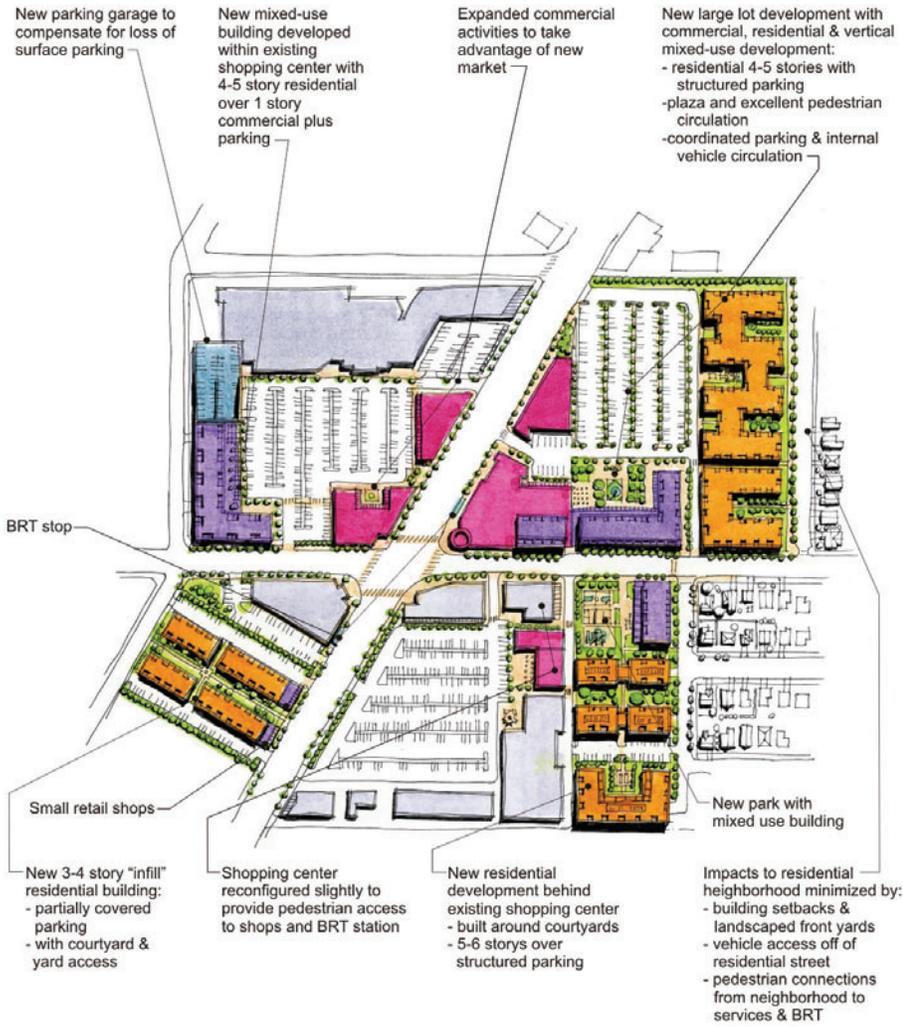


Highway 99 in Lynnwood subarea plan



Existing Buildings Residential over Commercial Commercial (Retail) Residential

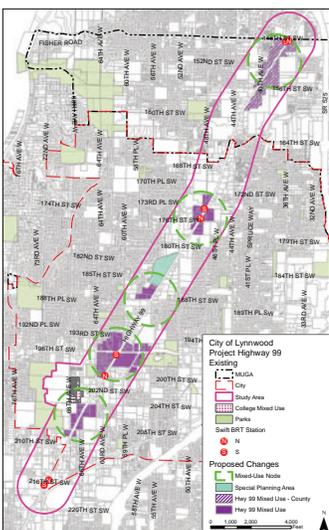
HYPOTHETICAL EXAMPLE OF MIXED-USE DEVELOPMENT AT A NODE



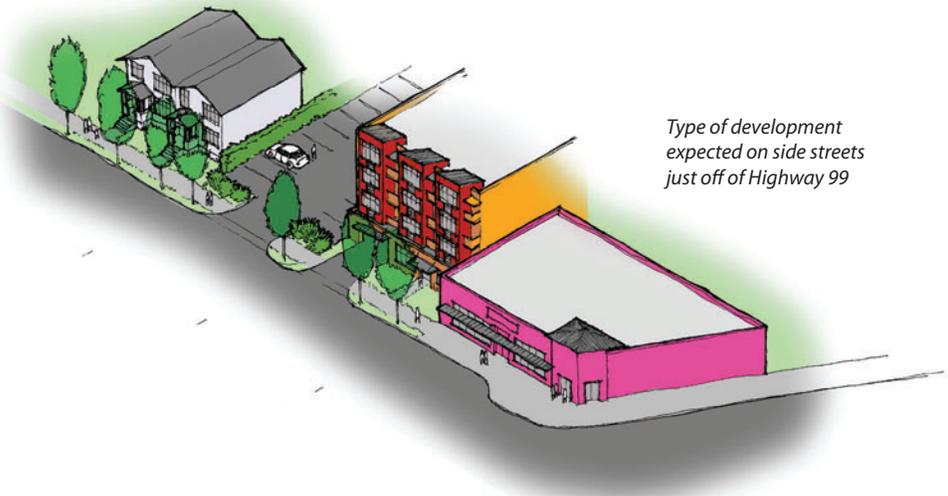
The Highway 99 corridor is both a critical multi-modal transportation connector and, with the "Swift" bus rapid transit (BRT) line, South Snohomish County's most significant redevelopment opportunity. Recognizing the corridor's economic and community development potential, the City of Lynnwood hired a team of consultants led by MAKERS to prepare a subarea plan focusing on the BRT station areas.

Based on input at a public workshop, MAKERS developed alternative land use scenarios that participants evaluated at a second public workshop. From this input, the City staff/consultant team refined a preferred concept and prepared a land use/urban design plan that integrating transportation, community and economic development efforts. MAKERS then developed specific development standards, design guidelines and capital improvement recommendations. The team also prepared a programmatic EIS that analyzed the impacts to transportation, utilities, and storm water systems of additional growth potential.

One unique element of this plan is that it envisions the corridor as a "linear community" in which the frequent and efficient Swift BRT service makes employment centers, community facilities and attractions along the corridor easily accessible. In this way, the plan takes advantage of community development assets of the whole corridor from Everett to Seattle.



The plan identifies several new mixed use zones where higher intensity, pedestrian oriented development is encouraged. At some BRT stops, the City is proposing a minimum density to ensure that there will be sufficient residential population to support businesses and transit. Design guidelines will help ensure higher quality pedestrian-oriented development.



Type of development expected on side streets just off of Highway 99