

Date: May 31, 2024

City of Lynnwood  
19100 44<sup>th</sup> Avenue West  
Lynnwood, WA 98036

**Subject:** Lynnwood Transit Center Binding Site Plan

**Proposal:**

Sound Transit proposes a Binding Site Plan (BSP) to reconfigure six parcels (Parcels A through F) into six Lots (Lot 1 through 6) consistent with the attached exhibit. The reconfiguration will allow consolidation of Sound Transit owned lots and infrastructure, consolidation of potential Transit Oriented Development parcels, and conveyance of Right-of-Way easements.

Access to the Light Rail Station will be via 46<sup>th</sup> Avenue, a portion of which will remain Washington Department of Transportation (WSDOT) owned and operated.

**Existing Parcel Numbers and Addresses:**

**PARCEL A:** SOUND TRANSIT R/W NO. LL-303

TAX ACCT #003726-006-008-00  
AREA = 225,079 S.F.  
SITE ADDRESS: 20110 46TH AVENUE W, LYNNWOOD, WA 98036  
CURRENT OWNER: CENTRAL PUGET SOUND REGIONAL TRANSIT AUTHORITY

**PARCEL B:** SOUND TRANSIT R/W NO. LL-304:

TAX ACCT #003726-006-013-01  
AREA = 174,204 S.F.  
SITE ADDRESS: 20111 46TH AVENUE W, LYNNWOOD, WA 98036  
CURRENT OWNER: CENTRAL PUGET SOUND REGIONAL TRANSIT AUTHORITY

**PARCEL C:** SOUND TRANSIT R/W NO. LL-305:

TAX ACCT #003726-006-013-02  
AREA = 18,828 S.F.  
SITE ADDRESS: 20102 44TH AVENUE W, LYNNWOOD, WA 98036  
CURRENT OWNER: CENTRAL PUGET SOUND REGIONAL TRANSIT AUTHORITY

**PARCEL D:** SOUND TRANSIT R/W NO. LL-307:

TAX ACCT #003726-006-014-01  
AREA = 40,521 S.F.  
SITE ADDRESS: 20000 44TH AVENUE W, LYNNWOOD, WA 98036  
CURRENT OWNER: CENTRAL PUGET SOUND REGIONAL TRANSIT AUTHORITY

**PARCEL E:** SOUND TRANSIT R/W NO. LL-316:

TAX ACCT #003726-006-014-06  
AREA = 65,702 S.F.  
SITE ADDRESS: 4520 200TH STREET SW, LYNNWOOD, WA 98036  
CURRENT OWNER: CENTRAL PUGET SOUND REGIONAL TRANSIT AUTHORITY

**PARCEL F:** SOUND TRANSIT R/W NO. LL-302:

TAX ACCT #003726-006-009-00

AREA = 496,068 S.F.

SITE ADDRESS: 20206 46TH AVENUE W, LYNNWOOD, WA 98036

CURRENT OWNER: CENTRAL PUGET SOUND REGIONAL TRANSIT AUTHORITY

**Existing Use on the site:**

Commuter Park and Ride, bus loop, temporary parking lot, multi-use path, and construction for the future Lynnwood Link Light Rail Station.

**Zoning:**

The property is zoned City Center- West (CC-W) on the Official Zoning Map and is designated as City Center (CC) on the City's Comprehensive Plan Future Land Use Map. The site is also located adjacent to an intersection identified as a gateway.

**Proposed Lots Uses:**

**Lot 1:**

Transit Oriented Development and Right-of-Way easement.

**Lot 2:**

Track access and pick up/drop off Loop.

**Lot 3:**

Parking Garage, guideway, and portion of Light Rail Station.

**Lot 4:**

Portion of Light Rail Station, guideway, bus layover, and parking lot.

**Lot 5:**

Bus loop and Bus station.

**Lot 6:**

Right-of-Way easement and bus loop/additional parking.

**Comment regarding Additional Review Factors:**

Sound Transit and the City of Lynnwood have executed a Development Agreement and Project Design Review (GA 0070-18) outlining development activities at the Lynnwood City Center Station Site Plan. These elements in the agreement were illustrated in exhibits that were used to conceptualize the final exhibit attached to this application for recording. The BSP is therefore applied for as a final site plan with specific building and utility infrastructure to come forward on a Lot by Lot basis conforming to the Development Regulations, including but not limited to:

- **Lynnwood Comprehensive Parks and Recreation Plan**
- **Lynnwood Zoning Code**
- **LMC Title 19 – Subdivisions**
- **RCW 58:17**
- **Lynnwood 6-year Transportation and Improvement Plan**
- **LMC Title 17 – Environment**
- **Lynnwood Water System Comprehensive Plan**
- **Lynnwood Comprehensive Trunk Storm Drainage Plan**
- **LMC 13.40 Drainage Plans**
- **LMC 21.08 Land Clearing.**

The Project will also be compatible with the existing adjacent developments, the Federal flood hazard area map and criteria per LMC 16.46 and has been reviewed pursuant to all other plans and programs adopted by the City of Lynnwood as of the date of the Development Agreement.

The City Building official has concluded (per email to Heather Hewitt on March 24, 2022) that the executed Transit Way Agreement between Sound Transit and the City of Lynnwood provides provisions for the station and guideway to cross over right-of-way.

**Attachments:**

1. BSP Applications Materials
2. Email from Robert Mathias to Heather Hewitt