
Edmonds Commons Apartments
(PDR-26-0006)

I. Application

Project Name	Edmonds Commons Apartments
File Numbers:	PDR-26-0006
Location:	20305 68th Avenue W Lynnwood WA, 98036
Tax Parcel Number:	00515400000902 and 00515400000911
Zoning:	College District mixed-use (CDM)
Future Land Use:	College District
Site Area:	34,589 sf
Property Owner:	BCONNECTOR LLC
Applicant:	Mae Javelona
Staff Reviewer:	Brian Kirk, Planner 425-670-5409; bkirk@lynnwoodwa.gov
Applicable Design Guidelines:	Citywide Design Guidelines, All Districts and Commercial Districts
Related Permits:	BLA-26-0001 Associated Building and Construction Permits
Decision:	Approved with Conditions

II. Exhibits

1. Approved PDR Plan Set Part 1, received 3/26/26
2. Project Narrative, received 3/26/26
3. Title Report- Parcel #27042000300200, received 8/28/25
4. Landscape Management Plan, received 8/28/25
5. Drainage Report. Received 3/25/26
6. Geotechnical Engineering Report, received 8/28/25
7. Traffic Impact Analysis, received 8/28/25
8. Notice of Complete Application, dated 9/22/2025
9. Notice of Application, dated 10/14/2025
10. Request for Information Letter 1, sent 11/13/25
11. Request for Information Letter 2, sent 3/29/26
12. Response Letter 2, received 3/26/26
13. Director's Decision BLA-26-0001, Sikka BLA 4/13/2026
14. Extension Letter 5/8/2026

III. Findings of Fact

a. **Proposal Description**

On September 22, 2025, Mae Javelona, on behalf of BCONNECTOR LLC submitted a PDR application for plans for a proposed mixed use housing development (34 units). The proposal includes 1,901 square feet of commercial space and 39 parking stalls. The proposed building is four stories and 50 ft tall with wood framed construction.

b. **Background**

The subject properties are both located at 20305 68th Avenue W (Parcel Numbers 00515400000902 and 00515400000911). The properties are currently vacant. This Project Development Review has been processed concurrently with a Boundary Line Adjustment that will be recorded prior to issuance of any building permits. BLA-26-0001 was signed by the director on April 13, 2026, and at the time of this decision, has yet to be recorded. Analysis is done under the assumption that BLA-26-0001 has been recorded. See Conclusion and Conditions of Approval, section VI below.

c. **Noticing and Review Timelines**

The application was deemed complete on September 22, 2025. On October 14, 2025, in accordance with LMC 8.90.0320(E) Lynnwood Municipal Code (LMC), a Notice of Application was posted at the City of Lynnwood official posting sites and was published in the Everett Herald. Owners of property and tenants within a 300-foot radius of the subject property were mailed a Notice of Application. The comment period ended on October 28, 2025. In accordance with LMC 8.90.0320(E)(4), all written comments received prior to the date this decision have been considered.

LMC 8.90.0310 requires a decision within 100 calendar days after the city notifies the applicant that the application is complete at the time of this application submittal. This decision was issued on the 104th day of active permit processing. Due to a system error, the timelines for the project were calculated incorrectly and review went past the 100-day review timeline. To accommodate this error, the applicant sent a letter extending the timeline for this review from 100 days to 110 days. This is attached as Exhibit 14.

d. Environmental Review

This project is categorically exempt from SEPA review under LMC 17.02.230(B)(2) which follows the flexible thresholds set in WAC 197.11.800. Multifamily projects under 60 units are categorically exempt from SEPA review.

IV. PDR Decision Criteria

a. Street & Neighborhood Design

Lynnwood Municipal Code (LMC) 8.20.0100 states the purpose of street and neighborhood design in the City. Map 8.20.01 identifies the street typology assignments for specific locations.

i. 68th Ave W- Pedestrian Priority Street

Pedestrian Priority Streets have a minimum standard that is outlined by Table 8.20.04.

