

**AVALON PROJECT INC.
14670 NE 8th Street #200 Bellevue, WA 98007**

**Project Narrative - Request for Pre-Application Meeting
Proposed (New Addition) Service Garage to Convenience Store Addition /
Alteration – CG General Commercial Zoning**

Lynnwood Development and Business Services
20816 44th Ave W, Ste 230
98036

Date: 3/7/2022 Rev.

Lynnwood, WA

Project Title: South PR Investment – Lynnwood Unocal 76 Convenience Store

Applicant Information

- Name: Avalon Project Inc.
- Address: 14670 NE 8th Street #200 Bellevue, WA 98007
- Contact: Glen Merkel
- Phone: 714-336-4714
- Email: glen@avalonproject.us

We are requesting preliminary site planning/construction review for land use development and building action to develop the approximately 13,504 SF (0.31 AC), that portion only of the grade level structure used for automobile – repair garage with service bays. The development will propose adding approximately 260 SF new floor retail area to the north-west side of the existing structure. The intent will be for a complete Tenant Improvement and Change of Use to a convenience store including hot foods and liquor sales. The existing upper storage levels of the structure will remain unaltered. The existing gas and other services will remain unaffected from the general use.

The land Use Permits will include:

- Preliminary Site Plan Approval
- Building Permits
- Water and other Pertinent Utilities
- Fire Access and Service

Current Site Description Conditions:

The property is bound to the west by 60th Avenue W, to the east by HWY 99, and north, with a 50 feet ingress/egress easement. The site is relatively flat, covered mostly with impervious pavement surfaces.

Current Use: Automobile service and gasoline refueling

Proposed Use and Operation: Convenience store sales with hot foods and alcohol sales. The store hours of operation when completed will be 24 hours a day seven days a week. The business is projected to employ a total staff of five to six employees, two employees together shall work any given fulltime shift. The second and third floors above the convenience store will store noncombustible retail storage items. The gasoline portion will remain un-altered as a self-service station.

Scope of the Project and Proposed Improvements:

The project will require building, fire, and utilities approval to develop the property including ROW and building review. The building will involve construction of a new added foundation, and added structural framing, new storefront glazing, Hardie siding over weatherproofing. The (new) construction shall be of wood framed construction, finished, miscellaneous cabinets and millwork. Updated mechanical, plumbing, fire sprinklers (if req'd), and electrical lighting systems as required by code. All necessary development intention(s) will adhere to IBC 2018 and Lynnwood Development Codes and Standards including other local and state regulations (if required), Landscaping regulations shall also be met.

A boundary topographic survey completed and attached outlines existing easement and utility locations. The topographic survey also illustrates various spot elevations on plan which best describes the site as flat to gentle slope of maximum two percent from northwest to southeast corners. The site does not intend to increase the existing impervious areas and the limit of construction will be focused on the south and north side of the existing structure.

The project will be analyzed and sized for all utilities including water and sewer, as well other required services. However, we only anticipate an electrical panel upgrade to support the store. No other utility demand will be required for site improvements.

Breakdown of Existing and Proposed Use:

Gross Lot Area: (Impervious Surface)	13,004 SF
Gross Lot Area: (Pervious)	500 SF

Total Gross Lot Area:	13,504 SF
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Existing Gross Lot Area Covered by Structure and Use:

Store: (M)	1312 SF
Storage Shed: (Accessory M)	165 SF
Gas Canopies: (U) (To Remain Unaltered)	1750 SF

Total Gross Coverage of Lot Area:	3227 SF
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Post Development Gross Lot Area Covered by Structure and Use:

Store: (M) (Incl. Addition Space)	1956 SF
Storage Shed: (To be removed)	(165 SF)
Gas Canopies: (U) (To Remain Unaltered)	1750 SF

Total Gross Coverage of Lot Area:	3531 SF
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All additional information is located on the attached Pre-Application Plan.

General Use Compliance with LMC Title 21 for Project Improvements:

We strongly believe our proposal for occupancy use M, convenience store, will not be injurious to the neighborhood or otherwise detrimental to public welfare for several reasons.

Mainly, and it is our understanding of the LMC is that the CG zone is intended for businesses to gain access mostly from auto borne clientele, rather than pedestrian clientele. Since the primary use on this property is for gas refuel of vehicles, the proposed addition of the convenience store would mainly be to support these patrons with a convenience retail component. The project location is on the west side of Hwy 99, between the major cross streets of 196th St SW to the south and 188th St SW to the north. Both sides of Hwy 99 along this section primarily have businesses that are specific destinations to their customer's needs. As a result, we would not anticipate any increase of pedestrian travel, both to and from the new convenience store. We also suggest that the convenience store, accessory use to the fuel service, would consolidate ingress/egress traffic movement along Hwy 99. Assuming the same volume of pass by traffic along the south lanes would expand the customers' demands at a single location. Finally, as it relates to exterior building aesthetics, we intend to finish the new addition portion to closely match the scheme that is currently observed. We trust this approach would maintain the site frontage harmony that currently exists along the street corridor.

We have supplemented this narrative with drawings covering visual details and color schemes proposed. Site conditions in relation to grading and utilities are also shown on drawing, no site grading and utility modifications are anticipated due to this proposal.

Upon approval of the CUP the developer anticipates further permits to complete this project. These permits may include demolition, building, electrical, mechanical, plumbing, and signage.

If you have any questions during review and comment period, please do not hesitate to reach out for further information.

Sincerely,



Glen Merkel
714-336-4714