



PLANNING DEPARTMENT  
Heidi Gudde, Planning Director  
(360) 354 - 5532

## Planning Department Memorandum

**To:** Planning Commission  
**From:** Heidi Gudde, Planning Director  
**Date:** October 4, 2019  
**Re:** Proposed PRD Amendment – RB Development

**Background:** The RB Development Planned Residential Development (PRD) was originally approved in 1994. It encompassed 28.7 acres of property located between Badger Road and Aaron Drive and stretched from Bender Road to Line Road.

The development was planned to accommodate apartments, an assisted care facility (Lynden Manor), town home units, and 4-plex condominiums for a total of up to 437 units. Since its original approval in 1994 the PRD was amended a number of times. Amendments addressed a variety of issues including the inclusion of the Christian Healthcare Center rather than apartments, street construction, setback revisions, and height limit revisions.

**Amendment Application:** The pending amendment to the RB Development PRD seeks to establish a new perimeter (front) setback for the Parkview Apartments parcel, revise an existing storage requirement, and reestablish a previously approved height limitation of 45 feet.



# CITY OF LYNDEN

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These amendments are needed to facilitate the applicant's proposal of a 5-story building geared specifically to senior living. The apartments are planned to be studio and one-bedroom units. The proposed building has a central elevator and shared amenities. The existing apartments on the site will be maintained as well as the shared green space at the center of the project. The applicant proposes that the project could provide support housing for residents of the next-door Christian Health Care Center. On a larger scale, the applicant asserts that senior housing of this scale is needed in the Lynden area.

Staff has concluded that the intent of the proposed amendment of the RB Development PRD may be consistent with the original RB Development PRD in that:

- It does not exceed the original approved number of units.
- It provides housing which compliments the adjacent skilled health care facility.
- Amenities are available nearby in that the proposed housing can benefit from the commercial services of Bender Plaza, recreational space at Bender Park, and the WTA bus line along Aaron Drive.

Staff has concerns related to the impacts of the project. Mitigating factors related to these impacts should be considered:

- The number of new units proposed at this location is likely to have off-street impacts to parking on Aaron Drive, parking lots intended for Bender Park users, and the parking lots of adjacent properties.
- The proposed building's physical relation to the streetscape. Specifically, having a 45-foot-tall structure within 15 feet of the property line. And,
- The proposed building's impacts to the existing site. This includes temporary and permanent impacts to the existing residents and the site. Including, but not limited to parking availability, garbage service, traffic interior to the site, and the literal shadow cast on the site and its recreational area.

In an October 10<sup>th</sup> public hearing the Planning Commission will be asked to consider and make a recommendation on the amendment to the PRD.

The applicable criteria for PRD's seeking site specific standards can be found in LMC 19.29.060(J) and LMC 19.29.110. **The entirety of these sections have been attached for your reference. Areas specific to the requested amendment have been highlighted.**

## City of Lynden Municipal Code

### Chapter 19.29 – Planned Residential Development Overlay

#### 19.29.010 - Purpose.

The primary purpose of a planned residential development (PRD) or master planned residential development (MPRD) is to promote creativity in site layout and design, allowing flexibility in the application of the standard zoning requirements and development standards. More specifically, it is the purpose of this chapter to:

- A. Permit developers to use innovative methods including low impact development (LID) techniques and approaches not available under conventional zoning methods to facilitate the construction of a variety of housing types and densities serving the housing needs of the Lynden community and meeting the goals and policies of the comprehensive plan;
- B. Provide for the economic provision of public facilities and services by allowing choices in the layout of streets, utility networks and other public improvements through superior site design and the use of clustering;
- C. Allow development of land with physical constraints while preserving the natural characteristics of the site, including topography, native vegetation, critical areas and other natural amenities of value to the community;
- D. Encourage infill within areas of the city which are characterized by existing development;
- E. Create and/or preserve open space for recreation and the aesthetic enjoyment of residents; and
- F. Provide for the management and control of stormwater under current state and local regulations.

#### 19.29.060 - Minimum development standards for PRD or MPRD.

While development under a PRD or MPRD provides measures for flexibility and creativity in the development of new home sites, there are certain minimum standards that must be met to protect Lynden's character, aesthetic values and health and safety. Additional conditions or requirements more stringent than these minimum standards may be imposed as a condition of approval. The following are minimum standards applicable to all PRD and MPRD proposals; provided that, said minimum standards may be reduced for an MPRD subject to subsection J herein:

- A. Density: The density shall be the same as the density for the underlying zone; except where the application qualifies for a density bonus under Section 19.29.070. The area included in a floodplain or floodway identified by FEMA shall not be included in the gross land area for the calculation of density. The base density for projects that include land in two or more zoning designations shall be calculated for the land area in each zone and added together for the total number of units.
- B. Height: Maximum height of structures when the underlying zoning is a single family or mixed density zone is thirty-five feet. The maximum height of structures when the underlying zone is a multi-family zone is forty-five feet. Building height may be extended above these limits under a master planned residential development when approved in the master plan. Considerations for approval of extension of the height limit include the size of the parcel, the character of the surrounding parcel(s) and neighborhood, protection of view corridors and the existence of adequate infrastructure to supply necessary services.
- C. Parking requirements: Two parking stalls are required for each residential unit. Each twelve feet x twenty-five feet space, whether inside or outside the garage shall count as a parking stall.

These are the minimum requirements and additional parking may be required as a condition of approval.

D. Building setbacks: All PRD's and MPRD's are subject to the following minimum setbacks:

1. 15-feet between the front of the house and the front property line;
2. 25-feet between garage doors and the front property line;
3. A setback of twenty-five feet around the perimeter of the development;
4. There is no minimum building separation, except as provided by the International Building and Fire Codes, but such separation may be required as a condition of approval.
5. Other setbacks may be required as a condition of approval.

For purposes of this section, where the "front property line" borders on a public right-of-way, said "front property line" shall be the edge of the public right-of-way.

E. Street widths: Arterial or collector streets or streets shown within the transportation plan must be constructed to full city standards. Within a PRD or MPRD, a reduced street section for a residential access street that is not included in the transportation plan may be permitted as follows:

1. Thirty feet from face of curb to face of curb, allowing two driving lanes and room for on-street parking.
2. A minimum five-foot sidewalk fronting all residences with a four-foot buffer or planting strip between the curb and sidewalk.
3. Rolled curbs are not allowed.

F. Pedestrian Connectivity: In addition to sidewalks fronting residential lots, there must be logical pedestrian connections throughout the project including trails within or adjacent to open space areas.

G. Maximum lot coverage: There is no maximum lot coverage established by this overlay zone; provided that, a maximum lot coverage limitation may be imposed as a condition of approval based on consideration of the size of the parcel, the character of the surrounding parcel(s) and neighborhood, protection of view corridors and the existence of adequate infrastructure to supply necessary services.

H. Unit Distribution: When a PRD or MPRD is used in a single family zone for development of single family residences, at least twenty-five percent of the dwelling units must be detached single family units.

I. Minimum lot size: For detached single family residences within a PRD or MPRD, the minimum lot size shall be no less than five thousand square feet; provided that, smaller lots or detached condominiums may be approved under a MPRD subject to consideration of the factors identified in subsection J herein.

J. **Where the applicant seeks to depart from the above minimum standards in the MPRD process, the planning commission and council shall consider the following factors and the council may in its sole discretion approve departure from one or more of said minimum standards upon finding that the MPRD proposal clearly satisfies one or more of these factors:**

1. The modification of minimum standards protects or improves the character of the surrounding neighborhood in terms of architectural scale, view corridors, the aesthetic character or provision of services;
2. The modification of minimum development standards protects critical areas and the environmental quality of the parcel(s) to be developed;

3. The modification of minimum standards is necessary to permit reasonable development as a result of unique characteristics of the property or the proposed uses;
4. The modification of building height (subject to Section 19.29.060(2)) or building setbacks where reasonably necessary due to arrangement of buildings and open spaces as they relate to various uses within or adjacent to the planned development; provided that any such modification shall be consistent with subsection A herein;
5. The modification of minimum standards is adequately mitigated by reasonably related public improvements proposed in connection with the planned development.

#### 19.29.110 - Criteria for approval.

In addition to the findings of fact required for approval within Section 17.09.040, the following criteria shall be met for approval of a PRD or MPRD.

- A. **Design Criteria:** The design of the PRD or MPRD shall achieve two or more of the following results:
  1. High quality architectural design, placement, relationship or orientation of the structures;
  2. Achieving the allowable density for the subject property;
  3. Providing housing types that effectively serve the affordable housing needs of the community;
  4. Improving circulation patterns;
  5. Minimizing the use of impervious surfacing materials;
  6. Increasing open space or recreational facilities on-site;
  7. Preserving, enhancing or rehabilitating the natural features of the property such as significant woodlands, or critical areas;
- B. **Perimeter Design.** The perimeter of a PRD or MPRD shall be appropriate in design, character and appearance with the existing or intended character of the development adjacent to the subject property and with the physical characteristics of the property.
- C. **Streets and Sidewalks.** Existing and proposed streets and sidewalks within a PRD or MPRD shall be suitable to carry the anticipated traffic within the proposed development and the vicinity. The design of the circulation system shall be consistent with the requirements of Chapter 18.14 LMC.

# CITY OF LYNDEN



## TECHNICAL REVIEW COMMITTEE Development Project Report

Date Issued:	September 17, 2019
Project Name:	PRD Amendment #19-01, RB Development / Heritage Park
Applicant:	Pacific Surveying and Engineering, Inc.
Property Owner:	Aaron Drive Properties
Site Address:	801 Aaron Drive, Lynden
Parcel Number:	400316-049520
Zoning Designation:	PRD
Application Type:	Planned Residential Development - Amendment
Parcel Size:	2.82 Acres
Hearing Type:	Quasi - Judicial
Hearing Objective:	The objective of this public hearing is to determine whether the proposed subdivision meets the requirements found within the development contract and the required findings listed within Section 17.09.040 and 19.29 of the Lynden Municipal Code.
Date application determined complete:	July 31, 2019
Date of Publication:	August 14, 2019
SEPA Determination:	N/A
Project Description:	The applicant is requesting to amend the RB Development / Heritage Park PRD to allow a building expansion that includes an age-restricted senior housing facility including 50 additional units in a 5-story apartment building. The proposed building is approximately 23,375 square feet excluding the exposed stair, elevator shaft and roof top deck.

### **Background**

The RB Development PRD was originally approved in 1994. It encompassed 29.1 acres of property located between Badger Road and Aaron Drive and stretched from Bender Road to Line Road.

The development was planned to accommodate apartments, an assisted care facility (Lynden Manor), town home units, and 4-plex condominiums for a total of up to 437 units. Since its original approval in 1994 the PRD was amended a number of times. Amendments addressed a variety of issues including the inclusion of the Christian

Healthcare Center rather than apartments, fencing, street construction, setback revisions, height limit revisions, and changes to the Conditions Covenants and Restrictions (CC&R's).

### **Application Summary**

The pending amendment to the RB Development PRD seeks to establish a new front setback for the Parkview Apartments parcel, revise an existing storage requirement, and reestablish a previously approved height limitation of 45 feet.

Staff has determined that the application is technically complete but additional information is requested below so that the amendment requests and corresponding justifications are more clearly defined. In accordance with Chapter 17.15 LMC, the proposed action was reviewed for concurrency and should the conditions listed within this report be met, a finding of concurrency will be made in accordance with Section 17.15.060(C)(3).

Additionally, the application was reviewed against the applicable chapters of the LMC and the Engineering Design and Development Standards and generated the requested revisions and advisory comments found in the report.

Staff acknowledges that the RD Development PRD Amendment has addressed the following requirements according to the Lynden Municipal Code:

1. *Intent*: Planned Residential Development's (PRD's) provide opportunities to develop land with physical constraints while preserving the natural characteristics of the site and encourage infill within areas of the City which are characterized by existing development. The intent of the proposed amendment of the RB Development PRD appears consistent with the original RB Development PRD in that it does not exceed the original approved number of units and provides a service which appears consistent with adjacent uses. However, staff has concerns related to the points listed below. These are discussed in more detail later in the report.
  - a. The scale of the project. The number of new units proposed at this location is likely to have impacts to on-street parking and parking lots intended for Bender Park users.

There is a need for a senior housing facility within the RB Development PRD. Whatcom County currently has less than 1% apartment vacancy and nearly 0% for single bedroom apartments. This indicates a housing shortage. The intent of this project is work to solve this housing shortage by providing a senior housing facility adjacent to the Lynden Health Care Center and Lynden Manor. One benefit of this project is to provide a

housing solution for spouses of the patients of Christian Health Care Center. Other one-bedroom apartments options in Lynden are limited, often with long wait lists, and this location is far more desirable. Spouses could simply walk out of their door and share meals or visit instead of having to commute from across town, Bellingham, or elsewhere.

An elevator is a necessity for a senior housing facility. Our studies show that seniors don't prefer stairs, and, in some cases, even two steps are too many. An elevator capable of transporting an EMT and gurney is important to provide the highest level of safety for tenants. To economically viable, an elevator must service at least 50 units.

- b. The proposed building's physical relation to the streetscape. Specifically, having a 45 foot tall structure within 15 feet of the property line.

To accommodate the 50 units, required by the elevator to be feasible, the structure must be 45 feet tall and situated 15 from the property line. The unit sizes are 1 bedroom and studios between 325-420 sf, which is smaller than average. It is not feasible to decrease the size of these units. The geometry associated with fitting these units between the existing buildings with an access stairway places the front of the existing building requires the 15' from the property line.

- c. The proposed building's impacts to the existing site. This includes impacts to the existing residents and the site. Including, but not limited to parking availability, garbage service, traffic interior to the site, and the literal shadow cast on the site and its recreational area.

The impacts to the existing site will be mitigated. Existing residences will not be displaced, except for what is required for temporary construction. Garbage services will not be interrupted. The existing garbage services will be upgraded to trash compactors to reduce the footprint of the garbage enclosures. The parking standard for the site will meet current City of Lynden Code for multifamily and retirement housing. The recreation areas for the site will be improved. This will include a community garden for tenants, or possibly a fenced dog park area.

- 2. Housing Types: The market study provided by the applicant states that occupancy in the existing Parkview Complex has been 100% for the last 5 years. And, that countywide the vacancy rate is less than 1% for standard housing, low-income subsidized housing, and for age-restricted senior housing. These numbers appeared to hold true of the 200 one bedroom and studio units studied within Lynden.



3. Onsite Parking Requirements: The applicant has indicated that they will meet parking standards as outlined per code. Chapter 19.51 of the LMC requires that 2 stalls per unit be provided for the first 25 units, 1.5 stalls for units over 25, and 1 stall for each of the age restricted units. The total stall count is 130. Be advised, minimum standard parking stalls dimensions are 9' wide by 21' deep and compact spaces are 8.5' wide by 18' deep. Two feet of the length (vehicle overhang) may extend into landscape or sidewalk areas but at no time may sidewalk width be compromised to less than 5 feet clear. Wheel stops may be required to prevent sidewalk encroachment.

The proposed development will not deviate from Chapter 19.51 of the LMC in any way.

4. Site Specific Amendments - Storage Requirement: The original Development Agreement for the RB Development PRD required that 32 square feet of storage space be provided for each apartment unit. This is not a requirement of the LMC. The applicant is requesting that the storage space requirement not be placed on the proposed units. Code typically does not place specific outside storage requirements on proposed development.

### **Specific Project Comments from the Technical Review Committee:**

#### **Planning and Development**

5. Parkview Ownership: Please provide information related to the composition of Aaron Drive Properties LLC and the signing authority of the applicant for that LLC.

This information will be provided by the owner.

6. Application Materials: Please provide a digital copy of the original application package with accurate page numbers. Currently all of the pages of the application are labeled as "Page 2".

This error has been corrected.

7. Response Required: Staff will provide the applicant with a digital copy of this report. Please provide responses to each of the staff comments. Note that the applicant's response may generate additional requests for information.

8. PRD Document: As discussed at a recent meeting with the agents for the applicant, staff recommends the applicant provide a complete revised PRD document which maintains relevant sections of the original document and adds

sections relevant to how the PRD was actually constructed as well as the proposed development standards specific to the Parkview Apartments.

**We have submitted a draft of the requested document for your review.**

9. CC & R's: Per LMC 19.29.130 the PRD shall have a homeowners association and enforceable covenant to fund and effectively collect fund for such and organization. Associated agreements and covenants shall apply to all the property with the PRD, shall be recorded and shall run with land. Note that covenants for the PRD may impose more restrictive conditions on the property but not less restrictive than City of Lynden development code. Be advised, enforcement of neighborhood covenant documents is the responsibility of the developer and/or neighborhood association.

Prior to final approval of the proposed PRD amendment, covenants, conditions, and restrictions (CC&R's) – both the existing document and any proposed amendment to the document – must be provided. Per LMC 19.29, amendments to the PRD's CC&R's require City Council review.

Initial staff review of the CC&R's indicate that at a minimum Sections 2.3, 2.4, 10.4, 12.12 and the signatures page will need to be updated. Alternatively, the applicant may choose to explore the option of providing copies of each division's CC&R's as applicable.

Be advised, the process by which the CC&R's will be updated and the stakeholders for the PRD's revised CC&R's should be carefully considered as this may require a significant effort on the applicant's part.

**It appears that the CCR's will need to be updated. A draft is being prepared for review and approval by the stakeholders.**

10. Development Maps / Exhibits: Staff understands that the amendments to the RB Development PRD are proposed to affect only tax parcel 400317-446116. The original PRD included this parcel, or a version of this parcel, as B1 - one of four parts of "Area B". Area B was originally intended to be developed as apartments however, various amendments to the PRD resulted in a revised build-out of these areas.

Please provide updated development maps / exhibits which document the original development plan and predicted unit counts for Areas A-F of the PRD. Additionally, also illustrate how the PRD was actually built out to date. Include revised lot lines, lot areas, housing types or property uses, and unit counts (or bed count for the skilled nursing facility).

We have submitted a draft of the requested document for your review.

11. Site Specific Standards Criteria – Perimeter Setback: The City’s municipal code provides minimum standards for Planned Residential Developments. However, Planning Commission recommendation and City Council approval can be sought in areas where the applicant seeks to depart from the minimum standards (LMC 19.29.060(10)).

The proposed PRD amendment seeks an alternate standard to the required perimeter setback of 25 feet. On the Parkview Apartments application this perimeter setback has been identified as the ‘front setback’ (the south property line). The application proposes the perimeter setback be reduced to 15 feet rather than 25 feet as required by code. Please provide a written response to each of these criteria and/or reference relevant sections of the application to support the request.

- a. The modification of minimum standards protects or improves the character of the surrounding neighborhood in terms of architectural scale, view corridors, the aesthetic character or provision of services;

The architectural scale and high aesthetics of the proposed building will improve the character of the surrounding neighborhood. Most of the existing commercial buildings in the PRD are above average aesthetic appeal, but that is not the case of the existing Parkview Apartments. The existing façade is lacking in appeal with vinyl siding and gable façade and fenestration. The proposed building will be vastly superior in aesthetics with high end brick, high end glazing and fenestration. Landscaping and lighting, though with a smaller footprint, will also be higher quality and much more visually inviting daytime and nighttime.

The design of the proposed building facade is intended to undulate and minimize the closeness of the building to the street. Less than half of the building is 15’ setback from Aaron Dr., with the remainder varying from 20’ to 30’. This is intentional to provide depth to the building and curbside appeal. Other nearby buildings in Bender Plaza do not undulate at all at with a straight 25’ setback.

- b. The modification of minimum development standards protects critical areas and the environmental quality of the parcel(s) to be developed;

This expansion is proposed as an infill development to increase density within the existing RB Development and Heritage Park Planned Residential Development. These infill projects result in reduction in environmental impacts from development in currently undeveloped parcels, such as nearby farmland, and which often includes impacts

wetland, shorelines, etc. This project disturbs no critical areas, has no shorelines impacts, does not displace farmland and is an environmentally responsible project in this way. The building cannot be built in this location without reducing the setback. If this building was built in an undeveloped nearby parcel, it would come with much greater environmental impacts.

- c. The modification of minimum standards is necessary to permit reasonable development as a result of unique characteristics of the property or the proposed uses;

Existing senior housing demand is high and will continue to grow in this community. Additional senior housing is needed, especially in this immediate neighborhood. Many seniors who are on fixed incomes need affordability and are drawn to downsizing and seek efficient spaces. The senior housing is particularly valuable in this neighborhood with the nearby Christian Health Care Center and Lynden Manor facilities.

Two of the most desirable features of senior housing are elevator access and modern fire sprinkler system. To justify the cost of an elevator, a minimum of 50 units needs to be included in the building. The units are as small as the developer will consider. These units have many efficient features such as centralized hot water, common laundry room and efficient kitchens and bathrooms.

To meet the needs of a growing senior housing demand in this neighborhood, this project will require the modifications to the setbacks, and building height to be constructed. Parkview West Apartments consistently have a waiting list for seniors requiring a no-step rise to their units. This project will be an important asset to the surrounding neighborhood and answers a lacking or undersupply in no-step serviced senior housing.

- d. The modification of building height (subject to Section 19.29.060(2)) or building setbacks where reasonably necessary due to arrangement of buildings and open spaces as they relate to various uses within or adjacent to the planned development; provided that any such modification shall be consistent with subsection (a) herein;

The original plan for this RB Development and this property started with a lower density. However, the city and neighborhood has changed in 20 years. Pushing more efficient and higher density "taller" housing is appropriate urban planning especially when close to other developed complimentary private and public investment. This project makes the public infrastructure more efficient and more accessible, including Bender Fields across the street.

This project adds more tax base to help roads and schools while adding minimal additional infrastructure. The added housing supply compliments the neighboring uses making their businesses better.

- e. The modification of minimum standards is adequately mitigated by reasonably related public improvements proposed in connection with the planned development.

This project will a great benefit to the community by filling a need for senior housing adjacent to existing assisted living facilities. Additional senior housing is needed, especially in this immediate neighborhood.

