ANACORTES PLANNING COMMISSION

August 8, 2018

Municipal Building Council Chambers

6th Street and "Q" Avenue

AGENDA

6 P.M.

1. **Roll Call**

2. **Minutes of July 25, 2018**

3. **Correspondence**

4. **Old Business**
   Development Regulations Update: Continued Review of Title 19, Division 4: Zoning and Land Uses

The City of Anacortes encourages people with disabilities to participate in public meetings. For assistance with special needs, please contact the City Clerk at 360-299-1960 in advance of the meeting.

Planning Commission Meeting Minutes for – July 25, 2018

This is not a verbatim transcript of the meeting and is written in an attempt to capture the general spirit of the discussion based upon notes and video observation by the author. To view the video recording of this meeting, click here, or go to https://www.anacorteswa.gov/700/Watch-Meetings.

Chair McNett called the meeting of July 25, 2018 to order at approximately 6:00 p.m.

Roll Call

Members Present: Commissioners MacKenzie, Cleland-McGrath, Doll, Mount, and McNett

Absent: Commissioners Graf and Moffitt

Minutes

Minutes of July 11 were approved as read.

Correspondence

None

Old Business

Public Meeting – Divisions IV of the Draft Development Regulations

Commissioners and staff sat in a round table format in front of the audience.

Libby Grage, Planning Manager, stated additional meetings will be added to the end of the schedule for public meetings to discuss details such as public comments.

Bob Bengford, MAKERS, provided further detail on code language.

Cynthia Richardson, 315 V Ave. Ms. Richardson requested examples measuring building height for different types of lots.

Commissioners suggested leaving the code to measure building height as is and questioned the use of framework development plans. Mr. Bengford stated that it would consist of a master plan, used when a development would like to propose something other than what is required.

Mr. Bengford clarified that Commissioners in the previous session had suggested increasing the height limit in the MMU Waterfront Zone, but the Comprehensive Plan calls for density bonus amenities. Commissioners requested they be provided with a list of options to meet this.

Jimmy Blaise, 2405 1st Ave, Seattle WA, MJB Properties. Mr. Blaise requested Commissioners consider the difficulty of limitations on development.

Libby Grage, Planning Manager, stated the height limit is suggested in the Comprehensive Plan to remain 40 feet within the R4 Zone; however there are policies that support increasing

building height by incorporating affordable housing. Don Measamer, Planning Director, stated that there may be a meeting specifically for affordable housing measures at a later time.

Cynthia Richardson, 315 V Ave. Ms. Richardson stated support for following the Comprehensive Plan guidance.

Ms. Grage provided City Council recently amended the code for the Affordability Housing Demonstration Program to allow height bonuses.

Cynthia Richardson, 315 V Ave. Ms. Richardson stated support for affordable housing to be addressed through means of city wide contribution.

Commissioners questioned the affordability of cottage housing. Mr. Bengford stated that they are not necessarily cheaper, but they are another housing option. Commissioners suggested changes to Cottage Housing, including square footage and height.

Ian Munce, 1711 Quail Drive. Mr. Munce stated that the R1 zone has critical areas and a lack of infrastructure, making it more difficult to increase density. Mr. Munce requested removing cottage housing from the R1 zone, or require a special review process. Mr. Measamer suggested that staff can provide further information on a review process.

Erik Schorr, 1705 Quail Drive. Mr. Schorr generally agreed with Mr. Munce.

Kelly Middleton, 4419 H Ave. Ms. Middleton agreed with the previous commenters.

Mr. Bengford stated that bonus provisions for density in the R1 Zone are supported by the Comprehensive Plan. Commissioners requested coming back to this concern at a later date.

Commissioners requested information from medical providers to determine needs.

Cynthia Richardson, 315 V Ave. Ms. Richardson supported removing owner occupancy.

Anna Nelson, Cap Sante Marina, Slip E52. Ms. Nelson supported removing owner occupancy.

Commissioners agreed to suggest removing owner occupancy of Accessory Dwelling Units.

Cynthia Richardson, 315 V Ave. Ms. Richardson requested more detail in MMU Waterfront Development requirements.

Commissioners requested further guidance on determining the mix of uses in the MMU Waterfront Zone, input from the MJB Properties, and information on how a framework development plan could work.

Chair McNett called the meeting to a close at approximately 8:30 p.m. The next meeting to review the updates will be held on August 8, 2018, at 6:00 p.m.

To view materials related to the Development Regulations & Design Standards, click here, or go to https://www.anacorteswa.gov/202/Development-Regulations-Design-Standards.

DRAFT

From: Nels Strandberg
To: Grage, Libby
Cc: Measamer, Don; Mike Trafton; Debbie Headrick
Subject: Division 5
Date: Friday, August 3, 2018 10:28:59 AM

Libby, I've read through Division 5 several times and I'm thoroughly confused by most of it.

1. Its not clear to me at all when a particular road standard is applicable. For example we can use driveways for up to 6 units, I'm not sure how that is possible.
2. It appears there is driveway and access details that I'm not sure relate to the rest of your code? Maybe they do and I don't see it. For example there is all this language about "zero lot line" what zoning are we allowed to do that in? Also there is details where lots have no street frontage at all, is the city now only going to require a 20ft easement to a street, not actual frontage?

Sorry I'm trying to keep up with this.

I'm hoping we can meet quickly and help answer some of my questions, my comments maybe more constructive then.

Thanks

Nels Strandberg
Owner

Strandberg
CUSTOM HOMES & DESIGN

2018 R Ave
PO Box 319
Anacortes WA 98221
P: (360) 293-7431
F: (360) 299-8660

Strandberg
CONSTRUCTION INC.

August 6, 2018

Mr. Don Measamer
Director of Planning and Development
City of Anacortes
PO Box 547
Anacortes, WA 98221

RE: Proposed Code Changes to R4A

Dear Mr. Measamer,

I would like to specifically address the code changes proposed for the zoning classification R4A. I personally own an approximate 1-acre parcel in the R4A zone of Skyline and find the new codes a serious down grade to the existing code. This code change will result in a serious loss of value for my property, as my ability to develop it will be reduced significantly if codes are passed as proposed.

Here are some of my concerns:

Most of the current R4A zoning in the COA has been proposed to be changed to R4, except two parcels. Why keep just two parcels (my parcel and a parcel by the bus garage) in R4A, when everyone else is up zoned?

If you keep the current proposed zoning **why down zone R4A**, is this by intention or just oversight?

1. Current height restrictions are 35ft (no matter what the roof design is) proposed is 30ft why? R4 stayed the same 40ft. R4A zoning was created and described has higher density residential by definition. Flat roofs are the norm on these types of buildings, I can't build units in an attic. **I would like the heights restrictions at minimum to stay the same as it has always been 35ft no matter the roof pitch, better would be to make it the same as R4.**

2. Exceptions to height restrictions have been typical in the existing code and are poorly attempted in the new code page 137 "C. Exception". The problem is the "Exceptions" for necessary architectural items i.e. elevator and stairway enclosures, venting fans, only apply to mixed use zones or non-residential for some reason. Also, there is an allowance for Parapet walls up to 5 feet in R4, but not in R4A? **We have been told by COA staff this would all be revised, but we have not seen the documents.**

EXCAVATION • CUSTOM HOMES • DESIGN

PO BOX 319 2018 "R" AVE., ANACORTES, WA 98221 360.293.7431 PHONE 360.299.8660 FAX www.strandbergconstruction.com

1. In R4, the density maximum has gone from 28ft to "No Maximum", R4A has not changed its still at 18 per gross acre, why not allow R4A to increase to "No Maximum" density as long as other requirements are met? Isn't the intent of some of the code changes to allow increased density in high density serviced areas? **This allows a developer to build smaller more affordable units, I will do this if allowed.**

2. **Setbacks:** It is now proposed that there should be a setback of 20ft for garages in the R4 and R4A code. I suggest this be eliminated. What if you're building a parking garage? The code is already very specific about parking, why set onerous restrictions that are not necessary. This is a ***new code*** that makes no sense and is not well thought out given the design variability available in the R4 and R4A areas. **The proposed garage setbacks should be eliminated and remain with the typical setbacks. For Example; Imagine in downtown Seattle if the entrances to parking garages had to be set back 20ft?**

3. **19.42.060 Bonus incentive:** If the intent is to create affordable units this would help, why not include R4A.

