

NOTICE OF AVAILABILITY and PUBLIC MEETING

Lynnwood High School Redevelopment (Lynnwood Crossing) – Draft Environmental Impact Statement

A Draft Environmental Impact Statement (DEIS) has been prepared under the direction of the City of Lynnwood Environmental Review Committee for the following proposal:

Project Location: The Lynnwood High School campus (40 acres including the Lynnwood Athletic Complex) is at 3100 184th St. SW across from (north of) the Alderwood Mall.

Project Description: The project proponents have proposed two alternative development scenarios; one with an office component and one without.

Alternative 1: (Project Sponsor's Preferred Alternative with Office) would include:

- 160,000 s.f. Costco store with fueling facility and tire center
- Seven story medical office building (150,000 s.f.)
- 330 multi-family residential units in two buildings (330,000 s.f.)
- 95,000 s.f. retail space
- 105,000 s.f. amusement/recreation including health club, movie theater and bowling
- 20,000 s.f. restaurants

Total proposed gross building square-footage is 860,000 s.f.

Alternative 2: (Project Sponsor's Preferred Alternative without Office) would include:

- 160,000 s.f. Costco store with fueling facility and tire center
- 500 multi-family residential units in three buildings (500,000 s.f.)
- 105,000 s.f. amusement/recreation including health club, movie theater & bowling
- 192,000 s.f. retail
- 33,000 s.f. restaurants

Total proposed gross building square footage is 990,000 s.f.

Other Alternatives Studied: In addition to the Project Sponsor's Preferred Alternatives, the DEIS studies three other alternatives:

Alternative 3: Reduced Scale Alternative with the same mix of uses, but totaling 630,000 s.f. (approximately $\frac{2}{3}$ to $\frac{3}{4}$ the size of the developers preferred alternatives).

Alternative 4: All Retail Alternative with 330,000 s.f. of retail uses including "big-box" store.

Alternative 5: No Action Alternative with 581,640 s.f. of uses such as medical offices, municipal uses, daycare, and a nursing home allowed under the present P-1 zoning.

All alternatives include a new three-lane public street (bypass) along the north and west sides of the project linking 184th St. SW near the southwest corner of the site to the intersection of Maple Rd. and Alderwood Mall Parkway.

Proposed Actions: City actions necessary for development of the Project Sponsor's Preferred Alternatives include:

- Amending the Lynnwood Comprehensive Plan Map to change the land-use designation of the site from "Public Facilities" (PF) to "Mixed Use" (MU).
- Rezoning the site from "Public and Semi-Public" (P1) to "Commercial-Residential" (C-R) to allow development of a mixed-use center,

- Zoning Code text amendments to allow development of a mixed-use center.
- Amending the Lynnwood Comprehensive Plan Parks Element and the Parks, Recreation Facilities, Open Space and Trails Map to remove references to the Lynnwood Athletic Center and adjust levels of service. This amendment would occur subsequent to approval of the Proposed Action, if approved.
- Adopting a Planned Action Ordinance designating the development a planned action for SEPA purposes.
- Executing a Development Agreement with the proponents to guide development and lay out the responsibilities of the parties.
- Approving a Binding Site Plan for the site plan for subdividing the site.
- Project design review and development permits including critical area permits, clearing and grading permits, building, electrical, mechanical, sewer, water, street access, etc. permits.

Project Proponent: Edmonds School District (property owner) and Cypress Equities (developer).

Lead Agency: City of Lynnwood

Availability of DEIS Document: Copies of the Draft EIS can be obtained from the Lynnwood Community Development Dept. office at 4114 198th St. SW Ste. 7. Copies on compact disk (CD) are free; printed copies will cost \$20. The DEIS is also posted on the City of Lynnwood internet website at <http://www.ci.lynnwood.wa.us/LHSEIS> and can be downloaded in .pdf format. Printed copies are available for in-library use at the Lynnwood library at 19200-44th Ave. W and the Edmonds Community College Library on the college's campus at 20000-68th Ave. W.

Comments: Public and agency comments on the Draft EIS are requested and invited. Such comments may address environmental issues, impacts, mitigating measures, or required permits or approvals. The City of Lynnwood will accept written comments from document issuance on October 7, 2011, for forty-five days ending at **4:00 PM on November 21, 2011**. Please mail comments to:

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

Comments may also be submitted electronically at the City website described above using the on-line comment form.

Open House and Public Meeting: An open house and public meeting to inform the community and interested parties about the DEIS and proposal. The open house will be held:

Location: **Spruce School - 17405 Spruce Way** (in the gymnasium)

Date: **Tuesday October 25, 2011**

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

Following the 45-day comment period, a Final EIS (FEIS) will be prepared and will include responses to comments received on the DEIS.

The Draft Environmental Impact Statement has been prepared pursuant to the Washington State Environmental Policy Act (SEPA) RCW 43.21C and WAC 197-11.