

PDR-25-0006

Project Development Review Application

20305 68TH AVENUE WEST LYNNWOOD

Project Description: Design review for a new multifamily project.

Primary Contact (Property Owner):

Javelona, Mae
5123 122nd St SE
Everett, WA 98208

Please Respond To :

City of Lynnwood - Development & Business Services
Brian Kirk
20816 44th Ave W
Ste 230
City of Lynnwood, WA 98036

Departmental Review

Plan Review by PW Traffic Ops

**CORRECTIONS
-
RESUBMITTAL
REQUIRED**

1. Check the Driveway Access requirement. Existing condo driveway is very close to the new proposed driveway.
2. Ensure the sight distance for both pedestrian and vehicle and also from traffic coming from roundabout.

10/27/2025

Review by Planning staff

**CORRECTIONS
-
RESUBMITTAL
REQUIRED**

See plans for corrections

11/03/2025

Submittal Requirements

Requirement: Plan Set (Includes Cover Sheet, Existing Site Plan/Survey, Proposed Site Plan, Grading Plan, Conceptual Utility Plan, Landscape Plan, Lighting Plan, Elevations & Renderings)

Version 1

Received 08/28/2025

Deficient

1. [Page 1] [Subject Text Box] [Author Charlie Palmer] [Status None] Approved with Conditions: Project will need to apply for a Development Engineering permit. Please submit the following documents:-Civil Plans-Drainage Report-Geotechnical Report-SWPPP-SPCC (will be needed for approval)More information can be found at the following website under "Development Engineering":
<https://www.lynnwoodwa.gov/Services/Apply-for-a-Permit/Applications-ChecklistsFinal Approval of PDR will be condition on completion of the DE Permit.>

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Project Design Review
Drawings_PRE-24-0020_08-27-25.pdf

10/13/2025

2. [Page 1] [Subject Engineer] [Author John Tannehill] [Status None] COMMENT:The podium level type of construction appears to be missing.The project narrative lists 2 apartment levels, but the plans show 3 levels of apartments.

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Project Design Review
Drawings_PRE-24-0020_08-27-25.pdf

10/14/2025

3. [Page 1] [Subject CORRECTION] [Author Brian] [Status None] CORRECTION:Title 21 is no longer in use as LMC Title 8 Unified Development Code has replaced it as of 7/1/2025. Please update all code sections and review new code requirements.

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Project Design Review
Drawings_PRE-24-0020_08-27-25.pdf

