



Comprehensive Plan Periodic Update

#2024-RFQ-010

Planning
Commission
Presentation

June 18, 2024



A Few Highlights from Otak

- Our Team
- Our Experience
- Approach to Community Engagement
- Overview of Scope and Timeline for the Update



Our Team/Our Experience

Our Team

DIVERSE PUBLIC AND COMMUNITY INTERESTS

City of Mount Vernon Residents / Public, Washington State Department of Commerce, Washington State Department of Ecology, Skagit County, Skagit Council of Governments, Skagit Transit, Mount Vernon School District, Skagit Valley College, Dike and Drainage Districts, Skagit River Systems Cooperative, Swinomish Tribe, Upper Skagit Tribe, Samish Tribe, Sauk-Suiattle Tribe, Tulalip Tribe, Stillaguamish Tribe, Skagit Public Utility District, Puget Sound Energy, Cascade Natural Gas, Chamber of Commerce, Downtown Associations, City Leadership and Staff

TEAM ORGANIZATIONAL CHART

PROJECT DIRECTION

CITY OF MOUNT VERNON

PROJECT MANAGEMENT

Mandi Roberts, AICP, PLA
SENIOR PROJECT MANAGER

THE OTAK TEAM

ROBUST PUBLIC AND STAKEHOLDER PARTICIPATION; PLANNING COMMISSION AND CITY COUNCIL MEETINGS

Mandi Roberts, AICP, PLA
Emily Larson
Sarah Diekroeger
Sami Adams

UPDATED POPULATION AND EMPLOYMENT PROJECTIONS; UPDATED DEMOGRAPHICS AND COMMUNITY PROFILE

Andrew Oliver (LCG)
Emily Larson
Sarah Diekroeger

GIS MAPPING, INFO GRAPHICS, DATA VISUALIZATION

Emily Larson
Sarah Diekroeger

UPDATED VISION, GOALS, OBJECTIVES, AND POLICIES; ADDRESS NEW LEGISLATION PROVISIONS FOR CLIMATE AND HOUSING

Mandi Roberts, AICP, PLA
Sierra Carson, AICP
Emily Larson
Sarah Diekroeger
Andrew Oliver (LCG)

DEPARTMENT OF COMMERCE COORDINATION AND REVIEW

Emily Larson
Sarah Diekroeger
Andrew Oliver (LCG)

UPDATED PLAN CONTENT: LAND USE, HOUSING, PARKS AND RECREATION, ECONOMIC DEVELOPMENT, CAPITAL FACILITIES, AND HEALTH AND WELLNESS

Mandi Roberts, AICP, PLA
Sierra Carson, AICP
Emily Larson
Sarah Diekroeger
Sami Adams
Andrew Oliver (LCG)

