammer, BPH Architects
Staff Reviewer:	Brian Lee, Senior Planner
Applicable Design Guidelines:	Citywide Design Guidelines for all districts and commercial districts
Related Permits:	Conditional Use Permit (CUP-009736-2021)
Decision:	<i>Approved with Conditions</i>

Project Description: Steve Hammer of BPH Architects, on behalf of Silver Creek Family Church, seeks application approval for a Project Design Review (PDR) to construct a new 7,245 SF church auditorium and remodel of the existing church building.

I. EXHIBITS

- 01 Application and affidavit of ownership, received February 11, 2021
- 02 Proposal summary, received March 31, 2021
- 03 Comprehensive Plan Compliance Letter, received March 31, 2021
- 04 PDR Checklist, received February 11, 2021
- 05 Design Compliance Report, received February 11, 2021
- 06 Revised Plans, received January 20, 2022
- 07 Notice of complete application issued April 9, 2021
- 08 Notice of application and impending decision issued April 29, 2021
- 09 Landscape Maintenance Plan, received January 20, 2022
- 10 Material Pallett, received March 31, 2021
- 11 Hearing Examiner Decision CUP-009736-2021

II. FINDINGS OF FACT

A. Background

The congregation at Silver Creek Family Church (SCFC) is growing. This proposal is part of the Church's plan to renovate and expand the existing location at 5326 176th Street SW to better accommodate their existing patrons and be more welcoming to new patrons. Construction of a new church auditorium and remodel of the existing church building will accommodate the needed extra space.

The SCFC campus includes three properties, two of which will be impacted by this proposal (See Site Plan, Exhibit 06). The larger of two parcels contain the exiting church building, surface parking, and a separate structure that serves as the local food bank in the area. The smaller parcel is situated between the two buildings and mainly serves as a grassed play field. A third parcel, containing additional parking to the east, will not be impacted by this proposal. Size of the two impacted parcels total 2.84 acres, which includes the existing church (10,680 SF), and a separate food bank building(4,368 SF). The proposed auditorium building will be the third structure on the campus and will add an additional 7,245 SF of building area.

Topography of the site is generally flat with a gradual incline from north to south and the elevation change is approximately 14 feet throughout the 620 ft. length of the property. The site is zoned Single Family Residential 8400 (RS-8) and was previously granted a CUP approval (Exhibit 12) for the expansion.

B. Proposal Details

Summary of Proposal – The proposal includes construction of a new 7,245 SF church auditorium building (including 1,217 SF outdoor covered area), and remodel of the existing church building. Height of the new auditorium building will be 29 feet and will also include two new handicap stalls. The remodel will add 5 toilet rooms, convert an existing worship area into a fellowship/gathering area with 2 reconfigured entrances/exits, and reconfiguration of 2 meeting rooms. Additionally, a parking lot reconfiguration will include re-stripping of the existing north 16 stalls to provide 2-compact, 6-handicap, and 8-standard stalls. Landscape improvements are also included in the proposal.

Design –The new building measures 29’-3” tall to the highest tip of the “butterfly” roof. The roof overhang will serve as a protective entry canopy and outdoor covered area of 1,217 SF that is a part of the single-story auditorium’s 7,245 SF overall size.

The design quality of the new sanctuary building will help the church be a showpiece of the neighborhood. A mixture of dark gray and lighter gray CERA clad sidings, CMU columns, black exposed steel elements, and stained wood T & G for undersides of covered areas will provide contrasting colors and material palette. The structures’ design combines both straight angular lines mixed with sloping roof features to create an upgraded look to the church campus. Tall glazing surrounds the double entry glass doors and supplementary windows on walls with wood planter boxes below and canopies above create a quality appearance to the building’s face.

Additionally, the existing church building’s exterior will also be painted with contemporary colors to match the new structure, and the north parking lot will be re-stripped to increase pedestrian safety and make parking less ambiguous to patrons.

Future Land Use and Zoning – The Comprehensive Plan future land use designation of this site is SF-2 – Medium-Density Single-Family and envisions detached homes on individual parcels with a typical density of 5-8 dwelling units per acre. The property is zoned Single Family Residential – RS-8 on the Official Zoning Map. As noted previously, a conditional use permit for the church was granted by the hearing examiner. (Exhibit 12)

C. Noticing

Notice of Complete Application (Exhibit 07) – Following submittal of requested information, the application was deemed complete as of March 31, 2021. The notice of complete application was sent to the applicant and property owner on April 9, 2021 via email.

