

Triton Learning Commons

(PDR-010068-2023)

December 20, 2023

I. Application

Project Name:	Triton Learning Commons
File Numbers:	PDR-010068-2023
Location:	Edmonds College, Lynnwood Hall, 20212 68 th Ave W
Tax Parcel Number:	27042000200100
Zoning:	Public Use (P-1)
Future Land Use:	Public Facilities (PF)
Site Area:	45.22 acres
Property Owner:	Edmonds Community College
Applicant:	Matt Lane, McGranahan Architects 253-208-1340, matt.lane@mcgranahan.com
Staff Reviewer:	Catherine Kato, Senior Planner 425-670-5045, ckato@lynnwoodwa.gov
Applicable Design Guidelines:	Citywide Design Guidelines for All Districts Citywide Design Guidelines for Commercial Districts
Related Permits:	Associated Building and Construction Permits
Decision:	Approved with Conditions

II. Exhibits

1. Approved Land Use Plan Set, received August 31, 2023
2. SEPA Checklist, received June 29, 2023
3. Project Narrative, received August 31, 2023
4. Landscape Maintenance, received April 26, 2023
5. Landscape Plan, received August 31, 2023
6. Electrical Plans, received August 31, 2023
7. Transportation Impact Study, received August 31, 2023
8. Drainage Report, received August 31, 2023
9. Survey, received November 2, 2023
10. Agency Comment from SnoPUD, received June 9, 2023

III. Findings of Fact

a. **Background**

The project site is located on an approximately 45.22 acre parcel (Edmonds College, Lynnwood Hall, 20212 68th Ave W, parcel number 27042000200100). Future Land Use and Zoning – The Comprehensive Plan future land use designation of this site is Public Facilities (PF). The property is zoned Public Use (P-I) on the Official Zoning Map. P-I is identified in the Comprehensive Plan as a zone for public and semi-public uses and facilities. This site is located at 20212 68th Ave W.

The applicant is seeking administrative approval of a Project Design Review (PDR). PDR is required because the project proposes more than 1,000 square feet of gross floor area (Chapter 21.25 LMC).

The site is on the Edmonds College Campus. The addition will be to the north end of the Lynnwood Hall building. Surrounding Lynnwood Hall includes the following buildings:

North	Mountlake Terrace Hall
West	Woodway Hall and Lynnwood Municipal Golf Course
East	Alderwood Hall and Snohomish Hall
South	Mukilteo Hall

b. **Proposal Description**

The applicant proposes a 48,622 square foot addition of Lynnwood Hall to support students, including classrooms, study areas, library and offices. The project 'Triton Learning Commons' is a 3-story addition adding to the north of Lynnwood Hall as infill space of existing covered exterior walkways on the 1st and 2nd Floor. The project also seeks to improve landscaping area north of Lynnwood Hall.

c. Noticing and Review Timelines

The application was deemed complete on May 22, 2023. On June 5, 2023, in accordance with Chapter 1.35 Lynnwood Municipal Code (LMC), a Notice of Application and Impending Decision 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 and Impending Decision. The comment period ended on June 19, 2023. In accordance with LMC 1.35.333, all written comments received prior to the date of this decision have been considered. The review process required a revision process that was fully returned to the City on November 2, 2023.

d. Environmental Review (SEPA)

The City of Lynnwood issued a DNS on July 7, 2023 for this proposal under File Number ERC-010087-2023. The appeal period end date was August 4, 2023, and no appeals were received.

e. Zoning Analysis

i. Compliance with the Public and Semi-Public Zone (Chapter 21.44 LMC)

Per LMC 21.44.100A2e, Private and public schools, universities and colleges are permitted, consistent with the use and development regulations for the zone.

LMC 21.44.200 PCD zone:

- **Minimum Setbacks.** There shall be a minimum setback for nonresidential buildings of 15 feet from any public street and 50 feet from any property line adjoining a single-family residential zone or use. The setback from any other property line shall be 25 feet. These setbacks shall be increased by one foot for each foot of height exceeding 45 feet, measured from the lowest ground elevation at the foundation to the ceiling of the highest story occupied.

Staff Analysis: The addition will not be within 15 feet of any public street and is set back more than 50 feet from adjoining single-family residential zones or uses. Currently, the setback from the Northern property line does not comply with the 25-foot setback from any other property line with the increase of one foot for each foot of height exceeding 45 feet. This decision is conditioned on the primary parcel going through either a lot combination process or boundary line adjustment process to become compliant with development standards.

- **Height.** The height of buildings is not restricted; provided, that setbacks are increased with increased height in accordance with the setback regulations.

Staff Analysis: With the current property lines, the addition does not comply with the height and setback standards. This decision is conditioned on the

primary parcel going through either a lot combination process or boundary line adjustment process, in order become compliant with development standards.

- **Lot Coverage.** All buildings, including accessory buildings, shall not cover more than 35 percent of the area of the lot.

