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architecture planning interior design

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February 23, 2012

Department of Planning and Community Development
Redmond, Washington

Re: Pre-Application Conference Submittal

Proposed Project:

Anjuman-E-Burhani Community Complex
15250 NE 51st Street
Redmond, Washington

Accompanying Deliverables:

A1.0 – Phase I & II Site Plan
A2.1 – Phase I Floor Plans
A2.2 – Phase II Floor Plans
A2.3 – Phase I & II Ground/Understory Floor Plans
Site/Survey showing existing conditions with new construction overlay
Draft Trip Generation Study/Transportation Concurrency

Project Narrative:

The proposed Place of Worship (Mosque) to be located at the northeast corner of NE 51st 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 of a 2-story, Type V-N construction (sprinkled) will be phased.

Currently, the standard for sizing the Mosque (both the Phase I, temporary, and the permanent Mosque in Phase II) is 11 square feet/worshiper, as provided by Redmond Planning and as used, we understand, in recent similar developments in Redmond.

Parking was calculated at 1 space/5 worshipers with a total of 58 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.

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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) exceeding the Redmond buffer requirements to better integrate the already permitted religious use into the adjoining residential neighborhood in a respectful manner.

Phase I construction (the west side of the development as shown in the accompanying drawings) includes conceptual site development with parking, a Main or Mosque Level Multi-Purpose Space (also housing the temporary mosque activity during Phase I) with Administration spaces; a food prep and tray make-up kitchen; Mosque/Upper Floor Level Offices and Classrooms; an Upper Level Parsonage; and circulation spaces with access and exits. Also a small Ground Level for Parsonage parking will be constructed at the north end of Phase I.

Phase I square footage is as follows:

Upper Level	4,061 SF
Main Level	5,227 SF
Ground Level (Parking)	<u>1,017 SF</u>
Subtotal	10,305 SF

Worship Space in Phase I will be in the Multi-Purpose Space with a total net square footage of 2,737 SF or at 11 SF/person, a 249 occupant load.

Phase II construction (the east side of the development as shown in the accompanying drawings) includes a (Concept Design level) 2-story Worship Space with overlooking balcony to the Main Level and support spaces. Provision for a small apartment for visiting clergy will be made and possibly constructed as a daylight under-story at the north end of the Mosque in Phase II.

Phase II square footage is as follows:

Upper Level	2,329 SF
Main Level	3,232 SF
Verandah	1,258 SF
Ground Level	<u>1,258 SF</u>
Subtotal	<u>8,077 SF</u>
Total	18,382 SF

Worship Space in Phase II will be the Main and Mezzanine Levels of the Mosque with a total net square footage of 2,739 SF or at 11 SF/person, a 249 occupant load.

Project's Current Status:

The proposed project is currently near the end of Concept Development and with suitable approvals will move immediately into Design Development for Design Review and then, following favorable results, onto Permit and Construction Documentation for at least Phase I activities.

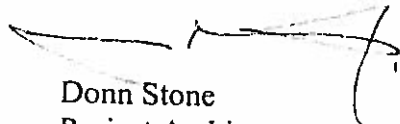
The accompanying Draft Trip Generation Study/Transportation Concurrency was completed in late September, 2011 by Jake Traffic Engineering and is included as in-process reference material. The project's program has not changed significantly although specifics such as square footage and number of onsite parking stalls available have and, unfortunately, are not reflected in the current study's narrative. These will be amended prior to its formal submittal to Redmond to include the recent design updates and commentary received during the PreApplication Review.

Client Attendees:

Probable attendees at the PreApplication Review from the client side will include representative(s) for the owner, the architect, and structural, civil and traffic engineers unless we are advised otherwise.

Questions:

Will a SEPA review process be required for this project?
Is the current calculation of 11 SF/person for a Mosque zoning policy or would a proposal for amendment be considered?



Donn Stone
Project Architect
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