



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
	September						
1.2 Review scope and objectives with PC/tour site	1	2	3	4	5	6	7
	8	9	10	11	12	13	14
1.2 Review scope and objectives with Council/Parks, Arts, Emergency	15	16	17	18	19	20	21
	22	23	24	25	26	27	28
1.2 Review scope and objectives with public	29	30					

	October						
2.1-3 Review existing conditions with PC, Committees, public			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		

	November						
						1	2
3.1-7 Review objectives/results of workshops with PC	3	4	5	6	7	8	9
	10	11	12	13	14	15	16
	17	18	19	20	21	22	23
3.1-7 Review objectives/results of workshops with Council	24	25	26	27	28	29	30

	December						
4.1-6 Review draft subarea plan elements with PC	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
4.6 Finalize implementation strategy with Council	29	30	31				

	January 2025						
			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	

6:00 Maple Hall, second floor, 104 Commercial Street
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25 Holidays
22 Open houses/workshops
12 Planning Commission
12 City Council

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

Vaughn Jolly - La Conner Associates 2006



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

Tom Beckwith FAICP

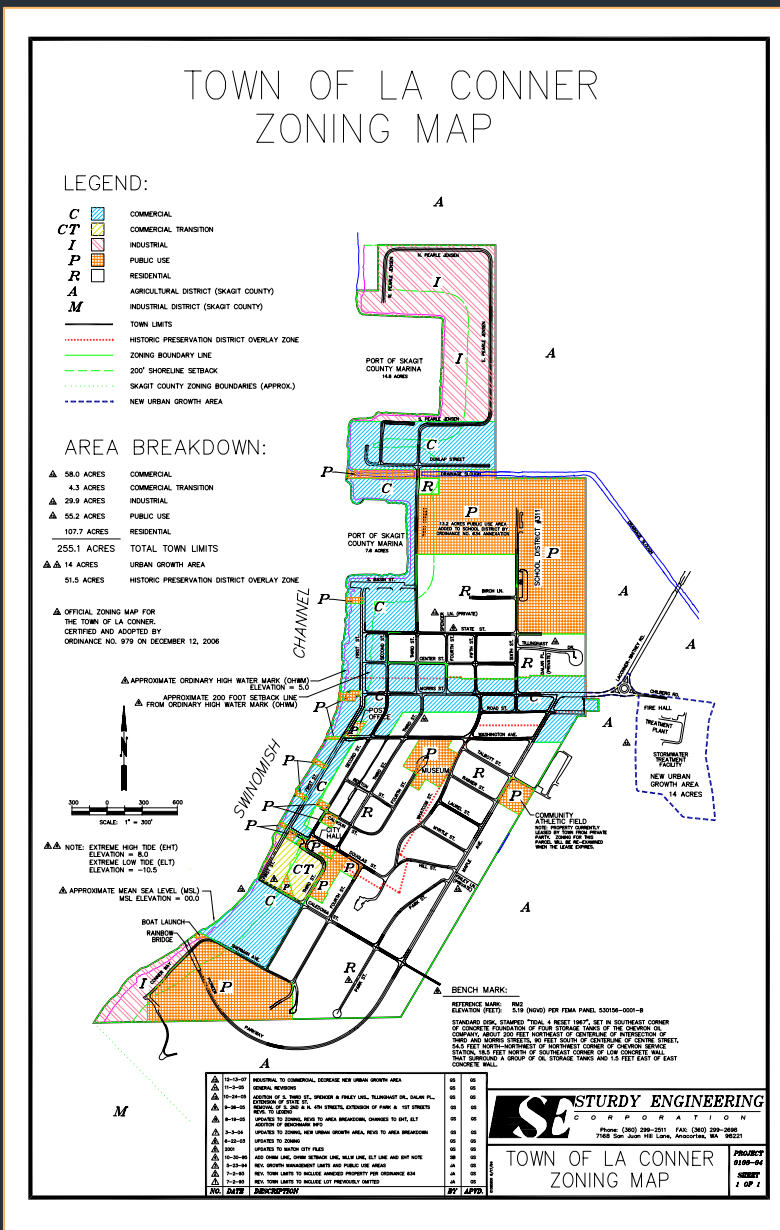
Commercial Transition (CT)