10/22/2025

<p>4. [Page 2] [Subject CORRECTION] [Author Brian] [Status None] CORRECTION:Please delineate amenity spaces on plan and provide a table detailing how the project meets the amenity space requirements in LMC 8.30.0520 Table 8.30.39.Non-residential Required: 4% minimum at grade of non-residential floor area.Residential Required: Refer to Table 8.30.39. Please provide any combination of the amenity space types from this table.Please keep in mind that amenity space between non-residential and residential can be shared in mixed use structures.Please also keep in mind that private decks with a minimum dimension of no less than 4 feet can count toward amenity space requirements.</p>	<p>V1_P_Edmonds Commons Project Design Review Drawings_PRE-24-0020_08-27-25.pdf</p>	<p>10/22/2025</p>
<p>5. [Page 2] [Subject COMMENT] [Author Brian] [Status None] COMMENT:Please apply for a sign permit, using LMC 8.40.0830(B) for monument signs. In this case, please pay close attention to the location for this sign.</p>	<p>V1_P_Edmonds Commons Project Design Review Drawings_PRE-24-0020_08-27-25.pdf</p>	<p>10/22/2025</p>
<p>6. [Page 4] [Subject COMMENT] [Author Brian] [Status None] COMMENT:Please be aware that this parking along the access lane is no longer required under LMC Title 8 as parking requirements have dropped significantly. If needed, some of this can be removed. Please also keep in mind that plaza space still has a minimum size for the property as whole. Reference LMC 8.30.39 citywide design guidelines for information.</p>	<p>V1_P_Edmonds Commons Project Design Review Drawings_PRE-24-0020_08-27-25.pdf</p>	<p>10/29/2025</p>
<p>7. [Page 4] [Subject CORRECTION] [Author Brian] [Status None] CORRECTION:All required parking stalls must have dimensions no less than 8' X 20', with only 20% of stalls being compact with measurements no less than 8' x 16' per LMC 8.40.72 and LMC 8.40.0770(H). Please keep in mind that this only applies to REQUIRED stalls, not additional stalls. Additional stalls can be compact.Please also keep in mind that parking aisles must be no smaller than 20' for single direction travel and 22' for two way travel.Please adjust required parking stalls to meet this requirement.</p>	<p>V1_P_Edmonds Commons Project Design Review Drawings_PRE-24-0020_08-27-25.pdf</p>	<p>10/29/2025</p>
<p>8. [Page 7] [Subject CORRECTION] [Author Brian] [Status None] CORRECTION:Project narrative states that this project is for a 3 story building with 23 units. This appears to be a 4th story with additional units. Please either remove this from the plan, or update the project narrative to reflect correct story and unit counts.Additionally, please be aware that this property is only allowed to have 33 units to meet the maximum density of 43 units per acre per LMC 8.30.0520 table 8.30.37.</p>	<p>V1_P_Edmonds Commons Project Design Review Drawings_PRE-24-0020_08-27-25.pdf</p>	<p>10/22/2025</p>
<p>9. [Page 8] [Subject CORRECTION] [Author Brian] [Status None] CORRECTION:Please ensure that project height and scale match the project narrative. This plan shows 4 story, while the narrative shows 3.</p>	<p>V1_P_Edmonds Commons Project Design Review Drawings_PRE-24-0020_08-27-25.pdf</p>	<p>10/22/2025</p>
<p>10. [Page 8] [Subject CORRECTION] [Author Brian] [Status None] CORRECTION:Exposed concrete walls must be painted or given an architectural finish per Citywide Design Guidelines Page 20.</p>	<p>V1_P_Edmonds Commons Project Design Review Drawings_PRE-24-0020_08-27-25.pdf</p>	<p>10/22/2025</p>
<p>11. [Page 8] [Subject CORRECTION] [Author Brian] [Status None] CORRECTION:Consider using a different material as an accent to break up fiber cement paneling and add variety to this facade per citywide design guidelines page 20.</p>	<p>V1_P_Edmonds Commons Project Design Review Drawings_PRE-24-0020_08-27-25.pdf</p>	<p>10/22/2025</p>

