



**LYNNWOOD**  
WASHINGTON

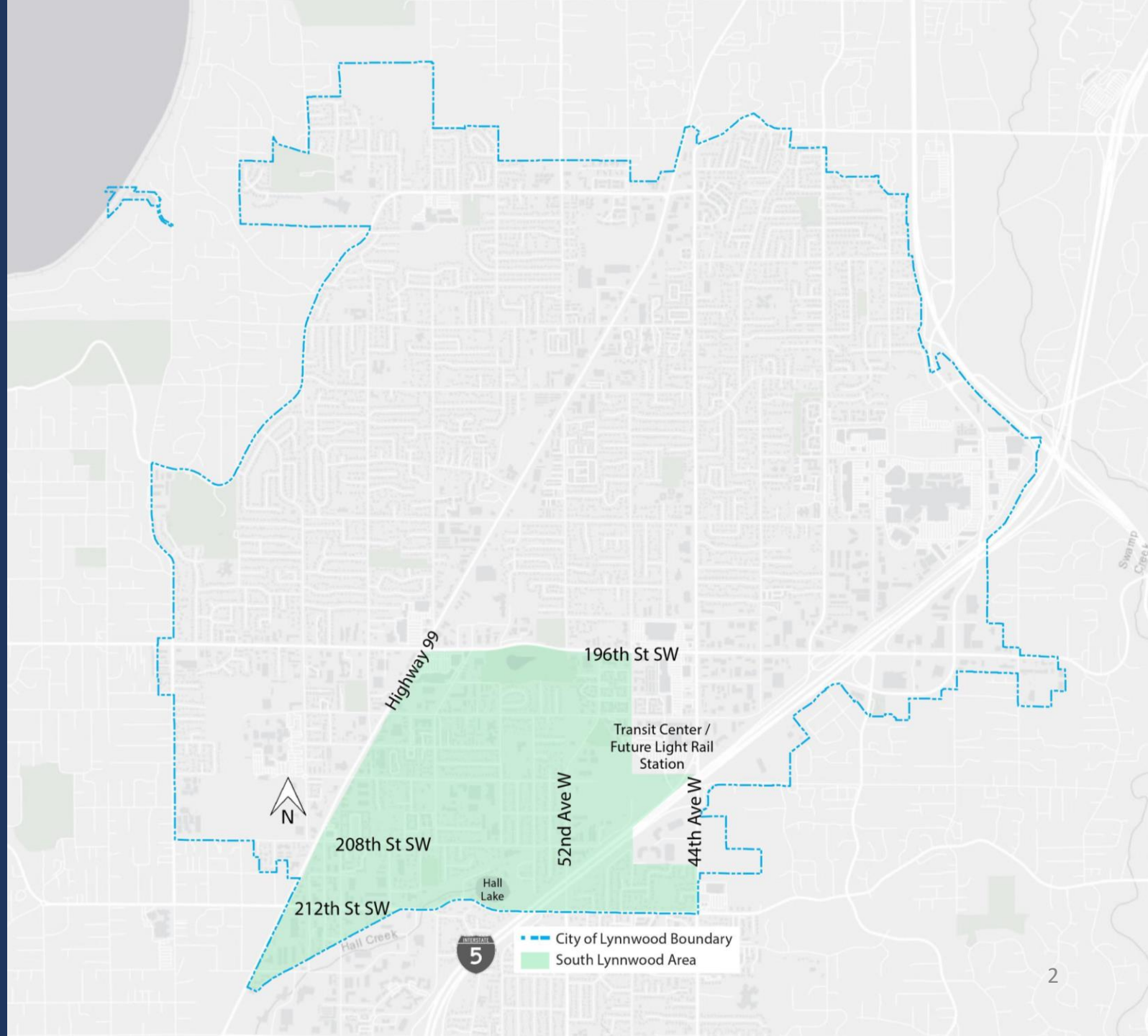
*A great deal more*

# **SOUTH LYNNWOOD NEIGHBORHOOD PLAN**

Lynnwood Planning Commission

June 25, 2020

# WHERE IS SOUTH LYNNWOOD?



# OVERVIEW

## SOUTH LYNNWOOD PROJECT

*2017 Mar.*

*2018 Sept.*

*2019 Jun.*

*Early 2021*

### Phase 1

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

### Phase 2

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

# PHASE 2

## PROJECT SCOPE



Public Engagement



Existing Conditions Survey



Debrief



Recommendations



Project Management



# PHASE 2

## PRE-ENGAGEMENT



Surveying at Afro-Latino Festival



Surveying at Meet Me at the Park

# PHASE 2

## CO-DESIGN COMMITTEE





# PHASE 2

## MAJOR THEMES



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



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



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



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

# THEME #1



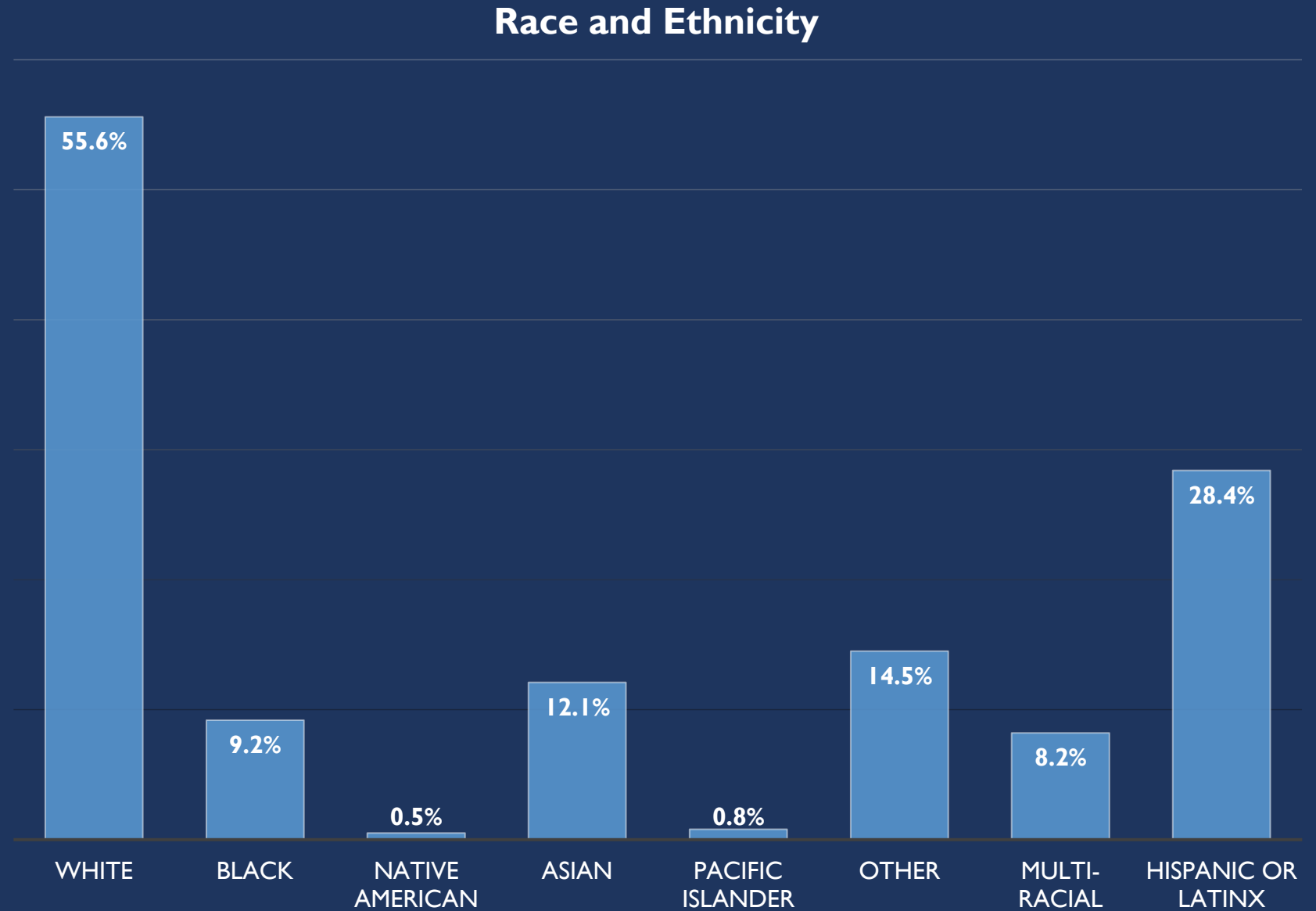
*Residents, businesses, and community partners **work together** to create a vibrant community which **celebrates diversity**.*



