

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  
19100 44th Avenue West  
Lynnwood, WA 98036

Departmental Review	
<b>Review by Building staff</b>	<b>CORRECTIONS - RESUBMITTAL REQUIRED</b>
The following documents have comments on them: V2_P_Lynnwood Commons Project Design Review Drawings-PDR25-0006_02-09-26	03/02/2026
<b>Review by Planning staff</b>	<b>CORRECTIONS - RESUBMITTAL REQUIRED</b>
See plans for corrections	11/03/2025
See plans for minor corrections. Additional condition has been added.	02/19/2026

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 2	Received 02/11/2026	Deficient
1. [Page 1] [Subject Callout] [Author John Tannehill] [Status None] CORRECTION:Please provide the proposed construction type for the pedestal building portion.		V2_P_Lynnwood Commons Project Design Review Drawings-PDR25-0006_02-09-26.pdf	03/02/2026
2. [Page 1] [Subject Engineer] [Author John Tannehill] [Status None] CORRECTION:Please provide the proposed code path used to allow 3 stories above the podium level.		V2_P_Lynnwood Commons Project Design Review Drawings-PDR25-0006_02-09-26.pdf	03/02/2026
3. [Page 1] [Subject Engineer] [Author John Tannehill] [Status None] CORRECTION:Please provide the proposed hourly rating of the reinforced concrete PT slab.		V2_P_Lynnwood Commons Project Design Review Drawings-PDR25-0006_02-09-26.pdf	03/02/2026
4. [Page 3] [Subject CORRECTION] [Author Brian] [Status None] CORRECTION:Parking stalls must be located outside of the 5 foot interior setback. Please either move the stall, remove it, or adjust it to meet this setback. Removal would yield two stalls that meet all requirements.		V2_P_Lynnwood Commons Project Design Review Drawings-PDR25-0006_02-09-26.pdf	02/18/2026

<p>5. [Page 4] [Subject COMMENT] [Author Brian] [Status None] CORRECTION:All locations that give access to the building must provide a canopy or awning that have a minimum of 5 feet in depth. Please provide awnings over building entrances that do not have an overhang greater than 5 feet. Please</p>	<p>V2_P_Lynnwood Commons Project Design Review Drawings-PDR25-0006_02-09-26.pdf</p>	<p>02/18/2026</p>
<p>6. [Page 4] [Subject Comment] [Author Alex Jenness] [Status None] COMMENT: fire riser room may only have fire sprinkler and fire alarm components. On sheet C3 appears domestic entering in same room or area.</p>	<p>V2_P_Lynnwood Commons Project Design Review Drawings-PDR25-0006_02-09-26.pdf</p>	<p>03/02/2026</p>
<p>7. [Page 8] [Subject CONDITION] [Author Brian] [Status None] CONDITION:All mechanical equipment must be placed in such a way that it is screened from view of the street.</p>	<p>V2_P_Lynnwood Commons Project Design Review Drawings-PDR25-0006_02-09-26.pdf</p>	<p>02/18/2026</p>
<p>8. [Page 10] [Subject CORRECTION] [Author Brian] [Status None] CORRECTION:For the bottom half of walls greater than 10 feet tall and with a width greater than 30 feet, please provide features to mitigate blank walls as described on page 17 of Lynnwood CWDG. Current plans show Salal plantings, however, to meet this requirement for a landscape area/trellis, plant varieties should be taller to buffer the wall.</p>	<p>V2_P_Lynnwood Commons Project Design Review Drawings-PDR25-0006_02-09-26.pdf</p>	<p>02/18/2026</p>
<p>9. [Page 13] [Subject Text Box] [Author Charlie Palmer] [Status None] Approved with Condition: 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": <a href="https://www.lynnwoodwa.gov/Services/Apply-for-a-Permit/Applications-ChecklistsFinal Approval of PDR will be condition on completion of the DE Permit">https://www.lynnwoodwa.gov/Services/Apply-for-a-Permit/Applications-ChecklistsFinal Approval of PDR will be condition on completion of the DE Permit</a>.</p>	<p>V2_P_Lynnwood Commons Project Design Review Drawings-PDR25-0006_02-09-26.pdf</p>	<p>02/20/2026</p>
<p>10. [Page 13] [Subject Comment] [Author Alex Jenness] [Status None] COMMENT: when submitting for Development Engineering permit include documentation that stormwater vault supports 75,000 lb fire apparatus 45,000 lb outrigger 75 psi outrigger</p>	<p>V2_P_Lynnwood Commons Project Design Review Drawings-PDR25-0006_02-09-26.pdf</p>	<p>03/02/2026</p>
<p>11. [Page 14] [Subject Engineer] [Author John Tannehill] [Status None] CORRECTION:Reference what appears to be a vault on page C2. Please label the vault and provide a statement that a separate building permit will be acquired for any detention vaults.</p>	<p>V2_P_Lynnwood Commons Project Design Review Drawings-PDR25-0006_02-09-26.pdf</p>	<p>03/02/2026</p>
<p>12. [Page 15] [Subject Text Box] [Author Charlie Palmer] [Status None] Note: the dead-end fire hydrant private water main will require a RPBA in a vault as close to the proposed connection as possible. Leaving a dead-end run so long poses a threat to the water quality of the city water system if left unprotected.</p>	<p>V2_P_Lynnwood Commons Project Design Review Drawings-PDR25-0006_02-09-26.pdf</p>	<p>02/20/2026</p>
<p>13. [Page 15] [Subject Text Box] [Author Charlie Palmer] [Status None] Note: presently, fire sprinkler services are not required to be metered.</p>	<p>V2_P_Lynnwood Commons Project Design Review Drawings-PDR25-0006_02-09-26.pdf</p>	<p>02/20/2026</p>
<p>14. [Page 15] [Subject Comment] [Author Alex Jenness] [Status None] COMMENT: fire riser room may only have fire sprinkler and fire alarm components. Domestic water service must enter elsewhere.</p>	<p>V2_P_Lynnwood Commons Project Design Review Drawings-PDR25-0006_02-09-26.pdf</p>	<p>03/02/2026</p>

