LYNNWOOD
CITY COUNCIL
Work Session

Date: **Wednesday, July 15, 2020**
Time: **6:00 PM**
Place: **This meeting will be held electronically via Zoom. See the City of Lynnwood website for details.**

6:00 PM	**A**	Alderwood Mall update
6:20 PM	**B**	South Lynnwood Neighborhood Plan Updates
6:35 PM	**C**	Interim Land Use Approval Extensions due to Covid-19 Impacts
6:50 PM	**D**	Executive Session, If Needed
7:10 PM	**E**	Mayor Comments and Questions
7:15 PM	**F**	Council President and Council Comments
		Adjourn

Memorandums for Future Agenda Items:

Memorandums for Your Information:

Contact: Executive Office (425) 670-5001

CITY COUNCIL ITEM A

CITY OF LYNNWOOD
Executive

TITLE: **Alderwood Mall update**

DEPARTMENT CONTACT: **Council President Frizzell**

SUMMARY:

Jerry Irwin, Senior General Manager of the Alderwood Mall will join the meeting to discuss the activities and projects at the Mall.

DOCUMENT ATTACHMENTS

Description:	Type:
No Attachments Available	

CITY COUNCIL ITEM B

CITY OF LYNNWOOD
Community Development

TITLE: **South Lynnwood Neighborhood Plan Updates**

DEPARTMENT CONTACT: **Ashley Winchell**

SUMMARY:

This briefing will provide City Council with progress of the South Lynnwood Project. Previous work in South Lynnwood, current status, and upcoming next steps will be discussed. Phase II of the project is currently underway with anticipated adoption for Council in early 2021. This is the second briefing to Council on Phase II of the project.

POLICY QUESTION(S) FOR COUNCIL CONSIDERATION:

There are no immediate policy questions. Future policy questions and actions may be needed as this plan progresses.

ACTION:

To review activity to date regarding the South Lynnwood Neighborhood Plan.

BACKGROUND:

Creating a sub-area plan for the South Lynnwood Neighborhood has previously been identified in the Lynnwood's Economic Development Plans adopted by Council in 2004 and 2015. During the update to the PARC Plan in 2016, the Parks, Recreation & Cultural Arts Department analyzed equity using composite maps. These maps identified South Lynnwood as a neighborhood experiencing significant inequities including income and language barriers. That discovery evolved into the phased South Lynnwood Project.

Phase I spanned from spring 2017 through fall 2018 and was supported by an interdisciplinary team focused on outreach and engagement in the neighborhood. The redevelopment of South Lynnwood Park is a major component of this phase.

The 2019-2020 budget includes funding for Phase II, the South Lynnwood Neighborhood Plan. A request for proposals was solicited in early 2019 and subsequently a consultant team was selected to prepare major deliverables for the project. The plan seeks to

- Establish a vision for the neighborhood;
- Identify projects and policies to stabilize housing for all families;
- Provide opportunities for various land uses; improve access to transit, future light rail and non-motorized transportation for all ages and abilities; and
- Serve as a model for other improvements throughout the City of Lynnwood.

PREVIOUS COUNCIL ACTIONS:

None.

FUNDING:

Funding for this project was provided in the 2019-2020 budget.

KEY FEATURES AND VISION ALIGNMENT:

- To be a welcoming city that builds a healthy and sustainable environment.
- To encourage a broad business base in sector, size and related employment, and promote high quality development.
- To be a cohesive community that respects all citizens.
- To invest in efficient, integrated, local and regional transportation systems.

· To be a city that is responsive to the wants and needs of our citizens.

ADMINISTRATION RECOMMENDATION:

No administrative recommendation is needed at this time.

DOCUMENT ATTACHMENTS

Description:	Type:
Draft Existing Conditions Report	Report
South Lynnwood Power	Presentation

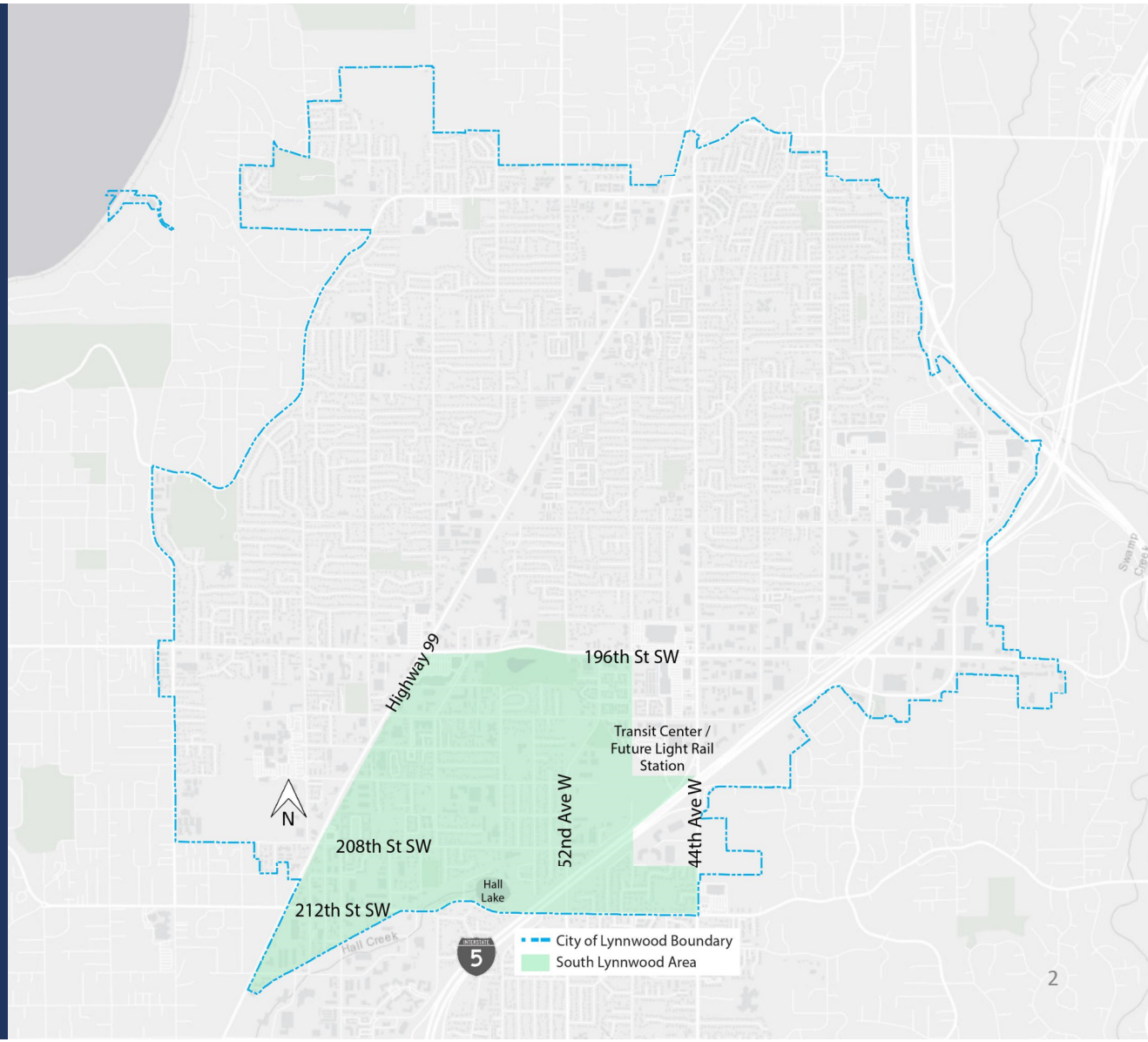
LYNNWOOD
WASHINGTON
A great deal more

SOUTH LYNNWOOD NEIGHBORHOOD PLAN

Lynnwood Planning Commission

June 25, 2020

WHERE IS SOUTH LYNNWOOD?



OVERVIEW
SOUTH LYNNWOOD PROJECT

2017 Mar. *2018 Sept.* *2019 Jun.* *Early 2021*

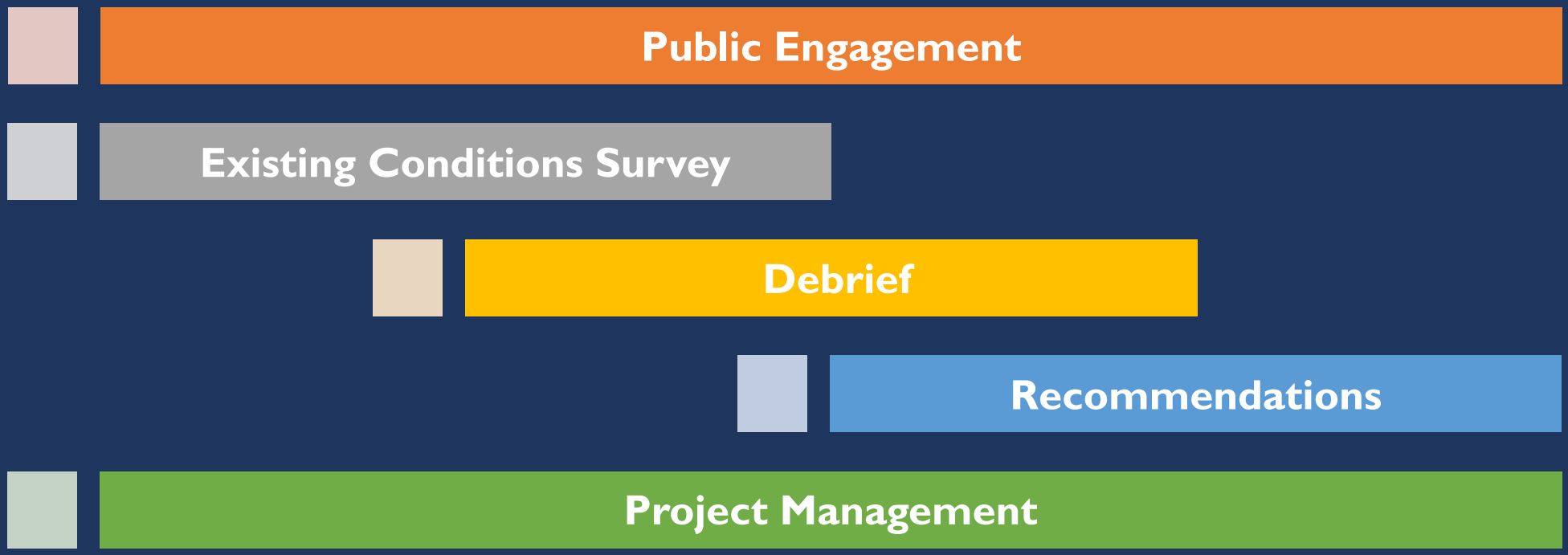
Phase 1

- Build trust with community
- Identify community leaders
- Strengthen social connections
- Understand needs
- South Lynnwood Park Placemaking

