

PROJECT DESIGN REVIEW – PROJECT NARRATIVE

Project: Lynnwood Commons (Formerly Edmonds Commons)

Project Address: 20305 68th Ave W., Lynnwood, WA 98036

Pre-development application number: PRE-24-0020

Date: Mar. 23, 2026 Revision 2

Site Description

The site is an undeveloped property on the east side of 68th Ave W, across the street from the Edmonds College campus. It is in the CDM zone with a lot area of 34,589 sf or 0.794 acre. The existing use is a single-family residence. There is an existing house and shed that have been vacated. There are a few trees, consisting of deciduous and conifers, and grass cover. There are no paved areas.

Project Description

The project is a proposed 64,732 SF four-story mixed-use building with a commercial space on the first floor, apartments on the upper floor for student housing and a parking garage on the first floor. There will be a total of 34 apartment units, consisting of 6 three-bedroom units, 26 two-bedroom units and 2 studios. There will be a total of 39 parking stalls. The project will be a podium construction, with three floors of load-bearing wood-framed walls on top of a post-tensioned reinforced concrete slab.

Floor areas

The project floor areas are broken down as follows:

First Floor	15,514 SF (including a 2,002 SF commercial space & parking garage)
Second Floor	16,406 SF (apartments)
Third Floor	16,406 SF (apartments)
Fourth Floor	16,406 SF (apartments)
Total	64,732 SF

Lot Coverage

The building footprint is 15,514 SF. The proposed lot coverage is $15,514 / 34,589 = 0.448$ or 45%

Parking Calculations (LMC 8.40.0720)

The required parking for the project is calculated and shown in the table below.

Use	Code standard	Required no. of stalls
Commercial	Parking not required if under 3,000 SF	0 stalls
Multi-family	0.5 stall per unit	$34 \times 0.5 = 17$ stalls
Total		17 stalls

The proposed number of parking stalls are shown in the table below.

Use	Parking provided
Commercial (Office or retail)	3
Multifamily residential use	36 stalls including 2 guest stalls
Total	39 stalls

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Compliance with Lynnwood Municipal Code

The project will demonstrate compliance with applicable sections of the Lynnwood Municipal Code Title 8 Unified Development Code, as described in the tables below:

LMC 8.30.0520 College District Mixed Use

Code requirements	Proposed Design
A. Intent	
1. Pedestrian environment	The proposed building is 4 stories high with a height of 49'-0" above average grade plane to the top of the highest parapet.
a. Buildings must be at least two stories, but no more than 50 feet in height.	
b. Street level spaces must be reserved for retail, office, service uses, live/work spaces, or similar active functions.	A commercial space for lease is located on the first floor facing the street, with street-facing storefront entrance doors and windows.
c. Upper floors may be used for additional retail, offices, services, studios, or residential uses, including living/working lofts.	The upper three floors are residential uses with a total of 34 apartment units.
B. Lot, Parking and Access	63'-3"
Lot - CDM	
1. Lot size	The proposed lot area is 34,589 sf.
a. Minimum lot area = 8,000 sf	
b. Minimum lot width = none	The proposed lot width is 111'-0" on the west lot line and 118.07 feet on the east lot line.
2. Density	0.79 acre X 43 units = 33.97 rounded up to 34 units
a. Minimum units per acre = 20	
b. Maximum units per acre = 43	
3. Lot Coverage	15,583 sf footprint / 34,589 SF = 0.45 or 45%
Maximum building coverage = 90%	
4. Building Placement	15 feet street setback on the first floor and 10 feet street setback on the upper floors
a. Maximum street setback = 15 feet	
b. Minimum interior setback = 5 feet	5'-3" feet setback on the north lot line 5'-6" setback from the east lot line 46'-1" setback from the south lot line
Parking and Access - CDM	
1. Pedestrian access	A walkway along the internal driveway connects the public sidewalk along the ROW to the entrances of the commercial space and the apartment units.
A walkway must connect the sidewalk or driveway to the main entrance	

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Parking and Access-CDM (continued)	
2. Bicycle parking (Per LMC 8.40.0620(F) Mixed-use multifamily = 0.5 spaces per unit Mixed-use commercial = 1 per 4,000 sf	34 units x 0.5 = 17 minimum bike spaces for residential required. 1 minimum bike space for commercial required. The proposed number of bike spaces provided is 28.
3. Vehicle access If access is available from an alley which is open to traffic, there will be no access allowed from the street. If allowed, a maximum of 1 curb cut is permitted per 200 ft of frontage, up to 2 total per lot.	The proposed vehicle access is from 68 th Ave W only.
4. Parking lot location a. Minimum street setback (behind façade closest to street) = 5 feet	The closest parking stall to the street has a setback of 9'-1" from the west lot line.
b. Minimum interior setback = 5 feet	The parking stalls on the east lot line has a minimum setback of 5 feet.
C. Amenity Space and Building Form	
Amenity space - CDM	
1. Amenity space required In mixed-use developments, nonresidential amenity space may also be counted as residential shared amenity space, provided the space conforms to requirements for both categories.	The project will provide a combination of shared and private amenity spaces. The shared space is the plaza, while private spaces are the balconies in the residential units. See Sheet A0.1 Amenity Spaces for sizes and locations of amenity spaces.
a. Non-residential shared = 4% of floor area	2,002 sf x 0.04 = 80 sf shared amenity space Combined with residential amenity space in plaza. See notes below.
b. Residential Minimum area at grade = 50 sf per unit shared & 64 sf private Minimum area In or on structure = 20 sf per unit shared & 30 sf per unit private (exterior) Minimum of smallest dimension = 8 ft radius (exterior) shared and 8 ft at grade; 10 ft width (interior) and 4 ft on structure	The 1,455-sf on-grade plaza is the proposed commercial and retail shared amenity space which includes 80 sf for commercial use and 1,375 sf for residential use (sized for roughly 27 apartment units). However, each apartment unit has at least one balcony with a minimum area of 30 sf and a minimum dimension of 4 ft. Per email correspondence with Brian Kirk, city planner, on 11/14/25, a combination of amenity spaces in each shared or private categories will be accepted even if minimum areas are not met in each category.

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Building Form - CDM	
1. Height Maximum building height = 50 ft	The proposed building height is 49'-0" above average grade plane to the top of the highest parapet.
2. Massing a. Maximum floor area ration (FAR) = 3.5	Proposed FAR = 64,732 sf gross/34,589 sf site = 1.87
b. Maximum building width = 175 ft	Proposed building width = 63'-5"
c. Maximum street-facing entry spacing = 50 ft.	There is only one street-facing entrance in the proposed structure.

Compliance with Comprehensive Plan

The project is a new mixed-use commercial and multi-family structure for student housing, which will be designed to be consistent with the City of Lynnwood's College District Sub-Area Plan. The street-front will be developed to accommodate pedestrian movement to and from the campus by providing a plaza in front of commercial spaces with site furnishings, decorative lighting, and landscaping. Parking will be located along the sides of the building and inside parking garage. The parking garage will be provided with ample bicycle storage and EV charging stations.

Permit Applications

We estimate the building permit application to be submitted sometime in the summer of 2026, after we receive the second round of comments from the project design review. The estimated time of construction is Fall of 2026.

End of Narrative