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

Present ownerships

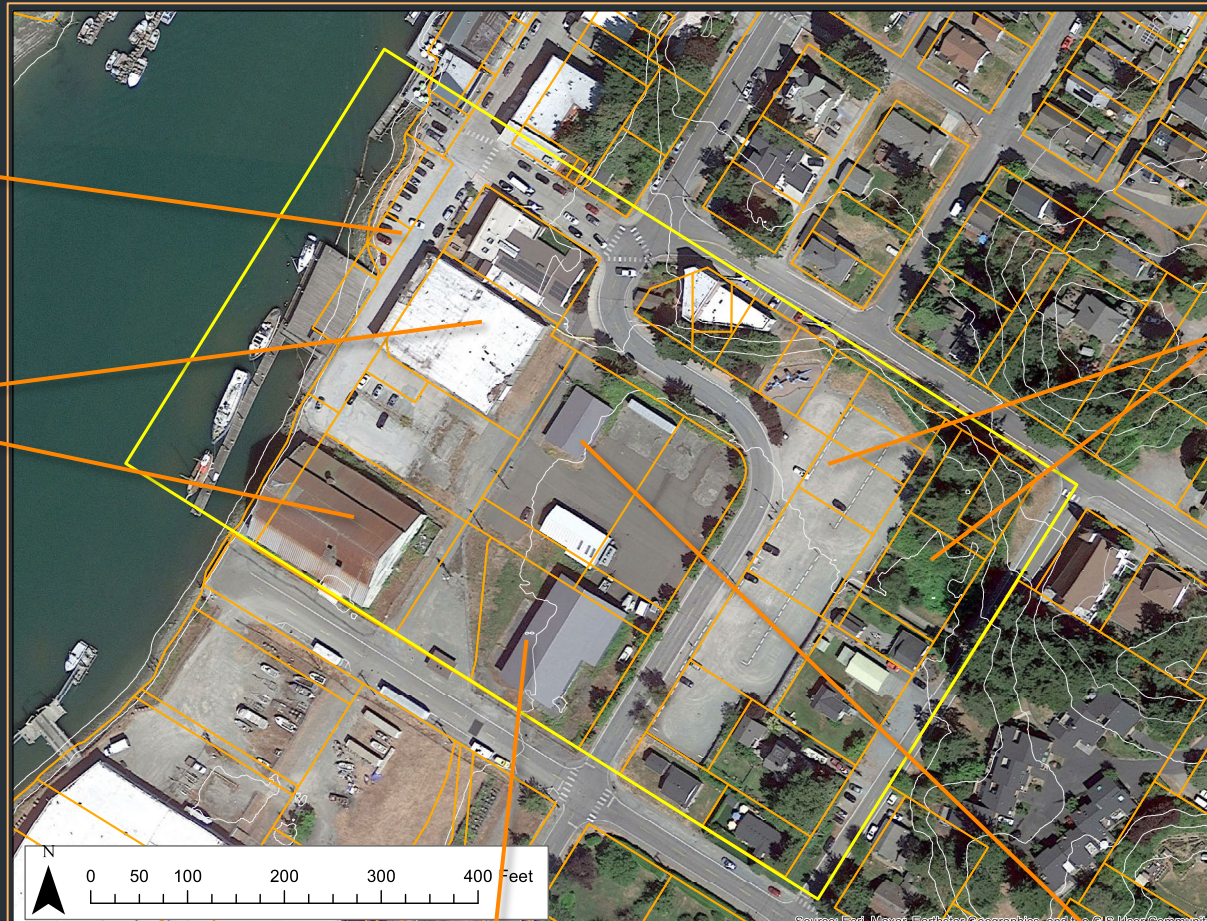


Existing use

Dunlap Towing
Undeveloped

Vacant
Freezer Building
