

ANACORTES PLANNING COMMISSION



FEBRUARY 3, 2016

Municipal Building Council Chambers

6th Street and "Q" Avenue

AGENDA

6 P.M.

1. **Roll Call**
2. **Minutes of January 20, 2016**
3. **Correspondence**
4. **Old Business**
 - a. 2016 Comp Plan Update PC – Discussion
5. **New Business**
 - a. Anacortes Community Energy Presentation – Jensen Lovelett

If reasonable accommodation of a disability is needed please contact Cherri Kahns at 299-1950 at least 48 hours prior to this meeting.



Draft - Planning Commission Meeting Minutes for – January 20, 2016

Chair Laumbattus called the meeting of January 20, 2016 to order at approximately 6 p.m.

Roll Call

Members Present: Commissioners Laumbattus, Oppel, McNett, Farnsworth, and Cleland-McGrath and Pollard

Minutes

The minutes from January 13, 2016 were approved as presented.

Correspondence

There was no correspondence.

Old Business

Public Hearing: Anacortes High School Replacement & Renovation CUP-2015-0006 – Discussion

Mr. Kevin Cricchio introduced the continued public hearing from January 13, 2016 to consider a conditional use application (CUP) & SEPA environmental review to permit a two (2) phase replacement and modernization of the Anacortes High School and associated wetland buffer impacts. Additionally, the applicant has requested a variance to exceed the maximum height requirement permitted in the underlying zone.

Mr. Cricchio explained that the project consists of the replacement of approximately 65% of the existing 154,956 square foot Anacortes High School and modernization of the remaining 35%. The existing gym/PE facility and Brodniak Theater will be modernized (approximately 55,000 square feet) and Rice Field will be upgraded to include new turf, a 1,500 seat partially covered stadium and associated support facilities, such as lighting, crew buildings and parking/driveway areas. Additionally, the rest of the high school (approximately 100,000 square feet) will be demolished and replaced with a new two-story building for a grand total of approximately 170,000 square feet. Associated site improvements include expanded vehicular parking, onsite bus loading/unloading areas, stormwater facilities and utility relocation. Mr. Cricchio pointed out that there was additional material handed out from last week's meeting. He included the material in their respected Exhibits and have also added Exhibit #13 for response to public comment, Exhibit #14 for planning department presentation and Exhibit #15 for applicant and agent presentation. Lastly, Mr. Cricchio mentioned comments were received from Al Johnson and Don Coughlin, along with a third party review for a traffic impacts, which were distributed to the Commissioners.

Dr. Wenzel, Superintendent of the Anacortes School District, recapped the process that the district went through to get to the present design that the Commissioners are now reviewing. He explained that a facilities committee of 30 members worked on a full audit of the district's 6-year facility plan, which led to the bond in February 2015 that passed with 63% in favor from the community. Dr. Wenzel described the process that took place in designing the proposed high

school project. He explained the new school will have a capacity for over 1,000 students. Dr. Wenzel feels that the plan before the Commissioners will accommodate the expected growth in Anacortes. Lastly, Dr. Wenzel read some of the positive feedback received by the district about this project.

Mr. Marc Estvold, Project Manager, 3302 Oakes Avenue, addressed some of the comments that were received this past week. Mr. Estvold explained that a wetland delineation was completed and they will not be impacting the wetlands themselves. They will be impacting approximately 250 square feet of the wetland buffer but providing approximately 30,000 square feet of wetland mitigation to encourage the wildlife and growth within the wetland. Lastly, Mr. Estvold explained that work will continue with City Staff pertaining to pedestrian and bicycle connectivity to the school, lighting impacts, sidewalks, traffic calming, and intersection improvements around the school.

Mr. Kevin Oremus, Hutteball & Oremus Architecture, clarified that additional parking spaces will be added to the south side of the building totaling 220 spaces. In addressing a concern from the neighbors, Mr. Oremus explained that a sign will be put in place at "K" Avenue to take a "right turn only." Commissioner Laumbattus said that he would like to see the roundabout stay in the proposal. In answering a question from Commissioner Pollard, Mr. Oremus stated that there are many storm water treatment facilities proposed for the site, such as rain gardens, native species plants/drought tolerant type species, roof water collection off of Cap Santé High School.

In answering a question from Commissioner Laumbattus, Mr. Estvold explained that the 30 inch diameter piers for the visitor bleachers will be the only structure that sits in the 250 square foot wetland buffer. Steve Lange, Project Manager, City of Anacortes, stated that the public works department supports the access at 19th Street and "K" Avenue and believes eliminating the roundabout actually increases traffic safety, ease of traffic control and circulation connectivity of the pedestrians. With that, the Chair opened the continued public hearing to take testimony.

Marilee Huffman, 806 Commercial Avenue, spoke against putting a sign up on 19th Street to either turn right or left. She feels it is not an effective way to route traffic and traffic will still go straight across the road. Ms. Huffman recommended that arrows and a line be painted on the ground to either turn right or left instead of a sign.

Ms. Caitlin Ware, Anacortes High School Junior, participated on the Project Advisory Team. This commitment consisted of attending meetings and visiting high schools to figure out the best plan of attack for our own design and construction efforts. Ms. Ware explained that the team recommended conference rooms and flexible spaces scattered throughout the facility intended for students to use for individual study and group work. These independent rooms and areas could provide the space and privacy for students to focus on learning without disturbing others. Creative ideas such as these, coupled with inspiration obtained from other schools, helped our school district find ways to enhance the educational environment for future use. In closing, Ms. Ware stated that "this task is truly a town-wide effort. Through our community feedback and participation, not only will the new high school recognize and honor Anacortes's history, but it will also point the way to our future."

Mrs. Dulcie Bowman, 2402 Oregon Avenue, expressed concerns relative to the new school being properly sized to handle Anacortes's build out and the impact on traffic flow. In terms of school design, Mrs. Bowman requested a clearer picture of the design of the vocational facility. Mrs. Bowman questioned if the amount of parking that is proposed will accommodate functions like a Broadniak performance or sporting event.

Douglas Thurber, P.O. Box 159, Anacortes, expressed concern regarding encroaching into the wetland buffer and that the proposed design will not adequately serve the community and the school district's needs. Mr. Thurber suggested the Commission reject this proposed design.

Mr. Dan Worra, 2405 Washington Court, spoke about the Project Advisory Team. Mr. Worra explained that this team was tasked with assisting in development of education specifications taking in account goals, philosophy of the School District, looking at the needs of students, faculty, staff and the community, while generating a sense of pride and ownership for all. In closing, Mr. Worra recommended approving the conditional use as submitted. Ms. Marilee Huffman, 806 Commercial Avenue, supports the conceptual design. The Chair then closed the public hearing.

After discussion, the Commissioners recommended to City Council approval of the Conditional Use/Variance Request/SEPA Environmental Review, subject to Staff Conditions. Motion was made by Commissioner Pollard, seconded by Commissioner McNett and passed unanimously.

New Business

Public Hearing: 2016 Comp Plan Update – Economic Development, Capital Facilities and Utilities – Discussion/Possible Action

Ms. Libby Grage introduced the 2016 Comp Plan Update regarding the Economic Development, Capital Facilities and Utilities. Ms. Grage reviewed the Capital Facilities Element, which is intended to demonstrate the City has a realistic plan to provide needed facilities to serve development at the level of service standards adopted to implement the vision of the comprehensive plan. The Capital Facilities Plan should serve as a guide in future financial planning and decision making. In the development of the Capital Facilities Element, staff worked closely with other departments that actually have facilities covered by this element. Ms. Grage went on to explain the topics covered in the Capital Facilities Plan include water, sewer, storm water, streets, police, fire, parks and city-owned buildings and facilities. There are inventory forecasts for future needs based on projected growth and also levels of service covered in the document. There is also a minimum six year financing plan for the facilities along with discussion about essential public facilities. The Chair then opened the hearing to take public comment.

Mr. Tom Glade, Evergreen Islands, gave an overview of the Evergreen Islands Safe Water Plan and requested that the Commissioners include the amended/draft plan previously submitted to City Council.

Utilities Element

Ms. Grage explained that the Utilities Element provides the framework for provision of utilities in the Urban Growth Area, some of the topics covered are non-city owned utilities, such as power, gas, telecommunications, and cable. Although the City does not have direct control over those

utility services, the plan does attempt to identify tools that the City can use to meet goals that are identified in the community's vision.

Ms. Grage provided Staff reached out to the various utility providers and shared the initial growth projections and requested information on their plans for the next 20 years and that information is included in Volume 2 of the Utilities Element. Ms. Grage highlighted some of the elements in the section including meeting the utility needs of residents and businesses, plan for sustainable utility infrastructure, encourage the conservation of energy resources and also there is some discussion regarding hazard liquid pipelines. The Chair then opened the hearing to take public comment on the Utilities Element.

Ms. Marilee Huffman, 804 Commercial Avenue, stated her line of expertise is electrical distribution operations and she worked for Pacific Power and Light for 17½ years. Ms. Huffman explained an energy conservation study that was done in Oregon State and submitted a copy for the file. There were no further comments from the audience.

Economic Development Element

Ms. Grage introduced the final element for discussion is the Economic Development Element. The topics covered in Volume 1 include achieving a balanced economy, providing retail and commercial businesses serve community needs, tourism, manufacturing and industrial industries, other sectors, such as industry clusters, knowledge based industries, higher education and the medical industry. This also includes, education and training as well as evaluating various regulatory barriers and collaboration with other economic development entities. Ms. Grage highlighted some of the sections including fostering a balanced, diversified and sustainable local economy, encouraging commercial businesses that serve the community needs for goods and services, preparing a strategic economic development plan, providing year round opportunities for sustainable tourism and retaining and attracting businesses and sectors that offer growth opportunities and provide high wage jobs. Finally, Ms. Grage described the information in Volume 2 of the Economic Development Element includes demographic, employment conditions, retail sales conditions, and visitor industry along with fiscal conditions. The Chair then opened hearing to take public comment.

Mr. Gene Derig, 1302 "K Avenue, spoke against relying on retail box stores as a basis for improved tax income. He believes ideas should come from community meetings not consultants. Lastly, Mr. Derig recommended that the Planning Commission read through the Community Advisory Committee notes before making a decision on this element. Mr. Vernon Lauridsen, 3219 32nd Street, also recommended that the comments from the community and CAC committee be incorporated into the economic development plan. Mr. Andy Stewart, 3508 West 8th, suggested that some language be added that includes the refineries and the Port of Anacortes as part of our economic development. Nick Renis, 814 6th Street, recommended there should be incentives for small business owners. He spoke to the importance of accommodating young people being able to live and work in Anacortes. Ms. Cynthia Richardson, 315 "V" Avenue, explained that the CAC had a lot of discussion regarding big box stores, although there is nothing in the current proposal to rezone industrial land for retail use. There were no further comments.

