

AGENDA

Lynnwood Planning Commission

Thursday, May 11, 2006 — 7:00 pm

City Council Chambers, 19100 – 44th Ave. W., Lynnwood WA

- A. Call to Order** Chair DECKER
 Commissioner BIGLER
 Commissioner ELLIOTT
 Commissioner PEYCHEFF
 Commissioner WALTHER
 VACANT – Position #1
 VACANT – Position #3

B. APPROVAL OF MINUTES:

1. Minutes of April 13, 2006
2. Minutes of April 27, 2006

C. COUNCIL LIAISON REPORT:

- D. CITIZEN COMMENTS** – on matters **not** on tonight's agenda.

E. PUBLIC HEARING:

1. Transportation Improvements Plan (TIP)
Annual review of the six-year TIP, with recommendations to the City Council following consideration of any public comments.
2. Re-adoption of City Center Zoning – Ordinance
New hearing for reconsideration of an ordinance to establish use districts for the City Center. The Commission will consider applying the P-1 zone to the City Center parks.

F. WORK SESSIONS:

1. Mobile Home Park "Zone" – Comp. Plan Amendments
Discuss draft of proposed amendments to the text of the Comprehensive Plan.

- G. BUSINESS:** None

H. DIRECTOR'S REPORT & INFORMATION:

1. City Council Actions
2. Upcoming Meetings

I. ADJOURNMENT

The public is invited to attend and participate in this public meeting. To request special accommodations for persons with disabilities, contact the City at (425) 670-6613 at least 24 hours prior to the meeting.

Lynnwood Planning Commission
Meeting of May 11, 2006

Staff Report

Agenda Item: E-1

Transportation Improvement Plan (public hearing)

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

Lynnwood Dept. of Community Development — Staff Contact: Les Rubstello, Public Works

Introduction:

The City of Lynnwood is required annually to amend and adopt a **Six Year Transportation Improvement Plan**, which lists anticipated street projects and their costs for the six year period. This requirement is set out in RCW 35.77.010, RCW 36.81.121 and modified by HB 1525.

Attached is a summary project list for the 2007 – 2012 Six Year TIP. There are 45 projects on this year's list, totaling \$227,088,000. The projects are grouped into eight categories:

1. Annual Programs
2. New/Expanded Roads
3. Pedestrian Facilities & Trails
4. ITS
5. Transit
6. Alderwood
7. Traffic Intersection Controls
8. City Center

The Proposed TIP covers the years 2007 - 2012. The projects in the TIP are derived from The Capital Facilities Plan for 2005 with additions as indicated. Scheduling is determined by need and probable funding sources. All of these projects are based on the policies set forth in the City of Lynnwood Comprehensive Plan.

State of the Transportation System:

The annual updating of the Six Year TIP is an opportunity to look at how far we have come over the last few years and to look where we are headed in the future. Changes from last year reflect progress in completing projects as well as preparation for supporting major new initiatives in the City such as the City Center project.

Recent Past: Over the last 10 years the City has seen the completion of several significant transportation projects:

1. Completion of the widening of 44th Ave W from 196th St SW to I-5
2. Completion of the widening of 176th St SW from Olympic View Drive to SR 99
3. Completion of Alderwood Mall expansion related traffic improvements
4. Near completion of the I-5/196th St SW interchange improvements (The WSDOT Braided Ramp project, funded by the recent 9.5 cent tax increase, and the pedestrian connection across I-5 are the only pieces remaining)
5. Completion of SR-99 improvements

Other recent progress includes:

- The City is well into installation of a state-of-the-art Intelligent Transportation System (ITS)
- Completion of the Regional Transit Center
- Completion of the I-5 HOV direct access ramp to the Transit Center
- Completion of 200th St SW intersection improvements
- Completion of the Lynnwood Convention Center (expected to be a major traffic and economic generator)

We are in between major efforts now as we gear up for the transportation projects needed to support the City Center. We are also taking a look at our arterial system and have several new projects in the list that reflect future connections/extensions.