- 12. Building Height: Per LMC 19.29.060(2) the maximum height of structures within a PRD, where the underlying zoning is multi-family, is 45 feet. The original 1994 RB Development PRD development agreement reflected this height limitation of 45 feet. However, a subsequent amendment, which reduced internal setbacks, was approved with the condition that apartment building heights be kept to 2 stories. The pending proposal, that the height limitation of 45 feet be reestablished, generates concerns when considered in the context of the existing site. Please respond in writing to concerns and questions related to the proposed height amendment, specifically:

- The height of the project and its physical relation to the streetscape create a relatively imposing structure so close to Aaron Drive and especially the pedestrians using these public sidewalks. How will this be mitigated?

The landscape along Aaron Drive will use a mix of small canopy trees and narrow columnar evergreens to provide a more human scale to both pedestrians and motorists. The trees, mixed with medium height shrubs and low ground covers will provide an aesthetically pleasing, year-round landscape buffer for the proposed building addition.

- Discuss how the existing apartment buildings will relate to the proposed structure. For example, what is the architecture of the north elevation? Will the existing apartment units have access to the new structure? Will tenants be displaced temporarily or permanently due to the proposed addition?

The street exposed portions of the existing buildings will be modified with higher quality materials that complement the new building. An elevation view of the north side has been provided to demonstrate the high level of aesthetics contemplated.

The current plan is to build some common heated space for the existing units. This space would have exterior stairs allow ADA access to some

existing units from the proposed elevator. The bathroom on the main floor would be shared by all tenants. More efficient and convenient features will be built for garbage, recycling, bike storage and general storage for the site.

The room count of the existing complex stays the same, so no tenants will be permanently displaced because of the new construction. The windows facing South on the existing building adjacent the new building will be eliminated but these are all one of the two bedroom windows in these units. Tenants will be slightly impacted with short term construction. More parking in the complex will be created and there will be a higher need for management to "police" parking use.

- Indicate how the property owner will manage parking to ensure that vehicles related to Parkview will not negatively impact surrounding properties. Staff has concerns that overflow residential parking could negatively impact the parking lot of Bender Park, on street parking opportunities, and other off-site parking lots.

We are not asking for a parking variance as our parking plan meets City of Lynden code parking requirements. A strict parking enforcement policy will be enacted and included on future leases. We have not "policed" our parking in the past and some tenants have too many vehicles. This will change and only one car will be allowed per unit for the new building.

13. Loading Area: Staff cannot support the proximity of the building to the street and its associated parking unless accommodations are made for loading and drop-off. If the PRD amendment is approved, a pull-off for a designated loading area at the entrance to the building to be used by delivery vehicles, resident drop-off / pick-up, and emergency response vehicles will be required as part of the building design. Coordination with the Public Works Department for the design and layout will be required. Public sidewalks may be altered but an access, a minimum of 5 feet wide and fully ADA accessible, must be maintained along Aaron Drive. This may require a public access easement on the Parkview Apartments parcel.

A designated loading and drop-off zone are now shown on the plans. ADA access will be provided for pedestrians and tenants. We will work with the Public Works Department to determine the best design if modifications need to be made.

14. Amenities and Open Space: Open space standards have been discussed generally in the application. Please provide information regarding potential

improvements and amenities to the existing green space which will serve the senior tenants of the proposed building.

The recreation areas for the site will be improved. This may include a community garden for tenants, or possibly a fenced dog park area. Rooftop vegetation will be provided for the proposed building addition including raised planters. Additional carports may also be provided to provide

15. Lot Coverage: The PRD was initially approved with an open space requirement (pervious areas) of 40% or greater. This was not to include the parcel dedicated to the City of Lynden. A subsequent amendment appears to reduce the required open space requirement to 30% while decreasing the maximum building height to 2 stories. Provide the revised lot coverage (impervious area) of the Parkview parcel which include the proposed building and parking lot additions.

The open space calculation for the entire PRD has been updated in the Project Narrative. The 40% open space requirement for the entire PRD has been met, which does not include the parcel dedicated to the City of Lynden.

However, the open space requirement for the Parkview West Apartments parcel is proposed to be reduced from 30% to 25%. The additional parking space area required for the proposed unit count will necessitate this reduction. The PRD narrative has been revised and reissued to include an exhibit with the requested lot coverage number as requested.

The existing open space on the parcel will be improved to justify this reduction in open space requirements. This will include a community garden for tenants, or possibly a fenced dog park area. Additionally, the project is located next to nearly 40 acres of open space directly across Aaron Drive in Bender Fields. A community garden is across the street as well. The tenants in the Parkview West parcel will be in proximity to a far greater area of open space than many other locations in Lynden.

16. PRD Area Break-down: Whatcom County and the City of Lynden have been mandated to participate in an annual report provided to the State which tracks achieved housing density. In an effort to track accurate data for this program all PRD's will be required to provide supporting data. Please provide on the face of the development maps a table which breaks down the total area of the PRD into the categories shown below. Note that in some instances the area may be zero and that "other infrastructure" could refer to area used for sewer pump station, stormwater ponds, etc.

	PRD Area (in square feet)
Gross PRD area	
Reserve tracts (open space dedications)	
Critical areas including buffers	
Public Right of ways (ROWs)	
Other infrastructure	
Net developable	
Percent ROW and Infrastructure	%

– This table is included in the revised PRD Map.

## Public Works

17. Public Improvements: All public improvements must be constructed to the current standards as noted in the City of Lynden Manual for Engineering Design and Development Standards or an equivalent approved through the Planned Residential Development process. A plan review deposit of \$2000 or 2% of civil construction costs is required prior to any civil plan review. Any work within public right of way or involving exiting public facilities shall have a bond in place at 150% of construction costs. A maintenance bond of 10% of the certified construction costs is required for all public facilities.
18. Transportation Study: The traffic study provided with the application speaks to the number of added trips but does not discuss level of service (LOS). Address the effects of this proposal on the LOS on Aaron Drive and the intersection of Aaron and Bender Road. No accesses to East Badger Road (SR-546) are allowed.
19. Stormwater
  - a. A stormwater management plan prepared by a professional engineer will be required for this development and must be approved by the City of Lynden prior to approval of construction plans. An erosion control plan



must be included in the drainage plan and construction plans as necessary.

- b. All plans must be designed and constructed in compliance with the Department of Ecology's Best Management Practices and the standards approved in the Manual for Engineering Design and Development Standards.
- c. Stormwater from public streets may be infiltrated within the dedicated right-of-way, or within a separate dedicated tract, but may not be within the street prism. Infiltration areas and street trees should have adequate separation to insure the proper functioning of the drainage system and survival of the tree.
- d. A Construction National Pollutant Discharge Elimination System (NPDES) permit may be needed.
- e. All private storm systems shall be inspected yearly per approved Operation and Maintenance plans. Inspection shall be submitted to the City for review and acceptance.
- f. The storm drainage report will need to include all existing and proposed properties that utilize common drainage facilities.
- g. Site indicated to be within ¼ mile of Fishtrap Creek and will require additional stormwater requirements.

20. Water

- a. As per 6.2 (M) of the City of Lynden Project Manual for Engineering Design and Development Standards.
- b. A 20-foot utility easement is required for all public utilities.
- c. Water meters and fire lines shall have appropriate backflow prevention installed that meets the Department of Health and City of Lynden standards.
- d. A booster pump station may be needed depending on fire system requirements.
- e. Fire hydrants are to be placed a maximum of 300 feet apart (clear distance).

- f. The proposed building will impact existing hydrant placement(s).
- g. The proposed project will impact water service to existing building.

21. Sanitary Sewer

- a. Sanitary sewer and water system design and construction must meet the requirements of the City of Lynden Engineering Design and Development Standards.
- b. Existing sewer pump station and force-main that the site discharges to may not adversely impact the existing system. This must be reviewed and confirmed.
- c. The proposed sewer connection shall be tied into existing manhole.
- d. The proposed trash compactor shall be covered. Drainage from the covered compactor area shall discharge to sewer after first going through an approved oil-water separator.

**Fire and Life Safety**

1. Impact Fees: Fire impact fees will be due at the time of building permit. The current fee is \$389 per unit.
2. Access: Revise site layout to provide a designated loading (“no parking”) area at the entrance to the building to be used by emergency response vehicles. Coordinate with the Public Works Department for the design and applicable standards.
3. Elevator Requirements: Be advised, per the International Building Code the elevator car shall be of such a size and arrangement to accommodate an ambulance stretcher of 24 inches by 84 inches with not less than 5-inch radius corners, in the horizontal, open position as well as the accompanying EMTs. Generally, this means an elevator that is 4 feet deep by 8 feet wide.
4. Fire Load: Be advised, the installation of an FDC within 50 feet of a hydrant is required. Total fire load will be assessed at the during the permit review process. Applicant must ensure coverage throughout the site. These requirements may result in the installation of an additional hydrant. Early analysis of the fire load is recommended.
5. Fire Suppression: Be advised, a fire suppression system will be required throughout the proposed building.

14. Landscape Bonding: Be advised, performance and maintenance bonding will be required for the plat. This relates to street trees and any required mitigation planting. Bonds are due prior to final plat approval. Performance bond shall be at 100% of installation costs and be in place through establishment period approval. Upon acceptance of establishment the maintenance bond shall be in place for 2 years at 10% of costs.
15. Surveying: All surveying work and engineering design must be based on the City of Lynden survey control monuments. AutoCAD files for all improvements must be provided to the City in digital format approved by the City. A copy of the City's control monuments is available to the project consultant for their use.
16. Document Recording: Petitioner shall record the final amended PRD Development Agreement with Whatcom County following City Council approval and provide a copy, with the auditor's file number, to Planning Staff.
17. Street Trees: Be advised, per Sec. 18.14.120, the developer will be required to provide street trees within the dedicated public utility easement adjacent to the street. Without blocking view triangles, there shall be a maximum spacing of fifty feet between trees. Maintenance of street trees shall be the responsibility of the adjoining property owner.
18. Property Addressing: Be advised, all street addressing must follow the requirements of the Lynden Municipal Code.



# City of Lynden

## PRD Contract Amendment Application

**Applicant Information**

Name: Aaron Drive Properties

Address: 119 N Commercial Street, Suite 165

Telephone Number: (360) 647-1916 Fax Number: \_\_\_\_\_

E-mail Address: mark@hollanderhospitality.com

*Section(s) to Amend: (Please include land use maps)*

Section 14 of PRD #94-1.

*State the changes you are proposing: (Attach additional sheets as necessary)*

See attached Project Narrative.

*Please state the reason(s) why the above sections of the development contract should be amended. Please note the potential benefits and the potential negative impacts caused by the amendment: (Please provide a reproducible attachment)*

See attached Project Narrative.

*By signing this application, I certify that all the information submitted is true and correct. I also understand that no final approval will be issued until all final review costs are paid in full.*

Applicant's Signature: [Signature] Date: 7/3/19

Property Owner's Signature: [Signature] Date: 7/3/19

Pre-application meeting date: 5/2/19  
*(Applications will not be accepted without a pre-application meeting)*

Fee's (\$225.00 + Final Review Cost) date paid: 6/28/19 receipt # \_\_\_\_\_



# Pacific Surveying & Engineering, Inc

land surveying • civil engineering • consulting • planning • gis

909 Squaticum Way, #111, Bellingham, WA 98225  
Phone 360.671.7387 Facsimile 360.671.4685 Email pse@psurvey.com

September 30, 2019

City of Lynden Public Works Department  
300 4th St  
Lynden, WA 98264

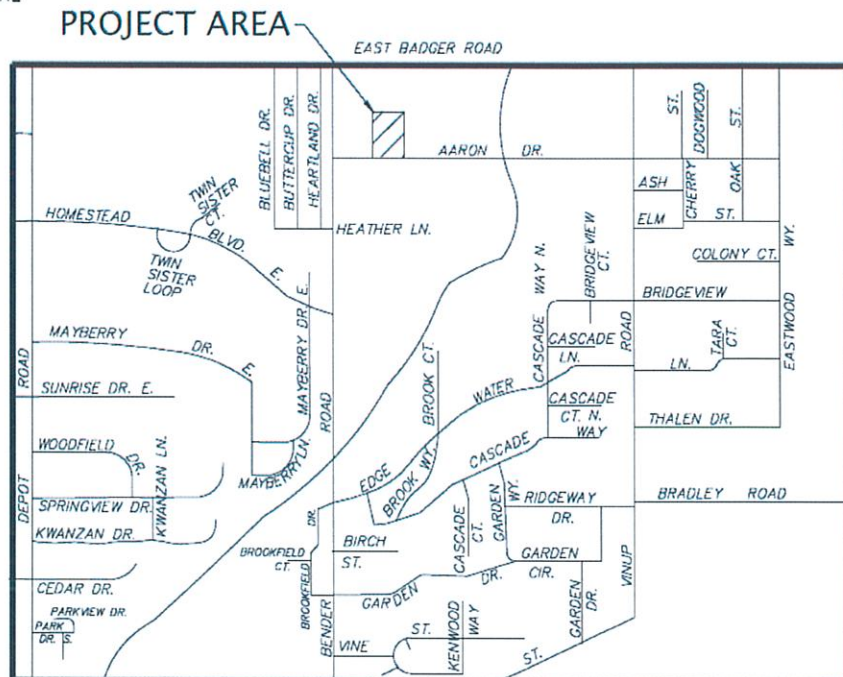
Re: **Project Narrative**  
**Parkview West Senior Housing Expansion**

As a requirement of the Planned Residential Development (PRD) Amendment to the existing RB Development and Heritage Park PRD, a Project Narrative has been prepared by Pacific Surveying and Engineering.

### Project Description

### Location

The project is located at 801 Aaron Drive in Lynden, WA. A site plan has been attached. See vicinity map below.



## VICINITY MAP

### ***Existing Conditions***

The project site has been predominantly developed. Two existing multifamily apartment buildings, with 45 total units, have been constructed on the site. The site also contains carports, storage lockers, utilities and parking to serve the development. A green space between the building is also included with amenities for tenants.



***Existing Site Conditions***

### ***Type and Size of Development***

The proposed building expansion will be an age-restricted senior housing facility including 50 additional units in a 5-story apartment building. The proposed building is approximately 23,375 square feet excluding the exposed stair, elevator shaft and roof top deck. This expansion is proposed as an infill development to increase density within the existing RB Development and Heritage Park Planned Residential Development. These infill projects result in reduction in environmental impacts from development in currently undeveloped parcels, such as nearby farmland.

### ***Phase, Timing and Horizontal Year***

The construction of the proposed building is to begin February 2, 2020 and will take approximately one year to complete construction.

### **Proposed Development Restrictions**

The Development Contract for the RB Development and Heritage Park was approved by Lynden City Council in 1994. The applicant proposes to keep the existing development restrictions set forth in the Development Contract (File Number 941227078) with minor exceptions.

### ***Building and Land Use Modifications***

Development over the years has differed slightly from the phased development approach outlined in the Development Contract. Parkview West Apartments were constructed as the area designated for the "RB Development Apts" described in the development contract. These apartments were constructed with a different site plan and size of development, but with the same building setbacks and parking requirements.

The proposed project is an age-restricted senior housing facility that will be developed in Area B of the parcel. This proposal will fit the existing function of the RB Development, which includes several Assisted Care Facilities including the Christian Health Care Center and Lynden Manor. One service this age-restricted senior housing facility can provide is housing for spouses of the nearby tenants of the Assisted Care Facilities.

The setbacks and parking requirements allowed in the Revised Development Contract for the “RB Development Apts”, located in Section 14.a, are as follows:

HOUSING TYPE	FRONT	SIDE	REAR	HEIGHT	PARKING
Parkview West Apartments	30 ft	10 ft	25 ft	2 stories 30 units maximum per building	2/unit ≤ 25 units 1.5/unit > 25 units

The applicant proposes to keep the 45' side, and rear. However, the applicant proposes to reduce the front setback, height limits and addend the parking requirements as shown in this table:

	FRONT	SIDE	REAR	HEIGHT	PARKING
RB Development Apts	<u>15 ft</u>	10 ft	25 ft	<u>45 ft</u>	<b>Existing Multifamily:</b> 2/unit ≤ 25 units 1.5/unit > 25 units <b><u>Proposed Retirement Housing:</u></b> <b><u>1 per unit</u></b>

The applicant proposes to remove the 30-unit limit maximum per building, as the proposed building contains 50 units. The existing open space requirement of 30% will be reduced to 25% to allow for the additional parking area needed to facilitate the parking requirements.

**Front Yard Setback**

The front yard setback of 30' included in the existing RB Development PRD for the RB Development Apartments is proposed to be reduced to 15'. This setback reduction is justified as is necessary to provide the density originally proposed for this development in the PRD and will include a more attractive curbside architectural design.

The landscape along Aaron Drive will use a mix of small canopy trees and narrow columnar evergreens to provide a more human scale to both pedestrians and motorists. The trees, mixed with medium height shrubs and low ground covers will provide an aesthetically pleasing, year-round landscape buffer for the proposed building addition.

The original PRD contemplated 437 total units to be developed in the PRD limits. As of this time, only approximately 258 units have been constructed. Including the 50 additional units proposed on the site, the total unit count would be 308. The majority of the existing PRD area is built-out to the land use capacity. To meet the proposed density in the original design contract, the front yard setback must be reduced to allow sufficient space for additional development to meet this proposed density.

The patients of the Christian Health Care Center Skilled Nursing Facility were excluded from the total unit analysis. The Christian Health Care center provides skilled nursing care for memory and dementia patients, inpatient therapy care, and long-term care and rehabilitation.

From a planning perspective, the impact of one bed or patient in the Christian Health Care Skilled Nursing Facility to the remainder of the PRD is much different than from other units in the PRD. Most units in the remainder of the PRD house families or multiple people, compared to a single bed identified in the above table for these facilities. The parking requirements for the assisted care facilities are at least six times less than other units in the PRD because these patients keep fewer vehicles on the site. Because of these differences, the bed count from the Christian Health Care Skilled Nursing Facility was not included in the total PRD unit count and discussed here.

#### ***Height Limitation and Building Unit Count***

The RB Development PRD for the RB Development Apartments originally implemented a 45' height restriction and no unit count limitation. An amendment to the PRD reduced this height limitation to 2-stories and maximum 30-unit count to accommodate a reduced front yard setback.

The applicant proposes to reinstate the original height restriction and unit restriction for this area of the PRD, which is consistent with the underlying zoning. This additional height and unit count will provide enough units to justify the cost of an elevator in the building. An elevator is a necessity for a senior housing facility. Our studies show that seniors don't prefer stairs, and, in some cases, even two steps are too many. An elevator capable of transporting an EMT and gurney is important to provide the highest level of safety for tenants. To be economically viable, an elevator must service at least 50 units.

#### ***Open Space Modifications***

The applicant proposes to reduce the existing open space requirement of 30% to 25% to allow for the additional parking area needed to facilitate the parking requirements. This reduction in open space requirements is justified as the quality of the open space will be increased by installing a garden area or dog park and additional landscaping.

Additionally, the property is located near a considerable amount of existing recreational open space. Bender Fields and a community garden are across the street, which compose nearly 40 acres of open space, which is larger than the PRD in itself.

#### ***Parking Modifications***

The original PRD followed City of Lynden Municipal Code (COL) Parking Regulations for the project area, which is included in Area 'B' in the original PRD. Per COL 19.51.040, Off-street Parking Spaces Required, Multi-Family Dwelling Units, 2 parking spaces are required per unit up to 25 units and 1.5 per unit over 25 units. This resulted in a requirement of 80 spaces for the existing 45 units which were constructed as the Parkview West Apartments on the subject parcel (25 units x 2 stalls/unit + 20 units x 1.5 stalls/unit = 80 required stalls). 89 stalls were constructed for the existing 45 units at the time of construction.

The applicant proposes to comply with City of Lynden Municipal Code parking requirements for the additional 50 units proposed on the property with no exceptions. The amendment to the PRD will be to follow COL code for the Retirement Housing parking requirements on the parcel.

The Parkview West Housing Expansion will be an age restricted senior housing apartment building. Per COL 19.51.040, Off-street Parking Spaces Required, Retirement Housing, 1 stall per unit is required. The project proposes to install 47 parking spaces, which results in 136 total stalls including the previously constructed parking stalls. The required parking stalls for the aggregate development is 130 stalls (80 existing required stalls + 50 units x 1 stall/unit = 130 stalls)

#### ***Storage Space Modification***



Section 14.h of the original Development Contract for the “RB Development Apts” requires that apartment units in Area B must be provided with a minimum of 32 square feet of storage space per unit. This storage space is connected to the existing carport structures at Parkview West Apartments.

To meet the density requirements of the proposed apartment project, there is not sufficient available land to construct the storage spaces as in the original Parkview West Apartment design. Development on the remainder of the parcel is limited by existing private and public utility easements.

The modification to the existing PRD is to remove this requirement for the new housing expansion project to meet the original density contemplated by the PRD.

### Architectural Theme

The proposed structure’s architecture is deeply rooted in tradition. Design cues were taken from classic brownstone of the East Coast and Northern European homes. Construction method, materials, window proportions, color palette and an intimate neighborhood feel are examples of what the housing project will attempt to duplicate in the City of Lynden. In that vein and due to the high quality of materials proposed, the addition of the structure to the north side of Aaron Drive will improve both the pedestrian aesthetic experience and residential character of Lynden’s great town.



***Proposed Architectural Design Feature Examples***

### PRD Open Space Calculation

Per Section 12.c of the original RB Development and Heritage Park PRD, 40% private open space must be maintained across the entire PRD (not including park dedication). Per COL 17.01.030, "Open space" means land areas not covered by buildings, parking structures, or accessory structures, except recreational structures. It includes land which is accessible and available to all occupants of dwelling

areas for whose use the space is intended. Section 12.c of the original PRD amends this definition to not allow parking areas to count as open space.

After the development of the proposed housing expansion, 12.75 acres of open space will remain. This is greater than the 11.64 acres (40% of 29.1 acres) required by Section 12.c of the existing PRD. This open space was calculated by determining the area of the non-open space (16.35 acres - shown in magenta below) and subtracting that from the total 29.1-acre PRD. This the park dedication as discussed in Section 12.c is not included in this analysis.