SEPA COMPLIANCE/ ENVIRONMENTAL CHECKLIST PREPARATION

Mandi Roberts, AICP, PLA
Emily Larson
Sarah Diekroeger

IMPLEMENTATION: CODE UPDATES

Sierra Carson, AICP
Emily Larson
Sarah Diekroeger

USER-FRIENDLY DOCUMENT DESIGN; PRESENTATION AND ENGAGEMENT MATERIALS

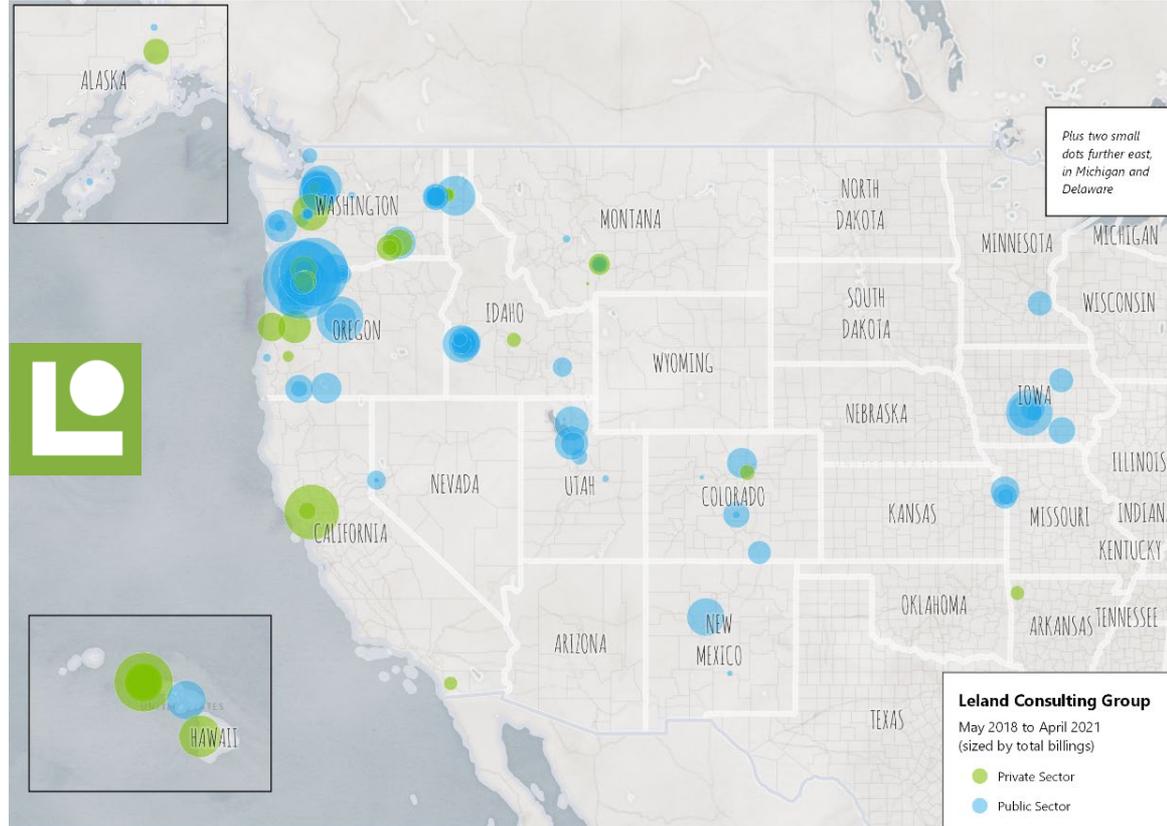
Marissa Chargualaf
Emily Larson
Sarah Diekroeger

- Interdisciplinary
- Experienced
- Collaborative
- Flexible
- Responsive

Otak's Key Partner: Leland Consulting Group (LCG)

Housing and Economic Development

- Real estate economics
- Market analysis
- Development forecasting
- Public-private partnerships
- Housing strategies
- Economic impact analysis
- Implementation strategies



Our Experience in Comprehensive Planning

- Arlington
- Lynnwood
- Mill Creek
- Mountlake Terrace
- Shoreline
- SeaTac
- + Long Range Subarea Plans and City Center Plans for These and Other Jurisdictions

