

LYNNWOOD PARKS AND RECREATION BOARD
MEETING MINUTES
February 3, 2021
Via Zoom

10. Call to Order – 6:07 pm.

20. Roll Call

Boardmember Coelho	Director Sordel
Boardmember Gladysz	Deputy Director Olson
Boardmember Hernandez	Senior Parks Planner Thompson
Boardmember McKeown	City Center Program Manager Almgren
Councilmember Frizzell	Administrative Assistant Flesher

30. Approval of Minutes – January 6, 2021. Approved.

40. Written Communications – None.

50. Public Comments – None.

60. Comments from Boardmembers.

Boardmember Hernandez noted that she plans to submit comments regarding the ADA Transitional Plan.

70. Messages from the City Council. Councilmember Frizzell reported that she enjoys visiting Lynnwood’s parks. She relayed a suggestion from a community member to offer reduced rates at the Golf Course for low-income residents, perhaps funding through donations. Boardmember Coelho noted that Premier uses progressive [tiered] pricing but that is an interesting suggestion.

80. Resolutions and Other Business None.

90. Staff Reports

90.1 PARC Plan Update – City Center, Regional Growth Center and Capital Facilities Planning.

Capital Facilities Planning:

Deputy Director Olson noted that capital projects must be included in the PARC Plan to be eligible for grants. Senior Parks Planner Thompson provided an overview of capital projects planned over the next ten years including facilities; parks; trails; future acquisition and development; MUGA acquisition and development and Golf Course. The updated list will be used to update Chapter 6 of the PARC Plan. The Capital Facilities Plan (CFP) is a planning document that doesn’t authorize project funding or authorize projects to move forward. Deputy Director Olson noted that authorization of funds for projects comes during the City’s two-year budget process; the bulk of funds for department projects come from grants.

In 2019, staff and the Board undertook a weighted prioritization effort on upcoming projects based on alignment with PARC Plan Strategic Directions, PARC Plan Trends and Issues, and standing partnerships. Staff propose an update to this methodology to apply to our current subset of projects for the next two biennia:

- PARC Plan Strategic Directions, with a slightly different weighting scale.

- Trends and Issues are eliminated
- Demographic Equity, based on composite equity heat map from 2016-2025 PARC Plan)
- Park Access, based on data from <https://www.tpl.org/parkserve>
- Population Served, based on data from <https://www.tpl.org/parkserve>
- ADA barrier removal, based on data from ADA Barrier Plan

Deputy Director Olson reviewed the result/scoring of the new project prioritization. Other factors, including availability of grants, grant cycles, competitiveness of a project for grants, maintenance/condition of the site, may affect final scoring. What is important from the equity perspective? The resulting standout for staff is Gold Park. It rated highly because it got the highest rankings for population served and equity. It is an existing developed park, so it needs ADA barrier removal. And there are long-standing partnerships with Edmonds College and the Snohomish Tribe. This new methodology will be a topic of continued discussion with the Board.

Boardmember Gladysz comments that it is always good to reevaluate what we've done previously and make improvements. Equity is certainly an important factor. It will take time to review it further.

Boardmember Hernandez asked whether the population figures from the TPL site are 2010 census numbers, current populations or projected future populations? Deputy Director Olson noted that staff pre-credited population served based on projected growth during this evaluation time period. Senior Parks Planner Thompson noted TPL is using the ESRI's 2018 Demographic Forecast [more info here:

<https://www.tpl.org/parkserve/about>]. Boardmember Hernandez asked if the mapping includes Lynnwood's MUGA and if staff would pre-credit population growth for Doc Hageman Park. The county's subarea plan will further increase density in that area. Senior Parks Planner Thompson noted that they were able to pre-credit for projects highly likely to be completed within the next two years. Deputy Director Olson noted that Doc Hageman Park was scored with the existing population area.

Staff welcomes Boardmember comments before more effort is put into precise measurements. Staff will look at updated projections in Lynnwood and in the MUGA. Director Sordel commented that Boardmember Hernandez makes a good point; Gold Park's high rating reflects increased development around Edmonds College.

Councilmember Frizzell preferred the former rating sheet because the difference in numbers was greater. There should be more disparity between the scores.

Boardmember Coelho agreed with Boardmember Hernandez. Projected population is important because these parks take a while to develop. He's not sure how to add that as a metric but it's something to consider.

Boardmember Gladysz commented that the equity graph could be refined to show more of a progression. Deputy Director Olson indicated that staff would continue to develop this model.

