



Lynnwood Place

Permit Review
Binder—2013

MEMORANDUM

DATE: December 19, 2012
TO: Interested Citizens
FROM: Paul Krauss, Director
RE: LYNNWOOD PLACE – PERMIT REVIEW

This notebook provides a large number of documents compiled as the **Lynnwood Place Permit Review Binder**. It is my hope that the reports, drawings, and studies offered here will help you consider, understand, and assess several applications submitted by the Edmonds School District in support of redevelopment of the former Lynnwood High School property.

This large redevelopment project has been under consideration for several years. A final environmental impact statement for Lynnwood Place (formerly known as Lynnwood Crossing) was issued in March 2012, and is provided near the back of this binder.

The applications addressed herein include:

- Amendment of the Comprehensive Plan's Future Land Use Map.
- Amendment of the text of the Comprehensive Plan's Parks, Recreation and Open Space Element.
- Amendment of the text of the zoning regulations for the Commercial-Residential zone.
- Amendment of the Zoning Map to rezone the property to Commercial-Residential.

While plans for new construction at this former school site have been under consideration for some time, many of the development's specific details remain in a formulative state. In the event these applications are approved by the City Council, the Edmonds School District and the City will collaboratively prepare a development agreement with greater specificity; and a planned action designation to facilitate evaluation of construction permit applications.

Thank you for your interest in Lynnwood Place. I invite you to review this binder and to participate in the upcoming public hearings and meetings associated with these applications. A tentative schedule of public meetings is provided on the back of this memorandum.

For additional information, contact deputy director Corbitt Loch at (425) 670-5406 or cloch@ci.lynnwood.wa.us.

Public Meeting Schedule for Lynnwood Place Permit Review

subject to change

Date	Group	Meeting Type	Objective
Jan. 10, 2013	Planning Commission	Regular	Public hearing. Overview of applications by staff and applicant, and public testimony.
Jan. 24, 2013	Planning Commission	Regular	If needed, continued public testimony. Deliberation by Planning Commission.
Jan. 31, 2013	Planning Commission	Special	If needed, continued deliberation by Planning Commission. Adoption of recommendations on applications.
Feb. 18, 2013	City Council	Work Session	Overview of application and permit review process.
Feb. 25, 2013	City Council	Business Mtg.	Public hearing. Overview of applications by staff and applicant, and public testimony.
Mar. 14, 2013	City Council	Business Mtg.	Deliberation by City Council. Adoption of decisions on applications.

May 6, 2013	City Council	Work Session	Overview of development agreement and planned action ordinance.
May 13, 2013	City Council	Business Mtg.	Public hearing. Overview of development agreement and planned action ordinance, and public testimony.
May 27, 2013	City Council	Business Mtg.	Deliberation by City Council. Adoption of decisions on development agreement and planned action ordinance.

All meetings are open to the public and interested citizens are invited to attend. Meeting dates are subject to change. Public notice of meetings and hearings will be completed as required by applicable law. For more information, contact Corbitt Loch at (425) 670-5406 or cloch@ci.lynnwood.wa.us.

Lynnwood Place Permit Review Binder – Document List

December, 19, 2012

The following documents and records are incorporated by reference in each the land use permit applications 2006CPL0003 (Comprehensive Plan amendments), 2012RZN0003 (reclassification), and 2012CAM0007 (Zoning Code amendments). Some records are relevant equally to all permit applications and other records are more germane to a single application. These records are provided in this compendium to facilitate a comprehensive understanding of these inter-related permit applications.

Additional records for these requests are contained in City files as named above. For example, records for 2006CPL0003 date back to 2005, but many such records are unlikely to be informative for the public hearings scheduled for 2013. Documents retained by the City, but not provided in this compendium, can be provided on an as-needed basis. Documents below are 8.5"x11" unless otherwise specified. Dates refer to date received by the Lynnwood Community Development Department.

Records equally relevant to all applications, Part I (*provided at front of binder*)

- 1.1. Aerial photograph, 12/7/12 (*1 page*)
- 1.2. Aerial photograph with parcels, 12/7/12 (*1 page*)
- 1.3. Comprehensive Plan Future Land Use Map, 8/27/12 (*1 page 11"x17"*)
- 1.4. Current Zoning Map, 8/24/12 (*1 page 11"x17"*)
- 1.5. Letter from Reid Shockey to Paul Krauss, 8/9/12 (*8 pages*)
- 1.6. Permit review process diagram, 9/26/12 (*1 page 8.5"x14"*)

Records primarily relevant to amendment of Comprehensive Plan Future Land Use Map (file 2006CPL0003)

- 2.1. Excerpt, Future Land Use Map, annotated, 12/7/12 (*1 page*)
- 2.2. Staff Report, 12/19/12 (*16 pages*)
- 2.3. Draft ordinance with attachments, 12/12/12 (*6 pages*)
- 2.4. Land Use Application Cover Sheet, 8/9/12 (*1 page*)
- 2.5. Land Use Application Cover Sheet Description of Proposal, 8/9/12 (*2 pages*)
- 2.6. Attachment 1, Applicant's response to criteria, 8/9/12 (*42 pages*)
- 2.7. Attachment 2, Applicant's narrative for Comprehensive Plan map amendment, 8/9/12 (*3 pages*)
- 2.8. Attachment 3, Site Plan, 8/15/12 (*1 page 11"x17"*)
- 2.9. Attachment 4, Applicant's response to criteria, 8/9/12 (*2 pages, plus 2 11"x17" maps*)
- 2.10. Attachment 5, Applicant's response to criteria, 8/9/12 (*1 page*)
- 2.11. Attachment 6, Applicant's response to criteria, 9/11/12 (*1 page*)

Records primarily relevant to amendment of Comprehensive Plan Parks, Recreation and Open Space Element (file 2006CPL0003)

