

# AGENDA

## Lynnwood Planning Commission

### *SPECIAL MEETING*

Wednesday, March 18, 2009 — 7:00 pm

City Council Chambers, 19100 – 44<sup>th</sup> Ave. W., Lynnwood WA

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#### A. CALL TO ORDER

Chair WRIGHT  
Commissioner AMBALADA  
Commissioner BRAITHWAITE  
Commissioner DAVIES  
Commissioner LARSEN, First Vice-chair  
Commissioner PEYCHEFF  
Commissioner WOJACK, Second Vice-chair

#### B. APPROVAL OF MINUTES:

Meeting of February 12, 2009  
Special Meeting of March 3, 2009

#### C. COUNCIL LIAISON REPORT

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

#### E. PUBLIC HEARINGS:

None

#### F. WORK SESSION:

None

#### G. OTHER BUSINESS:

1. Project Highway 99
  - a. Comments on March 3 Public Meeting
  - b. Alternatives
  - c. Discussion
  - d. Project Schedule and Process – Next Steps

#### H. DIRECTOR'S REPORT:

1. Update on Annexation Project
2. Annual Comprehensive Plan Amendments for 2009
3. Future Meetings
4. Other Matters

#### I. ADJOURNMENT

*The public is invited to attend and participate in this public meeting. Parking and meeting rooms are accessible to persons with disabilities. Upon reasonable notice to the City Clerk's office (425) 670-5161, the City will make reasonable effort to accommodate those who need special assistance to attend this meeting.*

***Lynnwood Planning Commission***  
**Special Meeting of March 18, 2009**

**Staff Report**

**Agenda Item: G-1**  
**Project Highway 99 (2009CAM0001)**

- Public Hearing
- Informal Public Meeting
- Work Session
- Other Business
- Information
- Miscellaneous

Lynnwood Community Development Department — Staff Contact: Gloria Rivera, Senior Planner

**ACTION**

Briefing, review of public comments from March 3<sup>rd</sup> meeting, and discussion and drafting of various alternatives only

**BACKGROUND**

On February 25, 2008, the City Council approved Economic Revitalization Strategies for the Highway 99 corridor. The Revitalization Strategies call for the City to consider changes to land use planning and zoning in the corridor as part of implementing the following Strategies which are most relevant to processing of Project Highway 99:

- Create Gathering Places: Develop high density mixed use nodes at key locations
  - Increase development capacity at key locations
  - Introduce housing
  - Create parks/plazas
- Support Transit Oriented Development
  - Allow flexibility in zoning and increase density, particularly at Gathering Places
  - Leverage capacity of transit by concentrating housing in walking distance to stations
- Allow a wide variety of business types along the corridor
  - Connect the Gathering Places with a mix of commercial uses
  - Expand commercial zoning back from Highway 99 where appropriate to encourage higher quality developments
  - Broaden allowed uses at key sites

On November 24, 2008, the City Council authorized contracting with MAKERS to prepare a Subarea plan and new zoning regulations and design guidelines for the Highway 99 Corridor in order to implement the Strategies – Project Highway 99.

The first public meeting for the Project was held on March 3, 2009 (Planning Commission Special Meeting). At the meeting, the project consultants, MAKERS, presented an overview of the adopted Strategies and conducted an exercise in which the public identified and discussed: A) the problems on the Highway 99 corridor; B) improvements or actions to address those problems; and, C) a longer term vision of how the corridor might be redeveloped.

Also at the meeting, the environmental sub-consultant, Reid Middleton, reviewed the scoping process for the Supplemental Environmental Impact Statement.

## **ANALYSIS AND COMMENT**

At this meeting, MAKERS will review the highlights of the March 3 meeting and discuss the next steps in the project with the Planning Commission. In the first part of the meeting, MAKERS will present a summary of the public comments from the March 3<sup>rd</sup> Highway 99 Corridor public meeting, using written summaries of the comments recorded in the small group meetings and annotated maps of the corridor that connect those comments to locations in the corridor (see attachments). In discussing these summaries, Commissioners will have the opportunity to offer their own perspectives on the meeting.

Following review of these summaries, MAKERS will present and discuss alternate land use and urban design concepts and regulatory strategies for the Corridor. These alternatives are intended to illustrate different approaches the City may take to: 1) implement the Economic Revitalization Strategies; 2) respond to public concerns and ideas about the corridor; and 3) take advantage of the Corridor's inherent opportunities in a manner that's consistent with current thinking on urban design and development. Commissioners will be asked to offer their comments on these alternatives.