Phase 2

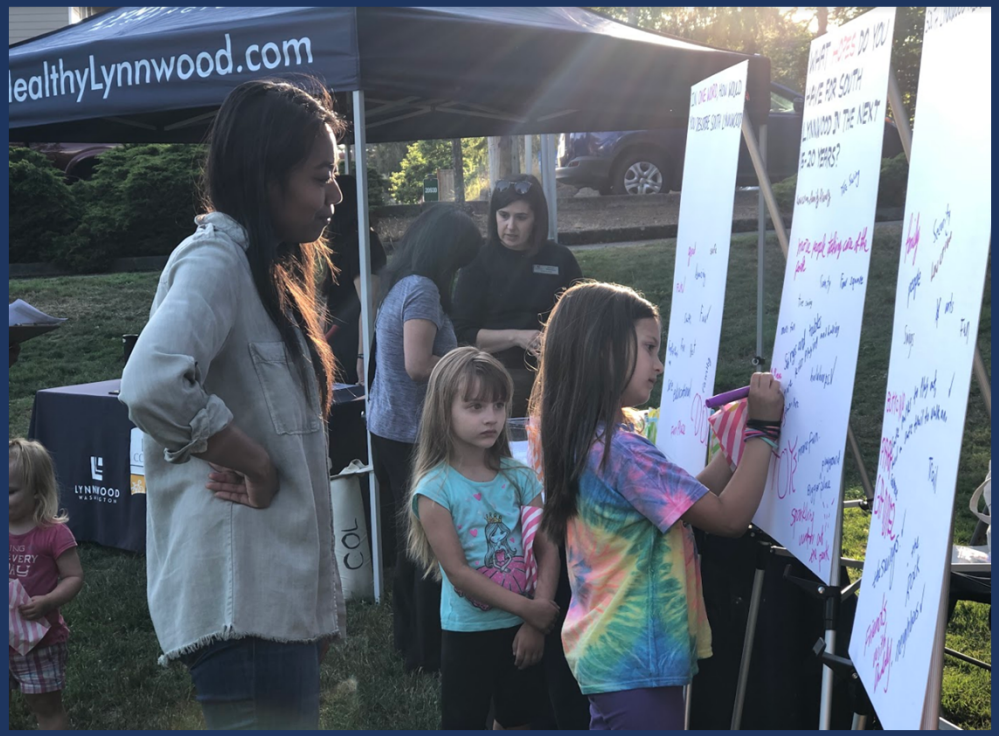
- Establish a vision
- Identify projects and policies to stabilize housing
- Provide opportunities for various land uses
- Improve access to transit and non-motorized transportation
- Serve as a model for other improvements throughout the City of Lynnwood

PHASE 2
PROJECT SCOPE



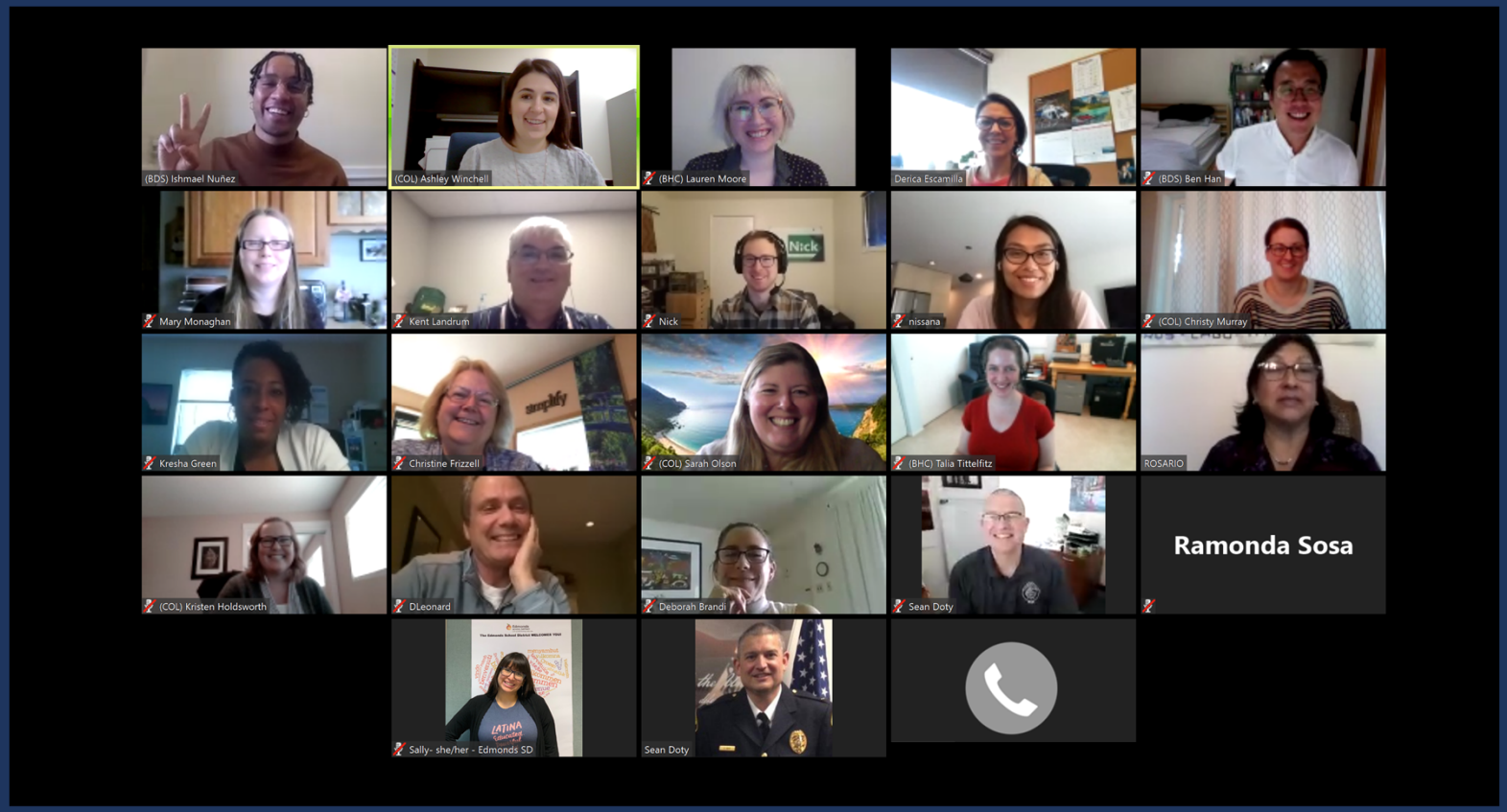
PHASE 2
PRE-ENGAGEMENT

Surveying at Afro-Latino Festival



Surveying at Meet Me at the Park

PHASE 2
CO-DESIGN COMMITTEE



Co-Design Committee Meeting #2

PHASE 2
MAJOR THEMES

*Residents, businesses, and community partners **work together** to create a vibrant community which **celebrates diversity**.*

*Households, families, community partners, and businesses are **preserved and stable**.*

*A healthy neighborhood which is home to **safe walking networks, parks, open spaces, and gathering places**.*

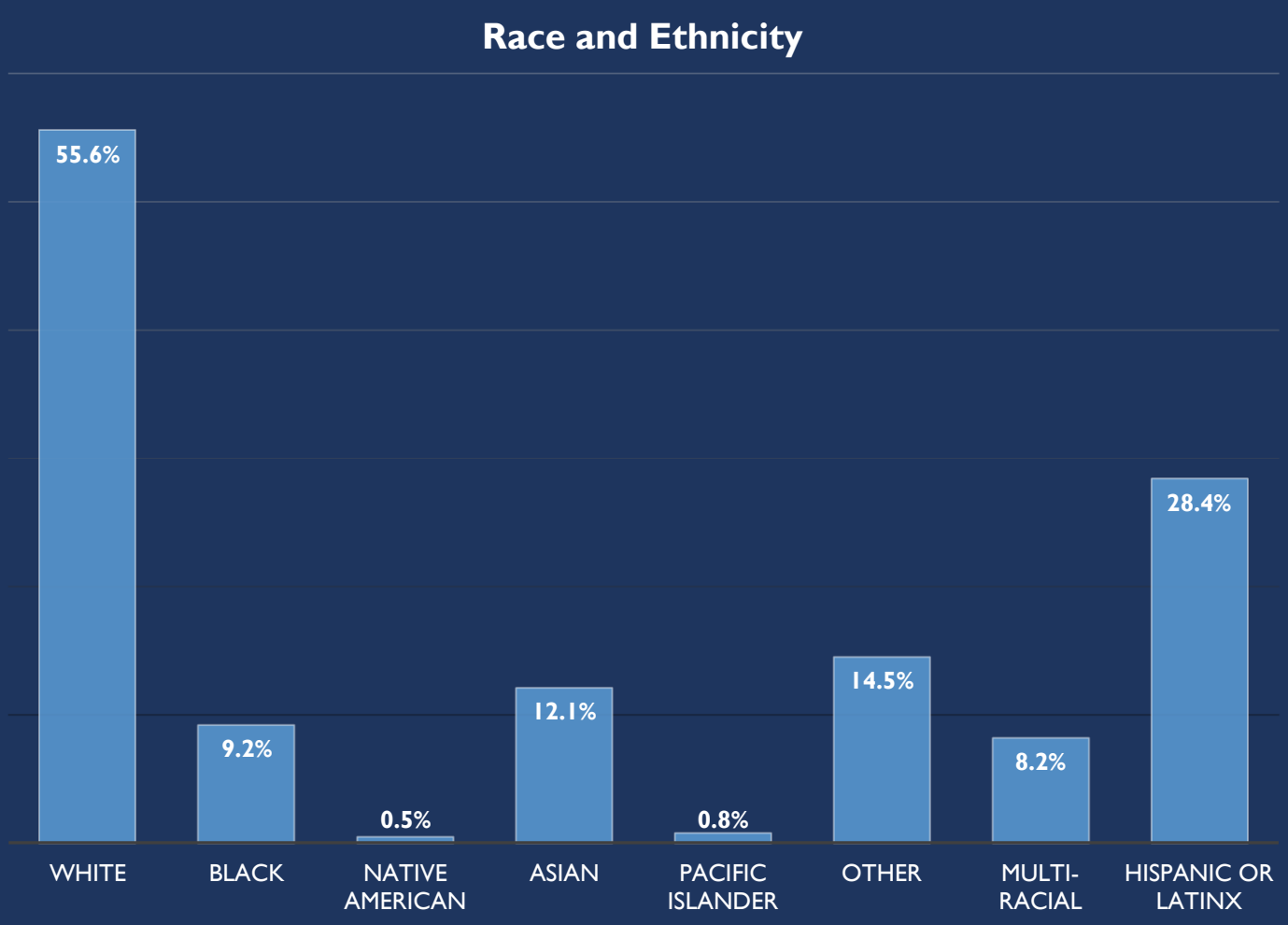
*Economic development progresses through **employment opportunities** and **access to social services**.*

THEME #1

Residents, businesses, and community partners ***work together*** *to create a vibrant community which* ***celebrates diversity****.*

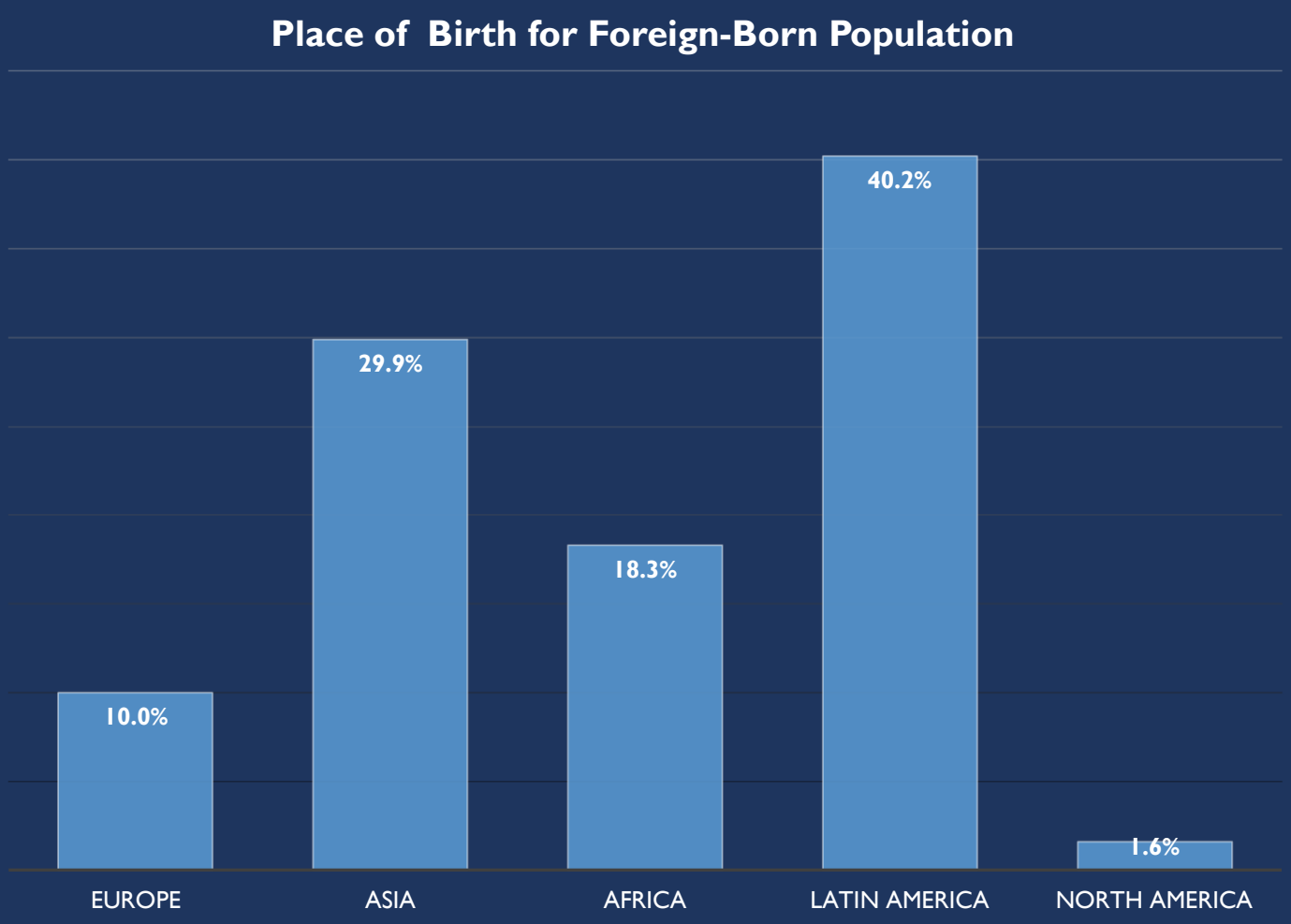
THEME #1
FINDINGS

Data shows the Neighborhood is **racially and ethnically diverse**.



THEME #1
FINDINGS

Almost **one-third** of South Lynnwood's population is **foreign born.**



THEME #1
FINDINGS

There are approximately **350 businesses** and almost a **third of the jobs** in the City.

8,000

jobs in South Lynnwood

30,000

in jobs in Lynnwood as a whole

THEME #2

Households, families, community partners, and businesses are ***preserved and stable****.*

THEME #2
FINDINGS

The community has stated a concern about the **rising costs of housing**. Data backs up this concern.

11%
increase

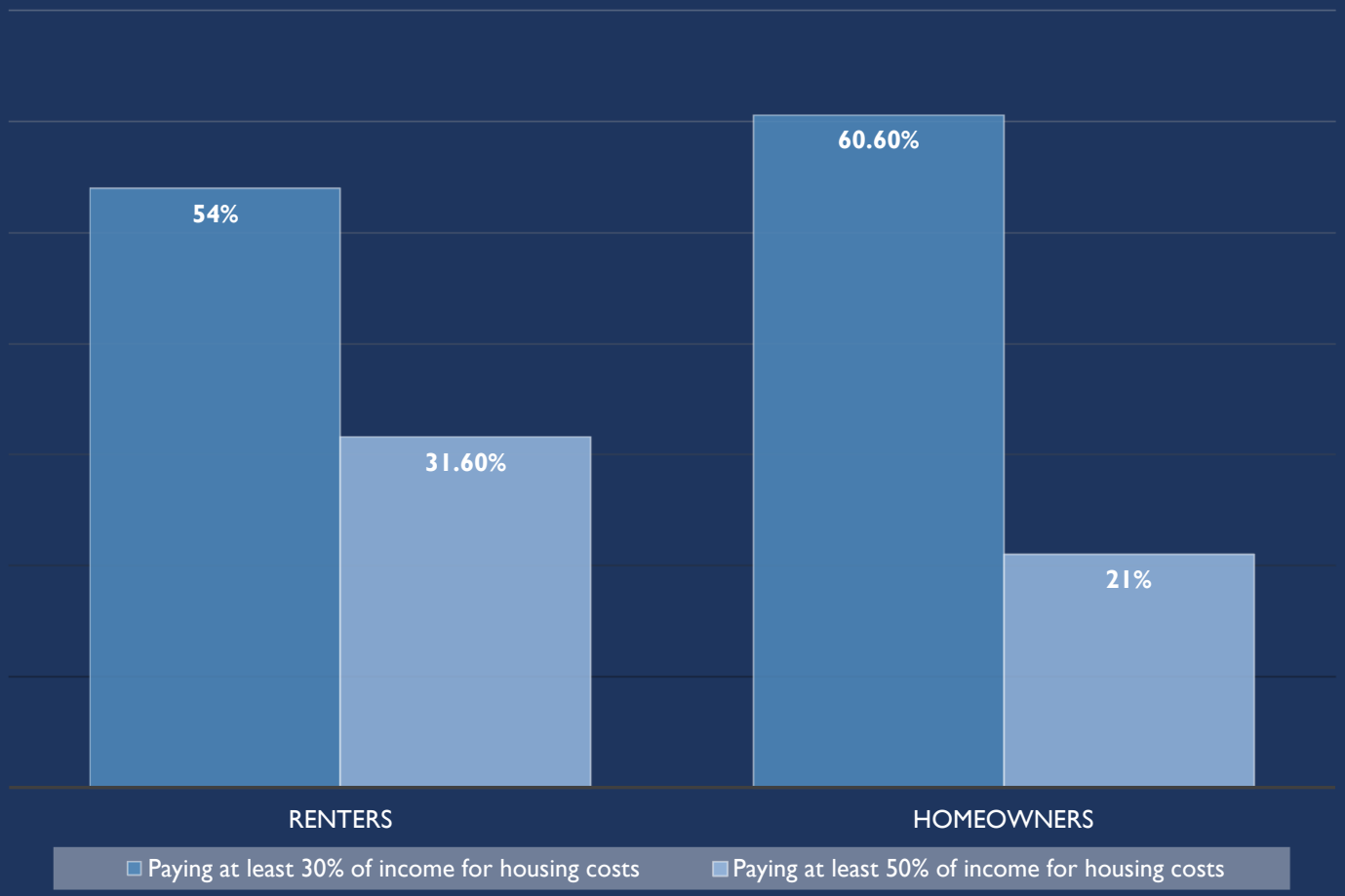
Median gross rent between **2012 and 2018**