As always, funding has a major impact on when we actually undertake projects. Grants have been very tight for the past few years and that situation accounts for a number of projects being moved out. Still, we have managed to secure grants as follows:

- Two Congressional Earmark grants and two federal CMAQ (Congestion Management and Air Quality) grants for our ITS
- A federal CMAQ grant to complete the Interurban Trail Overpass at 44th Ave W
- A Congressional Earmark grant to begin the I-5 City Center Exit project
- A Community Development Block Grant (CDBG) award to build a sidewalk along 60th Ave W between 200th and 202nd.

We have also been successful at securing a scope change from WSDOT and PSRC so that we can move ahead with the pedestrian improvements along 196th over I-5. With the State legislature's passage of the recent transportation funding package funding should be more readily available over the next few years. We are hopeful that we will secure Lynnwood's share of the additional funds.

Under Construction: Projects under construction include

- Upgrade of Automated Traffic Management System (ATMS)

In Design: Projects in design include

- 2006 Street Overlays
- ITS Fiber Optic Cable Phase 2
- I-5/196th St SW Pedestrian Improvements
- Interurban Trail, 44th Ave W Overpass
- Olympic View Drive Improvements
- Signal: Olympic View Drive at 176th St SW
- Signal: 200th St SW (AMB) at 40th Ave W
- 60th Ave W Sidewalk – 200th St SW to 202nd St SW
- I-5 City Center Exit – Access Study

Action and Scheduling:

The Commission is requested to conduct a public hearing, take and consider public input and forward the proposed 2007 – 2012 TIP to the City Council with a “Do Pass” recommendation.

The purpose of this public hearing is to accept public comments pertaining to transportation in general, specific problems or issues, and the contents of the attached Proposed Six Year Transportation Improvement Plan (TIP) for 2007 to 2012.

The Commission’s recommendation will be forwarded to the City Council for consideration at their Public Hearing on June 12 2006.

Attachment(s): Proposed Six Year Transportation Improvement Plan (TIP) 2007 – 2012: 2007 – 2012 Transportation Improvement Plan (TIP) Map.



City of Lynnwood - Proposed Six Year TIP 2007-2012

Project Type	Map ID #	Project Title	Funded	Six Year Total	2007	2008	2009	2010	2011	2012	Project Total
Recurring Annual Programs		Overlay Program	P	2,802,000	840,000	884,000	928,000	955,000	984,000	1,013,000	NA
		Traffic Signal Rebuild Program	P	2,429,000	365,000	383,000	402,000	414,000	426,000	439,000	NA
		Sidewalk and Walkway Program - ADA Requirements	P	600,000	100,000	100,000	100,000	100,000	100,000	100,000	NA
		Sidewalk and Walkway Program - Maintenance	P	600,000	100,000	100,000	100,000	100,000	100,000	100,000	NA
		Sidewalk and Walkway Program - New	P	2,100,000	350,000	350,000	350,000	350,000	350,000	350,000	NA
		Guardrail Program	N	60,000	10,000	10,000	10,000	10,000	10,000	10,000	NA
	Subtotal				11,393,000	1,765,000	1,827,000	1,890,000	1,929,000	1,970,000	2,012,000
New/Expanded Roads	1	Olympic View Drive 76th Ave W 169th St SW	P	8,052,000	2,684,000	2,684,000	2,684,000				8,052,000
	6	I-5 / 196th St Interchange- Phase C: Collector/Distributor Braided Ramp	Y	41,250,000			2,750,000	19,250,000	19,250,000		44,000,000
	53	I-5/SR 525 Interchange New Ramp Phase 1	Y	17,950,000		250,000	2,800,000	2,800,000	6,050,000	6,050,000	17,950,000
	56	36th Ave W Maple Road 164th St SW	N	3,755,000			441,000	917,000	2,179,000	218,000	3,755,000
	43	204th St SW 68th Ave W SR 99	N	1,586,000		1,586,000					218,000
	78	196th St SW/SR-99 WB to NB Right Turn Lane	N	600,000		50,000	250,000	300,000			218,000
	B	196th St SW/AMP WB to NB Right Turn Lane	N	600,000			50,000	250,000	300,000		218,000
	36	Maple Road Extension AMP 32nd Ave W to	N	1,300,000			217,000	1,083,000			1,300,000
	C	33rd Ave W Extension Maple Road Extended 184th St SW	N	10,017,000			1,264,000	2,814,000	2,898,000	3,041,000	13,149,000
	D	Poplar Extension Bridge 33rd Ave W Poplar Way	N	2,750,000					2,392,000	358,000	14,083,000
Subtotal				87,860,000	2,684,000	4,570,000	10,456,000	27,414,000	33,069,000	9,667,000	102,943,000
Ped Facilities & Trails	48	Pedestrian Signal SR-99 at 180th St SW	N	260,000				260,000			260,000
	5	I-5/196th St SW Ped Improvements 37th Ave W Poplar Way	Y	3,800,000	270,000	3,530,000					4,510,000
		Sidewalks 60th Ave W SR 99 188th St SW	Y	475,000	475,000						475,000
	41	Sidewalks 52nd Ave W 168th St SW 176th St SW	N	2,865,000			2,865,000				2,865,000
	51	Sidewalks 48th Ave W 180th St SW 182nd St SW	N	637,000			637,000				637,000
	I	Sidewalk 60th Ave W 200th St SW 202nd St SW	Y	136,000	136,000						167,000
	K	Walkway 40th Ave W Maple Road 188th St SW	N	335,780		88,580	247,200				335,780
	P	Heritage Park Ph 2 Poplar Way Alderwood Pkwy	Y	207,700	100,000	107,700					207,700
Subtotal				8,716,480	981,000	3,726,280	3,749,200	260,000	0	0	9,457,480

