

**Notice of Availability, Public and Agency Comment Period, and Public Hearing
Draft Environmental Impact Statement for the Lynnwood City Center + Alderwood
Subarea Plan and Planned Action**

DATE OF DEIS PUBLISHING: April 23, 2025

LEAD AGENCY/PROPONENT: City of Lynnwood

PROJECT NAME: Lynnwood City Center + Alderwood Regional Growth Center Plan and Planned Action

AGENCY CONTACT: Karl Almgren, Community Planning Manager at planning@lynnwoodwa.gov

FILE NUMBER: CAM-25-0003

AVAILABILITY OF THE DRAFT EIS AND PUBLIC AND AGENCY COMMENT PERIOD: The City of Lynnwood has prepared a Draft Environmental Impact Statement (EIS) for the City Center + Alderwood Subarea Plan and Planned Action. The City Center + Alderwood Subarea Plan and Planned Action are reflected within the range of alternatives studied in the Draft EIS. Community members, agencies, and tribes are encouraged to participate and provide comment during this planned action environmental review. Those interested in reviewing and commenting the Draft EIS, may access the document and background materials at <https://www.lynnwoodwa.gov/publicnotices>.

Printed copies of the Draft EIS will be available for review at:

Development & Business Services Department
20816 44th Ave W #230, Lynnwood, WA 98036

PUBLIC MEETING: A public meeting for the Draft EIS and Draft Plan will be hosted by City of Lynnwood staff on **May 8, 2025, from 5:00pm to 6:30pm at Lynnwood City Hall Council Chambers 19100 44th Ave W, Lynnwood, WA 98036.**

PUBLIC AND AGENCY COMMENT DEADLINE: The 30-day comment period will close on **May 23, 2025**, and all comments are due by this date and must be submitted to the City of Lynnwood no later than 5:00 pm Pacific Standard Time (PST). Written comments may be submitted via the following methods:

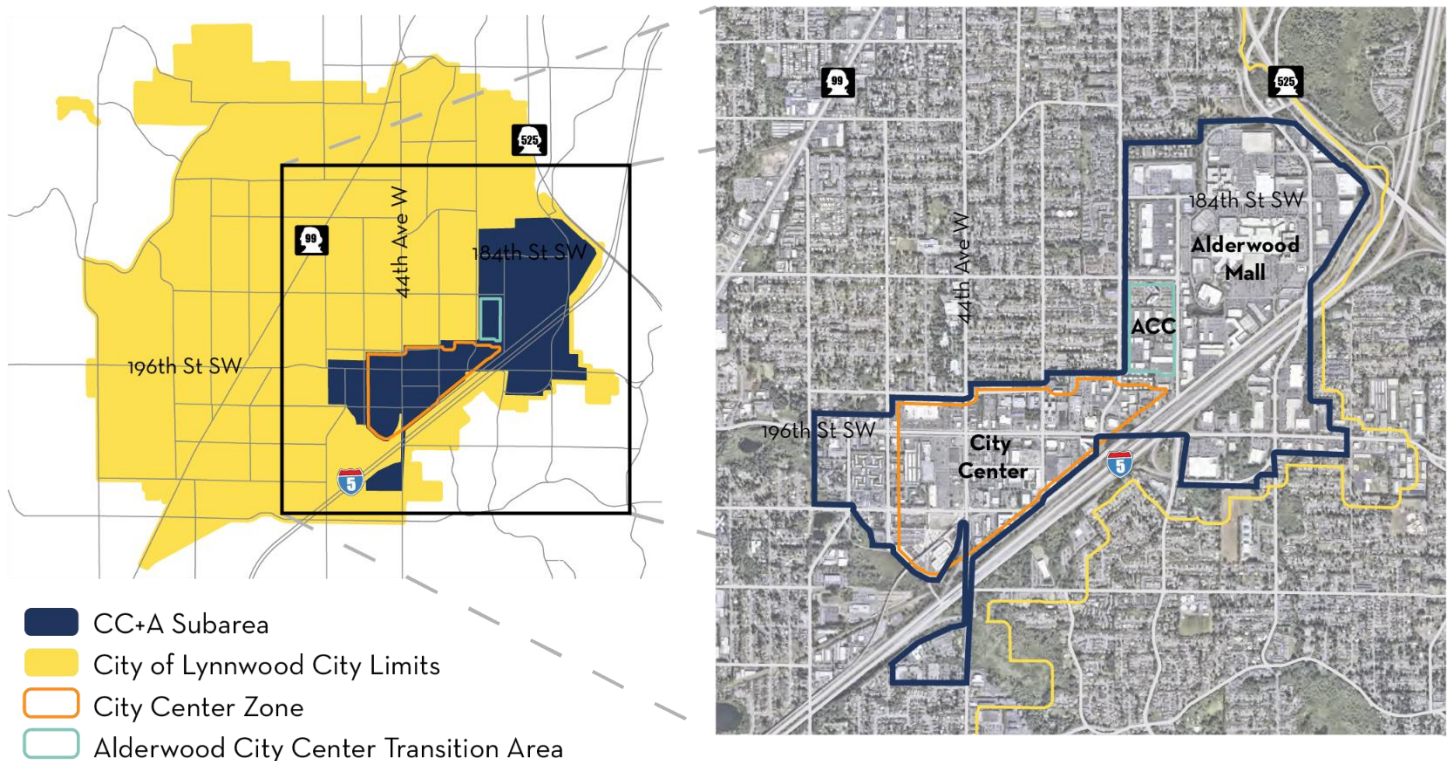
By mail to:

Community Planning Division
20816 44th Ave W. #230, Lynnwood, WA 98036

By email to: kalmgren@lynnwoodwa.gov

Written comments may also be provided at the May 8, 2025, Public Meeting. The purpose of the meeting will be to provide a presentation on the Draft EIS and plan and to answer questions on the Draft EIS from the public and interested parties.

LOCATION OF THE PROPOSAL: The City Center + Alderwood Subarea is located in the heart of Lynnwood at the crossroads of I-5 and I-405 and surrounded by the 50th Avenue Neighborhood and Alderwood Manor area. Both the City Center and Alderwood areas are anchored by light rail service (current and planned) and bus rapid transit (BRT) which provide a transition from the newer transit-oriented development to existing low-rise residential areas. Located in Snohomish County, City Center + Alderwood will continue to transform and thrive as the primary focus area for growth and transformation in Lynnwood. The RGC encompasses 772 acres, located at the convergence of I-5 and I-405, approximately between the 44th Avenue W exit and the I-5/I-405 interchange. Most of the plan area is on the north side of I-5, and includes City Center, Alderwood, and the Alderwood City Center Transition Zone. The City Center light rail station at the terminus of Lynnwood Link service opened in 2024, and a second light rail station is being planned for Alderwood with anticipated opening by 2037. Community Transit and Sound Transit bus systems serve the area, providing access to the light rail and destinations within the RGC. City Center + Alderwood provides a variety of housing choices and a diverse employment base with several development projects underway that will bring more residents, employees, and visitors to the area. See map below.



DESCRIPTION OF THE PROPOSAL, ALTERNATIVES, AND DEIS ANALYSIS TOPICS: The City of Lynnwood intends to adopt a new Planned Action Ordinance for City Center + Alderwood consistent with RCW 43.21C.440 and SEPA rules in WAC 197-

11 to facilitate future growth by streamlining the environmental review process for development consistent with the thresholds analyzed and mitigation prescribed in this DEIS. Alternatives studied in the DEIS include:

- **Alternative 1—No Action Alternative**, which is a SEPA Required Alternative, and assumes growth according to current trends.
- **Alternative 2—Concentrated Growth Alternative—Preferred Alternative**, which is an action alternative that examines more concentrated growth within City Center + Alderwood RGC, resulting in a denser RGC and aligning with the *Imagine Lynnwood 2024 Comprehensive Plan*, and as such, is the City’s preferred alternative for the RGC and proposed expanded Planned Action area.
- **Alternative 3—Dispersed Growth Alternative**, which is an action alternative that examines dispersion of growth across City Center + Alderwood, but also in other geographic areas of the City, including along the SR 99 corridor.

