



2016 COMPREHENSIVE PLAN UPDATE

Goal/Code Audit and Evaluation: Community Design, Sustainability & Service Goals

July 1, 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.

| <i>Comprehensive Plan Goal/Direction</i> | <i>Current Implementation/Regulation</i> | <i>Comments/Considerations</i> |
|---|---|---|
| GENERAL CITY GOALS | | |
| 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"> • Public open space and amenities • Zoning – including provisions for housing, jobs, community design regulations, environmental regulations • Streetscape design and public improvements • Programmatic measures | <ul style="list-style-type: none"> • |
| 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"> • CM and MS zoning protecting encouraging marine water-dependent and water-related businesses and activities • Height limits are key feature impacting views – 35’ in the CM zone; CM1, CM2 & I zones allow increase based on building orientation to facilitate views of Fidalgo Bay • Public access and views – the 2010 Shoreline | <ul style="list-style-type: none"> • Issues to be examined deeper with community on levels of protection and implementation, balancing land use, environmental, design, and economic development objectives. • SMP policy 4.5.7 notes for the city to incorporate design standards to enhance waterfront access and views (not yet implemented) |

| <i>Comprehensive Plan Goal/Direction</i> | <i>Current Implementation/Regulation</i> | <i>Comments/Considerations</i> |
|--|---|---|
| | <p>Management plan has goals, policies, and regulations on public access.</p> <ul style="list-style-type: none"> • <i>Fidalgo Bay Esplanade Planning & Design Concepts</i> report (Miller Consulting) has been completed, but needs to be further reviewed with landowners/stakeholders and finalized for implementation | |
| <p>3. Promote compatible land uses and improve visual appearance in each and every zoning district.</p> | <p>Implemented by permitted use lists and zoning standards.</p> | <ul style="list-style-type: none"> • Examine issue with community regarding land use and density. • Design standards/guidelines would be a useful tool in meeting goal. |
| <p>5. Encourage the development of a balanced and adequate employment and revenue base necessary for provision of needed services.</p> | <p>Same as above.</p> | <ul style="list-style-type: none"> • |
| <p>8. Open space connectivity. Establish and acquire a network of open space and public access corridors.</p> | <p>Largely public acquisition and improvement implementation. SMP regulations help to implement in shoreline areas.</p> | <ul style="list-style-type: none"> • Updated zoning and design guidelines could strengthen implementation. |
| <p>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> | <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: http://museum.cityofanacortes.org/AHPB/Board.htm</p> | <ul style="list-style-type: none"> • Consider updates to zoning and establishing design standards/guidelines that are supportive of historic preservation efforts. |
| COMMERCIAL GOALS | | |
| <p>2. Improve economic growth and well being of Central Business District.</p> | <p>CBD District provisions (Chapter 17.20)</p> | <ul style="list-style-type: none"> • Consider updates to building and design standards – examine issue deeper in community engagement process. • Review impact of off-street parking requirements on feasibility of new and redevelopment opportunities; consider |

| <i>Comprehensive Plan Goal/Direction</i> | <i>Current Implementation/Regulation</i> | <i>Comments/Considerations</i> |
|---|--|---|
| updates | | |
| COMMERCIAL - MARINE GOALS | | |
| 2. Require a public access element in all development plans abutting shoreline where appropriate. | See SMP public access development regulations (Chapter 7.4) | <ul style="list-style-type: none"> • There has been some work on this, but nothing has been formalized. See Fidalgo Bay Esplanade report (Miller Consulting). • Consider expanding on this in a new set of design standards and guidelines with illustrated examples. |
| 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"> • Again, this project to examine community goals and policies on the CM1 (and 2) properties via community engagement process (and following up on AFP efforts). |
| HOUSING - RESIDENTIAL GOALS | | |
| 2. Maintain and allow for open space corridors in Anacortes. | | <ul style="list-style-type: none"> • Policy probably doesn't belong in Housing Element. |
| 7. Improve visual appearance of residential neighborhoods and maintain integrity of existing residential areas and neighborhoods. | R-Districts all include basic density and dimensional standards. The Old Town Overlay District (Chapter 17.27) includes more detailed provisions on uses, height, design, historic preservation, and special large structure requirements. | <ul style="list-style-type: none"> • Again, consider integrating design standards, particularly for multifamily developments, to better implement this 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. | 13.36.220 allows for LID treatments. | <ul style="list-style-type: none"> • Examine issue deeper during community engagement process. • Consider incorporation of incentives for inclusion of LID techniques |

