



LYNNWOOD CITY COUNCIL

Work Session

City Hall Council Chambers

19100 44th Ave W

Lynnwood WA 98036

WEDNESDAY, JUNE 16,

2021

6:00 PM

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1. Roll Call
 2. Comments and Questions on Memo Items
 3. Work Session Item
 - A. Briefing: Public Facilities District Master Plan
Janet Pope, Executive Director
[Master Planning Update to Council June 2021.pdf](#)
 - B. Business Task Force Recommendations to council
Council President Hurst
 - C. Business Task Force Overview of Survey
Council President Hurst
 4. Mayor Comments and Questions
 5. Council Comments
 6. Executive Session, as needed
 7. Memo for Future Action
 8. For Your Information

CITY COUNCIL 3.A
CITY OF LYNNWOOD
CITY COUNCIL

TITLE: Briefing: Public Facilities District Master Plan

DEPARTMENT CONTACT: Lisa Harrison, Development and Business Services

SUMMARY:

Introduction of the Public Facilities District Master Plan process

PRESENTER:

Janet Pope, Executive Director

ESTIMATED TIME:

45

DEPARTMENT ATTACHMENTS

Description:

[Master Planning Update to Council June 2021.pdf](#)



Master Planning Update

LYNNWOOD PUBLIC FACILITIES DISTRICT

JUNE 2021

JANET POPE, EXECUTIVE DIRECTOR

Mission/Vision/Values

- ▶ **Mission:** The Lynnwood Public Facilities District shall serve as an economic catalyst for the community through the development of public facilities
- ▶ **Vision:** To own the premier mid-sized convention center in the United States which contributes to the economic and vitality ad cultural pride of the community (Meydenbauer, Bell Harbor)
- ▶ **Values:** Goal Oriented, Mutual Respect and Trust, Collaboration, Inquiring Attitude, Efficient, Transparency, Solution Driven

Master Planning History & Challenges to Date

- ▶ Plenty of Visioning and Architect Boards
- ▶ Hotel Conversations
- ▶ Contaminated Soils Issue
- ▶ Parking
- ▶ Limited Financing Streams
- ▶ 194th Street
- ▶ Aging Buildings
- ▶ Hunden Report (2019)
- ▶ Community Visioning Committee (2019)



Updated Perspectives

Increase understanding on economic impact

Needs and Outcomes based approach

Increasing opportunities for public benefit

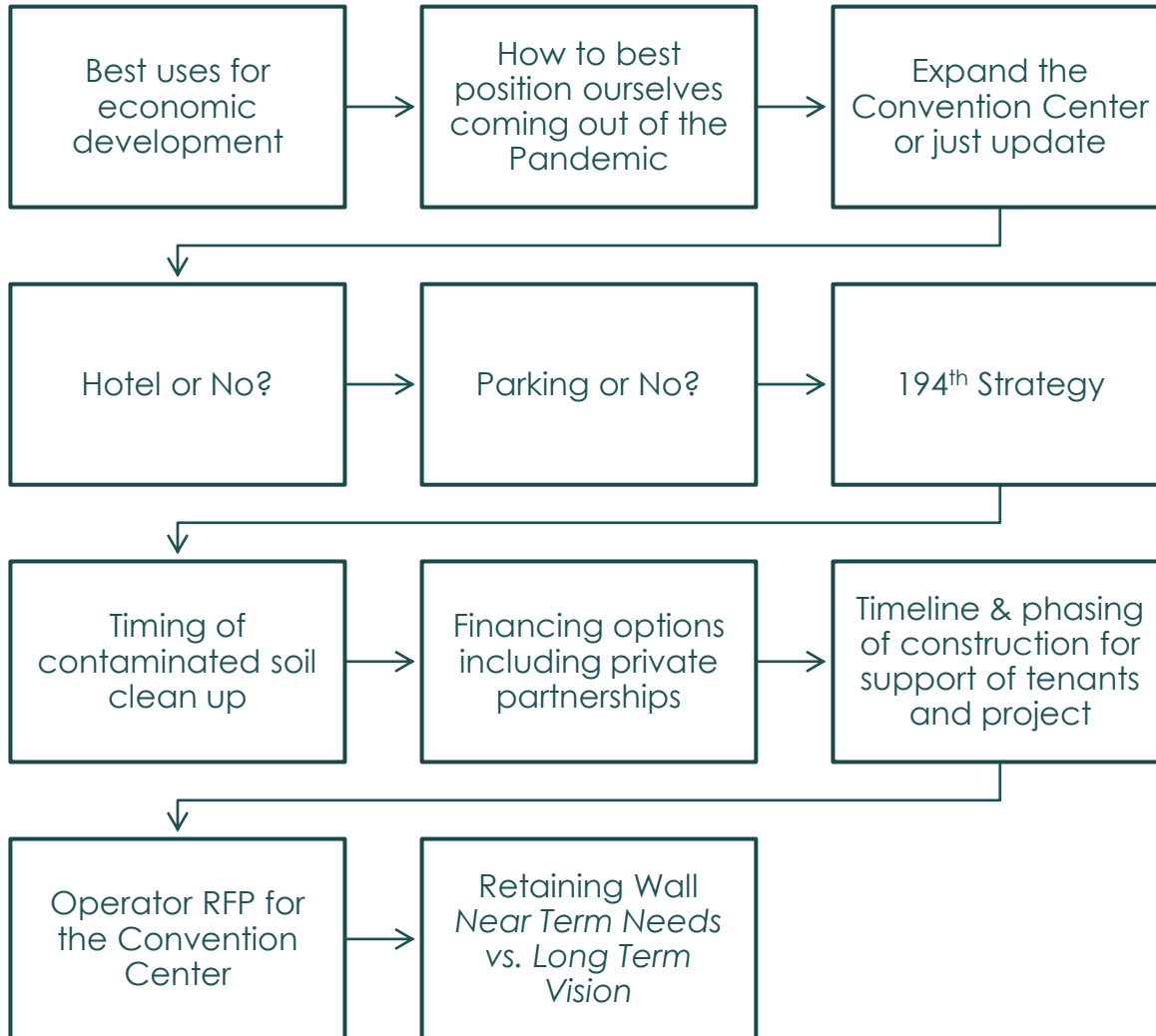
Diversity, Equity and Art (I Love Lynnwood)

