

7 HOUSING

INTRODUCTION

Lynnwood is fortunate to have a variety of housing types and housing stock affordable to most economic segments of the community. As is common in the Puget Sound region, the supply of housing for lower-income households is insufficient relative to actual demand, and as a result some households must allocate a significant percentage of their income to housing. However on a comparative basis, a greater percentage of Lynnwood’s housing is affordable to lower-income households than other nearby communities. For some, even the least-expensive housing is unaffordable or unavailable and homelessness is often the result.

Dwelling types in Lynnwood include:

- Detached single family homes
- Duplexes, triplexes and fourplexes
- Mobile homes in mobile home parks
- Midrise apartments and condominiums
- Assisted living facilities
- Dormitories
- Group homes
- Property manager residence
- Townhouses
- Accessory dwellings (attached)
- Garden-style apartments and condominiums
- Active retirement
- Nursing homes
- Dormitories
- Shared housing
-

The City of Lynnwood does not directly own or provide housing. As a Community Development Block Grant (CDBG) Urban County Consortium member, Snohomish County coordinates the use of CDBG funds on behalf of Lynnwood and 17 other cities and towns. CDBG funds are used to fund housing and social services County-wide. This status may change due to annexation and/or growth when city population exceeds the 50,000 resident threshold required to become an “entitlement” city. At that point the City will be in a position to administer its own CDBG program.

With regards to housing, Lynnwood’s responsibility is the administration of land use and construction policies/regulations. Those policies and regulations influence the quantity, mix, and nature of housing in Lynnwood, but do not directly dictate housing cost. In an effort to keep costs for development down, Lynnwood has adopted flexibility into its code and eliminated certain local requirements.

HOUSING FINDINGS

Finding H-1. The Growth Management Act (GMA) requires a housing element in all comprehensive plans, based on the following requirements of RCW 36.70A.070(2):

“A housing element ensuring the vitality and character of established residential neighborhoods that: (a) Includes an inventory and analysis of existing and projected housing needs that identifies the number of housing units necessary to manage projected growth; (b) includes a statement of goals, policies, objectives, and mandatory provisions for the preservation, improvement, and development of housing, including single-family residences; (c) identifies sufficient land for housing, including, but not limited to, government-assisted housing, housing for low-income families, manufactured housing, multifamily housing, and group homes and foster

1 care facilities; and (d) makes adequate provisions for existing and projected needs of
 2 all economic segments of the community.”

3 **Finding H-2.** PSRC’s Vision 2040 provides additional guidance for housing planning in the Puget
 4 Sound region, with the following overarching goal:

5 “The region will preserve, improve and expand its housing stock to provide a range
 6 of affordable, healthy and safe housing choices to every resident. The region will
 7 continue to promote fair and equal access to housing for all people.”

8 **Finding H-3.** Five of the Growth Management Act’s (GMA) 13 goals directly relate to housing, as
 9 summarized below:

10 RCW 36.70A.020(1) **Urban growth.** Encourage development in urban areas where
 11 adequate public facilities and services exist or can be provided in an efficient manner.

12 RCW 36.70A.020(2) **Reduce sprawl.** Reduce the inappropriate conversion of
 13 undeveloped land into sprawling, low-density development.

14 RCW 36.70A.020(4) **Housing.** Encourage availability of affordable housing to all
 15 economic segments of the jurisdiction.

16 RCW 36.70A.020(3) **Transportation.** Encourage efficient multi-modal
 17 transportation systems that are based on regional priorities and coordinated with
 18 county and city comprehensive plans.

19 RCW 36.70A.020(12) **Public Facilities and Services.** Ensure that those public
 20 facilities and services necessary to support development shall be adequate to serve
 21 the development at the time the development is available for occupancy and use
 22 without decreasing current service levels below locally established minimum
 23 standards.

24 **Finding H-4.** On behalf of Snohomish County Tomorrow (SCT), Snohomish County issued the
 25 Housing Characteristics and Needs in Snohomish County Report (HO-5 Report).
 26 Issued in January 2014, this report contains considerable data regarding housing
 27 conditions throughout Snohomish County.

28 **Finding H-5.** The City of Lynnwood is a founding member of the Alliance for Housing
 29 Affordability (AHA). AHA has prepared and issued the Lynnwood Housing Profile
 30 (December 2014). AHA has prepared a similar Profile for each AHA jurisdiction
 31 member.

32 The HO-5 Report and the AHA Profile contain detailed, quantitative information
 33 regarding Lynnwood’s housing stock--and are incorporated herein by reference as
 34 satisfaction of GMA requirements for inventory and analysis of housing conditions in
 35 Lynnwood.

36 **Finding H-6.** As a built-out community, there is a limited amount of vacant land in the City on
 37 which to develop new housing. Since most of Lynnwood is already developed, new
 38 housing will be created mostly through redevelopment.

39 **Finding H-7.** Relatively small numbers of new single family homes are being added to
 40 Lynnwood’s housing stock through short subdivisions and smaller subdivisions. In
 41 areas zoned Single Family Residential, large single family lots are being subdivided
 42 where access for vehicles and utilities can be achieved in a cost-effective manner.
 43 Many of the new home sites do not have frontage upon a public street, and instead
 44 are accessible by private road/easement.

- 1 **Finding H-8.** The Land Use Element calls for the protection and preservation of properties zoned
 2 for single family residences, and this Housing Element is consistent with that long-
 3 standing objective. Accordingly, it is unlikely that existing single family areas would
 4 be converted to other uses. This Housing Element also contains policies regarding
 5 preservation of some of Lynnwood’s existing mobile home parks. The City
 6 encourages regular maintenance and upkeep of existing housing of all types.
 7 Preservation and improvement of the existing housing stock is one of the keys to
 8 meeting future housing needs and affordability targets.
- 9 **Finding H-9.** Higher density and mixed-use projects in activity centers will contribute to the City's
 10 projected housing needs as well as the realization of redevelopment strategies for
 11 areas such as the Highway 99 Corridor, City Center, and the Regional Growth Center
 12 focused around the Alderwood Mall.
- 13 **Finding H-10.** Infill development (i.e., building on vacant and underdeveloped lots) is a means to
 14 respond to housing demand, achieve population growth targets, focus new
 15 development in areas where infrastructure is present, and equitably distribute the cost
 16 of infrastructure. However, some of these properties are vacant/underdeveloped
 17 because of environmental or physical constraints that make development difficult or
 18 uneconomic.
- 19 **Finding H-11.** As noted above, Lynnwood does not directly own or develop housing. The City will
 20 need to seek outside investment and new sources of dedicated funds if it wants to
 21 assist in the creation of new housing opportunities. Lynnwood will need to continue
 22 to work closely with the Snohomish County Housing Authority (HASCO), the
 23 Alliance for Housing Affordability (AHA), and other housing partners to ensure there
 24 is an equitable distribution of affordable housing and contribution toward affordable
 25 housing amongst all jurisdictions in the County.
- 26 **Finding H-12.** Design standards and guidelines are important, particularly for higher-density
 27 housing, to ensure compatibility between different types of land uses and housing.
 28 Usable private open spaces, generous landscaping, and buffering of potentially
 29 incompatible land uses will help to minimize conflicts.
- 30 **Finding H-13.** The demand for "special needs" housing, including housing for senior citizens and
 31 persons with disabilities, is likely to increase substantially in the foreseeable future as
 32 the "baby boom" generation increases in age.
- 33 **Finding H-14.** Mobile home parks remain an important housing resource for many Lynnwood
 34 residents. The City has policies that established a subset of mobile home parks (those
 35 consistent with underlying zoning) where reasonable efforts should be expended to
 36 preserve them into the future. Some of the issues associated with mobile home parks
 37 include: long-term park maintenance and replacement of aging infrastructure,
 38 upgrading homes to meet current building and life-safety codes, replacement of
 39 obsolete mobile homes, and displacement of residents when parks do close.
- 40 **Finding H-15.** Available housing opportunities for people who work in Lynnwood is an ongoing
 41 concern. The City's abundance of lower-paying retail and service jobs raises issues
 42 of affordability and convenience in discussions of housing/jobs balance.
- 43 **Finding H-16.** Public education about housing availability and housing improvement opportunities
 44 in Lynnwood can help promote awareness and stability.
- 45 **Finding H-17.** The protection and improvement of residential neighborhoods is essential to the
 46 City's overall quality, character and image. The preservation of established single-

1 family neighborhoods will continue to be a high priority of the City's Comprehensive
 2 Plan while it strives to satisfy a variety of housing needs.

3 **HOUSING CONDITIONS AND CONTEXT**

4 Lynnwood experienced a population boom in the 1960's that tapered over the following decades,
 5 stabilizing in the late 1990's. The City's population has been stable over the past 15 years, with low,
 6 steady growth, as shown in Table H-1. The average Lynnwood household is 2.47 people in size,
 7 compared to 2.62 across the County. This represents a slight drop from the City's average 2000
 8 household size of 2.5, and may be indicative of the higher percentage of multi-family units found in
 9 Lynnwood as compared with some other cities and/or the aging of households.

10 **Table H-1. Population and Population Change, Lynnwood and Snohomish County**

Year	Lynnwood		Snohomish Co.		Year	Lynnwood		Snohomish Co.	
	Pop.	Change	Pop.	Change		Pop.	Change	Pop.	Change
1960	7,207	~	172,199	~	2004	34,478	+ <1%	648,778	+ 1%
1970	16,495	+ 129%	265,236	+ 54%	2005	34,718	+ <1%	661,346	+ 2%
1980	22,600	+ 37%	337,720	+ 27%	2006	35,062	+ 1%	676,126	+ 2%
1990	28,695	+ 27%	465,628	+ 38%	2007	35,279	+ 1%	689,314	+ 2%
1996	29,110	+ 2%	538,100	+ 13%	2008	35,411	+ <1%	699,300	+ 1%
1997	33,070	+ 12%	551,200	+ 2%	2009	35,430	+ <1%	705,894	+ 1%
1998	33,110	+ <1%	568,100	+ 3%	2010	35,836	+ 1%	713,335	+ 1%
1999	33,140	+ <1%	583,300	+ 3%	2011	35,860	+ <1%	717,000	+ 1%
2000	33,847	+ 2%	606,024	+ 4%	2012	35,900	+ <1%	722,900	+ 1%
2001	33,949	+ 1%	617,864	+ 2%	2013	35,960	+ <1%	730,500	+ 1%
2002	33,924	- <1%	629,287	+ 2%	2014	36,030	+ <1%	741,000	+ 1%
2003	34,479	+ 2%	639,942	+ 2%	2015				

11 Source: OFM and City of Lynnwood

12 Lynnwood's existing housing stock is divided nearly evenly between single family and multi-family
 13 units. In 2012, 54% of dwellings were single family and 43% multi-family. 3% were manufactured
 14 (mobile) homes.¹

15 The City saw strong residential growth in the 1960's and 1970's. As of 2012, 46% of all dwellings were
 16 built during this period. As a result, a significant portion of the City's housing stock is 40-50 years old.
 17 This raises potential issues with homes requiring major renovation, maintenance and investment.

