

AGENDA

Lynnwood Planning Commission

Thursday, June 13, 2013 — 7:00 pm

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

A. CALL TO ORDER – ROLL CALL

B. APPROVAL OF MINUTES

The minutes of the April 25, 2013 meeting will be considered at a future meeting.

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

E. WORK SESSIONS

1. Briefing: Six-Year Transportation Improvement Plan
2. Briefing: Applications for 2013 Comprehensive Plan amendments

F. OTHER BUSINESS

G. COUNCIL LIAISON REPORT

H. DIRECTOR'S REPORT

I. COMMISSIONERS' COMMENTS

J. 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.

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**Lynnwood Planning Commission
Meeting of June 13, 2012**

Staff Report

Agenda Item: E.1

Transportation Improvement Plan

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

Staff Contact: Robert Victor, 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 2014 – 2019 Six-Year TIP. There are 7 programs, 2 studies, and 33 projects on this year’s list, for a six-year total of \$205,745,500. The programs/projects are grouped into six categories:

1. Recurring Annual Programs
2. New/Expanded Roads
3. Non-Motorized
4. Intersection Improvements
5. City Center
6. Miscellaneous

The Proposed TIP covers the years 2014 - 2019. The projects in the TIP are derived directly from the 2012 – 2017 Capital Facilities Plan with very minor modifications. 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. There are no new projects being added to the list.

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

1. Completion of the I-5/196th St SW interchange improvements
2. Completion of the widening of 44th Ave W from 196th St SW to I-5
3. Completion of the widening of 176th St SW from Olympic View Drive to SR 99
4. Completion of SR-99 improvements
5. Completion of the Regional Transit Center

6. Completion of the I-5 HOV direct access ramp to the Transit Center
7. Completion of the widening of Olympic View Drive, Phases 1 & 2
8. Lynnwood Traffic Management Center at City Hall
9. Interurban Trail/44th Ave W Pedestrian Bridge and Trail
10. I-5/196th St SW Pedestrian Improvements
11. WSDOT Braided Ramp Project on southbound I-5
12. 48th Avenue Sidewalks Project

In Design: Projects in design include:

- 36th Ave W, Maple Road to SR-99
- 204th St SW, 68th Ave W to SR-99
- 196th St SW, 48th Ave W to 37th Ave W
- 48th Ave W Sidewalks, 183rd PI SW to 180th St SW
- Poplar Extension Bridge
- Interurban Trail, 212th St SW
- Interurban Trail, 208th St SW & 52nd

Changes in the proposed 2014-2019 TIP: Due to prioritization, project completion, new grant funding, and/or budgetary constraints, the following projects were either removed or added:

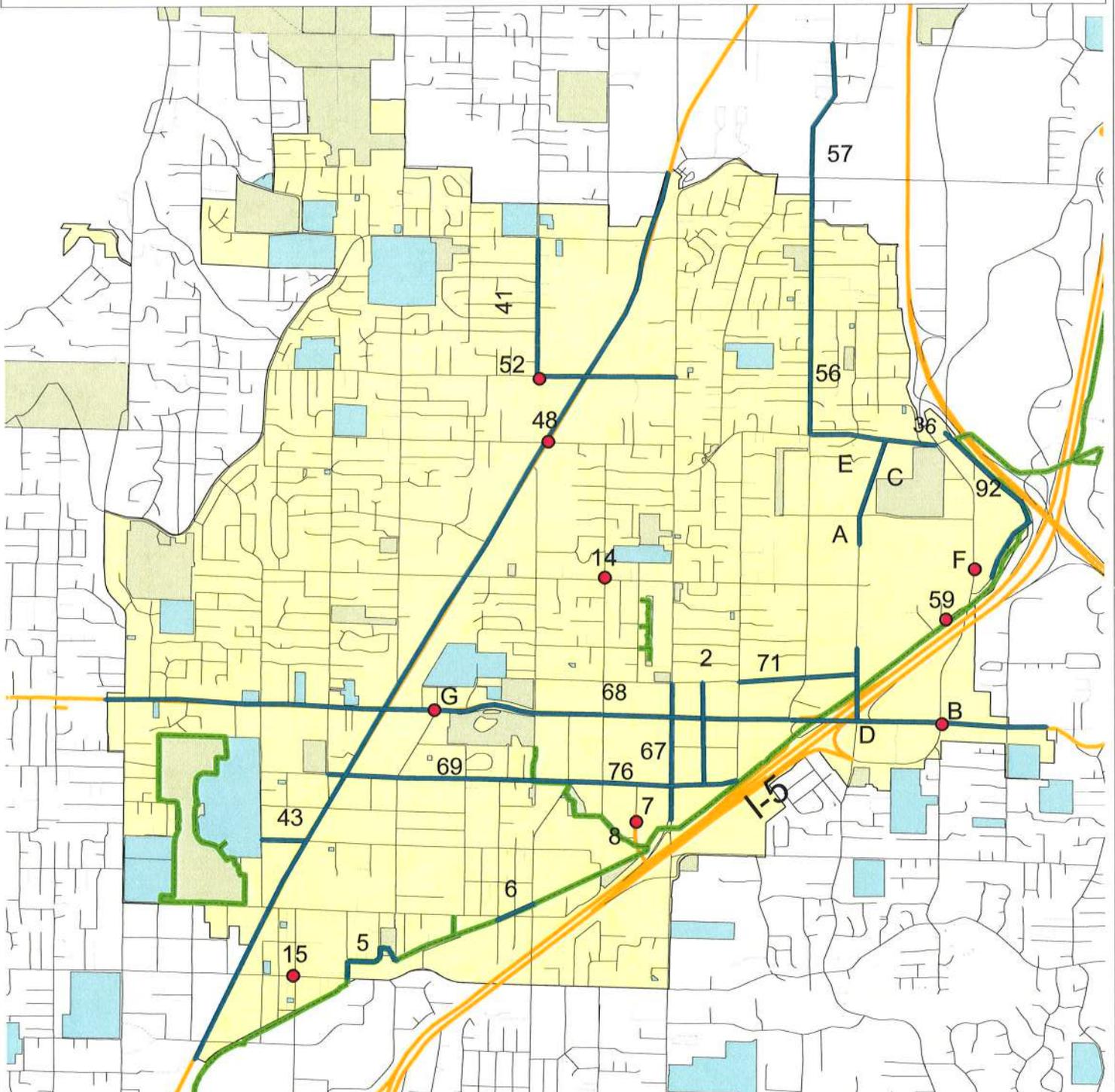
- Removed: 48th Avenue Sidewalks Project (completed)

Action and Scheduling: The Planning Commission is requested to consider the proposed the proposed 2014 – 2019 TIP and forward a recommendation on to the City Council. The Commission's recommendation will be forwarded to the City Council for consideration and discussion at a future City Council Work Session. A City Council Public Hearing will also be scheduled followed by adoption of an ordinance at a City Council Business Meeting.

Attachment(s): Proposed Six Year Transportation Improvement Plan (TIP) 2014 – 2019 and associated map.



2014-2019 Transportation Improvement Plan (TIP)



Legend:

- Project
- Project
- Parks
- Schools

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City of Lynnwood Six Year TIP 2014-2019

Project Type	Map ID #	Project Title	Funded	Six Year Total	2014	2015	2016	2017	2018	2019	Project Total	
Recurring Annual Programs		Overlay Program	P	11,180,000	1,000,000	1,750,000	2,000,000	2,030,000	2,190,000	2,210,000	NA	
		Traffic Signal Rebuild Program	N	2,000,000		400,000	400,000	400,000	400,000	400,000	NA	
		Transportation Business Plan	N	375,000		75,000	75,000	75,000	75,000	75,000	NA	
		Sidewalk and Walkway Program - ADA Ramps	N	370,000		100,000	90,000	80,000	70,000	30,000	NA	
		Sidewalk and Walkway Program - Maintenance	N	500,000		100,000	100,000	100,000	100,000	100,000	NA	
		Neighborhood Traffic Calming Program	N	250,000		50,000	50,000	50,000	50,000	50,000	NA	
		Sidewalk and Walkway Program	N	1,875,000		375,000	375,000	375,000	375,000	375,000	NA	
		Subtotal		16,550,000	1,000,000	2,850,000	3,090,000	3,110,000	3,260,000	3,240,000		
New/Expanded Roads	C	33rd Ave W Extension	184th St SW	AMP	Y	7,600,000	7,600,000				7,600,000	
	43	204th St SW	68th Ave W	SR 99	Y	250,000	250,000				4,207,000	
	56	36th Ave W	Maple Road	164th St SW	P	9,000,000	1,000,000	8,000,000			11,000,000	
	57	36th Ave W	164th St SW	SR 99	P	11,665,000	265,000	400,000	5,000,000	6,000,000	12,890,000	
	D	Poplar Extension Bridge	196th St SW	AMB	P	28,934,000	1,252,000	1,073,000	1,073,000	9,576,000	12,768,000	30,603,000
	36	Maple Road Extension	AMP	32nd Ave W	P	1,937,000		173,000	1,764,000		1,937,000	
	41	52nd Ave W	168th St SW	176th St SW	N	2,949,000		236,000	176,000	2,537,000	2,949,000	
	A	33rd Ave W Extension	33rd Ave W	184th St SW	N	11,445,000			355,000	6,085,000	5,005,000	11,445,000
	E	33rd Ave W Extension	Maple Road		N	3,200,000			220,000	550,000	2,430,000	3,200,000
	92	Beech Road Extension	AMP	Ash Way Underpass	N	3,970,000			320,000	210,000	3,440,000	3,970,000
	69	200th St SW	64th Ave W	48th Ave W	N	500,000					500,000	25,821,000
	Subtotal				81,450,000	10,367,000	9,646,000	8,073,000	16,647,000	22,150,000	14,567,000	115,622,000
	5	Interurban Trail Imp.	Vic. of 212th St SW		Y	202,000	202,000				1,149,000	
	6	Interurban Trail Imp.	Vic. of 208th St Sw & 52nd		Y	100,000	100,000				819,000	
	3	176th St SW Road Diet	52nd Ave W	44th Ave W	Y	95,000	24,000	71,000			95,000	
	48	Pedestrian Signal	SR-99	180th St SW	N	587,000		69,000	518,000			587,000
	Subtotal				984,000	326,000	140,000	518,000	0	0	0	2,650,000