24%
increase

Median home values between **2012 and 2018**

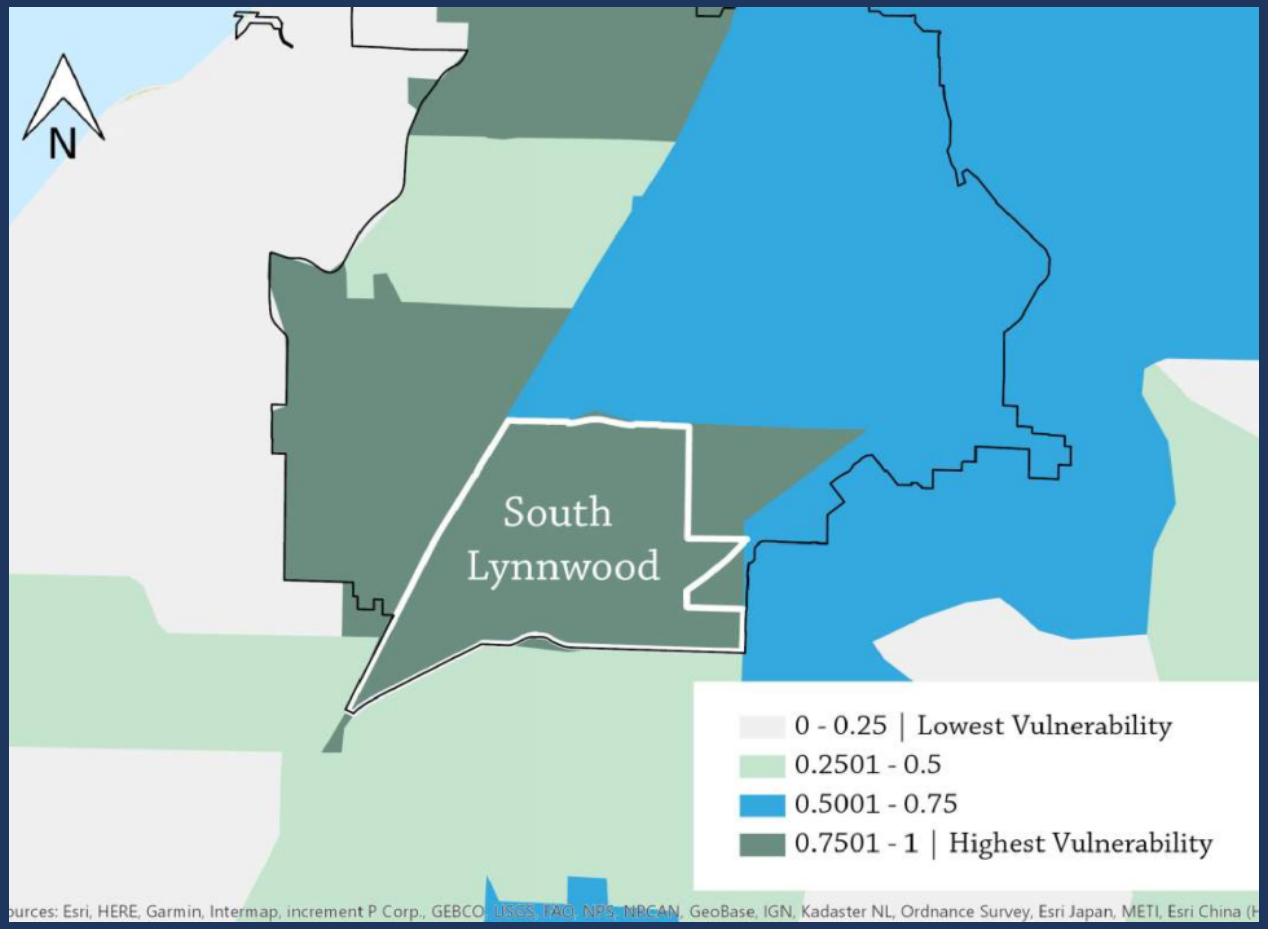
THEME #2
FINDINGS

One third of renters in the Neighborhood are **extremely cost-burdened**, paying at least 50% of their income on rent.



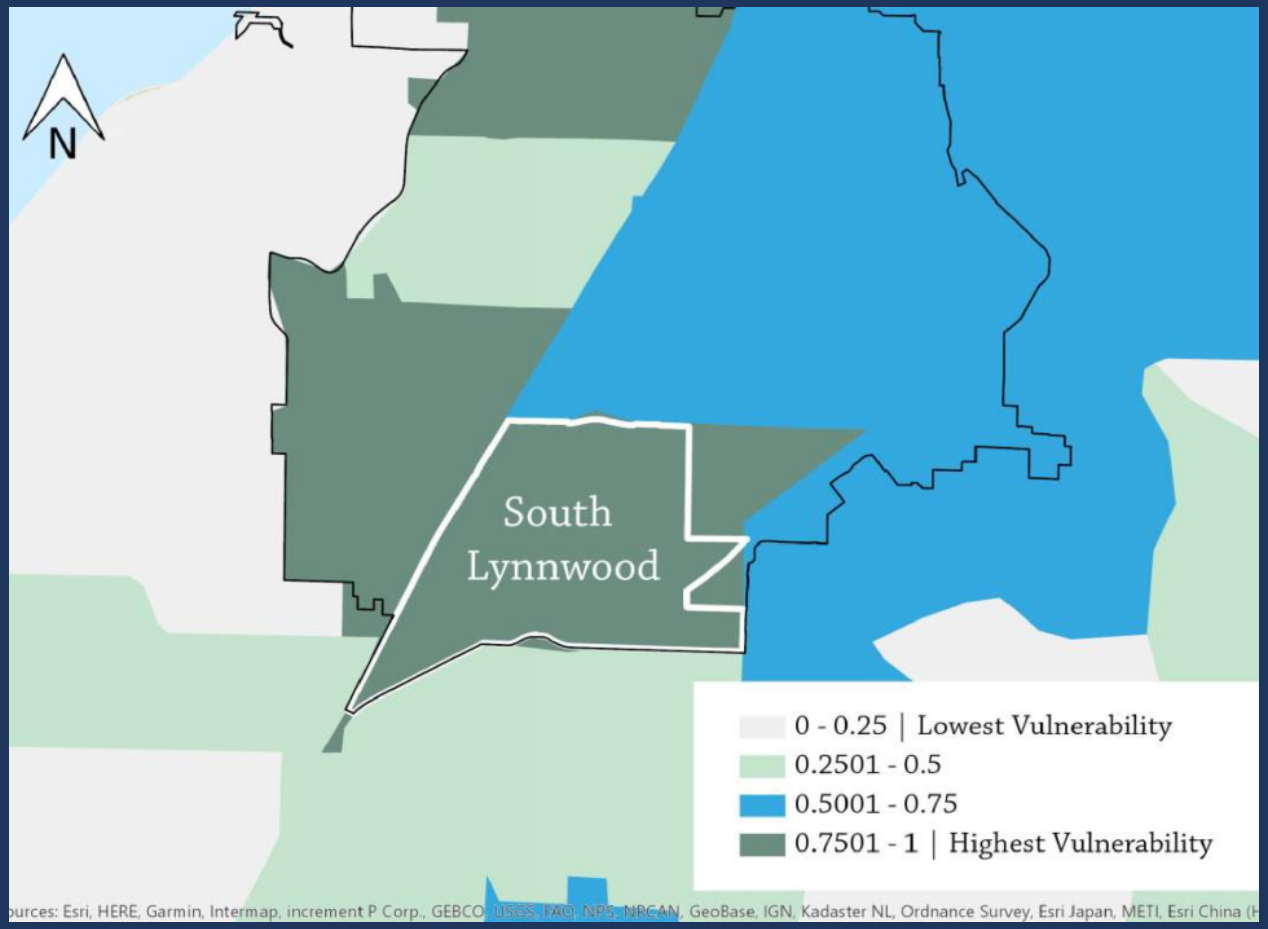
THEME #2
FINDINGS

The neighborhood has a **higher social vulnerability index** than surrounding areas. This may mean they are **more susceptible** to stressors such as **disasters, disease, and other hazardous events.**



THEME #2
FINDINGS

The neighborhood has a **higher social vulnerability index** than surrounding areas. This may mean they are **more susceptible** to stressors such as **disasters, disease, and other hazardous events.**