***RB Development and Heritage Park Proposed Open Space***

**Parkview West Parcel Open Space**

The open space requirement for the Parkview West Apartments parcel is proposed to be reduced from 30% to 25%. The additional parking space area required for the proposed unit count will necessitate this reduction. An attached exhibit is provided to demonstrate the existing and proposed open spaces on the site.

The existing open space on the parcel will be improved to justify this reduction in open space requirements. This will include a community garden for tenants, or possibly a fenced dog park area. Additionally, the project is located next to nearly 40 acres of open space directly across Aaron Drive in Bender Fields. A community garden is across the street as well. The tenants in the Parkview West parcel will be in proximity to a far greater area of open space than many other locations in Lynden.

In conclusion, the proposed Parkview West Senior Housing Expansion will provide additional density for the RB Development and Heritage Park PRD which was originally contemplated but never completed. The age-restricted senior housing is an appropriate land use for the area based on the nearby Assisted Living land use. Slight modifications to the existing PRD restrictions will allow for architecturally attractive, infill development which reduces environmental impacts associated with construction on previously undeveloped land.

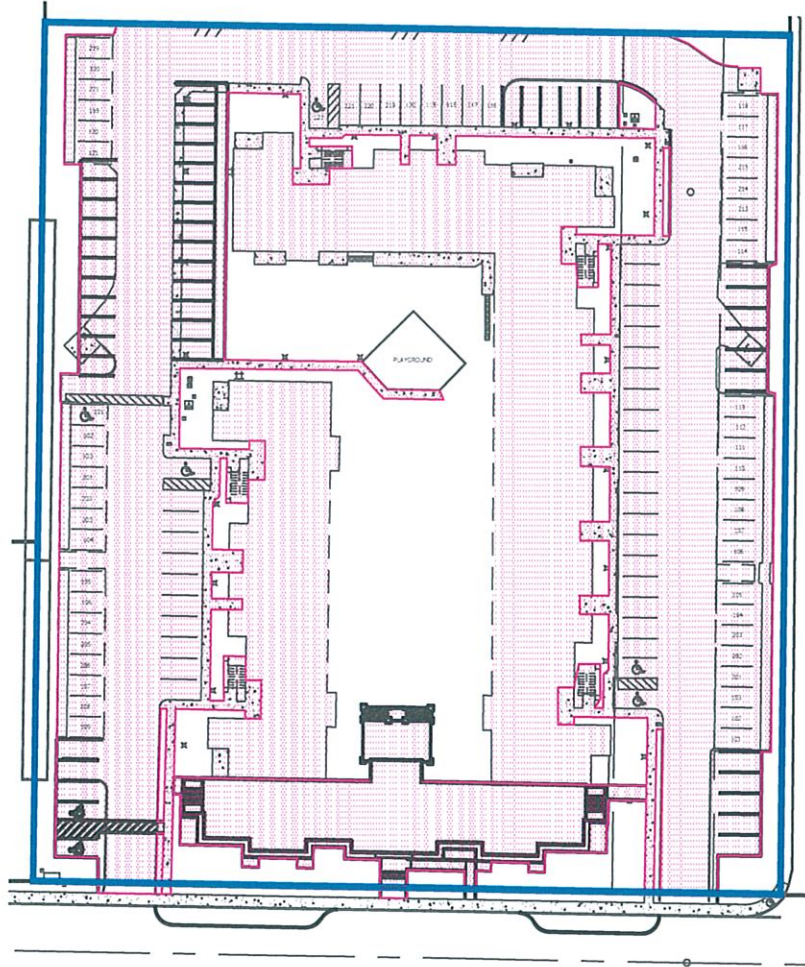
Sincerely,

**Scott Goodall, PE**  
Project Engineer, Associate  
[sgoodall@psurvey.com](mailto:sgoodall@psurvey.com)

**Pacific Surveying & Engineering, Inc.**  
909 Squalicum Way, Suite 111  
Bellingham, WA 98225



PARKVIEW WEST SENIOR HOUSING EXPANSION  
 OPEN SPACE CALCULATION



	Area (SF)	Open Space (SF)	Open Space %
Total Site:	122,760		
Existing Impervious:	73,954	48,806	39.8%
Impervious Area including Housing Expansion:	87,874	34,886	28.4%

GRAPHIC SCALE  
 (in survey feet)









# PARKVIEW WEST SENIOR HOUSING EXPANSION PLANNED RESIDENTIAL DEVELOPMENT AMENDMENT

**GENERAL NOTES**

A. SURFACE FEATURES ARE BASED ON Aerial/ACSM SURVEY DATED NOV. 3, 2015. NO VERIFICATION OF THIS SURVEY WORK HAS BEEN PERFORMED BY PACIFIC SURVEY AND ENGINEERING.

B. THIS MAP SHOWS LOCATIONS OF PROPOSED AND EXISTING UTILITY FEATURES. THIS REPORT DOES NOT WARRANT THE ACCURACY OF ANY UTILITY LOCATIONS NOT SHOWN ON THIS MAP. THE UTILITY LOCATIONS NOT SHOWN ON THIS MAP ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY DATA. THE UTILITY LOCATIONS NOT SHOWN ON THIS MAP CALL FOR LOCATES BEFORE DIGGING.

C. SITE ADDRESS IS 901-912 AARON DRIVE, C. LINDEN, WA 98244. ASSessor'S PARCEL NUMBER IS 400316 CHSD0000.

D. UNDERGROUND UTILITIES WERE DETERMINED BY RECORD DRAWINGS AND FIELD SURVEY DATA. NO UNDERGROUND UTILITY LOCATIONS WERE IDENTIFIED THAT WOULD BE AFFECTED BY THIS PROJECT.

E. JOBS IN BUILDING AND UTILITY FEATURES NOT SHOWN IN DASHED LINE POSITION (NOT ACCESSIBLE BY SURVEY).

F. STORM DETENTION FACILITY OWNERSHIP AND MAINTENANCE NOT LISTED IN THIS REPORT DOCUMENTS.

**LEGAL DESCRIPTION**

LOT 4, 5th DEVELOPMENT, DIV. NO. 1, PLANNED RESIDENTIAL DEVELOPMENT AMENDMENT, VOLUME 19 OF PLATS, PAGE 21, RECORDS OF KINGDOM COUNTY, WASHINGTON.

**SYMBOL LEGEND**

- 1" ROAD 3/4" REMOVAL (AS NOTED)
- 1" SET 1/2" REMOVAL (AS NOTED)
- 1" SET 1/4" REMOVAL (AS NOTED)
- 1" FIRE HYDRANT
- WOOD WATER VALVE
- 1" WATER METER
- 1" SAN SEWER MANHOLE
- 1" SAN SEWER MANHOLE
- 1" STORM CATCH BASIN
- 1" 6" PVC CLEANGUT
- 1" IRRIGATION CONTROL BOX
- 1" FORCE LINE (DOWN-LINE)
- 1" AROUND VIAL HEDGE
- 1" DECIDUOUS TREE LABELED W/ INCH DIA
- 1" CONIFEROUS TREE LABELED W/ INCH DIA
- 1" MAIL BOX
- 1" VIAL LIGHT
- 1" POWER TRANSFORMER (CONC AND MOUNTED)
- 1" OPEN POWER JUNCTION BOX
- 1" UTILITY BOX (UNKNOWN TYPE)
- 1" COMMUNICATIONS J-BOX
- 1" HANDBOX ACCESS
- 1" PROPOSED WATER METER
- 1" PROPOSED POST INDICATOR VALVE

**PARKING CALCULATIONS**

**EXISTING PARKING REQUIREMENTS**

- EXISTING PARKING SPACES: 50 SPACES
- EXISTING DRIVEWAYS: 25 UNITS \* 1.5 SPACE/UNIT = 37.5 SPACES REQUIRED
- EXISTING SPACES BY SPACES: 12.5 SPACES REQUIRED

**PROPOSED PARKING SPACES**

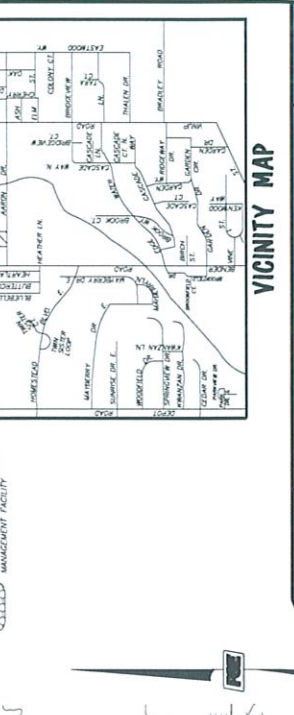
- PROPOSED PARKING SPACES: 50 SPACES
- PROPOSED DRIVEWAYS: 25 UNITS \* 1.5 SPACE/UNIT = 37.5 SPACES REQUIRED
- PROPOSED SPACES BY SPACES: 12.5 SPACES REQUIRED

**LINE LEGEND**

- EXISTING GRADE INDEX CONTOUR
- EXISTING GRADE INTERNAL CONTOUR
- EXISTING STORM DRAIN LINE
- EXISTING SANITARY DRAIN LINE
- EXISTING WATER LINE
- EXISTING UNDERGROUND POWER
- EXISTING UNDERGROUND COMMUNICATIONS LINE
- EXISTING UNDERGROUND TELEPHONE LINE
- EXISTING UNDERGROUND NATURAL GAS LINE
- PROPOSED STORM DRAIN LINE
- PROPOSED SANITARY DRAIN LINE
- PROPOSED WATER LINE
- PROPOSED NATURAL GAS LINE
- PROPOSED STORMWATER MANAGEMENT FACILITY

**PROJECT AREA**

31' COMPACT STALLS / 156' TOTAL = 238 < 308' MAX PER 19.51.000-9

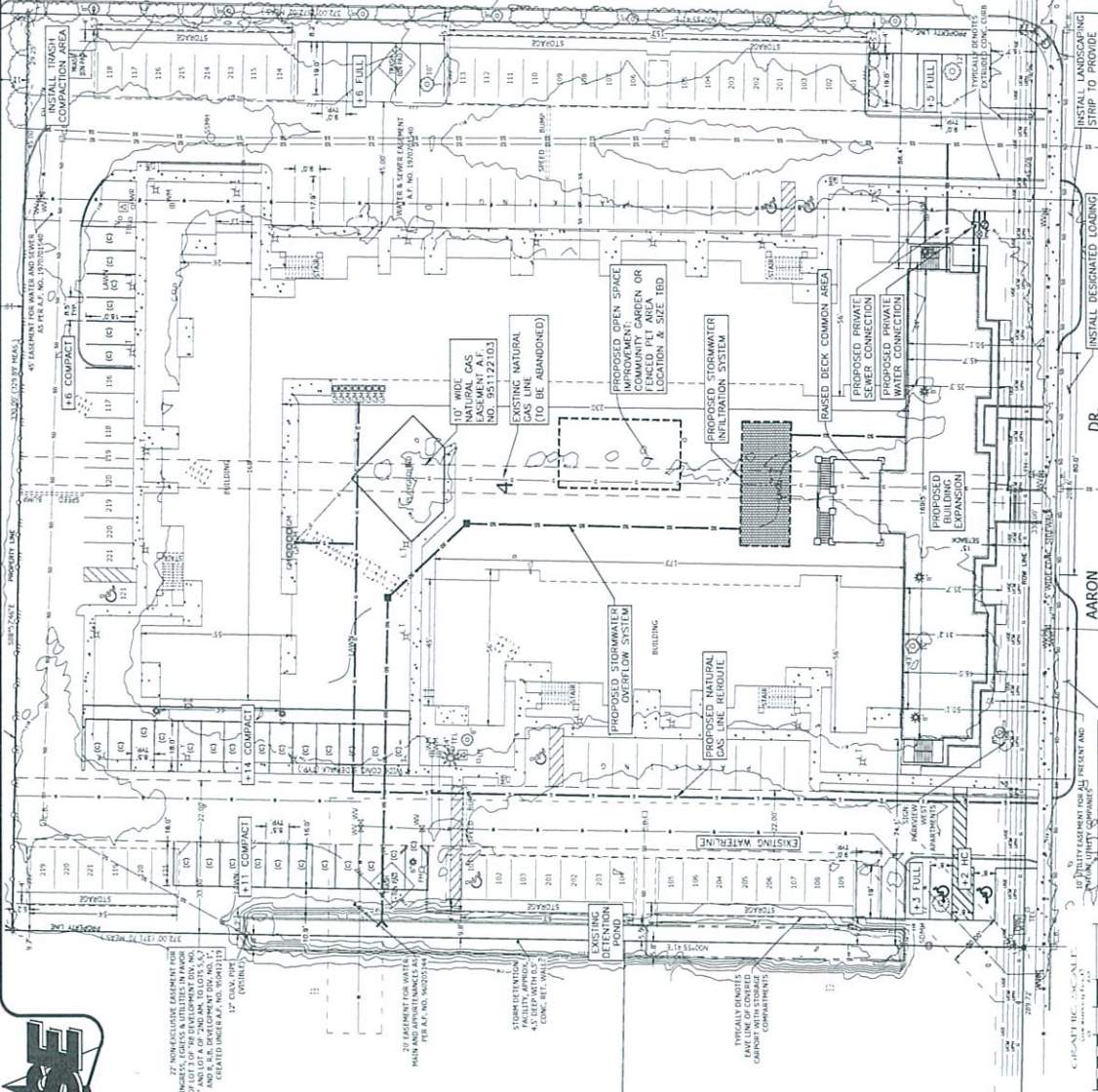


**VICINITY MAP**

PARKVIEW WEST SENIOR HOUSING EXPANSION  
 PLANNED RESIDENTIAL DEVELOPMENT AMENDMENT  
 GENERAL UTILITY PLAN

JOB NO: 2019129  
 SHEET: 03 OF 03

PACIFIC SURVEY & ENGINEERING INC.  
 909 SQUALICUM WAY - SUITE 111 - BELLINGHAM, WA 98225



NO.	DATE	REVISION DESCRIPTION	BY	CHK
1	08.15.2019	FOR PUBLIC REVIEW	JR	DMC
2	08.15.2019	FOR PUBLIC REVIEW	JR	DMC

DATE	SCALE	PROJECT	DATE	SCALE	PROJECT
08.15.2019	AS SHOWN	PARKVIEW WEST SENIOR HOUSING EXPANSION	08.15.2019	AS SHOWN	PARKVIEW WEST SENIOR HOUSING EXPANSION

NO.	DATE	REVISION DESCRIPTION	BY	CHK
1	08.15.2019	FOR PUBLIC REVIEW	JR	DMC
2	08.15.2019	FOR PUBLIC REVIEW	JR	DMC



STATE OF WASHINGTON  
DEPARTMENT OF ECOLOGY  
LANDSCAPE ARCHITECT  
CERTIFICATE NO. 141



**Cascade Design Group**  
P.O. Box 5938  
Bellingham, WA 98227  
Paul George  
Landscape Architect  
360.715.2119  
paul@casadedesigngroup.net

**PARKVIEW WEST HOUSING EXPANSION**

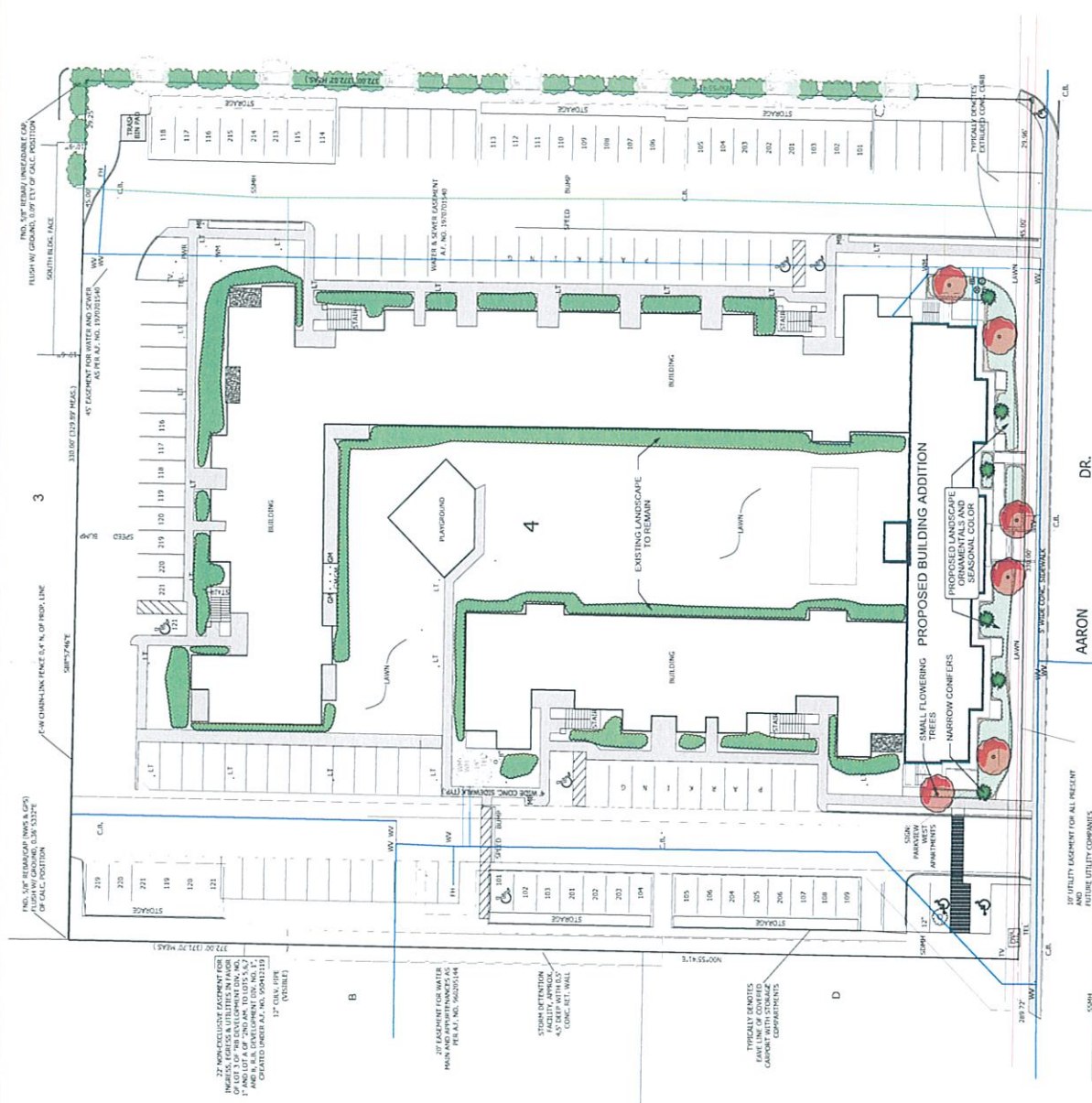
801 Aaron Dr. Lynden, WA 98264

PROJECT START DATE  
June 24th, 2019

REVISIONS

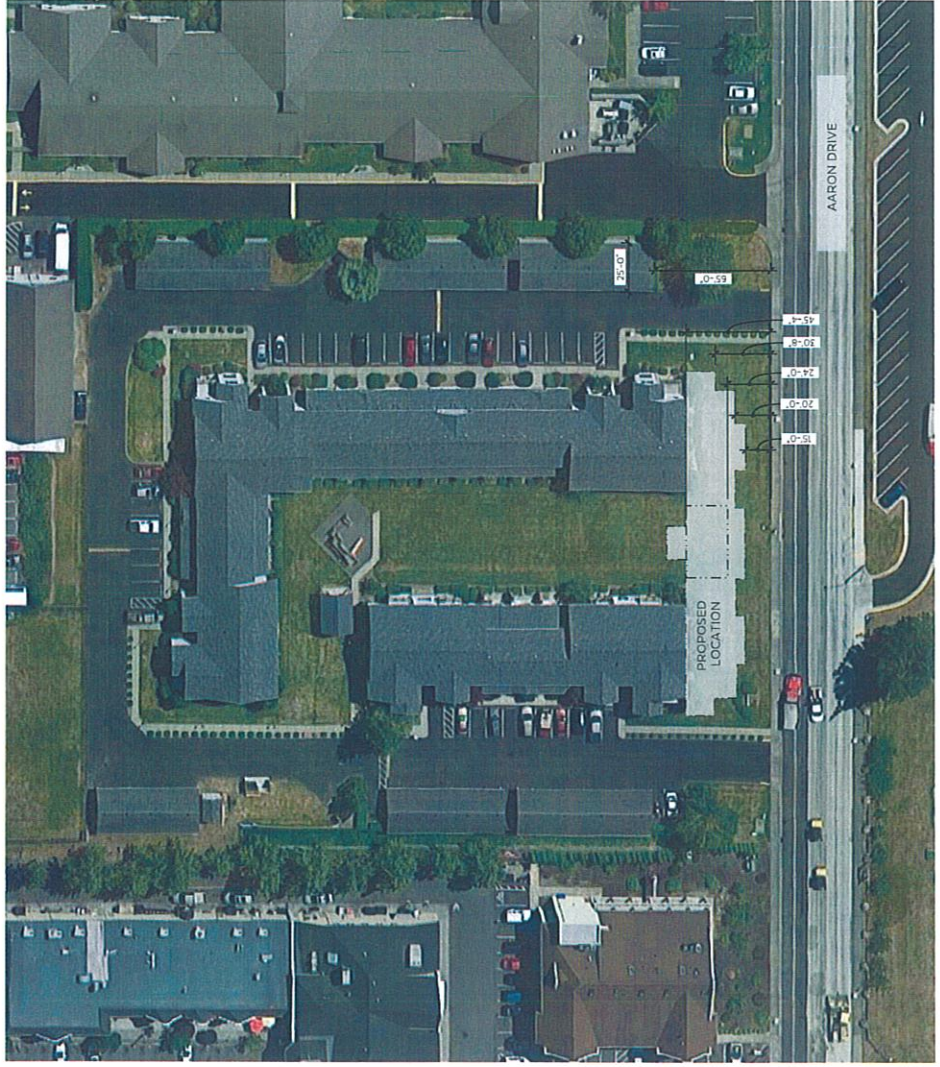
September 19th, 2019

L1



**Landscape Overview**  
Scale: 1" = 20' ft





PROPOSED STRUCTURE SETBACKS	
ELEVATOR SHAFT	45'-4"
STAIR TOWER	50'-8"
COMMON SPACE	24'-0"
ALCOVES	20'-0"
FRONT	15'-0"
WEIGHTED AVG.	37'-0"





