WELCOME
CO-DESIGN COMMITTEE

South Lynnwood Neighborhood Plan

February 18, 2020

INTRODUCTIONS

- City Staff
- Consultants
- YOU!

CITY STAFF

- Ashley Winchell PROJECT MANAGER
  Community Development Department
  Interim Planning Manager
- Sarah Olson Parks, Recreation, & Cultural Arts Department
  Deputy Director
- Christy Murray Economic Development Department
  Project/Tourism Manager

CONSULTANT TEAM

BHC CONSULTANTS

Prime
Lead writers
Neighborhood research

BDS PLANNING & URBAN DESIGN

Engagement
Outreach
Meeting facilitation

ECONorthwest
ECONOMICS · FINANCE · PLANNING

Economic analysis
Opportunity Zone
Environmental survey

YOU!

The Co-Design Committee is made up of newer and long-term community members, including:

- ✓ Residents
- ✓ Businesses
- ✓ Faith-based organizations
- ✓ Schools
- ✓ Service providers
- ✓ City staff
- ✓ Renters
- ✓ Homeowners
- ✓ Parents

SCOPE

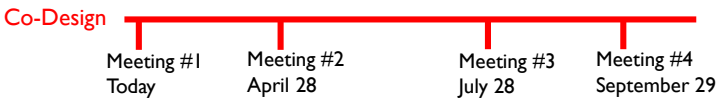
- What is this all about?
- Timeline: what's happening and when?
- How will our results be used?

SOUTH LYNNWOOD NEIGHBORHOOD PLAN

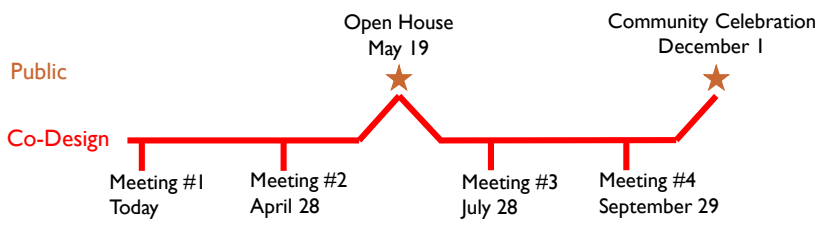
Early and primary involvement in writing a plan for your neighborhood

- Pro-actively address coming changes
- Get to know your neighbors and the City
- Examine existing conditions
- Invite others in
- Build a plan together

TIMELINE


Co-Design
Meeting #1
Today
Meeting #2
April 28
Meeting #3
July 28
Meeting #4
September 29

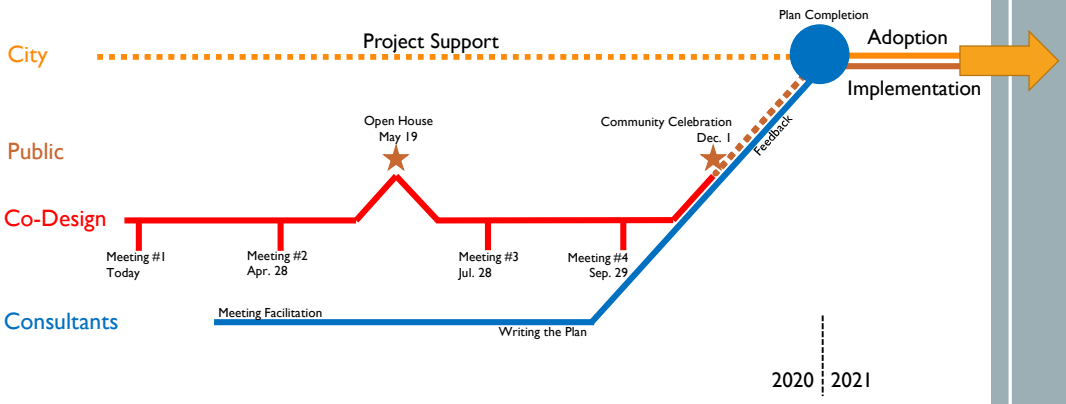
TIMELINE


Open House
May 19
Community Celebration
December 1
Public
Co-Design
Meeting #1
Today
Meeting #2
April 28
Meeting #3
July 28
Meeting #4
September 29

TIMELINE

Plan Completion
Public
Open House
May 19
Community Celebration
Dec. 1
Incorporate Feedback
Co-Design
Meeting #1
Today
Meeting #2
Apr. 28
Meeting #3
Jul. 28
Meeting #4
Sep. 29
Consultants
Meeting Facilitation
Writing the Plan
2020
2021

TIMELINE


City
Project Support
Plan Completion
Adoption
Implementation
Public
Open House
May 19
Community Celebration
Dec. 1
Feedback
Co-Design
Meeting #1
Today
Meeting #2
Apr. 28
Meeting #3
Jul. 28
Meeting #4
Sep. 29
Consultants
Meeting Facilitation
Writing the Plan
2020
2021

- Recommendations will guide future City actions
- Adoption as City policy (early 2021)
- Prioritize projects
- Build on relationships

RESULTS

- Recommendations will guide future City actions

The City wants recommendations that capture the priorities of South Lynnwood's community

RESULTS

- Recommendations will guide future City actions

The City wants recommendations that capture the priorities of South Lynnwood's community

These could be related to…

- *Housing*
- *Getting around the neighborhood*
- *Access to open space and parks*
- *Land use and zoning*
- *Environmental considerations*
- *Economic development*

RESULTS

RESULTS

- Recommendations will guide future City actions

The City wants recommendations that capture the priorities of South Lynnwood's community

These could be related to…

- *Housing*
- *Getting around the neighborhood*
- *Access to open space and parks*
- *Land use and zoning*
- *Environmental considerations*
- *Economic development*
- **Other topics identified by Co-Design Committee & the public**

COMMITTEE AGREEMENTS

- Respect others' opinions
- Speak honestly
- Acknowledge interests
- Strive for equitable process
- Amplify voices of marginalized groups
- Ask questions for clarification
- Focus on forward movement
- Aim for positive recommendations
- Avoid acronyms and jargon
- Track commitments and next steps
- Accept hands-on facilitation

TRUST-BUILDING EXERCISE

Write/Draw 4-5 headlines; one per card (15 min)

Who are the stakeholders? Why is the community celebrating? How does South Lynnwood go through tough times?