Notice of Application and Impending Decision (Exhibit 08) – In accordance with Chapter 1.35 Lynnwood Municipal Code (LMC), the notice was posted at City of Lynnwood official posting sites and onsite, as well as published in the Everett Herald on April 29, 2021. Owners of property and tenants within a 300-foot radius of the subject property were also mailed a copy. The comment period ended on May 13, 2021, with one comment received from the public. (Exhibit 11)

D. Environmental Review (SEPA)

This project falls below the threshold for SEPA review (categorical exemptions) as adopted in LMC 17.02.230 (WAC 197-11-800) – Office, school, commercial, recreational, service, storage building, and parking facilities: 30,000 square feet and 90 parking spaces. SEPA review is not required.

E. Zoning Analysis

• **Compliance with RS-8 Zone Standards (21.42 LMC)**

The single-family residential zones are intended to provide for detached housing with densities and styles consistent with the goals, objectives, and policies of the Lynnwood comprehensive plan and contribute to building and maintaining of safe, clean, and attractive residential neighborhoods with housing for people with a wide variety of housing needs. Such neighborhoods should have minimal traffic, noise, and commercial activities.

Use

Pursuant to Table 21.42.01, Places of Worship require approval of a conditional use permit (CUP) to locate within a residential zone. As authorized by LMC 21.24.100, the hearing examiner presided over a public hearing and granted approval for the associated CUP (CUP-009736-2021) on November 29, 2021. (Exhibit 12)

Use standard is met.

Development Standards

Standard	Required	Proposal
Minimum Lot Area	8,400 SF	207,781 SF
Minimum Lot Width	70 FT	797 FT
Minimum Frontage at Street	30 FT	797 FT
Minimum Front Yard Setback	25 FT	45 FT (Existing)
Minimum Side Yard Setback	5 FT 15 FT Combined	23 FT (North, existing) 103 FT (South, new) 126 FT Combined
Minimum Rear Yard Setback	25 FT	73 FT (Existing)
Maximum Building Height	35 FT	29 FT – 3 IN
Maximum Building Coverage	35%	12% (24,913 SF)

Development standards are met.

- **Compliance with Landscaping (21.08 LMC)**

The landscaping requirements in this chapter apply to all properties except single-family residential properties. See below for compliance with landscaping requirements of Citywide Design Guidelines.

- **Compliance with Outdoor Lighting Standards (21.17 LMC)**

- Lighting fixtures shall be no higher than 15 feet above grade.

See condition of approval #3 below.

- Lighting fixtures shall be designed and shielded in a manner so that the fixture does not directly illuminate on adjacent residentially zoned property. Fixtures should be of a type or adequately shielded so as to prevent glare from normal viewing angles.

See condition of approval #3 below. Detailed review of all lighting standards shall be performed during the building permit process.

F. DECISION CRITERIA

1) It is consistent with the comprehensive plan.

The subject property is designated on the Future Land Use Plan Map in the Comprehensive Plan as Medium Density Single Family (SF-2). The SF-2 category calls for attached dwellings with a typical density of 12-20 dwellings per acre, and buildings 1 to 4 stories in height. Additional compliance with Citywide Design Guidelines is recommended.

- Land Use Policy LU-4: “Provide separation and/or buffering between incompatible land uses and facilitate the co-location of dissimilar uses where desired and where compatibility can be achieved.”

Applicant Response: The SCFC proposal provides multiple “dissimilar uses”, SCFC has a gymnasium, kitchen, nursery, sanctuary, and classrooms. And in the adjacent property there is a food bank.

Staff Response: Appropriate separation and buffering between incompatible land uses (Places of worship and residential developments) will be provided by meeting necessary setbacks and provided landscaping.

- Land Use Policy LU-8(c): “Provide safe and adequate vehicular access, off-street parking and traffic flow.”

Applicant Response: The SCFC proposal is compliant with Policy LU-8.C in that it “provide(s) safe and adequate vehicular access, off-street parking and traffic flow.”

- Land Use Policy LU-26: “Non-residential land uses customarily located within residential areas, such as churches, daycare, public schools, public utilities, and home occupations should be allowed on residentially designated property. Such uses should serve the surrounding residential area without generating adverse land use or environmental impacts.”

Applicant Response: Proposed changes to SCFC are concordant with Policy LU-26 in that it is a “non-residential land use... located with (a) residential area” and it “serve(s) the surrounding residential area without generating adverse land use or environmental impacts.”

- Policy CC-1.3: “The visual character of buildings shall be enhanced by means of architectural design and landscape elements to create a human scale and enhance and integrate visual character for the streetscape and abutting residential uses.

Applicant Response: The SCFC proposal is in accordance with Policy CC-1.3 in that “the visual character of buildings (will) be enhanced by means of architectural design and landscape elements to create a human scale and enhance and integrate visual character for the streetscape and abutting residential uses.”

- Policy CC-2.4: “The Project Design Review (PDR) process should continue to be utilized to confirm development proposals’ consistency with adopted Design Guidelines, with the dual objectives of improving land use compatibility and community appearance; and facilitating predictable and expeditious permit review.”

