

Lynnwood Planning Commission
Meeting of October 9, 2003

Staff Report

Agenda Item: **G-1**
Capital Facilities Plan Review

- Public Hearing
- Informal Public Meeting
- Work Session
- New Business
- Old Business
- Information
- Miscellaneous

Lynnwood Dept. of Administrative Services — Staff Contact: Vicki Heilman, Assistant Finance Director

Recommendation:

Review and discuss the 2004– 2009 Preliminary Capital Facilities Plan for Comprehensive Plan compliance and forward a recommendation to the City Council to approve and adopt.

Background/Discussion:

The Planning Commission is being asked to review the 2004 – 2009 Preliminary Capital Facilities Plan (CFP). The CFP is an important link between the City's planning and budgetary processes, allowing the Planning Commission to determine the projects that are needed to meet the goals of the Comprehensive Plan. The purpose for Planning Commission review is to ensure that the proposed projects do not conflict with the adopted Comprehensive Plan.

To assist you with the review of the CFP projects for Comprehensive Plan compliance, within the CFP document there is Appendix A which includes Project Worksheets for all proposed projects for this six-year plan. The worksheets provide you with the project's number, name and description. Also, it illustrates the projected costs and revenue for the project. Where possible, specific Comprehensive Plan Objectives and Policies are cited. For these citations, the Comprehensive Plan element is noted in shorthand before the specific objective or policy number, where:

- LU = Land Use
- H = Housing
- T = Transportation
- CF = Capital Facilities and Utilities
- P = Parks, Recreation, Cultural Arts & Open Space.

For example, LU: 1, 1.1, 1.2 would refer to specific Land Use element objectives and policies.

Except for the Newly Proposed Projects, which are denoted in the following summary of changes, the majority of the projects have already been reviewed for compliance with the Comprehensive Plan.

Some projects required scheduling changes, reappropriation of funds between projects and some were withdrawn. All of these changes are reflected in the summary to give you a complete picture of the City's planned capital expenditures for the next six years.

Summary of Changes

The following is an overview of the changes that have occurred in the CFP since it was adopted last year by the City Council.

Parks

Parks is proposing seven new projects in the next six years and has reactivated one project that was withdrawn in the 2002-2007 CFP. This project is being presented as new with a request for new funding sources:

- PK1998021A Interurban Trail Improvements – Phase I (*reactivated*)
- PK1997001D Meadowdale Neighborhood Park Acquisition
- PK1998023C Lund's Gulch Open Space Preservation, Phase I Trail Development
- PK2003046C Scriber Lake Park Renovation, Phase II
- PK2004051A BMX Park Development
- PK2004052A Off-Leash Park Site
- PK2004052B Off-Leash Dog Park Development
- PK2004053A Park Maintenance Shop Renovation

The following existing project is being removed from the Long Range CFP list and moving forward with the implementation plan:

- PK1998021B Interurban Trail Improvements – Phase II 44th Ave Pedestrian Bridge

Police

The Police element proposes project PD2004004A, *New Justice Facility*. This project is proposing acquisition of property (site unknown at this time) to construct a new facility. This is an option to project PD1997001B that proposes *expansion* of the current facility.

Streets

The Streets element is proposing two new projects ST2004071A, I-5 City Center Exit, proposing project to begin in year 2005 and ST2004072A, Intelligent Transportation System (ITS) – Phase 3, proposing project to begin and be completed in year 2004.

Stormwater and Water

The Stormwater and Water elements are not proposing new projects in this years CFP.

Sewer

Sewer has added two new projects:

- SE2004037A Sewer Line Replacement – 202nd St SW from 56th to 59th
- SE2004038A Sewer Line Replacement – 50th Ave W (if extended) from 192nd to 194th

Once again, the role of the Planning Commission is to review the Capital Facilities Plan for compliance with the adopted Comprehensive Plan, to comment on how the CFP does or does not comply, and to make recommendations to the City Council with respect to the 2004 – 2009 Preliminary Capital Facilities Plan.

There will be an opportunity for public testimony on the CFP at a City Council Public Hearing scheduled for November 10, 2003.

Consistency Review

The Department of Community Development has reviewed the CFP and its proposed changes. Several minor "housekeeping" changes are being made to the document by staff. They do not affect the proposals and will not be listed in this report.

The following comments pertain mainly to consistency with the City's Comprehensive Plan and are offered for the Commission's consideration. Some of the comments relate to enhancing the clarity of the document and do not suggest that the issue involved is a matter of inconsistency.