# THEME #1

## FINDINGS

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

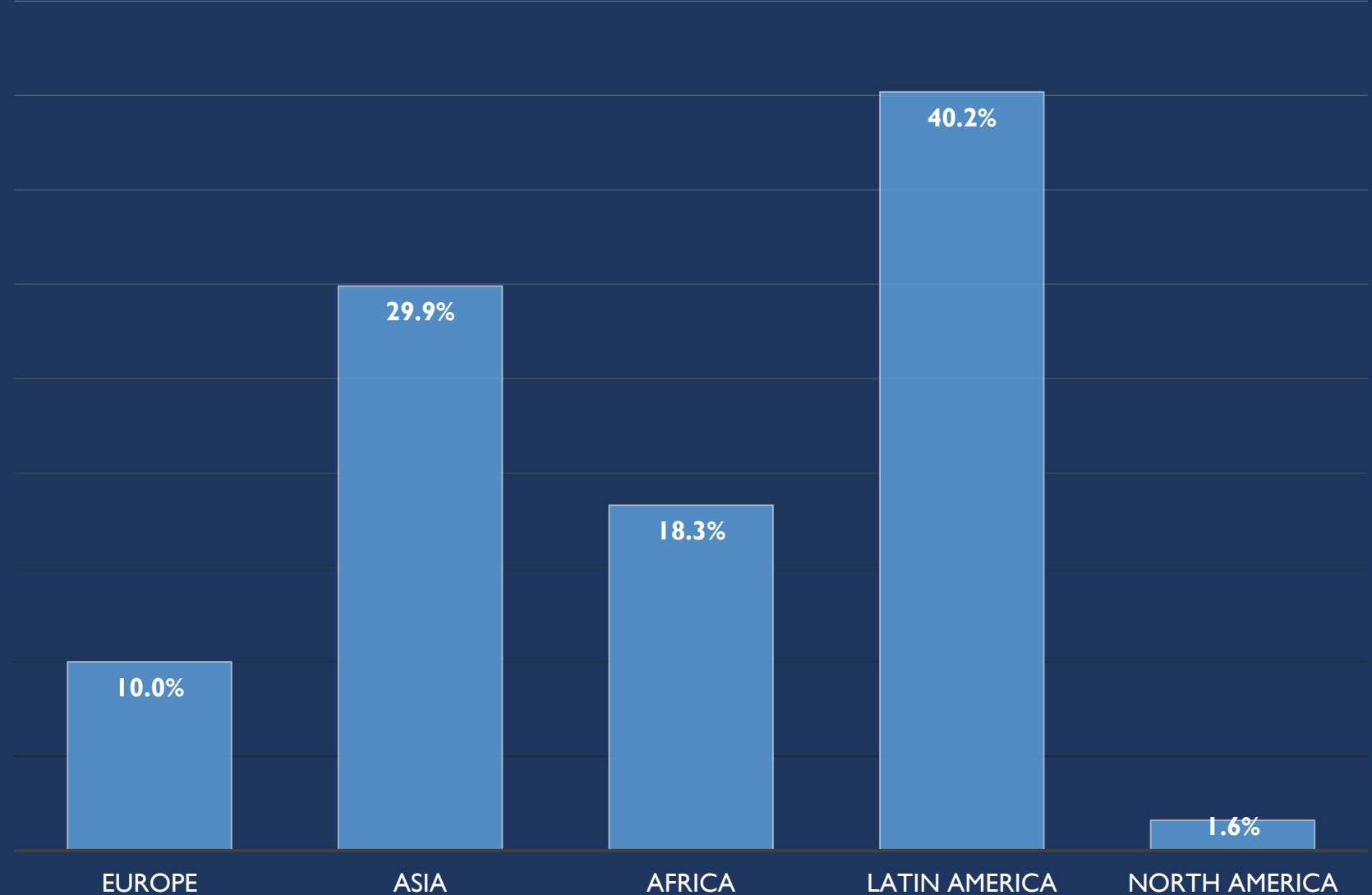


# THEME #1

## FINDINGS

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

Place of Birth for Foreign-Born Population



# THEME #1

## FINDINGS

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

**8,000**

jobs in South Lynnwood

**30,000**

in jobs in Lynnwood as a whole

# THEME #2



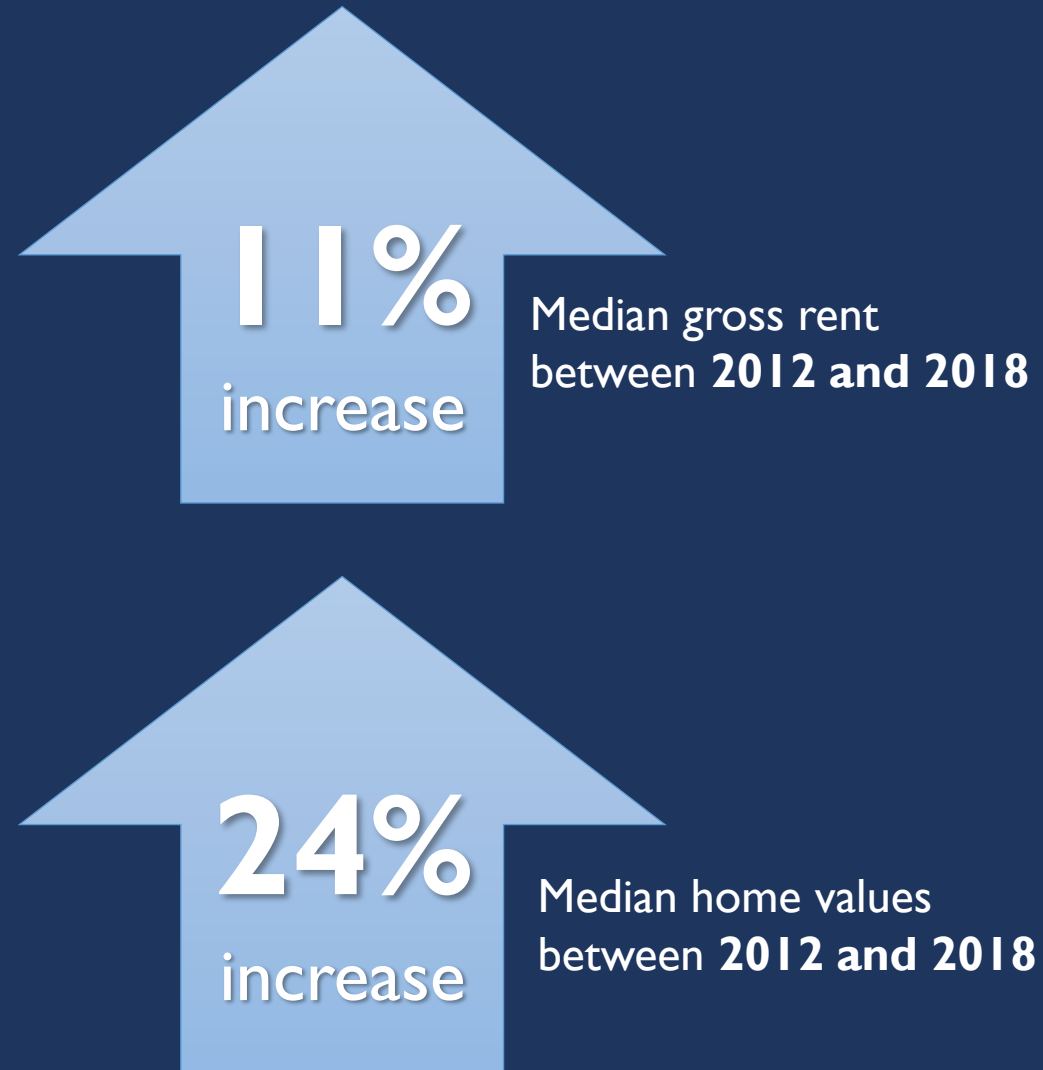
*Households, families, community partners, and businesses are **preserved and stable**.*