Applicant Response: The SCFC proposal is actively participating in “The Project Design Review (PDR) process ... to confirm (the) development proposals’ consistency with adopted Design Guidelines, with the dual objectives of improving land use compatibility and community appearance; and facilitating predictable and expeditious permit review.”

- Policy CC-2.5: “Provide adequate setbacks, buffers, landscaping, visual screens, and appropriate building scale and architecture to make development compatible with nearby residential and other land uses.”

Applicant Response: The SCFC proposal adheres to the criteria of Policy CC-2.5 to “provide adequate setbacks, buffers, landscaping, visual screens, and appropriate building scale and architecture to make (the) development compatible with nearby residential and other land uses.”

- Policy CC-11.3: “Improve or expand the number of active spaces available for community use.”

Staff Response: The SCFC proposal improves and expands active spaces available for community use in that the site serves as a neighborhood amenity by providing community gathering opportunities, youth programs, play areas, a gymnasium, a place of worship, as well as a food bank that

serves a large area. Additionally, the SCFC campus recently allowed its property to be used as a COVID testing site.

2) It is consistent with all applicable provisions of this chapter (21.25 LMC).

This proposal is subject to administrative decision by the development and business services director for Project Design Review as it applies to multiple-family, commercial, industrial, and other nonresidential developments. Project design review has the following purposes:

- To review the proposal for compliance with design guidelines.
- To help ensure that the proposal is coordinated, as is reasonable and appropriate, with other known or anticipated development on private properties in the area and with known or anticipated right-of-way and other public improvement projects within the area; and
- To encourage proposals that embody good design principles that will result in high quality development on the subject property.

The applicant has provided materials (see Exhibits) to demonstrate consistency with chapter 21.25 LMC.

3) It is consistent with the applicable design guidelines found in the Lynnwood Citywide Design Guidelines, adopted by this reference and incorporated in the provisions of the LMC and this chapter as fully as if herein set forth.

This project is consistent with the purpose of design review as defined in Chapter 21.42 LMC. Site plans and elevations were provided to the City (Exhibit 3) as well as design checklists and descriptions (Exhibit 2). The design of the new Silver Creek Family Church auditorium and remodel of the existing church building is tailored to provide more space for its growing congregation while enhancing the existing character of the church campus. Substantial visual changes are created by the addition of this new auditorium building. Butterfly roof lines, a large overhang with stained wood T & G for undersides that serves as a protective entry canopy and outdoor covered area of over 1,000 SF, a mixture of dark gray and lighter gray CERA clad sidings, CMU columns, and black exposed steel elements provide an attractive upgrade and distinctive form.

The proposed auditorium building will be positioned behind the existing church building. The project includes highlighted pedestrian crossings into the church campus, re-stripped parking stalls, and additional plantings along the frontage landscape. Extensive remodel of the existing church building will include reconfigured entrances and meeting rooms, and a bank of new family toilet rooms. The exterior will also be painted with contemporary colors to match the new auditorium.

Appropriate upgrades within impacted areas to meet landscaping requirements of the Design Guideline has been implemented in the proposal. Additionally, lighting

quality around buildings and the site will be improved to upgrade the level of safety for patrons during darker night-time hours.

- 4) **For development applications for remodeling or expansion of an existing development, it is consistent with those provisions in the Lynnwood Citywide Design Guidelines identified by the director as being applicable. For such applications, the director may modify applicable design standards and guidelines to provide continuity between existing and new development and/or proposed phases of development.**

This proposal includes construction of a new auditorium building as well as remodel of the existing church building. Changes to the existing church building includes both interior reconfiguration and changes to entrances and painting of the exterior, which does not trigger compliance with design guidelines. Adherence to Citywide Design Guidelines has been met for the new building.

G. PUBLIC AND AGENCY COMMENTS

A 14-day public comment period on the proposal ended on March 31, 2021. Referrals were sent to all applicable City Departments and outside agencies. An adjacent resident submitted an email with concerns related to noise emanating from the church. All comments are available in the project file. A summary of the comments is included below:

- **Building Division** – General comments related to construction notes referenced on the plans (subsequent building permit submittals to resolve this comment).
- **Public Works** – General comments related to utility connections, stormwater design standards and related reports to be addressed during the building permit process.
- **South County Fire** – Fire reviewed and recommended approval subject to the Conditions of Approval listed below.
- **Public Comment** – An adjacent property owner submitted comments related to noise concerns. (See Exhibit 11, Public Comment)

H. CONCLUSION AND CONDITIONS OF APPROVAL

1) Conclusion

Based on the application materials (exhibits) and the analysis contained in this staff report, staff concludes that the applicant has met the decision criteria for approval of the Project Design Review (PDR).

