

Vancouver Washington Temple

THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

ARCHITECTURAL NARRATIVE

DESIGN CONTEXT AND RATIONALE

The design of the Vancouver Washington Temple draws upon a more simplified or understated elegance to Neoclassical architecture. Often referred to as the New Classical, it draws upon symmetry, simple geometry, and social demands instead of ornamental elements.

Being Vancouver is still a relatively young city, there is no discernable architectural style that prevails throughout the region, from English Baroque, Victorian, to neo-Georgian, the only similarities are brick masonry facades. Therefore, the decision was made during the precedent study to focus on the overall community and how industry and nature collide to make up a truly diverse and unique community. Bridges, which connect Washington and Oregon to commerce, cross the natural arterial of the Columbia River where commerce of salmon fishing and timber connect communities to resources. Where old meets new, binding the great outdoors with the modern world. This is why you will find arches, representing the value of bridges, and how they connect communities to nature. The local Camas Lily flower is also represented in the art glass as well as tile work throughout the temple.

Located in Clark County, Vancouver Washington is located at the heart of the Pacific Northwest. Sitting on the Columbia River, looking across to Portland Oregon, at the intersection of the modern arterial of Interstate 5, running north south, and the ancient arterial of the Columbia River, running east west, it is a jumping off point nature. Mt. Saint Helens, Mt. Adams, and Mt. Hood are all within a scenic half-day drive through tall red cedars and Douglas fir trees. Our site is in the woods with over 60 feet of grade change from east to west. Sitting prominently on the high point of the site the Temple will have view corridors to surrounding roads as the steeple mimics the surrounding cedars.

The design rationale is therefore clear; Create a Temple that enhances the Vancouver Camas area, celebrates its unique culture and traditions, and ultimately becomes a community landmark.

DESIGN CONCEPT

The exterior of the building is symmetrical in nature along its north south axis and has basic geometric forms which follow the golden ratio when it comes to massing and proportion. The exterior is comprised of ornamented stone panels, bronze colored steeple, doors, and window panels. The art glass celebrates native flora and some fauna. The windows and the door openings have a modest recessed surround.

The windows are set in recessed stone with a stylized pattern originating from interlocking arches that speak to surrounding bridges. The corners of the building are treated with simple detailing, softening the edges. Below the parapets, a ring of arches subtly crown the temple.

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Similar to the exterior, the interior design is subtle and restrained. Elements of the exterior are expressed again on the interior in several instances, placing emphasis on the ordinance and significant patron areas. The secondary spaces are even more restrained, yet also beautiful. Design elements are based on a traditional design approach, but with detailing more consistent with modern approach to the neo-Classic style. These elements include subtle steps, thin lines, chamfered edges, recesses, and carefully placed motifs, and other simplified elements found in traditional design.

As you progress through the temple the spaces elevate in design, however, the materials stay the same. Finishes in the temple focus on the inherent beauty of the materials themselves. Stone tile is used for many of the floors in the temple becoming more intricate in the baptistry, then transitioning to carpet in both ordinance areas and secondary areas. The entry lobby and the ordinance spaces have a wood wainscot. The wainscot begins with less detail and transitions to more articulated details in the culminating ordinance rooms of the temple. Prominent spaces have simple stepped cornices near the ceiling, and the ceilings of ordinance rooms and prominent spaces are quiet and planar, with subtle steps that diminish in proportion at each step. These steps are accented with simple painted line work. Doors throughout are stile and rail doors, with occasional ornamented transoms similar to the exterior art glass. Windows are surrounded with a large chamfered edge at each wall opening with a sub-frame inside, similar to the doors. The art glass throughout the temple combines geometric borders with floral patterns based on abstracted local flowers such as the camas lily, with increased ornament and motif in the ordinance rooms. The Vancouver Washington Temple is tailored to its location and culture. It evokes a ship set amongst the evergreens, its steeple as the prow of the ship cutting through a sea of evergreens. It will be a beacon to the community.

SITE DESIGN IS DRIVEN BY THE FOLLOWING CRITERIA:

- Provide convenient community access to both the Temple and grounds.
- Create a strong presence along 38th Avenue and Bybee Rd.
- Maintain separate automobile traffic from bus load/unload zones.
- Provide an outdoor extension of the Temple through landscaping and viewing patios.