Lynnwood Regional Growth Center Service Areas

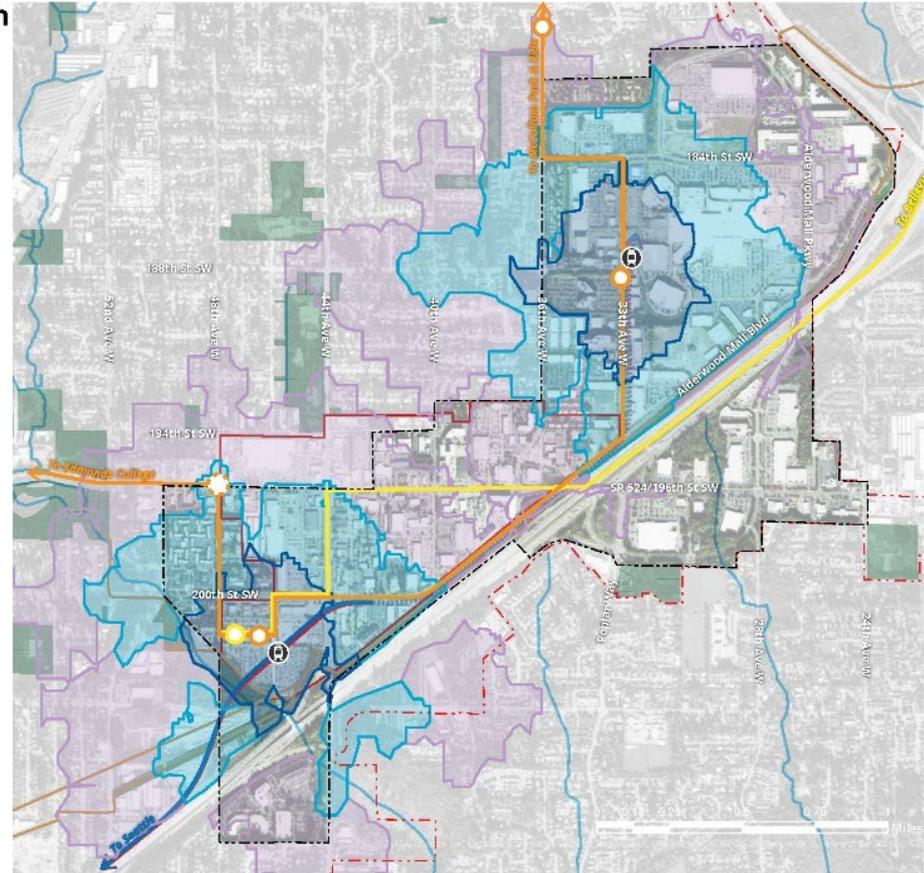
Walking Time From Major Transit



Transportation Connections



Other



Comprehensive Plan Update Experience

Lynnwood RGC Plan and Comprehensive Plan Update

- Suburban community finding the balance between preserving single family neighborhoods and growing around transit stations

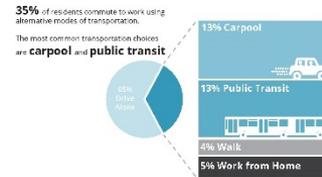
Arlington Comprehensive Plan Update

- Outlying town that is a gateway to the Cascades and outdoor recreation and emerging as a place of growth during and post pandemic

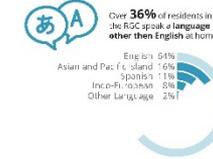
Population



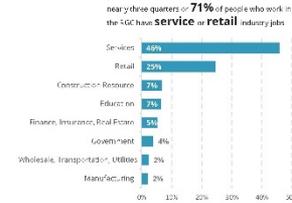
Commuting



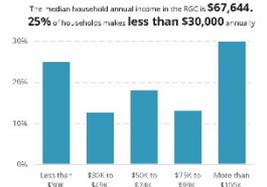
Language



Economy



Income



Housing



Comprehensive Plan Layout Examples

Lynnwood Comprehensive Plan 2024-2044 Periodic Update

INTRODUCTION

This element incorporates Lynnwood's Community Health and Public Safety related goals and policies.

The purpose of Community Health & Public Safety Element is to support programmatic functions of wide-ranging public services to address safety, basic needs, health, and social connections of the City's residents and surrounding community. This element is unique in its necessity to create and maintain partnerships and coordinated efforts with other organizations to provide the services and resources needed to increase the quality of life of Lynnwood's residents.

Unique to this element, public service needs for the community are distinct from one another and evolve quickly. Lynnwood response to the COVID-19 Pandemic could not have been directly planned by the Comprehensive Plan, but emergency preparedness is an ongoing program. This document sets the stage for supporting those ongoing efforts to ensure that Lynnwood is prepared. Distinct from COVID-19, Lynnwood's response to the opioid epidemic continues to evolve encompassing access services, legislative changes regarding criminalization and essential public facilities, as well as ongoing substance use recovery.



WHAT IS COMMUNITY HEALTH AND PUBLIC SAFETY?

Community Health and Public Safety is centered around two overarching ideals: *Healthy Communities, and providing excellent Human Services.*

Healthy Communities: Where all residents have access to adequate physical and recreation activities, nutritious foods, employment and transportation opportunities, quality healthcare, safe and healthy homes, and quality education

Human Services: Meeting the needs of residents and community members through educational resources, assistance programs and other support methods to improve overall quality of life.

INCOME LEVELS AND EMPLOYMENT CHARACTERISTICS

In 2022, Lynnwood reported a **Median Household Income of \$72,241**, which is approximately **\$32,000 lower than the average** for Snohomish County and **\$62,000 less than the Area Median Income for the Seattle-Bellevue Fair Market Rent Area** – a benchmark used by the U.S. Department of Housing and Urban Development to assess eligibility for subsidized housing.

Refer to the Introduction Section for more information on general demographics and growth targets (p xx).

The City of Lynnwood's unemployment rate within the civilian workforce has **decreased significantly from 2010, shifting from 6.9% to 2.7% in 2022.**¹ The poverty rate amongst Lynnwood residents has stayed at roughly 15% over the years.² When comparing to Snohomish County, Lynnwood has a slightly higher rate of unemployment and percentage of those falling beneath the poverty level.

Lynnwood Convention Center



INCOME GAPS

Income gap between owner-occupied and renter-occupied households in Lynnwood is noteworthy. Owner-occupied households, with an average annual income of **\$106,321**, in contrast, renter-occupied households report an average annual income of **\$50,735**.

Understanding these disparities is crucial for policymakers, community leaders, and housing advocates as they work towards fostering a more inclusive and equitable economic landscape.

Addressing the root causes of these income differences can contribute to the development of targeted strategies to improve financial stability and housing affordability for all residents in Lynnwood.

