The Lynnwood City Center transit community, located in the City of Lynnwood, is Lynnwood’s Downtown (City Center) and major commercial district and transportation corridor. Lynnwood City Center is within the area between Lynnwood Transit Center and Everett Station that will be considered in the future for light rail expansion.

The current land use is primarily commercial. 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.

The population of Lynnwood City Center transit community is 2,266, with 38 percent minority. Household sizes and incomes are larger than most transit communities studied. Approximately 4,000 jobs are located within the study area. Housing stock is nearly evenly split between owner and renter occupied. Forty-one percent of housing units are affordable to households earning 50% AMI, making the area more affordable than the regional average for transit communities. Hundreds of additional multifamily units are planned in the near term in the City Center including affordable units.

**LOCAL PLANNING**

The Lynnwood Transit Center transit community is part of a regionally designated Regional Growth Center and a city designated City Center. The 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 lays out an implementation framework.

**TRANSPORTATION**

**AREA DESCRIPTION**

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