



## 2016 COMPREHENSIVE PLAN UPDATE

# Goal/Code Audit and Evaluation Economic Development

May 22, 2014

The purpose of this document is to examine how the existing Comprehensive Plan goals and policies are being implemented – most notably via development regulations.

The chart below and on the following pages includes columns identifying the applicable comprehensive plan goal, applicable regulations (or other actions) currently in place that implement the goal, and preliminary comments and considerations for us moving forward. The chart is broken up into sections based on the organization of the goals and policies in the Comprehensive Plan (*This document including a focus on economic development related issues.*)

Comprehensive Plan Goal/Direction	Current Implementation/Regulation	Comments/Considerations
<b>GENERAL CITY GOALS</b>		
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 of quality of life.	Broad issues that touches on many issues and elements: <ul style="list-style-type: none"> <li>• Public open space and amenities</li> <li>• Zoning – including provisions for housing, jobs, community design regulations, environmental regulations</li> <li>• Streetscape design and public improvements</li> <li>• Programmatic measures</li> </ul>	<ul style="list-style-type: none"> <li>•</li> </ul>
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.	Notable implementing zoning regulations: <ul style="list-style-type: none"> <li>• CM and MS zoning protecting encouraging marine water-dependent and water-related businesses and activities</li> <li>• Height limits are key feature impacting views – 35’ in the CM zone.</li> <li>• Public access and views – the 2010 Shoreline Management plan has goals, policies, and regulations on public access.</li> </ul>	<ul style="list-style-type: none"> <li>• Issues to be probed deeper with community on levels of protection and implementation, balancing land use, environmental, design, and economic development objectives.</li> <li>• SMP policy 4.5.7 notes for the city to incorporate design standards to enhance waterfront access and views (not yet implemented)</li> </ul>

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3. Promote compatible land uses and improve visual appearance in each and every zoning district.	Implemented by permitted use lists and zoning standards.	<ul style="list-style-type: none"> <li>• Probe issue with community regarding land use and density.</li> <li>• Design standards/guidelines would be a useful tool in meeting goal.</li> </ul>
4. Keep a reasonable balance between housing, manufacturing, commercial/retail, open space and other land uses within the community.	Largely implemented by zoning provisions (district areas and permitted use provisions).	<ul style="list-style-type: none"> <li>•</li> </ul>
5. Encourage the development of a balanced and adequate employment and revenue base necessary for provision of needed services.	Same as above.	<ul style="list-style-type: none"> <li>•</li> </ul>
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	<p>AHPB (established in 2000) administers a local HP program – with 7 listed structures and historic inventories of the city dating between 1976 and 2009. Tax incentives are available for properties listed on the local and National Register.</p> <p>Anacortes has a number of historic places designated on the National Register – but no designated historic district.</p> <p>Link to AHPB web:  <a href="http://museum.cityofanacortes.org/AHPB/Board.htm">http://museum.cityofanacortes.org/AHPB/Board.htm</a></p>	<ul style="list-style-type: none"> <li>• Consider updates to zoning and establishing design standards/guidelines that are supportive of historic preservation efforts.</li> </ul>
10. Increase shopping opportunities within the City by adopting development regulations that provide for a variety of retail store sizes and types.	<p>Commercial use district and zoning provisions:</p> <ul style="list-style-type: none"> <li>• C zone allows retail with no special maximum area limits</li> <li>• CM1 zone includes a limit of 20,000sf on single use retail uses.</li> </ul>	<ul style="list-style-type: none"> <li>• The AFP probed retail store issue on CM1 zoned property and this project will probe issue deeper. Beyond zoning, design standards/guidelines will be a key tool in ensuring that any large scale retail use fits in with the desired context.</li> </ul>
<b>MANUFACTURING GOALS</b>		
1. Heavy manufacturing development should be contained in those general areas presently designated for Heavy Manufacturing in the existing zoning ordinance.	Current HM zoning provisions.	<ul style="list-style-type: none"> <li>•</li> </ul>
2. In shoreline areas with deep water access encourage and support water dependent and water related uses such as manufacturing,	Current zoning provisions in applicable zone(s) (MS, Chapter 17.17)	<ul style="list-style-type: none"> <li>•</li> </ul>

