

# Moore Clark Subarea Plan Workshop

30 September 2024

# Subarea plan

\$45,000 grant – provided by Washington State Department of Commerce matched with La Conner Planning Department staff.

Process – 4 months and involve several public workshops during September-November. Must have a draft document by end of December to allow incorporation into the La Conner Comprehensive Plan Update.

Subarea plan – will define allowable land use activities, parking requirements, building design concepts, and amenities.

Implementation – will include a Planned Action SEPA to allow preapproval of projects that conform with Subarea Plan, and a strategy for developing and financing improvements and projects.

# Subarea plan participants to be solicited

Stakeholders – include Triton Industries, Dunlap Towing, and Town of La Conner as well as La Conner residents, businesses, and property owners.

Public agencies – will include Swinomish Indian Tribal Community, Skagit Indian Tribe, Port of Skagit, Skagit County, Economic Development Agency of Skagit County (EDASC)...

Organizations – will include La Conner School District, Chamber of Commerce, Museum of Northwest Art (MoNA), Skagit County Historical Museum, La Conner Quilt & Fiber Arts Museum, Skagit Valley College, WSU Northwest Research & Extension Center (NWREC), Peterson Conservatory of Music & Arts, La Conner Institute of Performing Arts, Gail Harker Creative Studies, and Skagit Artists Together...

Local developers – will include Community Action of Skagit County, Home Trust of Skagit, Skagit/Island Counties Builders, Skagit Habitat for Humanity, Landed Gentry, Conner Homes, Gilbane Development, CJ Ebert...

Regional developers – will include Artspace, Blokable, Low-Income Housing Institute (LIHI), Northwest Association of Housing Affordability (NAHA- formerly Catholic Charities), GMD Development, Bridge Housing, DevCo, Homesight, Vitus, TWG Development...

# Schedule

3 September 2024

## Moore Clark Subarea Plan

### Task number and content

S	M	T	W	T	F	S
<b>September</b>						
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30					

S	M	T	W	T	F	S
<b>October</b>						
1	2	3	4	5		
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31		

S	M	T	W	T	F	S
<b>November</b>						
1	2					
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30

S	M	T	W	T	F	S
<b>December</b>						
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

S	M	T	W	T	F	S
<b>January 2025</b>						
1	2	3	4			
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

- 25 Holidays
- 22 Open houses/workshops
- 12 Planning Commission
- 12 City Council

6:00 Maple Hall, second floor, 104 Commercial Street  
6:00 Maple Hall, second floor, 104 Commercial Street

# Workshop Agenda

Tom Beckwith FAICP Tim Garrison PE Jennifer Kiusalaas ASLA Eric Scott PE Mike Read PE Julie Blazek AIA Missi K Smith Eric Hovee	Overview Structures Stormwater and shoreline Utilities and floods Traffic and parking Architecture Arts and culture Economics
Mingle breakout session topics	Indoor activities Outdoor activities Access improvements Infrastructure Design concepts Implementation Impact

# Historical overview



- *Swinomish Potlatch House 1905*
- *Sternwheeler Skagit Queen*
- *La Conner waterfront 1890*

- Native peoples (10,000 years+)
- 1300 – Coast Salish
- 1855 – Swinomish Reservation
- 1863 – Sullivan and Calhoun dikes
- 1867 – Swinomish Trading Post
- 1869 – John Conner store/post office
- 1874 – Flood destroys 3 miles of dike
- 1883 – La Conner incorporated
- 1884 – County seat moved to Mt Vernon
- 1888 – La Conner incorporated again
- 1937 – Artist colony in Fish Town  
Northwest School - MoNA

*"As a commercial hub, with a deeper waterway, La Conner was selected by The Albers Company, known for its Old-Fashioned Rolled Oats breakfast cereal, to erect a granary for the storage and loading of locally grown crops. Situated a short distance south of the main business district, this enormous structure reaching the height of 65 feet, has dwarfed the town's other buildings ever since.*

*Many an old-timer can remember the excitement of large wooden ships and barges loading heavy sacks of grain by hand, across shaky gang planks. Of course, when the tide was low, maneuvering the steep planks took a strong, agile man. Occasionally the hand truck would spill its load in the slough. Some sacks would sink immediately, others would float long enough to be retrieved.*

*As a young lad in the 1930's, living on the hill overlooking the granary, I can remember watching trucks unloading their heavy sacks. If one fell from the loading dock spilling oats on the ground, my mother would send me down to scoop up the remaining grain to bring back home to feed our flock of chickens.*

*Things gradually changed after WWII, however. Transportation was no longer dependent upon inland waterways. Farmers began growing other crops. The building remained unused until Moore-Clark expanded their adjacent fish food processing plant. For some 20 years fish food pellets were manufactured in the facility and sold to hatcheries and fish farms throughout the West. Providing well paying wages to resident employees, that operation was moved to Canada about 1990.*

*Except for prefab lumber storage, the building remains underutilized and continues to deteriorate, much to the town's disappointment. Many of us are proud of the important economic role that this structure once played in La Conner's history, and we look forward to a new and viable plan that will make this building a center of future commercial activities."*