<p>15. [Page 18] [Subject CORRECTION] [Author Brian] [Status None]  CORRECTION:Per CWDG page 3, plant materials between the ROW and parking lots must contain 75% evergreen varieties of plantings. Please update plantings to include evergreen varieties. Shrubs must not be greater than 30 inches in height at maturity. Tree selections must take into account sight triangles and the overhead power lines present at this location.</p>	<p>V2_P_Lynnwood Commons  Project Design Review  Drawings-PDR25-0006_02-09-26.pdf</p>	<p>02/18/2026</p>		
<p>16. [Page 21] [Subject CONDITION] [Author Brian] [Status None]  CONDITION:All lighting must be shielded from the sky and adjacent properties.</p>	<p>V2_P_Lynnwood Commons  Project Design Review  Drawings-PDR25-0006_02-09-26.pdf</p>	<p>02/18/2026</p>		
<p>17. [Page 22] [Subject CORRECTION] [Author Brian] [Status None]  CORRECTION:Please confirm that measurements are correct along the north side of the structure.</p>	<p>V2_P_Lynnwood Commons  Project Design Review  Drawings-PDR25-0006_02-09-26.pdf</p>	<p>02/18/2026</p>		
<p><b>Requirement:</b> Preliminary Drainage Report</p>		<p><b>Version 1</b></p>	<p><b>Received 08/28/2025</b></p>	<p><b>Approved</b></p>
<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>		
<p><b>Requirement:</b> Project Narrative - Explain the work you will be doing and how it will be done in writing.</p>		<p><b>Version 2</b></p>	<p><b>Received 02/11/2026</b></p>	<p><b>Deficient</b></p>
<p>1. [Page 2] [Subject CORRECTION] [Author Brian] [Status None]  CORRECTION:Please use proposed lot area for unit count calculations. The lot is approximately 0.794 acres, which would allow for 34 units, however, the 0.79 calculation is misleading. This is mostly for having accurate records.</p>	<p>V2_PN_Lynnwood Commons  Project Narrative Rev Cycle  1_PDR25-0006_02-09-26.pdf</p>	<p>02/18/2026</p>		