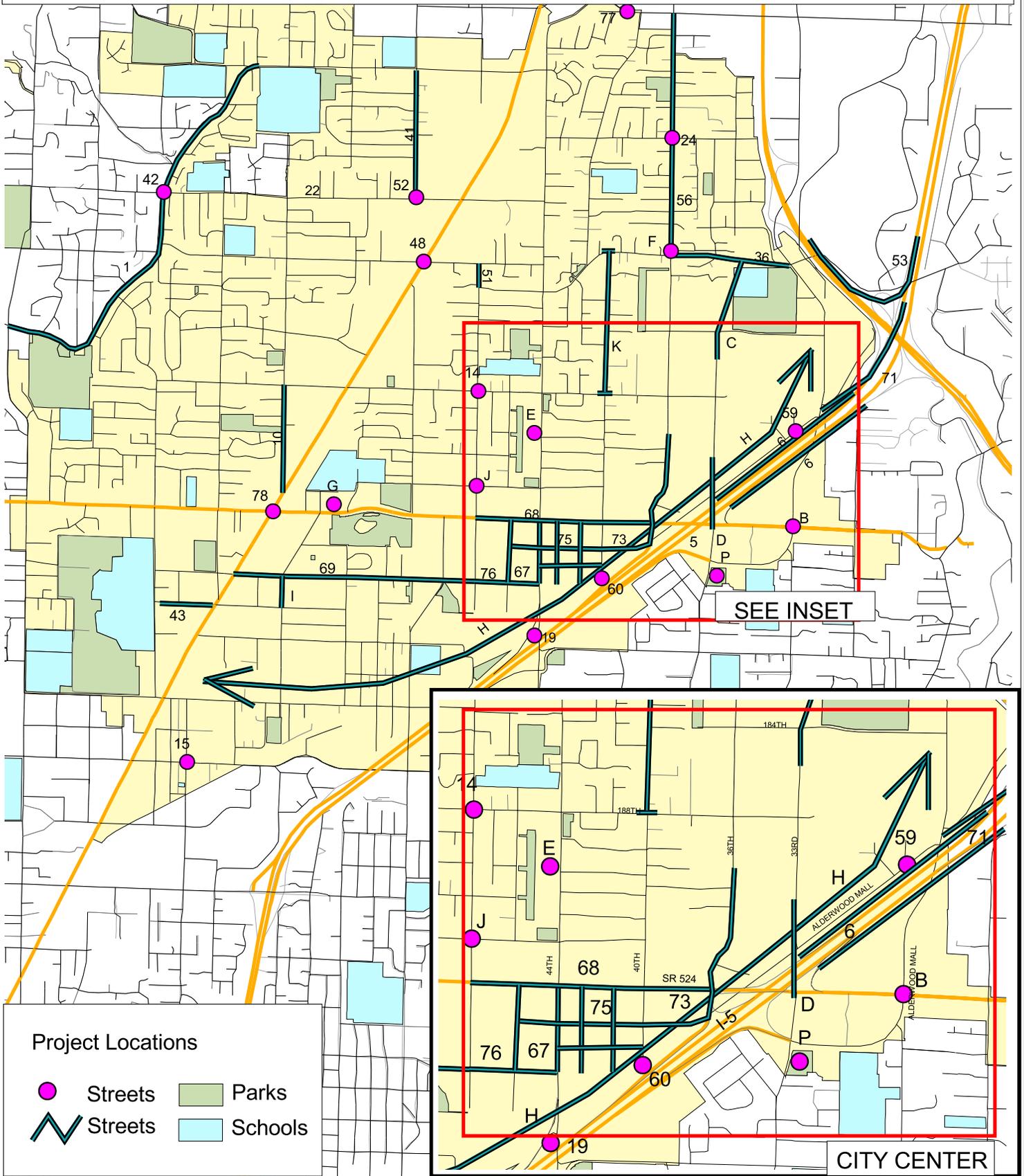
City of Lynnwood - Proposed Six Year TIP 2007-2012