Lynnwood Regional Growth Service Area Land Use

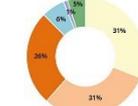


Total Buildable Area: 7,260,523 SF

Subdivide area per land use type

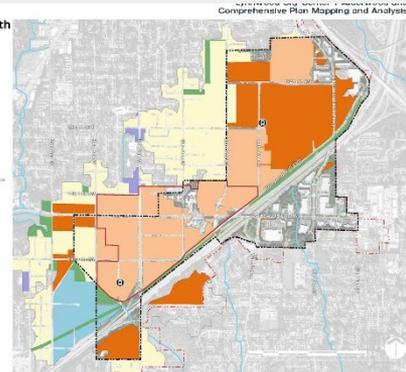


Percentage of buildable by land use type



Other

- Regional Growth Center Boundary
- City Center Boundary
- Lynnwood City Lines
- Streets
- Waterways
- North Transfer Loop Light Rail Station



Lynnwood Regional Growth Center Service Areas



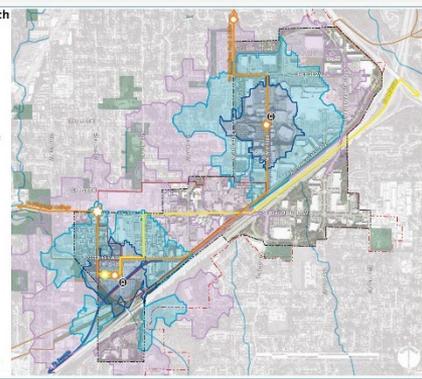
Transportation Connections

- Sound Transit Line Light Rail
- Sound Transit Line Light Rail Alignment
- Sound Transit Line Light Rail Station
- Sound Transit Station BRT
- Sound Transit Station BRT Station
- Community Transit BRT Swift Orange Line
- Community Transit BRT Station
- Future Community Transit BRT Station

Other

- Regional Growth Center Boundary
- City Center Boundary
- Lynnwood City Lines
- Parks
- Streets
- Waterways
- Regional Trail

Lynnwood City Center + Alderwood and Comprehensive Plan Mapping and Analysis



Comprehensive Plan Layout Examples

Lynnwood Comprehensive Plan 2024-2044 Periodic Update

WHO WE ARE

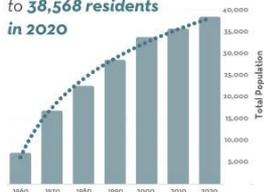
LYNNWOOD'S COMMUNITY PROFILE

The City of Lynnwood, Washington (the City) is Snohomish County's (the County's) fourth largest city by population, and, as of the 2020 Decennial Census, comprises about five percent of its total population.

The residential growth rate over the past 20 years has mostly managed to stay significantly below that of the County, region, and state. When compared to the rest of the County, it is relatively diverse in terms of its people, housing, and transportation choices. Residents also experience greater struggles with poverty and housing affordability, while having considerably lower incomes than the rest of the County.

Lynnwood has an early history of rapid growth that has since fallen in line with regional growth rates and below. The City was incorporated in 1959 with a population of about 6,000 residents. Through annexations and net growth, Lynnwood's population nearly tripled by 1970 and continued to outpace growth rates of Snohomish County and Washington State until the 1980s. Lynnwood's population has grown by about 14% from 2000 to 2022, while those of Snohomish County and Washington State have grown by 37% and 3%, respectively, over the same period. Lynnwood's residential population is currently about 38,568, with an average of about 2.2 residents per housing unit.¹⁰

Lynnwood's population has grown from 7,000 residents when it became a city in 1959 to 38,568 residents in 2020



¹⁰ Washington State Office of Financial Management, *Population of Cities, Towns, and Counties*, April 2022
¹¹ Washington State Office of Financial Management, *Interannual Estimates of Population and Housing*, July 2022
¹² Washington State Office of Financial Management, *Distances of Estimates of Housing Units*, April 2022



Lynnwood Community Recovery Center

CF Goal 1 Cont.

- CH Policy 1.7** Continue to ensure that all health and safety considerations are factored into the review of development proposals.
- CH Policy 1.8** Establish a comprehensive community resilience program, including evacuation plans and outreach materials, resilience hubs to support residents and distribute resources, and a system to reduce the risk of exposure to wildfire smoke and particulate matter.
- CH Policy 1.9** Provide an integrated system of streets and technologies that facilitate emergency response times.

System of Streets and Technologies: Streets which provides alternative routes to emergency locations to reduce the reliance on heavily traveled arterials. Technologies will include signal controls and interconnected signals to reduce delays of responding vehicles.



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 RIGHT: Caption goes here if one is necessary; caption goes here if one is necessary and can be up to two lines.

Those that hold jobs located in Lynnwood experience a different set of economic outcomes, as only about 6% of these workers also live in Lynnwood, while 9% live in Seattle and 7% live in Everett. Conversely, about 10% of Lynnwood's residents also work there while 29% of them work in Seattle.

The median income for Lynnwood's workers is about \$22,000 less than that of residents, at \$41,000.

Proportionally, about 25% of those working in the City hold jobs in the retail trade, while only 13% of City residents hold jobs in this industry.

CAR ACCESS



5%
Snohomish County

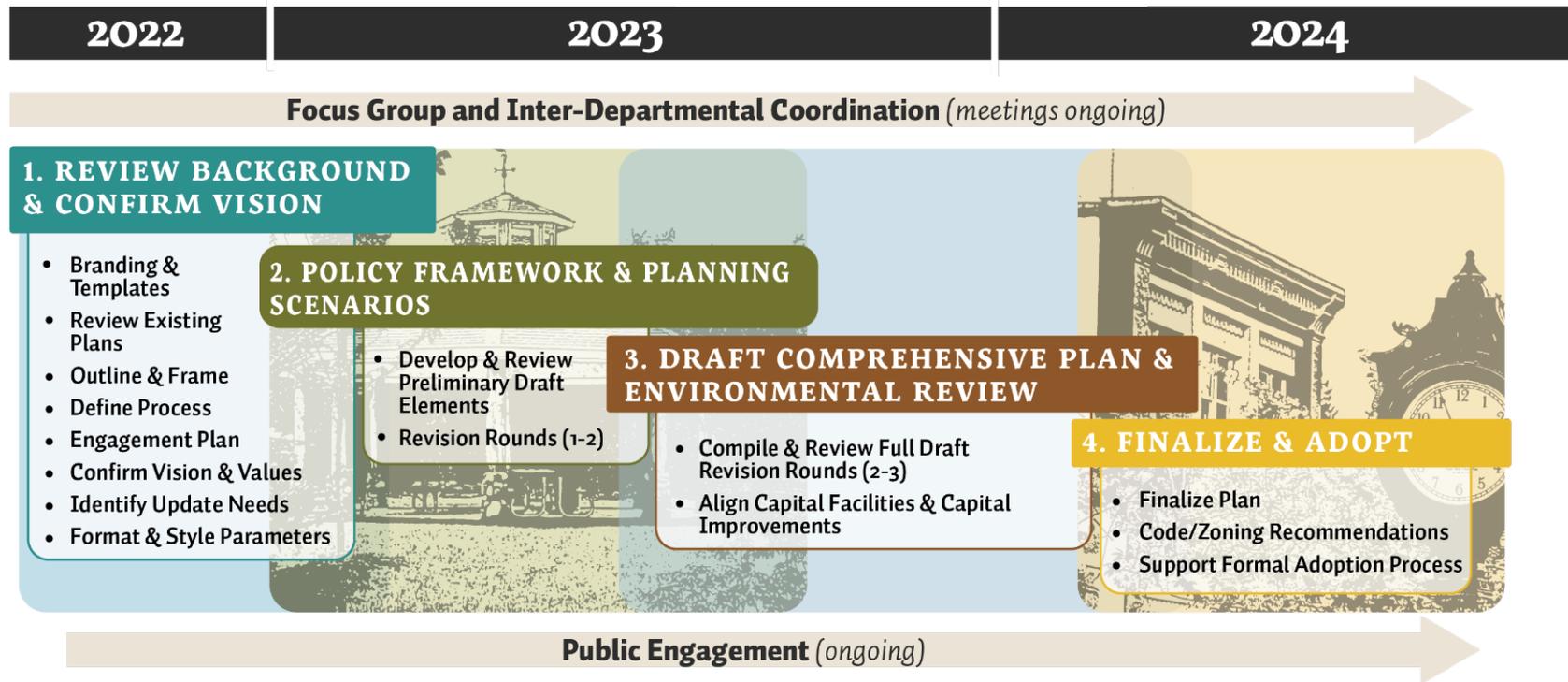


13%
Lynnwood

Lynnwood residents use a greater diversity of transportation modes to commute to and from work, when compared to Snohomish County residents or Lynnwood's working population. About 67% of them drive alone to work, while 72% of County residents and 79% of Lynnwood workers do the same. 10% of residents use public transportation, while 5% of County residents and 4% of workers use this mode. Consistent with these trends, about 13% (up from 8% in 2010) of Lynnwood households do not have access to a car, compared to about 3% (no increase from 2010) County-wide.