# THEME #2

## FINDINGS

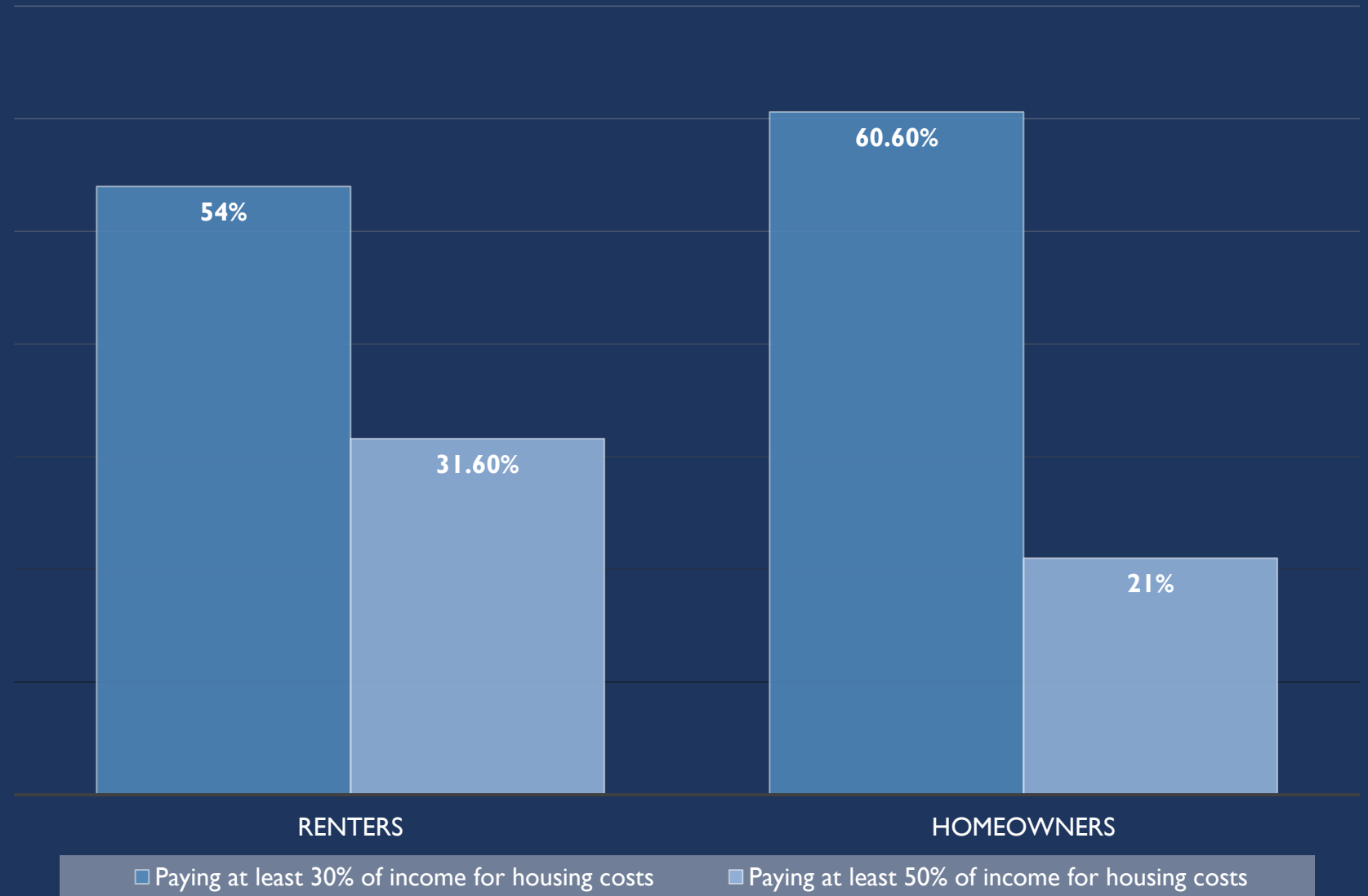
The community has stated a concern about the **rising costs of housing**. Data backs up this concern.



# THEME #2

## FINDINGS

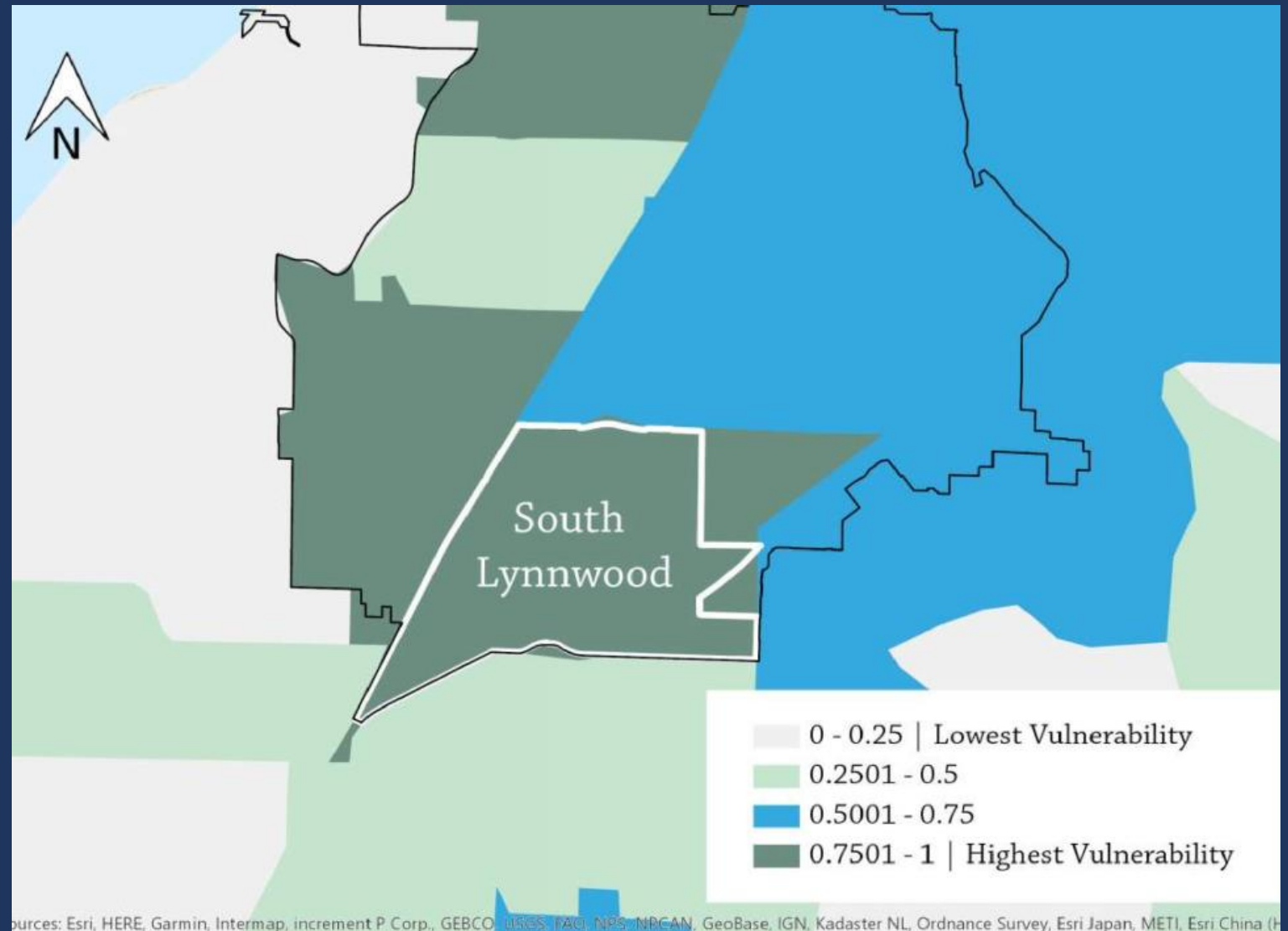
**One third of renters** in the Neighborhood are **extremely cost-burdened**, paying at least 50% of their income on rent.



# THEME #2

## FINDINGS

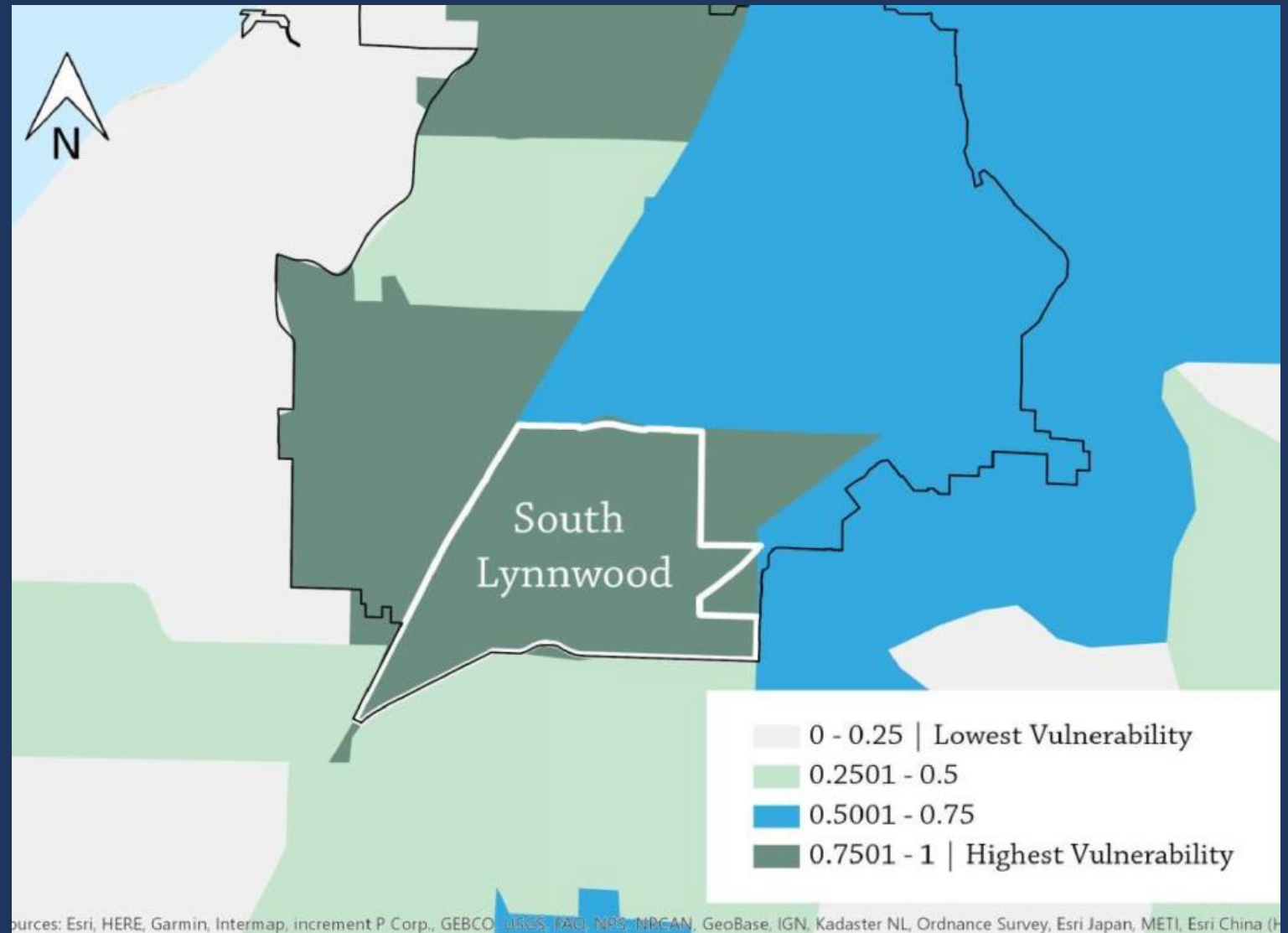
The neighborhood has a **higher social vulnerability index** than surrounding areas. This may mean they are **more susceptible** to stressors such as **disasters, disease, and other hazardous events.**