Project Type	Map ID #	Project Title				Funded	Six Year					Project Total	
							Total	2007	2008	2009	2010		2011
ITS	E	Traffic Management Center (TMC)	City Hall		P	1,053,000	600,000	453,000					1,053,000
		Subtotal					1,053,000	600,000	453,000	0	0	0	0
Transit	H	Lynnwood Link Feasibility Study	ECC Convention Ctr	Transit Ctr Alderwood	N	75,000	75,000						75,000
		Subtotal					75,000	75,000	0	0	0	0	0
Alderwood	59	Traffic Signal	28th Ave W	AMB	N	318,000		318,000					318,000
		Subtotal					318,000	0	318,000	0	0	0	0
Traffic Intersection Controls	42	Traffic Signal	Olympic View Drive	176th St SW	Y	345,000	345,000						380,000
	60	Traffic Signal	40th Ave W	200th St SW (AMB)	Y	360,000	360,000						495,000
	52	Traffic Signal	52nd Ave W	176th St SW	N	389,000			389,000				389,000
	14	Traffic Signal	48th Ave W	188th St SW	N	410,000			410,000				410,000
	15	Traffic Signal	66th Ave	212th St	N	451,000				451,000			451,000
	77	Traffic Signal	164th St SW	164th Pl SW	N	425,000				425,000			425,000
	24	Roundabout	36th Ave W	172nd St SW	N	486,000					486,000		486,000
	F	Roundabout	36th Ave W	Maple Road	N	835,000			835,000				835,000
	G	Traffic Signal Reconstruction	Scriber Lake Road	196th St SW	Y	325,000	325,000						325,000
	Subtotal					4,026,000	1,030,000	835,000	799,000	876,000	486,000	0	4,196,000

City of Lynnwood - Proposed Six Year TIP 2007-2012

Project Type	Map ID #	Project Title	Funded	Six Year Total	2007	2008	2009	2010	2011	2012	Project Total	
City Center	69	200th St SW SR-99 to 48th Ave W	N	12,842,000		827,000	3,077,000	3,145,000	5,793,000		12,842,000	
	76	200th St SW 40th Ave W 48th Ave W	N	4,298,000			752,000	1,500,000	2,046,000		4,298,000	
	19	Interurban Bridge & Trail Overpass 40th Ave W	Y	325,000	325,000							2,938,000
	68	196th St SW (SR-524) 37th Ave W 48th Ave W to	N	15,188,000		1,113,000	3,061,000	3,137,000	3,892,000	3,985,000		15,188,000
	67	44th Ave W 198th St SW 200th St SW	N	400,000			60,000	170,000	170,000			400,000
	75	Grid Streets Master Street Plan	N	50,000,000			17,000,000	17,000,000	16,000,000			50,000,000
	73	Promenade 45th Ave W 196th St SW	N	10,444,000		996,000	2,086,000	2,530,000	2,416,000	2,416,000		10,000,000
	J	Traffic Signal 48th Ave W 194th St SW	N	350,000					350,000			350,000
	71	City Center Access Study	P	19,800,000	800,000	800,000	800,000	1,400,000	6,000,000	10,000,000		19,800,000
	Subtotal				113,647,000	1,125,000	3,736,000	26,836,000	28,882,000	36,667,000	16,401,000	115,816,000
Totals				227,088,480	8,260,000	15,465,280	43,730,200	59,361,000	72,192,000	28,080,000	233,858,480	

