

# SOUTH LYNNWOOD NEIGHBORHOOD PLAN

December 13, 2021

Final DRAFT

for City Council Adoption

Prepared by the City of Lynnwood

Department of Development & Business Services

Adopted By:

Lynnwood City Council

Ordinance # \_\_\_\_\_

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To all the individuals, businesses, organizations, and community members who gave time and thought to participate in the South Lynnwood Neighborhood Plan process in person and online. This plan is better and stronger because of your involvement.



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# INTRODUCTION



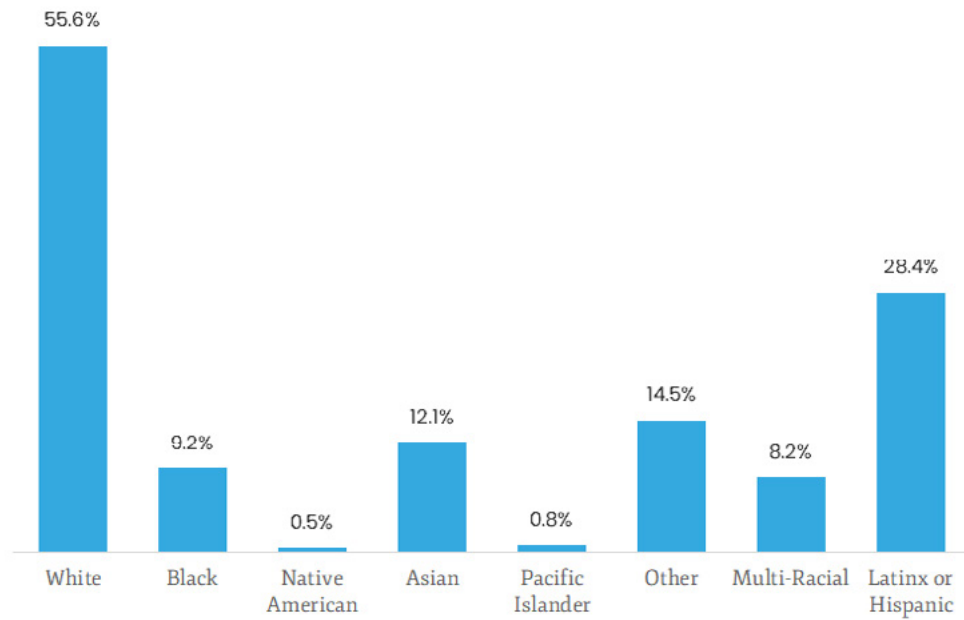
# 1. INTRODUCTION

The South Lynnwood neighborhood is a diverse and growing area of about 1.5 square miles and is home to a vibrant, diverse mix of residential, commercial, service, and light industrial communities. South Lynnwood is located between I-5 and Highway 99 and is bordered by 196th Street SW to the north and 212th Street SW to the south as shown in the map on the next page. The neighborhood hosts parks and trails, a wide variety of housing types and job sectors, and active faith- and service-based communities. East of South Lynnwood, the Lynnwood Transit Center is the largest transit hub in Snohomish County and will be the site of a new Link light rail station in 2024 with the potential to bring more commercial activity and housing to the neighborhood.





The biggest asset in South Lynnwood is the people who live, work, shop, and play here. Home to 8,000 people – a little over 20% of Lynnwood’s total population – South Lynnwood is slightly higher in population density than the city as a whole. A vital characteristic of the neighborhood is its racial, ethnic, and linguistic diversity. Approximately half the population is white and more than one quarter is Hispanic or Latino/Latinx. About half of children and 40% of adults speak a language other than English at home, including Spanish, Vietnamese, Arabic, Korean, and Russian. South Lynnwood has increased in population in recent years and continues to grow. Residents like what their neighborhood has to offer. They want to stay here and continue to deepen their community roots, alliances, and connections.



**FIGURE 1:** Race and ethnicity in South Lynnwood

## PURPOSE OF THIS PLAN

This plan assembles a vision generated by the communities in the South Lynnwood neighborhood. Supporting this vision are goals and policies which will guide South Lynnwood's future. The City plans to incorporate this policy guidance into the next Comprehensive Plan update in 2024. Implementation of these policies is also explored in the actions of this plan, which provide concrete steps that can help achieve the vision for the neighborhood.

## THE CHALLENGE FOR SOUTH LYNNWOOD

In a time of great regional prosperity, with light rail coming and anticipated City Center growth immediately adjacent to South Lynnwood, there is a risk that not everyone will benefit equitably. Worse is the risk that the vitality that comes with growth could displace South Lynnwood residents and business owners. The great challenge is to leverage oncoming changes and knit them together in a way that is attentive to detail and responsive to the needs of the neighbors.

Among this challenge, there are many opportunities like the chance to deepen collaboration between community members and the City (a collaboration that is wished for on both sides); the opportunity for neighbors to sit across the table, person-to-person, to plan for the neighborhood; the opportunity to amplify and listen to voices who may not have been heard before; and the opportunity to forge and express a unique identity for South Lynnwood.

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# FUTURE CONDITIONS: SOUTH LYNNWOOD'S FRAMEWORK FOR THE FUTURE

In early 2020, members of the South Lynnwood neighborhood developed four Future Condition Statements, which together envision an ideal future for South Lynnwood. These statements have guided the development of the plan. The statements were brought to the broader community, and responses to over 200 surveys showed broad agreement with all their components. This plan uses these four statements as the foundational principles for South Lynnwood. The goals, policies, and actions in this plan provide a pathway for implementing these future conditions, aiming towards a thriving South Lynnwood.



## HOUSEHOLDS, FAMILIES, AND BUSINESSES WILL BE PRESERVED AND THRIVING.

*This will mean that South Lynnwood is an attractive neighborhood for people, businesses, and services to locate. Those who are here will be able to stay as the city and the region continue to grow, strengthening a rich community culture.*



## RESIDENTS, BUSINESSES, AND COMMUNITY PARTNERS WILL WORK TOGETHER TO CREATE A VIBRANT COMMUNITY WHICH CELEBRATES DIVERSITY.

*This will mean that our success is due to a collective spirit and multicultural diversity. Civic connections will be strong and reciprocal with creative partnerships and many pathways to leadership.*



## THE NEIGHBORHOOD WILL BE HOME TO SAFE WALKING NETWORKS, PARKS, OPEN SPACES, AND GATHERING PLACES.

*This will mean that our community feels safe on sidewalks and trails and enjoys the neighborhood's beautiful outdoor spaces.*



## ECONOMIC DEVELOPMENT WILL PROGRESS THROUGH EMPLOYMENT OPPORTUNITIES AND ACCESS TO SOCIAL SERVICES.

*This will mean that businesses develop close relationships with the community. Stable jobs will be available to neighborhood residents, and thriving social services will support public health.*

# PLANNING PROCESS

2.



## 2. PLANNING PROCESS

This plan was developed with the help of hundreds of community members who collaborated on a long-term vision for the neighborhood. City leaders and South Lynnwood community members discussed community needs and desires during neighborhood events, personal interviews, and surveys in multiple languages. Residents, business owners, schools, faith organizations, service providers, and parents were also represented by a Co-Design Committee who met regularly to draft the Plan with the help of the City and consultant team. These efforts built trust and strengthened connections throughout the planning process.

### EXISTING CONDITIONS REPORT

The consultant-team developed an [Existing Conditions Report](#), **Appendix A**, to summarize the current state of South Lynnwood. The report draws heavily on Census data, such as the results of the 2000 and 2010 Decennial Census and the 2018 American Community Survey (ACS), to characterize neighborhood trends and conditions.

Community characteristics in South Lynnwood vary from the City of Lynnwood in some notable ways. In South Lynnwood:

- There is a higher percentage of Black, Indigenous, and People of Color (BIPOC), immigrant and refugee communities, in particular the Latino/Latinx population, than the City as a whole.
- Residential density is slightly higher.
- The ratio of renters to homeowners is higher.
- People are more inclined to take public transit or carpool compared to the rest of the City.
- Social indicators point to a higher risk of displacement than in the rest of Lynnwood (see the Puget Sound Regional Council [displacement map](#)).
- Contains the only land in the city that is zoned light industrial.
- The neighborhood is concerned about the impacts from new growth and development pressure because it is next to both the City Center and the future Sound Transit Link Light Rail.
- These pressures are likely to impact aging commercial and multifamily buildings in South Lynnwood.

### THE CO-DESIGN COMMITTEE

This plan was guided by a Co-Design Committee of community members with city staff joining meetings as listening participants. Bringing the Co-Design Committee together was an intentional effort to shift an unequal dynamic that is unfortunately common in neighborhood planning. Instead, this plan seeks a more balanced approach to receive meaningful input and ideas. Community members were asked to proactively address the coming changes to the South Lynnwood neighborhood and build a plan with the City.

The Committee included people who live, work, or are otherwise involved with the South Lynnwood neighborhood:

#### CO-DESIGN COMMITTEE MEMBER AFFILIATIONS:

- NW Church •Edmonds School District •LETI
- Lynnwood Police Dept. •HASCO •Foundation, ESD
- Bradley Commercial RE •Homage Senior Center
- JC Auto Restoration •YWCA
- Verdant Health Commission



## 12.13.21 FINAL DRAFT - FOR CITY COUNCIL ADOPTION

a mixture of residents, business owners, representatives of faith organizations, representatives of schools, service providers, and parents.

The Co-Design Committee met nine times between February 2020 and Fall 2021. The consultant team facilitated most discussions, allowing Co-Design Committee members to learn about a variety of topics and then engage in discussions with each other specifically about South Lynnwood. City staff were available to answer specific questions and absorb information, but generally prioritized listening to discussion between community members. Committee members were encouraged to discuss aspects of the neighborhood which are important to them and to keep an open mind in hearing the opinions of others.

In each meeting, the overarching goal was to build community relationships and strengthen increasingly collaborative ties that will serve the neighborhood after the plan is adopted. Early meetings focused on imagining the future of the neighborhood in the next 20 years. The Co-Design Committee then created future condition statements which were confirmed and evaluated against current neighborhood conditions. Subsequent meetings focused on specific topics. The Co-Design Committee explored land use and zoning issues with city staff and ultimately helped draft goal and policy language proposed for this plan.

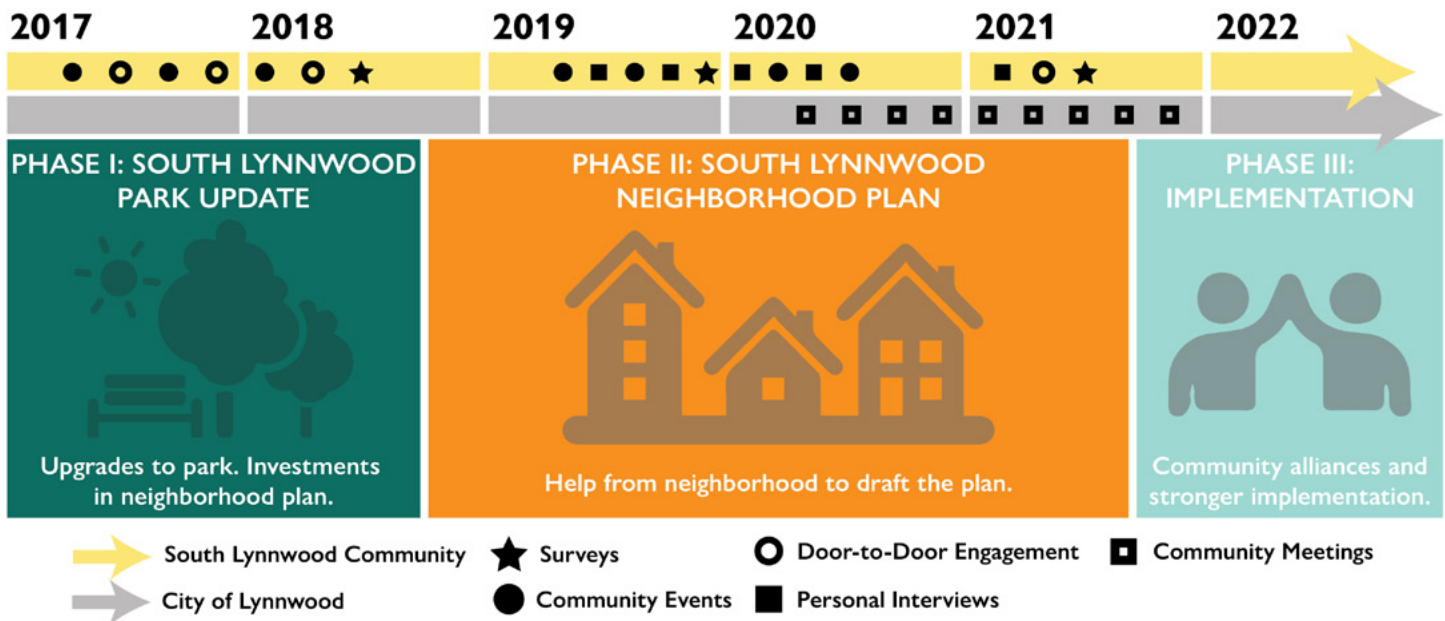


Co-Design Committee members have also served as ambassadors of the plan and have been encouraged to help gather broader public involvement during the public open house by distributing surveys to the community, working groups, and fellow neighborhood residents in Spring 2021.

Co-Design Committee meeting dates and topics can be found in **Appendix B**.

## OUTREACH TO THE BROADER COMMUNITY

Discussions with the Co-Design Committee were a central component to the formation of this plan, but at several points in the planning process the broader community was also engaged to gather valuable feedback, which also informed the goals and policies included in this plan. City staff provided regular updates and briefings to the Planning Commission and City Council about the progress of this project and the nature of the public feedback.



## PRE-ENGAGEMENT PROCESS

In Summer 2019, the City reached out to members of the community to learn what people value in South Lynnwood and to understand how the community preferred to engage with the City for the remainder of the project. This engagement took place in the form of one-on-one interviews with the consultant team as well as outreach at well-attended community events in and near the neighborhood. Key findings from the pre-engagement outreach guided the discussions with the Co-Design Committee as well as future engagement efforts.

Results of the pre-engagement process can be found in **Appendix C**.

## BUSINESS COMMUNITY

Because South Lynnwood is the only area of the city with light industrial zoning, it was important to specifically engage the business community in the neighborhood to ensure this plan addressed their unique needs. In Spring 2021, the consultant team conducted interviews with business owners and operators in manufacturing, the trades, and real estate services to discuss in detail the aspects of South Lynnwood that make it an attractive place to operate their business. Trans-generational transfer of land, regional accessibility, and the availability of low-cost light industrial space ranked high in these discussions as advantages to being in South Lynnwood neighborhood.

Results from this engagement can be found in **Appendix D**.

## OPEN HOUSE AND SURVEY

Between May and June of 2021, community members, business owners, and visitors to South Lynnwood were invited to take the South Lynnwood Neighborhood Plan Survey as part of an online Open House event, hosted on the city's website. This included background information on the project, videos explaining the project in English and Spanish, and a 15-minute survey. Participants had the option of responding to the survey online or in paper format in both English and Spanish. Questions covered respondents' 20-year vision of the neighborhood, and asked about opinions on housing, jobs, parks, transportation, culture, and identity.

Results from the survey can be found in **Appendix E**.

## EQUITABLE RE-BALANCING

Even in early stages of the planning process, it became abundantly clear from the existing conditions report and pre-engagement with the community that this plan needed to deliberately emphasize equitable outcomes throughout the development and product of the South Lynnwood Neighborhood Plan.

For each of the goals in Chapter Three, there is an section which seeks to describe the equity implications embedded in the community's desire to realize the goals. In many cases these goals are a response to disparate barriers many populations within the community are experiencing across racial, ethnic, gender, age, abilities, language and other diverse identities when it comes to livability, health, and civic engagement. So, to ensure that everyone in South Lynnwood has the opportunity to enjoy the thriving vision for the future of the neighborhood, equity must be embedded throughout the pathway to getting there.



**FIGURE 2:** 44th Street Fair 2017.  
Brighter Images Photography.



## DEFINITIONS

The following terms are used in the goals, policies, and actions in this plan.

**BULK AND DIMENSIONAL STANDARDS:** Spatial regulations for parcels and buildings, which include requirements on setbacks, lot coverage, building height, and other characteristics that influence the size and scale of individual properties and buildings.

**CONTROLLED USES:** Adult establishments and adult retail are controlled uses in Lynnwood. These uses are subject to specific locational and development standards and are only permitted in the designated Controlled Use Area located in South Lynnwood.

**HOME OCCUPATION:** A business operation, trade, or profession that is based out of a residence, in a residential zone, where the residence is considered the primary use of the property. The Lynnwood Municipal Code (LMC) has a section of code dedicated to regulating home occupations.

**HUBZONES:** Historically Underutilized Business Zones (HUBZones) are designated via a federal program which encourages economic development in distressed and underutilized neighborhood commercial areas. Qualified small businesses can earn financial support if they are based within a HUBZone and have 35% or more of their workforce residing in the HUBZone.