Meeting adjourned at approximately 8:16 p.m.



Planning Commission Agenda Bill

Meeting Date: 2/3/2016 **Agenda Item:** #5a

Subject: Public Hearing – 2016 Comprehensive Plan Update: Transportation Element

Staff Contact: Libby Grage, Planning Manager

Approved for Submittal to PC by	
	Laurie Gere, Mayor
x	Don Measamer, PCED Director

Action Type	
	Ordinance No.
	Code Revision
	Resolution No.
	Public Hearing
X	Staff Report
X	Discussion

Summary Statement: This evening the Planning Commission will hold a workshop discussion regarding various components of the [Draft 2016 Comprehensive Plan](#). The meeting has not been advertised as a public hearing; however, the Commission may decide to allow participation from the audience if it desires. The public comment period ends on February 10. Staff suggests that areas of discussion could include [the Proposed Land Use Designations Map](#) (dated August 13, 2015).

Also, staff has received requests for a document depicting the changes between the current 2012 Comp. Plan and the proposed Draft 2016 Comp. Plan. The attached document is intended to provide a general comparison, showing where existing 2012 goals/policies are included in the current 2016 draft, where applicable.

Background: Following is the updated remaining schedule for PC public meetings on the 2016 Comp. Plan update.

Date/Time

Wednesday, January 6, 2016 at 6pm:

Wednesday, January 13, 2016 at 6pm:

Wednesday, January 20, 2016 at 6pm:

Wednesday January 27, 2016 at 6pm:

Wednesday, February 3, 2016 at 6pm:

Wednesday, February 10, 2016 at 6pm:

Wednesday, February 17, 2016 at 6pm:

Wednesday, February 24, 2016 at 6pm:

Topic / Element

Public hearing - Parks, Recreation & Open Space and Environment & Conservation (public hearing)

Public hearing - Environment & Conservation (carried over from 1/6/16), Land Use and Housing

Public hearing - Economic Development, Capital Facilities and Utilities

Public hearing - Transportation

Planning Commission discussion

Planning Commission discussion

Planning Commission recommendation development

Planning Commission recommendation development

Previous Commission/Committee Action: To date, the Planning Commission has held public hearings regarding all of the elements of the draft 2016 Comprehensive Plan. The public comment period ends on February 10.

Competing Viewpoints Considered: N/A

Recommended Motion: N/A - Staff recommends that Planning Commission discuss, and provide staff with direction regarding additions, changes, clarifications, etc. needed to the draft document.

Attachments (listed in order presented):

[Proposed Land Use Designations Map \(August 13, 2015\)](#)

[DRAFT 2012 / Draft 2016 Comp Plan Comparison](#)

2012 Comp Plan / Draft 2016 Comp Plan Comparison

DRAFT – January 28, 2016

Following is a list of existing 2012 Comprehensive Plan Goals and Policies and identification of where the concepts are addressed in the 2016 draft comp plan (1st Draft, November, 2015), where applicable.

Goal/Policy	2012	DRAFT 2016
	GENERAL	
Goal 1	Create and maintain a high quality of life and environment that maximizes the opportunity for all citizens to share the social, psychological, physical, and economic benefits of Anacortes/Fidalgo Island; aesthetics and health are key components quality of life.	Vision & values statements
Goal 2	Improve the image of Anacortes as a marine oriented City by encouraging, protecting and enhancing marine views from public places, public access (particularly along the waterfront), and marine habitats and resources by encouraging marine water-dependent and water-related businesses and activities.	Introduction & Vision (p. I-6); LU-2 (Community Design), LU-8 (Fidalgo Bay & Guemes Channel waterfronts) 2010 Shoreline Master Program (SMP)
Goal 3	Promote compatible land uses and improve visual appearance in each and every zoning district.	LU-2 (community design), LU-6 (residential uses), LU-7 (downtown & south commercial), H-2 (neighborhood character)
Goal 4	Keep a reasonable balance between housing, manufacturing, commercial/retail, open space and other land uses within the community.	This balance is addressed in the overall land use plan and goals/policies in LU element. Also –ED-1 (balanced economy).
Goal 5	Encourage the development of a balanced and adequate employment and revenue base necessary for provision of needed services.	ED-1 (balanced economy)
Goal 6	In order to further this and other goals of the City Comprehensive Plan, the following plans/studies <u>are hereby adopted and incorporated by reference</u> into this Comprehensive Plan: the Skagit County Coordinated Water System Plan, 2000; the City of Anacortes 2011 Water System Plan; the City of Anacortes Water Rate and GFC Study, September, 2005; the City of Anacortes Comprehensive Sewer Plan, 1993; the 1996 City of Anacortes Sewer Plan Update; the City of Anacortes Stormwater Plan, 1994; the City of Anacortes 2007 Transportation Plan; the City of Anacortes Shoreline Master Program, 2010; the Anacortes Community Forest Lands Comprehensive Plan, 2009; Puget Power's Skagit County GMA Draft Electric Facilities Plan, 1992; Anacortes School District Facilities Study, 1990; the Capital Facilities Plan, 2012-2017; the Anacortes Parks and Recreation Department	These documents, and their necessity and utility in being referenced in the comp plan, are currently being reviewed.

Goal/Policy	2012	DRAFT 2016
	Comprehensive Plan, 2009; Skagit County County-Wide Regional Comprehensive Plan Policies 2007 (see – Appendix D); the Skagit County Housing Needs assessment, 1993; the Overall Economic Development Plan for Skagit County, 1994/95; and the Countywide Air, Rail, Water, and Port Transportation System Study, 1996 With the reference to the Anacortes Airport being a general aviation facility deleted and with the ferry traffic figures corrected as has been done in the Transportation Element Update; the Skagit/Island Regional Transportation Plan, April 1996; the City South March Point Annexation Area Comprehensive Drainage Study October 1999; the South March Point Feasibility Study, 1997; the Revised Final Integrated Fidalgo Bay-Wide Plan & EIS, 2000; the Anacortes Community Forest Board Plan, Noxious and Invasive Plants (add "Planting of the most invasive and ecologically problematic species should be highly discouraged in Anacortes"); the Plan for Habitat Protection, Restoration, and Enhancement Fidalgo Bay and Guemes Channel, 2005; the Anacortes Airport Sub-Area Plan (Including Zoning and Development Agreement), 2005.	
Goal 7	There shall be periodic and regular review of the City Comp Plan and Zoning Ordinance, see Appendix E of City Comprehensive Land Use Plan. Additionally, the City Council and/or the Planning Commission may from time to time initiate Comprehensive Plan and zoning ordinance amendments.	See “Comprehensive Plan Amendments” section on p. 12 – should add reference Appendix ___ (amendment process) – Appendix F in 2012 comp plan Goal LU-11 & Policy LU-11.2 (Growth Management & Regional Coordination)
Goal 8	Open space connectivity- Establish and acquire a network of open space and public access corridors.	PR-9 (open space connectivity); PR-3 (efficient parks program management); PR-2 (shoreline access)
Policy 8a	Develop an integrated open space network plan that identifies connection opportunities between historical, cultural, aesthetic, archeological, biological, natural, recreational and educational sites.	PR-9.1 (open space connectivity)
Policy 8b	Fund the protection of open space required for habitat and wild life movement, public access, non-motorized recreational corridors, and other uses that support the Goals and policies in the Plan. Funding may include donations, grants, and designated bond issues. Additional acquisition measures may include conservation easements, tax incentives \ vacating rights of way and regulatory development standards.	PR-9.2 (open space connectivity)
Policy 8c	Unopened or under-developed rights-of-way shall be evaluated for use as non-motorized public and community access corridors prior to granting any vacation or encroachment agreement.	PR-2.4 (shoreline access); PR-9.3 (open space connectivity)

Goal/Policy	2012	DRAFT 2016
Goal 9	Historic Preservation. The City of Anacortes, through the Anacortes Historic Preservation Board (AHPB), shall administer a historic preservation program within the City of Anacortes to identify, evaluate, protect and enhance historic properties. The AHPB shall advise Mayor and Council on programs, policies and regulations that support and enhance preservation and protection of significant historic properties.	LU-3 (historic preservation)
Policy 9a	The City of Anacortes, through the AHPB, shall inventory historic properties and archaeological sites in order to guide decision making in resource planning, environmental review and resource management.	LU-3.1 (historic preservation)
Policy 9b	The City of Anacortes shall encourage land uses and development that retain and enhance significant historic properties and sustain historic community character. City buildings and zoning codes and other regulations and standards should provide flexibility to accommodate preservation and reuse of historic properties. Zoning actions should take into account the effects of zoning on historic properties.	LU-3.2 (historic preservation)
Policy 9c	The City of Anacortes shall develop incentives to encourage the retention and enhancement of historic properties. Such incentives could include a revolving loan fund.	LU-3.2 (historic preservation)
Policy 9d	Consider establishing historic districts.	Goal LU-3 (historic preservation)
Goal 10	Increase shopping opportunities within the City by adopting development regulations that provide for a variety of retail store sizes and types.	ED-2 (retail & commercial); ED-2.3; ED-2.6
Policy 10a	Adopt development regulations that allow buildings or complexes of buildings of various sizes to be considered (for approval, approval with conditions, or denial) through a Conditional Use, Planned Unit Development, Rezone, and/or Development Agreement process in specific areas of the City.	LU-2.1 (community design); ED-2.6 (retail & commercial)
Policy 10b	Adopt standards in the development regulations against which to judge applications submitted under General Goal 10, Policy (a) above, to encourage new development that is compatible with the character of Anacortes.	LU-2 (community design); LU-2.1.G; LU-8.4 (Fidalgo Bay & Guemes Channel Waterfront); Fidalgo Bay Subarea Plan
Manufacturing Goals and Policies		
Goal 1	Heavy manufacturing development should be contained in those general areas presently designated for Heavy Manufacturing in the existing zoning ordinance. Manufacturing is defined as those industrial or manufacturing activities which are engaged in the production of articles or a product from raw or prepared materials by giving them new forms and qualities. Heavy Manufacturing is manufacturing which in the production	LU-9.1 (Industrial & Manufacturing Areas)