18 The 1980's saw a moderate increase in multi-family construction followed by a slight increase in single-
 19 family units during the 1990s.

20 As the City grew during its first four decades, and more multifamily housing was built, its home
 21 ownership rate declined. The most dramatic decline was during the 1960's when the percentage of
 22 owner-occupied dwellings dropped from 90% in 1960 to 57% in 1970. Since 1970, owner-occupancy
 23 continued to decline but at a much slower rate until the rate reversed itself during the 1990's. Through
 24 the 2000's, more than half of newly-constructed units were single family dwellings. In 2012, 53% of
 25 dwellings were owner-occupied.

¹ 2012 American Community Survey 5-year estimates used as, at time of writing, 2012 estimates were the most recent available

Table H-2: Housing Tenure, All Housing Types 1960-2000

	1960	1970	1980	1990	2000	2010
Owner Occupied	1,588	2,963	4,688	5,607	7,062	7,411
Percent	90%	57%	54%	49%	53%	53%
Renter Occupied	184	2,192	4,040	5,724	6,266	6,696
Percent	10%	43%	46%	51%	47%	47%

Source: U.S. Census, 1960-2010

In 2012, the median home sale price in Lynnwood was \$269,775.² This represents a 24% drop from the 2008 median, \$354,950. 57% of homes sold from 2008-2012 were three bedrooms in size and 31% were four bedrooms in size. The estimated 2012 median value for all homes in Lynnwood was \$300,800, compared to \$311,600 across Snohomish County. Assessor’s data suggests that home values are recovering from the recession – from 2013 to 2014, the average assessed value rose by 10.9%, the third-highest increase among Snohomish County cities.

Housing is considered affordable if households spend no more than 30% of their income on housing costs, per HUD standards. This is particularly important for households with lower incomes, who may have to sacrifice other needs to afford their housing. Those that spend more than 30% are considered “cost burdened”. Assuming a 20% down payment and using average rates of interest, property taxes, utilities, and insurance, the estimated monthly cost for the 2012 median home would be \$1,547. A family would require an annual household income of at least \$61,880 to afford this home, higher than the City’s median income but below Snohomish County median income. In 2012, 37.4% of Lynnwood’s homeowners were estimated to be cost burdened, compared to 38.1% across Snohomish County.

The data concerning “cost burdened” ownership is somewhat suspect due to the huge impacts of the recession on property values, household incomes and debt burden. Prior to the recession it was a common practice to buy as much house as could be afforded. People counted on continuing increases in salaries due to career growth and inflation to gradually decrease the “cost burden” of ownership while most people had a fixed rate, long-term mortgage. This is reflected in the 2012 ACS estimate for Lynnwood’s median monthly homeowner costs which, at \$1,890, translates to a minimum required income of \$75,600, well above City and County median income. This scenario has failed to play out since the recession. The problems for many were compounded by their taking on variable rate mortgages and by the financial industries abuses in decreasing standards required to qualify for loans. At the time of writing the resulting increase in “cost burden” statistics appears to be slowly reverting to norm. The process has been painful for many households who lost their homes and whose incomes decreased or stagnated. The City believes it will be several more years before this improvement is fully reflected in the data.

Maximum affordable rents by income level are compared against Lynnwood’s average rents by unit size, including utilities, in Table H-3.³ Lynnwood’s average rental units two bedrooms or less in size are affordable to households earning at least 50% Area Median Income (AMI), with rents on the lower end of the range affordable to households earning between 30 and 50% AMI. For units three bedrooms in size or larger, an income of at least 80% AMI is generally required. There is a limited supply of three bedroom units affordable to households between 30 and 80% AMI and four bedroom units affordable to 50 to 80% AMI. There is no evidence of traditional market rate units affordable to households earning less than 30% AMI. Informal internet research suggests that shared housing in Lynnwood (living with roommates) is often affordable to individuals earning between 30 and 50% AMI, and possibly some

² Includes single family homes, both detached and attached, condominiums, and manufactured homes

³ Utilities estimated using HUD utility allowances

1 below 30% AMI. Sharing housing is an excellent affordable option for those it suits, though it may not
 2 be a suitable option for families, individuals with disabilities, and others. Accessory Dwelling Units
 3 (ADUs) are permitted in Lynnwood, and are also likely to be more affordable than traditional housing.
 4 Data is not currently available for Lynnwood ADU rents, though this is an area of high interest for future
 5 research.

6 **Table H-3: Affordable Rents by Dwelling Size (Including the Cost of Utilities)**

Dwelling Size	Extremely Low Income (<30% AMI)	Very Low Income (30-50% AMI)	Low Income (51-80% AMI)	Average Lynnwood Rent, 2014	Min. Hourly Wage Needed for Average Rent	Rent Range
Studio	\$455	\$758	\$1,127	\$778	\$14.96	\$546-\$1,057
1 Bedroom	\$487	\$813	\$1,208	\$907	\$17.44	\$625-\$1,325
2 Bedroom	\$585	\$976	\$1,450	\$1,129	\$21.71	\$697-\$1,642
3 Bedroom	\$676	\$1,127	\$1,675	\$1,672	\$32.15	\$969-\$2,415
4 Bedroom	\$755	\$1,257	\$1,868	\$1,975	\$37.98	\$1,442-\$2,447
5 Bedroom	\$781	\$1,301	\$1,933	\$2,404	\$46.23	\$2,271-\$2,526

7 Source: Dupre and Scott, 2013; Housing Authority of Snohomish County, 2014.
 8 Note: Rent limits based on 2013 income limits for Seattle-Bellevue HUD Metro Fair Market Rent Area, which
 9 includes Snohomish and King Counties.

10 To complement data on current market rents, Table H-4 below shows the estimated distribution of rents
 11 by bedroom size for the City’s existing renters. As shown, these estimates indicate that a number of
 12 households currently pay rents well below current market rates, as referenced in Table 3. This could have
 13 a number of explanations, including that these estimates may include households living in assisted
 14 housing, or who are renting from family or other less formal arrangements. Cost burden should also be
 15 considered in assessing affordability for the existing rental stock, discussed in further detail below.

16 **Table H-4: Existing Market Rent Distribution by Dwelling Size**

Monthly Rent	Studios	1 Bedroom Dwellings	2 Bedroom Dwellings	3+ Bedroom Dwellings
Less than \$200	0	58	34	13
\$200 to \$299	0	126	48	40
\$300 to \$499	0	104	52	0
\$500 to \$749	12	408	147	41
\$750 to \$999	26	950	1294	60
\$1,000 or more	48	365	1503	1165

17 Source: US Census Bureau; American Community Survey, 2008-2012

18 Mobile home parks are another source of market rate affordable housing for many City residents. In
 19 many cases, they provide the opportunity of home ownership to households which cannot afford to
 20 purchase more traditional types of housing. Mobile home parks can also provide a transition between
 21 single family neighborhoods and higher-density/intensity land uses. Preservation of mobile home parks is
 22 an important goal Lynnwood and many other communities. However, preservation requires a careful
 23 balance between the rights of park owners and the rights of the tenants living within in them.

24 Overall, in 2012, 59.1% of Lynnwood’s renters were estimated to be cost burdened, compared to 50.5%
 25 across Snohomish County. Cost burden is most challenging for households with low incomes, and
 26 households with the lowest incomes are also more likely to be cost burdened. While 82% of the City’s

1 renters earning less than 30% AMI and 88% between 30 and 50% AMI are cost burdened, only 21% of
 2 renters earning between 50 and 80% AMI are cost burdened. This portion continues to drop as income
 3 rises. There is a similar pattern for homeowners, though it is not as dramatic. A comparison of cost
 4 burden by housing tenure and income level between Lynnwood and Snohomish County is shown in Table
 5 H-5, below.

6 **Table H-5: Cost Burden by Housing Tenure and Income Level**

Household Income Level	Rent		Own		Rent and Own	
	Lynnwood	Snohomish County	Lynnwood	Snohomish County	Lynnwood	Snohomish County
Extremely low income (<30% AMI)	82%	80%	63%	73%	77%	78%
Very low income (30-50% AMI)	88%	85%	74%	80%	65%	64%
Low income (51-80% AMI)	21%	27%	40%	59%	36%	54%
Moderate income (81-95% AMI)	12%	15%	35%	44%	28%	37%
(95-120% AMI)	8%	5%	25%	32%	20%	25%

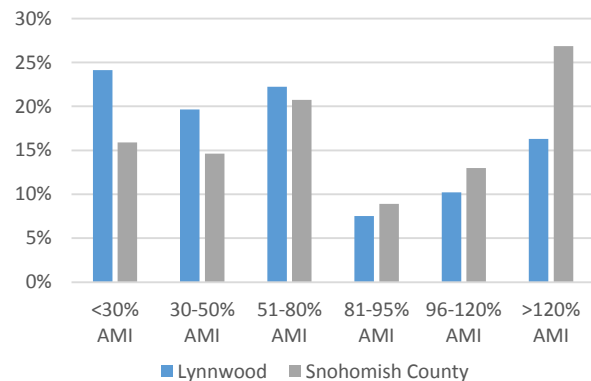
7 Source: US Census Bureau; American Community Survey, 2008-2012

8 With 1.73 jobs per occupied housing unit and 1.26 employed people per occupied housing unit,
 9 Lynnwood is one of Snohomish County’s major employment centers. Despite this job surplus, only 26%
 10 of employed Lynnwood residents work inside the city, meaning that roughly 20,000 people commute into
 11 Lynnwood to work. The average commute time for residents is 27.7 minutes, compared to a 29.2 minutes
 12 across the county. According to the Puget Sound Regional Council, Lynnwood is home to 24,767 jobs.
 13 Most of these are in the services sector, with 11,148 jobs, followed by retail with 6,971 jobs. However, as
 14 retail is not divided into sub industries, it is the largest local industry employer. Within the service sector,
 15 3,490 jobs are in the accommodation and food service industry. Health care and social assistance is the
 16 second largest industry employer within the service sector with 2,789 jobs. Education is also a significant
 17 local employer, with 1,926 jobs. Lynnwood’s abundance of local jobs, combined with strong local access
 18 to transit and other services, helps account for its high housing growth projections. Planning to
 19 accommodate these increases can help support
 20 affordability by ensuring housing supply barriers
 21 are minimized.