**INFILL DEVELOPMENT:** The process of developing or redeveloping vacant or under-used land within urban areas that are otherwise mostly developed. Residential infill typically entails the addition of context-sensitive single-family homes, townhomes, duplexes, or small apartments in existing neighborhoods by making use of vacant, odd-shaped, or otherwise under-used parcels.

**OPPORTUNITY ZONE:** A federally designated, economically distressed Census Tract where new investments may be eligible for preferential tax treatment.

**OVERLAY DISTRICT/ZONE:** A zoning district that applies an additional layer of standards over a base zoning district. Overlay zones typically enforce specific design or development standards that are unique to the area.

**PLACEMAKING:** A people-centered approach to the planning, design, and management of public spaces that strengthens sense of place among community members by capitalizing on local assets, inspiration, and potential.

**USE CHANGE:** A change from one permitted use of private property to another.

**VALUE CAPTURE MECHANISMS:** A set of public financing tools that redirect the revenue gained from increases in land value back into public infrastructure, affordable housing, or other collective investments in designated areas. The purpose is generally to channel profit back into the community rather than concentrating it among a select few property owners, as tends to occur without intervention.

**WAYFINDING:** The process of designing maps, signs, diagrams, and other attention-getting information systems to guide people through a physical environment, show them how they can reach their destination, and orient themselves in space.

# GOALS & POLICIES

# 3.



# 3. GOALS AND POLICIES

## INTRODUCTION

The goals and policies are the most important part of the South Lynnwood Neighborhood Plan. They will guide the long-term outcomes and direction for the neighborhood to reach the future condition statements.

Lynnwood is a dynamic city in a quickly changing region, and this neighborhood will experience the pressures of growth in the coming years. As the neighborhood changes, these goals and policies will guide how that change happens in South Lynnwood. The City worked closely with the community to make sure that this guidance steers the growth towards the kinds of changes the neighborhood would like to see.

The goals support the Future Condition Statements in the following ways:

FUTURE CONDITIONS STATEMENTS →				
	GOALS ↓	Households, families, and businesses are thriving.	Economic development progresses through employment opportunities and access to social services.	Residents, businesses, and community partners work together to create a vibrant community which celebrates diversity.
<b>Goal 1.</b> The South Lynnwood neighborhood succeeds because it has a collaborative relationship with the City.	●	●	●	
<b>Goal 2.</b> South Lynnwood feels like a small village with an easily recognizable identity.	●	●	●	●
<b>Goal 3.</b> Residents of all ages have safe places to play and learn.	●	●	●	●
<b>Goal 4.</b> There are many ways to get around the neighborhood, and walkways feel safe to use.	●			●
<b>Goal 5.</b> Preserve existing housing that is affordable and safe so people can stay in South Lynnwood	●		●	
<b>Goal 6.</b> Residents are protected from displacement.	●	●	●	
<b>Goal 7.</b> Housing is connected to transportation and businesses.	●			●
<b>Goal 8.</b> South Lynnwood is business-friendly and supportive of local entrepreneurs.	●	●	●	
<b>Goal 9.</b> The community and businesses have a strong working relationship.	●	●	●	
<b>Goal 10.</b> South Lynnwood’s economy is responsive to community needs and industry trends.	●	●	●	



Many of the following partners collaborated on this plan, and their leadership and innovation will be key to helping this plan succeed in the years to come. This list is not an exhaustive list of organizations in South Lynnwood, however. Additional neighborhood partners will certainly be identified and brought in through the implementation phase of the plan. Collaboration with community partners will be important to implementing actions, meeting policy objectives, and moving South Lynnwood closer to its community goals.

# PARTNERSHIPS

City of Lynnwood	City Council Development and Business Services (includes Community Planning and Economic Development Divisions) Mayor's Office Parks, Recreation, & Cultural Arts Department (includes the Arts Commission) Police Department Public Works Department (includes the ADA Coordinator)
Transit Agencies	Community Transit Sound Transit
Economic Development Organizations and Business Support	Economic Alliance Snohomish County Lynnwood Chamber of Commerce WA Small Business Development Center WorkSource Northwest Innovation Resource Center StartUp Washington
Educators and Training Programs	Edmonds College Edmonds School District Latino Educational Training Institute (LETI) YWCA Pathways for Women
Housing Providers	Everett Housing Authority Housing Authority of Snohomish County
Service Providers	Homage Senior Center Foundation for Edmonds School District Verdant Health Commission Childcare Aware Washington
Community Groups	Friends of Scriber Lake
Faith Communities	
Utility Providers	Snohomish Public Utility District (PUD)
Safe Routes to School Affiliates	
Sno-Isle Libraries	
South Snohomish County Regional Fire Authority	
South Lynnwood Community:	South Lynnwood residents (includes homeowners and renters) South Lynnwood businesses South Lynnwood landlords South Lynnwood multi-family property management services South Lynnwood artists South Lynnwood nonprofit organizations

# GOAL 1:

## The South Lynnwood neighborhood succeeds because it has a collaborative relationship with the City.

### CONTEXT

There is a broad range of individuals and organizations operating within South Lynnwood or serving an area which includes South Lynnwood. They provide a wide variety of community benefits, but they may not be focused on unifying South Lynnwood as a neighborhood. Prioritizing collaboration as a goal demonstrates this community's desire to leverage existing resources. There are many partners who can complement and build on each other's work.

The community in South Lynnwood appreciates knowing what's happening in advance and prefers not to be surprised by decisions. They would like to be more involved in decisions about changes in housing, transportation, and how land is used in the neighborhood. The neighborhood would like City leaders to prioritize transparency and collaboration through allocation of resources, improved communication methods, and accountability to decisions. South Lynnwood residents often feel left out or under-notified when it comes to decisions large and small. If decisions are being made that impact South Lynnwood, the community wants to know about them and be involved in the decision-making.

As South Lynnwood community organizations become more unified, and as this diverse neighborhood is more accurately represented, the easier collaboration with the City will become. This plan helps this effort by laying out the needs and desires of the community.

### EQUITY

The community deserves to be intrinsically and actively involved in decisions that impact the neighborhood and overall quality of life. There are many groups in South Lynnwood who may be under resourced or overlooked. In addition to reaching out to everyone, the City should put more effort into reaching out to groups who may not typically be heard or who have more barriers to participating in the conversation. These might include elderly, veteran, disabled, tenant, migrant, and Black, Indigenous, and People of Color (BIPOC) community members. Active community participation requires mutual respect and accountability between the City and neighborhood residents. There is commitment on all sides to bring the neighborhood's visions to reality.

### PARTNERS

City of Lynnwood City Council, Mayor's Office, and Development and Business Services; South Snohomish County Regional Fire Authority; Educators and Training Programs; Service Providers



**POLICY 1.1**

**Strengthen two-way communication between the neighborhood and the City.**

**ACTION 1.1.1**

Deliver advance communication to the neighborhood about changes under consideration beyond legal requirements.

**ACTION 1.1.2**

Establish and nurture pathways to leadership roles for the neighborhood community members.

**ACTION 1.1.3**

Encourage and support alliances within South Lynnwood.

**POLICY 1.2**

**Welcome, elevate, and respect community leaders and the lived experiences of community members.**

**ACTION 1.2.1**

Appropriately compensate neighborhood liaisons for their time and labor.

**ACTION 1.2.2**

Create venues for community members to easily share experiences and ideas with City leadership.

**ACTION 1.2.3**

Actively seek out the opinions of renters and other historically under resourced members of the community.

**POLICY 1.3**

**Recruit and actively involve residents in City or liaison roles and trust that decision-makers will listen and respond to them. The contributions of community liaisons are not tokenized or dismissed.**

**ACTION 1.3.1**

Advertise Lynnwood University, Lynnwood PD Citizen Academy, and similar opportunities to the South Lynnwood community and consider holding sessions within the neighborhood.

**ACTION 1.3.2**

Identify and remove barriers that prevent South Lynnwood residents from participating in local government.

**POLICY 1.4**

**Celebrate linguistic diversity and prioritize language accessibility.**

**ACTION 1.4.1**

Identify the most common languages in South Lynnwood in addition to English.

**ACTION 1.4.2**

Translate English-language City documents into languages spoken by neighborhood residents and businesses. Prioritize specific types of documents for additional translation as suggested by community liaisons.

**ACTION 1.4.3**

Dedicate an annual funding source to support translation and interpretation.

**ACTION 1.4.4**

Always distribute multi-lingual City documents in advance of all engagement opportunities and notices.

**ACTION 1.4.5**

Provide interpretation services as needed at City events.



## GOAL 2:

### South Lynnwood feels like a small village with an easily recognizable identity.

#### CONTEXT

The community in South Lynnwood is vibrant, multicultural, and diverse. Beloved restaurants, public art, and community events have the potential to embody the neighborhood's identity. However, right now if you asked residents to identify South Lynnwood, not everyone would be able to point to it on a map or identify it with the same boundaries or common landmarks. Having a recognizable, coherent neighborhood identity and sense of place can be a source of neighborhood pride and encourage investment in South Lynnwood.

Intangible connections that bring people together also make a community feel like a small village, such as a neighborhood where residents both live and work and can access daily necessities close by. This has not yet been achieved: some folks work in the neighborhood but do not live here, while others have long commutes elsewhere for work. This could be because there isn't enough housing that is both affordable and close to where people work. In other cases, social services such as childcare may not be affordable where people need it most.

While South Lynnwood is a neighborhood that attracts people who want to make a home here and be engaged in the community, residents have noted that there aren't many destinations in the neighborhood to walk to. Parts of the neighborhood feel disconnected, and some walkways don't feel safe due to fast-moving vehicles. Some residents also expressed a willingness to accept additional density in South Lynnwood if it can amplify the feeling of a small, interconnected village, and if added density and building height feel balanced, with green space between sidewalks and building facades.

#### EQUITY

South Lynnwood is a racially and ethnically diverse neighborhood. Local residents and businesses need to feel celebrated and supported, which is a vital part of neighborhood identity and character. A recognizable neighborhood identity can be linked to greater unity and collaboration among residents, increased prominence of and support for BIPOC-owned local businesses, and community-driven expressions of arts and culture.



However, this is not enough to advance racial equity—proactive action must be taken to prevent residents from being displaced as the cost of living rises. Short commutes and affordable housing can prevent the displacement of low-income residents and enable more workers to secure housing close to their places of employment in South Lynnwood. Lack of access to childcare can also be a major barrier for parents and guardians of children, especially women and low-income workers. Families deserve high-quality, affordable childcare that meets their needs. Otherwise, being able to live, work, and access needed services in the same neighborhood becomes a privilege unreachable by many.

## PARTNERS

City of Lynnwood City Council, Development and Business Services, Parks, Recreation & Cultural Arts Department, and Public Works Department; Utility Providers; Community Groups; Faith Communities; and South Lynnwood residents, businesses, landlords, multi-family property management services, and artists.

### POLICY 2.1

Modify Lynnwood Municipal Code (LMC) to allow for more walkable destinations to be built in South Lynnwood.

#### ACTION 2.1.1

Revise zoning provisions to allow narrower building frontages, more frequent storefronts, and other building form standards that improve the relationship between private and public space.

#### ACTION 2.1.2

Revise the uses allowed in non-residential zones to encourage more neighborhood-serving retail establishments throughout the South Lynnwood. Incentivize businesses with retail components such as food sales, breweries, dining, or other community-oriented establishments

#### ACTION 2.1.3

Allow and encourage mixed uses on appropriate sites.

#### ACTION 2.1.4

Study parking minimums and street parking flexibility that will allow mixed-use development or the repurposing of underutilized lots.

#### ACTION 2.1.5

Provide financial support for façade improvements, signage, and public artwork that unifies neighborhood businesses.

#### ACTION 2.1.6

Review the controlled use area (see Lynnwood Municipal Code sec. 21.46.120) and determine if location and restricted uses are appropriate for the neighborhood.

### POLICY 2.2

Invest in arts programs that are culturally relevant to South Lynnwood.

#### ACTION 2.2.1

Use South Lynnwood as a pilot for the City's wayfinding program.

#### ACTION 2.2.2

Work with property owners to commission murals on blank walls throughout neighborhood. Work with a program that engages youth participation or led by local artists if possible.

#### ACTION 2.2.3

Identify locations where graffiti is an ongoing problem and work with artists to design murals on such locations. Explore the use of graffiti-resistant films and other anti-graffiti strategies in these locations.

#### ACTION 2.2.4

Work with the community and local artists to design utility box wraps that reflect South Lynnwood.

**POLICY 2.3**

Co-sponsor annual or recurring events with community organizations and schools to build social connectivity.

**ACTION 2.3.1**

Coordinate neighborhood events with local businesses, community organizations, and schools, and advertise events in a way that is accessible to the community.

**ACTION 2.3.3**

Use small grant programs to support neighborhood events.

**POLICY 2.4**

Balance business activity with green space, community plazas, and sidewalks and pathways.

**ACTION 2.4.1**

Explore a mix of building heights and uses; prioritize designs that provide buffer areas and green space between businesses and residences.

**ACTION 2.4.2**

Encourage façade improvements and upgrades to existing non-residential buildings facing sidewalks and public areas.

**ACTION 2.4.3**

Collaborate with property owners and residents to write functional landscaping and screening standards for outdoor storage to provide security and maintain aesthetic quality in the neighborhood as properties change use or develop.

**ACTION 2.4.4**

Explore value capture mechanisms to harness appreciation in property values such as recently allowed tax increment financing programs; designate areas or projects to receive benefits and dedicate funds to streetscape and infrastructure improvements and other neighborhood values.

**ACTION 2.4.5**

Launch a do-it-yourself tactical urbanism program for residents and businesses to actively participate in the beautification and activation of the public realm. Offer street and sidewalk permits free of charge for businesses to establish bike lanes or establish parklets, outdoor seating, and other gathering spaces with paint, hay bales, planter boxes, and other temporary materials. Establish a uniquely Lynnwood guide or disseminate the [Tactical Urbanist's Guide to Materials & Design](#).

**ACTION 2.4.6**

Partner with businesses and neighbors adjacent to the Interurban Trail on vegetation management, placemaking and art installations, and adopt-a-trail programs to encourage an inviting experience.

**POLICY 2.5**

Prioritize curb space for on-street parking for customers, rather than for equipment storage or employee parking.

**ACTION 2.5.1**

Develop zoning provisions for shared parking among neighborhood businesses. Encourage employers to use this space and communicate through signage that on-street parking is available to customers.

**ACTION 2.5.2**

Revise zoning provisions to enable on-street parking in front of businesses that currently lack this amenity, such as those along 211<sup>th</sup> St SW.



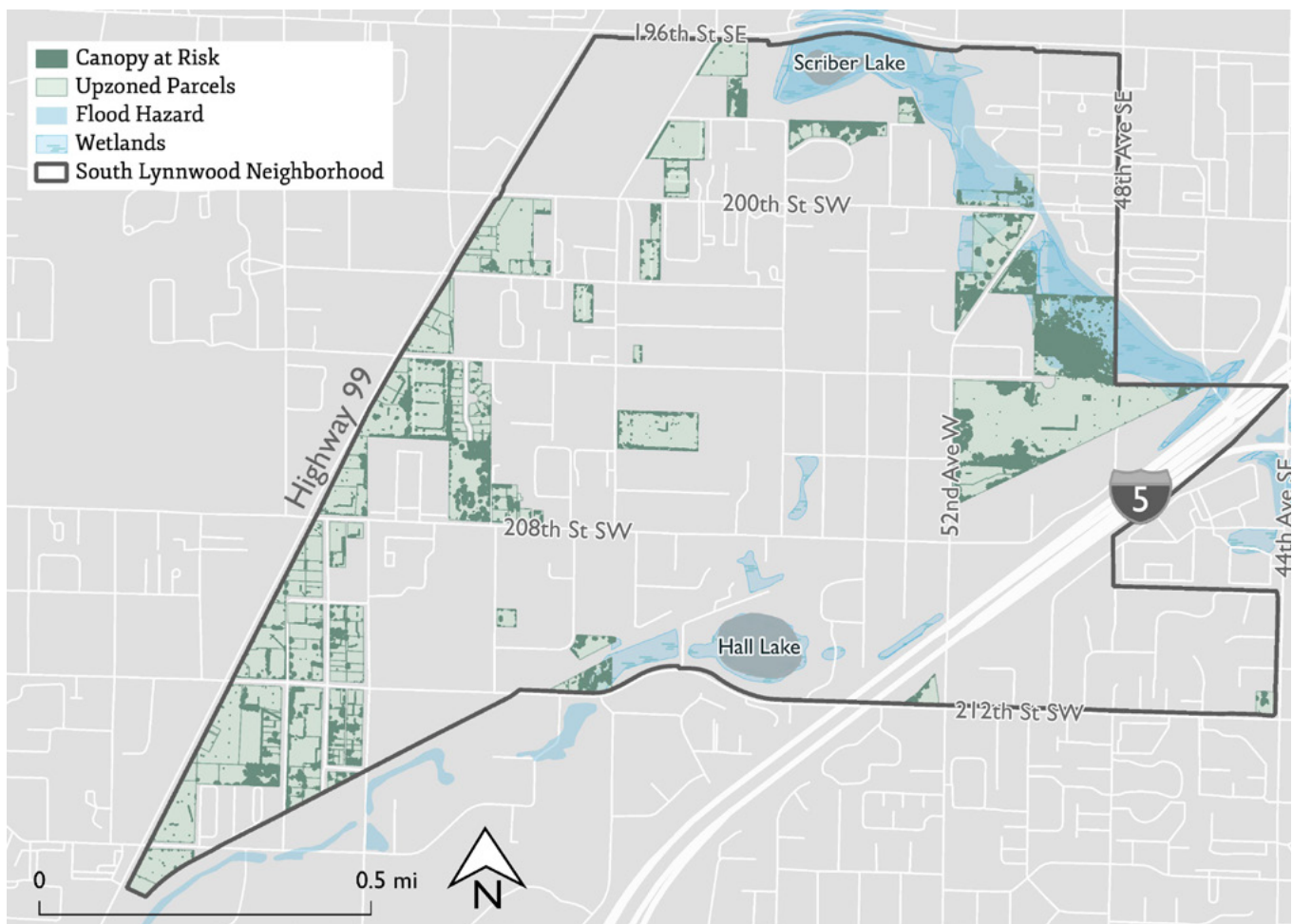
# GOAL 3:

## Residents of all ages have safe places to play and learn.

### CONTEXT

Community members generally like the parks and trails in South Lynnwood for regular use, and they prioritize maintaining and enhancing this existing infrastructure. Recognizing that open space is a community asset, residents appreciate current parks and green space amenities in South Lynnwood and would like to see them well maintained and improved in the future. Some South Lynnwood residents do experience safety concerns in the neighborhood. For example, parents don't feel comfortable giving children independence and the elderly feel vulnerable during most times of the day.

