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## **Site Description Narrative:**

Date: May 12<sup>th</sup>, 2023

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

Re: Cho Office Building (PDR -010076-2023)  
4820 196<sup>th</sup> Street  
Lynnwood, Washington

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Hello,

I am writing a site description narrative per the design review submittal request for the Cho Office Building located at 4820, 196<sup>th</sup> Street. Parcel Number: 00608400200103.

The site will be graded down from, 196<sup>th</sup> street Areas on the North side and the South side will be leveled so that the ADA access meets current code requirements.

Storm drainage will be directed to the South and will be incorporated into a city approved storm drainage system.

The site cuts perpendicular to the West and East slope axis of the hill and slopes down from the from 196<sup>th</sup> street towards the South by 12 feet. The remains of the existing Alphy's restaurant will be removed and replaced with an office and retail building. A large portion of the existing cypress and pine trees will remain on the South portion of the site and new trees and shrubbery will be added to increase the foliage and plant life around the site.

Towards the West side of the site there is an Arbys restaurant with a drive thru and a commercial business situated on the Southwest. An Arco gas station is located on the East Side with an AM PM Store on the Southeast corner. On the South there is a RMH residential zone and is separated by a slatted chain link fence and dense foliage.

Sincerely,

*Paul Douglas*

Paul Douglas (2812 Architecture)



## **Description Of Project:**

Date: April 12<sup>th</sup>, 2023

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The original Building at the end of the PDR submittal process was burned down due to unforeseen circumstances. We are resubmitting for a new office building. Some grading will be required to provide ADA ramps and wheelchair access to the front and rear entrances. The main floor will be set at the street elevation of 380' and will follow the contour level with 196<sup>th</sup> street sidewalk. Parking has been maximized to facilitate the office, retail, and coffee house areas and plazas have been added to the North and South sides of the building with a pedestrian walkway on the west side. The main entry into the site will enter off 196<sup>th</sup> street on the Northwest side and will exit via the drive with a two lane exit on the Northeast. Bicycle racks and a pedestrian bench will be located on the Northwest side and an extra pedestrian bench shall be located on the South Plaza. A drive-through for the coffee shop will be located to the Northeast side of the building and will provide stacking for six vehicles.

The new building is proposed to be a two-story building that will house retail, a coffee shop, and offices. The second floor will be office space. A continuation of the outdoor plaza will be located on the roof to enhance the sense of community and will have access from all floors via the stairs and elevator. Secure access to the roof is provided to all users. while maintaining free access to the ground floors for exiting.

The main entrance will be at the North side of the building and will open to a 6,291 G.F.A. main floor. The Main floor will include a coffee shop with a drive-through on the Northeast side. The rest of the floor will be for retail and restroom areas. A small mezzanine of 865 S.F. is also incorporated. On the South side the floor drops five feet and will be used as the main entry for the offices. The elevator is positioned between two stairs for accessibility. One stair is on the Northwest side while the other is positioned on the Southwest side.



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CHO OFFICE BUILDING  
4820 196<sup>th</sup> Street  
Lynnwood, Washington

Date: May 12<sup>th</sup>, 2023

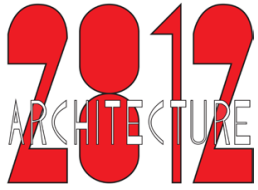
The 7,287 G.S.F. upper floor will be all office space and will be divided up into separate office units connected via the elevator and the two stairs. Shared restrooms for the floor will be located on the Southeast side. A portion of the upper floor will overhang the sidewalk and plaza ground areas.

The roof will be an extension of the plaza area and will be accessed from all the floors with the aid of the two stairs and the elevator and will be partially covered with a roof. A large portion of the covered roof area will be unwallled and open to the elements.

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**Description of Existing and Proposed Uses :**

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The original site was an Alfy's restaurant. The proposed site will be used for office and retail. Large plazas will be in the North and the South building entries. The North will be used as the main entry for the retail and coffee shop, while the South will be used as the main entry for the office building and will be located on the upper floor. The roof will be an extension of the plaza area and will be accessed from all the floors with the aid of the two stairs and the elevator and will be partially covered with a roof. A large portion of the covered roof area will be unwallled and open to the elements.

The Coffee shop will be aided with by a drive through and cars will exist off 196<sup>th</sup> and enter the site on the Northwest side and exit on the Northeast side.

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**Site Information:**

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See site plan for further details.

Address:

Cho Office Building  
4820 196<sup>th</sup> Street  
Lynnwood, Washington

Zoning Designation:

CG (General Commercial)

Density and Floor area Ratio.

CG is not zoned for FAR



CHO OFFICE BUILDING  
4820 196<sup>th</sup> Street  
Lynnwood, Washington

Date: May 12<sup>th</sup>, 2023

PARKING CALCULATIONS

REQUIRED PARKING: TABLE 21.18.02 & 04

RESTAURANT WITH DRIVE-THROUGH SERVICE:

restaurant with drive-through service (building code occupant load for 20 or more, plus drive-through window or facility)

One per 100 SF GFA + STACKING LANE REQUIREMENTS

611 S.F./100 =

6 PARKING STALLS.

21.18.810 Stacking lanes for drive-through facilities. REQUIRED 6

OFFICES:

Office Buildings/Offices Not Providing On-Site Services:

Less than 25,000 SF GFA . 3.8 per 1,000 SF GFA

BASEMENT FLOOR 852 S.F.x 3.8/1000 =

3 PARKING STALLS

1ST FLOOR 700 S.F.x 3.8/1000 =

3 PARKING STALLS

2ND FLOOR 7,215 S.F.x 3.8/1000 =

27 PARKING STALLS

RETAIL:

General Retail: One per 300 SF GFA

4951 S.F. / 300 =

17 PARKING STALLS

Total parking required:

56 PARKING STALLS

Total parking provided:

58 PARKING STALLS

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**Description of Compliance:**

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The zoning is General Commercial (CG) and the new building will consist of offices, retail and a coffee shop. The building is within the property setbacks and is within a 35% lot coverage. The maximum lot coverage is 13, 875 S.F. and the building's footprint is 6,291 G.S.F. Plazas are attached to the North and South entries with pedestrian benches and a bicycle rack on the North Plaza. A 20' fire truck lane provides access around the site with a minimum radius of 26\*.

Per table 21.18.02 there are 59 parking stalls and per table 1108.2.2.1 three of the parking stalls are designated for handicapped use. Also, there is a parking stall designated for an electric vehicle. Per 21.18.700- c. 20% of the parking stalls can be compact and there are 12 compact parking stalls.

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