

CITY OF LYNDEN

EXECUTIVE SUMMARY



Meeting Date:	September 3, 2019	
Name of Agenda Item:	Downtown Residential Parking Agreement – 610 Front Street	
Section of Agenda:	New Business	
Department:	Planning Department	
Council Committee Review:	<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: _____
Legal Review:	<input checked="" type="checkbox"/> Yes - Reviewed <input type="checkbox"/> No - Not Reviewed <input type="checkbox"/> Review Not Required	
Attachments:		
Downtown Residential Parking Agreement with edits by the CDC		
Summary Statement:		
<p>Property owners of 610 Front Street (the liquor store location), (represented as TWIGA NW & RAH) 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 and 6 residential units.</p> <p>Properties located within the Historic Business District are exempt from providing onsite parking. However, when new floor area is created, LMC 19.51.160 states that residential units must provide a minimum of one parking stall per unit. While this is a 50% reduction in what is typically required for residential units, providing onsite parking at this location is a challenge as the building covers nearly the entire the lot.</p> <p>The property owner is exploring other options including parking agreements with nearby property owners however opportunities are few and the solutions short-term in nature.</p> <p>Recognizing the value of residential development within the downtown core, City staff has worked with the property owners to develop the attached parking agreement. The agreement would provide a parking easement for the necessary code required parking stalls. (In this case this equals 3 spaces as the property owner will be providing 3 alley-accessed garage spaces.) The value of the parking easement is outlined in the agreement. In addition, the parking agreement also proposes to offer as many as 6 annual parking passes at a rate set out by the agreement and subject to adjustment.</p> <p>This issue has been discussed with both the Community Development Committee and the Public Works Committee. Subsequently, the City’s legal counsel has created the attached parking agreement for the Council’s consideration.</p>		
Recommended Action:		
Motion to approve the downtown residential parking agreement with TWIGA NW & RAH, the owners of 610 Front Street, and to approve the Mayor’s signature on the document.		