Two vehicular access points are provided off Bybee Rd. Both will provide full access to the temple and grounds. Internally controlled circulation within the parking lot will allow for emergency vehicle access as well as utility access.

NEIGHBORHOOD AND EXISTING FACILITY INFLUENCES.....

Property to the North: (Clark County) Residential

Property to the West: Zoned RC (Regional Commercial)

Property to the South: Zoned RC - (Mixed, Regional Commercial)

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Property to the East: Zoned RC – (Single Family Residential)

With the predominant (RC) mixed use, residential uses surrounding the existing Temple site and other site improvements that have been developed associated with the Temple it was felt that the location of the facility would be best located in the center of the property boundaries with it's spire facing towards 38th Ave. This has allowed for maximizing view corridors in and out of the site.

CHAPTER 18.19 – DESIGN REVIEW (Camas WA, Municipal Code)

18.19.050 - Design principles.

The principles as provided in the DDM or DRM are mandatory and must be demonstrated to have been satisfied in overall intent in order for approval of a design review application to be granted. Standard principles shall apply to all commercial, mixed use, or multifamily uses. Specific principles are used in addition to the standard principles for gateways and corridors, commercial, mixed uses, and multifamily (e.g. apartments, townhouses, duplexes).

A. Standard Principles.

1. Landscaping shall be done with a purpose. It shall be used as a tool to integrate the proposed development into the surrounding environment.
 - i. **Response:** The landscape design is very intentional and purposeful. We intend to use native plantings along with planting as many cedars as possible to represent the NW flavor. The intention is to create a park-like setting around the Temple for members and neighbors to enjoy the grounds.
2. All attempts shall be made at minimizing the removal of significant natural features. Significant natural features shall be integrated into the overall site plan.
 - i. **Response:** There are no natural features of significance on our site. A tree survey has been done to identify any and all significant trees. The survey did not find any trees of significance. It is the clients intent to save as many trees as possible as well as plant as many large caliper trees instead to provide a mature landscape. View corridors are intended to frame the Temple from 38th Ave and Bybee Rd.
3. Buildings shall have a "finished" look. Any use of panelized materials shall be integrated into the development in a manner that achieves a seamless appearance.

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- d. The surface of pedestrian walkways within intersections shall be accentuated with a unique character.
 - i. **Response:** As part of this project we are aligning the current Bybee Rd., approximately 260 feet to the east to meet up with the four-way intersection and traffic light at 38th and Fisher Creek Dr. This intersection, along with walkways is established along 38th, it is our design intent to match the current City standards along Bybee Rd. as well.
 - e. A consistent streetscape lighting scheme shall be used.
 - i. **Response:** Streetscape lighting is currently in existence along 38th Ave (the Gateway) and appears to be the City standard. Lighting along Bybee Rd. is designed to meet City standards as well.
2. Commercial and Mixed Uses.
- a. On-site parking areas shall be placed to the interior of the development unless site development proves prohibitive. All on-site parking areas along adjacent roadways shall be screened with landscaping. Downtown commercial and mixed-use areas shall not be required to provide on-site parking.
 - i. **Response:** The onsite parking will be screen with both off-site road screening per City ordinance as well as onsite plantings of trees and shrubs. It is the intent to leave as much existing vegetation on the perimeter of the site for just such reasons.
 - b. Buildings shall be used to define the streetscape unless site conditions prove prohibitive.
 - i. **Response:** A significant amount of fill will be brought onto the site for the Temple to sit properly on the site due to the significant slope from the southeast corner to the northwest corner. The fill will allow the Temple to have a presence along 38th Avenue. The Temple's entrance will face south to address 38th.
 - c. Structures abutting, located in, or located near less intensive uses or zoned areas (such as commercial developments next to residential areas) shall be designed to mitigate size and scale differences.
 - i. **Response:** The Temple sits within an RC zoned site which abuts a residential neighborhood. Due to the two-story nature of the Temple with an equipment platform above we felt it appropriate to center the structure towards the middle of our

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site. Cedar trees along with other species of trees will be planted to help buffer the scale of the Temple to the neighborhood to the north. Once again the south face will be partial exposed to 38th Ave. to give it presence from the Gateway corridor.

