

## **CHAPTER 5 – The Capital Facilities Element**

### ***5.1 Introduction***

The Growth Management Act requires the Capital Facilities Element to include:

- An inventory of publically owned facilities and identify any deficiencies.
- A forecast for future needs of these facilities.
- A 6-yr financing plan for future capital facilities.

The City of Lynden is responsible for ensuring that development occurs concurrently with the public facilities needed for safety and efficiency. The public utilities that are provided by the city include water, sanitary sewer, and stormwater handling capabilities. Public services that help to provide security and recreational activities include police, fire, and parks. Transportation planning is also a public service and is included, separately, as Appendix A of this Comprehensive Plan Update.

Since the 2004 Update, Lynden has invested significantly into its capital facilities. It built a new library building, a new city hall, and a new water treatment plant. It has upgraded bridges, streets, and purchased land for new parks. The School District, which is responsible for its own capital planning, has begun the construction of two new schools. Of course, over the next 20 years, Lynden will continue to see capital improvement and maintenance projects taking place. This public infrastructure helps lay the foundation for the high quality of life in Lynden.

### ***5.2 Public Utilities***

Lynden owns and operates its sewer, stormwater and water utilities. They operate in a self-sustaining manner, customers are charged monthly for each utility service and for initially installing connections to each system.

The City Public Works Department manages, operates, maintains and improves these utility systems. The City Finance Department is responsible for billing, collection, accounting and financial reporting. The City Council exercises its authority in setting user rates, fees and charges for these utilities systems and in approving the capital improvements necessary to provide proper service to the community as it grows.

#### ***5.2.1 Water Utility***

The City of Lynden water system serves its entire UGA and a scattering of residents outside of the UGA that were connected to the City's water system because of environmental health concerns. The total population within its service area is expected to increase to 19,575 by 2036. This number is slightly larger than the UGA's allocated population growth due to the existing population that is served outside of the UGA service area.

The water system consists of a water intake structure on the south side of the Nooksack River near the Hannegan Road Bridge that directs raw water into the newly built (2015) water treatment plant. The system has two booster pump stations, two storage reservoirs (total nearly 9 million gallons of capacity) and 81 miles of water mains that range in size from 2 to 20 inches. The City's new 8 million gallon per day treatment plant doubled treatment capacity and includes grit removal and sedimentation basins equipped with plate settlers to handle the heavy sediment load from the Nooksack River. The facility also features high rate deep bed gravity filters and a combination of UV disinfection and chlorine to disinfect the water.

As stated above, the service area is projected to increase to 19,575 by 2036. With that increase, the daily demand is projected to increase to an average of 2.44 million gallons per day with a maximum peak demand of 6.35 million gallons per day. The current system can handle that demand and the City has surplus storage capacity to meet existing and future storage requirements. As shown in Table 5.2.1a, the City's existing 8.58 million gallon storage capacity provides a surplus of 2 million gallons. In the City's considered opinion, it has sufficient water rights to meet current and projected future demand. The Department of Ecology does not share the City's opinion on the extent of City water rights. However, the City and Department of Ecology continue to work together toward water right solutions to produce new water rights and water availability for the City pursuant to a Memorandum of Agreement entered in 2004.

**Table 5.2.1a Water Storage Capacity**

	<b><u>2036 Capacity</u></b>
<i>Total Available Storage</i>	8.58 Million Gallons
<i>Required Storage</i>	6.58 Million Gallons
<b><u>Surplus</u></b>	<b><u>2 Million Gallons</u></b>

The City has proposed several capital projects to improve its water system during the 20-year planning period. These include acquiring additional water rights, making necessary pressure zone adjustments, studying locations for future storage sites, and other distribution system upgrades and improvements. The six-year Capital Improvement Plan estimates that these projects will cost approximately \$4,164,180. An additional \$4,300,000 (in 2016 dollars) in improvement costs is estimated for the period from 2022-2036. The City has a plan to acquire funding sufficient to cover these costs through a combination of state grants, loans or bonds, and revenue from rates, charges, and reserves.

