

LYNNWOOD
CITY CENTER



Lynnwood City Center

September 27, 2024

Sarah Cho, City Center Program Manager



Snohomish County Regional Growth Centers

- Lynnwood's Regional Growth Center is 1 of 3 RGCs in Snohomish County
- Located Between Northgate & Everett on I-5
 - Cascade Industrial Center
 - Everett Metro
 - Paine Field/Boeing
 - Lynnwood & Canyon Park



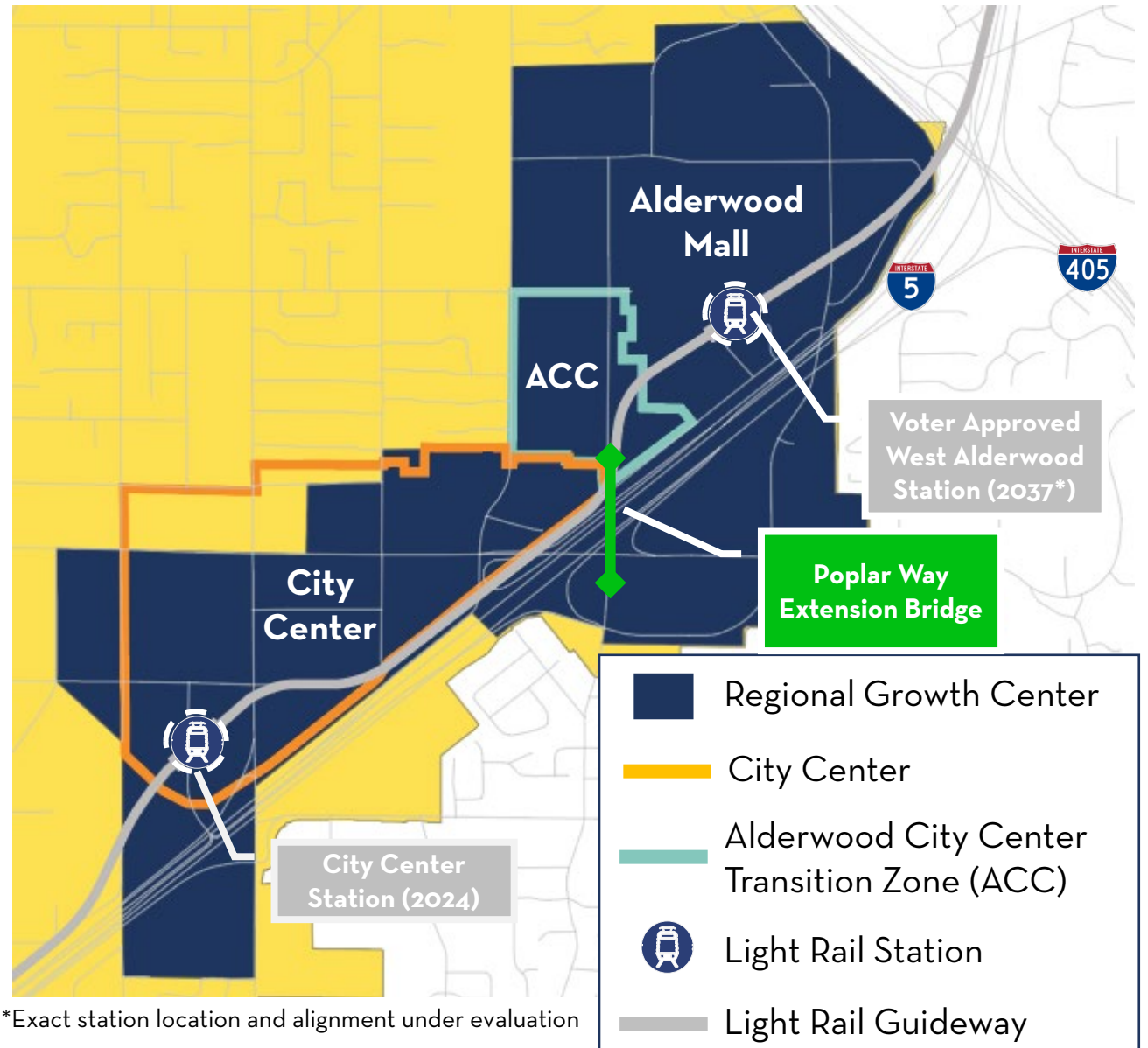
- Urban Growth Area
- Regional Growth Center - Urban
- Regional Growth Center - Metro
- Manufacturing Industrial Center - Growth
- Manufacturing Industrial Center - Employment