Many conversations with the Co-Design Committee resulted in a generally positive outlook towards increased density, particularly if it brought more uses that served the community, more people to support increased retail and walking destination options, and a sense of safety in numbers. People felt particularly comfortable with increased density if it felt like it could fit in with the existing character of the neighborhood: a little increased height if it's balanced by pedestrian friendly frontages and green spaces, or additional housing like ADUs, small-lot homes, duplexes, cottage courts, or other missing middle housing options.



**FIGURE 3:** This map was generated by comparing current zoning with allowable zoning, showing where tree canopy is most at risk in South Lynnwood. Analysis by ECONorthwest.

## EQUITY

Everyone deserves a neighborhood where they feel safe and comfortable walking, visiting friends, and enjoying the outdoors. With a high percentage of renters and people living in multi-family buildings, it's important for residents without a private backyard to have access to safe, comfortable outdoor and community spaces for recreation, exercise, and gathering. Extra shade provided by tree canopy can locally mitigate heat events by tens of degrees. In the major heat events we anticipate seeing in the coming decades, this can save lives which tend disproportionately to be lost in BIPOC communities. Tree canopy is critical to preserve and enhance in South Lynnwood.

## PARTNERS

City of Lynnwood Development and Business Services, Parks, Recreation, & Cultural Arts Department, Police Department, and Public Works Department; Community Groups; Faith Communities; Sno-Isle Libraries; South Lynnwood residents, businesses, and landlords.

### POLICY 3.1

Prioritize neighborhood parks and green space.

#### ACTION 3.1.1

Invest and prioritize preserving existing parks, trails, and natural areas with enhanced landscaping, playgrounds, and public facilities.

#### ACTION 3.1.2

Preserve and expand neighborhood tree canopy, particularly along Highway 99 and adjacent to City Center, where existing tree canopy overlaps with land that may experience more pressure to develop.

### POLICY 3.2

Find creative ways to establish safe places to play, relax, and gather throughout the community.

#### ACTION 3.2.1

Establish universally accessible playgrounds and play equipment for children at existing parks.

#### ACTION 3.2.2

Encourage formal and informal community gathering spaces and flexible design space, such as meeting rooms, banquet halls, plazas, etc.

#### ACTION 3.2.3

Expand and develop gathering areas at existing South Lynnwood parks and open spaces.

#### ACTION 3.2.4

Encourage the establishment of community recreational spaces such as Boys and Girls Club, YMCA, a library, or other such facilities.

### POLICY 3.3

Require new development to include pedestrian amenities and sidewalk improvements.

#### ACTION 3.3.1

Revise development regulations to require public realm enhancements such as street trees, landscaping, street furniture, and other pedestrian amenities. Establish street design guidelines to ensure a continuous public realm that is comfortable, green, and safe.

#### ACTION 3.3.2

Establish a program that entices developers to include public realm enhancements and inclusive open space in projects.

#### ACTION 3.3.3

Review open and recreational space requirements for multi-family developments.



# GOAL 4:

There are many ways to get around the neighborhood, and walkways feel safe to use.

## CONTEXT

While people generally feel that South Lynnwood is a safe place to live, many residents feel vulnerable as pedestrians. This is principally tied to walkways along streets where vehicles move fast. Some streets have vehicles going particularly fast, sometimes to test cars from nearby automotive shops. There is limited lighting along pathways through parks and green spaces, and pathways are disconnected. There is a perception that in some places, at certain times of day or evening, there isn't enough activity to make everyone feel comfortable. Residents in South Lynnwood would like for all people, including seniors and children, to be safe walking around the neighborhood.

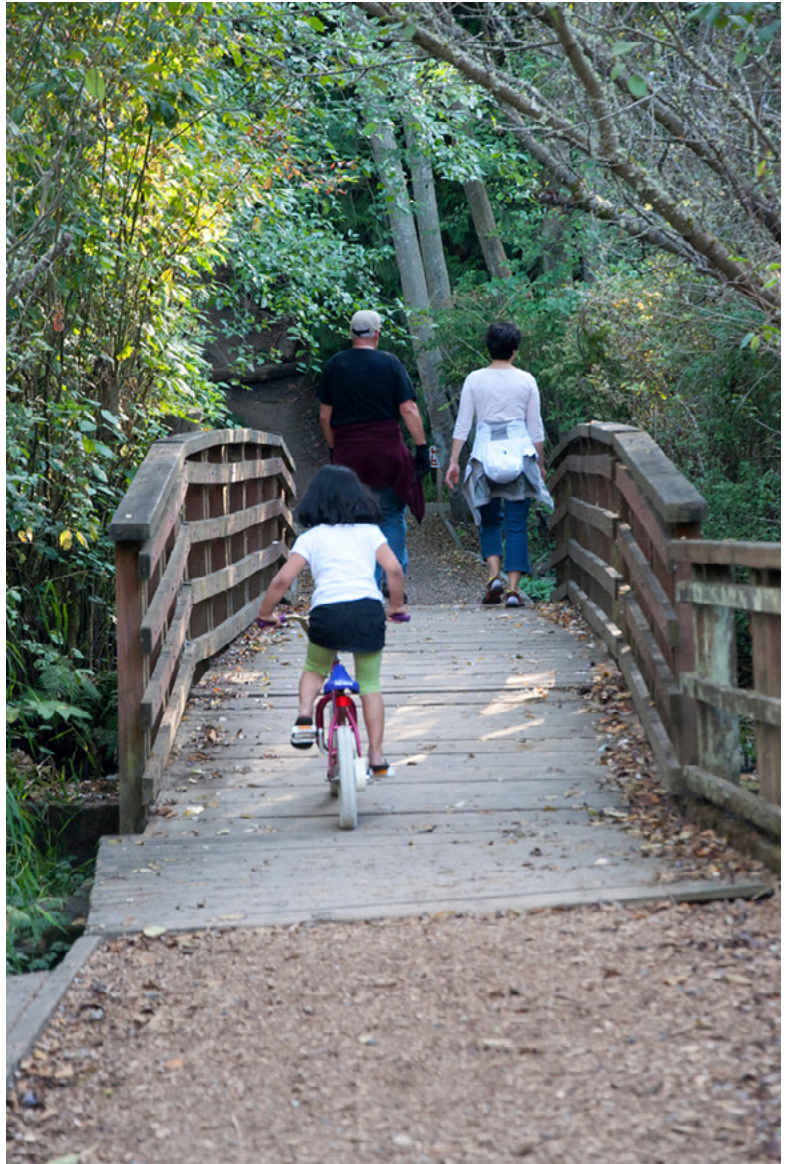
Many people in South Lynnwood also plan to use the Link Light Rail when it opens. It will be important to have a network of walkways and paths so people can easily and safely walk, bike, or roll to the Transit Center. The City is also concurrently developing the Connect Lynnwood Plan, and future sidewalks, biking, and roadway projects can be coordinated with the South Lynnwood community.

## EQUITY

Like many places in the U.S., people of color in South Lynnwood disproportionately reside in areas with inadequate sidewalks and walking routes; this can lead to disparities in pedestrian accessibility and comfort. Similarly, people with disabilities and/or mobility impairments have mentioned difficulty accessing daily needs due to lack of infrastructure and wheelchair accessibility. Rectifying this requires intentional, sustained investment in sidewalks and other pedestrian amenities. Everyone deserves safe connections through South Lynnwood.

## PARTNERS

Safe Routes to School affiliates, Public Works Department, Community Transit, Snohomish PUD (Interurban Trail), Parks, Recreation, & Cultural Arts Department, ADA Coordinator.



**FIGURE 4:** Scriber Lake Park. (Image: Brighter Images Photography)



**POLICY 4.1****Repair and enhance pedestrian and bicycle infrastructure.****ACTION 4.1.1**

Allow for greenways near parks or quiet streets to encourage safer, more connected walking and bicycling streets.

**ACTION 4.1.2**

Establish a program to ensure all pedestrian infrastructure satisfies a predetermined threshold for safety and accessibility and is maintained in conformance with the City's Americans with Disabilities (ADA) transition plan.

**ACTION 4.1.3**

Allocate adequate funding to improve pedestrian pathways, sidewalks, and cycling infrastructure with landscaping, public art, wayfinding signs, lighting, enhanced paving, and protective barriers.

**ACTION 4.1.4**

Prioritize sidewalk space for non-motorized travel or customer amenities such as tables or benches, rather than for equipment storage or other industrial uses.

**POLICY 4.2****Improve the availability and accessibility of public transit.****ACTION 4.2.1**

Educate residents, visitors, and businesses on the availability and benefits of public transit.

**ACTION 4.2.2**

Make existing bus shelters more appealing and comfortable with public art and improved seating.

**ACTION 4.2.3**

Establish and advertise/provide wayfinding for safe pedestrian and cycling routes to the Lynnwood Transit Center.

**ACTION 4.2.4**

Advocate for community-supported routes if and when Community Transit redesigns their service models. Community preferred is for bus routes to be included along 200<sup>th</sup> St SW and 204<sup>th</sup> St SW.

**POLICY 4.3****Slow down cars moving through South Lynnwood.****ACTION 4.3.1**

Invest in traffic calming measures such as streetscape improvements, narrowing of roadways, and roundabouts.

**ACTION 4.3.2**

Allow on-street parking in South Lynnwood near businesses, both to provide parking for businesses and to narrow roadways to slow traffic.

**ACTION 4.3.3**

Increase patrol activity along 52<sup>nd</sup> Ave W and 206<sup>th</sup> St SW to discourage high speeds.

**ACTION 4.3.4**

Target 196<sup>th</sup> St SW for a safe pedestrian crossing to improve access to schools north of South Lynnwood and access to Scriber Lake Park.

**ACTION 4.3.5**

Target 200<sup>th</sup> St SW and 52<sup>nd</sup> Ave W as corridors for significant speed reduction and traffic calming.

**ACTION 4.3.6**

Target the intersection of 200<sup>th</sup> St SW and 52<sup>nd</sup> Ave W for pedestrian safety improvements.



## GOAL 5:

### Preserve existing housing that is affordable and safe so people can stay in South Lynnwood.

#### CONTEXT

Home prices and rents have both increased dramatically in the last 10 years. Almost one-third of neighborhood renters are extremely cost-burdened, paying at least 50% of their income for rent (Figure 5). The US Housing and Urban Development Department (HUD) considers housing to be affordable if it costs no more than 30% of a household's income. However, units at this price point in the neighborhood are limited, and newly built housing tends to fall outside of this range. Much of the housing that is affordable in Lynnwood includes older apartment complexes, some of which were built at a time when a density bonus program was in place that allowed them to build more units. As they age, some units will eventually have to be replaced. However, the City's current zoning will not allow them to rebuild the same number of units. This would result in a loss of housing units that are affordable in the neighborhood.

Many residents are concerned that growth pressures associated with proximity to light rail and the City Center will price them out of South Lynnwood, and they will have to move or risk becoming homeless. Others have expressed a desire to see more housing that is affordable in South Lynnwood. Most can agree that the neighborhood should at least maintain the number of housing units and not lose the current stock of affordable housing.

In May, 2021, the City adopted its Housing Action Plan which places importance on the retention of housing that is affordable and safe so that people can stay in Lynnwood. Many of the strategies and policies in the Housing Action Plan are specifically applicable in South Lynnwood.



**FIGURE 5:** In South Lynnwood, 60% of homeowners and 54% of Renters are cost burdened; 21% of homeowners and 32% of renters are severely cost burdened.

Graphic: Lynnwood 2021 Housing Action Plan, BERK. Data: 2018 American Community Survey. These numbers may be higher now due to increased housing costs and the impact of the COVID-19 Pandemic.

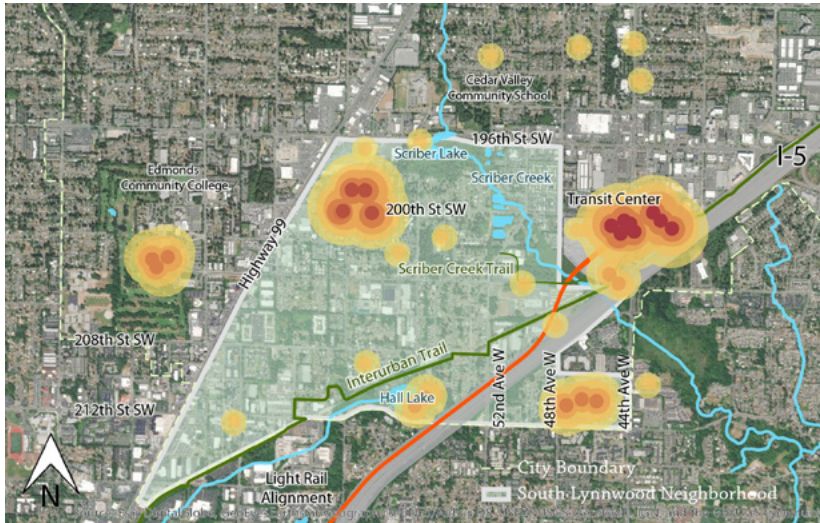
#### EQUITY

All South Lynnwood households deserve housing that meets their needs. The provision of attractive, affordable housing is an expression of how residents are valued and supported, and stable housing is safe housing. Insufficient

affordable housing increases the risk that currently housed residents may become homeless, or that currently unhoused residents may remain without shelter. Being homeless, or even being precariously housed in an unstable living situation, contributes to a host of health problems, increases the risk of experiencing violence and abuse, and severely impedes the ability to pursue employment, education, and leisure. Housing is a human right, and an imperative for South Lynnwood to preserve at an affordable price.

## PARTNERS

Housing Providers; and South Lynnwood residents, landlords, and multi-family property management services.



**FIGURE 6:** Community asset map depicting where South Lynnwood residents would like to see more apartments or homes.

### POLICY 5.1

Create and preserve housing that is safe and affordable at a variety of levels of affordability.

#### ACTION 5.1.1

The City will serve as a partner to encourage housing that meets the diverse housing needs of the community.

#### ACTION 5.1.2

Work with housing providers to create and preserve affordable housing serving households at 80% area median income (AMI) or below.

### POLICY 5.2

Prioritize housing preservation and maintain no net loss of total housing units in South Lynnwood, particularly units which are affordable or available for low-income households.

#### ACTION 5.2.1

Revise the zoning code to allow for no net loss of multi-family housing in South Lynnwood.

#### ACTION 5.2.2

Support third-party purchases of existing affordable housing to keep units affordable.

#### ACTION 5.2.3

Explore property tax abatements on existing buildings within a certain proximity to the new Light Rail station in exchange for affordable rents.

#### ACTION 5.2.4

Encourage and promote existing home repair and financing programs to maintain safe living conditions (such as Homeage, Snohomish County, etc.)



**POLICY 5.3**

Provide services to support unsheltered communities.