22 **Assisted Housing**

23 The 1990 median household income in
 24 Lynnwood was \$30,512, which was slightly
 25 lower than Snohomish County's median of
 26 \$36,847. Similarly, the 2000 Census reported the
 27 1999 median income of Lynnwood households to
 28 be \$42,814, which was lower than the County’s
 29 median of \$53,060. In 2012, Lynnwood’s
 30 median household income was \$49,839,
 31 compared to \$68,338 across the County. The
 32 allocation of households in the City and County
 33 by HUD income level is shown in Figure H-1.
 34 As shown, Lynnwood has a higher share of
 35 households below 80% AMI compared to

Figure H-1: Household Share by Income Level, City of Lynnwood and Snohomish County



Source: US Census Bureau; American Community Survey, 2008-2012

1 Snohomish County as a whole.

2 In today’s real estate market, a subsidy is typically required to reach rent levels affordable to households
 3 with the lowest incomes. Lynnwood currently has 2,848 units of assisted housing, with a range of
 4 funding sources and populations served. 491 of these are reserved for seniors or people with disabilities.
 5 Table H-6 shows the allocation of Lynnwood’s assisted housing units by income level served, including
 6 Section 8 Housing Choice Vouchers used in the City administered by both the Housing Authority of
 7 Snohomish County and Everett Housing Authority.

8 The Lynnwood Housing Profile (2014) assesses the need for housing assistance within Lynnwood and
 9 describes some of the housing assistance programs available to local residents. In 2012, 13.2% of
 10 Lynnwood’s population was age 65 or older, compared to 10.5% across Snohomish County. This
 11 population cohort is expected to continue to increase as the baby boom generation ages. Many homes
 12 lack universal design features to support seniors as they age in place or people with disabilities. Such
 13 features include single floor living, wide doors and hallways, no-step entry, and lever handles. Other
 14 aspects of the built environment can limit the ability to travel independently, like unsuitable transportation
 15 infrastructure or inadequate transit service. For those who would still require additional assistance to live
 16 independently, housing costs rise as the level of assistance increases. For those unable to care for
 17 themselves, or who are in recovery from an accident or illness, a more expensive form of housing, senior
 18 citizen care (nursing home), is available to those in need of the 24-hour care supplied by such a facility.

19 **Table H-6: Number of Existing Assisted Dwellings by Income Level Served,**
 20 **Within in the City of Lynnwood**

Household Income	No. of Assisted Dwellings
Extremely Low (<30% AMI)	1,097
Very Low (30-50% AMI)	716
Low (51-80% AMI)	1,035

21 Source: Everett Housing Authority, 2014; HASCO, 2014

22 Support services and shelters also support a benefit to those who need individual services in addition to
 23 assistance with housing costs, including the homeless and victims of domestic violence. A number of
 24 public and nonprofit organizations administer programs and facilities for these individuals in Lynnwood,
 25 including motel vouchers, emergency shelter beds, and transitional housing for homeless individuals.

26 **Future Needs**

27 Lynnwood’s housing stock is reasonably diverse, well-maintained and of good quality. Compared to
 28 Snohomish County as a whole, Lynnwood has a high share of older homes, with a median year built of
 29 1976, compared to 1985 across the County, so housing maintenance and repair is an ongoing concern.

30 Homebuyers and renters typically look at a number of criteria when selecting a home. Most would like to
 31 live in a comfortable neighborhood that is relatively quiet, safe, has easy access to shopping and services,
 32 and that provides a sense of community. Such a place results from a combination of qualities, including
 33 convenience to the places people need to go, availability of good traffic circulation patterns, the least
 34 possible congestion, a minimum of commercial vehicles and bypass traffic, attractive trees and
 35 landscaping, availability of parks and recreational facilities, good schools and, of course, the availability
 36 of affordable housing. As traffic congestion increases, access to employment has also become a
 37 fundamental concern. Lynnwood already has excellent access to the regions bus and express bus system.
 38 The opening of Lynnwood Link LRT service in 2013 is anticipated to have a major positive impact on a
 39 decision to locate in Lynnwood. With over a projected 20,000 boardings, Lynnwood Link service means
 40 that residents will be able to quickly reach the major employment centers of Northgate, University of
 41 Washington, downtown Seattle, downtown Bellevue and SeaTac airport regardless of traffic congestion
 42 on the regions road network.

1 As described in greater detail in the Introduction and Land Use Elements, Snohomish County adopted a
 2 2035 population target for Lynnwood of 54,404 people. It is expected that the 2035 population target
 3 would reside within 22,840 housing units, which is 7,893 more dwellings than existed in Lynnwood in
 4 2012.

5 Most of this population growth (93%) is expected to be housed in multifamily dwellings, and most of the
 6 new dwellings (83%) will be constructed upon properties identified as “redevelopable” or
 7 “underdeveloped” rather than “undeveloped” or “vacant”. In order to create a theoretical capacity for
 8 54,404 people (using Lynnwood’s land area as of 2012), the community will need to allow and achieve
 9 population growth through redevelopment. Of course, some of the underdeveloped properties have
 10 physical or environmental conditions that can make new construction more difficult. The other Elements
 11 of this Comprehensive Plan contain Lynnwood’s policies regarding where and how new construction is
 12 desired.

13 Snohomish County Tomorrow’s Housing Needs and Characteristics Report (HO-5 Report) estimates low-
 14 moderate income housing needs on a county-wide basis. According to the HO-5 Report, in order that the
 15 County’s future population will be able to secure housing that is affordable, 10.7% of all new housing
 16 throughout Snohomish County should be affordable to households below 30% AMI (extremely low
 17 income), 11.2% of new housing should be affordable to households at 30-50% AMI (very low income),
 18 and 16.9% at 51-80% AMI (low income). Applying these percentages to Lynnwood’s 7,893 additional
 19 new households (extrapolated from the 2035 population growth target) provides a metric for estimating
 20 future affordability needs, with results as summarized below:

21 **Table H-7. Future, Theoretical Need for Affordable Housing, Per HO-5 Report**

Additional Lynnwood Dwellings Per 2035 Population Growth Target	Affordable to Household Income	Percent of New Dwellings, Countywide	Theoretical Target For Lynnwood, Based Upon Forecasted Need County-wide
7,893	Extremely low income (>30% AMI)	10.7	844
7,893	Very low income (30-50% AMI)	11.2	844
7,893	Low income (51-80% AMI)	16.9	1,334

22
 23 It must be emphasized that the tabulation above is based upon County-wide demographics and may not be
 24 an accurate target for any particular jurisdiction. The HO-5 Report does not provide community-specific
 25 targets, which would include consideration of local conditions and a reasoned distribution of new
 26 affordable housing.

27 Lynnwood’s development regulations contain and embody strategies and techniques intended to
 28 encourage and foster new development, and to minimize the cost of land entitlement for new construction
 29 [see Appendix E of the Housing Needs and Characteristics Report (online version)]. Lynnwood does not
 30 determine or regulate the cost of housing and is not financially capable of funding or subsidizing housing
 31 construction in a manner that would allow the City to pre-determine housing affordability. At the same
 32 time, new housing development planned for construction in 2015 includes no less than 339 new units of
 33 “workforce” housing and 309 new units of senior housing at or below market rates.

34 Lynnwood recognizes that its nearly 600 mobile & manufactured homes play an important role in housing
 35 diversity and affordability. Many of these dwellings are older, pre-1976 mobile homes that do not
 36 conform to today’s HUD Code requirements for such structures. As these parks continue to age, they
 37 become more vulnerable to redevelopment pressures. In an effort to reduce those pressures and ensure
 38 the continuing presence of manufactured and mobile homes within our community, the City Council has

1 studied our existing mobile home parks, and adopted regulations and incentives to encourage preservation
 2 of several of the existing parks. While the Zoning Code contains definitions for both “manufactured
 3 home” and “mobile home”, this Element uses these terms interchangeably. Recreation vehicles, such as
 4 motor homes, travel trailers and campers are not structurally suitable for permanent occupancy and are
 5 not dwellings.

6 Land use regulations allow one manufactured home to be sited upon a conventional single family parcel
 7 (subject to Building Code requirements), but the placement of two or more mobile/manufactured homes
 8 on a parcel can only occur as part of a manufactured home development or mobile home park (see Title
 9 21 LMC).

10 The Land Use Element contains policies calling for protection and preservation of existing single-family
 11 neighborhoods, and this Housing Element is consistent with that long-standing community objective.
 12 However, not everyone has the desire, financial ability or need to live in a single-family home.
 13 Lynnwood recognizes the importance of continuing to provide housing opportunities for diverse income
 14 and interest groups and will continue to be a community in which housing of virtually all sizes, types and
 15 costs can be found.

16 **HOUSING GOALS, POLICIES AND STRATEGIES**

GOAL	Provide for sufficient availability and a variety of opportunities for safe, decent, and affordable housing in strong, cohesive neighborhoods to meet the needs of present and future residents of Lynnwood.
-------------	--

17 **HOUSING, GENERAL**

- 18 **Policy H-1.** Preserve, protect, and enhance the quality, stability and character of established
 19 neighborhoods in Lynnwood.
- 20 **Policy H-2.** Provide programs and services for neighborhood preservation, safety and
 21 improvement.
- 22 **Policy H-3.** Recognize the efforts of neighborhood groups and associations and coordinate their
 23 efforts with appropriate city functions and programs.
- 24 **Policy H-4.** Develop an education program to inform residents and homeowners about housing
 25 and neighborhood improvement programs.
- 26 **Policy H-5.** Provide information regarding organizations that assist low-income households in the
 27 maintenance and rehabilitation of their homes.
- 28 **Policy H-6.** Allow uses that will be compatible with the existing (or most desirable) character of
 29 surrounding properties, or that can be effectively buffered or screened.
- 30 **Policy H-7.** Establish a street, trails, and sidewalk improvement program that promotes an
 31 effective and safe neighborhood circulation and transportation system.
- 32 **Policy H-8.** Adopt and apply code enforcement regulations and strategies that will promote
 33 neighborhood protection, quality redevelopment, preservation, property maintenance,
 34 public safety and welfare.
- 35 **Policy H-9.** Recognize the role of mobile and manufactured housing as an important component
 36 of Lynnwood’s housing stock by creating a more stable planning and zoning
 37 environment for their continuation and by providing flexible and effective
 38 development regulations that will allow the upgrading and modernizing of older
 39 mobile home parks.

- 1 **Policy H-10.** Provide opportunities for housing that is responsive to market needs within our
2 region, including both ownership and rental opportunities.
- 3 **Policy H-11.** Encourage amenities that enhance neighborhood safety.
- 4 **Policy H-12.** Encourage and support community service projects such as painting, landscaping,
5 spring clean-up, and tree planting programs.
- 6 **Policy H-13.** Review for effectiveness and enforce regulations intended to reduce or mitigate such
7 negative impacts as traffic, noise, lights, glare, etc., on residential sites and
8 neighborhoods.