*Bud Moore, former Mayor, May 2006*

*Tom Beckwith FAICP*

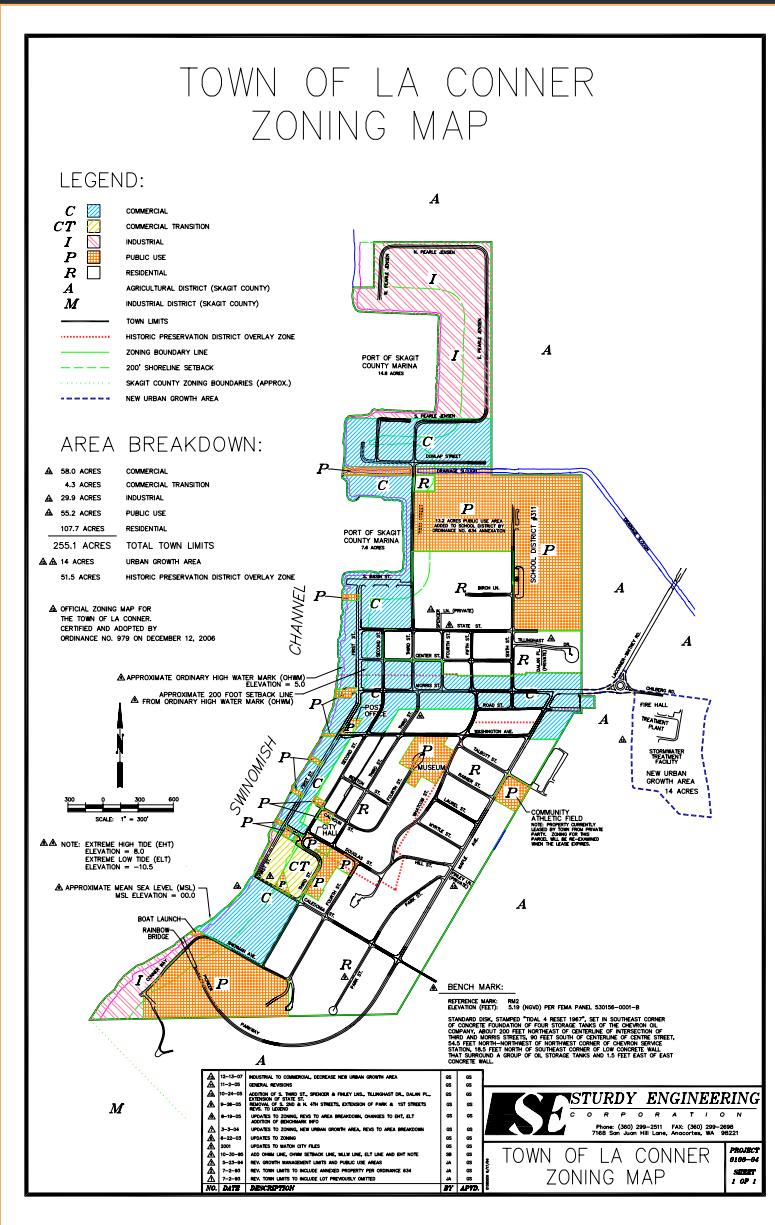
# Vaughn Jolly - La Conner Associates 2006



- *Waterfront landing with crab shack and dock*
- *Central courtyard*
- *Boutique Hotel in Albers Warehouse*
- *Mixed-use commercial adjacent Maple Hall*
- *Multistory residential*

*Tom Beckwith FAICP*

# Commercial Transition (CT)



## Permitted uses:

- *Childcare including daycare*
- *Art, dance, music, martial arts schools*
- *Theaters, auditoriums, recreation centers, gyms*
- *Farmers markets*
- *Financial institutions*
- *Restaurants, delis, ice cream parlors*
- *Gas sales and service stations*
- *Lodging including hotels, inns*
- *Marinas, boat launches, repair, storage*
- *Medical offices, clinics*
- *Playgrounds, picnic areas*
- *Professional offices*
- *Retail stores and services*
- *Service businesses*

## Conditional uses

- *Transitional housing*
- *Residential*
- *Light industrial, artistic*
- *Taverns, nightclubs*

Tom Beckwith FAICP

# Artspace/NEA Cultural Arts Initiative 2014



### Proposed uses:

- Waterfront landing – with excursion boats and kayaks
- Woonerf – courtyard parking lot convertible for special gatherings
- Albers warehouse – carving, kayaks, wooden boats, craft studios
- Freezer Building – museum exhibition on the west end mezzanine, performing arts on the east end with studios, rehearsal hall, acting workshops
- Live/work units – with parking under, studio on first floor, and living units on upper floors

