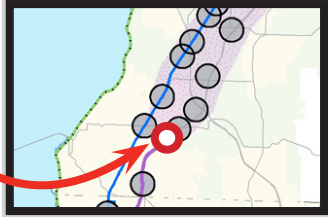
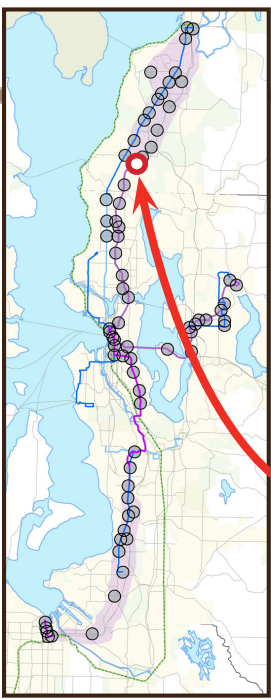


Lynnwood Transit Ctr.



AREA DESCRIPTION —

Lynnwood Transit Center transit community, located in the City of Lynnwood, will serve as the terminus station of the Lynnwood Link light rail extension expected to begin service in 2023. The area is currently home to a Community Transit Park and Ride facility, and is served by numerous

intercity and express bus connections.

Existing land use is primarily commercial with some light industrial, multifamily housing, and single family housing. A nearly complete network of sidewalks supports pedestrians, but large blocks and adjacency to the I-5 freeway impede walkability and circulation within the transit community.

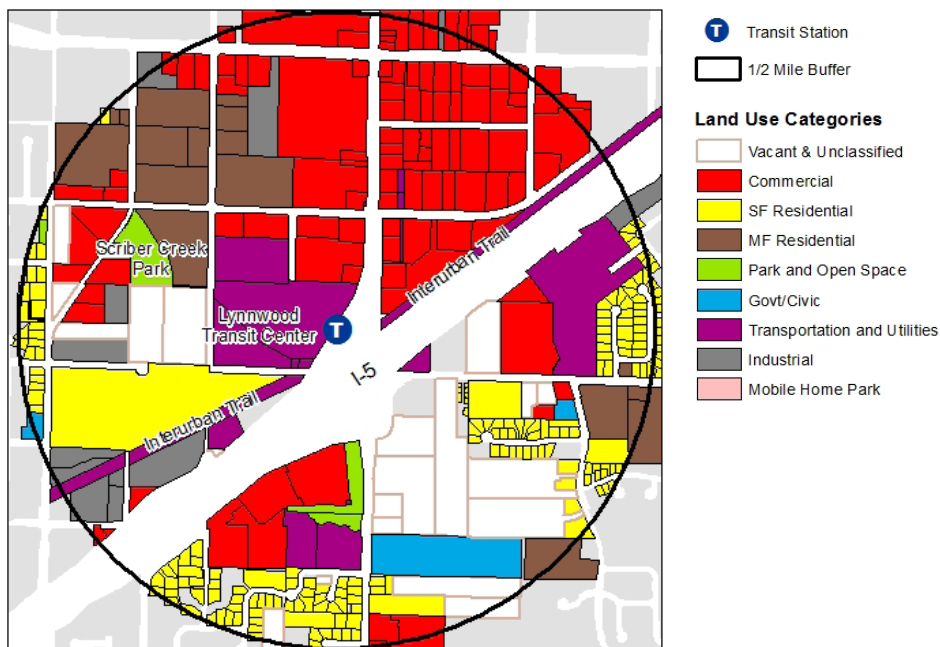
Population of Lynnwood Transit Center transit community is 2,314, with 55 percent minority, which is higher than the regional average as well as all north corridor transit communities studied. A total of 2,788 jobs are located within a half mile of this transit center.

Housing stock is predominantly multifamily, with nearly 75 percent of units occupied by renters. Thirty-two percent of housing units are affordable to households earning 50% AMI, making the area more affordable than the average for transit communities in the region. Hundreds of additional multifamily units are planned nearby, in the adjacent City Center.

