

Topic: Regional Growth Center (RGC) Plan**Staff Report**

- ☐ Public Hearing
- ☒ Work Session
- ☐ Other Business
- ☐ Information
- ☐ Miscellaneous

Staff Contact: Kristen Holdsworth, AICP, Senior Planner

Summary

At the upcoming Planning Commission meeting staff will introduce the Regional Growth Center (RGC) Plan. The RGC Plan will identify a community vision for the area, determine appropriate development patterns and land uses, identify needed infrastructure projects, and respond to changes and opportunities presented by Sound Transit's Everett Link Extension (EVLE or ST3).

The RGC Plan will be happening concurrently with the 2024 Comprehensive Plan update and planning for ST3.

Project Background

Lynnwood's Regional Growth Center (RGC) was designated in 1995 by the Puget Sound Regional Council (PSRC). The Lynnwood RGC includes the majority of City Center and the area around Alderwood Mall, comprising about 15% of the City's land area.

PSRC has designated 29 regional growth centers within King, Snohomish, Pierce, and Kitsap counties. Regional growth centers are designated locations with the region's most significant business, governmental, and cultural facilities and are planning for growth. They are a focal points for planned growth, economic development, and infrastructure investments. PSRC's Vision 2050 plan prioritizes funding and supports planning and programming in the regional growth centers.

Since the 1990s, the City has adopted plans, policies, and visions to concentrate growth in Lynnwood's Regional Growth Center. The RGC Plan is a continuation of these previous commitments. It will incorporate previous planning efforts (such as City Center Subarea Plan) and will coordinate with new efforts, such as the 2024 Comprehensive Plan update and Sound Transit's Everett Link Extension.

The City has contracted with OTAK to help develop the RGC Plan. The RGC Plan must satisfy the state Growth Management Act requirements (RCW 36.70A.080) and comply with PSRC Vision 2050 subarea plan requirements for regional growth centers.

The Lynnwood RGC project includes the following components:

- **Coordination** with Everett Link Extension (ST3) and 2024 Comprehensive Plan update
- New **Subarea Plan** document with vision, goals, and policies (land use, housing, economic development, parks/open space, transportation)
- SEPA Environmental Review with **EIS and Planned Action Ordinance**
- **Development Standards and Implementation** Recommendations

Community engagement will be ongoing throughout the project.

Next Steps

A series of presentations will be provided throughout the progress of the plan to keep Planning Commission up-to-date and to solicit valuable policy direction.

- February: Early Engagement Memo
- 2022 Briefings:
 - Planning Commission
 - February 10, 2022
 - May 12, 2022
 - July 28, 2022
 - October 13, 2022
 - City Council
 - March 7, 2022
 - May 18, 2022
 - August 1, 2022
 - December 5, 2022

Engagement To-Date

- Community Outreach
 - Early Engagement Survey (August – December 2021). Memo summarizing findings will be released February 2022
- Planning Commission
 - Presentation: September 9, 2021
- City Council
 - Presentations: June 1 and September 15, 2021

Attachment:

- Regional Growth Center Plan - PowerPoint Presentation



LYNNWOOD
WASHINGTON

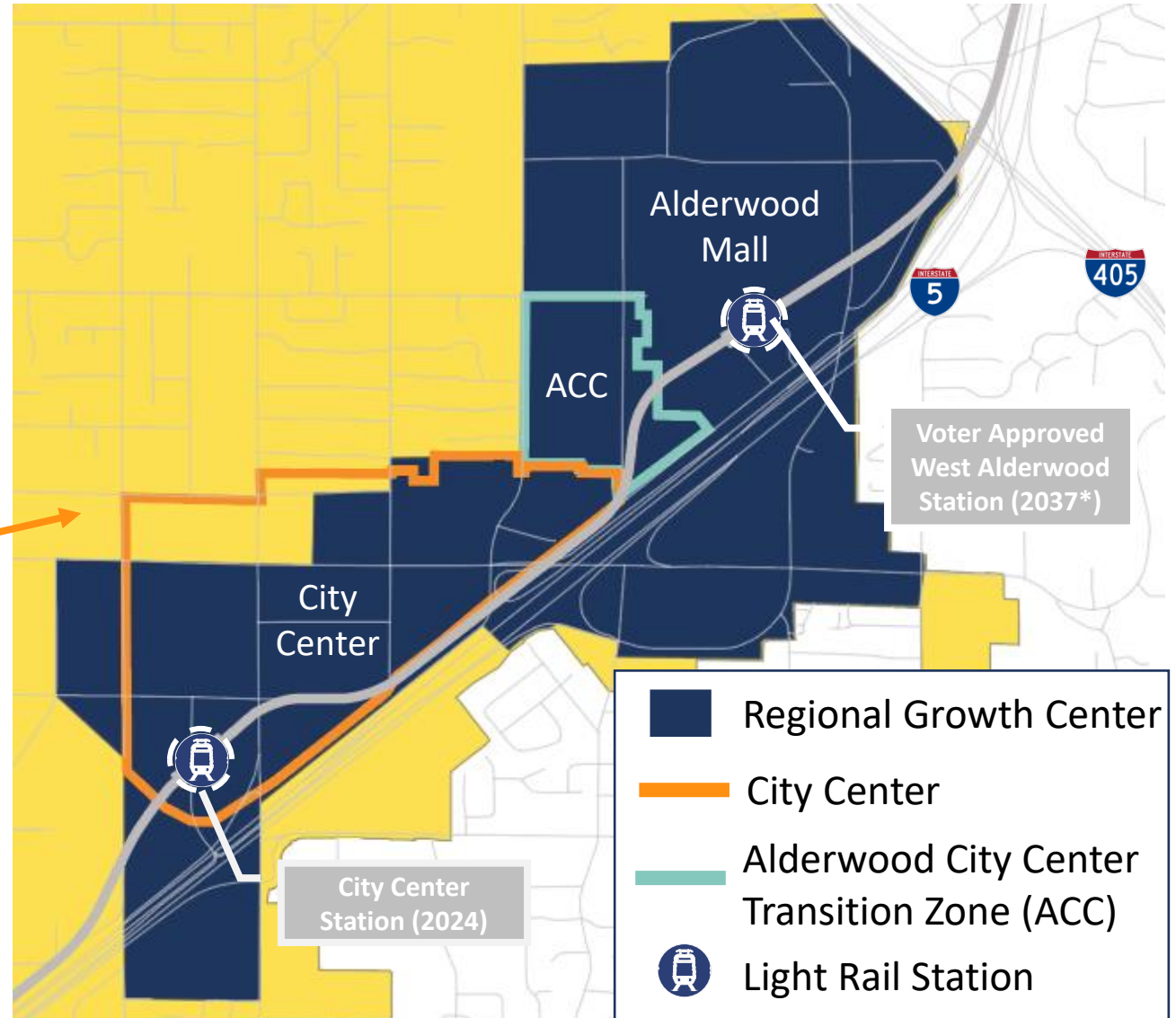
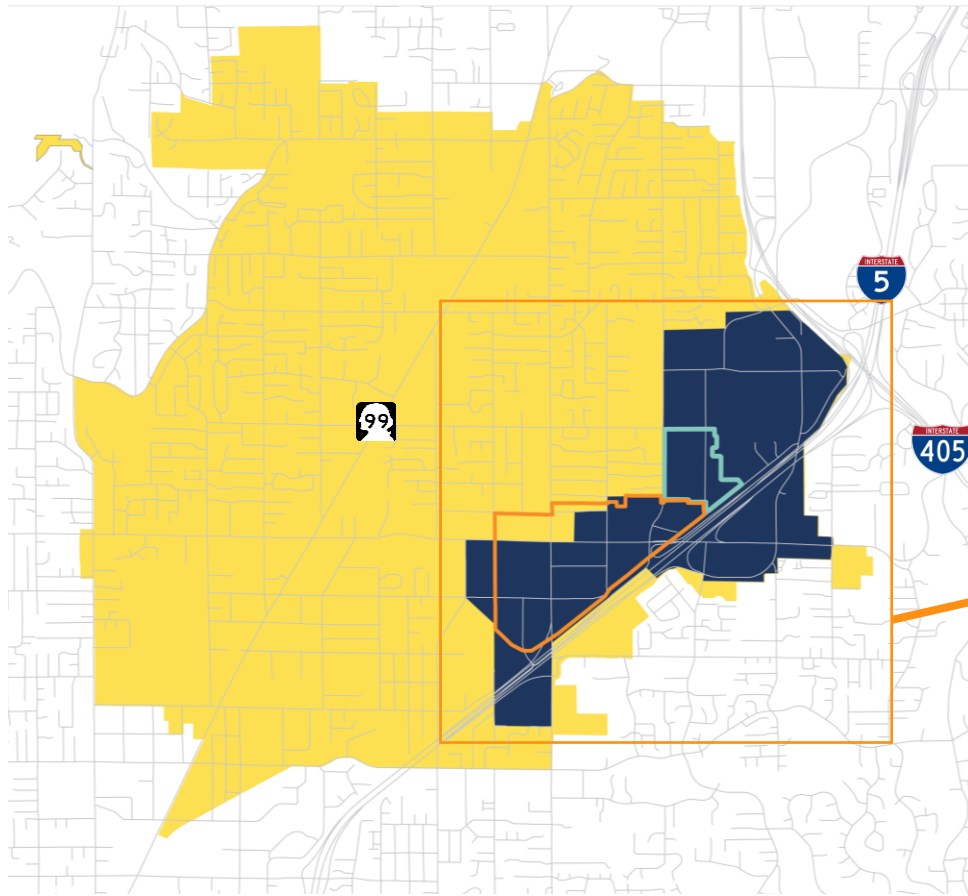
A great deal more