Albers Warehouse

Town of La Conner
Public parking lot
Wetland

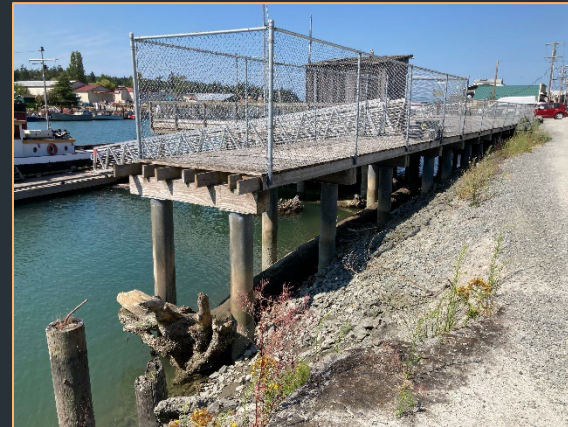
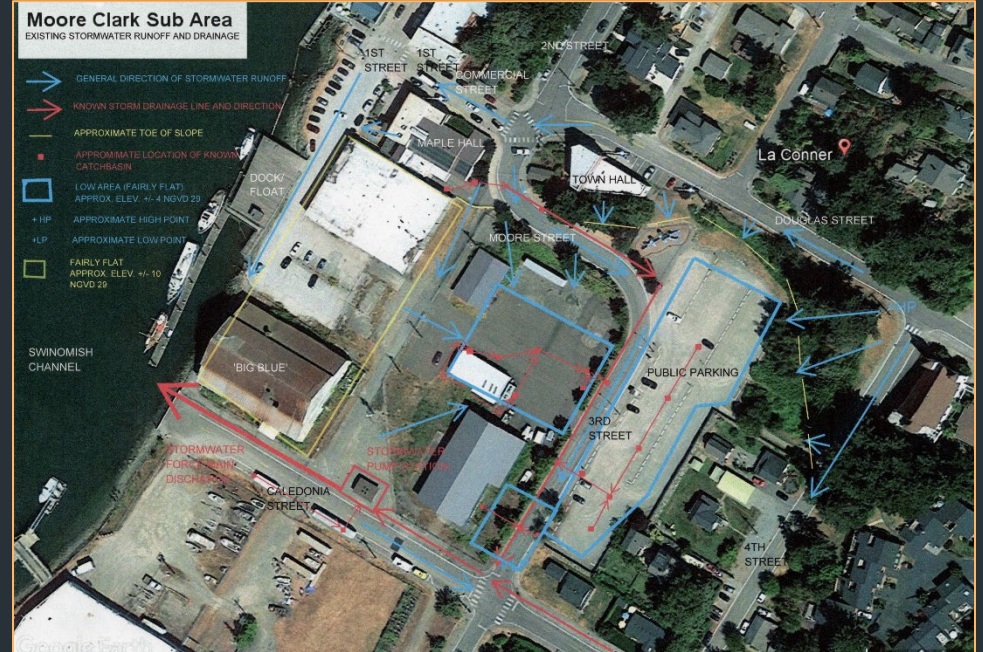
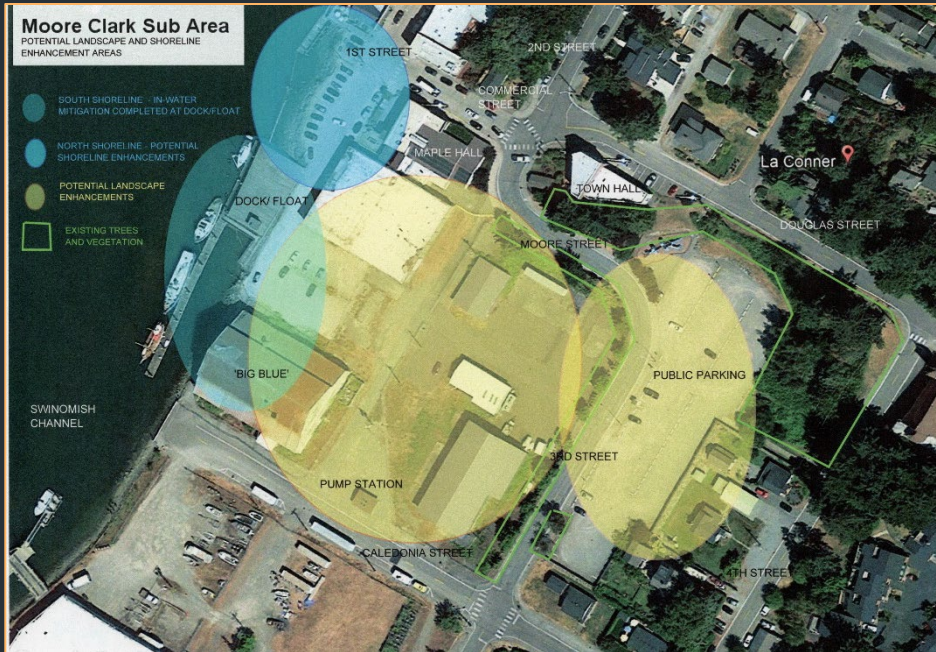


House converted for Triton offices
Storage shed

Structures

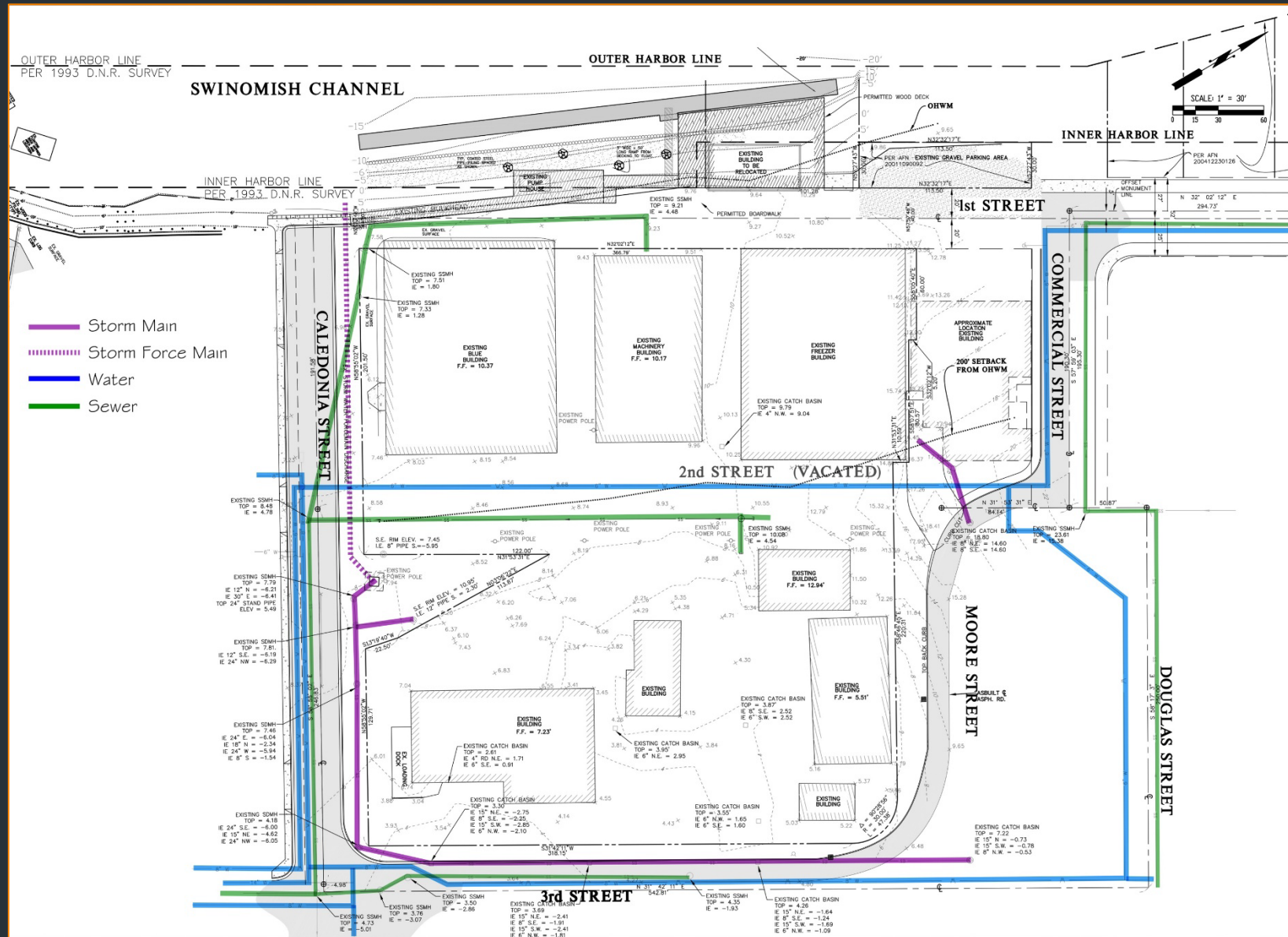


Stormwater, shoreline restoration



Jennifer Kiusalaas ASLA LEED

Utilities



Eric Scott PE

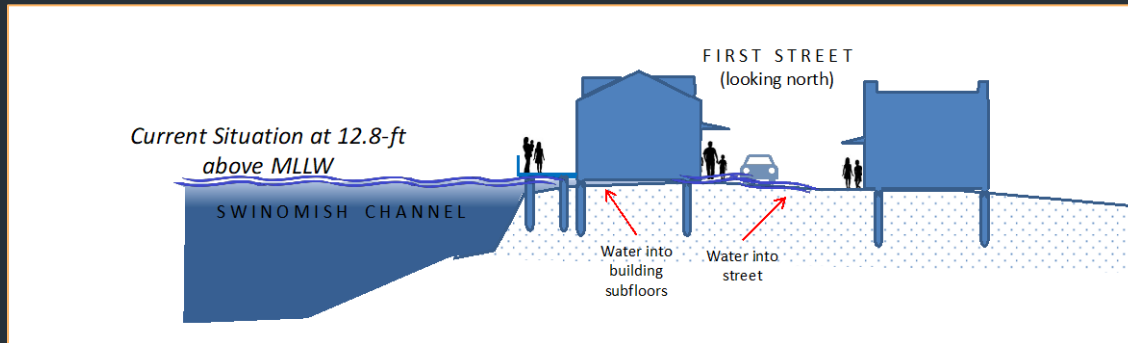
Flooding and sea level rise



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 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