HOUSING OPPORTUNITIES

- 10 **Policy H-14.** Provide for diverse, safe, and decent housing opportunities that meet local housing
11 needs without encroachment into established single-family neighborhoods.
- 12 **Policy H-15.** Within the College District and areas where Transit-Oriented Development (TOD) is
13 desired, apply development regulations that allow alternative housing types and
14 mixed-use development.
- 15 **Policy H-16.** In collaboration with Edmonds Community College and other stakeholders, update
16 and implement the College District Subarea Plan, related zoning development
17 regulations, transportation system improvements, and other measures.
- 18 **Policy H-17.** At appropriate locations within the College District, utilize development regulations
19 and redevelopment incentives to promote multifamily and mixed-use development.
- 20 **Policy H-18.** Allow developers the use of the most efficient state-of-the-art design and
21 development tools to produce new homes and neighborhoods that are consistent with
22 regional housing market trends and sustainable building practices.
- 23 **Policy H-19.** Continue to update the Zoning Code (Title 21 LMC) to remove unnecessary
24 development obstacles and allow greater innovation in design and construction.
- 25 **Policy H-20.** As state law and finances permit, consider limited use of incentives to encourage
26 construction or preservation of certain housing types in specified locations, such as
27 areas with good access to transit and other public services.

AFFORDABLE HOUSING

- 29 **Policy H-21.** Encourage the development of affordable housing for all income levels.
- 30 **Policy H-22.** Consider the use of grants, private lenders, and other available funding sources to
31 establish and carry out a housing subsidies program, as necessary.
- 32 **Policy H-23.** Consider the creation of new affordable housing development opportunities and/or a
33 home maintenance and rehabilitation program through inter-jurisdictional
34 programs/initiatives, or other cooperative effort, consistent with Countywide
35 Planning Policy HO-4.
- 36 **Policy H-24.** In collaboration with other agencies/organizations, develop public education and
37 information materials to enhance awareness of available housing programs and
38 related resources.
- 39 **Policy H-25.** Work closely with the Snohomish County Housing Authority (HASCO), the Alliance
40 for Housing Affordability (AHA), and other agencies to provide affordable housing
41 and related information on the availability of housing and housing assistance
42 programs.

1 **Policy H-26.** Encourage the development of affordable housing for senior citizens to include, as a
 2 viable alternative, mobile and/or manufactured home parks.

3 **Policy H-27.** Encourage the preservation mobile home parks within residential areas. When
 4 closure of an existing park is unavoidable, encourage mitigation of adverse impacts
 5 such as displacement of low-income residents.

6 **Policy H-28.** The City shall create development regulations to encourage the preservation of
 7 mobile home parks. Development regulations shall allow a variety of uses while
 8 fulfilling this policy.

9 **Policy H-29.** Whether to allow the rezoning of mobile home parks to other zones should involve a
 10 balancing of the property rights of mobile home parks owners and the rights of
 11 owners of mobile homes who are renting space in mobile home parks. Some of the
 12 factors to consider are:

- 13 A. The cost to the mobile home park owner of maintaining the property as a mobile
 14 home park or related use;
- 15 B. The cost to the mobile home park tenant of the closure of a mobile home park;
- 16 C. Whether the uses allowed under the proposed rezone are compatible with the
 17 existing neighborhood;
- 18 D. Whether there are available spaces in other mobile home parks in the vicinity that
 19 can accommodate relocating the mobile home park tenants that would be
 20 displaced by the closure of the mobile home park; and
- 21 E. Whether there is relocation or financial assistance for the parks' tenants.

22 **Policy H-30.** The City shall facilitate affordable home ownership and rental opportunities by
 23 promoting an increased supply of lower-cost housing types, such as small lots,
 24 townhouses, multiplexes, and mixed-use housing.

25 **Policy H-31.** The City shall support the development and preservation of mobile and manufactured
 26 home parks by:

- 27 A. Utilizing a comprehensive plan designation and development regulations that
 28 will encourage the long-term preservation of mobile and manufactured parks.
- 29 B. Investigating the development of site size and buffering standards for mobile and
 30 manufactured parks that permit development in all medium and high density
 31 residential zones and conditional development in low density residential zones.

32 **Policy H-32.** The City shall investigate methods of ensuring that redevelopment will not result in a
 33 net loss of affordable housing; i.e. every unit of affordable housing lost to
 34 redevelopment is replaced with like, affordable housing, suitable for and in a location
 35 beneficial to the same demographics as those displaced by redevelopment. To this
 36 end, the City shall consider requirements for the inclusion of low-income housing or
 37 fees in lieu of providing low-income housing.



38
 39
 40

8 HUMAN SERVICES

INTRODUCTION

Human services are those efforts targeted directly to individuals and families to meet basic needs and can be represented on a continuum of services including intervention, prevention, and enhancement. In order to address these needs, the City of Lynnwood uses the following objectives which hold that all people should have as human beings:

- ✓ Food to eat and a roof overhead
- ✓ Supportive relationships within families and communities
- ✓ A safe haven from all forms of violence and abuse
- ✓ Health care to be as physically and mentally fit as possible
- ✓ Education and job skills to lead to self-sufficiency
- ✓ Equal access to public services

The City of Lynnwood’s Human Services Commission works closely with its community partners, including other public and nonprofit funders and service providers, to understand current and emerging human service needs, and to create and invest in a comprehensive and integrated regional human services system. Lynnwood is a place where the richness of our diversity is valued, all of our communities thrive, and people grow up and grow old with opportunity and dignity.

Lynnwood is a partner with the Edmonds School District, Verdant Health Commission, local businesses, faith communities, service providers, and other organizations and jurisdictions to help strengthen a human services network that provides vulnerable persons the food, shelter, job training, child care, and other services that residents in our community may need to become self-sufficient. The Human Services Element describes how the City’s efforts in planning, funding, coordinating, and improving human services’ delivery contribute to reach community goals and enrich the quality of life in Lynnwood. It defines the City’s roles and describes many tools used to understand and address Lynnwood residents’ needs for human services. A few related tools are part of other Comprehensive Plan elements, such as Housing.

When people think about the kinds of services their city offers, they often think of roads, sidewalks, water, police and fire protection but perhaps not human services – services provided directly to persons having difficulty meeting their basic needs for survival, employment, social support, such as counseling and access to services. But building and supporting an infrastructure for meeting a continuum of human services needs is as important as the physical infrastructure of roads and bridges. A city’s vitality depends on the degree to which individuals’ potential is developed. An effective human services delivery system is a crucial component of any healthy community. It is difficult to imagine a city being in a financial position to meet the varied human service needs of its residents. This is particularly true in a city like Lynnwood where the need is larger than other cities may confront. However, many cities have become willing to bring organizational and financial resources to the table to work with agencies to meet those needs. It is only through joint venturing with organizations adept at leveraging funding resources that we can expect to make good progress and permanent change in meeting those needs.

The City of Lynnwood’s primary role is as a catalyst to help build and sustain a comprehensive and affordable safety net of human services for residents whose income or current circumstances does not permit them to buy services in the marketplace. The City’s Human Services Commission has been empowered by the City Council to provide the public with opportunities to be involved, review all requests for funding, develop recommendations on priorities, and conduct studies on emerging issues and advise the City Council on how best to meet the needs of our residents. Lynnwood takes one of the following three roles in human services, depending on the need:

- **Planner:** assess and anticipate needs and develop appropriate policy and program responses
- **Facilitator:** convene and engage others in community problem-solving to develop and improve services
- **Funder:** disburse City grants to support a network of services which respond to community needs

HUMAN SERVICES GOALS AND POLICIES

GOAL

To connect residents with resources and solutions in times of need with the goal of achieving self-sufficiency and a quality of life deserved by all

HUMAN SERVICES

- Policy HS-1.** Support the provision of a continuum of human services to help Lynnwood residents achieve the greatest possible level of self-sufficiency and to prevent further or more serious problems in the future.
- Policy HS-2.** Monitor changes in local human services needs and priorities in an ongoing way and change the City’s response as appropriate.
- Policy HS-3.** Collaborate and partner with nonprofit agencies, churches, employers, businesses and schools to support human services.
- Policy HS-4.** Encourage cooperation and collaboration with Edmonds School District, Edmonds Community College and the Foundation for Edmonds School District in the development and utilization of schools as a focal point for the identification of needs and delivery of services to homeless children and families.
- Policy HS-5.** Support and actively coordinate with local, regional, state, and federal efforts that address Lynnwood human services needs and ensure that local programs complement programs provided at the county, state and federal level.
- Policy HS-6.** Continue the City’s active participation in the Alliance for Affordable Housing (AHA), Snohomish County Homelessness Task Force, Snohomish County Human Services, nonprofit groups, such as United Way of Snohomish County and Volunteers of America of Western Washington, the faith based community in Lynnwood, and other regional groups.
- Policy HS-7.** Make Lynnwood a welcoming, safe and just community marked by fairness and equity provided to those disproportionately affected by poverty, discrimination and victimization.
- Policy HS-8.** Build support for and awareness of human services to create a community that values diversity, responds to the needs of individuals and families, and shares the responsibilities and benefits of living in this City and region.

Intro.	Land Use	Com. Char.	Econ. Dev.	Transportation	Parks	Housing	Human Services	Environment	Cap. Fac.	Implementation
--------	----------	------------	------------	----------------	-------	---------	-----------------------	-------------	-----------	----------------

1 **Policy HS-9.** Allocate City general funds for services that address the full spectrum of community
 2 needs. The Human Services Commission shall utilize adopted funding guidelines
 3 and evaluation criteria such as United Way’s collective impact reports and recent
 4 studies when making funding decisions for human services. In general, the
 5 Commission shall fund service providers with a proven track record of outstanding
 6 performance and impacts to the Lynnwood community.

7 **Policy HS-10.** Improve access to services throughout the City by removing physical and systemic
 8 barriers and empowering individuals to overcome other barriers that may exist.

9 **Policy HS-11.** Support the development and operation of facilities for human services, and where
 10 appropriate, seek opportunities to achieve efficiencies through agency colocation and
 11 coordination.

12 **Policy HS-12.** Coordinate with public and private community organizations and local media to
 13 inform residents of available services and resources.

14 **Policy HS-13.** The Human Services Commission shall refer to the City of Lynnwood Human
 15 Services Needs Assessment for programmatic responses in determining and
 16 prioritizing funding allocations for human services.

GOAL To provide funding to meet the full spectrum of human service needs.

17
 18 **Policy HS-14.** The City will strive to allocate 1% of its annual General Fund to meet the service
 19 needs of our residents.

