

**DIRECTOR'S DECISION – PROJECT DESIGN REVIEW (PDR)**

<b>Project Name:</b>	iVista@Alderwood
<b>File Numbers:</b>	PDR-010062-2023
<b>Location:</b>	18789 Alderwood Mall Parkway
<b>Tax Parcel Number(s):</b>	00372800401301
<b>Future Land Use:</b>	Regional Commercial (RC)
<b>Zoning:</b>	Planned Regional Center (PRC)
<b>Site Area:</b>	1.88 acres
<b>Property Owner:</b>	Alderwood Investments LLC
<b>Applicant:</b>	David May, Axis/GFA Architecture + Design
<b>Staff Reviewer:</b>	Catherine Kato, Senior Planner
<b>Applicable Design Guidelines:</b>	Citywide Design Guidelines for all districts and commercial districts/multi-family districts
<b>Related Permits:</b>	All associated construction permits under PR-001056-2023
<b>Decision:</b>	Approved with Conditions

**Project Description:** The applicant proposes construction of an eight-story building with structured parking. The proposal includes 256 units, 264 parking stalls, and approximately 4,800 square feet of street level occupied space. The site is located at 18789 Alderwood Mall Parkway.

The applicant is seeking administrative approval of a Project Design Review (PDR). PDR is required because the project proposes more than 1,000 square feet of gross floor area (Chapter 21.25 LMC).

**I. EXHIBITS**

1. Approved Plan Set, received September 28, 2023
2. SEPA Checklist, received March 31, 2023
3. Buffer Reduction, received March 31, 2023
4. Landscape Plan, received March 31, 2023
5. Geotech Report, received March 31, 2023
6. Traffic Study, received April 12, 2023
7. Lighting Compliance Letter, received June 12, 2023
8. Preliminary Drainage Report, June 12, 2023
9. Notice of Complete Application, issued April 14, 2023
10. Notice of Application and Impending Decision, issued April 26, 2023
11. Request for Information Letter 1, issued May 17, 2023
12. Request for Information Letter 2, issued July 7, 2023
13. Correction Letter Response 1, received June 12, 2023
14. Correction Letter Response 2, received September 28, 2023

**II. FINDINGS OF FACT**

**a. Background**

The site previously had a medical center building located on it but it has since been demolished and is now vacant. The property borders a Starbucks Coffee to the South, Ashley Home Furniture to the North, the Alderwood Mall Parkway to the west, and Beech Road to the east. The site has frontage on Alderwood Mall Parkway and Beech Road.

**b. Proposal Description**

Summary of Proposal – The applicant proposes construction of an 8 story, 256 unit apartment building with 2,400 square feet of retail at the ground floor. Below is a breakdown on the apartment unit types and counts.

Apartment Unit Count

Name	Count	Percentage
1 Bedroom	96	38%
1 Bedroom W/Den	30	12%
2 Bedroom	112	44%
3 Bedroom	18	7%
Total	256	100%

There is a surface parking area with 31 stalls, and in-building parking on levels 1 & 2 with partial below grade basement parking, totaling 264 stalls.

Site Information – The site is an approximately 1.88 acre parcel (18789 Alderwood Mall Parkway, parcel number 00372800401301).

Future Land Use and Zoning – The Comprehensive Plan future land use designation of this site is Regional Commercial (RC). The property is zoned Planned Regional Center (PRC) on the Official Zoning Map. PRC is identified in the Comprehensive Plan as an implementing zone for the RC future land use designation (2015 Comprehensive Plan, page 11.5).

**c. Noticing**

The application was deemed complete on April 12, 2023. On April 26, 2023, in accordance with Chapter 1.35 Lynnwood Municipal Code (LMC), a Notice of Application and Impending Decision was posted at the City of Lynnwood official posting sites and was published in the Everett Herald. Owners of property and tenants within a 300-foot radius of the subject property were also mailed a Notice of Application and Impending Decision. The comment period ended on May 10, 2023. In accordance with LMC 1.35.333, all written comments received prior to the date this decision have been considered.