A0.1

Plan

rev	date	remark

Document Date: September 27, 2019

Document Phase: Schematic Design

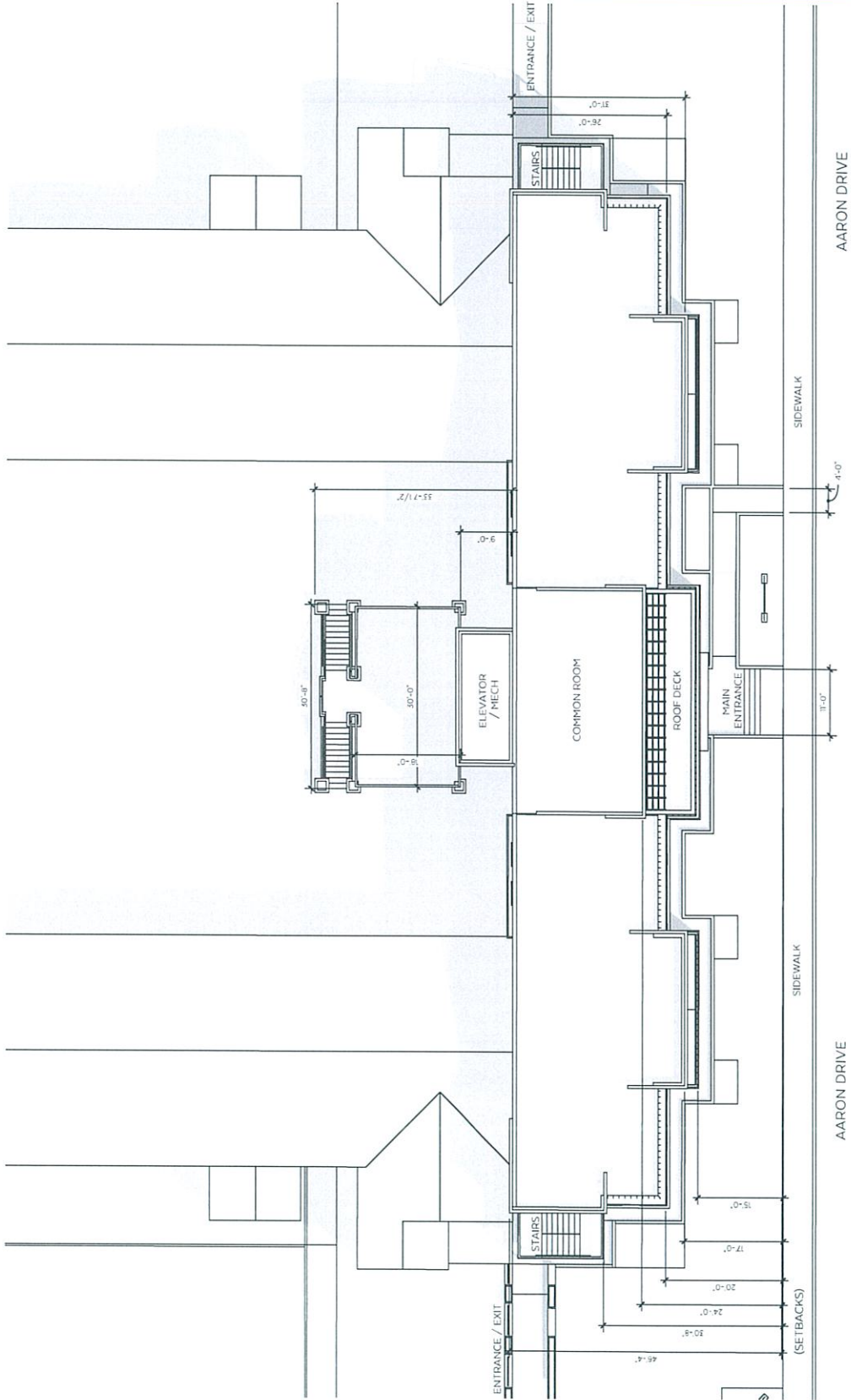
# Parkview Housing

## FALCONWORKS

119 NORTH COMMERCIAL STREET SUITE 1504  
 BELLINGHAM, WASHINGTON 98225  
 E. JON@FALCONWORKSDESIGN.COM  
 P. 360.319.2076

801 Aaron Drive  
 Lynden, WA 98264

1910 - Parkview Housing / Henderson Hospitality



1 PLAN  
 1/8" = 1' - 0"

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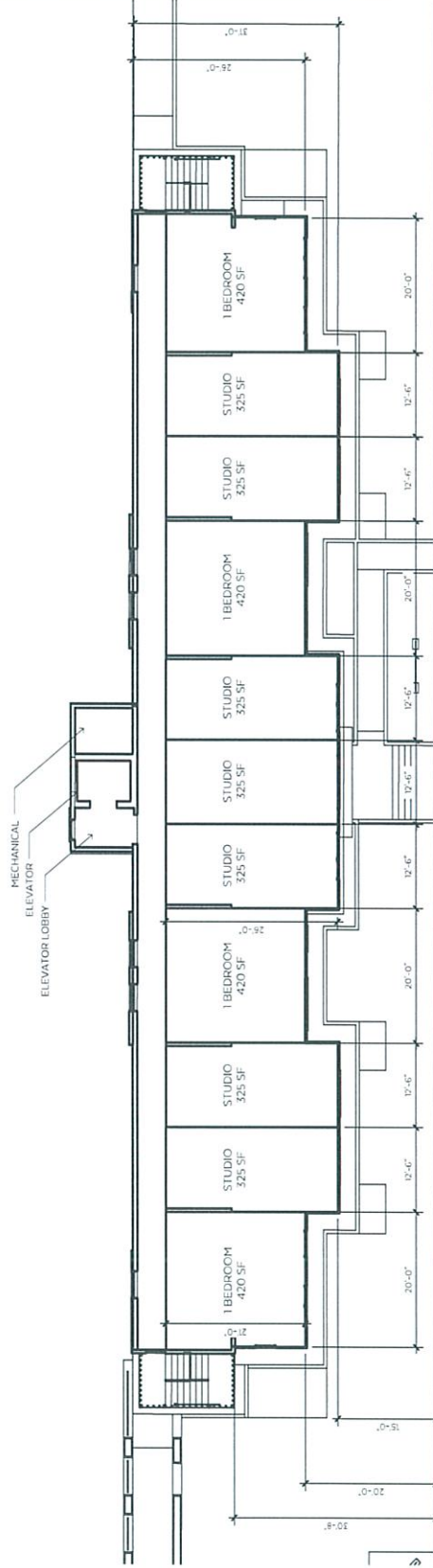
Document Date  
 September 27, 2019

Document Phase  
 Schematic Design

rev. date remark

Typical Floor Plan

**A0.2**



**APARTMENT UNIT COUNT**

GROUND FLOOR	10 UNITS
SECOND FLOOR	11 UNITS
THIRD FLOOR	11 UNITS
FOURTH FLOOR	8 UNITS
FIFTH FLOOR	51 UNITS
<b>TOTAL UNITS</b>	<b>91</b>
<b>1-BEDROOMS</b>	<b>20</b>
<b>STUDIOS</b>	<b>20</b>

1 TYPICAL PLAN  
 1/8" = 1'-0"

# FALCONWORKS

119 NORTH COMMERCIAL STREET SUITE 1504  
 BELLINGHAM, WASHINGTON 98225  
 E. JON@FALCONWORKSDESIGN.COM  
 P. 360.319.2076

# Parkview Housing

801 Arden Drive  
 Lynden, WA 98264  
 1910 Parkview Housing / Haskinder Hospitality

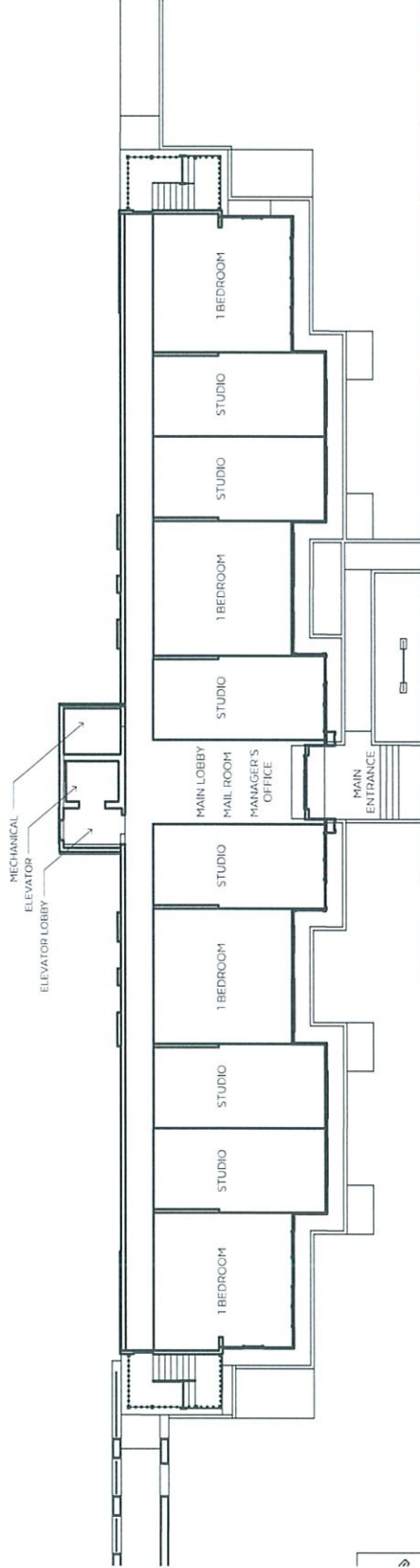
Document Date  
 September 27, 2019

Document Phase  
 Schematic Design

rev. date remark

Ground Floor Plan

A0.3



1 GROUND FLOOR PLAN  
 SCALE: 1/8" = 1'-0"



APARTMENT UNIT COUNT

GROUND FLOOR	10 UNITS
SECOND FLOOR	11 UNITS
THIRD FLOOR	11 UNITS
FOURTH FLOOR	8 UNITS
FIFTH FLOOR	51 UNITS
TOTAL UNITS	91
1-BEDROOMS	31
STUDIOS	20

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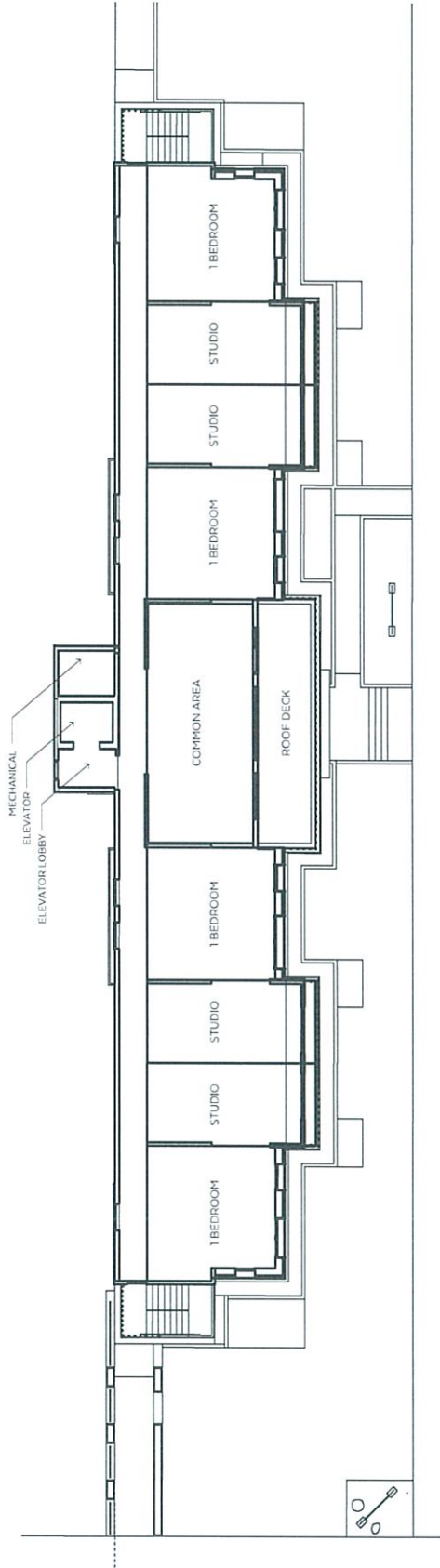
Document Date  
 September 27, 2019

Document Phase  
 Schematic Design

rev. date remark

Top Floor Plan

**A0.4**



APARTMENT UNIT COUNT	
GROUND FLOOR	10 UNITS
SECOND FLOOR	11 UNITS
THIRD FLOOR	11
UNITS	
FOURTH FLOOR	11 UNITS
EIGHTH FLOOR	8 UNITS
FIFTH FLOOR	
TOTAL UNITS	51 UNITS
1-BEDROOMS	31
STUDIOS	20

1 TOP FLOOR PLAN  
 1/8" = 1'-0"

FALCONWORKS: This set of architectural drawings is intended to be completed by the client, and is not to be used for construction. The drawings are provided as a guide only and are not to be used for construction. The drawings are not to be used for construction.

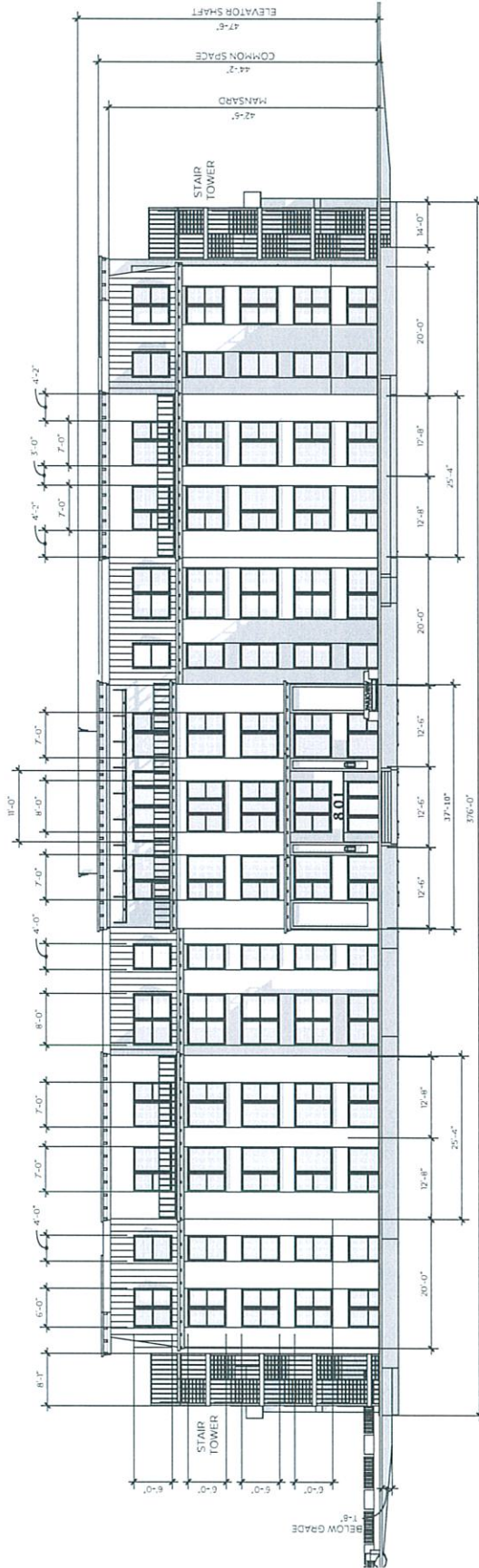
Document Date  
 September 27, 2019

Document Phase  
 Schematic Design

rev. date remark

South Elevation

**A0.5**



1 SOUTH ELEVATION

1/8" = 1'-0"



A0.6

North Elevation

rev date remark

Schematic Design

Document Phase

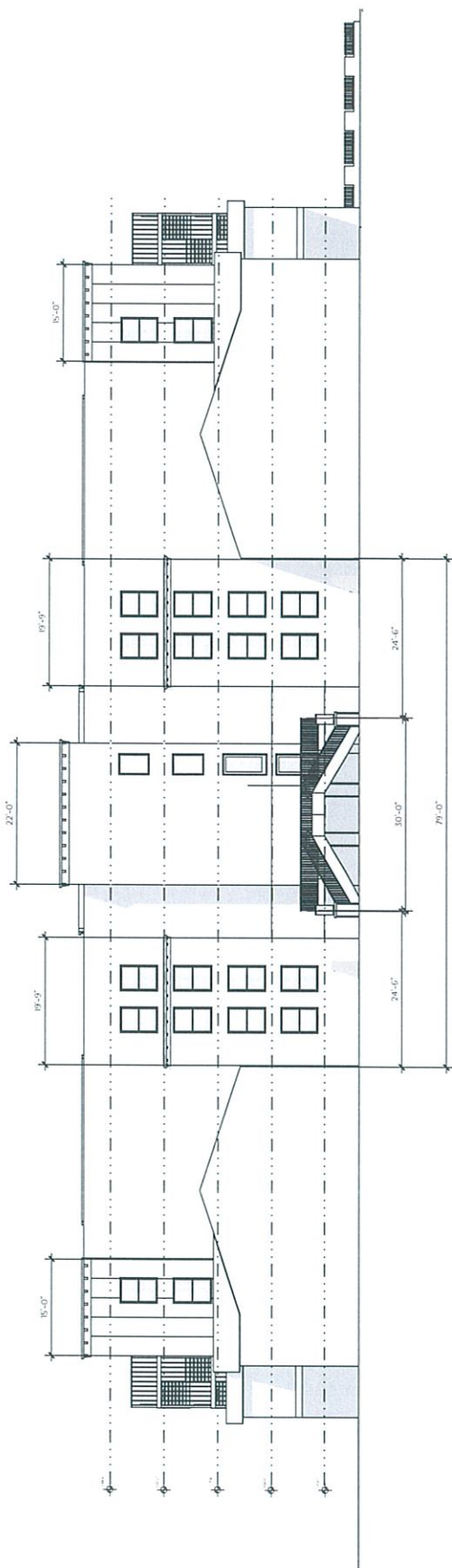
September 27, 2019

Document Date

1710 Parkview Housing / Historic Hospitality

801 Ayrton Drive  
Lynn, WA 98284

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119 NORTH COMMERCIAL STREET SUITE 1504  
BELLINGHAM, WASHINGTON 98225  
E JON@FALCONWORKSDESIGN.COM  
P 360 319 2076



1 NORTH ELEVATION  
SCALE: 1/8" = 1'-0"



A0.7

View

rev. date remark

Document Phase

Document Date

1910 Parkview Housing / Highlands Municipality

801 Aspen Drive  
Lynn, WA 98224

# Parkview Housing

# FALCONWORKS

119 NORTH COMMERCIAL STREET SUITE 1504  
BELLINGHAM, WASHINGTON 98225  
E. JON@FALCONWORKSDESIGN.COM  
P. 360.519.2076





# Pacific Surveying & Engineering, Inc

land surveying • civil engineering • consulting • planning • gis

909 Squalicum Way, #111, Bellingham, WA 98225  
Phone 360.671.7387 Facsimile 360.671.4685 Email pse@psurvey.com

July 1, 2019

City of Lynden Public Works Department  
300 4th St  
Lynden, WA 98264

## Re: Traffic Impact Analysis Parkview West Housing Expansion

As a requirement of the Planned Residential Development (PRD) Amendment to the existing RB Development/Heritage Park PRD, a Traffic Impact Analysis has been performed by Pacific Surveying and Engineering.

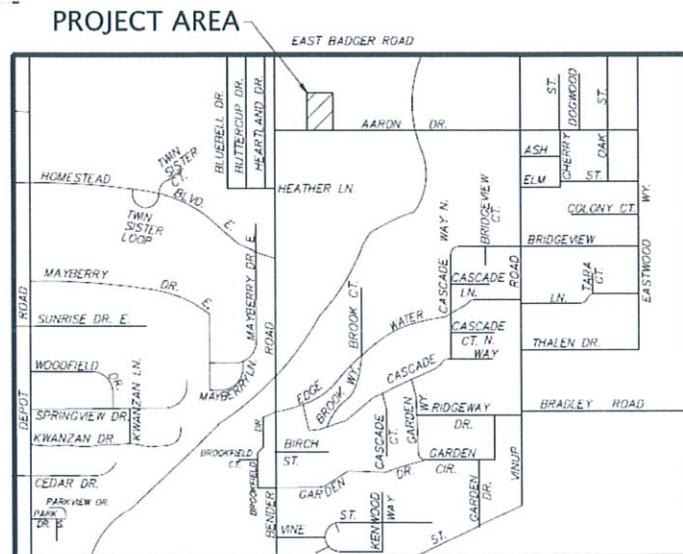
### Traffic Impact Analysis Checklist Thresholds

This project proposes to construct a housing expansion to the existing Parkview West Apartments located at 801 Aaron Drive. This housing expansion will be an age restricted senior living apartment building. This project will result in 5.5 Peak-Hour Trips as discussed in Section 2 below. According to the City of Lynden Traffic Impact Analysis Checklist, only Sections 1, 2 and 8 are required to be completed. This memo will address these Sections on the checklist.

### Section 1: Project Description

#### Location

The project is located at 801 Aaron Drive in Lynden, WA. A site plan has been attached. See vicinity map below.



