

**CITY OF LYNNWOOD
RESOLUTION NO. 2008-02**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY
OF LYNNWOOD, WASHINGTON, TO ESTABLISH
REVITALIZATION STRATEGIES FOR THE HIGHWAY 99
CORRIDOR**

WHEREAS, on November 22, 2004, the City Council approved the City of Lynnwood Economic Development Action Plan as a citywide economic development plan, and

WHEREAS, on November 28, 2005, the City Council adopted Ordinance 2594, which in part, amended the Lynnwood Comprehensive Plan to incorporate the Economic Development Action Plan as the Economic Development Element Update in the City's Comprehensive Plan, and

WHEREAS, the citywide economic development policies and strategies include the implementation of redevelopment activities to enhance the city's economy and sense of place, including economic revitalization and redevelopment within key areas, and

WHEREAS, the citywide economic development policies and strategies identify Highway 99 (SR 99) within Lynnwood and Lynnwood's municipal urban growth area as a key area for economic revitalization and redevelopment, and

WHEREAS, the citywide economic development policies and strategies recommend that market conditions and related issues in key areas be analyzed, that an area vision be derived from opportunities defined by this analysis, that area plans and strategies be developed to realize the vision, and that available tools for implementation be identified, and

WHEREAS, on August 14, 2006, City Council approved a contract with ClearPath, LCC, for the preparation of revitalization strategies for Highway 99 as included in the citywide economic development plan,

WHEREAS, revitalization strategies have been prepared with the involvement and participation of the community, businesses, property owners, and other stakeholders, and

WHEREAS, approval of the proposed strategies will provide policy guidance for the preparation of area plans and implementation strategies.

NOW THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF LYNNWOOD:

That the Highway 99 Revitalization Strategies, identified in Exhibit A, are approved as a framework to guide the preparation of area plans and implementation strategies for this key area.

BE IT FURTHER RESOLVED that the preparation of area plans and implementation strategies for Highway 99 will be included in the 2008 docket of proposed amendments for the City of Lynnwood Comprehensive Plan.

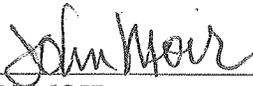
RESOLVED this 25th day of February, 2008.



DON GOUGH, Mayor

ATTEST:

APPROVED AS TO FORM:



JOHN MOIR,
Finance Director



MICHAEL RUARK
City Attorney

Exhibit A Draft Strategies

Draft

- STRATEGY I:** Create Gathering Places
- STRATEGY II:** Support Transit Oriented Development
- STRATEGY III:** Allow a wide variety of business types along the Corridor
- STRATEGY IV:** Allow Housing
- STRATEGY V:** Support Small Business
- STRATEGY VI:** Improve Identity and Image of Corridor and Key Segments
- STRATEGY VII:** Develop a Physical Plan

STRATEGY I

Create Gathering Spaces

- Develop mixed use high density nodes at key locations
 - ✓ Locate nodes at major intersections & in conjunction with BRT
- Increase development capacity at key locations
 - ✓ Increase lot depth and commercial zoning
- Ensure safety
 - ✓ Lit pathways, housing, enhance security
- Introduce housing
 - ✓ Create vitality and take advantage of transit
- Create park / Plazas
 - ✓ Complement transit and commercial/residential nodes

STRATEGY II

Support Transit Oriented Development

- Allow flexibility in zoning and increase density, particularly at the Gathering Places
- Leverage capacity of transit by concentrating housing within walking distances to stations
- Provide and enhance bus and pedestrian access to properties while maintaining through traffic capacity
- Improve vehicle access to properties
- Ensure the corridor continues to be a transit priority
- Collaborate with Community Transit to ensure success

STRATEGY III

Allow a wide variety of business types along the corridor

- Connect the Gathering Places with a broad mix of commercial uses
- Capitalize on regional growth and current market success to build capacity and recruitment
- Expand commercial zoning back from Hwy 99 where appropriate to encourage higher quality developments
- Identify potential redevelopment areas
- Recognize needs of retail frontage, foster access and visibility

STRATEGY III

Allow a wide variety of business types along the corridor

(continued)

- Encourage small business development in strategic locations
 - ✓ Shallower commercial parcels
 - ✓ Near housing; within mixed use

- Broaden allowed uses at key sites.
 - ✓ Create Flex buildings
 - ✓ Light industrial and manufacturing as allowed flex uses

- Update comp plan, zoning and development regulations to be supportive of desired outcomes

STRATEGY IV

Support Housing

- Encourage a variety of housing types to:
 - ✓ Increase housing choices
 - ✓ Create opportunities for affordable home ownership
 - ✓ Create a better sense of place
 - ✓ Increase vitality along the corridor

- Encourage homeownership next to commercial uses

- Locate housing back from street

STRATEGY V

Support Small Business

- Develop a product type that supports small business
- Encourage a business improvement association to:
 - ✓ Create marketing campaigns for the corridor
 - ✓ Support design and maintenance standards
 - ✓ Provide business education and training
 - ✓ Advocate for small businesses
 - ✓ Conduct research and surveys
 - ✓ Act as a funding mechanism for corridor improvements
- Accommodate flex space spaces for small businesses

STRATEGY VI

Improve Identity & Image of Corridor & Key Segments

- Enhance commercial areas and encourage higher quality investments
- Address quality of life issues: perceptions of crime, safety and cleanliness
- Maintain and support successful niche businesses
 - ✓ Identify geographic areas with concentrated uses and identities
 - ✓ Create guidelines to reinforce character and market potential
 - ✓ Determine other strategies to support geographic segments
- Auto dealers and service as a desirable niche business
 - ✓ Recognize the value and potential of new dealerships
 - ✓ Improve physical condition of auto support services

STRATEGY VII

Develop a Physical Plan

- Work with urban designers to coordinate a plan for physical conditions consistent with the Corridor strategy
- Address quality-of-life issues in the physical planning process
- Create coordinated communication and outreach plan to include adjacent neighborhoods