**Table 5.2.1b Capital Improvement Projects**

<b><u>Project</u></b>	<b><u>Estimated Cost</u></b>
Additional Water Rights	TBD
Industrial Condensate Water	\$2,000,000

Pressure Zone Adjustment	\$100,000
Storage Study	\$100,000
Water Main and Distribution Improvements	\$6,264,180
<b>Total Estimated Cost</b>	<b>\$8,364,180</b>

The City of Lynden has been working with a contracted consultant to deliver the final Water System Plan Update in early 2017. It will be adopted and approved by the City Council at that time. The information above was provided as a Technical Memo from the consultants to summarize the required components of the City’s Comprehensive Plan update (RH2 Technical Memorandum, Water System Plan Update, June 21, 2016).

**5.2.2 Sewer Utility**

The City of Lynden provides sewer collection and treatment facilities for property within the city limits and plans for future collection and treatment to the city’s UGA upon annexation. The City also operates permitted composting facilities for the beneficial use of biosolids. The allocated population projection for those that are connected to sewer matches the 19,282 high growth allocation used elsewhere in the Comprehensive Plan update.

The City owns and operates 4.3 miles of force mains, ranging in size from 3 – 12 inches and 57.3 miles of gravity sewer ranging in size from 6 -24 inches. The sewer system also includes 14 pump stations. Flow from the entire collection system is directed into two main sewer trunks, located just south of the Historic Business District, prior to being combined just upstream of the Wastewater Treatment Plant (WWTP) influent pumps. The WWTP is located at 800 S 6<sup>th</sup> St near the southern boundary of the city limits. The WWTP includes an influent pump station, headworks with auger-type screens and grit removal, three anoxic selector tanks, two oxidation ditches, two secondary clarifiers, effluent cloth disc filters, a UV disinfection system, effluent Parshall flume, a chlorine system for treating in plant re-use water, effluent pump station, sludge thickening and digestion, sludge dewatering, and composting facilities. It is designed to deal with a maximum monthly flow of 2.18 million gallons per day and a peak hourly flow of 6.82 million gallons.

In order to meet projected demand over the 20-year planning period, the City is proposing capital projects to one pipe downstream of Pump Station 4 that will need a size upgrade, improvements and refurbishing of most of the City’s pump stations and several process and operational improvements to the WWTP. These are listed in Table 5.2.2a below. All of the city’s pump stations and force mains are considered adequate for the projected demand.

**Table 5.2.2a Summary of WWTP improvement needs** (copied from the BHC Consultants Technical Memorandum, General Sewer Plan Update, June 2, 2016)

<b>Table 5 Summary of WWTP Improvement Needs</b>		
<b>Process</b>	<b>Issue Classification</b>	<b>Issue Description</b>
Influent	Capacity	Maximum month TSS load projected to exceed the current permitted capacity of 8,000 lbs/day by 2021.
	O&M	Unable to monitor waste load in real-time.
Oxidation Ditches	Capacity	Capacity of existing oxidation ditches is projected to be reached by about 2025.
	O&M	Unable to turndown brush rotors when air demand is low to save energy.
	O&M	Brush rotors need rehabilitation to improve reliability and reduce maintenance.
Secondary Clarifiers	O&M	Clarifier mechanisms need to be rehabilitated and recoated for continuing long-term service.
Effluent Filtration	O&M / Redundancy	Projected flows currently exceed firm capacity of the effluent filters, but filtration is currently not needed to meet permit limits. As loading on the secondary clarifiers increase in the future, filtration is expected to contribute more to maintaining effluent quality. Additionally, the existing cloth media needs replacement.
UV Disinfection	O&M / Redundancy	Existing UV disinfection system is near the end of its useful life and replacement will improve performance, reduce energy use and labor requirements and add reliability through redundancy in power and controls.
Outfall	O&M	Outfall needs to be modified or relocated to reduce headloss, which will also reduce energy use associated with effluent pumping, and help relieve backups in the upstream "COW" water outfall from Darigold.
Sludge Thickening	Redundancy	Replace the existing dry polymer system with an emulsion polymer system.
Sludge Digestion	O&M	Required air flow rate currently exceeds firm capacity of digester blowers.
Sludge Dewatering	Capacity	Insufficient dewatering capacity for projected sludge load by about 2026.
	O&M	Insufficient dewatered sludge storage

The CIP for the 6-year and 20-year planning period address the identified needs. Table 5.2.2b below lists the proposed projects. The 6-year CIP estimates these projects to cost approximately \$2,220,000, while the longer-term projects will require an additional \$4,890,000. The City proposes to fund these projects with a combination of loans or

bonds or revenue from rates, charges, and reserves. The City of Lynden General Sewer Comprehensive Plan is scheduled to be adopted by the City Council in 2016.

