

Parcel by Parcel Review of Mixed-Use Proposal



Criteria for Mixed-Use Overlay Eligibility:

1. Property is zoned CSL or CSR
2. Property is at least 1 acre in size
3. Property is within ¼ mile from Qualifying Commercial Center (measured along a walkable path)



Qualifying Commercial Center

1. Combined gross floor area of 30,000 square feet
 2. Minimum of 8 businesses open to the general public
- Or
1. Part of an identified Business District

Qualifying Commercial Centers

- Safeway Plaza
- Food Pavilion Plaza
- Bender Plaza
- Historic Business District



Map Key



Transition to Residential - Commercially zoned property proposed to transition to residential use.



Eligible for the Mixed-Use Overlay - Properties which meet the criteria listed above.



Remains Commercial – Properties which are zoned as commercial use and do not meet the criteria for the mixed-use overlay.

Note: Properties with CSL zoning which are not eligible for the mixed-use overlay should be eligible for 2nd floor residential use. This includes many area adjacent to downtown.

City-wide View of Potential Changes under the Mixed-Use Proposal

2-23-22



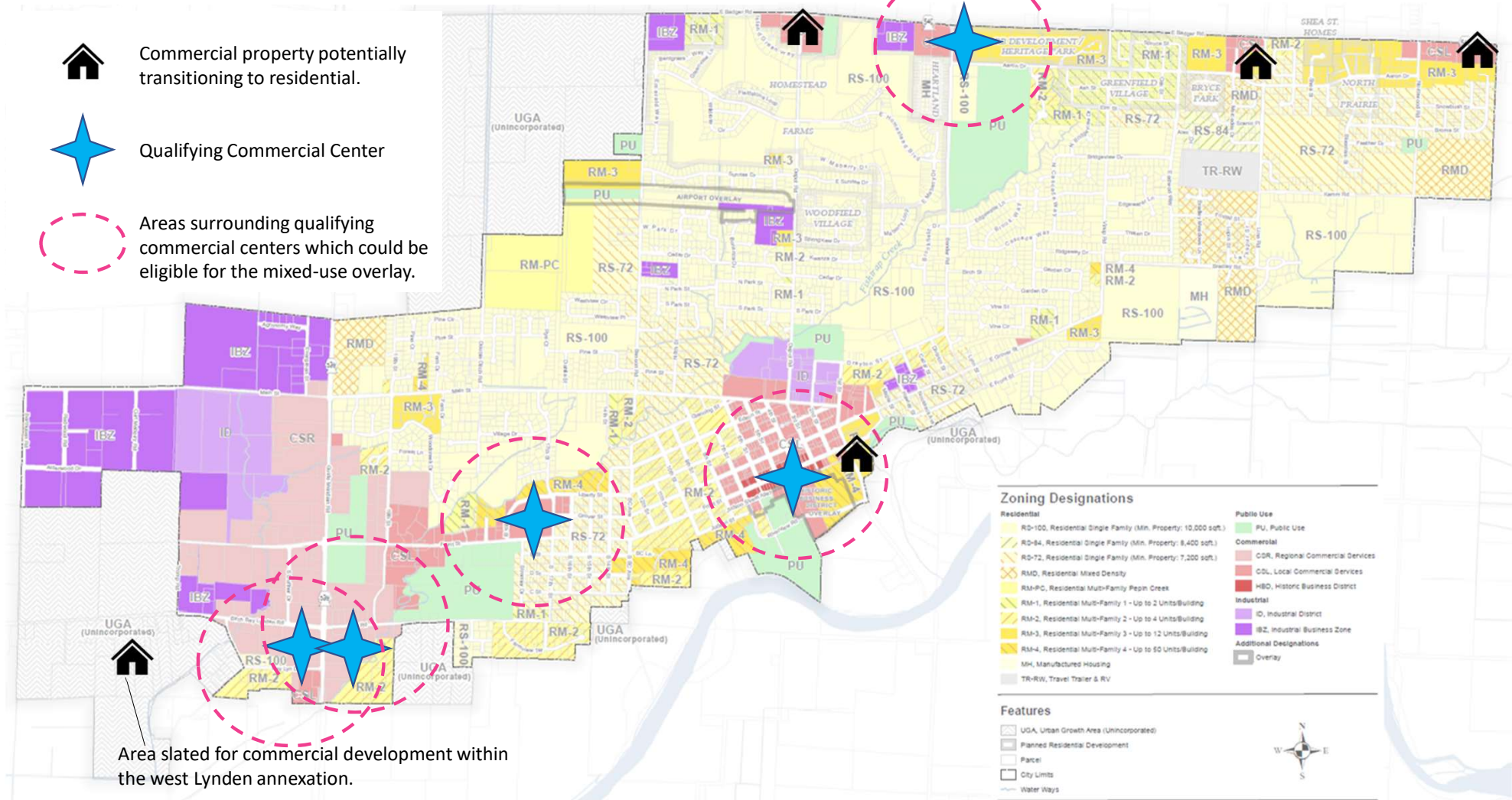
Commercial property potentially transitioning to residential.



