

**AN ORDINANCE ADOPTING THE CITY CENTER  
SUBAREA PLAN AS A 2004 AMENDMENT TO THE CITY  
OF LYNNWOOD 2020 COMPREHENSIVE PLAN; AND  
PROVIDING FOR AN EFFECTIVE DATE AND FOR  
SUMMARY PUBLICATION**

WHEREAS, the Lynnwood Comprehensive Plan designates a Subregional Center located along and on both sides of I-5 between (and including) the Lynnwood Transit Center and the Alderwood Mall; and

WHEREAS, the Comprehensive Plan calls for adoption of a Subarea plan and zoning for a new city center; and,

WHEREAS, the City, the South Snohomish County Chamber of Commerce and the Lynnwood Public Facilities District entered into agreements to plan for redevelopment of the southwestern portion of the Subregional Center (generally on the north side of I-5, between the Transit Center and 33<sup>rd</sup> Avenue West); and

WHEREAS, the Oversight Committee for this planning effort has recommended the City Center Subarea Plan that proposes redevelopment of this area into a central business district that includes a mix of office, retail, residential and entertainment land uses and pedestrian friendly streets. It envisions creating a dynamic place to live, work and play while ensuring that the surrounding neighborhoods would be largely unaffected; and

WHEREAS, the result of implementing the proposed Subarea Plan will be a greatly enhanced tax base and new choices for Lynnwood residents, workers and visitors; and

WHEREAS, after proper notice, the City Planning Commission held a public hearing to consider adopting the City Center Subarea Plan as part of the Comprehensive Plan of the City of Lynnwood; and

WHEREAS, after due deliberation, the City Planning Commission recommended to the City Council that such amendment be adopted; and

WHEREAS, the City Council held an additional hearing on the proposed Subarea Plan; and

WHEREAS, after due deliberation the City Council of the City of Lynnwood has determined that it is in the best interests of the City of Lynnwood to take action on the City Center Subarea Plan; and

WHEREAS, the City Council wishes to study further the appropriate development intensity and building height in a portion of the North End district.

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

SECTION 1: Adoption. The Comprehensive Plan of the City of Lynnwood should be and the same is hereby amended to include the City Center Subarea Plan, as set forth in the Final Draft of said Plan (dated August, 2004), which is incorporated herein by this reference, and including the amendments to that Final Draft as follows:

1. Prohibit multiple family residential use in the portion of the Core District that is north of 194<sup>th</sup> St. SW.
2. Set the maximum building height at 35 feet in the portion of the Core District that is north of 194<sup>th</sup> St. SW.
3. Limit the total amount of development in the City Center Area (existing and new) to a maximum of 9.1 million square feet.

SECTION 2. Amendment of Land Use Element of the Comprehensive Plan. The Land Use Element of the Comprehensive Plan of the City of Lynnwood is hereby amended by adding the following description of the City Center Subarea Plan to the Land Use Descriptions section:

**"City Center Subarea Plan (CCP):**

**Purpose:** This Plan category provides a link to the subarea plan for the City Center district.

**Principal Uses:** See adopted City Center Subarea Plan.

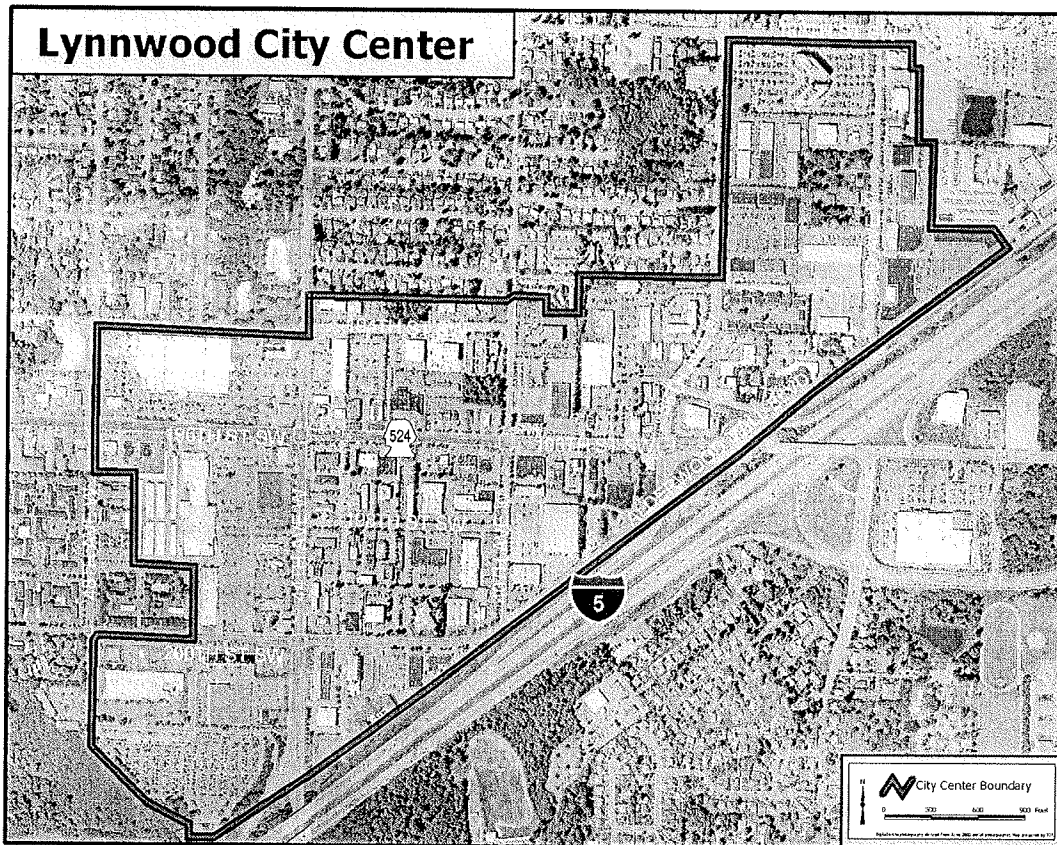
**Locational Criteria:** As outlined on the Lynnwood Comprehensive Plan map. For further information see the subarea plan.

**Site Design:** See adopted City Center Subarea Plan.

**Building Design:** See adopted City Center Subarea Plan.

**Performance Standards:** See adopted City Center Subarea Plan."

SECTION 3: Amendment of Comprehensive Plan Map. The Comprehensive Plan Map of the City of Lynnwood is hereby amended by delineating the location of the City Center Subarea Plan as shown in the following map:



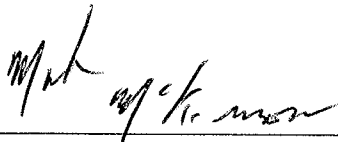
SECTION 4: Minor Amendments. As part of preparing the “as adopted” version of the Subarea Plan, staff is authorized to correct typographical errors, to state the date of adoption and number of this ordinance and to update or correct such other misstatements that do not change the intent, meaning or direction of the Plan.

SECTION 5: Area Excluded. The Subarea Plan is amended to designate the portion of the North End that is north of the extension of 194<sup>th</sup> St. SW (which ends at 33<sup>rd</sup> Ave., as shown in the Plan) and east of 36<sup>th</sup> Ave. W and 33<sup>rd</sup> Ave. W. (south of the extension of 194<sup>th</sup> St. SW) for further study. As part of preparing the “as adopted” version of the Subarea Plan, staff is directed to revise the Plan to incorporate this designation. This area will be included in the annual Comprehensive Plan amendment process for 2005.

SECTION 6: 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 7: Effective Date. This ordinance shall take effect and be in force five (5) days after its passage, approval and publication of a summary of this ordinance consisting of the ordinance title.

PASSED THIS 14<sup>th</sup> day of March, 2005, and signed in authentication of its passage this 15th day of March, 2005.



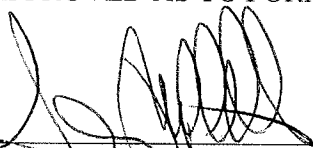
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MIKE MCKINNON, Mayor

ATTEST:



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MIKE BAILEY, Finance Director

APPROVED AS TO FORM:



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GREG RUBSTELLO, City Attorney