

CITY OF LYNNWOOD

**NOTICE OF ISSUANCE AND AVAILABILITY
Lynnwood High School Redevelopment (Lynnwood Crossing)
FINAL ENVIRONMENTAL IMPACT STATEMENT
(2006ERC0006)**

Notice is hereby given that the Final Environmental Impact Statement (FEIS) related to the proposed Lynnwood High School Redevelopment (Lynnwood Crossing) is issued and is now available.

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

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

Lead Agency: City of Lynnwood

Project Description: The Project involves the redevelopment of the former Lynnwood High School site. Five alternative redevelopment scenarios are analyzed in the FEIS as follows (Alternatives 1 and 2 were specifically advanced by the Proponent for the DEIS issued October 7, 2011):

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

- 160,000 square foot (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 and 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 two Project Sponsor's Preferred Alternatives above, the FEIS studies the environmental impacts of three other alternatives:

Alternative 3: Reduced Scale Alternative with the same mix of uses, but totaling 630,000 s.f. (approximately two-thirds to three-fourths the size of the developer's preferred alternatives).

Alternative 4: All Retail Alternative with 329,500 s.f. of retail uses including a "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 in the present P-1 ("Public and Semi-Public") zoning.

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

The FEIS identifies Alternative 2 above as the Preferred Alternative.

Proposed Actions: City actions necessary for development of the Project Sponsor's Preferred Alternative 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" (P-1) to "Commercial-Residential" (C-R).
- 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.
- Binding Site Plan for subdividing the site.
- Project design review and development permits including but not limited to critical area permits, clearing and grading permits, building, electrical, mechanical, sewer, water, street access, etc. permits.

FINAL EIS

The FEIS combines the information in the Draft EIS (which was released for public review and comment on October 7, 2011) together with additional information in the FEIS document. The FEIS document consists of public comments, lead agency

responses, additional information, and an updated Fact Sheet. The FEIS consists of the DEIS and the FEIS document.

Pursuant to WAC 197-11-460(5), the City of Lynnwood shall not act on the proposal for seven days after issuance of the Final EIS.

DOCUMENT AVAILABILITY

Copies of the FEIS and associated documents are available at the City of Lynnwood Permit Center, located at 4114 198th Street SW, Suite 7, Lynnwood, WA., 98036. The documents can also be reviewed on the City website at:
www.ci.lynnwood.wa.us/LHSredevelopment.

RESPONSIBLE OFFICIAL:



Paul Krauss, Community Development Director

DATE OF FEIS ISSUANCE: March 30, 2012.