Goal/Policy	2012	DRAFT 2016
	process creates a potential hazard or a nuisance to other uses.	
Policy 1a	Encourage cooperation and cooperate with other entities within the County which are involved in manufacturing development.	ED-8 (Ongoing Commitment); ED-8.1
Policy 1b	Where appropriate, follow a policy of utilizing Planned Manufacturing District classification in the Zoning Ordinance which would allow for development of Light Manufacturing uses in a manner compatible with surrounding uses.	Replaced by Goal LU-9 (Industrial & Manufacturing Areas) and subsequent policies which address compatibility issues.
Goal 2	In shoreline areas with deep water access encourage and support water dependent and water related uses such as manufacturing, shipping, moorage, navigation, cargo handling and storage, fish processing, and ship/boat construction and repair.	LU-9.2 (Industrial & Manufacturing Areas)
Policy 2a	Encourage the port of Anacortes and other landowners to develop water-dependent and water-related uses such as manufacturing, shipping, moorage, navigation, cargo handling and storage, fish processing, and ship/boat construction and repair.	LU-9.2 (Industrial & Manufacturing Areas)
Goal 3	Encourage multiple business manufacturing development, providing a more stable economic base through diversity, as opposed to a single large manufacturing industry.	ED-1 (Balanced Economy); ED-1.2
Policy 3a	Through land use designations and performance standards, provide opportunity for mutual benefits for various businesses which co-locate.	LU-9 (Industrial & Manufacturing Areas)
Policy 3b	Allow mixed use residential/light manufacturing development in some zones where workers (and their families) can live and work in the same facility as long as provision is made for compatibility among uses.	Table LU-1 (Land Use Designations); LU-6.1.H (Residential Uses); ED-1.9 (Balanced Economy)
Goal 4	Develop policies for manufacturing areas which will provide the City and the developers with consistent expectations with regard to performance standards and contract obligations.	LU-9.7 (Industrial & Manufacturing Areas)
Policy 4a	Provide manufacturing development performance standards in the zoning ordinance for impacts such as noise, glare, and emissions, and periodically review such standards and their application to assure clarity and consistency in City expectations and enforcement.	LU-9.6 (Industrial & Manufacturing Areas)
Policy 4b	Manufacturing activities and developments should be designed and operated to minimize adverse impacts to surrounding areas and the community as a whole.	LU-9.6 (Industrial & Manufacturing Areas)
Policy 4c	The shipment or movement of hazardous and nuisance materials within or through the City should be managed by the City.	Topic more appropriately addressed in Transp element. Staff recommends adding.
COMMERCIAL		
Goal 1	Increase retail sales trade.	ED-2 (Retail & Commercial)
Policy 1a	Provide incentives for improvements and development of attractive, high quality commercial sites according to	LU-2 (Community Design); LU-2.1.E; LU-7.1.C (Downtown & South Commercial Ave.)

Goal/Policy	2012	DRAFT 2016
	Comprehensive Plan, through City cooperation, zoning ordinance and land use plans.	
Policy 1b	Develop a comprehensive, downtown vehicular and non-motorized circulation and parking plan.	LU-7.1.I (Downtown & South Commercial Ave.)
Policy 1c	Capitalize on the growing tourist activity with tourist-oriented commercial retail uses in mixed use developments.	ED-3.4; ED-3.5 (Tourism)
Policy 1d	Provide City and Port information signs to inform local citizens, tourists, boaters and ferry traffic of services available in Anacortes.	ED-2.7 (Retail & Commercial); ED-3.3 (Tourism)
Policy 1e	Encourage the development of a shuttle service connecting the State and County Ferry Terminals to downtown, southern Commercial Avenue, the Fidalgo Bay waterfront, and marinas.	ED-3.13 (Tourism); T-1.23
Policy 1f	Enhance the entrances to the City with extensive landscaping and appropriate signage.	ED-3.3 (Toursim)
Policy 1g	Once the "City of Anacortes Economic Study, 2006" is completed: analyze retail sales patterns; establish objectives for the retail sales sector of the Anacortes economy; and address land use needs through the Annual Administrative Procedures for Comprehensive Plan Amendments or Revisions (Appendix F).	K-T Analysis then Ec. Dev. strategic plan to establish path forward
Policy 1h	Establish a waterfront esplanade from Washington Park, along the Guemes Channel, and then along Fidalgo Bay to March Point.	PR-1.5 (Park & recreational facilities); PR-2.1 (shoreline access); LU-5.1 (Community Gathering Space); LU-8.1.A; LU-8.4 (Fidalgo Bay & Guemes Channel Waterfronts) Add a new sub policy under LU-8.4: K. Extend the waterfront esplanade along the Cap Sante Marina through the Central Fidalgo Bay waterfront site in conjunction with new development.
Goal 2	Improve economic growth and well-being of Central Business District	LU-7; LU-7.1 (Downtown and South Commercial Avenue); ED-2.5 (Retail & Commercial)
Policy 2a	Encourage development in the area between 11 th Street and waterfront, R Avenue and O Avenue for concentrated pedestrian oriented commercial use and the area south of 11 th Street for vehicle oriented commercial use with appropriate attention paid to the needs of pedestrians and non-motorized vehicles.	LU-7 (Downtown and South Commercial Avenue)
Policy 2b	Encourage and allow for innovations to make downtown more attractive through City and Port programs and encouragements to merchants and landlords, with particular attention to landscaping and pocket parks.	LU-7.1.D (Downtown and South Commercial Avenue); PR 2.2 (Shoreline Access)
Policy 2c	Encourage the development of High Density Residential zone bordering the Central Business District.	Table LU-1 (CBD); LU-6.1.E & G (Residential Uses); LU-7.1.B; LU-

Goal/Policy	2012	DRAFT 2016
		7.2.B (Downtown and South Commercial Avenue); H-1.7 (Housing Supply & Variety); ED-2.5 (Retail & Commercial)
Policy 2d	Establish a long-term sign, landscaping, and marketing improvement program that improves the aesthetic quality of our retail sales trade areas.	ED-3.10 (Tourism); LU 7.1D (Downtown & South Commercial Ave.)
Policy 2e	The City of Anacortes' Commercial Avenue and Central Business District shall continue to supply the vast majority of commercial services for Fidalgo Island.	LU-7.1 (Downtown and South Commercial Avenue); LU-7.2 The results of KT Analysis here will help direct any additional needed policy language here.
Policy 2f	Consider expanding the Central Business District in appropriate locations adjacent to the existing Central Business District.	Land use map and Goal/policy LU-7.1 (Downtown and South Commercial Avenue)
Policy 2g	Encourage high density residential development above street level in the Central Business District and Commercial zones.	LU-6.1.G (Residential Uses); LU-7.1.B (Land Use Pattern; LU-7.2.B (Community Design); H-1.6 (Housing Supply & Variety)
Goal 3	Encourage marina related business activity.	Goal LU-8 (Fidalgo Bay & Guemes Channel Waterfronts) and LU-8.3
Policy 3a	Develop marina-to-downtown pedestrian, bicycle, and vehicular circulation plans, directional graphics, and informational displays to describe events and shopping opportunities.	LU-8.1.B (Fidalgo Bay & Guemes Channel Waterfronts); ED-2.7 (Retail & Commercial)
Policy 3b	Provide a commercial marine classification in the zoning ordinance that allows for a range of uses that are compatible with marina related businesses.	See Marine Mixed Use
Policy 3c	Consider adding a graphic directory of downtown businesses in a visible CBD location.	Consider adding this in to Ec. Dev. element or strategic plan item; perhaps an implementation detail under ED-2 (Retail & Commercial) and 3.
Goal 4	Do not rezone additional areas for commercial development until existing commercial areas are fully developed or shown to be inadequate for the need. This could be achieved by expanding existing commercial zone(s). The City Annual Comprehensive Plan Amendment Process (Appendix F) may be used for this purpose.	K-T Analysis underway to assist in developing policy direction for new commercial areas, if any
Policy 4a	Commercial Avenue from 11 th Street to 34 th Street should continue as highway oriented, commercial use with pedestrian and bicycle opportunities.	LU-7.2; LU-7.2.A
Policy 4b	Only the Cap Sante Marina area and adjacent CM1 zone may be zoned to the same scale and developed with the same pedestrian emphasis as the Central Business District.	See updated LU element.
Policy 4c	Grocery and sundries retail stores are to be allowed in residential areas as conditional use on a limited scale (not to exceed 1,200 feet of retail sales floor space).	Table LU-1 (Land Use Designations); LU-6.5 (Residential Use)
Policy 4d	Commercial areas should be designed to minimize adverse impacts to surrounding areas.	LU-2.1.B (Community Design - re: building massing standards to respect neighborhood).

Goal/Policy	2012	DRAFT 2016
Goal 5	Adequate parking for customers, employees and residents should be provided by all new or modified developments in all commercial areas.	LU-7.1.I; ED-2.8 (Retail & Commercial);
Policy 5a	Adequate, convenient, safe and well maintained parking for both cars and bicycles shall be provided in all commercial areas.	ED-2.8 (Retail & Commercial); LU-7.1.C & LU7-1.G (Downtown & South Commercial Ave.) emphasize parking lot design
Policy 5b	To enhance pedestrian use of CBD, parking requirements for individual businesses may be reduced provided adequate parking is available. Encourage the City to develop public parking downtown to be paid for by Business Improvement Areas, Local Improvement Districts, and in-lieu payments.	LU-7.1.E (implement Downtown Parking plan); LU-7.1I (Downtown & South Commercial Ave.); T-1.18 (Parking)
Policy 5c	Renovation of existing buildings should be encouraged in the CBD and not hindered by the parking ordinance. Parking requirements may be waived or modified in such instances by Planning Commission.	See above.
COMMERCIAL MARINE		
Goal 1	Preserve the CM areas for commercial enterprise where orientation to the waterfront and waterway areas is of prime importance to marine, commercial and tourist activities. CM areas include all CM zones as set out in the Zoning Ordinance whether designated CM, CM1 or CM2.	Table LU.1 (Commercial Marine purpose)
Policy 1a	Encourage commercial activities that are environmentally clean and labor intensive.	SMP; See New MMU designation
Policy 1b	Encourage City and Port cooperation in the development of CM areas.	PR-2.2 (Shoreline Access); PR 2.2 – also ED-8.2 (Ongoing Commitment). LU-8.1.E (Fidalgo Bay & Guemes Channel Waterfronts)
Policy 1c	Encourage retail and commercial enterprise that will enhance the marine-oriented and aesthetic qualities of the waterfront.	Table LU-1 CM and MMU purpose and allowed uses. Also see SMP goals and policies for urban shoreline jurisdiction
Policy 1d	Allow residential uses in certain CM zones through the conditional use process only if a specific project is determined not to displace or diminish the underlying purpose of the zone.	Table LU-1 Commercial Marine – for areas remaining CM – add language re: residential
Goal 2	Require a public access element in all development plans abutting shoreline where appropriate.	LU-2.1.A (Community Design), LU-6.3 Also see SMP re: public access requirements
Policy 2a	Public access and pedestrian access to the shoreline shall be required.	See above.
Policy 2b	CM areas that are unplatted should be encouraged to provide public access areas such as fishing piers,	SMP covers this pretty well.

