
Housing Hope Scriber Place

(PDR-010108-2023)

December 15, 2023

I. Application

Project Name:	Housing Hope Scriber Place
File Numbers:	PDR-010108-2023; PAR-010107-2023; ERC-010106-2023
Location:	Northwest corner of 194 th St SW and 58 th Ave W. (Parcel B of BLA-009742-2021)
Tax Parcel Number:	00585300004300
Zoning:	RMH
Future Land Use:	MF-3
Site Area:	2.20 Acres
Property Owner:	Edmonds School District
Applicant:	Kim Williams, Project Manager Designs Northwest Architects 360-913-0342; kim@designsnw.com
Staff Reviewer:	Joe LaBlanche, Planner 425-670-5407; jlablanche@lynnwoodwa.gov
Applicable Design Guidelines:	Citywide Design Guidelines for All Districts; Citywide Design Guidelines for Multi-family districts
Related Permits:	Associated Building and Construction Permits
Decision:	Approved with Conditions

II. Exhibits

1. Full Plan Set, received October 2, 2023
2. Landscape and Maintenance Plan, by MIG
3. Application and Affidavit of Ownership, completed August 11, 2023
4. Project Narrative, received October 2, 2023
5. Title Report, completed August 24, 2023
6. Design Guidelines Checklist, received October 2, 2023
7. SEPA Checklist, received October 2, 2023
8. Wetland Habitat Recon, by SounView
9. Lighting Compliance Letter, by TFWB
10. Lighting Calculations, by TFWB
11. Preliminary Storm Drainage Report, by Harmson
12. Preliminary Geotechnical Report, by Riley Group
13. Parking Study, by Kimley Horn
14. Traffic Impact Analysis, by Kimley Horn
15. Arborist Report, by Tree Solutions
16. Agency Comment from SnoPUD, received November 20, 2023
17. Reviewer Condition from City of Lynnwood Public Works, received November 14, 2023

III. Findings of Fact

a. Proposal Description

Housing Hope Scriber Place is a proposed 52-unit multi-family affordable housing development, which will serve school children of homeless families primarily located in Edmonds School District. Families will receive supportive services under a resident services delivery model, where Housing Hope's family support coaches will work with residents to create plans that help the respective families engage in activities that strengthen their households and increase their ability to be self-sufficient.

At project completion, 26 units within the Scriber Place project will be affordable to households at or below 30% of area median income (AMI), and the remaining 26 units affordable to households at or below 50% of AMI, with six (6) of these units dedicated to serving households with histories of substance abuse.

The proposed construction includes one 2-story and three 3-story mixed-use and/or residential multi-family buildings totaling approximately 55,000 gross square feet of buildings. Proposed construction improvements to the 2.2-acre site include all associated utilities, stormwater management, right-of-way improvements, and landscaping.

b. Background

The subject property is located on the northwest corner of 194th St SW and 58th Ave W, Parcel B of BLA-009742-2021. The 2.2-acre site is currently open space, with fixtures for a baseball field.

c. Noticing and Review Timelines

The application was submitted October 2, 2023, and deemed complete on October 30, 2023. On November 7, 2023, 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 also mailed a Notice of Application. The comment period ended on November 21, 2023. In accordance with Lynnwood Municipal Code (LMC) 1.35.333, any written comments received prior to the date this decision have been considered.

d. Environmental Review

The City of Lynnwood has adopted maximum flexible exemption levels as allowed by WAC 197-11-800(1)(c) and stipulated in LMC 17.02.230(B).

This project is below the City's threshold of SEPA, which mandates review for projects over 60 units, Housing Hope Scriber Place will have 52 units, Exhibit 7. Additionally, no wetlands are present on the parcel, Exhibit 8.

IV. PDR Decision Criteria

Lynnwood Municipal Code (LMC) 21.25.145 states the decision criteria that the Director will use in determining if a proposal meets the merits of Project Design Review. In addition to these criteria, the proposal must comply with all applicable zoning regulations.

a. Consistency with the Comprehensive Plan

The proposed project site is designated Multi-Family Residential, High Density (MF-3) in the Lynnwood Comprehensive Plan. The excerpts below are from the Land Use Element, Community Character, and Housing sections of the City of Lynnwood Comprehensive Plan and have been found to be relevant to the proposal.

i. Land Use Designation:

Table LU-6 (B) provides a description of the MF-3 land-use category.

Staff Analysis:

The proposed residential land uses are within the same buildings as attached units. The proposal will be served by 196th Street SW, will be near Highway 99 transit, and is located close to the College District. The proposal contains 27 units per acre (within typical density of 20-43 units per acre), provides ample open space, and complies with all relevant Citywide Design Guidelines, see Exhibits 1 and 6 for more information.

ii. Policy LU-8:

Land development regulations should be consistent with and implement the Comprehensive Plan, and address the following issues:

- Minimize the potential for adverse impacts between adjacent land uses.
- Urban amenities and architectural design standards.