Identify a spokesperson in your group who will share headlines (5 min)

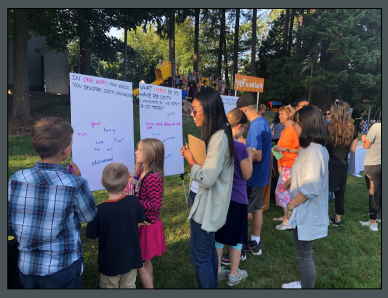
PUBLIC ENGAGEMENT: METHODS

- Survey on perceptions of the neighborhood and various City programs;
- Visual board exercise to describe South Lynnwood, values, and hopes;
- Map out favorite landmarks, public spaces, and understand future planning needs

PUBLIC ENGAGEMENT: EVENTS

- June 14, 2019: Meet Met At the Park
- July 20, 2019: Afro-Latino Festival
- August 6, 2019: National Night Out
- August 2, 2019: ESD Back to School Fair
- September 7, 2019: Fair on 44th Ave

PUBLIC ENGAGEMENT: KEY FINDINGS



- Increase **public safety** to better activate the public realm and right of way;
- **Collaboration and coordination** with existing community services and more **recreational activities** to bring local and regional community together;
- Improve **transportation systems** to provide **more access** to social and economic opportunities;
- Manage growth to **reduce negative impacts** (i.e., risk of displacement and highway congestion);
- Ensure **economic vitality** through ongoing conversations with stakeholders, preserving **current residents** and strengthening local access to **workforce opportunities**; and
- Foster **community identity** to celebrate South Lynnwood

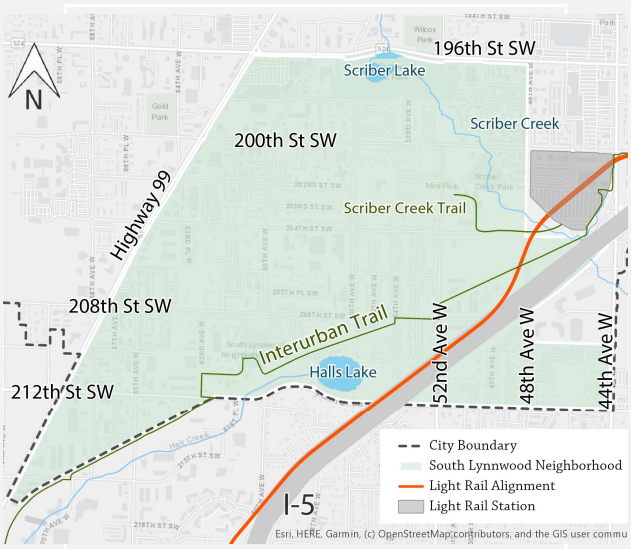
EXISTING CONDITIONS

What is South Lynnwood?

Who lives, works, and plays here?

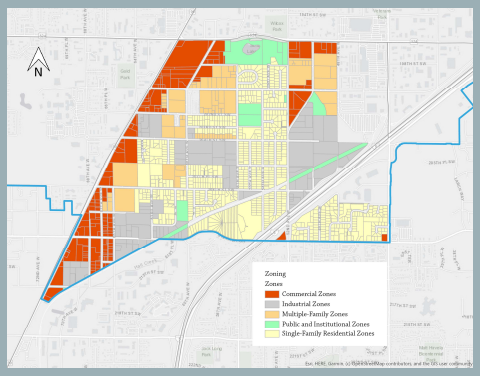
What sets South Lynnwood apart from the City?