*Tom Beckwith FAICP*

# Present ownerships

*Dunlap Towing*

*Town of La Conner  
Pump station*

*Town of La Conner  
Maple Hall  
Public parking lot  
Wetland*

*Triton Industries Inc  
Everything else*

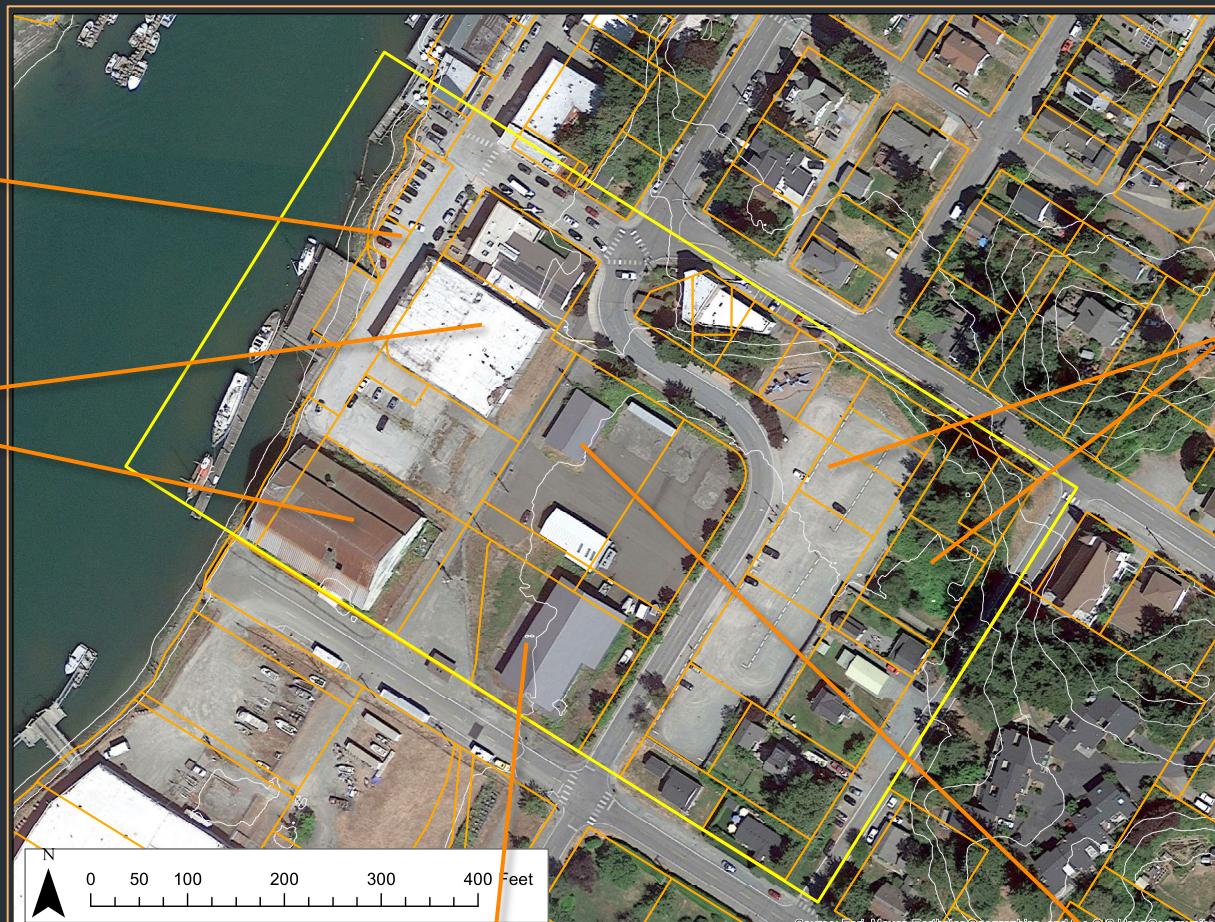
# Existing use

*Dunlap Towing  
Undeveloped*

*Vacant  
Freezer Building  
Albers Warehouse*

*Town of La Conner  
Public parking lot  
Wetland*

*House converted for Triton offices  
Storage shed*

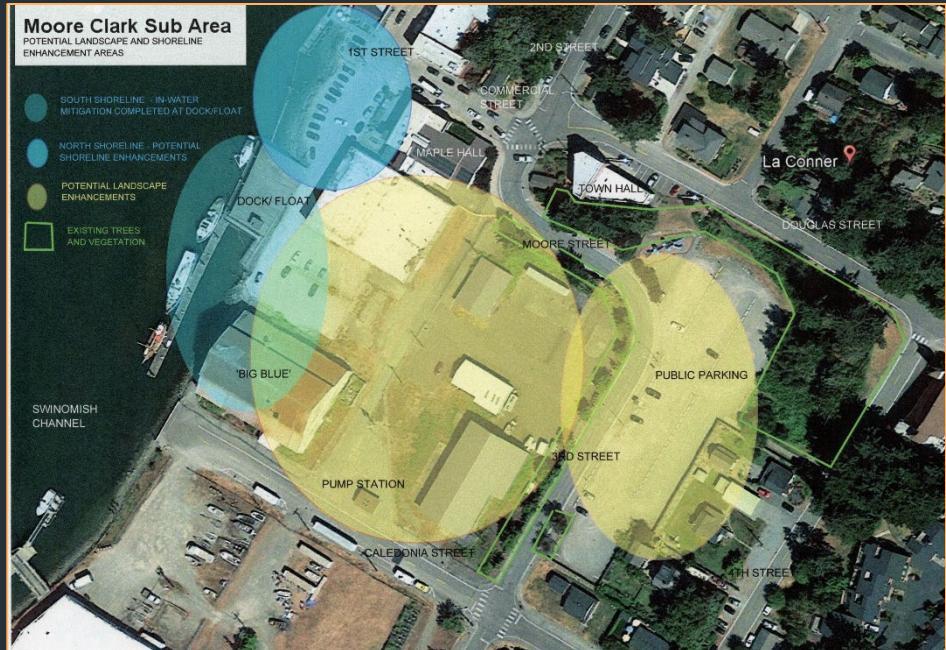


# Structures



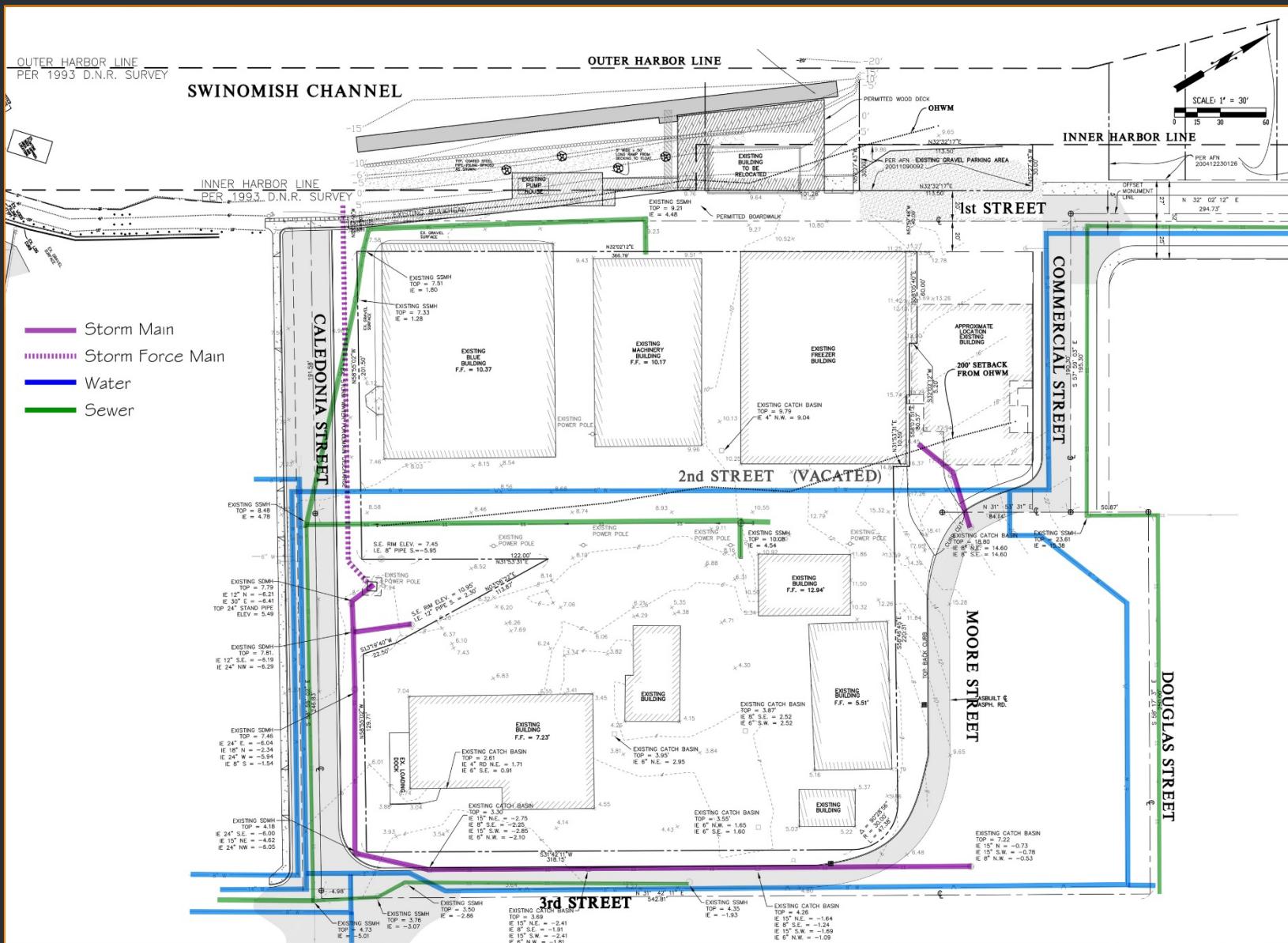
Tim Garrison PE

# Stormwater, shoreline restoration



Jennifer Kiusalaas ASLA LEED

