

ALDERWOOD SOUTH SITE DATA

LOCATION:

ADDRESS: 2927 ALDERWOOD MALL BLVD.,
LYNNWOOD, WA 98036

PARCEL NUMBER: 00372600100305

DESCRIPTION:

THREE STORY MULTI-FAMILY APARTMENT COMMUNITY

ZONING:

CURRENT: PCD (PLANNED COMMERCIAL DEVELOPMENT)
PROPOSED: PCD

SITE AREA:

GROSS: ±9.1 ACRES (396,396 SF)
DENSITY: PROVIDED: 26.4 D.U. PER ACRE

LOT COVERAGE

INCLUDES BLDG + COVERED EXTERIOR STAIRWELLS + COVERED PATIOS

BUILDING A-A	7,348 SF x (2) = 14,696 SF
BUILDING A-B	8,048 SF x (3) = 24,144 SF
BUILDING B-B	8,748 SF x (1) = 8,748 SF
BUILDING C-C	8,708 SF x (1) = 8,708 SF
BUILDING D-D	7,184 SF x (3) = 21,552 SF
CLUBHOUSE (INCL OUTBUILDING)	8,588 SF
COMMERCIAL	3,375 SF
TRASH ENCL	187 SF (5) = 935 SF
GARAGE 1	2,147 SF
GARAGE 2	3,187 SF
GARAGE 3 (MAINT.)	3,719 SF
(6) STALL CARPORT	950 SF x (15) = 14,250 SF
(4) STALL CARPORT	636 SF x (7) = 4,452 SF
RAMADA	144 x (2) = 288 SF
TOTAL:	118,789 SF

ALLOWED: 35% (142,702 SF)
PROPOSED: 30% (118,789 SF)

COVERAGE BY IMPERVIOUS SURFACES 75% (298,476 SF)

SETBACKS

EAST (ALDERWOOD MALL BLVD) 15'
ALL OTHER 0'

OPEN SPACE:

REQUIRED OPEN SPACE:	
RESIDENTIAL OPEN SPACE 40SF/UNIT	240 UNITS X 40SF = 9,600 SF
NON-RESIDENTIAL 1SF/100GSF	3,700SF / 100 = 37 SF
TOTAL REQUIRED OPEN SPACE:	9,637 SF
TOTAL OUTDOOR OPEN SPACE:	37,683 SF

AMENITIES:

SWIMMING POOL, SPA, BBQ, ACTIVE REC. AREAS, FITNESS ROOM, LOUNGE, DOG PARK.

SIGNAGE:

ALL BUILDING SIGNAGE TO BE ON BUILDING ELEVATIONS

TOTAL UNITS:

21 x STUDIOS
132 x 1-BEDROOMS
72 x 2-BEDROOMS
15 x 3-BEDROOMS
240 TOTAL UNITS

ACCESSIBLE UNITS:

12 ACCESSIBLE UNITS (5%) ASSIGNED THROUGHOUT PROPERTY:
1 x STUDIO
6 x 1-BEDROOMS
4 x 2-BEDROOMS
1 x 3-BEDROOM

PARKING COUNT

REQUIRED PARKING:

PER LMC 21.18.800

MULTI-FAMILY PARKING		
1.5 STALLS PER STUDIO	1.5 X 21 =	32 STALLS
1.75 STALLS PER 1 BDR	1.75 X 132 =	231 STALLS
2.0 STALLS PER 2-3 BDR	2.0 X 87 =	174 STALLS

RETAIL PARKING		
1 STALL PER 200GFA	3,375SF/200 =	17 STALLS
TOTAL REQUIRED PARKING		454 STALLS

COMPACT PARKING	
20% ALLOWED PER LMC 21.18.700	90 STALLS

PROVIDED PARKING:

PER APPROVED 3.1% ADMIN PARKING REDUCTION (PAR-006532-2018)

STANDARD SURFACE STALLS:	297 STALLS
CARPORT STALLS:	111 STALLS
GARAGE STALLS:	32 STALLS
TOTAL PROVIDED PARKING =	440 TOTAL STALLS
COMPACT STALLS:	90 STALLS (ALL SURFACE)
ACCESSIBLE STALLS:	14 STALLS (12 CARPORTS, 2 VAN)