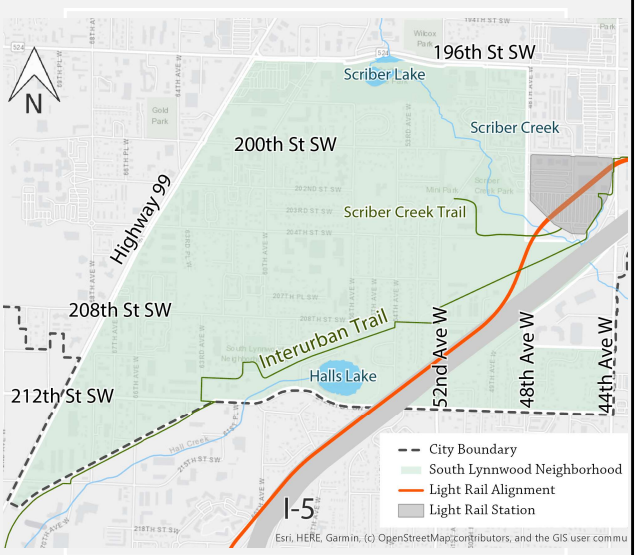
SOUTH LYNNWOOD OVERVIEW



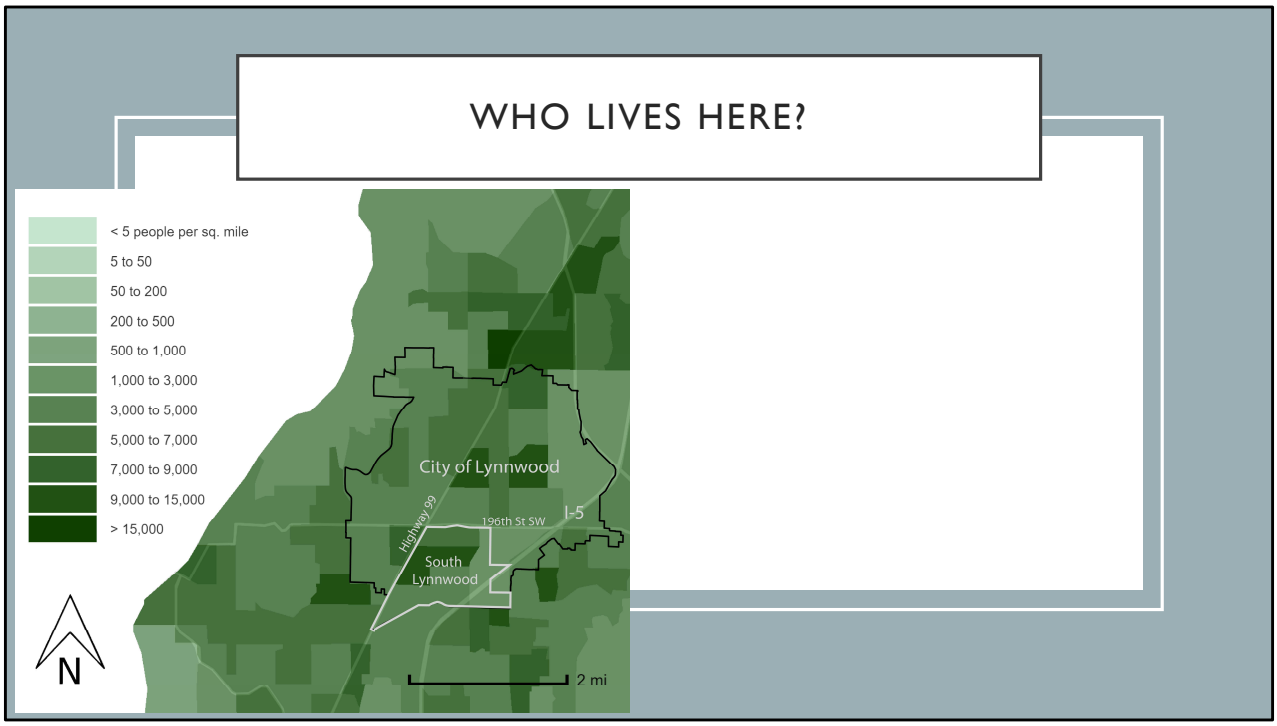
- Between 1-5, Hwy 99, City Center, Transit Center, Interurban Trail
- Fifth of the City's population
- Quarter of the City's jobs

SOUTH LYNNWOOD OVERVIEW

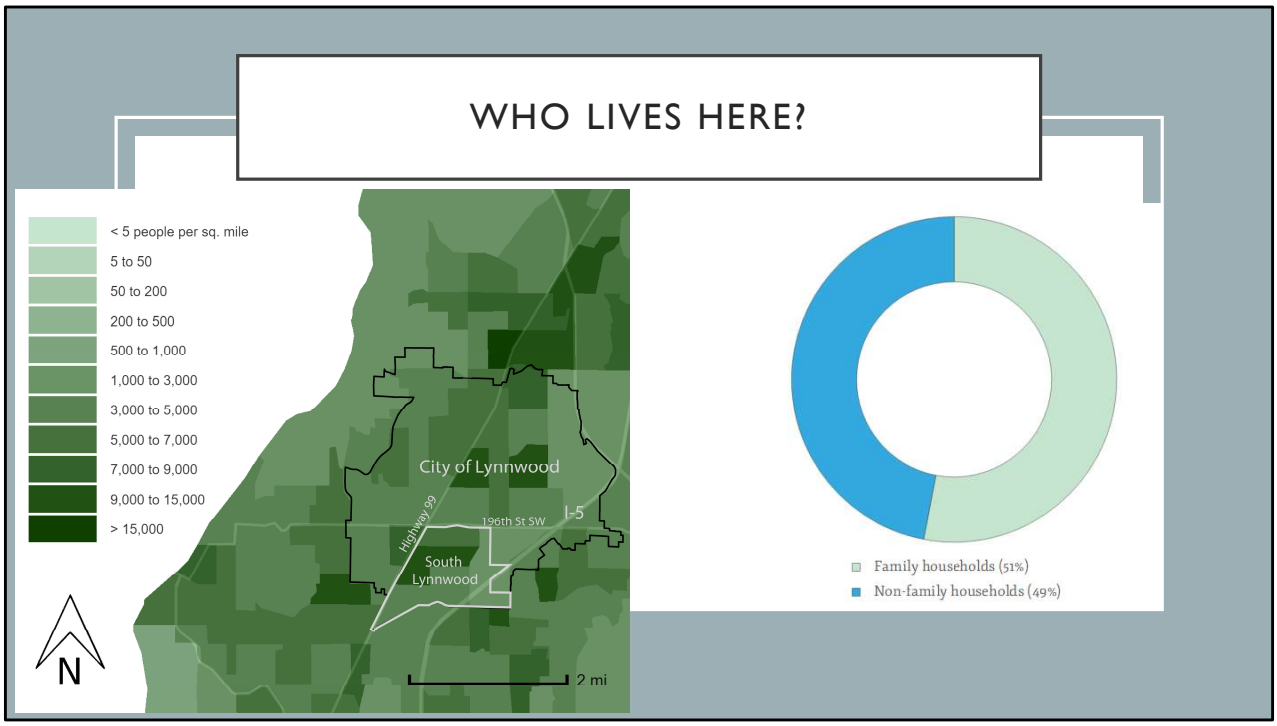




- Distribution of commercial, light industrial, multifamily, and single family zoning
- Most of the light industrial land in Lynnwood is here

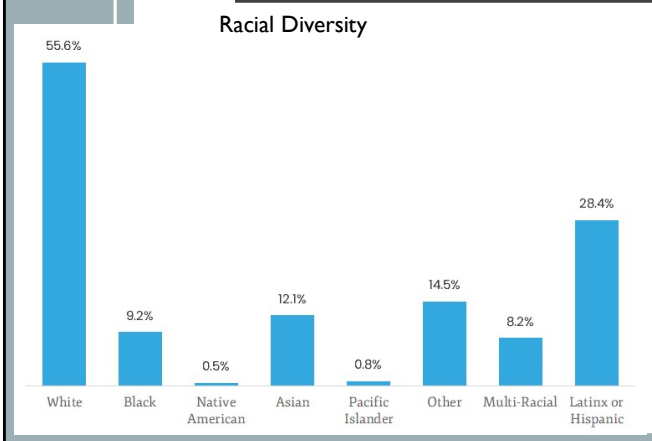


- Some of the densest parts of the City
- Largest segment of population is working-age (18-64)
- Similar household size to the City (2.4)