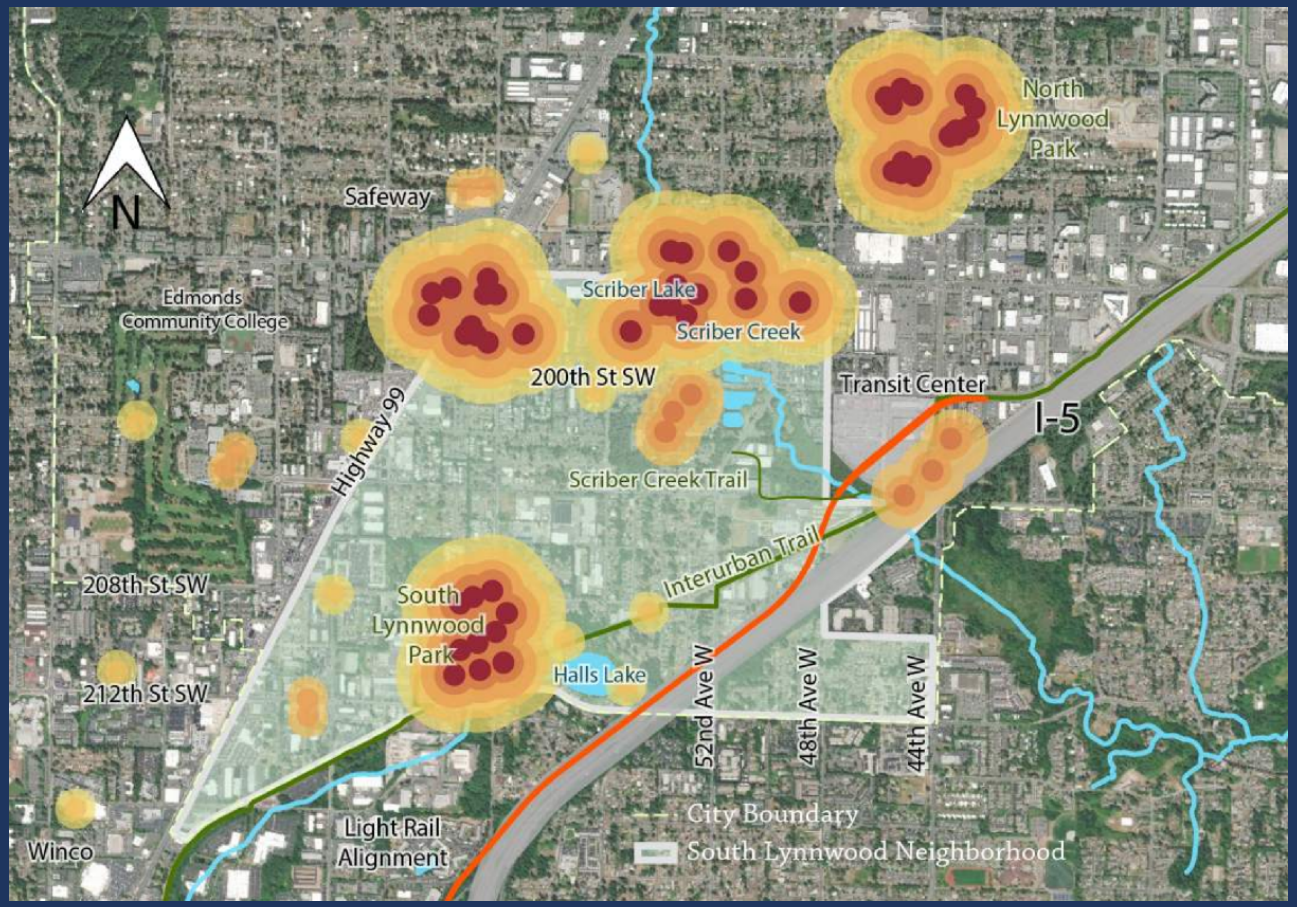
THEME #3

A healthy neighborhood which is home to ***safe walking networks, parks, open spaces, and gathering places****.*

THEME #3
FINDINGS

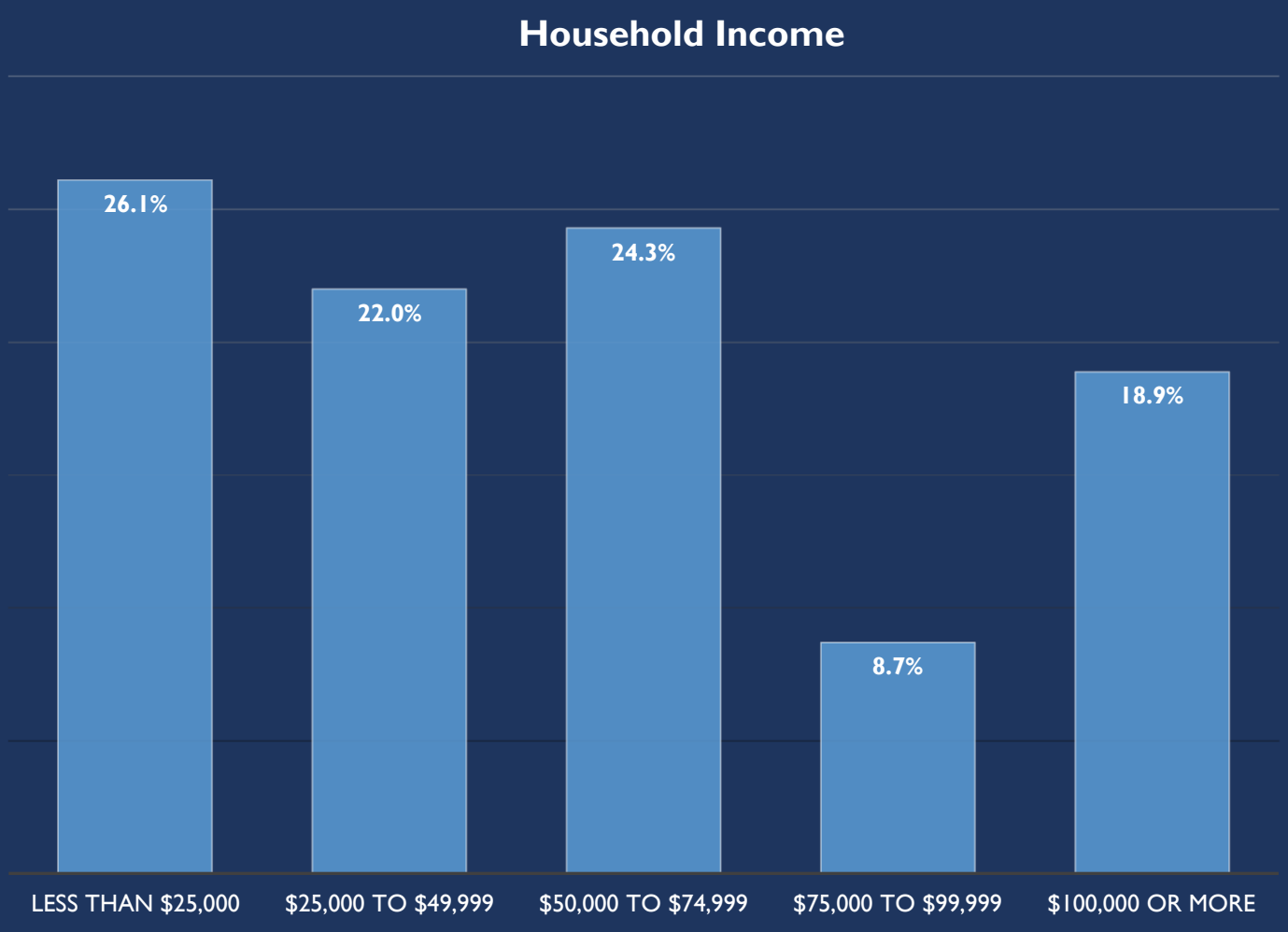
Parks are highly valued by the community: South Lynnwood Park, Interurban Trail, and Scriber Lake among places ranked most highly in pre-engagement survey.

What is your favorite place in the neighborhood?



THEME #3
FINDINGS

South Lynnwood residents experience **lower average incomes** and **greater poverty** than the City as a whole.



THEME #3
FINDINGS

Both Neighbors and the City are asking for **more connectivity** and both see the new incoming Light Rail station as an opportunity for local improvements that benefit all.

