

# CITY OF LYNDEN



## EXECUTIVE SUMMARY

<b>Meeting Date:</b>	March 2, 2020	
<b>Name of Agenda Item:</b>	Amendment to Downtown Residential Parking Agreement – 610 Front Street	
<b>Section of Agenda:</b>	New Business	
<b>Department:</b>	Planning Department	
<b>Council Committee Review:</b>	<input checked="" type="checkbox"/> Community Development <input type="checkbox"/> Finance <input type="checkbox"/> Parks	<input type="checkbox"/> Public Safety <input checked="" type="checkbox"/> Public Works <input type="checkbox"/> Other: _____
	<b>Legal Review:</b> <input checked="" type="checkbox"/> Yes - Reviewed <input type="checkbox"/> No - Not Reviewed <input type="checkbox"/> Review Not Required	
<b>Attachments:</b>		
Proposed Amended Downtown Residential Parking Agreement		
<b>Summary Statement:</b>		
<p>Property owners of 610 Front Street (the liquor store location), now known as Porch Swing Properties, LLC, are developing plans for a significant renovation of the existing building. Parking requirements have been a concern as the renovation would add two additional floors for residential use to a building that is construction to the property line and located within the Historic Business District.</p> <p>On September 3, 2019 the City Council approved a parking agreement which would provide a parking easement and assigned a value to the necessary code required parking stalls. In addition, the parking agreement offered as many as 6 annual parking passes at a rate set out by the agreement and subject to adjustment.</p> <p>The building owners have continued the planning and design process on this project and found that an additional unit, for a total of 7 units, would fit within the building renovation. Additionally, because the first-floor unit is required to be ADA accessible and provide a handicapped parking space, the three on-site spaces planned for the building’s garage was reduced to two.</p> <p>As a result, an amended parking agreement has been proposed which would accommodate a parking easement for 5 parking spaces, rather than 3, and permit the issuance of as many as 7 annual parking permits, rather than 6. All residential parking is to occur within the 3 downtown parking lots noted in the agreement.</p> <p>The City’s legal counsel has created the attached parking agreement for the Council’s consideration which would replace the previously approved agreement. The property owner has assumed legal costs associated with amending the agreement.</p>		
<b>Recommended Action:</b>		
Motion to approve the amended downtown residential parking agreement with Porch Swing Properties, LLC, the owners of 610 Front Street, and to approve the Mayor’s signature on the agreement.		