

Land Use, Economic Development & Tourism Study Group Proposal

Land Use

1. Issues to be Addressed

1. What is the highest and best use of available lands?
2. How can we maximize potential on currently developed lands?
3. How do we sustain and nurture our existing community while managing new growth?

2. Possible Concepts to Address Issues

Issue 1: What is the highest and best use of available lands?

1. Expand the UGA to provide for more commercial, manufacturing, industrial and residential zoned land.

- a. Scimitar Ridge area (see map reference E.)
- b. Heart Lake (2) (see map reference F.)
- c. Reservation and Stevenson Rd.

2. Rezone light manufacturing areas along SR20 to accommodate mixed-use, commercial, and residential.

a. The SR20 area is currently zoned Light Manufacturing, permitting Light Manufacturing, Marinas and related boat building, maintenance and repair, Restaurants and accessory sales, shipping and terminal facilities, parking. Consider mixed use rezoning to include motels, hotels, restaurants, high density residential, commercial, and mixed uses for wider more attractive and productive utilization of the land. Consider zoning for high density mixed use urban villages. Establish frontage roads along SR20 to improve traffic flow and accommodate appropriate development.

b. Review zoning of South Fidalgo Bay parcels currently zoned LM1 (see map reference D), possibly to R2-4 and possibly some areas along the TT trail as P.

3. Rezone to encourage appropriate development.

a. Virtually all the waterfront land from 17th South is own by four individuals. There is a need for a joint planning effort to include the Port of Anacortes to address potential for rezoning portion of this land. Work toward a Master Plan or development zone for this area, in cooperation with the land owners.

- b. Consider MJB R Ave./28th Street proposal to rezone 10 acres currently zoned Industrial to a new CM2 zone (see map reference A). Large commercial is currently not a permitted use in CM2.
- c. Consider rezoning entire R1 area as R2 or R3.
- d. Consider rezone of Ship Harbor area currently zoned CM to accommodate future residential development consistent with past development permitted by conditional use permit (see map reference B), while conserving a CM strip along Ferry Terminal Road between the stop light and the ferry terminal
- e. Consider reviewing 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?
- f. Evaluate highest/best use of the City owned Willett Park. Consider change from LM1 to allow commercial, educational, and residential uses (see map reference G). Plan to improve road access to Willett Park.
- g. Review split zone blocks creating uncertainty for property owners and complications in administering regulations (see map reference I).
- h. Change Senior Center and Pool zoning from R3 to P (see map reference L).
- i. 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).
- j. Consider changing zoning from CM to residential-R4 along Fidalgo Bay Rd. South of 37th Street (see map reference N).
- k. Consider changing zoning from R2 to allow mixed use commercial/industrial with a residential component South of 36th Street to SR20 between R and V Avenues (see map reference O). Consider this area for a business incubator combining commercial, industrial, and residential uses.
- l. Consider requiring that any high rise mixed use development offer higher density affordable housing options on some of the floor levels.
- m. Consider design standards for transitional zones between higher and lower density zones.
- n. Consider review of Accessory dwelling Unit requirements, potential for design standards and possible incentives for construction.

o. Allow smaller lot sizes with appropriate setbacks and coverage requirements to permit building on small lots in the original platting of the city.

p. Add senior housing, sheltered care, and other group housing modalities to permitted uses in R3 and R4 zones, especially in areas close to the Hospital.

q. Review rules for all zones with the aim of incorporating some or all currently defined conditional uses into the permitted uses, to reduce dependence on the CUP process. The CUP process adds delay, expense, and uncertainty to development plans and discourages innovation.

4. Consider the option of leaving Industrial zoned land south of 22 intact to preserve land for future small industrial businesses and potential for green industries in Anacortes.

Issue 2: How can we maximize potential on currently developed lands?

1. Change residential codes to encourage infill and allow more mixed-use development.

Review of current zone boundaries, permitted uses and conditional uses. Are too many uses subject to CUPs? Should some or all of the conditional uses be included in the permitted uses in each zone? Is the CUP process being misused? Could establishing design standards serve the same purpose?

Consider changes to reduce minimum lot size, density, and set backs to encourage more housing particularly affordable housing. Consider changing entire R1 zone to R2 or R3. Consider reducing minimum lot size in R3 to 3000 sq. ft. (see map references P and Q). Consider placing minimum density standards in R3 and R4 zones. See the housing element.

Consider changes in higher density residential zones that would allow co-housing and small individual units surrounding central services for residents such as laundry and dining.

2. Consider relocating City Hall and redevelop the current site to include a gathering/performance space, mixed use, retail, and parking.

3. Increase density.
See Housing element.

4. Medical overlay.

- a. Accommodate Island Hospital and other medical providers with an Medical overlay that will allow a “Medical Campus” without the necessity of the necessity of a CUP (see map reference C)
- b. Consider expanding the requested area to accommodate high density assisted living facilities.

5. Consider adding neighborhood commercial to permitted uses in residential zones, especially along major thoroughfares such as D Avenue, Ferry Terminal Road, Oakes Avenue/ 12th St, 32nd St., etc.

Issue 3: How do we sustain and nurture our existing community while managing new growth?