Regional Growth Center Plan

Planning Commission
February 10, 2022

*Kristen Holdsworth, AICP, Senior Planner
Project Manager*

Where is the Lynnwood Regional Growth Center?



*Exact station location and alignment under evaluation

- Regional Growth Center
- City Center
- Alderwood City Center Transition Zone (ACC)
- Light Rail Station
- Light Rail Guideway



What is a Regional Growth Center?

- Puget Sound Regional Council (PSRC)
- Metro, Urban, Industrial
- Where are other Regional Growth Centers (RGC)?
 - Cascade Industrial Center
 - Everett Metro
 - Paine Field/Boeing
 - Lynnwood & Canyon Park



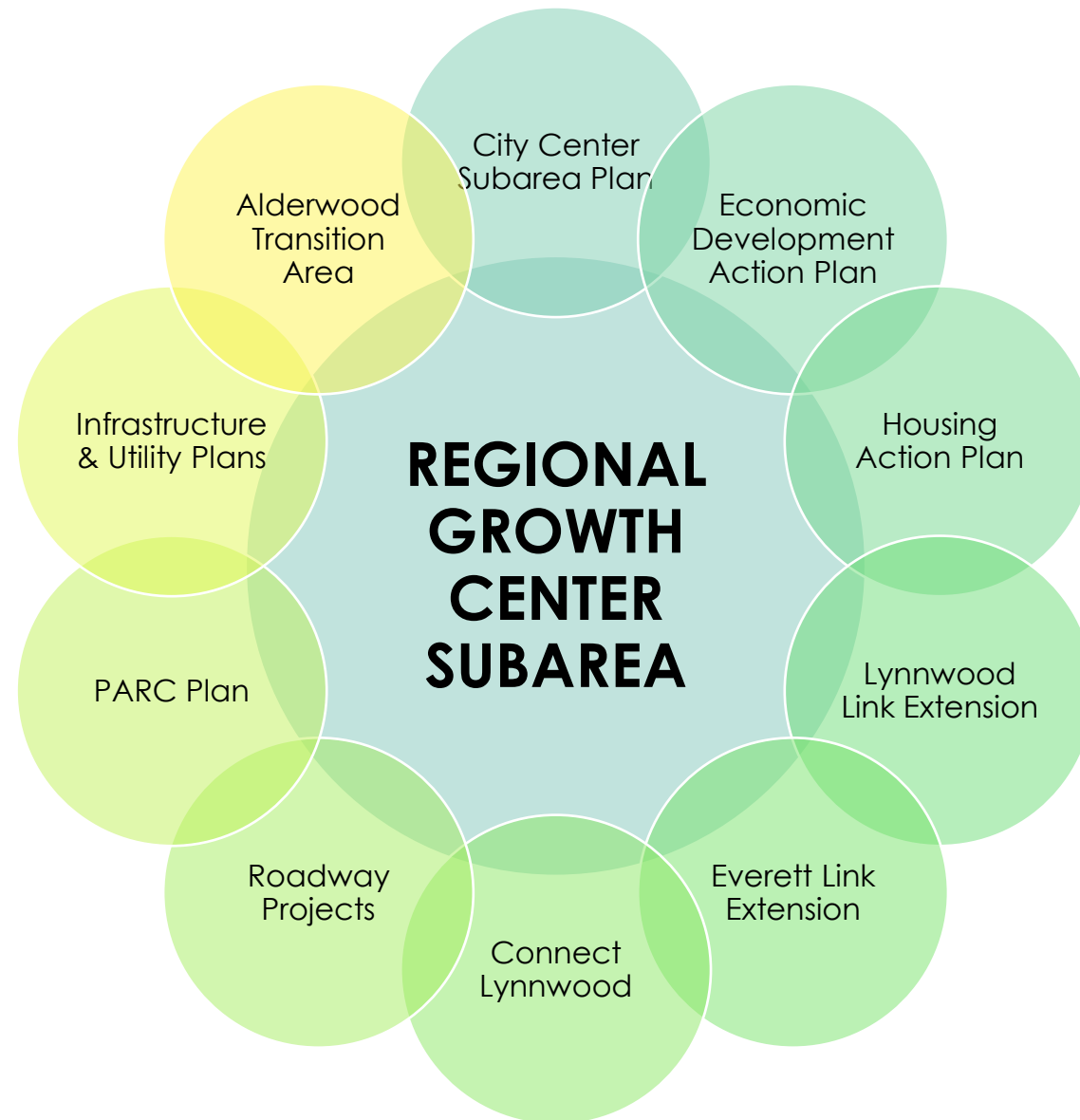
- Urban Growth Area
- Regional Growth Center - Urban
- Regional Growth Center - Metro
- Manufacturing Industrial Center - Growth
- Manufacturing Industrial Center - Employment