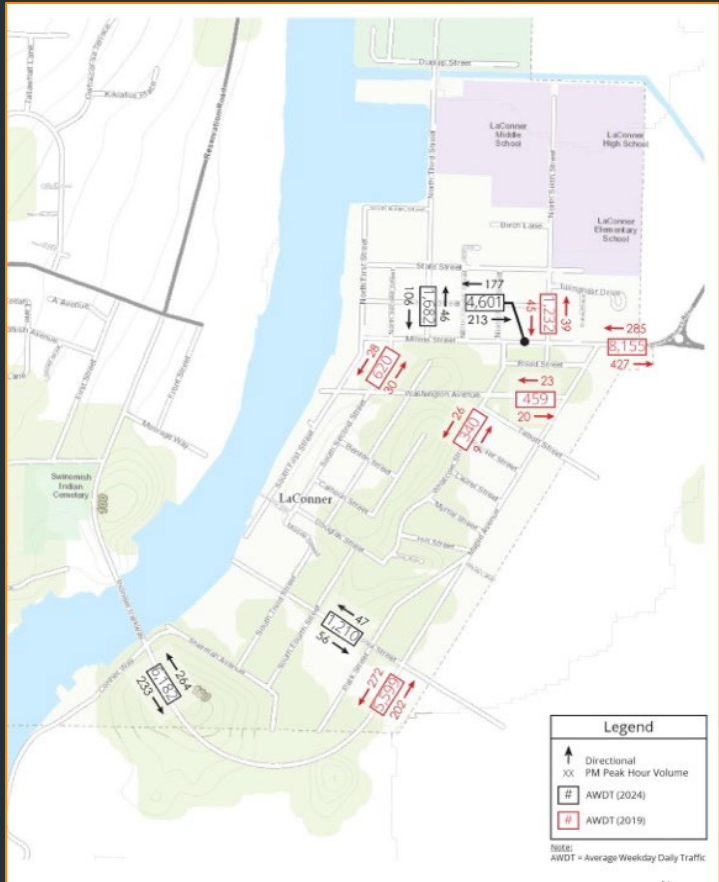


Diversion to Sullivan Slough

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

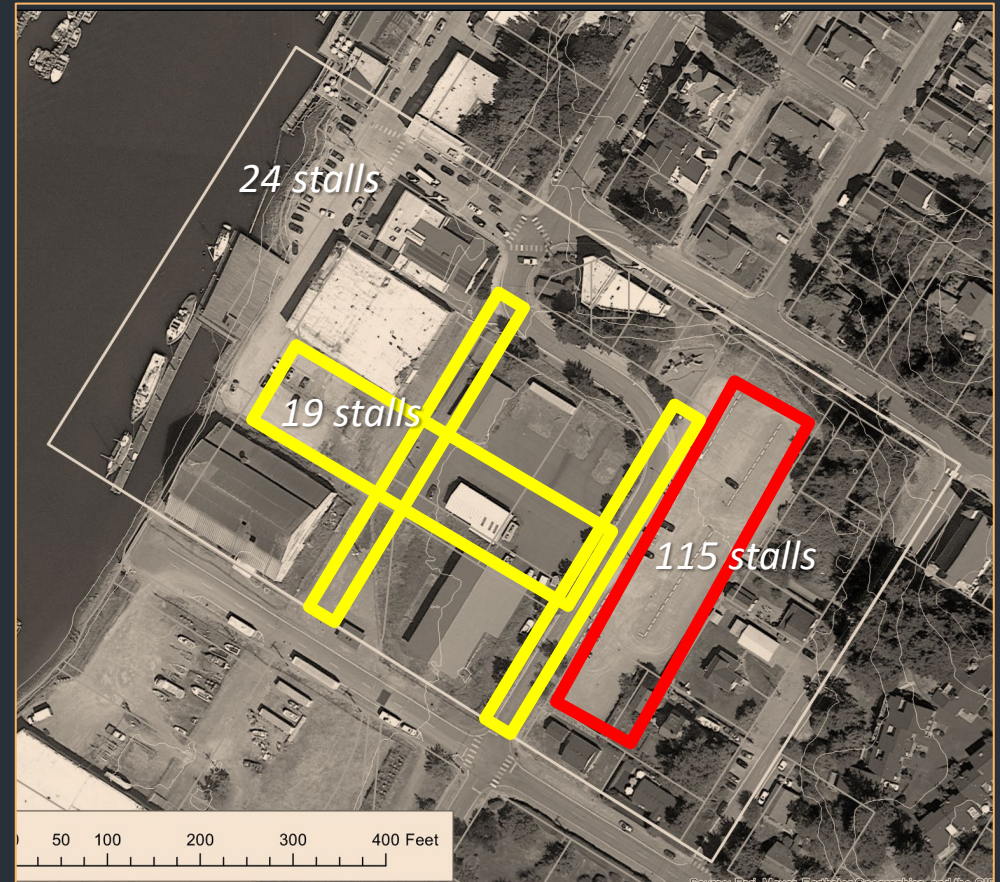


Vehicle and pedestrian access options following conversion of First Street to one-way in October

Parking

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

*193 stalls within South First Street
158 stalls within Moore Clark planning area*