- 3.1. Staff Report, 12/19/12 (*5 pages*)
- 3.2. Applicant's proposed amendments to Parks, Recreation and Open Space Element, 9/11/12 (*15 pages*)
- 3.3. Attachment 7, Applicant's description of proposed amendments, 8/9/12 (*1 page*)
- 3.4. Attachment 8, Applicant's response to criteria, 8/9/12 (*2 pages*)
- 3.5. Extension of Interlocal Agreement Between Edmonds School District and the City of Lynnwood, Meadowdale Playfields, 5/30/12 (*8 pages*)
- 3.6. Termination of Agreements Regarding LHS Athletic Complex, 5/30/12 (*6 pages*)

Records primarily relevant to Zoning Code Commercial-Residential text amendments (file 2012CAM0007)

- 4.1. Staff Report, 12/19/12 (5 pages)
- 4.2. Draft ordinance with attachments, 12/19/12 (5 pages)
- 4.3. Attachment 14, Proposed amendments to Commercial-Residential text (initially prepared by City staff; submitted with application by applicant), 8/9/12 (15 pages)

Records primarily relevant to reclassification/rezone (file 2012RZN0003)

- 5.1. Excerpt, Current Zoning Map, annotated, 12/7/12 (1 page)
- 5.2. Staff Report, 12/19/12 (5 pages)
- 5.3. Draft ordinance with attachments, 12/17/12 (5 pages)
- 5.4. Land Use Application Cover Sheet, 8/9/12 (1 page)
- 5.5. Attachment 9, Legal description, 8/9/12 (1 page)
- 5.6. Attachment 10, Applicant's response to criteria, 8/9/12 (3 pages)
- 5.7. Attachment 11, Reclassification application submittal items, 8/9/12 (1 page)
- 5.8. Attachment 12, Site plan, 8/15/12 (1 page 11"x17")

Records equally relevant to all applications, Part II (*provided at back of binder*)

- 1.7. Representative building elevations for mixed use (applicant's Appendix B), 8/9/12 (3 pages 11"x17")
- 1.8. Representative images of mixed-use development (Microsoft PowerPoint), 9/21/12 (16 pages)
- 1.9. Representative images of mixed-use development (photographs), 6/5/12 (7 pages)
- 1.10. Representative site plans and building elevations for Costco (applicant's Appendix C), 8/9/12 (7 pages 11x17")
- 1.11. Written public comment
 - a. Email from Georgia Borg-Leon of Residence Inn, 6/8/12 (1 page)
 - b. Letter from Erin M Corey, 10/12/12 (1 page)
 - c. Letter from Kate Tourtellot of Community Transit, 10/15/12 (2 pages)
 - d. Email from Edith L. Duttlinger of Mountlake Terrace, 12/5/12 (1 page)
- 1.12. 2006 General Land Use Application (excerpt of applicant's Appendix A), 2/28/06 (1 page)
- 1.13. Notice of application, 10/1/12 (1 page)
- 1.14. Notice of public hearing, 12/8/12 (1 page)
- 1.15. Aerial photograph with parcels and 600' radius for mailed public notice, 12/8/12 (1 page)
- 1.16. Public notice mailing list, 12/4/12 (11 pages)
- 1.17. Notification of State agencies via Department of Commerce, 12/4/12 (1 page)
- 1.18. Legal description of subject property 8/9/12 (1 page)
- 1.19. Draft Environmental Impact Statement (DEIS) for Lynnwood Crossing Mixed-Use Project, 10/7/11
- 1.20. Final Environmental Impact Statement (FEIS) for Lynnwood Crossing Mixed-Use Project, 4/30/12