**Table 5.2.2b CIP for Sewer System upgrades**

Table 6 6-Year Capacity Related CIP		
Improvement	Cost	Description
<b>Collection and Conveyance System</b>		
Gravity Main Downstream of Pump Station 4	\$1,050,000	Upsize approximately 1,600 linear feet of pipe from SSMH-210 to SSMH-200 from 8-inch diameter to 12-inch diameter
<b>WWTP</b>		
WWTP Facility Plan	\$150,000	Prepare a facility plan in preparation for future improvements and to rerate the permitting influent TSS load.
UV System Replacement	\$730,000	Replace the existing UV disinfection system to improve operations, efficiency and redundancy.
Third Digester Blower	\$290,000	Add another blower to increase firm capacity to meet projected future air flow requirements.

Table 7 20-Year Capacity Related CIP		
Improvement	Cost	Description
<b>WWTP</b>		
Retrofit Oxidation Ditches	\$2.3M - \$4.3M	Retrofit the existing oxidation ditches to increase biological treatment capacity.
Expand and Retrofit Effluent Filtration	\$410,000	Add disks to the existing filters to increase firm capacity to meet projected peak hour and maximum month flows with one unit out of service and replace cloth media on existing disks.
Expand Sludge Dewatering	\$180,000	Add two additional dewatering channels to the existing rotary press to increase capacity to meet projected sludge production.

**5.2.3 Stormwater Utility**

The City of Lynden’s stormwater system consists of run-off collection drains, pipes, open channels, regional detention ponds, and Low Impact Development (LID) methods such as bioswales and rain gardens. The City is responsible for stormwater facilities

within the City right-of-way or within drainage easements in favor of the City. The public system is operated, maintained and upgraded by the City Public Works Department.

Private stormwater systems also exist within the City. Homeowners associations and/or businesses are responsible for the capture and detention of stormwater on their properties. These private stormwater facilities are regulated by the Lynden Municipal Code (LMC Chapt 8) and are held to the standards described in the 2005 edition of the Department of Ecology Stormwater Management Manual for Western Washington. The most recent edition of that manual will be adopted by the City with code revisions scheduled for 2017. While not common, there are some instances where an association may enter into a maintenance agreement with the City.

Since much of Lynden’s development occurred prior to the current stormwater regulations, the City has inventoried the existing system and continues to update the drainage maps with field-truthed data. The City of Lynden will meet projected demand through a combination of the capital projects noted below and developer-constructed improvements required to accommodate stormwater runoff generated by proposed new development.

There are several improvement and maintenance projects being planned for in the 20-year planning period. The 6-year CIP has several projects intended to address the capacity of the conveyance system, water treatment, groundwater monitoring, and other issues. The total cost of these projects is approximately \$18,292,000 and will be funded through a combination of local funds, state funding (Department of Ecology) and conservation district funding. The City of Lynden Stormwater Comprehensive Plan is scheduled to be adopted by the City in 2016.

**Table 5.3.2a Stormwater Utility Capital Improvement Projects (CIP)**

<b>Projects</b>	<b>Estimated Construction Costs</b>	<b>Estimated Consulting Costs</b>	<b>Status</b>	<b>Potential Funding Source</b>	<b>Timeline</b>
BC Avenue	\$580,000	\$185,000	30% Design	Local Funds State: Ecology	Within 20 years
Cedar Drive	\$145,000	\$50,000	5% Design	Local Funds State: Ecology	Within 10 years
Historic BD Tributary Conveyance	\$565,000	\$190,000	50% Design	Local Funds State: Ecology	Within 5 years
Historic BD Treatment Facility	\$900,000	\$90,000	100% Constructed	Local Funds State: Ecology	Complete
East Lynden Annex	\$650,000	\$175,000	50% Design	Local Funds State: Ecology	Within 5 years

Lynden Industrial Retrofit	\$1,600,000	\$400,000	60% Design	Local Funds State: Ecology	Within 20 years
Pepin Creek	\$8,202,000	\$1,730,000	30% Design 90% prop acquired	Local Funds State: Ecology	Within 10 years
West Lynden Regional	\$1,000,000	\$300,000	30% Design	Local Funds State: Ecology	Within 10 years
Wood Creek Neighborhood	\$540,000	\$180,000	10% Design	Local Funds State: Ecology	Within 10 years
7th to 10th Street, Front to Judson	\$ TBD	\$120,000	0% Design, 100% funded	State: Ecology	Within 5 years
Parkview Drive	\$365,000	\$160,000	100% Design,	Local Funds	Within 5 years
Public Private Partnership on Fairground	\$ TBD	\$165,000	0% Design, 100% funded	State: Ecology, Conservation District	Within 5 years
Groundwater Monitoring	\$ TBD	\$ TBD	0% Design	Local Funds State: Ecology,	Within 10 years