Neighborhood Street Grid

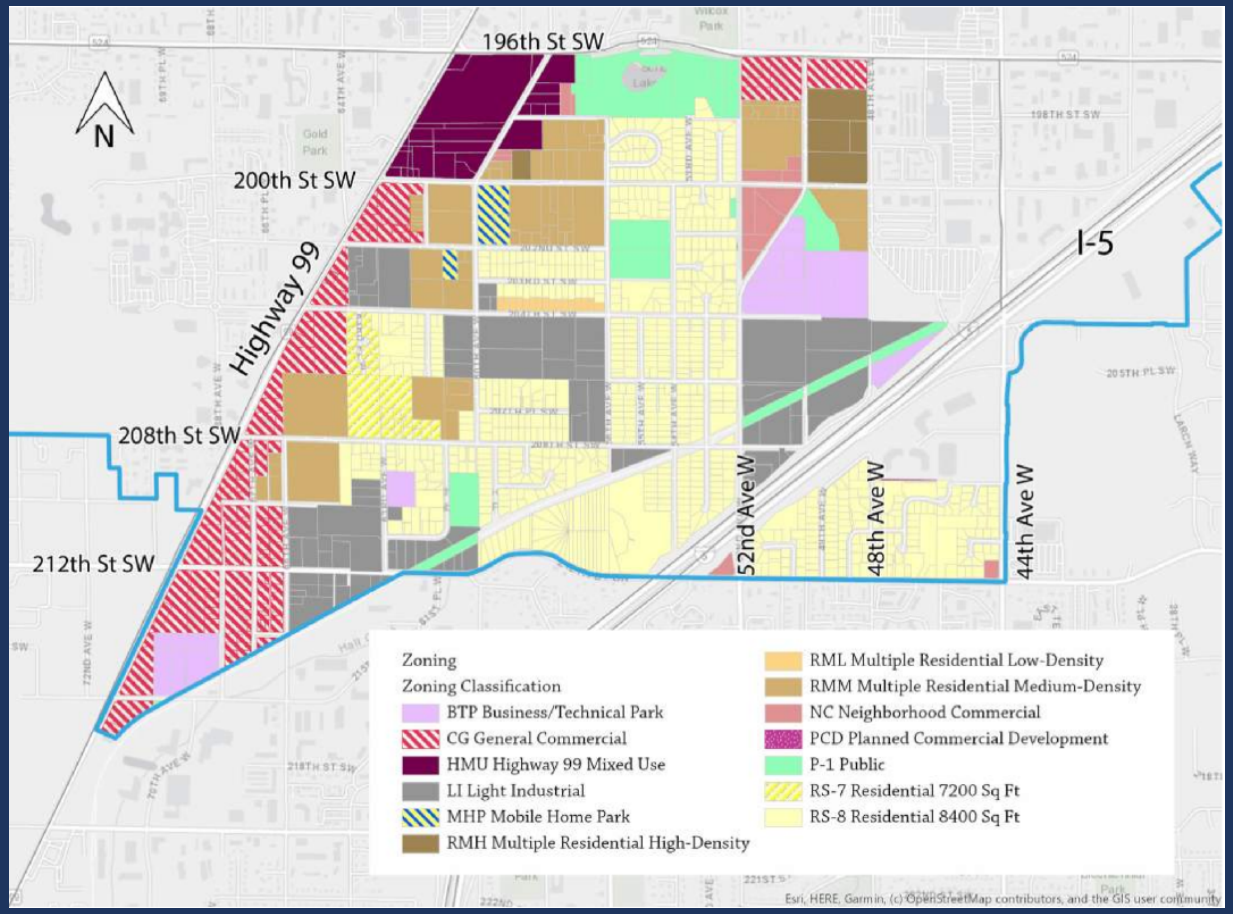
THEME #4

Economic development progresses through ***employment opportunities*** *and* ***access to social services.***

THEME #4
FINDINGS

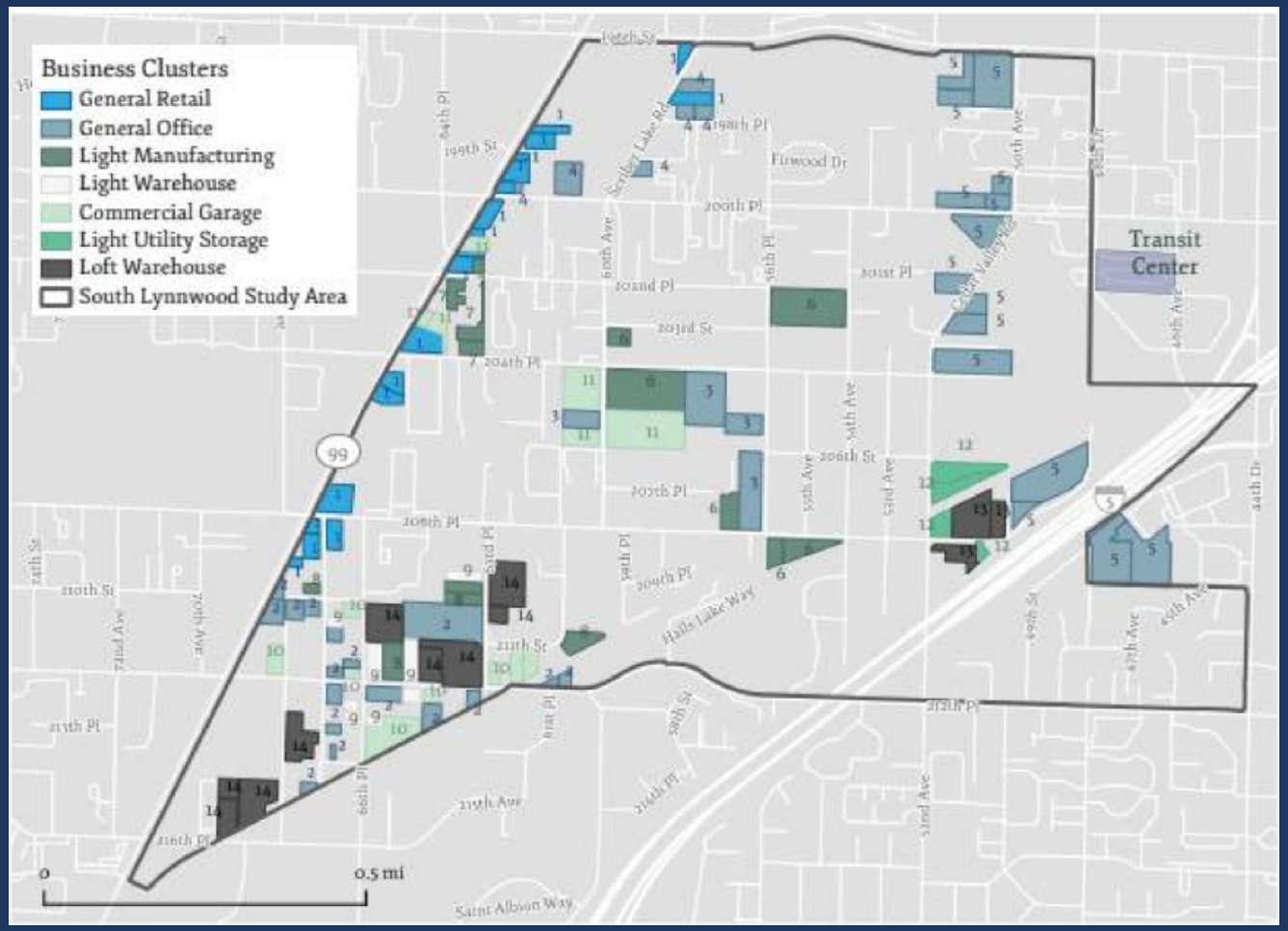
There is a **greater portion of land zoned for industrial uses** in the Neighborhood than the City as a whole.

Detailed current zoning



THEME #4
FINDINGS

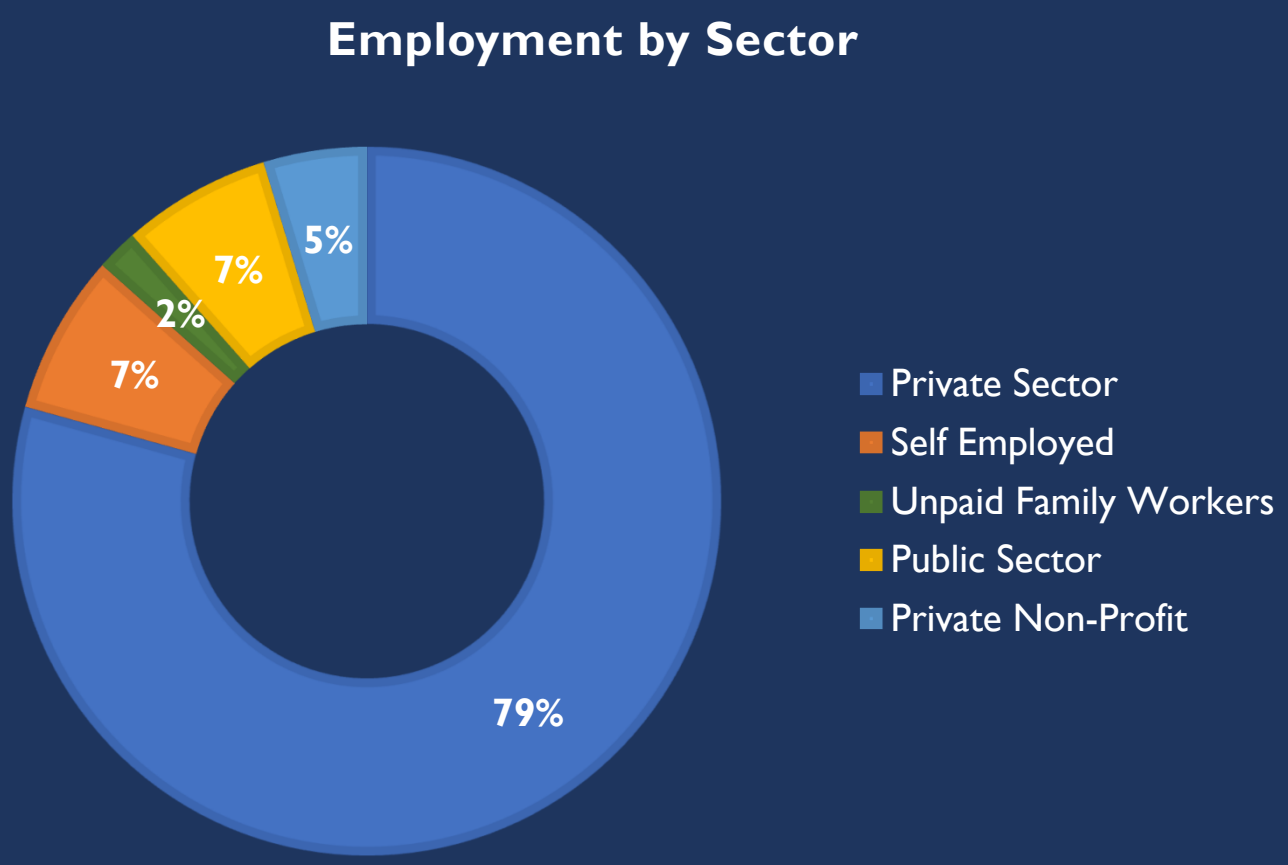
Diverse mix and cluster of uses.