Lynnwood Place—Aerial Photograph

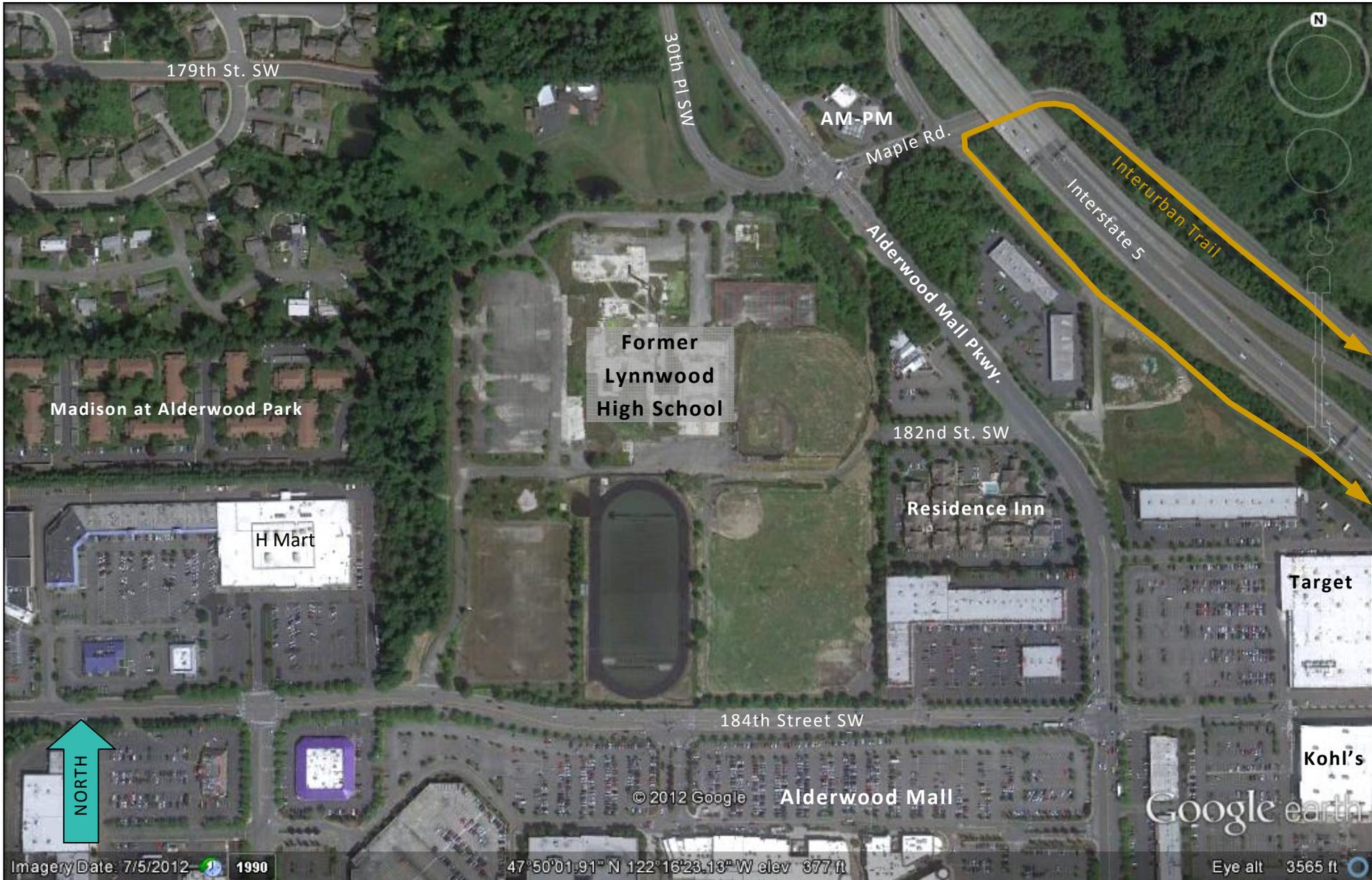


Photo date 7/5/12 Source: Google Maps

