

CITY COUNCIL 12.B

CITY OF LYNNWOOD CITY COUNCIL

TITLE: Adoption: LPFD Master Plan and Development Agreement

DEPARTMENT CONTACT: Sarah Cho, Development and Business Services

SUMMARY:

The Lynnwood Public Facilities District (LPFD) is advancing a Master Plan and Development Agreement to guide the future transformation of the Event Center site into a vibrant, mixed-use district.

PRESENTER:

Ben Wolters, Development and Business Services Director, Sarah Cho, City Center Program Manager

ESTIMATED TIME:

20

BACKGROUND:

The Lynnwood Public Facilities District (LPFD) is undertaking a long-term master planning effort to guide the future redevelopment of the Lynnwood Event Center site. The proposed Master Plan outlines a vision for a vibrant, mixed-use district with housing, retail, hotel, green space, and expanded event center with outdoor event space. To support this Master Plan, the City and the LPFD have drafted a Development Agreement (DA) that establishes a framework for infrastructure improvements, land use, design requirements, and shared responsibilities over time for this unique development opportunity.

SUGGESTED ACTION:

Adopt the LPFD Master Plan Development Agreement.

PREVIOUS COUNCIL ACTIONS:

- June 16, 2021 City Council Work Session Briefing on LPFD Master Plan
- December 5, 2022 City Council Work Session Briefing on LPFD Master Plan
- July 17, 2024 City Council Work Session Briefing on LPFD Master Plan
- August 4, 2025 City Council Work Session Briefing on LPFD Master Plan
- August 14, 2025 Planning Commission Briefing on LPFD Master Plan
- September 11, 2025 Planning Commission Public Hearing on LPFD Master Plan
- September 15, 2025 City Council Work Session Briefing on LPFD Master Plan
- September 22, 2025 City Council Public Hearing on LPFD Master Plan
- October 6, 2025 City Council Work Session Memo on LPFD ILA

FUNDING:

In this agreement, City would take on responsibility for construction of an extension of 194th St and a new 38th Ave to form a Ring Road for circulation, access, and connection to future City Center street grid. The current estimated cost of the proposed Ring Road project is \$18 million. Funding would come from a combination of grants, tax increment financing (TIF), and City capital funds.

VISIONS AND PRIORITIES ALIGNMENT:

The City's Strategic Plan identifies the priorities of:

- Fulfilling the community vision for the City Center and Lynnwood Link light rail.
- Pursuing and maintaining collaborative relationships and partnerships.

LU 2 Goal: Promote growth and development in the City's designated Regional Growth Center.

LU Policy 2.4 Promote development in the City Center + Alderwood Subarea that increases access to opportunities and improves quality of life by providing building design integrated with multimodal transportation facilities and publicly accessible open spaces.

LU Policy 2.5 Work to eliminate large blocks within the City Center + Alderwood Subarea through innovative site design, and public-private partnerships and infrastructure projects

DEPARTMENT ATTACHMENTS

Description:

[LPFD Development Agreement Presentation](#)

[LPFD Development Agreement Ordinance](#)

[LPFD Development Agreement.pdf](#)

[Exhibit C Master Plan Exhibits.pdf](#)

[Exhibit E Letters of Concurrence.pdf](#)

[LPFD Public Hearing Comments](#)