Lynnwood Regional Growth Center & CC+A

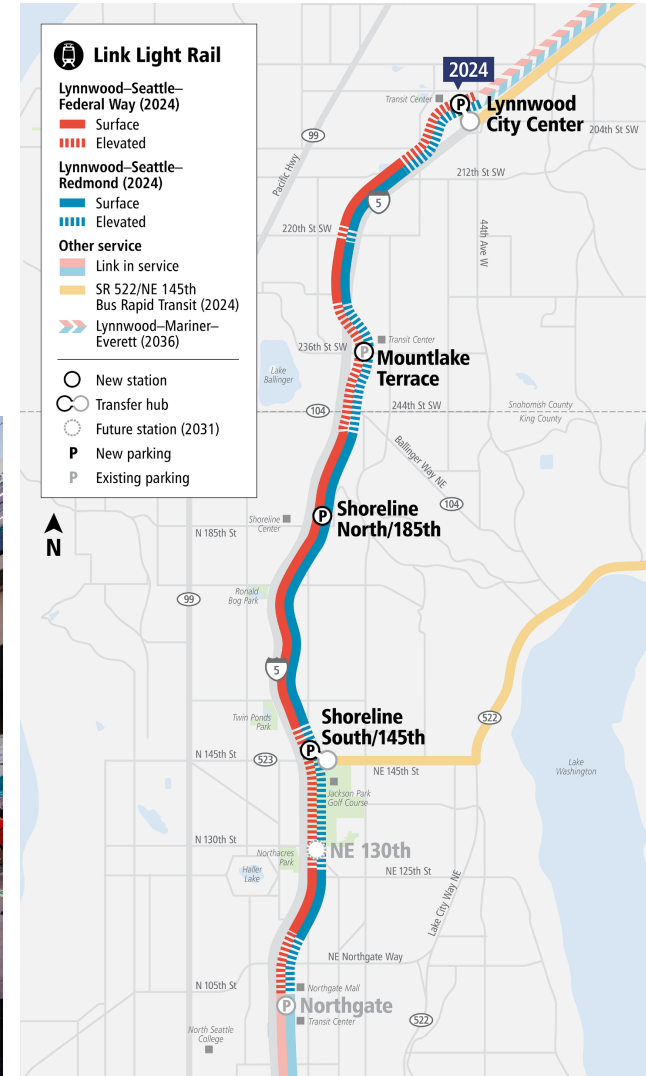
City Center + Alderwood Subarea Plan

- Creating a cohesive plan in response to major changes in the region and in the city. Connects CC+A to one another in preparation for EVLE and create new opportunities for employment and housing.
- **City Center Subarea Plan** from 2005
 - Total Development of 12.3 Million SF
 - 10,800 Population
 - 6,000 Housing Units
 - 15,000 Employment
 - 4.25M SF Office
 - 1.5M SF Retail
 - Under a Planned Action Ordinance
 - Light Rail Service: *August 30, 2024*