- d. Developments containing a multiple of uses/activities shall integrate each use/activity in a manner that achieves a seamless appearance or creates a cohesive development.
 - i. **Response:** The Temple will be a single use/functioning structure and designed in a wholistic manner. There is a utility building that is in support of the Temple and grounds. It is set in the northwest corner of the site and buffered as much as possible from view. It will be clad in a masonry type product that is not to compete with the Temples granite façade.
- e. Mixed-use developments that place uses throughout the site (horizontal development) shall organize elements in a manner that minimizes their impact on adjacent lower intensity uses.
 - i. **Response:** As stated above, the Temple will be a two-story structure with an equipment platform. It is set towards the middle of our site to lessen the impacts of scale to the neighborhood to the north. The utility building is a one-story structure with a low sloped roof. It is set towards the north property line, more to scale with surrounding structures off site.
- f. Walls shall be broken up to avoid a blank look and to provide a sense of scale.
 - i. **Response:** All four sides of the Temple will be broken up with stone detailing and stained-glass windows.
- g. Outdoor lighting shall not be directed off-site.
 - i. **Response:** Site/Parking lot lighting will utilize full cut-off LED fixtures on approximately 20' steel poles with average light levels. Walkways will be illuminated to an average light level with approximately 10' steel poles which complement parking lot poles.
The building perimeter and Entrance lighting will be wall or ceiling/soffit mounted LED fixtures to complement the architectural building exterior.

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On-grade and roof mounted lighting shall be provided for building facades and the steeple.

All exterior lighting scheduling will be controlled by the Lighting Control System. Exterior lighting will be automatically dimmed with integral sensors or scheduled to be off for a period of time each night in accordance with the Washington State Energy Code.

18.19.060 - Guidelines.

A. Standard The guidelines include five major categories:

1. Landscaping and Screening:

- a. Landscaping and screening are an important factor in determining the overall character of the building site. Landscaping should be done with purpose, such as providing a buffer against less intense uses, screening parking or other components viewed as being intrusive, and defining the streetscape.

- i. **Response:** The design concept reflects a sense of reaching out into the community with trumpet and circular forms that orient toward the greater community. The site is symmetrical with an emphasis on the south entry as a place to gather before the main entrance.

Smaller gathering spaces are located to the east and west.

The planting is a mix of native and adaptive ornamental species that reflects the character of the greater landscape and serves to enhance the beauty of the building and highlight main points of interest.

Street Right-of-Way: Planting along SE Bybee Road emphasizes street trees and uniformity of landscaping for a clean look. Parking

Lot: Planting in the parking areas is low, grassy, and ornamental, and provides a sense of cover. This planting is geared toward a mix of color and native texture to represent the landscape in the views beyond, and to provide a more informal feel with a pleasant experience parking.

Outer Woodland: The areas along the perimeter will require buffer planting; this is an opportunity to connect the wetland and natural areas beyond to the parking lots as a transition. The plants will be primarily conifers and native shrubs.

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- b. Signage should be placed on buildings or incorporated into the landscaping. If signs are illuminated, then they shall be front lit (light cast onto the face of the sign from a source positioned in front of the sign). Signage in the landscaping should be built into the vegetation to keep it from being the main focus – similar to the light industrial zones. Efforts should be made to make signs vandal resistant. The intent is for the landscape not to be dominated by signage as well as to soften the visual impact.
 - i. **Response:** There will be 3 site signs on the grounds; two of the signs will be discreet and located at both entrances to the site off Bybee Rd. Both signs are required by the fire marshal and both will be front lit. The third sign will be a monument sign in front of the south entrance to the Temple. It will be surrounded by plantings and flowers. It too, will be front lit. All signage will be of a permanent material such as stone or precast concrete.

- c. Outdoor furnishings, when used, should be compatible with the immediate environment.
 - i. **Response:** The Central Oval around the Temple: The central circle will be the area around the Temple and will be both lawn and low to mid-height shrubs and trees. The goal is to enhance the Temple as the focal point, define the edges, and emphasize the circular forms.
Seat Walls: Seat walls in the central circle will be stone and will be chosen to compliment the Temple, with detailing that reflects the Temple's form. Seat walls farther from the building may be cast-in-place concrete or ornamental block walls.
Plants have been selected for year-round interest, with flowers, textures, and forms that will be attractive in all seasons.
Plazas: These are areas where the plants have been selected for maximum visual interest. There will be punches of seasonal color, bulbs, and perennial flowers. This is where plants will provide the visual base for beautiful photos and joyful events. Tree species located in this area will be chosen for their lower height to ensure the building view is not obstructed. The main south entry will have the largest visual impact.