City of Lynnwood Six Year TIP 2014-2019

Project Type	Map ID #	Project Title			Funded	Six Year Total	2014	2015	2016	2017	2018	2019	Project Total
Intersection Improvements	G	Traffic Signal Reconstruction	Scriber Lake Road	196th St SW	P	400,000	400,000						575,000
	52	Roundabout/Traffic Signal	52nd Ave W	176th St SW	N	507,000		45,000	462,000				507,000
	F	Traffic Signal/Turn Lane	Sears Driveway	AMP	P	1,377,000		68,000	487,000	822,000			1,377,000
	59	Traffic Signal	28th Ave W	AMB	P	1,464,000		100,000	246,000	1,118,000			1,464,000
	14	Roundabout/Traffic Signal	48th Ave W	188th St SW	N	744,000			104,000	640,000			744,000
	15	Traffic Signal	66th Ave	212th St	N	744,000			104,000	640,000			744,000
	B	Traffic Signal/Turn Lane	196th St SW	AMP	N	707,000				40,000	207,000	460,000	707,000
		Subtotal				5,943,000	400,000	213,000	1,403,000	3,260,000	207,000	460,000	6,118,000
City Center		City Center Rail Stations Study			N	400,000	200,000	200,000					400,000
	68	196th St SW (SR-524)	37th Ave W	48th Ave W to	P	15,700,000	600,000	600,000	3,000,000	5,000,000	6,500,000		15,752,000
	2	42nd Ave W	200th St SW	194th St SW	N	19,600,000			3,300,000	7,800,000	8,500,000		19,600,000
	67	44th Ave W	I-5	194th St SW	N	9,000,000			2,000,000	5,000,000	2,000,000		9,000,000
	71	194th St SW	33rd Ave W	40th Ave W	N	16,100,000				5,300,000	10,800,000		24,000,000
	76	200th St SW	40th Ave W	48th Ave W	N	5,400,000					2,600,000	2,800,000	10,000,000
		Subtotal				66,200,000	800,000	800,000	8,300,000	23,100,000	30,400,000	2,800,000	78,752,000
Misc.		ITS - Phase 3			N	194,000	194,000						800,000
	9	SR-99/SR-524 Safety Improvements	SR-99: 212th St to 164th St Ave to 24th Ave	SR-524: 76th	Y	931,000	396,000	535,000					931,000
	10	SR-99/SR-524 Adaptive Signal Control	SR-99: 238th St to 164th St Ave to 24th Ave	SR-524: 76th	Y	472,500	40,000	432,500					472,500
		Citywide Safety Improvements	Citywide		Y	300,000	35,000	150,000	115,000				300,000
		Lynnwood Link Trolley Feasibility Study	ECC, Transit Ctr, CC, Conv.Ctr, Alderwood mall		N	100,000			100,000				100,000
	7	Lynnwood Transit Center Parking Garage			Y	-	-	-	-	-	-	-	-
	8	North Link LRT Extension	Northgate	Lynnwood Transit Center	Y	-	-	-	-	-	-	-	-
		Subtotal				1,997,500	665,000	1,117,500	215,000	0	0	0	2,603,500
		Totals				173,124,500	13,558,000	14,766,500	21,599,000	46,117,000	56,017,000	21,067,000	205,745,500

Lynnwood Planning Commission Meeting of June 13, 2013	
<p>Staff Report</p> <p>Agenda Item: E.2 2013 Comprehensive Plan Amendments</p> <p>Prepared by: Corbitt Loch and Todd Hall</p>	<p><input type="checkbox"/> Public Hearing</p> <p><input type="checkbox"/> Informal Public Meeting</p> <p><input checked="" type="checkbox"/> Work Session</p> <p><input type="checkbox"/> Business</p> <p><input type="checkbox"/> Information</p> <p><input type="checkbox"/> Miscellaneous</p>
Community Development Department	

Introduction

The purpose of this agenda item is to provide a briefing on the applications received for the 2013 Comprehensive Plan amendment cycle. The applications were submitted by the Lynnwood Parks and Recreation Department and the Lynnwood Public Works Department. Community Development staff is not proposing amendments for 2013, and instead will hold its suggested amendments until the 2015 update of the Comprehensive Plan. The City Council may add additional amendment topics, and has the authority to specify which amendment requests will be processed fully for further consideration and final action during 2013. With the understanding that the final docket is subject to Council approval, staff wishes to provide briefings on the two applications received.

Amendment Process

The process for the biennial amendment cycle is specified by chapter 18.04 LMC and can be summarized as follows:

1. Public notice of the upcoming deadline for applications: February 1st.
2. Deadline for applications: April 1st.
3. Community Development Director (Director) recommends a final list of amendments.
4. Planning Commission reviews the recommendations of the Director.
5. Planning Commission reviews the proposed amendments and forwards its recommendations to the City Council.
6. City Council considers the recommendations of the Director and the Commission, and may conduct a public hearing if desired. The City Council determines the final list of amendments to be processed for further consideration.
7. Environmental review completed by the Director.
8. Written analysis and recommendations prepared by the Director.
9. Planning Commission conducts a public hearing and makes recommendations for approval, approval with conditions, or denial of the proposed amendments.

10. City Council conducts a public hearing and makes decision on the proposed amendments.

Applications for Amendment

The two proposed amendments can be summarized as follows:

1. 2013 Comprehensive Plan Amendment - Parks, Recreation and Open Space Element (2013CPL0002). This is a City-wide amendment.

The Parks, Recreation and Open Space Element of the City of Lynnwood Comprehensive Plan defines level-of-service standards and assesses existing conditions of park and recreation resources. The document also provides a number of goals and policies that assist the City in establishing priorities and to what extent how local resources are spent on facilities and programs.

The Parks, Recreation and Cultural Arts Department frequently update their comprehensive plan element, usually on an annual basis. Amendments include the following items:

Text Amendment

- Update of Level of Service to reflect 2013 OFM estimated population, including *Table 1 - Demand and Need within the City*.
- Update *Summary of Issues* to reflect current issues.
- Remove all references to revised City Center LOS.
- Update project status and completion dates in *Goals, Objectives and Policies*.

Map Amendment

- The Lynnwood Athletic Complex will be eliminated from the map. The site, owned by the Edmonds School District, is no longer available for public recreational use.
- The alignment of the Interurban Trail will be revised between 44th Ave W and 40th Ave W to reflect the new pedestrian bridge and new trail segment.

Director's Recommendation: Add this application to the final docket of amendments to be considered during the 2013 amendment cycle.

2. Rostad Property/Public Works Comprehensive Plan Amendment and Concurrent Rezone (2013CPL0003). This is a site-specific amendment.

The proposed amendment is to change the current Comprehensive Plan Future Land Use designation for the former Rostad property located at 4508 188th St. SW (Parcel #27041600401100) from SF1 (Low Density Single Family) to PF (Public Facilities). A rezone will also be required, changing the zoning designation from RS-8 (Residential 8400 Sq. Ft) to P1 (Public) on the Official Zoning Map. The property is currently occupied by an older single-family home and is owned by the City of Lynnwood. The property is accessed by 188th Ave. SW on the north side.

Upon adoption of the proposed amendment, the Public Works department proposes to demolish the existing house and convert the property into a small parking lot that will serve the Fire Department, Recreation Center and Senior Center. The new parking lot will improve access and alleviate parking congestion during peak usage periods of these facilities.

Director's Recommendation: Add this application to the final docket of amendments to be considered during the 2013 amendment cycle.

Next Steps

Staff suggests that Planning Commission review the proposed amendments and recommend that the final docket for 2013 amendments consist of these two applications.

Attachments

13CPL0002 Application Materials

- Comprehensive Plan Amendment Request Narrative
- DRAFT Amendments to Parks, Recreation and Open Space Element
- Parks, Recreation Facilities, Open Space and Trails Map

13CPL0003 Application Materials

- Comprehensive Plan Amendment Narrative
- Comprehensive Plan Amendment Map
- Rezone Map
- Site Plans

**2013 COMPREHENSIVE PLAN AMENDMENT – PARKS,
RECREATION AND OPEN SPACE ELEMENT
(2013CPL0002)**

**City of Lynnwood - 2013 Docket
Comprehensive Plan Amendment Request Narrative**

**Amendments to Parks, Recreation and Open Space Element of
Comprehensive Plan**

REQUIRED ITEMS – MAP AMENDMENT (M)

2.
 - A. Proposed map amendments are consistent with the provisions of the Growth Management Act, will not result in conflict with the Comprehensive Plan or applicable regulations.
 - B. The proposal will not change the development or use potential of a site or area without creating significant adverse impacts on existing sensitive land uses, businesses or residents.
 - C. Not applicable
 - D. The proposal will help implement the goals and policies of the Comprehensive Plan.
 - E. The proposal will not have impacts beyond Lynnwood City Limits.
3. A new Parks, Recreation and Open Space map will be provided with the following updates:
 - The Lynnwood Athletic Complex will be eliminated from the map. The site, owned by the Edmonds School District, is no longer available for public recreational use.
 - The alignment of the Interurban Trail will be revised between 44th Ave W and 40th Ave W to reflect the new pedestrian bridge and new trail segment.

REQUIRED ITEMS – TEXT AMENDMENT (T)

4. Proposed text amendments include annual “housekeeping” issues and project updates.
 - Update of Level of Service to reflect 2013 OFM estimated population, including *Table 1 - Demand and Need within the City*.
 - Update *Summary of Issues* to reflect current issues.
 - Remove all references to revised City Center LOS.
 - Update project status and completion dates in *Goals, Objectives and Policies*.
5.
 - A. Proposed text amendments are consistent with the provisions of the Growth Management Act, will not result in conflict with the Comprehensive Plan and will help implement the goals and policies of the Comprehensive Plan.
 - B. The proposal will not change the development or use potential of a site or area without creating significant adverse impacts on existing sensitive land uses, businesses or residents.
 - C. Not applicable
 - D. The proposal will help implement the goals and policies of the Comprehensive Plan.
 - E. The proposal will not have impacts beyond Lynnwood City Limits.

PARKS, RECREATION AND OPEN SPACE ELEMENT

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Existing Conditions	3
Demand & Needs Assessment	4
Goals, Objectives & Policies	7

INTRODUCTION

Parks, recreation and open space are essential to a high quality of life in a community. Since incorporation in 1959, the City of Lynnwood has acquired and developed many park and open space lands and established an excellent recreation program. As Lynnwood and the Puget Sound region grow and change, it is vital to be prepared to accommodate new growth and diversity while maintaining and enhancing the quality of life we have grown to enjoy.

This element of the Comprehensive Plan includes a summary of the existing conditions and issues relevant to the City's parks, recreation and open space system. The element includes a demand and needs assessment and concludes with the goals, objectives and policies for the City's parks, recreation and open space system.

PLANNING CONTEXT

The Parks, Recreation and Open Space Element of the Comprehensive Plan is optional under the Growth Management Act (GMA), but the City is choosing to incorporate this element into the Plan because it is a vital part of a high quality community.

The GMA goals pertaining to the parks, recreation and open space element are:

Open Space and Recreation: Encourage the retention of open space, development of recreational opportunities, conserve wildlife habitat and increase access to natural resource lands.

Environment: Protect the environment and the state's high quality of life.

