

– COMMUNITY MINGLE –

Regarding Use of Parcel P74265
a.k.a. the JENSON PROPERTY

APRIL 25TH 6:00 PM at the CIVIC
GARDEN CLUB.

Enjoy a brief presentation from Town Staff before splitting off into small groups to discuss the use of Parcel P74265. Small groups will be given the opportunity to share the main takeaways from their discussion with the whole group at the end.

Jenson Property FAQ Sheet

Parcel: Parcel P74265

Area: 23,086.80 sqft / 0.53 acers

Zoning: Residential – LCMC 15.20. In floodplain.

Surrounding Uses: Residential Housing

What could be here?¹

Certificate of Authorization	One single-household dwelling unit; One duplex dwelling; One multihousehold dwelling; One townhouse; One factory-built/manufactured home per lot; One accessory dwelling unit (if SH exists); Adult family homes/supported living arrangements; Accessory uses and structures incidental to primary dwelling units.
Admin. Conditional Use	Multi-single-household detached residences; Multiple multihousehold dwellings, duplexes, or townhomes per lot; Retirement apartments for senior citizens; Rooming houses, boardinghouses, bed and breakfasts.
Conditional Use	Pre-school and day care centers; Churches; Rest/convalescent/nursing homes; Private or public lodges, clubs and community organizations; Antennas; La Conner controlled Parks, playgrounds and recreation uses Subdivision

How many multi-household dwelling units? 7 traditional dwelling units. However, tiny homes are limited only by requirement that lot must maintain 30% non-impervious surface. Tiny homes must be 700 ft² or less.

Where is the current access? The current access is through 4th Street. Please see the attached diagram. The estimate cost of building a road though the current access is \$12,750.00

Could it be accessed through the Channel Cove property? Yes, but the Town would have to establish an easement. The current Town cost estimate for this easement is roughly around \$30,000.00.

How much did the Town pay for the Jenson Property? \$60,000.00.

Are utilities currently serving the property? No. Water and sewer could be brought to the property, while electricity and storm drainage would require additional consult from PSE and a civil engineer, respectively.

Are wetlands on this property? No, technically there are no wetlands mapped, but emergent freshwater wetlands were present during a recent public works property assessment. Development would require further wetland study.

Will there be parking required? Yes. The parking requirements differ based on the proposed use, but there will be a parking requirement.

¹ Based on code changes expected to be adopted in May of 2024.



Item Cost FAQ Sheet

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Zoning: Residential – LCMC 15.20. In floodplain.

Surrounding Uses: Residential Housing

La Conner is not a housing developer, and will not be providing costs for potential housing on this site. Any housing would be the result of a partnership between La Conner and a housing provider or developer.

THESE COSTS ARE ESTIMATES BASED ON THE BEST AVAILABLE INFORMATION. THERE WILL LIKELY BE OTHER COSTS THAT ARE UNKNOWN AT THIS TIME.

What would this cost overall?

Basic Park Improvement Included: road, parking, water, drainage, sewer, electric, picnic tables, play fields, trash cans, signage, annual maintenance cost	\$195,000
Dog Park Improvement Included: Basic Park Improvements plus fencing, additional concrete pads, watering station	Base + \$23,000 TOTAL \$218,000
Community Garden Improvement Included: Basic Park Improvements plus additional ground prep for plots, additional water line, additional yard hydrants	Base + \$34,000 TOTAL \$229,000

Itemized Cost:

Parking cost per sqft:	\$3.50 - \$5.50
Storm Drainage	\$19,000.00
Sewer	\$44,000.00
Power/Electric	\$22,000.00
ADA Parking and ramp to ADA table	\$6,000.00
Road cost per sqft:	\$3.50 - \$5.50
Fire Hydrant	\$8,000.00
Water service line	\$16,200.00
Yard hydrant	\$500.00
Drinking Fountain	\$3,000.00
Park Lighting (two lights)	\$14,000.00
Garbage Can with Concrete Pad	\$1,750.00
Picnic Tables with Concrete Pad (2 tables, ADA)	\$6,000.00
Prepare Ground for Play	\$5,000.00
Parking Barricade	\$4,500.00
Signage	\$3,000.00
Dog bag dispenser	\$250.00
Fence cost per LF:	\$27.00 - \$40.00
Dog watering station	\$1,500.00
Prepare Ground for Garden Plots	\$20,000.00
100' of water service line	\$13,500.00
Annual Cost for Basic Park	\$10,000.00
Annual Cost for Dog Park	\$12,500.00

Join the Conversation!

ALL WELCOME AT THE
MINGLE

to discuss the future of

JENSON FIELD

6pm La Conner Civic Garden Club
622 2ND ST.