**d. Environmental Review (SEPA)**

On March 22, 2018, a SEPA threshold determination of nonsignificance (DNS) was issued (ERC-006123-2018). The decision was not appealed and is being retained. The building was originally titled as Alderwood Mixed-Use, and was for an 18-story mixed-use building. The current application is for an 8-story mixed-use building which will have less impact and within the scope of the previous determination of nonsignificance.

**e. Review Time Limit**

LMC 1.35.025 requires a decision within 120 calendar days after the city notifies the applicant that the application is complete, except as provided in subsections LMC 1.35.025(A) through (C). This decision has been issued on the 108<sup>th</sup> day of active permit processing.

**f. Zoning Analysis**

**i. Compliance with the Planned Regional Center (PRC) Zone (Chapter 21.48 LMC)**

Per LMC 21.48.116B, Multiple-Family Housing is permitted, consistent with the use and development regulations for the PCD zone.

LMC 21.46.200 PCD zone:

	PRC Standard (PCD)	Proposal
Minimum lot area	none	Complies
Dwelling units per acre	N/A	Complies
Minimum front setbacks	15 feet	Complies
Minimum side setbacks	None	Complies
Minimum rear setbacks	None	Complies
Maximum building height	None	Complies
Maximum lot coverage	None	Complies

**ii. Compliance with Landscaping (21.08 LMC)**

The applicant has provided a landscape plan (Exhibit 4), irrigation plan, and maintenance plan in accordance with Chapter 21.08 LMC and the Citywide Design Standards. The applicant has also provided a buffer reduction request (Exhibit 3). In lieu of the required buffer width, a 3-foot height site wall would be along the back of the sidewalk, with a two-foot decorative screen panel on top with planted vines. Should easement restrictions preclude the wall construction, there would be a screen only that is removable, or a 3-foot height planting buffer at the back of the sidewalk.

**iii. Compliance with Outdoor Lighting Standards (21.17 LMC)**

The site is in Lighting Zone 2 (LZ-3). The applicant has provided a site lighting letter/plan (Exhibit 7) demonstrating compliance with the requirements of Chapter 21.17 LMC. The lighting plan utilizes the performance method for determining lighting compliance according to LMC 21.17.080. A maximum of 148,785 lumens are allowed, and 123,762 lumens are proposed. The lighting plan indicates no light emits above 90 degrees and the luminaires comply with the performance requirements for off-site impacts (LMC 21.17.080(B)).

**iv. Compliance with Parking (21.18 LMC and LMC 21.48.210)**

The application proposes 256 dwelling units and 2,400 square feet of retail space.

Per LMC 21.48.210A(2), residential parking in the PRC zone shall have a minimum of one and a maximum of one and one-half

spaces per dwelling unit or as determined by the Development & Business Services Director based upon data submitted by the applicant. This means that at minimum, 256 parking spaces are required.

Per Table 21.18.19 under LMC 21.18.800, one parking stall is required per 300 square feet of gross floor area for retail. This means that 8 parking spaces are required.

In total, 264 spaces are required for this application. The 256 dwelling unit spaces and 8 retail spaces provide meet this requirement.

### **III. PDR DECISION CRITERIA (LMC 21.25.145(B))**

#### **a. It is consistent with the comprehensive plan.**

The property is designated on the Future Land Use Plan Map in the Comprehensive Plan as Regional Commercial (RC). The principal land uses in the RC category are retail, office and service uses, eating and drinking, hospitality, and entertainment uses.

The following policies and strategies from the Comprehensive Plan are relevant to this Project Design Review and action on this application:

- Land Use Policy LU-19: "Accommodation of the population and employment growth specified by the Countywide Planning Policies should primarily occur within the designated Lynnwood Regional Growth Center and along Highway 99."

Staff Analysis: This project will provide 256 new multi-family units within Lynnwood's designated Regional Growth Center, which includes this and other adjacent parcels in the area.

- Land Use Strategy LU-B: "Population and employment growth as called for by the Countywide Planning Policies should occur primarily within the Lynnwood Regional Growth Center and along Highway 99."

Staff Analysis: As noted above, this project is located within the Lynnwood Regional Growth Center.

