

**Re: i Vista @ Alderwood - Mixed Use Development Land Use (Project Design Review) Application**

## Written Statement

The “i Vista @ Alderwood” project seeks to redevelop a 1979-era low rise medical office building, situated between the I-5 corridor and the Alderwood Mall into a Twenty story multifamily project with commercial activities on the ground level.

**A.) Project is Consistent with Lynnwood, WA Comprehensive Plan**

The project is consistent with the applicable sections of Lynnwood’s Comprehensive Plan (Adopted 06/22/15, rev. 12/13/2021), and through it, Lynnwood’s Vision Statement and the State of Washington’s Growth Management Act.

## Selected Commonalities:

- The project will take place on previously developed property, thus providing additional residential capacity for Lynnwood’s increasing urban population, but at the same time decreasing sprawl while providing additional housing opportunities, economic development and direct linkages to public transportation. The project is within the Lynnwood MUGA and will not utilize a previously undeveloped parcel.
- As a Mixed-Use development, the project will have street-level commercial activities and provide onsite open space and recreation opportunities for its residents.
- The 20 story project will increase the density of housing units per acre.
- The project will benefit Lynnwood’s transportation goals in that it will be situated near public transportation and immediately adjacent to the Interstate Five corridor.
- The project will maintain base tenants of urban design – ensuring the overall effort add positively to the City of Lynnwood’s image and appearance.
- The project has elements of human scale incorporated into its design. These include amenity and retail areas near the ground level which will incorporate smaller elements into them to ensure that the building does not overwhelm the site. In addition, the building will present a highly segmented mass of terraces and public/private open space
- The project will adopt all aspects of Lynnwood’s Citywide Design Guidelines as a primary tool in the decision making process, including light and noise generation.

**B.) Project is consistent with all applicable provisions of LMC21.25**

LMC21.25 outlines the authority and process by which development may occur in the Lynnwood, WA jurisdiction. We acknowledge the provisions contained within these ordinances and will comply with them.

**C.) Project is consistent with the applicable design guidelines found in the Lynnwood Citywide Design Guidelines**

Project has reviewed the Lynnwood Citywide Design Guidelines and will be submitting a completed checklist.

**D.) Remodeling/Expansion of Existing Development**

Regarding the remodeling/expansion projects applicability to the Lynnwood Design Guidelines; this line item does not apply to our project. AMU will be a full redevelopment of the parcel in question.