AGENDA
Lynnwood Planning Commission
Wednesday, December 5, 2012 — 7:00 pm
City of Lynnwood Permit Center – 4114 198th St. SW, Suite 7
Note: Different meeting date and location

A. CALL TO ORDER – ROLL CALL

B. APPROVAL OF MINUTES

C. CITIZEN COMMENTS – on matters not on tonight’s agenda.

D. PUBLIC HEARINGS

E. WORK SESSIONS

1. Discussion – Draft City Center Guide to Project Prioritization. Discussion of the draft Guide to Project Prioritization for Lynnwood’s City Center.

2. Discussion – Schedule for Review of Lynnwood Place Development. Discussion of upcoming meeting schedule for Lynnwood Place (former Lynnwood High School property).

F. OTHER BUSINESS

G. COUNCIL LIAISON REPORT

H. DIRECTOR’S REPORT

I. COMMISSIONERS’ COMMENTS

J. ADJOURNMENT

The public is invited to attend and participate in this public meeting. Parking and meeting rooms are accessible to persons with disabilities. Upon reasonable notice to the City Clerk’s office (425) 670-5161, the City will make reasonable effort to accommodate those who need special assistance to attend this meeting.
CITY CENTER: Project Prioritization

Please bring the packet materials from the November 8, 2012 Planning Commission Agenda.

Extra copies will be available at the meeting if needed and are available online at: http://www.ci.lynnwood.wa.us/docs/PC-2012-11-08-E1.pdf
DATE: December 5, 2012

TO: Planning Commission

FROM: Corbitt Loch, Deputy Director

RE: LYNNWOOD PLACE (former Lynnwood High School)

PROJECT AND PROCEDURE UPDATE AND REVIEW

The purpose of this agenda item is to introduce the upcoming permit review schedule/process for the Lynnwood Place development. This project was initially proposed in 2006. The Environmental Impact Statement (EIS) was completed earlier this year and will be available as an information resource. Decisions on the various land use applications are expected during the first and second quarters of 2013. The permit review processes will include a public hearing before the Planning Commission as one of several components of the approval process. The Commission is to conduct a public hearing and make recommendation(s) to the City Council on the proposed Amendment to the Lynnwood Comprehensive Plan and Amendment to the Zoning Ordinance.

No action by the Planning Commission is required at this time. This agenda item focuses upon the permit review process that will undoubtedly be a significant work item for the Commission during 2013. During the first quarter of 2013, the Planning Commission will receive substantive information regarding the applications, including analysis by and recommendations from staff. Before the Commission begins deliberation upon these requests, the Commission must first hold a public hearing, to allow all interested citizens to share their views and/or additional information. Commissioners are asked to refrain from forming opinions, having direct discussions with concerned parties, reaching conclusions, or making decisions on these applications until after the public hearing has been conducted.

Commissioners will recall that Edmonds School District (ESD) plans to retain ownership of the 40-acre development site. The resulting revenue stream will be used to provide long-term funding support for the District’s capital development program. A long-term lease to Cypress Equities will allow that corporation to develop and occupy the property. As proposed, the north half of the property would be developed for a warehouse retail business (Costco), while the south half would be developed as a compact, mixed-use development with both surface and structured parking. Cypress Equities (Cypress) has submitted “representative” plans for buildings, roads, parking and utility infrastructure. In other words, detailed, specific plans for this specific property have not yet been submitted.
Some of those “representative” plans are attached in order to give Commissioners a general understanding of the scale and type of land development proposed. Cypress has indicated that the type and extent of land development will be consistent with Alternative 2 of the Environmental Impact Statement (EIS). Again, Commissioners should not use the materials provided here to reach premature conclusions about the permit applications. Additional information will be provided in the near future, including public testimony during the forthcoming public hearing.

Staff would appreciate direction from the Commission regarding the number of meetings that may be needed for the Commission complete its review of these applications.

As agreed by ESD, Cypress and the City, detailed and definitive plans for the property would be provided to the City as part of a development agreement. That development agreement is to contain greater specificity with regards to architectural detailing, specific land uses and buildings, signs, project phasing, and the construction of infrastructure essential to the project.

Attachments:
1. Flow diagram for review of land use permits for Lynnwood Place
2. “Representative” site plan
3. “Representative” building elevations
Attachment 1 – Permit Review Process

LYNNWOOD PLACE—PERMIT REVIEW PROCESS

APPLICATIONS

- Comp. Plan Amendment—MAP
- Code Amendment — Text
- Zoning Code Amendment
- Site Plan
- Planned Action Designation
- S & O Zone Amendments

STAFF WORK PRODUCTS

- Staff Report and Recommendation
- City Council Hearing
- Additional Info. required

POTENTIAL OUTCOME

- Yes
- No

CITY COUNCIL HEARING

PLANNED ACTION DESIGNATION

Development Agreement
1. Negotiated Work Product
   - Development Agreement
   - Architectural design standards
   - Design standards for signs
   - Construction of infrastructure

CONTINUOUS REVIEW

CYCLE 1

CYCLE 2

CYCLE 3

CONSTRUCTION PERMITS

APPLICATIONS

CYCLE 4
Attachment 2 - “Representative” Site Plan
Attachment 3 - “Representative” Building Elevations