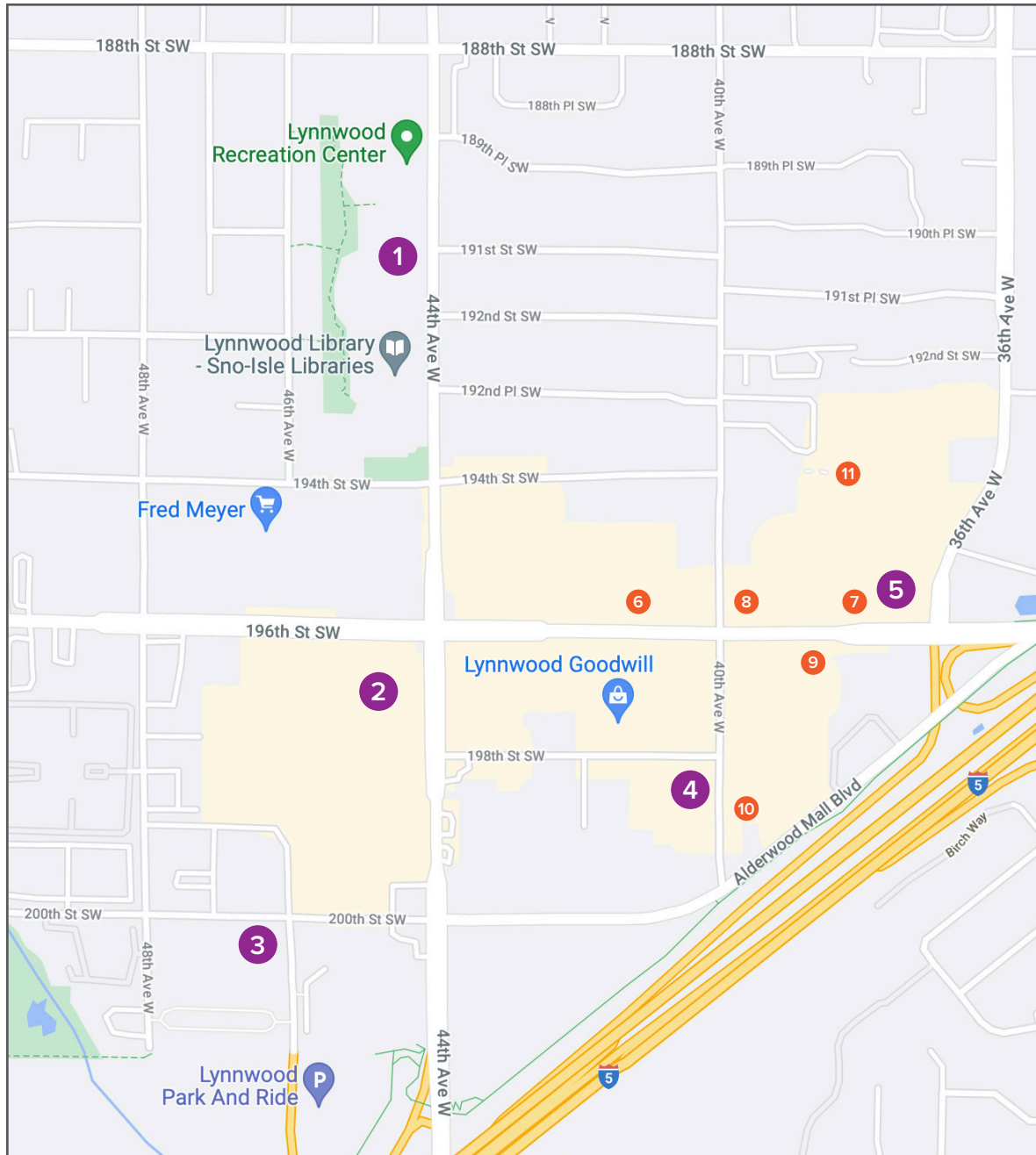




# WALKING TOUR GUIDE | Lynnwood City Center

2021 | 



## Featured Location

- 1 City Hall | Recreation Center
- 2 Northline Village by Merlone Geier Partners
- 3 Lynnwood Station TOD
- 4 City Center Promenade
- 5 Lynnwood Public Facilities District

## Featured Local Businesses

- 6 B3 – Breakfast & Burger Bar
- 7 Kona Kitchen
- 8 Ezell's Famous Chicken
- 9 Silver Spoon Thai
- 10 Anna's Home Furnishings
- 11 Olympus Spa



Puget Sound Regional Council



## 1 City Hall | Recreation Center



The Civic Campus includes the Fire Station, Recreation Center, Administration Building, and the Lynnwood Library. Several of these facilities have continued to play a key role in enabling the City Center to develop; however the administration buildings and library improvements have lagged. The City has identified leveraging this location for improved recreation and open space uses while relocating administration uses to the City Center core.

## 2 Northline Village by Merlone Geier Partners



The City approved a development agreement in 2019 for the redevelopment of 18 acres for approximately 1,400 dwelling units, 500,000 square feet of office, 200,000 square feet of retail and over 50,000 square feet of entertainment. This site will include two new parks and new grid streets for internal circulation. Additional information available at [northlinevillage.com](http://northlinevillage.com) (QR code.)



## 3 Lynnwood Station TOD

Sound Transit's surplus of property along 200th Street SW will redevelopment opportunity. Sound Transit is to offer 80 percent of its surplus property that is suitable for housing to qualified entities to develop housing affordable to families at 80 percent of area median income or less. Sound Transit partners with private and non-profit developers to build transit-oriented development (TOD), where housing affordable to a range of income levels, as well as new retail, restaurants, offices, and community spaces, contribute to creating vibrant neighborhoods with direct access to transit.