**ACTION 5.3.1**

Collaborate with and promote the work of the Snohomish County Office of Community & Homeless Services, North Sound 211, and other local and regional service providers. Work with unsheltered communities in South Lynnwood and identify gaps in what service providers can provide.

**ACTION 5.3.2**

Initiate meaningful engagement with unsheltered community members and pursue additional appropriate funding sources or community support to help respond to their needs.

**POLICY 5.4**

Allow for a broader range of housing types where appropriate.

**ACTION 5.4.1**

Revise Lynnwood Municipal Code to facilitate missing middle housing with duplexes, triplexes, and other forms of small multi-family housing development compatible with neighborhood context. Allow multiple unit types on lots to add variety and character, increase housing opportunities, and fit within the scale of existing neighborhoods.

**ACTION 5.4.2**

Encourage the production of accessory dwelling units by revising development standards where they might be prohibitive and streamlining the approval process.

**POLICY 5.5**

Maintain a place for low-density housing where appropriate.

**ACTION 5.5.1**

Explore allowing smaller single-family lots and regulations that would promote the creation of modest homes.



**FIGURE 7:** Affordable Senior Housing in South Lynnwood. (Image: The Reserve at Lynnwood)

# GOAL 6:

## Residents are protected from displacement.

### Context

South Lynnwood neighbors have expressed a need for a united strategy to reduce displacement. Long-term residents have experienced challenges with increasing rents, and those who are undocumented immigrants, living with disabilities, older, and/or veterans are especially vulnerable. Sub par and deteriorating living conditions in local housing stock poses major health risks and places undue financial stress on existing tenants—many of whom may be reluctant to speak up about housing conditions out of fear of being evicted. The impact of goals and policies related to renting is especially prevalent in buildings in South Lynnwood's multi-family zones.

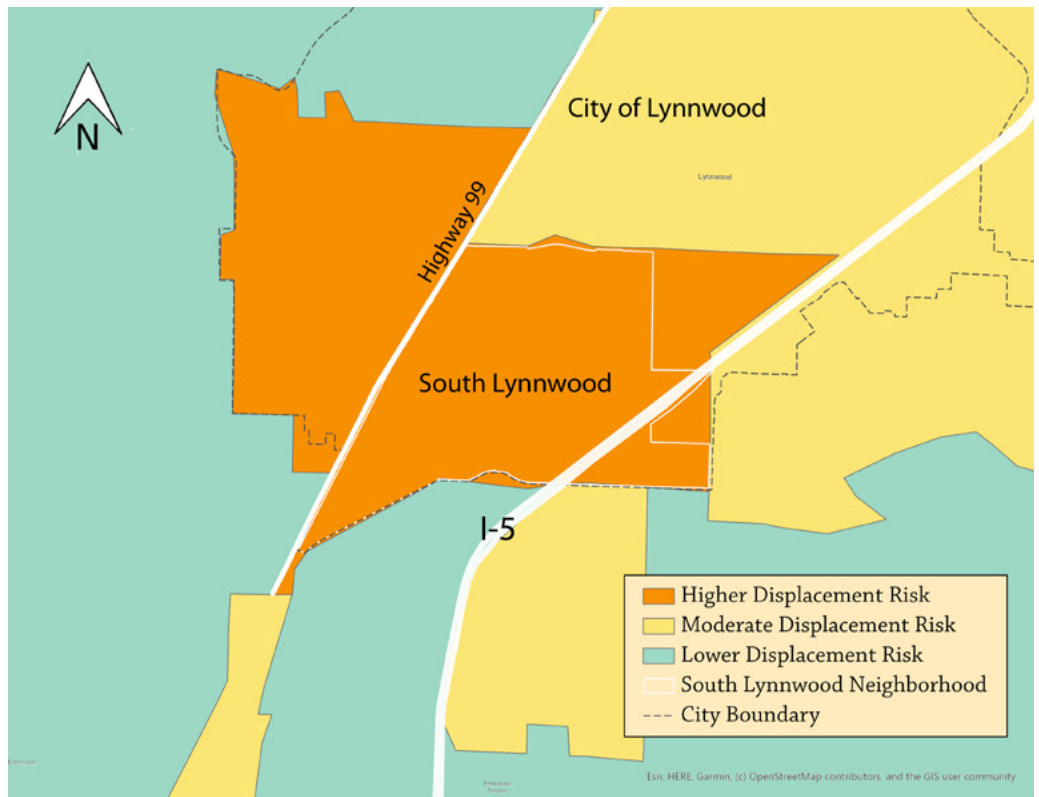
### EQUITY

It is important that growth pressures do not displace the more vulnerable members of the community. All South Lynnwood households deserve housing that meets their needs. The provision of attractive housing that is affordable is an expression of how residents are valued and supported.

### PARTNERS

City of Lynnwood City Council, Mayor's Office, and Development and Business Services; Housing Providers; and South Lynnwood residents, landlords, and multi-family property management services.

**FIGURE 8:** Displacement risk mapping from the Puget Sound Regional council. Displacement risk is a composite of five elements of neighborhood displacement risks: socio-demographics, transportation qualities, neighborhood characteristics, housing, and civic engagement.



**POLICY 6.1**

Support vulnerable residents such as immigrants, people with disabilities, the elderly, and veterans.

**ACTION 6.1.1**

Raise awareness of funding gaps, including funding limitations to support housing for residents who are undocumented immigrants.

**ACTION 6.1.2**

Support the development of tiny home villages, equitably distributed throughout the city, for veterans and unsheltered community members.

**ACTION 6.1.3**

Encourage enhancements to 211, Volunteers of America (VOA) fair housing assistance and similar programs.

**ACTION 6.1.4**

Provide incentives for income-restricted and senior housing development, such as reduced parking, bonus densities, etc.

**ACTION 6.1.5**

Amend the Lynnwood Municipal Code to better support the development of assisted living and nursing home communities.

**POLICY 6.2**

Prioritize and maintain housing options that are safe.

**ACTION 6.2.1**

Establish a rental registry and inspection program focusing on life-safety precautions, such as fire, mold, and pests.

**ACTION 6.2.2**

Provide renters with easy-to-use methods to anonymously file concerns about unsafe housing conditions that will not trigger a risk of retaliation.

**POLICY 6.3**

Promote creation of additional income-restricted housing units through partnerships, coordination, and funding.

**ACTION 6.3.1**

Work with faith-based and nonprofit organizations to promote creation of additional income-restricted housing units.

**ACTION 6.3.2**

Amend the Lynnwood Municipal Code to allow for residential development on land that is owned by faith communities, tax exempt organizations, and public agencies.

**ACTION 6.3.3**

Evaluate the potential for a multi-family tax exemption program (MFTE) for South Lynnwood, including scenarios to encourage more income-restricted units, rehabilitate properties at the end of their useful life, and create additional levels of affordability.



# GOAL 7:

## Housing is connected to transportation and businesses.

### CONTEXT

Neighborhoods with well-integrated housing, transportation, and employment opportunities are physically active. Rather than residents being isolated by the distance between their homes and their daily needs, well-integrated neighborhoods have high levels of social capital and reduced impacts on the natural environment. Shorter travel times between work and home increases overall quality of life and reduces transportation costs. People who can stay in their own neighborhood to work can be much more invested in their surrounding community. The entire community benefits from this investment. In a neighborhood where people can walk between home and work, there is an increase in the number of people walking around on a daily basis, which can contribute to an increase in the overall feeling of public safety. Additionally, South Lynnwood is next to areas of Lynnwood where housing, transit, goods, and services are all anticipated to increase significantly over the next several decades, such as the City Center and along Highway 99. Ensuring good connections to these areas will help South Lynnwood benefit from coming growth.

### EQUITY

Physical connectivity supports stronger social connections between residents and minimizes the time and stress of accomplishing everyday tasks. However, gaps and discontinuities in transit and pedestrian infrastructure can impose barriers for residents who travel on foot or by public transportation between their homes and other destinations.

### PARTNERS

City of Lynnwood Development and Business Services, Parks, Recreation & Cultural Arts Department, Public Works; Transit Agencies; Community Groups; Faith Communities; and South Lynnwood residents and businesses.

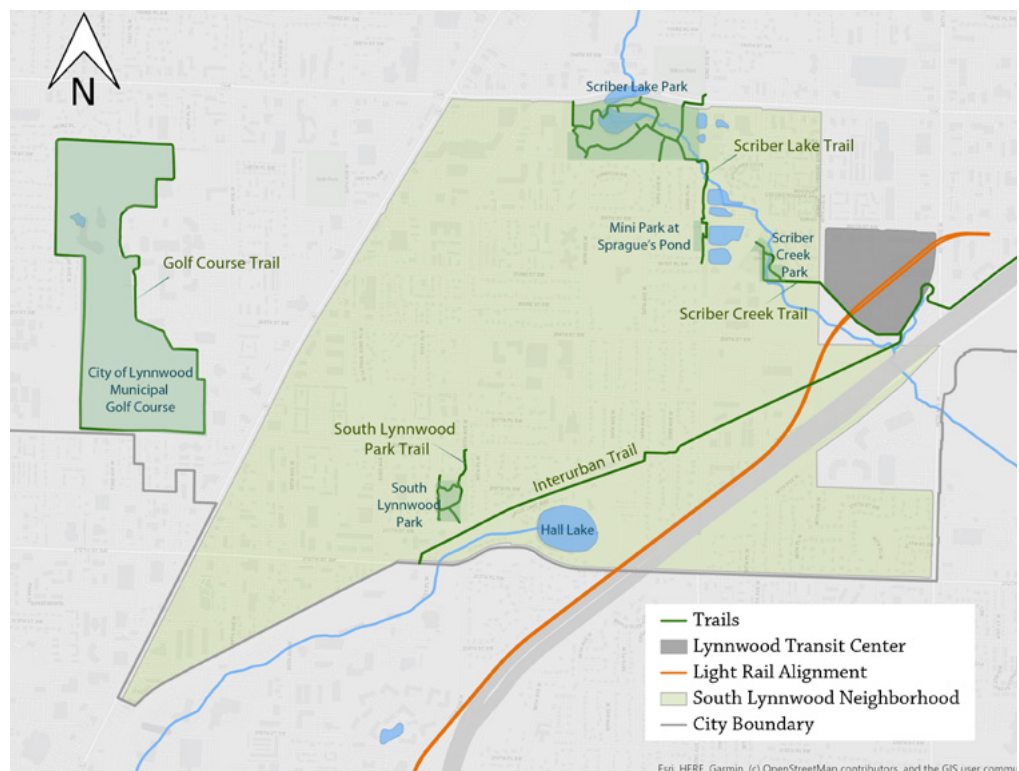


FIGURE 9: Trail network in South Lynnwood.

**POLICY 7.1**

Encourage housing in mixed-use areas that are walkable and are served by existing infrastructure.

**ACTION 7.1.1**

Connect Sough Lynnwood to high-capacity transit, goods, and services anticipated along Highway 99 and in the City Center.

**ACTION 7.1.2**

Remove barriers to housing development along Highway 99 to cover existing and future transit nodes and job centers.

**ACTION 7.1.3**

Revise the Lynnwood Municipal Code (LMC) to offer zoning flexibility, fee waivers, and other incentives to encourage residential infill development which creates and preserves housing that is affordable to the neighborhood and at densities appropriate for the area. New housing should reinforce the community's small-village goal.

**POLICY 7.2**

Support communities where people can live and work in the same space.

**ACTION 7.2.1**

Where appropriate, facilitate mixed-use zoning for live/work spaces that combine employment and housing. Create development standards for live/work spaces.

**ACTION 7.2.2**

Identify opportunities for infill development of mixed-use buildings and adjacent siting of residential development to amenity and job centers. Consider revising bulk and dimensional standards for mixed-use developments to be nimbler and incentivize live/work communities, particularly close to Highway 99 and adjacent to the Transit Center and City Center. This form can be best encouraged through overlay districts and new design guidelines in the LMC.

**POLICY 7.3**

Support a high degree of accessibility among community services.

**ACTION 7.3.1**

Increase visibility and accessibility of existing community services.

**ACTION 7.3.2**

Initiate collaboration with local early childhood organizations to identify measures the city can take to remove barriers to equal access to childcare services.

**ACTION 7.3.3**

Amend the Lynnwood Municipal Code to remove barriers to establishing childcare and adult daycare facilities.



**FIGURE 10:** Community Transit buses. (Image: Everett Herald)

# GOAL 8:

## South Lynnwood is business-friendly and supportive of local entrepreneurs.

### CONTEXT

The community has expressed interest in increased business diversity, small businesses, and women- or BIPOC-owned establishments. New business opportunities, however, are limited and out of reach to many low-income entrepreneurs. Existing businesses, particularly ones in aging commercial buildings or who lease, are especially vulnerable to coming regional growth and at risk for displacement from the South Lynnwood neighborhood. Community members have witnessed the closure or departure of several beloved, locally owned businesses over the past few years. Small and local-owned businesses make strong neighborhood partners, and the community has expressed a desire for practical solutions that can allow local businesses to stay and thrive in South Lynnwood.

### EQUITY

An expansion of small businesses in South Lynnwood can provide more households with the economic means to remain in the neighborhood. An increase in employment opportunities close to home can build residents' social capital, reduce driving, and strengthen community ties. Increased employment opportunities for local youth populations can provide additional benefits to the larger community as well.

### PARTNERS

City of Lynnwood Development and Business Services; Economic Development Organizations and Business Support; Educators and Training Programs; Service Providers; and South Lynnwood residents, businesses, landlords, and nonprofit organizations.



**FIGURE 11:** Vacant industrial property in South Lynnwood. (Image: Digsy)



**POLICY 8.1****Promote entrepreneurship in South Lynnwood.****ACTION 8.1.1**

Revise development regulations to encourage retail spaces affordable to small, neighborhood-serving businesses.

**ACTION 8.1.2**

Partner with the Northwest Innovation Resource Center to provide business incubator capacity for small start-up businesses; connect entrepreneurs with grants and other financial resources.

**ACTION 8.1.3**

Partner with The Facility Makerspace at Edmonds College to expand artisan and craft business development and provide businesses an opportunity to sell their products and engage with residents and visitors.

**ACTION 8.1.4**

Review the LMC home occupation code section to consider changes to better support new businesses.

**ACTION 8.1.5**

Support school and nonprofit educational trainings to connect youth and students with jobs in South Lynnwood.

**POLICY 8.2****Provide technical assistance to help existing and future businesses investigate site conditions and development feasibility.****ACTION 8.2.1**

Initiate program to offer strategic planning assistance to locally owned businesses.

**ACTION 8.2.2**

Establish programs to achieve the land use goals of this plan, such as a program connecting vacant business space with local entrepreneurs.



**FIGURE 12:** Cedar Valley Grange in South Lynnwood.

# GOAL 9:

## The community and businesses have a strong working relationship.

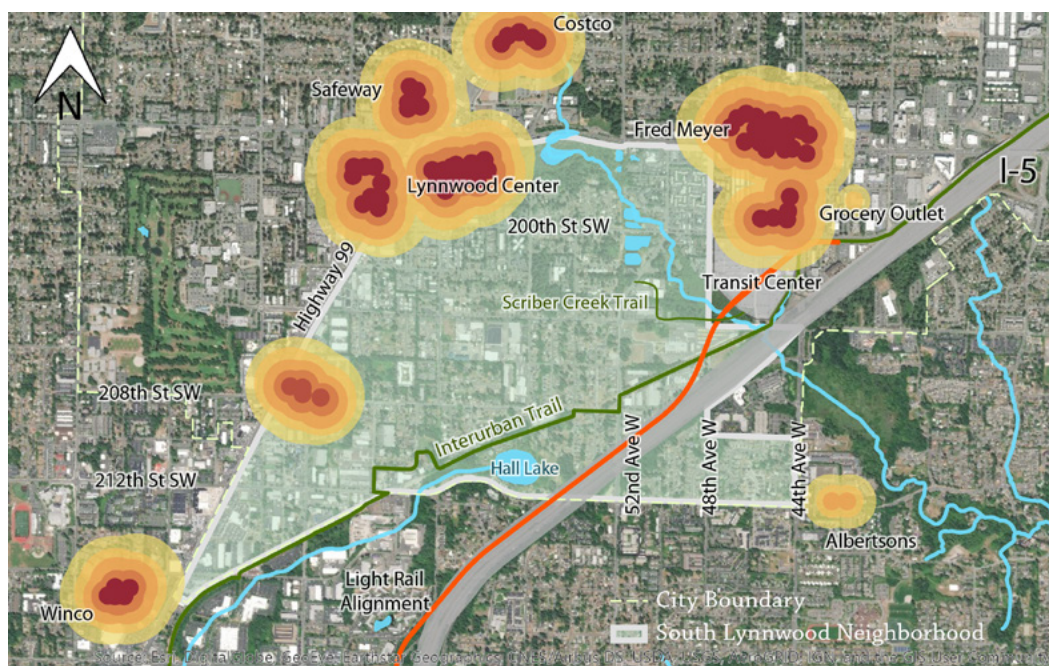
### CONTEXT

Rather than being clustered together in a definable district, businesses in South Lynnwood are spread throughout the neighborhood, such that there are many streets with light industrial or heavy commercial businesses on one side and residential uses on the other. This hasn't been the source of much conflict in South Lynnwood, apart from a desire for increased screening from automotive and outdoor storage in some areas. This proximity does, however, pose an opportunity for businesses and residents to treat each other as neighbors. Businesses open later at night incidentally provide additional lighting and eyes on the street, which can increase feelings of safety. Likewise, neighboring residents can keep eyes on businesses after hours. These and other mutual benefits accrue from a strong working relationship between neighbors and local businesses.