If you have any questions I am happy to meet with you and discuss my concerns.

Sincerely,

Nels Strandberg
Strandberg Construction, Inc.
360-293-7431

From:	Barbara Jackson
To:	Grage, Libby
Subject:	planning commission amc changes august 2018
Date:	Wednesday, August 8, 2018 8:57:32 AM
Attachments:	planning commission amc changes august 2018.docx

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I hope to be there at the meeting tonight. But, if not, these are my thoughts.

Thanks

Barbara Jackson
360-202-3488

1320 Haddon Lane

TO: City of Anacortes Planning Commission

RE: R1 & AMC Revisions

DATE: August 8, 2018

FROM: Barbara Jackson
1320 Haddon Lane
Anacortes, WA 98221

From reading, two considerations stand out for me.

1. **Table LU-1 Densities up to 4 units per gross acre may be permitted via a special review process.** Agree with this because it allows me, as a property owner, to have the flexibility when combined with the cottage housing. Clustering small houses allows for a maximized open space option. That is appropriate in the R1 zone.

2. **Cottage Housing – maximum height of 25 feet proposed instead of 30 as in all other zones.** Let the designer/architect determine how best to create the cottage. The cottage housing attachment 4 (7/25/18 – p.35) shows a reasonable example

   - **The combination of these two considerations addresses the need for affordable housing. And as we know, not everyone wishes to live in a 2500 sf house.**

   - **Maintaining flexibility does not come at the expense of decreased standards.**

3. **Cottage consideration 4h –** preserve the option of cottage size variation – it could be administered as a simple math consideration – perhaps with cottage sizes not to exceed 1500 sf with the intention of maximum open space - **as the property owner, I'd love to have options and flexibility to work out something suitable and in character to the neighborhood –** within the confines of cottage housing

4. **Would it be simpler to not to try and overregulate cottage housing – regardless of zoning?** The intent and considerations are fairly consistent – smaller houses with open space – consistency is reasonable

5. **Minimum landscaped area – maintain at 20%.** When the landscaping is prescribed, we run the very real risk of changing the character of the site – particularly when considering cottage housing in R1. Wild spaces do not always need to be tamed at the proposed amount of 50%. Again, let the proposal come forth and see what is appropriate.

From:	Anna Nelson
To:	Grage, Libby
Subject:	Public Comment for Development Regulations Update - Planning Commission meeting tonight
Date:	Wednesday, August 8, 2018 1:15:49 PM
Attachments:	Letter to Planning Commission 8-7-18.pdf

Hi Libby,
Please see attached comments. Let me know if I should bring copies tonight since I am getting this to you so close to the meeting.
Thanks, Anna

Anna Nelson, AICP
Land Development Project Manager
Landed Gentry Homes and Communities
504 E. Fairhaven Ave.
Burlington, WA 98233
360-755-9021 ex 26

LANDED GENTRY
HOMES AND COMMUNITIES

504 East Fairhaven Avenue, Burlington, WA 98233 Phone (360) 755-9021 • Fax: (360) 755-9029

August 7, 2018

Planning Commission
City of Anacortes
PO Box 547
Anacortes, WA 98221

RE: Development Regulations Update – Comments on Draft Division 4

Dear Planning Commissioners,

Landed Gentry has been building homes and neighborhoods in the Pacific Northwest since 1979, with a focus on lasting quality, extended customer service, and community involvement. Many of these homes are located in Anacortes, including individual single family and duplex infill lots and the 48 North community that is currently under construction. As we plan to continue providing homes in Anacortes, we have been monitoring the Development Regulations Update process.

Recently we permitted a subdivision in another jurisdiction that included a cottage housing element. Our comments below are related to the provisions for Cottage development and Landscaped Areas and are based on our experience with similar codes. We appreciate your consideration of these comments as you continue to discuss the proposed code amendments.

COTTAGES

At the July 25, 2018 Planning Commission meeting, the primary focus of the discussion was on removing the option for cottage housing in the R1 zone. The comments below are in regard to Attachment 4 of the August 8, 2018 Planning Commission meeting packet.

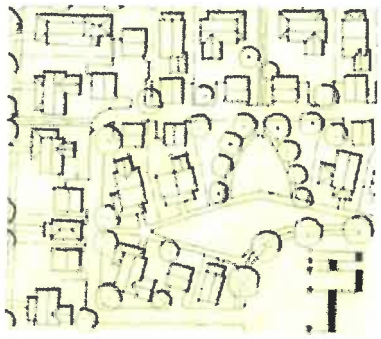
Consideration 4b: Maintain the ability to use all or part of the side yard as private open space. Depending on the cottage development layout and other factors (sun orientation), the area can be more private and still usable.

Consideration 4e: Support reducing the minimum cluster size to three cottages as this will allow for cottage development on smaller sites, thereby increasing overall housing options in the City.

Consideration 4g: Support eliminating the minimum roof pitch. This will provide for more flexibility in roof design (e.g., shed roofs).

Consideration 4h: Support excluding loft areas from the cottage gross square and confirm and clarify that covered porches and garages (attached or detached) are not considered part of the gross floor area. This will provide for varied design, while still providing for a home that has adequate usable space.

Additional Consideration: Allow, but do not require parking clusters. Allow parking to be adjacent to the cottage, in a detached garage or in an attached garage. See below concept plan that includes all these options.



LANDSCAPED AREA and LOT COVERAGE

At the July 11, 2018 Planning Commission meeting, the Planning Commission recommended not proceeding with the proposed floor area ratio measurement. We support that recommendation and proceeding with minimal changes to the landscape area and lot coverage provisions. The comments below are in regard to Attachment 9 of the August 8, 2018 Planning Commission meeting packet.

Lot coverage: We encourage the Planning Commission to retain the current maximum percentage for lot coverage for Residential Zones, and the addition of the R3A 50% lot coverage (same as R3). We are unaware of any concerns with this methodology. Additionally, our staff has developed standardized permit application materials that conform to this requirement, thereby streamlining the review permit process.

Landscape area: We encourage the Planning Commission to retain the current minimum percentage for Residential Zones landscaped area and to clarify that lawn areas and xeriscape landscape areas apply to the overall percentage.

We are unaware of any concerns with the amount of landscaping that is being provided in Residential Zones. As shown in the examples in Attachment 9, more than the minimum of landscaping can be provided. Establishing a higher minimum is unnecessary and adds further complexity to the permit review. The proposed percentage appears to be arbitrary and in some cases is doubled. This higher percentage does not seem to recognize that there may be other areas on the lot that will likely not be landscaped (e.g., parking off alleys; patio and deck areas in backyards; water features; green houses in back yards).