# THEME #2

## FINDINGS

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





# THEME #3



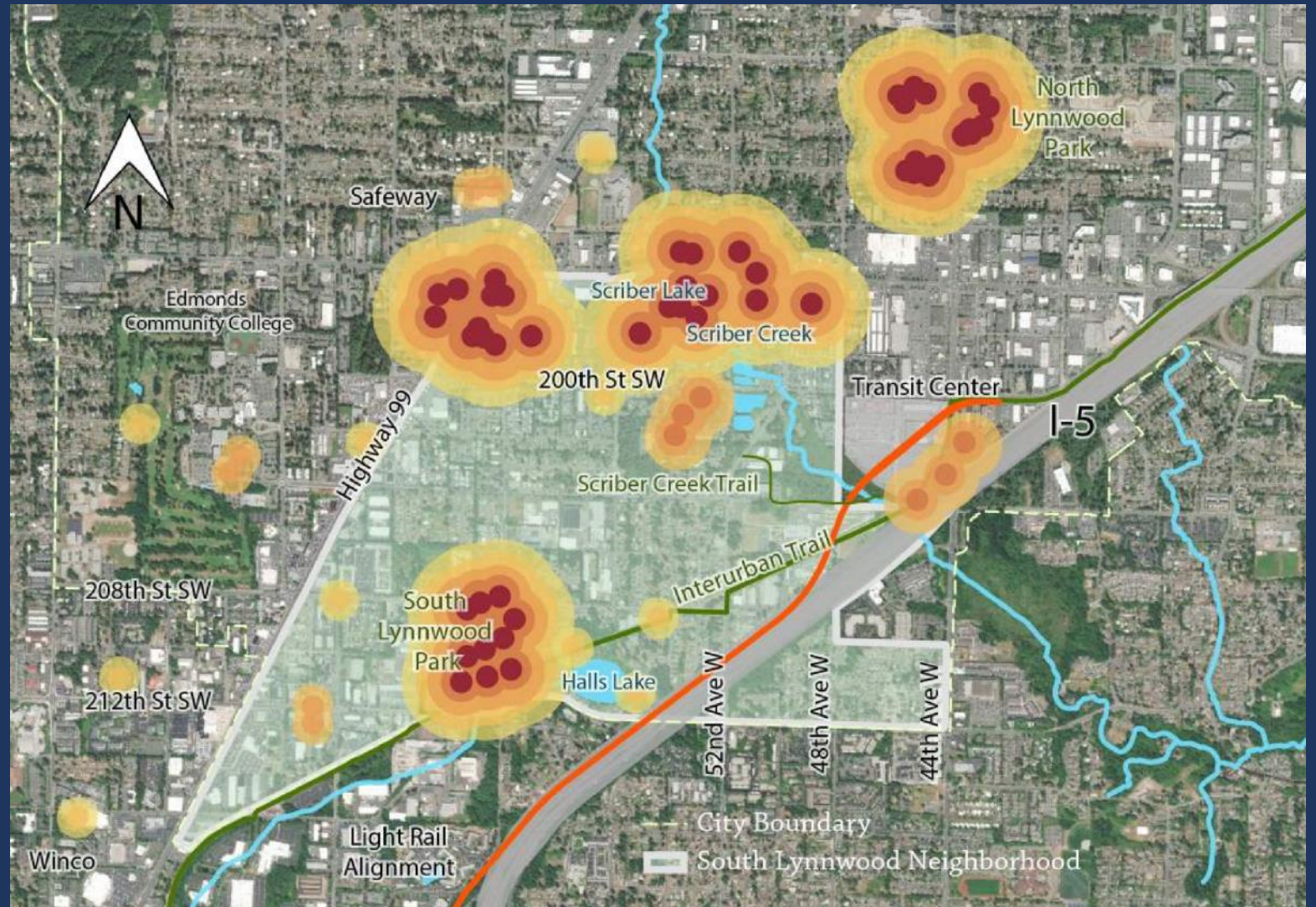
*A healthy neighborhood which is home to **safe walking networks, parks, open spaces, and gathering places.***

# THEME #3

## FINDINGS

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

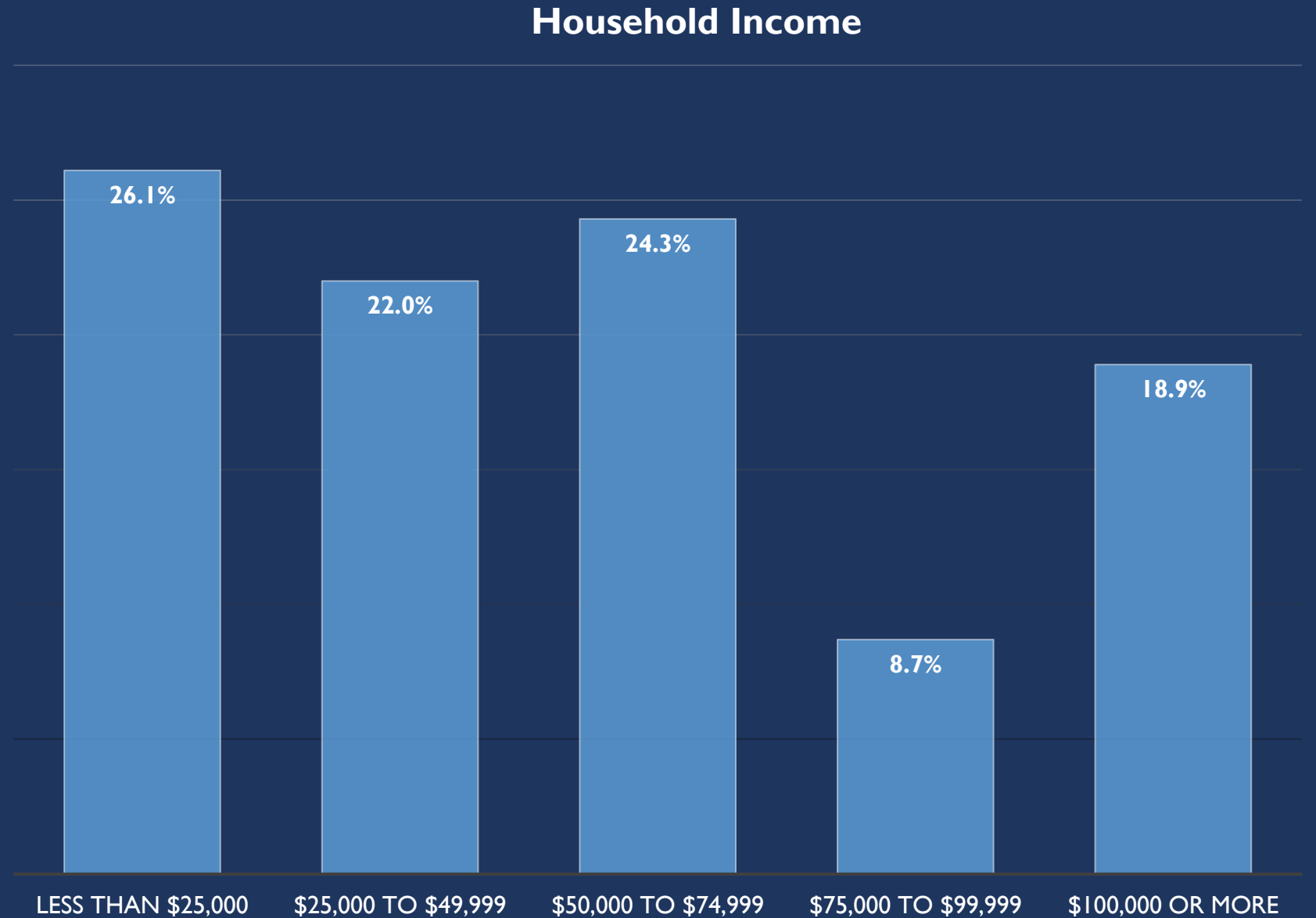
What is your favorite place in the neighborhood?