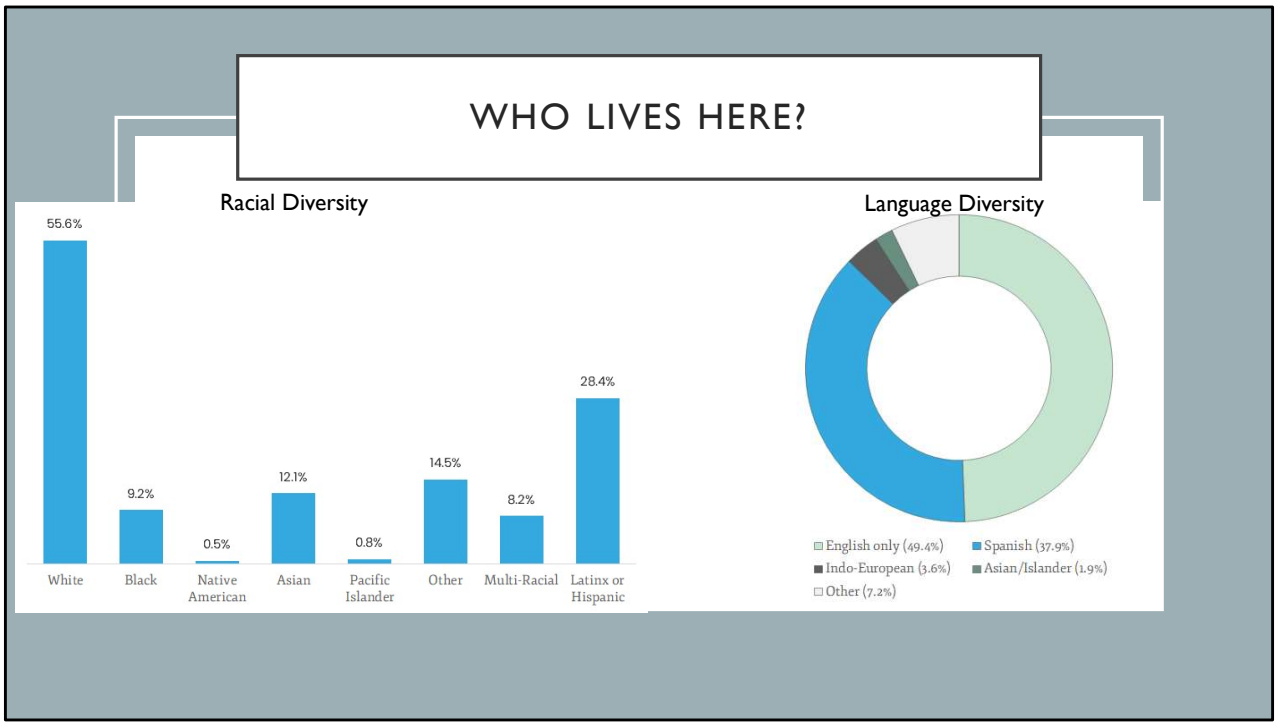


-About half of the households are families
-Within those, about half live with single parents

WHO LIVES HERE?

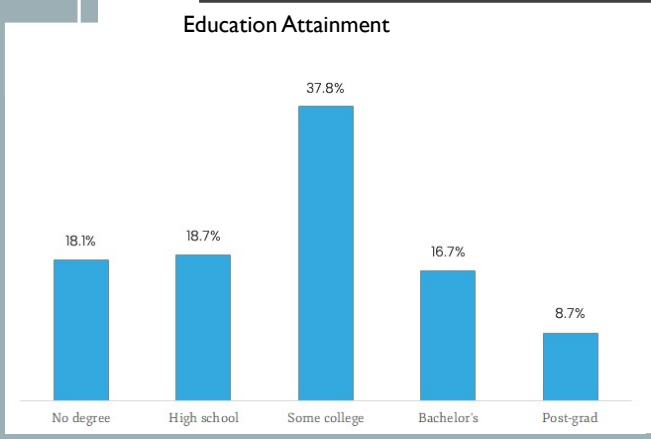


- Racial and ethnic diversity: increasingly diverse in 2000 from 2010 (when 67% of the neighborhood was white).
- All other categories have seen an increase in population since then.



- Twice the Latinx population from the City
- 51% of children speak a language other than English at home (more than in the rest of the City)

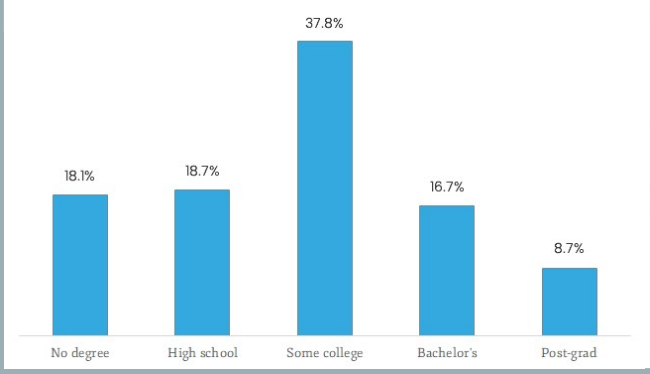
WHO LIVES HERE?



- 80% have a high school degree or higher – slightly less than the City average education attainment
- But a smaller high school dropout rate than the rest of the City