Qualifying Commercial Center



Areas surrounding qualifying commercial centers which could be eligible for the mixed-use overlay.



Zoning Designations

Residential	Public Use
RD-100, Residential Single Family (Min. Property: 10,000 sqft.)	PU, Public Use
RD-84, Residential Single Family (Min. Property: 8,400 sqft.)	Commercial
RD-72, Residential Single Family (Min. Property: 7,200 sqft.)	CSR, Regional Commercial Services
RMD, Residential Mixed Density	COL, Local Commercial Services
RM-PC, Residential Multi-Family Peain Creek	HBD, Historic Business District
RM-1, Residential Multi-Family 1 - Up to 2 Units/Building	Industrial
RM-2, Residential Multi-Family 2 - Up to 4 Units/Building	ID, Industrial District
RM-3, Residential Multi-Family 3 - Up to 12 Units/Building	IBZ, Industrial Business Zone
RM-4, Residential Multi-Family 4 - Up to 50 Units/Building	Additional Designations
MH, Manufactured Housing	Overlay
TR-RW, Travel Trailer & RV	

Features

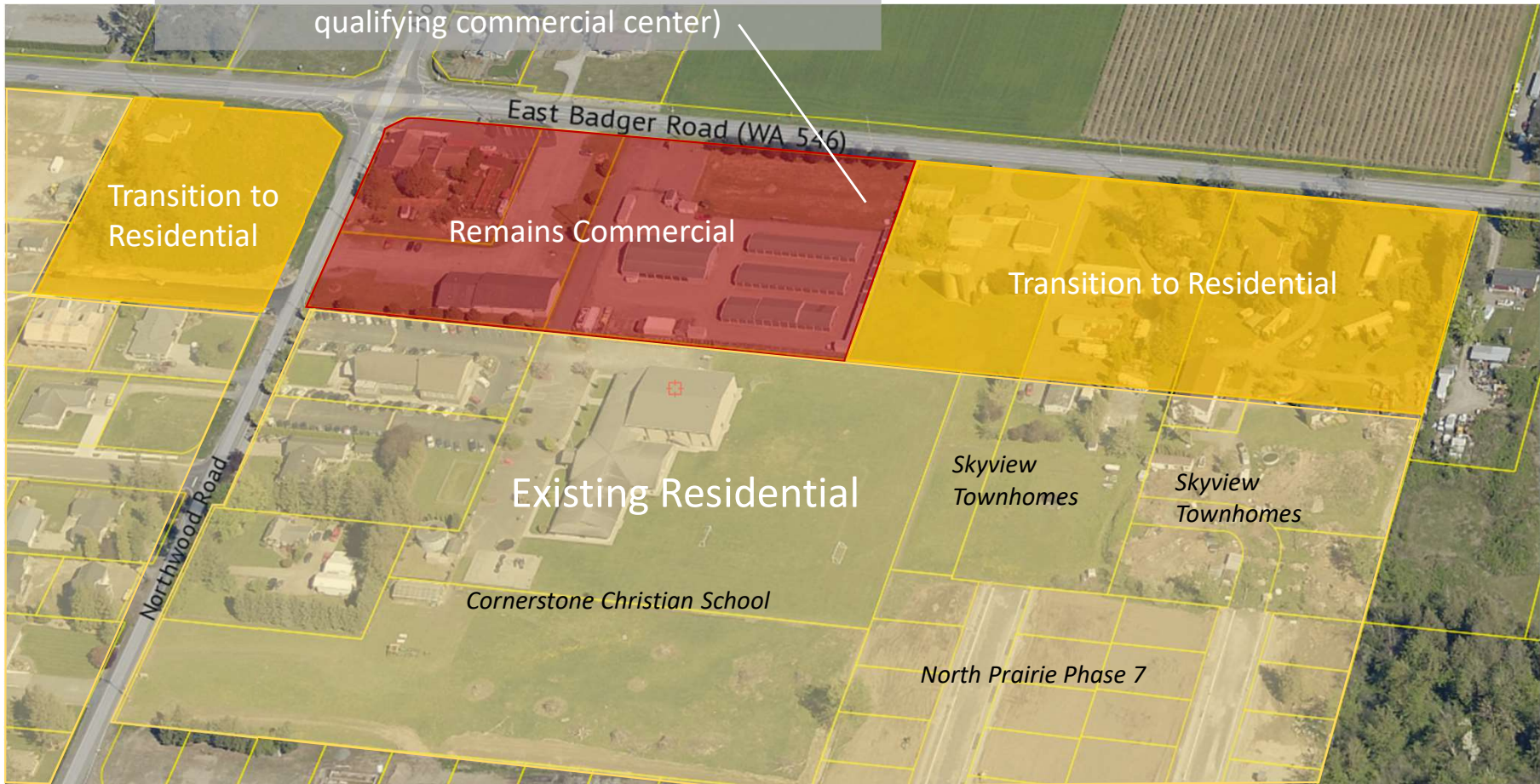
- UGA, Urban Growth Area (Unincorporated)
- Planned Residential Development
- Parcel
- City Limits
- Water Ways