Arlington Comprehensive Plan—2044 and Beyond—Periodic Update



SECTION I: Introduction and Plan Organization

SECTION II: Foundation Principles

Equity

Neighborhoods &
Connectivity

Economic Stability
& Vibrancy

Climate Adaption &
Community Resiliency

Healthy, Active
Lifestyles

Arlington Comprehensive
Plan—2044 and Beyond
Periodic Update

SECTION III: Neighborhoods

SECTION IV: Books

Book 1

Environment

Book 2

Land Use

Book 3

Housing

Book 4

Economic
Development

Book 5

Park,
Recreation,
Open Space

Book 6

Transportation

Book 7

Utilities

Book 8

Public
Safety

Book 9

Capital
Facilities

SECTION V: Implementation and Monitoring

APPENDIX

City of Arlington



Arlington Comprehensive Plan—2044 and Beyond—Periodic Update

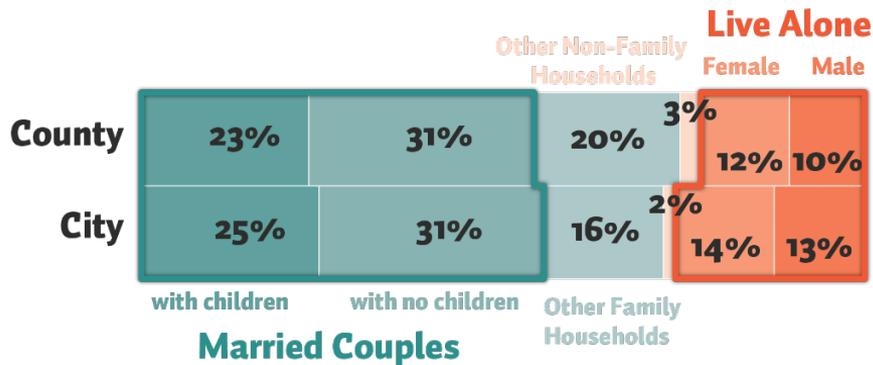
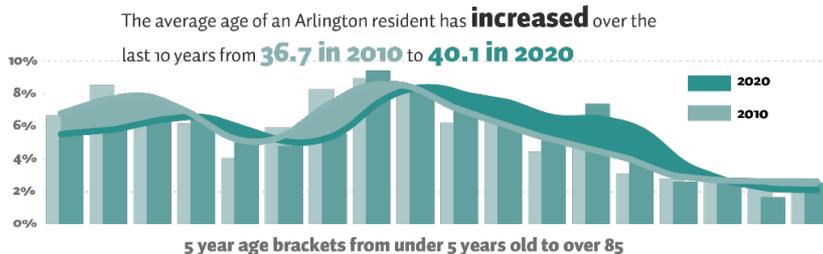
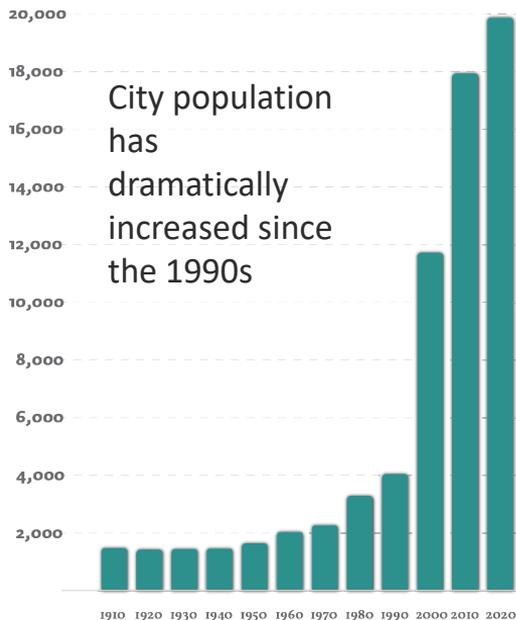