Goal/Policy	2012	DRAFT 2016
	waterfront roads, street-end parks, view parks, public areas for beach walking, transient moorage.	
Policy 2c	Conditional Use permits should require the same public access conditions as those required of retail and commercial development.	Can address in zoning regs
Policy 2d	CM development between Ship Harbor and the Guemes ferry dock should be compatible with the proposed recreational corridor.	LU-8.4.I (Fidalgo Bay and Guemes Channel Waterfronts)
Goal 3	The zoning ordinance for Commercial Marine should strongly encourage marine, commercial and tourist developments that are water and water-view dependent, destination oriented, and enhance the marine values inherent in the district such as physical and visual access to waterways and shoreline.	See SMP goals, polices and development regulations for Urban and Urban Maritime designations. Also, Table LU-1 for CM and MMU designations; and design guidelines provisions
Policy 3a	Public access should be included in all development plans where economically feasible and safe. Unregulated public access is access for all persons at all times; regulated public access is access for all persons paying fee for use of facilities such as restaurants, shops, motels, or access which is limited by time, location and activities.	See SMP Ch. 7 – Public Access goals and policies
Policy 3b	Encourage marinas with boat and marine equipment as well as services.	LU-8.3 (Fidalgo Bay & Guemes Channel Waterfronts); LU-9.2 (Industrial & Manufacturing Areas)
Policy 3c	Encourage boat repair facilities.	LU-9.2 (Industrial & Manufacturing Areas)
Policy 3d	Encourage boatel, motel and hotel accommodations to enhance the marine-oriented activities.	See Table LU-1 purpose for MMU and CM designations re: hospitality and tourism uses)
Policy 3e	Encourage recreational equipment rentals and sales.	Table LU-1 (Land Use Designations)
Policy 3f	Encourage specialty shops and eating establishments.	Table LU-1 (Land Use Designations)
Policy 3g	Encourage City and Port cooperation in the development of transient moorage and moorage for moderately sized cruise ships; moorage buoys should be included in appropriate location.	T-3.1 (Marine)
Goal 4	The zoning ordinance for Commercial Marine 1 may allow limited residential development, provided the residential development is integrated with and contributes to marine, commercial and tourist developments that are water and waterview-dependent, destination oriented and that enhance the marine values inherent in the district.	For now – I’d note that most CM1 has been redesignated to MMU with updated provisions for residential. – consider whether this remaining area

Goal/Policy	2012	DRAFT 2016
		would fit under MMU or CM. 
Policy 4a	Any residential development must be consistent with the marine character of the waterfront.	Design guidelines?
Policy 4b	Residential development should be limited to areas above the first floor and be coordinated in design and scale with the overall mixed use development in order to preserve the underlying CM purpose.	Marine Mixed Use would allow limited single purpose multi-family in certain instances; need to address remaining CM areas see note above.
Policy 4c	Encourage any residential development to provide public amenities such as view corridors, public plazas, and walkways in coordination with the overall marine, commercial and tourist development.	LU-8.1; LU-8.2 (Fidalgo Bay & Guemes Channel Waterfronts)
Policy 4d	Encourage provision of landscape features for any residential development and coordination between the landscaping for the residential development and the overall marine, commercial and tourist development.	LU-2.1.F & G (Community Design) – landscaping as a unifying element in large developments
Policy 4e	Support the development of public access to Fidalgo Bay and linkages between the Railroad Corridor/Linear Park and Cap Sante Marina/Harbor by offering incentives which would attract private investment.	LU-8.2 & LU-8.1.B (Fidalgo Bay & Guemes Channel Waterfronts)
Policy 4f	Any project shall be economically advantageous in the long run to the city.	How would this be determined? Difficult to define.
Goal 5	Performance standards and regulatory incentives should be developed for the CM areas to promote desirable development and public amenities.	LU-8.4 (Fidalgo Bay & Guemes Channel Waterfronts) re: design standards
Policy 5a	Assure economic benefit to the City.	How would this be determined?
Policy 5b	Encourage preservation of unique and/or historical features and marine views.	Table LU-1 (Land Use Designations) CM & MMU sections; LU-8.4.A (Fidalgo Bay & Guemes Channel Waterfronts), LU-2.1.E (Community Design)
Policy 5c	Provide adequate on-site parking that is, to the maximum extent feasible, landward of the principle structure(s) away from the shoreline or in a parking garage, including underground if possible.	See SMP DR's relating to parking – DR-8.9.3 re: parking on landward side of development or in structure
Policy 5d	Assure adequate vehicle and pedestrian circulation and access to and from the areas.	LU-2.1.A (Community Design); LU-8.1.B (Fidalgo Bay & Guemes Channel Waterfronts)
Policy 5e	CM area should provide adequate buffer areas and/or sight screening where appropriate.	Policies under LU 8.4 and 9.6 address compatibility.
Policy 5f	In the CM1 zone, the City may allow limited residential development which may consist of multi-family dwellings, provided the residential development is integrated with a mixed use marine, commercial and tourist development	See MMU in Table LU-1 (Land Use Designations)? See notes above re changes to MMU.

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	through conditional use and planned unit development processes, perhaps with a development agreement.	
Policy 5g	Residential development in the CM Zone shall be by conditional use, not exceed R4A densities (18 units per acre), and be an integral part of a mixed use neighborhood; vacation rental type of arrangements are encouraged. Tidelands may not be included for purpose of density calculations. Affordable housing provision(s) shall be part of any such residential development, either on-site or off-site.	LU-6.6 – explore zoning incentives to help meet housing diversity and affordability goals. Could consider making affordable housing a requirement in new development in MMU areas.
Policy 5h	Development in Commercial Marine areas should be designed to minimize adverse impacts to the marine habitats, shorelines, and surrounding areas.	SMP Policy 5.10.2 – Encourage uses that enhance ecological functions and/or enhance public use and enjoyment; new development shall not cause a net loss of shoreline ecological functions.
Policy 5i	Development approved through the conditional use process may not cover more than 50% of the upland area with buildings.	Probably too specific for a comp plan policy
Policy 5j	To preserve the underlying commercial marine purpose of CM, CM1 and CM2 zones, all residential units shall be located above the ground floor, with the ground floor reserved for non-residential commercial marine uses.	See MMU in Table LU-1 (Land Use Designations); need to address for remaining CM areas
Policy 5k	Residential units in the CM, CM1, and CM2 zones shall be located and constructed so as to minimize conflict between residential and more intensive non-residential uses.	See Policy 5e above. See notes above re MMU.
Goal 6	Review other areas in the City that may be appropriate for the CM designation, giving consideration to existing land uses.	Probably no longer appropriate....
HOUSING / RESIDENTIAL		
Goal 1	Attempt to achieve a balanced distribution of housing to meet the needs of all citizens.	H-1.2 (Housing Supply & Variety)
Policy 1a	Residential land use densities for Anacortes shall be designated as R1, R2, R3, and R4.	Table LU-1 (Land Use Designations)
Policy 1b	Residential occupancy should be permitted in the Commercial and CBD zones above the first floor up to the maximum height allowed in these zones, provided adequate parking is included.	Table LU-1 (Land Use Designations); LU-6.1; LU-7 (Downtown & South Commercial Ave.)
Policy 1c	In the R4 zone where multi-family units (attached) are permitted the equivalent number of units may be built as detached units provided the setbacks and lot coverage requirements are met (or PUD approval is secured).	Municipal Code; too specific for comp plan
Policy 1d	A PUD may be approved on any size parcel.	Municipal Code; too specific for comp plan
Policy 1e	An accessory dwelling provision should be added to the City Zoning Code.	Was added – AMC 17.10.170-.180

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Policy 1f	The City should work to ensure that at least 30% of the housing units within the City are rental units.	2013 ACS estimates indicate 34% housing units are renter-occupied. Too specific for comp plan.
Policy 1g	The City shall encourage the creation and retention of modestly priced owner-occupied and rental housing units, particularly when a planned unit development proposal is considered.	LU-6.6; H-3 (Housing Affordability)
Policy 1h	The City will identify priority areas and set standards for overlay districts to preserve historical character only within residential zoned neighborhoods.	Could be covered by implementation of design guidelines; potential future subarea plans...
Goal 2	Maintain and allow for open space corridors in Anacortes.	PR-9 (Open Space Connectivity)
Policy 2a	In areas of Anacortes where terrain and lack of streets and utilities make a large lot size appropriate, a R1 land use designations to be provided, with 15,000 square feet minimum lot size and with opportunity for cluster development.	Table LU-1 (Land Use Designations)
Policy 2b	R1 identification shall be directed at identification of open space corridors within and between Urban Growth Areas, including land useful for wildlife and connection to critical areas.	Goal LU-4 (Resource protection & sustainable design); EC 5.1 addresses connections.
Goal 3	Single family, detached residential units shall be the major residential form in the community.	Future Land Use Map continues this policy.
Policy 3a	The Land Use Plan shall designate a major portion of the residential use area in the City for single family use.	See Future Land Use Map – but no specific text policy
Policy 3b	R2 areas (not more than 4 dwelling units/gross acre) are to reflect existing residential trends and should be designed to reduce adverse impacts from commercial and industrial development and from major thoroughfares. Gross acre is acreage plus one half of the width of abutting rights of way of streets and alleys.	Table LU-1(Land Use Designations)
Policy 3c	Duplexes are to be allowed in R2 areas as conditional use.	Table LU-1 (Land Use Designations)
Goal 4	Multi-family dwellings in the R3 zone shall not exceed a four-plex unit.	Table LU-1 (Land Use Designations)
Policy 4a	R2 (5 to 9 dwelling units per gross acre) should be located where terrain, traffic routes, public utilities and existing neighborhood patterns allow.	Table LU-1 (Land Use Designations)
Policy 4b	Multi-family units greater than a duplex are to be allowed under a conditional use permit.	Table LU-1 (Land Use Designations)
Goal 5	Provide for higher density housing in areas where appropriate.	H-1.7 (Housing Supply & Variety)
Policy 5a	R4 density areas are principally for multi-family apartment uses.	Table LU-1(Land Use Designations)
Policy 5b	There are to be three R4 Classifications: R4 (28 units per gross acre maximum), R4A (18 units per gross acre maximum), and R4B (18 units per gross acre maximum).	Table LU-1 (Land Use Designations)
Policy 5c	R4 areas (18 to 28 dwelling units per gross acre) should be functionally and spatially related to major traffic routes, places of employment, commercial and governmental	Table LU-1 (Land Use Designations)

