

# Land Use, Economic Development, and Tourism

---

## Fundamental Concepts

1. Anacortes needs to decide the quantity and type of tourism we want to encourage.
2. Anacortes needs to plan for potential sea level rise.
3. Anacortes needs to plan for disasters, specifically floods, prolonged power outages, closure of SR20, oil spill on the rail road or in the Swinomish Channel, ice storms, big explosion at the refineries.
4. Anacortes needs to formulate a plan for the eventuality that the refineries will close one day.
5. Anacortes needs a fiber optic network and faster internet access, whether through existing utilities, a public utility, or a partnership.
6. Anacortes needs improved public transit and revised routes.
7. Anacortes must co-ordinate planning with the hospital, port, tribes, and county.
8. Anacortes should implement the City in a Park plan of 1996.
9. Anacortes needs a master plan for the SR20 corridor.
10. Anacortes needs a master plan for the industrial land South of 17<sup>th</sup> formulated in cooperation with the area's land owners.
11. Anacortes should consider adopting the recommendations from the Anacortes Futures Project, which considered many of the issues the CAC is working on.
12. Decrease reliance on CUP, and expand permitted uses in zones.
13. Start a Fidalgo Island Community Foundation. This foundation would serve as a vehicle for residents to support worthy and innovative projects on Fidalgo Island through contributions and legacies. It could also help manage endowments for local nonprofits through designated funds.
14. Review and change zoning and housing options to accommodate the current and future aging population. What are the needs for facilities, of what size and where are they to be located.
15. Require that any high rise mixed use development offer higher density affordable housing options on some of the floor levels.
16. Create a modern haul out for vessels up to 110 feet of all types of construction to allow heavier vessels to be serviced and repaired in Anacortes.
17. Start a Maritime or Marine Innovation Partnership Zone in cooperation with other marine-oriented towns and entities.

## Concepts Believed to be Non-controversial

(In no particular order)

1. Medical overlay around hospital. Boundaries to be determined. Should include room for medical facilities not owned by IH. The exact size and boundaries need to be determined.
2. Rezone pool/Senior center block as P (What about the Methodist Church?)
3. Zone for additional fire stations.
4. Rezone Ship Harbor to residential except for the commercial strip along the ferry road.
5. Town square/commons.
6. Design standards (Negative is that it creates another hoop for developers to jump through).
7. Improvement of South Commercial
8. Better truck route from R to the ferry.
9. Review downtown parking. Use on-street parking more intensively. Modify parking requirements in all zones. Park and ride system for ferry.
10. Rezone Fidalgo Bay Road to R
11. New City Hall (controversial?)
12. Small boat ramp for launching from motorized vehicles.
13. Anacortes needs a brand! Spend hotel tax better for promotion of entire town.
14. Shuttle from downtown to ferry. Water taxi or mock cable car or in town bus.
15. Connect TT trail to Guemes Channel trail.
16. Repurpose Willett Park. Needs a critical areas map and some tree cutting to assess the property. Probably best as high density residential or educational or a mix. Could possibly be used as a park/recreation area (ziplines, camping) in the meantime. Would include UGA expansion into adjacent areas.
17. Review and correct split zone blocks creating uncertainty for property owners and complications in administering regulations (see map reference I).
18. Evaluate, clarify and remedy if necessary any conflict between the Shoreline Master Plan and the underlying and adjacent zoning along the Guemes Channel and elsewhere (see map reference M).
19. Review of Accessory dwelling Unit requirements, potential for design standards and possible incentives for construction.