Regional Planning:

Lynnwood's Comprehensive Plan is consistent with Destination 2040's policies related to parks, recreation, and open space. The Plan calls for preservation, acquisition, and development of parks, recreation, and open space facilities, including non-motorized facilities, consistent with the regional vision.

County-Wide Planning Policies:

Countywide planning policies do not specifically address neighborhood or community parks and recreation issues within cities or their urban growth areas. It is, however, the County's policy to provide greenbelts and open space to provide separation from adjacent urban areas, and regional park facilities within urban growth areas. Snohomish County's Parks and Recreation Comprehensive Plan states that "parks are necessary for development." This policy provides the opportunity for cities to work with the County to provide park land within urban growth areas.

SUMMARY OF ISSUES

The following is a summary of issues relating to parks, recreation and open space in the City. It is the intent of the Comprehensive Plan to propose solutions to these issues through the implementation of programs and policies in this element.

- Due to the limited amount of vacant land in the City, the timing of acquisition and the location of park and open space lands are important to maintain a balance of land uses and meet the minimum level of service standards, planning standards and goals.
- Acquisition of park land in future annexation areas within Lynnwood's MUGA is recommended to provide recreation facilities for future Lynnwood residents and to reduce the demand on existing recreation facilities within the city limits.
- There is currently a deficit of active park facilities to serve Lynnwood's population. Additional acres of Core Parks (mini, neighborhood and community parks) are needed to meet the minimum level of service for active parks. It is necessary to replace the active recreation opportunities previously provided by the Lynnwood Athletic Complex, and to increase the level of service for community parks within the city.
- The demand for athletic facilities in the City exceeds the current supply. ~~Potential Loss~~ of the Lynnwood Athletic Complex (LAC) ~~would have~~ has had an a significant impact on the need for athletic facilities in Lynnwood. Edmonds School District built a new Lynnwood High School outside the city limits (but within the Municipal Urban Growth Area (MUGA) in 2009, and currently proposes mixed-use development for the former high school/athletic complex site. The City and District have has agreed to extend the City's ~~has~~ contractual rights for use of the Meadowdale Playfields through June 5, 2065. However there are restrictions on the City's use of the facility. Through an Interlocal Agreement the City of Edmonds has use of the facility three days/week, and the District has use during school hours. Meadowdale Playfields, in its current condition, cannot accommodate the amount of use previously provided by LAC. In order to meet the demand for athletic facilities in Lynnwood, athletic fields in the city need to be improved. This could include upgrades at Meadowdale Playfields to accommodate the increased use of this facility caused by the loss of the LAC, and allow for year-round use. LAC through a joint use agreement that would expire in 2019. The City's athletic programs previously scheduled at the LAC have been temporarily suspended due to budgetary constraints. In addition, ESD has

~~completed demolition of the buildings on the site, including the City's athletic programs office.~~
~~Potential~~ loss of this athletic facility will require mitigation to replace or improve athletic fields elsewhere in the city.

- Following the renovation/expansion of the Recreation Center in 2011, Phase II development of a new Community Center is planned to provide for programming youth/teen and senior activities, performing arts and sports. The new community center would relieve over programming at the Recreation Center with complimentary programs.
- Preservation of the City's historical resources and interpretation of Lynnwood's past is ~~a~~ priority~~important~~. Continued renovation of the historic structures, programming of heritage activities, and development of museum displays and interpretive exhibits at Heritage Park ~~will~~ provide the community with a sense of its heritage.
- Implementation of the city's Multichoice Transportation System, the "skeleton system" of sidewalks, walkways, paths, promenades, trails and bikeways is ~~a funding priority~~. ~~Additional trails are needed~~important to meet the minimum level of service for trails in Lynnwood. Through the ACHIEVE/Healthy Communities program, a grant ~~was~~ received in 2010 ~~to help improve~~ to provide a 'safe routes to school' with improved sidewalks at selected Lynnwood Elementary Schools, that have been impacted by busing service reductions.
- The acquisition and preservation of open space continues to be ~~a high priority, and is~~ an important consideration when determining funding priorities. Significant environmental impacts have occurred in Lund's Gulch that threaten the gulch and its salmonid stream, and restorative efforts are necessary to regain the health of this important resource. Low Impact Development standards should be enforced for all proposed development adjacent to critical areas. Continued coordination with Snohomish County is needed to improve current development standards with the common goal of reducing the cumulative impacts of development on Lund's Gulch.
- The availability of funding to provide new parks and recreation facilities, and to provide improvements to existing facilities, is a critical issue. Alternate funding sources such as user fees, park impact fees, grant funds, bonds, partnerships with other agencies, non-profit organizations and the private sector, or formation of a metropolitan park district need to be considered to ensure that new city development is adequately served with parks and recreation facilities.
- Opportunities for entrepreneurs, both non-profit and for-profit, should be created to enrich the park experience and implement innovative approaches to revenue generation for parks and recreation facilities, events and programs.
- Social and demographic trends that affect service delivery should be regularly reviewed to identify and address new recreational needs and to reposition those facilities and programs that are no longer relevant.
- To anticipate and respond to the cultural diversity of the City's population, communication strategies should be implemented to provide timely, accurate information to Lynnwood residents and visitors, and non-English speaking populations.
- To preserve and protect our existing assets, the ongoing maintenance and operations of our parks and recreation facilities needs to remain an important budget consideration. To maintain and expand our park system, it is necessary to sustain a park maintenance and acquisition fund.
- The City has been recognized as a Tree City USA for ~~12-14~~ years. ~~It is a priority of the~~ The Parks and Recreation Advisory Board ~~to support~~ reforestation and tree preservation activities to preserve and enhance the existing tree canopy in Lynnwood.

- To provide the park, recreation and open space facilities needed within the City Center, sites must be identified, acquired and developed in accordance with the City Center Parks Master Plan and City Center SubArea Plan.
- Proposed alignments of the Lynnwood Link/Light Rail extension are currently under review by the City and Sound Transit. It is important that the Parks, Recreation and Cultural Arts Department and the Parks and Recreation Board evaluate the alignment proposals and make recommendations to ensure minimal impacts to Lynnwood's parks and recreation facilities. Any negative impacts to the Interurban Trail, Scriber Creek Trail, Scriber Creek Park, and any associated wetlands, incurred by development of the Lynnwood Link/Light Rail extension must be mitigated with measures approved and accepted by the City.
- The City of Lynnwood was selected by the Snohomish Health District to participate in its Healthy Community Initiative in June, 2007. Action plan strategies created by a citizen task force provide a framework in which the City's policy makers can work together to build and support an environment that makes it easier for Lynnwood residents to choose healthy foods and be physically active.
- The Parks, Recreation and Cultural Arts Department supports the City's Vision to invest in preserving and expanding parks, recreation, and community programs, by developing a network of pedestrian and bike trails; encouraging partnerships and participation in community events; creating civic pride; promoting healthy lifestyles; providing senior services; and promoting parks and cultural arts for economic growth.

EXISTING CONDITIONS

The City's current parks, recreation and open space inventory amounts to approximately ~~374~~ 353 acres and includes park facilities within the City and in the MUGA, that offer both active and passive recreational opportunities. The park facilities within the City are categorized into the following functional classifications for planning and programming purposes, according to size and function.

Core Parks:

Core Parks (mini, neighborhood and community parks) traditionally provide a combination of active and passive uses, including play equipment, picnic areas, athletic fields, and trails. The City currently operates ~~123-13~~ developed parks in the Core Parks category, with ~~4-2~~ park properties undeveloped. ~~This category continues to include the Meadowdale Playfields, which is an approximately 25-acre site owned by the Edmonds School District with use rights granted to the City. Lynnwood Athletic Complex although scheduled activities there have been temporarily suspended. With the loss of the Lynnwood Athletic Complex, the Core Community Parks category shows a need for 26.37 45.69 additional acres to meet the minimum level of service. In the Core Park category 62.74 acres need to be acquired and developed within the city, and within the city's Municipal Urban Growth Area. Currently Core Parks account for 116.46 116.26 136.6 acres of park land, or about 348 35% of the total park, recreation and open space inventory within the city.~~

Special Use Areas:

Four facilities in Lynnwood are classified as "Special Use Areas" based on their current purpose and/or activity - the Municipal Golf Course, the Recreation Center, the Senior Center and Heritage Park - for a total of 81.86 acres. Because of its primary historical purpose, Heritage Park is included in this category.

Open Space:

The City's Open Space classification includes large natural areas, environmental parks and urban greenbelts. It is the City's policy to preserve natural resources for the conservation of important habitats and for passive recreational use whenever possible. 138.46 acres in and adjacent to Lynnwood are preserved as Parks and Recreation-maintained open space. Scriber Lake Park, Scriber Creek Park and Gold Park are included in this category because they are environmental parks that do not have active recreation elements.

Regional Parks:

Regional Parks are not included in the City's parks and open space inventory. Regional parks are typically large facilities that draw from multiple jurisdictions and are often located in unincorporated urban growth areas. These facilities are historically provided at the County level, whereas neighborhood and community parks are provided by cities, both within their boundaries and in their municipal urban growth areas. Meadowdale Beach County Park is an example of a regional park in unincorporated Snohomish County.

DEMAND AND NEEDS ASSESSMENT

Over the years, the City of Lynnwood has continued to improve and expand its inventory of recreational resources. Residents are well served by a variety of leisure opportunities, but with population growth comes an increasing demand for more parks, open space and recreation facilities in order to attain the adopted Parks Level of Service Standard (LOS).

Level of Service: The adopted Parks LOS Standard in Lynnwood is 10 acres per 1,000 population. This standard is expressed as minimum acres of park, recreation and open space recommended for each 1,000 persons, using the 2010 ~~OFM-estimated~~Census population of ~~36,160~~35,836. The standard is further delineated as 5 acres per 1,000 population for Core Parks (mini, neighborhood and community parks), and 5 acres per 1,000 population for Other Park Land (open space and special use facilities). The City Center Sub-Area Plan recommends a separate Parks Level of Service Standard within the City Center area.

The demand and need for parks, recreation and open space in Lynnwood has been assessed through analyses of existing conditions, potential park sites, available resources and level of service. Trends in recreation were considered and public input was obtained through surveys and community meetings.

The existing and future demand and need for parks, recreation and open space *within the city limits* is reflected on Table 1.