2024 Comprehensive Plan Update



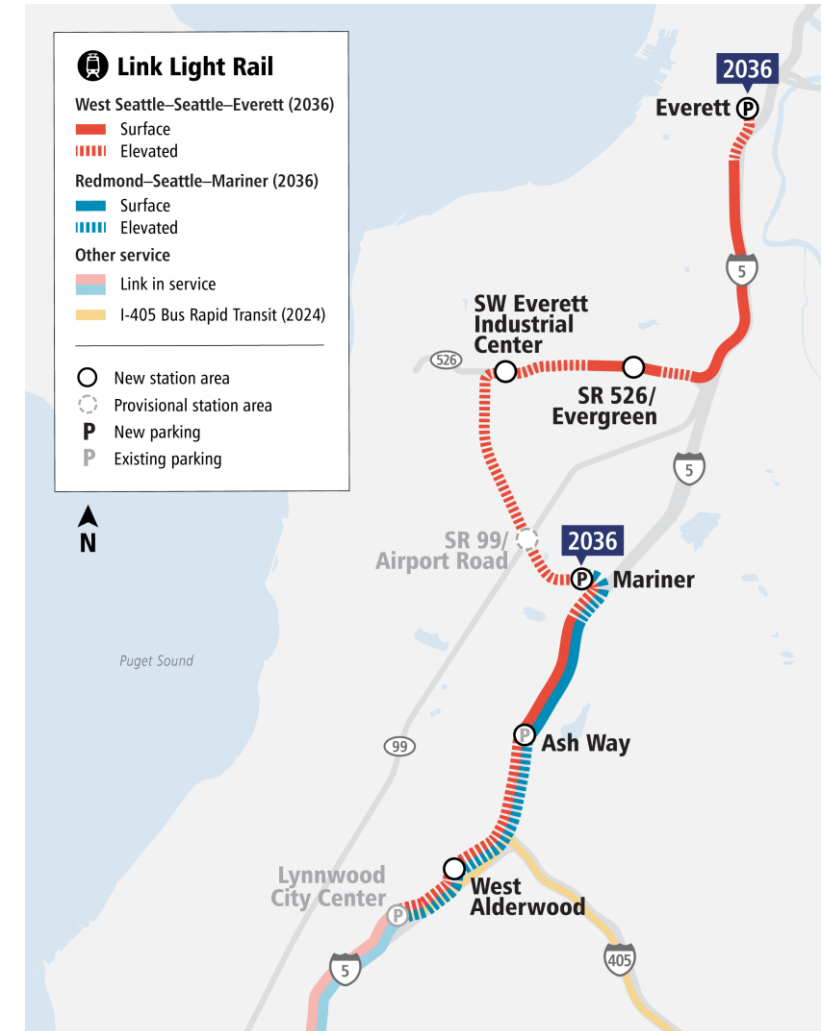
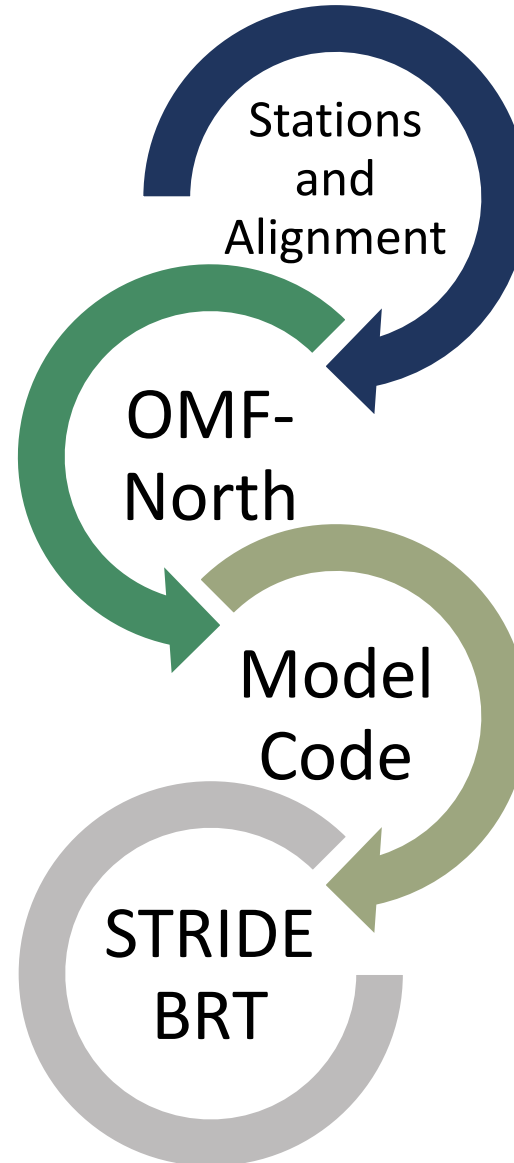
Build on Existing Efforts and Establish a Cohesive Vision



