

PROJECT NARRATIVE
Project 16627
Preliminary Short Subdivision
Triplex and Detached Dwelling

Project Overview

The site is located at 16627 36th Ave W in Section 10, Township 27 North, Range 4 East, W.M., City of Lynnwood, Snohomish County, Washington. The applicant is seeking to subdivide one existing rectangular-shaped parcel (Tax Parcel Number 00372700100404) into two single-family lots with access from 166th PI SW and to build a triplex building on proposed lot 2. The Site is bordered to the east and south by residential properties, to the north by 166th PI SW and to the west by 36th Ave W. The existing single-family home with all associated structures on the proposed lot 1 to remain during plat construction. The existing asphalt driveway to be removed. New 16-foot-wide driveway is proposed from 166th PI SW to provide access to existing residence on the proposed lot 1 to be located near northeast corner of the lot 1. New 16-foot-wide driveway is proposed from 166th PI SW to provide access to future triplex building to be located along the east property line of lot 2. The existing Site area is 15,623 s.f. (0.359 ac.). The development will also include parking, landscaping, sewer, water and drainage utility connections. The Project will meet the drainage requirements of the 2019 Stormwater Management Manual for Western Washington (Manual), as adopted by the City of Lynnwood.

Predeveloped Site Conditions

The property consists of one rectangular shaped parcel with a total area of approximately 15,623 s.f. (0.359 ac.). The eastern portion of the property is currently developed with one single-family residence with porch, patio, concrete walkway and asphalt driveway. Existing asphalt driveway provides access to the Site from 166th PI SW. The remainder of the Site is undeveloped. Vegetation consists of lawn and landscaping around the residence and the remaining with grass, bushes, blackberry vines and few scattered trees. The existing single-family home with all associated structures on the proposed lot 1 to remain during plat construction. The existing asphalt driveway to be removed. The Project consists of two Threshold Discharge Area (TDA 1 and TDA 2) which each contain a single Natural Discharge Area (NDA 1 and NDA 2) and Natural Discharge Location (NDL). Project TDAs, NDAs, and NDLs are shown in Figure 5. TDA 1 is approximately 1,893 s.f. (0.0435 ac) after excluding 5,296 s.f. of proposed lot 1 which is already developed. TDA 2 is approximately 10,029 s.f. (0.2302 ac) after excluding 2,487 s.f. of proposed lot 1 which is already developed. TDA 1 is one-third northeastern portion of the site and 166th PI SW frontage improvements slope gently downward to the northeast and east at magnitudes of 3-5%. TDA 2 is two-third southwestern portion of the site and 36th Ave W frontage improvements downward to the southwest and west at magnitudes of 2-10%. The property lies within the Cedar Sammamish – Swamp Creek Drainage Basin.

Developed Site Conditions

The applicant is seeking approval to create two lots with lot sizes ranging from 7,783 s.f. to 7,840 s.f. and to build a triplex building on proposed lot 2. New 16-foot-wide driveway is proposed from 166th PI SW to provide access to existing home on proposed lot 1. New 16-foot-wide driveway is proposed from 166th PI SW to provide access to future triplex building on proposed lot 2. The Site is zoned RN (Residential Neighborhood). Minimum 6,000 s.f. lot size and minimum lot area per unit is 2,000 s.f.. The development will provide two parking spaces

inside each unit garage, landscaping, sewer, water and drainage utility connections. The existing single-family home on the proposed lot 1 to remain during plat construction. The existing asphalt driveway to be removed.

Project Contact Information:

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Civil Engineer:	Site Design, LLC 8825 34 th Ave NE, Suite L486 Tulalip, WA 98271 (206) 914-1966 Nadeem Khan, Project Manager

Zoning and Density:

The Site is zoned RN (Residential Neighborhood).

Gross area of Site 15,623 s.f. (0.359 ac.).

Base standard: 3 units

Lots with one unit for ownership at 80% AMI: 4 units

Lots with one unit for rental unit at 60% AMI: 4 units

Lots ¼ mile walking distance from existing or planned major transit stop: 4 units

Maximum units per lot: 4

Minimum lot area per unit: 2,000 s.f.

Project Description

Proposed number of lots: 2

Minimum lot size: 6,000 s.f.

Minimum lot width: 50 feet

Minimum lot area per unit: 2,000 s.f.

Interior setbacks: 5 feet

Street setback: 10 feet

Proposed use:

Single-Family Residential on lot 1 and Triplex Building on proposed Lot 2

8.20.0140 Design Principles:

A. The design principles illustrate the intent of street, right-of-way, lot, and block design standards and inform project design whereas design standards in Chapter 8.45 LMC apply to individual sites. Applicants are required to demonstrate how the following design principles are incorporated into their project which will depend on the characteristics of the site and surrounding context.

The project will install required half street improvements along project frontage. The frontage improvements on 166th Pl SW will include 10 ft travel lane, 5 ft sidewalk, 6-inch curb and 8 ft for street parking. The frontage improvements on 36th Ave W will include an upgrade to existing 5 ft sidewalk to 7 ft sidewalk to meet LMC 8.20.0225 design standards.

B. *Preserving Ecological Functions of the Land.*

1. Site planning should retain the form of the land and the major vegetation to the extent possible, fitting development into its natural context rather than reshaping the land for ease of development.

Existing site conditions, vegetation and drainage patterns will be maintained to the maximum extent possible. Minor grading is proposed to construct driveways, utilities and triplex building. Existing vegetation and landscaping will be retained on proposed lot 1. The project will implement BMP T5.13 Post-Construction Soil Quality and Depth in accordance with Volume V Chapter 5 of the 2019 DOE Stormwater Manual to enhance soil quality.