2007-2012 Transportation Improvement Plan (TIP)



Project Locations

- Streets
- ⚡ Streets
- Parks
- Schools

Lynnwood Planning Commission
Meeting of May 11, 2006

Staff Report

Agenda Item: E-2
Re-Adoption of City Center Zoning –
(2000CPL0002)

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

Lynnwood Dept. of Community Development — Staff Contact: Kevin Garrett, Planning Manager

ACTION:

Following the public hearing, the Planning Commission may reconsider its deadlocked vote on a recommendation regarding the area-wide rezoning of the City Center area.

BACKGROUND:

On April 27, 2006, the Planning Commission held a public hearing on the proposed rezone of the City Center area. Testimony at the hearing and discussion by the Commission focused on two alternatives:

- Rezone all properties in the area to City Center zones; and
- Leave existing zoning of future park/plaza sites in effect and rezone other properties in the area to City Center zones.

In voting on these alternatives, the Commission split evenly between them, with two supporting the first alternative and two supporting the second one. The Commission then forwarded the matter to the City Council without a recommendation.

In an attempt to resolve this deadlock, the City Council is considering referring a third alternative to the Commission for consideration. In this alternative, the future park/plaza sites would be designated to the Public Semi-Public zone (P-1 zone) and all other properties in the area would be zoned to City Center zones. This approach would be consistent with current City practice to zone park sites (and other public property) to the P-1 zone.

If the Council wishes to consider this alternative, it must refer it to the Planning Commission for a public hearing and recommendation. The City Council is scheduled to decide whether this alternative should be formally considered on May 8, 2006. This public hearing has been scheduled to allow for a Council decision to consider this alternative. If the Council decides to consider this P-1 zoning alternative, the Commission will hold this hearing and may then reconsider a recommendation on City Center zoning. If the Council decides not to consider this alternative, this hearing will be canceled.

For more information about zoning the City Center area, see the staff report for the April 27 hearing and the City Center web site (www.ci.lynnwood.wa.us/Content/Business.aspx?id=72).

PROCESS (If Council refers P-1 alternative to Planning Commission):

City Council opens hearing and refers the P-1 zoning alternative to the Planning Commission and Parks Board – May 8.

Parks Board Recommendation – May 10.

Commission hearing and recommendation – May 11.

Continuation of Council hearing on City Center zoning – May 22.

RECOMMENDATION:

Hold the public hearing, consider the three zoning alternatives and make a recommendation to the City Council.

ATTACHMENT(s):

None

**Lynnwood Planning Commission
Meeting of May 11, 2006**

Staff Report

**Agenda Item: F-1
Comprehensive Plan Amendments –
Mobile Home Park “Zone”, Text
Amendment**

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

Lynnwood Dept. of Community Development — Staff Contact: Dennis Lewis, Senior Planner

Introduction:

The Lynnwood Senior Citizens Action Group (Frank Cheeney) submitted an application for text amendments to the Comprehensive Plan proposing to create a new land use plan category which will have mobile/manufactured home park as the primary use. The proposed text amendments will not change the Comprehensive Plan map or the Official Zoning Map. Any official map amendments would occur by separate action.