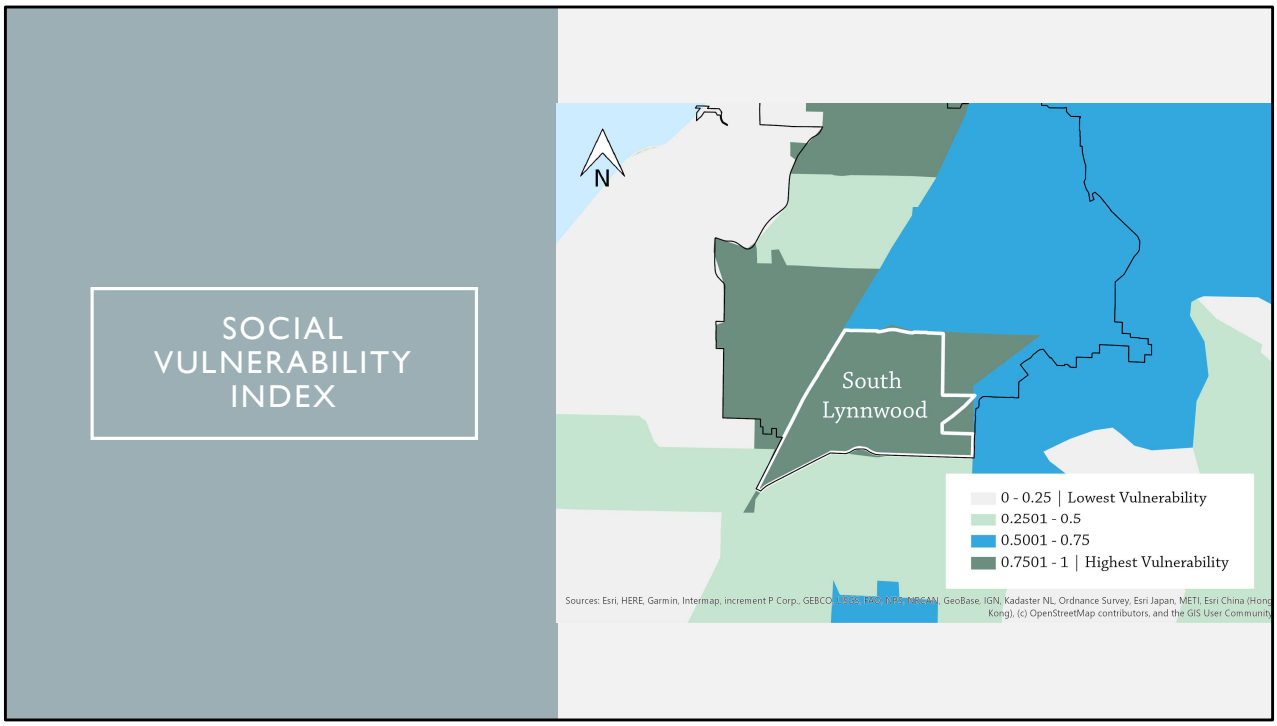
WHO LIVES HERE?

Education Attainment

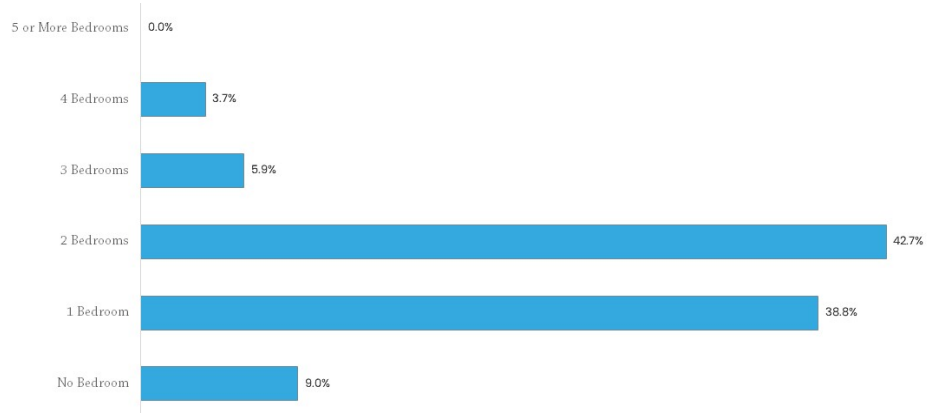


	South Lynnwood (Pop. 7,862)	City of Lynnwood (Pop. 37,671)
Income		
Per capita income	$26,221	$29,443
Median household income	$51,337	$59,416
Below poverty line		
Children under 18	17.0%	18.4%
Seniors 65 and over	17.3%	12.8%
Transportation to work		
Mean travel time	36 minutes	34 minutes
Means of transportation		
Drove alone	58.7%	68.7%
Carpool	12.9%	11.2%
Public transit	14.5%	11.0%

- Income is slightly lower than in the rest of the City,
- Fewer children below the poverty line, but more seniors
- Slightly longer commute times, but less likely to drive alone, more likely to carpool, use public transit, or work from home

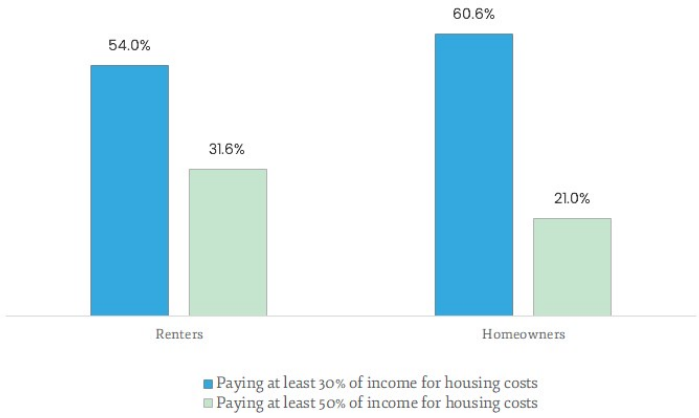


- Centers for Disease Control measure factors that contribute to a communities resilience in the face of an emergency (disease, disaster).
- Contributing factors include socioeconomic status, household composition, minority status, and housing and transportation



HOUSING

- Over 3,500 housing units: 63% renters, 37% owners
- Mostly 1 & 2 bedroom rentals
- Low vacancy rate: 7%

