LYNNWOOD WASHINGTON
DEVELOPMENT & BUSINESS SERVICES

ADMINISTRATOR'S DECISION

Project Development Review (PDR)

Polaris at Lynnwood

(PDR-26-0002)

I. Application

Project Name	Polaris at Lynnwood
File Numbers:	PDR-26-0002
Location:	20800 44th Ave W, Lynnwood WA, 98036
Tax Parcel Number:	27042100407500
Zoning:	Planned Commercial Development (PCD)
Future Land Use:	Regional Commercial
Site Area:	134,168 sf
Property Owner:	Northview Center SPE LLC & C/O Nitze-Stagen & Co Inc
Applicant:	Andrew Bernard, Inland Construction
Staff Reviewer:	Catherine Kato, Senior Planner 425-670-5045; ckato@lynnwoodwa.gov
Applicable Design Guidelines:	City Center Design Guidelines
Related Permits:	Associated Building and Construction Permits, SEPA Permit, Critical Areas Permit
Decision:	Approved with Conditions

II. Exhibits

1. Approved PDR Plan Set, received 10/12/26
2. Project Narrative, received 5/26/26
3. Title Report, received 4/24/26
4. Landscape Maintenance Plan, received 10/12/26
5. Drainage Report. Received 4/24/26
6. Geotechnical Engineering Report, received 4/24/26
7. Environmental Impact Report, received 4/24/26
8. Traffic Impact Analysis Report, received 9/8/26
9. SEPA Checklist, received on 6/8/26
10. Notice of Incomplete Application, dated 5/21/26
11. Notice of Complete Application, dated 5/29/26
12. Notice of Application and Optional Process, 6/10/26
13. Request for Information Letter 1, sent 7/22/26
14. Comment Letter SnoPUD, received 6/18/26
15. Response Letter 1, received 9/9/26
16. Request for Information Letter 2, sent 9/29/26
17. Response Letter 2, received 10/12/26
18. SEPA MDNS, dated 11/2/26

III. Findings of Fact

a. Proposal Description

On April 24, 2026 and May 6, 2026, Andrew Bernard of Inland Construction, on behalf of Northview Center SPE LLC submitted Project Development Review (PDR) and SEPA applications for plans for a mixed use affordable multifamily apartment with commercial space. The building will be 6 stories over 2 levels of structured parking with 294 units, 305 parking stalls, indoor amenity spaces and leasing office, 17,822 sf of courtyard amenity space, and 1,305 sf of commercial space intended for a coffee shop. The PDR and SEPA applications were deemed complete on May 29, 2026.

b. Background

The subject property is 20800 44th Ave W (Parcel Number 27042100407500). The property is currently being utilized as a parking lot. The parcel was created by the binding site plan for Quadrant I-5 Center (AFN 9102215001).

c. Noticing and Review Timelines

The application was deemed complete on May 29, 2026. On June 10, 2026, 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

June 24, 2026. 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 96th day of active permit processing.

d. Environmental Review

The City of Lynnwood reviewed the proposed project for probable adverse environmental impacts under the SEPA Optional Process and issued a Mitigated Determination on Nonsignificance (MDNS) on November 2, 2026 (Exhibit 18). This determination was based on the following findings and conclusions:

1. A preliminary critical areas report identifies a proposed mitigation plan which was designed in accordance with applicable policies and guidance, showing all proposed mitigation being based on best available science and demonstrating no net loss of critical area functions and values.
2. The adjacent wetland property to the north of the subject site is separate from 20800 44th Ave W (Parcel No. 27042100407500) and Inland Construction has no rights for development of the wetland property (Parcel No. 27042100407600).
3. Lift Station No. 14 can be reasonably modified to increase capacity consistent with the demand of the proposed development.
4. Previous environmental review of the City Center + Alderwood Regional Growth Center included a Draft Environmental Impact Statement and Final Environmental Impact Statement which reviewed potential adverse environmental impacts to demographics, land use patterns and housing; community design and aesthetics; natural and built environment; multimodal transportation and related greenhouse gas emissions; public services (fire and police protection, parks, and schools); utilities (water, sewer, and stormwater); and relationship to plans and policies.

Based on these findings and conclusions, the City included the following conditions of the MDNS:

1. A critical areas permit (CAP-26-0005) must be approved prior to Development Engineering permit issuance.
2. Installation of new pumps and confirmation of adequate capacity, or a contingency bypass pumping plan able to maintain adequate capacity in the event that upgrades are not yet completed must be in place for Lift Station No. 14 prior to Certificate of Occupancy.

The City followed the Optional process outline in WAC 197-11-355. The City received public comments during the dual comment period (Exhibits 13 and 14). There is no further comment period for the MDNS.