It is also not clear how this provision would apply to existing homes and yards. For example, some of the residents in 48 North are converting some lawn area to xeriscape landscaping. The overall landscape aesthetic is maintained and water conservation is achieved. Is the intent to require review of these types of changes and would the new higher percentage apply?

If the concern is related to the appearance of front yards, perhaps the percentage requirement should only apply to that area. Additionally, we suggest that the proposed definition be modified to clarify that lawn area (i.e., which is essentially "ground cover") and xeriscape landscape be included in the percentage calculations. These areas are currently included as landscape areas AMC 17.41.020A).

We believe that these amendments achieve the intent of the Comprehensive Plan and will ensure that we can continue to provide for a variety of new housing choices for current and future Anacortes citizens.

Sincerely,

Brian Gentry, President
& Anacortes resident

From:	Jim Blais
To:	Measamer, Don; Grage, Libby
Subject:	MJB Planning Commission Comments
Date:	Wednesday, August 8, 2018 9:07:30 AM
Attachments:	MJB Comments 8-8-18.pdf

Don and Libby,

Please find the attached comment letter from MJB. Can you please forward this to all Planning Commissioners in advance of tonight's meeting?

I will follow-up with a second letter and map later this morning.

Thank you,

Jimmy Blais

Merlino Properties
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8/8/2018

Dear Planning Commissioners,

I am writing you on behalf of MJB Properties, LLC in order to provide further written comments on the Draft Development Regulations. The below comments specifically discuss issues that have been raised at the last two Planning Commission meetings. I want to thank you for your consideration of MJB's written comments and verbal testimony.

Residential Uses in Central Waterfront MMU Zone

During the last two Planning Commission meetings the percentage of permitted stand-alone residential buildings has come into question. The proposed development regulations limit single purpose multifamily dwellings to 1/3 of the site area. According to Attachment 7 of the July 25th Planning Commission Agenda Bill, "The 1/3 threshold was chosen based on the Comprehensive Plan guidance and the outcome from the waterfront focused comprehensive plan workshop, where participants conducted mapping exercises to identify preferred mixtures of uses on the property." This statement is factually incorrect.

According to the Comprehensive Plan, "The primary uses (in the MMU zone) are commercial, hospitality, cultural, and recreational uses. Residential uses are encouraged in mixed-use structures and allowed in single purpose structures provided developments include a horizontal mix of uses..." There is no stated limit in the Comp Plan as to the number or amount of single purpose residential structures, provided they are incorporated into developments that include a horizontal mix of uses.

A summary of the mapping workshop is attached. Page 6 summarizes the results of the exercise and approximates that desired amount of property that each group dedicated to different uses. Housing actually got more "votes" than any other single use. Additionally, the amount of desired land to be dedicated solely to this use was greater than any other single use category and it nearly outranked all of the other uses combined. Clearly there is a disconnect from what was recommended in the staff report compared to the actual language of the Comprehensive Plan and the results of the public workshop.

Mixed Use Regulations

There are a number of development regulations in the current draft that echo those that have prevented development in the past. The current municipal code allows multifamily units to be developed on the site. However, it stipulates that they be built as part of a mixed-use complex in which all the residential units are located above the ground level. There have been a number of comments submitted to the Commission noting that the new MMU zone can have unlimited residential units as long as they are above a ground floor commercial use. Just as in the old code, this provision does not work.

MJB's northern site is more than 25 acres in size; for comparison, it's approximately the same size as all of the land bounded by O Ave, Q Ave, 3rd Street and 8th Street in downtown Anacortes. Requiring commercial on the ground floor of all or even most of the residential buildings in the zone would nearly match Anacortes' Old Town commercial space. There simply is not enough commercial

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demand to fill all of this space. Even if there was demand, there are a number of users such as hotels and specialty retailers (Trader Joes) that prefer to locate in a stand-alone buildings. The MMU zone was not created with the intent of becoming Anacortes' second CBD. Promoting vertical mixed use buildings or a higher percentage of small commercial spaces will directly pull commercial tenants away from the CBD. Please do not implement the same type of regulations that have historically prevented development; allow for a horizontal mix of uses.

Building Orientation

Orientation is a large issue MJB's northern property. The current municipal code only allowed heights above 20' if the long dimension of the building was oriented such that it was perpendicular to a lettered street. The purpose of this was to try to create view corridors throughout the site; in reality, it would have created a barrack style development that was not marine oriented.

The proposed development regulations (19.42.130.D.4) impose similar regulations by limiting the maximum width of taller buildings. This restriction impacts the development of MJB's northern property as buildings cannot be oriented to the water and larger buildings that create economies of scale could not be developed. MJB firmly believes that the inclusion of view corridors and façade details can more than mitigate larger widths; however it is overly burdensome to apply for departures for every building that exceeds the orientation standards. I respectfully request that you remove the maximum width provisions from the design regulations.

Bonus Height Alternatives

According to Policy LU-8.4.E in the Comprehensive Plan, the MMU zone should, "Provide for building heights up to four stories with the ability to go six-stories via incentives for public amenities, desired mix of uses, and/or integration of special design features." Please first note that this provision limits building height in terms of stories, not feet. The distance between stories can vary greatly depending on the type of use. There is no discussion in the Comprehensive Plan regarding the maximum height a building can be in terms of feet.

The Comprehensive Plan allows for a number of pathways to gain additional stories. These "bonus provisions" were intentionally left vague in order to allow for numerous pathways to achieve additional heights. I want to thank the Planning Commission for their decision to revert back to these provisions and removing the low-income housing stipulations that were proposed to achieve the bonus heights. I'd like to further request that the Commission leave these provisions open and equitable.

The bonus height options that Makers has proposed as part of their 8/8/18 need further revision. Vertical mixed-use buildings will only add small commercial spaces that sit vacant, detract from the commercial core and locate commercial in portions of the site that are oriented to residential uses. Though I agree with the provisions for additional ground level pedestrian-oriented space, I disagree that it should be required to meet 19.62.040.C. 19.62.040.C only focuses on internal open space that is directly adjacent to building area. If a public park is created on the development site, why should it matter if it is directly adjacent to the building receiving the bonus height? Upper level building setbacks are a good idea, however the percentage provisions should only apply to the building frontage that is located above the base height limit. Stormwater management features, landscaping elements, and public art are all great ideas, however they should be allowed to be incorporated on either on a building or site wide level. For example public art incorporated into a waterfront esplanade should qualify for the bonus height provisions. I would finally ask that Makers expand to the list to allow for additional qualifying features including/but not limited to: streetscape amenities; pedestrian furniture; alternative transportation options; outdoor event paces; playgrounds; historical features; and outdoor fitness facilities.

Building Spacing

Like the low income housing provisions, prescriptive provisions often cause unintended consequences or prove to be cost prohibitive. An example of this is the recent suggestion that all buildings above the base height be required to be a "substantial distance" from such taller buildings in order to provide for vistas between buildings. Though this sounds good in theory, in reality it could create the very problem it's trying to solve. Horizontal mixed use developments generally have not only a mix of uses but also a mix of building heights. Taller buildings are often clustered together creating a higher density zone within these developments. Though this reduces "view vistas" in one portion of the project, it creates the opportunity for substantially better views on the remainder of the development, where lower buildings are clustered. The implementation of substantial separation distance could actually create more of a view wall, as higher buildings could no longer be clustered and instead would be positioned throughout the entire project in order to achieve the same site density.