**Table 1: Parks, Recreation and Open Space
DEMAND AND NEED WITHIN CITY LIMITS**

#	Classification	Existing ^{1, 4}	2010 – 36,160 35,836 OFM Est. Census Population		2025 – 86,000 Est. Population ⁵	
			Demand ²	Need ³	Demand ²	Need ³

Core Parks:						
5	Mini	3.32 ac	5.425.38 ac	2.102.06 ac	12.90 ac	9.58 ac
8	Neighborhood	38.77 ac	54.2453.76 ac	15.4714.99 ac	129.00 ac	90.23 ac
32	Community	94.7774.37 ac	121.14120.06 ac	26.3745.69 ac	288.10 ac	213.73 ac
Subtotal:		136.86 116.46116. <u>26 ac</u>	180.80179. <u>20 ac</u>	43.9462.7 <u>4 ac</u>	430.00 ac	313.54 ac
Other Park Land:						
4	Special Use	81.8645 ac	72.3271.68 ac	0 ac	172.00 ac	90.55 ac
	Open Space	138.46 ac	108.48107.52 ac	0 ac	258.00 ac	119.54 ac
Subtotal:		220.32219. <u>91 ac</u>	180.80179. <u>20 ac</u>	0 ac	430.00 ac	210.09 ac
TOTAL:		357.18 338.78336. <u>37 ac</u>	361.60358. <u>40 ac</u>	4.4222.03 ac	860.00 ac	523.63 ac
4	Trails:	7.10 mi	9.04 mi	1.94 mi	21.50 mi	14.40 mi

Source: City of Lynnwood Parks, Recreation and Cultural Arts Department, revised 4/2011/3/2013.

Notes:

- 1 Includes both developed and undeveloped park facilities within the city limits only.
- 2 Demand reflects total park acres required to meet minimum level of service standard for each category.
- 3 Need reflects additional park land required to meet minimum level of service standard for each category.
- 4 City park property located outside the city in the MUGA is not included in the City's demand and need analysis.
- 5 The 2025 population shown is an estimate that includes annexation of MUGA population and the new City Center population.

Population projections to 2025 were applied to determine future impacts on the City's existing parks system. Both potential annexation of the MUGA population and the new City Center population are reflected in the 2025 population estimate. In addition to maintaining and improving the City's existing facilities, additional park facilities will be needed to meet current and future demands and the adopted LOS within the City, and in the City's urban growth areas.

Within City Boundaries:

The adopted Parks Level of Service Standard is a minimum of 10 acres per 1000 population. The current level of service for combined park classifications achieved is ~~9.889.38~~ acres per 1000 population. There remains a need for an additional ~~43.9462.74~~ acres in the Core Parks category to meet the demand for ~~180.80179.20~~ acres of active park land. The inventory also shows a deficit of 1.94 miles in the Trails category to meet the demand for 9.04 miles of trails outside of parks.

By the year 2025, it is estimated that Lynnwood's population will increase to approximately 86,000. This includes potential annexation of the MUGA population and also the estimated City Center population of 5,400. Continued park acquisition and development will be necessary to meet the demand for parks, open space and recreation facilities in 2025. Table 1 summarizes the existing and future demand and need within the City.

Within Municipal Urban Growth Areas:

New residential and commercial development in Lynnwood's MUGA is generating demand for parks, recreation facilities and open space. In future north annexation areas, approximately 93 acres of open space in the Swamp Creek corridor have been preserved jointly by Snohomish County and the City of Lynnwood. The City has also acquired a 9-acre future park site (Manor Way) adjacent to this annexation area, and a 7.69-acre future park site (Doc Hageman Park) east of Interstate 5. A 21-acre wetland site has been acquired east of Lund's Gulch for preservation of the headwaters of Lund's Creek and potential future development of an environmental park.

There are currently no active use park facilities in the City's MUGA, which had an estimated 2008 population of 41,597. As a result, Lynnwood's parks are over-burdened with non-resident use. Applying our current Parks Level of Service Standard to today's MUGA population would require approximately 415 acres of parks and open space. To provide park facilities needed by the growing population in the MUGA, the City will continue to seek equitable methods of acquisition and development with Snohomish County and other jurisdictions.

If annexation within the MUGA is approved by the voters, additional parkland and facilities will be needed. The City will develop a comprehensive plan of funding options including park impact fees to assist in this matter. NOTE: Snohomish County already has impact fees within the MUGA area the City proposes to annex.

GOALS, OBJECTIVES AND POLICIES

GOAL:

Provide a comprehensive system of parks, open space and recreation facilities that serves the needs of current and future residents, and visitors to Lynnwood.

Subgoal: Park System

Provide a system of mini, neighborhood and community parks to meet the recreational needs of the community.

Objectives:

P-1: Acquire park land in the city for the development of Core Parks to help meet the community's recreational needs.

Policy P-1.1: Provide the minimum adopted level of service of 5 acres/1000 population for Core Parks.

Policy P-1.2: Acquire park land in accordance with the Annual Budget and Capital Facilities Plan.

Policy P-1.3: Annually review vacant and underdeveloped parcels and park service areas to determine underserved neighborhoods in the city.

Policy P-1.4: Plan for the location of parks in the proximity of high-density developments.

Policy P-1.5: Use a variety of methods for funding acquisition of park lands including park impact fees, grants, user fees, City funding, interjurisdictional cost-sharing, land developer contributions and other sources.

Policy P-1.6: Adopt and implement a program to require new residential and commercial development to provide impact mitigation to the City, either by dedication of park land, plazas, park improvements, or payment of park impact fees.

Policy P-1.7: Preserve land for future park development.

P-2: Acquire park land in the Municipal Urban Growth Area for future park development to meet the recreational needs of future annexation areas.

Policy P-2.1: Pursue cooperative planning efforts with Snohomish County and neighboring jurisdictions in urban growth areas and future annexation areas.

Policy P-2.2: Annually review potential parks and open space sites in the MUGA, and related facilities needed to provide the recommended level of service.

Policy P-2.3: Seek methods of acquisition and development of these sites and facilities, which reflect the responsibilities of Snohomish County and the City.

P-3: Plan and develop new parks and renovate existing parks in the city and in the Municipal Urban Growth Area.

Policy P-3.1: Design new parks in accordance with the purpose, size and classification of each.

Policy P-3.2: Design new parks and provide improvements to existing parks to promote public safety and security.

Policy P-3.3: Provide a variety of recreational opportunities to serve a diverse population.

Policy P-3.4: Provide accessibility to all park facilities in accordance with Americans with Disabilities Act standards.

P-4: Begin construction of Doc Hageman Park in Lynnwood's MUGA. Master plan completed in April 2009. Seek state funding ~~in 2012 to include~~ and equal matching funds for first phase of park construction.

~~**P-5: Develop new neighborhood park in NE Lynnwood, Stadler Ridge Park, per master plan completed in 2004. Begin construction of park with city and state funding available in 2011.**~~

P-6: Develop new neighborhood park in west Lynnwood, Rowe Park, per master plan completed in 2004, when funding is available.

P-7: Develop an off-leash dog park in an existing city park or an acquired site in the city or in the MUGA.

P-8: Renovate the existing amphitheater at Lynndale Park to expand seating capacity, improve access, improve lighting, and preserve and protect existing slopes and trees.

P-9: Continue development at Meadowdale Park per the 2001 Master Plan with expanded parking and picnic shelters.

P-10: Develop the 188th St SW mini park in an underserved neighborhood.

Subgoal: Open Space System

Provide a system of open space to preserve and protect the area's remaining native forests, wetlands, streams and wildlife habitats, and to provide natural buffers to the built environment.

Objectives:

OS-1: Continue acquisition of open space properties in the Lund's Gulch, Swamp Creek and Scriber Creek watersheds.

Policy OS-1.1: Provide the minimum adopted level of service of 3 acres/1000 population for Open Space.

Policy OS-1.2: Preserve and protect in public ownership areas with significant environmental features such as view corridors, landforms, steep slopes and plant and animal habitats from the impacts of development.

Policy OS-1.3: Use a variety of methods for funding open space acquisitions including grants, donations, tax abatements, City funding, interjurisdictional cost-sharing, land developer contributions and other sources.

Policy OS-1.4: Support volunteer and interjurisdictional efforts for restoration and preservation of the four major watersheds in South Snohomish County: Scriber Creek, Lund's Gulch, Swamp Creek and Hall Creek.

Policy OS-1.5: Continue to encourage stewardship of open space and natural areas through the Park Stewards program.

OS-2: Plan conservation and passive development of 21-acre Lund's Creek Open Space with the Brackett's Landing Foundation. Plan for potential environmental center and interpretive development of uplands.

OS-3: Develop Master Plan for the preservation of Lund's Gulch in partnership with Snohomish County, the Brackett's Landing Foundation and Friends of Lund's Gulch.

OS-4 Acquire open space within urban areas to buffer and enhance the built environment.

Policy OS-4.1: Continue to review vacant and underdeveloped parcels within the city for potential acquisition of open space.

Policy OS-4.2: Preserve open space corridors and trail linkages between parks, neighborhoods, schools and commercial centers. Where possible, acquire key linkages between parks and trail segments to create connected trail system.

OS-5: Provide passive recreational opportunities in acquired natural areas.

Policy OS-5.1: Provide neighborhood access to natural areas with trailheads and parking, in accordance with Chapter 17 of the Lynnwood Municipal Code and ESA regulations.

Policy OS-5.2: Provide environmental educational opportunities in natural areas with interpretive signage, nature trails and overlooks.

OS-6: Work with Public Works and community volunteers in the enhancement of City-owned stormwater detention areas for passive community appreciation.

OS-7: ~~Begin-Continue~~ Scriber Lake Park renovation per master plan completed in 2005. Phase I ~~to include public safety improvements, and~~ design and construction of a new overwater dock, ~~completed in 2011~~ **completed in 2012. Seek funding for additional phases to fully develop park as a safe and active community park.**

OS-8: Provide improvements to Gold Park including trail development and invasive plant removal to increase use and public safety in park. Support continuing volunteer efforts by Edmonds Community College and other volunteer groups.

Subgoal: Facilities and Programs

Provide facilities and programs that promote a balance of recreational opportunities.

Objectives:

FP-1: Identify and prioritize the need for new/upgraded facilities and programs on an annual basis.

Policy FP-1.1: Seek adequate funding and timely development of such facilities in accordance with the Annual Budget and Capital Facilities Plan.

Policy FP-1.2: Provide the minimum adopted level of service of 2 acres per 1000 persons for Special Use facilities.

Policy FP-1.3: Provide improvements to facilities that are cost-effective, durable, attractive and energy efficient.

Policy FP-1.4: Provide facilities that meet competitive playing standards and requirements for all age groups and recreational interests.

Policy FP-1.5: Continue to offer specialized programming for diverse community groups such as seniors, youth and teens, and preschool.

FP-2: Complete phased development of Heritage Park, including renovation of all the historic structures, and development of museum programming in the park.

Sub-Objective 1: Provide information that interprets the history of the Lynnwood/Alderwood Manor area, including historical displays, programs, activities, museum programming and interpretive signage.

Sub-Objective 2: Work with Snohomish County Tourism Bureau to facilitate visitor information services.