The No Action Alternative (Alternative 1) represents the baseline future conditions if growth continues to occur consistent with currently adopted zoning policies. Alternative 2 Concentrated Growth with Denser RGC and Alternative 3 Dispersed Growth represent growth and redevelopment that could occur under the Subarea Plan, with **Alternative 2 as the preferred alternative because it aligns with the *Imagine Lynnwood 2024 Comprehensive Plan*.**

The Draft EIS analyzes potential impacts and mitigation measures associated with these alternatives for these topics and other related topics: land use patterns, housing, and community design; natural environment, parks and open space; multimodal transportation, public services (fire and police projection, schools, other services), utilities (water, sewer, and stormwater), and relationship to plans and policies. The DEIS evaluates alternatives for each of these topics and each alternative’s alignment with the *Imagine Lynnwood 2024 Comprehensive Plan* and the vision for the community.

The project integrates the previous City Center Planned Action and include amendments to the 2022 Planned Action Ordinance for City Center, which lifted the development threshold to 12.3 million square feet of building area with 6,000 dwelling units for City Center. This new Planned Action for City Center + Alderwood will now encompass the entire Urban Center boundary and increase the threshold for building area and dwelling units over the horizon of the next 20 years through 2044. The Planned Action area will continue to create and expand housing choices and employment opportunities through transit-oriented mixed-use development supported by goals, policies, land use and zoning designations, development regulations, capital improvements planning, and other infrastructure investments.

The DEIS and subarea plan have been prepared to be consistent with the [Growth Management Act](#), Puget Sound Regional Council [Vision 2050 Plan](#), and Snohomish County [Countywide Planning Policies](#) (CPPs).

PREVIOUS SEPA SCOPING: The City conducted formal “scoping” to gather input and comments on key issues related to the subarea from September 5 through October 6, 2023, and held a public meeting during the scoping period on Tuesday, September 12, 2023. Input from scoping has been considered in the development of the DEIS.

PLANNED ACTION ENVIRONMENTAL REVIEW: To support implementation of the plan, the City of Lynnwood will prepare a new Planned Action Ordinance under RCW 43.21C.440 and associated SEPA Rules in WAC 197-11. Future proposals consistent with the Planned Action Ordinance (and related level of analysis in the EIS), the subarea plan, and development regulations would be subject to a streamlined environmental review process.

A planned action environmental review involves detailed State Environmental Policy Act (SEPA) review and preparation of EIS documents in conjunction with subarea plans, consistent with Revised Code of Washington (RCW) 43.21C.031, RCW 43.21C.440, and Washington Administrative Code (WAC) 197-11-164 through WAC 197-11-172.

The Draft EIS facilitates environmental review to comprehensive evaluate potential subarea-wide impacts, rather than piecemeal analysis of the environmental impacts and mitigation on a project-by-project basis. As a result, this up-front analysis of impacts and mitigation measures then facilitates environmental review of subsequent individual development projects. The City would not make a threshold determination and may not require additional environmental review, for a future development proposal that is determined to be consistent with the planned action ordinance. This will provide certainty and predictability for both development proposals and the community, streamline the environmental review process within the subarea, and encourage the goals of SEPA and the State's Growth Management Act (Chapter 36.70A RCW).

PROPOSED IMPLEMENTATION TIMELINE: Since this is a non-project EIS for the purposes of supporting the future planned action, there is no proposed specific date of implementation.

CITY CONTACT:

Karl Almgren, Community Planning Manager
20186 44th Ave. W, Suite 230
Lynnwood, WA 98036
planning@lynnwoodwa.gov