City Center:

City Center Program Manger Karl Almgren provided a map of parcels that have changed hands since 2015 and reported that price per square foot has increased 295% over that time. Zoning and subarea planning support private development in these areas:

- Kinect@Lynnwood, in construction, will include 239 dwelling units
- Northline Village, not yet under construction, is anticipated to include 1,370 dwelling units, 522,000 square feet of office space, 207,000 square feet of retail, 50,500 square feet of entertainment space, and grid streets with two parks. A development agreement was approved by City Council in December 2019.
- Lynnwood 40th Project, currently under review, could include 359 dwelling units and approximately 10,000 square feet commercial space with a two-building format, frontage improvements for a Promenade street of 198th and interior courtyard amenities.

Lynnwood Link Extension Station is anticipated to open in 2024. 196th Street Widening, projected for construction February 2021 to 2023, will include an additional Business Access and Transit (BAT) Lane, medians, sidewalks, and utility upgrades.

The City Center Program is working with City Council on Environmental Impact Statement and mitigation projects. They are investigation potential additional capacity and positioning for the future to meet City Center vision. Current regulations hamper some of that right now.

Deputy Director Olson reported that the City Center Subarea Plan, adopted in 2007, established a unique level of service for parks in City Center. This plan was adopted before the current PARC Plan which changed the level of service to 3.5 acres/1,000 population; the City Center Parks Master Plan – included four parks. The City Center Parks Master Plan was updated in 2017, reducing Town Square Park to 2 acres to be used as a catalyst to spur development in City Center core. These plans can continue to be massaged and updated. She indicated that staff plans to begin negotiating with property owners soon for Town Square parcels and hope have a purchase complete in early 2022.

An Urban Land Institute (ULI) National Study in February 2020 looked at park access and City Center implementation. The study looked at how to catalyze civic activity and promote investment; tools, partners, and leverage to build public amenities; connectivity and streetscape interventions. Proximity to light rail is a huge attraction, but Lynnwood is not the only community in Puget sound getting a light rail station. Recommendations included:

- Connectivity: transit-oriented and pedestrian-scale
- Interurban trail improvements
- Public gathering spaces
- Attracting residents with amenities

Key takeaways for creating a vibrant City Center:

- taking no action is shaping Lynnwood
- the City needs to lead the way
- people, not cars, should drive the design process
- diversity and cultural authenticity should be cultivated in design, programming, engagement and leadership
- Lynnwood should be strategically bold

Deputy Director Olson noted that updates regarding City Center will be needed in the PARC Plan.

Boardmember Gladysz inquired about the movie theater in Northline Village. People are using parks more but not office space or restaurants. How does a post-Covid world affect what has already been set in motion? City Center Program Manager Almgren noted that the movie theater at Northline Village is just one example of what could be built. The development agreement allows for flexibility to meet market trends. Many things could look different in a post-Covid world. We want to position Lynnwood to better leverage those changes. Changes are happening at a rapid rate. Ultimately, the City is likely to issue an addendum to our Environmental Impact Statement, which could capture some of the shifts in assumptions post-Covid. We need to continue to build the City Center as a space where people want to be, and market the City Center appropriately to attract investment. Deputy Director Olson added that Merlone Geier is savvy and they will respond to changing needs at Northline Village.

Director Sordel commented that the ULI report is very interesting and very important for the Board and City Council to see. There will likely be 2,000-3,000 people moving into this small area in the next two years; where are these people going to recreate? This needs to be a part of the PARC Plan update.

Boardmember Hernandez asked if it would be more feasible to stick to 5-10 stories rather than the higher stories from the original plan. What's feasible to accommodate the anticipated population and still make it livable/walkable? City Center Program Manager Almgren explained that after 5-7 stories, there isn't a return on investment until you reach 15-16+ stories. In terms of walkability, the street level can be fewer stories with more stories beyond that. Boardmember Hernandez asked if the City could still meet its goals if we kept the limit at 7 stories. City Center Program Manager Almgren noted that this could be modeled. Boardmember Hernandez noted that sidewalks and pedestrian-only streets have been a positive during Covid and asked if there could be a true promenade in City Center. City Center Program Manager Almgren replied that this is the intent. To achieve that, we need to provide additional street alternatives.

Boardmember Coelho inquired about a light rail station near the mall and asked if it affected City Center development plans. City Center Program Manager Almgren noted that there would be a large time gap before that station was built. Boardmember Coelho asked about bike lanes. City Center Program Manager Almgren noted that 44th and 200th and 194th could provide opportunities for bike lanes.

- 90.2 Staff Report. A written report was provided. Director Sordel expressed his appreciation to Councilmember Frizzell and for Council's faith and trust in the department through Covid. Keeping parks open was important and meant a lot to the community and staff.
100. Adjournment – The meeting was adjourned at 8:18 p.m.