# THEME #3

## FINDINGS

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



# THEME #3

## FINDINGS

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

Neighborhood Street Grid





# THEME #4



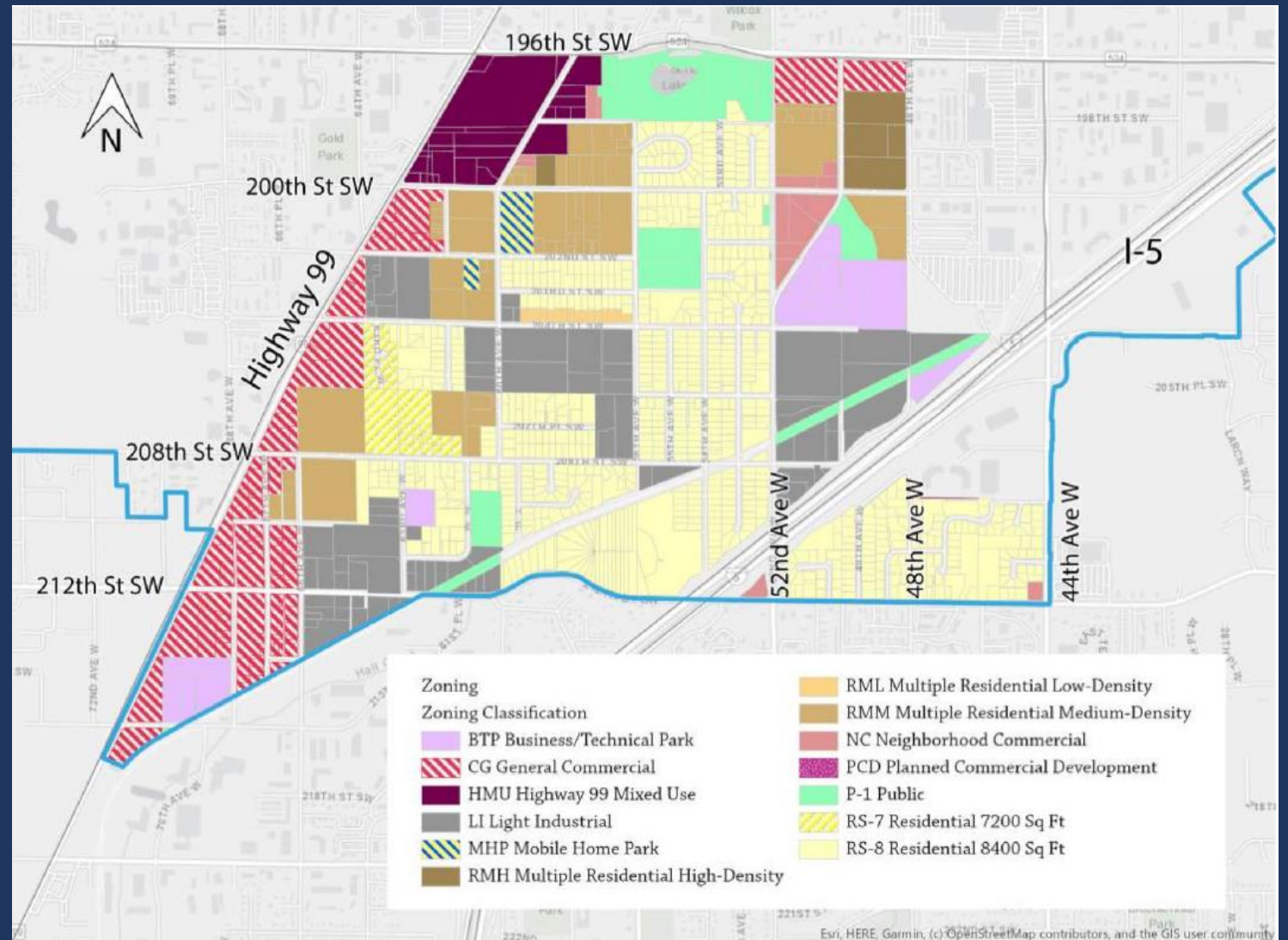
*Economic development progresses through **employment opportunities** and **access to social services**.*

