



Introduction

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Discussion of PRD Amendment #19-01 as Remanded by Council

Recap

- RB Development / Heritage Park PRD is a 28.7 acre development located between Badger Road and Aaron Drive and Bender Road and Vinup Drive. It was approved with plans for apartments, condominiums and townhomes for up to 437 units.
- RB Development PRD was approved in 1994 and has been amended several times from the original design to include the construction of the Christian Health Care Center and changes in other building layout design.
- The PRD amendment was applied for in October of 2019. The purpose of this amendment was to facilitate the construction of the Parkview West Senior Housing Apartment Expansion. **The goal of this project is to provide for an affordable senior housing facility in Lynden.** There is a great need for affordable senior housing in Lynden. The design of the building required the following amendments to the PRD:
 - Proposed 15' Front Yard Setback / Existing PRD has a 30' Front Yard Setback
 - Proposed 45' Height Limit (5 Story Building) / Existing PRD has a 2-story height limit
 - Proposed 50 units per building / Existing PRD has a 30 unit limit per building
 - Proposed 25% Open Space / Existing PRD has a 30% Open Space Requirement for this Area
 - Proposed to meet City of Lynden Parking Code for Retirement Housing
 - Proposed to remove the storage space requirement for the additional units
- A Planning Commission Meeting was held on October 10, 2019. The **Planning Commission agreed that senior housing was greatly needed in Lynden** but had reservations about the size and scale of the building and parking.
- A City Council Meeting was held on December 2, 2019, in which the Council remanded the PRD amendment back to the Planning Commission for further review and discussion of applicability of **LMC 19.29.010 (PRD Purpose), 19.29.060 (PRD Minimum Requirements) and 19.29.110 (PRD Approval).**

Current Proposal

- In response to comments from the Planning Commission, the Parkview West Senior Housing Apartment Expansion building design has been **revised** to address the concerns brought up in the last meeting
 - The unit count has been revised to 41 instead of 50
 - The greater unit count is required to provide for an elevator. A senior housing facility must have an elevator. To make the units affordable, the cost of the elevator must be split between many units.

As mandated by the Council Remand, I will provide a code review for LMC 19.29.010 (PRD Purpose), 19.29.060 (PRD Minimum Requirements) and 19.29.110 (PRD Approval).

Purpose of PRD's (LMC 19.29.010)

- This project is consistent with the primary purpose of PRD's as described in LMC 19.29.010:
- 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) Meeting the Goals of the Comprehensive Plan
 - **Goal H-2: Provide a mix of single-family and multifamily homes that achieves the density necessary to accommodate projected population growth over the 20-year planning period.**
 - Policy 2.1: Zoning should be applied to ensure that future residential development over the planning period is composed of approximately 60% single-family units and 40% multifamily units.
 - **Goal H-3: Provide for a wide variety of housing types, including low cost housing, for different needs and desires in appropriate locations**
 - Policy 3.6: The City encourages the construction of new senior housing and may allow increased density to encourage this type of housing.
 - Policy 3.8 The City will encourage the including of affordable housing units and may grant exemptions such as higher density,
- (B) Preserving native vegetation and critical areas and natural amenities
 - The Parkview West parcel property is already developed with no critical areas or woodlands. This project is designed as an infill development will result in no environmental impacts to critical areas or farmland, which would be likely if the project was constructed on an undeveloped property.
- (C) Encourage Infill within areas of the City
 - This is an infill development project

Our project meets three of the (5) primary purposes for PRD's.

Minimum Standards for PRD's (LMC 19.29.060)

- New development in the PRD needs to meet certain standards including building height, setbacks, lot coverage, and other restrictions.
- This PRD amendment only deviates from the minimum standards for PRD's per LMC 19.29.060 in one area:

- LMC 19.29.060 requires a 25' minimum perimeter setback, we are proposing a 20' setback. The 20' setback is allowed in the adjacent Bender Plaza. The project narrative provided for your review incorrectly references a 15' minimum setback, which was clarified by City staff.
- LMC 19.29.060 (J) - Where the applicant seeks to depart from the minimum standards in the PRD Process, the commission shall consider one or more of these (5) factors. **Not only does the project achieve one required factor; it meets all of them:**
 - (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 provisions of services:
 - The architectural scale and high aesthetics of the proposed building will improve the character of the surrounding neighborhood. The proposed building will be vastly superior in aesthetics, and a great improvement over the existing Parkview West dated vinyl siding.