Applicant:

Lynnwood Senior Citizens Action Group (Frank Cheeney)
17408 44th Ave. W. Unit 40
Lynnwood WA 98037

Sequence of Events:

- SEPA Determination:
 - Application and SEPA Checklist are being reviewed by ERC.
- Schedule:
 - March 23 Planning Commission begins work sessions on plan amendments.
 - June 5 City Council's first work session on plan amendments.
 - June 14 Environmental review process completed.
 - June 8 Planning Commission's first public hearing (recommendations follow).
 - Aug. 14 City Council's public hearing (and decisions).
 - Sept. 11 City Council's target date for final adoption.

Process:

The Planning Commission's role includes the following steps:

- Study and discuss the proposal.
- Conduct a public hearing and accept public comments.
- Consider all testimony and information in the staff report.
- Forward a recommendation to the City Council to (1) approve the request, (2) approve it with modifications or (3) deny the request.

The City Council will also study the proposal, conduct a public hearing and take final action on all proposals in the fall.

Background:

The planning and zoning of existing mobile/manufactured home parks in Lynnwood has been a subject of considerable study over the past five years. The subject came up during 2001 as the City was working to finalize a major update of the Comprehensive Plan and make the zoning consistent with the Plan. Several mobile/manufactured home parks had inconsistencies between their plan/zone designations.

During this time, the City Council asked the staff and Planning Commission to look at creation of a specific mobile/manufactured home park zone that could be applied to existing parks. The intent of the request was to examine a means for preserving this type of housing for a reasonable time. The staff and Planning Commission examined this request. Public meetings were held to discuss the idea. In general, park tenants were in support and park owners were in opposition. At the end of the study process, the Planning Commission decided not to recommend adoption of a specific mobile home park zone. Instead, the current text of the zoning code was recommended for amendment to encourage renovation of existing parks. The City Council accepted this recommendation and made the proposed amendments to the zoning code.

Most of the mobile/manufactured home park plan/zone inconsistencies were resolved in 2001. The inconsistencies for The Squire and Kingsbury East were not resolved at that time. In fact, it took several attempts to resolve the plan/zone consistency problem for these two parks. Ultimately, these two parks received a new plan designation of SF-3, High Density Single-Family; and a new zoning designation of RS-4, Residential 4000 square feet. When the City Council adopted this new high-density single-family plan designation it specifically restricted the application of the new plan designation (and therefore, the RS-4 zone) to existing mobile/manufactured home parks within one-quarter mile of SR 99. The SF-3/RS-4 designations were applied by the Council to The Squire and Kingsbury East to resolve the long-standing plan/zone inconsistency problem. The SF-3/RS-4 designations were applied to Kingsbury West through the 2004 Plan amendment process upon application by the owner of that mobile/manufactured home park.

Application Relevance to Existing Parks:

It may be helpful to the Planning Commission to know how this application could possibly affect existing mobile/manufactured home parks and when. There are seventeen mobile/manufactured home parks within the city. Two of the parks, The Squire and Kingsbury East, will not be affected by the proposed amendment if it is passed. Those two parks have recently been sold to a developer who has filed a development application with the city. The project is now vested under the current RS-4 zoning. As long as the developer proceeds with the current application, no legislative action by the city will have any effect on these properties.

The remaining fifteen mobile home parks in the city could be affected by the amendments proposed by this application. Under the application, the earliest date of

effect would be November 30, 2007. Any of the fifteen parks, regardless of current zoning, could be affected by the proposal.

Staff Commentary on the Proposal:

There would need to be some changes made to the proposed text amendments to make the proposal consistent with the terminology used in the Comprehensive Plan. For example, in the Comprehensive Plan we would not use the "zone" terminology. We would use land use plan designation. There are also some other changes that should be made that go beyond terminology. The proposal gives a density range starting at one dwelling unit per net acre. Our minimum urban density is four dwelling units per net acre. The proposed land use action "Action LU-5" is unnecessary as the action is being carried out by consideration of this current application.

Staff has taken the liberty to make changes to the proposal for consideration by the Planning Commission. This has been done in strikeout/underline format so both the original and change can be seen.

The proposed amendment, as written by the applicant, would require that the land use plan designation of all existing mobile/manufactured home parks would be changed from whatever their current land use plan designation is to the new MH-1 designation no later than November 30, 2007. As previously stated in this report, the number of parks that would be affected is down to fifteen. We have just learned that tenants of the Evergreen Mobile Home Park have been given termination notice effective May 1, 2007. So, the number of parks which could be affected could be down to fourteen.

