

**CITY OF LYNNWOOD
ORDINANCE NO. 2594**

City of Lynnwood
DEC 13 2005
SCANNED

**AN ORDINANCE ADOPTING THE 2005 AMENDMENTS
TO THE CITY OF LYNNWOOD 2020 COMPREHENSIVE
PLAN AND PROVIDING FOR AN EFFECTIVE DATE,
SUBMISSION TO THE STATE, SEVERABILITY AND
SUMMARY PUBLICATION**

WHEREAS, the City of Lynnwood adopted a Comprehensive Plan to comply with the requirements of the Growth Management Act on April 10, 1995, by Ordinance No. 2033, and amended the Plan annually in subsequent years by Ordinances Nos. 2055, 2058, 2117, 2162, 2221, 2277, 2343, 2432, 2472 and 2534 in accordance with GMA and Lynnwood Municipal Code Title 18; and

WHEREAS, the City of Lynnwood completed a five-year update of the Comprehensive Plan and adopted the entire updated Plan by Ordinance No. 2389 in October, 2001; and

WHEREAS, the City Council approved an annual Comprehensive Plan Amendment schedule and public participation process which guided the amendment process and included public hearings and work sessions by the Planning Commission and City Council; and

WHEREAS, applications and suggestions to amend the Comprehensive Plan were accepted and docketed for processing after April 1, 2005, in accordance with the approved amendment schedule, and those approved by the City Council for inclusion on the Proposed Amendments List were processed; and

WHEREAS, all proposed amendments were subjected to environmental review, culminating in Determinations of Nonsignificance (DNS) on July 27, 2005 for the Good Shepherd Baptist Church's formal application and for all suggested amendment proposals; and

WHEREAS, all proposed amendments were submitted for a mandatory 60-day state agency review and comments were received prior to final action by the City Council; and

WHEREAS, the Lynnwood City Council considered all public and agency comments that were offered during the Plan Amendment process, conducted a public hearing on October 10 and October 24, 2005, and determined that adoption of the approved amendments, as described herein, was desirable and in the public interest and welfare.

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF LYNNWOOD
DO ORDAIN AS FOLLOWS:**

SECTION 1. Amendment of Existing Comprehensive Plan. The Comprehensive Plan of the City of Lynnwood is hereby amended as described in the following attached exhibits, which are incorporated herein by reference.

- Exhibit A – Good Shepherd Baptist Church
- Exhibit B – Timing of Amendments
- Exhibit C – B-2 Zone Review
- Exhibit D – Parks & Recreation Element Update

- Exhibit E – Transportation Element Update
- Exhibit F – Economic Development Element Update
- Exhibit G – 5-year Implementation Program Update
- Exhibit H – City Center Study Area

SECTION 2. Effective Date of Amendment and Adoption. The Plan amendments adopted by this ordinance shall become effective five days following passage and publication.

SECTION 3. Submission of Plan to the State. The Director of Community Development is hereby directed to submit a copy of all approved amendments to the City of Lynnwood – 2020 Comprehensive Plan to the State Department of Community, Trade and Economic Development within ten days of adoption of this ordinance.

SECTION 4. Severability. If any section, subsection, sentence, clause, phrase or word of this ordinance should be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality thereof shall not affect the validity or constitutionality of any other section, subsection, sentence, clause, phrase or word of this ordinance.

SECTION 5. Summary Publication. Publication of this ordinance shall be by summary publication consisting of the ordinance title.

PASSED this 28th day of November, 2005 and signed in authentication of its passage this 29th day of November, 2005.



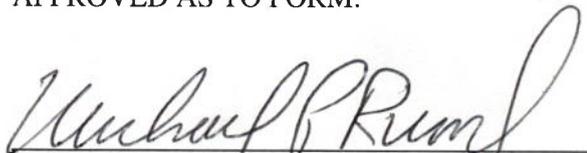
Loren Simmonds, Mayor Pro-Tem

ATTEST:

APPROVED AS TO FORM:



PATRICK DUGAN,
Interim Finance Director



MICHAEL P. RUARK,
City Attorney

Exhibit A

Good Shepherd Baptist Church

Plan Map Amendment.

Suggested Change:

The applicant wanted to build a senior housing facility adjacent to the existing church. The church property consists of two lots and a Boundary Line Adjustment was applied for to accommodate a 40-unit multi-family project. To make this project possible, the church applied for a Plan Map Amendment, requesting a change from medium-density single-family residential to medium-density multi-family on one of its two lots.

The Administration recommended approval with the following provisions:

1. That the property lines be adjusted to provide maximum frontage on 196th Street for the residential lot.
2. That the north boundary of the residential property align with the north boundary of the adjacent multi-family zone.
3. That the residential lot be designated Low-density Multi-family (MF-1).
4. That the consistent zoning be Low-density Multi-family (RML).

The Planning Commission was unable to arrive at a recommendation.

Decision:

DENIED – The City Council determined that the original request would result in a possibly disruptive multi-family encroachment into an established single-family neighborhood. The administration's recommendation would have reduced the size of the lot and the density to a level that was no longer feasible for the intended project. Thus, both options were found to be unacceptable. Other possibilities that might exist were not formally proposed, nor sufficiently reviewed during this year's amendment process.

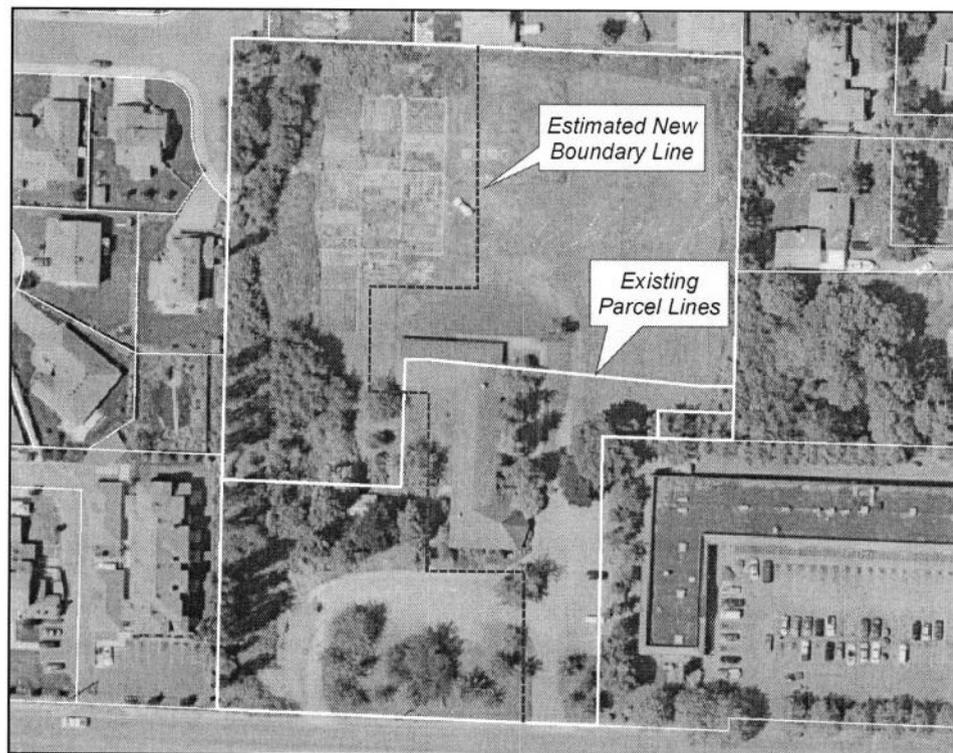


Exhibit B

Timing of Amendments

Background:

The Implementation Element of the Comprehensive Plan includes a “Timing of Amendments” section. It was originally intended that all amendments be completed early enough to be considered in the City’s fall update of the Capital Facilities Plan and budget. However, the schedule conflicted with other end-of-year Council business and priorities.

Proposal:

The administration recommended moving the deadline for Plan Amendment applications to March 1 (currently April 1), and adjusting the schedule for earlier processing and adoption in August. This would allow the work to be done during the less busy spring and summer months, reduce interference with Council priorities, reduce delays and widen the window of the summer construction period by completing Plan amendments and permitting earlier.

Decision: The following changes to the text of the Implementation Element of the Comprehensive Plan were **APPROVED**.

Changes: Guideline #6 on p. 6 of the Implementation Element was amended as follows:

6. Plan Amendments should be processed expeditiously and completed early enough to allow any related financial implications to be considered in the annual budget process. The following schedule should be generally followed:

December: Public notification that the City is accepting applications for Comprehensive Plan amendments and that the deadline for submittals is March 1.

March: Planning Commission reviews all applications for Plan Amendments, conducts a public hearing, and recommends a Proposed Amendments List (PAL) of “suggested” amendments for the City Council’s consideration. [All formal applications will be processed.]

April: City Council reviews the Commission’s recommendations, adjusts and approves the PAL and directs staff to process the approved list.

May/June: Processing of applications, SEPA review, and 60-day review by state agencies and surrounding jurisdictions.

July: Planning Commission conducts public hearing(s) on all proposed amendments and forwards recommendations to City Council.

August: City Council conducts work sessions and public hearing(s) and adopts amendments.

December: City Council adopts budget which incorporates any financial adjustments resulting from the approved Plan amendments, and the annual revisions to the Capital Facilities Plan, consistent with the Comprehensive Plan amendments that were adopted earlier.

Exhibit C

B-2 Zone Review

Background:

In October 2004, the Lynnwood Planning Commission initiated a review of the Zoning Code to determine if certain types of schools might be appropriate for the B-2 (Limited Business) zone. A code amendment was drafted and the City Council approved the changes in early 2005.

During the City Council's discussion of this amendment, it was pointed out that the largest single site with B-2 zoning is the Quadrant I-5 office complex on 44th Avenue south of Interstate 5. Eight other small sites also have B-2 zoning. Seven of those consist of two or fewer lots.

The City Council directed staff to take a closer look at the B-2 zone and how it's currently applied throughout the City. This review was scheduled as part of the annual Comprehensive Plan amendment process because the Plan provides the basis for zoning. Adjustments to the Plan were necessary to support needed changes to the Zoning Code and Zoning Map.

Site Assessments & Recommendations: (See following maps)

Site A:

No changes recommended.

Site B:

No changes recommended.

Site C:

No changes recommended.

Site D:

No changes recommended.

Site E:

This site is located along the north side of 188th St. SW between 33rd Ave. and 36th Ave. The only vacant portion of the site is at the corner of 36th Ave. and 188th St. No change to the zoning is necessary, but the Plan designation should be changed to Regional Commercial.

Recommendation: Change Plan to: **Regional Commercial**
Change Zone to: **No Change**

Site F:

No changes recommended.

Site G:

This site on 200th St. SW is located within the City Center. The Plan designation has already been changed to City Center. The zoning will be changed to City Center zoning within months. No action is needed on this site.

Site H:

No changes recommended.

Site I:

Changes to the B-2 zoning text in 2004, to accommodate a proposed use on this site at 207th St. SW and 44th Ave. W., resulted in the City Council directed review of all areas zoned B-2. The approved text change added schools as a permitted use in the B-2 zone. This site is distinctly

different in size and intensity of use than any of the other “B-2” sites. By size, location, and current intensity of use the site would more appropriately be designated as Regional Commercial in the Comprehensive Plan. The zoning should be increased in intensity to the B-1 zone.

Recommendation: Change Plan to: **Regional Commercial**

Change Zone to: **B-1**

Recommendations:

The administration and Planning Commission recommended City Council **approval** of the changes, as proposed.

The administration and Planning Commission further recommend that the following amendments be made to the three categories of commercial use designation in the text of the Land Use Element:

Decision:

The City Council **APPROVED** all changes, as recommended.

The following changes were approved to the Land Use Element:

Local Commercial (LC):

Purpose: This Plan category is intended to provide areas for development of a limited range of commercial services at a low level of development intensity.

Principal Uses: Personal, professional and public services and offices, sale of convenience and comparison goods for the local community.