Existing Parkview West Apartments



Proposed Parkview West Senior Housing Expansion

- (2) The modification of minimum development standards protects critical areas and the environmental quality of the parcel(s) to be developed;
 - This infill project protects the environment as it impacts no critical areas, has no shorelines impacts, does not displace farmland. This project would likely have critical areas impacts if it were constructed on an undeveloped parcel.
- (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;

- The goal of this project as a proposed use is an affordable senior housing facility. A senior housing facility must have an elevator. To make the units affordable, the cost of the elevator must be split between many units resulting in a larger structure and less setbacks.
- Affordability in housing increases with density and efficiency in design. This project is economically efficient by building on land already served by utilities. Building on undeveloped land would result in much greater development costs which would be past down to the tenant.
- (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;
 - Due to the arrangement of buildings on this property, the setback must be 20'. Nothing less will work without demolishing a portion of the existing Parkview West Apartments, which would be an unacceptable treatment of the current tenants.
- (5) The modification of minimum standards is adequately mitigated by reasonably related public improvements proposed in connection with the planned development.
 - This project will construct a pedestrian crossing to Bender Fields as a public improvement to aid in congestion issued brought to light around Bender Fields.

Criteria for Approval

Per LMC Section 19.29.110, the Planning Commission shall approve or deny the PRD Amendment based on the following criteria.

A. **Design Criteria:** The design of the PRD or MPRD shall achieve two or more of the following results. Not only does the project achieve the two required criteria; it meets all of them:

1. High quality architectural design, placement, relationship or orientation of the structures;

The Architectural Design is a vast improvement over the existing Parkview West exterior of vinyl siding.

2. Achieving the allowable density for the subject property;

The original RB Development / Heritage Park PRD contemplated 437 total units. The existing PRD contains 343 existing units. The unit count for the Christian Health Care Center was determined by the #19-01 Official Remand Order to be 85 units in the PRD Amendment. This is based on 57 semi-private suites and 28 private suites per LMC 17.01.030. As can be seen, there is capacity for 94 additional units available in the development. We propose only 41 more units, allowing for 53 future units in the PRD.

Development	Unit Count
Heritage Park Estates Condominium	64
Lynden Manor Townhomes	40
Lynden Manor	109
Christian Health Care Center	85
Parkview West Apartments	45
Total Existing Units:	343
<i>Proposed Parkview Senior Housing Expansion</i>	<i>41</i>
Total Unit Count:	384
Originally Contemplated:	437

3. Providing housing types that effectively serve the affordable housing needs of the community;

Affordable senior housing is the goal of this project. The building expansion will provide studio and one-bedroom units, which are much more affordable than large two and three bedroom units. Many seniors who are on fixed incomes need affordability and seek efficient spaces.

4. Improving circulation patterns;

This project proposes a pedestrian crossing from the north side of Aaron Drive to Bender Fields. This will help to alleviate congestion and increase pedestrian circulation in this part of town.

5. Minimizing the use of impervious surfacing materials;

This project will minimize impervious surface by providing a very efficient design for the construction of 41 additional units. This building would take up twice as much space if the existing PRD height restrictions were upheld. Pervious pavement will be used as feasible.

6. Increasing open space or recreational facilities on-site;

The existing open space on the parcel will be improved. This will include a community garden for tenants, or possibly a fenced dog park area.

7. Preserving, enhancing or rehabilitating the natural features of the property such as significant woodlands, or critical areas;

The Parkview West parcel property is already developed with no critical areas or woodlands. This project is designed as an infill development will result in no environmental impacts to critical areas or farmland, which would be likely if the project was constructed on an undeveloped property.

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.

Most of the existing commercial buildings in the PRD are above average aesthetic appeal. Our project will be a continuation of the aesthetics of Bender Plaza and a vast improvement over the dated look of the existing Parkview West Apartments.