20 **Policy HS-15.** The City will actively seek grant funding from private foundations and external
 21 funders in addition to monies allocated from the General Fund.

22 **Policy HS-16.** When Lynnwood’s population exceeds 50,000 through growth and/or annexation the
 23 City will apply to become a Community Development Block Grant (CDBG)
 24 entitlement City. Until that time the City will be pre-actively represented on
 25 Snohomish County’s CDBG and HOME funding process through representation by
 26 the Community Development Department.



27
 28
 29

Intro.	Land Use	Com. Char.	Econ. Dev.	Transportation	Parks	Housing	Human Services	Environment	Cap. Fac.	Implementation
--------	----------	------------	------------	----------------	-------	---------	-----------------------	-------------	-----------	----------------

1
2
3
4
5
6
7
8
9
10
11
12



This page intentionally blank

13
14
15
16
17

<i>Intro.</i>	<i>Land Use</i>	<i>Com. Char.</i>	<i>Econ. Dev.</i>	<i>Transportation</i>	<i>Parks</i>	<i>Housing</i>	Human Services	<i>Environment</i>	<i>Cap. Fac.</i>	<i>Implementation</i>
---------------	-----------------	-------------------	-------------------	-----------------------	--------------	----------------	-----------------------	--------------------	------------------	-----------------------

9 ENVIRONMENT

1

2 INTRODUCTION

3 Lynnwood is located on terrain characterized by gently rolling hills and valleys. Lund's Gulch is a
 4 prominent natural feature at the northwestern corner of the city and connects to the marine shoreline of
 5 Puget Sound.

6 The city is extensively developed and has few remaining "natural" or forested areas. Approximately 49%
 7 of the city's land area is covered with impervious surfaces. Because of the large amount of commercial
 8 and multiple-family development, Lynnwood's proportion of impervious surface is higher than would be
 9 found in a community having less commercial development and mostly single-family homes.

10 Lynnwood is located within at least five watersheds: Swamp Creek, Lund's Gulch, Hall/McAleeer Creek,
 11 Perrinville Creek, and Puget Sound. Much of the environmentally sensitive land in Lynnwood is located
 12 along Scriber Creek, which is the largest tributary in the Swamp Creek Watershed. Protecting our
 13 remaining natural environment is an increasing concern as our community continues to grow and develop.

14 The quality of the environment that surrounds us is essential to maintaining a high quality of life for the
 15 citizens of Lynnwood. It is important to find new and innovative ways to preserve as much of the
 16 remaining natural environment as possible as new development occurs. Creative design with sensitivity
 17 to the natural environment will help reduce flooding, pollution and erosion; create habitat for plants and
 18 animals; and preserve the natural aesthetic values that often get lost in the urban landscape.

19 GOAL

20 The goal for the Environment Element of the Comprehensive Plan is:

21 **To protect the public health, safety and welfare by effectively protecting and managing the**
 22 **natural environment, by mitigating unavoidable impacts, and integrating the nonhuman**
 23 **natural environment with the urban environment.**

24 PLANNING CONTEXT

25 Growth Management Act (GMA)

26 RCW 36.70A.070 requires at least the following mandatory elements:

- 27 Land Use
- 28 Housing
- 29 Capital Facilities
- 30 Utilities
- 31 Transportation

32
 33 The GMA does not require that cities prepare an Environment Element. However, state planning goals do
 34 require the protection of the environment and the enhancement of the state's high quality of life, including
 35 air and water quality. In addition, the GMA requires that we protect sensitive areas, which include
 36 wetlands, aquifer recharge areas, fish and wildlife habitat areas, frequently flooded areas and geologically
 37 hazardous areas.

1 Each of the thirteen GMA planning goals was considered in the development of the City's
 2 Comprehensive Plan and this element of the Plan. Of those, the following goals were found to have the
 3 greatest and/or most direct influence on environmental matters and on the Environment Element:

4 **GMA Goal 2. Reduce Sprawl:** Reduce the inappropriate conversion of undeveloped land into
 5 sprawling, low-density development.

6 **GMA Goal 6. Property Rights:** Private property shall not be taken for public use without just
 7 compensation having been made. The property rights of landowners shall be protected from arbitrary and
 8 discriminatory actions.

9 **GMA Goal 7. Permits:** Applications for both state and local government permits should be processed in
 10 a timely and fair manner to ensure predictability.

11 **GMA Goal 9. Open space and recreation:** Retain open space, enhance recreational opportunities,
 12 conserve fish and wildlife habitat, increase access to natural resource lands and water, and develop parks
 13 and recreation facilities.

14 **GMA Goal 10. Environment:** Protect the environment and enhance the state's high quality of life,
 15 including air and water quality, and the availability of water.

16 **GMA Goal 11. Citizen participation and coordination:** Encourage the involvement of citizens in the
 17 planning process and ensure coordination between communities and jurisdictions to reconcile conflicts.

18 **Regional Planning Policies**

19 The Puget Sound Regional Council (PSRC) established a multi-county planning policy framework, *Vision*
 20 *2040*, as the regional growth strategy. Implementation of these policies will create a regional system of
 21 central places served by transit.

22 Environmentally healthy communities adjacent to open space represent the environmental piece of the
 23 vision. Important objectives of *Vision 2040* are to conserve farmlands, forests and other natural resources
 24 when possible. Other policies are intended to conserve and enhance natural resources, to retain open
 25 space, to conserve fish and wildlife habitat, to increase access to natural resource lands and water, and to
 26 provide recreational opportunities. The *Comprehensive Plan* of the City of Lynnwood is consistent with
 27 and furthers the regional plan.

28 **SUMMARY OF ISSUES**

29 The environmental concerns, hazards, and resource-related issues in Lynnwood fall into the following
 30 categories: environmental protection and enhancement, conservation and recycling, natural landscape
 31 and vegetation, geologic hazard areas, water resources, tree preservation, fish and wildlife, and air quality.

32 Each aspect of the Environment Element is interconnected with various aspects of other Comprehensive
 33 Plan elements. For example, trees cannot survive without the proper care of the soil. Fish cannot survive
 34 without proper care of water and stream habitat. Surface water and ground water are closely
 35 interconnected. Certain types of wildlife cannot survive without a network of open spaces and connecting
 36 corridors.

37 **ENVIRONMENTAL PROTECTION AND ENCHANCEMENT**

38 Since the actions of local governments can have a direct effect on wellbeing of their residents, they must
 39 consider the totality of the circumstances affecting the community. The City provides public facilities
 40 and services and encourages development in appropriate locations consistent with the Growth
 41 Management Act, Lynnwood's Comprehensive Plan and local development regulations.

1 Part of our responsibility is the protection and enhancement of the natural environment. We know that
 2 trees help filter and improve air quality. Accordingly, the City has implemented a comprehensive tree
 3 preservation and protection program beginning in 2004, and has been an active Tree City USA for over
 4 10 years.

5 The city plays many different roles in preserving, protecting and enhancing the environment. It is
 6 responsible for complying with certain state and federal regulations that apply within the community,
 7 such as the Clean Water Act. These regulations may require Lynnwood to undertake certain activities and
 8 manage its operations in ways that protect the environment.

9 The City is a regulator, effectively implementing and enforcing appropriate requirements through land use
 10 and building codes. The City is also an educator that can teach by example. We show through our
 11 decisions, capital project and daily operations how to protect the environment. The City can promote
 12 educated personal choices and decisions that positively impact the environment.

13 Finally, the City can provide technical assistance and incentives to businesses and individuals to promote
 14 effective environmental stewardship furthering our environmental goals.

15 **Best Available Science**

16 The Growth Management Act, RCW 36.70A.172, requires the City to consider best available science in
 17 developing policies and development regulations to protect the functions and values of critical areas. The
 18 best available science requirement will help ensure that reliable scientific information is considered when
 19 cities and counties adopt policies and regulations related to the protection of critical areas. Science can
 20 play a central role in:

- 21 ▪ Understanding the functions of critical areas and determining their value,
- 22 ▪ Recommending strategies to protect their functions and values, and
- 23 ▪ Identifying the risks associated with alternative approaches to their protection.

24 To be considered “best available science”, valid scientific processes must be consistent with criteria set
 25 out in WAC 365-195-900 through WAC 365-195-925. Characteristics of a valid scientific process
 26 include *peer review*, *documented methodology* that is clearly stated and able to be replicated, *logical*
 27 *conclusions and reasonable inferences*, *quantitative analysis*, information that is placed in proper *context*,
 28 and *references*.

29 **CONSERVATION AND RECYCLING**

30 As an employer and as a provider of services, the City of Lynnwood has many opportunities to conduct
 31 its operations in a manner reflecting resource conservation and minimization. The City can make effective
 32 choices that reduce consumption of disposable goods, reuse materials when appropriate, install high-
 33 efficiency fixtures, and conserve resources.

34 One of the best ways to meet these goals is to implement conservation policies into the City’s daily
 35 routines and purchasing guidelines. For example, allowing for electronic plan review, encouraging
 36 double-sided copying of reports, agenda, minutes, etc., will help to reduce paper consumption. The City
 37 also purchases recycled products, and actively recycles materials.

38 Lynnwood cooperates regionally in actively encouraging residents and businesses to reduce waste,
 39 separate recyclables, and properly handle yard waste by engaging the services of a part time Recycle
 40 Coordinator.

41 As the population of the City and region grows, we will face increasing demands on water, energy and
 42 other resources. The City should continue water conservation measures, encourage energy audits, and

1 support more efficient use of resources. Benefits from these efforts include reductions in greenhouse gas
2 emissions, additional water in rivers for wildlife and other uses, and reduction in other types of pollution.

3 The Sustainability section of the Community Character Element will focus on conservation measures as
4 well how the City can implement sustainability measures to guide future operational and purchasing
5 decisions, as well as how residents and other agencies doing business in Lynnwood can live and operate
6 in a sustainable manner.

7 **NATURAL LANDSCAPE AND VEGETATION**

8 Existing ordinances administered by the Community Development and Public Works departments
9 provide standards for safe development with respect to slope stability and the suitability of soil-bearing
10 capacity for placement of structures. Development may comply with engineering standards yet fail to
11 minimize the disturbance of existing vegetation, soils and natural landscape, thereby affecting the use and
12 amenities of nearby properties and the community in general (for example, by use of retaining structures,
13 a project may be “safe” even though the natural landscape and vegetation are greatly disturbed).

14 Retention of the natural landscape, vegetation, and topsoil is a key element of Low Impact Development
15 (LID). The benefits of LIDs include: reducing total impervious surface coverage, providing infiltration
16 areas for overland flows, and maintaining or more closely mimicking the natural hydrologic function of a
17 site. The City should encourage the use of LID techniques where feasible, and adopt regulations that do
18 not preclude its implementation.