The numbers before each comment refer to the page number within the CFP.

1. The reference to Annual Budget should be changed to Biennial Budget.
2. The listed thirteen state GMA goals are paraphrased. Recommend using the exact wording of each goal. Community Development will provide the information.
3. Reference is made to "five" mandatory planning elements. That has now been amended to be "seven". The two new mandatory elements are: Economic Development, and Parks and Recreation. The paragraph following the listed mandatory elements should be amended to read: "Lynnwood's adopted Comprehensive Plan also includes elements for Cultural and Historic Resources, Environmental Resources, and Implementation.
4. The following sentence should be added to the last paragraph on the page: "The City of Lynnwood has adopted a common siting process in the City's Comprehensive Plan to guide decision making on essential public facilities."
30. City Center Streets projects are not listed in the Sources of Funding by Project pages. If it is too early to suggest possible funding sources, maybe it would be helpful to simply note that these projects are not listed because funding sources have not yet been identified.
61. In the third paragraph there is an incorrect reference to a policy in the Comprehensive Plan. It should read: "Per Policy 2.4 of the Capital Facilities and Utilities Element of the Comprehensive Plan..."
104. This project appears to be the same project as ST1997019A but the funding amounts are different. These projects need to be cross-referenced, and if each is to do something different the differences between the projects need to be made clear.
160. Will this project enhance fish passage, or should it?
162. Will this project enhance fish passage, or should it?
166. Will this project enhance fish passage, or should it?

172. This project notes that a “rezone” will need to be taken through the City Council before it can proceed and it is scheduled to bid in 2004. The Community Development Department and the Planning Commission must be involved in the proposals to amend the development regulations and the zoning map for the treatment plant. So far, progress on proposed regulatory amendment has been slow. This may effect the bid date target. Additionally, the City is now obligated to prepare a Shoreline Master Program (SMP). Part of the treatment plant is within the shoreline zone. Any rezoning must be coordinated with the work to prepare the SMP.

174. Same comments apply as listed with 172.

176. Same comments apply as listed with 172.

180. Same comments apply as listed with 172.

182. Same comments apply as listed with 172.

208. Change the terminology in the “Links” section from “CBD” to “City Center”.

220. The design of this intersection improvement project should be coordinated and consistent with the ultimate configuration of 200th St. SW as a part of the City Center project. If this project proceeds based on the current number of lanes on 200th St. SW, there is the real possibility that the intersection improvements will have to be removed and replaced within five years when the City Center project is being implemented. The possibility of expanding the number of lanes on 200th St. SW at this intersection should be looked at now.

Reference:

City of Lynnwood 2004-2009 Capital Facilities Plan
Provided to Planning Commission – under separate cover.

Lynnwood Planning Commission
Meeting of October 9, 2003

Staff Report

Agenda Item: G-2

R&D Land Uses Code Amendment (2003-CAM-0005)

- Public Hearing
- Informal Public Meeting
- Work Session
- New Business
- Old Business
- Information
- Miscellaneous

Lynnwood Dept. of Community Development — Staff Contact: Kevin Garrett (425) 670-6292

Recommendation:

Initiate code amendment to review zoning regulations regarding R&D land uses.

Background/Discussion:

The owner of the office buildings located south and west of the Embassy Suites hotel has asked the City to consider expanding the scope of R&D-type uses that are allowed in the B-2 (Limited Business). These office buildings formerly were occupied by offices for Boeing. With the glut of vacant office space in the Puget Sound region, the owners have not been able to re-lease these buildings. See attached letter from the owners.

The City's zoning regulations for R&D and light manufacturing land uses have not been updated in a number of years. As part of considering an expansion of the allowable land uses in this zone, we recommend reviewing and updating these regulations, and we recommend initiating this code amendment. It would be our intent, with this code amendment, to review/update the regulations for R&D land uses in both the commercial and industrial zones.

Purpose of this Code Amendment:

Update zoning regulations to reflect current land use terms and practices for R&D and light manufacturing land uses.

Next Steps:

A work session on a preliminary draft of the code amendment is scheduled for December 11, 2003.

Attachments:

Letter from Jeff L. Bohr, Aegon, USA, dated September 12, 2003.



