Inland Group
Comprehensive Multifamily Construction & Development Services

Polaris at Lynnwood
Project Narrative
Project Design Review Submittal

Site Description

The proposed project is located in Lynnwood, WA on parcel #27042100407500, with a current address of 20800 44th Ave W. The site is 3.08 acres and is zoned Planned Commercial Development (PCD). The site is bordered to the West by a parking garage/park and ride, to the North by a wetland, to the East by 44th Ave W, and to the South by a residential neighborhood. The site is currently being used as a Park & Ride and Tesla charging station. The buffer for the wetland to the North extends into the site, and is currently developed as parking, as well as a parking garage on the neighboring property.

Project Description

The proposed project is a mixed use with affordable multifamily apartments and limited commercial space. The building will be 6 stories over 2 levels of below grade parking garage. The building includes 294 units, with 18 studios, 102 1 bed/1 bath units, 114 2 bed/2 bath units and 60 3 bed/2 bath units. The building will include roughly 7,500 sf of indoor amenity space and leasing office, as well as approximately 18,000sf of courtyard amenity space. Amenity space will likely include a gym, theater/multipurpose room and a community room. The outdoor amenity space will likely have seating, bbqs, outdoor recreation space and planters.

The project will have a roughly 1,300 sf commercial space that will be used as a coffee shop that will be open to the public. There is no other commercial space contemplated at this time.

The project currently includes 305 parking stalls, 292 in the parking garage and 13 surface parking stalls.

Zoning Conformance

The site is zoned Planned Commercial Development. Per municipal code table 8.35.0210, multi-family with 6+ units is a permitted use in a PCD zone. Per table 8.30.36, there are no setback requirements, other than a 10' interior setback, which will be met. There are also no max building height requirements. The project is 6 stories over 2 levels of below grade parking, and the highest point is roughly 75' over the lowest existing grade. The minimum density is 40du/acre, and this building will have roughly 95du/acre. Per 8.40.0720, there is no minimum parking requirement for affordable housing.

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Comprehensive Plan Conformance

EN Goal 1 "Improve and protect the natural environment while reducing current and future impacts." – This project will meet this goal by restoring 28,170 sf of wetland buffer area that is currently paved and being uses as a parking lot. Paving and underlying substrate in this area will be removed down to native soil and replaced by at least 12" of suitable soil and dense planting per the critical areas report and landscape plans. Additionally, on site stormwater that currently flows from the parking lot to the wetland will be treated before being discharged to the wetland, ensuring improved water quality compared to stormwater that is currently entering the wetland from the parking lot.

LU Goal 1 "Ensure development regulations and land patterns effectively plan for and accommodate Lynnwood's anticipated growth." – This site meets LU Policy 1.2 by being placed near accessible transit opportunities, including the park and ride next door and the Lynnwood City Center transit center less than half a mile away. The site also meets LU Policy 1.4 by redeveloping an underused park and ride as much needed affordable housing. The proximity to transit also meets LU Goal 3.

LU Goal 2 "Promote growth and development in the City's designated Regional Growth Center." – This project meets this goal by being located in the City Center + Alderwood Subarea.

HO Goal 1 "Provide capacity for housing to meet the needs of present and future residents of Lynnwood." – This project will meet HO Policy 1.1 and 1.2 by providing high-density, affordable housing. Providing affordable rental opportunities also meets HO Goal 2.

TR Goal 3 "Create an All Ages and Abilities non-motorized transportation network that provides high quality connections throughout Lynnwood." – The project will meet TR Policy 3.6 by providing convenient, accessible pedestrian connections from the building to 44th Ave and the business park to the northwest, as well as a continuous pedestrian connectivity path through the site connecting 44th Ave to the business park. TR Policy 3.7 will be met by including landscaping, benches and lighting along the pedestrian paths.

ED Goal 4 "Enhance Lynnwood's livability and unique sense of place that highlights equity, inclusion, and opportunity." – The project will meet ED Policy 4.4 by providing quality affordable housing in the City Center + Alderwood Subarea. This project will provide quality housing opportunities for those in the community who may otherwise not be able to afford it.

CH Goal 1 "Further public safety by providing services to the community to maintain a safe environment for the public, while being equitable and efficient." – This project will meet CH

Policy 1.7 by meeting all applicable health and safety codes, as well as applicable accessibility codes.

PR Goal 2 "Reduce park system access gaps through strategic and equitable acquisition and development." – The project will meet PR Policy 2.2 by being located less than ½ mile from the Interurban Trail. It will also fund future parks through a Parks impact fee of roughly $1.47 million.

Civil Improvements

Civil improvements will include demolition of the existing parking lot, implementation of temporary erosion control measures until site is stabilized, mass grading, new utility infrastructure to support proposed multi-family building, stormwater facilities (described further below), parking and drive aisle paving (to include curb and gutter), concrete flat work at street frontage and interior walkways, and landscaping.

Per the survey included, it appears that water and sewer are available in either 44th Ave W or 209th St SW. There also appears to be a 4" water line on the west end of the site and a sewer line within an easement at 20800 Block. We plan to connect to the 4" water line on the west end of the site and loop to the 12" line in 44th. We plan to connect to the 8" sewer main in 44th.

Stormwater will be collected on site and directed to a modular wetland on the NE corner of the site. After the stormwater passes through the modular wetland, it will be discharged to the existing wetland through a level spreader. Seed included civil plans and drainage report for details.

Project Site Lighting

Site lighting consists of pole lights that illuminate the drive aisles and parking areas throughout the site. These pole lights are full cutoff, equipped with house side shields and integral motion sensors. These accessories help to minimize trespass onto adjacent residential properties as well as minimize light spillage into the night sky. Outdoor lighting will be controlled by a combination of photo sensor, time clock, and motion sensors per Washington State Energy Code.

Per the official city zoning map, it is determined that this site will be under the LZ-3 Lighting Zone.

The Prescriptive method will be used:

- Under Table 8.40.53 Hardscape Area Method, LZ-3, 5 lumens per sf of hardscape is the base allowance. We have 24,507sf of hardscape. The total proposed site lumens of 53,010 lumens (9 pole lights at 5890 lumens) will be well under the total site lumen limit of 122,535.
- The proposed pole lights will be rated B2-B0-B1 to comply with table 8.40.54.
- The proposed pole lights are full cutoff (no light emitted above 90 degrees)

Documents, Plans and Reports Included

- PDR Permit Plan Set dated 3/30/2026
- Drainage Report dated 3/30/2026
- SEPA Checklist dated 3/30/2026
- Geotech Report Draft dated 3/19/2026
- Critical Areas Report dated 3/31/2026
- Title Report dated 4/14/2026
- Landscape Maintenance Plan dated 3/30/2026
- Traffic Study dated 3/17/2026