THEME #4
FINDINGS

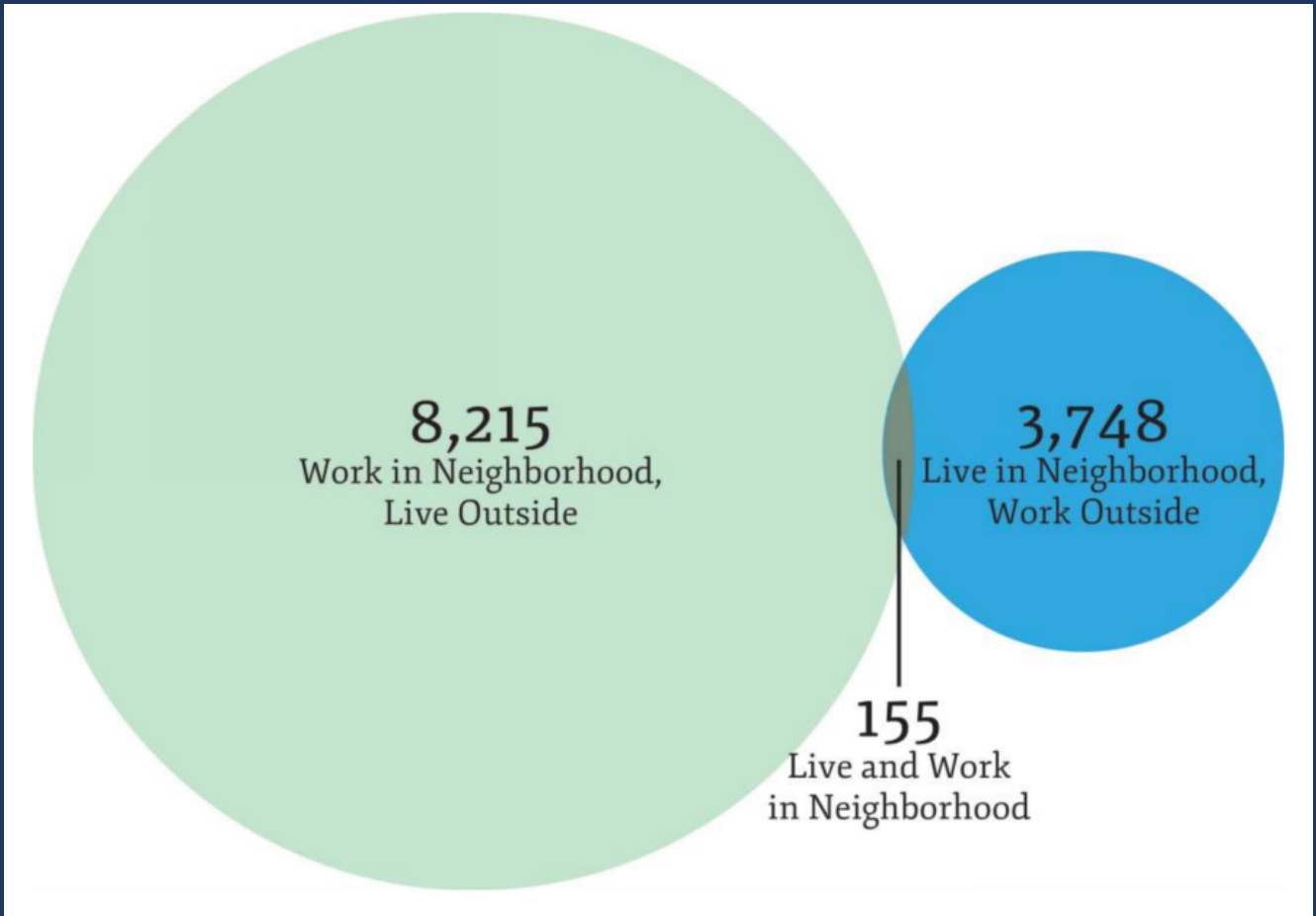
South Lynnwood's unemployment rate at the time of the existing conditions report was 3.1%.

The unemployment rate does not count undocumented populations and could be skewed.



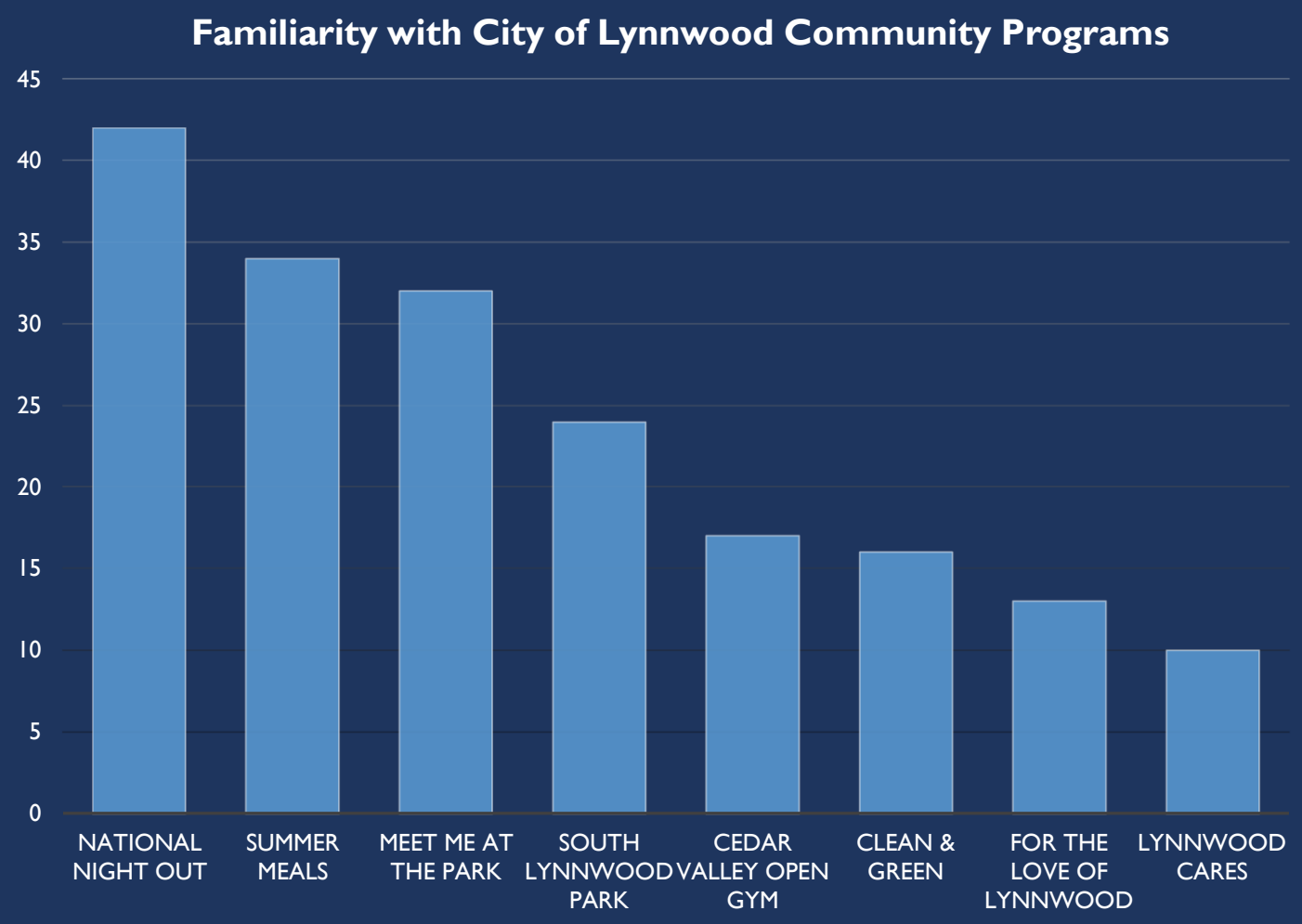
THEME #4
FINDINGS

Small minority of workers both **live and work** in South Lynnwood.



THEME #4
FINDINGS

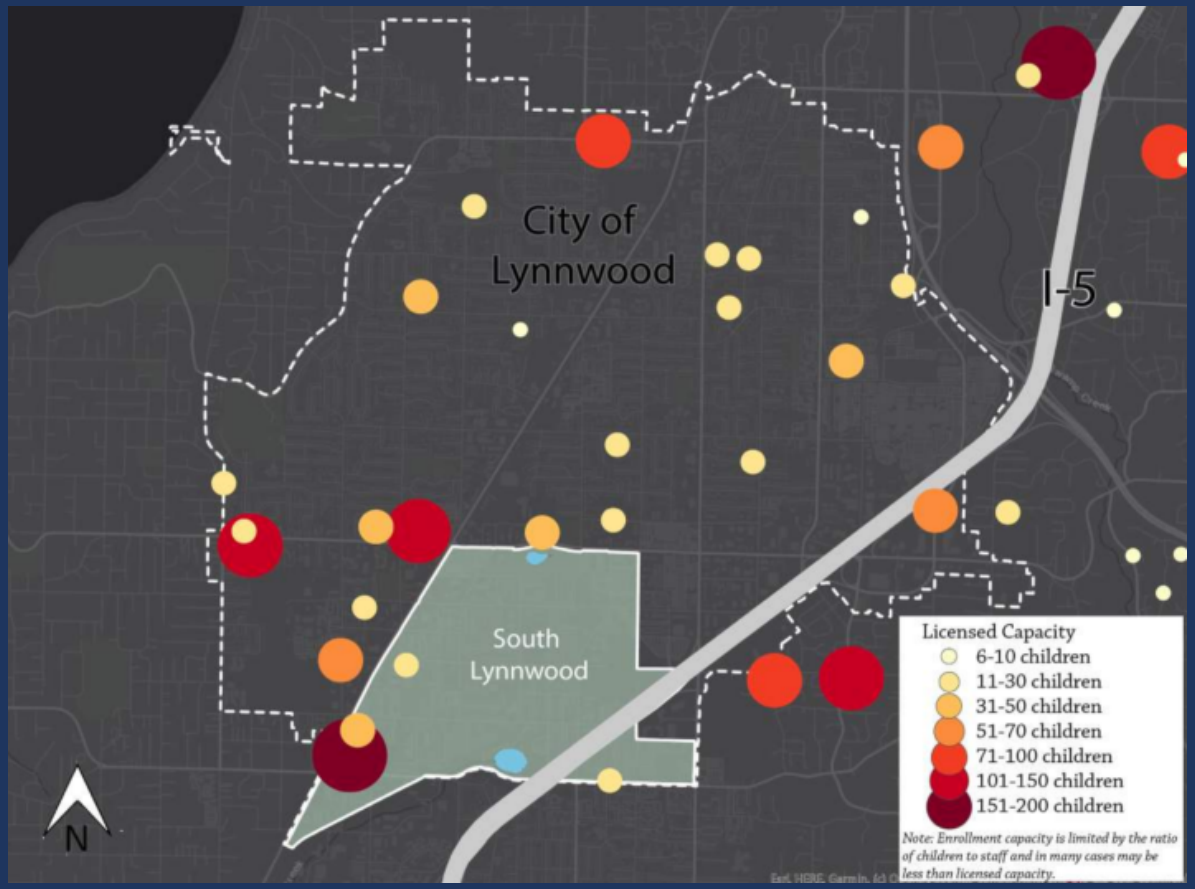
There are several **social services** and City **community resources and programs** based in South Lynnwood.