# Utilities



Eric Scott PE

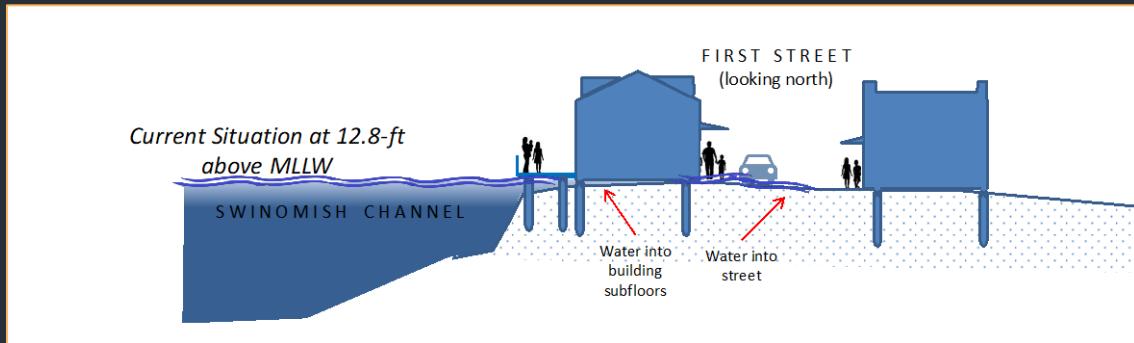
# Flooding and sea level rise



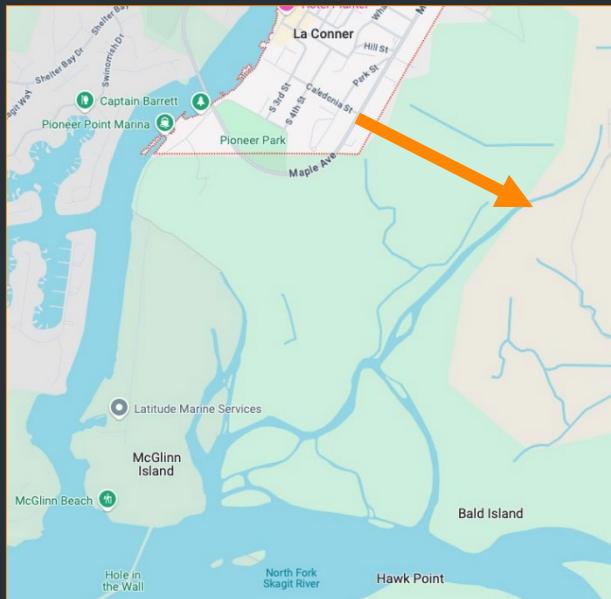
## Design Charrette 2017:

- Thresholds – 10 feet above MLLW = floods, 12.8 feet = water lapping floorboards, 14 feet = flooded streets and building damaged
- Flooding will be common – By 2050, La Conner will see ~4 moderate floods a year. La Conner currently sees ~3 **minor** floods per year.
- Already occurring - 14 times a year lasting 0.5 to 1 day events
- Sea level rise projections – from 4 feet to 6 feet, likely 4 feet by 2100