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.

The original PRD was approved with 437 units. The total unit count after the proposed Parkview West Senior Housing Expansion is 384. This is less than the originally approved 437 units assumed during the original traffic study and engineered design of the roadways and sidewalks in the development, which was consistent with LMC 18.14.

Conclusions

- The main consensus of the last planning commission meeting was that affordable senior housing was needed in Lynden. We all agreed on this and that is the goal of this project. Our project will provide affordable senior housing in a desirable location with access to nearby amenities such as Bender Plaza and public parks.
- We believe that we have addressed the comments in our design made by the Planning Commission with our revised design. An affordable senior housing facility cannot be placed here without making amendments to the PRD. We have made compromises in our amendments as requested by the Planning Commission.
- Please consider staff recommendations when making your decision:
 - “Staff recognizes that the project may be more urban in nature than previous development within the City. However, given the goals of the PRD code, the Comprehensive Plan, and the nature of the revised proposal staff has concluded that proposal warrants approval”
- Please consider applicable LMC sections referenced above in detail when making your decision as remanded by the Council.

3.7 HOUSING GOALS AND POLICIES

Goal H-1: Maintain and enhance the quality of existing neighborhoods.

Policies

- 1.1. Establish standards for infill development that ensure compatibility with the character of existing neighborhoods.
- 1.2. Enhance and maintain public rights-of-way, parks, and open spaces by providing sidewalks, lighting, landscaping, and other amenities.
- 1.3. Provide buffers, including landscaping, between commercial, industrial, or higher density land uses and existing residential neighborhoods.
- 1.4. Solicit neighborhood and community comment on proposed plans in existing residential neighborhoods.

Goal H-2: Provide a mix of single-family and multifamily homes that achieves the density necessary to accommodate projected population growth over the 20-year planning period.

Policies

- 2.1. Zoning should be applied to ensure that future residential development over the planning period is composed of approximately 60% single-family units and 40% multifamily units.

Goal H-3: Provide for a wide variety of housing types, including low cost housing, for different needs and desires in appropriate locations.

Policies

- 3.1. Allow multi-family housing to be dispersed throughout the City as long as the character of existing neighborhoods is maintained.
- 3.2. Encourage use of the **Planned Residential Development** ordinance, which allows for diversification of housing types and the preservation of open space.
- 3.3. Provide zoning that allows for mixed density neighborhoods.
- 3.4. Where the Planning Commission and the City Council finds that there are adequate reasons for such designation. These reasons may include special topographical conditions, geographic location, and the creation of large planned unit residential developments.

- 3.5. In order to provide for a wide choice of housing types and costs, the City of Lynden will allow, in appropriate areas, alternative residential housing units such as group and cooperative housing, assisted living facilities, mobile and modular homes.
- 3.6. The City of Lynden encourages the construction of new senior housing, and may allow bonuses such as lesser parking requirements and increased density to encourage this type of housing.
- 3.7. The community of Lynden will provide creative opportunities for affordable housing, for all income levels, with the emphasis toward ownership, for at least 80% of those households who: 1) are at or below 80% of median income for Whatcom County, 2) and whose shelter costs exceed 30% of gross income.
- 3.8. The City of Lynden will encourage the inclusion of affordable housing units or lots in developments by granting some special exceptions to a developer. These exceptions include smaller lots, higher density, reduced impact fees, or other exceptions as deemed appropriate by the Planning Commission and the City Council.
- 3.9. Redevelopment or infill development that creates new multifamily housing should be permitted at the fringes of existing industrial or commercial areas.

Goal H-4: Establish standards for multifamily housing that ensure its compatibility with the existing character of Lynden.

Policies

- 4.1. Provide architectural standards and architectural review of new multifamily development.
- 4.2. Ensure that new multifamily housing is integrated with existing neighborhoods, through its siting and design.
- 4.3. Provide buffers and greenbelts between multi-family and single family residences.
- 4.4. Ensure compatibility of scale, massing, setbacks, and other architectural elements between new multifamily development and existing adjacent single-family housing.