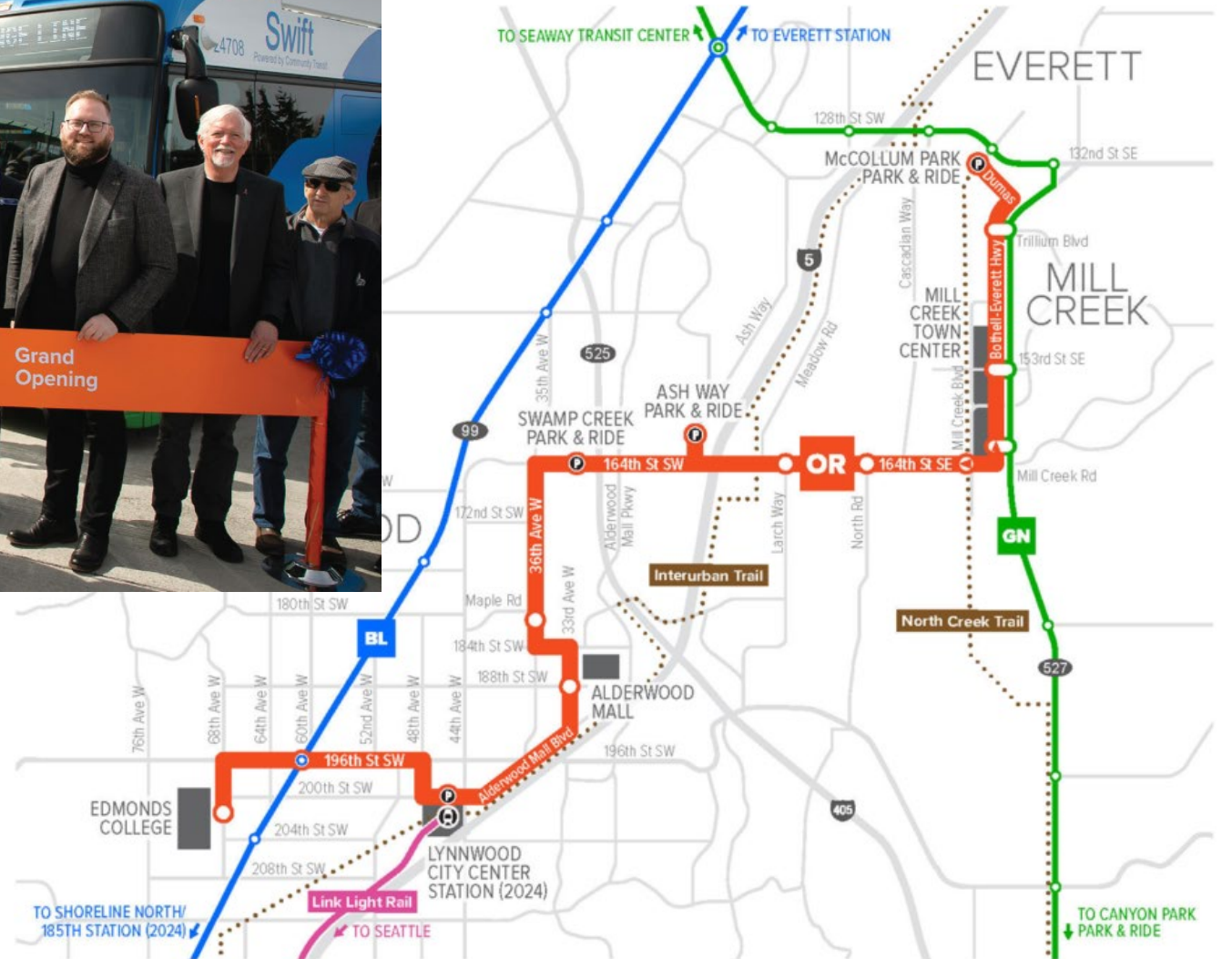


Lynnwood Link Extension

- Extends light rail from Northgate to Lynnwood Transit Center
- Projected to be busiest station with 17,900 daily boardings
- Opened for service: ST 1 Line August 30th / ST 2 Line 2025
- Lynnwood City Center station will be the terminus until 2037

