



**PROJECT DESIGN REVIEW**  
**DIRECTOR'S DECISION REDESIGN RESPONSE**  
Housing Hope Scriber Place **REDESIGN**

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City of Lynnwood Development & Business Services – Community Planning

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(sent via email)

**RE:** **Redesign** Response to Director's Decision for  
Housing Hope Scriber Place **REDESIGN** - New 52-Unit Residential Project  
(PDR-010108-2023; PAR-010107-2023; ERC-010106-2023)

Dear Karl, Paul, Charlie and Shawna:

On behalf of Applicant / Developer Housing Hope (HH), Designs Northwest Architects (DNW) offers this letter of enquiry regarding the redesign of certain portions of the proposed Housing Hope Scriber Place – a new 52-unit residential project proposed at NW corner of 194<sup>th</sup> St. SW & 58<sup>th</sup> Pl. W, Lynnwood, WA 98036 (APN 00585300004300, Parcel B). We seek direction regarding the approval process to amend the Housing Hope Scriber Place Director's Decision for Project Design Review (PDR-010108-2023), Parking Adjustment Review (PAR-010107-2023), and Environmental Review Checklist (ERC-010106-2023) dated and signed December 15, 2023. Below (in blue text) is an explanation of the redesign scope, and an overview of the very limited impacts to the Director's Decision and associated Conditions of Approval.

**PROPOSED REDESIGN**

Applicant / Developer Housing Hope and the design team have collaborated to value-engineer the following aspects of the Scriber Place affordable multifamily project:

- **Building A Redesign** – eliminate community room and reduce office area while maintaining supportive services (property management, resident services, health consult) and community amenities (multipurpose rooms), relocate 4 two-bedroom units entirely to Level 2, all resulting in a reduced size of Building A. The prior Building A was 10,750 gross SF. Unit doors of Building A will continue to have visual connection to the play and recreation areas.

Building A Redesign Total Area (mixed use, non-separated):	6,754 total gross SF
Level 1 Community Services (B, S, R-2 Incidental):	3,509 gross SF
Level 2 Residential (R-2):	3,245 gross SF
- **Stormwater Vault** – relocate from fire apparatus access / driveway to SW corner of site (where portion of Building A was previously located). Provide grass turf outdoor recreation area above vault, to replace the eliminated community room in Building A. Existing Madrone tree near SW corner of site will remain and be preserved.
- **Building B, C and D Roof Redesign** – simplify roof massing to gabled roofs in the middle portion of each building.
- **Site amenities remain but are refined to accommodate the redesigned Building A**, such as picnic / play plaza, play area, benches, sidewalks, entry plaza and mailboxes.

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- The project density, number of buildings (4), unit count (52 dwellings), unit ratio, number of stories (Bldg. A 2-story, Bldgs. B, C & D 3-story), parking count (82 spaces), parking circulation, fire apparatus access, trash enclosure,

Please refer to the enclosed drawings that depict Building A Redesign, stormwater vault relocation, and Building B, C and D roof redesign.

We offer the following responses to the Director's Decision of the PDR-010108-2023:

**DIRECTOR'S DECISION (PDR-010108-2023)**

III. Findings of Facts

- a. Proposal Description – redesigned Building A is now 6,754 gross SF, which results in total of 51,317 gross SF. This is a reduction of proposed Building A area from 10,750 gross SF. Buildings B, C and D gross SF remain unchanged.
- d. Environmental Review – redesigned project remains at 52 units and below the City's threshold of SEPA (which mandates review for projects over 60 units).

IV. PDR Decision Criteria

- a. Consistency with the Comprehensive Plan
  - i. Land Use Designation: Redesign does not change use or density.
  - ii. Policy LU-8: Redesign continues to provide adequate amenities adjacent to the right-of-way, and meets architectural design standards.
  - iii. Policy LU-11: Not affected by the redesign.
  - iv. Policy CC-1.2: Redesign abides by relevant zoning and fits with visual and functional character of the Comprehensive Plan.
  - v. Policy CC-1.3: Redesign compliments architectural character of buildings, and landscape elements continue to contribute to overall design of street and surrounding uses. Redesign does not change use or density.
  - vi. Policy CC-2.5: Setbacks, buffers, landscaping, visual screens and appropriate building scale are accomplished in the redesign.
  - vii. Policy H-14: Redesign continues to propose housing 52 families in need of 'safe and decent' housing.
  - viii. Policy H-21: Redesign continues to provide new affordable housing.
- b. Compliance with LMC 21.25 – Project Design Review
  - i. LMC 21.25.145(B) –
    1. Consistent with Comprehensive Plan – Yes, redesign does not change.
    2. Consistent with applicable provisions of this chapter – Yes, redesign does not change.
    3. Consistent with applicable design guidelines – Yes, redesign continues to include multiple buildings using modern design standards, that fit within the Citywide Design Guidelines. The redesigned site continues to include design features supported by the design guidelines. Proposed parking, vehicle and pedestrian circulation remains unchanged. The redesign does include relocation of stormwater vault to the SW portion of the site, with new recreation area proposed at-grade. Lighting, stormwater and landscape drawings will be updated in the construction permits to reflect changes due to the redesign.