### **5.3 Public Services**

#### **5.3.1 Parks**

In 2014, the City adopted the City of Lynden Park and Trail Master Plan which gives a detailed picture and vision for managing the City's public parks. It creates clear policies for meeting the community's adopted level of service. That plan is included as Appendix B in Lynden's Comprehensive Plan.

Currently, City Park, Bender Field Recreation Complex, Patterson Park, Greenfield Park, North Prairie and Centennial Park are managed by the City. This is 72.4 acres within the city limits. At 2013 population numbers there were approximately 5.7 acres of parkland per 1,000 residents. This is above the national standard of 5 acres per 1,000 people, although the City has set its desired level of service at 7 acres of parkland for every 1,000 residents.

In order to maintain that level of service with the projected 20-year growth allocation, the city will need to add an additional 63 acres of parkland during the planning period. The Park's Department also maintains the existing Jim Kaemink trail that winds through the city. The 20-yr plan includes the design and construction of 10 additional miles of trails. The projected acquisition and development cost throughout the planning period is \$16,065,400.

**Table 5.3.1a Parks Development Cost Summary through 2036**

\*LOS Acres refers to the number of acres needed to reach the desired 7 acres/1000 residents

Year	UGA Population	Current Acres	LOS Acres	Additional Acres	Property Cost	Development Cost	Total Cost
2013	12,879	72.40	90.15	17.75	\$1,775,300	\$1,775,300	\$3,550,600
2014	13,111	72.40	91.78	19.38	\$1,937,575	\$1,937,575	\$3,875,151
2019	14,334	91.78	100.34	8.56	\$856,225	\$856,225	\$1,712,449
2024	15,671	100.34	109.70	9.36	\$935,900	\$935,900	\$1,871,800
2029	17,133	109.70	119.93	10.23	\$1,023,400	\$1,023,400	\$2,046,800
2034	18,731	119.93	131.12	11.19	\$1,118,600	\$1,118,600	\$2,237,200
2036	19,282	131.12	134.97	3.86	\$385,700	\$385,700	\$771,400
<b>Total Costs</b>							<b>\$16,065,400</b>

Park's funding is generated through discretionary City funds as allocated by City Council (property, sales, excise taxes, etc), user fees (athletic playfields), park impact fees, grants, general obligation bonds, and gifts through estates.

The City is also trustee for the 236 acre Berthusen Park, which is outside the City and UGA limits, but is included in the Parks and Trails Master Plan. Finally, since the adoption of the Park's Master Plan, the City acquired 40 acres on the NW side of town that is located in the UGA but just outside of the current city limits. The property is currently in the planning and development stage for public access. It will be annexed in during the planning period.

### **5.3.2 Fire**

As of April 2016, the City is served by a combination department with 11 Career Firefighters, 18 Volunteer Firefighters, the Fire Chief, an Assistant Fire Chief and an Office Manager. The 8,900 square foot fire station, across from the City Library, houses one 1750/gpm fire engine and a 95' platform ladder truck, two aid units and two command units. The Fire Department maintains mutual aid agreements with the other 12 Fire/EMS County agencies for all fire, hazardous materials, and EMS-related emergencies.

The department is divided into three shifts, each having a lieutenant. Pagers and two-way radios with specified and licensed frequencies provide communication within the department.

The department consists of both fire and EMS services. As of April 2016, 85% of calls are EMS-related. The call volume increases annually. The department responded to 1650 calls in 2015 and maintains an average 4.5 minute from dispatch to on-scene arrival time.

The Lynden Fire Department maintains the adopted Whatcom County levels of service for fire protection. For Lynden, this is an urban level of service which is an expected response time of 8 minutes, 80% of the time. It currently meets those standards.

In order to maintain that level of service in light of the projected growth, the Fire Department is proposing several capital projects over the planning period. In addition, The Lynden Fire Department will continue to work with the Public Works Department to identify and address pressure flow concerns throughout the City and specifically in East Lynden.