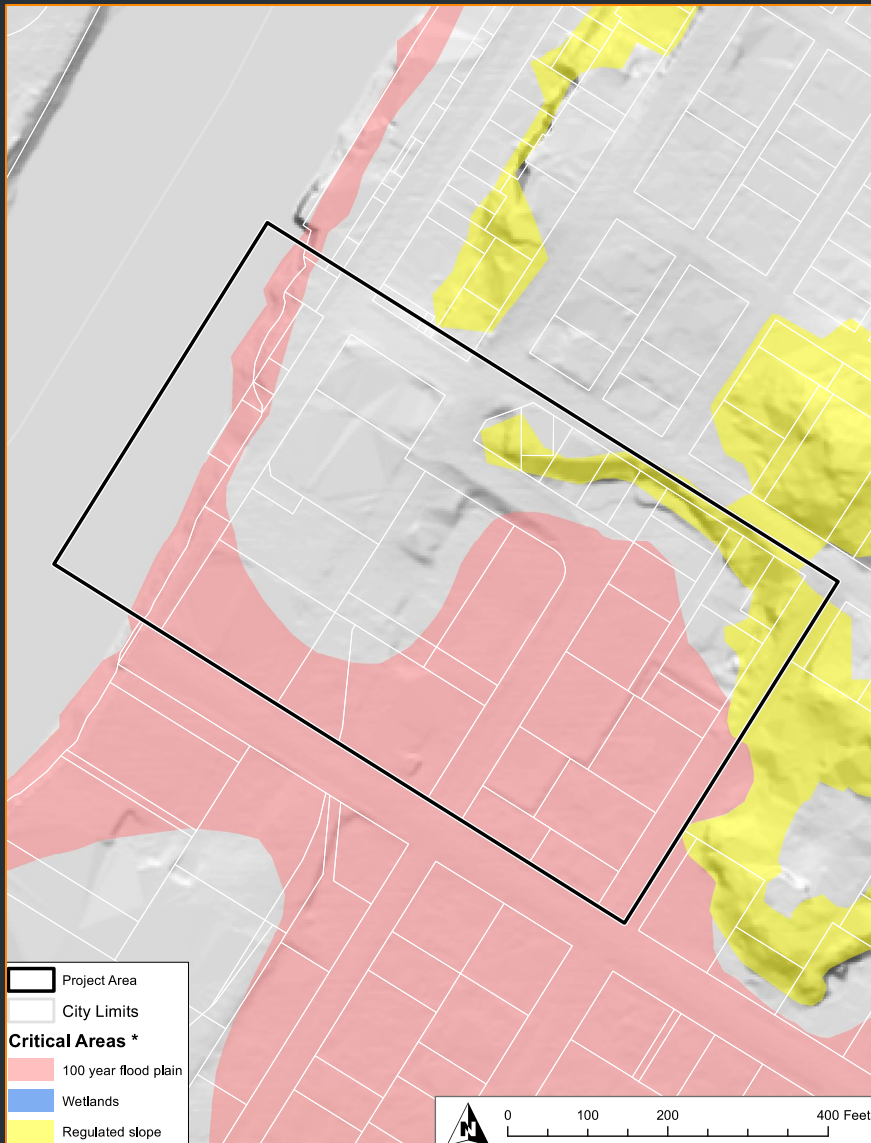


Alternative parking scenarios

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

Michael Read PE

Architecture building type examples



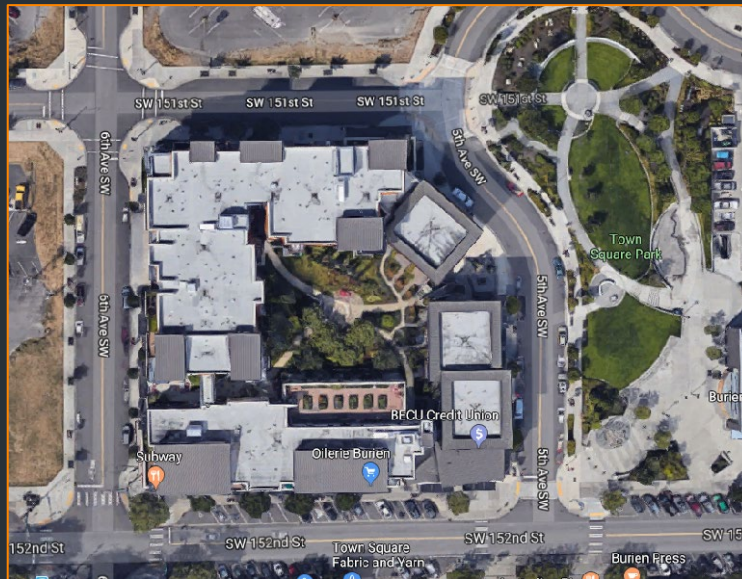
Greenbridge Town Homes (Duplexes), Seattle