## 4 City Center Promenade



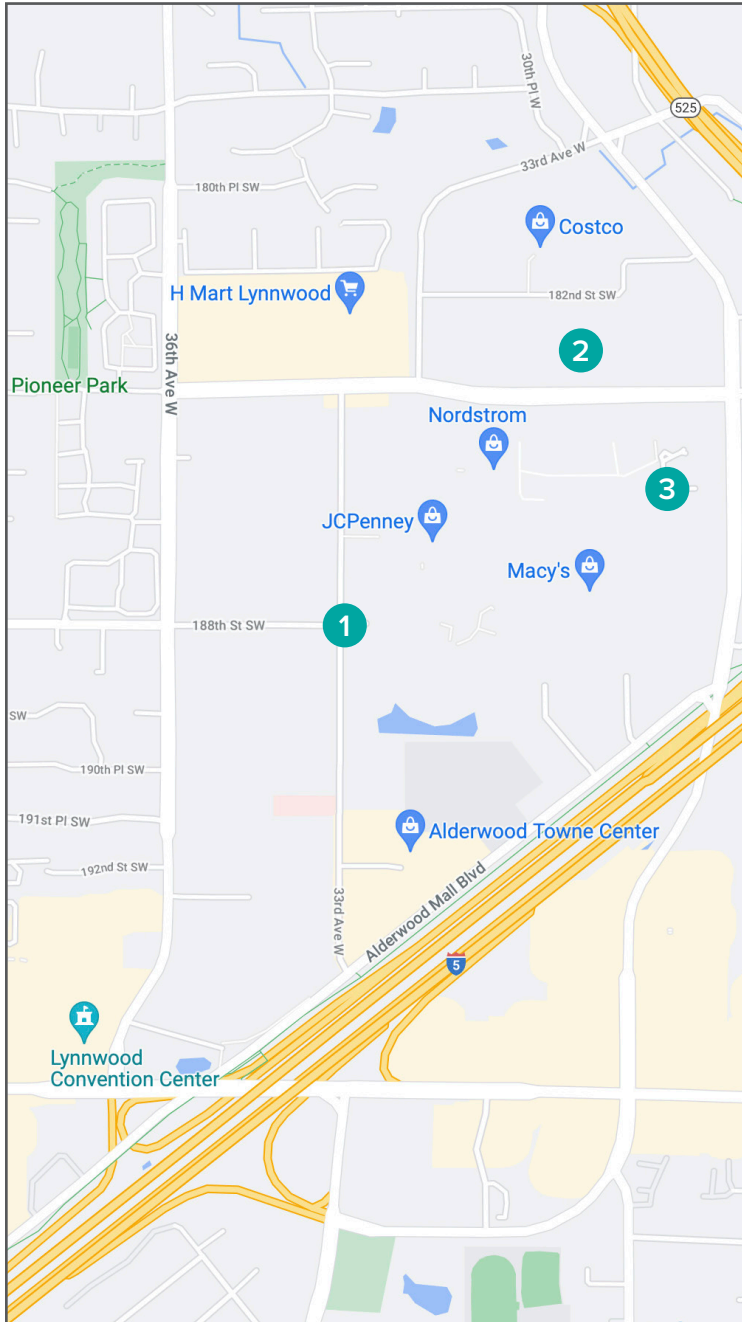
The future City Center promenade will repurpose and balance 198th Street SW to be the premiere street of the City Center. Located at the corner of 198th Street SW and 40th Avenue West is a proposed two eight-story development by One Trent called Ember Apartments (QR code.) The mixed use project will include a retail and daycare along the promenade. The promenade will be bisected by the future grid street 42nd Avenue West breakdown the superblocks. The future street will include ground floor retail, improved streetscape elements, and widening pedestrian amenities.



## 5 Lynnwood Public Facilities District



The Lynnwood Public Facilities District (PFD) provided a catalyst development with the Lynnwood Convention Center opening in 2005. While the Convention Center plays a critical role in the PFD's mission, the PFD also has a significant asset of land surrounding the building. The PFD is currently developing a master plan for the remainder of the property including public private partnerships.



## 1 33rd & 188th Street SW

This intersection is the preferred location of the City of Lynnwood for the West Alderwood Station to be located. Arriving in 2037, the location of the station will impact the growth opportunities of the Alderwood area including how Alderwood mall repurposes and reimagines itself. This location would also leverage the future Poplar Way Bridge that will connect 196th Street SW to 33rd Avenue West over I-5.

## 2 Lynnwood Place



The Lynnwood Place development was a two-phase redevelopment of the former Lynnwood High School. The first phase included the Costco development and 33rd Avenue West Extension. The second phase includes the Home Depot and The Woods at Alderwood (<https://thewoodsatalderwood.com> | QR code) or a mixed use development including 500 multi-family units and commercial uses. The interesting aspect of Lynnwood Place is that development agreement enabling the project preceded ST3's ballot measure for a West Alderwood Station. This development was deemed feasible without the Everett Link Extension, but will further leverage the public investment for perspective tenants. Lynnwood Place does not include income restricted units.



## 3 Avalon Alderwood Place

The redevelopment of Sears at Alderwood mall represented the first repurposing of the site since the outdoor expansion in the early 2000s. The new 328 multifamily units will sit upon ground floor retail and front towards a future pad site.