19 The geology of the Lynnwood area consists mostly of glacial material derived from repeated glacial
20 advances and retreats over the past two million years. Each advance erased and remodeled the deposits
21 produced since the last advance, resulting in layers of discontinuous lenses of gravel, sand, silty sand, and
22 silt. The Frasier Glaciation was the most recent glacial advance and occurred approximately 12,000 to
23 16,000 years ago.

24 **GEOLOGIC HAZARD AREAS**

25 The City regulates development on geologically hazardous areas through its Critical Areas Regulations.
26 These are identified as naturally occurring slopes of 40 percent or more, or other areas which the City
27 believes to be unstable due to factors such as landslide, erosion, or seismic hazards.

28 **Landslide Hazard Areas**

29 Landslides occur as a result of slope conditions, instability of the soil, and loading. Lynnwood is located
30 in the Puget Sound Lowlands, which generally are characterized by glacial soils on steep slopes. Glacial
31 soils are prone to debris flows and shallow landslides. Lynnwood, however, contains few landslide
32 hazard areas. Most areas of concern are located adjacent to Lund’s Gulch.

33 **Erosion Hazard Areas**

34 Erosion involves the transport of soil by wind, water and other natural agents. Erosion hazard areas are
35 generally identified as particular soil types that are likely to experience severe to very severe erosion
36 hazards. These areas are generally associated with susceptible soil types, exposure to wind and water or
37 steep slopes.

38 Erosion and sedimentation can result in clogging streams, flooding nearby properties, smothering salmon
39 eggs and other aquatic plants and animals. Sediment in streams also promotes the growth of algae that
40 reduces water clarity and available oxygen.

41 The City of Lynnwood ensures the minimization of erosion primarily through plan review and the
42 development of erosion control plans, as well as follow-up inspection of construction sites ensuring
43 proper installation and maintenance of control measures.

1 Seismic Hazard Areas

2 Earthquakes occur with great frequency within the Puget Sound lowlands. Since 1840, over two hundred
3 earthquakes have been strong enough to be felt in the Puget Sound Region. Most are small enough that
4 we cannot feel them, but each is strong enough to weaken unstable and “fill” soils.

5 The United States is divided into seismic hazard zones based upon historic documents. These zones
6 range from 1 to 4, with 4 representing the highest risk. Until 1994, the Puget Sound area fell into
7 category 3. Since 1994, the United States Geologic Survey has done extensive research on the lowland
8 area and found that the risks are greater than they had first expected. This moved us into category 4,
9 which means that the Lynnwood building code must have the highest standards.

10 Considering earthquake hazards in land-use decisions can often reduce future earthquake damage. The
11 use of appropriate engineering and construction design reduces the hazard, as well as involving
12 communities in earthquake preparedness programs. The consequences of building in areas exposed to
13 earthquake hazards should be a consideration in land use decision-making. Developers must meet all
14 building codes related to seismic events.

15 WATER RESOURCES

16 Lynnwood’s water resources include all lakes, streams, wetlands, and marine shorelines within the City.
17 All of the City’s water resources are impacted by urbanization. The City should actively protect, preserve
18 and restore, where feasible, these areas in order to have them function in the most beneficial manner
19 possible in an urban environment.

20 Human activity in the City of Lynnwood affects the quality of its water. Non-point source pollution is
21 defined as pollution that enters a waterbody from diffuse origins and does not result from discernible,
22 confined, or discrete conveyances. Sources of non-point source water pollution include: automobile
23 emissions; animal waste; rooftops; parking lots, streets, chemicals and sediment from landscaping and
24 lawns; construction and industrial site run-off; and smaller discharges into storm drains, including their
25 use for improper disposal of used oil and chemicals.

26 Historically, the modification and use of our water resources has contributed to flooding, erosion,
27 degradation of water quality, loss of fish and wildlife habitat and a loss of aesthetic beauty. We can avoid
28 repeating past mistakes through good responsible planning and implementation of effective regulations.

29 In 1972, Congress enacted the first comprehensive national clean water legislation in response to growing
30 public concern for serious and widespread water pollution. The Clean Water Act’s primary objective is to
31 restore and maintain the integrity of the nation’s waters.

32 The City is regulated under the Clean Water Act as a National Pollutant Discharge Elimination System
33 (NPDES) Phase II municipality. Generally speaking, updated NPDES regulations are issued every five
34 years, and include a phased-in implementation timeline for the new
35 standards. In meeting its compliance obligations, the City has developed a
36 comprehensive stormwater program which includes public education,
37 public involvement and participation, illicit discharge detection and
38 elimination, construction site stormwater runoff control, post-construction
39 stormwater management, and pollution prevention for municipal
40 operations.

41 Lynnwood covers nearly 20 percent of the Swamp Creek Watershed,
42 making it the largest City within the watershed. The waters of Swamp Creek have been found to have
43 high levels of bacteria, and in 2006 a water quality improvement plan (Swamp Creek TMDL) was
44 developed. Compliance with this plan is mandatory under the NPDES program.



1 The City also has adopted a “Surface Water Management Comprehensive Plan (September 2009) that
2 describes the City’s water resources, proposes recommendations to identified problems, and establishes
3 maintenance and operations needs and frequencies.

4 **CRITICAL AQUIFER RECHARGE AREA**

5 There is one known Critical Aquifer Recharge Area (CARA) within the City of Lynnwood, which lies in
6 the City’s northern-eastern portion. The well-head itself is just outside of the City along 164th Street
7 Southwest within the city’s Municipal Urban Growth Area (MUGA).

8 This well, known alternatively as Well No.5 or the 164th Street Artesian Well (the well) is in excess of
9 400 feet in depth and is cased to approximately 120 feet. The well flows at a rate of about 10 gallons per
10 minute. The source of water at the well is an underground aquifer (water-bearing layer of permeable rock,
11 sand or gravel). The well taps the Intercity Aquifer at approximately 200 feet.

12 As a courtesy to residents, Alderwood Water & Wastewater District maintains this flowing artesian well
13 as a community source of water for those who prefer untreated water.

14 **WATERSHEDS/STREAMS**

15 Lynnwood has 18 identified drainage areas, which feed several small creeks and lakes within the city.
16 The tributaries of Swamp Creek (Scriber, Poplar and Golde Creeks) cover the largest portion of the city.
17 Other large drainage areas include Hall Creek, Perrinville Creek, Lund’s Gulch Creek, and Meadowdale
18 Glen Basin.

19 Lynnwood regulates development near creek through its Critical Areas Regulations (LMC 17.10). In the
20 Lynnwood stream rating system, Scriber Creek, Swamp Creek, Hall Creek and Lund’s Creek are all
21 Category I streams. Category II streams are smaller watercourses which flow year-round and / or are
22 used by salmonids. Category III streams are ephemeral and not used by salmonids. All streams are
23 required to have protective buffers, and were developed using best available science at the time of
24 adoption.

25 Additional information on the watersheds within the City of Lynnwood can be found in the *Surface Water*
26 *Management Comprehensive Plan (2009)* on the City’s website.

27 Impaired and Threatened Water Bodies

28 The state is required to identify its polluted water bodies and submit the list to the Environmental
29 Protection Agency (EPA). These water bodies are those that do not meet state surface water quality
30 standards. These standards were established so water in our state can be used for fishing, swimming,
31 boating, drinking, fish habitat and agricultural uses. Lynnwood has two water bodies identified by the
32 Washington Department of Ecology as impaired: Scriber Lake and Swamp Creek.

33 Scriber Lake was listed in the Department of Ecology’s 2008 Washington State Water Quality
34 Assessment, the 303(d) list for failing to meet water quality standards in regard to total phosphorous. The
35 City studied Scriber Lake in 2012, and developed a 5-year strategy to improve water quality in the lake.
36 Implementation will begin when approvals are received from the various oversight agencies.

37 Lynnwood covers nearly 20 percent of the Swamp Creek Watershed, making it the largest City within the
38 watershed. The waters of Swamp Creek have been found to have high levels of bacteria, and in 2006 a
39 water quality improvement plan (Swamp Creek TMDL) was developed. Compliance with this plan is
40 mandatory under the NPDES program. The City is currently implementing the required and
41 recommended actions included in this report.

42 **Wetlands**

43 Wetlands perform a number of functions of value to society. They help clean and improve the water
44 quality of surface water. They allow for flood attenuation and stream-bank overflow, keeping the

1 developed land from costly flooding. And they provide habitat for many animal and plant species, and
2 recreational (and educational) opportunities for humans.

3 In 1989 there were approximately 107 acres of wetlands in Lynnwood. Approximately 15 percent was
4 open water, 3 percent palustrine emergent, 40 percent palustrine scrub/shrub, and 42 percent forested.
5 Much of the wetland areas in Lynnwood are showing signs of degradation.

6 Urbanization has affected both water quality and the functionality of our water resources. Preserving
7 more wetlands could reduce flooding problems in and around Lynnwood while improving water quality
8 and wildlife habitat areas.

9 Lynnwood’s Critical Areas Regulations requires that existing wetlands be identified and protected during
10 the planning and development process. These regulations were developed using the best available science.

11 The City should continue to educate the public on the importance of wetlands, and encourage stewardship
12 and understanding of the role wetlands play in the community.

13 Wetland Retention

14 The City shall ensure that no net-loss of wetlands occurs within the City. If impacts are unavoidable,
15 those impacts are the least amount practicable, and that an area equal to or larger be provided as
16 compensation for the loss.

17 Buffers

18 The Critical Areas Regulations establishes protective buffer widths adjacent to wetlands. These buffer
19 widths were developed using best available science.

20 **Ground Water**

21 Ground water is the water present underground in the tiny spaces in rocks and soil. Underground areas
22 where ground water accumulates in large amounts are called aquifers. Aquifers can store and supply
23 water to wells and springs.

24 Most ground water moves slowly — usually no more than a few feet a day. Ground water in aquifers will
25 eventually discharge to or be replenished by springs, rivers, wells, precipitation, lakes, wetlands, and the
26 oceans as part of the Earth’s water cycle.

27 Ground water accounts for over 95 percent of the nation’s available fresh water resources, and is the
28 drinking water source for half the people in this country. Many households, towns, cities, farms, and
29 industries use ground water every day, or depend on lakes and rivers that receive part of their water
30 supplies from ground water. In Lynnwood, though, groundwater is not the source of our public water
31 supply.

32 **Stormwater**

33 Stormwater is defined as “that portion of precipitation that does not naturally percolate into the ground or
34 evaporate, but flows via overland flow, interflow, pipes and other features of a stormwater drainage
35 system into a defined surface waterbody, or a constructed infiltration facility.”