- d. If the site is to be fenced, then the fencing should be incorporated into the landscaping so as to have little or no visual impact.

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- i. **Response:** Perimeter Fencing: The perimeter fence will be internal to the site, around the oval surrounding the Temple. Visibly permeable decorative black metal will be used to minimize visual impacts. Plantings at the foundations will further screen the bulk of the fence. Pillars located at the gates will emphasize the points of entry.

- e. The vegetation to be utilized should encourage native, low maintenance plantings. Trees planted along streetscapes with overhead power lines should include only those identified on the City's Street Tree List. When possible, existing significant trees or other natural features that do not pose a hazard or hinder development should be required to remain and be incorporated into the landscaping and site plans.
 - i. **Response:** The City of Camas Municipal Codes (CMC) require street trees, perimeter buffers, parking lot screening and landscaping, tree density, and native or drought-tolerant species. The landscape plan either meets or exceeds these requirements. It is our intent to keep as many existing sizable trees as possible. However, due to fill being brought in help level part of the site, trees will need to be removed. It is our intent to plant as many native tree species back on the grounds to maintain the northwest feel of being in a forest.

- f. Landscape lighting should be low voltage, non-glare, and indirect. Street lighting, such as light poles and lamps, should be compatible with other nearby lighting on the same street, unless other lighting is expected to be replaced in the foreseeable future or a nostalgic theme compatible with the proposed development is desired.
 - i. **Response:** Currently there is existing street lighting along 38th Ave. that meets Gateway standards. Street lighting along the new Bybee Rd. realignment will conform to City of Camas street lighting standards.
Site/Parking lot lighting will utilize full cut-off LED fixtures on approximately 20' steel poles with average light levels.
Walkways will be illuminated to an average light level with approximately 10' steel poles which complement parking lot poles. The building perimeter and Entrance lighting will be wall or ceiling/soffit mounted LED fixtures to complement the architectural building exterior. On-grade and roof mounted lighting shall be provided for building facades and the steeple.

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All exterior lighting scheduling will be controlled by the Lighting Control System. Exterior lighting will be automatically dimmed with integral sensors or scheduled to be off for a period of time each night in accordance with the Washington State Energy Code.

2. Massing & Setbacks;

- a. Massing and setbacks are major elements of a site plan. These elements have the greatest impact as to how the proposed development relates to the surrounding area and how individuals living and visiting the area interact with the development. Major components that define the character and quality of the proposed development include the size, scale, and placement of buildings, lot coverage, and traffic/pedestrian circulation.
 - i. **Response:** On a site a little over 14 acres and a building footprint of approximately 17,500 square feet the Temple is well proportioned set in the middle of the site. The grounds of the Temple site will act as a buffer between 38th Avenue and the residential neighborhood to the north. The manicured grounds will be a peaceful place of contemplation for its patrons and the neighborhood.
- b. Higher density/larger structures abutting lower density residential structures should be designed to mitigate size and scale differences. In some cases, creating a natural buffer may be appropriate.
 - i. **Response:** It is important to establish a quiet, serene atmosphere before entering the temple itself. By setting the temple more towards the middle of the site it helps achieve a City desire to be respectful of our neighbors. By keeping the temple in the middle of our site it will help create more of a natural buffer and better provide the required amount of parking for its intended use.

3. Architecture;

Few restrictions should be placed on the architecture and building materials used in the development. Instead, general guidelines are developed to identify the type of development desired:

- a. Buildings should have a “finished”, sound, durable, and permanent appearance. Use of panelized materials should be integrated into the development in a manner that achieves a seamless appearance. This

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would bring into question the use of corrugated materials, standing seam, T-1 11, or similar siding materials, unless it can be shown through the use of renderings or other visual applications that the use of these materials will produce a development with a high visual (or aesthetic) quality. The applicant and/or developer will be held accountable for ensuring that the finished development resembles and is in compliance with the submitted renderings as approved by the City.