Sub-Objective 3: Work with the Alderwood Manor Heritage Association to provide historical programming within the park and the management of heritage collections.

Sub-Objective 4: Work with the Sno-Isle Genealogical Society to provide a community genealogical library in the Humble House.

Sub-Objective 5: Work with the Car 55 Restoration Committee to complete renovation of Interurban Car 55. Work with docents to provide tours of the trolley.

Sub-Objective 6: Work with local gardening groups to develop demonstration gardens and landscaping within the park.

Sub-Objective 7: Work with the Lynnwood Parks and Recreation Foundation and community volunteers to complete Phase II renovation of the historic water tower.

Sub-Objective 8: Work with the Heritage Park Partners Advisory Committee to plan and coordinate heritage programming in the park, and provide museum development in the Wickers Building.

Sub-Objective 9: Develop and manage the Heritage Park Docent Program to provide guided tours of the park's historical buildings, the Wickers Museum and Interurban Car No. 55.

- FP-3:** Plan for Recreation Center Phase II construction of a new community center that will provide programming space for youth/teen and senior activities, performing arts and sports.
- FP-4:** Develop a master plan for Wilcox Park, Scriber Lake Park and the adjoining School District property, reflecting how these facilities can be connected for pedestrian access and related activities.
- FP-5:** Participate in the planning and design of a regional performing arts facility.
- FP-6:** ~~Develop a master plan for Provide~~ improvements to the Meadowdale Playfields athletic complex, ~~with including~~ renovation of the soccer and softball fields, ~~to meet the community's demand for athletic fields, allow for year-round use, and to~~ provide a competitive athletic facility.

Subgoal: Trail System

Provide a connecting system of non-motorized trails for recreational, commuter and general circulation purposes to promote Lynnwood as a "walkable city".

Objectives:

- T-1:** Support other City departments in the implementation of the "Multi-Choice Transportation System Plan", which proposes a comprehensive city-wide "skeleton system" of sidewalks, walkways, bike paths and trails. The Plan would link parks, schools, community facilities, commercial centers, neighborhoods and adjacent regional trail systems.
- Policy T-1.1:** Work with other jurisdictions to provide a continuous regional trail network.
- T-2:** Develop additional non-motorized pedestrian trails outside of parks to meet the adopted minimum level of service.
- Policy T-2.1:** Provide the adopted minimum level of service standard of 0.25 miles/1000 population for trails outside parks.
- Policy T-2.2:** Design and construct trails to required standards to serve a variety of users at varying skill levels.
- Policy T-2.4:** Include bicycle lanes when City streets are being reconstructed or built, and add bike routes to existing City streets, where feasible.
- Policy T-2.5:** Require new development to provide access and connections to parks, trails and school sites.
- Policy T-2.6:** Encourage public and private funding for the development of trails.

- T-3: Plan and construct the northward extension of the Scriber Creek Trail to generally follow the creek route, from Scriber Lake Park north to the Meadowdale area and Lund's Gulch.**
 - Policy T-3.1:** Promote trail safety through signage and educational activities for pedestrians and bicyclists.
- T-4: Provide improvements to the Interurban Trail to include trailheads, enhanced landscaping, signage and historic markers.**
 - Policy T-4.1:** Support interjurisdictional efforts to provide consistent and aesthetic improvements along the length of the Interurban Trail.
 - Policy T-4.2:** Promote trail safety through signage and educational activities for pedestrians and bicyclists.
- T-5: Coordinate with Public Works to provide a seamless Interurban Trail corridor through Lynnwood by completing "missing links" in the Interurban Trail, specifically segments located at 212th St SW to 63rd Ave W to 211th St SW, 208th St SW and 52nd Ave W, and 208th and 54th Ave W. The objective is to remove trail users from traffic where possible, providing a continuous trail route through the city.**
- T-6: Coordinate development of the South Lund's Gulch Trail with Snohomish County, Brackett's Landing Foundation and volunteers. The trail is planned to begin in north Lynnwood, continue north into Lund's Gulch, cross Lund's Creek and connect with the existing Meadowdale Beach Park county trail, giving Lynnwood residents access to Lund's Gulch open space and a walkable connection to Puget Sound.**
- T-7: With Public Works, coordinate a feasibility assessment of sidewalk and crosswalk needs (safe routes to schools) for schools that have been impacted by the reduction of Edmonds School District busing.**

Subgoal: Activity Centers

Ensure that parks and open space are included as part of the land use mix in the activity centers' master plans.

Objectives:

- AC-1: Work with Community Development to identify parks and open space sites, related improvements, and implementation strategies for the City Activity Centers, City Center plans, including the City Center Parks Master Plan, [the City Center Streetscape Plan](#), and the Highway 99 Subarea Plan.**
- AC-2: Establish park and open space guidelines and achieve level of service standards for public and private improvements in the City Center and the Highway 99 corridor.**

Subgoal: Interjurisdictional Coordination

Coordinate parks, open space and facility planning and development with appropriate jurisdictions and agencies for mutually beneficial partnerships.

Objectives:

IC-1: Partner with Edmonds School District to improve existing school recreation sites for shared school/park use. **Partner with ESD and the City of Edmonds to improve Meadowdale Playfields to compensate ~~Discuss mitigation measures with ESD~~ for the potential loss of athletic facilities at the Lynnwood Athletic Complex.**

Policy IC-1.1: Work with other agencies to provide adequate recreational facilities for community use.

IC-2: Work closely with service providers and other local private and non-profit organizations in order to meet the diverse program and special events needs of the community.

IC-3: Pursue cooperative planning efforts with Snohomish County to provide parks and open space in future annexation areas.

IC-4: Work with local businesses, land owners and other agencies, to pursue the feasibility of creating a Farmers Market in Lynnwood, through the ACHIEVE/Healthy Communities grant obtained in 2009.

IC-5: Work with Edmonds Community College and support volunteer efforts to make improvements to Gold Park.

Policy IC-5.1: Work with non-profit organizations and other community volunteers on parks, trails and open space service projects.

IC-6: Create sponsorship opportunities for entrepreneurs, both non-profit and for-profit, to enrich the park experience and implement innovative approaches to revenue generation for parks and recreation facilities, events and programs.

IC-7: Work with Sound Transit, other departments and other jurisdictions on planning of the alignment of the Lynnwood Link/Light Rail Extension, to ensure minimal impact to parks and recreation facilities, and proposed mitigation measures.

Subgoal: Facilities Management

Manage and maintain parks, open space and recreation facilities to optimize use and protect public investment.

Objectives:

FM-1: Continue a regular schedule for maintenance of parks, facilities and open space, and revise annually.

Policy FM-1.1: Maintain and upgrade existing parks and facilities for the safety, comfort and satisfaction of park users.

Policy FM-1.2: Ensure that adequate funding and staff are available for management and maintenance of parks, facilities and open space.

Policy FM-1.3: Promote interjurisdictional operations of parks and facilities.

Policy FM-1.4: Advise the City Council and other City boards and commissions on a regular basis about facility management issues.

Policy FM-1.5: Update staff training in playground safety standards and play equipment inspection.

FM-2: Coordinate the operations of Heritage Park facilities with the Heritage Park Partners Advisory Committee, including the Visitor Information Center, Heritage Resource Center, Genealogy Research Library, Interurban Car 55, Water Tower, heritage programming and demonstration gardens.

Policy FM-2.1: Work with non-profit organizations and other community volunteers on parks, trails and open space service projects.

FM-3: Continue to implement City Pesticide and Fertilizer Use Policy within the City on public properties, including posting of areas to be treated in accordance with state and local requirements.

Subgoal: Monitoring and Evaluation

Monitor, evaluate and update parks, recreation facilities and open space to ensure balanced, efficient and cost-effective programs.

Objectives:

ME-1: Update parks, facilities and programs in accordance with public input and survey results.

Policy ME-1.1: Encourage community input by providing opportunities for public involvement in park, recreation and open space planning.

ME-2: Annually update the Parks, Recreation and Open Space Element of the Comprehensive Plan, in accordance with the Recreation and Conservation Office guidelines.

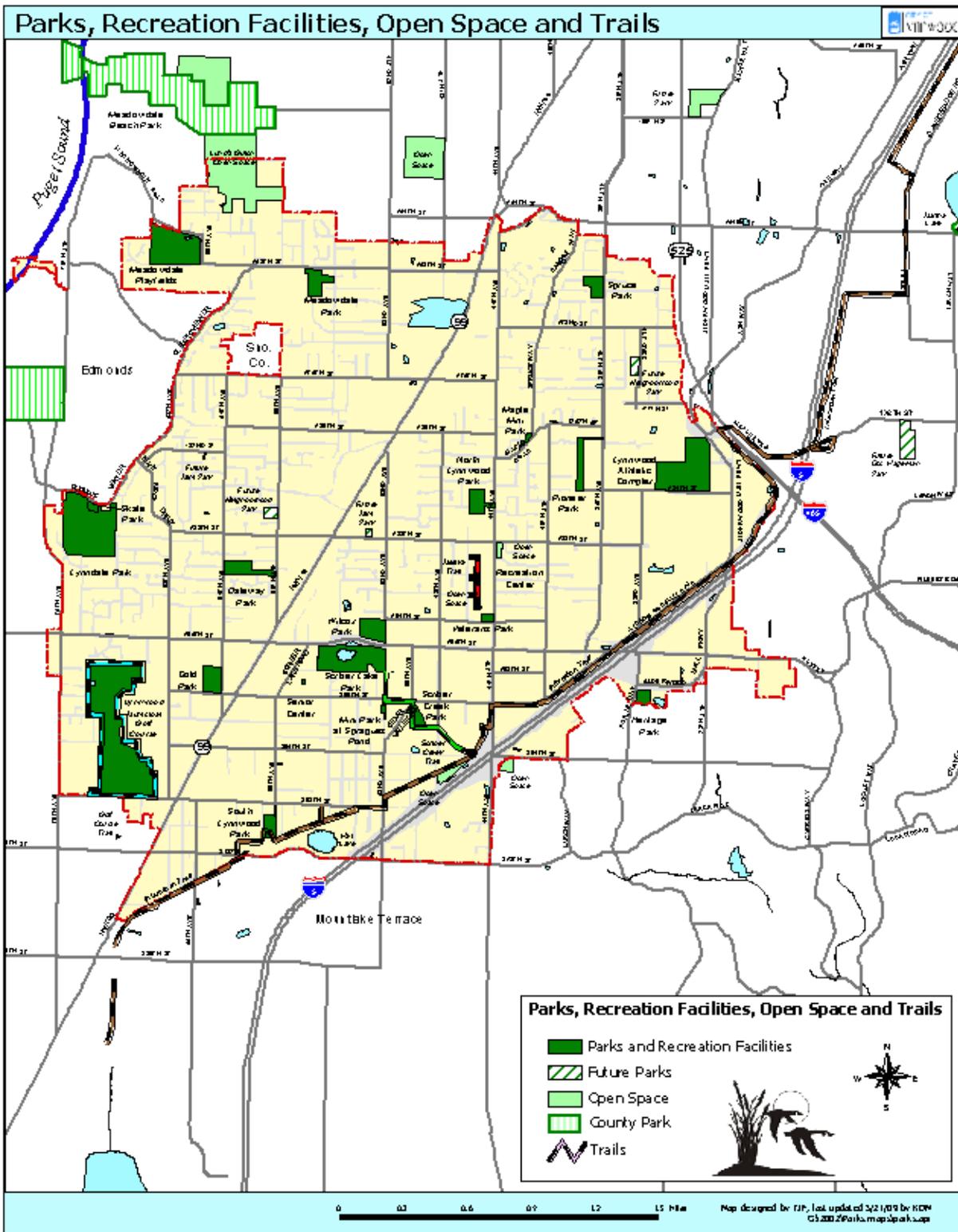
ME-3: Continue public information programs to increase public awareness of the City's parks, recreation and open space system.