View the entire property holistically

Destination location & front door of Lynnwood

Timing is essential

Broaden financial streams for larger project



Key Questions

Current Status

- ▶ Creation of Master Planning Committee to support the PFD Board (2 board members, City Representation, Legal Representation, Community Members)
- ▶ Decision to accelerate timeline due to age of both Convention Center, surrounding buildings and positioning post COVID
- ▶ \$200,000 Dept. of Ecology grant for finalizing testing and feasibility for soil clean up
- ▶ \$300,000 Dept. of Ecology Integrated Planning Grant to complete Master Plan
- ▶ RFP for umbrella contract to address multiple issues: Property Management, Commercial Leasing, Operator RFP, and Development Consultation including feasibility and market research to address key questions
- ▶ Hiring of JLL International
- ▶ Investment in current marketing data collection for Convention Center client base post COVID

Master Planning Calendar 2021/1st Quarter 2022



- ▶ Complete Master Plan Draft
- ▶ Partner for implementation of City Center Subarea Plan
- ▶ Pursue tenant opportunities for Master Plan and Financing
- ▶ Review all legal obstacles
- ▶ Complete market research for Convention Center
- ▶ Complete and award new operator contract for Convention Center defining business plan for near future

Master Planning Calendar (continued)

- ▶ Evaluate & begin implementing other Convention Center updates
- ▶ Begin design charettes and community outreach
- ▶ Begin discussions with potential private financing partners
- ▶ Begin issuing RFPs for other consultant partners
- ▶ Apply to additional Ecology grants for \$1 million in soil clean up
- ▶ Determine capital and long-term operating proformas for project
- ▶ Quarterly updates for Lynnwood City Council

CITY COUNCIL 3.B
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TITLE: Business Task Force Recommendations to council

DEPARTMENT CONTACT: Lisa Harrison, City Council

PRESENTER:

Council President Hurst

ESTIMATED TIME:

30

BACKGROUND:

A task force was formed by Council President Hurst consisting of business owners and councilmember Altamirano-Crosby. This meeting will review the recommendations for policy changes and other ideas from the task force.

DEPARTMENT ATTACHMENTS

Description:

CITY COUNCIL 3.C
CITY OF LYNNWOOD
CITY COUNCIL

TITLE: Business Task Force Overview of Survey

DEPARTMENT CONTACT: Lisa Harrison, City Council

SUMMARY:

overview of proposed survey

PRESENTER:

Council President Hurst

ESTIMATED TIME:

30

BACKGROUND:

A task force was formed by Council President Hurst consisting of business owners and councilmember Altamirano-Crosby.

This item will cover the outline of the survey being drafted by her, Executive Assistant Harrison and business partner Phong Nguyen of Anna's Home Furnishings.

DEPARTMENT ATTACHMENTS

Description:
