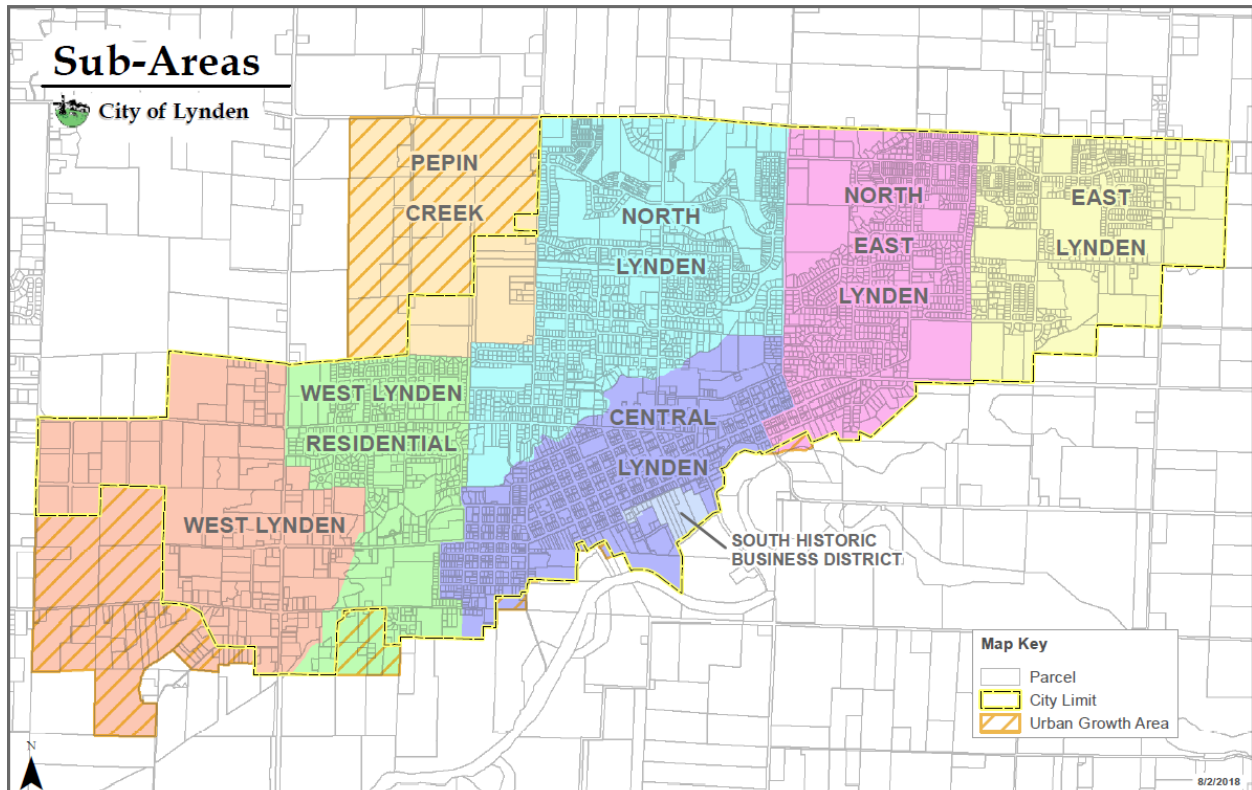


*(Proposed text amendment per Comprehensive Plan Amendment Application #22-01)*

### **2.5.5 City of Lynden Sub-Areas (2022 CPA Text Amendment)**

The City of Lynden currently has eight different sub-areas as shown in Figure 2.5.5 below. Each possesses a unique character and serves a unique function in the City's vision. As such, each sub-area may benefit from specific goals and requirements associated with growth and development. Implementing these goals and requirements may warrant unique sub-area ordinances.

Figure 2.5.5. Sub-Areas of the City of Lynden *(Pre-2022 CPA approval; Final Subarea Map will be updated as 2022 CPA is approved)*



#### **East Lynden Sub-Area**

The East Lynden Sub-Area, approximately 473 acres in size, encompasses the City's eastern urban growth area. It is bounded on the north by the East Badger Road and extends from a line a quarter mile east of Vinup Road to a quarter mile east of Northwood Road. The southern boundary follows a combination of property lines, section lines and the floodplain to include the most developable land within the area.

In 1999, an annexation petition was filed to incorporate approximately half of this sub-area into the City of Lynden. The petition was postponed for over a year after receiving Planning Commission recommendation due to issues pertaining to the City's water supply and the review of the impacts of this area on existing City services. It was brought into the City in February 2001.

Since 2004 the East Lynden Sub-Area has seen significant residential growth. As of the 2016 Comprehensive Plan update, this has included 366 single family units and 36 multi-family units (Figure 1.3.2). Additional residential construction has continued throughout 2017 with the approval of more than 120 additional single-family lots and several multi-family buildings.

