

07/10/2025

Lynnwood Public Facilities District / Master Plan Development Agreement Project Narrative

The project includes demolition of existing commercial buildings, the expansion of the Lynnwood Event Center northward, and the construction of new residential, hotel, parking, and commercial uses, along with associated infrastructure improvements. The City of Lynnwood and the Lynnwood Public Facilities District (“PFD”) are negotiating the details of the Lynnwood Public Facilities District Master Plan Development Agreement (“Development Agreement”) which is expected to be finalized in the fall of 2025. Construction of the development authorized by the Development Agreement is expected to occur soon thereafter. The duration of the Development Agreement is fifteen years. The precise phasing of the various aspects of development authorized by the Development Agreement is not known at this time.

The PFD proposes to expand and redevelop the existing Lynnwood Event Center site. The preferred development alternative proposes to develop the approximately 13-acre site to include an expanded 182,800 square-foot indoor/outdoor event center, up to two 5-story multifamily residential buildings containing between 408 and 550 units, a hotel containing between 312 and 412 rooms, and between 91,030 and 121,430 square feet of commercial uses (including, but not limited to, retail and restaurant uses). The project includes new structured and surface parking, utility and infrastructure improvements, private street improvements, the dedication of right-of-way to the City for the future 194th Street SW extension and 38th Avenue W, and the installation of site landscaping. The Event Center expansion adds approximately 118,000 square feet to the existing facility, supporting indoor and outdoor concerts and festivals, with the largest capacity events hosting up to 2,500 attendees. To prepare the site for construction of these facilities, 76,511 square feet of existing commercial development on the site will be demolished. Clearing and grading is proposed and includes the construction of retaining walls along the northern parcel boundary. Existing contamination that is present within site soils associated with a prior dry-cleaning facility and auto service facility will be remediated per Department of Ecology requirements, prior to and/or in conjunction with the construction of improvements at the site. In order to implement the District Master Plan, the District and the City will enter into a Development Agreement that will specify development regulations and requirements for the District Master Plan, as well as document cooperation between the District and the City on construction of infrastructure to be dedicated to the City.

To allow flexibility for changing market conditions throughout the duration of the Development Agreement, the District Master Plan contemplates a range of development scenarios for each proposed land use. These scenarios account for the potential reduction of certain land uses that allow the expansion of others which may better align with future market demand. These scenarios consider up to 795 dwelling units in lieu of a hotel a maximum of 412 hotel rooms, and a maximum of 121,430 square feet of commercial uses to be developed as part of the District Master Plan. While the District does not expect all land use types to be developed at the maximum levels considered in this analysis, these upper limits are incorporated to conservatively assess potential environmental impacts across a range of development scenarios.