The Planning Commission should consider whether this proposed amendment would apply to all or just some of the remaining fourteen parks. While all are providing affordable housing not all of the parks provide the same quality of living environment. Several of the parks are already planned for transition to non-residential uses. Staff is suggesting that the new MH-1 designation be limited to parks with an existing residential plan designation. To further assist the Commission in analysis of the issue of application of the proposal, staff has attached some current information on park housing age and valuation.

Recommendations:

1. Review the staff report and discuss the proposal at the May 11 meeting.
2. Ask questions of staff and request additional information, as necessary.

The Planning Commission's public hearings on all of the 2006 proposals will be conducted following completion of the SEPA review. Hearings are tentatively scheduled for June 8 and 22.

Attachments:

1. Evaluation Criteria (as submitted by the applicant)
2. Proposed Text Amendments (with changes suggested by staff)
3. Mobile/Manufactured Home Park Information

Attachment #1

Lynnwood Senior Citizens Action Group Comprehensive Plan Amendment Request
Mobile Home Park "Zone"

Evaluation Criteria

(Submitted by Applicant)

The Lynnwood Senior Citizens Action Group (Frank Cheeney) is requesting Comprehensive Plan Amendment text amendments. The following explains how the applicant believes the application is consistent, or conflicts with, or otherwise relates to these criteria. (Ref. LMC 18.04.070).

A. The proposal is consistent with the provisions of the Growth Management Act (GMA) and will not result in Plan or regulation conflicts.

This proposed amendment is totally consistent with the GMA and supports its elements relating to the environment, senior, and low-income housing.

B. The proposal will change the development or use potential of a site or area without creating significant adverse impacts on existing sensitive land uses, businesses, or residents.

This proposal does not change the development or land use potential of any of the existing MHP, but restores them to their current use with a zone that properly relates to them.

C. The proposed amendment can be accommodated by all applicable public services and facilities, including transportation.

The proposed amendment is currently being accommodated by all applicable public services and facilities, including transportation.

D. The proposal will help implement the goals and policies of the Lynnwood Comprehensive Plan.

The proposal supports and is consistent with the goals and policies of the Lynnwood Comprehensive Plan.



Attachment #2

The following is new text proposed by the applicant (with changes suggested by staff) for inclusion in the Comprehensive Plan.

SUGGESTED MOBILE/~~MANUFACTURED~~ HOME PARK ~~ZONE PLAN~~ DESIGNATION

Mobile/~~Manufactured~~ Home Park Residential (MH-1):

Purpose: This Plan category is to provide a ~~zone~~ land use plan designation for existing and future Mobile/~~Manufactured~~ Home Parks (MHP) in the City of Lynnwood. ~~It shall serve to properly define existing Mobile Home Parks in the City of Lynnwood.~~

Principal Use: ~~Single-family~~ Single-family ~~M~~mobile/~~M~~manufactured ~~H~~homes in a density range of ~~one~~ four to fourteen dwelling units per acre.

Subordinate Uses: Institutional, educational, or cultural, as long as such use supports the residential use and that this use would not significantly impact nearby residences in a negative way.

Locational Criteria: This housing type requires locations with good access to arterial and collector streets, and within reasonable proximity to essential services. The existing Plan designations ~~s~~ applied ~~to~~ to some or all existing Mobile/~~Home~~Manufactured Home Parks with a residential plan designation shall be changed ~~s~~ to the MH-1 Plan designation no later than November 30, 2007, ~~with the appropriate adoption of Ordinance No. ###.~~

Site Design: Minimum ~~lot site~~ size – one (1) acre. On each lot ~~(1)~~ four (4) to fourteen (14) ~~M~~mobile/~~M~~manufactured ~~H~~homes per net acre may be located. Mobile/manufactured home parks may be reconfigured and upgraded in accordance with LMC 21.70.

Building Design: Residences in the ~~MHP~~ Mobile/Manufactured Home Park shall be as they currently exist and/or ~~as meets~~ current Manufactured Home requirements, ~~for units not currently in MHP in the City of Lynnwood.~~ Nothing shall prevent park ownership/management from upgrading the park to residences meeting current manufactured home standards. Units shall not be connected by any common wall(s).

