

October 7, 2011

RE: Draft Environmental Impact Statement for the Lynnwood Crossing Mixed-Use Project  
(Redevelopment of the former Lynnwood High School Campus)

Dear Affected Agencies, Organizations and Interested Parties:

Enclosed is a Draft Environmental Impact Statement (DEIS) for the *Lynnwood Crossing Mixed-Use Project* proposed by the Edmonds School District and Cypress Equities Inc. The DEIS is being released for public and agency comment in accordance with the Washington State Environmental Policy Act (SEPA).

The project site consists of the former Lynnwood High School campus (approximately 40 acres including the Lynnwood Athletic Complex) owned by the Edmonds School District on the north side of 184th Street SW, generally between 33rd Ave. W and Alderwood Mall Parkway.

The Proposed Action consists of the following related actions:

- Amendments to the Comprehensive Plan and Zoning Map to change the Land Use designation of the site from "Public Facilities" (PF) to "Mixed Use" (MU), and a rezone of the site from "Public and Semi-Public" (P-1) to "Commercial-Residential" (C-R) to allow for the development of a mixed-use center.
- Zoning Code text amendments to allow development of a mixed-use center and allow fueling facilities as an accessory use to major retail uses
- Amendment of the Parks Element of the City's Comprehensive Plan and the Parks, Recreation Facilities, Open Space and Trails Map to remove references to the Lynnwood Athletic Complex and to adjust level of service. The amendment would occur subsequent to approval of the Proposed Action, if approved.
- Adoption of a planned action ordinance designating the site and the approved uses of the Proposed Action as a planned action for purposes of SEPA compliance.
- Development agreement to be executed that would guide the development and the responsibilities of the parties.
- Binding Site Plan for subdividing the project site.
- Project development permits and design review approvals.

Five alternative development scenarios are reviewed in the DEIS. Each alternative is reviewed in terms of the following environmental topics: Earth, Air Quality, Stormwater, Plants and Animals (including Wetlands), Environmental Health (Noise and Soil Contamination), Land Use, Parks and Recreation, Transportation, Water and Sewer, and Light and Glare.

A primary focus of the DEIS is potential impacts on traffic. The traffic study is the largest section of the DEIS, and considers a proposed new 3-lane street to be built around the north and

west sides of the project. Impacts to the surrounding street network and related mitigation are also analyzed and discussed in the DEIS.

Public and agency comment on the DEIS is invited. Paper and CD copies of the DEIS are available at the City of Lynnwood Community Development Dept. office at 4114 198<sup>th</sup> Street SW, Suite 7, Lynnwood. A paper copy of the DEIS is available for the cost of copying. CD copies are free. The document is also posted and available for downloading on the City of Lynnwood's website at [www.ci.lynnwood.wa.us/LHSEIS](http://www.ci.lynnwood.wa.us/LHSEIS)

A 45-day public comment period is provided with the issuance of the draft EIS. This is beyond the 30-day minimum required public comment period, and has been done to encourage public comment.

Written comments must be received by the Community Development Department no later than **4:00 PM on Monday, November 21, 2011**. Written comments must be addressed to:

By mail: Lynnwood Community Development Department  
ATTN: John Bowler, Associate Planner  
P.O. Box 5008  
Lynnwood, WA 98046-5008

By Email: [LHS.EIS@ci.lynnwood.wa.us](mailto:LHS.EIS@ci.lynnwood.wa.us)

An open house/public meeting to provide information on the DEIS is scheduled for:

Date: Tuesday, October 25, 2011  
Time: 4:30 PM to 7:30 PM  
Place: Spruce Elementary School Gymnasium  
17405 Spruce Way  
Lynnwood, WA

Following the public comment period, the City will prepare and issue a Final EIS (FEIS) that will include responses to comments received during the 45-day public comment period.

Your interest in this proposal is appreciated. For additional information, please contact John Bowler, Associate Planner, at (425) 670-5407.