The City of Lynden Fire Capital Facilities Plan was adopted by the City Council in June, 2016. It is available for reference.

**Table 5.3.2 Fire Capital Improvement Projects (CIP)**

<b>Project</b>	<b>Year</b>	<b>Cost</b>	<b>Funding Source</b>
<i>Enclose Station Man Doors</i>	2017	\$10,000	General
<i>Replace SCBA Fill Station</i>	2017	\$8,000	General
<i>Add/Replace Pumper Truck</i>	2017	\$450,000	General/IF
<i>Replace Overhead Door #5</i>	2018	\$12,000	General
<i>Add New Ambulance</i>	2019	\$180,000	IF/AUF
<i>Add Truck Bay to S end of stat.</i>	2020	\$250,000	General/IF
<i>Remount Ambulance</i>	2021	\$100,000	General/AUF
<i>Replace Command Unit</i>	2021	\$70,000	General
<i>Replace Pickup</i>	2021	\$30,000	General
<i>Second Station/Training Facility or acquire Northwood St</i>	2022	\$3,000,000	IF/AUF/General or Bond
<i>Replace Pumper Truck</i>	2023	\$600,000	General
<i>Replace SCBA Air Compressor</i>	2023	\$40,000	General
<i>Replace Command Unit</i>	2024	\$73,000	General
<i>Replace Ladder Truck</i>	2027	\$1,500,000	General or Bond
<i>Replace Ambulance</i>	2029	\$200,000	General/AUF
<i>Replace Pickup</i>	2030	\$60,000	General
<i>Add Pumper Truck</i>	2032	\$700,000	General/IF
<i>Add Command Unit</i>	2032	\$75,000	General/IF
<i>Replace Fill Station</i>	2033	\$15,000	General
<i>Replace Command Unit</i>	2036	\$75,000	General
<b>Total Capital Costs</b>		<b>\$7,448,000</b>	

The city anticipates that it will meet those revenue needs over the 20-year planning period through a combination of:

- Property Tax Revenues
- Sales Tax Revenues
- Impact Fees
- Ambulance Utility Fee Revenue (EMS Only)
- Transport Fee Revenue
- Fire Marshall Service Fee Revenue
- Grants
- Bonds

### **5.3.3 Police**

The Lynden Police Department consists of 15 police officers, 2 reserve officers, 1 codes enforcement officer, 3 support staff and 8 members of Lynden's S.T.A.R.S (Senior Traffic and Residential Security) group.

The department moved into the newly purchased 13,000 square-foot police headquarters on 19<sup>th</sup> St. in 2004. This building and property will meet projected demands through the planning period.

The Lynden Police Department has jurisdiction within the City Limits, however there is a mutual aid agreement with the Whatcom County Sheriff's Department, US Border Patrol, and Washington State Patrol.

The Police Department maintains a level of service of 1 officer for every 900 residents, which currently is adequate. That is significantly higher, though, than the general accepted rule for urban areas of 1 officer for every 700 residents. As the city grows over the next 20 years, it expects to add between 7-12 officers in order to ensure a proper level of service.

The Lynden Police Department has an agreement with the US Border Patrol Communications Center for its dispatch service. It does not track response times but the Department saves approximately \$160,000 per year through this agreement.

### **5.3.4 Schools**

There are 3 school systems in Lynden. They are responsible for their own capital planning, though the City has an interest in helping them provide a high quality education for its residents. In the 20-year planning period, they are likely to add additional school buildings to meet the projected demand.

1. Lynden Public Schools, limited to the Lynden School District, currently has: three elementary schools (Bernice Vossbeck, Fisher, and Isom Elementary) with 1,360 students, one middle school (grades 6-8) with 606 students, and a high school (grades 9-12) with 809 students. It also runs the Lynden Academy, which is an Alternative Learning Experience (ALE) program which acts as a bridge between homeschool families and the public school. There are 258 (k-12) students in this program. Finally, Lynden passed a school bond in 2015 which will build a new (replacement) middle school on the east side of the city as well as rebuild Fisher Elementary. These are scheduled to open during the 2017-2018 school year.
2. Lynden Christian School students come from all over Whatcom County. The Lynden Christian School campus is centrally located with 3 schools on their property - an elementary school with 416 students, a middle school with 298 students and the high school with 344 students. Total enrollment in 2016 was 1058. It also runs a recycling center and second hand thrift store.
3. Cornerstone Christian School is a small private school located in the NE part of the city. Its building location was a part of the East Lynden annexation in 2007. Students primarily live within the city limits but some come from the surrounding north county area. The total enrollment is 121 students divided amongst grades 1-12.