ME-4: Develop ~~a separate~~ the 2015-2025 Lynnwood Parks, Recreation and Open Space Comprehensive Plan to help guide the planning, acquisition and development of parks, facilities, open space and recreation programs.

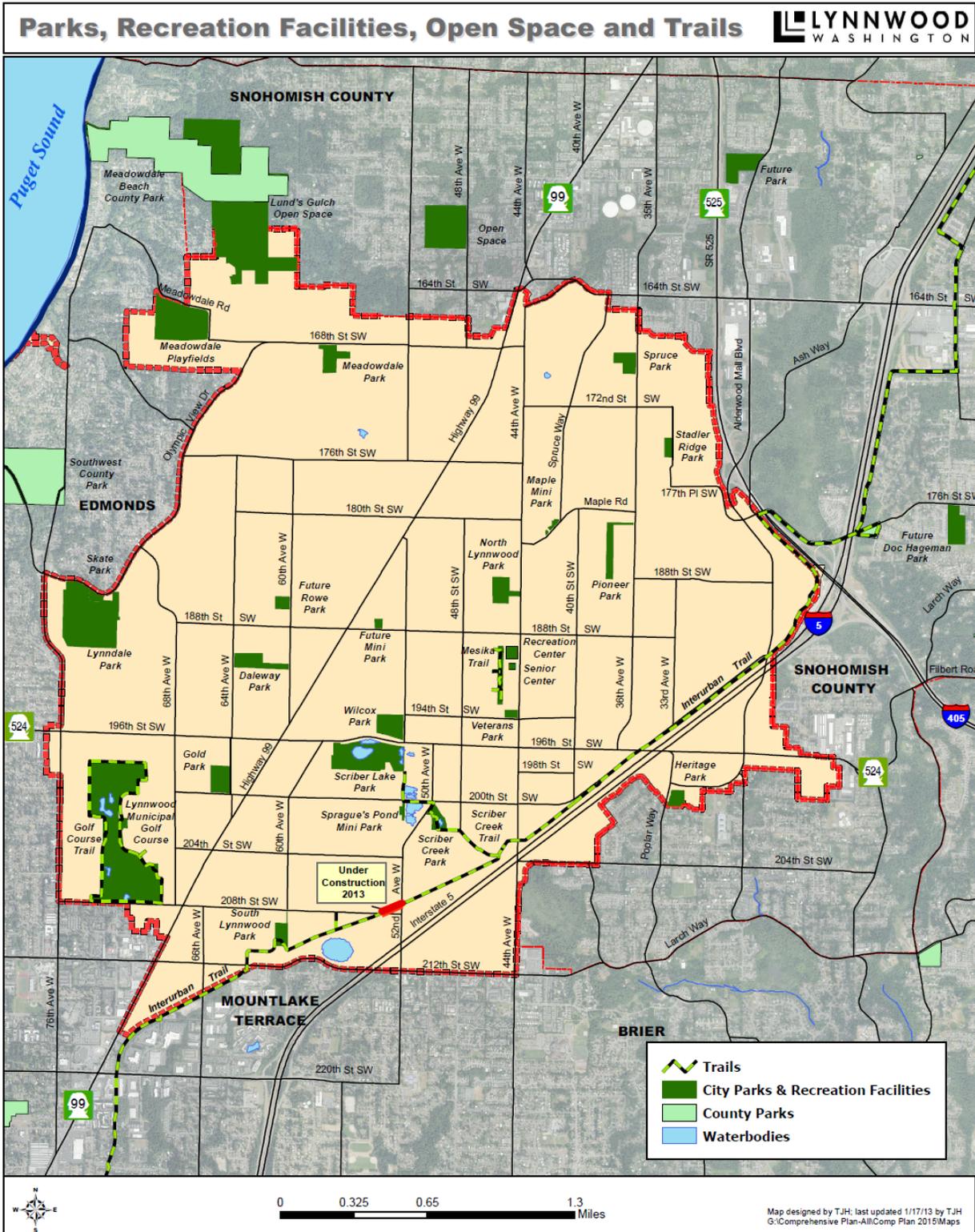
ME-5: Annually update the Capital Facilities Plan with capital projects that reflect the recreational needs of the community.



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**ROSTAD/PUBLIC WORKS COMPREHENSIVE PLAN
AMENDMENT & CONCURRENT REZONE (2013CPL0003)**

Land Use Application Cover Sheet

RECEIVED

For City Use Only
APR 02 2013
Date Stamp

**CITY OF LYNNWOOD
PERMIT CENTER**

File Name: ROSTAD/PW CPL

File Number: 13CPL0003

13ERL0008

Instructions for Applicants

Please read and follow all instructions on your application carefully. If you have any questions about the process or your project, it is strongly recommended that you speak with staff prior to submitting your application to help ensure that processing can advance in a timely manner. Every application must include this cover sheet, the application/checklist and all required items, and a notarized affidavit of ownership (if applicable).

Specific Type of Land Use Application to be submitted (check all that apply):

- Accessory Dwelling Unit
- Appeal
- Binding Site Plan
- Boundary Line Adjustment/ Lot Combination
- Conditional Use Permit
- Environmental Review (SEPA)
- Project Design Review
- Rezone/PUD
- Short Subdivision (Short Plat)
- Subdivision (Long Plat)
- Variance
- Wireless Communication Facility
- Other (please specify): _____
- Comprehensive Plan Suggested Amendment
- Comprehensive Plan Amendment

Please Print or Type Legibly

Applicant: <u>City of Lynnwood</u>			Phone:
Address: <u>19100 44th Ave W PO 5008</u>			Cell:
City: <u>Lynnwood</u>	State: <u>Wa</u>	Zip: <u>98046</u>	Fax:
E-Mail:			
Contact Person, if different: <u>HAROLD DAHM Public Works</u>			Phone: <u>425 670-5209</u>
Address: <u>same</u>			Cell:
City:	State:	Zip:	Fax:
E-Mail: <u>hdahm@ci.lynnwood.wa.us</u>			
Property Owner(s), if different:			Phone:
Address:			Cell:
City:	State:	Zip:	Fax:
E-Mail:			
Site Address(es): <u>4508 188th St S.W.</u>		Zoning: <u>SF1</u>	
Assessor Parcel Number(s) - (APNs): <u>27041600401100</u>		Comp. Plan Designation: <u>SF1</u>	
Description of Proposal: <u>Remove existing single family home, Clear, grade, landscape, pave & drainage parking lot.</u>			
I/We certify that the information provided in this application, including all submittals and attachments, is true and correct to the best of my/our knowledge.			
Signature of Applicant/Agent: <u>[Signature]</u>		Date: <u>3/27/13</u>	
Signature of Property Owner: <u>[Signature]</u>		Date: <u>3/27/13</u>	

COMPREHENSIVE PLAN AMENDMENT APPLICATION

3/27/2013

Contact: Harry Dahm P.E.
Project Manager
City of Lynnwood
425-670-5209

RECEIVED
APR 02 2013
CITY OF LYNNWOOD
PERMIT CENTER

Re: Rostad Property Parking Lot Development
4508 188th St SW. Property is located adjacent to the west property line of
Civic Center Fire Station.

AMENDMENT PROPOSAL

General Information

The proposed amendment is to change the current comprehensive plan for the property at 4508 188th St. SW. from SF 1 (Low density Single Family) to PF (Public Facilities). The property currently has an older single family home and is owned by the City of Lynnwood. The property is bounded by SF 1 on the west and by PF on the east and south boundary. The property is accessed by 188th Ave SW. on the north side.

The development proposal is to convert the area into a small parking lot that would service the Fire Department, the Recreation Center, and the Senior Citizen Center. The facilities currently experience full parking facilities during peak times at the Recreation Center which underwent expansion in 2011 which also included an additional parking facility at that time. The proposal will help with the vision for the City of Lynnwood that encourages building a healthy and sustainable environment by investin in preserving and expanding the cities recreation and community programs. Based on the current popularity of the recreation center and senior center the city is trying to be responsive to the wants and needs of its citizens.

A. GMA

The proposal helps to meet several of the goals of the Growth Management Act (GMA). By providing additional parking access to the northern portion of the central campus it helps encourage development to stay in the urban area and therefore reduce the need for urban sprawl. The central campus provides an easy central location meeting many of the needs of the citizens of Lynnwood. It is also key component in providing recreational opportunities as advocated by GMA. The city will be better able to provide the necessary public facilities and services for people of all ages.

B. Impacts

The proposal will have minimal impact on sensitive land uses, business, or residents. The property is currently adjacent to Public Facilities on two sides and a minor arterial on the north. The existing residential property to the west is also shares a boundary on the south with Public Facilities and will be buffered by a landscape strip. The adjacent uses by the Fire Department and Civic Center Campus will benefit by improved access and less congestion during peak hours.

C. Applicable Public Services

The proposed development of a parking area will require only minimal water service for landscaping, no sewer service and existing access will remain the same.

D. Lynnwood Goals and Policies

Under the land use section of the Comprehensive Plan the proposal meets the purpose of providing land area for public uses and facilities by providing parking for customers and employees in an open parking lot rather than parking garages.

Policy LU-6.1 (Public Facilities) is supported by the fact the project is centrally located in the service area and will provide easy accessibility to the Recreation Center and Senior Center from all parts of the City.