Locational Criteria: These commercial areas should have direct access to either a collector or arterial street and should be situated to have minimal impact on surrounding residential areas.

Site Design: Substantial landscaping shall be planted along street frontages and within parking areas. Landscaping shall also be planted at other property lines and near buildings (as part of an integrated design plan). Parking for customers and employees will generally be located in open parking lots. Shared parking between adjacent uses will be encouraged. The overall design of the site should closely follow the principles of good modern urban design.

Building Design: Buildings in this category will generally be low-rise structures facing public streets and parking areas.

Performance Standards: On-site activities shall not significantly impact adjoining properties in a negative way.

Community Commercial (CC):

Purpose: This Plan category is intended to provide the opportunity for the development of a moderate range of commercial services at a medium level of development intensity.

Principal Uses: Personal, professional and public services and offices, retail sales of goods for the community, hotels, motels and entertainment businesses.

Locational Criteria: Commercial areas of this type must be located in areas having arterial street access and transit services.

Site Design: Substantial landscaping shall be planted along street frontages and within parking areas. Landscaping shall also be planted at other property lines and near buildings (as part of an integrated design plan). Parking for customers and employees is typically provided in surface parking lots. Shared parking between adjacent uses and sites will be encouraged. The overall design of the site should closely follow the principles of good modern urban design.

Building Design: Retail uses in this category will generally be low-rise structures, with other uses occupying multi-story structures.

Performance Standards: On-site activities shall not significantly impact adjoining properties in a negative way.

Regional Commercial (RC):

Purpose: This Plan category is intended to provide the opportunity for the development of a wide range of commercial services at a high level of development intensity (more than Community Commercial but less than City Center intensity).

Principal Uses: Personal, professional and public services and offices, retail sales of goods for the region, including the local community and surrounding communities, hotels, motels and entertainment businesses.

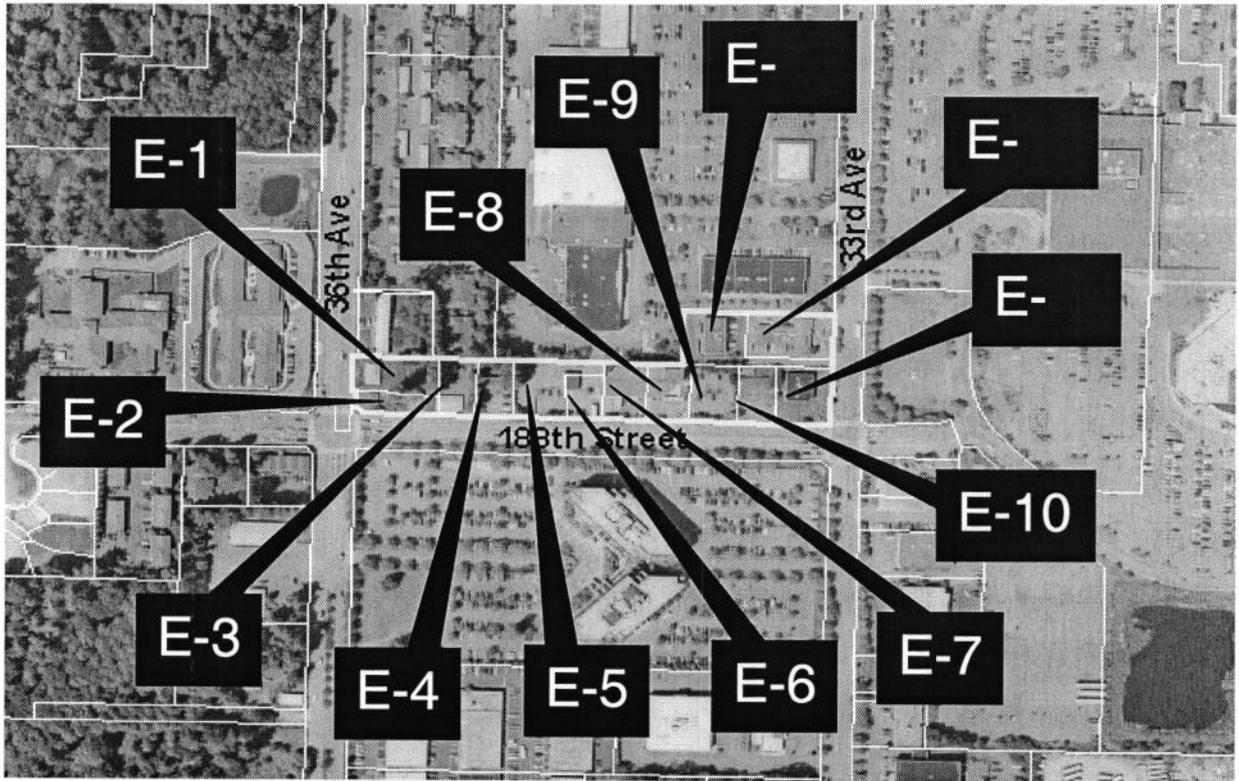
Locational Criteria: Commercial areas of this type must be located in areas having arterial street access and transit service.

Site Design: Substantial landscaping shall be planted along street frontages and within parking areas. Landscaping shall also be planted at other property lines and near buildings (as part of an integrated design plan). Parking for customers and employees may be located in either in open parking lots or well-designed parking garages. Shared parking between adjacent uses and sites will be encouraged. The overall design of the site should closely follow the principles of good modern urban design.

Building Design: Retail uses in this category will generally be low-rise structures, with other uses occupying multi-story structures.

Performance Standards: On-site activities shall not significantly impact adjoining properties in a negative way.

Site E: Vacant/Undeveloped; Office Buildings; Parking
--



Site I: Office Building, Open Space, and Parking

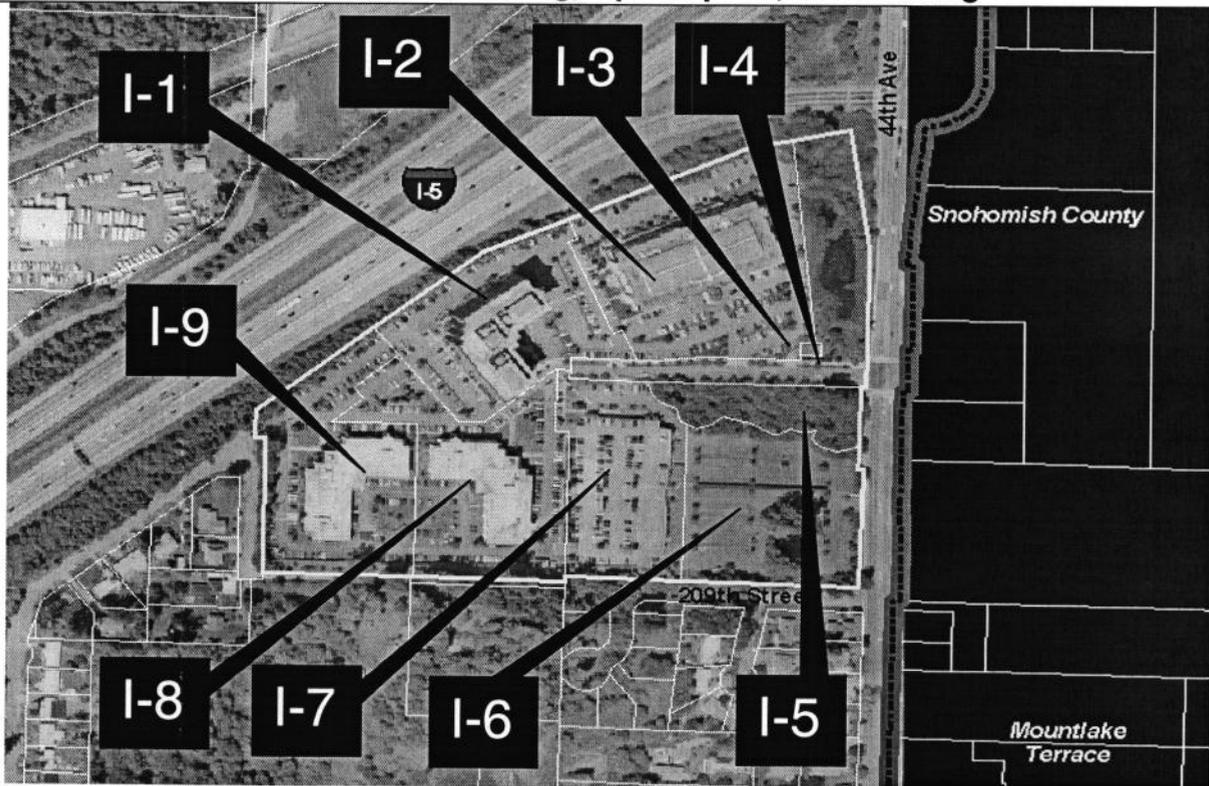


Exhibit D

Parks & Recreation Element Update

Annual Text Update

Background:

This element is routinely updated each year by the Dept. of Parks and Recreation. This proposal includes two parts; (1) the update of the text of the element and (2) a change in the Plan designation and zoning of two residential lots to accommodate the development of a neighborhood park.

Decision: **APPROVED** the following:

Part I: All changes shown in the updated Parks, Recreation and Open Space Element of the Comprehensive Plan, as follows:

Part II: A change in the Plan Map designation and zoning of two residential lots that are owned by the City and were acquired, along with two adjoining lots, for the proposed Stadler Ridge Park on 33rd Place West. (The illustration that follows refers to this site as the Thirty-third Place W. Park.)

Part I: Parks & Recreation Element Update:

The full updated text of this element, including approved interlineated changes and the revised citywide parks, recreation facilities, open space and trails map, follows:

PARKS, RECREATION AND OPEN SPACE ELEMENT

Introduction	1
Planning Context	1
Summary of Issues	2
Existing Conditions	3
Demand & Needs Assessment	4
Goals, Objectives & Policies	6

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 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.

Supporting data for this element on which Plan objectives and policies are based, including analyses, references and detailed inventories, can be found in the **Background Report** of this Plan. This element is also supported by the Parks and Recreation Comprehensive Plan, currently being updated to be consistent with the Comprehensive Plan.

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 2030'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 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 if the City wants to maintain a balance of land uses and meet the proposed level of service standards, planning standards and goals.
- There is currently a deficit of active park facilities in Lynnwood. Additional acres of Core Parks (mini, neighborhood and community parks) are needed to meet the recommended level of service for Core Parks.
- The City's primary recreation facility need is renovation and expansion of the existing Recreation Center and construction of a new community center for programming youth/teen and senior activities, performing arts and sports. A new community center would relieve over programming at the existing Recreation Center with complimentary programs.
- Preservation of the City's historical resources and interpretation of Lynnwood's past is a priority. Continued renovation of the historic structures, programming of heritage activities, and development of interpretive exhibits at Heritage Park will provide the community with a sense of its heritage.
- To provide more walking, bicycling and commuter opportunities, a comprehensive system of trails and bicycle lanes needs to be developed. Additional trails are also needed to meet the recommended level of service. The city-wide Non-Motorized Transportation Plan is currently being developed with Public Works to help identify the non-motorized transportation needs of the community.
- The acquisition and preservation of open space continues to be a high priority, and is an important consideration when determining funding priorities.
- The availability of funding to provide new parks and recreation facilities, and improvements to existing facilities, is a critical issue. Alternate funding sources such as user fees, park mitigation fees, grant funds, bonds, and partnerships with other agencies, non-profit organizations and the private sector, need to be considered for future parks and recreation needs.

- To reduce the demand on existing parks and recreation facilities within the city limits, the acquisition of park land in future UGA annexation areas is a major consideration. It will be necessary to pursue joint acquisition and development of these sites with Snohomish County.
- To preserve and protect our existing assets, the maintenance and operations of our parks and recreation facilities need to remain an important budget consideration.
- The preservation of existing trees during subdivision development is an issue of public concern.
- Athletic facility users have expressed a need for additional quality athletic facilities. The demand for athletic facilities in the City exceeds the current supply.
- A revised Level of Service policy has been recommended for parks and recreation needs in the City Center that is approximately half of the existing standard. Future characteristics and social patterns for City Center users and residents are expected to be different than that of the rest of the city. Park mitigation fees are also being considered for development in the City Center.