Specialized Medical Offices

I appreciate the Planning Commissions willingness to allow Specialized Medical Offices as a permitted use in the Marine Mixed Use Zone. During the July 25th Planning Commission meeting, the commissioners asked for appropriate size limits for these types of uses. The building footprints for these types of uses vary significantly depending on the use itself. In order to provide some comparables, I've attached a table to this letter detailing a number of different users and their general space requirements. I have also attached a picture of the ~40,000 sqft Evergreen Health Center in Redmond that Merlino Properties owns, just to show the Commission what this type of building could look like. I respectfully request that the Commission allow greater size limits for specialized medical office buildings that cluster uses or offices in one building/complex.

Thank you for your consideration of MJB's comments, please feel free to contact me should you have any questions.

Thank you,

Jimmy Blais

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Cell 206-255-5153
JBlais@gmccinc.com

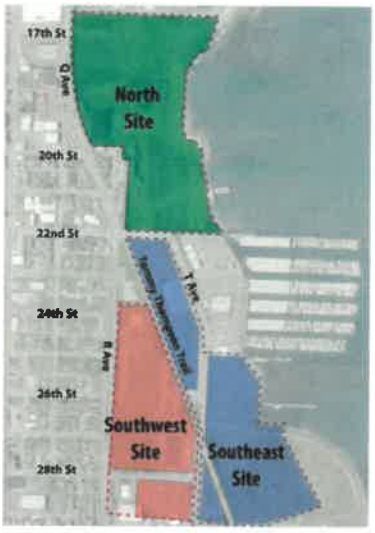
MJB Waterfront Workshop - August 26, 2014

Workshop Results Summary

Overview

Over 100 participants attended the meeting, which included a presentation on about the project context and small group exercises to identify desired uses, design features, and priorities associated with the MJB waterfront sites. These findings will be incorporated into the Comprehensive Plan's draft concepts and alternatives (tentatively planned for November). Ultimately, the Comprehensive Plan will include policies associated with these sites and the City will likely adopt updated zoning and design provisions associated with the site.

The workshop results below include summaries of the findings from 16 groups, including a summary of the desired use mix by the three major subareas, a summary of the top issues, and response to a question on the appropriateness of regional retail on one of the MJB sites. The matrix on page 6 provides a breakdown of the use preferences for each of the 16 groups and was used to create the summary below. Also see the Appendix: Detailed Waterfront Workshop Mapping Results for the map by map results.

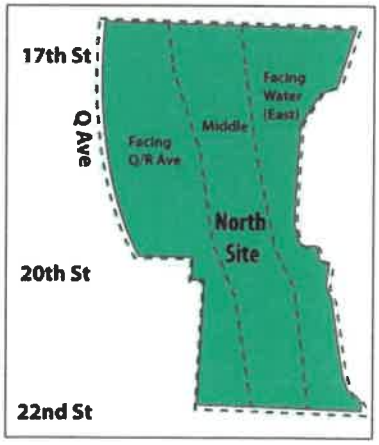


Desired Uses and Site Features by Area

North Site

Most group's mapping concepts for the north site included a mixture of residential, retail, office, and a hotel with a continuation of the waterfront esplanade, internal connections, and some open spaces. Here's the list of use type and design feature preferences in order of preference:

1. **Housing.** 15 out of 16 groups included some form of housing on the site. Housing uses were distributed widely throughout the site (see subarea findings below for details). 13/16 placed at least one mixed-use building, including a combination of large and small scaled buildings (generally 3-4 floors). 9/16 used at least one townhouse building, with many using several. 6/16 included live-work lofts and 4/16 included cluster or cottage housing.



2. **Hotel.** 15 out of 16 included a hotel on the site – most often along the waterfront section. Large and small scaled hotels were used almost equally.
3. **Retail – small scale.** 15 out of 16 included some form of retail on the site. 14/16 include freestanding retail. Only 1 of the 14 maps included a retail anchor larger than 20,000sf (the specific example was 50,000sf). 13/16 included mixed-use buildings with housing over shops. 8/16 included mixed-use buildings with office over shops.
4. **Events center.** 9 out of 16 included one on the site.
5. **Open spaces.** In addition to the waterfront esplanade, a variety of parks, plazas, and open spaces were included on most maps in some form. Several groups included special trail/open space corridors that connected from Q Avenue to the waterfront, others included centralized commons or medium to large open spaces bordering the esplanade, which other uses were clustered around. Some other groups included open spaces scatterned between many uses.
6. **Internal circulation.** Many groups drew in internal circulation networks, including extensions of 17th Street and a new north-south internal street. Many groups also made an effort to hide parking behind buildings and cluster uses into pedestrian-friendly designs.
7. **Marine/industrial** were represented on only a very small minority of the maps. This included boat storage and commercial marine uses each listed on 2/16 maps and sheds and manufacturing listed on 1/16 map. These uses were largely placed in the southern end of the site.

Below is a breakdown of preferred uses by the subareas within the North Site. Uses with two askerisks (**) next to the use illustrates that the applicable use was used on a great majority (over 2 out of 3) of the maps. One askerisk (*) indicates at least one-half of the maps included the applicable use. Also, for each subarea, a "Wordle" or "Word Cloud" is included that from the text description of features/uses included in applicable areas on the 16 maps. The clouds give greater prominence to words that appear more frequently in the source (another way to help determine preferences).

Facing Q Avenue: Primary Uses

- Small scale retail uses**
- 2-3 story mixed-use residential over retail
- 2-3 story mixed-use office over retail
- Small to neighborhood scale retail anchors
- Office
- Multi-family

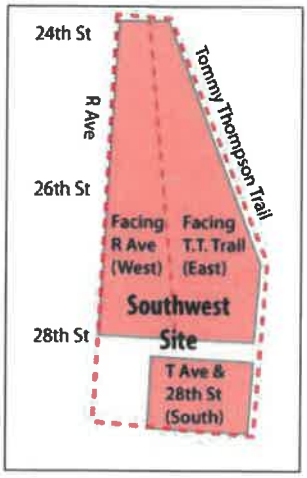
Middle of the Site: Primary Uses

- 3-4 story mixed use residential*
- Multifamily
- Small scale retail uses
- Parking
- 2-3 story mixed-use office over retail
- Townhouses
- Cluster housing

Waterfront: Primary Uses

- A hotel/restaurant**
- Event center*
- Multifamily
- Small scale retail
- 3-4 story mixed use residential
- Townhouses

Southwest Site



The groups were more divided on the preferences for this area than in both other subareas. Here's the list of use type and design feature preferences in order of preference:

1. **Manufacturing & Boat Storage.** These uses were a clear preference south of 28th Street (and many showing them in extending along the north side of the street as well), with 12 out of the 14 completed maps including at least one of these uses. Manufacturing uses were on 8 maps and boat storage was included on 3 maps.
2. **Housing.** 10 out of 15 completed maps included some form of housing on the site north of 28th Street. While there wasn't one predominate type of housing chosen, the types more often used included mixed-use housing over office (5/16), and multifamily - apartments/condos (4/16).
3. **Retail uses**. 9 out of the 15 completed maps included some form of retail use. 6 maps included small scale retail uses, 5 maps included neighborhood scaled retail anchors (50,000sf), and 2 groups included regional scale retail (100,000sf). 3 groups also include retail as part of residential mixed-use.
4. **Office.** 7 out of 15 completed maps included some form of office. 5 groups included freestanding office buildings and 4 groups included office as part of residential mixed-use buildings.