## **RECOMMENDATION**

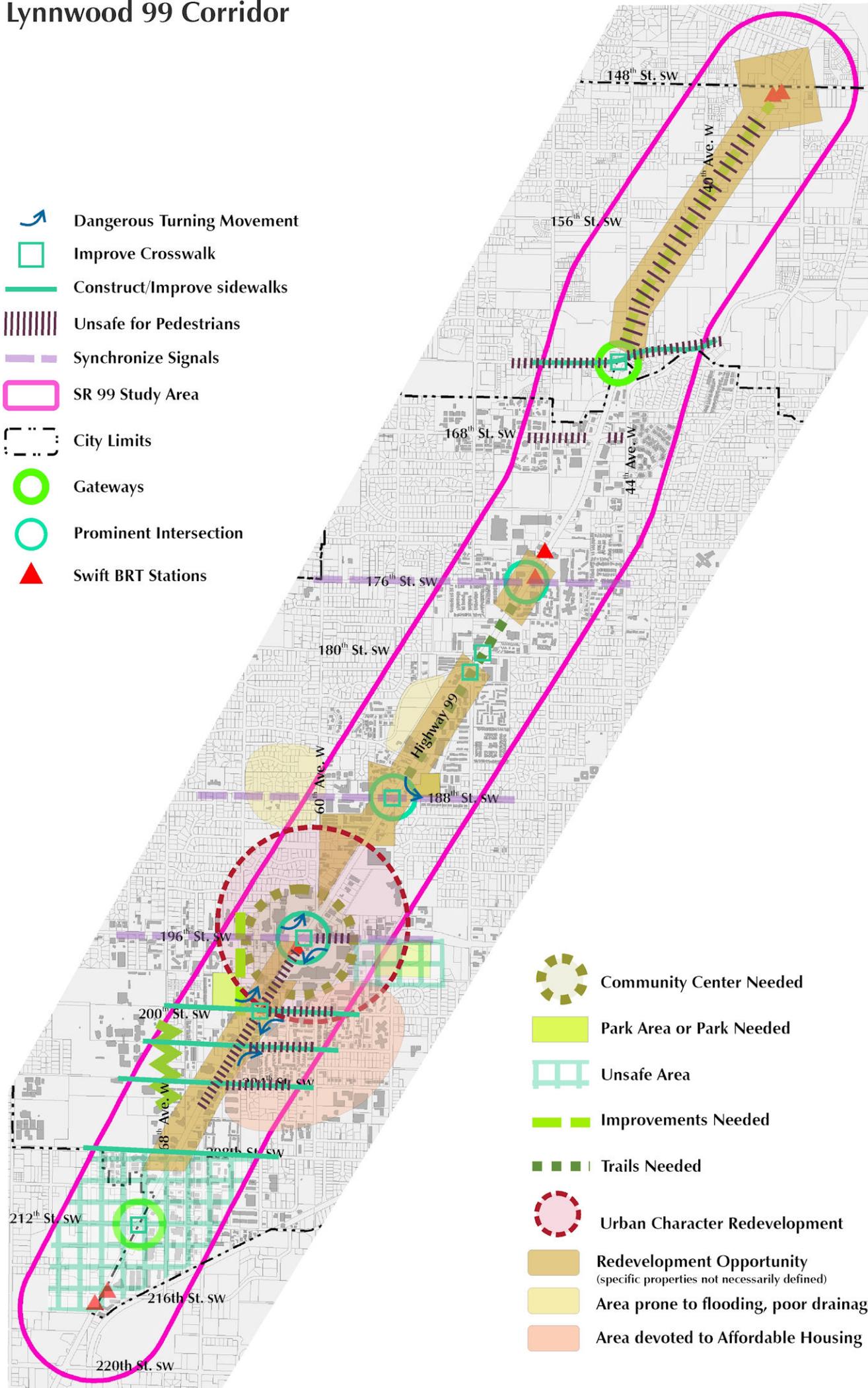
Discussion only; no action at this meeting.

## **ATTACHMENTS**

1. Public Workshop Participants' Comments Sorted by Group
2. Public Workshop Participants' Comments Sorted by Topic
3. Lynnwood 99 Corridor Comment Map
4. Land Use and Development Comment Map
5. Transportation and Pedestrian Safety Comment Map
6. Parks, Open Space, Community Services and Public Safety Comment Map
7. Beyard & Pawlukiewicz, "Ten Principles for Reinventing America's Suburban Strips" Urban Land Institute.