# THEME #4

## FINDINGS

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

### Detailed current zoning



## Diverse mix and cluster of uses.



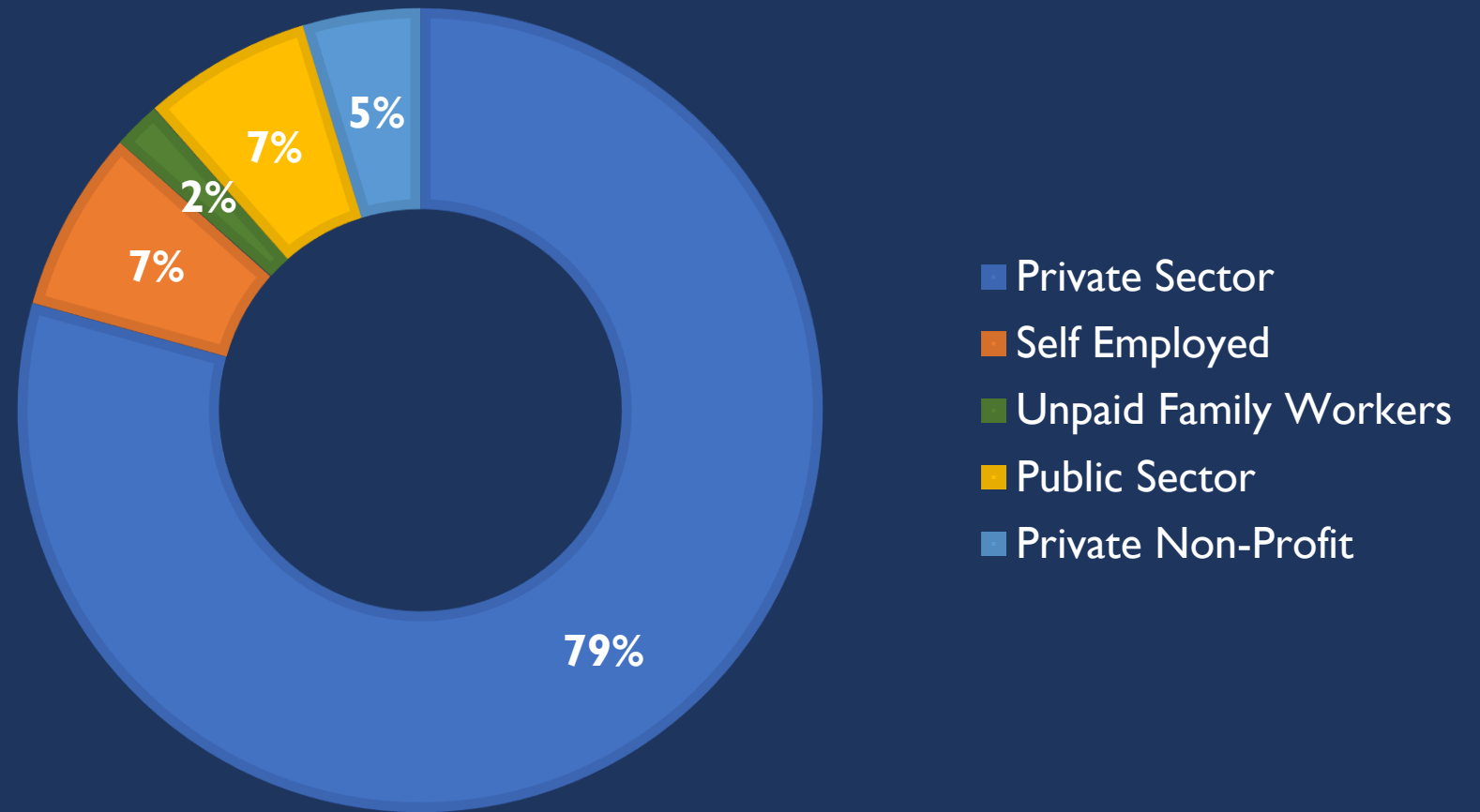
# THEME #4

## FINDINGS

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

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

Employment by Sector

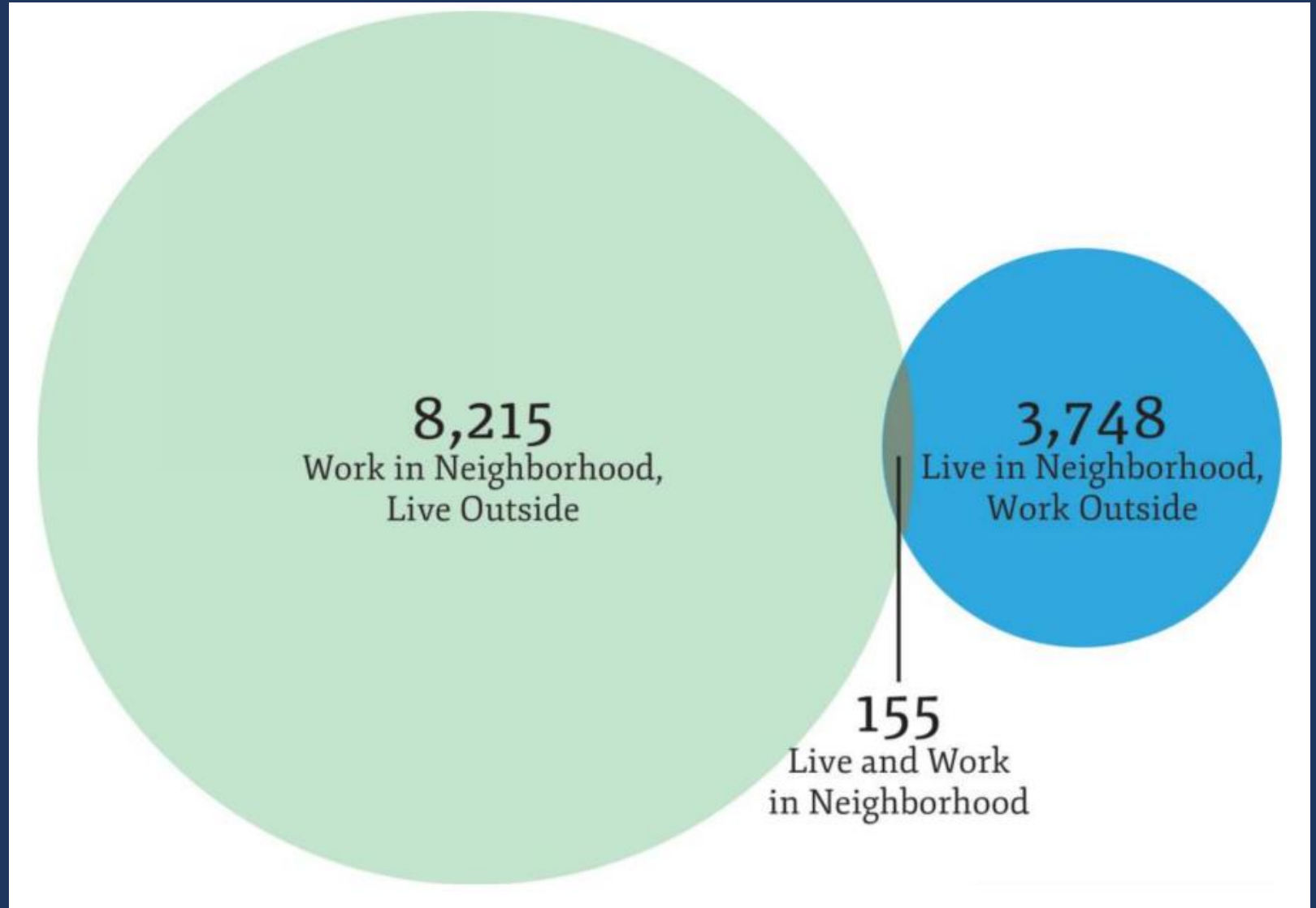




# THEME #4

## FINDINGS

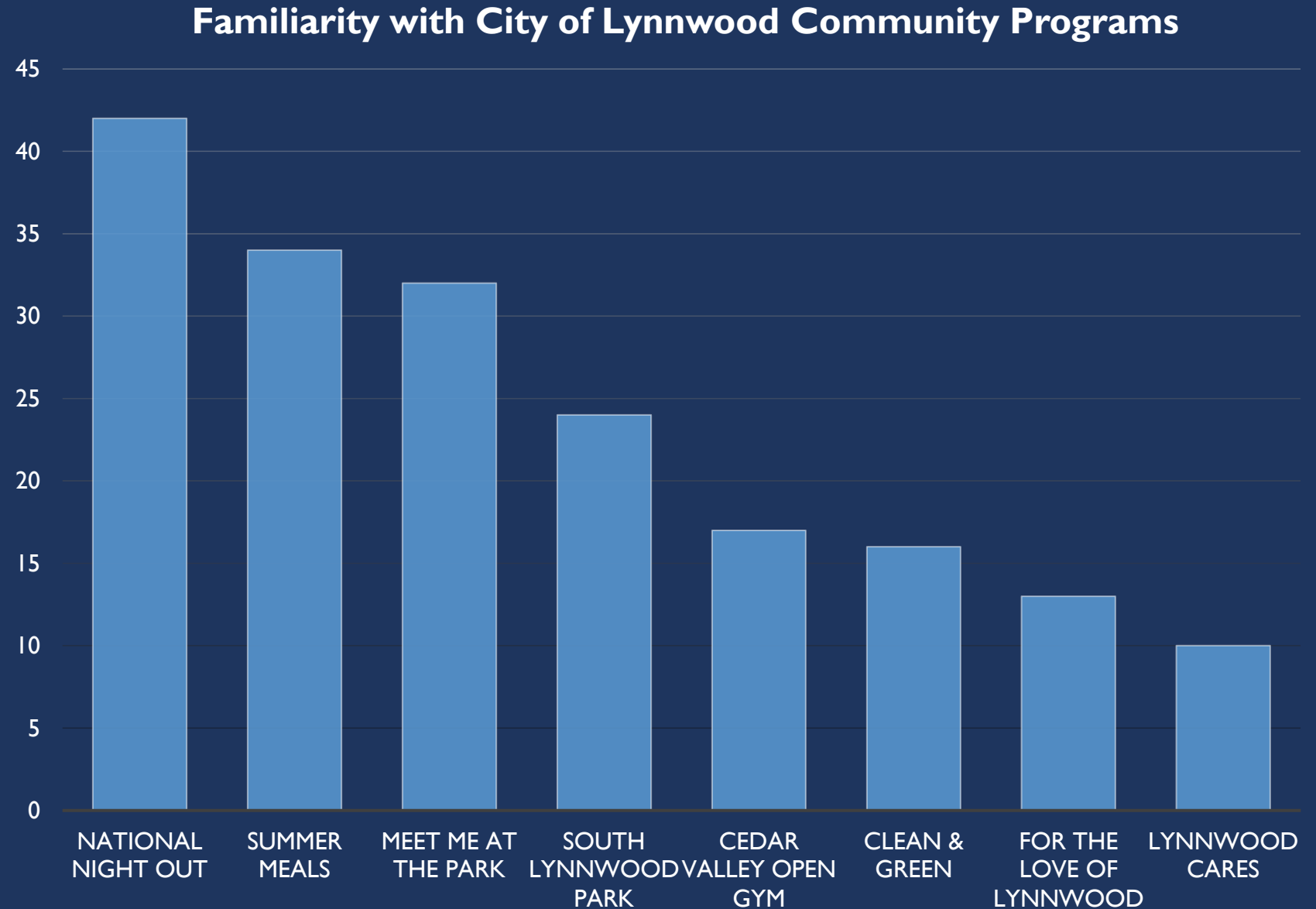
Small minority of workers both **live and work** in South Lynnwood.