EXISTING CONDITIONS

The City's current parks, recreation and open space inventory amounts to 355 acres and includes park facilities, within the city and in the UGA, 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 14 developed parks in the Core Parks category. When funding is available, four additional Core Park properties will be developed within the city, and two within the City's Urban Growth Area. Core Park land accounts for approximately 185 acres, or 52% of the total inventory.

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 81.45 acres. Because of its historical purpose and lack of active recreation elements, Heritage Park is included in this category.

Open Space:

The City's Open Space classification includes large natural areas 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. Approximately 113 acres in and adjacent to Lynnwood are preserved as Parks and Recreation-maintained open space. Scriber Lake Park and Scriber Creek Park are included in this category because they do not have active recreation elements.

Detailed information and the locations of Lynnwood’s parks, recreation and open space facilities are included on Table 1 and the Parks, Recreation and Open Space Map in this Plan and on Table 4 in the **Background Report**.

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, usually within their boundaries. Meadowdale Beach County Park is an example of a regional park within our UGA.

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 maintain the recommended Parks Level of Service Standard (LOS).

Level of Service: The recommended Parks LOS Standard in Lynnwood is 10 acres per 1,000 population. This standard is expressed as acres of park, recreation and open space needed for each 1,000 persons, using the 2004 OFM estimated population of 34,540. 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). A reduced Parks Level of Service standard equivalent to 5 acres per 1,000 is recommended for the City Center project.

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.

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

#	Classification	Existing ^{1, 4}	2004–34,540 OFM Est. Population		2025–43,910 Est. Population ⁵	
			Demand ²	Need ³	Demand ²	Need ³
	Core Parks:					
5	Mini	3.32 ac	5.18 ac	1.86 ac	6.58 ac	3.26 ac
9	Neighborhood	45.21 ac	51.81 ac	6.60 ac	65.87 ac	20.66 ac
4	Community	94.77 ac	115.71 ac	20.94 ac	147.10 ac	52.33 ac
	Subtotal:	143.30 ac	172.70 ac	29.40 ac	219.55 ac	76.25 ac
	Other Park Land:					
4	Special Use	81.45 ac	69.08 ac	0 ac	87.82 ac	6.37 ac
	Open Space	113.19 ac	103.62 ac	0 ac	131.73 ac	18.54 ac
	Subtotal:	194.64 ac	172.70 ac	0 ac	219.55 ac	24.91 ac
	TOTAL:	337.94ac	345.40 ac	7.46 ac	439.10 ac	101.16 ac
4	Trails:	7.10 mi	8.63 mi	1.53 mi	10.98 mi	3.88 mi

Source: City of Lynnwood Parks, Recreation and Cultural Arts Department, 2000, revised 5/2005.

Notes:

- 1 Includes developed and undeveloped park facilities within the city limits only.
- 2 Demand reflects total park acres required to meet adopted level of service standard for each category.
- 3 Need reflects additional park land required to meet adopted level of service standard for each category. See Table 6 in **Background Report** for detailed analysis.
- 4 City park property located outside the city in the UGA is not included in the City's demand and need analysis.
- 5 The 2025 population estimate includes the City Center population, which is projected to be 5,400. The demand and need for 2025 reflects the recommended LOS standard reduction to 5 ac/1000 for the City Center population.

Population projections were applied to determine future impacts on the City's existing parks system. 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 recommended LOS within the City and in the City's urban growth areas.

Within City Boundaries:

The adopted Parks Level of Service Standard is 10 acres per 1000 population. The current level of service the City has achieved is 9.78 acres per 1000 population. Applying the LOS to the existing inventory reveals the need for an additional 29.4 acres in the Core Parks category to meet the demand (recommended acres) for 172.7 acres of active park land. The inventory also shows a deficit of 1.54 miles in the Trails category to meet the demand for 8.64 miles of trails outside parks.

By the year 2025, it is estimated that Lynnwood's population will increase to approximately 43,910. This includes the estimated City Center population of 5,400. The need for park land in the City Center is calculated using the reduced Parks LOS Standard of 5 ac/1000. 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. See Table 6 – City Level of Service/Demand and Need in the **Background Report** for a more detailed analysis.

Within Urban Growth Areas:

New residential and commercial development in the UGA is generating demand for parks, recreation facilities and open space. In the future North Gateway annexation area, 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 neighborhood park site adjacent to the North Gateway annexation area, and 7.69 acres of future community park property in the Tutmark Hill area east of Interstate 5.

There are currently no active use park facilities in the City's UGA, which has a population of over 30,000. As a result, Lynnwood's parks are over-burdened with non-resident use. Applying our Parks Level of Service Standard to the UGA population would require approximately 300 acres of parks and open space. To provide park facilities needed by the growing population now and in the future, the City will continue to seek equitable methods of acquisition and development with Snohomish County and other jurisdictions.

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 Core Park land in the city 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 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 "in-lieu-of" fees.
 - Policy P-1.7:** Preserve land for future park development.
- P-2:** Acquire park land in urban growth areas for future development.
 - 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 UGA, 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:** Acquire Tutmark Hill properties in UGA for community park development, by 2006.
- P-4:** Plan and develop new parks and renovate existing parks in the city and in urban growth areas.
 - Policy P-4.1:** Design new parks in accordance with the purpose, size and classification of each.

- Policy P-4.2:** Design new parks and provide improvements to existing parks to promote public safety and security.
- Policy P-4.3:** Provide a variety of recreational opportunities to serve a diverse population.
- Policy P-4.4:** Provide accessibility to all park facilities in accordance with Americans with Disabilities Act standards.

P-5: Plan and develop Tutmark Hill community park in the UGA per Interlocal Agreement with Snohomish County, by 2008.

P-6: Begin first phase of Scriber Lake Park renovation by 2006.

P-7: Develop new neighborhood parks, Stadler Ridge Park and Rowe Park, per master plans in 2006-2007.

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.

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 areas with significant environmental features such as view corridors, landforms and plant and animal communities.

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 City Stewards program.

OS-2: Work with Edmonds School District and Snohomish County to acquire 21-acre Lund's Gulch Creek headwaters property. Plan conservation and passive development of property with the Brackett's Landing Foundation.

OS-3: Develop Master Plan for Lund's Gulch and Meadowdale Beach Park 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: Conduct an annual review of 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 use.

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, by 2007.

Policy FP-2.1: Work with the community to provide information to interpret the history of the Lynnwood/Alderwood Manor area, including historical displays, programs, interpretive signage and museum services.

Policy FP-2.2: Work with Snohomish County Tourism Bureau to facilitate visitor information services.

Policy FP-2.3: Work with the Alderwood Manor Heritage Association on a park docent program and historical programming within the park.

Policy FP-2.4: Develop a lease agreement with the Sno-Isle Genealogical Society to operate a community genealogical library in the Humble House.

FP-3: Renovate the existing Recreation Center and construct a new multipurpose community center that will provide for recreational, cultural, civic and leisure activities to serve varied age groups and community interests.

Policy FP-3.1: Consider development of a Metropolitan Park District as a strategy to achieve a property tax levy to fund site acquisition, development and operations of a new community center and renovation of the existing recreation center. Take levy to voters in the fall of 2006.

Policy FP-3.2: Acquire property for new Community Center on preferred site adjacent to Scriber Lake Park.

FP-4: Develop a master plan for Wilcox Park, Scriber Lake Park and the adjoining School District property, reflecting how these areas 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: **In coordination with Edmonds School District, replace Lynnwood Athletic Complex, currently located at Lynnwood High School on 184th St. SW, with a comparable facility on North Road, if selected by ESD as site for new high school construction.**

Subgoal: Trail System

Provide a connecting system of trails for recreational, commuter and general circulation purposes.

Objectives:

T-1: With other City departments, develop a Non-Motorized Transportation Plan and Trails Master Plan that links parks, schools, community facilities, commercial centers, neighborhoods and adjacent regional trail systems, by 2006.

Policy T-1.1: Work with other jurisdictions to provide a continuous regional trail network.

T-2: Develop additional 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 subdivisions to provide access 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.

- T-4:** Provide improvements to the Interurban Trail to include trailheads, enhanced landscaping, signage and historic markers, by 2007.
 - 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:** Complete design in 2006 and construct Interurban Trail pedestrian bridge at 44th Ave., to complete "missing link" in Interurban Trail between 40th Ave. and 44th Ave, by 2007.
- T-6:** Coordinate completion of South Lund's Gulch Trail with Snohomish County, Brackett's Landing Foundation and volunteers. Trail is planned to cross Lund's Gulch Creek and connect with existing Meadowdale Beach Park trail, giving Lynnwood residents access to Lund's Gulch open space and a walkable connection to Puget Sound.

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 and City Center plans.
- AC-2:** Establish park and open space guidelines and achieve revised level of service standards for public and private improvements in the City Center.

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 selected existing school recreation sites for shared school/park use.
 - 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 in the urban growth area to provide parks and open space in future annexation areas.
- IC-4:** **Work with Edmonds School District to replace Lynnwood Athletic Complex at the North Road site, if selected by ESD as site for new high school construction.**

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 and maintenance of Heritage Park with community groups, including operations of the Visitor Information Center, Alderwood Manor Heritage Cottage, Sno-Isle Genealogical Library, 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 through the "City Stewards" volunteer program.

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.

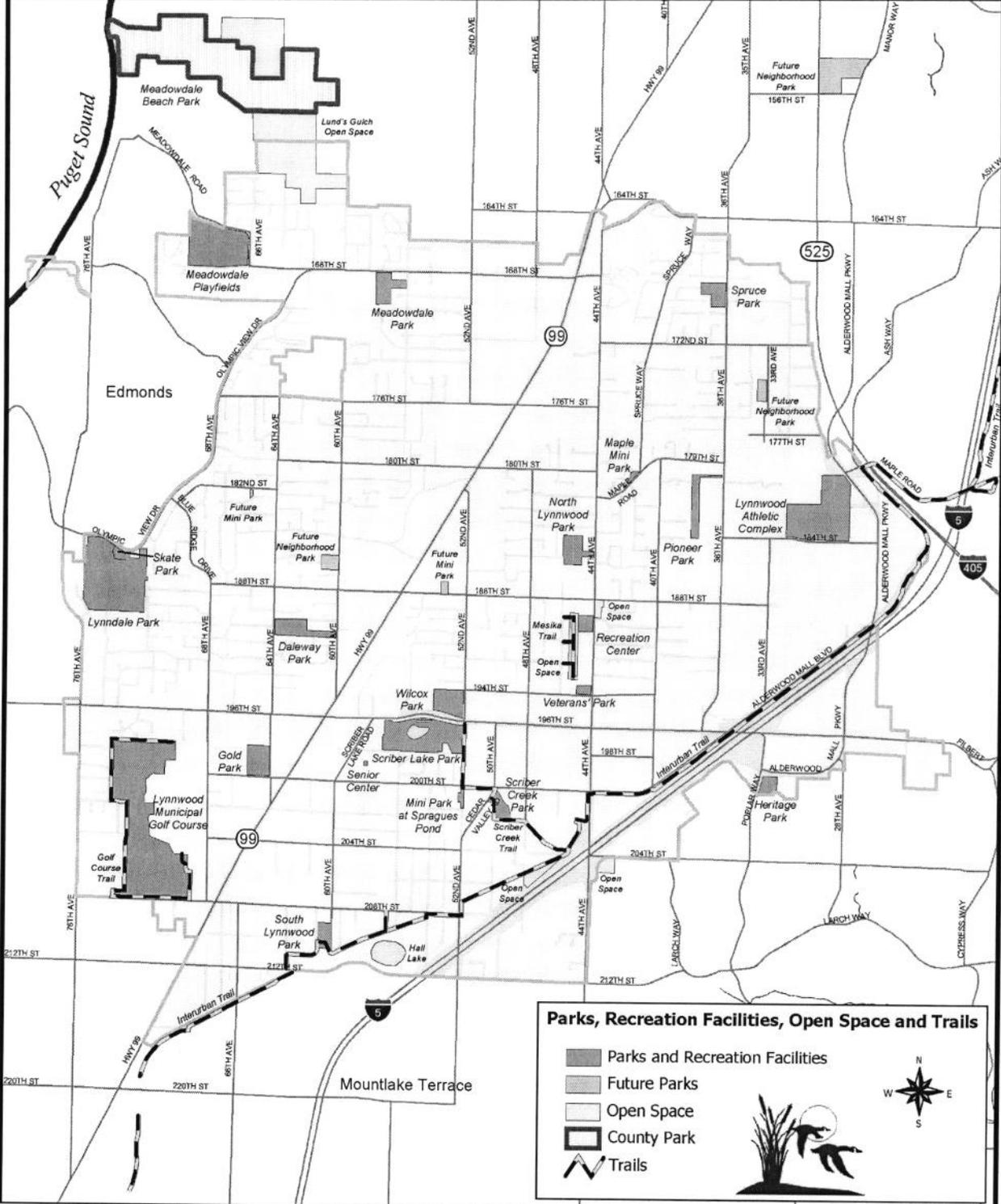
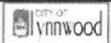
Policy ME-1.1: Encourage community input by providing opportunities for public involvement in park, recreation and open space planning.