# Lynnwood 99 Corridor

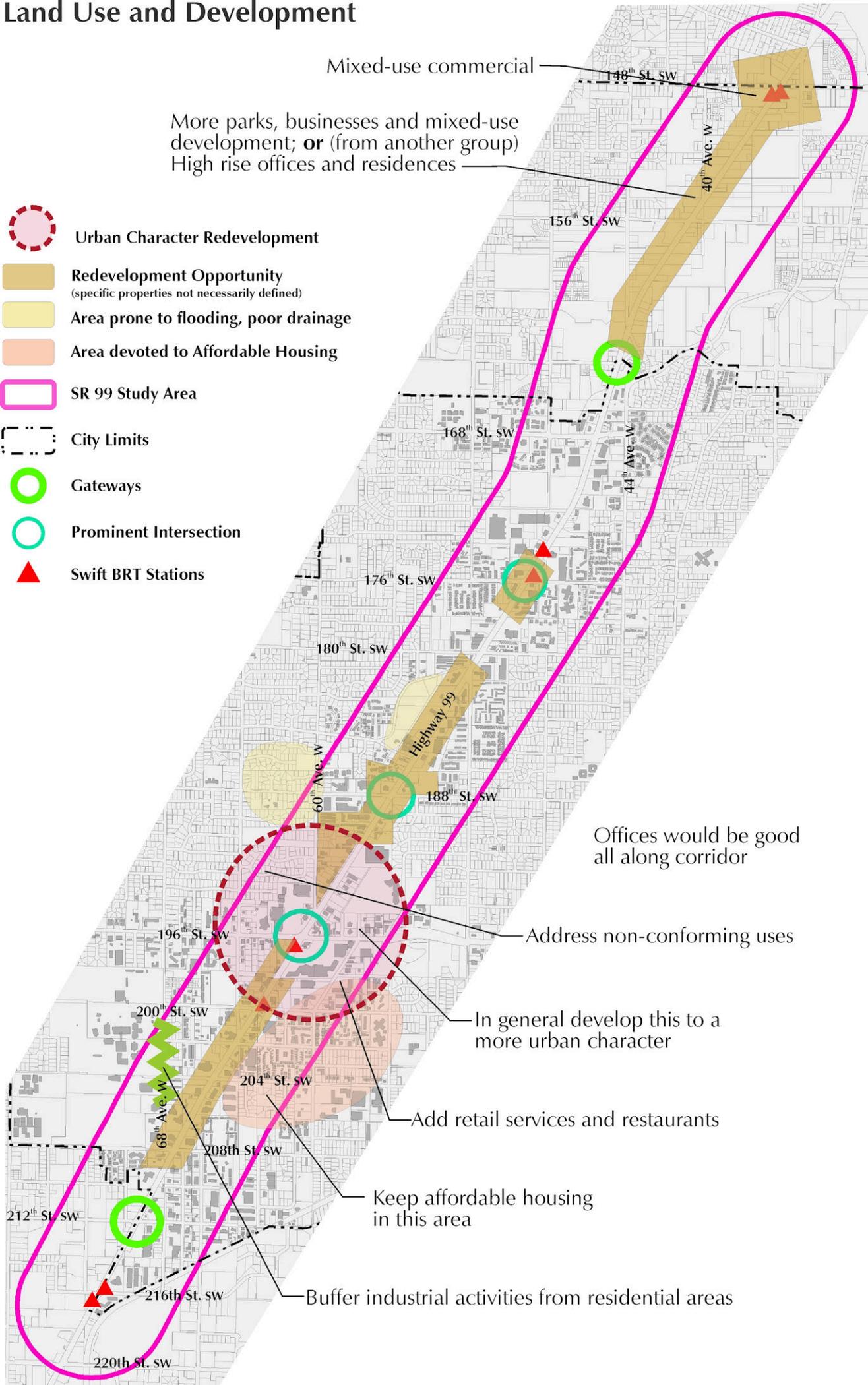
-  Dangerous Turning Movement
-  Improve Crosswalk
-  Construct/Improve sidewalks
-  Unsafe for Pedestrians
-  Synchronize Signals
-  SR 99 Study Area
-  City Limits
-  Gateways
-  Prominent Intersection
-  Swift BRT Stations



-  Community Center Needed
-  Park Area or Park Needed
-  Unsafe Area
-  Improvements Needed
-  Trails Needed
-  Urban Character Redevelopment
-  Redevelopment Opportunity  
(specific properties not necessarily defined)
-  Area prone to flooding, poor drainage
-  Area devoted to Affordable Housing

# Land Use and Development

-  Urban Character Redevelopment
-  Redevelopment Opportunity (specific properties not necessarily defined)
-  Area prone to flooding, poor drainage
-  Area devoted to Affordable Housing
-  SR 99 Study Area
-  City Limits
-  Gateways
-  Prominent Intersection
-  Swift BRT Stations



More parks, businesses and mixed-use development; **or** (from another group)  
High rise offices and residences