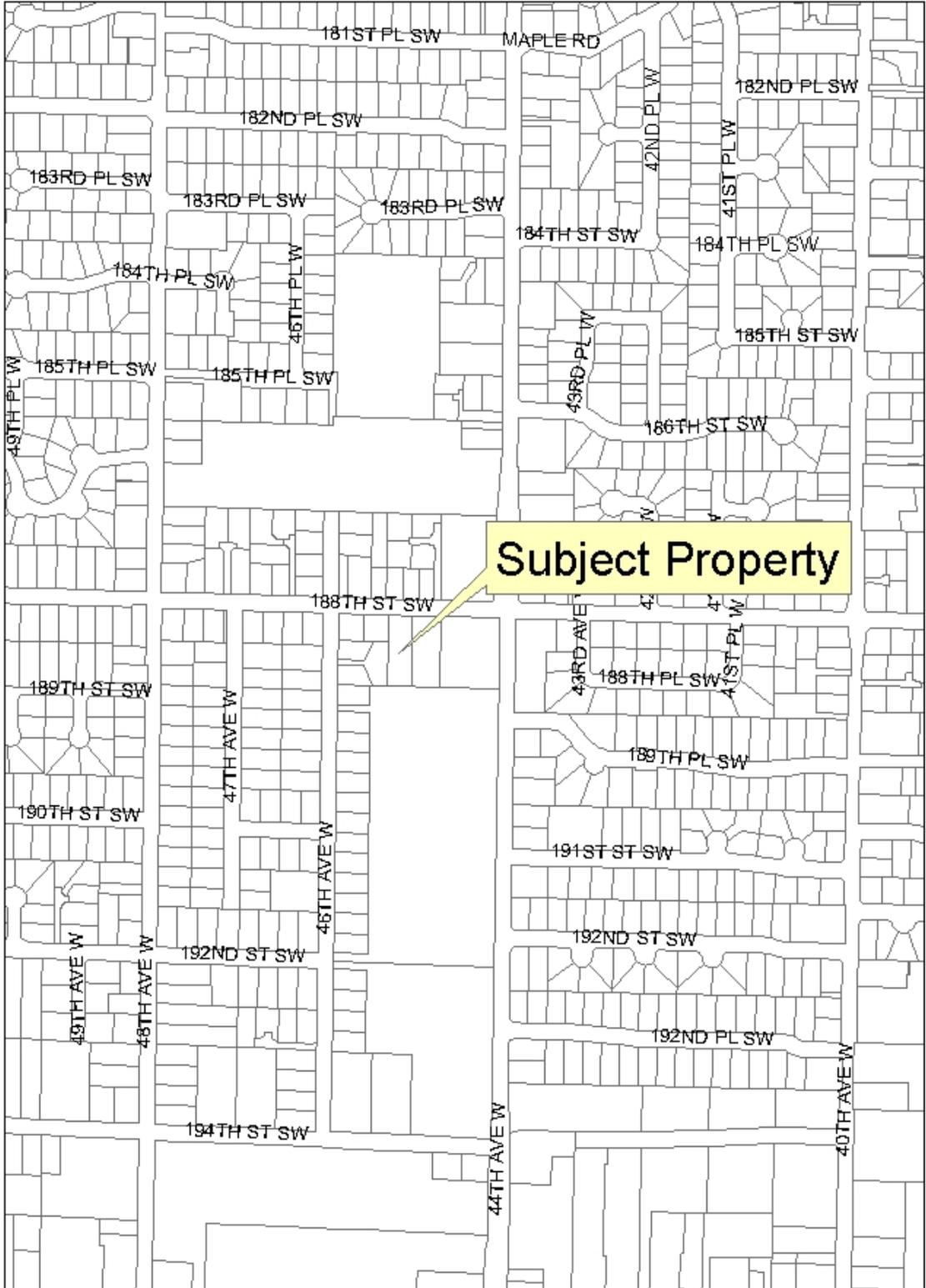
Policy FP-1 is supported by providing for new / upgraded facilities to allow expansion of programming for seniors, youth and teens, and preschool.

Policy FP-3 is supported by the need for future parking for the Recreation Center Phase II construction to again provide expanded opportunity for additional programs.

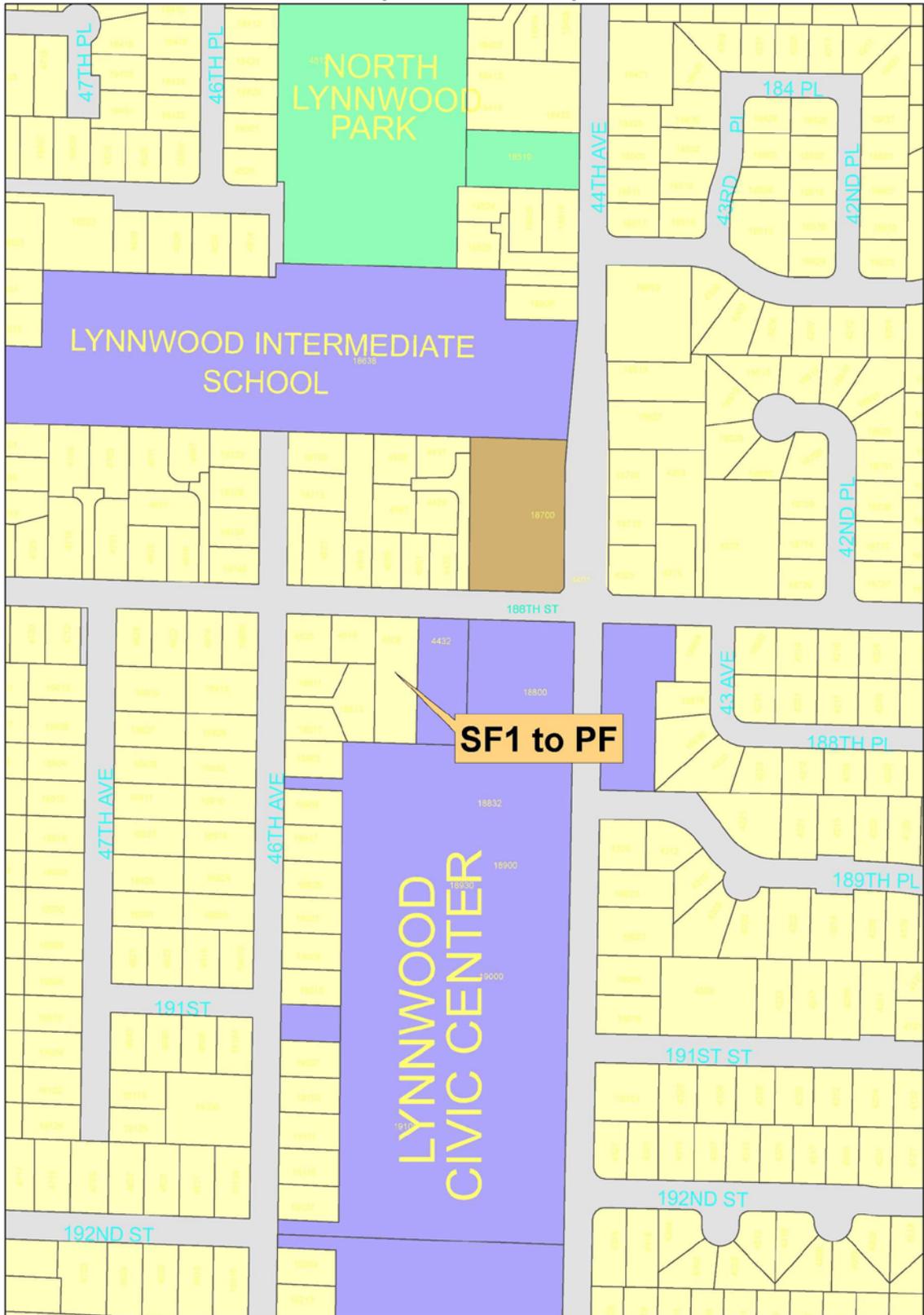
E. Impacts beyond the City limits.

The proposal is located within the central core of Lynnwood and will have little effect beyond current uses.

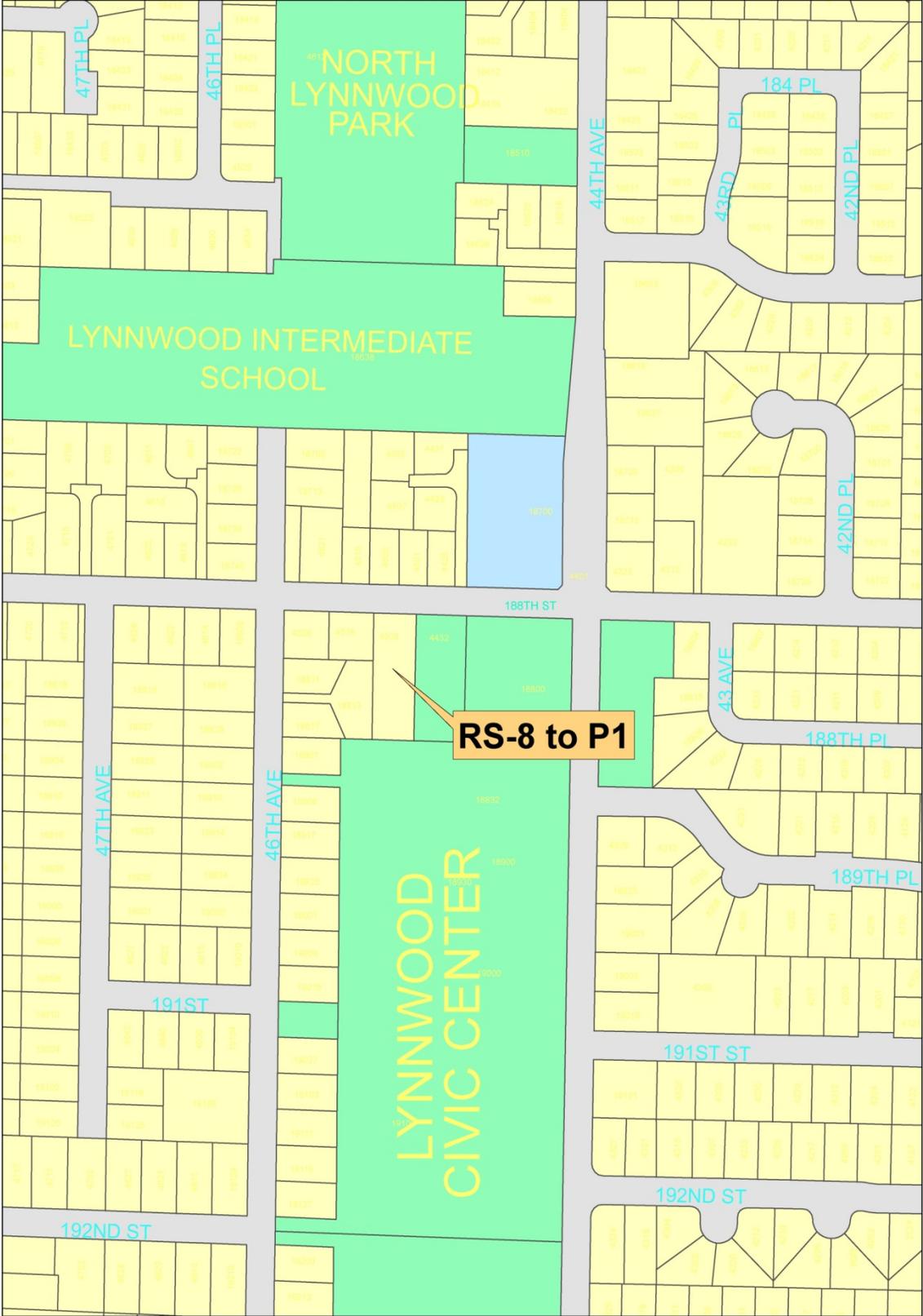
Vicinity Map



ROSTAD/PUBLIC WORKS COMP PLAN AMENDMENT (13CPL0003)