High Point (Townhouses), Seattle



*Courtyard Buildings
Downtown Burien*



Julie Blazek AIA LEED AP

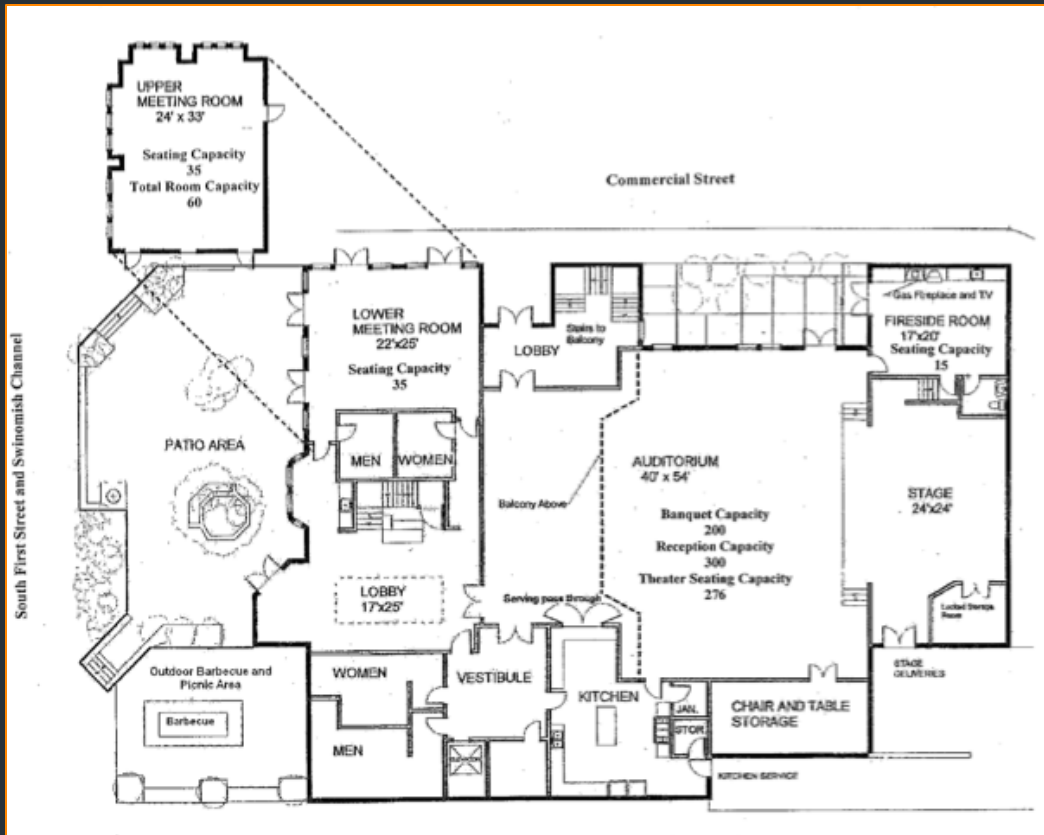


Live/Work, Arete Kirkland



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

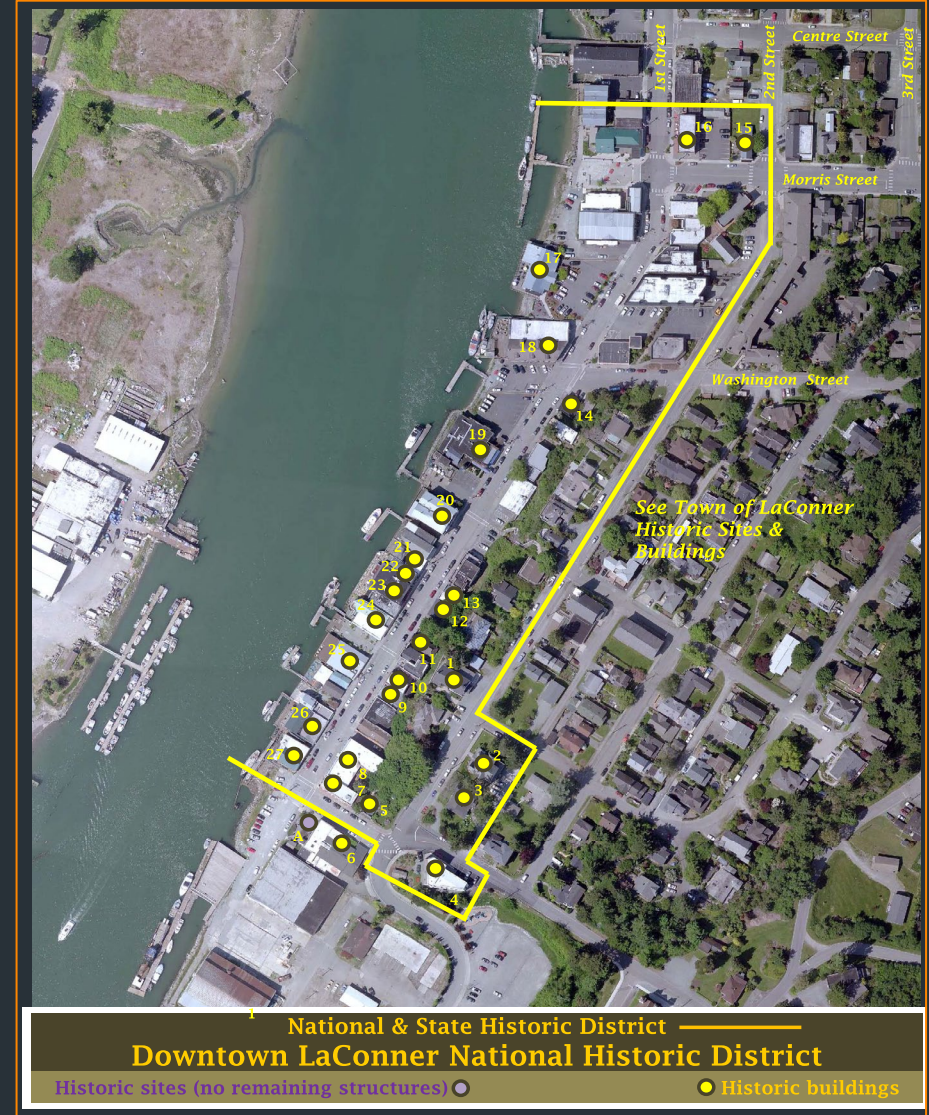
- Rehearsal rooms, dance and music studios
- Black box theater/lecture space
- Artist and maker studios
- Gallery and exhibition space
- Artist live/workspace
- Outdoor stage along the water