Staff Analysis:

The pedestrian priority standard includes a 12 ft sidewalk and a 5 ft bike lane. The proposed design includes a 10 ft sidewalk, with 7 ft of walking space and a 3 ft vegetated buffer, and a 5 ft bike lane. The application has been conditioned that the frontage is to be reviewed through a subsequent Development Engineering Permit, refer to Condition #8 in Section VI of this report.

b. Subareas & Zoning Districts Development Standards

Lynnwood Municipal Code (LMC) 8.30.0120 states that zoning district standards apply based on types of project activities proposed. Per Table 8.30.02, New Construction type project activities must meet the following District Standards.

i. Density

Per LMC 8.30.0520(B), Table 8.30.37 the minimum units per acre is 20 and the maximum units per acre is 43.

Staff Analysis:

The proposed project has a density of 43 units per acre.

ii. Building Coverage

Per Table 8.30.37 under LMC 8.30.0520(B), the maximum building coverage in the CDM Zone is 90%.

Staff Analysis:

The building footprint of the proposed project total up to 15,583 sf. The total sf of the project site is approximately 34,589, with coverage totaling approximately 45%.

iii. Building Placement

Per Table 8.30.37 under LMC 8.30.0520(B), the maximum street setback is 15 ft, and the minimum interior setback is 5 ft.

Staff Analysis:

The structure is setback 15 feet from the property line at the street setback, while all sides of the structure are a minimum of 5 feet from interior property lines. This includes refuse collection areas.

iv. Parking Location

Per Table 8.30.38 under LMC 8.30.0520(B), parking lots have a maximum street setback of 5 ft (behind the façade closest to the street), and a minimum interior setback of 5 ft.

Staff Analysis:

The proposed project's parking lot complies with the minimum setbacks with the exception of a single stall located at the southwest corner of the property. This parking stall is located in front of the façade closest to the street. Condition 4 has been added in under section VI.

v. Amenity Space

Per Table 8.30.39 under LMC 8.30.0520(C), mixed use developments may count non-residential amenity space as shared amenity space, with the following requirements: The minimum area at grade must be 4% of the non-residential building area. Residential amenity space must be provided for each unit by selecting one of the amenity space types as stated in Table 8.30.39 under LMC 8.30.0520(C). These are subject to amenity space minimum dimensions designated in the same table.

Staff Analysis:

The proposal includes a 1,547 square foot, at grade plaza, which meets the requirement for 76 square feet, which is required for the 1,901 square feet of non-residential, commercial space in the structure. Each unit has access to a balcony of a minimum size of 47 square feet, which is above the requirement of 30 square feet per unit. Additional amenity space is provided in the plaza, which exceeds all remaining amenity space requirements. This also meets the plaza requirement of 647 square feet of plaza area as required in the Citywide Design Guidelines for Commercial Zones.

vi. **Building Height**

Per Table 8.30.40 under LMC 8.30.520(C), the maximum building height for the CDM zone is 50 ft.

Staff Analysis:

The proposed project has a maximum building height of 50 feet from the average grade.

vii. **Building Massing**

Per Table 8.30.40 under LMC 8.30.0520(C), the maximum building width along a street is 175 ft, the maximum floor area ratio is 3.5.

Staff Analysis:

The building width along 68th Ave W is less than the maximum 175 ft width. The floor area ratio for the structure is 1.87, which is below the maximum FAR of 3.5.

viii. **Entrances**

Per Table 8.30.40 under LMC 8.30.0520(C), the maximum street facing entry spacing is 50 ft in the CDM zone.

Staff Analysis:

The maximum distance between street facing entries is 15 ft, meeting required street facing entry requirements.

c. Project Development Review Criteria

Per Table 8.90.02, Project Development Reviews (PDR) are a Type 1c permit. 8.90.0720.E states the decision criteria that the Administrator will use in determining if a proposal meets the merits of Project Development Review. In addition to these criteria, the proposal must comply with all applicable zoning regulations.

i. It is consistent with the Comprehensive Plan

The proposed project site is designated College District Mixed Use (CDM). The excerpts below are from the Land Use, Transportation, and Housing sections of the Imagine Lynnwood Comprehensive Plan and have been found to be relevant to the proposal.