ME-2: Annually update the Parks, Recreation and Open Space Element of the Comprehensive Plan, in accordance with State Interagency Committee for Outdoor Recreation (IAC) guidelines.

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



Parks, Recreation Facilities, Open Space and Trails



Parks, Recreation Facilities, Open Space and Trails

- Parks and Recreation Facilities
- Future Parks
- Open Space
- County Park
- Trails



Map designed by TJF; last updated 4/11/02
G:\2002\Parks maps\parks.apr

Part II: Stadler Ridge Park Proposal:

The subject two lots were planned and zoned (SF-1/RS-8) for low-density single-family residential. The adjacent two lots to the south are planned and zoned (PRO/P-1) for parks and open space. The proposal was to include all four lots of Stadler Ridge Park in the following designations:

PRO Parks, Recreation & Open Space (Comprehensive Plan)

P-1 Public & Semi-public Uses (Zone)

Decision: APPROVED

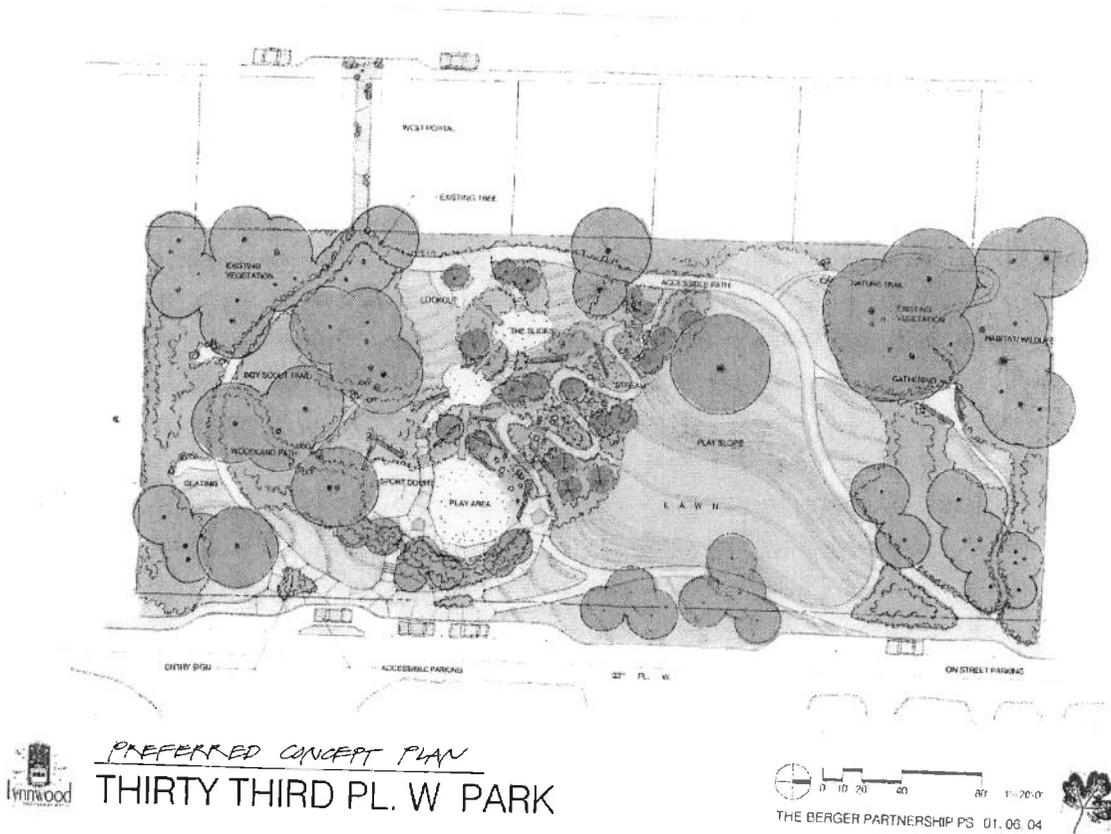


Exhibit E

Transportation Element Update

Updates Goals and Objectives

- Applicant:** City of Lynnwood – Department of Public Works
- Description:** Replace and update outdated goals, objectives and policies.
- Decision:** APPROVED as presented below. Only this section of the Transportation Element has been amended. All other sections remain unchanged.



Goals, Objectives and Policies

GOAL:

To provide mobility for residents, visitors and commuters through a balanced system of transportation alternatives that supports the City's land use vision, protects neighborhoods from transportation impacts and minimizes adverse impacts on the environment.

SUBGOALS, OBJECTIVES & POLICIES:

Subgoal: Roadway System

Provide a City system of streets for the safe, efficient, and economical movement of people and goods to local and regional destinations.

Objectives:

- T-1:** Monitor traffic patterns and accident histories to formulate solutions that reduce the potential for serious accidents. In cooperation with the Police Department, analyze statistics for citywide traffic, pedestrian and bike accidents on a monthly basis.
- T-2:** Conduct bi-monthly meetings of the traffic safety committee to evaluate proposals for traffic system improvements.
- T-3:** Work with communities to evaluate traffic problems and provide appropriate traffic calming solutions based on available funding and relative need.
- T-4:** Provide for the yearly inspection of City owned bridges as required by Federal and State law.
- T-5:** Recommend an annual overlay program supported by the City's Pavement Management System, identify the implications of deferred maintenance if funding levels fall below recommended levels.

Subgoal: Signal System

A traffic signal system that provides safe movement through high volume intersections and a responsive level of service during off peak hours for the residents moving within the City limits.

Objectives:

- T-6:** Review status of all existing traffic signal equipment on yearly basis and prepare the annual budget with recommended improvements and/or replacements.
- T-7:** Complete Intelligent Transportation System (ITS), including Transportation Management Center (TMC) and all field infrastructure.
- T-8:** Begin measuring travel time on SR-99 during peak travel periods by the completion of the Lynnwood phase of the SR-99 project.
- T-10:** Establishing City measures of effectiveness (MOE's) for traffic.

Subgoal: Public Transit System

Work with the transit providers to make transit an attractive travel option for local residents, employees and users of regional facilities.

Objectives:

- T-11:** Work with the transit providers to establish a hierarchy of transit services focused on three major elements: 1) neighborhood services, 2) local urban service, and 3) inter-community and regional services.
- T-12:** Continue working with Sound Transit on the development of the improvements to the Park and Ride Lot.
- T-13:** Work with the transit providers to develop an operational procedure for the use of transit signal priority during peak travel hours. (ongoing)
- T-14:** On a yearly basis, monitoring public transit operations through the City and the related impacts to east-west mobility and traffic progression during peak travel hours.
- T-15:** Work with private development and transit agencies to integrate transit facilities and pedestrian and bicycle connections to residential, retail, manufacturing, commercial office and other types of development.

Subgoal: Non-motorized Transportation Systems

Strive to complete an integrated safety-orientated pedestrian, school walkway and bicycle system to provide mobility choices, reduce reliance on vehicular travel and provide convenient access to schools, recreational facilities, services, transit and businesses.

Objectives:

- T-16:** Develop an integrated non-motorized transportation system of sidewalks and bicycle facilities that link neighborhoods, businesses, parks, schools and activity centers.
- T-17:** Establish clear policies and priorities to guide the planning for and construction of public sidewalks throughout the City.

- Policy T-17.1:** Public sidewalks shall be required of new development, including residential subdivisions.
 - Policy T-17.2:** Public sidewalks, walkways shall be included in the design and construction of all future arterial streets.
 - Policy T-17.3:** The highest priority for public walkways on non-arterial streets shall be those that connect parks, recreational areas, schools or other public facilities, or that are needed to correct a unique safety concern.
 - Policy T-17.4:** With the exception of situations described in Policy c, the City shall provide public walkways within residential neighborhoods only when funded through a Local Improvement District (LID), grant or other private development.
 - Policy T-17.5:** Paved pedestrian walkways should be provided on corner development sites from street to building entrances to encourage walking between businesses, especially at signalized intersections, to reduce development traffic impacts.
 - Policy T-17.6:** A safe, well lit pedestrian walkway network should be provided throughout commercial development sites.
 - Policy T-17.7:** At appropriate locations, walkways should be extended to the edge of development sites to connect to existing walkways on adjacent property or allow for future connections when adjacent property is developed or redeveloped.
 - Policy T-17.8:** Street right-of-way adjacent to development sites should be fully improved to current City standards, including the provision of sidewalks, to reduce traffic impacts.
- T-18:** Continue the program of linking schools and parks with sidewalks by 2010, in accordance with a prioritized master plan.
- Policy T-18.1:** Review and update the City's sidewalk program each year prior to budget development.
- T-19:** Continually improve the safety of walkways and cross walks.
- Policy T-19.1:** Identify safe walk routes for students and work with school district staff to enhance the safety of crosswalks.
 - Policy T-19.2:** Review the routes and the transportation system in the vicinity of each school on a yearly basis prior to the start of the school year to identify safety deficiencies or special maintenance requirements for corrective action.
- T-20:** Continue programs to construct, maintain and repair sidewalks as funded by available grants and budget levels.

Subgoal: Consistency and Concurrency

A transportation plan that is consistent with and supportive of the land use plan, and that assures the provision of transportation facilities and services concurrent with development, which means the improvements or strategies are in place at the time of development, or that a financial commitment is in place within the next six years.

Objectives:

T-21: Review and revise the Level of Service (LOS) standard and methodology.

Policy T-21.1: Develop an approach for inclusion in the yearly Comprehensive Plan Update for the new LOS system based on delay.

Policy T-21.2: The transportation impacts of projects already permitted, under construction or otherwise legally vested prior to adoption of the new LOS system will be evaluated and mitigated in accordance with the City's existing system. (Projects in the development pipeline would be grandfathered under the existing system. It will take 18 to 24 months after budget authority is secured to implement a new LEVEL OF SERVICE system.)

Policy T-21.3: The City shall provide staff training and consultant assistance during the initial set-up of the new LOS system and related model.

Policy T-21.4: Traffic generated by new and redevelopment projects should be evaluated to determine the impact on the operation of surrounding intersections and street network. Projects that create adverse traffic impacts should include measures demonstrated to mitigate those impacts.

T-22: Review land use changes and development patterns on a yearly basis for major changes from the assumptions used in the City's traffic model and re-calibrate the model at least every three years.

Subgoal: Transportation Functionality and Safety

Maximize the functionality and safety of the local circulation system to guide the design of all transportation facilities, incorporating new materials and technology and responding to the needs of neighborhoods, visitors and businesses.