# Climate change charrette scenarios 2017



Mount Vernon flood gates

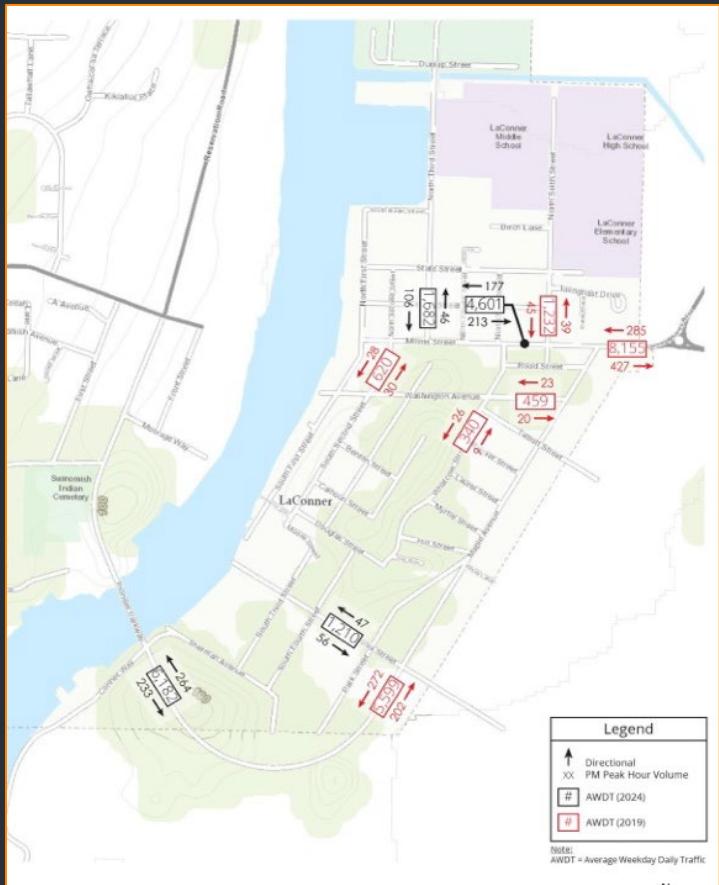


Diversion to Sullivan Slough

## Charrette ideas:

- Direct - channel surge into Caledonia and Morris with pipe or trenches
- Divert - channel surge directly to Sullivan Slough bypassing wetlands and treatment plant and install flood gate at Sullivan Slough to drain after an event
- Create a temporary flood wall – see Mount Vernon waterfront
- Elevate/float - First street structures above 100-year threshold

# Access



## *2024 traffic counts*



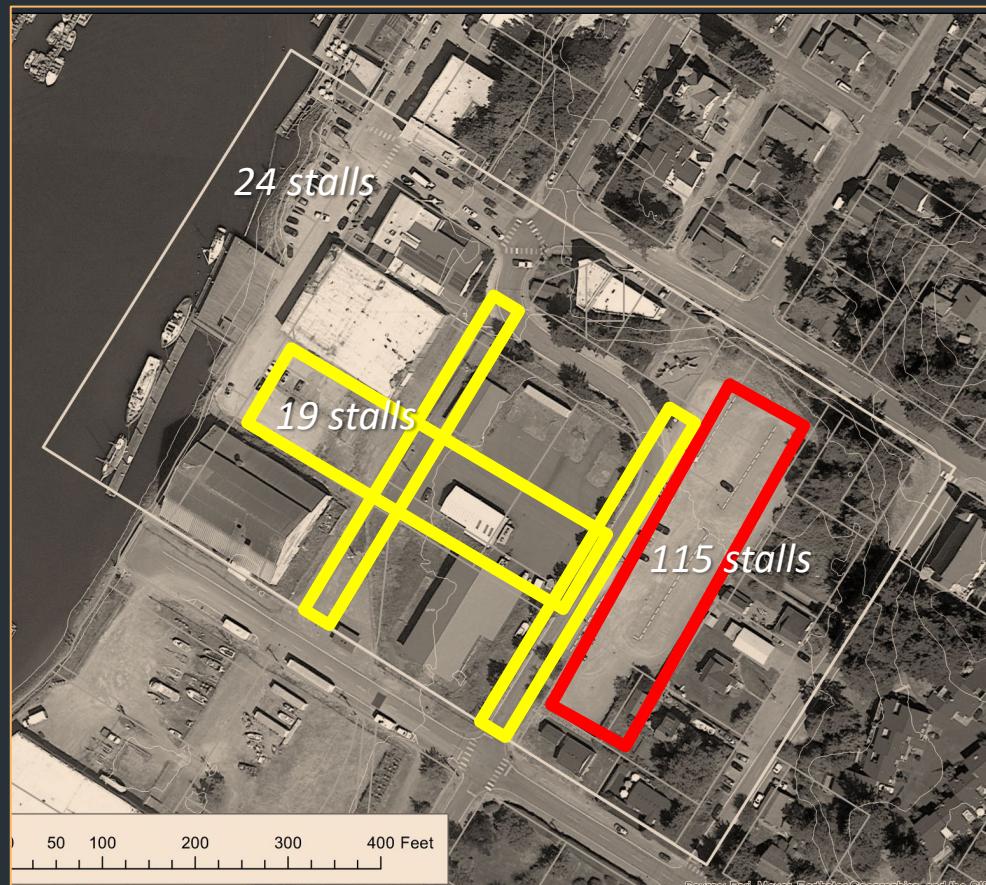
## *Vehicle and pedestrian access options following conversion of First Street to one-way in October*

# Parking

		Public, On-street, Unrestricted											
		Public, Time Restricted		Public, off-street		Private, off-street							
									ADA	Prohibited	Pay-to-park	E.V.	TOTALS
<b>South First Street</b>													
west side	33	4	22	45	5				20	2			
east side	36	4		16	4	2							
<b>Totals</b>	<b>69</b>	<b>8</b>	<b>22</b>	<b>61</b>	<b>9</b>	<b>2</b>	<b>20</b>	<b>2</b>	<b>193</b>				
<b>North First Street</b>													
west side	13	2		30	3	1							
east side	15			5									
<b>Totals</b>	<b>28</b>	<b>2</b>		<b>35</b>	<b>3</b>	<b>1</b>						<b>69</b>	
<b>TOTAL PARKING</b>											<b>262</b>		