South Lynnwood is in a designated HUBZone census tract, part of the United States Small Business Administration program for small companies that operate and employ people in Historically Underutilized Business Zones (HUBZones). Businesses in South Lynnwood can qualify for this program if a third of their workforce also resides in a HUBZone. At least three percent of federal contract dollars are to be awarded to HUBZone-certified companies each year. South Lynnwood was also identified as an Opportunity Zone, an economic development tool created under the Tax Cuts and Jobs Act of 2017. This allows for people to invest in designated distressed areas across the country. As of 2021, the City of Lynnwood has not been made aware of any Opportunity Zone investments in the South Lynnwood Neighborhood as a result of this designation.

### EQUITY

Many business owners interviewed in the survey shared that hiring often happens via word of mouth, which results in long-term employment, but that they experience some difficulty finding skilled labor to meet their needs. More occasions for business owners to connect with residents, provide information about their work, share hiring opportunities, and support vocational career pathways can strengthen neighborhood ties and lead to more locally held jobs.



**FIGURE 13:** Community asset map depicting where South Lynnwood residents shop in the neighborhood.

## PARTNERS

City of Lynnwood Development and Business Services; Economic Development Organizations and Business Support; Educators and Training Programs; Sno-Isle Libraries; South Lynnwood residents, businesses, and landlords.

### POLICY 9.1

Increase collaboration between neighbors and businesses.

#### ACTION 9.1.1

Establish a directory of businesses in the neighborhood, indicating which sell their products directly to the community and which might have job opportunities.

#### ACTION 9.1.2

Offer community improvement grants to collaborative projects between businesses and neighbors.

#### ACTION 9.1.3

Disseminate information to the South Lynnwood community about local light industrial businesses.

### POLICY 9.2

Promote hiring, training, and retaining employment from within the neighborhood, and support vocational career pathways.

#### ACTION 9.2.1

Facilitate connections between prospective employers and neighborhood residents seeking to work for local businesses.

#### ACTION 9.2.2

Initiate collaboration between the neighborhood's light-industrial and commercial land uses and college and high school vocational, mentorship, apprenticeship, or career discovery programs.

#### ACTION 9.2.3

Encourage relationships between businesses and schools to connect students with vocational experience, internships, and job training.

#### ACTION 9.2.4

Explore subsidies for next generation job training and workforce development programs. (e.g. <https://socialfinance.org/>)

#### ACTION 9.2.5

Promote HUBZone (Historically Underutilized Business Zone) benefits to eligible small businesses and provide assistance acquiring and maintaining certification as businesses can qualify for this program if a third of their workforce also resides in the neighborhood.

**FIGURE 14:** The City's construction trades pre-apprenticeship program with Edmonds College is a program advancing vocational pathways for residents. (Image: Edmonds College)





# GOAL 10:

## South Lynnwood's economy is responsive to community needs and industry trends.

### CONTEXT

South Lynnwood is the only area of the City with the Light Industrial and Business/Technical Park zones. Within these zones, approximately 50 businesses are engaged in a diverse range of activities, including: manufacturers that produce water skis, automotive parts, furniture, and electronics; professional trades companies that lease or own facilities to store equipment, fabricate metal and wood products, or conduct concrete work; automotive restoration and repair; and food production. Even though these uses are next to neighboring residents, there seems to be relatively little conflict between the two. In other cities, the relationship between light industrial zoning and residential zoning can be contentious; and the good-will between neighbors in South Lynnwood is a feature worth recognizing and celebrating.

Still, the community has some concerns about employment stability. Residents have expressed a desire for more retail and food services as destinations to walk to in South Lynnwood, which they would consider enhancements to the neighborhood. Survey respondents also rated stability for minority- and women-owned businesses in the neighborhood as a high priority. Some of these businesses may act as cultural gathering spaces or hubs for various neighborhood groups. Business owners interviewed tied their sense of stability to uses and lot sizes currently allowed in the zoning code and would like to continue to benefit from those regulations as the region continues to grow. Business owners who lease feel particularly vulnerable to changing conditions and growth pressures.

Many other cities have found that once light industrial land is re-zoned, it cannot be easily restored. For this reason, there is a sense that the Light Industrial and Business/Technical Park zones should not be re-zoned in the future. Also, the jobs they provide tend to be stable ones: higher paying, and with less turnover.

The Co-Design Committee expressed a desire for greater connection between neighborhood jobs and residents, and, overall, increased communication and collaboration between the business and residential communities in South Lynnwood. Visually, some of the businesses could contribute more to a warm and welcoming sense of place in South Lynnwood, with design and dimensional standards that incorporate additional landscaping and attractive facades, pleasant and accessible places to walk, and even additional public open space.

### EQUITY

National housing and employment discriminatory practices have resulted in ongoing disproportionate rates of unemployment and pay between BIPOC and white workers. Everyone deserves stable employment and South Lynnwood's light industrial business activities offer economic stability for the neighborhood and potential job opportunities for residents. According to U.S. Census data, the businesses activities of the firms located in South Lynnwood represent some of the highest paying industries in Snohomish County. Economic growth is most equitable when neighborhood residents reap the benefits of light industrial and commercial activity close to home.

### PARTNERS

City of Lynnwood Development and Business Services; Economic Development Organizations and Business Support; Educators and Training Programs; and South Lynnwood residents, businesses, landlords, and multi-family property management services.

**POLICY 10.1**

Collaborate with the Lynnwood Chamber of Commerce for representation from South Lynnwood.

**ACTION 10.1.1**

Initiate collaboration between the neighborhood's small business owners, and the Chamber of Commerce to seek federal funding through the U.S. Small Business Administration's HUBZone program.

**ACTION 10.1.2**

Monitor Opportunity Zone investments and facilitate additional conversations regarding future partnerships.

**POLICY 10.2**

Promote small, women- and minority-owned businesses.

**ACTION 10.2.1**

Develop a women- and minority-owned business outreach plan for city services and procurement.

**ACTION 10.2.2**

Eliminate barriers in zoning provisions and permitting processes that make it challenging, time consuming, and otherwise unnecessarily expensive to develop brick and mortar retail stores and other places of employment.

**POLICY 10.3**

Preserve Light Industrial and Business/Technical Park zoning and encourage job growth in these zones.

**ACTION 10.3.1**

Evaluate and revise the Lynnwood Municipal Code to ensure that allowed uses in the Light Industrial and Business and Technical Park zones match job sector trends.

**ACTION 10.3.2**

Study an expansion of uses allowed in these zones.

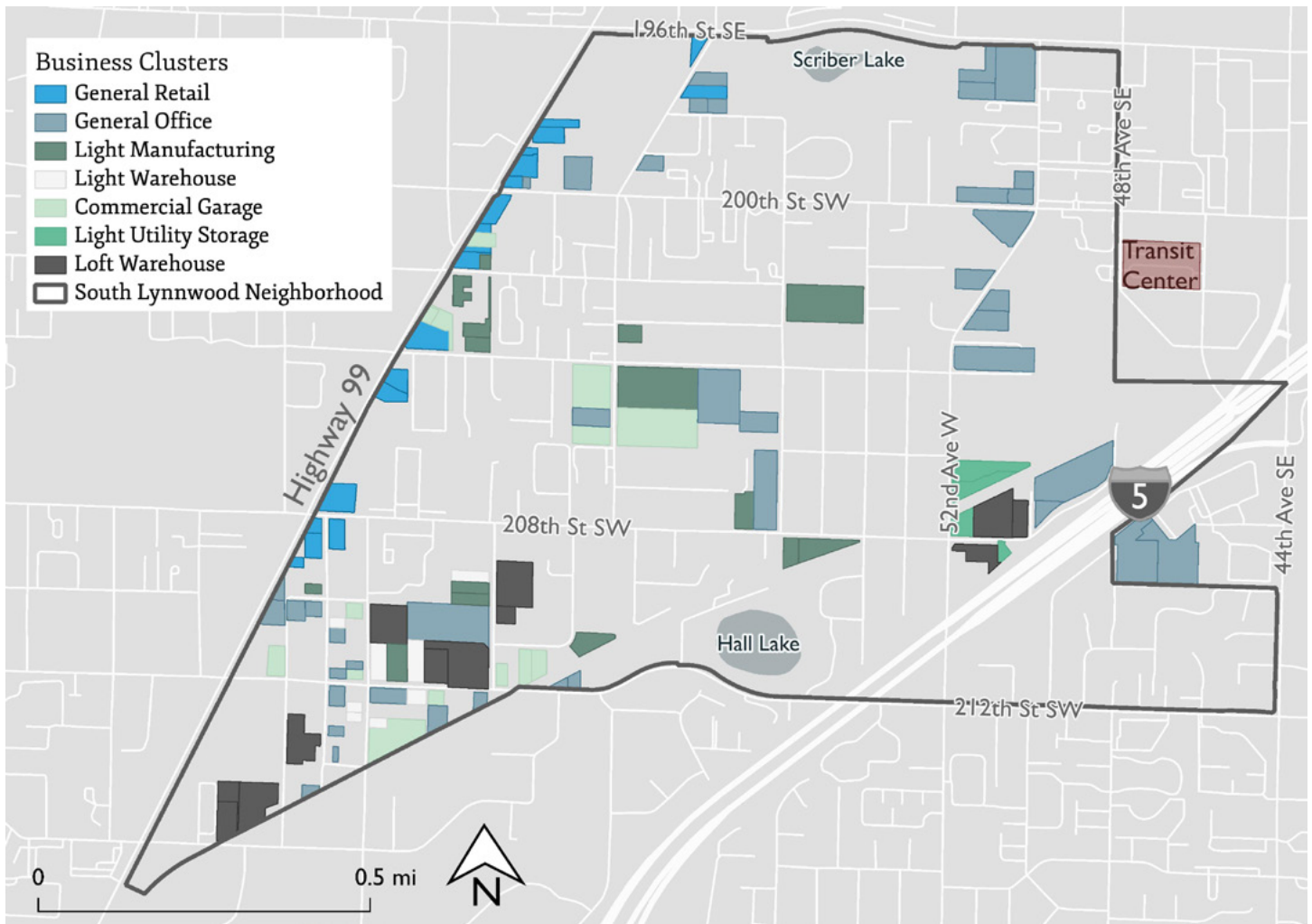


FIGURE 15: Commercial and business clusters. Analysis by ECONorthwest.



# IMPLEMENTATION & NEXT STEPS

# 4.





## 4. IMPLEMENTATION AND NEXT STEPS

### IMPLEMENTATION, MONITORING, & NEXT STEPS

The aspirations developed in this plan are only the beginning of a livable and prosperous South Lynnwood. What lies ahead is perhaps the most crucial phase of realizing the neighborhood's future: sound implementation and responsible monitoring of the action items endorsed and supported by this community. This task is guided by the following framework:

1. **Ownership and Implementation.** Champions are required for the success of the plan. It is imperative for the community to be a proactive partner, whether acting autonomously or in collaboration, and to remain engaged in implementation. Success also hinges on coordination of City activities, with ownership and responsibility of City agencies. Together, the City and community must strive to further common goals..

The community must organize around plan goals and build capacity within neighborhood organizations to help carry out and advance plan initiatives. Key elements of the implementation strategy include:

- Develop strong and consistent leadership in support of the Plan.
- Identify strong community leaders and supporters to take respective roles in implementation.
- Coordinate actions between City departments, other agencies, and community partners.
- Incorporate plan recommendations into parallel planning efforts.
- Improve communication between the City and the South Lynnwood neighborhood.

2. **Build Community Organizational Capacity and Engagement.** The following actions are recommended as initial steps to organize the South Lynnwood community, build capacity, and identify leaders and supporters

- Identify plan leaders and supporters, not only for overall plan implementation, but for each action to maximize the chance of success.
- Build capacity. Dedicated staff, community members, resources, and skills are necessary to carry out initiatives. First identify and secure funding sources to help build organizational capacity with those organizations identified to lead individual action items.
- Keep Stakeholders Involved. No one knows the issues as well as the collective group of stakeholders participating in this Plan. Connections must be maintained, and stakeholders must remain engaged. All stakeholders should be empowered to champion the neighborhood vision.
- Keep Community Informed. Continued outreach to the community will reinforce trust and support on projects and developments.

3. **Align City Departments and Other Government Agencies to Implement Plan Goals.** Effective coordination with City departments and government agencies is crucial to realizing plan goals and initiatives. This should begin in the early stages of plan implementation and is anticipated to be an ongoing effort.

- The vision of the plan is embraced by everyone who contributed to this work, but continuous support from City departments is key to implementation.
- New initiatives and ongoing service delivery in every department must happen in conjunction and align with the plan.

4. **Strengthen Plan Implementation in City Ordinances and Policies.** South Lynnwood Neighborhood Plan goals, policies, and actions should be integrated into city codes and ordinances, policy documents, and the City's capital improvement planning processes to help ensure consistent implementation of plan goals.

- Update and/or implement new codes and ordinances to advance plan goals. Several examples are included in specific action items throughout the plan.
- Integrate plan actions into the capital improvement planning process.



- Incorporate plan goals, policies, and actions into other City policy documents like the Comprehensive Plan and other similar documents.

Implementation and monitoring matrices have been created to facilitate implementation and operationalize the framework above. The matrices, which are separated by goal and located in **Appendix F** serve as a road map by identifying phasing, leadership and support responsibilities, and the necessary resources to guide effective execution of each action and policy.

**ACTIONS**, which were previewed in Chapter Three: Goals & Policies, are specific, measurable steps that may be taken by the City of Lynnwood or a supporting organization to advance the goals of the South Lynnwood Neighborhood Plan.

Each action is projected to be carried out over a certain **TERM**, based on community urgency, staff capacity, and budgetary cycles.

Short	Medium	Long
1-2 years Aligns with biennium budget	5-8 years Aligns with Comprehensive Plan	10-20 years Bit picture items

**LEADERS** are City of Lynnwood departments, partner organizations, or other entities tasked with carrying out the action and **SUPPORTERS** are tasked with providing support. **RESOURCES** identify the staff time, funding, and other instruments necessary for effective implementation of each action and **MEASUREMENTS OF SUCCESS** indicate specific data and other mechanisms for evaluating and monitoring the success of each action as it supports overarching goals.

The vision and strategy established in this plan were made possible through new relationships and growing alliances within the South Lynnwood neighborhood. New engagement strategies enabled trust-building and mutual consensus around neighborhood concerns, needs, and desires. Now it's up to strong community partnerships, continued engagement, and dedication among community members, businesses, staff, and elected officials to ensure successful implementation of the South Lynnwood Neighborhood Plan.





# APPENDICES

## 5.





## 5. APPENDICES

APPENDIX A: EXISTING CONDITIONS REPORT

APPENDIX B: PUBLIC ENGAGEMENT DATES

APPENDIX C: PRE-ENGAGEMENT FINDINGS

APPENDIX D: BUSINESS OUTREACH FINDINGS

APPENDIX E: OPEN HOUSE SURVEY RESULTS

APPENDIX F: IMPLEMENTATION & MONITORING TABLES



## Existing Conditions Report

The Existing Conditions Report set the foundation for the South Lynnwood Neighborhood Plan by summarizing the key characteristics of the neighborhood. Findings from the Pre-Engagement activities with stakeholders and South Lynnwood community members were also included in the Existing Conditions Report to provide additional qualitative and contextual support to quantitative data collected about the neighborhood. The following summarizes the Existing Conditions Report. A complete copy of this report is available on the city's website.

### SOUTH LYNNWOOD EXISTING CONDITIONS REPORT, JUNE 2020

Released in June 2020, the report draws heavily on Census data, such as the results of the 2000 and 2010 Decennial Census and the 2018 American Community Survey (ACS), to characterize neighborhood trends and conditions.

Topics in the Existing Conditions Report include a demographic profile; a summary of zoning and land uses in the neighborhood; a housing profile covering housing density and stock and the cost burden of owning and renting in South Lynnwood; an economic analysis of employment, businesses, and commutes to work; and an environmental survey assessing trails, tree canopy, and access to parks.

