



Written Statement:

Date: January 26th, 2022

To: Lynnwood Development & Business Services
20816 44th Ave W, Ste 230
98036

Re: Lynnwood Alfys Conversion
4820 196th Street
Lynnwood, Washington

Hello,

I am writing a statement letter per the project design review application for the Lynnwood Alfys Conversion is located off the Boulevard, 196th Street.

The existing portion of the building consists of two floors with upper levels, which are about one third of its floor's length. The previous upper and lower levels of the building was a restaurant, and will be converted into business and offices. Portions of the interior will be demolished and the existing plumbing and drainage will be relocated to the new restroom and kitchen locations for both floors. Each floor has a G.F.A. of 3,861 S.F., which totals to a G.F.A. of 7,722 S.F.

The exterior and the internal super structure will remain the same. A portion of the existing entry will be removed, and infilled with wood stud and gypsum board. The exterior will be painted and portions of the upper and lower levels will be removed for new stair access.

The new addition will be a G.F.A. of 1,585 S.F. coffee house with tables and chairs where people can meet. The entry and the elevation facing the right of way will have large storefront windows. High parapets will help to screen any mechanical roof units. In addition there will be a plaza on the North side to promote the feeling of community. 8'-0" awnings projected from the coffee house will hang over the plaza area for shelter from the weather. A feature wall with landscaping will partially cover the façade from the boulevard and block the noise of traffic from the drive through. The plaza will continue from the North elevation and along the West side towards the main office entry. A portion of the pedestrian path on the West side will have a bicycle rack with a bench. An additional small plaza will be allocated at the South facing lower floor, next to an ADA parking stall.



Lynnwood Alfys Conversion
4820 196th Street
Lynnwood, Washington

Date: January 17th,2022

Portions of the asphalt and landscaping will be modified to help with parking and movement of traffic, and concrete pedestrian paths will be lit with pedestrian lighting to aid the movement of pedestrians.

Sincerely,

Paul Douglas (2812 Architecture)