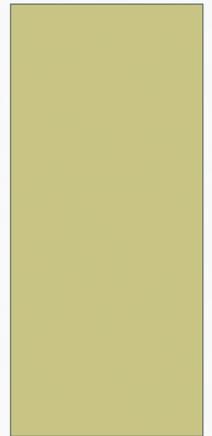


# LYNNWOOD PLACE - PUBLIC HEARING

PLANNING COMMISSION  
JANUARY 10, 2013



NORTH

30th Pl SW

Maple Rd

Interurban Trail  
SR 525

# Lynnwood Place

40 acres

Former LHS Campus

182nd St SW

Alderwood Mall Pkwy

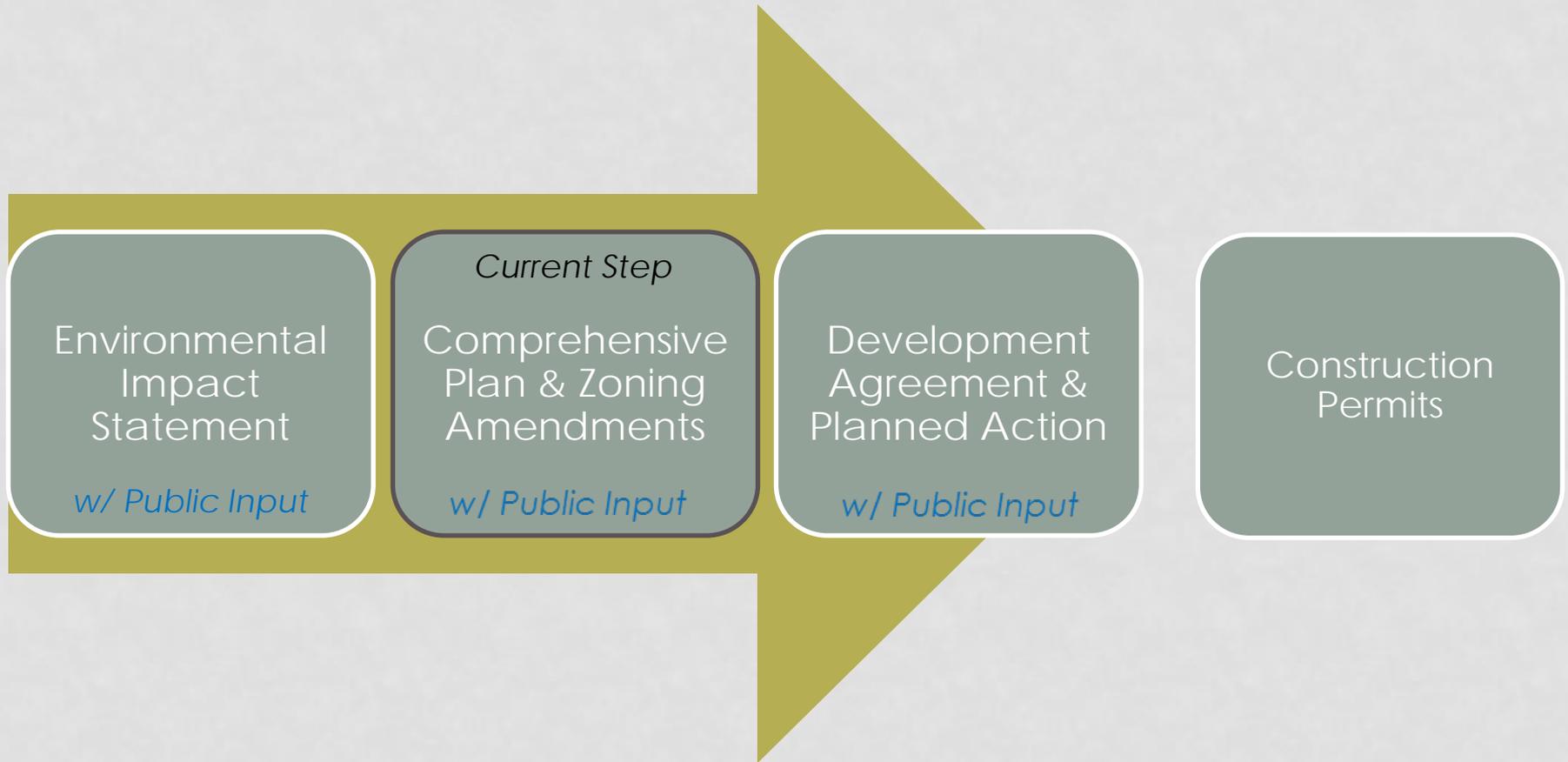
184th St SW

© 2012 Google

184th Street SW

Google ea

# Permit Review Sequence



# 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

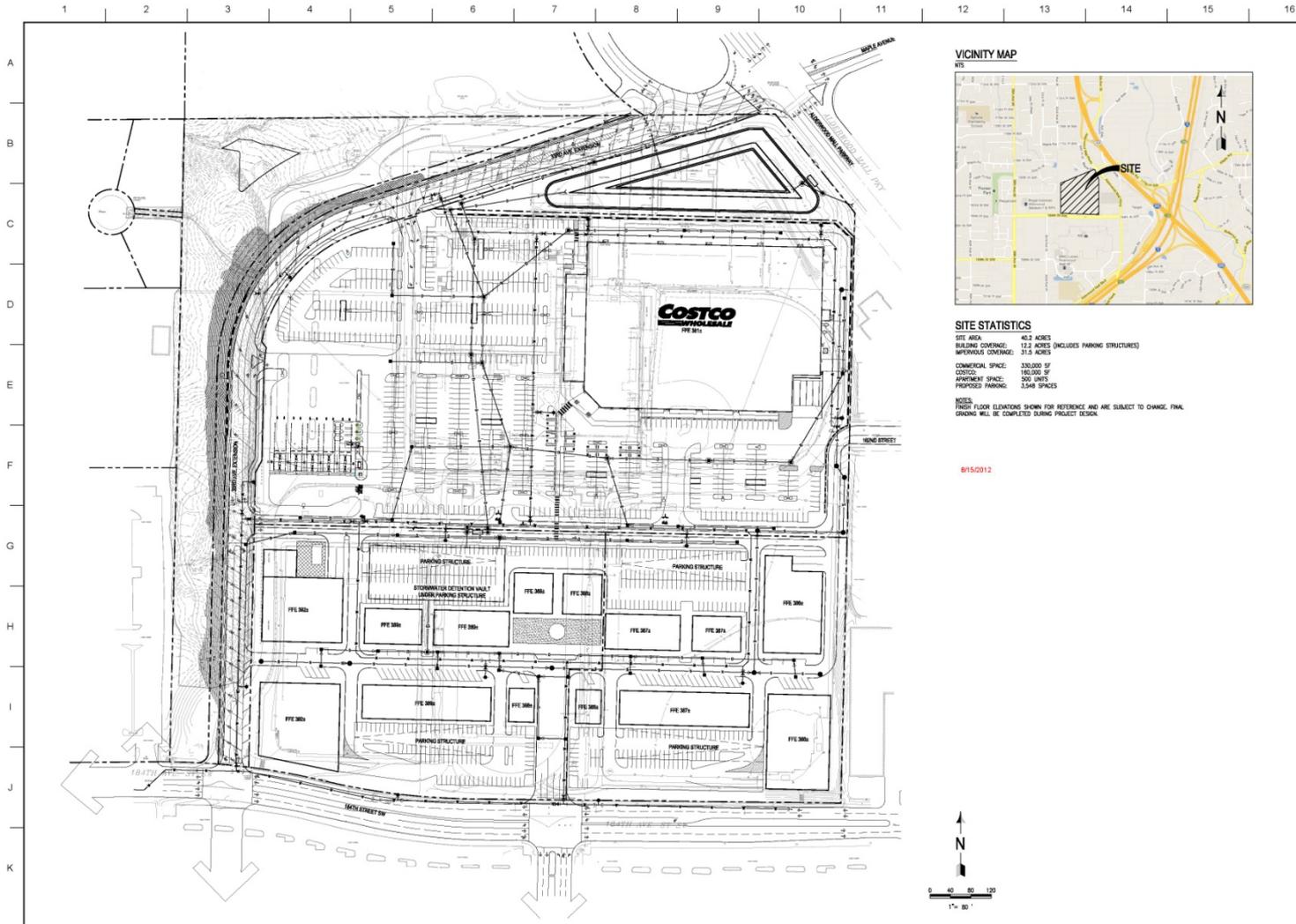
## 4. Zoning Map Change

From P1-Public to CR-Commercial-Residential

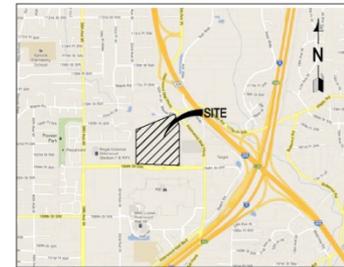
# Project Summary

Site size	40.22 acres
Gross building area	990,000 sq. ft.
Multifamily	Up to 500 dwellings
Retail (Costco)	160,000 sq. ft.
Retail shops	192,000 sq. ft.
Amusement/Recreation	105,000 sq. ft.
Restaurant	33,000 sq. ft.
Parking	3,548 spaces
New bypass road	Yes

# Site Plan



### VICINITY MAP



### SITE STATISTICS

SITE AREA: 46.2 ACRES  
 BUILDING COVERAGE: 12.2 ACRES (INCLUDES PARKING STRUCTURES)  
 IMPERVIOUS COVERAGE: 31.5 ACRES  
 COMMERCIAL SPACE: 530,000 SF  
 OFFICE SPACE: 1,100,000 SF  
 APARTMENT SPACE: 500 UNITS  
 PROPOSED PARKING: 3,548 SPACES

NOTES:  
 FINISH FLOOR ELEVATIONS SHOWN FOR REFERENCE AND ARE SUBJECT TO CHANGE. FINAL GRADING WILL BE COMPLETED DURING PROJECT DESIGN.