ROSTAD/PUBLIC WORKS CONCURRENT REZONE (13RZN0001)





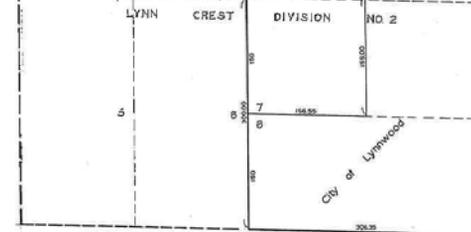
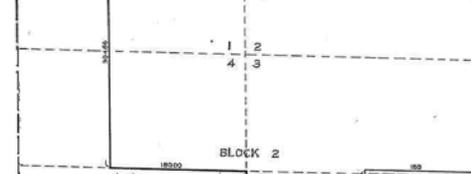
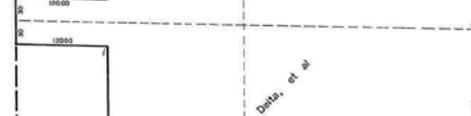
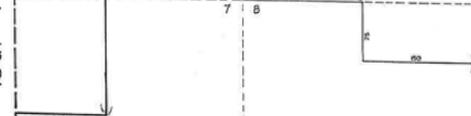
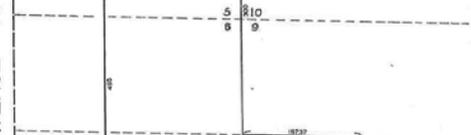
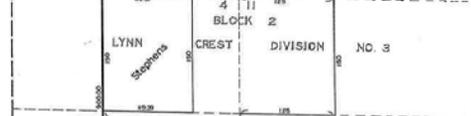
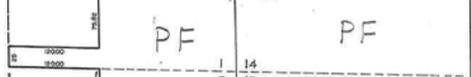
191st ST.

192nd PL.

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APR 02 2013
CITY OF LYNNWOOD
PERMIT CENTER

46th AVENUE W.

188th STREET SW.



194th STREET SW.

PF

189th PL.

191st ST.

44th AVENUE W.

192nd PL.

PF - Public Facility
SF1 - Single Family

Rostadt Prop
Dev 3/26/13

- STEPHENS (7,314 sq ft) (0.41 Ac)
- DELTA, et al (428,304 sq ft) (9.817 Ac)
- HANSON
- CITY OF LYNNWOOD (85,032 sq ft) (2.04 Ac)

TOTAL Site: 15,076 Ac.

CITY HALL SITE, LYNNWOOD WASH.



REID, MIDDLETON & ASSOCIATES
Consulting Engineers - Land Surveyors
324 MAIN ST. EDMONDS, WASH.
No. 14145A

RECEIVED

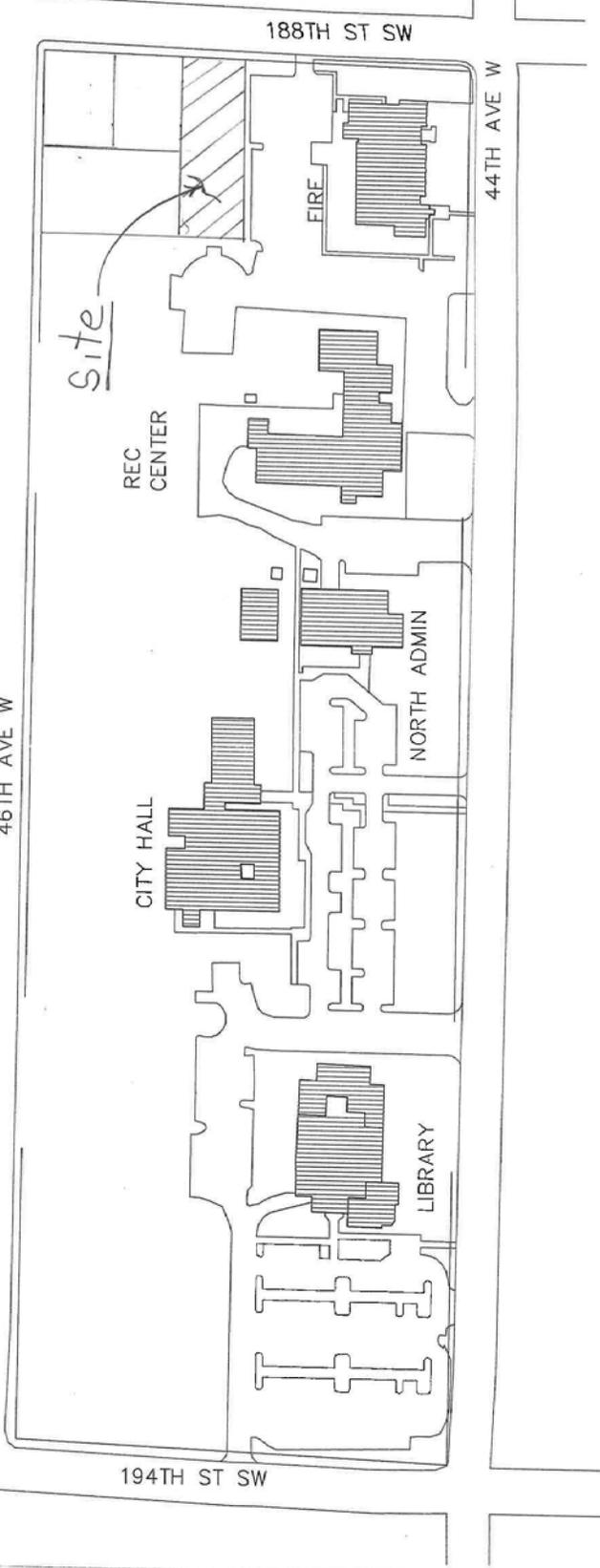
APR 02 2013

CITY OF LYNNWOOD
PERMIT CENTER



LYNNWOOD CIVIC CENTER COMPLEX

46TH AVE W

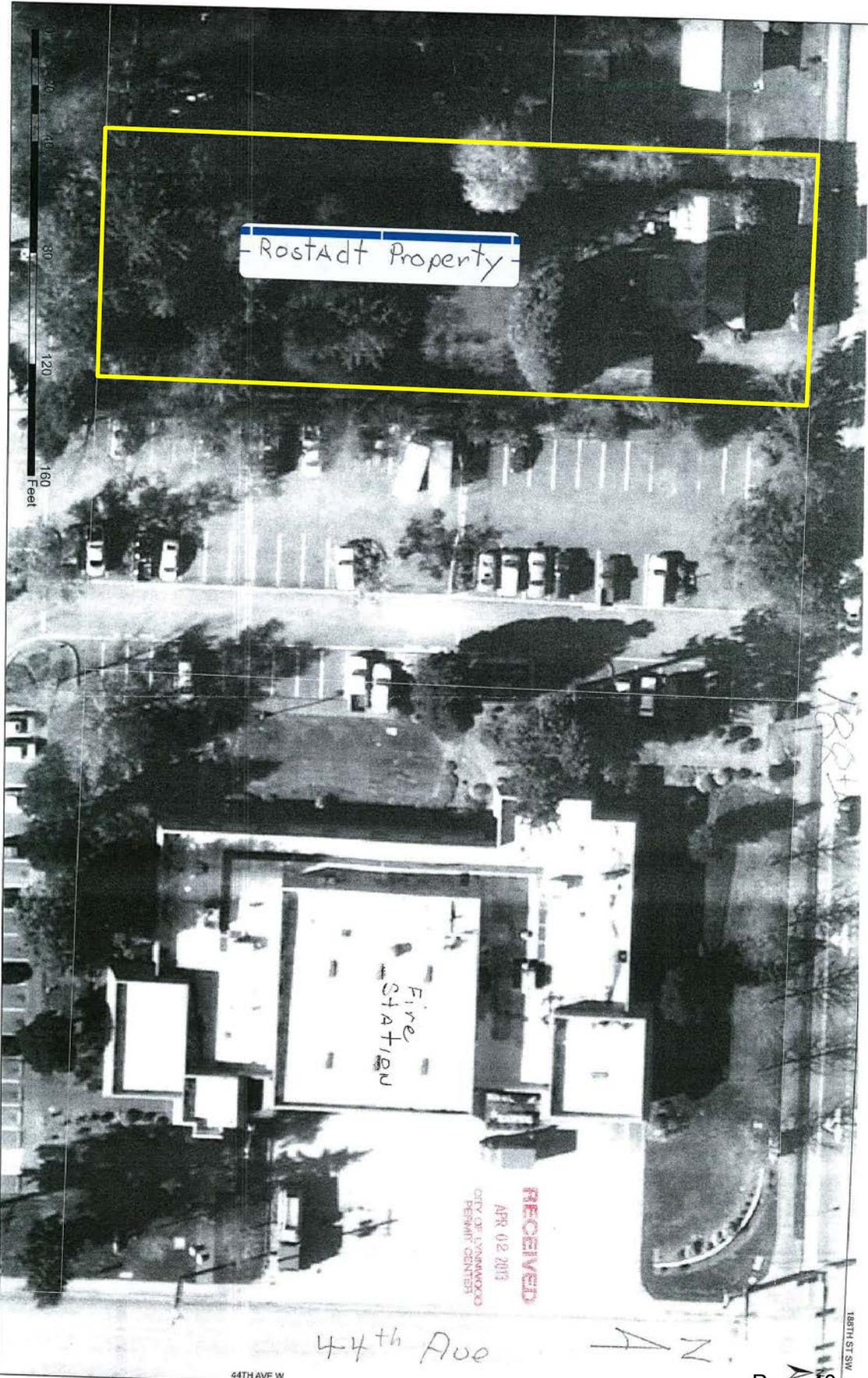


188TH ST SW

44TH AVE W

194TH ST SW

Rostadt Property Dev.



- RostAdt Property -

Fire Station

RECEIVED
APR 02 2013
CITY OF LYNNWOOD
PERMIT CENTER

0
20
40
60
80
100
120
140
160
180
Feet

44th Ave

AZ

180th St SW

180TH ST SW

44TH AVE W