<p>12. [Page 9] [Subject CORRECTION] [Author Brian] [Status None] CORRECTION:Please ensure that project height and scale match the project narrative. This plan shows 4 story, while the narrative shows 3.</p>	<p>V1_P_Edmonds Commons Project Design Review Drawings_PRE-24-0020_08-27-25.pdf</p>	<p>10/22/2025</p>
<p>13. [Page 9] [Subject CORRECTION] [Author Brian] [Status None] CORRECTION:Exposed concrete walls must be painted or given an architectural finish per Citywide Design Guidelines Page 20.</p>	<p>V1_P_Edmonds Commons Project Design Review Drawings_PRE-24-0020_08-27-25.pdf</p>	<p>10/22/2025</p>
<p>14. [Page 9] [Subject CORRECTION] [Author Brian] [Status None] CORRECTION:Exposed concrete walls must be painted or given an architectural finish per Citywide Design Guidelines Page 20.</p>	<p>V1_P_Edmonds Commons Project Design Review Drawings_PRE-24-0020_08-27-25.pdf</p>	<p>10/22/2025</p>
<p>15. [Page 10] [Subject CORRECTION] [Author Brian] [Status None] CORRECTION:Please ensure that project height and scale match the project narrative. This plan shows 4 story, while the narrative shows 3. Additionally, please clarify if there will be 2 or 3 entrances on the front of the building. (Plans state two, but I want to make sure for spacing purposes).</p>	<p>V1_P_Edmonds Commons Project Design Review Drawings_PRE-24-0020_08-27-25.pdf</p>	<p>10/22/2025</p>
<p>16. [Page 10] [Subject CONDITION] [Author Brian] [Status None] CONDITION:All mechanical, electrical, communication, or other equipment mounted to the roof must be screened from the street and surrounding residences.</p>	<p>V1_P_Edmonds Commons Project Design Review Drawings_PRE-24-0020_08-27-25.pdf</p>	<p>10/22/2025</p>
<p>17. [Page 10] [Subject CORRECTION] [Author Brian] [Status None] Comment:Please consider adding additional roof line variation on the street facing side of the structure to break up straight and blocky roof forms (Citywide Design Guidelines Page 30)</p>	<p>V1_P_Edmonds Commons Project Design Review Drawings_PRE-24-0020_08-27-25.pdf</p>	<p>10/29/2025</p>
<p>18. [Page 14] [Subject Cloud+] [Author Alex Jenness] [Status None] COMMENT: fire main cannot extend under building more than 10 feet (with exceptions). See NFPA 24-2019 10.4.3.</p>	<p>V1_P_Edmonds Commons Project Design Review Drawings_PRE-24-0020_08-27-25.pdf</p>	<p>10/14/2025</p>
<p>19. [Page 14] [Subject Comment] [Author Alex Jenness] [Status None] COMMENT: on-site fire hydrant is expected. Hydrant required within 150 feet of most remote location of exterior first story wall (LMC 9.16.115(c)). Hydrant required within 50 feet of FDC (LMC 9.16.115 (a)).</p>	<p>V1_P_Edmonds Commons Project Design Review Drawings_PRE-24-0020_08-27-25.pdf</p>	<p>10/14/2025</p>
<p>20. [Page 17] [Subject CORRECTION] [Author Brian] [Status None] CORRECTION:Non-living ground cover (mulch) should make up no more than 5% of the total ground cover. Please provide living ground cover in mulched areas to meet this requirement.</p>	<p>V1_P_Edmonds Commons Project Design Review Drawings_PRE-24-0020_08-27-25.pdf</p>	<p>10/22/2025</p>
<p>21. [Page 17] [Subject CORRECTION] [Author Brian] [Status None] CORRECTION:Please provide the location, dimensions, and materials for all fences to be constructed on site. Images of fence materials should be provided. Please be aware that chainlink fences are not permitted. If there are no proposed fences, please disregard this correction.</p>	<p>V1_P_Edmonds Commons Project Design Review Drawings_PRE-24-0020_08-27-25.pdf</p>	<p>10/22/2025</p>
<p>22. [Page 18] [Subject CORRECTION] [Author Brian] [Status None] CORRECTION:Please ensure irrigation is provided in mulch areas converted to living ground cover to meet the 5% requirement as stated on the landscape plan.</p>	<p>V1_P_Edmonds Commons Project Design Review Drawings_PRE-24-0020_08-27-25.pdf</p>	<p>10/22/2025</p>

<p>23. [Page 18] [Subject CORRECTION] [Author Brian] [Status None] CORRECTION:Please message Snohomish PUD to ensure that tree selection and building location will work with overhead utilities in this area. Overhead lines have proven to be limiting factors for trees and structures on this corridor.</p>	<p>V1_P_Edmonds Commons Project Design Review Drawings_PRE-24-0020_08-27-25.pdf</p>	<p>10/22/2025</p>
<p>24. [Page 20] [Subject CONDITION] [Author Brian] [Status None] CONDITION:All lights must be shielded, either through physical shields or optics, to prevent light spillover onto adjacent properties.</p>	<p>V1_P_Edmonds Commons Project Design Review Drawings_PRE-24-0020_08-27-25.pdf</p>	<p>10/22/2025</p>
<p>25. [Page 21] [Subject CORRECTION] [Author Brian] [Status None] CORRECTION:LMC 8.40 reviews lighting thresholds using lumens. Please convert lighting plans to lumens.</p>	<p>V1_P_Edmonds Commons Project Design Review Drawings_PRE-24-0020_08-27-25.pdf</p>	<p>10/30/2025</p>
<p>26. [Page 22] [Subject CORRECTION] [Author Brian] [Status None] CORRECTION:According to Snohomish County Assessor and the title report, there appears to be an additional parcel on the south side of the project site (Parcel B) that is not displayed on the plan. Please confirm the presence and add it to the survey.As noted in PRE-24-0020, a Boundary Line Adjustment (BLA) permit will be required to ensure that parcels A and B are consolidated to complete plans as displayed. Please apply for a BLA permit and update plans to display parcel B (this include the site plan).</p>	<p>V1_P_Edmonds Commons Project Design Review Drawings_PRE-24-0020_08-27-25.pdf</p>	<p>10/30/2025</p>

