

Project Narrative

New parking and Storage Yard for Convoy Supply, Inc.

5804 204th Street SW, Lynnwood WA

Zone: LI

FAR: No new building area proposed. $19,952 + 5,436 + 24,183 / 210,697 = 0.235$

Parking Calculations:

Building A - 25,388 s.f.

Office = $4,824 (19\%) \times 3.8 / 1,000 = 18.33$ stalls

Warehouse = $20,564 (81\%) / 3,000 \times 2 = 17.04$ stalls

$18.33 + 17.04 = 36$ stalls required

Building B – 24,183 s.f.

Warehouse $24,183 / 3,000 \times 2 = 16.12$

Total required stalls $36 + 17 = 53$ stalls

Total stalls proposed = 53 stalls (3 ADA, 46 S, 4 C)

Site Description

The 4.84 acre site has 2 existing buildings used for office and warehouse with 12 existing striped stalls. Building A has a 19,952 s.f. footprint with a 5,436 s.f. second floor. Building B is a 24,183 s.f. one story building. The west side of the site is undeveloped in the area of the proposal except for an area of gravel paving along the west side of Building B.

Description of Project

The proposal is to pave the site for a 42 stall parking lot along SW 204th ST and pave the remainder of the undeveloped site for outdoor storage and fleet parking. The site will be fenced and landscaped per code. An added entry drive to the storage yard is proposed from 60th Avenue W. The storm drainage system will include an underground storm water vault. The site will be lighted with fixtures having glare cut-off shields. The existing detention pond in the SW corner of the site serves the public works department site to the south and is not part of this proposal. All new parking stalls are for current employees that are using street parking.

Description of all existing and proposed uses and operational information.

Convoy Supply, Inc supplies roofing material. This includes a sales staff and the storage of materials on site. Operational hours are standard business hours.

Compliance with Lynnwood Municipal Code

Storage yard is a permitted use in the LI zone – LMC 21.50.100

Off-street parking per LMC chapter 21.18

Landscaping standards per LMC chapter 21.08

Exterior lighting per LMC chapter 21.17

On site storm water detention per LMC chapter 13.40