Key findings from the Existing Conditions Report include the following observations. When compared to the City of Lynnwood, South Lynnwood or its residents have:

- A lower percentage of females and higher percentage of males
- About twice the Hispanic/Latino/Latinx population
- About twice the percentage of adults and three times the percentage of children who primarily speak Spanish at home
- A lower educational attainment
- Lower incomes and a higher percentage of people below the poverty line
- Slightly longer commutes to work and greater reliance on carpool and public transit

A summary from the report included the following synthesis: The challenge of the Neighborhood Plan will be to leverage oncoming changes and knit them together in a way that is fine-grained, attentive to detail, and responsive to the needs of the neighbors. Among these challenges are a great many opportunities such as the opportunity to deepen collaboration between the neighbors and the city; the opportunity for neighbors to sit across the table, person-to-person, to plan for the Neighborhood; the opportunity to amplify and listen to voices who may not have been heard before; and the opportunity to forge and express a unique identity for South Lynnwood.

## Public Engagement Dates

The South Lynnwood Neighborhood Plan involved extensive interaction with the South Lynnwood Community. City and consultant staff built on previous outreach efforts to engage neighbors around South Lynnwood Park. A pre-engagement phase of outreach was designed to check in with the neighborhood to see how best to engage in this planning effort. During pre-engagement, city and consultant team members attended a number of in-person events in South Lynnwood, conducting surveys and asset mapping activities to assist in a characterization of the neighborhood. More about the pre-engagement process and findings can be found in Appendix C.

Results from pre-engagement efforts were used to build a public participation plan, which focused on a Co-Design Committee who met frequently through the planning process. Other components of the public participation process included specific engagement of members of the South Lynnwood business community (see Appendix D) and an online open house and survey (see Appendix E).

In addition, city staff sent out newsletters including updates on the planning process and provided numerous presentations and briefings to Planning Commission and City Council. The following is a summary of engagement efforts through the creation of the South Lynnwood Neighborhood Plan.

### PRE-ENGAGEMENT DATES, SUMMER 2019

In-person engagement at:

- Meet me at the Park
- Afro Latino Festival
- Edmonds School District Backpack Distribution
- National Night Out
- Fair on 44th

### CO-DESIGN COMMITTEE MEETING DATES, 2020-2021

Nine meetings between February 2020 and September 2021

- Meeting 1, Kick-Off: February 18, 2020
- Meeting 2 Future Condition Statements: May 19, 2020
- Meeting 3 Gathering Topics: July 28, 2020
- Meeting 4 Selecting Focus Topics: October 13, 2020
- Meeting 4a (optional) Introduction to the City's Housing Action Plan: December 17, 2020
- Meeting 5 Industrial Land Use: January 27, 2021
- Meeting 6 Housing: February 24, 2021
- Meeting 7 Connectivity: June 3, 2021
- Meeting 8 60% Draft Review: July 29, 2021
- Meeting 9: 90% Draft Review September 28, 2021

### INSIDE LYNNWOOD NEWSLETTER



Publications and updates about the South Lynnwood Neighborhood Plan

- Summer 2019
- Summer 2020
- Summer 2021
- Fall 2021

**PLANNING COMMISSION PRESENTATIONS**

- October 4, 2020
- June 25, 2020
- May 13, 2021
- September 23, 2020

**CITY COUNCIL PRESENTATIONS**

- October 21, 2019
- June 10, 2020 (memo)
- July 15, 2020
- March 29, 2021
- September 20, 2021

**BUSINESS COMMUNITY ENGAGEMENT**

- Spring 2021

**ONLINE OPEN HOUSE**

- May-June, 2021

## Pre-Engagement Findings

Subconsultants BDS Planning & Urban Design conducted pre-engagement efforts early in the process to provide a well-rounded perspective on important neighborhood characteristics. These efforts allowed the city staff and consultant team to get to know key community communicators better. Pre-engagement also helped get word out into the community about the planning process. This is a summary of the pre-engagement findings from BDS. A complete copy of this report is available on the city's website.

### **BDS PLANNING & URBAN DESIGN MEMO: SOUTH LYNNWOOD EXISTING CONDITIONS COMMUNITY ENGAGEMENT FINDINGS, OCTOBER 8, 2019**

This memo was developed to share early community engagement findings, which went on to inform the Existing Conditions Report. The BDS consultant team participated in a series of events in South Lynnwood in 2019 to engage residents on their perception of built environment conditions, livability, and the key strengths and opportunities of the neighborhood.

In addition to conducting qualitative interviews with several individuals who are active in the South Lynnwood community, the team attended the following events to connect with stakeholders: Meet Me at the Park, the Afro-Latino Festival, National Night Out, the Edmonds School District Back to School Fair, and the Fair on 44th Ave. Engagement activities at each event included the dissemination of a survey, which received 96 responses in both English and Spanish; a visual board exercise asking participants about their thoughts, hopes, and values; and an asset mapping exercise asking participants to map out favorite landmarks and public spaces and answer planning questions related to the future of the neighborhood.

Key takeaways included the following overarching ideas:

- Community organizations are looking to the City for opportunities to partner in engaging the South Lynnwood community. Authentic and mutual partnership depends on shared responsibility in the development, design, and implementation of city initiatives and projects.
- Community engagement for this project needs to go beyond the built environment and address the livability of South Lynnwood.
- Community members highly value communication and feedback from the City about ongoing planning and upcoming development and improvement projects.
- Additional outreach and engagement strategies should be made to target under-represented populations (Non-English speaking, other-faith, people with disabilities, LGBTQIA+, undocumented immigrants, and renter communities).
- The City should be proactive in reaching out to residents on impactful planning projects and information of existing resources/programs.
- The South Lynnwood Neighborhood Plan should be long-lasting, with positive impacts that extend beyond the conclusion of this particular endeavor.
- Engagement with the community should include deeper dialogue and advocacy around systems change.

## Business Outreach Findings

Because South Lynnwood has the only land in the city zoned light-industrial, it was important to include specific economic analysis of the business community and commercial properties. It was also important to reach out to the business community directly in order to have specific conversations in order to better characterize the relationship between the economic success of the neighborhood and underlying city regulations. Subconsultant ECONorthwest conducted this outreach and provided this analysis. This is a summary of their findings. A complete copy of this memo is available on the city's website.

### **ECONORTHWEST MEMO: SOUTH LYNNWOOD INDUSTRIAL LANDS ASSESSMENT BUSINESS OUTREACH, MAY 25, 2021**

In January 2021, ECONorthwest conducted an evaluation of the approximately 50 industrial businesses and facilities currently operating in South Lynnwood, which is the only area of the city that permits industrial uses in the Business/Technical Park (BTP) and Light Industrial (LI) zones.

Then, in April 2021, ECONorthwest attempted to contact 20 local business owners and operators who are active in South Lynnwood and conducted interviews with several. The interviews revealed four general themes for their decisions to locate and operate in the neighborhood:

- Third-generation business/property owners
- Ease of access to the region for their business needs, with South Lynnwood's proximity to I-5 and Highway 99
- Low-cost land and warehouse space thanks to the LI zoning classification and current stock of large warehouse facilities that are becoming scarce elsewhere
- A business-friendly City government

Some respondents were genuinely concerned about changes to zoning. They mostly feared the loss of light industrial space to more profitable uses such as office or residential development, which might force them to relocate. Most respondents viewed residential density as a positive change which could bring added security to the neighborhood, with more eyes on their businesses during non-working hours and more foot traffic which could provide some mixed-use opportunities to their businesses, provided zoning would allow it. And while some respondents said they engaged Edmonds College and local workforce agencies for hiring, most rely on word of mouth to hire new employees.

## Open House Survey Results

An important component of public involvement was engaging as much of the community connected to South Lynnwood as possible. Many foundational ideas for the future of South Lynnwood were generated during meetings with the Co-Design Committee. The Open House and survey provided a way to check in with more South Lynnwood community members to see how well these ideas resonated with the broader community. The Open House included brief informational videos about the plan in English and Spanish as well as a survey which was available online for over a month. This is a summary of the survey results. The complete memo from BHC Consultants is available on the city's website.

### **BHC CONSULTANTS, LLC MEMO: SOUTH LYNNWOOD OPEN HOUSE SURVEY RESULTS, JULY 2021**

Between May and June of 2021, community members, business owners, and visitors of South Lynnwood were invited to take the South Lynnwood Neighborhood Plan Survey, which was designed to supplement and build upon prior community engagement events and surveying conducted in 2019, the Existing Conditions Report completed in June 2020, and ongoing conversations with the South Lynnwood Co-Design Committee. Questions covered respondents' 20-year vision of the neighborhood, and asked about opinions on housing, jobs, parks, transportation, culture, and identity.

Over 90% of respondents completed the entire survey for a total of 210 responses. Key takeaways include:

- Survey respondents were not perfectly representative of South Lynnwood's demographic. Older, White stakeholders were overrepresented; younger individuals and those identifying as Black, African American, and Hispanic were underrepresented. Renters were similarly underrepresented.
- Stakeholders are unified on business support, pedestrian safety, improved parks, more gathering spaces, affordability, and concerns of displacement.
- Stakeholders are divided on cultural diversity and access to jobs. These values are stronger among renters and people of color compared to homeowners.
- Parks, gathering spaces, community collaboration, and thriving businesses were most important to respondents when envisioning South Lynnwood in 20 years.
- Improved pedestrian safety, parks, affordable housing, and safety were among the top values expressed throughout the survey.
- Economic development values include small, pedestrian-friendly, women- and minority-owned businesses and restaurants.



## Implementation and Monitoring Tables

**GOAL 1. THE SOUTH LYNNWOOD NEIGHBORHOOD SUCCEEDS BECAUSE IT HAS A COLLABORATIVE RELATIONSHIP WITH THE CITY.**

POLICY	ACTION	TERM	LEADER	SUPPORTERS	RESOURCES	MEASUREMENTS OF SUCCESS
1.1 Strengthen two-way communication between the neighborhood and the City.	1.1.1 Deliver advance communication to the neighborhood about changes under consideration beyond legal requirements.	SHORT	City of Lynnwood	Economic Development Organizations and Business Support; Service Providers; South Lynnwood Community	Funding Staff Time	Use of new materials; increased involvement from non-English speaking communities
	1.1.2 Establish and nurture pathways to leadership roles for the neighborhood community members.	MEDIUM	City of Lynnwood	Educators and Training Programs; Service Providers; Economic Development Organizations and Business Support	Funding Staff Time Training	More community members from South Lynnwood participating on City commissions and in leadership roles.
	1.1.3 Encourage and support alliances within South Lynnwood.	MEDIUM	Community Service Providers	COL Development & Business Services; COL Parks, Recreation, & Cultural Arts Department; Community Groups; Service Providers; Faith Communities; Educators and Training Programs	Funding	Presence of more neighborhood and community groups specific to South Lynnwood.
1.2 Welcome, elevate, and respect community leaders and the lived experiences of community members.	1.2.1 Appropriately compensate neighborhood liaisons for their time and labor.	MEDIUM	City of Lynnwood	COL Development & Business Services; COL City Council; COL Parks, Recreation, & Cultural Arts Department; COL Police	Funding	City begins to retain long-term community liaisons.
	1.2.2 Create venues for community members to easily share experiences and ideas with City leadership.	SHORT	COL Mayor's Office	COL Development & Business Services; COL City Council; COL Parks, Recreation, & Cultural Arts Department; COL Police Department; COL Public Works	Funding	Additional means of providing feedback to city are available.
	1.2.3 Actively seek out the opinions of renters and other historically under resourced members of the community.	MEDIUM	City of Lynnwood	Housing Providers; South Lynnwood multi-family property management services; South Lynnwood residents	Funding Staff Time	Future input includes and amplifies these voices
1.3 Recruit and actively involve residents in City or liaison roles and trust that decision-makers will listen and respond to them. The contributions of community liaisons are not tokenized or dismissed.	1.3.1 Advertise Lynnwood University, Lynnwood PD Citizen Academy, and similar opportunities to the South Lynnwood community and consider holding sessions within the neighborhood.	MEDIUM	City of Lynnwood	City of Lynnwood; Service Providers; Educators & Training Programs	Funding	Use of new materials; increased involvement from non-English speaking communities
	1.3.2 Identify and remove barriers that prevent South Lynnwood residents from participating in local government.	MEDIUM	City of Lynnwood	City of Lynnwood; Service Providers; Educators & Training Programs	Funding	Use of new materials; increased involvement from non-English speaking communities
1.4 Celebrate linguistic diversity and prioritize language accessibility	1.4.1 Identify the most common languages in South Lynnwood in addition to English.	SHORT	City of Lynnwood	City of Lynnwood; Service Providers; Educators & Training Programs	Funding	Use of new materials; increased involvement from non-English speaking communities
	1.4.2 Translate English-language City documents into languages spoken by neighborhood residents and businesses.*	SHORT	City of Lynnwood	City of Lynnwood; Service Providers; Educators & Training Programs	Funding	Use of new materials; increased involvement from non-English speaking communities
	1.4.3 Dedicate an annual funding source to support translation and interpretation.	MEDIUM	City of Lynnwood	City of Lynnwood; Service Providers; Educators & Training Programs	Funding	Use of new materials; increased involvement from non-English speaking communities
	1.4.4 Always distribute multi-lingual City documents in advance of all engagement opportunities and notices.	MEDIUM	City of Lynnwood	City of Lynnwood; Service Providers; Educators & Training Programs	Funding	Use of new materials; increased involvement from non-English speaking communities
	1.4.5 Provide interpretation services as needed at City events.	SHORT	City of Lynnwood	City of Lynnwood; Service Providers; Educators & Training Programs	Funding	Increased involvement from non-English speaking communities



**GOAL 2. SOUTH LYNNWOOD FEELS LIKE A SMALL VILLAGE WITH AN EASILY RECOGNIZABLE IDENTITY.**

POLICY	ACTION	TERM	LEADER	SUPPORTERS	RESOURCES	MEASUREMENTS OF SUCCESS
2.1 Modify Lynnwood Municipal Code (LMC) to allow for more walkable destinations to be built in South Lynnwood.	2.1.1 Revise zoning: allow narrower building frontages, more frequent storefronts & other building standards to improve the relationship between private and public space.*	MEDIUM	COL Development & Business Services	City of Lynnwood; South Lynnwood Community	Funding Staff Time	Revised zoning provisions are predictable, easy-to-understand, and encourage a better interface between the private and public realm. New development is pedestrian-oriented.
	2.1.2 Revise the uses allowed in non-residential zones to encourage more neighborhood-serving retail establishments.*	MEDIUM	COL Development & Business Services	City of Lynnwood; Economic Development Organizations and Business Support; South Lynnwood businesses	Funding Staff Time	Non-residential zones encourage an appropriate mix of neighborhood uses. New restaurants, cafes, grocers, and community services are established and supported in areas that previously lacked these amenities.
	2.1.3 Allow and encourage mixed uses on appropriate sites.	MEDIUM	COL Development & Business Services	City of Lynnwood; Economic Development Organizations and Business Support; South Lynnwood businesses	Funding Staff Time	More parcels are zoned for and encourage community-oriented mixed-use development.
	2.1.4 Study parking mins and street parking flexibility to allow mixed-use development and the repurposing of underutilized lots.	MEDIUM	COL Development & Business Services	City of Lynnwood; Economic Development Organizations and Business Support; South Lynnwood businesses	Funding Staff Time	Parking requirements are reflective of economic realities. New mixed-use development is permitted in the neighborhood.
	2.1.5 Provide financial support for façade improvements, signage, and public artwork that unifies neighborhood businesses.	LONG	COL Development & Business Services	COL Development & Business Services; COL City Council; COL Parks, Recreation, & Cultural Arts Department; South Lynnwood businesses; South Lynnwood artists	Funding Training	Beautification of neighborhood businesses and streets that is uniquely South Lynnwood.
	2.1.6 Review the controlled use area and determine if location and restricted uses are appropriate for the neighborhood.	MEDIUM	COL Development & Business Services	COL Development & Business Services; COL City Council; Economic Development Organizations and Business Support	Funding Staff Time	LMC sec. 21.46.120. is clarified and permits uses that are appropriate and compatible with the neighborhood.
2.2 Invest in arts programs that are culturally relevant to South Lynnwood.	2.2.1 Use South Lynnwood as a pilot for the City's wayfinding program.	MEDIUM	COL Development & Business Services	COL Development & Business Services; COL City Council; COL Parks, Recreation, & Cultural Arts Department	Funding	South Lynnwood's unique signage allows for easy navigation and helps unify the neighborhood.
	2.2.2 Work with property owners to commission murals on blank walls throughout neighborhood.*	MEDIUM	COL Parks, Recreation, & Cultural Arts Department	COL Development & Business Services; South Lynnwood businesses; South Lynnwood artists; South Lynnwood residents	Funding Staff Time	New murals across South Lynnwood beautify neglected spaces, improve sense of place, and draw inspiration from local artists and youth.
	2.2.3 Identify locations where graffiti is an ongoing problem and work with artists to design murals on such locations.*	MEDIUM	COL Parks, Recreation, & Cultural Arts Department	COL Development & Business Services; South Lynnwood businesses; South Lynnwood artists; South Lynnwood residents	Funding Staff Time Training	Graffiti is either repelled by new techniques or replaced by beloved community inspired murals.
	2.2.4 Work with the community and local artists to design utility box wraps that reflect South Lynnwood.	MEDIUM	COL Parks, Recreation, & Cultural Arts Department	COL Development & Business Services; South Lynnwood businesses; South Lynnwood artists; South Lynnwood residents	Funding Staff Time	Utility boxes unify the neighborhood with locally inspired designs.
2.3 Co-sponsor annual or recurring events with community organizations and schools to build social connectivity.	2.3.1 Coordinate neighborhood events with local businesses, community organizations, and schools, and advertise events in a way that is accessible to the community.	SHORT	COL Parks, Recreation, & Cultural Arts Department	COL Development & Business Services; South Lynnwood businesses; South Lynnwood residents	Funding Staff Time	Neighborhood events are well-known and attended.
	2.3.2 Use small grant programs to support neighborhood events.	MEDIUM	COL Parks, Recreation, & Cultural Arts Department	COL Development & Business Services; COL City Council	Funding Staff Time	New, unique neighborhood events emerge and strengthen community.





