Lynnwood Place

40 acres

Former LHS Campus
Permit Review Sequence

- Environmental Impact Statement
  - w/ Public Input
- Current Step
  - Comprehensive Plan & Zoning Amendments
    - w/ Public Input
- Development Agreement & Planned Action
  - w/ Public Input
- Construction Permits
Four Permit Applications

1. Comprehensive Plan Map Change
   From PF-Public Facilities to MU-Mixed Use

2. Comprehensive Plan Text Change
   Parks, Recreation & Open Space Element

3. Zoning Code Text Change
   Development standards for CR-Commercial-Residential Zone

4. Zoning Map Change
   From P1-Public to CR-Commercial-Residential
## Project Summary

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<table>
<thead>
<tr>
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<tbody>
<tr>
<td><strong>Site size</strong></td>
<td>40.22 acres</td>
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<tr>
<td><strong>Gross building area</strong></td>
<td>990,000 sq. ft.</td>
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<td><strong>Multifamily</strong></td>
<td>Up to 500 dwellings</td>
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<td><strong>Retail (Costco)</strong></td>
<td>160,000 sq. ft.</td>
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<td><strong>Retail shops</strong></td>
<td>192,000 sq. ft.</td>
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<td><strong>Amusement/Recreation</strong></td>
<td>105,000 sq. ft.</td>
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<tr>
<td><strong>Restaurant</strong></td>
<td>33,000 sq. ft.</td>
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<tr>
<td><strong>Parking</strong></td>
<td>3,548 spaces</td>
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<td><strong>New bypass road</strong></td>
<td>Yes</td>
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Procedural Steps

- **Public notice**
  - Everett Herald
  - Mailed notice
  - Posting of property

  Notice of application
  Notice of public hearing

- **Environmental review (SEPA)**
  - Draft & Final environmental impact statement

- **Notification of State agencies**

- **Public hearings** – Planning Commission & City Council
Permit Review Binders

- Staff reports – with correction
- Application materials
- Written public comment
- Environmental impact statement
Comprehensive Plan Map Change

Proposed change from PF—Public Facilities to MU—Mixed Use. File 2006CPL0003
Comprehensive Plan Map Change

**Decision Criteria** (paraphrased)

Comprehensive Plan

a) Internal and external consistency.

b) Consistent with the Growth Management Act.

c) No significant, adverse impacts.

d) Adequate infrastructure.

e) Implements Comprehensive Plan.

f) Notification of affected agencies.
Staff Recommendation

2006C PL0003 Comprehensive Plan Map Change

Recommend the City Council approve map change from PF-Public Facilities to MU-Mixed Use, subject to conditions of approval specified on Page 15 of staff report, as amended.
Comprehensive Plan Map Change

**Recommended Condition of Approval** (paraphrased)

1. **Execution of development agreement:**
   A. Detailed design of infrastructure.
   B. Construction timing and phasing of infrastructure.
   C. Integration of transit and connection to transit facilities.
   D. Urban design and orientation to 184th Street SW.
   E. Onsite recreation and open space.
   F. Connection to the Interurban Trail and pedestrian access throughout.
   G. Final site plan.
   H. Architectural design features for structures, street furnishings, signs, and open space.

-continued-
Comprehensive Plan Map Change

**Recommended Condition of Approval** (paraphrased)

J. Appearance of the development as seen from Alderwood Mall Parkway, SR-525, and Maple Road.

K. Paved pedestrian/bicycle pathway connecting the mixed-use development to the Interurban Trail.

L. Paved pedestrian pathways to and throughout development.

M. Measures to conserve energy, promote sustainability, and reduce or off-set Greenhouse Gas Emissions.


3. Development plans and mitigation consistent with EIS.
Comprehensive Plan Text Change

Parks, Recreation and Open Space Element

- Remove References to Lynnwood Athletic Complex
- Defer and combine with other updates to Element
Staff Recommendation

2006C PL0003  Parks, Recreation & Open Space Element

No action – to be addressed at a later time.
Zoning Code Text Change

Changes to Commercial-Residential zone

- Revises purpose statement.
- Removes references to “North Gateway Subarea Plan”.
- Allows retail sale of gasoline when accessory to permitted use over 50,000 sq. ft.
- Prohibits self-service storage facilities.
- Allows multifamily dwellings only in mixed-use.
- References City-Wide Design Guidelines.

-continued-
Zoning Code Text Change

Changes to Commercial-Residential zone

• Limits residential density.
• Refinements to:
  • Parking
  • Setbacks
  • Building entrances
  • Landscaping
Zoning Code Text Change

**Decision criteria** (paraphrased)

Lynnwood Municipal Code 21.20.500

a) Consistent with the comprehensive plan.
b) Related to public health, safety and welfare.
c) Supports interests of citizens and property owners.
Staff recommendation

2012CAM0007 Commercial-Residential Text Change

Recommend the City Council approve the requested amendment of the text of the C-R zone.
Zoning Map Change (rezone)

Proposed change from P1—Public to C-R—Commercial-Residential. File 2012RZN0003
Zoning Map Change (rezone)

**Decision Criteria** *(paraphrased)*

Comprehensive Plan Policy LU-1.6

a) Consistent with and implement Comprehensive Plan.

b) Consistent with and implement purpose of the zone.

c) Compatible with surrounding zones and land uses.

d) Changed circumstances.
Zoning Map Change (rezone)

e) Adequate infrastructure.
f) Property suitable for land uses/development.
g) Supports public health, safety, and welfare.
h) Consistent with other City plans and policies.
Zoning Map Change (rezone)

**Decision Criteria** (paraphrased)

LMC 21.22.600

a) Supports public health, safety and welfare.
b) Changed conditions or for needed development.
c) Land is suitable for development.
d) No significant adverse impacts.
e) In community’s best interest.
f) Consistent with comprehensive plan

g) Consistent with Lynnwood Municipal Code.
Rezone

Recommend the City Council approve reclassification from P1-Public to C-R - Commercial-Residential.