Objectives:

T-23: Control the location and spacing of commercial driveways and the design of parking lots to avoid traffic and pedestrian conflicts and confusing circulation patterns.

Policy T-23.1: Driveways shall be located to provide adequate sight distance for all traffic movements and not interfere with traffic operations at intersections.

Policy T-23.2: On-site traffic circulation shall be designed to ensure safe and efficient storage and movement of driveway traffic.

Policy T-23.3: Driveway access onto all classifications of arterial streets shall be avoided whenever possible. Require property access to streets with lower classifications.

Policy T-23.4: Shared vehicle access between adjacent commercial and industrial development sites should be provided where feasible or provisions made to allow for future shared access to reduce development traffic impacts.

Policy T-23.5: Access to properties should be oriented away from properties that are used, zoned or shown on the Comprehensive Plan less intensively.

T-24: Enhance the safety of residential streets and the livability of neighborhoods.

Policy T-24.1: Non-local and bypass traffic on local neighborhood streets shall be discouraged. Discourage through traffic on local access streets.

Policy T-24.2: Traffic calming measures and innovative street design features shall be required where traffic analysis indicates that a development will introduce traffic that exceeds the established neighborhood level of service standard.

Policy T-24.3: Local street networks shall be linked through subdivisions to provide efficient local circulation, as appropriate.

Policy T-24.4: Place high priority on the access needs of public safety vehicles.

Policy T-24.5: Encourage directing increased traffic volumes onto streets with sufficient capacity to provide safe and efficient traffic flow or where adequate traffic improvements will be provided in conjunction with the development, require adequate vehicular and pedestrian access to new developments, and minimize pedestrian-vehicular conflict points.

Policy T-24.6: Encourage land uses that would generate relatively low volumes of traffic, or complementary peak traffic periods, or would have the potential to increase the use of public transportation systems.

Policy T-24.7: Institute a city-wide Neighborhood Traffic Calming Program to address traffic issues on local streets and to afford continued protection to neighborhoods.

T-25: Existing curb cuts and parking areas shall be consolidated during development and redevelopment to the greatest extent possible.

T-26: Ensure that all transportation facilities will accommodate the needs of physically challenged persons.

Policy T-26.1: Require the construction and operation of transportation facilities and services to meet the standards of the Americans with Disabilities Act (ADA).

Subgoal: Environmental Factors

Minimize the impacts of the transportation system on the City's environment and neighborhood quality of life.

Objectives:

T-28: Minimize consumption of natural resources through the efficient coordination of traffic flow, the promotion of non-motorized alternatives, and the use of public transit.

- T-29:** Minimize spillover parking from commercial areas, parks and other facilities encroaching on residential neighborhoods.
- T-30:** Preserve the safety of residential streets and the livability of residential neighborhoods by discouraging non-local traffic on streets classified as residential streets.
- T-31:** Develop a strong neighborhood traffic control program to discourage cut-through traffic on non-arterial streets.
- T-32:** Design new residential streets to discourage cut-through traffic, while providing for connectivity.

Subgoal: Funding

Develop a multi-year Funding Plan and contingency plans for funding needed transportation improvements.

Objectives:

- T-33:** Establish ongoing condition assessments and funding plans for transportation related programs including street overlays, sidewalks, traffic signal rebuild and street maintenance and operations.
- T-34:** Assure adequate funds to provide local match for grant opportunities in order to maximize the benefits to Lynnwood of all funding sources.
- T-35:** Utilize creative funding mechanisms to facilitate development of new transportation infrastructure.

Subgoal: Support Implementation of Sub-area Plans

Support the implementation of specific Sub-area Plans such as the City Center Sub-area Plan.

Objectives:

- T-36:** Work with all stakeholders in the Lynnwood Community to develop effective means to support economic development in the City Center and to fund needed public improvements.
- T-37:** Work with appropriate community stakeholders to develop effective means to support implementation of the Edmonds Community College Master Plan and the Plan for the surrounding neighborhood.

Subgoal: Revise Transportation Element

Systematically revise the Transportation element on a five-year basis.

Objectives:

- T-38:** Review and revise the Arterial Street Map every five years.
- T-39:** Review and revise the 20-Year Project List every five years.
- T-40:** Review and revise the Priority Ranking System every five years.

Subgoal: Facilitate Intergovernmental Coordination

Develop a strategy to coordinate effectively with other local, regional, state, and federal agencies.

Objectives:

- T-41:** Attend regular meetings of long-standing forums such as Snohomish County Infrastructure Coordinating Committee (ICC), Regional Project Evaluating Committee (RPEC) at PSRC, Snohomish County Committee for Improved Transportation (SCCIT), WSDOT Quarterly meetings, and Snohomish County Tomorrow.
- T-42:** Participate in special purpose sub-regional and regional forums convened to deal specific issues of concern to Lynnwood.

Exhibit F

Economic Development Element Update

Background:

In 2001, the City of Lynnwood adopted an Economic Development Element for the Comprehensive Plan. Although this was not a state mandated element, the City wanted to make economic development a more important component of community planning. The state later added this element to the list of required plan elements. Lynnwood was already in compliance with the new requirement, but realized that our element was only a bare bones beginning. The expectation was that it would be improved upon over the coming years.

On November 22, 2004, the City adopted the Economic Profile, Key Issues Report, and Economic Development Action Plan 2005-2010. The Economic data and policies of this plan were incorporated into the Comprehensive Plan during the 2005 amendment process to ensure consistency.

Decision: **APPROVED** as presented below in the full text of this updated element.



ECONOMIC DEVELOPMENT ELEMENT

Introduction	1
Economic Development Action Plan Themes	2
Guiding Themes	3
Inventory & Existing Conditions	4
Strategic Opportunities	11
Goals, Objectives and Policies	12

INTRODUCTION

The Economic Development Element is one of the mandatory elements for comprehensive plans.

The Growth Management Act includes thirteen goals that must be considered when updating the Comprehensive Plan. Consideration of these goals ensures that our local plans and policies are consistent with State goals. The following goals relate mostly to the Economic Development Element:

- Goal 1. Urban Growth** – Encourage development in urban areas where adequate public facilities/services exist or can be provided in an efficient manner.
- Goal 3: Transportation** – Encourage efficient multimodal transportation systems that are based on regional priorities and coordinated with county and city comprehensive plans.
- Goal 4: Housing** – Encourage the availability of affordable housing to all economic segments of the population of this state, promote a variety of residential densities and housing types, and encourage preservation of existing housing stock.
- Goal 5: Economic Development** – Encourage economic development throughout the state that is consistent with adopted comprehensive plans, promote economic opportunity for all citizens of this state, especially for unemployed and for disadvantaged persons, and encourage growth in areas experiencing insufficient economic growth, all within the capacities of the state's natural resources, public services, and public facilities.
- Goal 7: Permits** – Applications for both state and local government permits should be processed in a timely and fair manner to ensure predictability.
- Goal 12: Public facilities and services** – Ensure that those public facilities and services necessary to support development shall be adequate to serve the development at the time the development is available for occupancy and use without decreasing current service levels below locally established minimum standards.
- Goal 13. Historic preservation** – Identify and encourage the preservation of lands, sites, and structures that have historical or archaeological significance.

ECONOMIC DEVELOPMENT ACTION PLAN

On November 22, 2004, the Lynnwood City Council adopted an economic development action plan that identifies economic development goals, strategies and activities. That document provides clear policy direction that has been incorporated into the Comprehensive Plan. The Economic Development Element will help the City include economic considerations in day-to-day planning and decision-making. The economic goals, strategies and activities provide the direction for economic development. This direction will be adjusted in response to changing circumstances.

In addition to the Comprehensive Plan and its Background Report, an Economic Development Profile and Key Issues report has been prepared to provide current economic data and projected future economic trends.

GUIDING THEMES

The Economic Development Action Plan for the City of Lynnwood provides guidance for a citywide effort to improve the economic vitality and quality of life in Lynnwood. The Plan is given direction by five overarching Guiding Themes:

1. Economic Development is a Citywide Priority.

Economic development is a priority for Lynnwood. City officials and staff are working to encourage a culture that values economic development and operates in accordance with those values. Economic development in Lynnwood is a citywide effort, extending beyond the Economic Development Department to include all staff and all City departments.

2. A Positive Business Climate is Essential.

The City will ensure that Lynnwood is a positive and attractive place to do business. A supportive business climate will help ensure that the City continues to attract and retain healthy businesses. Through excellent customer service, the City will improve its competitiveness regarding economic development.

3. Improving and Diversifying Employment Opportunities is an Underlying, Fundamental Goal.

Creating a diversity of employment opportunities in the City is critical to strengthening Lynnwood's economic vitality and creating a livable city with opportunities for a wide range of people to both live and work in the community. By concentrating on higher wage professional and technical jobs, the City will continue to expand its economic base beyond its strong retail core and to support its diverse residential population.

4. Strategic and Effective Partnerships are Important to the City's Success.

The City recognizes that many partners are necessary to foster economic development. The City is working to develop effective partnerships with agencies. To be a good partner, the City pledges to“:

- Champion economic development policies adopted in the City’s Municipal Code – LMC 2.45.010 and Ordinance No. 2320;
- Identify resources that support activities to achieve economic development;
- Clearly communicate the City’s economic development goals and priorities, as well as the City’s roles and responsibilities;
- Work constructively towards shared economic development goals; and
- Convey to residents the importance of a strong employment and revenue base.

5. The City Values Measurable Results.

Furthering the City’s commitment to evaluating organizational performance, qualitative and quantitative indicators of economic development performance and customer satisfaction have been established in this Plan. Tracking these indicators during the life of the Plan will help ensure that the City’s economic development efforts are as effective as possible.

INVENTORY AND EXISTING CONDITIONS

The following inventory and existing conditions provides the data used to prepare the economic development element of the Comprehensive Plan.

Lynnwood’s Role in Southwest Snohomish County:

Lynnwood has witnessed significant growth since its incorporation in 1959. The City has grown through annexations, migration and natural increases to become 34,540 people living in nearly 5,000 acres (7.8 square miles). Edmonds and Mountlake Terrace lie adjacent to the west and south; to the north and east lies Lynnwood’s large Municipal Urban Growth Area (MUGA) which includes 3,950 acres and more than 20,000 residents.

Lynnwood’s physical location at the intersections of Interstate 405 and 5, and 196th St. SW and Highway 99, has made possible a large number of businesses and services for the traveling public. Most commercial activity has located along what are now heavily traveled highways and arterials.

Overall, the City’s population base is growing and southwest Snohomish County will continue to grow more rapidly than the region. The City’s residents, however, are not as economically diverse as in other cities, and attracting the City’s share of population growth could be a challenge. Lynnwood has fewer high-income residents and more low-income residents. The City’s housing stock reflects and supports this trend with higher shares of rental and multi-family housing.

Population:

The City of Lynnwood includes some of the most densely populated areas within the region. Local population growth has generally matched regional growth since about 1975. During seven years since 1997, however, local population growth has been relatively slow. City population growth outpaced the region until 1990.

Median household income in Lynnwood ranks lower than many comparable cities and lower than both Snohomish and King Counties. The 2000 Census estimated 1999 median household income to be \$42,814 for Lynnwood residents, nearly 20% lower than the median for King and Snohomish Counties (\$53,157 and \$53,060 respectively).

Asian people make up the largest share of non-white population in Lynnwood, totaling 14 percent in 2000. Asians are the largest non-white share of population in most cities in the Puget Sound region. Foreign-born residents make up a relatively larger share of Lynnwood's population (21%) than most comparable cities. Neighboring cities have half the relative concentration of foreign-born residents. In Lynnwood, most foreign-born residents come from Asia and then Eastern Europe.

Population forecasts show a strong demand to live in southwest Snohomish County. Lynnwood will continue to be in the middle of strong regional population growth for many years to come. The Puget Sound Regional Council forecasts Lynnwood to grow between 0.4% and 1.9% per year through 2020.

Housing:

Finding the right balance of housing tenure is important for community development. Rental housing is important for providing affordable housing; owner occupied housing fosters greater incentives for residents to invest energies in making the City thrive.