2) Conditions of Approval

Staff recommends approval of the Silver Creek Family Church PDR (PDR-009738-2021) application subject to the following conditions:

1. Any changes to the design of the project will require additional review and may delay issuance of subsequent development permits for the proposal and/or inspections during construction. Requests for modification shall be subject to the review fees per LMC 3.104.210.
2. All outdoor lighting shall comply with Chapter 21.17 LMC.
3. Pursuant to LMC 21.17.060, lighting standard requirements in or within 50 feet of residential zones, lighting fixtures shall be no higher than 15 feet above grade and shielded in a manner so that the fixture does not directly illuminate on adjacent residentially zoned property. Fixtures shall be of a type or adequately shielded to prevent glare from normal viewing angles.
4. All landscaping shall comply with LMC 21.08.250 Landscape Applications, Installation and Maintenance Standards, and LMC 21.08.300 General Landscape Standards.
5. Spill Prevention Control and Countermeasures plan (SPCC) and Stormwater Pollution and Prevention Plan (SWPPP) review and approval is required prior to scheduling a preconstruction meeting.
6. Fire lanes are required. Minimum 20-foot width. Buildings greater than 30' require a 26' fire lane. Buildings less than 30' require 26' fire lanes. 13'6" vertical clearance is required. Fire lanes must be striped and marked (SCF Fire Apparatus Access Road Standard, LMC 9.06, IFC Section 503, IFC Appendix D).
7. Provide address numbers visible from the street (IFC 505.1).
8. Provide fire extinguishers are required by IFC section 906. At least one 2A:10B:C-rated fire extinguisher for each 3,000 square feet of floor space, and maximum 75-foot travel distance to an extinguisher (IFC Section 906, NFPA 10) Fire sprinkler system required (LMC 21.60.400.h, LMC 9.18.020.b).
9. Fire alarm system:
 - a. Existing structure: must provide full coverage for initiating and notification devices (LMC 9.20, SFC Fire Alarm Standard).
 - b. New structure: fire alarm required. Provide exterior access to combined FACP, sprinkler riser room.
10. Fire sprinkler system:
 - a. Existing structure: Fire sprinkler system may be required as per conditions in LMC 9.18.020.
 - b. New structure: Fire sprinkler system required. Provide exterior access to combined FACP, sprinkler riser room. Fire Department Connection (FDC) shall be within 50-feet of a fire hydrant. Fire sprinklers may be required in combustible space under stage.
11. Knox key box required. (SCF Knox Standard).
12. Cooking which produces grease laden vapors shall have a type I exhaust hood with fire suppression system.
13. In new buildings where in-building radio coverage is measured at less than exterior coverage, or when predicted coverage using computer model indicates that in-building coverage will be less than exterior. (IFC 2018 510.1).

14. All required fire hydrants, water supplies, and fire department access roads shall be installed and made serviceable prior to any construction, in accordance with Sections 501.4 and Chapter 14 of the 2015 International Fire Code. Standpipes shall be installed and made serviceable as required by Section 1413 of the 2015 International Fire Code.
15. All park impact fees shall be paid prior issuance of Building Permit.
16. All traffic impact and concurrency fees shall be paid prior to issuance of Building Permit.

REVIEWED BY:



3/9/2022

Ashley Winchell, Community Planning Manager

Date

I. DIRECTOR'S DECISION

I concur with the above conclusions and grant approval with conditions of the Project Design Review application for the Lynnwood Community Justice Center project (PDR-009738-2021).



3/9/2022

David Kleitsch, Development and Business Services Director

Date

J. NOTICE OF DECISION AND RIGHT TO APPEAL

Administrative decisions of the director may be appealed by filing a written request for appeal with the Development and Business Services Department within 14 calendar days. The appeal deadline shall be **March 23, 2022**. An appeal filed within this time limit shall be processed pursuant to Process II, as identified in LMC Section 1.35.200.

K. LAPSE OF APPROVAL

The applicant under this process must begin construction or submit to the city a complete building permit application for the proposal **within two years** after the final decision on the matter, or the decision becomes void. The applicant must substantially complete construction for the proposal approved under this process and complete the applicable conditions listed in the decision within five years after the final decision of the city on the matter, or the decision becomes void per LMC 21.25.165. No later than two weeks prior to the lapse of approval, the applicant may submit a written request with supporting documentation to the Development and Business Services Department requesting a one-time extension of those time limits of up to one year per LMC 21.25.170(A).

L. REVISIONS AFTER APPROVAL

The determination that the proposal meets the criteria for a subsequent modification exception is based on all plans, details, catalogue cuts, specifications, renderings, notes, materials and color samples submitted for design review. Any changes to the design of the project as indicated by the above submitted materials will require additional review and may delay issuance of subsequent development permits for the proposal and/or inspections during construction.