RECEIVED

SEP 15 2003

AEGON USA Realty Advisors, Inc.
4333 Edgewood Road NE
Cedar Rapids, IA 52499-5553
Phone: 319-558-5503
FAX: 319-369-2188

Sent by standard overnight Federal Express Mail

September 12, 2003

James R. Cutts, Community Development Director
City of Lynnwood
19000 44th Avenue West
Lynnwood, WA 98046
Phone: (425) 670-6656

RE: Current Business Use Designation as it relates to the Properties known as "Lynnwood, WA – Office Building A & C" which are located at 20700 44th Ave. West & 20818 44th Ave. West in Quadrant I-5 Center, Lynnwood, WA

Dear Mr. Cutts:

We are writing in regards to possibly opening a discussion related to the current zoning classification – "Limited Business (B-2)" – for the above referenced properties. If you recall, I met you when I stopped at Lynnwood City Hall earlier this year, at which time I also met David Kleitsch, Economic Development Director. As background information, Life Investors Insurance Company of America ("LIICA") became the Owner of the above referenced properties in early March 2003 via a foreclosure action. I currently serve as the internal Asset Manager for these properties. We have engaged the local services of CB Richard Ellis ("CBRE") for marketing purposes. The Owner's contacts at CBRE are John Bauer, Ric Brandt, and Brett Hartzell (the "CBRE Team").

As I am sure you are aware, the office market conditions in the Greater Seattle Area have been depressed for several months, with no real improvement expected on the near horizon. The subject properties are currently classified as B-2. The feeling of the Owner, as well as of the CBRE Team, is that the B-2 zoning is too restrictive; it is hampering our efforts to attract sizable tenants to the Lynnwood market. To that end, we would ask that the City of Lynnwood consider an amendment of the current zoning code table to expand the allowed uses within the B-2 classification. The following list incorporates some suggested general categories that the City may wish to consider in an expanded B-2 zoning classification:

- Biotechnology
- Pharmaceutical Research & Manufacturing
- Light Assembly/Manufacturing (as an ancillary use)
- General Research & Development
- Laboratory/Clean Room

While it is certainly not the intent of the current Owner to introduce a use to the Quadrant I-5 Center that is inconsistent with the neighborhood, we do feel that a reasonable expansion of permitted uses would assist our marketing efforts. At this point in time, we would be thankful for any assistance the City of Lynnwood is able to provide. We feel that it is in everyone's interests to once again have these two properties filled, which will provide a sizable employment boost to the Lynnwood area.

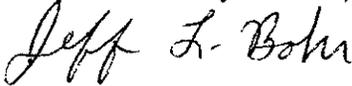
G-2-3

James R. Cutts, Community Development Director
September 12, 2003
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We very much appreciate your consideration of the above request. If you have any questions regarding this request, or if you need additional information or wish to further discuss, please feel free to call me at (319) 369-2664. Thank you again for your assistance with this matter.

Sincerely,

Life Investors Insurance Company of America
By AEGON USA Realty Advisors, Inc., its authorized agent



By: Jeff L. Bohr, CCIM
Senior Asset Manager

CC: David Kleitsch, Economic Development Director, City of Lynnwood, WA
via standard overnight FedEx (Phone: 425-670-6651)

Ric Brandt & John Bauer, CB Richard Ellis via facsimile to 425/462-6966

**Lynnwood Planning Commission
Meeting of October 9, 2003**

Staff Report

Agenda Item: I

Upcoming Commission Meetings

- Public Hearing
- Informal Public Meeting
- Work Session
- New Business
- Old Business
- Information
- Miscellaneous

Lynnwood Dept. of Community Development — Staff Contact: Ron W. Hough, Planning Manager

■ The following schedule is for planning purposes – subject to adjustments.

Note: A joint meeting of the Commission and City Council is being planned. A tentative date has been set for Wed., Oct. 22 at Cinnamon's Restaurant. Updates to follow.

Oct. 9	Public Hearing:	<u>TBA</u>
	New Business:	<u>Capital Facilities Plan</u> – Review for Plan Compliance <u>Initiate a Code Amendment</u> – R&D land uses. <u>Appointment</u> – City Center Oversight Committee
	Work Session:	None scheduled
Oct. 22	<u>Joint Commission/Council dinner meeting</u> Tentatively scheduled for Cinnamon's Restaurant.	
Oct. 23	<u>Nothing scheduled</u>	
Nov. 13	Work Session:	<u>Development Regulations</u> – continued
Nov. 27	Thanksgiving	<u>No Commission meeting</u>
Dec. 11	Work Session:	<u>Draft Zoning Code Amendment for R&D land uses</u> <u>Development Regulations</u> – continued
Dec. 25	Christmas Day	<u>No Commission meeting</u>