193 stalls within South First Street

158 stalls within Moore Clark planning area

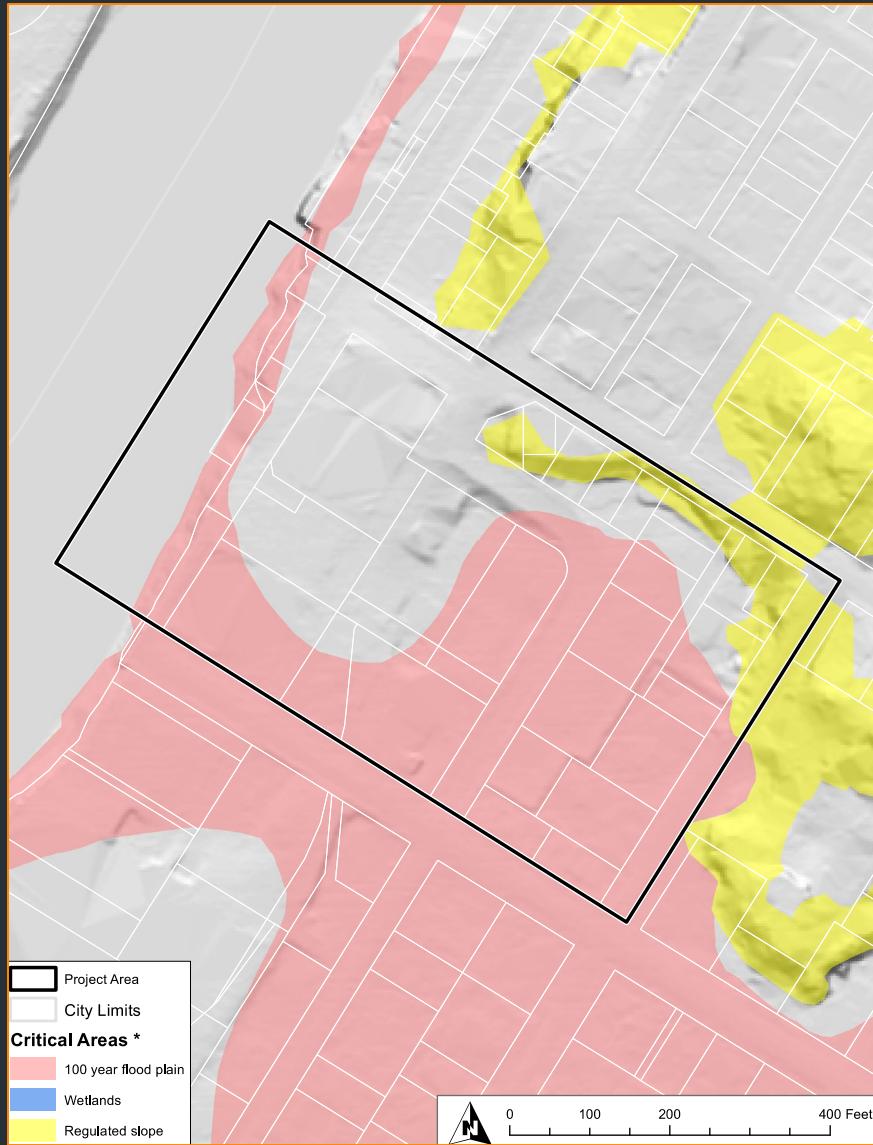


Source: City of Missoula, EarthSync, Government and the CRC

## Alternative parking scenarios

- New structures park under building
- Relocate public parking lot to central courtyard
- Public park on Second and Third Street in Moore Clark

# Architecture building type examples



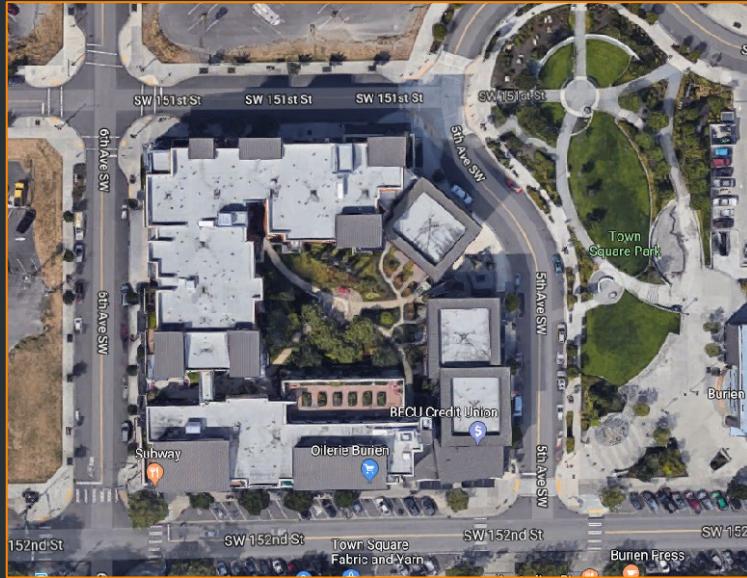
*Greenbridge Town Homes (Duplexes), Seattle*