VICINITY MAP



**Type and Size of Development**

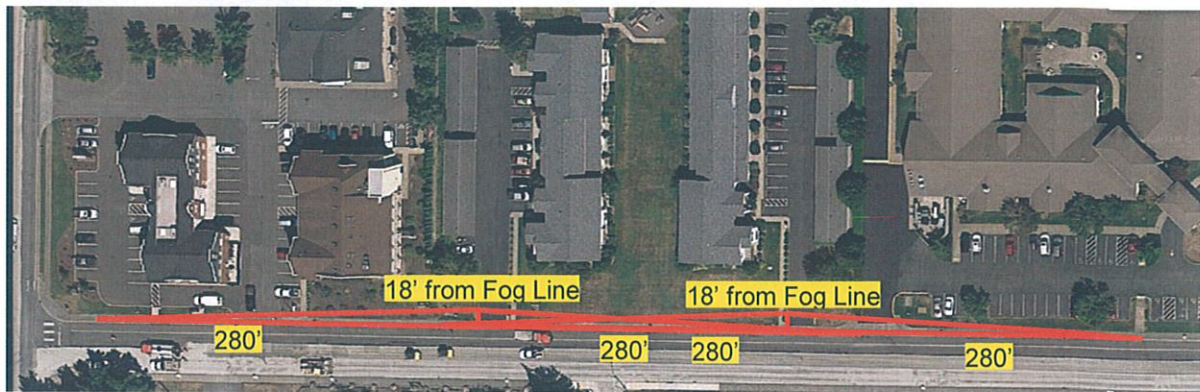
The proposed building expansion will include 50 additional units in a 5-story apartment building. The proposed square footage of the building is approximately 23,375 square feet excluding the exposed stair, elevator shaft and roof top deck.

**Phase, Timing and Horizontal Year**

The construction of the proposed building is to begin February 2, 2020 and will take approximately one year to complete construction.

**Access Locations and Sight Distance**

The existing site includes access location shown in the figure below approximately 240' apart. Per City of Lynden Development Standards, a sight distance of 280' is required at each access onto an Arterial Roadway (Aaron Drive is a Secondary Arterial). As shown in the figure below, this requirement is met.



**Existing Sight Distance**

**Section 2: Trip Generation**

**Average Daily Traffic**

The Average Daily Traffic generated by 50 units of the Senior Adult Housing (252) Use based on the ITE 7<sup>th</sup> Edition is 174 trips per day (50 units x 3.48 ADT/unit = 174 trips).

**PM Peak Hour Trips**

The Weekday PM Peak Hour Trip Generation based on the ITE 7<sup>th</sup> Edition is 0.11 Average Rate. This results in 50 units x 0.11 = 5.5 Weekday PM Peak Hour Trips.

**Assumptions and Methodology**

Only the ITE 7<sup>th</sup> Edition was used for the analysis.

**Section 8: Minimum Mitigation Requirements**

Residential developments that generate ten PM peak-hour trips or less will be required to pay the current traffic impact fees.

Sincerely,



**Scott Goodall, PE**  
Project Engineer, Associate  
[sgoodall@psurvey.com](mailto:sgoodall@psurvey.com)

**Pacific Surveying & Engineering, Inc.**  
909 Squalicum Way, Suite 111  
Bellingham, WA 98225  
ph 360.671.7387 fax 360.671.4685  
[www.psurvey.com](http://www.psurvey.com)

# HOLLANDER Investments, Inc.

PROPERTY DEVELOPMENT

119 NORTH COMMERCIAL STREET, STE. 165  
BELLINGHAM, WA 98227-2129  
(360) 647-1916 FAX (360) 734-9452

## Market Analysis for Amended Planned Residential Development

### Parkview West Housing Expansion

July 1, 2019

#### Proposed Project Overview

The proposed project is targeted at seniors 55+ in age. The proposed 5 story building will be added to the Existing Parkview Apartment Complex. The following are some general reasons that justify this new supply:

#### Occupancy Big Picture – Whatcom County

For decades Whatcom County Housing Authority has consistently had waiting lists for units. There is currently a less than one percent vacancy for the approximately 3,200 units they manage. Additionally, market rents have continued to climb. A general trend in the entire market has been a tendency for units to get smaller. The average Housing Authority family size is 2.53 people per unit (see attached Housing Authority Snapshot).

A recent County wide survey of 17,000 apartment units found a current vacancy rate below one percent and near 0 percent for 1-bedroom units. Skagit County also has a vacancy rate below one percent (see attached Bellingham Herald article dated February 19, 2019 by Dave Gallagher).

#### Occupancy in Lynden

Don Gustafson, MAI is one of the most respected real estate appraiser and market analyst in Whatcom County. He notes that occupancy rates and absorption of new units in all of Whatcom County for all categories is amazing. The market has very high occupancy levels for studios and one-bedroom units. The vacancy rate is less than one percent countywide for standard housing, low-income subsidized housing, and for age-restricted or senior housing. He believes that demand for one bedroom units in Lynden far exceed supply and although there are not many studios in Lynden, he is very confident there is more than enough demand for the 49 units we are proposing. He agrees that this is a perfect location for seniors and is familiar with the tendency of families encouraging their aging parents to be in a “clean, dynamic, quality and safe” community and that “Lynden has a great reputation.”

Hollander’s existing adjacent Parkview Complex has been consistently 100% occupied for the last 5 years. Our one bedroom units have a long waiting list and we always try to get seniors to the ground floor units as they often don’t prefer stairs.

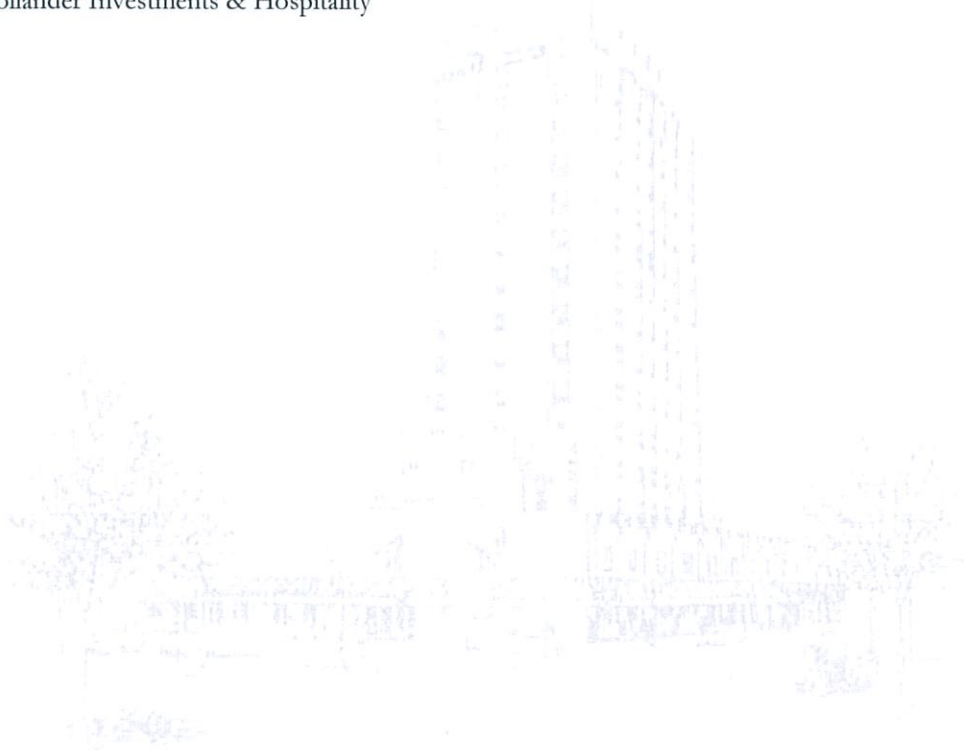
Our own survey of other Lynden apartments, senior apartments and assisted living facilities include but are not limited to: Adjacent Lynden Manor, New Depot Rd Apartments, LaVilla Apartments, Mercedes Corner Apartments, Meadow Greens Independent senior apartment wing, and Lions Head. Our study of other apartments in Lynden indicates a vacancy rate of about one percent of the 200 one bedroom and studios in these complexes.

**Additional Justification for Project's Size**

The proposed project will include smaller-than-average units. Our studies indicate seniors don't prefer stairs and, in some cases, even two steps are too many. Very few apartments in the Lynden market have an elevator, as elevators generally cost about \$250,000. To make it feasible to have an elevator in an apartment complex, at least 50 units should be serviced by one elevator. This is why the proposed project needs to be five stories, as it would have enough units to justify an elevator. This elevator will be big enough to handle EMT gurney requirements. In addition, this building will have a full fire sprinkler system.

Our experienced development and operational teams are confident we can deliver a very attractive building that serves a need in this community and is an efficient use of land and building design.

Mark Hollander, President  
Hollander Investments & Hospitality



# Guide To Affordable Housing in Whatcom County, Washington

## Whatcom County, WA Affordable Housing Snapshot

<b>Total Affordable Apartment Properties</b>	70
<b>Total Low Income Apartments</b>	3,248
<b>Total Rent Assisted Apartments</b>	1,017
<b>Percentage of Housing Units Occupied By Renters</b>	36.87%
<b>Average Renter Household Size</b>	2.44
<b>Total Population</b>	207,100
<b>Housing Units</b>	79,767
<b>Average Household Size</b>	2.53
<b>Median Household Income</b>	\$53,145 ±\$1,739
<b>Median Rent</b>	\$925 ±\$18
<b>Percentage Of Renters Overburdened</b>	53.47% ± 2.49pp

### Population and Household Demographics

Whatcom County is a County in [Washington](#) with a population of 207,100. There are 79,767 households in the county with an average household size of 2.53 persons. 36.87% of households in Whatcom County are renters.

### Income and Rent Overburden in Whatcom County

The median gross income for households in Whatcom County is \$53,145 a year, or \$4,429 a month. The median rent for the county is \$925 a month.

Households who pay more than thirty percent of their gross income are considered to be Rent Overburdened. In Whatcom County, a household making less than \$3,083 a month would be considered overburdened when renting an apartment at or above the median rent. 53.47% of households who rent are overburdened in Whatcom County.<sup>1</sup>

### Area Median Income In Whatcom County

Affordable housing program eligibility is always determined by one's income. Each household's income is compared to the incomes of all other households in the area. This is accomplished through a statistic established by the government called the Area Median Income, most often referred to as AMI. The AMI is calculated and published each year by HUD.

In Whatcom County, HUD calculates the Area Median Income for a family of four as \$79,100

Most affordable housing programs determine eligibility based on the percent of AMI a given household's income is. Among the programs that determine eligibility based on the AMI are Section 8, HOME, LIHTC, Section 515, 202 and 811.

### Rental Assistance in Whatcom County

Rental assistance is a type of housing subsidy that pays for a portion of a renter's monthly housing costs, including rent and tenant paid utilities. This housing assistance can come in the form of Section 8 Housing Choice Vouchers, project-based Section 8 contracts, public housing, USDA Rental Assistance (in Section 515 properties) as well as HUD Section 202 and 811 properties for elderly and disabled households.

### Income Qualifications for Whatcom County HUD Rental Assistance in Whatcom County

Income	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
Income	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
<b>30% of Median</b>	\$16,650	\$19,000	\$21,400	\$25,750	\$30,170	\$34,590	\$39,010	\$43,430
<b>50% of Median</b>	\$27,700	\$31,650	\$35,600	\$39,550	\$42,750	\$45,900	\$49,050	\$52,250
<b>80% of Median</b>	\$44,350	\$50,650	\$57,000	\$63,300	\$68,400	\$73,450	\$78,500	\$83,600

**Low Income Housing Tax Credits in Whatcom County**

The Low-Income Housing Tax Credit (LIHTC) program aims to create affordable rental housing for low and very low income families.

From 1987 to 2009, 35 low income apartment communities containing 1,940 rental apartments have been constructed and made affordable to low income persons in Whatcom County by the Low Income Housing Tax Credit Program.

If your income is less than 60% of the Area Median Income (AMI), you should not expect to pay more than the rent value for a unit in the table below. However, Affordable apartment communities that receive funding through the Low Income Housing Tax Credit program may have rental units that are not subject to income and rent limits. Rent limits for the LIHTC Program are determined so that a household making the maximum income for the expected household size of the unit would only pay 30% of their income for rent.

**Income Qualifications for Low Income Housing Tax Credit Apartments in Whatcom County**

Income	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
Income	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
<b>60% of Median</b>	\$33,240	\$37,980	\$42,720	\$47,460	\$51,300	\$55,080	\$58,860	\$62,700

For example, the expected household size for a two bedroom apartment is 3 people. Using the table above, the maximum income for a 3 person household at 60% of the AMI in Whatcom County is \$42,720 a year, or \$3,560 a month. To determine the maximum rent in the table below we multiply the monthly maximum income, \$3,560 by 30% to get a maximum rent of \$1,068 a month.

Rent for units in the LIHTC Program include a utility allowance which is determined by the average monthly cost of utilities paid directly by residents. This allowance has not been subtracted from the rents in the table below. These utility allowances are set on a property by property basis.

% of AMI	Studio	1 Bed	2 Bed	3 Bed	4 Bed	5 Bed
% of AMI	Studio	1 Bed	2 Bed	3 Bed	4 Bed	5 Bed
<b>50%</b>	\$693	\$742	\$890	\$1,029	\$1,148	\$1,266
<b>60%</b>	\$831	\$890	\$1,068	\$1,235	\$1,377	\$1,520

**Fair Market Rents in Whatcom County**

Fair Market Rents, often abbreviated as FMR, can be used to better understand the average housing costs of an area. Notably, Fair Market Rents are used to establish the payment standards for the Housing Choice Voucher Program, maximum rents in HOME financed rental projects and initial rents for Section 8 project based assistance.

2019 Fair Market Rents

Studio	One BR	Two BR	Three BR	Four BR
Studio	One BR	Two BR	Three BR	Four BR
\$747	\$811	\$1,058	\$1,530	\$1,858

### Cities In Whatcom County

Select A City to View its Apartment Communities and Waiting Lists.

Search:

City	Listings Served By
<a href="#">Bellingham</a>	52 The HUD funded Public Housing Agencies that serve Bellingham are the <a href="#">Bellingham Housing Authority</a> and <a href="#">Whatcom County Housing Authority</a> .
<a href="#">Lynden</a>	2 The HUD funded Public Housing Agencies that serve Lynden are the <a href="#">Whatcom County Housing Authority</a> and <a href="#">Bellingham Housing Authority</a> .
<a href="#">Blaine</a>	4 The HUD funded Public Housing Agencies that serve Blaine are the <a href="#">Whatcom County Housing Authority</a> and <a href="#">Bellingham Housing Authority</a> .
<a href="#">Ferndale</a>	6 The HUD funded Public Housing Agencies that serve Ferndale are the <a href="#">Whatcom County Housing Authority</a> and <a href="#">Bellingham Housing Authority</a> .
<a href="#">Everson</a>	2 The HUD funded Public Housing Agencies that serve Everson are the <a href="#">Whatcom County Housing Authority</a> and <a href="#">Bellingham Housing Authority</a> .
<a href="#">Deming</a>	3 The HUD funded Public Housing Agencies that serve Deming are the <a href="#">Whatcom County Housing Authority</a> and <a href="#">Bellingham Housing Authority</a> .
<a href="#">Sumas</a>	1 The HUD funded Public Housing Agency that serves Sumas is the <a href="#">Bellingham Housing Authority</a> .
<a href="#">Acme</a>	0 The HUD funded Public Housing Agency that serves Acme is the <a href="#">Bellingham Housing Authority</a> .
<a href="#">Birch Bay</a>	0 The HUD funded Public Housing Agency that serves Birch Bay is the <a href="#">Bellingham Housing Authority</a> .
<a href="#">Custer</a>	0 The HUD funded Public Housing Agency that serves Custer is the <a href="#">Bellingham Housing Authority</a> .
<a href="#">Geneva</a>	0 The HUD funded Public Housing Agency that serves Geneva is the <a href="#">Bellingham Housing Authority</a> .
<a href="#">Glacier</a>	0 The HUD funded Public Housing Agency that serves Glacier is the <a href="#">Bellingham Housing Authority</a> .
<a href="#">Kendall</a>	0 The HUD funded Public Housing Agency that serves Kendall is the <a href="#">Bellingham Housing Authority</a> .
<a href="#">Maple Falls</a>	0 The HUD funded Public Housing Agency that serves Maple Falls is the <a href="#">Bellingham Housing Authority</a> .
<a href="#">Marietta</a>	0 The HUD funded Public Housing Agency that serves Marietta
<a href="#">Alderwood</a>	0 Alderwood is the <a href="#">Bellingham Housing Authority</a> .
<a href="#">Nooksack</a>	0 The HUD funded Public Housing Agency that serves Nooksack is the <a href="#">Bellingham Housing Authority</a> .

City	Listings	Served By
<a href="#">Peaceful Valley</a>	0	The HUD funded Public Housing Agency that serves Peaceful Valley is the <a href="#">Bellingham Housing Authority</a> .
<a href="#">Point Roberts</a>	0	The HUD funded Public Housing Agency that serves Point Roberts is the <a href="#">Bellingham Housing Authority</a> .
<a href="#">Sudden Valley</a>	0	The HUD funded Public Housing Agency that serves Sudden Valley is the <a href="#">Bellingham Housing Authority</a> .
<a href="#">Marietta-Alderwood</a>	0	The HUD funded Public Housing Agency that serves Marietta-Alderwood is the <a href="#">Bellingham Housing Authority</a> .
Previous	1	



# Having trouble finding an apartment rental in Whatcom County? Here's why

BY DAVE GALLAGHER

FEBRUARY 17, 2019 05:00 AM, UPDATED FEBRUARY 17, 2019 06:00

A lack of affordable units and a tight housing market make it difficult for low- and middle-income earners to find a place to rent in Bellingham. BY JIM DONALDSON

Despite the recent surge in construction around Bellingham, a new survey indicates it's still hard to find an apartment to rent.

Whatcom County's apartment vacancy rate was a minuscule 0.24 percent last fall, [according to a survey done](#) by the [Runstad Department of Real Estate](#) at the University of Washington.

That's down from 0.6 percent in the fall of 2017 and well below the 5 percent [that typically represents a balanced market](#), meaning neither renters nor landlords have an advantage.

In raw numbers, the lack of vacant apartments in this survey shows the extent of the shortage. Of the 17,413 apartment units surveyed, only 42 were available. Of the 2,234 one-bedroom apartment units surveyed, only one was available last fall.

Government-assisted housing units were not a part of this survey. And many of the apartment units in the survey are in established buildings, said James Young, director of the center. He acknowledged in an interview that Bellingham has built many new units recently that might not have shown up in the survey. That's because vacancy rates can be volatile in the first few months of a new building, so they wait before surveying them. If all the apartment units in this area were surveyed, Young believes the vacancy rate would be only slightly higher.

Tom Follis of Wm. T. Follis Realtors in Bellingham believes the apartment rental market is a smidge tighter than it was last year, a time when it was already very tight. However supply is definitely chasing demand, with plenty more large projects in the planning stages, he said in an interview. It will still take time for that new supply to start raising the vacancy rate in the area, particularly in Bellingham.

The average vacancy rate across Washington state was 4.3 percent last fall, according to the report. Skagit's vacancy rate was 0.47 percent, while King County came in at 5.24 percent.

### **WHY DOES THE RENTAL MARKET REMAIN SO TIGHT?**

Several factors are in play for the rental market being tight, generally revolving around low supply and high demand. Young believes one big factor that's recently made the crunch worse is that hardly any condominiums are being built.

He said it's a statewide problem that is becoming acute in Western Washington, including Whatcom County. With so few new condominium units on the market, potential buyers are instead entering the rental market, creating more demand.

Why aren't condos being built? Young said regulations in place make it likely for contractors and developers to be sued by future condo associations. That's discouraged commercial lending as well as created unaffordable insurance premiums for these kind of projects.

### **WHAT ABOUT RENTAL RATES?**

Despite the ultra-low vacancy rate, the average rent last fall was down slightly compared to the fall of 2017. According to the data, the average monthly rent of surveyed units was \$985, down from \$990 in the fall of 2017. The average rent for a two-bedroom apartment was \$1,048, down from \$1,109 the previous fall.

That small drop probably isn't leading to a trend of further declines, Follis said. He expects rental rates to rise again later this year, something that could continue if the vacancy rate remains low.

### **IS CONSTRUCTION KEEPING UP?**

Bellingham had a busy construction season last year when it came to building apartments and duplexes. [According to city data](#), permits were issued for 578 multi-family residential units, the largest total in three years.

Several projects are already in the works for this year, [including 174 units](#) near Costco, [the 513 beds for the Stateside](#) residential building on North State Street and [projects near Bakerview Road](#). A proposal recently submitted to the city calls for 65 units at [500 32nd St.](#), near Western Washington University.

Follis said he expects the new projects will help supply finally catch up with demand. Once that happens, the shift will tilt in the renters' favor.



# City of Lynden

## Critical Areas Checklist

SECTION: 16 TOWNSHIP: 40N RANGE: 3E PARCEL NUMBER: 400316049520

Site Address: 801 Aaron Drive, Lynden, WA 98264

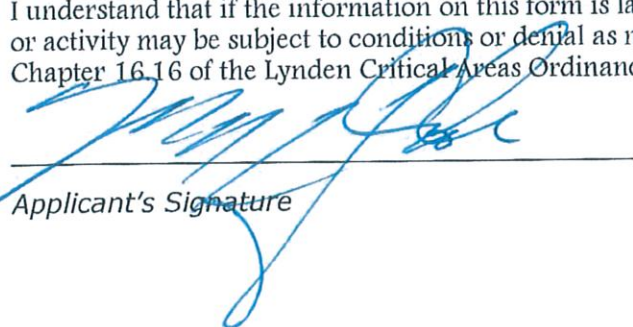
Proposed Uses: Senior housing facility

Please answer the following questions concerning Critical Area indicators *located on or within 200-feet of the project area*: Please see attached CAO Memorandum

- a. Are you aware of any environmental documentation that has been prepared related to critical areas that includes the subject area? (If yes, please attach a list of document titles).  
 Yes     No     Unknown
- b. Are there any surface waters (including year-round and seasonal streams, lakes, ponds, swamps)?  
 Yes     No     Unknown
- c. Is there vegetation that is associated with wetlands?  
 Yes     No     Unknown
- d. Have any wetlands been identified?  
 Yes     No     Unknown
- e. Are there areas where the ground is consistently inundated or saturated with water?  
 Yes     No     Unknown
- f. Are there any State or Federally listed sensitive, endangered, or threatened species and habitats?  
 Yes     No     Unknown
- g. Are there slopes of 15% or greater?  
 Yes     No     Unknown
- h. Is the project located within a Flood Hazard Zone?  
 Yes     No     Unknown
- i. Do you know of any landslide hazard areas?  
 Yes     No     Unknown

I grant permission to the field inspector to enter the building site to determine the presence or absence of critical areas.

