

Project Narrative

We are proposing to build a 24,354 SF worship center and incidental residences on a 35,020 SF lot at 5707 198th St SW, just west of Scriber Lake Park. Code compliance issues are listed on the proposed Site Plan, dwg. A1.1. They include the following:

Zoning: GC

Construction Type: VA (fully sprinklered)

Occupancy: A-3, R-2

Height: Unlimited

Allowable Area: 50,025 SF each floor (See calculation on Site Plan, dwg. A1.1.)

Building Area proposed: 24,354 SF (four floors)

Impervious Surface is equal to 89% of the site.

We are providing 51 parking stalls which includes three H.C. stalls. We are required to provide 42 stalls. (See calculation on Site Plan, dwg. A1.1.)

We are required to provide 32 SF of landscaping per parking stall and we have accomplished this by providing 1,647 SF of parking lot landscaping. (See calculation on Site Plan, dwg. A1.1.)

We have included a list of Separate Submittals intended to be submitted for this project. They include: Electrical, Mechanical, Plumbing, Fire Sprinkler, Fire Alarm, Type I Hood, DAS System, Landscape Irrigation Plan, Signs.

Hours of operation are planned as follows: Sunday School will take place each Sunday from 9am to 4pm. Thursday evening congregation will take place from 6pm to 11pm.

The following summary explains how we have met the decision criteria for Project Design Review as well as how we have met the requirements set forth in the Design Guidelines:

A. The project is consistent with the Comprehensive Plan:

This property's Comprehensive Plan Future Land Use Designation is Regional Commercial (RC). City of Lynnwood's Comprehensive Plan, Table I-1 Plan and Zone Classification, identifies consistent zoning of General Commercial in the Regional Commercial designation.

B. This project is consistent with all applicable provisions of LMC 21.25.

All aspects of the Lynnwood Municipal Code will be met with this proposal.

C. The project is consistent with the applicable design guidelines found in the Lynnwood Citywide Design Guidelines:

This project meets the Lynnwood Citywide Design Guidelines for All Districts in the following ways:

Location of Parking Lots:

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Most of the parking is located behind the building, however there is a double-loaded aisle of parking on the street side of the building.

A fifteen-foot landscape buffer plus five-foot sidewalk is located between the parking lot and the street right-of-way.

We are proposing 1,647 sq.ft. of interior landscape area in a 22,396 sq.ft. parking area .

All other landscape requirements are shown on the landscape plan, Dwg. L1, included with the submittal.

Parking lot landscaping:

Special interest landscaping is proposed to identify the entrance to the parking lot. In addition, a variety of color and textured plants have been selected to compliment the overall design of the proposed building. Wheel stops have been provided to protect the landscape areas where needed.

Site Landscaping:

All plants selected are drought tolerant to the Pacific Northwest and have been selected in place of using an irrigation system. Hose bibs will be provided to facilitate plant watering for the first year.

A variety of color and textured plants have been selected to compliment the overall design of the proposed building.

A site maintenance plan has been included with this submittal.

Landscape irrigation will be provided in all landscape areas. This will be provided in a separate submittal.

Pedestrian Connections:

Clearly defined pedestrian connections have been provided between the public right-of-way and building entrances and between the parking lots and building entrances.

They have been defined using the following two methods:

Painted striping on the pavement

6" curbs where appropriate

Walls and Fences:

No walls or fences are proposed for this project.

Marking Gateways & Prominent Intersections:

This property is not located as a gateway area or a at a prominent intersection.

Natural Features/Green Corridors:

We are proposing trees planted on site that will help soften the transition between the park and out property.

We plan to retain trees wherever possible.

The applicant will coordinate with the City of Lynnwood for all future development to avoid or mitigate damage to trees at the adjacent Scriber Lake Park property.

Prominent Entrance:

We have chosen the following features to ensure the building entrances are easily identifiable:

Group A:

Large entry doors

Group B:

Canopy

Weather protection is provided at all entry doors.

Screening Rooftop Equipment:

Rooftop units will be screened by the proposed 30" parapet walls around the entire building.

Treating Blank Walls:

We do not have any walls 30 feet or longer that are uninterrupted, without architectural interest and/or windows.

Minor Accessory Structure:

The proposed trash enclosure will be built with solid walls that match the character of the main building through the use of materials and colors.

Marking Gateways:

This site does not sit in a major city gateway.

Materials:

We are proposing a combination of coordinating painted concrete, stone veneer, and stucco on the building exterior to achieve richness and variety to the neighborhood.

Sign Design:

The signs will be under a separate permit.

This project meets the Lynnwood Citywide Design Guidelines for Commercial Districts in the following ways:

Access Driveways:

The access driveway connecting the single double-loaded aisle of parking to the street right-of-way is more than 30'-0".

Sidewalks and Street Trees:

This project does not propose any street trees. All trees will be in the landscape buffer within the property lines.

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Site Furnishings:

The plaza spaces for this project are located at the North side of the building at the main entrances to the worship space. The men's and women's entrances are provided with separate plaza spaces, each including durable, weather-resistant, and vandal-resistant pedestrian amenities.

Plazas and other open spaces:

The proposed 24,354 sq.ft. building requires 244 sq. ft. of plaza space. We are proposing a total of 427 sq.ft. of plaza space, divided between the men's and women's separate entries at the North side of the building. Each plaza space includes the three following items from your required list:

- Accent Lighting
- Special paving
- Seating

Consolidated Access:

A pedestrian staircase is provided between this property and the property directly to the West.

Relationship to Public Streets:

Pedestrian access to the building is visually and functionally clear from the street.

Overall Massing/Bulk/Articulation:

All walls are broken down into smaller than 50-foot units through recesses, staggered walls, offsets, overhangs, and other elements of the building's mass.

The proposed building has a distinct base and top. This is achieved through materials (concrete at the base) and a parapet wall and a built-up cornice at the top.

Distance from the Street:

The proposed building is not on a corner lot.

Ground Floor Transparency:

The proposed building sits more than 70'-0" from the street, therefore 15% of the ground floor façade is required to be comprised of windows with clear glass. We are proposing 115 sq. ft. of glass in a 460 sq.ft. building façade for a total of 25% glazing.

Opaque Walls:

For the portions of walls facing streets that do not have windows, we are proposing the following four items from your list of options:

- Masonry
- Projecting cornice
- Projecting metal canopy
- Artwork (Decorative metal work)

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Weather protection:

We are proposing a 6'-0" deep metal canopy at 8'-0" high at each entrance door.

Ground Level Expression:

We are proposing the following three elements on the street façade to achieve a building that is pedestrian friendly in scale, expression and use of materials:

Large windows

Projecting sills

Canopies

Roof Expression:

We are proposing parapets that extend 30" above the roof, projecting cornices, and towers to achieve a distinct roof profile.

Colors:

We are proposing a building of natural, muted earth tones in addition to a turquoise accent color on small portions of the façade.

D. For applications which propose the remodeling or expansion of an existing development, the project is consistent with those provisions in the Lynnwood Design Guidelines identified by the community Development Director as applicable.

Not Applicable