1. Place parking structure downtown for local use and park & ride ferry traffic. Limited CBD parking prevents development of higher density mixed use/residential land development as well as limiting opportunities for ferry users to shop and use CBD services while waiting for Ferry. Ties in with Transportation element regarding traffic back up on Oakes Ave. (see map reference K)
2. Design standards. Design standards are needed to make higher density housing more compatible with other residential forms to prevent blighted residential areas and loss of property values.
3. Plan for mitigation of rising sea levels. Review setbacks and design standards for shoreline development to reduce the need for expensive and environmentally damaging shoreline erosion prevention measures in the future. See Sustainability element.
4. Introduce and preserve a “city center” or “town square”.
5. Coordinate planning activities with other entities such as the Port of Anacortes, the tribes, the school district, and Island Hospital.
6. Coordinate with fire and emergency districts on possible needs and potential locations for additional fire houses.

Economic Development

1. Issues to be Addressed.

1. How do we both preserve and enhance our existing businesses, industries, and marine cluster?
2. How do we create and encourage growth of jobs and revenues?
3. How do we strengthen local retail opportunities?

2. Possible Concepts to Address Issues

Issue 1: How do we both preserve and enhance our existing businesses, industries,

and marine cluster?

1. Heavy boat lift.

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.

2. Open industrial space for large-scale manufacturing.

3. Accept that the current uses on March Point will decline in the foreseeable future.

Plan for it and be ready for it.

4. Create a master plan for waterfront area south of 22nd to enhance the maritime cluster and industrial development, including areas currently devoted to boat sales and storage.

5. Start a Maritime or Marine Innovation Partnership Zone in cooperation with other marine-oriented towns and entities.

Issue 2: How do we create and encourage growth of jobs and revenues?

1. Business incubator promoting small locally owned business that employ locally and retain profits in the community. Consider rezone of area O on the "Potential Issues" map to allow mixed use

2. Create small business development resources, maps, how-to publications, lending services, website to promote new small business in Anacortes.

Develop and promote a "buy local" ethic. Government and local business should look to local suppliers of goods and services as well as promote the development of new business to meet local needs.

3. Attract knowledge-based, R&D and alternative energy job markets.

Need for inexpensive housing, community design and infrastructure to support living without a car; high-speed internet connections; promote development of a local green energy market by encouraging use of green energy.

4. Become a college town.

With the Marine Technology Center we have the beginnings for future development based upon providing an educational campus in Anacortes.

5. Utilize water and transportation resources.

6. Open industrial space for large-scale manufacturing.

Preserve industrial waterfront at 17th to provide for manufacturing access to the water.

7. Accountable funding of local government and transparent revenue generation.

8. Fund government without over-relying on retail sales tax.

Current taxing mechanisms to support local government are unsustainable and tend to promote local government decision making that is harmful to the community. Open, transparent local government with budget process designed to illuminate, explain, clarify will give citizens the confidence to vote affirmatively for needed tax revenues.

9. 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.

Issue 3: How do we strengthen local retail opportunities?

1. Co-operative/locally owned dry goods store similar to the “Quimper” Mercantile in Port Townsend.
2. Mixed-use development in the CM1 zone.
3. Infill in and around the CBD and South Commercial Avenue.
4. Consider regional retail store.
5. Formula business restriction.
6. Enhance S. Commercial Avenue.
7. Enhance connectivity between Port of Anacortes and the CBD. Coordination of planning and implementation of the 1996 Depot plan and the Port’s north basin plan.
8. Rezone along Highway 20 to allow more commercial uses.
9. Encourage the development of neighborhood retail centers in residential zones.

Tourism

1. Issues to be Addressed

1. Does Anacortes want to draw in the estimated 4 million visitors who visit the greater area annually?
2. How do we connect our downtown, waterfront, forest lands, and neighborhoods?
3. What type of tourist destination does Anacortes want to be?
4. How do we even out the seasonal fluctuations in tourist visits and revenues?
5. Should Anacortes develop a new brand for tourism promotion?

2. Possible Concepts to Address Issues

Issue 1: Does Anacortes want to draw in the estimated 4 million visitors who visit the greater area annually?

1. Develop ferry landings for water transportation from the CBD to the Washington Ferry terminal
2. Develop SR20 to include mixed use, overnight accommodations and beautification

3. Review, evaluate and redesign process for expenditure of the hotel/motel tax collections to improve access to information, featuring all local business, historical and educational events and activities, walking and bicycle tours. Develop comprehensive web sites and electronic media to provide tourist information and attract visitors. Consider using tourism reserve funds to support tourism-related projects like a public pier, trolley service, etc.

4. Park & ride downtown with improved reservation system for the ferries.

5. Provide a boat ramp and parking area for access to Fidalgo Bay (see POA North Basin Plan).

6. In cooperation with the Port of Anacortes promote more tour boat landings in Anacortes.

7. Build a public fishing pier.

8. Develop a new tourism brand for Anacortes.

Issue 2: How do we connect our downtown, waterfront, forest lands, and neighborhoods?

1. "City In A Park" fund and implement the 1996 Comprehensive Parks and Recreations Plan.

2. Walkable, visible corridors from Marina to downtown restaurants and shops.

3. Implement the bicycle routes noted in the Anacortes Futures plan final report. Consider whether bicycle lanes should be on S Commercial or on some quieter North-South street such as O or N.

4. Improve pedestrian crossings on R avenue near Cap Sante Marina.

Issue 3: What type of tourist destination does Anacortes want to be, and how do we encourage year-round visitors? What is our brand?

1. Waterfront lodging.

2. Meeting facilities.

3. Aquarium.

4. Brewery.

5. Maritime Museum.

6. Theater/Performing Arts Center.

7. Working cannery.

8. Boat launch.

9. Public Fishing pier

10. Restore Tommy Thompson RR.