I understand that if the information on this form is later determined to be incorrect, the project or activity may be subject to conditions or denial as necessary to meet the requirements of Chapter 16.16 of the Lynden Critical Areas Ordinance.

  
Applicant's Signature

6/26/2019  
Date



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July 1, 2019

Submitted To: Hollander Investments, Inc.  
119 North Commercial Street  
Bellingham, WA 98225

Subject: Critical Areas Checklist Additional Sheet  
Parkview West Senior Living Amended Planned Residential Development Application  
Lynden, WA

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The following memorandum was prepared to provide additional information for the City of Lynden Critical Areas Checklist. The proposed project includes constructing a housing expansion onto the existing Parkview West Apartments located at 801 Aaron Drive in Lynden, WA.

***Question A: Are you aware of any environmental documentation that has been prepared related to critical areas that includes the subject area? (If yes, please attach a list of document titles).***

A site plan that appears to show Fishtrap Creek and an associated buffer was prepared by Associated Project Consultants, Inc. and was attached to the original Development Contract. The applicant is not aware of any additional studies.

***Question B: Are there any surface waters (including year-round and seasonal streams, lakes, ponds, swamps)?***

Fishtrap Creek crosses the parcel approximately 1,000 feet from what will be the eastern edge of the proposed building. Fishtrap Creek and its associated buffer appear to be shown in Area F of the site plan by Associated Project Consultants, Inc that was included as Exhibit A in the original Development Contract. While Fishtrap Creek does cross the parcel on which the proposed project would be constructed, the actual project development footprint is approximately 1,000 feet from Fishtrap Creek. The actual proposed project area is located outside of any known regulated critical areas and their associated buffers; therefore, there are no anticipated development-related impacts to Fishtrap Creek or its buffer.

***Question C: Is there vegetation associated with wetlands?***

There may be vegetation associated with NWI and PHS-mapped wetlands near Fishtrap Creek, but no wetland vegetation has been identified within 200 feet of the project area, as the area is highly developed with concrete, landscaping, and other buildings.

**Question D: Have any wetlands been identified?**

NWI and PHS online data shows a freshwater emergent (PEM1C) wetland associated with Fishtrap Creek. To the applicant's knowledge this wetland has not been field verified.

**Question E: Are there any areas where the ground is consistently inundated or saturated with water?**

None known or identified.

**Question F: Are there any State or Federally listed sensitive, endangered, or threatened species and habitats?**

The applicant performed a database search for possible state and federally-protected species.

**State**

Washington State Department of Fish and Wildlife Priority Habitats and Species data show occurrences and breeding areas of several State-listed fish species in Fishtrap Creek. These species include Resident Coastal Cutthroat (*Oncorhynchus clarki*), Winter Steelhead (*O. mykiss*), Fall Chinook (*O. tshawytscha*), Dolly Varden (*Salvelinus malma*)/Bull Trout (*Salvelinus confluentus*), Chum (*O. keta*), and Coho (*O. kisutch*).

**Federal**

U.S. Fish and Wildlife Information for Planning and Consultation (IPaC) mapping shows three federally threatened bird species and two fish species that may occur in the project site vicinity: Marbled Murrelet (*Brachyramphus marmoratus*), Streaked Horned Lark (*Eremophila alpestris strigata*), Yellow-billed Cuckoo (*Coccyzus americanus*), Bull Trout, and Dolly Varden.

**Field**

No federal or state sensitive, endangered, or threatened species and habitats have been observed on or within 200 feet of the proposed project footprint. The project site itself is in a highly developed area. There are protected species and habitats associated with Fishtrap Creek based on mapping by WDFW and USFWS, but none have been field verified.

**Question G: Are there slopes of 15% or greater?**

No.

**Question H: Is the project located within a Flood Hazard Zone?**

No.

**Question I: Do you know of any landslide hazard areas?**

None known or identified.

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If you have any questions about this report or other matters, please contact me at (360) 671-9172.

Respectfully,

Element Solutions



Paul Pittman, M.S., L.E.G.  
Earth and Environmental Sciences Manager, Principal  
ppittman@elementsolutions.org

**RB Development and Heritage Park  
PRD #94-1  
Development Contract Update**

**1. PRD #94-1 History**

The RB Development PRD was originally approved in 1994. It encompassed 29.1 acres of property located between Badger Road and Aaron Drive and stretched from Bender Road to Vinup Road.

The development was planned to accommodate apartments, an assisted care facility (Lynden Manor), town home units, and 4-plex condominiums for a total of up to 437 units. Since its original approval in 1994 the PRD was amended a number of times. Amendments addressed a variety of issues including the inclusion of the Christian Healthcare Center rather than apartments, fencing, street construction, setback revisions, height limit revisions, and changes to the Conditions Covenants and Restrictions (CC&R's).

This document intends to update and replace the original PRD Contract with a Contract which reflects how the property was actually built out, and how it should be managed in the future.

**2. Identification of Parties.**

This is a plan for a Planned Residential Development submitted to the City of Lynden (hereinafter called "Lynden" or "City") by the following individuals/corporations:

<u>LOT</u>	<u>OWNER NAME</u>	<u>OWNER / REGISTERED AGENT ADDRESS</u>
Bender Plaza Short Plat Lot B	Canoe Street, LLC	CJ Services Corporation 1500 Railroad Ave. Bellingham, WA 98225-4542
Bender Plaza Short Plat Lot C	Bender Plaza, L.L.C.	Lesa Starkenburg-Kroontje PO Box 231 Lynden, WA 98264-0231
Bender Plaza Short Plat Lot D	Perched Valley Property Management LLC	Julie Feng 3100 Squalicum Pkwy., Ste. 103 Bellingham, WA 98225-1936
Lot 3	Christian Health Care Center	Christian Health Care Center 855 Aaron Dr. Lynden, WA 98264
Lot 4	Aaron Drive Properties LLC	Barb Thompson 119 N. Commercial St. #165 Bellingham, WA 98225
Lot 5 (Lot A of RB Development Div No 1)	Christian Health Care Center	Christian Health Care Center 855 Aaron Dr. Lynden, WA 98264
Lot 6 (Lot B of RB Development Div No 1)	Christian Health Care Center	Christian Health Care Center 855 Aaron Dr. Lynden, WA 98264

(hereinafter called the "Developers").



### **3. Identification of Authority.**

The original PRD Development Contract was submitted to the City under the authority of Lynden Municipal Code Chapter 19.29. The original hearing required by LMC 19.29.050 was held by the City. The Planning Commission held public hearings on the following dates:

April 14, 1994, 7:30 P.M.

May 25, 1994, 7:30 P.M.

June 9, 1994, 7:30 P.M.

The City Council held public hearings on the following dates:

August 22, 1994, 7:45 P.M.

September 19, 1994, 8:15 P.M.

The signatures of the Mayor and Public Works Director of the City attested to the approval of the preliminary plan by City Council.

The applicant submitted an Amended PRD Application to the City of Lynden on July 8, 2019. A Planning Commission hearing for the Amended PRD will be held on October 10, 2019. The signatures of the Mayor and Public Works Director of the City will attest to the approval of this Amended PRD Contract by City Council.

### **4. Identification of Documents.**

The following documents are referred to in this plan and are incorporated in this plan as though fully set forth.

- a. Mitigated Determination of Nonsignificance prepared and advertised by the City, dated April 20, 1994.
- b. Updated Covenants, Conditions, and Restrictions (to be completed prior to execution of this development contract)
- c. Transportation Study
- d. Updated PRD Development Map, referred to herein as **Exhibit "A."**
- e. Shoreline Permit #94-1
- f. All documents of record from all public hearings.
- g. Ordinance #933, granting Rezone #93-2 for 38.5 acres RM 3 zoning and 1.5 acres CS-2 zoning.

### **5. Current Development Description.**

RB Development and Heritage Park is a 29.1-acre planned residential community in Lynden. A 6.7-acre parcel was dedicated to the City of Lynden when the Development was formed in 1994. The site lies between Bender Road on the west, Vinup Road on the east and East Badger Road to the north. The development plan calls for PRD applications necessary to permit the preservation of open space area along with a development mix of multi-family and condominium type housing, together with an assisted care facility and townhouse units.

The current development divides the land uses as follows:

Lot	Development	Land Use	Unit Count	Acreage
2	Bender Plaza	Commercial	0	2.76
4	Parkview West Apartments	Multi-Family Units	45	2.82
3, A & B	Christian Health Care Center	Skilled Nursing Facility	148 Beds	6.38
C	Lynden Manor	Assisted Care Facility	109 Beds	3.37
D	Lynden Manor Townhomes	Condominiums	40	3.96
Heritage Park Estates Lots 1-20	Heritage Park Estates	Condominiums	64	9.81

The Total PRD area is 29.1 acres. There are 258 total units currently in the PRD, excluding patients of the Christian Health Care Center Skilled Nursing Facility. This is less than the 437 units contemplated by the original PRD. The Parkview West Senior Housing Expansion project will add 50 units to the existing 258, resulting in a total of 308 units.

The patients of the Christian Health Care Center Skilled Nursing Facility were excluded from this analysis. The Christian Health Care center provides skilled nursing care for memory and dementia patients, inpatient therapy care, and long-term care and rehabilitation.

From a planning perspective, the impact of one bed or patient in the Christian Health Care Skilled Nursing Facility to the remainder of the PRD is much different than from other units in the PRD. Most units in the remainder of the PRD house families or multiple people, compared to a single bed identified in the above table for these facilities. The parking requirements for the assisted care facilities are at least six time less than other units in the PRD because these patients keep fewer vehicles on the site. Because of these differences, the bed count from the Christian Health Care Skilled Nursing Facility was not included in the total PRD unit count.

#### 6. Parkview West Apartments

The Parkview West Apartments are a multi-family residential community located in Lot 4 of the RB Development Division No. 1 (AF #950412119) subject to the below setback requirements:

**Table 1. Original Parkview West PRD Requirements**

HOUSING TYPE	FRONT	SIDE	REAR	HEIGHT	PARKING
Parkview West Apartments	30 ft	10 ft	25 ft	2 stories 30 units maximum per building	2/unit ≤ 25 units 1.5/unit > 25 units

The open space requirement is 30% for Lot 4 of the PRD, which is the Parkview West Apartments.

The apartment units must be provided with a minimum of 32 square feet of storage space per unit. This storage may be located either within the building or within a building elsewhere on the site. The proposed revisions to the PRD for the Parkview West Apartments are listed in Table 2.

**Table 2. Proposed Parkview West PRD Requirements**

	FRONT	SIDE	REAR	HEIGHT	PARKING
RB Development Apts	<u>15 ft</u>	10 ft	25 ft	<u>45 ft</u>	Existing Multifamily: 2/unit ≤ 25 units 1.5/unit > 25 units <u>Proposed Retirement Housing:</u> <u>1 per unit</u>

This PRD amendment proposes a *front yard setback reduction from 30 feet to 15 feet*, the *height limit of 2 stories be increased to 45 feet consistent with the City's PRD code when the underlying zoning is multifamily*, , the *maximum 30 unit per building stipulation be removed*, and the *parking requirement be updated to meet current COL code*. The *open space requirement is also to be reduced to 25% for Lot 4 of the PRD*, which is the Parkview West Apartments.

The proposed project is an age-restricted senior housing facility. There is a need for a senior housing facility within the RB Development PRD due to a housing shortage. This proposal will fit the existing function of the RB Development, which includes two Assisted Care Facilities. One service this age-restricted senior housing facility can provide is housing for spouses of the nearby tenants of the Assisted Care Facilities. Other one-bedroom apartments options in Lynden are limited, often with long wait lists, and this location is far more desirable for these spouses.

An elevator is a necessity for a senior housing facility. Based on analysis, an elevator must service at least 50 units to be economically viable. To accommodate the 50 units, the proposed structure must be 45 feet tall and situated 15 feet from the property line. The unit sizes are 1 bedroom and studios between 325-420 sf, which is smaller than average. It is not feasible to decrease the size of these units. The geometry associated with fitting these units between the existing buildings with an access stairway places the front of the existing building 15 feet from the property line.

The addition units will increase the density of the PRD closer to the density originally proposed for this development. To accommodate the City of Lynden parking requirements, the Open Space must be reduced to 25% to provide the necessary parking spaces. Bender Fields and a community garden are across the street, which compose nearly 40 acres of open space.

**7. Christian Health Care Center**

The Christian Health Care Center is a skilled nursing medical facility located on Lots 3, A & B of the 2<sup>nd</sup> Amendment of the R.B. Development Division No. 1 (AF #960523070) subject to the below setback requirements:

**Table 3. Original Christian Health Care Center PRD Requirements**

HOUSING TYPE	FRONT	SIDE	REAR	HEIGHT	PARKING
Assisted Care Facility	90	25	180	45	1 per 4 units + one per employee

There are no changes to the above proposed requirements as part of this PRD Revision.

**8. Lynden Manor**

The Lynden Manor is an assisted living facility located on Lot C of the 2<sup>nd</sup> Amendment of the R.B. Development Division No. 1 (AF #960523070) subject to the below setback requirements:

**Table 4. Original Lynden Manor PRD Requirements**

HOUSING TYPE	FRONT	SIDE	REAR	HEIGHT	PARKING
Assisted Care Facility	90	25	180	45	1 per 4 units + one per employee

The facility will be permitted to be built with the parking as noted on Exhibit A, dated 9/9/94, with the understanding that the "Garden Pea Patch" could be converted to parking if deemed necessary by the Public works Department. No other changes to the above proposed requirements are part of this PRD Revision.

**9. Lynden Manor Townhomes**

The Lynden Manor Townhomes are condominiums located on Lot D of the 2<sup>nd</sup> Amendment of the R.B. Development Division No. 1 (AF #960523070) are subject to the below setback requirements:

**Table 5. Original Lynden Manor Townhomes PRD Requirements**

HOUSING TYPE	FRONT	SIDE	REAR	HEIGHT	PARKING
Townhouse Units	20	10	20	35	2 per unit

0' lot lines for interior lot lines will be allowed in the townhouse portion of the development. No other changes to the above proposed requirements are part of this PRD Revision.

**10. Heritage Park Estates Condominium**

The Heritage Park Estates are condominiums locates on 20 lots of the Plat of Heritage Park (AF# 960711180) subject to the below setback requirements:

**Table 6. Original Heritage Park Estates Condominiums PRD Requirements**

HOUSING TYPE	FRONT	SIDE	REAR	HEIGHT	PARKING
Heritage Park Condos	20	10 <sup>1</sup>	15	30/35 <sup>2</sup>	2 per unit

1. Side setbacks are for each side from the eaves of the living area to property line. Side setbacks from garage eaves to property line may be five feet, and both sides may be five feet if both sides of the unit are garages.
2. Height limit for condominium structures 1-8 is 30 feet. All other four-plex condominium units have a 35-foot height limit.

A community clubhouse was constructed and shall be open to all residents of the Heritage Park portion of the PRD. No other changes to the above proposed requirements are part of this PRD Revision.

## **12. Common Development Requirements**

The following section discusses the common development and redevelopment requirements of the PRD. Most of the developable area of the PRD has been built out, but it is possible for additional infill projects and redevelopment to continue in the future.

### **a. Water and Sewer.**

1. All improvements to sewer and water are subject to the City's Water and Sewer Comprehensive Plans.
2. If additional water and sewer mains are installed within the PRD and off-site, and accepted by the City, the City will receive ownership of the improvements, together with appropriate easements where such lines are located on private property.
3. The City will be granted the necessary easements, to permit access for the purpose of maintaining and servicing City utility lines. In the event a water or sewer main, that crosses a private street, open space, or green belt, must be serviced, repaired, or replaced, the City will complete the repairs or replacement and back fill the area with the appropriate materials, and will attempt to restore the affected area to its original condition, provided however, that the City will not be responsible for removing or replacing any structures or trees placed in such an area.
4. The PRD is subject to the same utility fees and charges as those charged to all residents and developers within the City of Lynden in effect at the time of building permit application.
5. All utility plans must be submitted to and approved by the City of Lynden Public Works, and Fire Departments. Plans for each parcel must be submitted and approved prior to construction or to the issuance of a building permit.
6. No occupancy permits will be issued until all the utilities for the buildings to be occupied are installed as per approved plans, and after all utilities and as-built drawings have been accepted by the City.

### **b. Storm Water Drainage.**

The City of Lynden has adopted, by ordinance, the *Stormwater Management Manual for Western Washington amended in 2014*. The City has also adopted a Stormwater Management Plan that includes this area. The drainage and erosion control plan for this project will be required to meet or exceed all specifications and requirements of these documents. This plan would identify and address specific stormwater conveyance and/or flooding issues, as well as the related water quality issues.

### **c. Transportation**

When necessary, the developer will install street, curb, gutter, sidewalks, and street lighting, as per City standards outlined in the City's Project Manual for Engineering Design and Development Standards. All private streets within the development must meet the following requirements:

1. All private streets must be a minimum of 33' between curbs,

2. Sidewalks are to be installed on one side of the street. Sidewalks must meet the minimum requirements of the Project Manual for Engineering Design and Development Standards.
3. Street cleaning, maintenance, snow removal, equipment and personnel will be responsibility of the Homeowner's Association. At no time will this responsibility be transferred to the City of Lynden. These terms should be addressed in the development's covenants, and reviewed by the City.
4. Lynden Police and Fire Departments, Emergency Services, Public Works and Building Officials must be allowed full access to all private streets, and retain their enforcing powers where applicable.
5. All pavement markings and pedestrian crossings must be to Washington State Department of Transportation standards and maintained adequately and at all times by the Homeowner's Association to ensure safety.
6. The City will be granted a lifetime ingress/egress agreement, to all private streets, for the maintenance and service of city owned utilities.
7. Maintenance of all dead-end, private streets will be subject to the Uniform Fire and Building Codes, to ensure the proper access for emergency vehicles and equipment.
8. Rolled-curbs may be used in place of standard curb construction on the James Circle cul-de-sac to avoid numerous curb cuts, as many driveways were proposed for the area under the following conditions:
  - a. That Aaron Drive be constructed with a three-foot grass planter strip.
  - b. That no roll-type curbs be allowed on Aaron Drive.
  - c. The roll-type curbs be permitted only on the outside perimeter of the James Circle cul-de-sac.

**d. Street Lighting**

Proper and adequate street lighting will be required throughout the development. All lighting shall be in accordance with the WSDOT Traffic Manual M51-02 and the City's Draft Project Manual for Engineering Design and Development Standards.

**e. Signs**

Signs within the development will be as per the signage plan to be submitted by the Developers and subject to the approval of the Director of Public Works. All street signing will be in accordance with the current edition of the Manual of Uniform Traffic Control Devices. Street signs will be installed at the Developers' expense.

**f. Open Space**

1. The covenants of the PRD will clearly indicate the Homeowners Association's perpetual responsibility for the maintenance and upkeep of all private open space areas.
2. A permanent private open space easement shall be granted over the private open space shown and approved on **Exhibit "A"** to all residents of the PRD, to ensure preservation and maintenance of the open space, and to guarantee the area remain perpetually in recreational use.

3. Private open space shall be maintained at or above 40 percent of the site. This figure will be calculated on the basis of gross acreage minus the park dedication. This amount is equal to 11.5 acres (40% of 29.1 acres). Parking areas do not count as open space.

**g. Covenants, Conditions, and Restrictions.**

The covenants, conditions, and restrictions will be submitted to the city, and after city review and approval, will be recorded, and placed in force upon the property covered by this plan and will not be altered or amended without consent of the City, through the PRD hearing process as set out in Section 19.29.050 of the Lynden Municipal Code.

**h. Building and Land Use**

1. All building setbacks are measured from the building extreme to the property line. In the case of development on private streets, setbacks will be measured from the back of curb or sidewalk, whichever is more restrictive. All structures must be a minimum of 100 feet from the centerline of the East Badger Road.
2. No building variances will be allowed.
3. The apartment units in Area B as designated on Exhibit "A" must be provided with a minimum of 32 square feet of storage space per unit. This storage may be located either within the building or within a building elsewhere on the site.

**i. Landscaping.**

1. Maintenance and provision of all landscaping, open space and green space must be by the Homeowner's Association and set forth in development covenants and restrictions. At no time will this responsibility revert to the City of Lynden.
2. Landscape designs must be submitted to the Public Works Department for approval, prior to the commencement of each phase. Landscaping must be completed and established for each phase before approval of the next phase. Adequate berms and split rail fencing, must be included in the landscaping plan, including, but not limited to the northern boundary along the East Badger Road.
3. A landscape berm on Vinup Road must be approved by the Public Works Department and installed, at the Developers' expense, prior to the completion of Phase 1.
4. The current landscaping theme of Homestead Northwest on Bender Road must be extended. This includes berms, and the installation of trees and other vegetation.

**j. Shoreline Permit.**

1. Shoreline Substantial Development Permit #94-1 has been approved. Based on the approved site plan (**Exhibit "A"**), no variance is required.
2. The Developers must meet all other requirements of the Washington State Department of Ecology, Shorelines Division for approval of the Shoreline Permit #94-1.

3. There must be a minimum twenty-five-foot riparian zone measured from the OHWM on both sides of the creek. This riparian zone has been dedicated to the city. The Developer has made previous vegetation improvements to the Fishtrap Creek corridor.
4. The riparian zone is fenced. The fence for the western side of the creek, Heritage Park Dedication Site, will be maintained by the City in conjunction with normal park maintenance. The fence for the eastern side of the creek, Heritage Park Development site, will be maintained by the Homeowner's Association.

**k. Impact Fees.**

1. This development will be subject to all impact fees adopted by the Lynden City Council on September 6, 1994, including both portions of Park and Fire impact fees.

**l. Miscellaneous Items.**

1. Parcel sizes may not be altered more than 5% from the preliminary plan.
2. Single family use may not change to multi-family use. However, multi-family use may be changed to single family use. No change of use will be permitted without holding a public hearing as specified in Lynden Municipal Code Chapter 19.29.050.
3. This development, and all buildings therein, are subject to all building and fire codes. All building permit applications and final site plan approval will be subject to review for compliance with these codes. Any building and development issues are subject to all building and fire codes and existing city ordinances, unless specified otherwise in this contract.