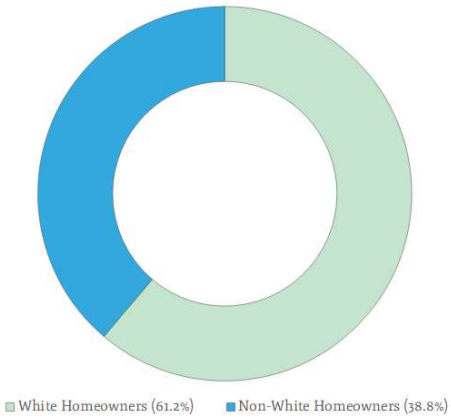


$297,000
MEDIAN HOME VALUE

$1,147
MEDIAN GROSS RENT

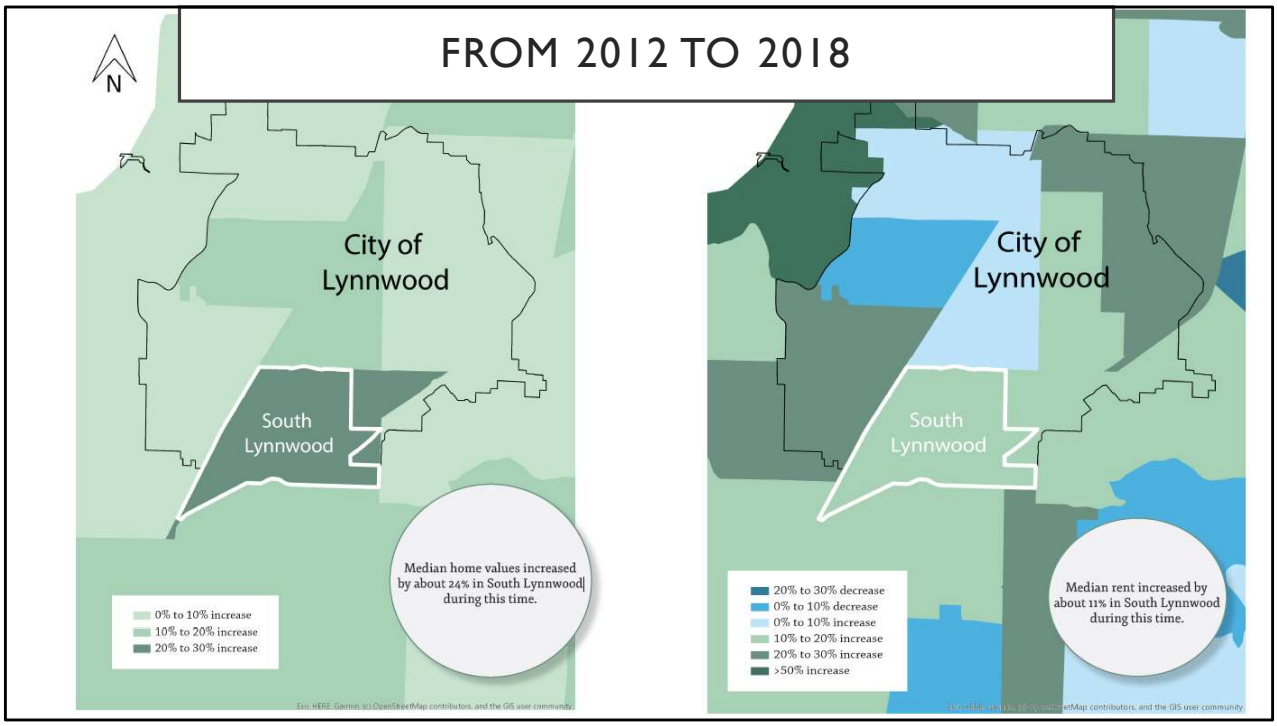
HOUSING

- High percentage of cost-burdened and extremely cost-burdened households in S. Lynnwood



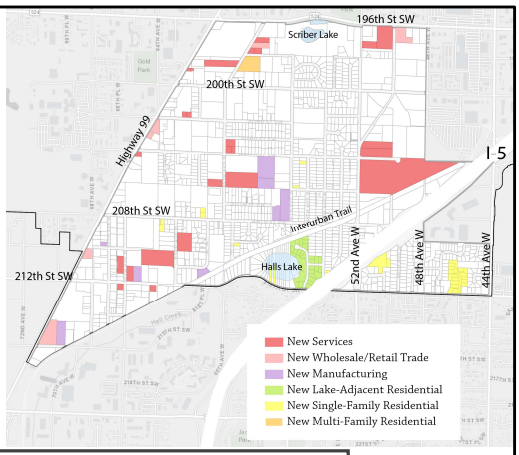
HOUSING

- Racial disparity in homeownership: white residents are 56% of the NH, but 61% of homeowners here
- Lesser gap than in the rest of the city, where white residents are 60% of the City and 70% of the homeowners.



- Increases to both home value and rent from 2012 to 2018

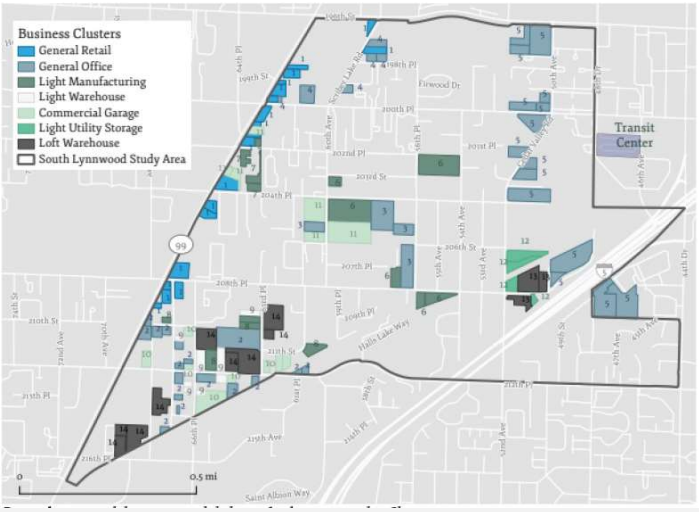
Land use	2012 allocation (acres)	2019 allocation (acres)	Percent change
Single-family housing	195.4	198.6	+1.6%
Multi-family housing	63.2	65.9	+4.3%
Mobile home park	10.9	10.9	*No change*
Other living units	7.4	7.4	*No change*
Manufacturing	35.0	33.5	-4.3%
Transportation, communication, utilities	25.3	23.4	-7.5%
Trade	65.4	76.1	+16.3%
Services	96.1	116.8	+21.5%
Cultural and recreational	40.0	33.6	-16.0%
Vacant or undeveloped	80.7	49.0	-39.3%
Open space	5.0	5.0	*No change*