Everett Link Extension (EVLE or ST3)

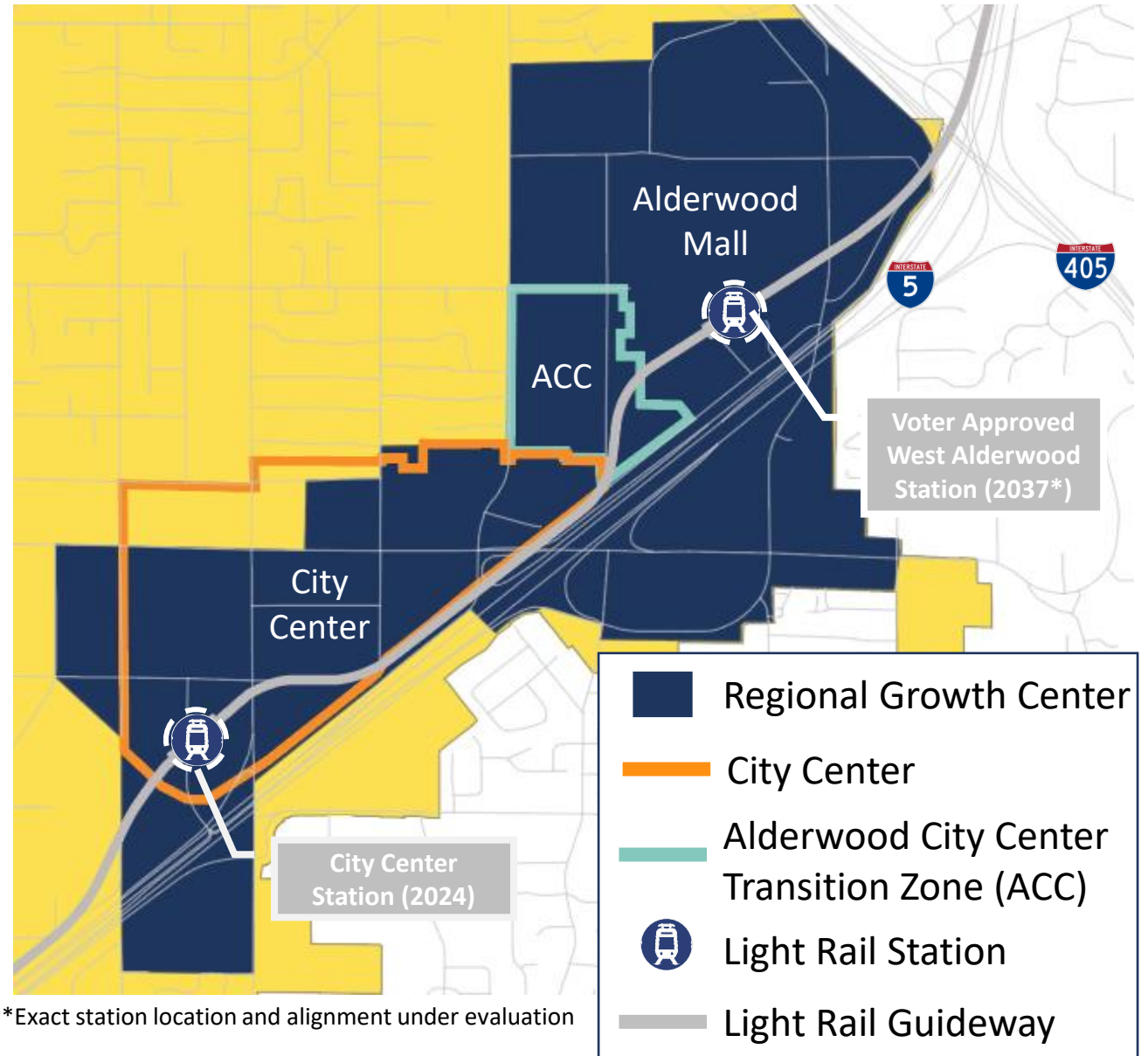
- **Length:** 16 miles
- **Stations:** Six stations, plus one provisional (unfunded) station; parking services at Mariner and Everett locations
- **Daily Project Riders:** 37,000-45,000 (2040)
- **Start of Service (ST3 Plan):** 2036