Goal/Policy	2012	DRAFT 2016
	centers, park and recreation spaces, public utilities, public facilities, and avoid adverse impacts on existing neighborhoods.	
Policy 5d	In the R4 zones, the minimum lot size is to be 3,000 square feet, plus 1,200 square feet for each additional unit.	Table LU-1 (Land Use Designations)
Policy 5e	Residential development in the CM1 Zone shall be by conditional use, not exceed R4A densities (18 units per acre), and be an integral part of a mixed use neighborhood; vacation rental type of arrangements are encouraged. Tidelands may not be included for purpose of density calculations. Affordable housing provision(s) shall be part of any residential development, either on-site or off-site.	Fidalgo Bay CM1 zone is changed to Marine Mixed Use in preferred land use plan
Policy 5f	Residential development shall not be allowed in the CM2 zone.	See new CM description in Table LU-1 (Land Use Designations).
Policy 5g	Residential development in the other CM Zone areas shall be by conditional use and not exceed R4 densities (18 units per acre).	See new CM description in Table LU-1. . No other changes necessary.
Goal 6	Provide for flexibility in subdivision development.	H-1.8 (Housing Supply & Variety)
Policy 6a	Make a process available for residential development which allows for a tract of land to be developed as a coordinated unit according to an approved plan, e.g. PUD.	Refer to policies under Goal LU-6. Also see Policy H-1.8 (Housing Supply & Variety) re subdivision design flexibility
Goal 7	Improve visual appearance of residential neighborhoods and maintain integrity of existing residential areas and neighborhoods.	H-2 (Neighborhood Character); LU-6.3; LU-6.4
Policy 7a	Require undergrounding of utilities wherever reasonable and practicable.	U-3.4 (Sensitive Design)
Policy 7b	Pursue strict enforcement of City's ordinances that regulate dangerous buildings and health hazards, and that affect visual appearance of neighborhoods.	
Policy 7c	Review and improve procedures to notify property owners and the public of land use changes and development.	Development regulations update
Policy 7d	Encourage neighborhood and civic pride.	LU-6.2, LU-6.3, LU-6.4 (Residential Uses); LU-2 (Community Design)
Policy 7e	Zoning regulations that involve placement, screening or height of antennas based on health, safety, or aesthetic considerations must be crafted to reasonable accommodate amateur radio communications, and to represent the minimal practical regulation to accomplish the City's legitimate purpose.	Too specific for comp plan
Policy 7f	New home construction of property with aviation easements shall be constructed to achieve noise compatibility.	Policy CF 9.2 (Anacortes Airport)
Goal 8	Encourage rehabilitation of substandard housing and neighborhoods.	H-2.3 (Neighborhood Character)
Policy 8a	The City regulations and building codes should not unnecessarily obstruct the rehabilitation or improvement of older homes.	LU-3.3 (Historic Preservation)

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Policy 8b	Provided that zoning densities are not exceeded, flexibility should be provided to owners of large old homes to convert to multi-family units where appropriate to make restoration economically feasible.	Refer to updated land use designations – plus refer to LU-6 policies re housing types and compatible design provisions.
Goal 9	Provide for recreational vehicle parks development in appropriate locations.	There is 1 RV park in town.
Policy 9a	Recreational vehicle parks be allowed as conditional use within the CM zone provided restrictions ensure transient use only (not year round occupancy) and provided they are not located immediately adjacent to the shoreline.	AMC lists as CUP use in CM zone, but nothing about transient restrictions, location along shoreline.
Goal 10	Current subdivision codes for newly platted areas shall also apply to undeveloped platted areas.	Development regulations; T-2.26 (Design)
Policy 10a	These developments shall have standard width streets, storm sewers, curbs and sidewalks.	Development regulations; T-2.26 (Design)
Goal 11	A detailed affordable housing program shall be developed by the City.	H-3.9 (Housing Affordability)
Policy 11a	A Citizens Advisory Committee shall be established to develop a comprehensive affordable housing program for consideration in 2007.	H-3.9 (Housing Affordability)
Goal 12	Adopt Low Impact Development (LID) standards for new residential developments and encourage owners of existing homes to adapt their homes to include LID features. Examples of LID practices include permeable pavements, rainwater harvesting, reverse slope sidewalks, rain gardens, etc.	LU-4.2; LU-4.4 (Resource Protection & Sustainable Design) EC-4.5 (Water Quality)
TRANSPORTATION		
Goal 1	Encourage planning for public transportation which will link the most highly frequented destinations, i.e. ferry, downtown, medical facilities, and recreational facilities.	Does public transportation = public transit? See Policies T-2.28-2.32
Policy 1a	Seek out options which would aid in development of public transportation.	T-2.8; T-2.4; T-27-T-31 (Greater Safety Options & Mobility)
Policy 1b	The City shall protect the existing Burlington Northern right-of-way from the railroad trestle to the Port marine terminal facilities for future transportation planning and development with any excess right-of-way width available for sale as appropriate.	SMP 4.4.6; consider adding some policies to transportation element
Policy 1c	The City shall work to secure right-of-way and to develop a pedestrian and bike trail along the Guemes Channel from the state ferry terminal to connect with the Fidalgo Bay (Tommy Thompson Trail).	T-4.8 (Human Health & Safety)
Goal 2	Improve traffic patterns for incoming and outgoing traffic in City Industrial Park and Port dock areas.	T-3.3 (Freight)
Policy 2a	The City shall actively encourage truck use of truck routes. Adequate signs will be placed along the truck route and the City will identify and work with the major shippers to ensure that their drivers are aware of the truck routes.	T-3.7 (Freight)
Goal 3	Improve traffic circulation.	T-2.24; T-2.25 (Design)
Policy 3a	Maintain existing dedicated rights of way intact where potential future traffic flow indicates a need.	T-1.9 (Transportation Systems Management)

Goal/Policy	2012	DRAFT 2016
Policy 3b	In future subdivision development, require street designs which provide routes for through traffic where reasonable and practical.	T-2.9 (Mobility Options)
	Consider roundabouts and traffic calming devices.	T-2.5 (Safety)
Policy 3c	Work to improve side street access and pedestrian crossings along the SR 20 corridor.	T-3.10; T-3.12 (Coordination of State Highways)
Goal 4	Improve air, road, rail, and water public transit in and out of Anacortes.	T-3.3 – 3.5 (Freight); T-3.1 – 3.7 (Air); T-3.1-3.5 (Marine); T-2.27-2.31 (Transit). Suggest adding policies for rail.
Policy 4a	Implement the Anacortes Airport Sub-Area Plan, the Airport Zoning, and the Airport Development Agreement.	CF-9 (Anacortes Airport)
Policy 4b	Encourage and promote improved bus service to and from Anacortes and the Anacortes ferry terminals.	T-1.6 (Transportation Systems Management)
Policy 4c	Work with State Ferry system to encourage ferry walk-on transit service and additional passenger-only service centered in Anacortes.	T-3.1 – 3.7 (Air)
Policy 4d	Encourage development of float plane landing and service areas in Anacortes.	T-3.1 (Air)
Policy 4e	Encourage transient moorage.	T-3.1 (Marine)
Policy 4f	Our Goal is “To undertake an update of regional transportation planning as this relates to the role of the Anacortes Airport and its future part in the regional transportation plan in Skagit County to meet the aviation needs of the City and the surrounding communities in a manner consistent with the Goals of the Washington State 2005 Transportation Plan, and the 1994 Port of Anacortes Airport Master Plan, recognizing that both the City and the Port have the authority to update and amend their various plans without the approval of the other, except as may be otherwise agreed to.” Airport Subarea Plan, P. 6.	T-3.2 – 3.7 (Air)
Policy 4g	Encourage Guemes Ferry facilities that are compatible with the surrounding neighborhood and mitigate for ferry traffic impacts; this should include bus service during the Guemes Ferry maintenance shutdown.	T-1.10 (Transportation Systems Management)
Goal 5	Develop the city as a pedestrian friendly community and improve non-motorized circulation patterns.	T-1.24 (Parking); T-2.2 (Safety), T-2.8, T-2.10 – 2.20 (Mobility Options); T-3.2 (Concurrency); LU-7.1.C, LU-7.2.C (Downtown & South Commercial Ave.)
Policy 5a	Encourage development of safe and easy-to-use bike paths and pedestrian walkways in and around Anacortes and coordinate with regional pedestrian and bicycle routes.	See above.
Policy 5b	Encourage identification and signing of scenic, historical, and waterfront routes.	LU-3 (Historic Preservation).6; ED-2.7 (Retail & Commercial)
Policy 5c	Encourage identification and signing of shopping and public use facilities (parks and forest lands where appropriate, swimming pool, bike paths and pedestrian walkways).	T-2.11 (Mobility Options)
Policy 5d	Develop improved signing for public transportation-related facilities, i.e. airport, ferry systems, etc.	T-2.13 (Mobility Options)

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Policy 5e	Require the construction and repair of sidewalks to meet ADA standards.	T-4.14 (Transportation Equity)
Policy 5f	Encourage pedestrian movement and the development of gathering spaces and pocket park spaces, particularly in Downtown Anacortes.	T-2.14 (Mobility Options)
Policy 5g	In any replat or street vacation proposal the City shall retain the right-of-way to connect Volunteer Park and the airport to the ACFL.	
Policy 5h	Improve pedestrian crossing opportunities on Commercial Avenue, SR-20, and other highly travelled areas.	T-2.16
Policy 5i	Define and develop ADA compliant walkways throughout town, which provide access to key city amenities and services for people with disabilities and prioritize these areas for facilities improvements.	T-1.19
Policy 5j	Ensure safe pedestrian travel to schools throughout the community.	T-2.17
Policy 5k	Prepare a Master Plan for Commercial Avenue from 2 nd to 34 th Street.	T-2.18
Goal 6	Encourage a physically active community by allowing people of all ages to incorporate physical activity into their daily lives by walking, bicycling, exercising and using public transit as a part of everyday living.	T-4.7; LU-10 (Healthy Communities)
Policy 6a	Enhance and/or expand existing non-motorized connectivity, access and corridors to support daily activities in work, commerce, education, and recreation. Incorporate the needs of people of all ages in planning and increase opportunities for non-motorized transportation.	T-2.25
Policy 6b	Adopt Complete Streets design and guidelines and standards to enhance the most beneficial corridors and modes, and when planning for parks, open space, commercial development and public facilities.	T-2.24
Policy 6c	Educate and encourage people of all ages on the benefits and ease of incorporating physical activity into their daily lives in Anacortes. Emphasize improvements and features that benefit seniors near retirement communities as well as children near schools and gathering places.	LU-4.4 (Resource protection and sustainable design); CF-7.2 (Design & Location)
Policy 6d	Seek innovative funding opportunities, such as grant program applications using assistance from local community groups, set-asides of funding for non-motorized transportation improvements, and campaigns for special projects.	T-1.11-1.17 (Financial)
Goal 7	Require adequate parking space in the non-residential zones by: i. developing a comprehensive parking plan which designates immediate and future parking lot sites and shuttle parking lots; ii.) periodic survey of parking space availability and occupancy to determine any emerging need for additional space;	LU-7.1.I (Downtown & South Commercial Ave.); ED-2.8 (Retail & Commercial), T-1.18-1.24 (Parking)