Although approximately 48 acres of the East Lynden Sub-Area have historically held a commercial land use designation, the sub-area includes minimal commercial presence. Commercial entities include the Northwood Market and Badger Storage (east of Northwood Rd). Mixed use development has been constructed along Mercedes Drive which utilizes self-storage as the commercial entity on the first floor with residential use dominating the remainder of the building. A number of landowners with commercial designations have requested a shift to residential use given the seemingly low viability of commercial entities within this sub-area.

In 2017, the Planning Department was directed by the City Council to review and revise the East Lynden sub-area to consider a shift in land use from commercial to residential.

The resulting land use map amendment, approved by the City Council in December 2017, resulted in a shift of 12 commercial properties (26.87 acres) to residential land use with corresponding zoning designations ranging from RM-3 to RS-72. The removal of commercial land in this subarea should result in the City seeking to preserve existing commercial nodes at the main intersections to Badger Road including Bender Road and the Northwood Road and, to a lesser degree, on the west side of Line Road.

It is essential that the sub-area, in serving a growing residential base, include a significant effort to make trail connections and build upon the current existing public space. Pursuant to Policy 1B of Goal LU-5 of Chapter 2 The Land Use Element, and as a condition of CPA #17-01 which changed land use designations on 12 commercial zoned properties in the East Lynden Sub-area to residential zones, the City will require future development in East Lynden to facilitate better pedestrian movement. The requirement will obligate residential developers throughout the sub-area to provide trail connections and sidewalks. Specifically, a multimodal trail will be required along Badger Road (WA-546) in the East Lynden Sub-area and the East Lynden Loop Trail. These requirements are indicated in the 2020 update to the City's Park and Trail Master Plan which outlines specific trail and multimodal routes that make build on the City's trail network across the city.

### **Pepin Creek Sub-Area**

The Pepin Creek Sub-Area (PCSA) is an approximately 460-acre sub-area including the northwestern Lynden city limits and urban growth area (UGA). Approximately 24 percent of the sub-area, or 110 acres, is within city limits and the remaining 76 percent or 350 acres are in the UGA.

155 acres of what is now the Pepin Creek Sub-area was added to Lynden's UGA as part of the Whatcom County Comprehensive Plan Update and the City's Comprehensive Plan Update adopted in 2016. Lynden is projected to grow by about 6,403 new residents between 2013 and 2036. Although there is capacity for some of this growth in other parts of the city, the Pepin Creek Sub-area has been identified as a primary area for future residential development over the next 20 years.

The addition of the 155 acres into the City's UGA, the concurrent Pepin Creek Relocation Project and the expectation that this area will receive a majority of the City's population growth prompted the city to develop the Pepin Creek Sub-Area Plan. This plan lays out future land use and zoning, traffic circulation

patterns, as well as design standards for neighborhood development while taking into account the need for flood mitigation and the potential re-channelization of Pepin Creek. Refer to the Pepin Creek Subarea Plan for more detailed information.

### **North Lynden Sub-Area**

The North Lynden sub-area is approximately 675 acres in size. The southern portion of this sub-area was incorporated into the City in the 1960s or before. Annexations in 1991 brought the lands north of Sunrise Drive into the City limits and began the development of Homestead Northwest.

The northern boundary of the North Lynden Sub-area is the heavily traveled State Route 546 (East Badger Road). The western boundary for the North Lynden Sub-area is Benson Road. Fishtrap Creek and Main Street are the southern boundaries. The Sub-area relative to the rest of Lynden is located north of downtown.

Land use in the North Lynden Sub-area is characterized by established residential developments as well as long standing commercial and industrial use. Some of Lynden's earliest residential development projects (Cedar and Kwanza Drive), and the Planned Residential Development projects of Homestead Farms and Woodfield Village and Heartland are in the North Lynden Subarea. The headquarters of Lynden Transport, Incorporated is located here. As is Flora, Inc., VanderPol Building Components, Inc., Martin's Feed, Inc., Kulshan Veterinary Services and Daritech, Inc. Additionally, the Lynden Municipal Airport, and Homestead Farms Golf Club are in the North Lynden Subarea.

The City's 2022 Comprehensive Plan Amendment made changes to the City's subarea boundaries particularly in west Lynden. The changes include the creation of a new subarea, the West Gateway Subarea. The corresponding new subarea boundaries resulted in shifting approximately 90 acres of the North Lynden Subarea (the portion that was west of Benson Road) into the West Lynden Residential Subarea.

### **West Lynden Commerce Subarea**

The West Lynden Commerce Sub-Area, approximately 530 acres in size, includes the commercially and industrially zoned land within the city west of the Guide Meridian and north of Birch Bay Lynden Road. The significant transportation corridors in this subarea, the Guide Meridian (SR539) and Birch Bay Lynden Road, accommodate shipping traffic and provide economic opportunity for both commercial and industrial land uses. As such, Industrial use is prevalent. Lynden Door, Inc, Preferred Freezer, Oxbo International Corp., Westside Lumber and Nooksack Valley Disposal are located here.