Area slated for commercial development within the west Lynden annexation.

Commercial Parcels Ineligible for Mixed-Use Overlay (not within walking distance of a qualifying commercial center)

Badger and Northwood Road



Transition to Residential

Remains Commercial

Transition to Residential

Existing Residential

Skyview Townhomes

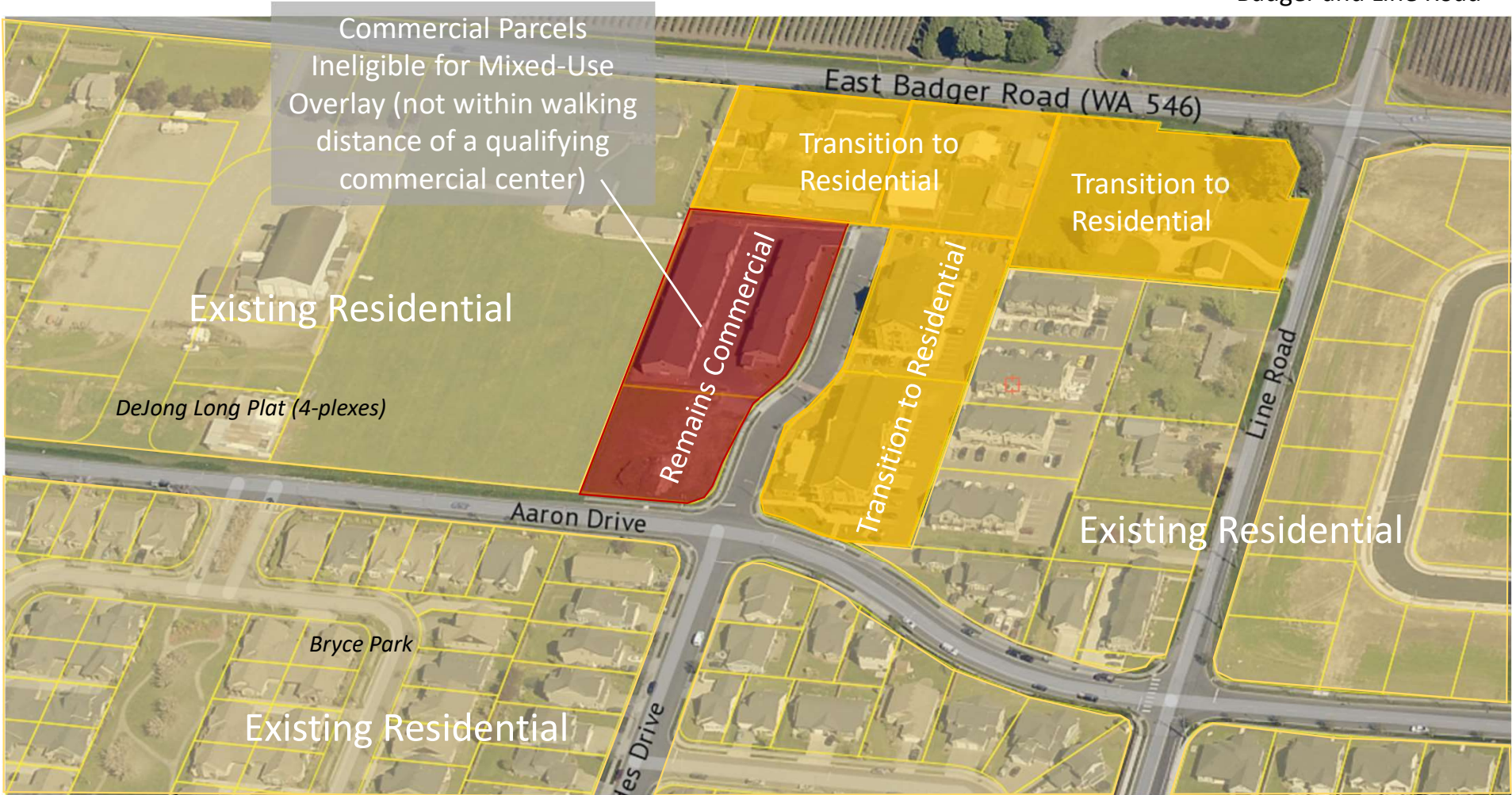
Skyview Townhomes

Cornerstone Christian School

North Prairie Phase 7