Staff Analysis:

Adjacent adverse impacts are mitigated through building design and intended use. The proposed designs provide adequate amenities adjacent to the right of way which comply with the design guidelines for commercial and public districts. The site's compliance with design guidelines also meets the requirement for architectural design standards.

iii. Policy LU-11:

Fill in development upon vacant parcels that can be readily served by utilities and streets should be encouraged to maximize the efficient delivery of such infrastructure.

Staff Analysis:

The site was previously unoccupied, is located centrally, and is effectively served by utilities. Increasing the intensity of use of this site as proposed will allow for efficient use of space near Highway 99.

iv. Policy CC-1.2:

Ensure that land use and transportation decisions are consistent with zoning and design guidelines in order to improve the visual and functional character of the city.

Staff Analysis:

The proposed design abides by the relevant zoning requirements and fits with the visual and functional character desired by the Comprehensive Plan.

v. Policy CC-1.3:

The visual character of buildings must be enhanced by means of architectural design and landscape elements to create a human scale and enhance and integrate visual character for the streetscape and abutting residential uses.

Staff Analysis:

The proposed designs contain a variety of architectural features and landscape elements which are at the human scale and contribute to the overall design of the street and surrounding uses. These are consistent with both Lynnwood Citywide Design Guidelines for All Districts and for Multi-Family Districts.

Based on the above analysis, the applicant has met the multi-family residential, high density (MF-3) criteria for project design review approval in the Lynnwood Comprehensive Plan. (Exhibit 6).

vi. Policy CC-2.5:

Provide adequate setbacks, buffers, landscaping, visual screens, and appropriate building scale and architecture to make development compatible with nearby residential and other land uses.

Staff Analysis:

The applicant has proposed buildings that incorporate adequate setbacks, landscaping, visual screens where needed, and a scale and architecture that is compatible with the adjacent land uses. (Exhibits 1 and 2).

vii. Policy H-14:

Provide diverse, safe, and decent housing opportunities that meet local housing needs without encroachment into established single-family neighborhoods.

Staff Analysis:

The proposed site is not within, or directly next to single-family areas, and was created within former school district property for the express purpose of housing 52 families in need of “safe and decent” housing.

viii. Policy H-21:

Encourage the development of affordable housing for all income levels.

Staff Analysis:

Housing Hope’s mission is to provide affordable housing for families in need, and with this proposal, the Scriber Lake area will get new housing that is more affordable than alternatives nearby. (Exhibit 4).

b. Compliance with LMC 21.25 – Project Design Review

Chapter 21.25 LMC contains requirements for processing a Project Design Review (PDR) application. This title outlines the procedures that Staff must follow in order to process the application. The Applicant has the burden of demonstrating how the application meets the merits of PDR decisional criteria; this is accomplished by validating compliance with applicable zoning regulations and Design Guidelines.

i. LMC 21.25.145(B)

Requires that the following decision criteria be met for approval in the project design review process:

- I. It is consistent with the Comprehensive Plan.

Staff Analysis:

The proposed project follows the Comprehensive Plan, as shown throughout this document.

2. It is consistent with all applicable provisions of this chapter.

Staff Analysis:

This project is consistent with the purpose of design review as defined in Lynnwood Municipal Code 21.25, described in subsection c(ii).

3. It is consistent with the applicable design guidelines found in the Lynnwood Citywide Design Guidelines, adopted by this reference, and incorporated in the provisions of the LMC and Chapter 21.25 LMC as fully as if herein set forth.

Staff Analysis:

The proposal includes the construction of multiple buildings using modern design standards, that fit within the Citywide Design Guidelines. Additionally, the rest of the site includes design features supported by the guidelines. During the PDR review, the proposal was checked for compliance with the Lynnwood Citywide Design Guidelines for All Districts and for Multi-Family Districts. Applicable lighting, storm water, geotechnical, parking, traffic, landscape, and arborist reports/studies have been submitted and approved by DBS, Exhibits 9-15.

4. 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 director as being applicable.

Staff Analysis:

The proposal is not a remodel or an expansion of an existing development, and such this section does not apply.

c. Compliance with LMC 21.17 – Outdoor lighting Standards

- i. The site is in Lighting Zone 2 (LZ-2.). The applicant has provided a site lighting letter/plan (Exhibit 9 and 10) demonstrating compliance with the requirements of LMC 21.17. The lighting plan utilizes the performance method for determining lighting compliance according to LMC 21.17.080 (B). To calculate the lumen limit, the applicant's lighting study used LMC 21.17.08 and 21.17.09; a maximum of 210,125 lumens is allowed, and 190,040 lumens are proposed. The lighting plan also complies with the Citywide Design Guidelines.

d. Compliance with LMC 21.18 – Off-Street Parking

- i. The applicant requested a Parking Area Reduction, and provided a letter of compliance with LMC 21.18.820, which states that the Director has the authority to utilize evidence supplied by the applicant to allow for a reduction in the required parking. The Director has the authority to reduce the parking requirement by up to 20%, here the applicant proposed 82 units, and the requirement in 21.18.800 was 102. The applicant’s parking study (Exhibit 13) supplied sufficient evidence to warrant the Director’s reduction of the parking required for the project.

e. Compliance with LMC 21.43 – Residential Multiple-Family Zones

The project site is zoned Residential Multiple-Family, High Density (RMH).