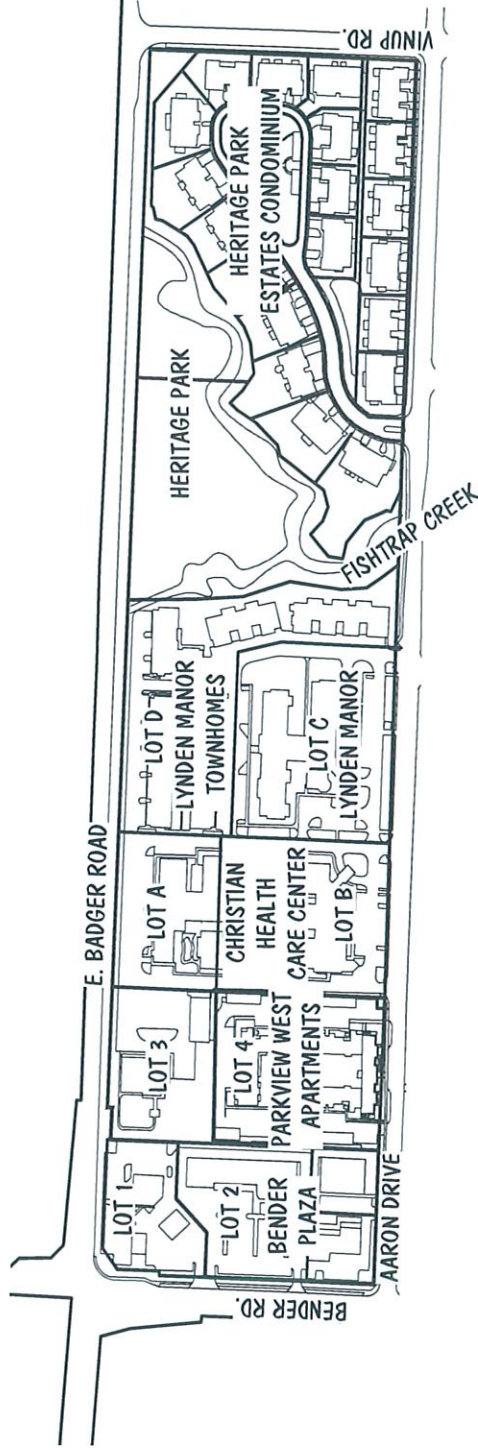




**RB DEVELOPMENT AND HERITAGE PARK - PRD #94-1  
 PLANNED RESIDENTIAL DEVELOPMENT MAP**

SITUATE IN A PORTION OF THE OF THE NORTH 1/2 OF THE NORTHWEST  
 1/4 OF SECTION 16, TOWNSHIP 40 NORTH, RANGE 3, W.M., CITY OF  
 LYNDEN, WHATCOM COUNTY, WASHINGTON

PACIFIC SURVEY & ENGINEERING INC  
 909 SQUALICUM WAY-SUITE 111-BELLINGHAM, WA 98225 PHONE:360.671.7387 FAX:360.671.4685  
 EMAIL: info@psurvey.com WWW.PSESURVEY.COM



GRAPHIC SCALE  
 (in survey feet)



NOTE: THIS MAP WAS PREPARED USING AERIAL IMAGERY  
 AND GIS PARCEL INFORMATION. IT DOES NOT REPRESENT  
 A SURVEY AND NO GROUND OR BOUNDARY SURVEY WAS  
 PERFORMED.

SHEET 1/5

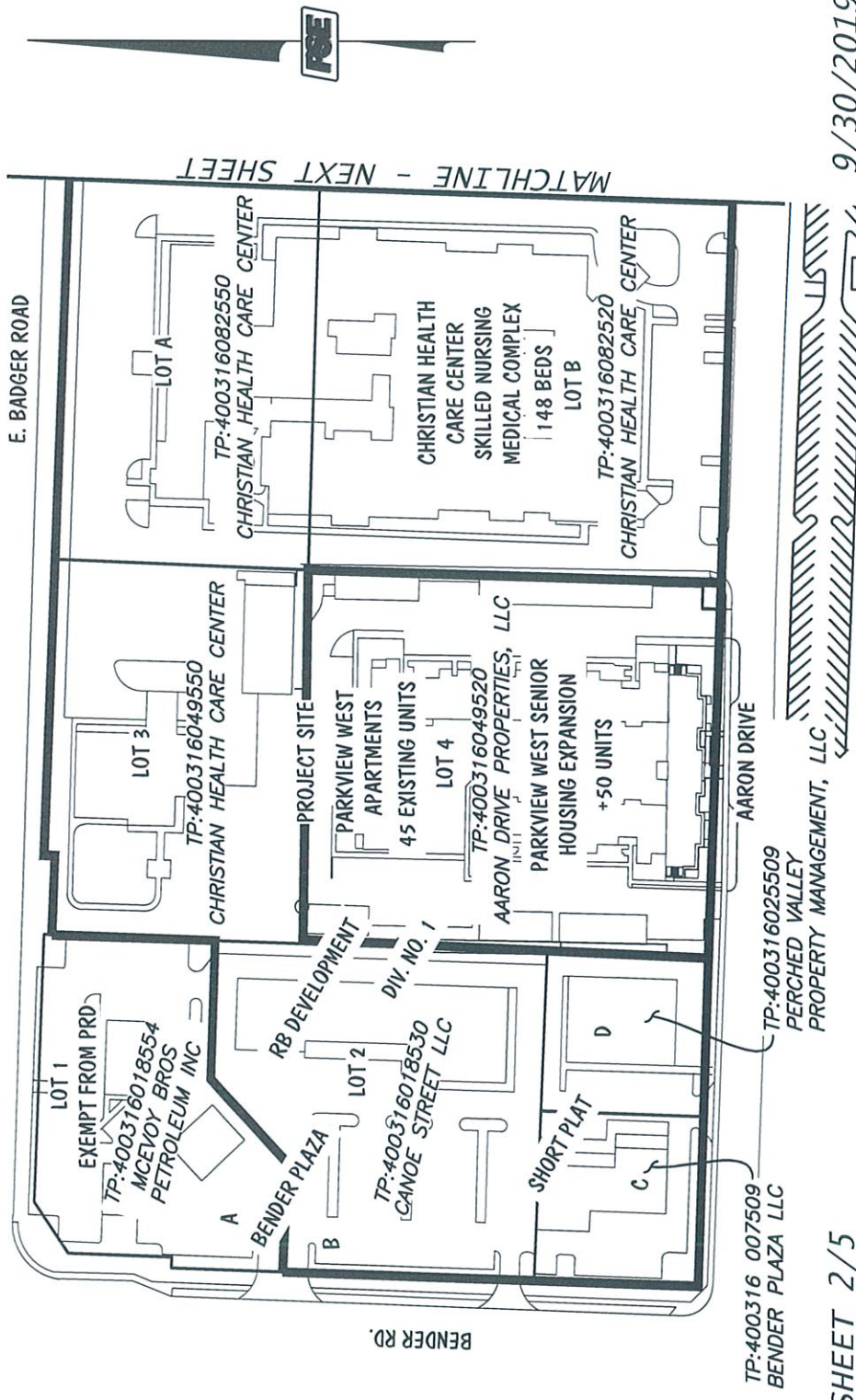
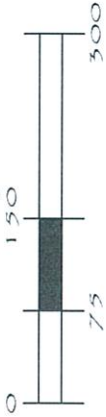
9/30/2019



**RB DEVELOPMENT AND HERITAGE PARK - PRD #94-1  
PLANNED RESIDENTIAL DEVELOPMENT MAP**

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1/4 OF SECTION 16, TOWNSHIP 40 NORTH, RANGE 3, W.M., CITY OF  
LYNDEN, WHATCOM COUNTY, WASHINGTON

**GRAPHIC SCALE**  
(in survey feet)



MATCHLINE - NEXT SHEET

E. BADGER ROAD

BENDER RD.

TP-400316 007509  
BENDER PLAZA LLC

TP-400316025509  
PERCHED VALLEY  
PROPERTY MANAGEMENT, LLC

SHEET 2/5

9/30/2019

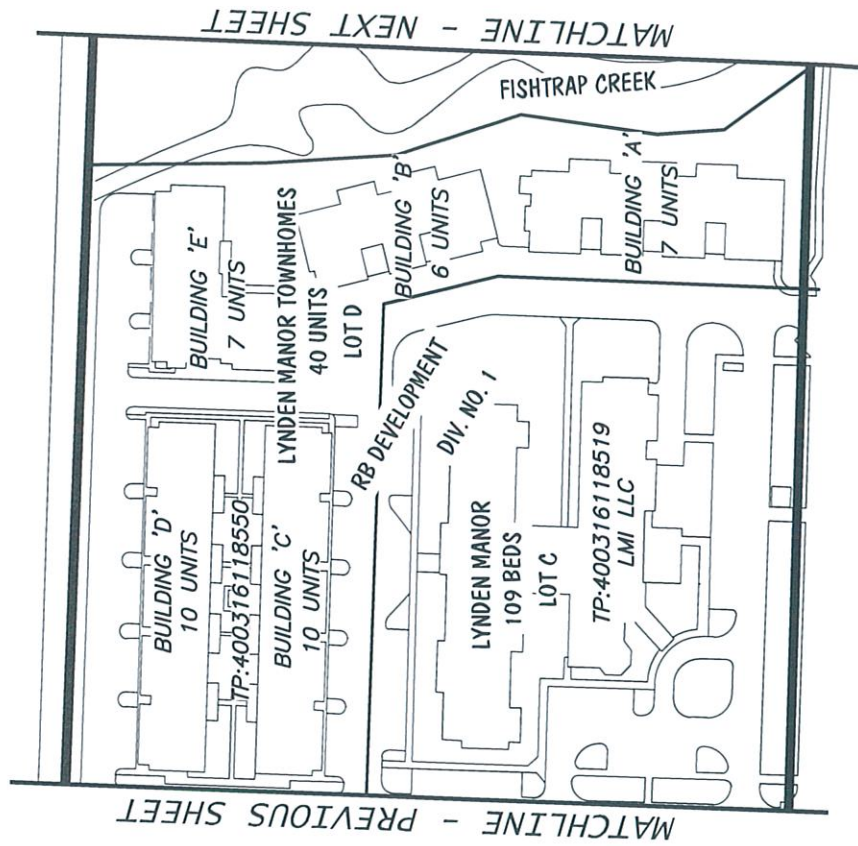


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909 SQUALICUM WAY SUITE 111 BELLINGHAM, WA 98225 PHONE: 360.671.7387 FAX: 360.671.4685  
EMAIL: info@pseurvey.com WWW.PSESURVEY.COM

# RB DEVELOPMENT AND HERITAGE PARK - PRD #94-1 PLANNED RESIDENTIAL DEVELOPMENT MAP

SITUATE IN A PORTION OF THE NORTH 1/2 OF THE NORTHWEST  
1/4 OF SECTION 16, TOWNSHIP 40 NORTH, RANGE 3, W.M., CITY OF  
LYNDEN, WHATCOM COUNTY, WASHINGTON

GRAPHIC SCALE  
(as survey feet)





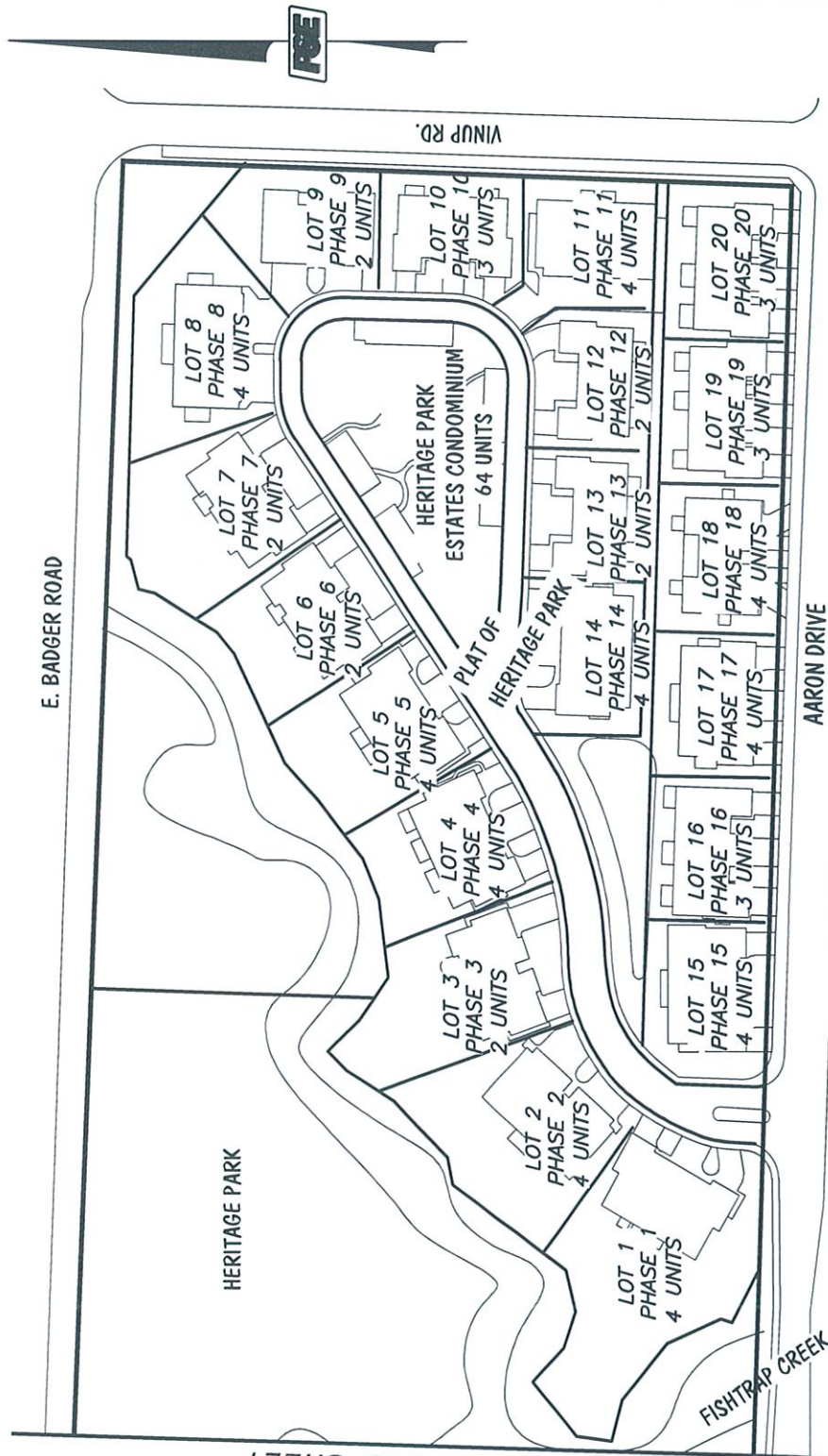
**RB DEVELOPMENT AND HERITAGE PARK - PRD #94-1  
PLANNED RESIDENTIAL DEVELOPMENT MAP**

SITUATE IN A PORTION OF THE OF THE NORTH 1/2 OF THE NORTHWEST  
1/4 OF SECTION 16, TOWNSHIP 40 NORTH, RANGE 3, W.M., CITY OF  
LYNDEN, WHATCOM COUNTY, WASHINGTON

**GRAPHIC SCALE**  
(in survey feet)



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EMAIL: info@psurvey.com www.psurvey.com



MATCHLINE - PREVIOUS SHEET

SHEET 4/5

9/30/2019



RB DEVELOPMENT AND HERITAGE PARK - PRD #94-1  
 PLANNED RESIDENTIAL DEVELOPMENT MAP

Heritage Park Estates Condominium	Units
Lot 1	4
Lot 2	4
Lot 3	2
Lot 4	4
Lot 5	4
Lot 6	2
Lot 7	2
Lot 8	4
Lot 9	2
Lot 10	3
Lot 11	4
Lot 12	2
Lot 13	2
Lot 14	4
Lot 15	4
Lot 16	3
Lot 17	4
Lot 18	4
Lot 19	3
Lot 20	3
Total	64

Lynden Manor Townhomes	Units
Building 'A'	7
Building 'B'	6
Building 'C'	10
Building 'D'	10
Building 'E'	7
Total	40
Lynden Manor	109
Parkview West Apartments	45
Total Existing Units	258
Proposed Parkview Senior Housing Expansion	50
Total Unit Count	308
Original PRD Proposal	437

	PRD Area (in square feet)
Gross PRD area	1,540,594
Reserve tracts (open space dedications)	273,434
Critical areas including buffers	337,514
Public Right of ways (ROWS)	0
Other infrastructure	110197
Net developable	942006
Percent ROW and Infrastructure	12%

# RB Development and Heritage Park

PRD # 94 - 1

## Development Contract

### 1. Identification of Parties.

This is a plan for a Planned Residential Development submitted to the City of Lynden (hereinafter called "Lynden" or "City") by the following individuals:

Dr. Larry Campbell	9418 Weidkamp Road,	Lynden, WA 98264
Robert Kildall	9464 Axlund Road,	Lynden, WA 98264
Mike Lewis	932 E Front Street,	Lynden, WA 98264
Monte Maberry	8680 Weidkamp Road,	Lynden, WA 98264
Chuck Price	607 Loomis Trail Road,	Lynden, WA 98264

(hereinafter called the "Developers").

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File No: 941227078

### 2. Identification of Authority.

This preliminary plan is submitted to the City under the authority of Lynden Municipal Code Chapter 19.29. The hearing required by LMC 19.29.050 has been held by the City.

The Planning Commission held public hearings on the following dates:

April 14, 1994, 7:30 P.M.

May 25, 1994, 7:30 P.M.

June 9, 1994, 7:30 P.M.

The City Council held public hearings on the following dates:

August 22, 1994, 7:45 P.M.

September 19, 1994, 8:15 P.M.

The signatures of the Mayor and Public Works Director of the City attest to the approval of this preliminary plan by the City Council.

### 3. Identification of Documents.

The following documents are referred to in this plan and are incorporated in this plan as though fully set forth.

- a. Mitigated Determination of Nonsignificance prepared and advertised by the City, dated April 20, 1994.
- b. Covenants, Conditions, and Restrictions (to be completed prior to execution of this development contract)
- c. Transportation Study (to be completed within 90 days of execution of contract)
- d. Site Plan Revision #4, dated September 9, 1994, referred to herein as Exhibit "A."

- e. Shoreline Permit #94-1
- f. All documents of record from all public hearings.
- g. Ordinance #933, granting Rezone #93-2 for 38.5 acres RM 3 zoning and 1.5 acres CS-2 zoning.

**4. Project Description.**

RB Development and Heritage Park will be a planned residential community with a community clubhouse in the Heritage Park Development and other open space in the RB Development. The project includes approximately 28.7 acres of undeveloped land within the City of Lynden this is, not inclusive of the 6.7 acre parcel dedicated to the City of Lynden prior to the execution of this contract. The site lies between Bender Road on the west, Vinup Road on the east and East Badger Road to the north. The development plan calls for PRD applications necessary to permit the preservation of open space area along with a development mix of multi-family and condominium type housing, together with an assisted care facility and townhouse units.

The plan for this development divides the land uses as follows:

Area	Land Use	Unit Count	Acreage
A.	Future Residential Development	40	1.7
B.	Apartment Units (32-44 Units/Bldg.)	152	8.7
C.	Assisted Care Facility	110	3.6
D.	Town House Units	47	4.9
E.	4-Plex Condominiums	88	9.8
<b>Total</b>		<b>437 units</b>	<b>28.7 acres</b>

**5. Development Schedule.**

The following schedule of development is submitted as the Developer's best estimate at this time. The purpose of this phasing schedule is to ensure construction of the appropriate infrastructure (roads, water, sewer, and drainage) in coordination with the construction of residential units. A number of factors could slow down, accelerate, or change the order of this schedule. These factors include: market changes, permit processes, financing and other issues that may become evident in the future.

<u>Phase</u>	<u>Content</u>	<u>Timeframe</u>
<u>Phase 1</u>	<u>Utilities &amp; Site Preparation</u>	<u>1994-1995</u>
	Road Construction	
	Applications for hydraulics permit for bridge construction.	
	One Apartment Structure	
	Begin construction of 4-plex Condominium units	

<u>Phase 2</u>	<u>Apartment Structures</u> Continue construction of apartment structures Continue 4-plex Condominium construction Begin Construction of Town House units Begin Assisted Care Facility Fishtrap Creek Bridge installation Road improvements complete Begin Construction of Heritage Park Condominium Clubhouse	<u>1995</u>
<u>Phase 3</u>	<u>Commercial Development</u> Continue construction of apartment structures Complete Construction of Town House Units Continue 4-plex Condominium construction Complete Assisted Care Facility	<u>1996</u>
<u>Phase 4</u>	<u>Complete 4-plex Condominiums</u> Continue construction of apartment structures	<u>1997</u>
<u>Phase 5</u>	<u>Continue construction of apartment structures</u>	<u>1998</u>
<u>Phase 6</u>	<u>Continue construction of apartment structures</u>	<u>1999</u>

This timeframe is estimated, but not obligatory. All infrastructure for a given phase must be completed, or bonded for, prior to final approval and construction of any units.

6. Parcel Development Restrictions.

This contract is considered the Parcel Development Restrictions for this project. This document provides the guidelines and restrictions for the development of the parcel described in the attached exhibits. The map designating the parcels so restricted is attached hereto as Exhibit "A." The legal description for the said property will be attached as Exhibit "B." The planting list for the riparian zone will be attached as Exhibit "C." These documents will be used to determine conformance of the final plan to the preliminary plan pursuant to LMC 19.29.060.