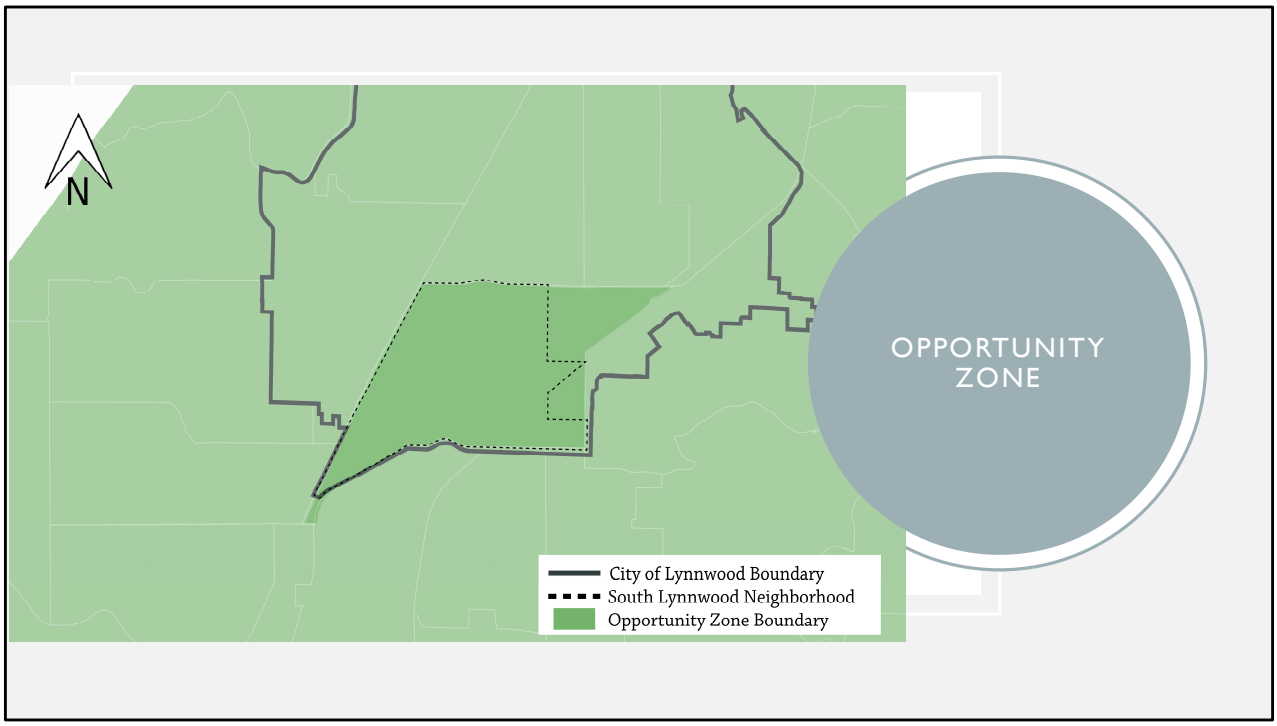
HOW HAS LAND BEEN CHANGING?

- Small increases in residential land (one new MF parcel, 31 new SF parcels)
- Large increase to land used for services (includes financial, personal, business, repair & professional), wholesale, and retail (mostly motor vehicle)
- Development on vacant land (mostly to SF housing)
- Some recreational land went from sports/recreational use to the Northwest Church