LOCAL PLANNING —

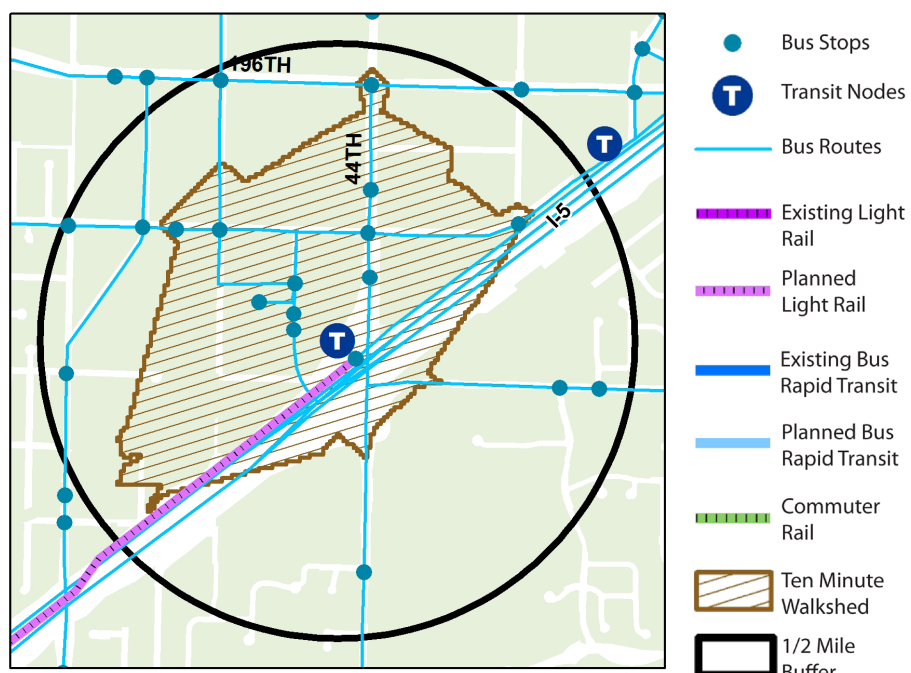
The transit community contains part of a regionally designated Regional Growth Center and a city designated City Center. City of Lynnwood adopted a City Center Subarea Plan in 2005, which envisions a transit-supportive blend of commercial and residential uses with pedestrian friendly urban design and amenities. The adopted plan, zoning, and design guidelines advance that vision and lay out an implementation framework.

LAND USE



Revised Summer 2013

TRANSPORTATION



PEOPLE

	TRANSIT COMMUNITY	ALL T/C MEDIAN
POPULATION	2,314	4,237
RACIAL DEMOGRAPHICS	55% minority	45%
AGE	25% > 18 years 8% < 65 years	19% 11%
MED. HH. INCOME	\$37,511	\$46,637
EDUCATION	23% BA or >	20%
AVERAGE HH SIZE	2.39	2.39

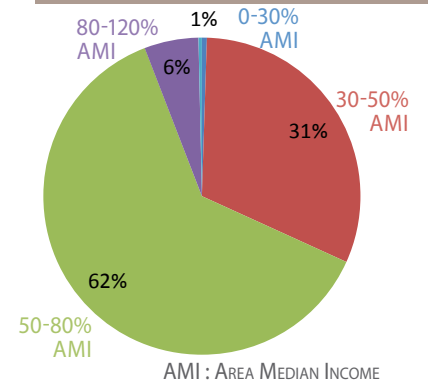
JOBS

	TRANSIT COMMUNITY	ALL T/C MEDIAN
TOTAL JOBS	2,788	3,032
AVERAGE WAGE	\$33,272	\$36,636
TOP 2 SECTORS	n/a	n/a
MAJOR EMPLOYERS	n/a	n/a
SBI	28%	17%