Sincerely,

  
Paul Krauss, AICP  
Community Development Director  
SEPA Responsible Official

***DRAFT***  
**ENVIRONMENTAL IMPACT STATEMENT**

***Comprehensive Plan Amendment***

*and*

***Zoning Map and Text Amendment***

*for*

***Lynnwood Crossing Mixed-Use Project***



**October 2011**

***SEPA Lead Agency***

**City of Lynnwood**

*DRAFT*

ENVIRONMENTAL IMPACT STATEMENT

# **Comprehensive Plan Amendment**

and

# **Zoning Map and Text Amendment**

for

# **Lynnwood Crossing Mixed-Use Project**

**October 2011**

**City of Lynnwood**

## **--PREFACE--**

This is the Draft Environmental Impact Statement (Draft EIS) for the proposed Lynnwood Crossing Mixed-Use Project and the non-project actions needed to implement the project. The Draft EIS has been prepared in compliance with the State Environmental Policy Act of 1971 (Chapter 43.21C, Revised Code of Washington) and the SEPA Rules, effective April 4, 1984, as amended (Chapter 197-11, Washington Administrative Code). Preparation of this EIS is the responsibility of the City of Lynnwood. The City of Lynnwood has determined that this document has been prepared in a responsible manner using appropriate methodology and it has directed the areas of research and analysis that were undertaken in preparation of this EIS. This document is not an authorization for an action, nor does it constitute a decision or a recommendation for an action. In its final form, the EIS will accompany the Proposed Action and will be considered in making the final decisions concerning the Lynnwood Crossing Mixed-Use Project.

The Proposed Action consists of the following related actions:

- Amendments to the Comprehensive Plan and Zoning Map to change the Land Use designation of the site from “Public Facilities” (PF) to “Mixed Use” (MU), and a rezone of the site from “Public and Semi-Public” (P-1) to “Commercial Residential” to allow development of a mixed-use center.
- Zoning Code text amendments to allow development of a mixed-use center and allow fueling facilities as an accessory use to major retail uses.
- Amendment of the City’s Parks Element of the Comprehensive Plan and the Parks, Recreation Facilities, Open Space and Trails Map to remove references to the Lynnwood Athletic Complex and to adjust level of service. The amendment would occur subsequent to approval of the Proposed Action, if approved.
- Adoption of a planned action ordinance designating the site and the approved uses of the Proposed Action as a planned action for purposes of SEPA compliance.
- Development agreement to guide the development and the responsibilities of the parties.
- Binding Site Plan for subdividing the project site.
- Project development permits and design review approvals.

The Proposed Action, if adopted, would allow development of the site with one of five development alternatives, or a variation of the alternatives, considered in this EIS; they are:

1. Alternative 1—Project Sponsor's Preferred Alternative with Office

2. Alternative 2—Project Sponsor's Preferred Alternative without Office
3. Alternative 3—Lower Intensity Mixed-Use Alternative
4. Alternative 4—All Retail Alternative
5. Alternative 5—No Action Alternative

The purpose of this Draft EIS is to identify and evaluate probable significant adverse environmental impacts that could result from the Proposed Action and the alternatives and to identify measures to mitigate those impacts. As such, the Draft EIS is a disclosure document. Direct, indirect, and cumulative impacts of the Proposed Action and the alternatives are analyzed.

The environmental elements analyzed in this Draft EIS were determined as a result of the EIS public scoping process that occurred April 13, 2006, through May 4, 2006. Comments received were considered by the City of Lynnwood in determining the issues and alternatives to be analyzed in this Draft EIS. Major environmental issues evaluated in this document are earth, air, stormwater, wetlands and streams, plants and animals, environmental health (noise and soil contamination), land use, light and glare, parks and recreation, transportation, and utilities.

Agencies, tribes, and interested citizens are invited to review and submit comments on the Draft EIS. A public meeting will be held on October 25, 2011, at Spruce Elementary School to provide information about the Proposed Action and impacts documented in this EIS and to receive comments from interested parties. Comments must be received in writing by close of business on November 21, 2011, and should be directed to the City of Lynnwood in accordance with instructions in the Draft EIS Fact Sheet. Comments received will be considered in preparing the Final EIS.

Questions regarding the Draft EIS or the Proposed Action should be addressed to John Bowler at 425-670-5407 or [jbowler@ci.lynnwood.wa.us](mailto:jbowler@ci.lynnwood.wa.us).