## Pros and Cons of Selected Concepts

Item	Pro	Con
UGA Expansion	<ol style="list-style-type: none"> <li>1. Allows pop. growth with lower density.</li> <li>2. Allows expansion of industrial lands.</li> <li>3. Some landowners want to be annexed.</li> <li>4. Helps repurposing of Willett Bus. Park</li> </ol>	<ol style="list-style-type: none"> <li>1. Long, slow process.</li> <li>2. Goes against goals of GMA. The easy way out of planning for expansion.</li> <li>3. Some landowners will object.</li> </ol>
Rezone SR 20 or adopt Master Plan to allow mixed use, including commercial, marine sales/service, restaurants, hotels, auto service businesses, gas stations.	<ol style="list-style-type: none"> <li>1. Allows retail and commercial growth, possible growth of tax base.</li> <li>2. Unleashes creativity.</li> <li>3. May improve appearance of city portal if done right.</li> <li>4. Increased jobs and tax base.</li> <li>5. May draw customers from outside Ana.</li> <li>6. May reduce retail leakage.</li> <li>7. May lead to more hotels.</li> <li>8. Tribes are doing it anyway, we should be part of the planning.</li> </ol>	<ol style="list-style-type: none"> <li>1. May draw Ana customers from downtown to the highway strip.</li> <li>2. Still car-dependent.</li> <li>3. Does not increase walkability/bikeability</li> <li>4. Does not increase retail choice downtown.</li> <li>5. Reduces available industrial space.</li> </ol>

<p>Master Plan for Industrial Land on Waterfront S of 17<sup>th</sup>.</p>	<ol style="list-style-type: none"> <li>1. Landowners have to be involved or they won't play.</li> <li>2. Ana needs more small industrial units.</li> <li>3. Potential job creation.</li> </ol>	<ol style="list-style-type: none"> <li>1. High land values.</li> <li>2. No housing for workers.</li> <li>3. Workers may commute from mainland.</li> <li>4. Not a lot of direct tax revenue.</li> </ol>
<p>Change residential codes to allow more mixed use, higher density, more affordable units, and various adult group living facilities. Increase permitted uses and decrease CUP uses. Allow local commercial in res. zones</p>	<ol style="list-style-type: none"> <li>1. Decrease car dependence.</li> <li>2. Serve an emerging population that wants a more close-in urban life and less driving.</li> <li>3. Encourage development and tasteful density.</li> <li>4. Improve housing affordability.</li> <li>5. Allow more creativity by developers.</li> </ol>	<ol style="list-style-type: none"> <li>1. Partial loss of control over what is built.</li> <li>2. Need for design standards.</li> <li>3. NIMBY objections.</li> <li>4. Potential erosion of Character.</li> </ol>
<p>Small business/arts Incubator. Allowing live over store or live in store/work area offices and shops, with lower parking and space requirements.</p>	<ol style="list-style-type: none"> <li>1. Job creation.</li> <li>2. Attract startups and younger people.</li> <li>3. Non-polluting.</li> <li>4. Reduces car dependence.</li> <li>5. Opportunity to coordinate with Port.</li> </ol>	<ol style="list-style-type: none"> <li>1. Who builds?</li> <li>2. Who pays? Subsidies?</li> <li>3. Business may not come.</li> <li>4. Successful ones will expand and move away and maybe only the losers will remain.</li> </ol>

<p>Attract a college. Partner with Western Wash., Marine Tech, or Skagit Valley College</p>	<ol style="list-style-type: none"> <li>1. Good paying jobs in town</li> <li>2. Students may decide to stay in Ana.</li> <li>3. Builds year-round traffic.</li> <li>4. Serves as knowledge/skills incubator.</li> <li>5. Attracts satellite businesses.</li> </ol>	<ol style="list-style-type: none"> <li>1. Where? Shannon Point? Willett?</li> <li>2. Lack of affordable student housing.</li> <li>3. Removes property from tax rolls while requiring services.</li> </ol>
<p>Preserve industrial waterfront from 17th-22<sup>nd</sup>, integrated with public recreational or tourist uses.</p>	<ol style="list-style-type: none"> <li>1. Allows heavy marine work and loading of big stuff.</li> <li>2. Some jobs, occasionally.</li> <li>3. Could include launching for motorized vehicle launched small boats.</li> <li>4. Preserves roll on roll off capability in case of a disaster that cuts off road access.</li> <li>5. Preserves use of dredged channel.</li> <li>6. Only place to load big stuff on barges.</li> </ol>	<ol style="list-style-type: none"> <li>1. Workers come from off island.</li> <li>2. Prime real estate for more public uses.</li> </ol>