Staff Analysis: The lot coverage is below 35 percent and therefore compliant.

ii. Compliance with Landscaping (21.08 LMC)

The applicant has provided a landscape plan (Exhibit 5), irrigation plan, and maintenance plan in accordance with Chapter 21.08 LMC and the Citywide Design Standards.

iii. Compliance with Outdoor Lighting Standards (21.17 LMC)

The site is in Lighting Zone 3 (LZ-3). The applicant has provided a site lighting calculations (Exhibit 6) demonstrating compliance with the requirements of Chapter 21.17 LMC. The lighting plan utilizes the performance method for determining lighting compliance according to LMC 21.17.080. Per Table 21.17.04 under LMC 21.17.100, 5.0 lumens are allowed per square foot in LZ-3 zones. The project area is to have an average of 1.6 lumens per sq ft.

iv. Compliance with Parking (21.18 LMC and LMC 21.48.210)

The application proposes an addition to an existing building to provide improved services to existing student population and some overall added capacity. Per the provided parking study (Exhibit 7), existing parking is utilized at 56.8% which leaves 928 spots open for future growth from a total of 2,147. Per the report, a net increase in building area as part of the Triton Learning Center will add capacity equal to an additional 191 Type I FTEs on campus. Parking is continually monitored in ongoing conversations between the College and the City for a master plan that is yet to be adopted.

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. It is consistent with the comprehensive plan.

The property is designated on the Future Land Use Plan Map in the Comprehensive Plan as Public Facilities (PF). The principal land uses in the PF category are non-residential uses of a public or quasi-public nature.

The following policies and strategies from the Comprehensive Plan are relevant to this Project Design Review and action on this application:

- Transportation Strategy T-9.2: “Work with appropriate community stakeholders to develop effective means to support implementation of the Edmonds Community College Master Plan and the plan for the surrounding neighborhood.”

Staff Analysis: This project will connect with the future transit hub at the NE corner of the site, with an entrance at the east façade, strengthening the connection between the surrounding neighborhood and Edmonds College.

b. It is consistent with all applicable provisions of Chapter 21.25 LMC (PDR).

The proposal is subject to the Citywide Design Guidelines for all districts and commercial districts because it is for construction over 1,000 square feet. Project design review is intended to:

- Review the proposal for compliance with design guidelines;
- Help insure that the proposal is coordinated, as is reasonable and appropriate, with other known or anticipated development on private properties in the area and with known or anticipated right-of-way and other public improvement projects within the area; and
- Encourage proposals that embody good design principles that will result in high quality development on the subject property.

The applicant has provided materials (refer to exhibits) to demonstrate consistency with Chapter 21.25 LMC.

c. For development applications for remodeling or expansion of an existing development, it is consistent with those provisions in the Lynnwood Citywide Design Guidelines identified by the director as being applicable. For such applications, the director may modify applicable design standards and guidelines to provide continuity between existing and new development and/or proposed phases of development.

This project is consistent with Lynnwood Citywide Design Guidelines for all districts and commercial districts. It embodies design principles that will result in high quality development on the subject property. The project enhances the existing building through continuation and update of the periods architecture, including the use of bulk concrete paired with large transparency towards the plaza.

V. Public and Agency Comments

No member of the public provided comment within the comment period. A 14-day public comment period on the proposal ended on June 19, 2023.

One Agency comment was received from Snohomish County Public Utility District No. 1. This comment can be seen in Exhibit 10.

VI. Conclusion and Conditions of Approval

a. Conclusion

Based on the application materials (exhibits) 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 Triton Learning Commons (PDR-010068-2023) application subject to the following conditions:

1. The site plans and elevations (Exhibit I) received August 31, 2023 shall be the approved plan.
2. Any changes to the design of the project will require additional review and may delay issuance of subsequent development permits for the proposal and/or inspections during construction. Requests for modification shall be subject to the review fees in LMC 3.104.210.
3. A lot consolidation or boundary line adjustment must be recorded prior to building permit issuance.
4. The construction staging area for the project shall be determined with agreement from the Golf Course and City prior to building permit issuance.
5. All landscaping shall be installed prior to issuance of the building's certificate of occupancy.
6. All waste shall be stored in enclosed receptacles. All areas shall be kept free from nuisances, including overflow waste, leaks, or pests.
7. All traffic impact and concurrency fees shall be paid prior to issuance of building permit.
8. Sewer connection charges shall be assessed at the current rates at issue of building permit.
9. All electric utilities shall be installed underground.

VII. Director's Decision

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

Date: 12/20/2023

Approved by: David Kleitsch
David Kleitsch (Dec 21, 2023 16:07 PST)

Date: Dec 21, 2023

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 5, 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.






Directors Decision DRAFT Edmonds College

Final Audit Report

2023-12-22

Created:	2023-12-20
By:	Karl Almgren (kalmgren@lynnwoodwa.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAAsGBn4nzk8EFY1-e9eTIJxPITpCbWRb

"Directors Decision DRAFT Edmonds College" History

-  Document created by Karl Almgren (kalmgren@lynnwoodwa.gov)
2023-12-20 - 7:04:03 PM GMT- IP address: 174.127.205.70
-  Document emailed to David Kleitsch (dkleitsch@lynnwoodwa.gov) for signature
2023-12-20 - 7:04:23 PM GMT
-  Email viewed by David Kleitsch (dkleitsch@lynnwoodwa.gov)
2023-12-22 - 0:04:08 AM GMT- IP address: 104.47.64.254
-  Document e-signed by David Kleitsch (dkleitsch@lynnwoodwa.gov)
Signature Date: 2023-12-22 - 0:07:40 AM GMT - Time Source: server- IP address: 174.127.205.70
-  Agreement completed.
2023-12-22 - 0:07:40 AM GMT