1. Land Use Goal 1:

Ensure development regulations and land use patterns effectively plan for and accommodate Lynnwood's anticipated growth.

Staff Analysis:

This redevelopment is necessary to accommodate the growing demand for housing in Lynnwood. This project will provide market rate opportunities for student housing in close proximity to Edmonds College.

2. Land Use Goal 3:

Encourage compact commercial and mixed-use neighborhoods surrounding high-capacity transit corridors to serve residents and people traveling to and from Lynnwood.

LU Policy 3.1:

Promote dense residential and employment uses near high-capacity transit stations to provide residents with greater access to transportation, housing, and economic opportunities.

Staff Analysis:

This project is located adjacent to the terminus of the Community Transit Orange Line, which provides bus rapid transit access to locations in the City including the Lynnwood City Center Station. The project utilizes the maximum allowed housing density for a parcel of this size and provides a commercial space that will help contribute to providing employment opportunities.

3. HO Goal 4:

Incentivize affordable, sustainable, and workforce housing near transportation and employment centers.

HO Policy 4.2

Promote mixed-use development near transportation facilities, commercial and employment centers, public services, schools, and recreational areas.

Staff Analysis:

This is a mixed-use project located near commercial areas, transportation facilities, schools, and recreation areas. The proximity to Community Transit's Orange Line Bus Rapid Transit and Edmond College meets the intent of this policy.

4. TR Goal 1:

Provide a transportation system that efficiently moves people and goods to local and regional destinations.

TR Policy 1.4

Encourage compact and mixed-use development that reduces the need for additional vehicle trips.

Staff Analysis:

This is a mixed-use project that provides many opportunities for trips from this location to be by walking and transit instead of personal vehicles, reducing the need for additional vehicle trips.

ii. It is consistent with all applicable provisions of the Unified Development Code

Chapter 8.40 contains development standards that apply to proposed projects based on the type of proposed project. According to LMC 8.40.0100, New Construction type proposed projects require the proposed project to comply with development standards for the following:

1. Landscape (Chapter 8.40, Article 02)

Per LMC 8.40.0210.A.1.a, any new development or redevelopment subject to a project design review land use application approval, must meet landscaping requirements.

Per LMC 8.40.0220, general landscaping and maintenance standards are required.

Per LMC 8.40.0230, parking area landscape standards are required.

Per LMC 8.40.0240, buffer landscaping requirements may be required.

Staff Analysis:

Exhibit 4 shows a landscape maintenance plan that meets general landscaping and maintenance standards.

The landscaping plans in Exhibit 1 show that all parking lot areas meet the standards of section 8.40.0230 including the area of landscaped areas and distance of parking stalls from landscape areas.

No transition buffer is required for this project as all abutting property is zoned CDM.

2. Wall, Fence, & Hedge (Chapter 8.40, Article 03)

Standard for vision-obscuring fences, hedges, and walls are outlined in LMC 8.40.0330.

Staff Analysis:

No fences are proposed. All future fences must comply with LMC 8.40.0330.B(2)(a).

3. Refuse & Recycling Areas (Chapter 8.40, Article 04)

Per LMC 8.40.0400.B.1, all refuse collection areas must be set back a minimum of 25 ft from a public street, and 25 ft from any interior property line abutting any Residential zone. All refuse and recycling collection areas must be enclosed on three sides by a six-foot height vision obscuring fence and gate.

Staff Analysis:

The refuse and recycling area for the proposed project is setback further than 25 feet from the front property line and not located adjacent to any property line abutting a residential zone. Condition 3 has been added to section VI below.

4. Outdoor Lighting (Chapter 8.40, Article 05)

Per LMC 8.40.0510.A.1, the provisions of the outdoor lighting chapter apply to developments requiring Project Development Review. Outdoor lighting plans must include all items listed under LMC 8.40.0510.B.6.