*High Point (Townhouses), Seattle*



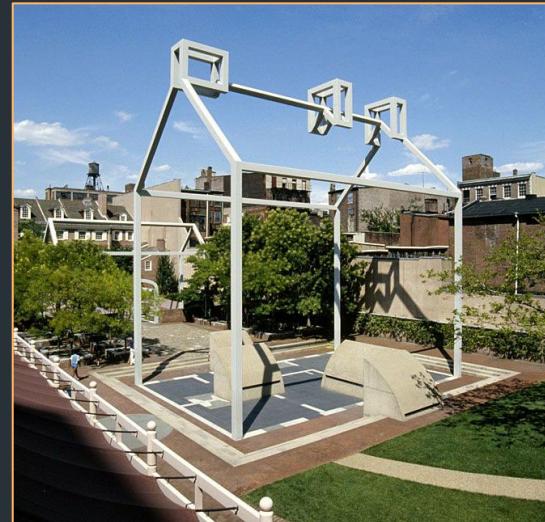
*Courtyard Buildings  
Downtown Burien*



*Julie Blazek AIA LEED AP*

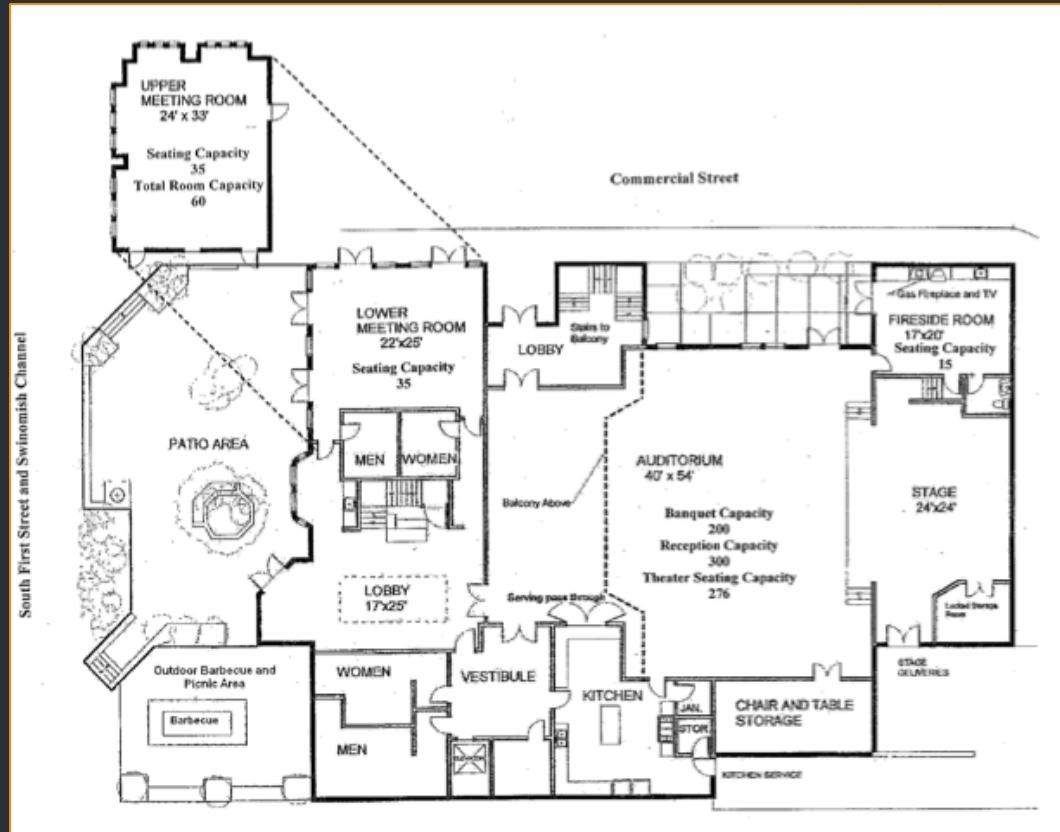


*Live/Work, Arete Kirkland*



*Franklin Court, Philadelphia*

# Art and culture – fine and performance



## Maple Hall:

- Add portable riser seating for live theater and music productions
- Use commercial kitchen for dinner theater

## Annex

- Rehearsal rooms, dance and music studios
- Black box theater/lecture space
- Artist and maker studios
- Gallery and exhibition space
- Artist live/workspace
- Outdoor stage along the water

## Programming

- Theater group packages w/Theater Arts Guild
- Cultural performances w/Arts NW Catalogue