Arlington
Comprehensive Plan—
2044 and Beyond—
Periodic Update





Arlington Comprehensive Plan—2044 and Beyond—Periodic Update



Approach to Community Engagement

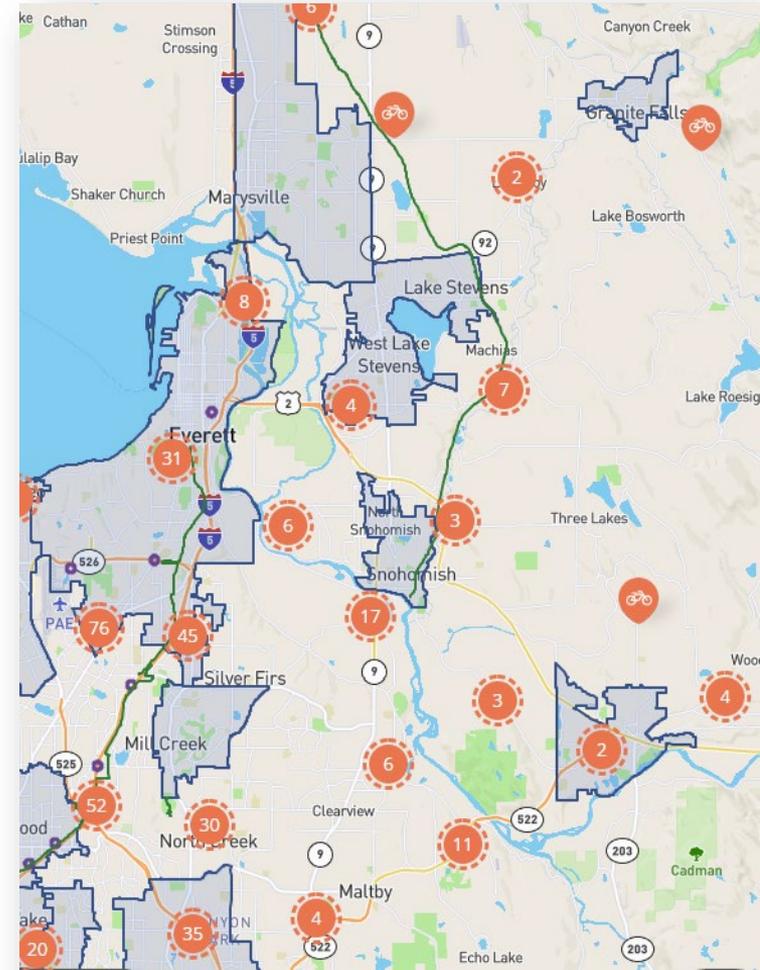
In-Person and Online Activities

- We recommend a hybrid approach to planning and engagement, with in-person and online activities.
- **GUIDING PRINCIPLES FOR ENGAGEMENT:**
 - ✓ Clear plan, goals, and process for participation and engagement
 - ✓ Collaborative approach with City staff/key interests
 - ✓ Engage broadly across the region; engage tribes and partners in all communities
 - ✓ Facilitate a variety of online and in-person tools and techniques



Innovative Engagement Tools Across Geographies: Online GIS Tools and Community Partners

- **Online events make engagement convenient**
 - Interactive tools—ArcGIS Storymap, Online portals for public to pinpoint/add ideas, needs, etc.
- **Community partners as resources**
 - Champions for their communities/areas of the island
 - Planning Commission, but also potential for focus group meetings to engage more diverse interests

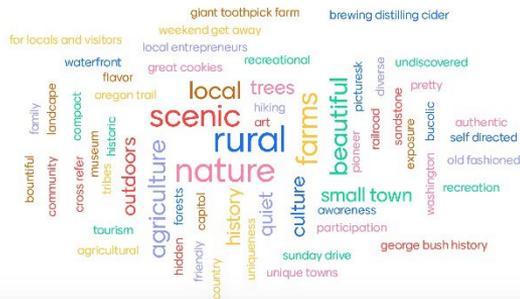


Innovative Engagement Tools Across Geographies: Mentimeter



What words would you use to describe the identity of the Thurston Bountiful Byway?

Mentimeter



How important are these assets to the Thurston Bountiful Byway?

Mentimeter



If you were a visitor describing your trip to the byway in a short social media post, what would you say?

Mentimeter

Had an amazing time reconnecting with nature and everything rural Washington has to offer!

Uncrowded adventure to enjoy the provincial offerings of the South Sound

From farms to forests and authentic history we learned more about this area of the northwest than we ever knew

The Honey State

Enjoying our drive through the Bountiful Byway in Thurston County. Small town charm ended with local drinks and great food.

Pack your road trip snacks, hop in the car, and enjoy a winding trip to quintessential rural America. Plan to stop at the friendliest small towns. #LoveLocal

Authentic, small towns, unique rural character and out of the way hidden gems for food, drinks, shopping, recreation and exploration.

Try Georges Special at the Sandstone Cafe

Found year-round hiking experiences and places to eat. There are plenty of places to stop to experience local history especially surprised by the Tenino Depot Museum, the Sandstone walking tour and The Quarry Pool.