Per LMC 8.40.0510.D, Outdoor lighting installations and fixtures located in or within 50 feet of a residential zone shall comply with the following requirements:

1. Lighting fixtures must be no higher than 15 feet above grade;
2. Lighting fixtures must be designed and shielded in a manner so that the fixture does not directly illuminate on adjacent residentially zoned property. Fixtures should be of a type or adequately shielded so as to prevent glare from normal viewing angles; and
3. Where feasible, additional landscaping may be required by the city to provide light screening between commercial zones and residential zones to help prevent light trespass onto the residentially zoned properties. Where landscaping is used for light screening, the city shall take into consideration the applicable landscaping standards and citywide design guidelines.

Staff Analysis:

This site falls under LZ-2 and is high density multifamily/mixed use. This site does not have residentially zoned properties within 50 feet of its boundaries. Shielding has been provided on lighting fixtures to prevent light trespass into nearby properties. This meets the maximum allowable light at the property line of 0.3 FC for any point along the property line.

5. Walkways & Non-Vehicular Access (Chapter 8.40, Article 06)

Pedestrian access must meet requirements listed under LMC 8.40.0610.A.

Bicycle Parking requirements are listed under LMC 8.40.0620. Per LMC 8.40.0620.F, standalone multifamily housing requires 0.5 spaces per unit.

Staff Analysis:

All building entrances required by the zone have a pedestrian access path that connects it and the public right-of-way and comply with requirements listed under LMC 8.40.0610.A.

The proposed project exceeds the standard bike parking requirement by providing 20 stalls (17 required). The proposed bike room has 28 stalls listed per plan but may only hold 20 required stalls per LMC 8.40.0620(A)(1)(a). Since the dimensions of the bike room accommodate the minimum requirement, this requirement is met.

6. Parking & Vehicle Access (Chapter 8.40, Article 07)

LMC 8.40.0770 outlines parking lot development standards, including landscaping and stall dimensions.

Staff Analysis:

The proposal has 34 units and has a commercial space under 3,000 square feet, which require 17 stalls. The plans provide 39 stalls, meeting this requirement.

Condition 4 may cause the project to lose a single stall, however, since the project exceeds the minimum off-street parking requirements, this will not change how the project meets parking requirements.

Parking lot landscaping for the proposed project also meets parking lot landscaping standards as provided in LMC 8.40.0770 by providing 6 landscape islands with 4 trees, exceeding landscaping requirements for 10 parking stalls that are located outside of the in-structure garage.

iii. It is consistent with any applicable design guidelines, adopted by this reference and incorporated in the provisions of the LMC and this chapter as fully as if set forth here

1. The purpose of Chapter 8.45: Design Standards is to implement design standards that provide a high quality of life for residents and uphold Lynnwood's vision and goals.

LMC 8.45.0110(B)(1)(a) states that Citywide Design Guidelines apply to any projects located in the CDM zone.

Staff Analysis

The subject property is zoned CDM and follows the Citywide Design Guidelines. The project complies with Citywide Design Guidelines by providing the following: A 1,547-sf pedestrian plaza with pedestrian scale lighting, benches, and special paving. This meets the requirement of 647 sf of plaza area as required by Citywide Design Guidelines. Wall treatments on blank walls including grates, trellises, painted walls, and special landscaping. Articulation, roofline modulation, overhangs, and colors to break up building forms to provide visual interest in accordance with design guidelines.

iv. For development applications for remodeling or expansion of an existing development, it is consistent with those provisions in the applicable design guidelines identified by the Administrator as being applicable. For such applications, the Administrator may modify

applicable design standards and guidelines to provide continuity between existing and new development or proposed phases of development.

Staff Analysis:

The proposed project is a complete redesign and new development of an existing site and therefore is subject to all applicable development regulations as referenced above.

V. Public and Agency Comments

One agency comment was received from Edmonds College. This concern was asking to provide adequate space at the intersection corner to not cause traffic concerns. After the comment was received, it was determined independently that the location of the driveway was too close to the adjacent property to meet City standards. The final plan has moved the driveway away from the property line to accommodate improved traffic patterns.