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Design departures (LMC 21.25.150) previously explained in original PDR/PAR/ERC application and evaluated by the Director’s Decision, remain unaffected by the proposed redesign. The redesigned project continues to be consistent with the intent of the design guidelines and provides equivalent, if not superior, results.

4. Not applicable.
  - c. Compliance with LMC 21.17 – Outdoor Lighting Standards – The redesign lighting plan will be updated within construction permit drawings to conform to LMC and Citywide Design Guidelines.
  - d. Compliance with LMC 21.18 – Off-Street Parking – 82 on-site parking spaces (approved thru PAR-010107-2023) are not changed by the redesign.
  - e. Compliance with LMC 21.43 – Residential Multiple-Family Zones –
    - i. 21.43.050 – Zones and Purposes: Redesign does not change zone or density.
    - ii. 21.43.100 – Uses Allowed: Redesign does not change the proposed 52 multi-family dwelling units.
    - iii. 21.43.200 – Development Standards: Redesign does not change the development standards.
- VI. Conclusion and Conditions of Approval
- a. Conclusion:

Response: Based on the preliminary redesign graphics accompanying this letter, Applicant establishes that the project function, use, resident amenities, resident services offered, aesthetics and access points remain unchanged from the original project submitted. The redesign is simply an economization of the services and office spaces in Building A, a trade-off of indoor Community Room recreation area to an outdoor recreation area, and simplification of roof massing for value engineering purposes. The proposed redesign of this affordable multifamily project will continue to create a well-designed, vibrant and supportive multi-family community.
  - b. Conditions of Approval
    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).

Response: Redesign permit drawings will identify exterior lighting fixtures in a finish that is complimentary to the ROW and adjacent developments.
    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).

Response: Redesign permit drawings will demonstrate lighting shielded from the sky and adjacent properties.
    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.

Response: Redesign permit drawings
    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.

Response: Sign permits are deferred and will be obtained by the signage subcontractor.
    5. Play Area: Private daycare Playground Area to provide two exits per WAC 110-301-0145 (Outdoor school-age program space).

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Response: There is no private daycare use proposed at this project site. The play area depicted in the redesign will be for resident-use only. Redesigned play area depicts two accessible ramps, and fencing along some of the play area perimeter (not fully enclosed).

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.

Response: Redesign Building A Multipurpose rooms are now A101 (746 SF) and A102 (602 SF) which are not more than 50 occupants (using 15 net per occupant), and are < 750 SF. The exit doors not required to swing in direction of egress travel, however the exterior exit doors do swing outward from each room.

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.

Response: Redesign permit drawings will show FDCs more closely located to each associated building and along planting strips. Redesigned Building A is now one footprint, and will have one associated FDC located near the end of parking by 58<sup>th</sup>, and one fire riser room.

8. Sheet C5.0: a. Should show fire lane markings.

Response: Fire lane unchanged, and redesign permit drawings will 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.

Response: Redesign permit drawings will continue to show sidewalk connection from west side of Building C to right-of-way sidewalk along 194<sup>th</sup> St SW.

This affordable multifamily housing project relies on grant and funding sources that require land use approval and permit issuance as soon as possible. *We appreciate an expedited determination of the process to Amend the Director’s Decision due to redesign.* Please contact me if you require any additional information.

Sincerely,  
Kim Williams, Project Manager  
Designs Northwest Architects

**Attachments:**

Redesign Preliminary Drawings:

V2\_P\_PDR\_RedesignPlanSet\_ScriberPlace\_05.23.2024.pdf

V2\_P\_PDR\_RedesignExampleGableRoofs\_ScriberPlace\_05.23.2024.pdf

**Copies:**

Housing Hope / Beacon Development Group Team  
A/E Team

General Contractor  
File