



ARCHITECTS

CHARLES MORGAN & ASSOCIATES, LLC

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Town of La Conner
Planning and Permitting
204 Douglas Street
La Conner, WA 98257

The Talmon project is situated at 306 Center Street in La Conner and comprises a three-story, mixed-use building featuring a mix of commercial and residential spaces, totaling 19 units. This development includes 5 Air B&B units, each equipped with a kitchenette, as well as 14 apartment units. Of the 14 apartment units, there are 2 one-bedroom units and 12 two-bedroom units. The property, identified as parcel P74143, is located within a Commercial zone and is currently characterized by vacant land with gravel parking areas.

To prepare the site for construction and address soil contamination issues, the project will involve excavating (cut/strip) 1450 cubic yards of material from the site and within the right-of-way, and importing 1500 cubic yards of clean fill material.

The parcel itself spans 15,296 square feet, with a proposed lot coverage of approximately 78.5%. When considering the gross square footage, which includes decks and under-building parking, the project encompasses a total of 28,107 square feet.

The parking requirements are 1 stall per lodging units and 1 per unit under 1,200 sq/ft. With 5 lodging units and 14 dwelling units under 1,200 square feet a minimum of 19 parking stalls are required. 24 parking stalls are provided.