Goal/Policy	2012	DRAFT 2016
	iii.) developing a L.I.D proposal for off-street parking at the point where increased measured need occurs or when downtown businesses express a need for additional space.	
Policy 7a	Encourage sufficient space for parking of boat trailers and vehicles at existing and future boat launch sites, marinas, and boat storage facilities.	T-3.2 (Marine)
Policy 7b	Encourage the Washington State Ferry system to provide adequate parking for State Ferry patrons. Overflow parking should be provided out of town and a shuttle provided to the State Ferry Terminal.	T-1.23 (Parking)
Policy 7c	Encourage Skagit County to provide adequate parking and pedestrian access for Guemes Island ferry patrons.	T-1.24 (Parking)
Policy 7d	Develop an “in-lieu of” parking space program.	LU-7.1.I (Downtown & South Commercial Ave.), T-1.28 (Parking)
	TOURISM	
Goal 1	Encourage an attractive community in order to increase the City’s appeal to visitors and residents alike.	LU-10.2 (Healthy Communities)
Policy 1a	Encourage local businesses to make use of the development district procedures to rehabilitate areas as necessary.	
Policy 1b	Utilize the shoreline and marine resources to Anacortes to increase tourism while maintaining the quality of the marine habitat and resources.	ED-3.1 (Toursim); SMP
Policy 1c	The City and Port should give preference to those development plans which enhance the City’s marine heritage, its waterfront, and its scenic beauty.	ED-3.1 (Toursim); SMP 4.3.9(f)
Policy 1d	Provide an equitable balance between tourist activity and local use and enjoyment of resources.	ED-3.6 (Toursim)
Policy 1e	Continue charging differential rates for non-resident use of certain facilities.	
Policy 1f	Develop neighborhood parks including street end parks.	PR-1.9 (Parks & Recreational Facilities); EC-2.8 (Marine Waters and Shorelines)
Policy 1g	The City and Port should work together to provide facilities for small and moderately sized cruise vessels.	
Goal 2	More clearly define routing into Anacortes and more clearly identify points of interest within the City.	LU-2.2 (Community Design) Wayfinding sign program has been implemented
Policy 2a	Work with the State to improve the signing on I-5 at SR-20. Signing should indicate ferries to the San Juan Islands and Victoria, B.C.	
Policy 2b	Locate points of scenic and historic interest within the City and determine ways that they may be best identified.	LU-3.6 (Historic Preservation)
Policy 2c	Coordinate with the State and County on improvement or removal of unsightly roadside structures and signs along the approach to the City and improve the landscaping along these routes.	
Goal 3	Encourage and actively promote development which could provide year-round visitor attractions.	ED-3 (Toursim)

Goal/Policy	2012	DRAFT 2016
Policy 3a	Work with County and other public and private entities toward the development of recreation activities, e.g. a major recreation center, aquarium, boating facilities, hiking trails, RV parks, festivals and special events.	ED-3.8; ED-3.9 (Toursim)
Policy 3b	Coordinate with educational organizations, businesses and like groups to develop marine-oriented educational and training programs and facilities, industrial tours, folklore and craft demonstrations of interest to visitors and residents.	LU-2; LU-8.3; LU-8.4; ED-4.1; ED-5.3
Policy 3c	Encourage the City and Port to support the development of a convention center or a resort facility and/or destination hospitality facility by offering incentives and development regulation flexibility which would attract private investment.	ED-3.8 (Toursim); LU-8.2 (Fidalgo Bay & Guemes Channel Waterfronts)
Policy 3d	Improve pedestrian links between marinas and commercial areas and public services such as the library and museum.	LU-8.1(B) (Fidalgo Bay & Guemes Channel Waterfronts); PR-2.2, Improving links between marinas and commercial/downtown is mentioned, but not library/museum
Policy 3e	Encourage retention and/or expansion of services oriented to the boaters at marinas.	
Policy 3f	Ensure that launch facilities for small boats are retained on Fidalgo Bay and adjacent thereto.	PR-2.3 (Shoreline Access); LU-8.1.E (Fidalgo Bay & Guemes Channel Waterfronts)
Policy 3g	Consider facilitating the establishment of shuttle service between marinas and commercial areas.	LU-8.1.C – (Fidalgo Bay & Guemes Channel Waterfronts); T-1.18; T-1.23
Goal 4	Utilize the shoreline and marine resources of Anacortes to increase tourism while maintaining the quality of the resource.	LU-8.1; LU-8.2 (Fidalgo Bay & Guemes Channel Waterfronts)
Policy 4a	The City and Port should give preference to those development plans which enhance the City's marine heritage, its waterfront, and its scenic beauty.	ED-3.1 (Toursim); SMP 4.2.4
Policy 4b	Encourage development plans in shoreline areas that provide opportunities to increase tourism and public recreational uses of the shoreline, such as mixed-use marine, commercial, and tourist developments.	LU-8.2 (Fidalgo Bay & Guemes Channel Waterfronts)
PARKS & RECREATION		
Goal 1	Provide a range of quality and accessible park and recreational areas, facilities, and opportunities that will attract all age groups and interests.	PR-1 (Parks & Recreational Facilities)
Policy 1a	Provide park areas that are convenient to and accessible by all residents of Anacortes.	PR-1.1 (Parks & Recreational Facilities)
Policy 1b	Provide facilities and activities that are accessible by ADA standards and are sensitive to issues of universal accessibility in spirit.	PR-1.2 (Parks & Recreational Facilities)
Policy 1c	Develop safe, high quality facilities that service multiple purposes and functions whenever appropriate.	PR-3.1 (Efficient Parks Program Management)

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Policy 1d	Develop a comprehensive multi-purpose trail system for use by bicyclists, horse riders, motorcycle riders, hikers, walkers, joggers, casual strollers, and school children.	PR-1.5 (Parks & Recreational Facilities)
Policy 1e	Encourage further development of waterfront park areas including street ends.	PR-2.4 (Shoreline Access)
Policy 1f	Ensure that our facilities are developed and maintained at a level that we would be proud of.	PR-5.1 (Parks Facilities Maintenance)
Goal 2	Strive to ensure that all age groups and recreation interests are provided the opportunity to fulfill their leisure time goals including leisure services for the disabled.	PR-1.2 (Parks & Recreational Facilities)
Policy 2a	Manage recreation programs on an economically sound basis, evaluating the need for fees on a case-by-case basis.	PR-3.3 (Efficient Parks Program Management)
Policy 2b	Act as a catalyst to help special interest groups organize and run their own programs.	PR-3.4 (Efficient Parks Program Management)
Policy 2c	Develop and maintain feedback system for public input into future recreation programming.	PR-4.1 (Community Engagement)
Policy 2d	Involve and utilize volunteers in the planning and delivery of park and recreation programs.	PR-3.10 (Efficient Parks Program Management)
Policy 2e	Strive to have our recreation programs run so that we would encourage our own children to participate in them, they will be organized fairly and administered efficiently.	
Goal 3	Develop a comprehensive park, recreation, and open space plan that fulfills requirements of state and local granting agencies, develops and implements parks maintenance strategies that balance ecological impacts and benefits with recreation/facility service delivery, and includes capital improvements that guides capital expenditures.	PR-6.1 (Parks Funding)
Policy 3a	The Park Board's Comprehensive Park Plan should provide a balance of both active and passive recreation opportunities as appropriate for community needs.	PR-1.4 (Parks & Recreational Facilities)
Policy 3b	Develop a fees and charges policy for non-Anacortes residents.	
Policy 3c	Require new subdivision to provide land for neighborhood or pocket parks, or at the City's discretion, in lieu of such land, provide impact fee payments to the City.	PR-6.6 (Parks Funding)
Policy 3d	Adjust park impact fees to keep park facilities current with growth.	PR-6.7 (Parks Funding)
Policy 3e	Improve the arterial street system in the City to make provision for bicycle paths.	LU-10 (Healthy Communities); PR-1.6 (Parks & Recreational Facilities)
Policy 3f	Support and encourage the Forest Management's Plan's provisions for the maintenance of a trail system for recreational users.	PR-1.7 (Parks & Recreational Facilities)
Policy 3g	Every effort shall be made to include greenbelts in all new development or redevelopment; these greenbelts shall include pedestrian connections and wildlife corridors wherever practicable and reasonable.	PR-7.2 (Environmental Sensitivity)
Goal 4	Increase the opportunities for public access to and enjoyment of the shorelines of Anacortes.	EC-2.2 (Marine Waters and Shorelines); PR-2 (Shoreline Access)

Goal/Policy	2012	DRAFT 2016
Policy 4A	The multi-use trail along Guemes Channel should be a high priority project.	LU-5.1 (Community Gathering Space); LU-8.1.A (Fidalgo Bay & Guemes Channel Waterfronts)
Policy 4b	Open appropriate waterfront street ends for recreational use and shoreline access.	EC-2.8 (Marine Waters and Shorelines); PR-2.4 (Shoreline Access)
Policy 4c	The City should work with the Port of Anacortes to develop and interconnect Cap Sante Marina and surrounding areas. Areas for consideration should include: 1. Increasing and improving transient moorage facilities. 2. Development of a public fishing pier. 3. Improve landscaping, roadways, and pedestrian walkways. 4. Development of a maritime commercial area.	PR-2.2 (Shoreline Access); SMP 4.5.6
Policy 4e	Maintain a public boat launch adjacent to the downtown areas.	PR-2.4 (Shoreline Access); LU-8.1.E (Fidalgo Bay & Guemes Channel Waterfronts)
CONSERVATION		
Goal 1	Identify areas of aesthetic, educational, historical, cultural and/or biological significance, encourage their preservation, and regulate development which could cause significant deterioration of these qualities.	EC-1.5 (Environmental Protection)
Policy 1a	An inventory of such sites should be conducted, made available to the public, and included in all applicable city plans. This inventory should be consulted by the Planning Commission and City Council when development and zoning decisions are made.	Critical areas maps, historic resources maps, etc.
Policy 1b	The Anacortes Community Forestlands (ACFL) are critical areas having the designation as a Wildlife Habitat Conservation Area.	PR-8.1 (Forestlands Management)
Policy 1c	Acquisition and habitat restoration funding for the ACFL, shoreline areas, and wildlife corridors will remain a high priority.	PR-8.2 (Forestlands Management)
Goal 2	Provide opportunities for residents to have access to undeveloped areas.	EC-1.8 (Environmental Protection)
Policy 2a	Whistle Lake and Little Cranberry Lake watersheds should be managed to maintain their pristine and/or fragile environment and to preserve watersheds, wildlife habitats, wetlands, aesthetic values, and recreational uses with priority for residents.	PR-8.3 (Forestlands Management)
Goal 3	The City's parks and forest lands (ACFL) should be managed with the principal goals of maintaining and enhancing habitat, aesthetic, and recreational values.	PR-8 (Forestlands Management)
Policy 3a	City Council should adopt such ordinances and resolutions as deemed necessary to implement the Anacortes Community Forest Management Plan, 1991 which should be updated every 10 years.	PR-8.4 (Forestlands Management)
Policy 3b	City Council should adopt such ordinances and resolutions as deemed necessary to implement the Anacortes Parks and Recreation Plan, 1996, which should be updated every 10 years.	PR-8.4 (Forestlands Management)