2. Tree retention is a priority, making sure that trees remain healthy in the long term by saving groups of trees and leaving undisturbed areas to protect roots.

There are eight significant trees. Five (5) trees (1 to 5) are in the ROW along the north property line. Three (3) trees (6 to 8) are on the site along the west property line. Per the Arborist report dated June 20, 2026, all of eight trees will require removal to accommodate proposed driveways, frontage sidewalk improvements on 166th Pl SW and the new triplex building on proposed lot 2. Per the Lynnwood worksheet calculations twenty-four (24) replacement trees are required. The newly divided lot will support the planting of six (6) replacement trees which will require an unreplaceable Tree Fee of \$120 each for the fifteen (18) non-replaced trees.

3. Sustainable solutions for stormwater are to be incorporated as part of all new development when feasible, paying careful attention to hydrologic systems and limiting impervious surface.

The future triplex building will add approximately 3,320 s.f. (0.076 ac.) of roof area. The future new and replaced concrete driveways, walkways and curbs will add approximately 1,327 s.f. (0.030 ac.) impervious on lot 2 and approximately 237 s.f. (0.005 ac.) of driveway impervious on lot 1. Full infiltration is feasible per the Geotechnical Report. The developed roof runoff from the new triplex building and driveway runoff on lot 2 will be collected and conveyed to gravel filled full infiltration trench proposed on lot 2 designed for medium sand per the geotechnical report prepared by Bruce S. Macveigh, dated September 24, 2025. The developed surface runoff from new and replaced private walkway on lot 2 will utilize sheet dispersion per BMP T5.12 of 2019 Stormwater Management Manual for Western Washington and frontage improvements on 36th Ave W will directly drain to storm drainage system located in 36th Ave W. The developed surface runoff from new and replaced private driveway on lot 1 will utilize sheet dispersion per BMP T5.12 of 2019 Stormwater Management Manual for Western Washington and surface runoff from new and replaced frontage improvements will directly drain to storm drainage system located in 166th Pl SW. The project area in TDA 1 and TDA 2 will generate less than 0.15 cfs increase in 100-year, 15-minute peak runoff from the predevelopment conditions to the developed conditions.

4. Stormwater facilities that will be visible from public and private spaces must be designed as community amenities.

Infiltration trench is proposed for roof runoff. It is underground and will not be visible from public and private places.

5. Distinct natural features should be highlighted and retained in the site design.

There are no distinct natural features located on site except significant trees. All existing Trees will be removed as discussed above in B. 2.

C. Maintaining a Northwest Woodland Design Characteristic.

1. Well-landscaped areas are to line arterials with native and climate resilient plants selected for an ability to provide year-round screening between buildings and traffic.
2. Landscaping along residential streets is to reflect the Northwest character and be designed for a pleasant streetscape over time.

Total six (6) replacement trees are proposed. Three (3) will be planted in 10-ft setback on proposed lot 2 along the north property line. Three (3) will be planted in 10-ft setback on proposed lot 2 along west property line. Replacement trees along with other climate resilient plants will be incorporated on the landscape design to provide screening between buildings and traffic.

3. Grade cuts are to be limited so that grade changes are subtly integrated into the site design.

Minor grade cuts are proposed. Proposed lot 2 will require filling for flatter driveway/parking design, building pad, proper drainage subtly integrated into the site design. Fill will be imported from an approved site.

4. Fencing should be integrated into landscaping rather than standing alone as separation from streets and arterials.

There is an existing fence along the south property line that is proposed to remain. Fencing along the west property line on proposed lot 2 will be provided.

5. Streets are to include limited frontage devoted to garage entries and massing that creates the feeling of a wall along the street.

Garage entry will be limited to 15 to 20 feet at the frontage to prioritize pedestrian safety, active streetscapes, and continuous building massing. This will create a "wall" effect—a cohesive, consistent building face.

D. A Well-Connected Community.

1. New development is to improve connections for people walking and biking, with sidewalks and trails, and with consideration of existing and future networks where people can access public amenities such as parks, playgrounds, and transit.

A new 5-foot sidewalk is proposed along the project frontage on 166th Pl SW. Existing 5-foot sidewalk on 36th Ave W along the project frontage will be replaced with a new 7-foot sidewalk. Sidewalk along the project frontages will connect to exiting sidewalk on 36th Ave

W. New walkways are proposed on proposed lot 2 from driveway to frontage sidewalk on 166th Pl SW. The proposed design will provide pedestrian circulation where people can access public amenities such as parks, playgrounds, and transit.

2. Neighborhood streets should be designed to encourage low vehicle speeds and shared by people walking, cycling, and rolling.

No new neighborhood streets are proposed. The 166th Pl SW is classified as “Other Streets” and 36th Ave W is “City Connector Street”. The 166th Pl SW is low volume neighborhood street will be primarily used for site access, walking, cycling and rolling.

3. Support and implement the Connect Lynnwood Active and Accessible Transportation Plan.

The proposed onsite and offsite sidewalks design will improve walking, biking, and rolling conditions, creating a safer, connected, and accessible transportation network.

E. Family-Friendly Neighborhoods with Amenities for All Ages.

1. Neighborhoods should include places to spend time with play areas and benches.

Play areas and benches will be provided in open space areas on proposed lot 2.

2. Open spaces should be accessible, connected, and include a variety of active and passive recreation opportunities. (Ord. 3481 § 7, 2025)

120 sf of private open space on grade is proposed for each unit of Triplex Building. Variety of active and passive recreation opportunities will be included.