Many groups made a conscious effort to use the trail as an amenity by fronting residential, office, retail, or a mixture of the three onto the trail. Many groups also tried to carefully locate parking towards the center of the site. A few groups located open spaces in the area, including a dog park, community garden, and public market.

Below is a breakdown of preferred uses by the subareas within the Southwest Site. Uses with two askerisks (**) next to the use illustrates that the applicable use was used on a great majority (over 2 out of 3) of the maps. One askerisk (*) indicates at least one-half of the maps included the applicable use. Also, for each subarea, a "Wordle" or "Word Cloud" is included that from the text description of features/uses included in applicable areas on the 16 maps. The clouds give greater prominence to words that appear more frequently in the source (another way to help determine preferences).

Facing R Avenue: Primary Uses

- Retail anchors
- Multifamily
- Small scale retail
- Manufacturing

Facing the Tommy Thompson Trail: Primary Uses

- Retail anchors
- Manufacturing
- Small scale retail
- Office and office/residential mixed-use
- Multifamily
- Cluster housing

T Avenue: Primary Uses

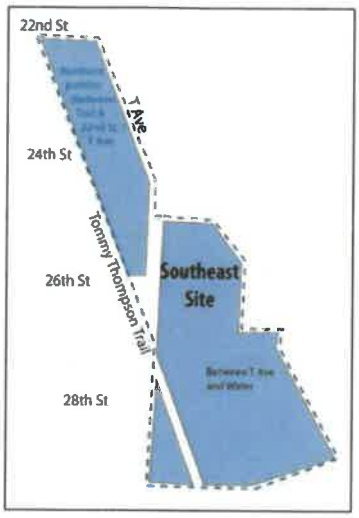
- Manufacturing*
- Boat storage
- Office

Southeast Site

A combination of manufacturing and boat storage were the major preference for the southeast site. Manufacturing was the consenus use for the southern portion of the area, whereas a greater mixture of uses was considered in the northern portion, including some housing. Here's the list of use type and design feature preferences in order of preference:

1. **Manufacturing.** 14 of the 15 maps included manufacturing – including small and large scale uses.
2. **Boat Storage.** 9 of 15 maps included boat storage uses.
3. **Housing.** 6 out of 15 completed maps included some form of housing on the site. Most of these were on the northern site, though two groups sought live-work lofts in the southern area. The trail was a major factor in siting housing here for these groups
4. **Industrial sheds.** 5 of 15 maps included sheds.

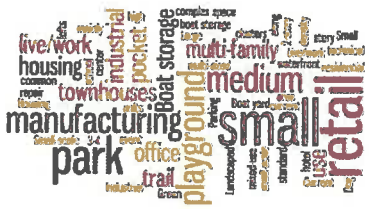
Also, Some form of public open space (public market, dog park, skate park) was brought up several times, located at the intersection of R Avenue and 24th Street.



Below is a breakdown of preferred uses by the subareas within the Southeast Site. Uses with two askerisks (**) next to the use illustrates that the applicable use was used on a great majority (over 2 out of 3) of the maps. One askerisk (*) indicates at least one-half of the maps included the applicable use. Also, for each subarea, a "Wordle" or "Word Cloud" is included that from the text description of features/uses included in applicable areas on the 16 maps. The clouds give greater prominence to words that appear more frequently in the source (another way to help determine preferences).

Northern Portion (between trail, 22nd, and T Ave): Primary Uses

- Manufacturing
- Boat storage
- Multifamily
- Live-work lofts
- Industrial sheds
- Townhouses
- Retail



Southern portion (between T Ave and the water): Primary Uses

- Manufacturing **
- Boat storage
- Industrial sheds

Overarching Issues

Top Issues

Groups were asked to define the three most important issues related to the development of these sites. Below is a listing of the top issues in the order that they were listed by the 16 groups.

1. Maintaining views and public access to waterfront (14 mentions)
2. Retaining marine industry and jobs (9 mentions)
3. Balance/mix of uses (6 mentions)
4. Downtown connectivity/walkability/transit (5 mentions)
5. Green space punctuating the project area (5 mentions)

Regional Retail?

Groups were asked if it would be acceptable to integrate regional scale retail onto the site, provided it's well designed. While in the map exercises, regional retail uses were a clear minority (only 2 of 16 groups included it), but the groups were divided on this particular question. Some common themes that came out was a desire by participants for regional retail that was scaled appropriately for Anacortes, and which had non-motorized access and connectivity to downtown. Another concern raised was regarding stores that were not consistent with community values, whether in terms of scale, the types of merchandise, or aesthetic fit into the community.

Below is a summary of the responses.

6 groups indicated that it would NOT be acceptable because:

- Retail would be too large and out of scale with the community(2 mentions)
- Retail needs can be fulfilled by existing retailers, and merchandise would not fit in with current merchandise offerings; addressing specific gaps in retail would fit in better with community values
- Of concerns about quality of merchandise from regional retail
- It is seen as unsustainable, and doomed to fail
- Of concerns about competition with downtown businesses

5 groups specified that it WOULD be acceptable, provided that:

- It was integrated into a walkable, connected, mixed-use village (4 mentions)
- Only certain types of retail went in (i.e. Trader Joes was mentioned twice), retail that was an alternative to big box stores
- Regional retail were relegated only to certain parts of the site (SW site)
- Stores would fit in within the scale of Anacortes (up to 50,000sqft)

4 groups were split on the issues, which included concerns about

- Design (aesthetics and scale) (5 mentions)
- Types of retail (no large retail (walmart), or groceries/pharmacies) (3 mentions)
- What will happen if retail fails, and the community is left with large buildings (2 mentions)

Appendix - Use Preference Matrix by Area/Group

The matrix below analyzes where particular use types were sited by the groups. The matrix also attempts to identify the number or preference of these uses in the particular areas. Lenend: 3 = Approximately 40% or more of the area taken up by particular use. 2 = Approximately 20-39% of the area was taken up by particular use. 1 = Genearlly less than 20% of the area taken up by the use.

NORTH SITE

		Housing Types					Retail Types		Office Types		Marine and Industrial				Other Uses			
Group	Housing	Multi-Family	Town houses	Cluster	Live/work	Mixed Ret+ Res	Retail	Ret. Anchor	Mixed Ret. + office	Office	Boat storage	Mfcg	Shed	Comm / marine	Hotel	Events Center	Edu	Pub Mkt
1	3	3								3					1	1		
2	2	2	2		1	1	2			2			1		1			
3	2		1			3	1		2	1					1	1		
4	3	2	2			2	1		2	1				1	1	1		
5							2					2			1			
6	3	3	1		1	2	2									1		
7	2	2			1	2	3			1	1			1	1	1		
8	2	1		1		1	1	1							1	1		
9	2	2	3	2		1	2		2	3					1	1		
10	2	2	2			1	2		1	1					1	1		
11	2	2			1	1			2						1			
12	3	3	2		1	2	3		2	1					1			
13	2		2	3		2	2		1						1			
14	1	1				2	2	1	1						1			
15	2	1	3	2		1	3			2					3			
16	1				1		2				1				1	1		
TOTAL	32	24	18	8	6	21	28	2	13	15	2	2	1	2	17	9		