THEME #4
FINDINGS

There is a high **need for childcare access** in the Neighborhood, as **more than half of children live with single parent**.

Local Child Care Capacity



PHASE 2
MAJOR THEMES

*Residents, businesses, and community partners **work together** to create a vibrant community which **celebrates diversity**.*

*Households, families, community partners, and businesses are **preserved and stable**.*

*A healthy neighborhood which is home to **safe walking networks, parks, open spaces, and gathering places**.*

*Economic development progresses through **employment opportunities** and **access to social services**.*

NEXT STEPS

Draft recommendations

Co-Design & Open House

Final recommendations

DISCUSSION

CITY COUNCIL ITEM C

CITY OF LYNNWOOD
Community Development

TITLE: Interim Land Use Approval Extensions due to Covid-19 Impacts

DEPARTMENT CONTACT: Ashley Winchell / Kirk Rappe

SUMMARY:

The proposed temporary interim ordinance will extend land use permits with City-mandated deadlines to help offset the impacts of the Covid-19 economic downturn.

POLICY QUESTION(S) FOR COUNCIL CONSIDERATION:

There are no policy questions from staff. Staff requests Council review and consider this legislation.

ACTION:

Review the proposed ordinance prior to the legislative session in August.

BACKGROUND:

The Covid-19 pandemic and its economic impacts can make it difficult for property owners and developers to complete required infrastructure improvements in the timeframes that the City has set in code. The code provides 2 to 3 years to complete these improvements and other before final approval, and some deadlines provide an additional 1-year extension with approval from the Mayor.

This ordinance will simply add 180 days (approximately 6 months) to the deadline. If available, the applicant must obtain the 1-year extension first.

The ordinance also lengthens the deadline for Accessory Dwelling Units to be recorded with the county from 10 days after city approval to 30 days.

The ordinance is an temporary interim ordinance that, if approved, will expire after 6 months after approval. This action has been reviewed by the City Attorney and may be undertaken pursuant to the RCW 36.70A.390.

PREVIOUS COUNCIL ACTIONS:

None.

FUNDING:

No funding necessary and no impact on City finances.

KEY FEATURES AND VISION ALIGNMENT:

The proposed ordinance aligns with the city's vision by:

To be a city that is responsive to the wants and needs of our citizens and encouraging a broad business base in sector, size and related employment, and promote high quality development.

ADMINISTRATION RECOMMENDATION:

No administrative recommendations are needed at this time.

DOCUMENT ATTACHMENTS

Description:	Type:
Draft Land Use Extension Ordinance	Ordinance

LYNNWOOD
WASHINGTON

ORDINANCE NO. _____

AN INTERIM ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LYNNWOOD, WASHINGTON, IN RESPONSE TO THE COVID-19 PANDEMIC TEMPORARILY POSTPONING EXPIRATION OF LAND USE APPROVALS AND APPROVED LAND USE ACTIONS AND EXTENDING DEADLINES FOR RECORDING ACCESSORY DWELLING UNITS WITH SNOHOMISH COUNTY; ESTABLISHING AN EXPIRATION DATE CONSISTENT WITH RCW 36.70A.390; PROVIDING FOR SEVERABILITY; ESTABLISHING AN EFFECTIVE DATE; AND PROVIDING FOR SUMMARY PUBLICATION.

WHEREAS, the World Health Organization has determined that a pandemic exists due o the global spread of the highly contagious virus commonly known as Covid-19; and

WHEREAS, a state of emergency has been declared by federal, state, county and municipal governments in response to the Covid-19 pandemic; and

WHEREAS, on May 4, 2020 Governor Jay Inslee ("governor") released a 4-phase, county-by-county "Safe Start" reopening plan; and

WHEREAS, on June 6, 2020 Snohomish County progressed to Phase 2; and

WHEREAS, as of June 30, 2020 cases of Covid-19 have continued to increase in Snohomish County and Snohomish County Executive Dave Somers stated that Snohomish County may need to slow or reverse the phased reopening; and

WHEREAS, land development and construction activities, though exempted from the governor's Stay Home – Stay Healthy Order, are experiencing disruption in the construction material supply chain and difficulties in completing work with required social distancing rules; and

WHEREAS, Snohomish County recording offices are closed for walk-up service requiring mailing of documents for processing, delaying recording; and

WHEREAS, Lynnwood Municipal Code Title 19 and 21 imposes certain time limitations on completion of infrastructure improvements, submittal of final applications to the City of Lynnwood ("City"), and recording of documents with Snohomish County; and

WHEREAS, the expiration of approved land use permits can have a significant financial impact to property owners and developers, and also adversely affect financial institutions and investors that have provided financing; and

WHEREAS, the Lynnwood Municipal Code allows one-time extensions to the expiration of land use approvals, but the existing time extensions may be insufficient due to the unknown rate at which the phased reopening will continue and prolonged economic downturn; and

WHEREAS, the City Council wishes to encourage a continuation of property development activity delayed by the emergency restrictions and the uncertain timeline of the

phased reopening plan through postponement of the deadlines and expiration dates for land use applications and certain recordings; and

WHEREAS, RCW 36.70A.390 provides that the City Council may adopt an immediate interim zoning ordinance for a period of up to six months if a public hearing is held within at least sixty (60) days; and

WHEREAS, pursuant to WAC 197-11-880 and LSMC Chapter 16.04, the adoption of this ordinance is exempt from the requirements of a threshold determination under the State Environmental Policy Act (SEPA); and

WHEREAS, the proposed interim official control will promote the public health, safety, morals, or general welfare, and it is consistent with the goals and polices of the Comprehensive Plan;

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

Section 1: Findings of Fact. The Recitals set forth above are adopted as the Findings of Fact required pursuant to RCW 36.70A.390.

Section 2: Purpose. The purpose of this ordinance is to temporarily extend the land use approval expiration deadlines and certain recording deadlines in Titles 19 and 21 of the Lynnwood Municipal Code.

Section 3: Extension of Land Use Approval Deadlines.

A. This section applies to all land use approvals with City-mandated expiration deadlines in Title 19 – Subdivisions and Title 21 – Zoning of the Lynnwood Municipal Code.
B. Any land use permit or development approval that is eligible for and received a one-time extension from the Mayor, or is provided no applicable extension in the Lynnwood Municipal Code, has its expiration deadline extended 180 days from the current expiration date.
C. As of the effective date of this ordinance any land use permits or development approvals that are eligible for a one-time extension from the Mayor but have not yet applied for the Mayor's one-time extension, must apply for and receive approval for a one time Mayoral extension before being automatically extended per part B, above.

Section 4: Extension of Accessory Dwelling Unit Recording Deadline.

A. This section applies to all Accessory Dwelling Unit approvals as described in LMC 21.42.100.G.
B. The 10-day recording deadline in LMC 21.42.100.G.e is hereby extended to 30 calendar days from notice of approval.

Section 5: Public Hearing. Pursuant to RCW 36.70A.390, a public hearing on the interim official controls established by this Ordinance shall be held within sixty (60) days of the adoption of this Ordinance to hear and consider public comment.

Section 6. Effective Date: This ordinance or an approved summary thereof consisting of its title shall be published in the City's official newspaper of record and shall take effect and be in full force five days following its publication.

Section 7: Expiration. The City Council adopts this interim regulation under the authority of RCW 36.70A.390. Therefore the interim controls adopted herein shall be in effect for a period of six (6) months from the effective date of this Ordinance and shall automatically expire after a period of six months, unless extended as provided by statute or otherwise superseded by action of Council, whichever occurs first. Because this is an interim ordinance, it shall not be codified.

Section 8. Severability. If any section, sentence, clause or phrase of this ordinance should be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause or phrase or word of this ordinance.

PASSED BY THE CITY COUNCIL THIS XX day of XXXXXXXX 2020.

APPROVED:

_____

Nicola Smith, Mayor

ATTEST/AUTHENTICATED:

APPROVED AS TO FORM:

_____

Sonja Springer, Finance Director

_____

Rosemary Larson, City Attorney

PASSED BY THE CITY COUNCIL:
PUBLISHED:
EFFECTIVE DATE:
ORDINANCE NUMBER:

CITY COUNCIL ITEM D

CITY OF LYNNWOOD
Executive

TITLE: Executive Session, If Needed

DEPARTMENT CONTACT: Leah Jensen

DOCUMENT ATTACHMENTS

Description:	Type:
No Attachments Available	

CITY COUNCIL ITEM E

CITY OF LYNNWOOD
Executive

TITLE: Mayor Comments and Questions

DEPARTMENT CONTACT: Leah Jensen

DOCUMENT ATTACHMENTS

Description:	Type:
No Attachments Available	

CITY COUNCIL ITEM F

CITY OF LYNNWOOD
City Council

TITLE: **Council President and Council Comments**

DEPARTMENT CONTACT: **Christine Frizzell, Council President**

DOCUMENT ATTACHMENTS

Description:	Type:
No Attachments Available	