The proposed project is subject to Critical Areas Review. A critical areas permit application (CAP-26-0005) was deemed complete on July 21, 2026, and is still being processed.

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. 44th Ave W and 209th St SW– See City Center Streetscape Plan

City Connectors have a minimum standard that is outlined by LMC Table 8.20.02.

Staff Analysis:

Per LMC.8.20.0120 Alternative Compliance, including waiving requirements to the street and neighborhood design chapter may be granted by the Administrator at their sole discretion. The City Center Streetscape Plan does not include streetscape plans for the streets surrounding this project. The proposed design includes an 8' ft sidewalk and 3 ft planting strip along 44th Ave W. Along 209th St SW, a 9 ft sidewalk with 5 ft wide tree pits are spaced 26 ft on center apart, and an 8 ft wide street parking strip along the street is proposed. The Administrator determined that the proposed improvements provide a transition from the City Center streetscape to the residential neighborhood zone to the south. City Center Streetscape requirements to adjacent zoning districts consistent with Comprehensive Plan LU Goal 2 and TR Goal 3.

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

The minimum density requirement for the PCD zone is 40 dwelling units per acre. There is no maximum density limit.

Staff Analysis:

The proposed project has a density of approximately 95 dwelling units per acre.

ii. Building Coverage

There is no maximum building coverage in the PCD zone.

Staff Analysis:

The building coverage for the proposed project is 47.7%.

iii. **Building Placement**
Per Table 8.30.36 under LMC 8.30.0450(B), there is no minimum street setback, and there is a minimum interior setback of 10 ft.

Staff Analysis:
The proposed building is set back approximately 11.75 ft from 44th Ave W, and between 10 to 13 ft from 209th St SW. The building is approximately 28-29 ft from the western interior property line, and over 100 ft from the northern interior property line.

iv. **Parking Location**
Per Table 8.30.21 under LMC 8.30.0330(B), parking lots have a minimum street setback of 5 ft, and a minimum interior setback of 5 ft.

Staff Analysis:
The proposed project's parking lot complies with the minimum setbacks.

v. **Building Height**
Per Table 8.30.36 under LMC 8.30.0450(B), there is no maximum building height.

Staff Analysis:
The proposed project building height at its highest point is roughly 75' above the lowest existing grade.

vi. **Building Massing**
There is no building massing requirement in the PCD zone.

Staff Analysis:
There is no building massing requirement in the PCD zone.

vii. **Entrances**
There is no entrance requirement in the PCD zone.

Staff Analysis:
There is no entrance requirement in the PCD zone.

viii. **Amenity Space**
Per Table 8.30.36 under LMC 8.30.0450(B), 1% of Floor Area is required to be amenity space, with a minimum smallest dimension being a radius of 10 ft. Mixed-use developments may have nonresidential amenity space counted toward residential shared amenity space, provided the space conforms to requirements for both categories.

Staff Analysis:
The total proposed floor area of the building is 425,515 sf. This equates to a required amenity space of 4,256 sf. The proposed amenity space surpasses this requirement, with 17,822 sf of courtyard space.

ix. Multifamily Structure (6+ Units)

Per 8.30.0450(C), multifamily structures must meet the following requirements:

1. At least 40 percent of the ground-floor space facing the building exterior must be occupiable space.
2. At least 20 percent of the total ground-floor space facing a public street must be occupied by a commercial use of a minimum depth of 30 feet.

Staff Analysis:
Due to grading and elevation of the site, the length of the southern side of the building, as well as portions of the western and eastern sides of the building are not considered ground-floor space that is required to be occupiable. At least 40 percent of ground-floor space accessible from the building exterior is occupiable space.
More than 20 percent of the total ground-floor space considered occupiable along 44th Ave W is occupied by a commercial space designated for a coffee shop.

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 zoned Planned Commercial Development (PCD). The excerpts below are from the Land Use, Transportation, Community Health, and Parks, Recreation & Open Space 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.

   LU Policy 1.2:
   Promote well-connected communities within the City through extensive pedestrian and bicycle corridors, and accessible transit opportunities.

   LU Policy 1.4:
   Promote infill and redevelopment of underutilized lands and the adaptive reuse of buildings.

Staff Analysis:
The proposed project is placed near accessible transit opportunities, including Lynnwood City Center Transit Station and is within the City's Regional Growth Center (RGC), which is anticipated to take on a significant portion of the City's growth. The proposed project is connected to the transit station by the 44th Ave W Underpass, which is currently being improved through a city capital project to include new shared use path and associated improvements that will support improved transit access.

2. Housing Goal 1:
   Provide capacity for housing to meet the needs of present and future residents of Lynnwood.

   HO Policy 1.1:
   Align with the Regional Growth Strategy and Snohomish County Growth Targets by providing capacity for the 20-year allocations, including special needs and affordable housing.

   HO Policy 1.2:
   Provide enough capacity in the range of land uses required to develop moderate density, high-density, and middle housing to accommodate the City's allocated growth per income band.

   Staff Analysis:
   The proposed project will provide high-density affordable housing.

3. Transportation 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.
   Surface 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 PCD.

2. Wall, Fence, & Hedge (Chapter 8.40, Article 03) Standard for vision-obscuring fences, hedges, and walls are outlined in LMC 8.40.0320.

   Staff Analysis:
   The fencing on site complies as the open fencing does not exceed eight feet in height.

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 meets the required minimum setback of 25 ft from a public street. The area is enclosed by a 6' masonry block wall and gate. The site does not abut any Residential zone. The location of the enclosure does not interfere with any of the parking stalls.

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 items listed under LMC 8.40.0510.B.6. Lighting may follow either the prescriptive or performance methods outlined under LMC 8.40.0540.

Staff Analysis:
The proposed project follows the LZ-3 lighting zone and will follow the prescriptive method. Per Table 8.40.53, 5 lumens per sf of hardscape is the base allowance. The proposed site has 24,507 sf of hardscape. The total proposed site lumens is 53,010 lumens, which is under the total site lumen limit of 122,535.

5. Walkways & Non-Vehicular Access (Chapter 8.40, Article 06)
   Pedestrian accesses 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, stand alone 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 includes 294 units, which equate to 147 required bike parking stalls. 147 total stalls are provided in designated bike areas on floors P3, P1/P2, and P0.

6. Parking & Vehicle Access (Chapter 8.40, Article 07)
   LMC 8.40.0770 outlines parking lot development standards, including landscaping and stall dimensions. Per LMC 8.40.0720.A.3, uses listed as "Affordable housing" are exempt from required parking.

   Staff Analysis:
   While no parking is required for affordable housing, the proposed project includes 305 parking stalls, 292 stalls are within the parking garage, and 13 stalls are surface parking stalls. Parking lot development, landscaping, and stall dimensions for the proposed project comply with requirements from the section.

7. Signs (Chapter 8.40, Article 8)
   Signage is not reviewed or regulated as part of Project Development Review. All signage must be submitted separately under a sign permit application.

   Staff Analysis:
   Signage must be submitted separately under a sign permit application to be permitted. This PDR decision does not approve or permit any signage shown in exhibits.

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 is set forth

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(D)(1)(b) states that City Center Design Guidelines apply to any projects located in the PCD zone that are more than three stories in height. City Center Standards that are deemed appropriate for the scope and location of this proposed project apply.

   Staff Analysis
   The subject property is zoned PCD. As the proposed project is over three stories in height, it must follow City Center Design Guidelines. City Center Site Design Standards do not apply. City Center Site Building Standards do apply with the exception of standards B, D, and F as these standards are intended for buildings which directly abut property lines which the PCD zone does not require.

   Per LMC 8.90.0810, the administrator reserves the discretion to provide relief from provisions of the Unified Development Code where substitute responsiveness to the provisions of the code supports implementation of the comprehensive plan and can be fulfilled upon granting the request. The following are alternative compliance choices that were approved as part of the design.

   A. The frontage façade at street level is comprised primarily of faux material, as ceraclad siding with gridline texture in the color dark brown. This is permitted at the discretion of the Administrator provided that the material (ceraclad) is at least as durable as the material it is mimicking (wood).

   C. Alternative to meeting element 3.f. for C. Street Level: Street-facing Entrances, where sidelight windows are to extend 3 feet to the left and right of an entrance, and a minimum of 1.5 feet above an entrance, the primary public entrance sidelight windows extend 2 feet to each side, and 3 feet above the entrance.

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

Two Agency comments were received, one from Alderwood Water and Wastewater District, and one from Snohomish County PUD. Five public comments were received during the comment period. Please refer to Exhibits 13 and 14 to view all comments.

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 Polaris at Lynnwood (PDR-26-0002), 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. All conditions of SEPA-26-0005 apply to this project decision.
    i. A critical areas permit (CAP-26-0005) must be approved prior to Development Engineering permit issuance.
    ii. Installation of new pumps and confirmation of adequate capacity, or a contingency bypass pumping plan able to maintain adequate capacity in the event that upgrades are not yet completed must be in place for Lift Station No. 14 prior to Certificate of Occupancy.
3. This project requires a Development Engineering Permit and associated construction permits.

VII. Director's Decision

Reviewed by: Karl Almgren Date: 10/30/2026

Karl Almgren, AICP
Community Planning Manager

Approved by: Ben Wolters Date: 11/02/26

Ben Wolters, AICP
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 **November 18, 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-26-0002 Administrators Decision Polaris at Lynnwood

Final Audit Report 2026-11-02

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