# ***FACT SHEET***

<b>Name of Proposal</b>	Comprehensive Plan Amendment and Zoning Map and Text Amendment for Lynnwood Crossing Mixed-Use Project
<b>Proponent</b>	Edmonds School District No. 15 as property owner. The development proposal is sponsored by Cypress Equities and Costco Wholesale as developers.
<b>Location</b>	The location of the Proposed Action is the site of the former Lynnwood High School including the Lynnwood Athletic Complex. The 40-acre site is located at 3001-184 <sup>th</sup> Street SW, Lynnwood, Washington. It is situated in the NE ¼ of Section 15, Township 27 N, Range 4 E.
<b>Proposed Action</b>	<p>The Proposed Action consists of the following related actions:</p> <ul style="list-style-type: none"><li>▪ Amendments to the Comprehensive Plan and Zoning Map to change the Land Use designation of the site from “Public Facilities” (PF) to “Mixed Use” (MU), and a rezone of the site from “Public and Semi-Public” (P-1) to “Commercial-Residential” (C-R) to allow development of a mixed-use center.</li><li>▪ Zoning Code text amendments to allow development of a mixed-use center.</li><li>▪ Amendment of the City’s Parks Element of the Comprehensive Plan and the Parks, Recreation Facilities, Open Space and Trails Map to remove references to the Lynnwood Athletic Complex and to adjust level of service. The amendment would occur subsequent to approval of the Proposed Action, if approved.</li><li>▪ Adoption of a planned action ordinance designating the development proposal as a planned action for purposes of SEPA compliance.</li><li>▪ Development agreement to guide the development and the responsibilities of the parties.</li><li>▪ Binding Site Plan for subdividing the site.</li><li>▪ Project development permits and design review approvals.</li></ul>

## Alternatives

This Draft EIS analyzes five alternatives. The Project Sponsor has identified two potential development scenarios for the property that it envisions may happen, depending on market conditions. These have been identified as Alternative 1—Project Sponsor's Preferred Alternative with Office, and Alternative 2—Project Sponsor's Preferred Alternative without Office.

The five alternatives are summarized as follows:

**Alternative 1—Project Sponsor's Preferred Alternative with Office:** This alternative would include a mix of retail, commercial and office space consisting of the following uses (square footage estimates may change as a result of final design):

- Costco Wholesale with tire center and fueling facility (160,000 sf)
- Multifamily Residential (330 Units/330,000 sf)
- Seven-story Medical Office Building (150,000 sf)
- Retail (95,000 sf)
- Restaurant (20,000 sf)
- Amusement/Recreation (105,000 sf)
  - Health Club (40,000 sf)
  - Movie Theater (35,000 sf)
  - Bowling (30,000 sf)

The gross building area of the development proposal, excluding parking, would be approximately 860,000 square feet. In conjunction with the development proposal, a new three-lane public bypass road would be constructed along the west and north sides of the site linking 184<sup>th</sup> Street SW to the intersection of Maple Road and Alderwood Mall Parkway. This roadway would be constructed under all of the alternatives.

The project would be phased as part of a master plan development. Construction of the Costco Wholesale warehouse, which would be in the northern part of the site, would commence no earlier than May 2012. All site infrastructure (sewer, roads, drainage, etc.) would be completed as part of the Costco Wholesale construction. Construction of the southern mixed-use portion of the site is expected to begin in 2013 and take approximately 18 months to complete, although exact timing would depend on economic conditions.

**Alternative 2—Project Sponsor's Preferred Alternative**

**Without Office:** This alternative is also proposed as a mixed-use development consisting of a Costco Wholesale facility and retail, residential, and commercial uses, but at a higher density than Alternative 1. Gross building area would be 990,000 square feet. The medical office building would not be included in this alternative. This alternative provides more residential (500 units), mixed-use retail (192,000 square feet), and restaurant development (33,000 square feet) than does Alternative 1. Amusement/recreation uses would be the same as for Alternative 1.

**Alternative 3—Lower Intensity Mixed Use Alternative:**

This alternative would include the same mix of uses as the Alternative 1 but at a less intensive level of development. Alternative 3 would include a Costco Wholesale warehouse, a 120,000-square foot-office, 45,000 square feet of retail, 70,000 square feet of amusement/recreation space, 15,000 square feet of restaurants and 220 multi-family residential units. The gross building area of this alternative, excluding parking, would be 630,000 square feet.

**Alternative 4—All Retail Alternative:** This Alternative would include retail uses similar to the existing peripheral retail uses around Alderwood Mall (excluding “big box” retail). The mix of uses would include 321,500 square feet of retail space, including a 120,000-square-foot anchor retail store, and 8,000 square feet of restaurants. Neither the Costco Wholesale warehouse nor the office component would be included in this alternative. The gross building area of this alternative, excluding parking, would be 329,500 square feet.

