

Dear

February 12, 2025

Mayor Marna Hanneman, Town Council members....Annie Taylor Position 1, Ivan Carlson Position 2, Rick Dole Position 3, MaryLee Chamberlain Position 4, Mary Wohleb Position 5, Town Administrator Scott Thomas, Town Planner Michael Davolio, Assistant Planner Ajah Ellis,

I've attended both the December 11th power point presentation at Maple Hall and the January 11 Town Council presentation by Tom Beckwith, of Beckwith Consulting LLC, regarding the Moore Clark Subarea Plan. Both presentations were similar information regarding a "vision" to enhance the use of that property.

I applaud the consultant for envisioning such an expansive project, but is this consistent with what residents responded to in a Mingle, Survey and scale for our town. Mr. Beckwith should have completed his plan to present to the Town by December 31, 2024, but he seems to be going beyond the scope of the Grant by acting as a marketer and financial advisor.

My main concern is that Town officials extended his vision to include the south end Town parking lot for residential units. His plan envisions the Town parking lot space to be used for 236 units varying in size from 408-939 sq ft requiring 1.25 parking spaces per unit by current Town codes. That's approximately 250 cars parked underneath the units. You know that there will be more cars than that because many apartments have more than 1 or 2 tenants and La Conner doesn't have much in the way of public transportation. Also, the impact on south end residential neighborhoods will be great with about another 400 residents and increased tourism. That parking lot should be off limits to residential development because of the need for public parking, and it's owned by the Town and should remain as public parking. This plan also doesn't guarantee that a developer won't build bigger and more expensive units and be pushing the 30ft height restriction... his plan mentions 40ft on the north end of the public parking lot. The Towns mandate from the State is to increase affordable/workforce housing. The Moore Clark property has capacity to do just that on the East side of Second to Caledonia. The Towns officials need to wisely decide to support workforce housing along with multi family housing which will encourage couples with children to boost school enrollment, and provide housing for people who provide work and services to residents and businesses. La Conner has very little vacant land available for that use.

Mr Beckwith's plan is much too ambitious for a Town the size of La Conner. Mr. Beckwith's vision included examples of Seattle population approximately 755,000 as of 2023, Kirkland (91,194), Bainbridge (24,154), Wenatchee (35,526), Lake Oswego (39,924), Eugene (177,899, and Bend (104,557). Our 2023 population comparison 982. The Town of La Conner is unique. The residents like our Tiny Town status because we know our neighbors and can have an impact on Town policy plus the lifestyle is more laidback. Residents and tourists enjoy the many amenities such nice retail shops, restaurants, grocery store, Post Office, waterfront, a Marine, a school, walkable, 3 major museums, historical neighborhood housing, a retirement facility, Airbnb's (short term tourist housing), Inns, hotels, recreation opportunities without major traffic, and beautiful water, mountain and farmland vistas. Please don't make it Disneyland or overpopulate our Tiny Town. As the song goes "you don't know what you've got til it's gone".

The Town doesn't own the Moore Clarke property. I agree it's been an eyesore, rat infested and that the Albers Warehouse is a public safety issue and occupies part of the Towns waterfront right of way. Something needs to give. Since Triton has expressed their desire to develop the property, according to Scott Thomas, maybe the Towns efforts should be more of a joint engagement with the owners to make that a win-win for Triton and the Town. I implore the Council to act wisely and mindfully, and am glad this issue is up for discussion. I also

recommend, especially since we don't currently have a local newspaper to report on Town issues, that there be more informational meetings and/or project visual boards on display at the school, library and Maple Hall so that more residents can see what's at stake for their Town and tax dollars.

Thank you for paying attention to the gravity of your participation and vote.

Kathy Shiner
216 N 3rd St.
La Conner, WA 98257