| <i>Comprehensive Plan Goal/Direction</i> | <i>Current Implementation/Regulation</i> | <i>Comments/Considerations</i> |
|--|--|---|
| TRANSPORTATION GOALS | | |
| 5. Develop the city as a pedestrian friendly community and improve non-motorized circulation patterns. | 2012 Bikes and Walks Plan City Streets Standards (Chapter 3 of Engineering Standards) Ch. 12.60, <i>Complete Streets</i> (adopted 2012) – establishes policies and procedures for facilitating a physically active community through street design | <ul style="list-style-type: none"> • Examine deeper on issue and consider ways upon which to build upon 2012 plan and implementation measures. • Consider whether street standards updates are needed to meet goals. • Consider new design standards for commercial and multifamily development to ensure that new developments meet goal. |
| TOURISM GOALS | | |
| 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"> • Again, consider creating new design standards for citywide commercial and multifamily development to assist in implementing the vision that comes out of this process. • Also – examine community on priorities for public improvements and other actions to help meet goal. |
| 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"> • As part of the project, we will examine waterfront use objectives, concepts. |
| CONSERVATION GOALS | | |
| 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. | A variety of implementing tools including various zoning provisions (uses, density and dimensional standards, design standards, environmental regulations), land acquisition and public improvements, and various programmatic measures by City and supportive agencies and groups. | <ul style="list-style-type: none"> • To examine issue as part of community engagement process. |
| 2. Provide opportunities for residents to have access to undeveloped natural areas. | See above. | <ul style="list-style-type: none"> • To examine issue as part of community engagement process (<i>are there particular problems and opportunities?</i>) |
| 3. The City’s parks and forest lands (ACFL) should be managed with the principal Goals of maintaining and enhancing habitat, aesthetic, and recreational | ACFL Comprehensive Plan 2009. | <ul style="list-style-type: none"> • |

| Comprehensive Plan Goal/Direction | Current Implementation/Regulation | Comments/Considerations |
|--|---|--|
| values. | | |
| 4. Public access to shorelines and tidelands should be maintained, enhanced, and increased. | SMP 2010. | <ul style="list-style-type: none"> • Again- consider crafting/adopting design standards for commercial and multifamily development that could further implement this goal. • Also to consider shoreline zoning in key areas as part of this project to help implement this goal. |
| 5. Develop and maintain a resource conservation attitude within the City with an ongoing educational program together with volunteer assistance. | Goal encompasses a variety of implementing tools including various zoning provisions, land acquisition and public improvements, and various programmatic measures by City and supportive agencies and groups. | <ul style="list-style-type: none"> • |
| 6. Encourage City staff, City officials, and residents to increase their awareness of conservation issues through ongoing educational opportunities. | See above. | <ul style="list-style-type: none"> • |
| 7. Maintain or improve the functional integrity of water-courses, wetlands, bodies of water and their shores by keeping them in their existing natural condition where appropriate or restoring them as appropriate. | SMP 2010 and other related zoning provisions. | <ul style="list-style-type: none"> • |
| 8. The existing quality of life experienced by inhabitants of residential areas has an intrinsic value that should be preserved. | Mostly relates to zoning provisions including permitted uses, density and dimensional standards, and design provisions. | <ul style="list-style-type: none"> • Issue to be examined during community engagement process. Consider possible internal conflicts with other goals (economic development, affordable housing, mixed uses) |
| 9. Energy conservation shall be a Goal in the design or remodeling of commercial, public and residential buildings. | Building code. <i>The Public Works Dept. Strategic Plan contains a goal to “reduce our [City] energy usage (electricity and natural gas) at city owned facilities”</i> | <ul style="list-style-type: none"> • Consider providing incentives for energy-efficient design in new private commercial/residential development |
| 10. Planning by the City of Anacortes for electric utility facilities development will be coordinated with planning by other jurisdictions and affected utilities for electric utility facility development. | PSE is service provider; service is already provided throughout the UGA; upgrades to existing facilities may be needed as growth occurs | <ul style="list-style-type: none"> • |
| 11. Enhance and preserve the City’s marine resources. | CM zoning provisions and SMP 2010. | <ul style="list-style-type: none"> • |

| <i>Comprehensive Plan Goal/Direction</i> | <i>Current Implementation/Regulation</i> | <i>Comments/Considerations</i> |
|--|--|--|
| 12. Recognize the importance of mature trees as an integral part of the ecology and heritage of the city. | Chapter 16.50, Tree Preservation. | <ul style="list-style-type: none"> • Are there notable gaps in current provisions in implementing this goal? • Consider ways to integrate goal into design standards for new commercial and multifamily development. |
| NATURAL HAZARD REDUCTION GOALS | | |
| 1. Reduce City exposure to landslides, tsunamis, earthquakes, and to minimize reliance on federal and state programs for disaster mitigation, protect public and private property, save lives, and use community resources wisely. | SMP, 2010, Chapter 17.70, Critical Area Regulations, and Title 18, Environmental Regulations, are key implementing features. | <ul style="list-style-type: none"> • |