

April 27, 2022

To: City of Anacortes Building Planning, Community, and Economic Development

Cc: Nathan Goldschmidt

From: WJA Design Collaborative (Clint Treat, AIA)

Subject: Anacortes Readiness Center Renovation and Alteration (2219 M Avenue)

To the Director of Planning, Don Measamer and your team:

Following yesterday's Pre-Application conference call/meeting, the Designer of Record and Owner's group (including the Washington Military Department) wanted to be as transparent as possible regarding the design for the Anacortes Readiness Center Renovation and Alteration in hopes that your team has all the appropriate information regarding the proposed building addition, renovation work, and site improvements.

The proposed building addition is limited to a square footage increase of a gross 3,629 SF in footprint. The addition is only to increase program areas of uses already occurring within the building. The addition includes classroom, fitness/exercise room, and corridor expansions. The physical structure will be built of CMU and covered with metal panels matching the finishes on the existing building.

We have listed a series of items that would be typically considered critical to the City of Anacortes' interest that this design has mitigated by providing no impact. These include:

- No change of use
- No change in occupant loads (current user count of the facility is not increasing)
- No change in building height
- No change in parking
- No change in lot setbacks
- No change or impacts to existing traffic levels
- No increase to plumbing fixture count, yet the project maintains current code minimum fixture counts
- No change to main entries
- No Increase of stormwater runoff
- No change in building frontage
- No greenspace impacts

Additionally, we would like to make known the improvements this facility will accrue after the project completion, which will benefit the public that interact with the structure bettering the welfare this facility brings. These improvements include:

- Complete ADA upgrades at toilet rooms and interior lifts
- Full seismic upgrade for entire building
- Abatement of interior hazardous materials
- Increased leasable classroom spaces



- Improved security
- New fire protection throughout
- Improved stormwater treatment
- Improved energy performance

This facility, as well as its service members, have been a part of the local Anacortes community for over 50 years and plans to continue this presence well into the future. The planning for building addition and renovation improvements such as this takes the Washington Military Department a decade or more to appropriate funds and design efforts. It is hoped that the City of Anacortes can be amendable and equitable to these efforts to improve this building's function and use, and its users while maintaining this community connection. The design efforts have gone to great lengths to be as mindful to the surrounding neighborhood as possible to provide minimal to no impact within this zone.

Our hope is that this memo helps inform you of the importance and contributions this facility brings to the City of Anacortes. Thank you.

Signed: Clint Treat, AIA