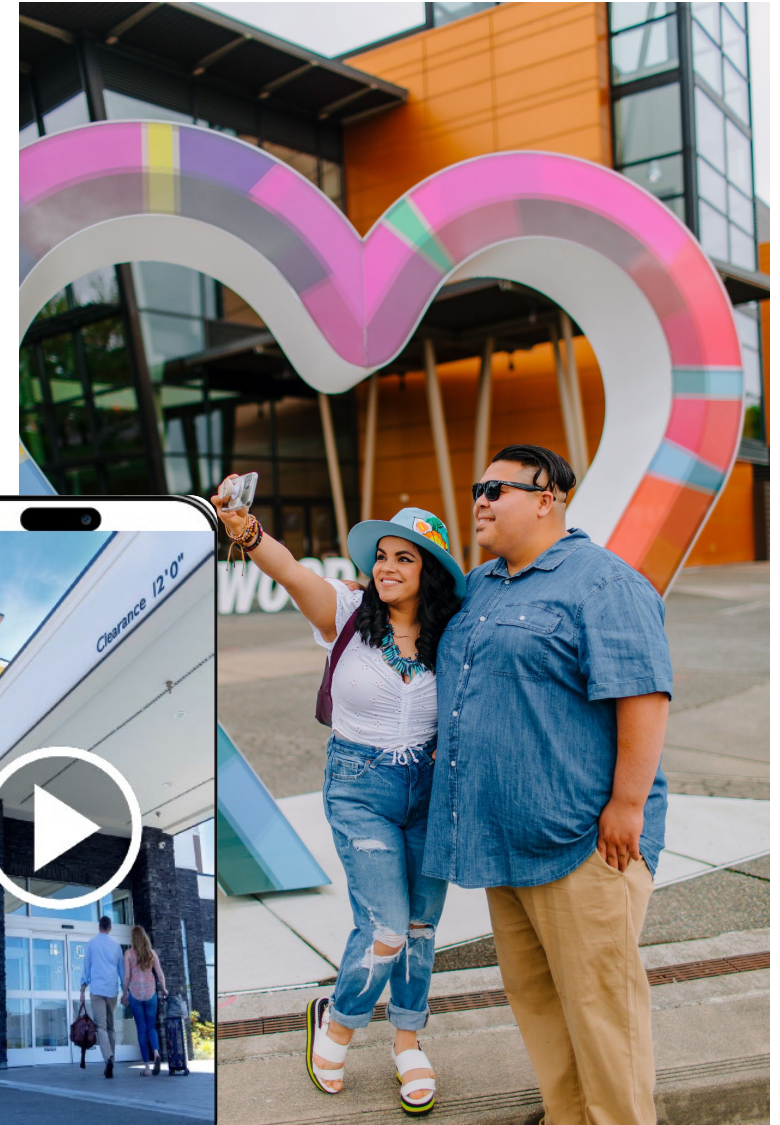


Swift Orange Line BRT



Lynnwood Link Light Rail Marketing

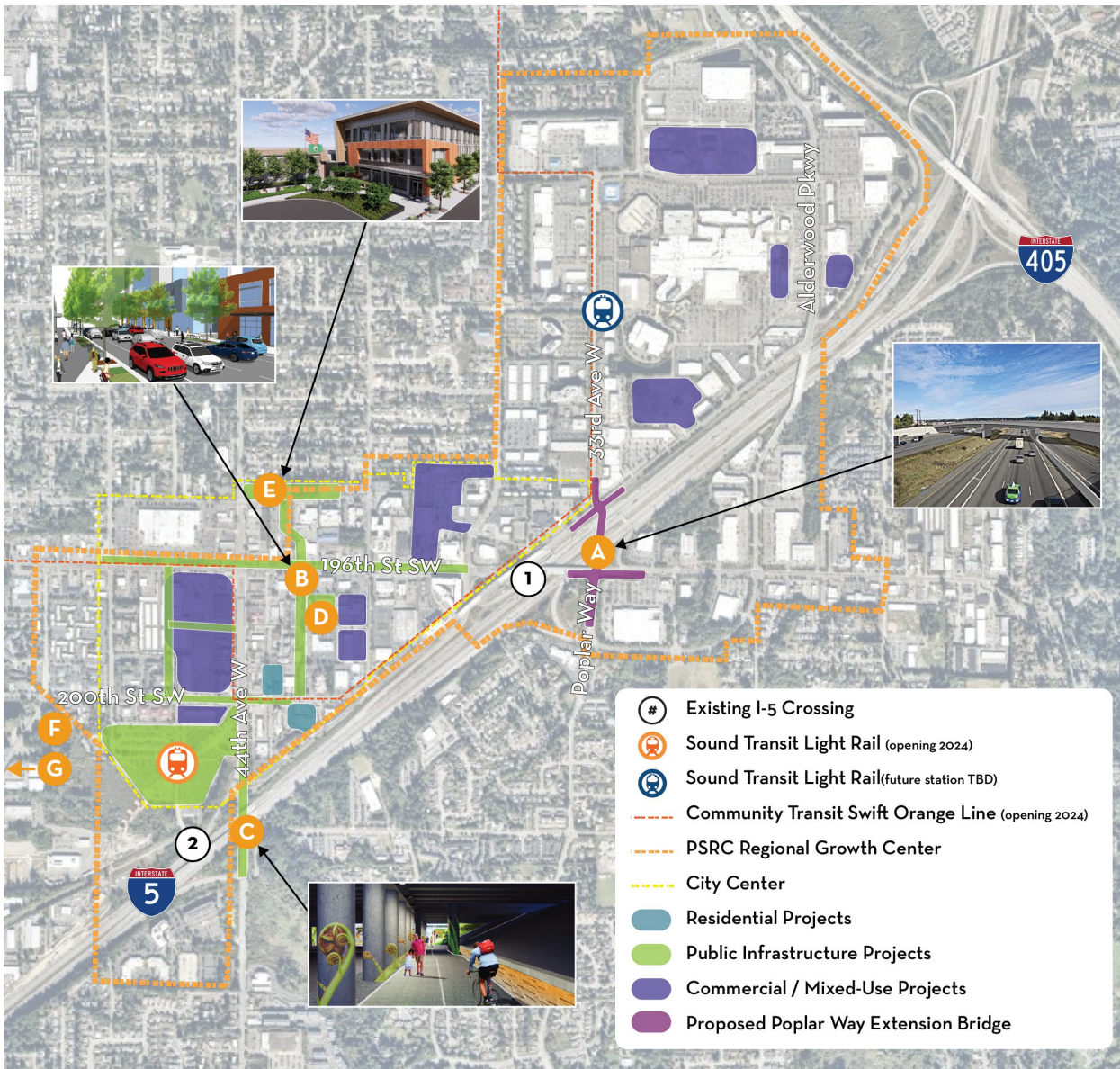
- Create awareness, generate excitement, and educate audiences of the new connectivity to Lynnwood
- Highlight Lynnwood's incredible location and access to the Greater Puget Sound
- Develop a digital video advertising campaign using custom videos
 - Videos will be a POV of using light rail to visit Lynnwood, local hotels, Lynnwood Event Center, and nearby attractions
- Campaign targets group tour operators, meeting planners, and visitor audiences



 **LYNNWOOD**
WASHINGTON *Start Here*



Major Projects



- A. Poplar Way Bridge
- B. 42nd Ave West
- C. 44th Avenue West Underpass
- D. City Center Town Square Park Development
- E. Scriber Creek Trail Redevelopment
- F. Scribe Lake Trail Redevelopment
- G. Scriber Lake Park Boardwalk



Major Private Investments



1. Northline Village
2. Sound Transit TOD
3. Alexan Alderwood
4. Koz Development
5. Kinect @ Lynnwood
6. Enso
7. Ember Apartments
8. Public Facilities District
9. The Woods at Alderwood
10. Avalon at Alderwood Place
11. iVista @ Alderwood

Northline Village

- 1,370 Residential Units
- 522,000 SF Office Space
- 207,000 SF Retail Space
- 50,500 SF Entertainment Space
- Grid Streets with Two Parks
- Development Agreement Approved by Council, December 9, 2019.