**GOAL 2. SOUTH LYNNWOOD FEELS LIKE A SMALL VILLAGE WITH AN EASILY RECOGNIZABLE IDENTITY.**

POLICY	ACTION	TERM	LEADER	SUPPORTERS	RESOURCES	MEASUREMENTS OF SUCCESS
<b>2.4 Balance business activity with green space, community plazas, and sidewalks and pathways.</b>	2.4.1 Explore a mix of building heights and uses; prioritize designs that provide buffer areas and green space between businesses and residences.	MEDIUM	COL Development & Business Services	City of Lynnwood; Economic Development Organizations and Business Support; South Lynnwood businesses	Funding Staff Time Training	Innovative development and design standards are incorporated into the LMC. New development appropriately buffers against adjacent uses.
	2.4.2 Encourage façade improvements and upgrades to existing non-residential buildings facing sidewalks and public areas.	LONG	COL Development & Business Services	City of Lynnwood; Economic Development Organizations and Business Support; South Lynnwood businesses	Funding Staff Time Training	Neighborhood businesses and storefronts are beautified and help instill a stronger sense of ownership and community among businesses and residents.
	2.4.3 Collaborate with property owners and residents to write functional landscaping and screening standards for outdoor storage.*	MEDIUM	COL Development & Business Services	City of Lynnwood; COL City Council; South Lynnwood residents	Funding Staff Time Training	New landscaping and screening standards are informed by community concerns and desires. Aesthetics of outdoor storage is improved.
	2.4.4 Explore value capture mechanisms to harness appreciation in property values such as recently allowed tax increment financing programs; designate areas or projects to receive benefits and dedicate funds to streetscape and infrastructure improvements and other neighborhood values.	MEDIUM	COL Development & Business Services	City of Lynnwood; COL City Council; Economic Development Organizations and Business Support	Funding Staff Time Training	Innovative value capture programs are adopted locally and help the community capitalize on major infrastructure investments. Revenue is dedicated to improved streetscaping and other community benefits.
	2.4.5 Launch a do-it-yourself tactical urbanism program for residents and businesses to actively participate in the beautification and activation of the public realm.*	LONG	COL Development & Business Services	City of Lynnwood; Economic Development Organizations and Business Support; South Lynnwood businesses; South Lynnwood residents	Funding Staff Time Training	South Lynnwood residents, businesses, and artists participate in the transformation of streetscapes.
	2.4.6 Partner with businesses and neighbors adjacent to the Interurban Trail on vegetation management, placemaking and art installations, and adopt-a-trail programs to encourage an inviting experience.	MEDIUM	COL Parks, Recreation, & Cultural Arts Department	COL Development & Business Services; South Lynnwood artists; South Lynnwood businesses; South Lynnwood residents	Funding Staff Time	Areas along the Interurban Trail are improved with ecologically sensitive landscaping, public art, and unique placemaking. Initiatives are led by residents and businesses.
<b>2.5 Prioritize curb space for on-street parking for customers of neighborhood businesses, rather than for equipment storage or employee parking.</b>	2.5.1 Develop zoning provisions for shared parking among neighborhood businesses.*	MEDIUM	COL Development & Business Services	COL City Council; COL Public Works; South Lynnwood businesses	Funding Staff Time	Parking is used efficiently among businesses. More land is freed up for community desired development, parks, or open space.
	2.5.2 Revise zoning provisions to enable on-street parking in front of businesses that currently lack this amenity, such as those along 211th St SW.	MEDIUM	COL Development & Business Services	COL City Council; COL Public Works; South Lynnwood businesses; Utility Providers; Transit Providers	Funding Staff Time	Businesses are easier to visit and walkways feel more protected from traffic.



**GOAL 3. RESIDENTS OF ALL AGES HAVE SAFE PLACES TO PLAY AND LEARN.**

<u>POLICY</u>	<u>ACTION</u>	<u>TERM</u>	<u>LEADER</u>	<u>SUPPORTERS</u>	<u>RESOURCES</u>	<u>MEASUREMENTS OF SUCCESS</u>
3.1 Prioritize neighborhood parks and green space.	3.1.1 Invest and prioritize preserving existing parks, trails, and natural areas with enhanced landscaping, playgrounds, and public facilities.	MEDIUM	COL Parks, Recreation, & Cultural Arts Department	City of Lynnwood; COL City Council; South Lynnwood residents	Funding	Existing spaces are improved.
	3.1.2 Preserve and expand neighborhood tree canopy, particularly along Highway 99 and adjacent to City Center.*	MEDIUM	COL Development & Business Services	COL Parks, Recreation, & Cultural Arts Department; COL City Council; Economic Development Organizations and Business Support	Funding Staff Time Training	Existing canopy is maintained, and plans are made for replacement canopy.
3.2 Find creative ways to establish safe places to play, relax, and gather throughout the community	3.2.1 Establish universally accessible playgrounds and play equipment for children at existing parks.	LONG	COL Parks, Recreation, & Cultural Arts Department	COL City Council; South Lynnwood residents	Funding	Universally accessible playgrounds have been installed.
	3.2.2 Encourage formal and informal community gathering spaces and flexible design space, such as meeting rooms, banquet halls, plazas, etc.	MEDIUM	COL Development & Business Services	City of Lynnwood; COL City Council; South Lynnwood residents	Staff Time Training	Increase in number and variety of community gathering spaces available for use in South Lynnwood.
	3.2.3 Expand and develop gathering areas at existing South Lynnwood parks and open spaces.	LONG	COL Parks, Recreation, & Cultural Arts Department	COL Development & Business Services; COL City Council; South Lynnwood residents	Funding Staff Time Training	Increase in number and variety of gathering areas in South Lynnwood parks and open spaces.
	3.2.4 Encourage the establishment of community recreational spaces such as Boys and Girls Club, YMCA, a library, or other such facilities	LONG	COL Development & Business Services	COL Development & Business Services; COL City Council; South Lynnwood residents	Staff Time Training	Additional recreational spaces developed in South Lynnwood.
3.3 Require new development to include pedestrian amenities and sidewalk improvements.	3.3.1 Revise development regulations to require public realm enhancements such as street trees, landscaping, street furniture, and other pedestrian amenities. Establish street design guidelines to ensure a continuous public realm that is comfortable, green, and safe.	MEDIUM	COL Development & Business Services	City of Lynnwood; COL City Council, South Lynnwood residents	Funding Staff Time Training	Increase in number and variety of pedestrian and sidewalk improvements in South Lynnwood.
	3.3.2 Establish a program that entices developers to include public realm enhancements and inclusive open space in projects.	MEDIUM	COL Development & Business Services	City of Lynnwood; COL City Council; Economic Development Organizations and Business Support	Staff Time Training	New developments include public realm enhancements.
	3.3.3 Review open and recreational space requirements for multi-family developments.	MEDIUM	COL Development & Business Services	City of Lynnwood; COL City Council; Economic Development Organizations and Business Support; Housing Providers	Staff Time Funding	New multi-family developments include open and recreational spaces.



**GOAL 4. THERE ARE MANY WAYS TO GET AROUND THE NEIGHBORHOOD AND WALKWAYS FEEL SAFE TO USE.**

<u>POLICY</u>	<u>ACTION</u>	<u>TERM</u>	<u>LEADER</u>	<u>SUPPORTERS</u>	<u>RESOURCES</u>	<u>MEASUREMENTS OF SUCCESS</u>
4.1 Repair and enhance pedestrian and bicycle infrastructure.	4.1.1 Allow for greenways near parks or on quiet streets to encourage safer, more connected walking and bicycling streets.	MEDIUM	COL Development & Business Services	City of Lynnwood; COL City Council; Parks, Recreation & Cultural Arts Department; Public Works Department; South Lynnwood residents	Funding Staff Time	Greenways established with support and input from neighborhood.
	4.1.2 Establish a program to ensure all pedestrian infrastructure satisfies a predetermined threshold for safety and accessibility and is maintained in conformance with the City's Americans with Disabilities (ADA) transition plan.	MEDIUM	COL Public Works Department	City of Lynnwood; COL City Council; Development & Business Services; Parks, Recreation & Cultural Arts Department.	Funding Staff Time	Safety and accessibility thresholds are achieved and maintained.
	4.1.3 Allocate adequate funding to improve pedestrian pathways, sidewalks, and cycling infrastructure with landscaping, public art, wayfinding signs, lighting, enhanced paving, and protective barriers.	MEDIUM	COL City Council	City of Lynnwood; COL City Council; Parks, Recreation & Cultural Arts Department; Public Works Department; South Lynnwood residents	Funding	Funding is set aside for these uses.
	4.1.4 Prioritize sidewalk space for non-motorized travel or customer amenities such as tables or benches, rather than for equipment storage or other industrial uses.	LONG	COL Public Works Department	City of Lynnwood; COL City Council; Development & Business Services; Parks, Recreation & Cultural Arts Department.	Staff Time Training	Sidewalks design guidelines and standards are revised and enforced.
4.2 Improve the availability and accessibility of public transit.	4.2.1 Educate residents, visitors, and businesses on the availability and benefits of public transit.	SHORT	COL Development & Business Services	Community Transit; Sound Transit; South Lynnwood Community	Staff Time Training	Public transit utilization increases in South Lynnwood.
	4.2.2 Make existing bus shelters more appealing and comfortable with public art and improved seating.	MEDIUM	COL Public Works Department	COL Development & Business Services; Parks, Recreation & Cultural Arts Department; Community Transit; Sound Transit; South Lynnwood Community;	Funding Staff Time Training	Bus stops in South Lynnwood are physically improved.
	4.2.3 Establish and advertise/provide wayfinding for safe pedestrian and cycling routes to the Lynnwood Transit Center.	MEDIUM	COL Public Works Department	COL Development & Business Services; Parks, Recreation & Cultural Arts Department; Community Transit; Sound Transit; South Lynnwood community	Funding Staff Time Training	Wayfinding program is established in South Lynnwood.
	4.2.4 Advocate for community-supported routes if and when Community Transit redesigns their service models. Community preference is for bus routes to be included along 200th St SW and 204th St SW.	MEDIUM	COL Development & Business Services	Community Transit; South Lynnwood community	Staff Time Training	Community Transit



GOAL 4. THERE ARE MANY WAYS TO GET AROUND THE NEIGHBORHOOD AND WALKWAYS FEEL SAFE TO USE.

POLICY	ACTION	TERM	LEADER	SUPPORTERS	RESOURCES	MEASUREMENTS OF SUCCESS
4.3 Slow down cars moving through South Lynnwood.	4.3.1 Invest in traffic calming measures such as streetscape improvements, narrowing of roadways, and roundabouts.	LONG	COL Public Works Department	City of Lynnwood; COL City Council; Development & Business Services; South Lynnwood community	Funding Staff Time Training	Increase in traffic calming measures in South Lynnwood. Traffic speeds are slower.
	4.3.2 Allow on-street parking in South Lynnwood near businesses, both to provide parking for businesses and to narrow roadways to slow traffic.	SHORT	COL Public Works Department	City of Lynnwood; COL City Council; Development & Business Services; Police Department; South Lynnwood community	Staff Time Training	New on-street parking is utilized. Traffic speeds are slower.
	4.3.3 Increase patrol activity along 52nd Ave W and 206th St SW to discourage high speeds.	MEDIUM	COL Police Department	City of Lynnwood; COL City Council; Development & Business Services; South Lynnwood community	Funding Staff Time	Slower traffic on 52nd Ave W. and 206th St. SW.
	4.3.4 Target 196th St SW for a safe pedestrian crossing to improve access to schools north of South Lynnwood and access to Scriber Lake Park.	LONG	COL Public Works Department	City of Lynnwood; COL City Council; Development & Business Services; Educators & Training Programs; Safe Routes to Schools Affiliates; South Lynnwood community	Funding Staff Time Training	Safe pedestrian crossing installed across 196th St. SW.
	4.3.5 Target 200th St SW and 52nd Ave W as corridors for significant speed reduction and traffic calming.	MEDIUM	COL Police Department	City of Lynnwood; COL City Council; Development & Business Services; South Lynnwood community	Staff Time	Slower traffic on 200th St SW and 52nd Ave W.
	4.3.6 Target the intersection of 200th St SW and 52nd Ave W for pedestrian safety improvements.	MEDIUM	COL Public Works Department	City of Lynnwood; COL City Council; Development & Business Services; Police Department; South Lynnwood community	Funding Staff Time	Pedestrian safety improvements made at intersection of 200th St SW and 52nd Ave W.





**GOAL 5. PRESERVE EXISTING HOUSING THAT IS AFFORDABLE AND SAFE SO PEOPLE CAN STAY IN SOUTH LYNNWOOD.**

<u>POLICY</u>	<u>ACTION</u>	<u>TERM</u>	<u>LEADER</u>	<u>SUPPORTERS</u>	<u>RESOURCES</u>	<u>MEASUREMENTS OF SUCCESS</u>
5.1 Create and preserve housing that is safe and affordable at a variety of levels of affordability.	5.1.1 The City will serve as a partner to encourage housing that meets the diverse housing needs of the community.	SHORT	COL Development & Business Services	City of Lynnwood; COL City Council; Housing Providers; South Lynnwood multi-family property management services; South Lynnwood community	Funding Staff Time	The City of Lynnwood champions and implements the types of diverse housing types desired by community members.
	5.1.2 Work with housing providers to create and preserve affordable housing serving households at 80% area median income (AMI) or below.	LONG	COL Development & Business Services	Housing Providers; South Lynnwood multi-family property management services; South Lynnwood community	Funding Staff Time	New coalitions between city leaders, planning staff, and local housing providers support the creation and preservation of affordable housing across South Lynnwood.
5.2 Prioritize housing preservation and maintain no net loss of total housing units in South Lynnwood, particularly units which are affordable or available for low-income households.	5.2.1 Revise the zoning code to allow for no net loss of multi-family housing in South Lynnwood.	MEDIUM	COL Development & Business Services	COL City Council	Staff Time	The number of multi-family housing units in South Lynnwood is retained and increased. Projects are only
	5.2.2 Support third-party purchases of existing affordable housing to keep units affordable.	SHORT	COL City Council	City of Lynnwood; Housing Providers; South Lynnwood multi-family property management services	Funding	All affordable housing units in South Lynnwood have a certain future of financial support and management.
	5.2.3 Explore property tax abatements on existing buildings within a certain proximity to the new Light Rail station in exchange for affordable rents.	MEDIUM	COL Development & Business Services	COL City Council; Housing Providers; South Lynnwood multi-family property management services	Funding Staff Time	Housing units in proximity to the LINK light rail station remain affordable even as land values appreciate.
	5.2.4 Encourage and promote existing home repair and financing programs to maintain safe living conditions (such as Homage, Snohomish County, etc.)	MEDIUM	COL Development & Business Services	Housing Providers; Service Providers; South Lynnwood multi-family property management services; South Lynnwood community	Funding Training	South Lynnwood residents and housing management services have access to financial support for home repairs, deferred maintenance, and other improvements to living conditions.
5.3 Provide services to support unsheltered communities.	5.3.1 Work with unsheltered communities in South Lynnwood and identify gaps in what service providers can provide.*	MEDIUM	COL Development & Business Services	City of Lynnwood; COL City Council; Housing Providers; Service Providers; South Lynnwood multi-family property management services; South Lynnwood community	Funding Staff Time	More services are dispatched and the number of unsheltered individuals in South Lynnwood decreases.
	5.3.2 Initiate meaningful engagement with unsheltered community members and pursue additional appropriate funding sources or community support to help respond to their needs.	SHORT	COL Development & Business Services	City of Lynnwood; COL City Council; Housing Providers; Service Providers; South Lynnwood multi-family property management services; South Lynnwood community	Funding Staff Time Training	Voices of unsheltered community members are amplified and their needs are responded to.
5.4 Allow for a broader range of housing types where appropriate.	5.4.1 Revise Lynnwood Municipal Code to facilitate missing middle housing with duplexes, triplexes, and other forms of small multi-family housing development.*	MEDIUM	COL Development & Business Services	COL City Council; COL Department of Public Works; Housing Providers; South Lynnwood community	Funding Staff Time Training	The LMC encourages missing middle housing types across South Lynnwood.
	5.4.2 Encourage the production of accessory dwelling units by revising development standards where they might be prohibitive and streamlining the approval process.	MEDIUM	COL Development & Business Services	COL City Council; COL Department of Public Works; South Lynnwood community	Funding Staff Time	The construction of accessory dwelling units becomes more feasible across South Lynnwood. Permits are issued faster and overall construction rates of this housing type increase.
5.5 Maintain a place for low-density housing where appropriate.	5.5.1 Explore allowing smaller single-family lots and regulations that would promote the creation of modest homes.	MEDIUM	COL Development & Business Services	COL City Council; COL Department of Public Works; South Lynnwood community	Funding Staff Time	Minimum lot sizes for single-family homes is reduced in appropriate areas of South Lynnwood.