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shipping, moorage, navigation, cargo handling and storage, fish processing, and ship/boat construction and repair.		
3. Encourage multiple business manufacturing development, providing a more stable economic base through diversity, as opposed to a single large manufacturing industry.	Zoning allows for the range of manufacturing uses – policy more of an economic development/recruiting issue.	•
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.	Notable regulations: <ul style="list-style-type: none"> <li>• 17.49.010 Hazardous Waste Treatment and Storage Facility provisions</li> <li>• Chapter 17.54 (performance) standards on pollution, heat, light, glare, etc.</li> <li>• SMP regulations</li> </ul>	•
<b>COMMERCIAL GOALS</b>		
1. Increase retail sales trade.	Zoning map (districts) and district provisions: CBD, C, and CM zones.	• Again – consider policy and measures associated with retail uses on the CM1 zoned lands per AFP findings and further community engagement.
2. Improve economic growth and well being of Central Business District.	CBD District provisions (Chapter 17.20)	• Consider updates to building and design standards – probe issue deeper in community engagement process.
3. Encourage marina related business activity.	CM zone provisions (Chapters 17.21-23)	•
4. Do not rezone additional areas for commercial development until existing commercial areas are fully developed or shown to be inadequate for the need.	NA	•
5. Adequate parking for customers, employees and residents should be provided by all new or modified developments in all commercial areas.	Chapter 17.46	<ul style="list-style-type: none"> <li>• Probe issue further. Parking requirements are particularly challenging for adaptive re-use of CBD structures and varies based on use – thus, making it challenging for the downtown areas that have little or no off-street parking.</li> <li>• Parking ratios and Planning Commission</li> </ul>

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		flexibility provisions warrant review (per 17.46.020)
<b>COMMERCIAL - MARINE GOALS</b>		
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.	Chapters 17.21-23.	<ul style="list-style-type: none"> <li>• Again, this project to probe community goals and policies on the CM1 (and 2) properties via community engagement process (and following up on AFP efforts).</li> </ul>
3. The zoning ordinance for Commercial Marine should strongly encourage marine, commercial and tourist developments that are water and waterview-dependent, destination oriented, and enhance the marine values inherent in the district such as physical and visual access to waterways and shoreline.	Chapters 17.21-23.	<ul style="list-style-type: none"> <li>• Again, this project to probe community goals and policies on the CM1 (and 2) properties via community engagement process (and following up on AFP efforts).</li> </ul>
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.	Chapter 17.22.040 includes conditional use provisions for multifamily on upper levels of mixed-use development at a maximum density of 28 units/acre.	<ul style="list-style-type: none"> <li>• Probe issue deeper as a follow up to AFP community engagement.</li> </ul>
5. Performance standards and regulatory incentives should be developed for the CM areas to promote desirable development and public amenities.	Chapters 17.21-23 include basic dimensional standards and some design standards related to public access, trails, landscaping, circulation, master planning, and building design	<ul style="list-style-type: none"> <li>• Probe issue deeper as a follow up to AFP community engagement.</li> </ul>
<b>HOUSING - RESIDENTIAL GOALS</b>		
1. Attempt to achieve a balanced distribution of housing to meet the needs of all citizens.	Title 17 residential zoning provisions – including zoning map, districts, permitted uses, density, dimensional, and design standards.	<ul style="list-style-type: none"> <li>• Probe issue deeper during community engagement.</li> </ul>
<b>TRANSPORTATION GOALS</b>		

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7. Require adequate off-street parking in all zones.	17.46, Parking.	<ul style="list-style-type: none"> <li>Probe issue deeper during community engagement process – particular CBD parking provisions and general parking ratios (and conflicts with other economic development/ housing affordability goals)</li> </ul>
<b>TOURISM GOALS</b>		
1. Encourage an attractive community in order to increase the City’s appeal to visitors and residents alike.	Implementing tools are the zoning ordinance, public space/improvements, and programmatic measures. Key zoning tools include development/design standards – of which there are some in the CBD and Old Town Overlay District. The SMP also features some design standards for applicable projects. Streetscape design standards are another important tool.	<ul style="list-style-type: none"> <li>Again, consider creating new design standards for citywide commercial and multifamily development to assist in implementing the vision that comes out of this process.</li> <li>Also – probe community on priorities for public improvements and other actions to help meet goal.</li> </ul>
2. More clearly define routing into Anacortes and more clearly identify points of interest within the City.	Largely a way-finding / public improvement issue.	<ul style="list-style-type: none"> <li>Update concepts, goals and policies as needed based on closer examination of issue.</li> <li>Streetscape design standards for applicable corridors are a key issue. Design standards for commercial and multifamily development – notably along key corridors and at high visibility intersections.</li> </ul>
3. Encourage and actively promote development which could provide year-round visitor attractions.	Less of a land use regulation issue	<ul style="list-style-type: none"> <li></li> </ul>
4. Utilize the shoreline and marine resources of Anacortes to increase tourism while maintaining the quality of the resource.	Zoning (land use, design, and environmental provisions) regulations and SMP provisions are key implementing tools	<ul style="list-style-type: none"> <li>As part of the project, we will probe waterfront use objectives, concepts.</li> </ul>