HOUSING

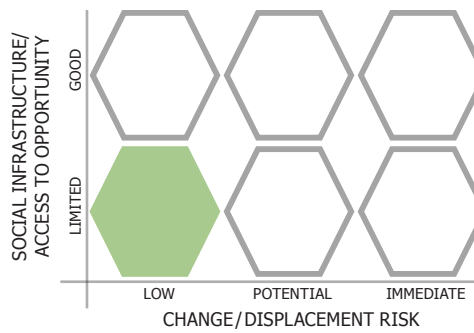
	TRANSIT COMMUNITY	ALL T/C MEDIAN
TOTAL HOUSING UNITS	1,629	2,674
AFFORD. RANGE (0-50% AMI)	32%	21%
HOMEOWNERS	26%	35%
RENTERS	74%	65%
COST BURDEN (% OF INCOME)	54%	44%

AFFORDABLE HOUSING BY INCOME LEVEL

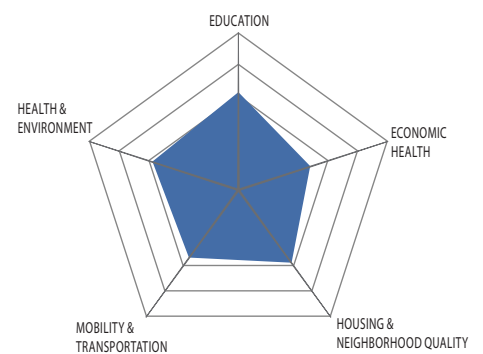


PEOPLE PROFILE

Communities with a low displacement risk tend to be moderate to higher income communities and/or communities with lower market pressures. Limited access to opportunity indicates barriers in attaining resources for household to thrive.

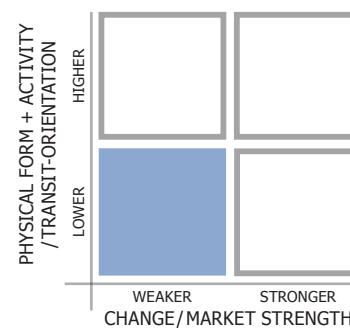


ACCESS TO OPPORTUNITY

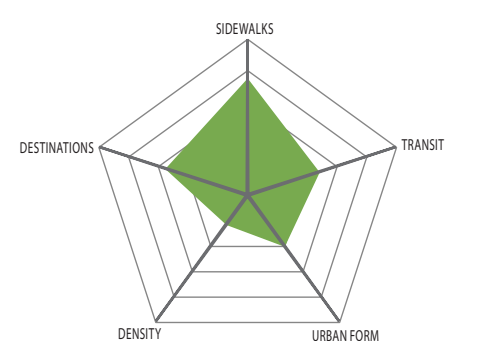


PLACE PROFILE

Communities with lower TOD orientation have a physical forms and activity level that do not strongly support a dense, walkable and transit-supportive neighborhood. Weaker real estate market strength suggests there is not high pressure for new development in the near- to mid-term.



PHYSICAL FORM + ACTIVITY



IMPLEMENTATION APPROACH

6 BUILD URBAN PLACES

Build Urban Places transit communities are neighborhoods or centers with weak to emerging real estate markets and lower physical form and activity, located primarily along major highways or arterials in the mid-North and mid-South corridors. With low risk of displacement and good existing or future transit access to job centers these communities are poised for medium-term growth, however, their existing physical form and activity levels limit TOD potential. Key strategies focus on market-priming through strategic planning and key infrastructure improvements in order to attract pioneering, market rate TOD. Fourteen communities, found primarily in the mid-North corridor (but no current light rail stations), are categorized as Build Urban Places.

KEY STRATEGIES:

- Intensify activity with transformative plans for infill and redevelopment
- Identify and fund catalytic capital facilities investments
- Full range of tools for new affordable housing production
- Community needs assessment and targeted investments