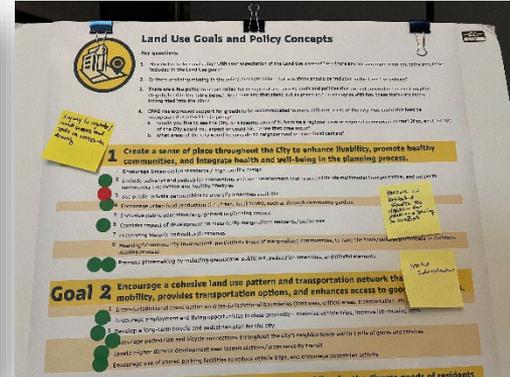
What are the top 10 destinations along the byway that you would recommend to visitors?

Mentimeter



Planning Commissioner Involvement

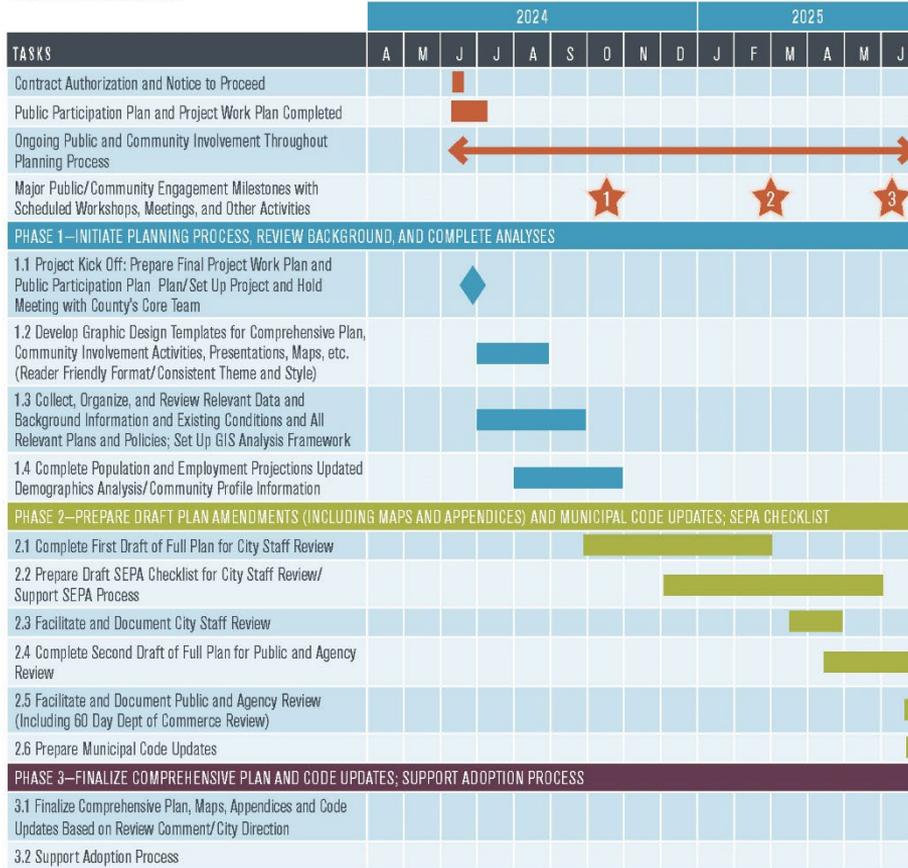
- We will be working with the Planning Commission every step of the way through the update process.
- Hybrid approach with mostly online virtual meetings (working within current meeting structure) and some in-person workshops.



Review of Scope and Timeline

Mount Vernon Comprehensive Plan Periodic Update

PROJECT SCHEDULE



- 18 Month Planning Process
- To End of 2025
- Engagement Opportunities Throughout

Key Public / Community Engagement Milestones:

- ★ Present Analyses Findings and Anticipated Updates
- ★ Public Review of Draft Plan Highlights (Vision, Goals, Objectives)
- ★ Formal Adoption (Public Process)

Key Phases of Project/Work Flow

Summer through End of 2024

Phase 1: Initiate Planning Process; Review Background; Complete Analysis

1

Engagement Milestones:

- 1 Fall 2024 Workshops
 - 2 Spring 2025 Workshops
 - 3 Later in 2025 Adoption Process
- Planning Commission Meetings Monthly

Through Mid 2025

Phase 2: Complete Amendments to Draft Plan Elements and Official Map Amendments

2

Through End of 2025

Phase 3: Finalize Plan and Support Adoption

3

Ongoing Engagement and Outreach

Thank You!

We are looking forward to working with you!

