

# Regional Growth Centers Criteria Report



## Lynnwood Regional Growth Center

---

### Designation Recommendation

Conditionally redesignate Lynnwood as a regional growth center under the Regional Centers Framework. The center supports VISION 2050's goals to create compact, livable places that accommodate significant regional growth, while promoting sustainability and inclusion.

To meet conditions, the city will complete the following by June 30, 2029:

- Review the regional center boundary to ensure pedestrian connectivity is provided throughout the center while considering alignment with walksheds required by state transit-oriented development legislation (HB 1491). The city will share a preliminary draft with PSRC for discussion and submit final documentation of the boundary review for PSRC board approval.

### Background

---








The Lynnwood regional growth center is located at the convergence of I-5 and I-405. The center has a diverse employment base with medium density housing, higher density housing being developed in more recent years, and is home to the Alderwood Mall and main commercial areas in Lynnwood. The center has excellent access to the freeways and currently offers an array of transit opportunities including Community Transit and Sound Transit bus service. Transit access is planned to be enhanced with the opening of the Lynnwood Link Light Rail.

## Evaluation of Regional Growth Centers Requirements

### Status Icons:

 On track
  Needs attention
  Does not meet criteria
  N/A

Criteria	Status	
Center Type		Urban Growth Center
Existing Density Required: 18 people/acre		The Lynnwood Regional Growth Center's current density is 27 people per acre, which meets the criteria.
Planned Target Density Required: 45 people/acre		The Lynnwood Regional Growth Center's planned density is 72 people per acre, which meets the criteria. Reaching this density shows whether the center is effectively managing and concentrating growth within its boundaries.
Mix of Uses: 15% of planned residential and employment activity		46% of planned growth is expected to be residential.
Size: 200 to 640 acres (larger if served by high-capacity transit)		The Lynnwood Regional Growth Center is currently 764 acres. The city proposes to expand the boundary to 776 acres. The center qualifies for an exception to acreage requirements because it has a planned internal high-capacity transit system. However, the city should review the boundary to support a compact and walkable center.

Criteria		Status
Transit Access: Existing or planned frequent bus service or high-capacity transit	✔	The center has existing light rail, bus rapid transit, and bus service to serve the community.
Market Potential: Demonstrated capacity to support growth targets	—	A market study was not required.  Since 2010, the center has increased density by 8 people per acre.
Center Subarea Plan	—	The center subarea plan has not previously been certified. Please see the updated certification report for planning recommendations.

### Jurisdiction Comments / Additional Context

The City of Lynnwood is currently conducting the Sound Transit Everett Link Extension (EVLE) Lynnwood Corridor Project, which will provide analysis along the EVLE corridor through Lynnwood, including but not limited to Alderwood Mall Blvd, 33rd Ave W, and 184th St SW, in connection with the Sound Transit alignment from Lynnwood Station to the northern city limits. The City is also currently looking at adopting new street standards in the Alderwood area that align with current City Center Streetscape Standards, as well as new street standards throughout the City.

The City is anticipating several developments within the RGC in the near future, including the following:

- iVista 8 stories, 256 units—Ready to pull construction permits.
- Polaris at Lynnwood 6 stories, 294 units—in pre-development phase.
- Northline Village two lots totaling approximately 500 units in a podium construction—in design phase.
- Alliance Place in partnership with Sound Transit TOD, 180 units in two buildings—in design phase.
- The District construction of 400–500 units as part of the Public Facilities District Master Plan—in design phase.

The City is also working on public infrastructure projects in the RGC as well, including the following:

- Poplar Way Extension Bridge- construction expected to begin 2026.
- 44<sup>th</sup> Ave W Underpass- design expected to be finalized 2026.
- 42nd Ave W-design has been completed with NEPA approval and construction expected in 2030.