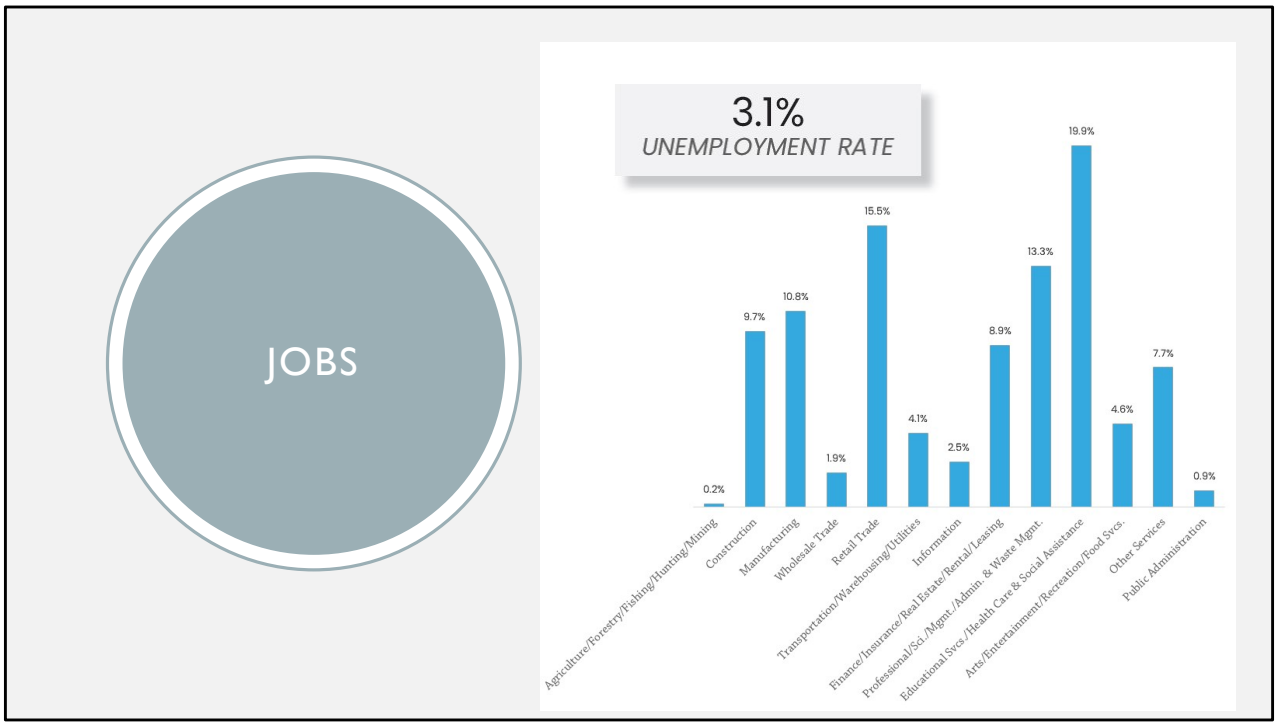
COMMERCIAL & BUSINESS CLUSTERS



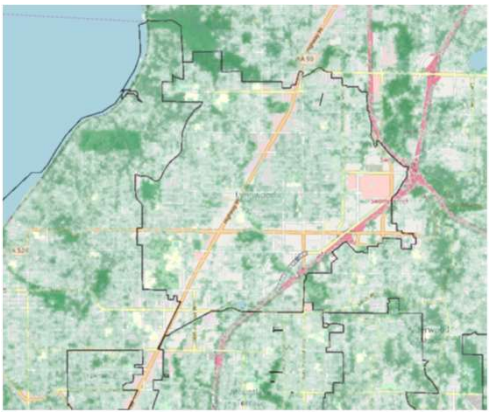
- Retail along Highway 99
- Light manufacturing, loft warehouses, auto mechanics & smaller office clusters in southern part of neighborhood
- Modern office buildings near I-5 and transit center
- Average building age: 43 years,
- Smaller footprints (gen. office, warehouses, light manuf: 11K to 20K sq ft), Retail, commercial garages, light utility storage less than 10K sq ft)
- 1-2 stories high

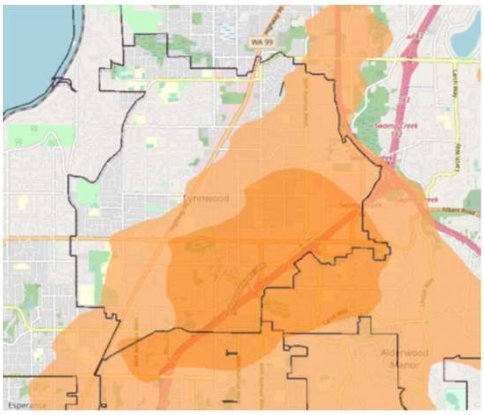


- 2018 official designation
- Part of 2017 Tax Cuts and Jobs Act
- Intended to encourage investment in low-income communities
- Deferred tax liability for investors
- Qualified Opportunity Funds: additional financing sources for projects (not a change to a community's fundamental economics or bank underwriting standards).



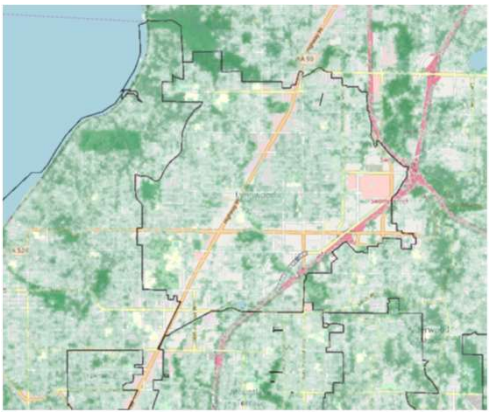
- Lower unemployment than in the City (4.8%) or the State (6%)
- Occupation by industry: Private sector service and retail





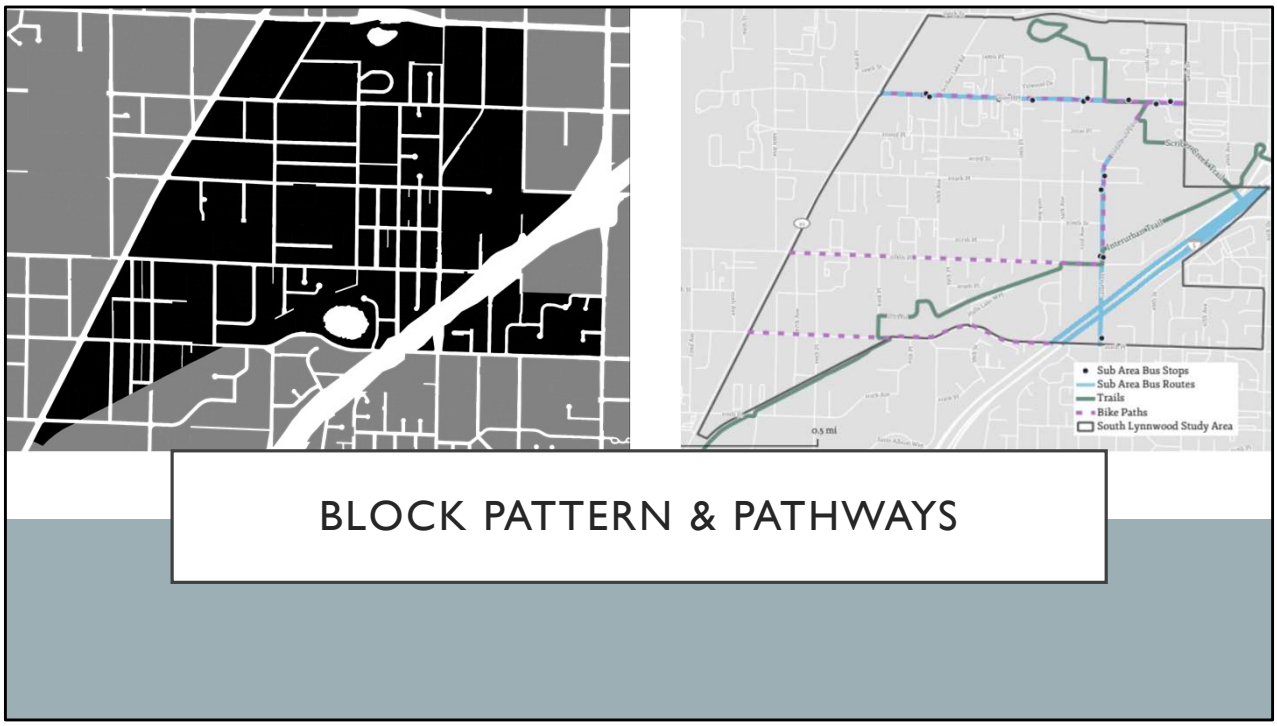
URBAN HEAT ISLAND

- Impervious pavement and lack of tree cover can generate extra heat in the City, particularly in the Neighborhood



ANALYSIS: TREE CANOPY AT RISK

- Analysis showing tree canopy layered overtop parcels which might be likely to be developed



- Existing trails & paths through the Neighborhood, and where the block patterns could allow more pass-throughs

NEXT STEPS

- Next Meeting: April 28
- Open House: May 19
- Strengths, Improvables