



20011 Ballinger Way NE Ste 211  
Shoreline, Washington 98155  
(206) 367-3600 – Home Office

January 6, 2023

City of Lynnwood  
Community Development  
20816 44<sup>th</sup> Ave. W, Suite 230 Lynnwood,  
WA 98036

Mike Garrett  
Gabbert Architects  
2011 Ballinger Way NE  
Shoreline, WA 98155

## Project Narrative

Project: Garden Senior Village – Conceptual Expansion  
Address: 6425 196th St SW, Lynnwood, WA 98036  
Parcel Number: 27041700401400, 27041700401800 Current  
Zoning: NC – Neighborhood Commercial

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### **Project Summary**

This proposal is intended to explore one option for expanding the affordable independent living senior housing provided by the Garden Senior Village facility, as an extension to the previous conversations with the City of Lynnwood in late 2020 and earlier in 2022. The Northwest Housing Preservation Group (NWHPG) is the original developer of the property and has successfully operated the Garden Senior Village retirement home for over 20 years. See attached list of NWHPG Board Members. Although many of the newer senior housing projects in the area are developed for seniors whose income is less than 70% of the area average, the NWHPG meets the housing needs of seniors whose income is less than 50% of the area average. Indeed, as far we know, this is the only housing facility explicitly managed to serve senior residents whose income is less than 50% of the area average. Plans to expand the current Garden Senior Village facility will be consistent with this much needed 50% income threshold.

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The existing structure is a 4-story, 41-foot tall, 122-unit independent living senior housing facility focused on providing affordable housing within walking distance of many amenities near highway 99 on 196<sup>th</sup> Street SW. The building was designed and constructed in 1996 with a Conditional Use Permit (94-CUP-0012). The 3.16-acre site has fully developed landscaping and the stormwater management system that is in place is working as intended and has had no issues.

As noted in the letter provided to the City of Lynnwood by former Board Vice President Doug Repman (November 2, 2020), the efforts to expand the building are a direct outcome of the discovery of problems with the main water distribution lines throughout the existing building. NWHPG has concluded that the most efficient method for performing the replacement is to vacate each 16-unit block that shares the plumbing stacks and relocate those tenants into new units in the expanded building.

Per the notes provided by the City subsequent to the Zoom meetings on 12/3/2020 and on July 7, 2022, the City has determined that the current use most closely aligns with the “assisted living/continuing care” use in Table 21.46.04 LMC, although technically this facility is an independent living senior apartment building that does not provide assisted or continuing care of any kind. The City further states that there have been some changes in the zoning code surrounding the uses and design guidelines for Neighborhood Commercial (NC) zoning. The City has stated that the NC zoning at the time only recognized “(A) Multi-family or (B) Assisted Living” but the zoning code also notes “senior housing” (LMC Table 21.46.04) as a use permitted outright in the NC zoning. This table also notes that that the Lynnwood Municipal Code (LMC) Section 21.46.110 applies, but section D notes that uses in Neighborhood Commercial Zone existing prior to November 28, 2016 may continue to be used and expanded without having to comply with LMC 21.12 (Nonconforming uses and Structures). LMC Section 21.46.116 (Limitations on Residential Uses) does not address the Senior Housing use specifically. However, as is noted in the 8/8/2022 notes, it is reasonable to adopt the requirements for “Assisted Living and Continuing Care Housing”.

What is presented here is the potential addition to the existing property that result in 36 additional living units serving the low income independent living senior community of Lynnwood. The site and existing conditions have been examined for how this additional structure would affect the utilities, existing structure, zoning provisions, and stormwater displacement.

It is our intent to discuss our findings to determine the most desirable and favored path forward.

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## **Addition to the North**

The North Addition contains a 4-story structure that is approximately 75 feet away from the adjacent RS8 zoning to the north. This building would comply with the current NC zoning height limit of 45 feet, as we intend to match the existing structures height of 41 feet. This development displaces approximately 21 existing parking spaces and replaces existing hardscape. The structure would propose 36 net additional dwelling units to the site.

The stormwater for this development is expected to be collected and managed with a vault or similar system to minimize impact to the existing stormwater system. However, the proposed expansion will displace some of the existing building infrastructure, namely the water lines and fire sprinkler supply line. These lines will be relocated through the parking and landscaping around the building as needed to maintain the clearances and access for maintenance.

This new structure is largely independent of the existing building and only connects to it with a hallway extension that allows for the use of the existing structure's elevators and egress stairs. One additional egress stair is provided for the units in this building - the second egress is the stair in the existing building. The remaining structure is presumed to be conventional, and the addition and renovations are expected to comply with the local codes, IBC, and Washington State Energy codes as applicable.

## **Parking**

The owners have recorded actual parking requirements in various months over the last few years and have tallied a use of approximately 50% use of the 114 spaces that serve the 122 existing units. Per the LMC requirement of 1 space per 2 living units for an independent living community (Table 21.18.08), the existing parking on site can accommodate the increase in units. Nevertheless, the ownership would like to increase parking on site by renovating the site for the "reserve parking" area shown on the original architectural plans. This would eliminate any impacts on the local area street parking during high traffic events and provide their tenants with an approximately 20% increase to a ratio of 0.6 stalls/unit.

