

### **Written Narrative:**

The proposed Place of Worship (Mosque) to be located at the northeast corner of NE 51<sup>st</sup> Street and Hwy 520 is intended to serve an ultimate congregation size of less than 250 members. It is understood that this is a permitted use in the R-5 zone in which the property is located with the congregation limit as noted.

The proposed project composed of Main and Upper Floors over a partial “day-light” Ground Floor is projected to be Type V-N framed construction (sprinkled). Construction is expected to be phased to some extent.

During the preliminary development of the design, the standard used for sizing the Mosque was 13.5 square feet/worshiper. This is based upon an Anjuman E Burhani (AEB) Community standard prayer rug 2.5’ x 4.0’ per individual with 12” aisles between prayer rugs and 18” aisles at the sides and back of the layouts (see Sheet A2.04 Prayer Areas for both Main and Upper Floor layouts of the prayer areas).

In this interpretation, we are seeking a redefinition of “Section 21.08.280...Calculation of Seating Capacity” since, as written, the section is not strictly applicable in this case. As opposed to the pew, bench or moveable chair seating, the AEB prayer rug is the relevant gauge for the defining area of the individual worshiper. The Mosque prayer space is not sized for seating but for the area of the prayer rug necessary for isolated and individual standing; moving to a prostrate or prayer position; and then finally to a meditative floor seated/kneeling position for sermons and readings, all within the area of the prayer rug necessary for an average sized person.

As the individual prayer rugs are considered inviolable space during prayer, an additional 26% is included for the aisle sizes noted above. While the individuals at prayer are separated and thus restricted in number to the floor area available, following prayer, there is a general organized rolling up of prayer rugs and direct movement to the exits as the prayer space as such is a furniture-free, ritualized space dedicated to prayer purposes.

Design capacity for the prayer areas of the Mosque is 126 on the Main Floor and 94 on the Upper Floor, for a potential limit of 220 persons for this use, size and layout. Current AEB Community size is approximately 150 persons.

Parking is calculated at 1 space/5 worshipers with a total of 46 spaces including handicap spaces to be located onsite.

Initial analysis of the site seems to indicate that a minimum of importing/exporting of grading materials will be necessary as every attempt will be made to accommodate the buildings and access/egress to existing grades and lot configuration.

It is also intended that significant native landscape screening (incorporating raingardens for stormwater re-infiltration) will be added at the property lines adjacent to the R-5 uses (north and east) either meeting or exceeding the Redmond buffer requirements to better integrate the already permitted religious use into the adjoining residential neighborhood in a respectful manner.

### **Proposed Construction Phasing**

If the project is phased during construction, Phase I would be focused on the west side of the development as shown in the accompanying drawings. It would include all site and landscape development along with required parking. Building construction would include the entire Ground Floor; the Main Floor Multi-Purpose Space, Kitchen, Laundry, Apartment, Study Spaces, and Service Spaces; and the Upper Floor Level Offices, Library, Study Spaces, Parsonage, and Service Spaces including circulation spaces with accesses and exits. The line of demarcation between Phases would be the approximate west wall of the prayer spaces or Mosque.

Phase I occupancy would require delineation and use of a portion of the Multi-Purpose Space as an interim prayer space for the current AEB Community of 150 members.

**Phase I** square footage would be approximately as follows:

Upper Level	4,567 SF
Main Level	6,363 SF
Ground Level	<u>1,661 SF</u>
Subtotal	12,591 SF

**Phase II** construction (the east side of the development as shown in the accompanying drawings) would include the 2-story prayer hall or Mosque with minaret.

Phase II square footage is as follows:

Upper Level	3,331 SF
Main Level	<u>4,165 SF</u>
Subtotal	<u>7,496 SF</u>
Total	20,087 SF

### **Project's Current Status:**

The proposed project is initiating the PREP process for Site Entitlement and is expected to begin the Design Review Process during the PREP reviews.

The approval for the widening of the access to the site off of NE 51<sup>st</sup> Street is in process. The surveyor has been directed during this phase to identify and enumerate the legal description on the final survey for the required additional access width at the entry/exit to/from the site. Processing and recording of the revised access through the City of Redmond should be completed prior to the end of the PREP process and Site Entitlement.

At the request of WSDOT the project Traffic Engineer, Jake Traffic Engineering, prepared a Site Access Traffic Letter indicating that the expected trip levels fall below the WSDOT mandated thresholds for a Traffic Study. However, current information in the Traffic Letter will require updating during PREP to match current site plan and layout and fulfill the requirements of Redmond Traffic Engineering.

The project's program has not changed significantly throughout the preliminary design process following a Pre-Application meeting last spring, although specifics such as square footage and number of onsite parking stalls available have. These changes are reflected in the current application's narrative.