- Land Use Policy LU-27: "Development regulations for the Regional Growth Center should allow for the greatest residential density and building height allowed in Lynnwood. Maximum residential density and building height would be especially appropriate for

development that includes affordable housing or that located residences above street-level retail.”

Staff Analysis: The PRC zoning district has no restrictions on building height but does require ground floor retail uses. The proposed project complies with this requirement.

- Land Use Policy LU-39: “Areas in the Regional Growth Center appropriate for mixed-used development shall be identified and the appropriate extent of development shall be specified by applicable development regulations.”

Staff Analysis: This mixed-use project is in the Regional Growth Center and is an appropriate use for this location.

- Community Character Policy CC-1.3: “The visual character of buildings shall be enhanced by means of architectural design and landscape elements to create a human scale and enhance and integrate the urban character for the streetscape and abutting residential uses.”

Staff Analysis: The proposed development meets the Citywide Design Guidelines and includes architectural design and landscape elements that create a human scale and urban character.

- Community Character Policy CC-2.5: “Provide adequate setbacks, buffers, landscaping, visual screens, and appropriate building scale and architecture to make development compatible with nearby residential and other land uses.”

Staff Analysis: The applicant has proposed buildings that incorporate adequate setbacks, landscaping, visual screens where needed, and a scale and architecture that is compatible with the adjacent land uses.

**b. It is consistent with all applicable provisions of Chapter 21.25 LMC (PDR).**

The proposal is subject to the Citywide Design Guidelines for all districts and multifamily districts because it is for construction of a multifamily property over 1,000 square feet. Project design review is intended to:

- Review the proposal for compliance with design guidelines;
- Help insure that the proposal is coordinated, as is reasonable and appropriate, with other known or anticipated development on private properties in the area and with known or anticipated right-

of-way and other public improvement projects within the area;  
and

- Encourage proposals that embody good design principles that will result in high quality development on the subject property.

The applicant has provided materials (refer to exhibits) to demonstrate consistency with Chapter 21.25 LMC.

**c. It is consistent with the applicable design guidelines found in the Lynnwood Citywide Design Guidelines, adopted by this reference and incorporated in the provisions of the LMC and this chapter as fully as if herein set forth.**

**i. Design Guideline Analysis**

This project is consistent with the purpose of design review as defined in Chapter 21.25 LMC. Site plans and elevations were provided to the City. The proposal locates parking primarily within structures, has pedestrian connections and amenities, and is designed with high-quality materials that provide visual interest.

The proposed building's primary façade is facing Alderwood Mall Parkway. This façade features a recessed ground floor with adjacent plaza, accented corners and occupiable space facing the parkway.

Building materials include cast-in-place concrete, fiber cement panel, and nichiha fiber cement panel. The main pedestrian entrance is located on the recessed ground floor. Large storefront windows are located along the street level. An entrance to the parking garage is located on the Northern portion of the West façade. Base of the building, storefront and occupied space, and the artwork on the northside of building. Upper stories show use of fiber cement panels, and faux wood (nichiha fiber cement panel). The façade uses setback modulations, change in materials, balconies, and canopies to create visual interest and break monotony. The upper stories also feature a façade setback. The uppermost story uses changes in building height, façade setbacks, and balconies. These features help define the top and create visual interest. All facades use similar design and materials. Overall the proposed building presents cohesive design elements, urban form and character.

## ii. Design Departures

The applicant has proposed custom metal shapes and forms that are applied to the north elevation of the building to add visual interest and to help break up the long garage façade. The metal shapes are to be colored, LED backlit, and stand off the face of the wall. This is to break up the façade in an alternative way to recesses, staggered walls, or other elements that may be difficult to accommodate with the concrete base of the parking garage.

- d. For development applications for remodeling or expansion of an existing development, it is consistent with those provisions in the Lynnwood Citywide Design Guidelines identified by the director as being applicable. For such applications, the director may modify applicable design standards and guidelines to provide continuity between existing and new development and/or proposed phases of development.**

This provision does not apply since the proposal is for new development.

## IV. PUBLIC AND AGENCY COMMENTS

A 14-day public comment period on the proposal ended on May 10, 2023. Referrals were sent to all applicable City Departments and outside agencies. All comments are available in the project file in Exhibits 13 and 14.

