

PROJECT NARRATIVE

April 19, 2024

City of Lynnwood
Development & Business Services
20816 44th Ave W, Ste 230
Lynnwood, WA 98036

Dear Project Planner:

HURAA Architecture, P.C., on behalf of Latino Educational Training Institute (LETI of WA) is pleased to provide this project narrative document in support of the Conditional Use Permit application for the proposed LETI Daycare Center project located at 6605 202nd St SW, Lynnwood, WA 98036. Please refer to the following document which describes the project and associated code compliance in detail.

Section 01 describes the relevant project data, Section 02 provides a brief project summary, Section 03 details how the proposed project aligns with the applicable municipal code requirements, and section 04 concludes the narrative.

01 | PROJECT DATA

PROJECT NAME	LETI Daycare
ZONING DESIGNATION	College District Mixed Use (CDM)
LOCATION	6605 202 nd St SW, Lynnwood, WA 98036
SITE AREA	0.23 Acres
BUILDING AREA - EXISTING	<ul style="list-style-type: none">Basement – 1,378 SF:<ul style="list-style-type: none">707 SF Mercantile.671 Storage / Utility (Accessory Use)First Floor – 1,378 SF:<ul style="list-style-type: none">1,260 SF office12 SF storage (Accessory Use)52 SF stairs (Accessory Use)54 SF restroom (Accessory Use)Second Floor – 1,378 SF:<ul style="list-style-type: none">1,142 SF office54 SF restroom (Accessory Use)54 SF Stairs (Accessory Use)128 SF kitchenette (Accessory Use)Outdoor<ul style="list-style-type: none">685 SF – north landscape area adjacent to building
BUILDING AREA - PROPOSED	<ul style="list-style-type: none">Basement – 1,378 SF:<ul style="list-style-type: none">No ChangeFirst Floor – 1,378 SF:<ul style="list-style-type: none">1,058 SF Daycare center

	<ul style="list-style-type: none"> ○ 104 SF Daycare center reception ○ 23 SF circulation (Accessory Use) ○ 53 SF storage (Accessory Use) ○ 52 SF stairs (Accessory Use) ○ 88 SF restroom (Accessory Use) • Second Floor – 1,378 SF: <ul style="list-style-type: none"> ○ 1,069 SF office ○ 54 SF restroom (Accessory Use) ○ 54 SF Stairs (Accessory Use) ○ 201 SF kitchenette (Accessory Use) • Outdoor <ul style="list-style-type: none"> ○ 863 SF – outdoor play area (converted from existing north landscape area adjacent to building)
OCCUPANCY TYPE	<ul style="list-style-type: none"> • Existing: <ul style="list-style-type: none"> ○ Basement – M+S ○ First Floor – B ○ Second Floor – B • Proposed: <ul style="list-style-type: none"> ○ Basement – no change ○ First Floor – E ○ Second Floor – no change
PARKING REQUIRED	<ul style="list-style-type: none"> • Required Parking – 18 Spaces <ul style="list-style-type: none"> ○ Daycare Center – 8 Spaces <ul style="list-style-type: none"> ▪ 1 space / employee = 1 space x 4 employees = 4 spaces ▪ 1 space / 5 children = 1 space x (20 children / 5 children) = 4 spaces ○ Retail – 4 Spaces <ul style="list-style-type: none"> ▪ 1 space / 200 SF = 707 SF / 200 SF = 3.5 (round up to 4) ○ Office – 6 Spaces <ul style="list-style-type: none"> ▪ 1 space / 200 SF = 1,069 SF / 200 SF = 5.3 (round up to 6) ○ Accessory – 0 required • Provided Parking <ul style="list-style-type: none"> ○ Existing Spaces – 18 spaces ○ New Spaces – 1 space (striped on existing pavement) ○ Total Provided Parking – 19 spaces
HOURS OF OPERATION	Monday through Friday – 6am – 6pm
APPLICABLE CODES	2021 Washington State Building Code 2020 Uniform Plumbing Code 2021 Washington State Energy Code Washington State Amendments City of Lynnwood Amendments
AUTHORITY HAVING JURISDICTION (AHJ)	City of Lynnwood WA Dept of Social & Health Services + State Fire Marshal – Daycare Licensing