36 Lynnwood is relatively rich in commercial and business development. Alderwood Mall, strip commercial
37 areas and other business areas consist of large buildings served by expansive areas of paved parking. The
38 result is a high percentage of impervious surface and excessive stormwater runoff in some areas of
39 Lynnwood. Flooding, water quality degradation, and erosion of streambanks from increased flows are all
40 attributed to unregulated stormwater flows.

41 Engineered stormwater conveyance, treatment, and detention systems required of new and redevelopment
42 projects can reduce impacts to water quality and hydrology. But they cannot replicate the natural
43 hydrologic functions of the natural watershed that existed before development, nor can they remove

1 sufficient pollutants to replicate the water quality of pre-development conditions. Adopting regulations
 2 allowing for the use of Low Impact Development techniques will help in retaining the benefits of the pre-
 3 developed conditions.

4 The City will continue to comply with the ever changing requirements of the NPDES Phase II program,
 5 and as required, will adopt regulations requiring new and re-development to
 6 meet the applicable stormwater requirements.

7 **Frequently Flooded Areas**

8 Flooding is a naturally occurring activity, the severity of which depends on
 9 the amount of rain received, elapsed time of the event, and the capacity of
 10 the drainage system. Flooding can damage buildings and other
 11 infrastructure, and also destroy aquatic and riparian habitat. Persons living
 12 or working within a floodplain are at risk of injury from floods and from the
 13 diseases spread by floodwaters.

14 Construction within a floodplain also may harm neighboring properties.
 15 Buildings and embankments can backup water behind them, flooding
 16 neighboring properties. If floodwaters destroy a building or wash away
 17 materials stored on site, these materials can strike against other buildings or
 18 bridges within the flood plain and damage them.

19 Lynnwood has identified the 100-year flood plain located around Scriber
 20 Creek. The City participates in the National Flood Insurance Program which
 21 includes adoption and enforcement of an ordinance which regulates
 22 development within the 100-year floodplain.



23 **FISH AND WILDLIFE**

24 Wildlife diversity is often an indicator of the environmental health of the area. Protecting wildlife
 25 requires the protection of habitat and the creation and protection of wildlife corridors between habitat
 26 areas.

27 Through urbanization we have lost certain types of habitat that are critical for some species. This type of
 28 habitat is referred to as critical wildlife habitat, which the state and federal government has designated as
 29 endangered, threatened, sensitive, candidate or other priority species.

30 Wildlife habitat is judged to be fair to poor in Lynnwood, which is
 31 typically in urban areas. Extensive wildlife corridors no longer exist.
 32 This creates a loss of biodiversity by generating areas too small for
 33 many species, which leads to interbreeding and disappearance of plants
 34 and animals. The Lynnwood Parks and Recreation Department has
 35 been working on a project to acquire lands surrounding Lund’s Gulch
 36 Creek to create a habitat corridor. The City also has a Critical Areas
 37 Ordinance which requires fish and wildlife priority habitat to be
 38 protected and preserved when adjacent development occurs.



39 Use of Lynnwood’s streams by anadromous fish species was studied by
 40 Jones and Stokes Biologists in the Stream Habitat Analysis dated
 41 October 2000. The analysis concluded that Lynnwood’s streams do not contain anadromous fish, but
 42 resident salmonids and other fish species are present. There are no known endangered fish species present
 43 in Lynnwood.

1 **Priority Habitat and Species of Concern**

2 The Washington State Department of Fish and Wildlife (WDFW) publishes lists of priority habitat
 3 species (PHS) and species of concern (SOC). The PHS list includes habitats and species that need special
 4 consideration for conservation. Priority Species include all State Endangered, Threatened, Sensitive and
 5 Candidate species that are listed in the Washington Administrative Codes (WAC). Additionally, the PHS
 6 list includes vulnerable species that are susceptible to decline and those species that are of recreational,
 7 commercial or tribal importance. Priority Habitat includes habitats that harbor diverse or unique animal
 8 species or unique vegetation.

9 Lynnwood provides (or likely provides) habitat for the following species listed by the WDFW: *Great*
 10 *Blue Heron, Wood Duck, Columbian Black-tailed Deer, and Bald Eagle*. Additional information about
 11 these species is available in the Comprehensive Plan’s *Background Report*. Other species that may occur
 12 in the Lynnwood area that are listed as Candidate or Threatened species include the following: *Little*
 13 *Willow Flycatcher, Northern Red-legged Frog and Spotted Frog*.

14 Other species of animals that have been seen by residents and biologists include raccoon, opossum,
 15 coyote, rabbit, squirrel, geese, muskrats, red winged blackbird, red tailed hawk, woodpeckers, numerous
 16 rodent species and passerine birds. Passerines include such bird species as finches, warblers, tanagers,
 17 wrens, swallows, nightingales, crows, vireos and flycatchers.

18 Only species that can tolerate an extensive amount of human disturbance and considerable noise will be
 19 unaffected by further loss of forests, wetlands and riparian areas. Wildlife habitat has been found to be
 20 poor to fair within the study area (Lynnwood) (RW Beck, 1998) (Salmonid Habitat Assessment, Jones
 21 and Stokes, 2000). Extensive development has eliminated most of the suitable habitat. Extensive wildlife
 22 corridors no longer exist. Habitat is isolated and available to a very small number of wildlife.

23 **TREE PRESERVATION**

24 **Preservation and Enhancement of Trees & Soils**

25 Trees play a valuable role in the urban environment. They help moderate
 26 temperature, wind speed and reduce air pollution. They help to stabilize soil and
 27 prevent erosion and provide habitat for birds and animals. Trees clean the air and
 28 water, slow global warming, and increase aesthetics.

29 Numerous studies have also linked higher home prices with the presence of
 30 trees on the site (Planning Advisory Service report 489-90).

31 Trees that live next to streams, lakes and wetlands provide important habitat.
 32 The trees shade the water and reduce temperatures. Trees also help slow
 33 stormwater and flooding during storms, therefore reducing erosion. Tree roots
 34 stabilize stream bank soils, and the leaves and insects falling off trees into the
 35 waterways provide food for fish and other creatures.

36 Preservation of a stand of trees instead of a few lone trees on a new development
 37 site significantly improves the trees’ chances of survival. It has been proven that
 38 leaving lone trees where there once were many can cause more harm than good. When the trees are
 39 suddenly subjected to higher winds and root damage from the removal of surrounding trees they will be
 40 more likely to blow down in windstorms.

41 The City has adopted tree regulations, and tree preservation and protection guidelines that incorporate
 42 many of the ideas outlined above. The ordinance emphasizes that trees saved during development should
 43 be appropriate trees for long-term survival in an urban setting. The ordinance also requires replanting of
 44 appropriate tree species at a minimum ratio of 1:1, to provide no net loss of trees and protection of
 45 significant trees during and after construction.



1 Replacement of trees removed from a site is another common form of urban forestry conservation.
 2 Additionally, the City created a “tree voucher” program for its residents. This program encourages tree
 3 planting by paying for trees to be planted on private property. The trees are paid for by development fees
 4 associated with tree removal.

5 **AIR QUALITY**

6 Lynnwood’s air quality is monitored and regulated by the Puget Sound Clean Air Agency (PSCAA),
 7 Puget Sound Regional Council, and the Washington State Department of Commerce. Good air quality
 8 refers to clean, clear and unpolluted air. The quality of the air depends on the amount of
 9 pollutants, the rate at which they are released from various sources, and how quickly pollutants
 10 disperse.

11 The amounts of ozone, particulate matter and carbon monoxide (CO) are increasing in our environment.
 12 Population growth leads to higher traffic volumes which impact Lynnwood’s air quality more than any
 13 other factor. To measure existing air quality, PSCAA maintains a network of monitoring stations
 14 throughout the Puget Sound region. Based on monitoring information, regions are designated as
 15 “attainment” or “non-attainment” areas for air pollutants. Once an area has been designated as a non-
 16 attainment area it is considered as an air quality “maintenance area” until attainment has been reached for
 17 10 consecutive years. The City of Lynnwood is within a carbon monoxide and ozone “maintenance”
 18 area, both established in 1996 by PSCAA.

19 Considering Lynnwood's high volumes of traffic, congestion and close proximity to major freeways, air
 20 quality is a concern, particularly at congestion points. Gasoline and diesel-powered vehicles and
 21 equipment are a large source of air pollution in Lynnwood. Air pollution also contributes to water
 22 pollution when rainwater picks up air pollutants and runs off into water bodies.

23 The City will take a lead role in encouraging other modes of transportation by using more efficient
 24 vehicles, electricity and biofuel vehicles in its own fleet and by promoting transit use among its
 25 employees with transit subsidies and restrictive parking policies. While the City is not the regulator of
 26 automobile emissions, the City can encourage alternatives to gasoline powered automobile transportation
 27 by promoting improvements to the public transit system, increasing incentives for car-pooling, bicycling
 28 and walking, and by limiting the amount of parking that may be included in some new developments. The
 29 City can advocate with Community Transit and Sound Transit in designing public transportation systems
 30 and stations that help maximize the use of such systems.

31 **Ozone**

32 Ozone is a highly reactive form of oxygen that is created by sunlight activated chemical transformations
 33 of hydrocarbons and nitrogen oxides in the air. Lynnwood is included in the PSCAA ozone “maintenance
 34 area.”

35 **Particulate Matter**

36 Particulate matter is made up of a number of components, including acids (such as nitrates and sulfates),
 37 organic chemicals, metals, and dust particles. There are two categories for measuring the amount of
 38 particulate matter in the air: particulate matter less than or equal to 10 micrometers in diameter (PM10)
 39 and fine particulate matter less than or equal to 2.5 micrometers in diameter (PM 2.5). Industrial
 40 activities, motor vehicles and wood burning most commonly produce particulate matter. Lynnwood is
 41 included in a PM10 “maintenance area.”

1 **Carbon Monoxide**

2 Carbon monoxide (CO) is a by-product of incomplete combustion, largely generated by motor vehicles
3 and wood burning. CO is the pollutant of greatest concern because it is being emitted in the largest
4 measurable quantity.

5 There are two air quality standards for CO, a 1-hour average of 35 parts per million (ppm) and an 8-hour
6 average of 9 ppm. If these levels are exceeded more than once a year the attainment standard will be
7 violated. This requires PSCAA to develop a work plan to comply with the standards.

8 **Greenhouse Gas Emissions**

9 The Environmental Protection Agency is now required to consider carbon dioxide (CO₂) to be an air
10 pollutant under the Clean Air Act, putting control of this most prevalent greenhouse gas on an equal
11 footing with the traditional criteria pollutants. In accordance with this finding, the City will evaluate the
12 greenhouse gas emissions of proposed public and private actions as part of the State Environmental
13 Policy Act (SEPA) review.