Northwood Road

East Badger Road (WA 546)



Commercial Parcels
Ineligible for Mixed-Use
Overlay (not within walking
distance of a qualifying
commercial center)

Existing Residential

DeJong Long Plat (4-plexes)

Bryce Park

Existing Residential

Remains Commercial

Transition to
Residential

Transition to Residential

Transition to
Residential

Existing Residential

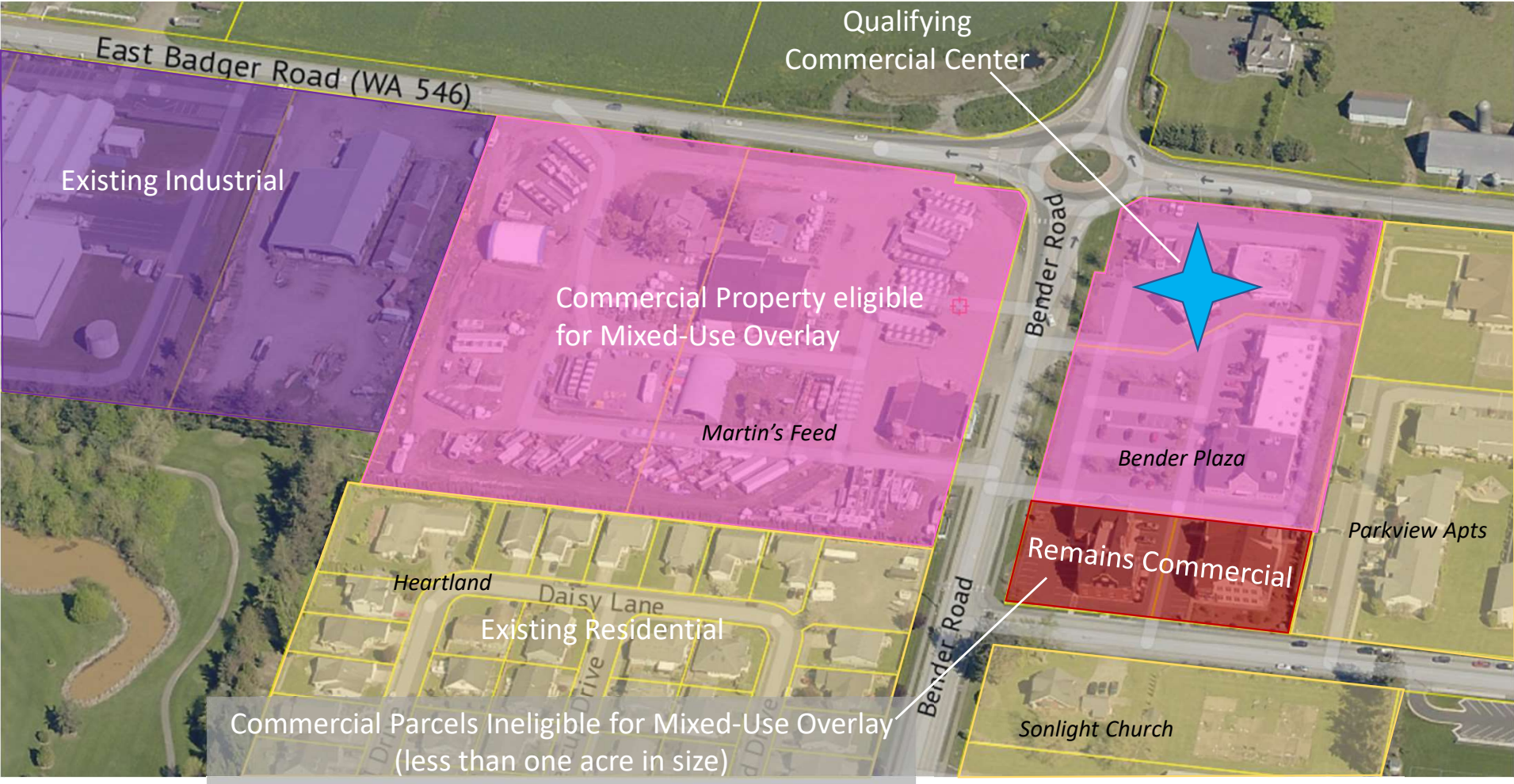
East Badger Road (WA 546)