Lynnwood Place—Aerial with tax parcels

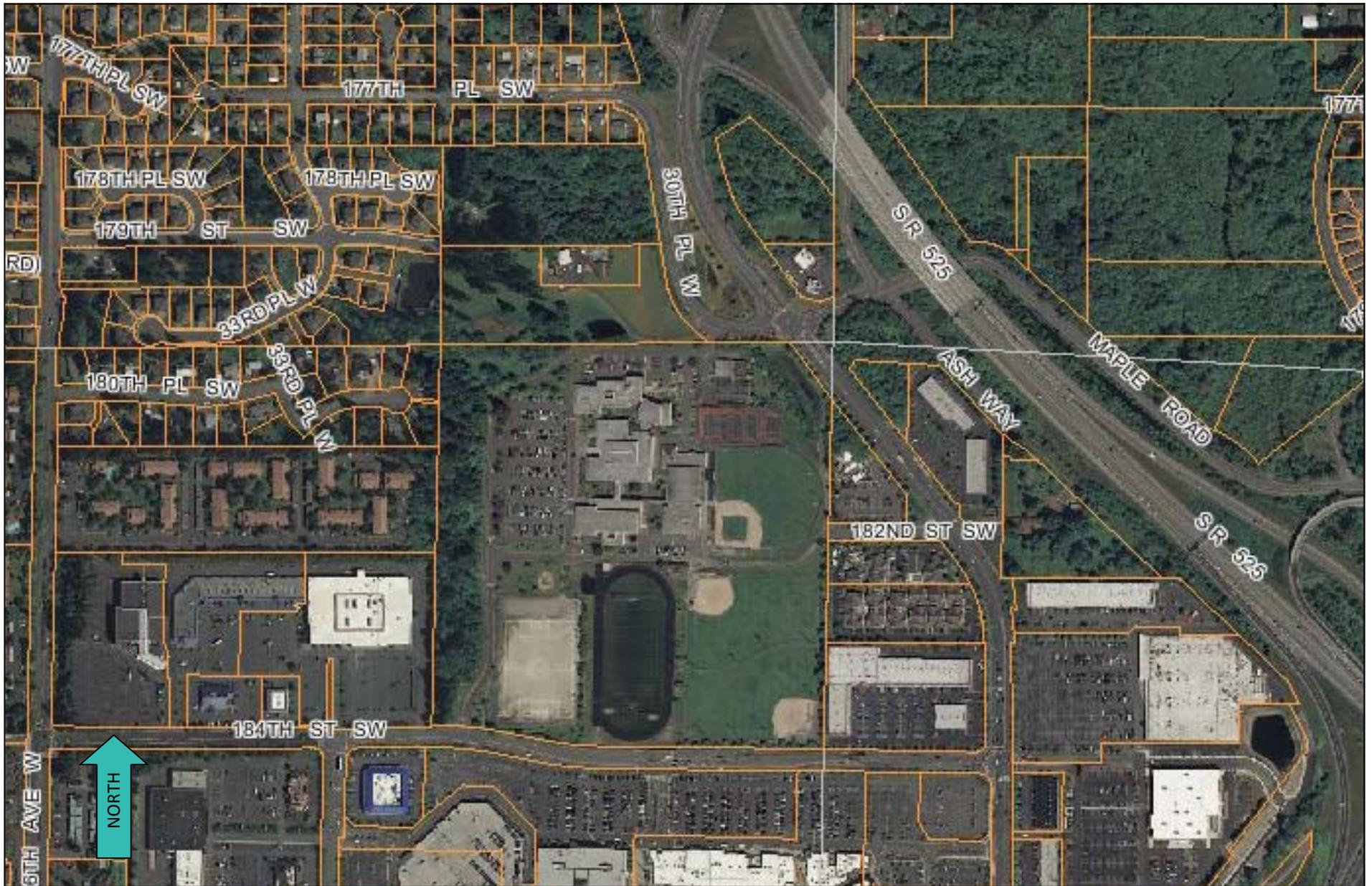
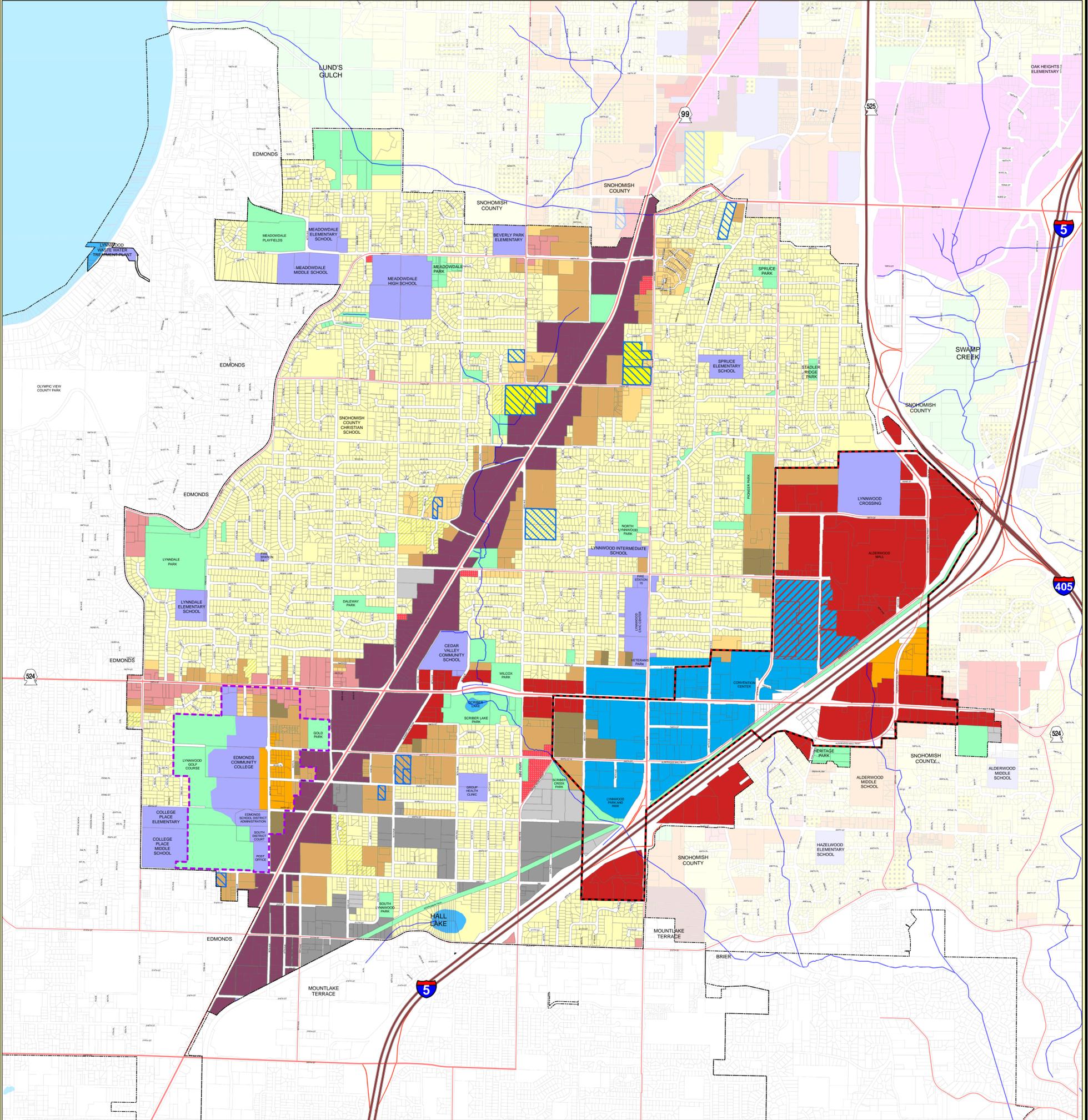