<p>Large Retail at MJBproperty on R, North of 28th</p>	<ol style="list-style-type: none"> <li>1. Reduce retail leakage</li> <li>2. Sales tax</li> <li>3. Convenience</li> <li>4. Expressed wish of some citizens.</li> <li>5. Greater variety of goods available in Ana.</li> </ol>	<ol style="list-style-type: none"> <li>1. People will still go to I5 corridor.</li> <li>2. Effects on local retailers.</li> <li>3. Incompatible with industrial zone.</li> <li>4. Not walkable to.</li> <li>5. Traffic.</li> <li>6. May require more city services, e.g., policing.</li> <li>7. Shifts focus away from CBD.</li> </ol>
--	--	--

<p>Hotel/Conference Center downtown or on waterfront.</p>	<ol style="list-style-type: none"> <li>1. More year-round visitors.</li> <li>2. Improve retail sales, hotel tax, and sales tax.</li> <li>3. Creates jobs.</li> <li>4. There is a need</li> </ol>	<ol style="list-style-type: none"> <li>1. Competition with existing hotels.</li> <li>2. Do we want more visitors?</li> <li>3. May block public access to waterfront</li> <li>4. Most of the jobs are low pay and workers are likely to be commuters.</li> </ol>
<p>Aquarium/Maritime Museum/Cannery /Sawmill museum</p>	<ol style="list-style-type: none"> <li>1. Year round attraction.</li> <li>2. Will attract school groups, tour groups.</li> <li>3. Encourages visitors to stay around and spend \$.</li> <li>4. Honors our heritage, tells our story</li> </ol>	<ol style="list-style-type: none"> <li>1. Expensive. Needs a big fundraising effort.</li> <li>2. Location and parking.</li> <li>3. May fail. Need to understand the market for it.</li> <li>4. Needs good management.</li> </ol>
<p>Public/Fishing Pier</p>	<ol style="list-style-type: none"> <li>1. Attract visitors and resulting sales and tax revenue.</li> <li>2. Nice for families for fishing/crabbing.</li> <li>3. Cheap</li> </ol>	<p>Where?</p>
<p>Brewing Center of Excellence and School.</p>	<ol style="list-style-type: none"> <li>1. Attract visitors.</li> <li>2. Sell beer, tax revenue.</li> <li>3. Makes use of water, a resource we are blessed with.</li> <li>4. Compatible with university.</li> </ol>	<ol style="list-style-type: none"> <li>1. Where?</li> <li>2. Drunks, noise, rowdies.</li> <li>3. Traffic</li> </ol>

<p>Performing Arts Center, maybe combined with an art center/school.</p>	<ol style="list-style-type: none"> <li>1. Attract visitors who may stay and eat, etc.</li> <li>2. Promotes Ana as an arts hub.</li> <li>3. Improved venue for dance and theatre.</li> <li>4. Lots of local talent to call on.</li> <li>5. Could combine with hotel/event center.</li> </ol>	<ol style="list-style-type: none"> <li>1. Expensive if done right.</li> <li>2. Where to put it?</li> <li>3. Will probably require continued subsidies and fundraising.</li> <li>4. Removes prime real estate from tax rolls.</li> <li>5. Needs good managements</li> </ol>
--	---	--

<p>Quimper-style community retail store.</p>	<ol style="list-style-type: none"> <li>1. Locally owned</li> <li>2. Better wages and benefits than a chain.</li> <li>3. Provides selection of goods people need but can avoid competing with existing Ana businesses.</li> <li>4. Convenience.</li> <li>5. Opportunity for local investment.</li> <li>6. Could be located more stragically in downtown area than a big box.</li> </ol>	<ol style="list-style-type: none"> <li>1. May not be viable.</li> <li>2. Experienced management needed.</li> <li>3. Financing.</li> <li>4. Limited places to locate it.</li> </ol>
--	--	--