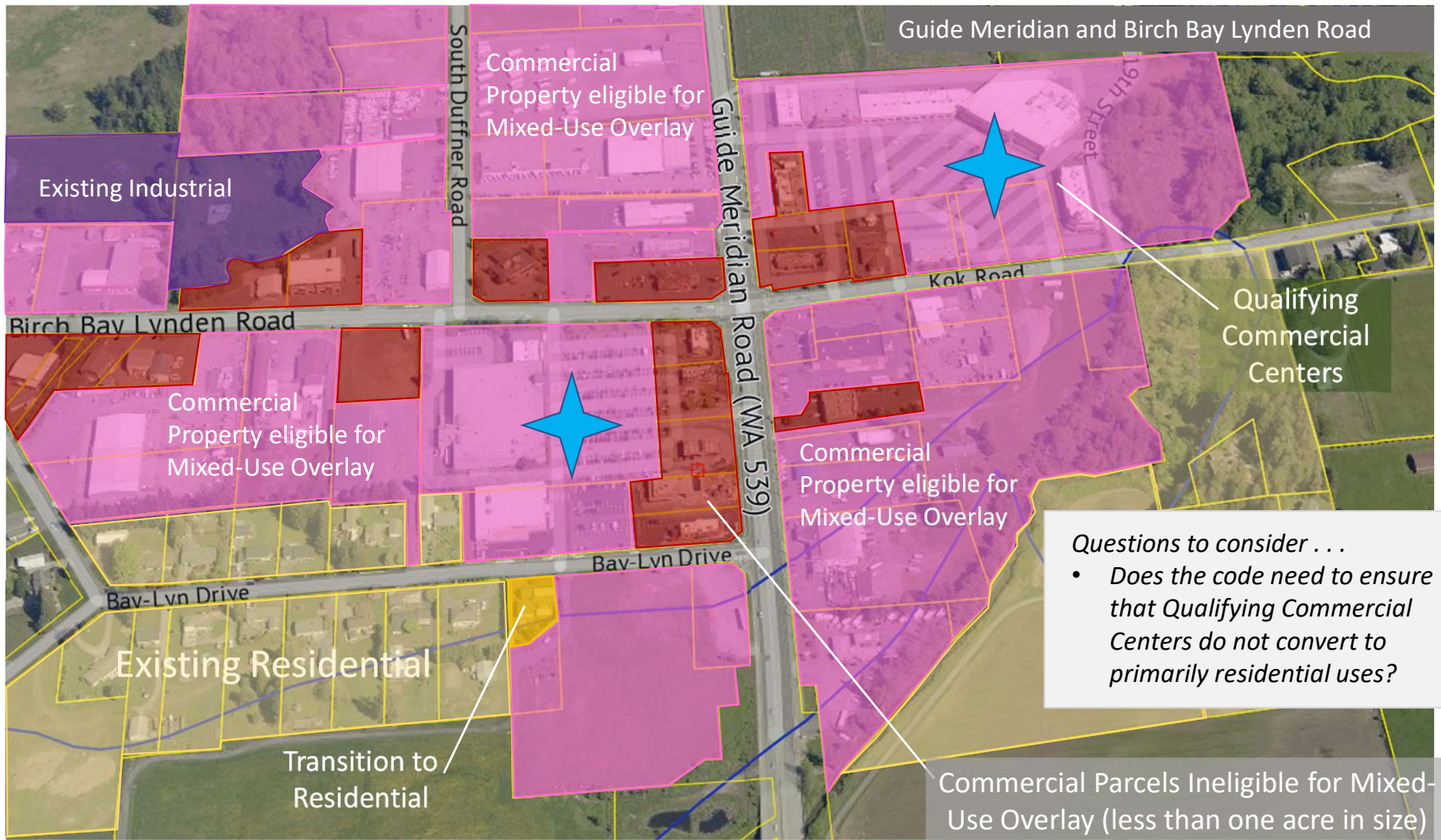
Line Road

Aaron Drive

Les Drive

Badger and Bender Road