Programming

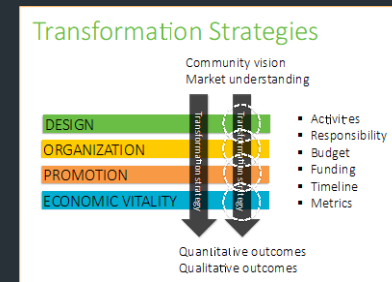
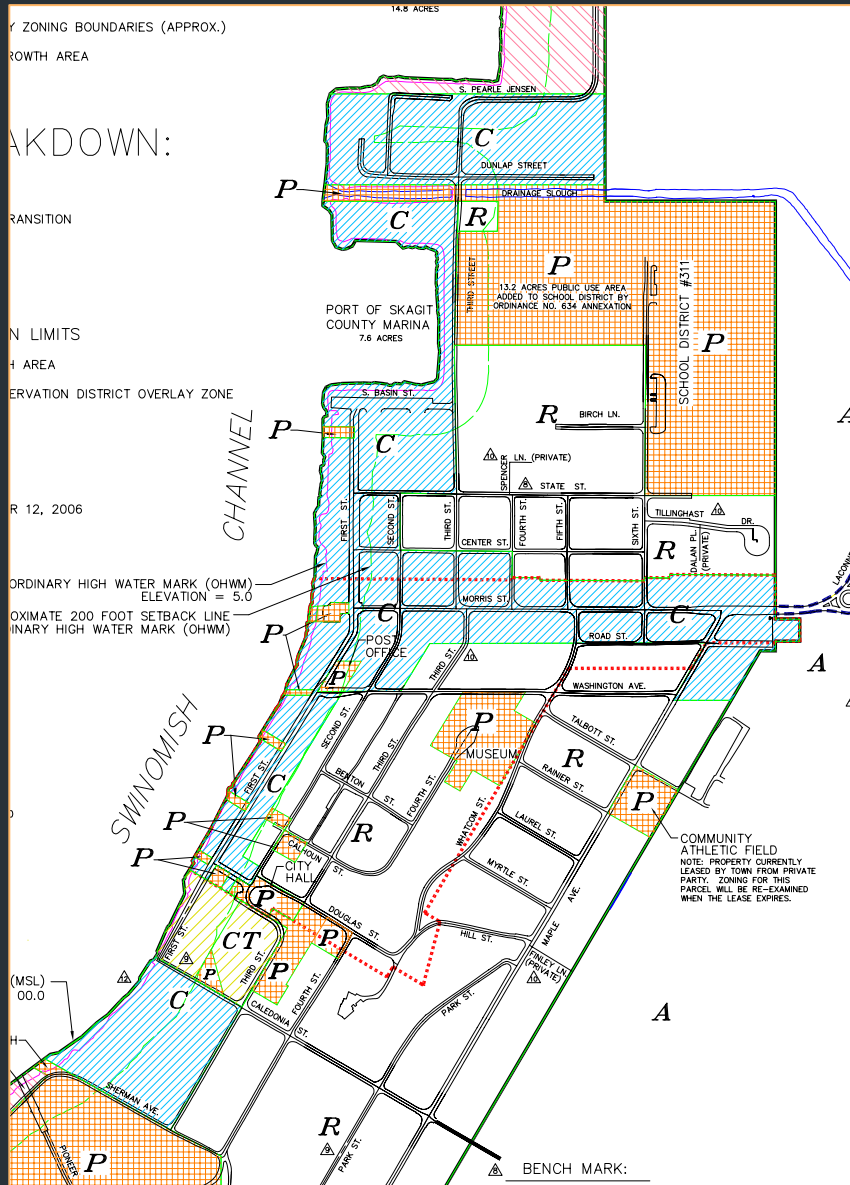
- Theater group packages w/Theater Arts Guild
- Cultural performances w/Arts NW Catalogue

Missi K Smith/Julie Blazek AIA LEED AP

Art and culture - history



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