Why are we here?

- Introductions
- Overview of the Project
- Guiding Principles
- How do We Get There?
History

• Neighborhood meeting in July
• Council Meetings in July and November
• Existing Conditions Report in October
Guiding Principles

- Maintain Small Town Character
- Preserve Agricultural Land
- Implement Comprehensive Plan Goals
- Fund Stream Relocation
- Restore Stream and Reduce Flooding
- Financially Feasible for Developers and the City
Making it Work
Opportunities and Constraints

Preliminary Concept

- Pepin Creek Alignment
- City owned Property
- Multi-modal Trail
- Park
- Wetland
- East/West Connections
East/West Roads

Integrated Stormwater Solutions

[Diagram showing a section of a road with trees and pedestrian areas, with measurements and labels such as "15′", "5′", "5′ -5″", "32′", "10′", "12′", "10′", "15′", and "110′ ROW".]
Infrastructure and Improvement Costs

- Public system costs are fixed
- Developer costs depend on the number of units developed
- Public system share of costs decrease as units increase

**Public System Costs**
- Road Improvements (planned)
- Road Improvements (actual)
- Utility Improvements
- Creek Realignment
- Downstream Stabilization

**Developer Costs**
- Transportation impact fee
- Stormwater utility charge
- Sewer facility charge
- Water facility charge
- Internal Roads

<table>
<thead>
<tr>
<th># of Units</th>
<th>Public System Costs</th>
<th>Developer Costs</th>
<th>Cost/Unit</th>
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<td>$32 Million</td>
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<td>2,000</td>
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Financial Feasibility

- **Result:** Estimated value of improved land is in range of example development values*
- Attractiveness of development in the area depends on direction on two issues:
  - Number of units allowed in the sub-area
  - Share of costs borne by Pepin Creek property owners vs. by the city as a whole

*Ferndale is used as a comparable because it is similarly sized, in Whatcom County, has similar critical area constraints, and has new development.
Where Do We Go From Here?

Pepin Creek Funding

• Define costs and benefits
  • Determine potential increases in assessed values
  • Estimate potential tax revenue
  • Estimate expected operating costs of providing services
• Determine cost-sharing for improvements
• Analyze funding and cost recovery options
Comprehensive Plan Goals

Preservation of Agricultural Lands

- Support and preserve agriculture by limiting growth outside the UGA
- Preserves agricultural connections in town
- Meets growth targets with a little more density in the UGA, which allows preservation of existing character
- Small town character is a priority
Comprehensive Plan Goals

Provide Housing for the Local Workforce

- Provide home ownership opportunities in Lynden for workforce such as teachers, police officers, health care providers, others
- Create a mix of housing types that fits needs over lifetime, e.g. empty nesters, new families, etc.

120% of AMI or $76,000 = Can afford 4,000-6,000 SF Lot at market rate.
- Police Officers

70% AMI or $41,000 = none can afford market-rate single-family homes.
- Teachers, Healthcare Providers, Retail Clerks

Area Median Income is about $60,000.
Annual Workforce Salary Compared to Salary Needed to Buy within Homestead Area

- **Min. Salary Needed to afford payment at 30% of pre-tax income**
- **Low-range salary assumes 10% down and high-range salary assumes 5% down**
- **Affordable to those earning 120% of area median income, e.g. some police officer salaries, but not health care, teacher, or retail clerk salaries**
Comprehensive Plan Goals

Introduce New Housing Types

• Smaller-lot single family housing can be balanced with ample community open space
• Housing types like cottages can provide density with a small-town aesthetic
• Small-unit multi-family can maintain community character
Comprehensive Plan Goals

Small Town Character

• Maintaining small town character is an important part of the plan
• Plan suggests design standards and green-scaping to help maintain character
• In a visual preference survey people preferred environments with good streetscapes, even at higher densities
Homestead Comparison

Land Use

Percentage of Land Acreage by Land Use:
- 45.3% Open Space
- 11.8% Roads
- 32.8% Single Family Residence
- 7.0% Multi-Family Residence
- 1.6% Commercial
- 1.5% Assisted Living
Housing Units By Type

Lot Size Range From 3,900 – 10,800 SF
Homestead Comparison

Land Use

Homestead

- 45.3% Open Space
- 32.8% Single Family Residence
- 11.8% Roads
- 1.6% Commercial
- 1.5% Assisted Living
- 7.0% Multi-Family Residence

Pepin Creek Land Use

- Open Space 30%
- Small Lots 19%
- Standard Lots 31%
- Roads 11%
- Cottages 6%
- Senior Apartments 3%

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<th>Use</th>
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Homestead Comparison

Unit Mix

Homestead

- Single Family Residence: 9%
- Multi-Family Residence: 37%
- Assisted Living: 54%

Conceptual Pepin Creek Unit Types

- Standard Lots: 9%
- Small Lots: 4%
- Cottages: 33%
- Senior Apartments: 54%
Where Do We Go From Here?

Next Steps

- Create a conceptual plan for the area.
- Build a financial plan to support the creek relocation project.
- Survey Link
  https://www.surveymonkey.com/r/pepin creek