14 **GOALS, POLICIES & STRATEGIES**

GOAL

To protect the public health, safety and welfare by effectively managing the natural environment, by mitigating unavoidable impacts, and integrating the nonhuman natural environment with the urban environment.

15
16 **Goal ER-1: Environmental Protection and Enhancement: Be a city government that strives to improve, protect, or when unavoidable, reduce impact to the natural environment, consider impacts of policies on the natural environment, and lead educational programs about the natural environment.**

20 **Policy ER-1.1** Meet all state and federal mandates regarding stormwater and critical areas.



22 **Strategy ER-1.1** Ensure City government operations comply with applicable regulations.

23 **Strategy ER-1.2** Evaluate the environmental impacts of proposed regulations.

24 **Strategy ER-1.3** Consider and integrate best available science in development regulations that are
25 concerned with critical areas.

26 **Strategy ER-1.4** Promote and coordinate educational programs to raise public awareness of
27 environmental issues, encourage respect for the environment and show how individual actions and the
28 cumulative effects of a community’s actions can have significant effects on the environment.

29 **Strategy ER-1.5** Cooperate with other local governments, state, and federal agencies tribal entities, and
30 nonprofit organizations to protect and enhance the environment.

31 **Goal ER-2: Conservation of Resources and Recycling: Be a city government that strives to reduce consumption of resources, minimizes waste, reduces pollution, and promotes conservation.**

33 **Policy ER-2.1** Recycle and conserve resources.



35 **Strategy ER-2.1** Design, construct, and operate City facilities to maximize efficiency and conservation
36 opportunities, limit waste, and prevent unnecessary pollution.

1 **Strategy ER-2.2** Minimize the materials used and waste generated from City facilities .

2 **Strategy ER-2.3** Use, where feasible, new technologies that demonstrate ways to reduce environmental
3 impacts.

4 **Strategy ER-2.4** Promote energy and water conservation.

5 **Goal ER-3: Natural Landscape and Vegetation: Retain existing vegetation, soils and natural**
6 **landscape to the maximum extent feasible.**

7 **Policy ER-3.1** Preserve trees, topsoil, and native vegetation.

8 ○ ○ ○

9 **Strategy ER-3.1** Encourage land development practices that minimize disturbance to vegetation, retains
10 native soils, and the natural landscape. Avoid disturbance of steep slopes where the erosion potential and
11 opportunity for landslides meets protection guidelines.

12 **Strategy ER-3.2** Ensure prompt stabilization of soil after grading and vegetation removal.

13 **Strategy ER-3.3** Retain trees through application and enforcement of the City’s Tree Regulations.

14 **Strategy ER-3.4** Avoid clearing of native vegetation that contributes to slope stability, reduces erosion,
15 shades shorelines, buffers wetlands and stream corridors, and provides aquatic habitat.

16 **Strategy ER-3.5** Encourage the incorporation of open space into development through setbacks, view
17 corridors and recreation areas. Preserve areas with natural or scenic value within development sites to
18 achieve open space amenities.

19 **Strategy ER-3.6** Encourage the use of Low Impact Development Techniques where feasible.

20 **Goal ER-4: Geologic Hazard Areas: Protect geologic hazard areas including steep slopes with**
21 **significant landslide or erosion potential, soils unsuited to development, and areas of significant**
22 **seismic hazard.**

23 **Policy ER-4.1** Enforce the Geologically Hazardous Areas provisions of the Critical Areas Regulations.

24 ○ ○ ○

25 **Strategy ER-4.1** Manage development in geologic hazard areas to minimize erosion and landslide
26 probabilities during both construction and use.

27 **Goal ER-5: Water Resources: Improve water quality and protect wetlands, natural streams and**
28 **lakes, riparian vegetation, and buffers, reduce point and non-point source pollution.**

29 **Policy ER-5.1** Review and update, as necessary and as required by state and federal mandate, the City's
30 Critical Areas Ordinance to ensure protection of known critical areas using the best available science.

31 ○ ○ ○

32 **Strategy ER-5.1.1** Enforce and apply the City’s Critical Areas Regulations.

33 **Strategy ER-5.1.2** Seek to preserve wetlands and stream corridors as open space.

34 **Strategy ER-5.1.3** Ensure that no net-loss of wetlands occurs within the City. If impacts are
35 unavoidable, those impacts are the least amount practicable, and that an area equal to or larger be
36 provided as compensation for the loss.

37 **Strategy ER-5.1.4** Enhance and / or encourage restoration of degraded wetlands where possible.

38 **Strategy ER-5.1.5** Adopt and enforce regulations to protect identified Critical Aquifer Recharge Areas.

39 **Strategy ER-5.2** Implement provisions of the NPDES Phase II Municipal Permit

1 **Strategy ER-5.2.1** Implement practices to minimize stormwater impacts associated with the use of
 2 pesticides on City-owned property, and provide education for other landowners to do the same.

3 **Strategy ER-5.2.2** Protect and enhance surface water quality through development regulations, education
 4 and outreach, and effective maintenance and operations.

5 **Strategy ER-5.2.3** Encourage Low Impact Development stormwater treatment technologies in the
 6 development of roadways, parking lots, public plazas, sidewalks, and pathways where practicable.

7 **Strategy ER-5.2.4** Support and promote public education to protect and improve surface and ground
 8 water resources by: Increasing the public’s awareness of potential impacts on water bodies and water
 9 quality; Encouraging proper use of fertilizers and chemicals on landscaping and gardens; Encouraging
 10 proper disposal of materials; Educating businesses on surface and ground water protection best
 11 management practices in cooperation with other government agencies and other organizations; Educating
 12 the public and businesses on how to substitute materials and practices with a low risk of surface and
 13 ground water contamination for materials and practices with a high risk of contamination.

14 **Strategy ER-5.2.5** Encourage development practices that integrate and preserve the city’s watercourses
 15 and wetlands.

16 **Goal ER-6: Fish and Wildlife: Protect urban forests and wildlife habitats, including salmon**
 17 **habitat as feasible, and in balance with the requirements of an urban area.**

18 **Policy ER-6.1** Maximize, as feasible, fish and wildlife habitat.

19 

20 **Strategy ER-6.1** Where suitable habitat potential exists, work to maintain and enhance that habitat.

21 **Strategy ER-6.2** Comply with the Endangered Species Act.

22 **Strategy ER-6.3** On city property, both on-land and in-water, cultivate native ecosystems that
 23 encourage native wildlife and encourage removal of invasive, non-native vegetation.

24 **Strategy ER-6.4** Assist private property owners in maintaining the health of natural habitats on their
 25 property through a combination of education, incentives and development review practices.

26 **Strategy ER-6.5** Encourage environmental protection and enhancement practices among Lynnwood’s
 27 residents and City personnel through education, training, and continued volunteer participation in the care
 28 of Lynnwood’s plant and wildlife habitats. Involve citizens, community groups, and nonprofit
 29 organizations in the care and enhancement of the urban forests and wildlife habitat.

30 **Strategy ER-6.6** Consider best available science in making decisions regarding habitat preservation and
 31 restoration efforts.

32 **Goal ER-7: Urban Forestry: Support a robust and healthy, appropriate tree canopy including**
 33 **sizable tree clusters, as well as native trees.**

34 **Policy ER-7.1** Implement the City’s tree protection and preservation regulations and monitor and update
 35 these regulations as necessary.

36 

37 **Strategy ER-7.1** Strive to achieve a net increase of healthy, diverse tree cover throughout the city by
 38 requiring developers to save trees worthy of retention and to replant appropriate species for the urban
 39 environment at a ratio of at least one tree planted for every tree removed.

40 **Strategy ER-7.2** To help preserve the natural environment and Lynnwood’s remaining forested lands,
 41 Lynnwood shall promote the retention of sizable tree clusters, forested slopes, treed gullies and specimen

1 trees that are of species that are long-lived, not dangerous, well-shaped to shed wind and located so that
 2 they can survive within a development without other nearby trees.

3 **Strategy ER-7.3** Street trees within street right-of-way shall be encouraged along appropriate arterial
 4 streets and local streets.

5 **Strategy ER-7.4** Street trees shall be allowed to be planted in planter strips or tree wells located
 6 between the curb and sidewalk, where feasible. Tree species and planting techniques shall be appropriate
 7 for the street.

8 **Strategy ER-7.5** On City property, protect selected trees, utilize proper pruning and tree care, and
 9 improve conditions in order to achieve long-term benefits from the urban forest – and encourage private
 10 landowners to do the same.

11 **Strategy ER-7.6** Lynnwood should provide information to community residents and property owners to
 12 encourage them to plant appropriate trees on their properties and to care for the trees properly.

13 **Strategy ER-7.7** Continue to encourage planting trees through the distribution of the Tree Voucher
 14 program.

15 **Goal ER-8: Air Quality: Raise Lynnwood’s level of livability by supporting efforts to reduce**
 16 **urban environmental air pollution. Increase usage of electricity and biofuel in City fleet vehicles**
 17 **and construction equipment to reduce associated air pollution.**

18 **Policy ER-8.1** Support the reduction of urban environmental air pollution.



19
 20 **Strategy ER-8.1.1** Ensure regulations allow for necessary infrastructure to support charging of electric
 21 vehicles, at both public and private facilities.

22 **Strategy ER-8.1.2** Cooperate with regional transit authorities (Sound Transit, Community Transit, etc...) to encourage the use of various transit options, including carpools, busses, and light rail.

23
 24 **Strategy ER-8.1.3** Implement provision of the City’s Non-Motorized Plan to encourage reduction in
 25 vehicle trips and associated air pollution.

26 **Strategy ER-8.1.4** Comply with federal and state air pollution control laws in cooperation with the Puget
 27 Sound Clean Air Agency, the Puget Sound Regional Council, and Washington State Department of
 28 Commerce.

29 **Strategy ER-8.1.5** Investigate and work to mitigate the emissions of any odors which are not otherwise
 30 prohibited by law, but which are detrimental or disturbing to surrounding property or individuals.

31 **Strategy ER-8.1.6** The City shall evaluate the greenhouse gas emissions of proposed public and private
 32 actions as part of the State Environmental Policy Act (SEPA) review. The City may exercise its
 33 substantive authority under SEPA to condition or deny proposed actions in order to mitigate associated
 34 individual or cumulative impacts to global warming.

35 **Policy ER-8.2** Develop a plan supporting electricity and biofuel usages for City fleet vehicles and
 36 construction equipment.



37
 38 **Strategy ER-8.2.1** Target forty percent electricity or biofuel usage for operating City fleet vehicles and
 39 construction equipment by 2018.

40 **Strategy ER-8.2.2** Install outlets capable of charging electric vehicles in all City fleet parking and
 41 maintenance facilities.



1