**All project delivery dates are estimates*

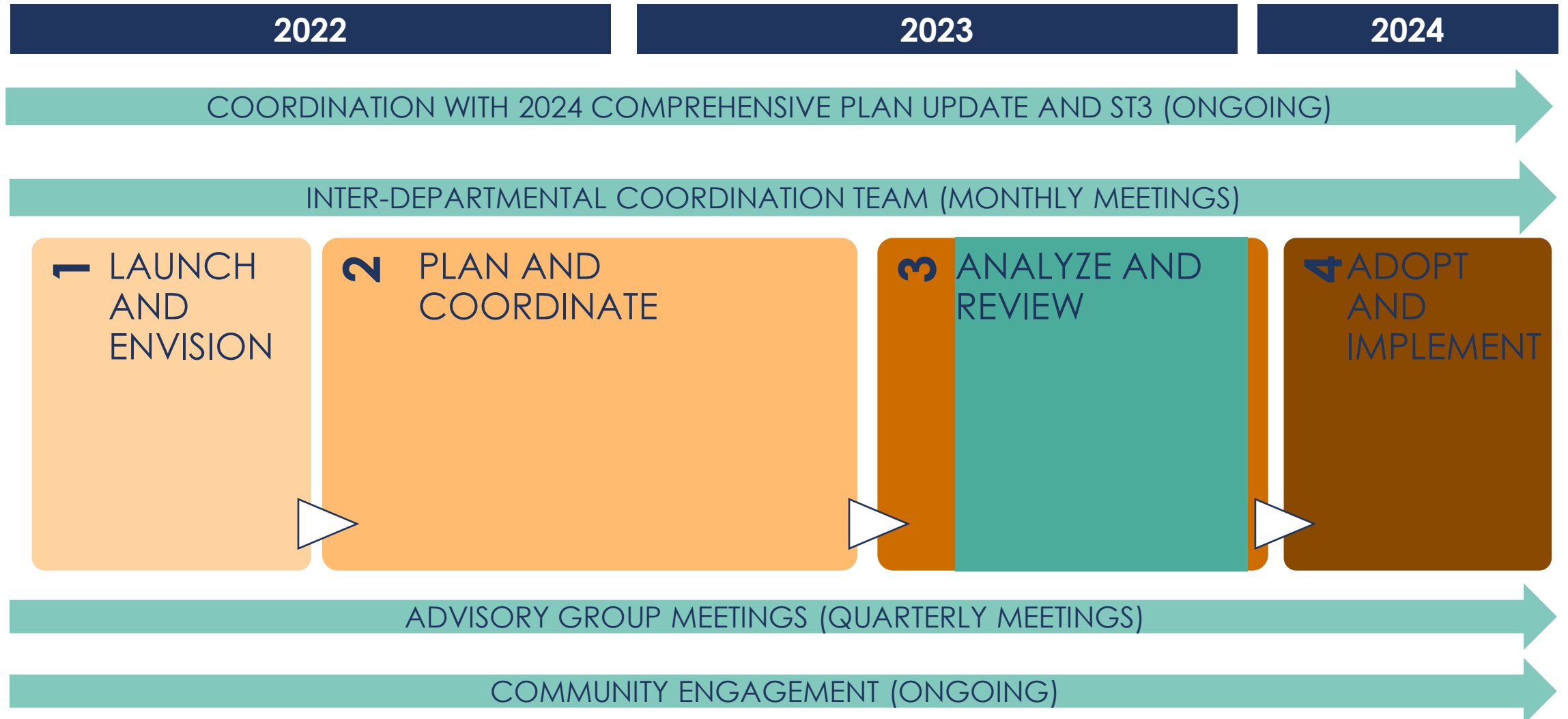


Regional Growth Center (RGC) Plan

- **Consultants:** OTAK
- **Summary of Project:** Establish a vision with a set of goals and policies for the PRSC-designated Lynnwood Regional Growth Center area.
- **Project Includes:**
 - Coordination with **Everett Link Extension (ST3)**
 - NEW **Subarea Plan** (land use, housing, economic development, parks/open space, transportation)
 - SEPA Environmental Review with EIS and **Planned Action Ordinance**
 - **Development Standards and Implementation Recommendations**