- i. 21.43.050 – Zones and Purposes:

Standard: Multiple-Family residential zones are intended to provide higher density housing for people with a wide variety of needs.

Staff Analysis:

The proposal is for Multiple-Family development meant to serve a variety of individuals. The proposed project included 52 units at 27 units per acre.

- ii. 21.43.100- Uses Allowed:

Standard: Multiple-Family dwellings are permitted outright.

Staff Analysis:

The proposal is for a Multiple-Family dwelling with 52 units.

- iii. 21.43.200 – Development Standards:

Standard: Table 21.43.02

Staff Analysis:

The proposal meets each of the development standards laid out in the table referenced above (21.43.02), Exhibit 1.

V. Public and Agency Comments

No member of the public provided comment within the comment period. One Agency comment was received from Snohomish County Public Utility District No. 1:

- a. Comment by Mary Wickland- “This development will require a three-phase line extension, likely off overhead primary lines that dead end at the southeast property corner on 194th Street SW. Any relocation, removal or undergrounding of District facilities to accommodate this project and the worker safety clearances shall be at the expense of the project developer and must be coordinated with the PUD in advance of final design.”

VI. Conclusion and Conditions of Approval

a. Conclusion

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

b. Conditions of Approval

Staff recommends approval of the Housing Hope Scriber Place (PDR-010108-2023) application, subject to the following nine (9) conditions:

1. Submittal of the building permit must identify exterior lighting fixtures are a finish that is complementary to the right-of-way and adjacent developments. (Page 8 of Citywide Design Guidelines).
2. All lighting is to be shielded from the sky and adjacent properties and structures, either through exterior shields or through optics within the fixture, ensure that provided lighting fixtures conform to this standard. (Page 8 of Citywide Design Guidelines).
3. Pedestrian crossing/connection over entrances must conform to Pages 9-10 of Citywide Design Guidelines. This will be verified at the Engineering Permit Review.
4. All signs are reviewed under a separate sign permit for compliance with the standards of Page 21 of Citywide Design Guidelines and the LMC.
5. Play Area: Private daycare Playground Area to provide two exits per WAC 110-301-0145 (Outdoor school-age program space).
6. Occupant Load In Multipurpose Rooms: Review the room size and occupant load in Building A, rooms A124 & A129. For occupant load greater than 50, both doors are required to swing in the exiting travel direction.
7. Numbered Sheet C3.0:
 - a. FDCs need to be located so they're located more closely to the building they service.
 - b. Building D FDC is better located on east side of parking area, closer to the building.
 - c. Building "A" is used twice, though it appears to be two separate buildings. Should have separate designators. Hydrant and FDC location isn't good behind parked cars. Better location is in planting strips or at south end of parking area near 58th.
8. Sheet C5.0:
 - a. Should show fire lane markings.
9. Pedestrian walkway for Building C does not appear to have a paved walking path connected to the sidewalk for 194th St SW. I see there is a grade difference with retaining wall making this challenging. Pedestrians in/out of buildings C and D walking to/from destinations on 196th Street SW will be looking for a way to reach 194th without walking in the vehicle driveway. Please add a paved path similar to the red lines marked in Exhibit 17.

VII. Director's Decision

Reviewed by: *Karl Almgren* Date: 12/15/2023
Karl Almgren, AICP
Community Planning Manager

Approved by: *David Kleitsch* Date: Dec 15, 2023
David Kleitsch (Dec 15, 2023 15:40 PST)
David Kleitsch
Development & Business Services Director

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 **January 2, 2024**. An appeal filed within this time limit will be processed pursuant to Process II, as identified in LMC Section 1.35.200.

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 two years** 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 five years after the final decision of the city on the matter, or the decision becomes void per LMC 21.25.165. No later than two weeks prior to the lapse of approval, the applicant may submit a written request with supporting documentation to the Development & Business Services Department requesting a one-time extension of those time limits of up to one year per LMC 21.25.170(A).

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.

XI. Waiver

The approval of Project Design 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.






Housing-Hope_PDR-Directors-Decision_Unsigned

Final Audit Report

2023-12-15

Created:	2023-12-15
By:	Karl Almgren (kalmgren@lynnwoodwa.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAAFowhK-4t8fwODAc6ACQqj3gen5ZXb1Ei

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