Lynnwood offers a mix of single- and multi-family housing options. The majority of Lynnwood's homes were constructed in the 1960s and 1970s. Home construction surged again in the early 2000s. The 1980s was a boom decade for multi-family construction. During that decade, approximately 2,224 multi-family units were constructed in Lynnwood, compared to only 166 single-family units.

The demand for single-family housing steadily increased during the 1990s. In 2003, according to figures from the State Office of Financial Management, Lynnwood had 14,200 housing units. Of those, 46% were multiple-family dwellings and 54% were single-family dwellings, including mobile and manufactured homes.

The proportion of owner-occupied homes in Lynnwood is below that of comparable communities. In 2004, only 53% of Lynnwood's housing units were owner-occupied. This relatively low level suggests somewhat less permanent local commitment than desired. County wide, 68% of the housing units are owner-occupied.

Housing costs in Lynnwood rank in the middle among comparable communities. In 2003 the average price for a single-family detached home in Lynnwood was \$248,000, greater than the average for Snohomish County (\$237,000) but less than the King County average of \$312,000.

Municipal Services:

The quality of municipal services also reflects the economic health of a community. A complex arrangement of service providers and regulatory agencies can complicate the planning and development process and result in costly services and service conflicts. The following types of service providers serve the City:

- City: Sewer, water, storm water, government, parks, police and fire services;
- Private companies operating in the City: gas and telephone; and
- Other agencies: electricity, telecommunications, schools, solid waste landfill.

Other service providers currently provide a number of services to portions of Lynnwood's population. The Alderwood Water District provides water and sewer services to most of southwest Snohomish County. In addition, the Snohomish County Fire District 1/11 and Sheriffs Department provide service to the unincorporated areas of Snohomish County directly adjacent to Lynnwood. Other service providers include the Public Utility District, GTE, and Puget Sound Energy.

Employment:

Lynnwood's economy has always been dominated by retail businesses and the trend continues today. State Route 99 expanded into south Snohomish County in 1927 and businesses catering to motorists from Seattle and elsewhere began to thrive. By 1970, one-third of Lynnwood's jobs were in the retail sector and one-quarter were in service related industries. Other parts of the county were more dependent on manufacturing and military.

The numbers of retail jobs in Lynnwood is significant. In 2002, retail jobs made up approximately 36% of the work force. Many of these were minimum wage and part time jobs. Half the retail workers in Lynnwood were earning less than \$20,000 in 2000. For these individuals, housing affordability was a critical concern.

Lynnwood has a relatively greater concentration of jobs in the Finance, Insurance and Real Estate (FIRE) sector, compared to comparable communities. In Lynnwood, 9% of local jobs are in this sector compared to just 5% and 7% in Snohomish and King Counties. The City is the southwest Snohomish County financial center with nearly 200 small to medium sized financial companies. Lynnwood has more than 1,900 jobs in this sector, accounting for 18% of the County's total FIRE jobs. Lynnwood has more jobs in this sector than any other city between Seattle and Everett.

The goals of Lynnwood's The Economic Development Plan, adopted in November 2004, call for diversifying the employment base by attracting industries with higher paying jobs. The plan also calls for the development of a range of housing types to ensure balanced housing options within the city.

Lynnwood Jobs by Sector, 1995-2002

Sector	1995		2002		Change '95-'02	
	Jobs	% of Total	Jobs	% of Total	Jobs	%
Construction and Resources	1,124	5%	1,150	5%	26	2%
Manufacturing	2,596	12%	742	3%	-1,854	-71%
WTCU	1,136	5%	1,256	6%	120	11%

Retail	8,518	38%	8,094	38%	-424	-5%
FIRE	1,947	9%	1,949	9%	2	0%
Services	4,131	18%	4,530	21%	399	10%
Education	2,412	11%	2,613	12%	201	8%
Government	620	3%	1,199	6%	579	93%
Total	22,485	100%	21,532	100%	-953	-4%

Source: Washington State Employment Security Department, Puget Sound Regional Council

According to forecasts by the Puget Sound Regional Council, Lynnwood is expected to be at the center of strong employment in southwest Snohomish County in the coming years. Several thousand of jobs are expected to locate in and around Lynnwood during the next 16 years. Most of these jobs are forecasted to be in FIRES sector, Retail is expected to have strong growth as well.

Lynnwood Area Employment Forecasts

	2000	2020	Change	
			Actual	%
Manufacturing	2,304	1,211	-1,093	-47%
WTCU	1,431	2,619	1,188	83%
Retail	9,333	12,769	3,463	37%
FIRES	7,624	16,112	8,488	111%
Government & Education	3,807	5,575	1,768	46%
Total	24,499	38,313	13,814	56%

Source: Puget Sound Regional Council

(See Economic Profile and Key Issues Report, Pages 25-28 for detail on Lynnwood's Employment)

Employment Targets:

The Introduction section of the Comprehensive Plan explained that an employment target was established for Lynnwood and southwest Snohomish County. It was projected that Lynnwood would accommodate an additional 13,227 jobs by 2012.

Projections by the Puget Sound Regional Council (PSRC), suggest an increase of 13,814 jobs in Lynnwood between 2000 and 2020. Aggressive steps must be taken for Lynnwood to achieve the employment target outlined in the GMA; new employment sources must be developed.

The Lynnwood Economic Development Plan identifies six sectors to target for job growth. Target sectors were identified based on analysis by the City; the Snohomish county Economic Development Council; Snohomish County 2010: A Blueprint for Education, Workforce, and Economic Development; the WorkSource Snohomish County Forecast 2005-2006; and the Puget Sound Regional Council.

The targeted employment sectors for Lynnwood are:

- Finance Insurance and Real Estate
- Professional and Business Services

- Bio Science
- Aerospace
- Electronics/Information Technology
- Tourism/Hospitality

Lynnwood intends to maintain its retail prominence as part of the economic and revenue base as well.

Retail Sales Analysis:

Retail activity is very important to the City for several reasons:

- Fostering economic vitality
- Providing jobs
- A source of municipal funding

Following a slight decrease in 2001 and 2002, taxable retail sales rebounded in 2002 to a total of \$1.3 billion.

Lynnwood retailers draw shoppers from all over the Pacific Northwest, including Vancouver B.C. and Portland. However, most shoppers come to Lynnwood from much closer locations.

The City's market area extends to roughly a 7-mile radius beyond the City limits. This represents a market area of 479,000 (in 2000). City sales are the equivalent of 30% of all spending by people in this market area. The area is forecasted to grow by more than 125,000 people by 2020. Correspondingly, annual retail spending would increase substantially in this area. For Lynnwood to maintain its capture of regional spending, retail space would need to increase by 750,000 to 1,000,000 square feet. Lynnwood currently has approximately 2.5 million square feet of retail space.

Commute Patterns and Jobs-to-Housing Ratios:

Lynnwood residents work throughout the Puget Sound region, concentrated most heavily in Lynnwood and downtown Seattle, followed by the University of Washington and Bellevue. Bothell and Mountlake Terrace have many Lynnwood workers as well.

The ratio of local jobs to housing, an indicator of the degree to which a city can be thought of as a bedroom community, is 1.6 in Lynnwood and the region.

The daytime population of people working in Lynnwood draws workers that live in communities throughout the region. People who work in Lynnwood live in areas most heavily concentrated in south Snohomish County and north King County. Most of the City's workers come from areas within a roughly five to six mile radius, skewed to the north beyond Everett.

Tourism:

Tourism has been an asset for Lynnwood and the surrounding jurisdictions that are located in southwest Snohomish County. Visitor spending in Snohomish County is \$608 million per year. Tourism accounts for 8,100 jobs, \$149 million in payroll, \$9.2 million in local taxes and \$41.4 million in state taxes generated in the County. As of 2002, Snohomish County ranked third of all Washington counties for visitor spending. Lynnwood's proximity to Seattle, Bellevue and Everett, an array of affordable hotels, abundant recreational opportunities, including the Puget Sound and Cascades, excellent shopping and dining, make Lynnwood an ideal place to stay

while visiting Seattle and the Puget Sound. The April 2005 opening of the Lynnwood Convention Center added to the City's tourism based assets.

Tourism is a targeted industry for the City of Lynnwood to develop. Both hotel occupancy rates and revenue per available room, two figures used to measure the strength of the tourism economy, have been steadily increasing after a slump brought on by the 9-11 attacks. A focused marketing plan and effective partnerships will be used to enhance the City's tourism industry.

Annexations:

Since the adoption of the 1995 Comprehensive Plan there have been five annexations totaling 247.7 acres. The choices and patterns of past annexations have shaped the Lynnwood we know today.

Annexed areas have provided much of our commercial base. The most recent commercial construction has taken place at 196th St. SW and Alderwood Mall Parkway (Formerly known as 28th Ave W). This construction was made possible by the capital improvements associated with a Local Improvement District (LID).

The economic impacts of annexation can be significant and must be reviewed individually. The City's level of service (LOS) standards are not always the same as those of Snohomish County. Developments outside the City don't always meet City minimum standards and are not always accompanied by curbs, gutters, sidewalks, local parks, etc. The long-term costs to the City of annexing these unincorporated lands can be costly. There are also the costs to make needed street improvements and to extend major utilities such as sewer and water, location of light standards, traffic signals, Fire and Police Protection, etc.

Annexation is the only way Lynnwood can increase in physical size, but there are obstacles and costs that must be considered along the way. Annexation is often opposed by residents of unincorporated areas who often feel that their "semi-rural" character and lifestyle will cease when they become part of a city. Annexation is usually requested when the City is offering more than is available under the County's jurisdiction.

Future urban growth must be allocated to areas that can accept it. The basic concept of growth management includes high expectations that cities will continue to annex their Urban Growth Areas and will be the primary providers of municipal facilities and services. If we don't, urban growth will continue within the unincorporated UGAs under the County's jurisdiction and will fill in the available areas between the cities. The final result may be significantly different than it might have been if that development had occurred under City guidelines and regulations. And, the quality and character of that future development will affect the economics of Lynnwood in various ways.

STRATEGIC OPPORTUNITIES

There are several strategic themes to explore as part of the economic development process:

- Capture the benefits of forecasted growth
- Celebrate Lynnwood's diverse population
- Maintain the City's retail prominence
- Diversify the economy
- Foster entrepreneurship and small business development

The relatively smaller share of owner-occupied housing and single-family housing demonstrates a need to invest in neighborhoods to make them more desirable to middle-income and higher income households. Strategies in this arena are specifically focused on the following:

- Image, identity, sense of community
- Competing within a very soft office market
- Capturing jobs locally for the City's labor force
- Focusing on quality of life amenities.

GOALS, OBJECTIVES AND POLICIES

The following goals **and action strategies have been identified to achieve the Guiding Themes of the City of Lynnwood Economic Development Action Plan, adopted in November 2004.**

1. Grow and Diversify Lynnwood's Economy and Employment Base through Business Retention and Attraction

A. Pursue a Targeted Sector Focus to Strategically Grow the City's Economic Base

- Identify targeted growth sectors based upon an understanding of Lynnwood's current and projected economy, with emphasis on professional and technical employment in all sectors. Targeted sectors have been identified based upon analysis by the City; the Snohomish County Economic Development Council; Snohomish County 2010: A Blueprint for Education, Workforce and Economic Development; the WorkSource Snohomish County Forecast 2005-2006; and the Puget Sound Regional Council.
- Maintain Lynnwood's retail prominence as part of the City's economic and revenue base.
- Use the City's available tools to facilitate the retention and attraction of targeted businesses within growing employment sectors
- Promote Lynnwood as a tourism

B. Enhance and Market Lynnwood's Business Climate

- Establish economic development and competitiveness as core City priorities and areas of policy focus.
- Promote the City's commitment to economic development and customer service to local businesses via Business Advisory Group meetings and business visits.
- Document input received from local business owners and address substantive, systemic issues.
- Support new development that accommodates business attraction opportunities.
- Embrace recommendations to improve the City's permitting processes to best address goals for land use, economic development, and quality development:
- Encourage continued diversity and expansion of small business by printing permit forms in multiple languages. Provide access to interpretation services for permitting.
- Place welcoming and informational signs in multiple languages at City Hall.
- Develop multilingual communication materials that publicize improvements to the City's development process.