<p>Requirement: Preliminary Drainage Report</p>	<p>Version 1</p>	<p>Received 08/28/2025</p>	<p>Approved</p>
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<p>1. [Page 4] [Subject Text Box] [Author Charlie Palmer] [Status None] Note: Lynnwood currently uses the 2019 DOE SWMMWW</p>	<p>V1_RS_Edmonds Commons_Drainage Report_PRE-24-0020_08-18-25.pdf</p>	<p>10/13/2025</p>
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<p>Requirement: Project Narrative - Explain the work you will be doing and how it will be done in writing.</p>	<p>Version 1</p>	<p>Received 08/28/2025</p>	<p>Deficient</p>
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<p>1. [Page 1] [Subject CORRECTION] [Author Brian] [Status None] CORRECTION:Title 21 is no longer in use as LMC Title 8 Unified Development Code has replaced it as of 7/1/2025. Please update all code sections and review new code requirements.</p>	<p>V1_PN_Edmonds Commons Project Narrative_PRE-24-0020_08-21-25.pdf</p>	<p>10/22/2025</p>
<p>2. [Page 1] [Subject CORRECTION] [Author Brian] [Status None] CORRECTION:Please clarify number of units. Plans show 34 units, while narrative states only 23 units are to be built.</p>	<p>V1_PN_Edmonds Commons Project Narrative_PRE-24-0020_08-21-25.pdf</p>	<p>10/22/2025</p>
<p>3. [Page 1] [Subject CORRECTION] [Author Brian] [Status None] CORRECTION:Parking counts in LMC Title 8 have been reduced. Please recalculate required parking per LMC 8.40.0720. Multifamily requires 0.5 stalls per unit. Commercial requires 2.0 stalls per 1000 sf GFA for structures over 3000 square feet. Please be aware that parking can exceed required parking.</p>	<p>V1_PN_Edmonds Commons Project Narrative_PRE-24-0020_08-21-25.pdf</p>	<p>10/22/2025</p>
<p>4. [Page 1] [Subject CORRECTION] [Author Brian] [Status None] CORRECTION:As designated in RCW 197.11.800, projects of over 4000 sf and 20 stalls must apply for SEPA permits. Please apply for a SEPA permit.</p>	<p>V1_PN_Edmonds Commons Project Narrative_PRE-24-0020_08-21-25.pdf</p>	<p>10/22/2025</p>
<p>5. [Page 1] [Subject COMMENT] [Author Brian] [Status None] COMMENT:Edmonds College reached out and expressed their concern with the name of this project. Please consider reaching out to a representative at the college to discuss the naming of this project.</p>	<p>V1_PN_Edmonds Commons Project Narrative_PRE-24-0020_08-21-25.pdf</p>	<p>10/29/2025</p>

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| 6. [Page 2] [Subject CORRECTION] [Author Brian] [Status None]
CORRECTION:Please replace Title 21 code sections with those found in LMC 8.30.0520 for the CDM zone.Additional development standards are now located in LMC 8.40. Plans have been reviewed and corrections have been issued under issues regarding these code sections. | V1_PN_Edmonds Commons
Project Narrative_PRE-24-0020_08-21-25.pdf | 10/22/2025 |
| 7. [Page 2] [Subject CORRECTION] [Author Brian] [Status None]
CORRECTION:Please ensure that parcel area is calculated for each parcel correctly including Parcel B | V1_PN_Edmonds Commons
Project Narrative_PRE-24-0020_08-21-25.pdf | 10/30/2025 |