Mixed-use commercial

Offices would be good all along corridor

Address non-conforming uses

In general develop this to a more urban character

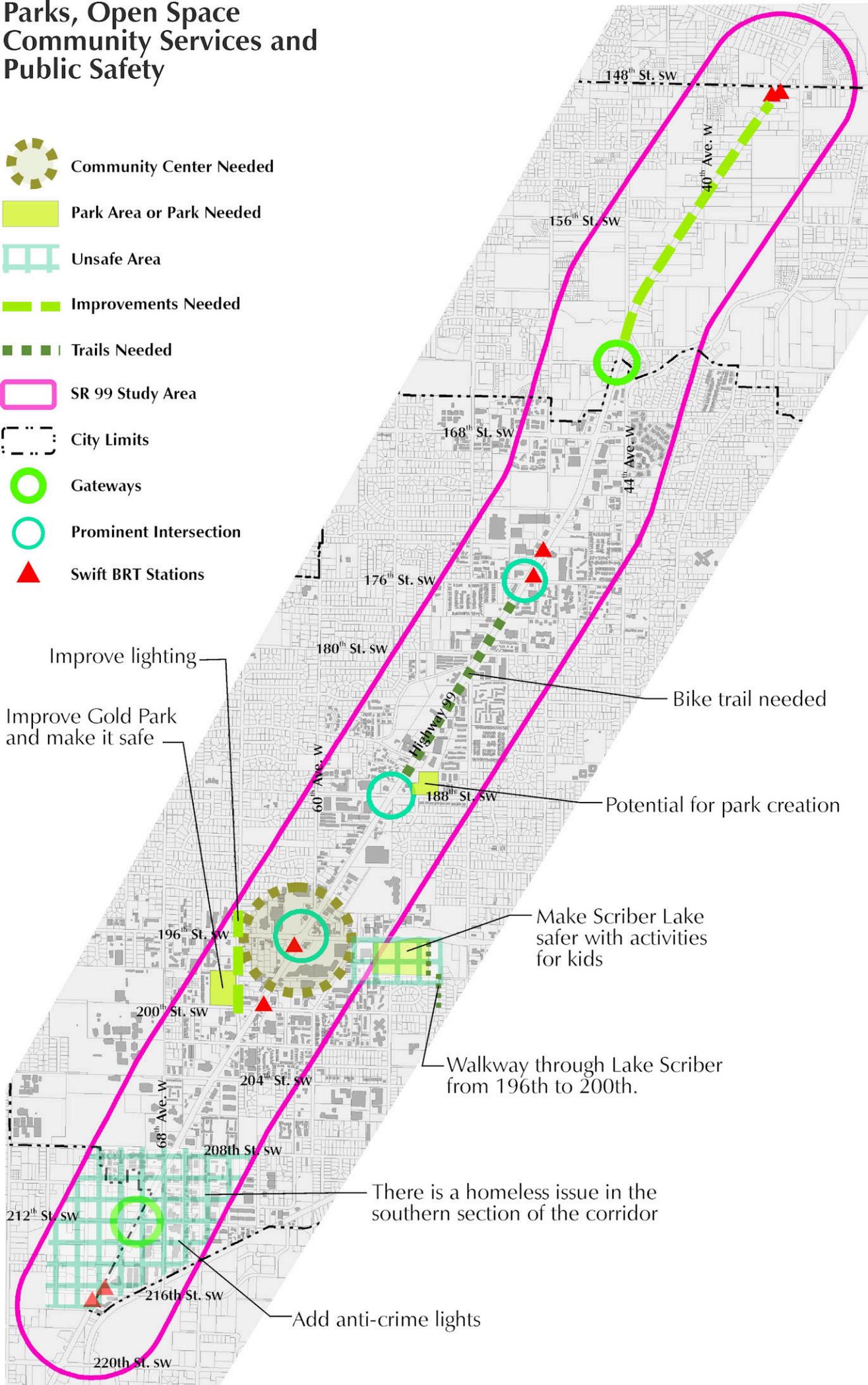
Add retail services and restaurants

Keep affordable housing in this area

Buffer industrial activities from residential areas

# Parks, Open Space Community Services and Public Safety

-  Community Center Needed
-  Park Area or Park Needed
-  Unsafe Area
-  Improvements Needed
-  Trails Needed
-  SR 99 Study Area
-  City Limits
-  Gateways
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Improve lighting

Improve Gold Park and make it safe

Bike trail needed

Potential for park creation

Make Scriber Lake safer with activities for kids

Walkway through Lake Scriber from 196th to 200th.

There is a homeless issue in the southern section of the corridor

Add anti-crime lights