Kinect @ Lynnwood - Priming The Pump

- 239 Units
(20% Income Restricted)
- Transportation Impact Fee Exemption
- 1.2 Stalls Per Unit
- Opened in June 2022



Ember Apartments

- 361 Units (*20% Income Restricted*)
- ~9,000sf Commercial
- Promenade Development
- .63 Stalls Per Unit
- Opened June 2024
- PSRC VISION 2050 Award



Koz on Alderwood Mall Blvd

- 199 Units
- Marketed as Workforce Housing
- MFTE (*20% Income Restricted*)
- .5 Stalls Per Unit
- Completion Early 2025



Enso

- 318 Units
- MFTE (*8 Year Program*)
- ~4,200 sf Commercial
- Promenade Development
- Started Construction August 2024



42nd Avenue West - Stitching Together City Center

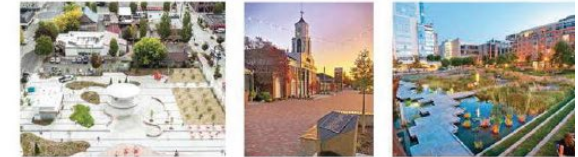


■ Existing Roadways
■ Proposed 42nd Ave W Segment 1
● Future 42nd Ave W Segment 2



"HEART" OF CITY CENTER

- Downtown destination
- Large gathering space
- Park/Plaza/Amphitheater/Market Space/Sports Field
- Flexibility of use



THRESHOLDS TO CITY CENTER

- Celebratory Corners & Gateway Intersections
- Wayfinding
- Vibrant Public Art
- Gateway Arches



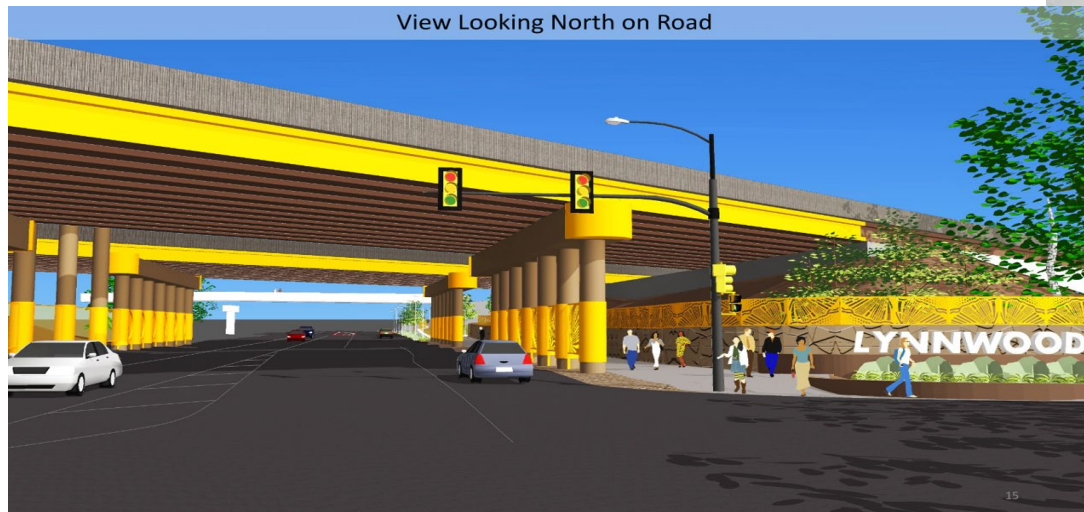
ENERGY THROUGHOUT

- Destination Street
- Mid-block crossings & amenities
- Lot development reflected onto sidewalk
- Parklet/Corner Plaza
- Cohesive material and design elements



44th Ave W Underpass Bicycle and Pedestrian Improvements

- Shared use path connecting the Interurban Trail and Lynnwood City Center Transit Station to South Snohomish County, City Center, Lynnwood Growth Center
- Improve pedestrian and bicycle access to the Lynnwood City Center Station