- i. **Response:** The Temple represents heaven on earth to its patrons and therefore is designed with that permanence in mind. The exterior of the Temple is designed with granite and to last 100 years plus. All the glazing will be of stained glass.

- b. Placement of buildings should preserve significant natural features, such as rocks, trees, etc. In doing so, developers may make use of site variances such as adjusting setbacks.
 - i. **Response:** The Temple is centered on the site, however due to the natural slope of the site, fill will need to be used to provide a suitable level platform. As such, some trees will need to be removed to make this happen. Our plan is to replace the trees in kind and restore the northwest feel to the site.

- c. Building walls or fences visible from roadways should be articulated in order to avoid a blank look. The wall can be broken up by including some combination of window/display space, plantings, offsetting walls with two-tone colors, or creating plazas, water features, art (civic, pop, etc.), awnings, or similar devices.
 - i. **Response:** Perimeter Fencing: The perimeter fence will be internal to the site, around the oval surrounding the Temple. Visibly permeable decorative black metal will be used to minimize visual impacts. Plantings at the foundations will further screen the bulk of the fence. Pillars located at the gates will emphasize the points of entry.
The Temple walls will be broken up on all four sides with stained glass windows.

- d. The use of bold colors should be avoided except when used as minor accents.
 - i. **Response:** The Temple will be clad in a light colored granite stone. Accents of color and beauty will come in the form of stained glass.

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4. Historic and heritage preservation:

- a. The use of Historic Markers, information kiosks, project names, architectural features, or other elements of the project should promote the historic heritage of the site or surrounding area.
 - i. **Response:** It is our intention to use the camas lily in the stained glass, and arches in the stone to represent bridges (a strong connection to the Columbia), are used throughout the Temple and visible from the exterior.

5. Circulation and connections:

The streetscape and pedestrian movements are the elements of primary interest for gateway properties. Streetscaping assists in defining the physical character of the area and pedestrian movements. The following additional accentuators can help further define pedestrian paths.

- a. Orient the main public entrance toward the public right-of-way. Pedestrian walkways shall connect each building's front entry with the sidewalk.
 - i. **Response:** The main entrance to the Temple faces south towards 38th Avenue (the Gateway). The grades to the site however do not allow for a direct sidewalk connection.
- b. Bike lanes shall be provided where possible, linking public areas with neighborhoods and other local and regional bicycle corridors.
 - i. **Response:** The Gateway on 38th Ave is already constructed to City standards and has a bike lane. The new connection and alignment of Bybee Rd. will also provide bike lanes to help connect the neighborhood to the north back to 38th.
- c. New developments should include plans for alternative transportation, such as providing attractive bus stop shelters, bicycle parking, etc.
 - i. **Response:** Currently there are no plans for bus shelters along the Bybee Rd. realignment. The site is also outside of any major transit system's area of coverage. The closest transit line is to the west of the site along NE 192nd Ave and SE 34th St.
- d. Trees and planting strips or raingardens/bioswales shall be used for separating vehicles and pedestrian movements, as well as provide a secure and pedestrian friendly environment.

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- i. **Response:** We will be complying to the City's ordinances on trees and plantings along Bybee Road. The site will provide landscaped islands to break up the parking lot. The site will also provide a manicure park like setting around the temple as well as satellite gathering areas for viewing of the temple at a distance.

- e. Where applicable (as determined by the City), sidewalks shall be separated from the roadway through the use of planter strips, planter wells or rain gardens/bioswales.
 - i. **Response:** The existing sidewalk along 38th Avenue which borders our property to the south already appears to comply with City standards. The sidewalk meanders, weaving in and out between 38th and our property. Street lighting, trees, and a bike lane are provided. The proposed realignment of Bybee Road will comply with the City standards and its sidewalks will be separated from the roadway through the use of planter strips.

- f. Tree spacing will be determined by the species of trees planted. The desired effect is a visual appearance of a continuous foliage canopy at maturity or seven years after tree planting (whichever comes first).
 - i. **Response:** Will comply, tree spacing per City ordinance. It the clients desire to provide as mature trees as possible.