## V. CONCLUSION AND CONDITIONS OF APPROVAL

### a. Conclusion

Based on the application materials (exhibits) and the analysis contained in this staff report, staff concludes that the applicant has met the decision criteria for approval of the Project Design Review (PDR).

### b. Conditions of Approval

Staff recommends approval of the iVista@Alderwood (PDR-010062-2023) application subject to the following conditions:

1. The site plans and elevations (Exhibit 1) received September 28, 2023 shall be the approved plan.
2. Any changes to the design of the project will require additional review and may delay issuance of subsequent development permits for the proposal and/or inspections during construction. Requests for modification shall be subject to the review fees in LMC 3.104.210.
3. The previous development agreement for the former project Alderwood Mixed Use for the site shall be repealed prior to building permit issuance.



4. All landscaping shall be installed prior to issuance of the last building's certificate of occupancy.
5. All waste shall be stored in enclosed receptacles. All areas shall be kept free from nuisances, including overflow waste, leaks, or pests.
6. All park impact fees shall be paid prior issuance of building permit.
7. All traffic impact and concurrency fees shall be paid prior to issuance of building permit.
8. Sewer connection charges shall be assessed at the current rates at issue of building permit.
9. All electric utilities shall be installed underground.

**REVIEWED BY:**

*Karl Almgren* November 14, 2023  
\_\_\_\_\_  
**Karl Almgren, AICP, Community Planning Manager** **Date**

**VI. DIRECTOR'S DECISION**

I concur with the above conclusions and grant approval with conditions of the Project Design Review application for the iVista@Alderwood project.

*David Kleitsch* Nov 15, 2023  
David Kleitsch (Nov 15, 2023 13:41 PST)  
\_\_\_\_\_  
**David Kleitsch, Development and Business Services Director** **Date**

**VII. NOTICE OF DECISION AND RIGHT TO APPEAL**

Administrative decisions of the director may be appealed by filing a written request for appeal with the Development and Business Services Department within 14 calendar days. The appeal deadline shall be **December 1, 2023**. An appeal filed within this time limit shall be processed pursuant to Process II, as identified in LMC Section 1.35.200.

**VIII. LAPSE OF APPROVAL**

The applicant under this process must begin construction or submit to the city a complete building permit application for the proposal **within two years** after the final decision on the matter, or the decision becomes void. The applicant must substantially complete construction for the proposal approved under this process and complete the

applicable conditions listed in the decision within five years after the final decision of the city on the matter, or the decision becomes void per LMC 21.25.165. No later than two weeks prior to the lapse of approval, the applicant may submit a written request with supporting documentation to the Development and Business Services Department requesting a one-time extension of those time limits of up to one year per LMC 21.25.170(A).

#### **IX. REVISIONS AFTER APPROVAL**

The determination that the proposal meets the criteria for a subsequent modification exception is based on all plans, details, catalogue cuts, specifications, renderings, notes, materials and color samples submitted for design review. Any changes to the design of the project as indicated by the above submitted materials will require additional review and may delay issuance of subsequent development permits for the proposal and/or inspections during construction.






# Directors Decision iVista

Final Audit Report

2023-11-15

Created:	2023-11-15
By:	Karl Almgren (kalmgren@lynnwoodwa.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAAYpFzEX-juJ5B-VqQsu7R6WcwFQQBO_Ec

## "Directors Decision iVista" History

-  Document created by Karl Almgren (kalmgren@lynnwoodwa.gov)  
2023-11-15 - 0:46:46 AM GMT- IP address: 73.97.110.186
-  Document emailed to David Kleitsch (dkleitsch@lynnwoodwa.gov) for signature  
2023-11-15 - 0:47:29 AM GMT
-  Email viewed by David Kleitsch (dkleitsch@lynnwoodwa.gov)  
2023-11-15 - 9:40:06 PM GMT- IP address: 104.47.64.254
-  Document e-signed by David Kleitsch (dkleitsch@lynnwoodwa.gov)  
Signature Date: 2023-11-15 - 9:41:19 PM GMT - Time Source: server- IP address: 174.127.205.70
-  Agreement completed.  
2023-11-15 - 9:41:19 PM GMT