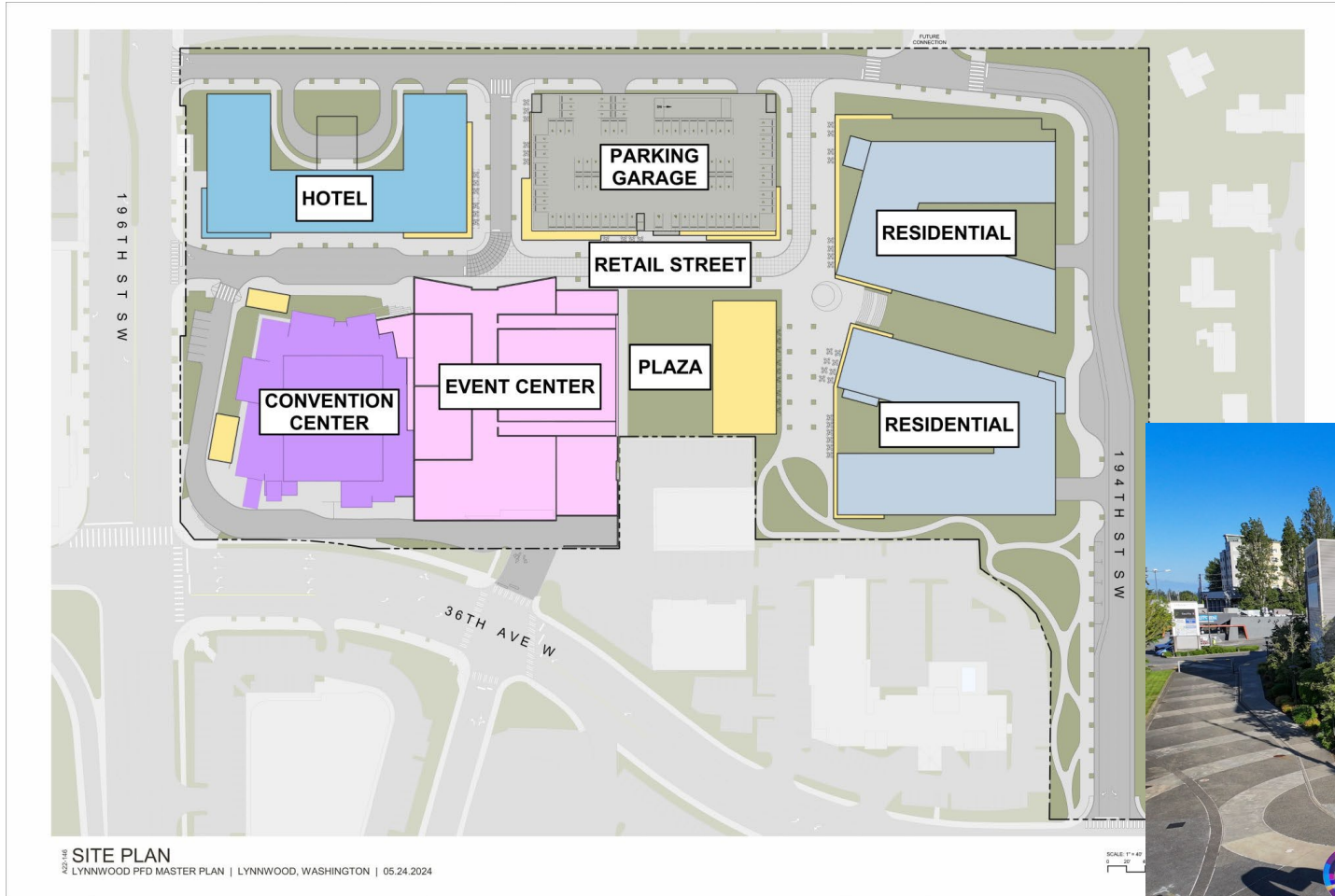
Townsquare Park - Bringing City Center Together

- Acquired in 2022
- Currently the site of Goodwill with 8-Year lease
- Envisioned to Anchor 42nd Avenue West and Promenade
- Design and Construction Timeline TBD

Preliminary Concept



Lynnwood Public Facilities District Master Plan



Transform an Aging 13 Acre Strip Mall and Event Center Into a Dynamic Mixed-Use Entertainment District



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