BENEFITS OF A FOOD FOREST GARDEN IN JENSON FIELD:

- Improved Nutritional Food, Available to All
- Conservation and Improvement to a soil already in the 1% of top agricultural soils in the world
- Community gardens build social network and alleviate loneliness
- A Food Forest can help mitigate flooding (Jenson Field is a natural catch-basin for flood water – see photographs)
- Provides a space for quiet recreation (disappearing spaces in La Conner)
- Intergenerational project
- Creates stable ecosystem
- Helps sequester carbon and mitigates climate change (More biomass created than in standard gardening or industrial farming)
- No waste system

Possible crops include:

Filberts

All fruit and nut trees acclimated to the PNW plus ones that might be suitable to a warming climate

Perennial Vegetables including artichoke, rhubarb, asparagus

Annual vegetables

Vertical Vines: grapes, kiwi, Scarlett Runner beans

Ground Covers: thyme, oregano, rosemary

Bushes: Blueberry, raspberry, Marionberry

Mycelium: edible mushrooms

CORE PRINCIPLES OF FOOD FORESTS

Bio-diverse, dense, edible ecosystem modeled on the natural cycles of forests.

Plant niches are created, usually at least seven, using a variety of plant heights: Tall trees (overstory), small trees (understory), shrubs, herbaceous perennials, ground covers, vining plants, and a root zone.

Guilds, or zones of support and companion plantings are created. Examples would include soil-building species, such as legumes. Other plants to include would be ones that attract pollinators. Emphasis is on perennial plants, with a few annuals.

Food forests are permaculture, and designed heavily in the beginning so that they become self-sustaining and do not require annual tilling or heavy weeding. Invasive species do not have a chance to take over because all the biological niches are filled already.

The intent of a Food Forest is long range regenerative gardening. Mature Food Forests are spectacular in their biomass and eventually produce larger harvests per acre than industrial farming. Additionally they create their own input (fertilizers) and export no waste.

EXAMPLES OF FOOD FORESTS IN PNW*

Bainbridge Food Forest

Duvall Food Forest

Kokana Farm & Food Forest, Chimacum

Beacon Food Forest, Seattle

Ranier Beach Urban Farm and Wetland, Seattle

The Forest Farmstead, Paulsbo

Freyja's Food Forest, Sequim

* Please note, some of these food forests grow commercially. All use the same principles of sustainable, regenerative permaculture.

SPECIAL FEATURES OF JENSON FIELD MAKING IT IDEAL FOR A FOOD FOREST

- Top 1% of agricultural soils in the world
- Close to Channel Cove and other housing developments where lots are so small they afford no garden space
- Food Forests can mitigate flooding. Trees sequester water, as do other plants. Paving and other impervious surfaces, on the other hand, create a bigger load on storm-water systems.

La Conner Civic Garden Club, in recognition of the special opportunity, resolved to support the preservation of this land for the purpose of a community garden. The resolution was passed unanimously.

STANDING WATER JENSON FIELD
WINTER 23/24



Jensen Field Property Proposal



From this viewpoint, to the left (West) is a water storage nature pond, that would be 40 x 140 feet, surrounded by fencing, to keep people and animals from falling in. A nature trail would surround that fencing, which is seen partly as the rocks angling next to the dug area, and bottom left. The two holes in the end of the model simulate the large sliding glass doors area, that allow a wheelchair-bound person easier access to housing. Where this picture is taken from, is the edge of the parking lot, in this case. About 30 feet from the parking lot, to these front doors, no tripping!

The stick holding up the awning is, of course, not my patentable design. The dark on the right is edibly landscaped, the wilted sticks represent a recently planted cherry and apple orchard. Under the edges of the flat, white roofs are buried cement water tanks that store winter rainwater, for future irrigation of said edible landscape. These tanks are built in stabilizing structures, making the housing extremely stable in the even of a seismic event. The floor of these units would be at the same height as in Channel Cover, which is to the right. Several folks there, that now look at the open green lot, and Maggie's gorgeous garden, would now see my gorgeous garden, and Maggie's house. These tiny homes would have two bedrooms, a kitchen, a

bathroom, and a significant covered veranda as shown in this basic rough model. I didn't put the solar panels in the model.