Goal/Policy	2012	DRAFT 2016
Goal 4	Public access to shorelines and tidelands should be maintained, enhanced, and increased.	EC-2.2 (Marine Waters and Shorelines)
Policy 4a	A primary consideration should be given to preserving and adding to public access to shorelines. Increase and preserve physical and visual access to shoreline areas.	EC-2.2 (Marine Waters and Shorelines)
Policy 4b	A recreational wildlife corridor should be developed along the Guemes Channel with links to other natural areas including ACFL, Ship Harbor, and Washington Park.	EC-2.3 (Marine Waters and Shorelines)
Policy 4c	City owned right of ways or street ends that afforded access to, or views of, marine shorelines should be evaluated for suitability of street end parks and wildlife corridors. Those street ends which lend themselves to park use should be considered for development as such. The City street vacation policy shall reflect this intent.	EC-2.8 (Marine Waters and Shorelines); PR-2.4 (Shoreline Access)
Goal 5	Develop and maintain a resource conservation attitude within the City with an ongoing educational program together with volunteer assistance.	EC-1.3 (Environmental Protection)
Policy 5a	Establish and promote an ongoing volunteer program in and out of our schools aimed at educating residents and visitors with speakers, programs and written information. This program shall promote stewardship of Fidalgo Island.	EC-1.3.A (Environmental Protection)
Policy 5b	Develop and implement a program aimed specifically at reduction of litter and other nuisances within the city.	EC-1.3.B (Environmental Protection)
Policy 5c	The City of Anacortes will support and encourage citizen involvement in backyard wildlife habitat programs, forest education programs, tree preservation, and shoreline stewardship programs.	EC-1.3.C (Environmental Protection)
Policy 5d	Water conservation and water recycling shall be high priorities in the City's Water System Plan.	EC-1.3.D (Environmental Protection)
Policy 5e	Implement cost effective, energy efficient technology for public lighting.	EC-8.8 (Sustainability)
Goal 6	Encourage City staff, City officials, and residents to increase their awareness of conservation issues through ongoing educational opportunities.	EC-1.3 (Environmental Protection)
Policy 6a	A continually updated list of City, County and State planning, environmental and development documents shall be made available for public review and the City Hall and the Anacortes Public Library. Sufficient copies of each of those publications shall be available to the public at the Anacortes Library.	EC-1.3.E (Environmental Protection)
Policy 6b	Publish and make available information to help private property owners maintain property in its historic or undeveloped state, such as tax benefits, the Nature Conservancy, Skagit Land Trust, City Historic Preservation Board saleback and leaseback, property donation, property exchange, cluster development, and transferrable development rights.	EC-1.3.F (Environmental Protection)
Policy 6c	The City shall implement the educational provisions of its Critical Areas Ordinance.	EC-1.3.G (Environmental Protection)
Goal 7	Maintain or improve the functional integrity of water-courses, wetlands, bodies of water and their shores by	EC-6 (Surface Water)

Goal/Policy	2012	DRAFT 2016
	keeping them in their existing natural condition where appropriate or restoring them as appropriate.	
Policy 7a	Streams and wetlands should be examined in a basin-wide approach before adjustments to the system are considered and decided upon.	EC-6.1 (Surface Water)
Policy 7b	Significant fills and excavations, which by their nature affect both surface and ground water dynamics and habitat shall be allowed only by permit process.	EC-6.2 (Surface Water)
Policy 7c	Inventory all significant drainage patterns. Make this information available to City planners and residents.	EC-6.3 (Surface Water)
Policy 7d	Place appropriate restrictions on land surface modification and tree removal that would cause unnecessary landscape scarring, hydrology modifications, erosion, or undermining of support of nearby land, including, but not limited to, dredging, filling, clearing, paving, and grading.	EC-6.4 (Surface Water)
Policy 7e	New or expanding marinas shall provide sewage pumpout facilities.	SMP
Policy 7f	The City of Anacortes will continue to support the Conservation Easement Program until all eligible acres have conservation easements.	PR-7.6 (Environmental Sensitivity)
Goal 8	The existing quality of life experienced by inhabitants of residential areas has an intrinsic value that should be preserved.	Design guidelines and compatibility policies in Land Use element
Policy 8a	All proposed development subject to City review through the conditional use or Planned Unit Development policies directly affecting existing residential neighborhoods should be compatible and shall seek to maintain the intrinsic quality of life as presently experienced by those residing in said neighborhoods.	Design guidelines and compatibility policies in Land Use element
Policy 8b	Single family residences should be the major form of housing in the community.	Figure 1 – Future Land Use Map; Table LU-1 Land Use Designations
Policy 8c	Commercial and industrial development should be restricted to areas zoned for such development.	LU-6.5 (Residential uses)
Policy 8e	Through the public permit process, efforts should be made to protect existing scenic views from public places and residentially zoned property.	SMP Policy 5.9.7; DR-6.4.16
Goal 9	Energy conservation shall be a goal in the design or remodeling of commercial, public and residential buildings.	EC-8.1 (Sustainability)
Policy 9a	The City should consider developing incentives for construction or remodeling of structures to utilize state of the art energy conservation techniques (including, but not limited to, insulation, passive energy design, co-generation).	EC-8.3 (Sustainability)
Policy 9b	Work with Puget Sound Energy to encourage conservation in street lighting and other public and private uses and support programs that encourage renewable energy production.	EC-8.8(Sustainability)
Goal 10	Planning by the City of Anacortes for electricity facilities development will be coordinated with planning by other	U-2.3 (Sustainable Utility Infrastructure)

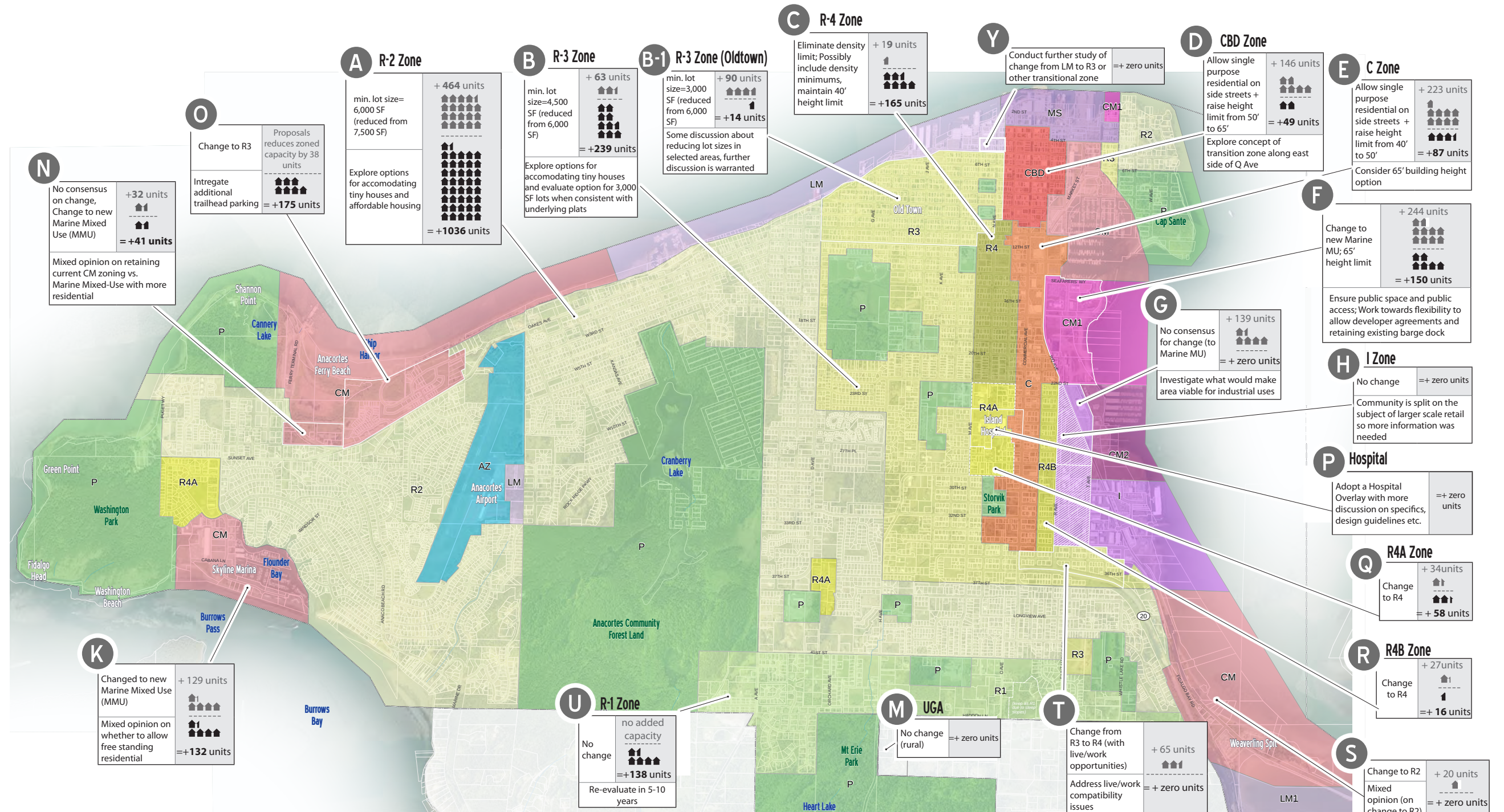
Goal/Policy	2012	DRAFT 2016
	jurisdictions and affected utilities for electric utility facility development.	
Policy 10a	Coordinate the formulation and periodic update of the utility element (and relevant implementing development regulations) with adjacent jurisdictions.	U-2.2 (Sustainable Utility Infrastructure)
Policy 10b	Encourage the joint use of utility corridors and facilities, provided that such use is consistent with limitations as may be prescribed by applicable law and prudent utility practice.	U-2.6 (Sustainable Utility Infrastructure)
Policy 10c	Provide timely and effective notice to utilities of the construction, maintenance or repair of streets, roads, highways or other facilities, and coordinate such work with the serving utilities to ensure utility needs are appropriately considered and to facilitate coordination of trenching activities.	U-2.7 (Sustainable Utility Infrastructure)
Policy 10d	Appropriately place electric utility facilities on public rights-of-way.	
Goal 11	Enhance and preserve the City's marine resources.	EC-2 (Marine Waters and Shorelines)
Policy 11a	Work to preserve and restore forage fish spawning areas as shown in the Fidalgo Bay Sub-Area Plan and its restoration element.	EC-2.4 (Marine Waters and Shorelines)
Policy 11b	Water dependent and water related uses should be allowed to continue to locate and expand in industrial, commercial, and commercial marine zones.	EC-2.5 (Marine Waters and Shorelines)
Policy 11c	Soft armoring of shorelines is generally preferred over riprap or hard armoring.	EC-2.6 (Marine Waters and Shorelines)
Policy 11d	Plan to implement shoreline restoration and enhancement projects where natural shorelines have been altered.	EC-2.7 (Marine Waters and Shorelines)
Goal 12	Recognize the importance of mature trees as an integral part of the ecology and heritage of the city.	EC-7 (Trees)
Policy 12a	Retention of mature trees should be an essential consideration in project development and building plans.	EC-7.1 (Trees)
Policy 12b	Modifications to regulations that assist in preserving trees will be encouraged.	EC-7.2 (Trees)
Policy 12c	Education practices will encourage the planting and retention of trees.	EC-7.3 (Trees)
Goal 13	The City's environmental and conservation requirements shall be vigorously enforced.	EC-1.2
NATURAL HAZARD REDUCTION		
Goal 1	Reduce the City's exposure to landslides, tsunamis, earthquakes; minimize reliance on federal and state programs for disaster mitigation; and protect public and private property, save lives, and use community resources wisely.	EC-3.7 (Natural Hazards)
Policy 1a	Integrate regulatory standards such as buffers and setbacks with hazard avoidance measures.	EC-3.8 (Natural Hazards)
Policy 1b	Coordinate hazard vulnerability assessments with programs for purchase or preservation of open space.	EC-3.9 (Natural Hazards)