Photo source: Snohomish County Assessor



FUTURE LAND USE

Residential

- SF1 - Low Density Single Family
- SF2 - Medium Density Single Family
- SF3 - High Density Single Family
- SF4 - High Density Single Family MUGA
- MF1 - Low Density Multiple Family
- MF2 - Medium Density Multiple Family
- MF3 - High Density Multiple Family
- WFB - Waterfront Beach

Mixed Use

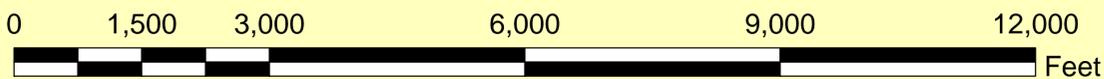
- City Center
- Alderwood - City Center Transition
- MU - Mixed Use
- H99 - Highway 99 Corridor
- MUCTR - Mixed Use Urban Center

Commercial

- RC - Regional Commercial
- CC - Community Commercial
- LC - Local Commercial
- BTP - Business/Technical Park
- I - Industrial

Other

- PF - Public Facilities
- PRO - Parks, Recreation, & Open Space
- MH-1 - Mobile/Manufactured Park Overlay
- College District
- Subregional Center
- Lynnwood City Limits



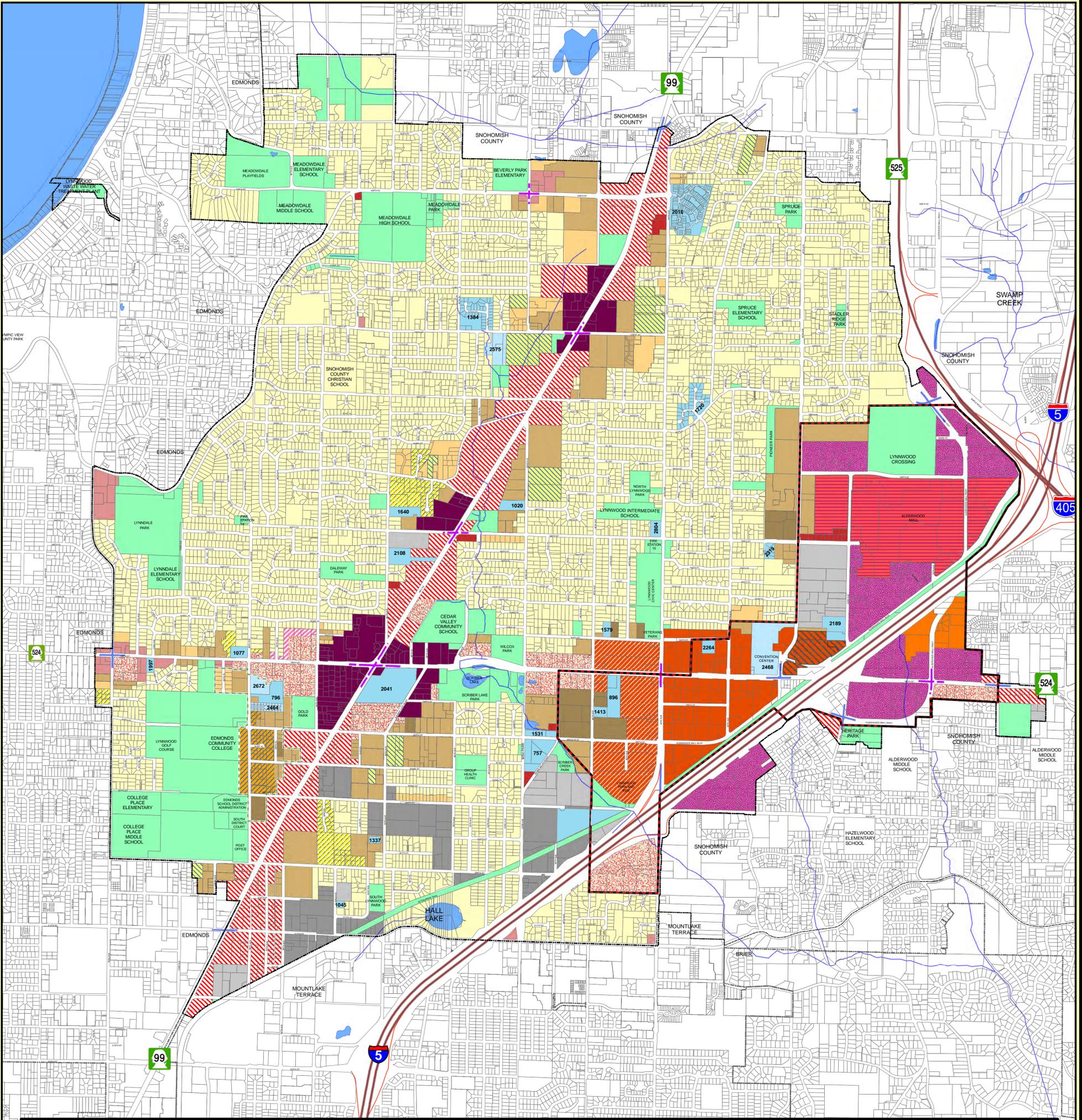
Note 1: Streets, lots, and plats on this map are maintained by the Snohomish County GIS Department and may not be current.

Current Zoning

City of Lynnwood

Effective through Ordinance #2938
Effective date is 03/10/2012
Updated 08/24/2012

Created by the City of Lynnwood
Community Development Department
G:\GIS\Maps\Zoning_Ord_2938\Zoning_2938.mxd



CURRENT ZONING

RESIDENTIAL

- RS-8 - Residential 8400 Sq Ft
- RS-7 - Residential 7200 Sq Ft
- RS-4 - Residential 4000 Sq Ft
- RML - Multiple Residential Low Density
- RMM - Multiple Residential Medium Density
- RMH - Multiple Residential High Density
- MHP - Mobile Home Park

COMMERCIAL

- B-1 - Community Business
- B-2 - Limited Business
- B-3 - Neighborhood Business
- B-4 - Restricted Business
- CG - General Commercial
- PCD - Planned Commercial Development
- PRC - Planned Regional Shopping Center

MIXED USE

- CC-C - City Center Core
- CC-W - City Center West
- CC-N - City Center North
- MU - Mixed Use
- CDM - College District Mixed Use
- HMU - Highway 99 Mixed Use

INDUSTRIAL

- BTP - Business/Technical Park
- LI - Light Industrial

OTHER

- P1 - Public
- PUD - Planned Unit Development

----- Lynnwood City Limits

----- MUGA

----- College District Overlay

----- PSRC Regional Center

----- Gateway Intersections

----- Gateway

----- Prominent



Note 1: Per Title 17 of the Lynnwood Municipal Code (LMC), a property shall be subject to additional restrictions if it is located in an environmentally sensitive or critical area. For the location of these areas please see the Environmentally Sensitive Areas map and consult LMC Chapter 17.10.

Note 2: Streets, lots, and plats on this map are maintained by the Snohomish County GIS Department and may not be current.

Note 3: Planned Unit Developments (PUDs) are designated by the associated Ordinance No. and are subject to additional restrictions.



SHOCKEY
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Land Use
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August 9, 2012

Mr. Paul Krauss, AICP, Director
City of Lynnwood
Community Development Department
P.O. Box 5008
Lynnwood WA 98046

RE: LYNNWOOD PLACE

Dear Mr. Krauss,

Cypress Equities has asked that Shockey Planning Group (SPG) complete the application packet requirements which were outlined in your letter dated June 8, 2012. We are submitting five copies of the application packet materials which are contained in a three-ring notebook and organized with tabs to separate each item as required. In addition, all the information provided within the notebook is also provided in electronic format on CD. This material is provided in response to land use approvals for:

1. Comprehensive Plan Text Amendments
2. Amendment of the Comprehensive Plan's Future Land use Map
3. Amendment of the City's Zoning Map (Rezone)
4. Zoning Code Text Amendments & SEPA Planned Action

The outline below is provided as guidance and structure to move through our responses to the application packet requirements which were included in your June 8, 2012 letter.

Application 1: Comprehensive Plan Amendment Application – Map Amendment

1. **Land Use Application Cover Sheet**, with original signatures.

*The updated application form is included behind this tab. A copy of the 2006 application is included under **Appendix A**.*

2. A written statement explaining how the proposed amendment and associated development proposals (if any) is consistent with the following criteria as outlined in LMC 18.04.070:
 - A. Is the proposal consistent with the provisions of the Growth Management Act (GMA) and will not result in conflict with the Comprehensive Plan or applicable regulations?

