

**City of Lynnwood**  
**NOTICE OF APPLICATION AND IMPENDING DECISION**  
**PROJECT DESIGN REVIEW**  
**MERCEDES-BENZ OF LYNNWOOD SPRINTER FACILITY**  
**(PDR-004054-2016)**

On July 22, 2016, an application for PROJECT DESIGN REVIEW for construction of an automobile service and storage facility was filed with the City of Lynnwood on a site located at approximately 17121 Highway 99. The Project Design Review application was vested on submittal and a letter of completeness was issued July 25, 2016. The applicant contact for the proposal is Sara Tomczak of Carletti Architects.

The applicant proposes to construct a new two-story, 19,412 sq. ft. automobile service and storage facility. . There will be 54 parking spaces for vehicles in the parking lot and 68 spaces for vehicles on the upper deck of the building. The average height of the parapet wall will be 43 feet not counting the rooftop access. The site will be accessed off a 20 foot wide panhandle from Highway 99. The 1.7 acre site is zoned General Commercial (CG) and is located on the east side of Highway 99, approximately 1,332 feet south of 168<sup>th</sup> Street SW.

Additional permits, including grading, building, mechanical, electrical permits, will also be needed by the applicant.

Section 21.46.105.A of the Lynnwood Municipal Code (LMC) requires buildings constructed in the General Commercial zone comply with Lynnwood Citywide Design Guidelines for All-Districts and Commercial Districts zones.. The Community Development Department Director (Director) will be making a decision on this application regarding compliance with applicable Lynnwood Citywide Design Guidelines no sooner than Monday, August 15, 2016 (no earlier than 17 days following the date of this notice).

Any person may submit written comments to the Director within 14 days of the date of this notice, (no later than Wednesday, August 10, 2016). Any written comments concerning this project and notice must be mailed to the Lynnwood Community Development Department, P.O. Box 5008, Lynnwood, WA. 98046, or delivered to the Community Development Department at 4114 198<sup>th</sup> St. SW., Suite 7, Lynnwood, WA. 98036. W.The official file of this application is available at the Lynnwood Community Development Department at the above address. Office hours are 8 a.m. to 4:00 p.m., Monday to Friday. Please reference the file number and file name listed above.

Only persons who submit written comments to the Director or request a copy of the original decision may appeal the Director's decision when it is issued. If you wish to be notified of any decisions or the appeal rights of action on this application or if you have any questions about the proposal or project design review process, please call Gloria Rivera at 425-670-5409 or [grivera@lynnwoodwa.gov](mailto:grivera@lynnwoodwa.gov)

Date of issuance and publication of this notice: July 27, 2016