# THEME #4

## FINDINGS

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

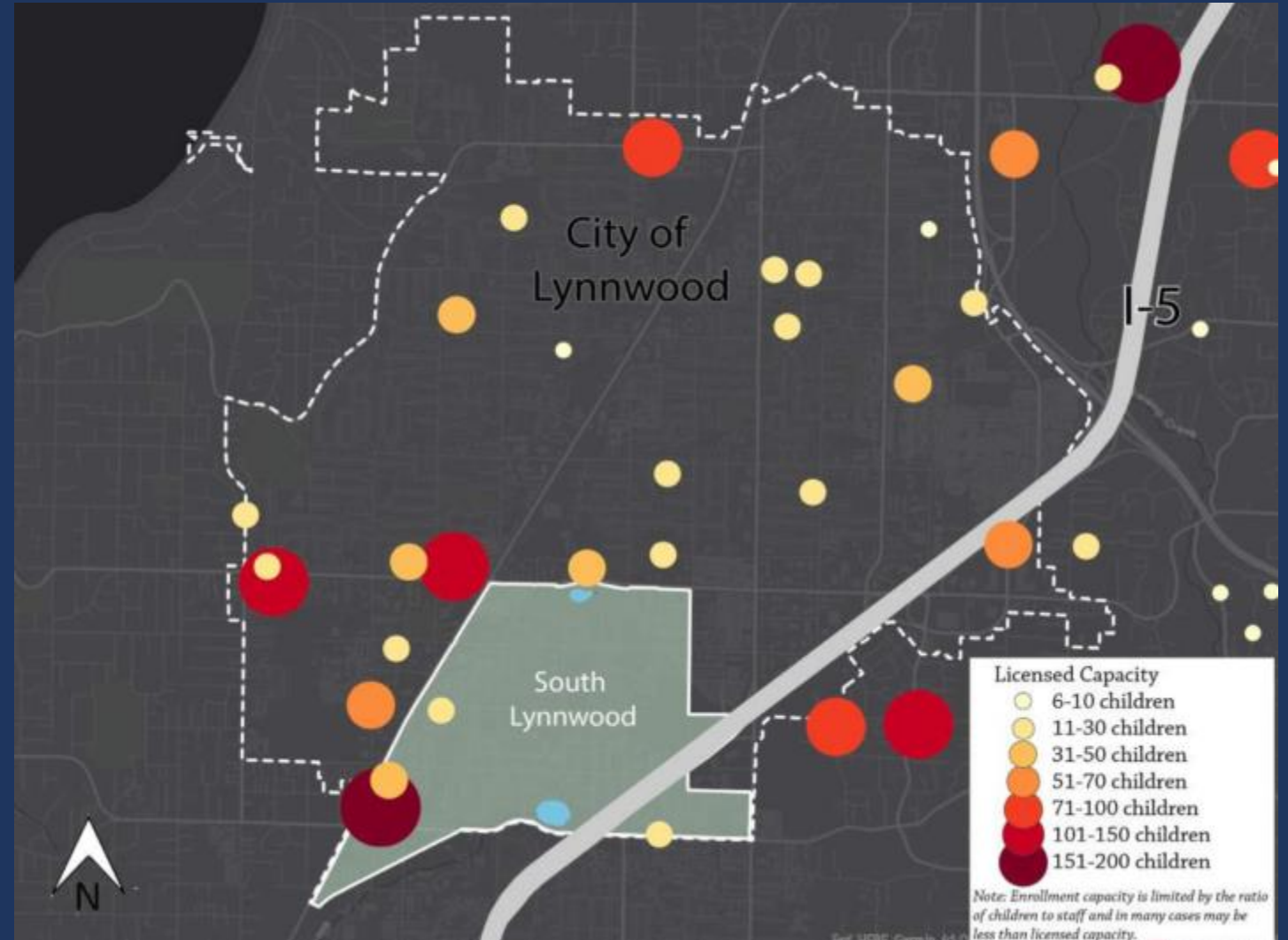


# THEME #4

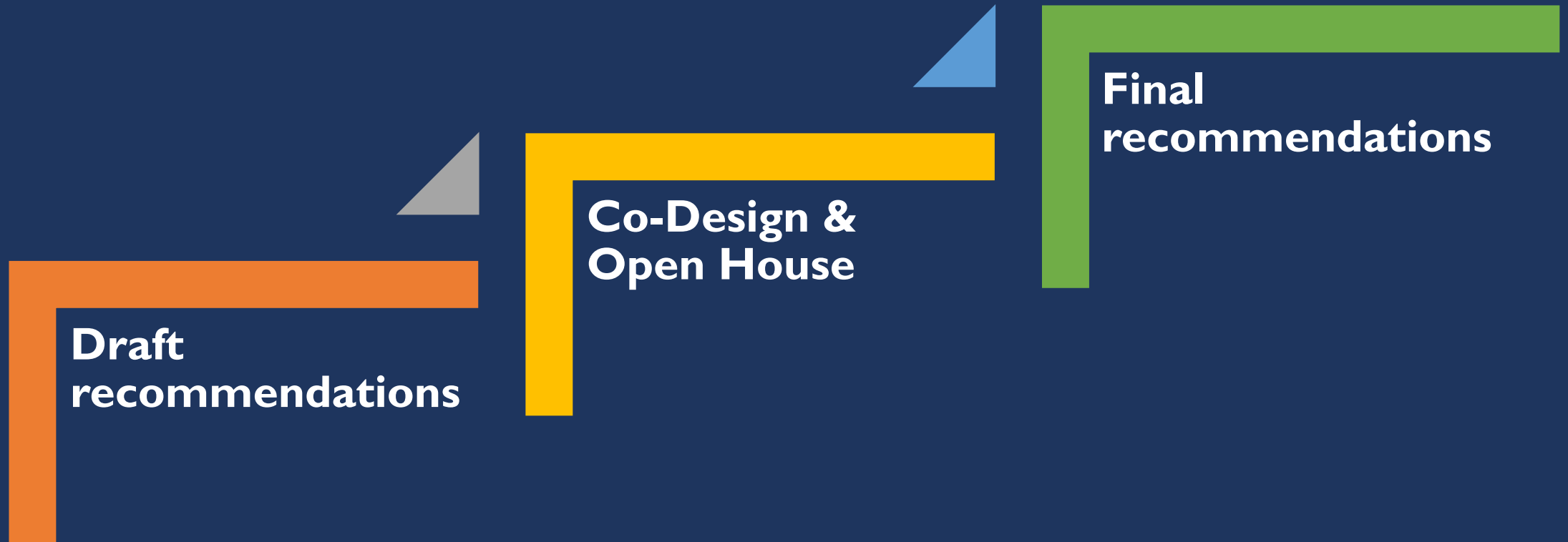
## FINDINGS

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

### Local Child Care Capacity



# NEXT STEPS



# DISCUSSION