8/15/2012

**BCRA**

20000 100' PROJECT AND INFORMATION ONLY  
 20000 100' PROJECT AND INFORMATION ONLY  
 20000 100' PROJECT AND INFORMATION ONLY

PROJECT: LYNWOOD PLACE

DATE: 08-15-2012

SCALE: 1" = 80'

**SITE PLAN**

**BCRA**

# 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

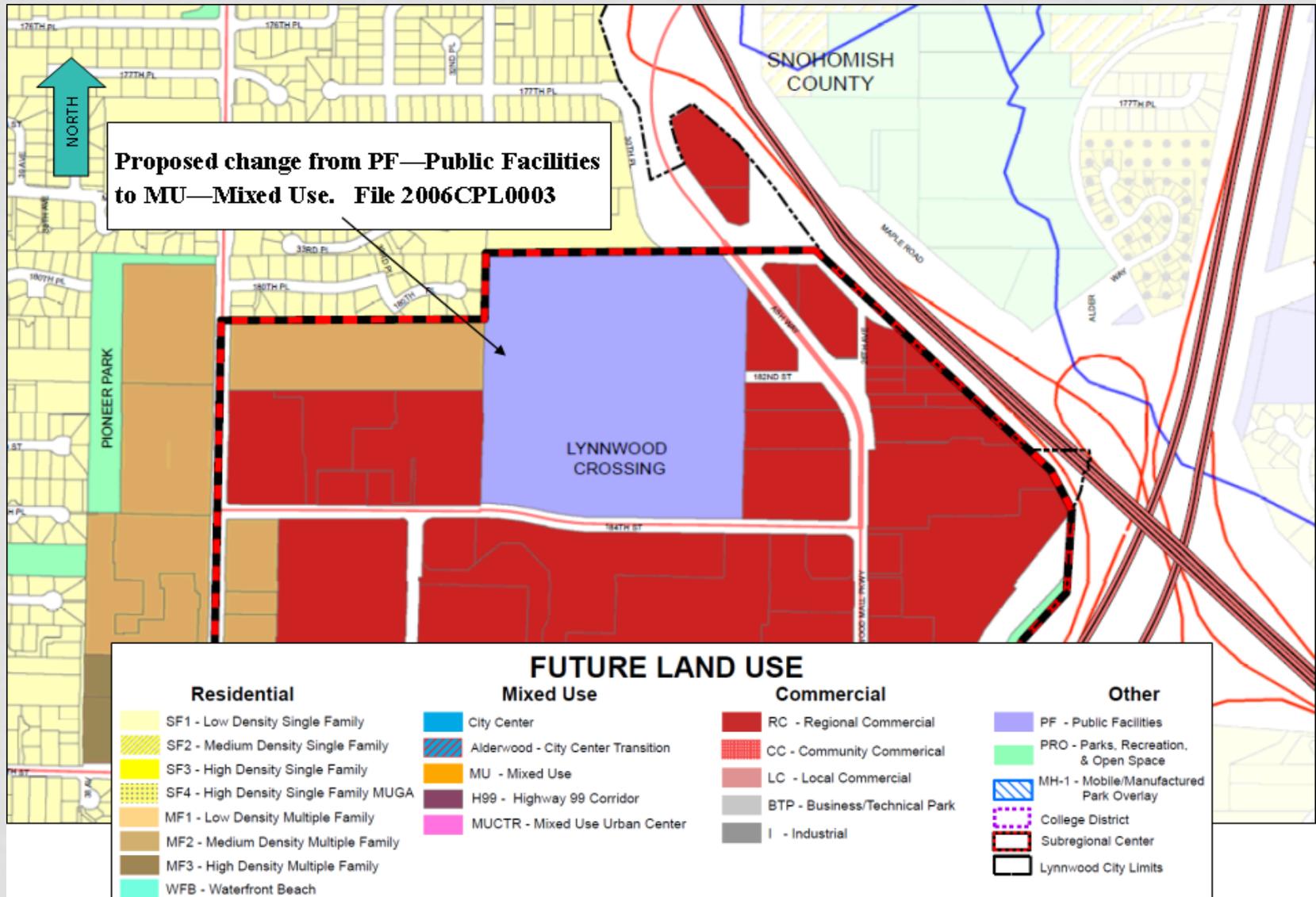
- **Notification of State agencies**

- **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



# 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

## 2006CPL0003 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 184<sup>th</sup> 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.
2. Development agreement by January 30, 2014.
  3. Development plans and mitigation consistent w/ 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