## **5.4 Inventory of Public Properties/Buildings**

### **5.4.1 Library**

The Lynden Library at 216 4<sup>th</sup> Street opened to the public in 2003. The building was built to meet the city's library demand through the mid-2020s. The 15,578 square foot building is owned by the City of Lynden and operated by Whatcom County Library System (WCLS). Modern technology has changed the way that residents use and interact with their library. The WCLS has adapted to these demands and will continue to do so as those demands change. Anticipated repairs in the near future include upgrades to public restrooms and replacement of windowsills that have been affected by water damage.

As of October 2016, the Lynden Library is open seven days a week for a total of 63 hours. Library patrons check out over 500,000 items a year and visit the Lynden Library more than 190,000 times annually. WCLS staff present a variety of public programs for all ages weekly – from Toddler Storytimes to Lego Club to Teen Anime Club and several book clubs. The Lynden Library received a Mora Award from the American Library Association's REFORMA division in 2012 for its outstanding efforts promoting family literacy through its El Día de los Niños / El Día de los Libros program. Meeting rooms at the Lynden Library are regularly reserved by civic groups and other organizations.

#### **5.4.2 Lynden Cemetery**

The Lynden Cemetery is part of the Whatcom County Cemetery District #10, which also includes Greenwood Cemetery southwest of Lynden in the County. The cemetery was founded in 1889 by the Masons and Odd Fellows, who kept up the property until 1974 when it became a part of the newly formed Whatcom County Cemetery District #10.

The Lynden Cemetery is located at the western entrance to the city on the southeast corner of Guide Meridian Road and Front Street. It is listed on the Washington State Register of Historic Places and contains burial plots from many of Lynden's earliest residents.

According to the Whatcom County Cemetery District 10, there are 5,790 plots available in the 2 cemeteries although 2,365 of those are located in the non-conventional Urn Garden. That means there are 3,425 available conventional casket plots in their district. With the projected growth in the county and specifically in Lynden over the next 20 years, there is sufficient burial space. Over the planning period, the City will need to work with the Cemetery District to consider long-term options for additional land for burial spaces.

#### **5.4.3 Lynden Pioneer Museum**

The Lynden Pioneer Museum was founded in 1976 with an initial donated collection of horse drawn buggies. Since then, the museum has acquired an impressive collection of early pioneer items, military history exhibits, and other local historical items.

The City of Lynden owns the 12,456 square foot building. The Lynden Heritage Foundation, a registered 501c(3) non-profit organization, independently operates the museum and makes long-term planning decisions for the museum.

#### **5.4.4 Lynden Municipal Airport (Jansen Field)**

The Lynden Municipal Airport is located between Benson and Depot Roads, just south of Sunrise Drive with a physical address of 8635 Depot Road. The airport handles small private aircraft and has fueling facilities (100LL). The airport has a Precision Approach Path Indicator (PAPI) system which provides approach guidance, a lighted wind indicator, a rotating beacon, and an Automated Unicom that provides up to date wind and temperature information. There are adjacent private hanger facilities, but no major passenger or airfreight facilities exist at the airport. The City also owns a 5 acre parcel directly west of the runway that provides a safety buffer as airplanes approach the runway.

The Lynden Municipal Airport was deeded to the City by Lynden Transport, Inc. and is currently operated by the City of Lynden with the assistance of an appointed Airport Advisory Board. The asphalt runway is 2,425 feet in length and 40 feet in width.

There are several Capital Improvement Projects that will likely take place during the planning period. They are: pavement maintenance, runway lighting conversion to LED,

security and weather cameras, and drainage improvements. The City will apply for Washington DOT Aviation Division grants to fund these projects.

#### **5.4.5 Lynden YMCA**

The city owns the 18,055 square foot Lynden YMCA building located at 100 Drayton Street. Activities and events are operated by the Whatcom Family YMCA. The facility includes a gymnasium, fitness room, pool, racquetball courts, tennis courts, and multi-purpose room. The YMCA organizes youth sports activities for hundreds of Lynden's youth every year. The pool was built in 1962 and was covered in 1980. The facility has lasted beyond its life span and it continues to offer a valuable service to the community. Further discussion is required to determine future needs and replacement possibilities. In 2014, Lynden residents voted down a bond to move and rebuild a YMCA center in downtown Lynden. Since then, the City has focused budget funds on maintenance activities to continue to stretch the lifespan of the building.