*A narrative is included as **Attachment 1**. Referenced documents include the March 2006 application documents and the 2012 FEIS. Narrative has been excerpted from those documents.*

- B. Will the proposal change the development or use potential of a site or area without creating significant adverse impacts on existing sensitive land uses, businesses, or residents?

*See **Attachment 1**. Referenced documents include the March 2006 application documents and the 2012 FEIS. Narrative has been excerpted from those documents.*

- C. Can the proposal be accommodated by all applicable public services and facilities, including transportation?

*A narrative is included as **Attachment 1**. Referenced documents include the 2012 FEIS and utility site plans.*

- D. Can the proposal help implement the goals and policies of the Lynnwood Comprehensive Plan?

*A narrative is included as **Attachment 1**. Reference documents include the 2012 FEIS.*

- E. Could the proposal have significant impacts beyond the Lynnwood city limits?

*A narrative is included as **Attachment 1**. Reference documents include the 2012 FEIS.*

3. Maps and related information showing the subject property, existing uses and improvements, and its relationship to surrounding streets and lots.

*The 2005/2006 survey maps are included as **Attachment 2** showing the subject property and adjacent properties. A list of adjacent parcels by number and uses is also provided.*

4. Reductions of over-sized plans and other documents to a maximum size of 11 by 17 inches.

*Reduced maps are included as **Attachment 3**.*

5. If the proposed amendment is being requested for a specific development type, provide a conceptual plan or other data to show how such a development or land use could be accommodated under the requested designation.

*The Lynnwood Place Site Plan has been submitted as **Attachment 4** with a narrative describing how the proposal is consistent with the Mixed Use designation.*

6. A completed SEPA application, unless the project is categorically exempt from SEPA review.

The 2012 FEIS fulfills SEPA requirements.

7. A list of other permits that are, or may be required for development of the property (issued whether by the City or by other government agencies) if known.

*This list was included in the 2012 FEIS. It has been submitted as **Attachment 5**.*

8. Any additional information needed to clearly describe your proposal, either voluntarily submitted or as required by the Community Development Director.

*A narrative describing the consistencies between the 2012 FEIS Alternative 2 and the Lynnwood Place Site Plan has been provided as **Attachment 6**.*

9. A complete, notarized Affidavit of Ownership for all property owner(s) of the involved property, with original signatures.

This has been completed by the Edmonds School District and is included in the "Affidavit of Ownership" tab.

10. Application fees.

Fees will be paid once determined by the City of Lynnwood.

Comprehensive Plan Amendment Application – Text Amendment

1. **Land Use Application Cover Sheet**, with original signatures.

A signed application form for the text amendments is included.

2. A statement citing the specific text for which the amendment is sought and the proposed amendment to the text.

A narrative addressing the statement above has been submitted as Attachment 7 with references to the 2012 FEIS Park and Recreation Chapter.

3. A list of provisions of the Comprehensive Plan and/or Lynnwood Municipal Code that may be affected by the proposed text amendment.

A narrative addressing the statement above has been submitted as Attachment 8 with references to the 2012 FEIS Park and Recreation Chapter.

4. A written statement explaining the rationale and/or need for the proposed amendment.

The City has verified they have received the above information.

5. A written statement explaining how the proposed amendment and associated development proposals (if any) is consistent with the following criteria as outlined in LMC 18.04.070:

- A. Is the proposal consistent with the provisions of the Growth Management Act (GMA) and will not result in conflict with the Comprehensive Plan or applicable regulations?
- B. Will the proposal change the development or use potential of a site or area without creating significant adverse impacts on existing sensitive land uses, businesses, or residents?
- C. Can the proposal be accommodated by all applicable public services and facilities, including transportation?
- D. Can the proposal help implement the goals and policies of the Lynnwood Comprehensive Plan?
- E. Could the proposal have significant impacts beyond the Lynnwood city limits?

The City has verified they have received the above information.

6. Any additional information needed to clearly describe your proposal, either voluntarily submitted or as required by the Community Development Director.

The City has acknowledged this information in not applicable.

7. Application fees.

Fees will be paid once determined by the City of Lynnwood.

Application 2: Rezone Application

1. **Land Use Application Cover Sheet**, with original signatures.

See previous response under Comprehensive Plan Amendment Application – Map Amendment (1). This has been submitted as an amendment to the previous application submitted in 2006.

2. A full legal description of the property.

*This has been included in the submittal material as **Attachment 9**.*

3. A written statement addressing whether the application complies with the following decision criteria:

- A. The Rezone is substantially related to the public health, safety, or welfare;

*A narrative discussing the criteria above has been submitted as **Attachment 10** with references to the May 2012 Lynnwood Place narrative materials.*

- B. The Rezone is warranted because of changed circumstances or because of a need for additional property in the proposed land use classification or because the proposed zoning classification is appropriate for reasonable development of the subject property;

*A narrative discussing the criteria above has been submitted as **Attachment 10** with references to the May 2012 Lynnwood Place narrative materials.*

- C. The subject property is suitable for development in general conformance with zoning standards under the proposed zoning classification;

*A narrative discussing the criteria above has been submitted as **Attachment 10** with references to the May 2012 Lynnwood Place narrative materials.*

- D. The Rezone has merit and value for the community as a whole;

*A narrative discussing the criteria above has been submitted as **Attachment 10** with references to the May 2012 Lynnwood Place narrative materials.*

- E. The Rezone is in accord with the Comprehensive Plan;

*A narrative discussing the criteria above has been submitted as **Attachment 10** with references to the May 2012 Lynnwood Place narrative materials.*

- F. The Rezone complies with all other applicable criteria and standards of the Lynnwood Municipal Code.

