

Ashley Winchell
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Ashley Winchell Planning Manager
City of Lynnwood Community Development Department
Development and Business Services
20816 44th Ave. W, Suite 230
Lynnwood, WA 98046

Subject: Lynnwood Link Extension/Temporary Replacement Parking Design Departure Request

Dear Ms. Winchell:

Over the past several months Sound Transit and City staff have discussed potential design departures for the proposed temporary parking lot project at 19800 44th ST SW, Lynnwood, WA (aka the “Lynnwood Square Property”). These design departures are summarized below and will be included in the Project Design Review Application package submitted to the City for the proposed project.

Pursuant to Lynnwood Municipal Code (LMC) 21.25.150, Sound Transit respectfully requests that the City approve design departures from strict compliance with the landscaping design guidelines outlined LMC 21.08.300. The proposed alternative project design developed in consultation with City staff provides equivalent or superior results when compared with strict compliance with applicable guidelines. Sound Transit is requesting this alternative design for one of two surface parking lots that will serve as replacement parking for impacts to commuter parking incurred during the construction of the Lynnwood Link Extension Parking garage and station.

Design Departure

All Districts Checklist and City Center Checklist – Parking Lot Interior Landscaping

Intent: To ensure that curb cuts do not detract from the continuity and safety of sidewalks. This section does not apply to parking structures.

Requirement: All landscaping shall comply with LMC 21.08.250 Landscape Applications, Installation and Maintenance Standards and LMC 21.08.300 General Landscape Standards.

Statement of Compliance: The proposed project includes demolition of the former Chevy’s Restaurant Building and subsequent construction of a temporary surface parking

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lot. The proposed design reinforces pedestrian and vehicular circulation without additional landscaping by leaving the existing perimeter landscaping, sidewalks, and curb cuts in place. In order to provide the required number of replacement commuter parking spaces, existing landscaping islands will be removed, graded, and striped. Sound Transit will paint standard parking lot striping in order to define the pedestrian connections through the parking lot to existing sidewalks surrounding the perimeter of the temporary parking lot. Existing landscaping areas along 200th will be left in place to provide screening.

Equivalence to the Design Guideline: The design honors the intent of this guideline by leaving as much of the existing landscaped areas in place as feasible.

Thank you for your thoughtful consideration of this request. If you have any questions about these design departures, please feel free to contact me.

Sincerely,

Erik Finley

Lynnwood Link Extension – L300 Design Manage