- Develop a program to reach out to new business owners in partnership with the Chamber of Commerce and community organizations. Identify challenges and opportunities the businesses face.

C Inventory the City's Site and Building Vacancies

- Maintain a list of the current and future property needs of existing businesses and desired new businesses by outreach to the business community.
- Develop a detailed list of available properties specifying size, zoning, and other key information.
- Develop an Internet-based service method to link businesses and developers with available properties, joining an existing service if this is determined to be the most strategic approach.

D Encourage and Facilitate Small Business Development and Diversity

- Create a one-stop resource center for business planning and assistance. Connect small business owners to the Edmonds Community College Small Business Development Center, the South Snohomish County Chamber of Commerce, the Small Business Administration, lenders, and other partners.
- Acknowledge the diversity of Lynnwood's small business owners and reach out to a diverse range of entrepreneurs and business associations through business visits and other means.
- Strengthen ethnically diverse businesses to support regional and worldwide economic linkages through local associations.

E. Explore Annexation Strategies

- Commission an annexation analysis to fully understand the economic development, fiscal, and Growth Management policy implications of annexation opportunities.
- Develop a strategy for annexation that addresses expansion opportunities.
- Pursue opportunities for increased retail development and job growth through strategic annexations when appropriate given study findings.
- Explore and assess setting an interim northern boundary for the City.

2. Implement Redevelopment Activities to Enhance the City's Economy and Sense of Place

A. Implement the City Center Plan, Adopted April 2005

- Capture the employment growth projected in the City Center Plan by attracting employers in targeted industries.
- Encourage projects that enhance the community through quality urban design.
- Establish the City Center as a focus for governmental activities, i.e. Convention Center, library, Edmonds School District offices, Edmonds Community College business support programs, Snohomish County District Court and governmental services for all levels of government
- Create an ongoing marketing program for the City Center.
- Conduct ongoing market analysis.
- Create a detailed list of available properties that could support redevelopment.

- Identify and implement potential development opportunities and options.
- Adopt community renewal strategy .
- Prepare legislative strategies and lobbying.
- Adopt state-authorized 10-year tax abatement program.
- Develop property acquisition strategy and parameters.
- Develop phased program for consolidation of City offices and facilities.
- Implement an umbrella Business Improvement District (BID) for operations and maintenance.
- Implement a parking management program.

B. Conduct Economic Revitalization and Redevelopment within Other Key Areas

- Commission a market analysis to understand the economics and related issues of identified key areas.
- For each key area pursue the following:
 - Develop an area vision derived from opportunities defined by the market analysis.
 - Develop area plans and strategies to realize these visions.
 - Identify and use available tools for implementation.
 - Create a detailed list of available properties that could support redevelopment.
 - Allocate resources required for plan implementation.
 - Identify options and facilitate the redevelopment of surplus Edmonds School District properties.
- Highway 99 Corridor
 - Define the Highway 99 Corridor.
 - Assess the opportunities for and facilitate reuse development in the Corridor.
 - Identify large sites and their reuse potential.
 - Identify development opportunities at specific locations served by transit and regional transportation.
- College District
 - Define the optimal size of the College District area.
 - Complete and begin execution of the College District Plan.
 - Work with Edmonds Community College to implement the College Master Plan as an economic development tool.
 - Relocate other government uses to the City Center, including the Edmonds School District offices, Edmonds Community College, and Snohomish County District Court. [related to City Center efforts, above].
 - Identify infrastructure needs and strategies.
 - Establish a 204th Street Local Improvement District.
- South Lynnwood area
 - Define the geographic boundaries of the South Lynnwood area.
 - Commission a market analysis to assess the dynamics of the land use composition and business activity already underway in the area.
 - Develop an attraction strategy based on market analysis.

3. Enhance Lynnwood's Livability and Quality of Life

A. Focus on Enhancing the City's Neighborhoods

- Coordinate with other Departments and community partners to determine appropriate roles and responsibilities to support and improve the City's neighborhoods.
- Engage in an outreach plan and facilitated dialogue with neighborhoods and community members to assess the needs and interests of the City's residential areas.
- Develop a City neighborhood development work plan identifying resources and establishing priorities; determine the placement of this function within the City organization.
- Pursue grant funding to support the work plan.
- Develop a program for new City residents in partnership with local businesses, the Chamber of Commerce, and community organizations to foster neighborhood identity and a sense of place and to promote local businesses and services.
- Provide community cultural amenities and activities for quality of life by working with Edmonds Community College.
- Work with the Edmonds School District to enhance K-12 education services for community quality of life.
- Explore the feasibility and desirability of placing the neighborhood function within the City organization.

B. Encourage the Development of a Range of Housing Types to Ensure Balanced Housing Options within the City

- Conduct targeted outreach to developers and brokers to encourage and facilitate development of desired housing types.
- Work with neighborhood residents and associations to identify and address their priorities.
- Develop and implement a methodology to monitor resident satisfaction with the quality of life in Lynnwood and how it changes over time.

C. Focus on Enhancing the City's Neighborhoods

- Coordinate with other Departments and community partners to determine appropriate roles and responsibilities to support and improve the City's neighborhoods.
- Engage in an outreach plan and facilitated dialogue with neighborhoods and community members to assess the needs and interests of the City's residential areas.
- Develop a City neighborhood development work plan identifying resources and establishing priorities; determine the placement of this function within the City organization.
- Pursue grant funding to support the work plan.
- Develop a program for new City residents in partnership with local businesses, the Chamber of Commerce, and community organizations to foster neighborhood identity and a sense of place and to promote local businesses and services.
- Provide community cultural amenities and activities for quality of life by working with Edmonds Community College.
- Work with the Edmonds School District to enhance K-12 education services for community quality of life.
- Explore the feasibility and desirability of placing the neighborhood function within the City organization.

D. Encourage the Development of a Range of Housing Types to Ensure Balanced Housing Options within the City

- Conduct targeted outreach to developers and brokers to encourage and facilitate development of desired housing types.
- Work with neighborhood residents and associations to identify and address their priorities.
- Develop and implement a methodology to monitor resident satisfaction with the quality of life in Lynnwood and how it changes over time.

E. Invest in Neighborhood Infrastructure, Public Spaces and Amenities

- Inventory and prioritize infrastructure improvements according to a project feasibility and potential enhancement of quality of life
- Assess and implement methods requiring new residential developments to incorporate specific amenities and designate a specific amount of space for common use by neighbors
- Provide services to the public, i.e. Snohomish County Library

4. Improve the City's Image and Identity in the Region through Targeted Communication Projects and Outreach

A. Develop Key Messages about Lynnwood's Assets, Strategic Vision and Opportunities

- Develop key themes and messages around the City's economic development program, its business competitiveness and approach to customer service.
- Develop messages and communication strategies for each target group: targeted businesses, developers, and neighborhoods.
- Develop consistent, consistently delivered, and true key messages for use on the City's web site, in printed materials, and to be used in speaking to stakeholder and neighborhood groups.
- Contact local newspapers regularly with pictures and story ideas to keep Lynnwood in the press.

B. Enhance the City's Information Materials

- Develop a media kit, presentation materials and trade show display to be used in promoting the City of Lynnwood to businesses, developers and target industries.
- Create a coordinated family of informational brochures on Lynnwood (demographics, employment base, tax structure, permit contact etc). These brochures should be easy to update and reproduced internally.
- Review area maps published by AAA, Rand McNally, Seattle Chamber, Travel magazines, etc, and work to have Lynnwood accurately identified.
- Provide public information through a centralized point of contact in the City.

C. Create Lynnwood's Brand

- Commission an effort to brand Lynnwood and update and align the City's identity with its strengths and priorities.
- Redesign the City's logo.

- Revise and update the City's web site and printed materials to reflect the new brand and logo.

D. Develop New Community Signage to Create a Sense of Place and Community

- Develop "way finding" signage for key locations within the City.
 - The signage should reinforce the City's boundaries, business districts and neighborhoods, as well as key destinations.
 - The signage should reflect the brand and key messages Lynnwood develops.

E. Sponsor Community Events to Create Community Involvement and Identity

- Research successful community building events in other cities and develop a plan to reinforce existing events and create 2-3 new community events.
- Identify community partners for each event and work with those public, business and non-profit organizations to define and organize the community events.



Exhibit G

5-Year Implementation Program

Annual Update of Five-year Implementation Program

Changes: The Implementation Element of the Comprehensive Plan includes a “Five-year Implementation Program,” that brings together measurable objectives of three City departments. This schedule is often affected by grant availability, City staffing levels, budgets and other factors and, therefore, needs to be reviewed and updated annually.

Decision: APPROVED as presented in the following text and tables.



Public Works Department:

Action: Remove. Completed by end of 2005.

T-7 Complete Intelligent Transportation System (ITS), including Transportation Management Center (TMC) and all field infrastructure.

Action: Add as new Objective T-7 with target of 2009.

T-16 Develop an integrated non-motorized transportation system of sidewalks and bicycle facilities that link neighborhood, businesses, parks, schools and activity centers.

Action: Change target year from 2005 to 2008.

T-21 Review and revise the Level of Service (LOS) standard and methodology.

Policy T-21.1 – Develop an approach for inclusion in the yearly Comprehensive Plan Update for the new LOS system based on delay.

Action: Change target year from 2005 to 2007.

T-33 Establish ongoing condition assessments and funding plans for transportation related programs, including street overlays, sidewalks, traffic signal rebuild and street maintenance and operations.

Action: Add this new objective with a 2007 target.

T-34

T-35

T-36 Develop a schedule and funding plan for City Center infrastructure projects and implement the Plan.

Action: Add this new summary objective and 2009 target.

I-1.4 The Community Development Department and the Public Works Department, with assistance from legal counsel, will assure that all development regulations of the City are in compliance with environmental regulations.

Action: Amend to remove the specific references.

The following are scheduled tasks but are not adopted objectives:

Task Implement development permitting assessment recommendations. (2007)

Task Update Critical Areas Ordinance. (2006)

Task Develop long-range revenue plans for the Sewer/Water/Stormwater utilities. (2008)

Task Develop a comprehensive financial tracking system for capital projects for use citywide.
(2006)

Community Development Department:

LU-2 The Community Development Department will prepare updated land use regulations that will guide the appropriate type, density and design of land uses in mixed-use districts.

Action: Change from 2005 to 2007.

Action: Remove. City now has Design Guidelines.

Action: Remove (City Center Plan adopted in 2005.)

Action: Remove (City Center Plan adopted in 2005)

Action: Remove. (Economic Dev. Action Plan has been adopted and the Economic Development Element of the Comprehensive Plan is being updated in 2005.)

Action: Remove. (The original College District Plan included an overlay zone with development standards and requirements. The 200th Street/68th Ave. intersection has been improved and signalized. 204th Street was partially improved by the new Lexus dealership and included in the City's TIP. The College Campus Master Plan was updated by consultants in 2004-05. Sidewalk and pathway improvements will be included in the City's Non-motorized Transportation Plan and built as new development occurs.)

Action: Remove (Most of the Subregional Center was addressed in the City Center Plan, which has been completed and adopted. The Alderwood Mall expansion was another major project completed in 2004 within the Center.)

Action: Remove (The City Center Subarea Plan and its zoning have been adopted.)

Action: Remove (City Center Plan adopted)

Action: Removed by Economic Dev. Element Update

Parks, Recreation and Cultural Arts Department:

P-6 Begin first phase of Scriber Lake Park renovation by 2006.

Action: Adjust as proposed with target year of 2007.