*A narrative discussing the criteria above has been submitted as **Attachment 10** with references to the May 2012 Lynnwood Place narrative materials.*

4. A site plan, drawn to scale, showing:

- A. Date, scale, and north arrow;
- B. Existing and proposed rights-of-way and improvements;
- C. Existing natural features;
- D. Existing and proposed grades;
- E. Existing and proposed utility improvements;
- F. Existing and proposed structures and other improvements;
- G. The location of parking for the proposed use; and
- H. All structures, natural features and other improvements within 50 feet of the project site.

*A site plan with items A through H above has been submitted as **Attachment 11**.*

5. Vicinity map, showing the location of the site in relation to nearby streets and properties.

*A vicinity map has been submitted as **Attachment 11**.*

6. A summary table of project statistics, including site area, building coverage, coverage by impervious surfaces, required and proposed parking, etc.

*A summary table with the information identified above has been included on the site plan in **Attachment 11**.*

7. Photographs of the site.

The City has confirmed photographs of the site are not required.

8. A petition carrying the signatures of not less than 51% of the owners of property within 300 ft of the property under consideration.

The City is in the process of amending the code to eliminate this requirement.

Mr. Paul Krauss, AICP, Director
City of Lynnwood
Community Development Department
August 9, 2012
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9. A list of other permits that are or may be required for the development of the property as known to the applicant at the time of submittal.

*This list was included in the 2012 FEIS. It has been resubmitted in **Attachment 5**.*

10. A list of permits that are to be processed concurrently with this application.

The City has acknowledged they are in receipt of this list.

11. Two (2) sets of reduced copies (no larger than 11 by 17 inches) of all plans and oversized documents.

*These plans have been included in the submittal as **Attachment 12**.*

12. A completed SEPA application, unless the project is categorically exempt from SEPA review.

The 2012 FEIS fulfills SEPA requirements.

13. A completed, notarized Affidavit of Ownership for all property owners(s) of the involved property, with original signatures.

The applicant acknowledges that one Affidavit of Ownership will cover all applications.

14. Application fees.

Fees will be paid once determined by the City of Lynnwood.

Application 3: Zoning Code Amendment & SEPA Planned Action

1. Environmental Review (SEPA)

*This box is checked on the Land Use Application Cover Sheet. The Determination of Significance and Scoping Notice issued by the City in 2006 has been submitted as **Attachment 13**. The 2012 FEIS has also been referenced. These items comply with the environmental review requirements.*

2. Zoning Code Amendment

*This box is checked on the Land Use Application Cover Sheet. Appendix A of the 2012 FEIS has been submitted as **Attachment 14**.*

Mr. Paul Krauss, AICP, Director
City of Lynnwood
Community Development Department
August 9, 2012
Page 8 of 8

Application 4: Binding Site Plan

1. Binding Site Plan (BSP)

Per recent discussions with the City the applicant acknowledges that the BSP will be submitted after City Council land use approval.

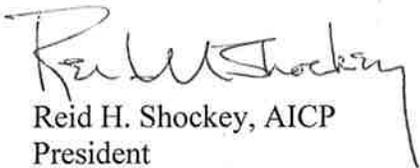
Application 5: Project Design Review

1. Project Design Review

Per recent discussions with the City the applicant acknowledges that Design Review will be submitted after City Council land use approval.

We look forward to working with staff over the coming months to conclude the entitlement process for Lynnwood Place. Please contact me to address questions or information needs as the application moves through the City's process.

Sincerely,
SHOCKEY PLANNING GROUP, INC.