SOUTHWEST SITE

		Housing Types					Retail Types		Office Types		Marine and Industrial				Other Uses			
Group	Housing	Multi-Family	Town houses	Cluster	Live/work	Mixed Ret+ Res	Retail	Ret. Anchor	Mixed Ret. + office	Office	Boat storage	Mfcg	Shed	Comm / marine	Hotel	Events Center	Edu	Pub Mkt
1	3	3												1				
2	1					2		1	1		1							
3	1							2	2		1							
4	2			2						3		2						
5																		
6	1						3	1	2	1								1
7	1		2					1										
8				2			2				1							
9							2	1				1	3					
10											1	1						
11												2						
12	2	2				1	3	1	2	3								
13	3	2	2		2	1	1	1		2								
14										2	1	2						
15							1	1						1				
16	3	3	3	3														
TOTAL	17	10	7	7	2	4	12	9	7	11	5	8	3	2	0	0	0	1

SOUTHEAST SITE

		Housing Types					Retail Types		Office Types		Marine and Industrial				Other Uses			
Group	Housing	Multi-Family	Town houses	Cluster	Live/work	Mixed Ret+ Res	Retail	Ret. Anchor	Mixed Ret. + office	Office	Boat storage	Mfcg	Shed	Comm / marine	Hotel	Events Center	Edu	Pub Mkt
1											2	2						
2											3	1						
3	1	1			1		2					3						
4					2							3						
5												1					1	
6							1					1	3	1	1	1		
7	2	2	2									1	1					
8										1		1		3				
9	2	2	1		2		1					2	3	2				
10					3					1	3	1	3					
11											3	1						
12	2			3			1					1	1					
13												2	3	2				
14					2						2	2		1				
15																		
16									2				1	3				
TOTAL	7	5	3	3	10	0	5	0	2	2	13	22	15	12	1	1	1	0

Appendix: Detailed Waterfront Workshop Mapping Results

ANACORTES Comprehensive Plan 2016

Sixteen groups (approximately 120 people) participated in the August 2014 MJB Waterfront workshop focused on the eastern waterfront. The groups' primary land use is noted for each subarea in the table below.

Housing | Retail/restaurant | Office | Open space | Industrial | Hotel/event center | Other

	North site			Southwest site			Southeast site		Overarching	
	Facing Q Ave (west)	Middle	Facing water (east)	Facing R Ave (west)	Facing T.T. Trail (east)	T Ave & 28th St (south)	Northern portion (between Trail and 22nd St/T Ave)	Southern portion (between T Ave and water)	Regional Retail Does the group feel that it would be acceptable to integrate regional-scale onto the site, provided it's well designed?	Top three issues
Table 1	High density housing with open space/ landscaping	Street connection	Office, hotel, event center. Green and esplanade at water.	2-3 story multi-family residential	2-3 story multi-family housing with office ground floor and central open space	Small boat/industrial in southeastern corner	Boat storage and current use	Small to medium maritime manufacturing	N/A	N/A
Table 2	Small-scale retail and restaurant with parking behind, some office @ north end, and playground @ south end	3 story multi-family residential with shed structures along 22nd	Townhouses, live/work, hotel, large-scale mixed use, plaza	Group split—residential or large scale retail	3-story retail mixed use with residential or office above	Outdoor boat storage	Current use	Medium manufacturing and current use on north end	Split yes and no. • Don't make like Sequim • Need additional retail opportunities • Don't want large retail	• Don't want to exceed current height limit • Need more open space • Waterfront trail throughout • Event center planned on Port property
Table 3	Small-scale retail, small retail anchor	Mixed use (retail and office with housing), townhouses, clustered around a central open space	Mixed use retail with residential, medium hotel, park	Neighborhood-scale anchors at north and south end with parking between (Note: high density housing west of R Ave)	Small-scale mixed use (office over retail)	Outdoor boat storage	Small-scale retail, 2-story multi-family housing, playground, live/work, small-scale retail	Medium manufacturing, large manufacturing	No.	• Reposition trail to allow uses across • Neighborhood scale retail (Trader Joe's, Target Express) • Preserve views
Table 4 (Youth)	Mixed use with office over retail and 3-story multifamily housing along 17th Ave extension; Also 2-3 story multi-family residential, small office and community mercantile/ dry goods	Small and large-scale mixed use residential with retail, street grid connects to external streets	Large hotel, pocket park, public waterfront, mixed-use residential with retail and townhouses stepping down to water (maximize views), event center, park, 3-story multi-family residential, townhouses, commercial marine (boat repair, industry) at 22nd St	single family residential (low income) with playground	Large and medium office	Industry north of 28th and outdoor boat storage south of 28th	Small manufacturing, industrial	Expanded educational opportunities, small business incubators/live/work along waterfront, commercial marine	No (consensus), retail needs can be fulfilled by existing retailers and community mercantile (i.e., Quimper, etc.)	• SCALE • Connectivity; link to our downtown • Fostering new, young entrepreneurs for industry, retail, laborers

DRAFT

Housing | Retail/restaurant | Office | Open space | Industrial | Hotel/event center | Other

	North site			Southwest site			Southeast site		Overarching	
	Facing Q Ave (west)	Middle	Facing water (east)	Facing R Ave (west)	Facing T.T. Trail (east)	T Ave & 28th St (south)	Northern portion (between Trail and 22nd St/T Ave)	Southern portion (between T Ave and water)	Regional Retail Does the group feel that it would be acceptable to integrate regional-scale onto the site, provided it's well designed?	Top three issues
Table 5	Small retail at north end; large and medium manufacturing	Large and medium manufacturing	Medium hotel at north end	N/A	N/A	N/A	Dog park, technical school	N/A	No.	• Marine jobs area should be kept to support the waterfront • Marine tech school • B-Family wage jobs, non-marine • Community center Notes: • Fred Meyer on Hwy 20 near Ford and Chevrolet Dr. • You have lost what Anacortes is. We need jobs and places to shop. • You must remember how this wide expansion of property came to be. It was a fatal removal of private homes and families. Don't put homes and families back on it, NOW!
Table 6	Small retail	3-4 story multi-family residential and mixed use residential over retail, townhouses, and live/work facing large open spaces oriented towater, small event center	Waterfront trail (include connection along 22nd St) and large open spaces	Public market at north end, mixed-use office with retail,and Neighborhood scale anchor at south end with parking away from street	Small retail	Yard storage for manufacturing businesses	Large hotel with retail, medium event center	Small and large manufacturing, sheds, maritime or clean tech	Yes, but only on the southwest site and something like Trader Joe's.	• Reserve view for homeowners • Preserve green space • Low cost/senior housing Note: landscaped parking throughout
Table 7	Live/work, 3-story mixed-use residential with retail, small-scale retail, medium office	Medium hotel, medium event center, restaurants, small retail, plaza with concerts facing water, outdoor boat storage/marine (south end), 3-4 story multi-family residential, east/west street	Park all along waterfront, walking/biking paths, picnic areas, small event center/marine science center (attraction to bring people to town)	Townhouses with playground, Large retail (Fred Meyer photo) at south end	Townhouses with playground, Large retail (Fred Meyer photo) at south end	N/A	3-4 story multi-family residential, townhouses, pocket park	Medium manufacturing, sheds, outdoor boat storage	Split yes and no. Don't need more grocery or pharmacy.	• View access at waterfront • Workforce and low cost housing • Pedestrian friendly
Table 8	Retail (Trader Joe's or co-op type store), east-west view corridors, 3-4 story multi-family residential	Expand marine trade center, small conference/event center, mixed use residential over retail (like U-Village), east-west view corridors, 3-4 story multi-family residential	Esplanade, park	Retail/commercial	Housing clusters	Boat storage	Boat storage and repair	Pacific Marine? (already in plans), LAST phase: commercial/manufacturing, office "park" Note: Banana boats and park at waterfront (east of southeast site)	Tentative yes, • Up to 50,000 SF ok with Anacortes "region" • Alternative to big box… • Scale to community	• Residential/commercial ratio (res=R4); BALANCE of uses • Building height 40' o View corridors o Public access to waterfront • No manufacturing/industrial in North site Note: Rezone or subarea/overlay for North site