- g. Patterned pavers shall be used to define and accentuate pedestrian pathways within intersections. They include pattern stone, exposed aggregate (as long as it has a finished appearance), stamped concrete, or similar paving materials.
 - i. **Response:** Pedestrian pathways are provided along 38th up to the intersection of Fisher Creek. The intersection is ready to receive our new connection from Bybee Rd. We will match what the City has already provided.

- h. A consistent streetscape lighting scheme shall be used that portrays the primary development period, architecture characteristics, or predetermined theme as identified in a concept plan, sub-area plan, or master plan recognized by the City.
 - i. **Response:** Our streetscape lighting plans to mimic what has been provided on 38th Ave. See attached cut sheets.

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18.19.090 - Deviations to design review guidelines.

A design review application that includes a deviation from any of the five major guidelines of the DRM shall be subject to review and recommendations from the design review committee. The DRC shall base its recommendation upon findings setting forth and showing that all of the following circumstances exist:

- A. Special conditions or circumstances exist which render a specific requirement of the DRM unreasonable, given the location and intended use of the proposed development;
 - i. **Response:** The zoning in the gateway is Regional Commercial (RC). The temple meets all zoning requirements. Based on the proposed use of the Temple and the site requirements however, it is not possible to set the temple “as close to streets and roads as the zoning code allows”, based on our program. Which would be up against the southern setback along 38th Ave. The temple represents the house of the Lord here on earth and as such it requires appropriate landscaping grounds surrounding it to provide a place of quiet contemplation and worship before entering the temple.
- B. The special conditions and circumstances are characteristic of the proposed general use of the site, and not of a specific tenant;
 - i. **Response:** It is important to establish a quiet, serene atmosphere before entering the temple itself. By setting the temple more towards the middle of the site it helps achieve a City desire to be respectful of our neighbors. It will also allow us to disturb the site less than it would be by moving the temple to the southern setback. By keeping the temple in the middle of our site it will help create more of a buffer and better provide the required amount of parking for its intended use.
- C. The specific conditions and circumstances are not representative of typical development which may be allowed within the zoning district;
 - i. **Response:** Temples are anything but “typical development” however they are allowed per the zoning (RC) and the Religious Land Use And Institutionalized Persons Act (RLUIPA). Once again it is important to the functionality of the temple to be set in a landscape of tranquility and peace.

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- D. The requested deviation is based upon functional consideration rather than economic hardship, personal convenience or personal design preferences;
- i. **Response:** The request is based solely on functionality and not economics. Each temple's design is unique and varies based on several factors and considerations, including but not limited to, the features of buildings and structures in the surrounding community, the capacity needed for existing and future growth in Church membership, and the inspiration of Church leadership. Every design is based on a sincere religious belief, the temple is the House of the Lord. Temple grounds are places of quiet contemplation and worship, however they are also open to the public. All may come to worship in their own way. For this reason, each temple is beautifully landscaped to create a sense of tranquility and peace. The grounds are used for no other purpose other than quiet meditation and worship.
- E. Variation from a guideline(s) has sufficiently been compensated by other site amenities; and
- i. **Response:** We plan to provide all amenities as required by the zoning code both onsite and offsite. It is also our design to provide beautifully manicured grounds that can be enjoyed by all, not just patrons of the Church. The grounds will be maintained year-round and as we see on other temples, it will become a destination for families.
- F. The requested deviation will not result in a project that is inconsistent with the intent and general scope of the DRM principles.
- i. **Response:** We feel we meet all the DRM principles:
 - i. The landscaping will be done with purpose. As described above, every bit of the site is detailed and intentional in an effort to provide the most peaceful, beautiful grounds for contemplation.
 - ii. Every attempt is being made to minimize site disturbance. However, due to the existing slope of the site, there will need to be substantial fill brought in to level the ground for the temple. Every effort will be made to reestablish the grounds once built to provide a mature look to the landscape.
 - iii. The temple will have a very "finished" look. The temple is designed to a standard to last a century or more. The temple will be clad in granite to lend itself to desired permanence.
 - iv. The Church requires we do a precedence study of the surrounding area and incorporate features of significance and value into the

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design. As stated in our opening design approach, bridges and the camas lily will be integrated throughout the temple to tailor it's design to the Vancouver, Camas area.