2006CPL0003 **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

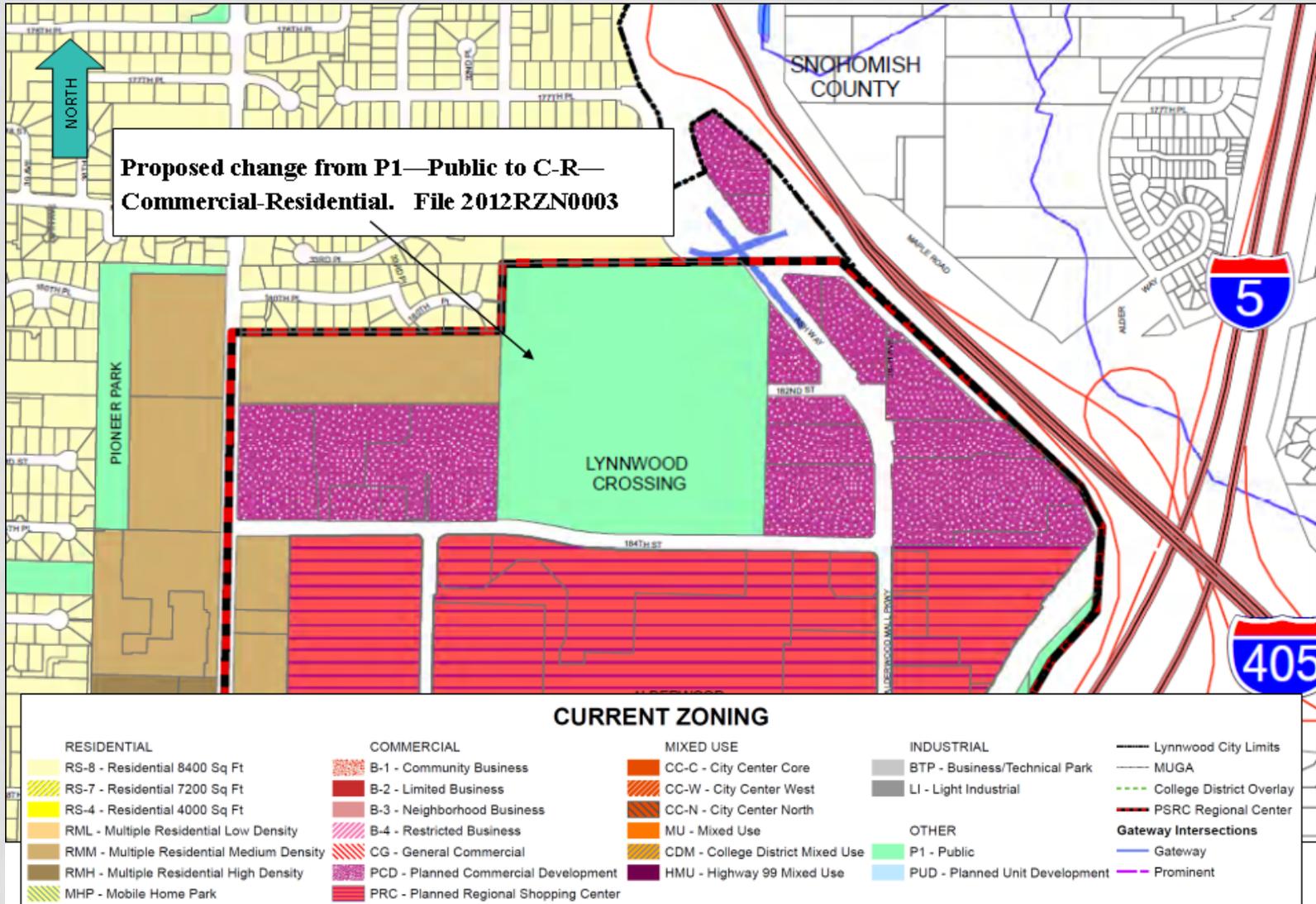
- a) Consistent with the comprehensive plan.
- b) Related to public health, safety and welfare.
- c) Supports interests of citizens and property owners.

# 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)



# 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.

# Staff Recommendation

## 2012RZN0003 **Rezone**

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

NORTH

30th Pl SW

Maple Rd

Interurban Trail  
SR 525

# Lynnwood Place

40 acres

Former LHS Campus

182nd St SW

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184th Street SW

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