

September 22, 2025

Via email

Mae Javelona
206-914-3602
mjarchitecture05@gmail.com

RE: Edmonds Commons Apartments - Notice of Complete Application (PDR-25-0006)

Dear Applicant,

We are currently in the process of reviewing the above-referenced application submitted on August 28, 2025. On September 22, 2025, staff determined that all the information required by the Lynnwood Municipal Code for processing the PDR application has been submitted and therefore, the application is complete. This determination of completeness begins formal processing of your application.

City ordinance requires City Staff to make a final decision on your application and to notify you of that decision within 100 calendar days of active application processing, after the city notifies the applicant that the application is complete. Active processing means that review of the application is proceeding normally and has not been put on hold by a request for additional information.

Attached to this letter are the City's public notice sign instructions. Page 3 of the sign instructions shows a mock-up of a sign with boilerplate language and two areas for text provided by the city. One public noticeboard must be installed at the corner of the property that sees the most vehicle traffic.

Please use the following text:

Section 1: Edmonds Commons Apartments

Section 2: The proposed project is for the construction of a 58,764 square foot, three story, mixed-use building. The proposed building will contain 23 apartment units, consisting of 8 three-bedroom units, 13 two-bedroom units, and 2 studios. On site parking will include 69 new parking stalls for residents and commercial spaces. The first floor will contain 2,713 square feet of commercial space. On site landscaping, lighting, and amenity spaces will also be provided.

Please install the noticeboard within 10 calendar days of the date on this notice of complete application and inform the planner below when the sign has been installed.

Staff will refer the application to other agencies and City departments for review and comment. After comments have been received, the city will review them and determine if you will need to respond directly to any comment made by an outside agency or jurisdiction. If the staff finds that additional information is needed, you will be notified in writing.

If you have any questions during the review process, please contact me by e-mail at: bkirk@LynnwoodWA.gov, or by phone at: 425-670-5409.

Sincerely,

Joe LaBlanche
Planner

cc: kalmgren@Lynnwoodwa.gov
ajays@live.com
lawrencehouston@comcast.net
yoshio.piediscalzi@drstrong.com

Attached: Public Notice Signage Instructions