Housing | Retail/restaurant | Office | Open space | Industrial | Hotel/event center | Other

	North site			Southwest site			Southeast site		Overarching	
	Facing Q Ave (west)	Middle	Facing water (east)	Facing R Ave (west)	Facing T.T. Trail (east)	T Ave & 28th St (south)	Northern portion (between Trail and 22nd St/T Ave)	Southern portion (between T Ave and water)	Regional Retail Does the group feel that it would be acceptable to integrate regional-scale onto the site, provided it's well designed?	Top three issues
Table 9	Mostly office, including medium-scale office buildings, small scale mixed-use with office over retail, Small event center, and small open spaces	3-4 story multi-family residential, townhouses at north end, small retail and retail anchor in middle, cottage housing, open space, north-south street through whole site, east-west street at 17th Street, mixed-use housing with retail at 22nd St and R Ave at north end	3-4 story multi-family residential, townhouses, restaurant, medium hotel, medium event center, cottage housing, pocket park, open space, continuous public access along water, keep access to N Dock for emergencies	Regional scale retail, small retail anchor	Small retail and backside of regional scale retail	Manufacturing north of T Ave with sheds south of T Ave	Green space along trail, medium and high density housing, townhouses, live/work, playground	Sheds, medium marine manufacturing, restaurant, and internal street	Yes.	• Medium-large hotel north/convention center, variety of housing/retail/office, true mixed use – diversity • Industrial/marine manufacturing south, variety of sizes of industrial uses – diversity • Large retail southwest
Table 10	Dry goods/co-op/shops (2 story, 50,000 SF, brick), bike path along Q Ave large mixed use residential over retail, small mixed use office over retail, medium office, townhouses, east-west trail to waterfront	Plaza, 3-4 story multi-family residential (condos), medium hotel with meeting space, mixed use (2 story), 3-story housing	Open space, Waterfront Seattle, esplanade, small retail, trailered boat ramp	Park, community garden, play area at north end, Medium manufacturing at south end	Park, community garden, play area, Medium manufacturing at south end	Medium manufacturing north of T Ave, outdoor boat storage south of T Ave	Boat yard, small manufacturing, medium office	Boat yard, sheds, live/work units along T Ave/	No, too big, out of scale.	• Public access to waterfront • Living wage jobs • Attracting business and youth with skills
Table 11	Large mixed-use office over retail, Low income sub houses (limited to 25%),	3-story mixed-use housing over retail (40' max), 3-story multi-family residential, large mixed use office over retail	Large hotel, 3-story residential, waterfront restaurant, live/work lofts Keep public access on waterfront	Medium manufacturing at north end, and large manufacturing at south end.	same	Large manufacturing	N/A	Outdoor boat storage, Large manufacturing	Split yes (2) and no (3) Yes – no walmarts, small scale (max 40,000sf), architecturally pleasing	• Maintain industrial base • No commercial over 40,000sf • Mixed use, varied income residential • Public access along/to waterfront • Hotel w/meeting rooms – small convention center
Table 12	Small mixed use off low-income residential over retail, 3-story multi-family residential, Townhouses, live/work lofts, small mixed-use residential over retail, small retail, rear parking accessible by back road (not off arterial)	Cental Commons Green area, roundabout at 22nd St and R Ave with trail connection to waterfront	Restaurants, small retail, small mixed-use office over retail, medium event center, medium hotel, waterfront trail	Small retail, 3-story multi-family residential, large mixed-use residential over retail, green space (facing street), neighborhood retail anchor (Trader Joes). Small and Medium office, small and large office mixed use over retail (at corners) on 28th St	restaurant, small retail, small residential over retail, 3-story multi-family residential	Large and small office	Housing clusters, common area playground, small retail	Sheds, Medium manufacturing	Yes, i.e. Trader Joes Create a village • Residential /Retail / Entertainment / Lodging • Walkway • Mixed housing 3rd option – Trader Joes	• Street Access • Waterfront path connection to Tommy Thompson • Common area and event center for citizens of Anacortes and Tourist

Housing | Retail/restaurant | Office | Open space | Industrial | Hotel/event center | Other

	North site			Southwest site			Southeast site		Overarching	
	Facing Q Ave (west)	Middle	Facing water (east)	Facing R Ave (west)	Facing T.T. Trail (east)	T Ave & 28th St (south)	Northern portion (between Trail and 22nd St/T Ave)	Southern portion (between T Ave and water)	Regional Retail Does the group feel that it would be acceptable to integrate regional-scale onto the site, provided it's well designed?	Top three issues
Table 13	Hotel parking, small mixed use residential over retail, *Connectivity to CBD-Depot*	North/South Street (w/trees, bike lanes, sidewalks – 52' wide), (connected to R Ave), large hotel, large mixed use office over retail, small retail, townhouses, small mixed use residential over retail, playground, cluster housing	Plaza at north end, small mixed-use residential over retail, 20' waterfront trail, townhouses, small retail, housing clusters	Live/work lofts, 3-story multi-family residential, mixed retail/ residential/ open space, 3-4 story mixed use multi-family residential over retail	Townhouses, Green space, neighborhood-scale retail anchor, mixed retail/ residential / Commons green space	Medium, Large office with internal parking	Landscaped, industrial park, industrial complex (multi-sized units; mainly small and standard), pocket park	Medium manufacturing, sheds, Marine industrial/ manufacturing	No • Too large, if we had wanted to live in a mall environment, we would not have moved to Anacortes • Not sustainable • Does not fit scale of city • Don't want to destroy downtown • Would not fit nature of existing retail • Quality of merchandise at Target/Fred Meyer stores	• Preserve waterfront for waterfront uses • Lots of greenbelts require landscaping, need strict design stgandards to ensure this happens • We say we need mixed retail, but what we are getting is second hand "antique" stores • Angle buildings to preserve view corridors
Table 14	Small mixed-use office over retail, plaza, large residential over retail, neighborhood-scale retail anchor	Small retail, small mixed use residential over retail	Large hotel, pocket park, public beach access, playground, restaurant, 2-3 story residential	Medium office with parking behind	Parking (for medium office)	Industrial north of T Ave, and boat storage trailer parking south of T Ave	Live/work lofts, boat storage, small manufacturing	Small and Medium manufacturing, small boat ramp, outdoor boat storage	No; Only one member wanted bigger retail. The rest thought large retail was doomed to fail. Small retail addressing specific gaps (i.e. dry goods, sporting goods) was I better in keeping with community values and charm	• Everyone wanted better public beach and boat access • Most felt mixed use residential over business was desirable • If we are to develop an event center or equivalent – making sure it has year-round draw rather than seasonal • Transit issues and connectivity must be addressed.
Table 15	Small retail anchor, small retail, small office, medium hotel parking	Cluster housing, pocket park, 3-story multi-family residential, medium and large office, small mixed-use residential over retail, long line of townhomes	Small boutique, Medium and large hotel (all on waterfront), plaza, restaurant, 30' trail (with landscaping and trees), waterfront playground at end of street connecting to end of R Ave.,	Parking, small retail	Neighborhood-scale retail anchor at south end along T Ave.	N/A	N/A	N/A	Split; Consensus concern – If yes, what if it fails, then what happens to this large edifice If yes, can parking be underground?	• Protection of waterfront sightlines/ access • Business financially accessible to ALL, not solely upscale • Transportation (& Walkability) between Downtown and developed area - unmotorized
Table 16	Neighborhood-scale retail anchor (50-100K sqft), Live/work lofts, small retail with parking behind	Parking, road, restaurant, small boat storage at 22nd St	Large hotel (2 -3 stories), medium event center, trail, small boat access (SE corner), covered open space	3-story mixed-use multi-family residential, residential over retail (at SW corner), housing clusters (at southern end)	Townhomes (2-3 stories), trails connecting to waterfront	Marine industry	Parking, small mixed-use office over retail, trail to waterfront	Marine industry (Float plane port, deep water large boat lift), trail along waterfront, waterfront pocket park	Yes; • Close to downtown • Connected Walkways • C/D with hotel and event center • Multi-purpose	• Public access to waterfront • Integrate housing with retail and industry