Much of the unincorporated UGA and significant portions of industrial and commercial zoned land in this subarea are agricultural (pasture, field crops, and berries). When annexation eventually occurs, the unincorporated areas of the UGA in this subarea are designated for industrial uses. Properties in this subarea are not eligible for the Mixed Use Overlay.

### **West Lynden Residential Subarea**

The West Lynden Residential Subarea directly borders the West Lynden Commerce Subarea. It is dominated by residential subdivisions that were generally built in the late 20<sup>th</sup> century. These subdivisions contain some of the notable multifamily developments (Oakwood, Woodcreek, Forest Circle) that were built out in the 1980s and 90s.

This subarea also contains the Bogaard Hay Company, the Ridnour Athletic Complex, two elementary schools (Isom and Fisher), and Dickinson Park. The City expects to continue extension of the Jim Kaemingk Jr trail into this subarea as it makes its way westward along the Fishtrap Creek corridor.

### **West Gateway Subarea**

The defining features of this subarea are the primary entrances to the city from the west, on Birch Bay Lynden Road, and from the south, on the Guide Meridian (SR 539). Residents and travelers entering Lynden from these locations, leave the distinct agricultural landscapes (the vast berry fields west of town and pasture and field crops in the Nooksack River floodplain to the south) and enter the “city” along these busy commercial corridors.

The primary landuse in this subarea is commercial, with a mix of large-scale farm implement dealers, grocery stores, and “chain” restaurants. This subarea contains 3 (Safeway, Food Pavilion, Fairway Center) of the 6 established “Commercial Centers” on which the Mixed Use Overlay is centered.

As mentioned above, the Fairway Center, along Front St is located in this subarea. This “strip” mall houses several retail, dining, and commercial establishments, as well as a large church campus (North County Christ the King). South of Front St is the Northwest Washington Fairgrounds which, besides hosting the NW Washington Fair each summer, also hosts a variety of entertainment events throughout the year.

The unincorporated portion of the UGA, west of Flynn Road and south of the Birch Bay Lynden Road, contains agricultural uses (pasture and berries), the City’s West Lynden Regional Storm Pond, multiple large parcel single family lots, and 2 industrial businesses (Whatcom Manufacturing, and the Skagit Farmers Supply store).

### **Central Lynden**

The Central Lynden Subarea is characterized by downtown Lynden, the Historic Business District, and the City’s oldest residential construction that radiates from downtown. This subarea, in many ways, gives Lynden its unique charm and identity. Front Street, with its the remarkable tree lined right-of-way leads into the downtown commercial core which has a diversity of retail and professional offices, dining establishments, a hotel, the Pioneer Museum, and the Jansen Art Center. The residential neighborhoods to the west, northwest and east of downtown are characterized by the traditional street grid with varying lot sizes and a diversity of architecture. The commercial / residential area to the north of downtown has a mix of single family and multifamily structures throughout with small scale commercial buildings that generally house professional offices and small non-retail businesses.

This subarea also contains the historic industrial area which was located here because of Lynden's once heavily trafficked rail spur that shipped lumber and agricultural products out of Lynden. The 100+ year old Darigold plant is located here, as well as the Versacold facility, a lumberyard and agricultural warehouses. The Lynden Christian Schools campus (including an elementary, middle and high school) are found in this subarea, as is the former Lynden Middle School property.

The Central Lynden subarea also contains much of the City's public facilities. City Hall, the Lynden Public Library, the Fire Station, the Community Center, the YMCA, the Lynden Water Plant and the Wastewater Treatment Plant are located here. Furthermore, the City Park, Centennial Park, Patterson Park, and portions of the Jim Kaemingk trail are found in this subarea.

### **South Historic Business District**

The South Historic Business District is a distinct subarea located south of the downtown commercial core. In 2007 the city adopted the South HBD subarea plan that specifically focused on planning the future of this subarea. The award-winning document lays out plans for transportation, public use and private land use, as well as concepts for pedestrian focused building layout and design. This area has significant development potential as it will be an extension of Lynden's commercial downtown with mixed residential space. Development here will likely be stimulated by the 2019 completion of Riverview Road which will provide easy access to this area from Front Street as well as Hannegan Road.

### **Northeast Lynden**

The Northeast Lynden Subarea is predominately residential, containing some of Lynden's oldest subdivisions (Garden Drive, Edgewater Lane). In the north are two Planned Residential Developments, Heritage Park and Greenfield Village. Heritage Park houses the Christian Health Care Center and the Lynden Manor, both are significant assisted living facilities that provide housing and health care for Lynden's senior residents. Limited commercial land use is found in the Northeast Lynden Subarea, except for Bender Plaza on the corner of Badger and Bender Roads. Bender Plaza contains a gas station, restaurants, and professional offices.. Finally, this subarea contains the Lynden High School campus and Bernice Vossbeck Elementary school, Bender Fields Park, which provides recreational opportunities for thousands of residents every year, and portions of the Jim Kaemingk Trail run through this subarea.