02 | PROJECT DESCRIPTION

Client intends to renovate the ground level of an existing mixed-use multi-story building from office space to a licensed child day-care facility for up to 20 total children – 4 infants, 6 toddlers, and 10 preschoolers. Snack service for children attending the day-care center will be provided from an existing kitchenette on the second floor which will be enlarged for additional capacity. Kitchenette will use residential style appliances and will not require or be provided with a commercial hood.

Additionally, an outdoor play area for up to 10 children will be developed within an existing landscape area adjacent to the north wall of the building. Existing landscape area contains bark mulch and a small rockery wall, but no plants or trees exist in the landscape area.

Existing site landscaping, paving, and parking will remain as-is, with no trees or plants proposed to be removed nor added.

03 | MUNICIPAL CODE COMPLIANCE

The following summary describes how the project complies with relevant sections of the Lynnwood Municipal Code:

21.57.300 – CDM Zone Permitted Land Uses

1. 21.57.300(A) Principal Uses Permitted Outright:
 - a. 21.56.300(A)(10) – Child day-care center (13 or more children) is permitted per LMC 21.42.110(E), under a conditional use permit. Refer to below analysis of 21.42.110(E) compliance for the project.

21.57.400 – CDM Development Standards

1. 21.57.400(A) Building to Site Relationships:
 - a. 21.57.400(A)(1) – Minimum lot area; one half acre. Existing property is approximately one quarter acre, (.23-acre / 10,200 SF), however as this is a pre-existing parcel with existing structures constructed and not proposed to be enlarged, we interpret that the parcel size is grandfathered and shall not restrict the proposed use.
 - b. 21.57.400(A) (2-11) – Existing site and building as currently constructed comply with the requirements of items 2 through 11 and are not proposed to be altered into non-compliance by the proposed development.
2. 21.57.400(B) Buildings and Uses:
 - a. 21.57.400(B)(1) – Architectural Consistency: the existing scale and design of the building is compatible with the surroundings which consists of generally one- and two-story buildings similar to the project site. No exterior alterations are proposed to the existing building, with the exception of one exterior egress door being installed in the north wall as required for the change in occupancy to E.

- b. 21.57.400(B)(2) – Utilities: no new utilities are proposed for this project.
 - c. 21.57.400(B)(3) – Reduced Parking: existing parking is being maintained and is in compliance with the required minimum parking, without requiring a parking adjustment to be submitted.
 - d. 21.57.400(B)(4) – Pedestrian Environment:
 - i. (4)(a) – Building is two stories in height and less than the 50 feet maximum height.
 - ii. (4)(b) – Street level space is proposed as a daycare center which will be an active, non-residential function. Basement level, also accessible from the street is an active retail use, for a small grocery store.
 - iii. (4)(c) – Upper floor contains office uses as permitted by this section.
 - e. 21.57.400(B)(5) – Mix of Uses: The building contains a mix of uses including office, retail, and services (child day-care center)
3. 21.57.400(C) Outdoor Areas:
- a. 21.57.400(C)(1) – Main entry of the building has a large staircase / porch element to allow easy pedestrian access and gathering. The entry and large portion of the porch are protected by a canopy projecting out from the building to provide weather protection. Decorative landscaping is present in landscape planters along the south façade of building facing 202nd St.
 - b. 21.57.400(C)(2) – outdoor pedestrian entries provide existing outdoor lighting which is intended to remain.
 - c. 21.57.400(C)(3) – the existing right of way does not have an available location for the addition of street trees. Furthermore the street trees would conflict with the existing grandfathered parking areas required for the project.
 - d. 21.57.400(C)(4) – Existing landscape areas appear to provide adequate plant material to meet this requirement.
 - e. 21.57.400(C)(5) – The majority of the outdoor play area will be unsuitable for plants; thus, groundcover material of wood chips or permeable playground surface material will be utilized.
4. 21.57.400(D) Other Limitations and Standards:
- a. 21.57.400(D)(1) – Per table 21.46.04 Institutional Uses, Child Day Care is allowed in commercial zones.
 - b. 21.57.400(D)(2) – Tandem parking is not proposed thus this provision does not apply.
 - c. 21.57.400(D)(3) – The off-street parking layout is proposed to remain as existing, including the portion of existing surface parking that sits between the building and the street. Due to site constraints and the location of the existing building, there is no ability to move the existing parking out of the area between the building and the streets, thus we anticipate this is a grandfathered condition.
 - d. 21.57.400(D)(4) – Signage, if any, will be submitted under a separate permit and will be designed in compliance with LMC 21.16.310 and the limitations of prohibited sign types in the CDM zone.