7. Water and Sewer.

Water and sewer lines shall be installed on Bender Road, Vinup Road and Aaron Drive, as well as other locations necessary to serve this development, at the Developers' expense according to the City of Lynden's Water and Sewer comprehensive plan, and the mitigated determination of nonsignificance to which reference is made herein, with the following additions and exceptions:

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 File No: 941227078



a. All improvements to sewer and water are subject to the City's Water and Sewer Comprehensive Plans. Analysis is being undertaken to determine final sizing of the required water and sewer improvements.

b. After water and sewer mains have been installed within the PRD and off-site, and accepted by the City, the City will receive ownership of the improvements, together with appropriate easements where such lines are located on private property.

c. The City will be granted the necessary easements, to permit access for the purpose of maintaining and servicing City utility lines. In the event a water or sewer main, that crosses a private street, open space, or green belt, must be serviced, repaired, or replaced, the City will complete the repairs or replacement and back fill the area with the appropriate materials, and will attempt to restore the affected area to its original condition, provided however, that the City will not be responsible for removing or replacing any structures or trees placed in such an area.

d. The PRD is subject to the same utility fees and charges as those charged to all residents and developers within the City of Lynden in effect at the time of building permit application.

e. All utility plans must be submitted to and approved by the City of Lynden Public Works, and Fire Departments. Plans for each parcel must be submitted and approved prior to construction or to the issuance of a building permit.

f. No occupancy permits will be issued until all the utilities for the buildings to be occupied are installed as per approved plans, and after all utilities and as-built drawings have been accepted by the City.

8. Storm Water Drainage.

The City of Lynden has adopted, by ordinance, the *Puget Sound Best Management Practices for Stormwater Management*. The City has also adopted a Stormwater Management Plan that includes this area. The drainage and erosion control plan for this project will be required to meet or exceed all specifications and requirements of these documents. This plan would identify and address specific stormwater conveyance and/or flooding issues, as well as the related water quality issues.

a. The Developer is required to apply for a stormwater permit as per the Department of Ecology regulations (Federal Regulations 40 CFR Parts 122-124, November 16, 1990, and Section 402(P) of the Federal Clean Water Act).

b. A Basin Drainage Study is currently in progress, being completed by the Developers, and must be approved by the Public Works Department prior to final approval of this development plan. Management of the stormwater from this site may be

handled on-site or in a off-site regional detention facility at the discretion of the City of Lynden.

**9. Transportation.**

A Traffic Impact Analysis shall be completed by David Evans and Associates. The Developer will provide the necessary funds in an escrow account to be controlled by the City of Lynden. The following contributions to intersection improvements are based on the conclusions of an analysis done by the Developers' agent. The contributions noted below may be altered based on the conclusions of analysis completed by the traffic engineer. The City will determine the final mitigation amount, if disagreement over the contribution arises. All pro-rata contributions are to be collected at the time of signalization or improvement project initiation and may be paid in a single cash payment.

a. The Developers will provide a prorata contribution towards the future signal installation at the intersection of SR 546, East Badger Road and SR 539, Guide Meridian, in the amount of 6.1% of the intersection improvement costs.

b. The Developers will provide a prorata contribution towards the future signalization at the intersection of Main Street and Depot Road in the amount of 8.5% of the intersection improvement costs.

c. The Developers will provide a prorata contributions toward the future signalization of Main Street and SR 539, Guide Meridian, in the amount of 4.2% of the intersection improvement costs.

d. Developer will install street, curb, gutter, sidewalks, and street lighting, as per City standards outlined in the City's Draft Project Manual for Engineering Design and Development Standards. Cost recovery fees may be applied to future development surrounding the project, excluding any property the city may own at the time of this contract.

e. James Drive and Campbell Court will be considered private streets. These streets and all private streets within the development must meet the following requirements:

1. All private streets must be a minimum of 33' between curbs,
2. Sidewalks are to be installed on one side of the street. Sidewalks must meet the minimum requirements of the Draft Project Manual for Engineering Design and Development Standards.
3. Parking will be allowed on one side of the street. *No Parking* signs must be posted on the other side of the street and maintained by the Homeowner's Association.
4. Street cleaning, maintenance, snow removal, equipment and personnel will be the responsibility of the Homeowner's Association. At no time will this responsibility be transferred to the City of Lynden.

These terms should be addressed in the development's covenants, and reviewed by the City.

5. Lynden Police and Fire Departments, Emergency Services, Public Works and Building Officials must be allowed full access to all private streets, and retain their enforcing powers where applicable.
6. All pavement markings and pedestrian crossings must be to Washington State Department of Transportation standards and maintained adequately and at all times by the Homeowner's Association to ensure safety.
7. The City will be granted a lifetime ingress/egress agreement, to all private streets, for the maintenance and service of city owned utilities.
8. Maintenance of all dead-end, private streets will be subject to the Uniform Fire and Building Codes, to ensure the proper access for emergency vehicles and equipment.
9. No rolled curbs will be permitted on private streets.

f. The Developer will be required to contribute 50% of the total road and infrastructure improvement costs for Bender Road and Vinup Road for that area abutting this project. Improvement costs are based on an engineer's estimate for cost of required improvements. This contribution may be paid in the form of cash, bond or a letter of credit and will be phased as follows (see Section 5 for phasing detail):

- 50% of the total developer's cost to be paid at time of approval of Phase 1 development plans by the Public Works Department
- 25% of the total developer's cost to be paid at time of approval of Phase 2 development plans by the Public Works Department
- 25% of the total developer's cost to be paid at time of approval of Phase 3 development plans by the Public Works Department

Developers will also be permitted to construct the improvements and establish cost recovery fees as permitted under State law. However, all construction plans must be approved by the City prior to construction approval. In the event that development occurs in the surrounding area, or the development of the commercial parcel, (1.5 acres located in the NW corner of this development, approved by Rezone # 93-2), occurs prior to approval of Phase 3, the balance must be paid in full. The Developer will be required to dedicate the necessary right-of-way on Bender Road and Vinup Road, on the side abutting this project, to ensure that there is adequate right-of-way for these improvements.

g. The bridge crossing Fishtrap Creek on Aaron Drive must be completed during Phase 2. The Developer must obtain a hydraulics permit. No final development approval for Phase 3 will be given until the bridge has been installed by the Developer.

h. Turn lanes must be provided on Vinup Road to Aaron Drive, subject to the engineered traffic study illustrating the need for such.

i. All access points from the East Badger Road must be permitted by the Washington State Department of Transportation. The two existing points of access must be improved and continuing access permits ensured. The Developers will provide either a permanent easement or land dedication to ensure that access to the park dedication area is available from the western access point.

10. Street Lighting.

Proper and adequate street lighting will be required throughout the development. All lighting shall be in accordance with the WSDOT Traffic Manual M51-02 and the City's Draft Project Manual for Engineering Design and Development Standards.

11. Signs.

Signs within the development will be as per the signage plan to be submitted by the Developers and subject to the approval of the Director of Public Works. All street signing will be in accordance with the current edition of the Manual of Uniform Traffic Control Devices. Street signs will be installed at the Developers' expense.

12. Open Space.

a. The covenants of the PRD will clearly indicate the Homeowners Association's perpetual responsibility for the maintenance and upkeep of all private open space areas.

b. A permanent private open space easement shall be granted over the private open space shown and approved on Exhibit "A" to all residents of the PRD, to ensure preservation and maintenance of the open space, and to guarantee the area remain perpetually in recreational use.

c. Private open space shall be maintained at or above 40 percent of the site. This figure will be calculated on the basis of gross acreage minus the park dedication. This amount is equal to 11.5 acres (40% of 28.7 acres). Parking areas do not count as open space.

d. Playground equipment shall be installed in the private open space prior to the completion of each phase. Plans including the type of equipment and installation must be approved by the City administration.

13. Covenants, Conditions, and Restrictions.

The covenants, conditions, and restrictions will be submitted to the city, and after city review and approval, will be recorded, and placed in force upon the property covered by this plan and will not be altered or amended without the consent of the City, through the PRD hearing process as set out in Section 19.29.050 of the Lynden Municipal Code.

14. Building and Land Use.

a. All building setbacks are measured from the building extreme to the property line. In the case of development on private streets, setbacks will be measured from the back of curb or sidewalk, whichever is more restrictive. Building setbacks for structures illustrated on Exhibit "A" are as follows:

HOUSING TYPE	FRONT	SIDE	REAR	HEIGHT	PARKING
Heritage Park Condos <sup>①</sup>	20	10 <sup>①</sup>	15	30/35 <sup>③</sup>	2 per unit
RB Development Apts.	45	45	45	45	2/unit ≤ 25 units 1.5/unit > 25 units
Assisted Care Facility	90	25	180	45	1 per 4 units + one per employee <sup>②</sup>
Townhouse Units <sup>④</sup>	-20	10 <sup>⑤</sup>	20	35	2 per unit

① Side setbacks are for each side from the eaves of the living area to property line. Side setbacks from garage eaves to property line may be five feet, and both sides may be five feet if both sides of the unit are garages.

② The facility will be permitted to be built with the parking as noted on Exhibit A, dated 9/9/94, with the understanding that the "Garden Pea Patch" could be converted to parking if deemed necessary by the Public Works Department.

③ Height limit for condominium structures 1-8 is 30 feet. All other four-plex condominium units have a 35 foot height limit.

④ All four-plex condominium structures must be setback a minimum of 70 feet from the OHWM of Fishtrap Creek and all townhouse units must be setback a minimum of 100 feet from the OHWM of Fishtrap Creek.

⑤ 0' lot lines for interior lot lines will be allowed in the townhouse portion of the development.

**Note: All structures must be a minimum of 100 feet from the centerline of the East Badger Road.**

b. All buildings must be placed within the designated building envelopes as shown on Exhibit "A."

c. No building variances will be allowed.

d. Development plans for the Future Development Site must be submitted to the Planning Commission and City Council, through the PRD hearing process (Lynden, Municipal Code 19.29.050), prior to approval of this phase. Any further conditions or restrictions will be considered an addendum to this contract.

e. The Developers agree to establish covenants to allow neighbors normal farming practices including late hours, noise, smells, flies, pesticides etc. and all owners, renters and tenants will be required, by the Developers, to sign an acknowledgment of said covenant.

f. A City Council and/or a Planning Commission member shall be a voting member of the development's building design review board.

g. The 1.5 acres of commercially zoned property is to be located on the northwest corner of the property as shown in the original rezone proposal.

h. The apartment units in Area B as designated on Exhibit "A" must be provided with a minimum of 32 square feet of storage space per unit. This storage may be located either within the building or within a building elsewhere on the site.

**15. Landscaping.**

a. Maintenance and provision of all landscaping, open space and green space must be by the Homeowner's Association and set forth in development covenants and restrictions. At no time will this responsibility revert to the City of Lynden.

b. Landscape designs must be submitted to the Public Works Department for approval, prior to the commencement of each phase. Landscaping must be completed and established for each phase before approval of the next phase. Adequate berms and split rail fencing, must be included in the landscaping plan, including, but not limited to the northern boundary along the East Badger Road.

c. A landscape berm on Vinup Road must be approved by the Public Works Department and installed, at the Developers' expense, prior to the completion of Phase 1.

d. The current landscaping theme of Homestead Northwest on Bender Road must be extended. This includes berms, and the installation of trees and other vegetation.

**16. Community Clubhouse Facility.**

The community clubhouse proposed in the Heritage Park Development must be constructed by the time 50 % of the lots in the Heritage Park Development have been issued building permits. This clubhouse will be open to all residents of the Heritage Park portion of the PRD.

**17. Shoreline Permit.**

a. Shoreline Substantial Development Permit #94-1 has been approved. Based on the approved site plan (Exhibit "A"), no variance is required.

b. The Developers must meet all other requirements of the Washington State Department of Ecology, Shorelines Division for approval of Shoreline Permit #94-1.

c. There must be a minimum twenty five foot riparian zone measured from the OHWM on both sides of the creek. This riparian zone has been dedicated to the city. The Developer has made previous vegetation improvements to the Fishtrap Creek corridor. Additional vegetation described in Exhibit "C" attached will be completed in accordance with Dedication Agreement.

d. In accordance with the Dedication Agreement, the Developers must restore the creek area to its natural state, including the planting of naturally occurring, and protective vegetation, at the Developers' cost. This improvement will include the work completed prior to this development application and the planting of vegetative materials including alder trees, willow trees, snowberries, and wild roses. Other plantings approved by the Department of Ecology will also be allowed.

e. The riparian zone will be identified and marked with permanent posts and sign with lettering a minimum of 4 inches tall at the Developers' expense. The distance between these signs will be determined by the Public Works Department prior to final approval.

f. The riparian zone must be fenced with chain link fencing materials, a minimum of six feet in height, at the Developers' cost. The fence for the western side of the creek, Heritage Park Dedication Site, will be maintained by the City in conjunction with normal park maintenance. The fence for the eastern side of the creek, Heritage Park Development Site, will be maintained by the Homeowner's Association.

#### 18. Impact Fees

a. This development will be subject to all impact fees as adopted by the Lynden City Council of September 6, 1994, including both portions of Park and Fire Impact Fees.

#### 19. Miscellaneous Items.

a. Parcel sizes may not be altered more than 5% from the preliminary plan.

b. Single family use may not change to multi-family use. However, multi-family use may be changed to single family use. No change of use will be permitted without holding a public hearing as specified in Lynden Municipal Code Chapter 19.29.050.

d. This development, and all buildings therein, are subject to all building and fire codes. All building permit applications and final site plan approval will be subject to review for compliance with these codes. Any building and development issues are subject

to all building and fire codes and existing city ordinances, unless specified otherwise in this contract.

e. Unused densities or units cannot be transferred to other parcels without approval through the PRD hearing process as established in the Lynden Municipal Code Chapter 19.29.050.

f. The total number of units for the RB Development and Heritage Park PRD shall not exceed 397 units, plus 40 units identified within the future development area, for a total of 437 units.

g. A rezone, to CS 2, may be initiated by the developer, for the area designated for future development. If approved, this rezone will remove 1.7 acres from the PRD and the total unit-count will not exceed 397 for the entire site.

h. The area currently zoned for commercial uses is not to include a gas station; it is to be planned as a neighborhood service area for the development with uses as approved by the Planning Commission and City Council under the approval conditions for Rezone #93-2. These uses include a small convenience store, personal services (beauty/barber shop), mini-storage, or laundromats.

WHATCOM COUNTY  
AUDITOR'S NOTE:  
Notary Signature  
and Seal Omitted

WHATCOM COUNTY  
AUDITOR'S NOTE:  
Complete Notary  
Omitted

SUBMITTED THIS 22<sup>nd</sup> day of December 1994.

FOR RB DEVELOPMENT:

Dr. Larry Campbell      Celia Campbell  
Dr. Larry Campbell      Celia Campbell, husband and wife

Robert Kildall      Judy K. Kildall  
Robert Kildall      Judy Kildall, husband and wife

Michael Lewis      Mary Jo Lewis  
Michael Lewis      Mary Jo Lewis, husband and wife

Monte Maberry      Christie Maberry  
Monte Maberry      Christie Maberry, husband and wife



*Charles Price*

Charles Price

*Leslie Rae Price*

Leslie Price, husband and wife

FOR HERITAGE PARK:

*Dr. Larry Campbell*

Dr. Larry Campbell

*Celia Campbell*

Celia Campbell, husband and wife

APPROVED:  
CITY OF LYNDEN

BY *Jon A. Manning*  
Mayor

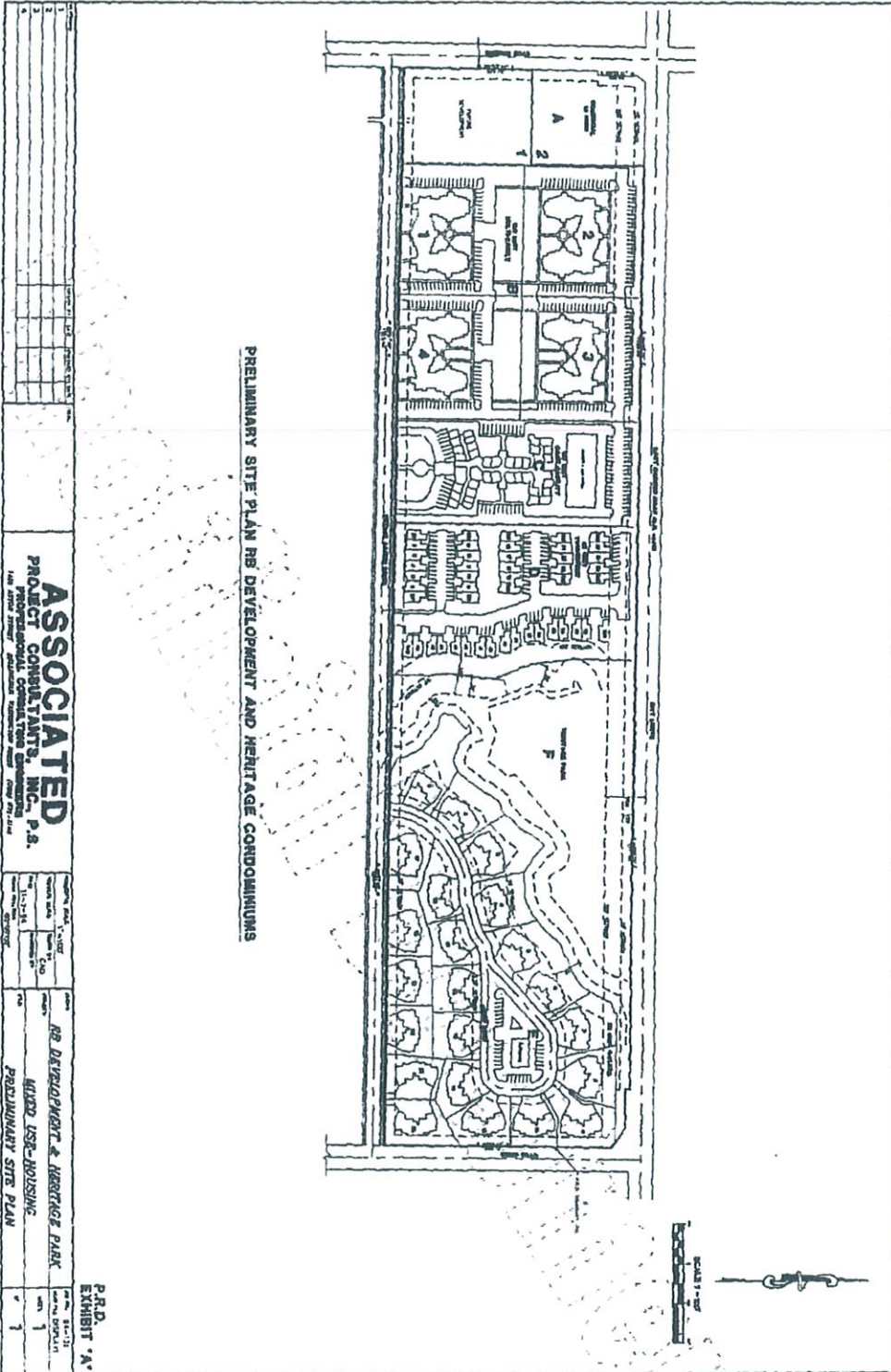
APPROVED AS TO FORM:

*[Signature]*  
City Attorney

BY *Joseph M. Rippe*  
Public Works Director

WHATCOM COUNTY  
AUDITOR'S NOTE:  
Complete Notary  
Omitted

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File No: 941227078



PRELIMINARY SITE PLAN RB DEVELOPMENT AND HERITAGE CONDOMINIUMS

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**ASSOCIATED**  
 PROJECT CONSULTANTS, INC., P.S.  
 180 ALBANY STREET, SUITE 200, ALBANY, N.Y. 12204  
 TEL: 518/462-1111 FAX: 518/462-1112

DATE: 11-11-87  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]  
 PROJECT: RB DEVELOPMENT & HERITAGE PARK  
 SHEET: GRAND USE-ROUSING  
 PRELIMINARY SITE PLAN

P.R.D.  
 EXHIBIT 'A'

**EXHIBIT "B"**

**LEGAL DESCRIPTION**

Lots A and B of the Heritage Park Lot Line Adjustment as Filed in Volume 31 of Short Plats, Page 50, Records of the Auditor, Whatcom County, Washington.

Subject and Together with all Easements, Covenants and Restrictions of Record.

Vol: 424 Page: 1288  
File No: 941227078

EXHIBIT "C"

LANDSCAPE IMPROVEMENTS

<u>Biological Name</u>	<u>Common Name</u>	<u>Minimum Size</u>	<u>Spacing on Center</u>
SHRUBS:			
Cornus Stolonifera	Red Twigg	1 gal. 3/4' ball root	4-6'
Spirea Douglasii	Western Spirea	1 gal. 3/4' ball root	4-6'
Symphoricarpos	Snowberry	1 gal. 3/4' ball root	4-6'
TREES:			
Acer Circinalum	Vine Maple	2" caliper	15-20'
Betulu Papyrifera	Paper Birch	2" caliper	15-20'
Sorbus Aucuparia	Mountain Ash	2" caliper	25-30'
Thuja Placata	Western Red Cedar	2" caliper	25-30'
Tsuga Heterophylla	Western Hemlock	2" caliper	25-30'
Pseudotsuga Menziesii	Douglas Fir	2" caliper	25-30'

WHATCOM COUNTY  
BELLINGHAM, WA  
12/27/94 1:44 PM  
REQUEST OF: LESA STAR  
Shirley Forslof, AUDITOR  
BY: TRP, DEPUTY  
121:00 CONTR.



855 Aaron Drive  
Lynden, WA 98264  
(P) 360-354-4434  
(F) 360-354-3768  
www.chcclynden.org  
State License #1322

August 28, 2019

Heidi Gudde  
Planning Director  
300 4<sup>th</sup> Street  
Lynden, WA 98264



Dear Heidi,

The board of trustees of Christian Health Care Center have requested that I write a letter to you regarding the project proposal at 801 Aaron Drive.

The concept of having senior housing in that location has merit. First of all it is located next to other senior oriented facilities, is on the bus route and is within walking distance of other stores and restaurants. The primary concern from adding 50 new units would be the availability of parking. Currently many cars from that development are already parked on the street. Will there be adequate guest parking available as well as resident parking? Is there adequate room on that campus to add 50+ parking spots? While the assumption is one parking spot per unit, how will they handle people that have 2 vehicles?

If you have any questions or would like to discuss this further, please contact me at (360) 305-5374.

Sincerely,

Patrick O'Neill