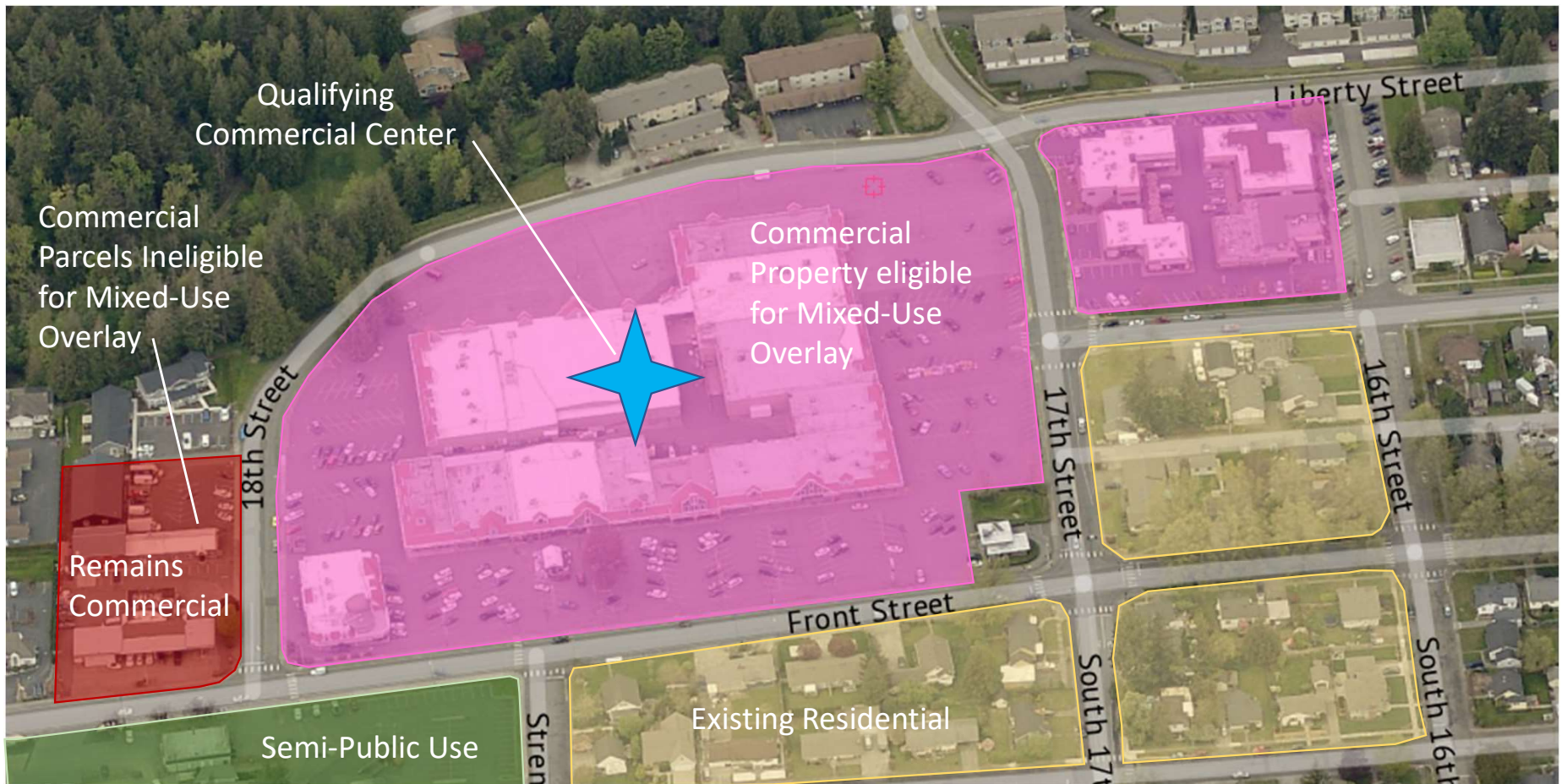


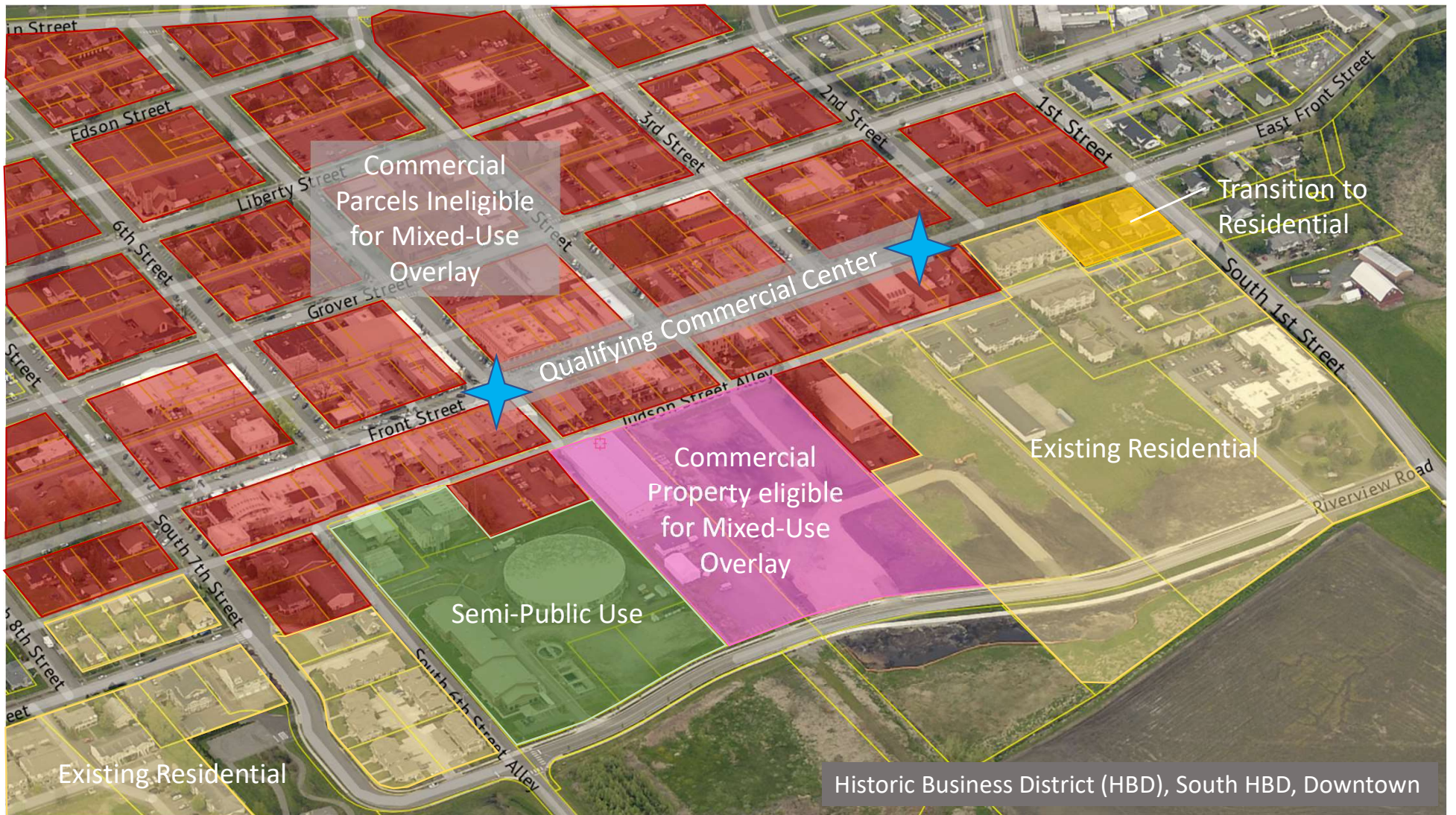




Guide Meridian, Front Street, Kok Road

Fairway Center, Front and 17th Street





Birch Bay Lynden Road – Area to be Annexed