One public comment was received from a member of the public. This comment was concerned with potential drop-off considerations, ensuring that cars have a place to pull off for deliveries in front of the proposed structure. The applicant provided parking stalls in front of the structure for drop-offs and pick-ups, however, one of the stalls must be moved due to a conflict with setbacks. The project still provides at least one stall to accommodate drop offs.

VI. Conclusion and Conditions of Approval

a. **Conclusion**

Based on the application materials and the analysis contained in this staff report, staff conclude that the applicant has met the decision criteria for approval of the Project Development Review (PDR).

b. **Conditions of Approval**

Staff recommends the approval of Edmonds Commons Apartments (PDR-25-0006), subject to the following conditions:

1. The approved plan set shall be Exhibit 1. Minor modifications may be approved by the Development & Business Services Director or their designee per LMC 8.90.0720(F).
2. Prior to issuance of building permits, property lines must be revised to comply with applicable setbacks and density requirements for the CDM zone. A Boundary Line Adjustment or Lot Combination (or other methods as approved) must be recorded with the Snohomish County Auditor. At the time of this decision, BLA-26-0001, which can address this condition, had not been recorded.
3. Refuse collection areas must meet the design requirements in LMC 8.40.0400.
4. All parking stalls must be located outside of required parking setbacks from LMC 8.30.0520, Table 8.30.38. The parking stall located in the farthest southwest corner of the property must be relocated behind the front-most building façade or removed prior to approval of Development Engineering permits.
5. All rooftop mechanical equipment must be screened in accordance with Citywide Design Guidelines and all applicable City codes.
6. Prior to issuance of development engineering permits, tree protection must be shown for trees and critical root zones located immediately adjacent to the site.
7. This project requires a Development Engineering Permit.
8. Frontage improvements will be assessed during Development Engineering permit review. Per LMC.8.20.0120 Alternative Compliance, waiving requirements to the street and neighborhood design chapter may be granted by the Administrator at their sole discretion.

VII. Director's Decision

Reviewed by: *Karl Almgren*
Karl Almgren, AICP
Community Planning Manager

Date: 5/12/2026

Approved by: *Ben Wolters*
Ben Wolters, AICP
Development & Business Services Director

Date: 13/05/2026

VIII. Notice of Decision and Right of Appeal

Administrative decisions of the director may be appealed by filing a written request for appeal with the Development & Business Services Department within 14 calendar days. The appeal deadline will be **May 29, 2026**. An appeal filed within this time limit will be processed pursuant to Process II, as outlined in LMC Section 8.90.350(E).

IX. Lapse of Approval

The applicant under this process must begin construction or submit to the city a complete building permit application for the proposal **within 24 months** after the final decision on the matter, or the decision becomes void. The applicant must substantially complete construction for the proposal approved under this process and complete the applicable conditions listed in the decision **within 60 months** after the final decision of the city on the matter, or the decision becomes void per Table 8.90.05. Prior to the expiration, the applicant may submit a written application in the form of a letter with supporting documentation to the Development & Business Services Department requesting a one-time extension of those time limits of up to one year per 8.90.0720.G.2.

X. Revisions After Approval

The determination that the proposal meets the criteria for a subsequent modification exception is based on all plans, details, catalogue cuts, specifications, renderings, notes, materials, and color samples submitted for design review. Any changes to the design of the project as indicated by the above submitted materials will require additional review and may delay issuance of subsequent development permits for the proposal and/or inspections during construction. For more information on modifications and revisions, please refer to 8.90.0720.F.

XI. Other Permits

The approval of Project Development Review does not in any way replace, modify, or waive any requirement for the compliance of the proposal with other applicable codes, standards, or regulations, including, but not limited to, those of the Public Works, Permits & Inspections, and Fire Departments.






PDR-25-0006_Directors_Decision

Final Audit Report

2026-05-13

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