- P-7** Develop new neighborhood parks, Stadler Ridge Park and Rowe Park, per master plans in 2006-2007.
Action: Adjust as proposed with target year of 2007.
- OS-3** Develop Master Plan for Lund's Gulch and Meadowdale Beach Park in partnership with Snohomish County, the Brackett's Landing Foundation and Friends of Lund's Gulch.
Action: Adjust as proposed with target year of 2007.
- OS-5** Provide passive recreational opportunities in acquired natural areas.
Action: Adjust number as proposed.
- FP-2** Complete phased development of Heritage Park, including renovation of all the historic structures by 2007.
Action: Adjust as proposed.
- FP-3** Renovate the existing Recreation Center and construct a new multipurpose community center that will provide for recreational, cultural, civic and leisure activities to serve varied age groups and community interests.
Action: Adjust as proposed with a target year of 2007.
- T-6** Coordinate completion of South Lund's Gulch Trail with Snohomish County, Brackett's Landing Foundation and volunteers. Trail is planned to cross Lund's Gulch Creek and connect with existing Meadowdale Beach Park trail, giving Lynnwood residents access to Lund's Gulch open space and a walkable connection to Puget Sound.
Action: Add this new objective with a 2006 target.
- FM-2** Coordinate the operations and maintenance of Heritage Park with community groups, including operations of the Visitor Information Center, Alderwood Manor Heritage Cottage, Sno-Isle Genealogical Library, heritage programming and demonstration gardens.
Action: Adjust as proposed. Schedule as "Ongoing".

Unassigned Projects:

- LU-18** Establish the purpose and functioning of neighborhood planning areas.
Action: Remove target year from the objective but include it in the Implementation Program matrix for 2006.
- LU-19** Establish neighborhood planning boundaries with citizen and Planning Commission input and City Council approval.
Action: Remove target year from the objective but include it in the Implementation Program matrix for 2006.
- LU-20** Establish sample bylaws and organizing procedures for neighborhood planning organizations.
Action: Remove target year from the objective but include it in the Implementation Program matrix for 2006.

- LU-21** Establish two pilot neighborhood planning organizations with Commission and Council approval.
Action: Remove target year from the objective but include it in the Implementation Program matrix for 2006.
- LU-22** Prepare a socio-economic profile and a survey of housing conditions, infrastructure conditions, and level of public services within the two pilot neighborhoods.
Action: Remove target year from the objective but include it in the Implementation Program matrix for 2007.
- LU-23** Prepare a neighborhood renewal plan and program for the two pilot neighborhoods with the approval of the two pilot neighborhoods and the Planning Commission and City Council.
Action: Remove target year from the objective but include it in the Implementation Program matrix for 2007.
- H-1** Establish and manage a citywide program for neighborhood preservation and improvement.
Action: Remove target year from the objective but include it in the Implementation Program matrix for 2006.

Implementation Program Matrix:

The following **Five-year Implementation Program** lists the objectives for the period 2006-2010, including the recommended changes described above. When the changes have been fully adopted, the 2005 column will be removed and the matrix will show just the next five years of activity.

Lynnwood Comprehensive Plan
Five-year Implementation Program

Objectives/Policies	Completion Targets					
	2005	2006	2007	2008	2009	2010
<u>Public Works Department</u>						
<u>T-7 Complete Intelligent Transportation System (ITS), including Transportation Management Center (TMC) and all field infrastructure.</u>					⊙	
T-13 Work with transit providers for procedures for transit signal priority.	Ongoing					
T-16 Develop an integrated non-motorized trans. system.				⊙		
T-21 Review and revise the Level of Service (LOS) standard and methodology.			⊙			
T-33 Establish ongoing condition assessments and funding plans for transportation related programs including street overlays, sidewalks, traffic signal rebuild and street maintenance and operations.			⊙			
T-34, T-35 & T-36 Develop schedule and Funding Plan for City Center infrastructure projects and implement the Plan.					⊙	
<u>I-1.4 Assure that development regulations comply with environmental regulations.</u>	Ongoing					
Task: <u>Implement development permitting assessment recommendations.</u>			⊙			
Task: <u>Update Critical Areas Ordinance.</u>		⊙				
Task: <u>Develop long-range revenue plans for the Sewer/Water/Stormwater utilities.</u>				⊙		
Task: <u>Develop a comprehensive financial tracking system for capital projects for use citywide.</u>		⊙				
<u>Community Development Department</u>						
LU-2 Update land use regulations for development in mixed-use districts.			⊙			
LU-9 Economic Development Dept. to prepare market analysis of probable land needs over next ten years.		⊙				
LU-10 Prepare a schedule of public improvements for the College District.		⊙				
LU-11 Schedule additional work to be done to complete the Park Central Plan.			⊙			

Objectives/Policies	Completion Targets					
	2005	2006	2007	2008	2009	2010
LU-14 Review development and aesthetic qualities of the SR-99 corridor and develop a course of action to improve the area.			⊙			
LU-15 Submit a proposal for an improvement plan for the 196 th Street Corridor.				⊙		
LU-29 Continue to participate in MUGA process and reach agreement in the delineation of MUGAs.		⊙				
H-2 Provide program of incentives for development of vacant lots and redevelopment.	Ongoing					
H-8 Develop an awareness program for housing programs.		⊙				
I-3.3 Study property on west side of SR-99 between 180 th and 186 th Streets to determine remediation needs and propose a redevelopment plan.		⊙				
Parks & Recreation Department						
P-1 Acquire core park land in the City.	Ongoing					
P-2 Acquire park land in the UGA for future development.	Ongoing					
P-3 Acquire Tutmark Hill properties for a community park in UGA.			⊙			
P-4 Plan and develop new parks and renovate existing parks.	Ongoing					
P-5 Plan and develop Tutmark Hill Community Park in the UGA.					⊙	
P-6 Begin first phase of Scriber Lake Park renovation by 2006.		⊙				
P-7 Develop new neighborhood parks, Stadler Ridge Park and Rowe Park, per master plans in 2006-2007.			⊙			
OS-1 Acquire open space properties in Lund's Gulch, Swamp Creek and Scriber Creek watersheds.	Ongoing					
OS-3 Develop a Master Plan for Lund's Gulch and Meadowdale Beach Park.			⊙			
OS-5 Provide passive recreational opportunities in acquired open space.	Ongoing					
FP-2 Complete phased development of Lynnwood Heritage Park and renovation of structures.			⊙			
FP-3 Renovate Recreation Center and construct new community center.			⊙			
T-1 Develop a Non-motorized Transportation Plan and Trails Master Plan.		⊙				
T-2 Develop additional trails outside of parks.	Ongoing					
T-3 Plan for the northward extension of Scriber Creek Trail.		⊙				
T-4 Provide improvements to the Interurban Trail.	Ongoing					
T-5 Design and construct Interurban Trail bridge at 44 th Ave., and complete trail between 40 th Ave. and 44 th Avenue.			⊙			
T-6 Complete South Lund's Gulch Trail.		⊙				
AC-1 Work toward acquisition of City Center park sites.		⊙				

Objectives/Policies	Completion Targets					
	2005	2006	2007	2008	2009	2010
IC-1 Partner with Edmonds School District to improve selected school recreation areas.	Ongoing					
FM-2 Coordinate operations of Heritage Park with partners.	Ongoing					
ME-2 Update the Parks & Recreation Element of the Comprehensive Plan.	Ongoing					
ME-3 Continue public information program to increase public awareness.	Ongoing					
HR-3 Provide space to store and display cultural and historical resources.		⊙				
Unassigned Projects						
LU-18 Establish the purpose and function of neighborhood planning areas.		⊙				
LU-19 Establish neighborhood planning boundaries.		⊙				
LU-20 Develop sample by-laws and procedures for neighborhood planning organizations.		⊙				
LU-21 Begin two pilot neighborhood planning organizations.		⊙				
LU-22 Prepare socio-economic profile and survey of housing conditions for the two pilot neighborhoods.			⊙			
LU-23 Prepare neighborhood renewal plans for the pilot neighborhoods.			⊙			
H-1 Establish a citywide program for neighborhood preservation.		⊙				



Exhibit H

City Center Study Area

Applicant: Dept. of Community Development – Directed by City Council

Background:

The Lynnwood City Council adopted the City Center (subarea) Plan in the spring of 2005. At that time, a specific portion of the north end was designated as a "study area" so that its development intensity and building heights could be further reviewed for possible adjustments.

This study has not been completed and no specific amendments or recommendations have been proposed.

Recommendations:

The **Administration** and **Planning Commission** recommended that the City Council docket this item for review during the 2006 Comp. Plan amendment process.

Decision:

This item has been docketed for consideration during the 2006 Comprehensive Plan amendment process.



SUMMARY OF ORDINANCE NO. 2594

of the City of Lynnwood, Washington

On the 28th day of November, 2005, the City Council of the City of Lynnwood, passed Ordinance No. 2594. A summary of the content of said ordinance, consisting of the title, provides as follows:

AN ORDINANCE ADOPTING THE 2005 AMENDMENTS TO THE CITY OF LYNNWOOD 2020 COMPREHENSIVE PLAN AND PROVIDING FOR AN EFFECTIVE DATE, SUBMISSION TO THE STATE, SEVERABILITY AND SUMMARY PUBLICATION.

The full text of this Ordinance will be mailed upon request.

DATED this 29th day of November, 2005.



PAT DUGAN, FINANCE DIRECTOR

Affidavit of Publication

STATE OF WASHINGTON,
COUNTY OF SNOHOMISH

}
S.S.

SUMMARY OF
ORDINANCE NO. 2594
of the City of Lynnwood,
Washington
On the 28th day of November, 2005, the City Council of the City of Lynnwood, passed Ordinance No. 2591. A summary of the content of said ordinance, consisting of the title, provides as follows:
AN ORDINANCE ADOPTING THE 2005 AMENDMENTS TO THE CITY OF LYNNWOOD 2020 COMPREHENSIVE PLAN AND PROVIDING FOR AN EFFECTIVE DATE, SUBMISSION TO THE STATE, SEVERABILITY AND SUMMARY PUBLICATION.
The full text of this Ordinance will be mailed upon request.
DATED this 29th day of November, 2005.
PAT DUGAN,
FINANCE DIRECTOR
Published: December 1, 2005.

The undersigned, being first duly sworn on oath deposes and says that she is Principal Clerk of THE HERALD, a daily newspaper printed and published in the City of Everett, County of Snohomish, and State of Washington; that said newspaper is a newspaper of general circulation in said County and State; that said newspaper has been approved as a legal newspaper by order of the Superior Court of Snohomish County and that the notice

Summary of Ordinance 2594

2005 Amendments to the 2020 Comprehensive Plan.

a printed copy of which is hereunto attached, was published in said newspaper proper and not in supplement form, in the regular and entire edition of said paper on the following days and times, namely:

December 01, 2005

and that said newspaper was regularly distributed to its subscribers during all of said period.

Jody Shohl

Principal Clerk

Subscribed and sworn to before me this

1st

day of December, 2005

Bobbe J. Alf

Notary Public in and for the State of Washington, residing at Everett, Snohomish County.



RECEIVED
DEC 12 2005

CITY OF LYNNWOOD
FINANCE DIRECTOR

Account Name: City of Lynnwood Legals

Account Number: 127890

Order Number: 0001354165

CERTIFICATE

I, the undersigned, PATRICK DUGAN, the duly appointed Interim Finance Director of the City of Lynnwood, Washington, hereby certify that the Ordinance here to attached is a full, true and correct copy of Ordinance No. 2594 of the City of Lynnwood, Washington, entitled as follows:

AN ORDINANCE ADOPTING THE 2005 AMENDMENTS TO THE CITY OF LYNNWOOD 2020 COMPREHENSIVE PLAN AND PROVIDING FOR AN EFFECTIVE DATE, SUBMISSION TO THE STATE, SEVERABILITY AND SUMMARY PUBLICATION.

That said ordinance was passed by the Council of said City and was published and posted according to law; that said ordinance was duly published in the official newspaper of said City on 12-01-05.

DATE: December 12, 2005



Interim Finance Director of the
City of Lynnwood, Washington