**GOAL 6. RESIDENTS ARE PROTECTED FROM DISPLACEMENT.**

<u>POLICY</u>	<u>ACTION</u>	<u>TERM</u>	<u>LEADER</u>	<u>SUPPORTERS</u>	<u>RESOURCES</u>	<u>MEASUREMENTS OF SUCCESS</u>
6.1 Support vulnerable residents such as immigrants, people with disabilities, the elderly, and veterans.	6.1.1 Raise awareness of funding gaps, including funding limitations to support housing for residents who are undocumented immigrants.	SHORT	COL City Council	Housing Providers; Service Providers; South Lynnwood multi-family property management services; South Lynnwood residents; South Lynnwood nonprofit organizations	Funding	Discrepancies in funding support for housing undocumented residents are identified and addressed.
	6.1.2 Support the development of tiny home villages, equitably distributed throughout the city, for veterans and unsheltered community members.	MEDIUM	COL Development & Business Services	City of Lynnwood; COL City Council; Housing Providers; South Lynnwood residents	Funding Staff Time	High-quality tiny home villages are placed appropriately throughout South Lynnwood and supportive of unsheltered community members.
	6.1.3 Encourage enhancements to 211, Volunteers of America (VOA) fair housing assistance and similar programs.	SHORT	COL City Council	Housing Providers; Service Providers; South Lynnwood residents	Funding	
	6.1.4 Provide incentives for income-restricted and senior housing development, such as reduced parking, bonus densities, etc.	MEDIUM	COL Development & Business Services	COL City Council; Housing Providers; South Lynnwood multi-family property management services	Funding Staff Time	More development of income-restricted and senior housing is evident in South Lynnwood.
	6.1.5 Amend the Lynnwood Municipal Code to better support the development of assisted living and nursing home communities.	MEDIUM	COL Development & Business Services	COL City Council; Housing Providers; South Lynnwood multi-family property management services	Funding Staff Time	More development of assisted living and nursing home communities is evident in South Lynnwood.
6.2 Prioritize and maintain housing options that are safe.	6.2.1 Establish a rental registry and inspection program focusing on life-safety precautions, such as fire, mold, and pests.	MEDIUM	City of Lynnwood	Housing Providers; Service Providers; South Lynnwood multi-family property management services; South Lynnwood residents; South Lynnwood nonprofit organizations	Funding Staff Time	An updated rental registry helps prioritize units needing safety improvements, fire hazard mitigation, environmental remediation, and other improvements.
	6.2.2 Provide renters with easy-to-use methods to anonymously file concerns about unsafe housing conditions that will not trigger a risk of retaliation.	MEDIUM	City of Lynnwood	Housing Providers; Service Providers; South Lynnwood multi-family property management services	Funding Training	Renters have access to a nonconfrontational means of reporting unsafe housing conditions. Issues are addressed quickly and efficiently.
6.3 Promote creation of additional income-restricted housing units through partnerships, coordination, and funding.	6.3.1 Work with faith-based and nonprofit organizations to promote creation of additional income-restricted housing units.	SHORT	COL Development & Business Services	COL City Council; Housing Providers; Faith Communities; South Lynnwood multi-family property management services; South Lynnwood nonprofit organizations	Staff Time	Coalitions are formed to advance the production and preservation of affordable housing in South Lynnwood.
	6.3.2 Amend the Lynnwood Municipal Code to allow for residential development on land that is owned by faith communities, tax exempt organizations, and public agencies.	MEDIUM	COL Development & Business Services	COL City Council; Housing Providers; Faith Communities; South Lynnwood multi-family property management services; South Lynnwood nonprofit organizations	Funding Staff Time	Development of affordable housing is increasingly common on land that is owned by faith communities, nonprofit organizations, and public agencies.
	6.3.3 Evaluate the potential for a multi-family tax exemption program (MFTE) for South Lynnwood, including scenarios to encourage more income-restricted units, rehabilitate properties at the end of their useful life, and create additional levels of affordability.	MEDIUM	City of Lynnwood	COL City Council; Economic Development Organizations and Business Support; Housing Providers; South Lynnwood multi-family property management services	Staff Time	MFTE projects are justified and enabled in South Lynnwood.



**GOAL 7. HOUSING IS CONNECTED TO TRANSPORTATION AND BUSINESSES.**

<u>POLICY</u>	<u>ACTION</u>	<u>TERM</u>	<u>LEADER</u>	<u>SUPPORTERS</u>	<u>RESOURCES</u>	<u>MEASUREMENTS OF SUCCESS</u>
7.1 Encourage housing in mixed-use areas that are walkable and are served by existing infrastructure.	7.1.1 Connect South Lynnwood to high-capacity transit, goods, and services anticipated along Highway 99 and in the City Center.	SHORT	COL Development & Business Services	COL City Council; South Lynnwood Community	Staff Time Funding	New, high-quality housing is increasingly common in South Lynnwood, especially near the Highway 99 corridor.
	7.1.2 Remove barriers to housing development along Highway 99 to cover existing and future transit nodes and job centers.	LONG	COL Development & Business Services	COL City Council; South Lynnwood Community	Staff Time Funding	Developers are attracted to South Lynnwood. Permitting and construction rates increase for housing development
	7.1.3 Revise the Lynnwood Municipal Code (LMC) to offer zoning flexibility, fee waivers, and other incentives to encourage residential infill development*	MEDIUM	COL Development & Business Services	COL City Council; South Lynnwood Community	Staff Time Funding	Small, underutilized parcels experience contextual infill development in South Lynnwood, which is affordable to lower-income residents and helps establish the sense of a small village.
7.2 Support communities where people can live and work in the same space.	7.2.1 Where appropriate, facilitate mixed-use zoning for live/work spaces that combine employment and housing. Create development standards for live/work spaces.	LONG	COL Development & Business Services	COL City Council; Economic Development Organizations and Business Support; South Lynnwood businesses	Staff Time Funding	New mixed-use development is increasingly common in strategic areas of South Lynnwood and supported by the community.
	7.2.2 Identify opportunities for infill development of mixed-use buildings and adjacent siting of residential development to amenity and job centers. Consider revising bulk and dimensional standards for mixed-use developments to be nimbler and incentivize live/work communities, particularly close to Highway 99 and adjacent to the Transit Center and City Center. This form can be best encouraged through overlay districts and new design guidelines in the LMC.	LONG	COL Development & Business Services	City of Lynnwood; COL City Council; South Lynnwood businesses; South Lynnwood residents	Staff Time Funding	The redevelopment of underutilized is supported and incentivized by the LMC and City programs. Key parcels near Highway 99, the Transit Center, and City Center are prioritized for development and help catalyze larger neighborhood investment.
7.3 Support a high degree of accessibility among community services.	7.3.1 Increase visibility and accessibility of existing community services.	SHORT	COL Development & Business Services	City of Lynnwood; Service Providers; South Lynnwood nonprofit organizations; South Lynnwood residents	Staff Time Funding	South Lynnwood residents, businesses, and services are well aware of and connected to community services.
	7.3.2 Initiate collaboration with local early childhood organizations to identify measures the city can take to remove barriers to equal access to childcare services.	SHORT	COL Development & Business Services	City of Lynnwood, Service Providers; South Lynnwood nonprofit organizations	Staff Time Funding	Needs and desires of early childhood organizations are prioritized and translated in to programmatic and regulatory changes at the city level.
	7.3.3 Amend the Lynnwood Municipal Code to remove barriers to establishing childcare and adult daycare facilities.	MEDIUM	COL Development & Business Services	COL City Council	Staff Time Funding	New facilities for childcare and adult daycare fill deficits in South Lynnwood.



**GOAL 8. SOUTH LYNNWOOD IS BUSINESS-FRIENDLY AND SUPPORTIVE OF LOCAL ENTREPRENEURS.**

POLICY	ACTION	TERM	LEADER	SUPPORTERS	RESOURCES	MEASUREMENTS OF SUCCESS
<b>8.1 Promote entrepreneurship in South Lynnwood.</b>	8.1.1 Revise development regulations to encourage retail spaces affordable to small, neighborhood-serving businesses.	MEDIUM	COL Development & Business Services	Economic Development Organizations & Business Support, Service Providers, South Lynnwood Community	Staff Time Funding	Increase in permits for small neighborhood businesses
	8.1.2 Partner with the Northwest Innovation Resource Center to provide business incubator capacity for small start-up businesses; connect entrepreneurs with grants and other financial resources.	MEDIUM	COL Development & Business Services	Economic Development Organizations & Business Support, Service Providers, South Lynnwood Community	Staff Time Funding	Local entrepreneurs have increased access to business incubator facilities and assistance.
	8.1.3 Partner with The Facility Makerspace at Edmonds College to expand artisan and craft business development and provide businesses an opportunity to sell their products and engage with residents and visitors.	SHORT	COL Development & Business Services	Economic Development Organizations & Business Support, Service Providers, Educators & Training Programs, South Lynnwood Community	Staff Time	Increase in artisan and craft businesses in South Lynnwood
	8.1.4 Review the LMC home occupation code section to consider changes to better support new businesses.	SHORT	COL Development & Business Services	Economic Development Organizations & Business Support, Service Providers, South Lynnwood Community	Staff Time	Barriers identified in home occupation code and amended. Increase in home occupations in South Lynnwood.
	8.1.5 Support school and nonprofit educational trainings to connect youth and students with jobs in South Lynnwood.	SHORT	City of Lynnwood	Economic Development Organizations & Business Support, Service Providers, Educators & Training Programs, South Lynnwood Community	Staff Time	Increase in training events and programs. Increase in available youth jobs in South Lynnwood.
<b>8.2 Provide technical assistance to help existing and future businesses investigate site conditions and development feasibility.</b>	8.2.1 Initiate program to offer strategic planning assistance to locally owned businesses.	MEDIUM	COL Mayor's Office	Economic Development Organizations & Business Support, Service Providers, Educators & Training Programs, South Lynnwood Community	Staff Time	Small businesses in South Lynnwood are more resilient to changes such as generational changes, changes in rent, changes in industry parameters.
	8.2.2 Establish programs to achieve the land use goals of this plan, such as a program connecting vacant business space with local entrepreneurs.	LONG	COL Development & Business Services	Economic Development Organizations & Business Support, Service Providers, Educators & Training Programs, South Lynnwood Community	Funding Staff Time Training	Businesses interested in South Lynnwood can access services which help with feasibility analysis to aid in location decisions.



**GOAL 9. THE COMMUNITY AND BUSINESSES HAVE A STRONG WORKING RELATIONSHIP.**

<u>POLICY</u>	<u>ACTION</u>	<u>TERM</u>	<u>LEADER</u>	<u>SUPPORTERS</u>	<u>RESOURCES</u>	<u>MEASUREMENTS OF SUCCESS</u>
9.1 Increase collaboration between neighbors and businesses.	9.1.1 Establish a directory of businesses in the neighborhood, indicating which sell their products directly to the community and which might have job opportunities.	SHORT	Lynnwood Chamber of Commerce	Economic Development Organizations & Business Support, Service Providers	Staff Time	Directory established and utilized.
	9.1.2 Offer community improvement grants to collaborative projects between businesses and neighbors.	MEDIUM	COL Development & Business Services	Economic Development Organizations & Business Support, Service Providers	Staff Time Funding	Increased collaboration between community and businesses.
	9.1.3 Disseminate information to the South Lynnwood community about local light industrial businesses.	SHORT	COL Development & Business Services	Economic Development Organizations & Business Support, Service Providers	Staff Time	Community awareness of local businesses increases.
9.2 Promote hiring, training, and retaining employment from within the neighborhood, and support vocational career pathways.	9.2.1 Facilitate connections between prospective employers and neighborhood residents seeking to work for local businesses.	SHORT	COL Development & Business Services	Economic Development Organizations & Business Support, Service Providers, Educators & Training Programs, South Lynnwood Community	Staff Time	More businesses are able to make local hires.
	9.2.2 Initiate collaboration between the neighborhood's light-industrial and commercial land uses and college and high school vocational, mentorship, apprenticeship, or career discovery programs.	MEDIUM	COL Development & Business Services	Economic Development Organizations & Business Support, Service Providers, Educators & Training Programs, South Lynnwood Community	Staff Time	Increase in vocational and training programs for local high school and college students.
	9.2.3 Encourage relationships between businesses and schools to connect students with vocational experience, internships, and job training.	MEDIUM	COL Development & Business Services	Economic Development Organizations & Business Support, Service Providers, Educators & Training Programs, South Lynnwood Community	Staff Time	Increase in vocational and training programs for local high school and college students.
	9.2.4 Explore subsidies for next generation job training and workforce development programs. (e.g. <a href="https://socialfinance.org/">https://socialfinance.org/</a> )	LONG	COL City Council	COL Development & Business Services, Economic Development Organizations & Business Support, Service Providers, Educators & Training Programs, South Lynnwood Community	Staff Time Funding	Increase in vocational and training programs for local high school and college students.
	9.2.5 Promote HUBZone (Historically Underutilized Business Zone) benefits to eligible small businesses and provide assistance acquiring and maintaining certification as businesses can qualify for this program if a third of their workforce also resides in the neighborhood.	SHORT	Lynnwood Chamber of Commerce	COL Development & Business Services, Economic Development Organizations & Business Support, South Lynnwood Community	Staff Time	More businesses are HUB certified in South Lynnwood.



GOAL 10. SOUTH LYNNWOOD'S ECONOMY IS RESPONSIVE TO COMMUNITY NEEDS AND INDUSTRY TRENDS.						
POLICY	ACTION	TERM	LEADER	SUPPORTERS	RESOURCES	MEASUREMENTS OF SUCCESS
10.1 Collaborate with the Lynnwood Chamber of Commerce for representation from South Lynnwood.	10.1.1 Initiate collaboration between the neighborhood's small business owners, and the Chamber of Commerce to seek federal funding through the U.S. Small Business Administration's HUBZone program.	SHORT	Lynnwood Chamber of Commerce	COL Development & Business Services, Economic Development Organizations & Business Support, Service Providers, South Lynnwood Community	Staff Time	More businesses are HUB certified in South Lynnwood.
10.2 Promote small, women- and BIPOC-owned businesses.	10.2.1 Develop a women- and BIPOC-owned business outreach plan for city services and procurement.	SHORT	COL Development & Business Services	Economic Development Organizations & Business Support, Service Providers, Educators & Training Programs, South Lynnwood Community	Staff Time	Increase in number of women- and BIPOC-owned businesses in South Lynnwood.
	10.2.2 Eliminate barriers in zoning provisions and permitting processes that make it challenging, time consuming, and otherwise unnecessarily expensive to develop brick and mortar retail stores and other places of employment.	MEDIUM	COL Development & Business Services	Economic Development Organizations & Business Support, Service Providers, Educators & Training Programs, South Lynnwood Community	Staff Time Funding	Increase in brick-and-mortar businesses in South Lynnwood.
10.3 Preserve Light Industrial and Business/Technical Park zoning and encourage job growth in these zones.	10.3.1 Evaluate and revise the Lynnwood Municipal Code to ensure that allowed uses in the Light Industrial and Business and Technical Park zones match job sector trends.	MEDIUM	COL Development & Business Services	Economic Development Organizations & Business Support, Service Providers, Educators & Training Programs, South Lynnwood Community	Staff Time	Increased stability in businesses in Light Industrial and Business and Technical Park zones. Those businesses that are here are more likely to stay in South Lynnwood through regional transitions.
	10.3.2 Study an expansion of uses allowed in these zones.	MEDIUM	COL Development & Business Services	Economic Development Organizations & Business Support, Service Providers, Educators & Training Programs, South Lynnwood Community	Staff Time	Increased stability in businesses in Light Industrial and Business and Technical Park zones. Those businesses that are here are more likely to stay in South Lynnwood through regional transitions.