Goal/Policy	2012	DRAFT 2016
Policy 1c	Update hazard mitigation and disaster plans every three years.	EC-3.10 (Natural Hazards)
Policy 1d	Coordinate related activities of City departments with the County, State, and Federal agencies.	EC-3.11 (Natural Hazards)
Policy 1e	Continue to compile and revise mapping of vulnerable areas by using City, County, State, and Federal databases. As additional surveying and other data collection is produced for infrastructure improvements, integrate this information into the mapping system. Update mapped hazard designations based on “real world” information as it becomes available.	EC 3.12 (Natural Hazards)
Policy 1f	Revise the Zoning, Subdivision, Critical areas regulations and the regulations portion of the Shoreline Master Program to incorporate hazard avoidance provisions and assure consistency of definitions and mapping.	EC-3.13 (Natural Hazards)

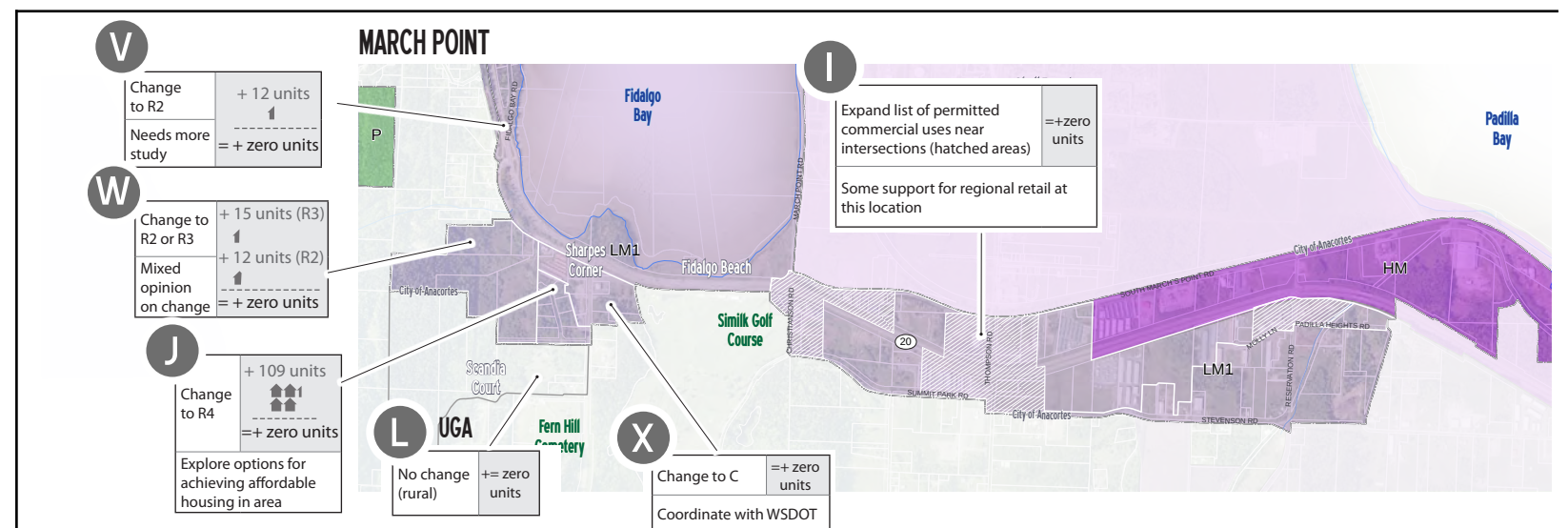
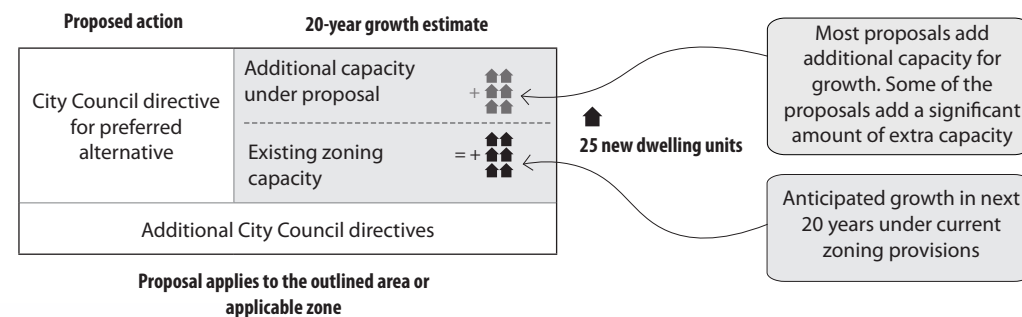
Proposed Land Use Designations (as directed by City Council) August 13, 2015

Existing Zoning

- **CBD** Central Business District
- **C** Commercial
- **CM** Commercial Marine
- **CM1** Commercial Marine (1)
- **CM2** Commercial Marine (2)
- **AZ** Airport Zone
- **HM** Heavy Manufacturing
- **I** Industrial
- **LM** Light Manufacturing
- **LM1** Light Manufacturing (1)
- **MS** Manufacturing/Shipping
- **P** Public Use
- **R4** Residential High Density
- **R4A** Residential High Density Two (A)
- **R4B** Residential High Density Two (B)
- **R3** Residential Medium Density
- **R2** Residential Low Density
- **R1** Residential Low Density



Legend for Proposals





Anacortes Community Energy
www.acechallenge.org

An energy reducing, money saving, community building, \$5,000,000 prize winning, planet sustaining experiment.



Just what is this Anacortes Community Energy (ACE) about anyways?

- Created by the **City of Anacortes** and supported by **Sustainable Connections**, a non-profit community sustainability group. Funding is provided by a grant from the **Northwest Clean Air Agency**.
- Our mission is to educate and promote resource conservation, energy efficiency and renewable energy for our community.
- The main focus in **2016** is the **Georgetown University Energy Prize (GUEP)**. Our mission is to continue above and beyond the GUEP goals in the future.

So, want to win \$5,000,000?

- The GUEP is a national energy efficiency competition organized by (you guessed it) Georgetown University.
- The overall goal is to find and **reward the best methods** of education and outreach to engage citizens in effective energy reduction strategies.
- The most effective methods will be combined and used as a template to be deployed in cities across the nation.

Why create a national energy efficiency competition?

- We face a stubborn challenge – reducing our energy consumption habits & waste footprint.
- Competitions have demonstrated their capacity to spur innovative approaches to some of the most difficult challenges faced by mankind.
- Energy efficiency provides the **cheapest, cleanest and most abundant energy available**– the energy you **DON'T** use.
- Currently, **50%** of all energy consumed in the U.S. is wasted.

Why create a national energy efficiency competition?

- The GUEP competition targets U.S. cities with a population between **5,000** and **250,000**.
- **65%** of U.S. residents live in a city of this size.
- **20-30%** average energy reduction potential in homes built before 1991.
- Over the two years of the GUEP competition, participating communities could potentially save more than **\$1 billion** in energy costs and **cut millions of tons of CO2 emissions**. *And that's just the beginning.*

GUEP Data Collection & Metrics

- Electrical and Natural Gas reduction in homes, schools and municipal buildings within Anacortes city limits.
 - 2013 & 2014 aggregated totals as baseline to be compared against reductions realized in 2015 & 2016.
 - Use is reported directly to the GUEP via utility companies.
- The GUEP collects utility data from all 50 cities, normalizes for climate, population and other factors, then ranks cities accordingly.
- Of the 50 communities across the US, 5 are in Washington State:
 - **Anacortes** ← (That's us!)
 - Walla Walla
 - Bellingham
 - Bellevue
 - San Juan County

GUEP Data Collection & Metrics

Judging will be based on reductions in energy use, innovation of approach, quality of community outreach, sustainability, and replicability.

Category	Points
Competition Performance	25
Innovation	15
Potential for Replication	15
Likely Future Performance	10
Equitable Access, Community & Stakeholder Engagement	10
Education	10
Overall	15

Meet the Competition



Current GUEP Rank

Anacortes

Rank	Community	Year	Population	Energy Use (kBtu/capita)	CO2 Emissions (lb/capita)	Water Use (gallons/capita)
1	Huntsville, AL	2013	192,000	1,156,342	14,428,142	164
2	Minneapolis, MN	2013	365,000	1,156,342	14,428,142	164
3	Portland, ME	2013	68,000	1,156,342	14,428,142	164
4	Portland, ME	2013	68,000	1,156,342	14,428,142	164
5	Portland, ME	2013	68,000	1,156,342	14,428,142	164
6	Portland, ME	2013	68,000	1,156,342	14,428,142	164
7	Portland, ME	2013	68,000	1,156,342	14,428,142	164
8	Portland, ME	2013	68,000	1,156,342	14,428,142	164
9	Portland, ME	2013	68,000	1,156,342	14,428,142	164
10	Portland, ME	2013	68,000	1,156,342	14,428,142	164
11	Portland, ME	2013	68,000	1,156,342	14,428,142	164
12	Portland, ME	2013	68,000	1,156,342	14,428,142	164



What we've done/saved so far

What we're doing now

How you can help – programs

How you can help – Business ask

How you can help TELL YER FRIENDS