#### **5.4.6 Lynden Community Center/Senior Center**

The City of Lynden owns the 11,253 square foot Lynden Community Center building located at 401 Grover St, though it is an independent 501c(3) non-profit organization. The Community Center offers programs and activities for all Lynden residents but are specifically oriented toward Lynden's senior residents. It also operates a noon meal program (by donation) and offers home delivery meals to homebound members. The building has a recreational center, educational rooms, and a cafeteria.

The Community Center operates independently and is governed by a volunteer board. They are responsible for long-term planning decisions. The building is fairly out of date and there are an increasing number of parking issues with its location downtown. The city will need to remain in communication with the Community Center over the planning period to make sure it continues to meet the demands of the community.

#### **5.4.7 City Hall**

The nearly 23,000 square foot Lynden City Hall was opened in 2008. The 3 story building houses 4 city departments located at 300 4<sup>th</sup> St: Administration, Finance, Public Works (administration) and Planning. City Hall currently houses 24 employees and will have adequate space for the necessary employee additions over the next 20 years.

The 4,400 square foot City Hall Annex building is located at 205 4<sup>th</sup> St and is used for City Council, Municipal Court and Planning Commission meetings. While its audio/visual equipment gets regular upgrades, its capacity and use is expected to be sufficient for the planning period.

#### **5.4.8 Other City-owned Buildings**

##### ***Public Works Department***

*Water Treatment Plant:* The 26,300 square foot Water Treatment Plant was opened in 2015. It is located at 524 Riverview Road near the southern boundary of the city limits.

*Wastewater Treatment Plant:* The 26,280 square foot Wastewater Treatment Plant was opened in 2002. It is located at 800 S 6<sup>th</sup> St on the southern boundary of the city limits.

*Public Works Shop:* The 10,070 square foot Public Works Shop was purchased by the city in 2015. It houses crew offices and storage for equipment and machinery. It is located at 745 E Badger Road.

##### ***Parks Department***

*Park's Shop:* The 3,200 square foot Park's shop building houses employee offices and storage area for machinery and equipment.

##### **Parking Lots**

The City of Lynden owns and maintains 5 downtown parking lots in (or very near) the Historic Business District. These are: (total of 181 spaces)

1. Lot directly west of 311 Front St which has 20 spaces
2. Lot directly west of 504 Front St which has 20 spaces
3. Lot at 4<sup>th</sup> and Front St which has 30 spaces
4. Lot at 7<sup>th</sup> and Front St which has 40 spaces
5. Lot at City Hall (300 4<sup>th</sup> St) which has 71 spaces

The issue of adequate downtown parking will be needing attention as there are perceived parking deficiencies during certain times. The planning department is scheduled to begin to study this issue early in the planning period.

## ***5.5 Capital Facilities and Public Services Goals and Policies***

**Goal CFP-1: Construct, improve, or maintain capital facilities and provide public services at levels-of-service that ensure a high quality of life for the projected population of the Lynden UGA throughout the 20-year planning horizon.**

### **Policies**

- 1.1. Implement the 6-year CIPs for the public water, sanitary sewer, and stormwater systems to ensure adequate supply capacity to meet projected demand, while meeting applicable water quality standards.
- 1.2. Secure funding sufficient to acquire an additional 63 acres of park land over the 20-year planning period.
- 1.3. Secure funding for the Fire Department CIP in order to maintain targeted response times.
- 1.4. Coordinate with the WCLS to ensure the Lynden Library meets demand throughout the 20-year planning period.
- 1.5. Apply for WSDOT Aviation Division grants, as necessary to implement improvements to the Lynden Municipal Airport.

**Goal CFP-2: Ensure that essential public facilities are developed in a manner consistent with the character of Lynden and consistent with requirements of state law.**

### **Policies**

- 2.1. Ensure that neither the Comprehensive Plan nor development regulations preclude the siting of an essential public facility or make the siting of an essential public facility impossible or impracticable, as defined in WAC 365-196-550(3).
- 2.2. Develop and adopt regulations that ensure that facility siting is consistent with all adopted City ordinances and the adopted City Comprehensive Plan.