- e. 21.57.400(D)(5) – the existing trash and recycling facilities will remain as-is. The location is screened via an opaque fence and is located near the Northeast portion of the site.

21.42.110(E) – Child Day-Care Centers

1. 21.42.110(E)(1) Considerations – Child day-care centers may be permitted by approval of a conditional use permit:
 - a. Existing use within the proposed tenant space is office use with regular hours, which has employees arriving and departing at the start and end of the workday and generally has daily visits from the public and clients during operating hours. The proposed child day-care center use does not appear to cause any adverse or significant changes, alterations, or increases in traffic flow versus the office use, as the majority of traffic flow will occur during morning drop off and evening pick up, which would likely result in a reduction in traffic versus the office use.
 - b. No impact from the project is anticipated with respect to increased demand for public service, facility, or utility.
 - c. No change in the size, location, or access to the site is proposed as part of this project.
 - d. No adverse effects on the standard of livability in the surrounding area are anticipated as part of this project. The site is surrounded by several apartments and other residential facilities which may benefit from the proposed child day-care center use at this site.
2. 21.42.110(E)(2) Requirements:
 - a. Applicant is currently in process with the state licensing authority and will obtain licensure prior to operations.
 - b. The existing off-street parking will be maintained and is in compliance with the LMC parking requirements for all existing and proposed uses of the building.
 - c. The proposed outdoor play area is fenced, with one entry/exit gate and one emergency exit gate, and approximately 860 SF. The proposed occupant load of the outdoor area is 10 children maximum.
 - d. The proposed play area will be fully fenced and is setback from the property lines approximately 19' from the north line, 19'-6" from the west property line and 44'-6" from the east property line. The play area is screened by existing landscaping on the north and east property lines. The west fence line of the play area is proposed to receive some landscape planting as screening.
 - e. Off-street access to the facility for pick up and drop off of children is provided via the existing off-street parking at the building.
 - f. The facility will care for Children in separate age groups of 0-1yr, 2-3yr, and 3-5yrs old.

04 | CONCLUSION

As described in this project narrative, the proposed LETI Daycare Center is a compatible use with the surrounding and adjacent uses and the architectural character of the existing building is aligned with the surrounding buildings in scale and height. The proposed project complies with the relevant sections of the LMC zoning code requirements, with exception of the few items that are unable to be modified due to site and building constraints and thus should be deemed grandfathered.

We trust this narrative supports the case for approval of a Conditional Use Permit to develop a Child daycare center at 6605 202nd St SW as proposed in this application and we request your consideration and approval of this proposed project which will fill a much needed service for families in the city of Lynnwood who need affordable childcare options to allow parents to work, perform services, attend school, etc. while their children are cared for in a safe environment.

Please do not hesitate to contact me at grant@huraaarchitecture.com or +1 206 786 4533 should you have any questions or need further information for this application.

Sincerely,



Grant J. Seman, AIA, NCARB
Founder + CEO
HURAA Architecture, P.C.
Applicant/agent for LETI of WA

CC: file