**Alternative 5—No Action Alternative:** This alternative would include development allowed under existing land use regulations. The Land Use designation would remain “Public Facilities” (PF) and zoning of the site would remain “Public” (P-1). Uses allowed under these designations are Residential Uses, Institutional Uses, Medical Facilities, and Municipal Uses. The mix of uses would include 365,900 square feet of office space (including a 105,000-square-foot medical office building), 194,740 square feet of nursing home space (168 beds), and 21,000 square feet of day care space. The gross building area of this alternative, excluding parking, would be 581,640 square feet.

**SEPA Lead Agency** City of Lynnwood Community Development Department

**SEPA Responsible Official** City of Lynnwood Community Development Director

**EIS Contact Person** John Bowler, Associate Planner  
City of Lynnwood Community Development Department  
4114-198<sup>th</sup> Avenue SW, Suite 7. Lynnwood, WA 98036  
(425) 670-5407  
jbowler@ci.lynnwood.wa.us

**Required Permits & Approvals** City of Lynnwood  
Comprehensive plan amendment  
Zoning map and text amendment  
Development agreement  
Planned action ordinance  
Project design review  
Binding Site Plan  
Critical Area permit  
Demolition Permit  
Clearing and Grading Permits  
Building Permits  
Mechanical Permits  
Electrical Permits  
Sewer and Water Permits  
Certificates of Occupancy  
Street Access Approval  
Miscellaneous other permits

State of Washington  
NPDES permit  
Clean Water Act Section 401 Water Quality Certification  
Clean Water Act Section 404 Fill Permit  
Hydraulic Project Approval

**Authors and Principal Contributors** The Draft EIS for the Proposed Action has been prepared under the direction of the City of Lynnwood. Research and analysis were provided by the following consulting firms:

- **Huckell Consulting Associates, LLC** – Lead EIS consultant, project management, document preparation, land use, and parks and recreation;
- **R.W. Beck** – Stormwater;

- **Gray & Osborne, Inc.** – Sewer and water utilities;
- **David Evans and Associates, Inc.** and **Heffron Transportation** – Transportation;
- **Shockey Planning Group Inc.** – Earth, soil contamination, land use, surface water, and plants and animals; and
- **Environ International Corporation** – Air quality and noise.

**Location of Background Data**

City of Lynnwood Community Development Department  
 4114-198<sup>th</sup> Street SW, Suite 7  
 Lynnwood, WA 98036

Huckell Consulting Associates, LLC  
 5912-117<sup>th</sup> Place SW  
 Mukilteo, WA 98275  
 (425) 374-3058

**Type of Environmental Review**

This EIS addresses a Planned Action. When the EIS process is complete, a planned action ordinance will define the proposal and conditions (mitigation) that must be met. Future development proposals consistent with the planned action ordinance would not require a threshold determination and further environmental review.

**Date of Issuance of this Draft EIS**

**October 7, 2011**

**Date Comments Due**

**November 21, 2011**

Submit comments:

By mail: John Bowler, Associate Planner  
 City of Lynnwood Community Development  
 Department  
 4114-198<sup>th</sup> Street SW, Suite 7  
 Lynnwood, WA 98036

By email: [LHS.EIS@ci.lynnwood.wa.us](mailto:LHS.EIS@ci.lynnwood.wa.us)

**Draft EIS Public Meeting**

**Date:** October 25, 2011

**Time:** 4:30 to 7:30 PM

**Location:** Spruce Elementary School (gymnasium)  
17405-Spruce Way  
Lynnwood, Washington

**Availability/Cost of this Draft EIS**

Copies of this Draft EIS have been distributed to agencies, organizations and individuals noted on the Distribution List. Copies are also available for review at Lynnwood Community Development Department, the Lynnwood Public Library, and at the City's web site ([www.ci.lynnwood.wa.us/LHSEIS](http://www.ci.lynnwood.wa.us/LHSEIS)). Free copies of the Draft EIS are available on compact disk. Paper copies may be purchased for the cost of copying at:

City of Lynnwood  
Community Development Department/Permit Center  
4114-198<sup>th</sup> Avenue SW, Suite 7  
Lynnwood, WA 98036-5008