SUGGESTED LAND USE ACTION

~~Action LU-5: Encourage the evaluation and future use of Mobile Home Park zone designation viable for senior and low income housing alternatives.~~

SUGGESTED HOUSING POLICY REVISION

Current Policy H-8.2: Encourage the development of affordable housing for senior citizens.

Proposed Policy H-8.2: Encourage the development of affordable housing for senior citizens to include as a viable alternative Mobile/Manufactured Home Parks.

Lynnwood's Mobile Home Parks – April, 2006

ID	Name & Location	Area	Total Units	Pre-1977 Units	Average Unit Value	Value Per Acre	Value Per Space	Density (Spaces/Ac.)	Plan/Zone Updated 2005
1	Candlewood Estates 3832 – 164 th St. SW	3.58 ac.	28	13 (46%)	\$ 27,664	\$262,753	\$33,407	7.82	SF-1 / RS-8
2	Meadowdale 17410 – 52 nd Ave. W	2.11 ac.	17	12 (71%)	\$ 16,224	\$303,333	\$37,471	8.08	SF-2 / RS-7
3	Kingsbury East 17408 – 44 th Ave. W	5.58 ac.	47	38 (81%)	\$ 26,121	\$303,501	\$35,968	8.42	SF-3 / RS-4
4	The Squire 4515 – 176 th St. SW	5.29 ac.	46	43 (93%)	\$ 19,650	\$303,333	\$34,817	8.69	SF-3 / RS-4
5	Kingsbury West 5220 – 176 th St. SW	9.22 ac.	72	78 (90%)	\$ 19,640	\$303,531	\$38,436	7.92	SF-3 / RS-4
6	Kingsbury West Annex 2.08 ac.	16	7.71					SF-3 / RS-4	
7	Tally Ho 5001 – 180 th St. SW	1.67 ac.	25	8 (32%)	\$ 12,888	\$581,018	\$38,812	14.93	RC / CG
8	Lynnwood Mobile Park 5717 – 186 th Pl. SW	1.46 ac.	15	8 (53%)	\$ 12,967	\$398,264	\$35,844	10.94	MF-1 / RML
9	Evergreen Estates 18626 Highway 99	4.96 ac.	22	3 (14%)	\$ 26,031	\$525,304	\$92,679	5.65	RC / CG
10	Royalwood Mobile Estates 18501 – 52 nd Ave. W	9.66 ac.	89	61 (69%)	\$ 22,172	\$304,907	\$33,026	9.21	SF-2 / RS-7
11	Center Mobile Home Park 5920 – 200 th St. SW	3.34 ac.	44	40 (91%)	\$ 7,468	\$304,324	\$20,682	14.68	MF-2 / RMM
12	J&L Mobile Home Park 5907 – 202 nd St. SW	1.13 ac.	16	15 (94%)	\$ 14,413	\$342,857	\$24,000	14.21	MF-2 / RMM
13	Medo-Lyn Mobile Ranch 6208 – 202 nd St. SW	4.55 ac.	49	48 (98%)	\$ 10,253	\$443,172	\$37,962	11.66	I / LI
14	Bearden's Park 6020 – 202 nd St. SW	1.03 ac.	13	13 (100%)	\$ 5,531	\$345,922	\$27,408	12.58	MF-2 / RMM
15	Spacette Mobile Comm. 7028 – 208 th St. SW	1.40 ac.	18	16 (89%)	\$ 6,244	\$654,173	\$50,517	12.89	MF-2 / RMM
16	Seattle Heights 20810 Highway 99	1.57 ac.	21	19 (90%)	\$ 3,904	\$558,910	\$31,139	17.84	RC / CG
17	Mark's Mobile Ct. 6324 – 212 th St. SW	1.02 ac.	10	8 (80%)	\$ 8,410	\$414,356	\$34,875	11.80	I / LI
TOTALS:		59.65 ac.	548	424 (77%)	\$17,126	\$ 358,769	\$37,158		-----