The owners have also hired Kimley-Horn to provide a traffic study based on the added 36 living units and we have provided it for review.

As noted in the letter 7/7/2022, administrative parking reductions may be required to reduce parking requirements. The City has stated that this could be accomplished through an administrative reduction provided by the DBS Director or through a Development Agreement. A draft Development Agreement, written to provide for this parking reduction, is attached for your review and comment.

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## **Municipal Code Analysis**

The following parts of this narrative addresses' specific sections of the Lynnwood Municipal Code Title 21 Zoning.

- 21.08 Landscaping
- 21.12 Non-Conforming Uses and Structures
- 21.17 Outdoor Lighting Standards
- 21.18 Off-Street Parking
- 21.46 Commercial Zones

This is an independent living community as defined by LMC 21.02.659 senior housing

### **21.08 LANDSCAPING**

21.08.300 general landscaping standards

While the current landscaping on the site is in really good condition and is largely in compliance, we will be enhancing the landscape buffer as required between the senior housing use and the residential zoning to the north.

21.08.350 parking lot landscaping

The parking lot landscaping is remaining in place for all of the existing parking; the added parking area will be landscaped per the LMC standards.

21.08.400 buffer area landscaping standards

The zoning to the north of the property is zoned RS8 and requires a 10-foot buffer. There is some landscaping existing, however this landscaping will be enhanced to meet the required LMC standards.

21.08.450 special landscaping standards

There are no conditions on the site that require the standards set out in this section.

### **21.12 NONCONFORMING USES AND STRUCTURES**

21.12.400 nonconforming structures and or sites occupied by a conforming use

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C. This proposal meets the requirements for a level 3 improvement (increases the number of dwelling units on site).

In reading this section the existing structure would appear to need to be brought into compliance with the current development regulations - see design narrative.

D. There are a few alternatives for bringing the proposal into compliance - there is currently a conditional use permit that may need to be altered to allow for the proposed development.

### **21.17 Outdoor Lighting Standards**

The Site is in Lighting Zone 2 (LZ-2)

21.17.050 General Requirements

### **21.18 OFF-STREET PARKING**

21.18.800 capacity requirements (table 21.18.08 - independent living requires 1 per 2 living units)

	<u>units</u>	<u>parking req.</u>	<u>parking prov.</u>
existing	122	61	114
removed			-27
proposed	36	17	19
total	158	78	106 (0.65 spaces per unit)

\*An electric vehicle charging station or two are intended to be part of the parking update scope.

We have complied with fire department request for no compact stalls adjacent to the fire lanes.

### **21.46 COMMERCIAL ZONES**

21.46.100 permitted uses and structures

This use is permitted according to this section (table 21.46.04)

21.46.105 project design review

According to this section 'design review' may be required (section b)

21.46.116 limitations on uses - residential

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21.46.200 development standards

<u>standard</u>	<u>required</u>	<u>provided</u>
setback		
front	15 feet	100 feet
side	0 feet	5 feet W, 57 feet E
back	50 feet	76.25 feet
building height	35 feet (45 mf)	41 feet
max lot coverage	35%	21% (28,520 sf/134,675 sf)*

\*lot coverage based on developing Addition and including the existing structure

21.46.210 additional development standards

A. Parking - see 21.18 above

21.46.230 other transitional requirements

The zoning to the north of the development is RS8 (single family) the minimum rear yard setback is 50 feet

21.46.900 other regulations

A. Refuse and recycling

There is no intended change to the refuse and recycling. The current location is on the west property line behind the existing building. The current enclosure meets the requirements of this section.

D. The proposal has accommodations for the surface water.

E. Elimination of non-conforming uses

Existing use is conforming - not applicable

Planning Comments from Pre-App PRE-009989-2022\_07-07-22 (dated Aug. 8, 2022) Not covered Above

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Refuse and Recycling – The trash area meets the dimensional and setback requirements, is intended to be placed in an enclosure that meets the requirements of LMC21.46.900, and we are prepared to meet any requirements that are currently under review or approval.

Recreational Requirements – the recreational area for the entire facility is diagrammed on the land use plan provided and the property meets the requirements of 200 sq. ft. per unit.

Landscaping – See section above and landscape plans for compliance with this section

Fences – no fences are anticipated with this project.

Parking – See section above and traffic study provided.

Signs – No signs are anticipated with this project.

Lighting – See the section above.

Development Agreement – See development agreement provided.

Permits and fees as well as the process of the Land Use Decision with the City of Lynnwood are understood.

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Northwest Housing Preservation Board Members

Jim Morino, President

Grant Dull, Vice-President

Steven Sterner, Treasurer/Secretary

Mike Echelbarger

Bob Fadden

Neal Heineman

Per Oscarsson

George Sherwin