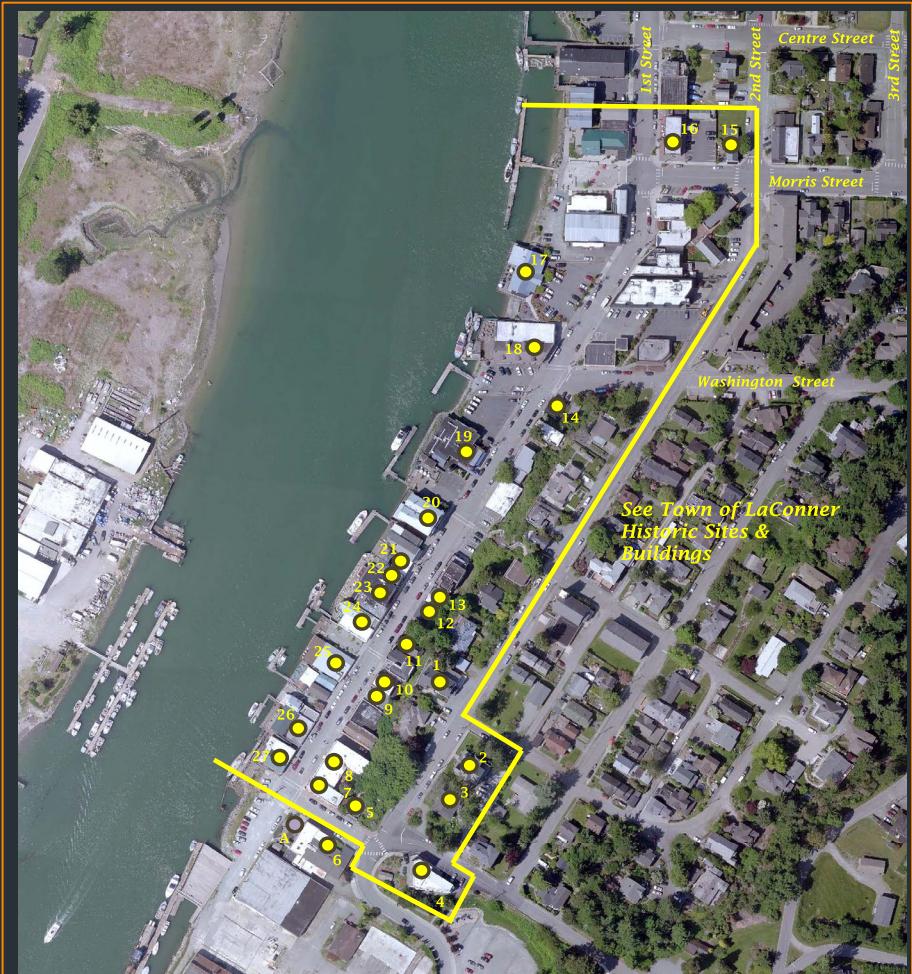
# Art and culture - history



National & State Historic District  
Town of LaConner Historic Sites & Buildings

Historic sites (no remaining structures) ●

Historic buildings ●

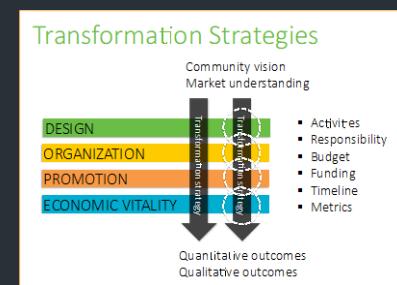
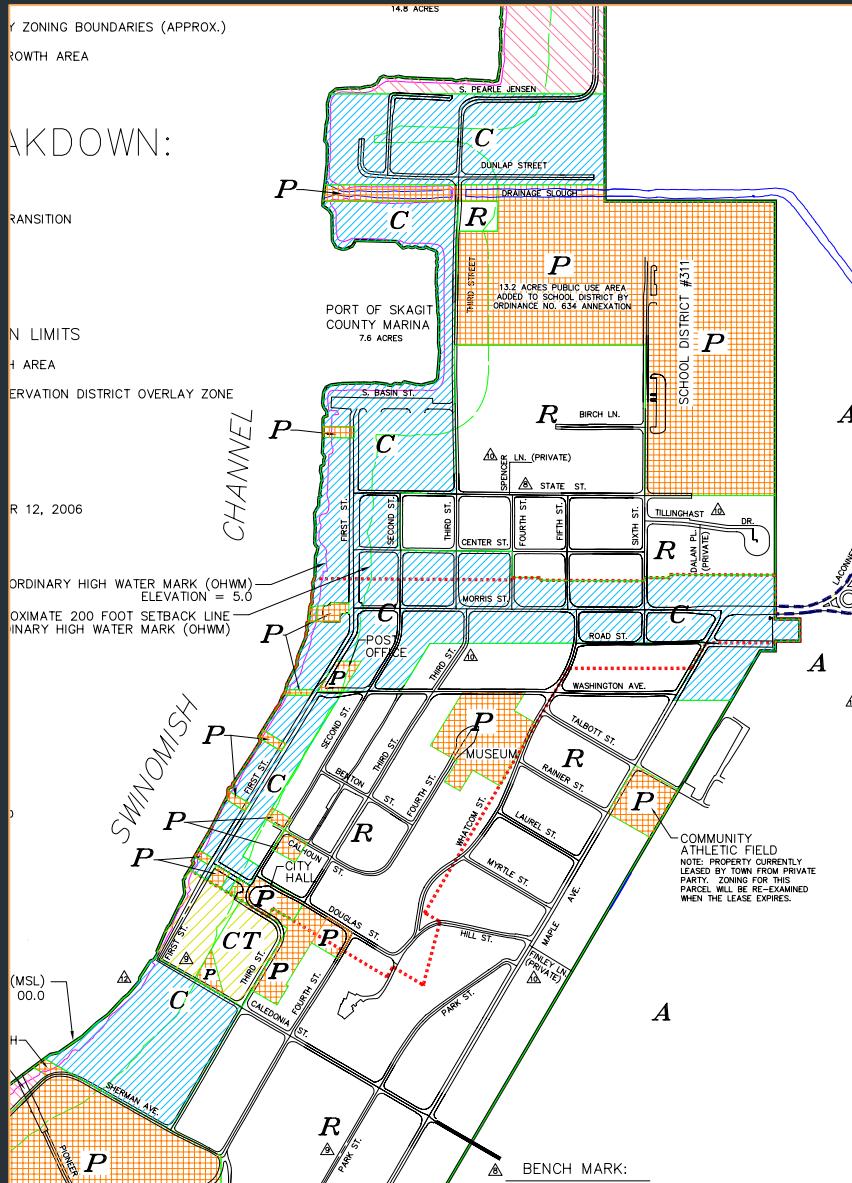


1 National & State Historic District  
Downtown LaConner National Historic District

Historic sites (no remaining structures) ●

Historic buildings ●

# Economics –Creative District w/Main Street



## *Creative District – see Edmonds:*

- *Defined area of cultural and economic activity – the heart of the community*
- *Synergy between arts, culture, history, and economic development*
- *Opportunities for affordable housing including live/work*
- *\$10,000 startup, up to \$50,000 capital project funding with technical assistance*

## *Main Street – see Port Townsend:*

- *Full member or affiliate status*
- *Governing board with budget*
- *Technical assistance*
- *Main Street Tax Credit Incentive Program (MSTCIP) from B&O or Public Utility Tax (PUT) donation up to 75% and \$250,000 per contributor*

Missi K Smith/Eric Hovee/Tom Beckwith FAICP

# Questions?

Then go to mingle breakout sessions