Update Process & Schedule



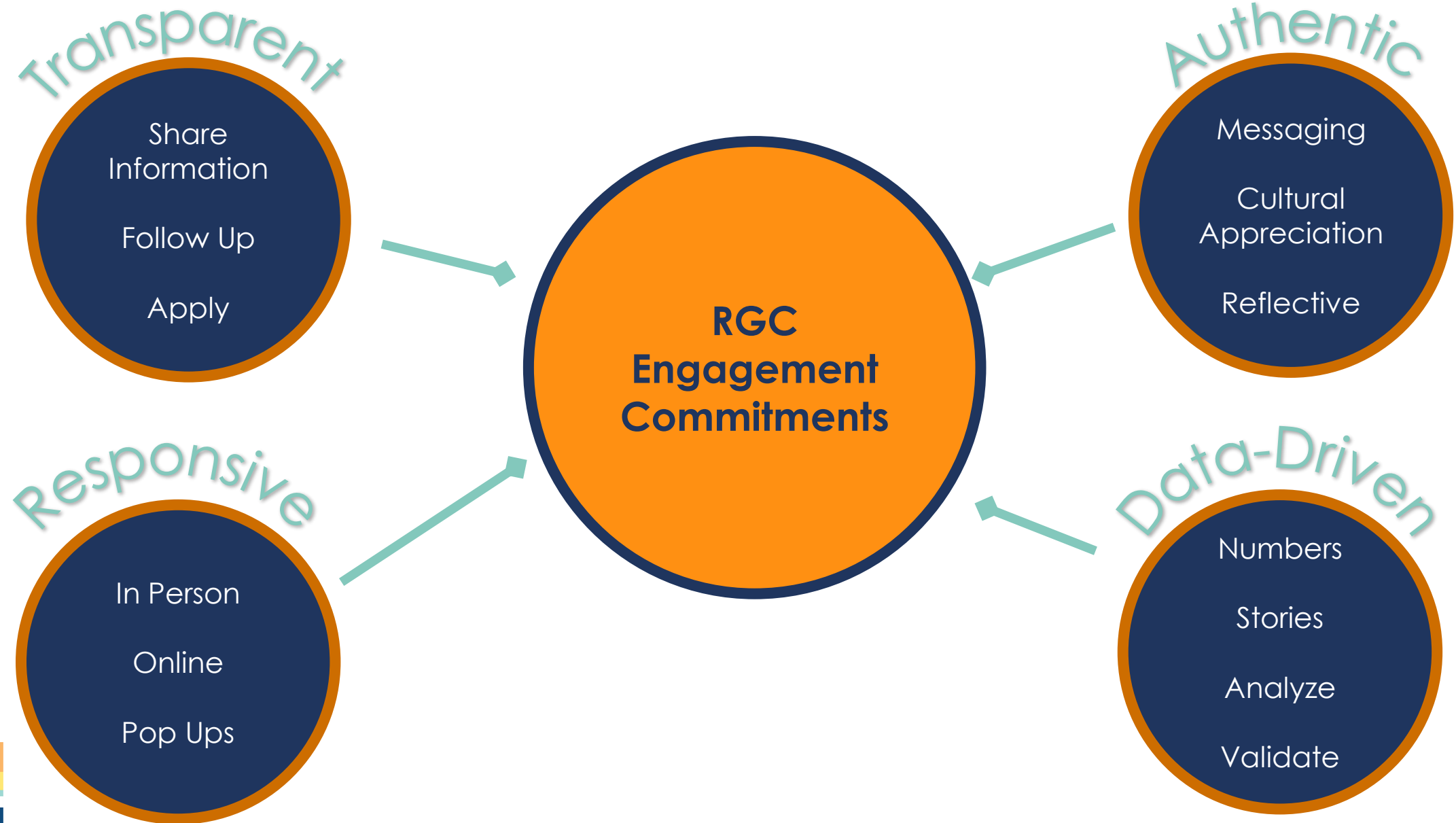
**Adoption required by June 2024*

Outreach Goals and Objectives

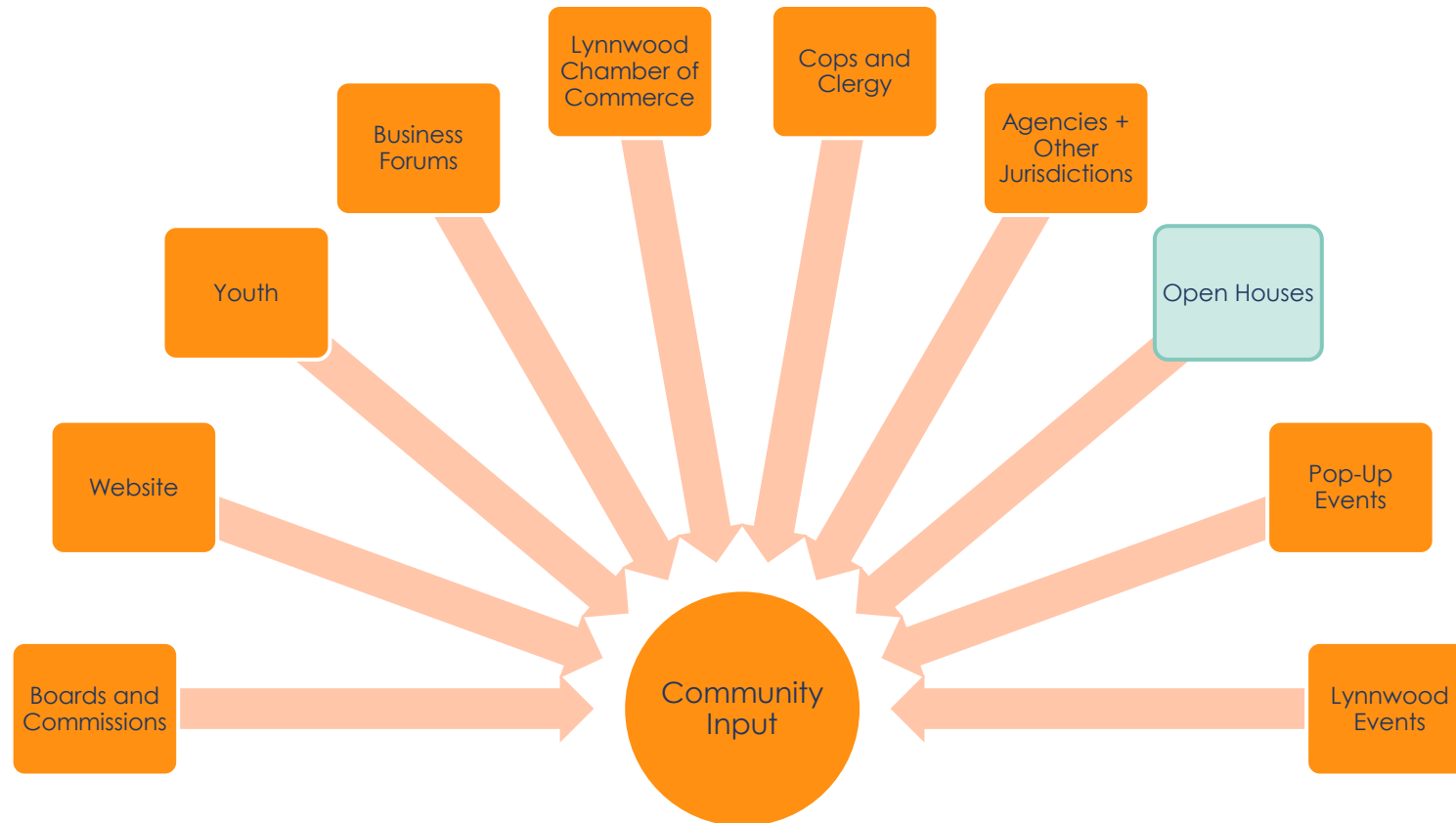
1. Diversity, Equity, and Inclusion
2. Respect
3. Transparency



Engagement Commitments



Robust Engagement Methods



Next Steps

- March 7 – Council Update
- Early March – Finalize Engagement Strategy
- Spring – 1st Round of Engagement (with 2024 Comp Plan Update)
- Spring – Community Advisory Group kickoff meeting

Ongoing:

- Coordinate with City Center EIS Update and Sound Transit work
- Coordinate with 2024 Comprehensive Plan update