Specialized Medical Office Building Sizes	
Tenant Type or Name	**Size (SF)**
Dental Office	1,400-4,200
Everett Clinic	6,000-10,000
Swedish Medical Center	10,000+
US Medical Center	9,000
Northwest Kidney Center	10,000-12,000
City MD	5,000
Evergreen Health Redmond	40,000
Immediate Clinic	3,500
Puget Sound Blood Center	4,500
Optomology Center	1,400-6,000
Physical Therapy	1,200-3,000

EVERGREEN
EMERGENCY
EVERGREEN
EMERGENCY
Primary Care
Urgent Care
Medical Specialties

From:	Jim Blais
To:	Measamer, Don; Grage, Libby
Subject:	MJB Comments
Date:	Wednesday, August 8, 2018 11:44:21 AM
Attachments:	MJB Conceptual Site Plan.pdf

Don and Libby,

During the July 25th Planning Commission Meeting, the Commissioners stated that it would help to have a conceptual model of what a development on MJB's northern property could look like. Based on this, MJB had CollinsWoerman Architecture develop the attached site plan. I'd like to stress that this is a conceptual model only, however it does provide a good framework for discussion purposes. This horizontal mixed use development includes a retail center, hotel, event center, restaurants, garden apartments, senior housing, condominiums and townhouses. Within the development there are a number of public amenities including view corridors, a water front esplanade and a number of public parks/gathering areas. Residential uses have been clustered to the north in order to avoid any impacts with the industrial operations and the barge loading facility to the south. Overall approximately 60% buildings are stand-alone residential. Excluding the hotel, there is approximately 58,000 square feet of retail space provided. I hope this provides a good framework for the development regulation discussions. Please forward this to the Planning Commission and contact me should you have any questions regarding this.

Thank you,

Jimmy Blais

Merlino Properties
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Seattle, WA 98134
Cell 206-255-5153
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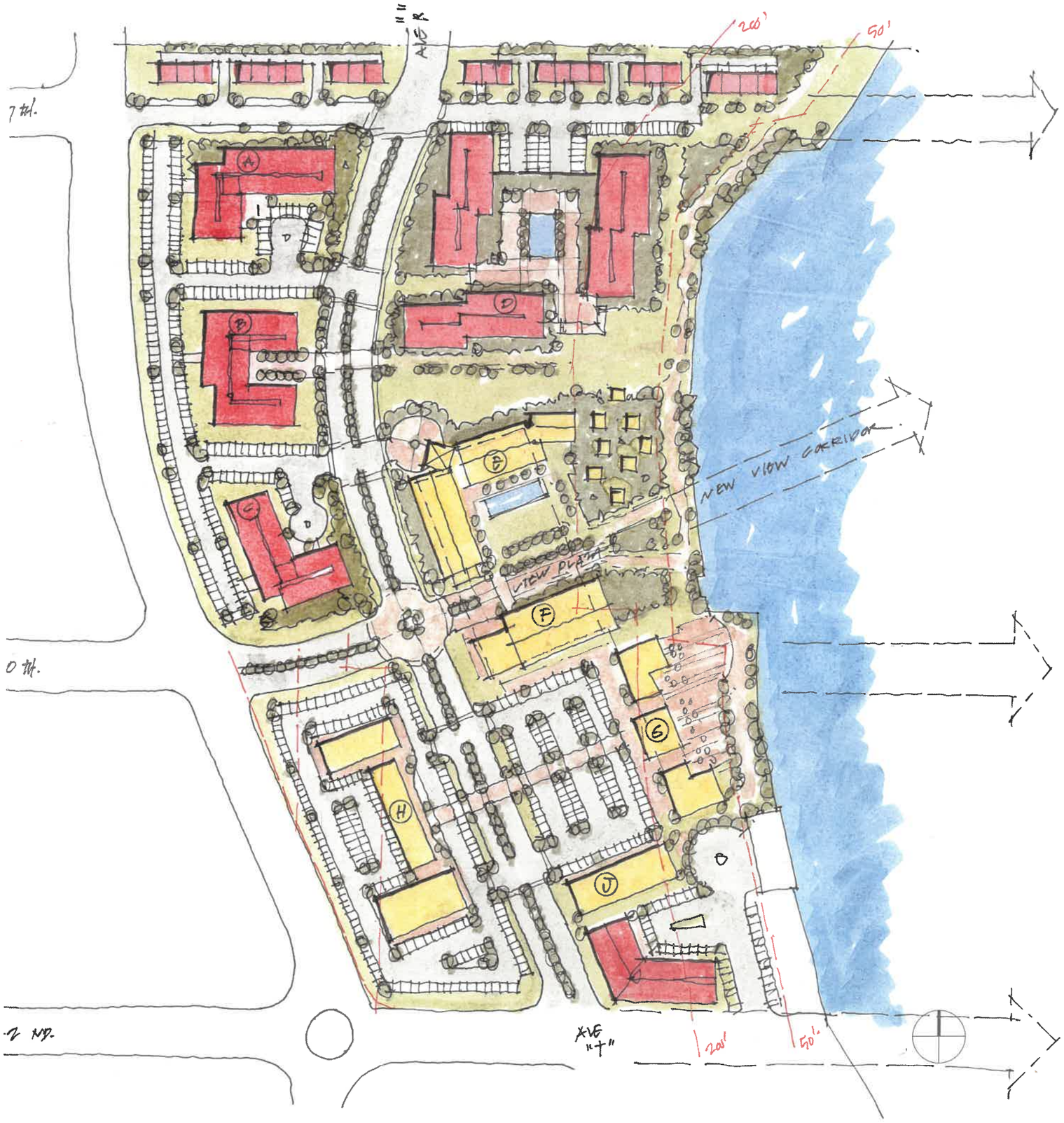
CONCEPTUAL SITE PLAN

		Units or SF	Parking Ratio *(Per Unit or 1K SF)*	Parking Demand	Parking Provided
	North Townhomes	24	2.00	48	48
A	Garden Apartments	60	1.00	60	60
B	Senior Living	100	1.00	100	100
C	Garden Apartments	60	1.00	60	60
D	Condominiums	120	1.50	180	197
E	Boutique Hotel	150 keys	1.00	150	150
F	Event Center	12,000	10.00	120	120
G	Restaurants	16,000	7.00	112	112
H	Retail	21,000	4.00	84	84
J	Retail and Housing				
	Retail	9,000	4.00	36	36
	Housing	50	1.00	50	50
				1,000	1,017