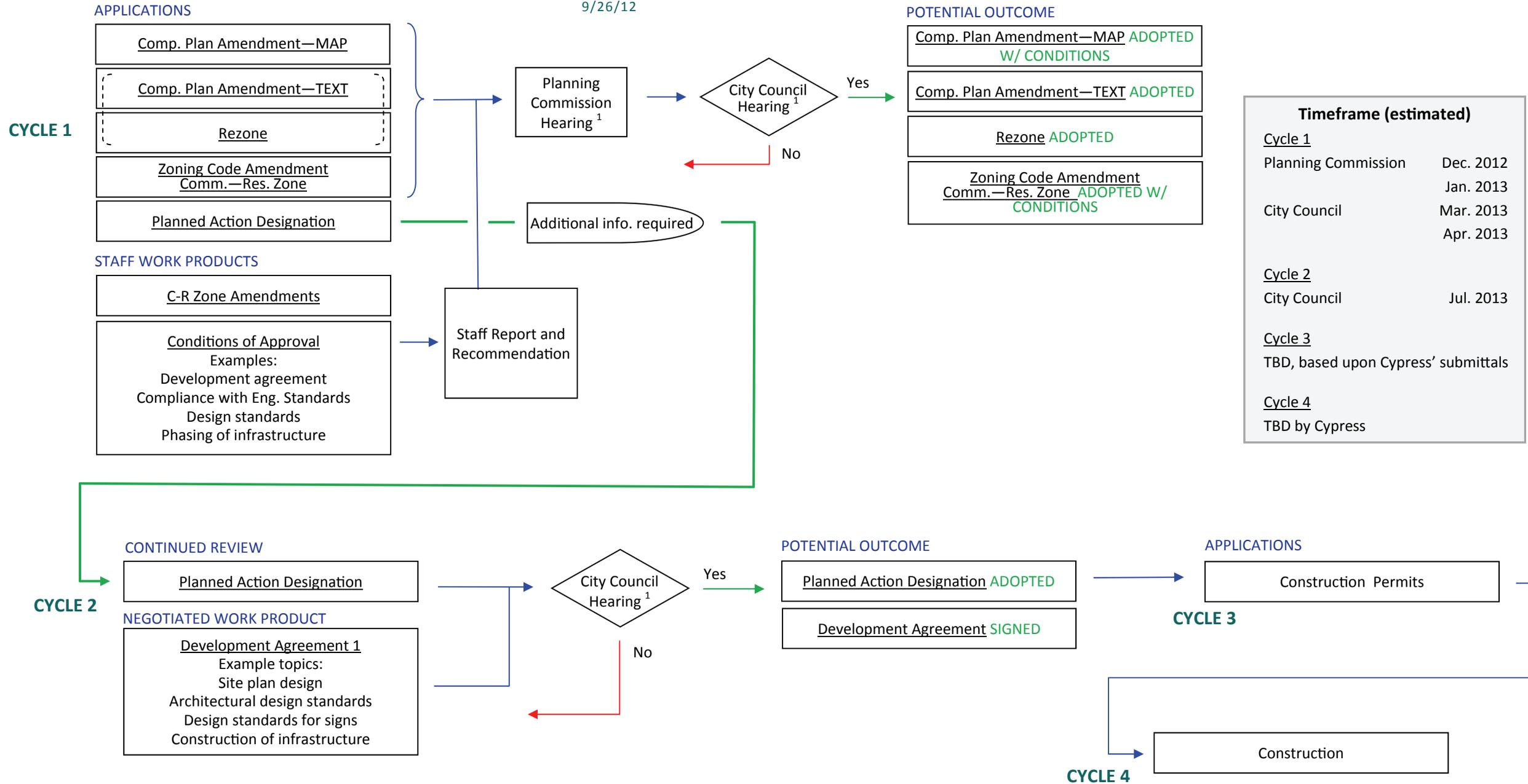
Reid H. Shockey, AICP
President

Encls. As noted above

cc: Marla Miller, Edmonds School District
Stephen Schmidt, Cypress Equities, Inc.

LYNNWOOD PLACE—PERMIT REVIEW PROCESS

9/26/12



Timeframe (estimated)	
<u>Cycle 1</u>	
Planning Commission	Dec. 2012
	Jan. 2013
City Council	Mar. 2013
	Apr. 2013
<u>Cycle 2</u>	
City Council	Jul. 2013
<u>Cycle 3</u>	
TBD, based upon Cypress' submittals	
<u>Cycle 4</u>	
TBD by Cypress	

¹One or more meetings as needed.



ROOF
 EL - 210'-0"

 ROOF
 EL - 175'-0"

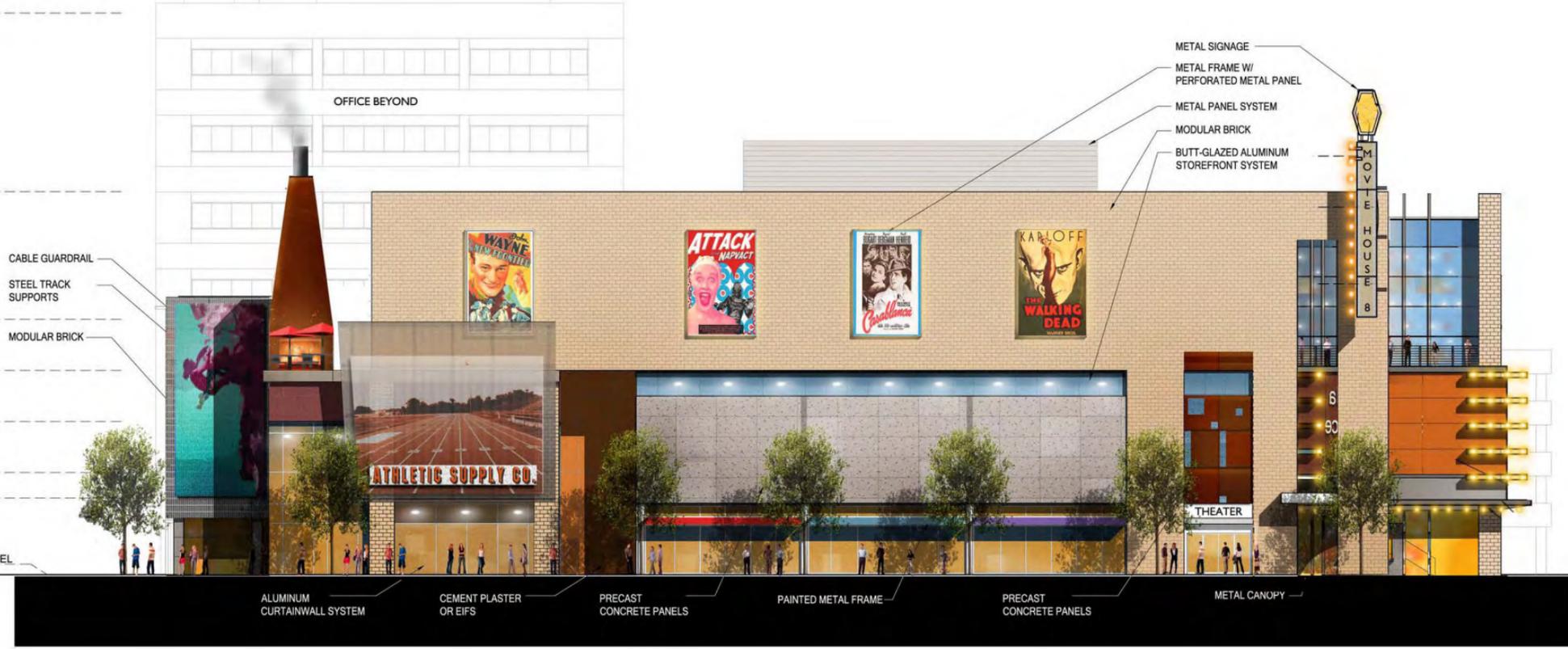
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 LEVEL 40
 EL - 140'-0"

 LEVEL 30
 EL - 130'-0"

 LEVEL 20
 EL - 120'-0"
 LEVEL 15
 EL - 115'-0"

 GROUND LEVEL
 EL - 100'-0"





Received 9/21/12

Lynnwood
Place



Lynnwood Place Project Fact Sheet

Location: Lynnwood, Washington

Developer: Cypress Equities

Retail SF: up to 330,000 (fully built out)

Multi-Family Units: up to 500 (fully built out)

Project
Fact Sheet

Lynnwood Place
Site Plan
With Corresponding
Photo Placement

Mixed Use
Phase 1,
Ground-level