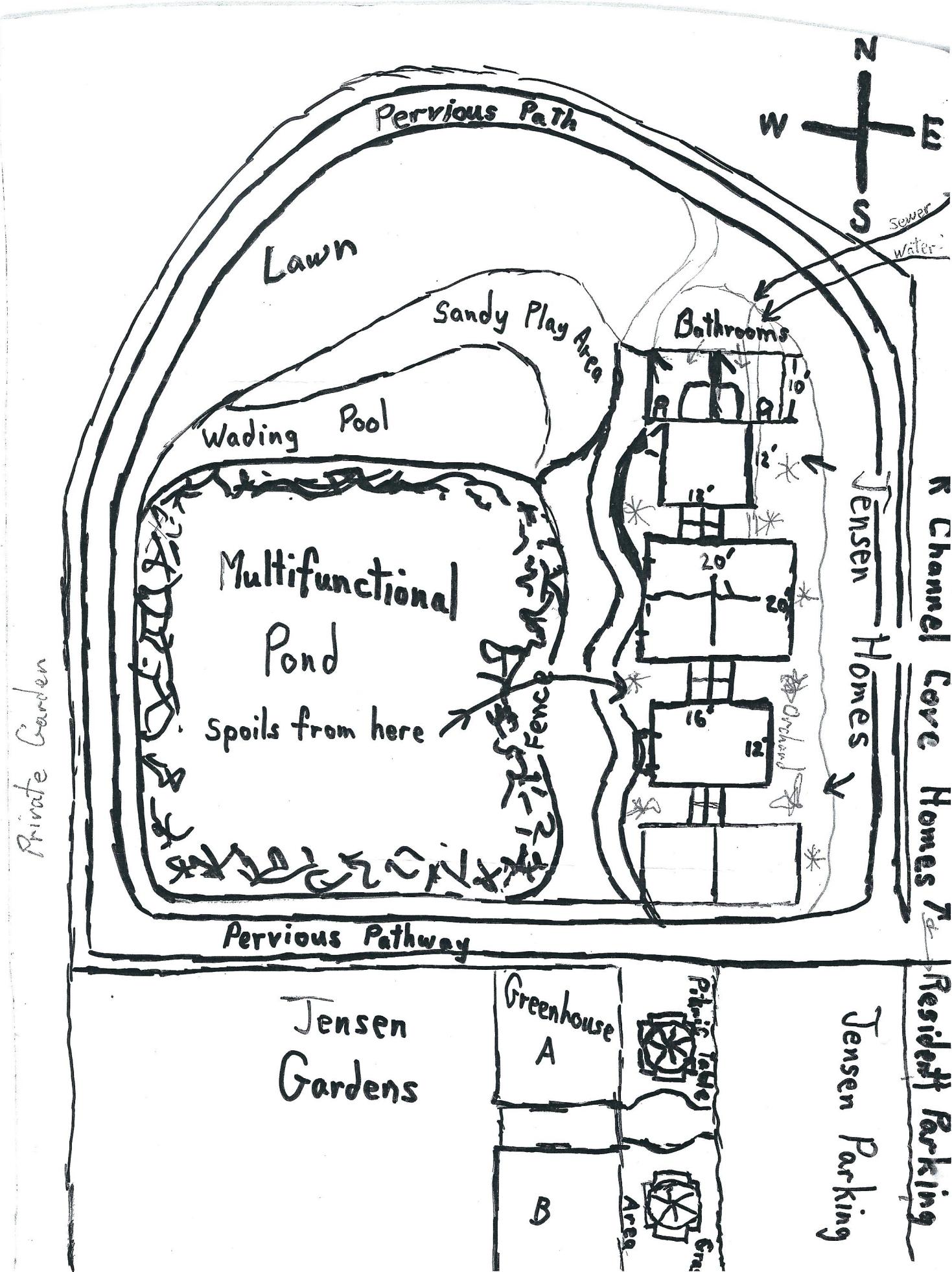
At top center left, above the pond, would be a shaded separate wading pool for cooling hot heels in the summer, this would be cement-lined and shaded, sandy beach edged, two feet at deepest, next to the deeper pond. This pond would be roughly 20 x 30, with the sandy beach area about the same area. The nature trail would edge this whole area.

Out of frame to the left (SW corner), would be a 50 x 50 garden plot. Six 400 square foot units would comfortably fit. Fireproof, cool in summer, warm in winter, low cost, low maintenance, three for tourists, three for local lower income, perhaps elderly vent, or local boat building.

The wading pool would be filled with PUD water, with overflow going into larger pond. In a pinch, this pond could be a quick water supply to fight a south town fire. Garden, nature trail, wading pool, 6 units of affordable housing, solar power (thank you Biden), flood water storage pond, orchard, rainwater storage for summer irrigation, parking for eight cars, wildlife habitat. I did my best.

Glen S. Johnson

If you'd like to reach Glen Johnson, please email tillinghast.postal@gmail.com



Planning Assistant

From: C. Elliott <cynelliott@yahoo.com>
Sent: Thursday, April 25, 2024 9:43 PM
To: Michael Davolio; Planning Assistant
Subject: Draft Minutes: Jenson Property Community Mingle
Attachments: Glen Johnson - Handout.pdf; Maggie Wilder - Proposal.pdf; Glen Johnson - Handout.pdf; Maggie Wilder - Proposal.pdf

Good evening,

Below are my notes from the Jenson Property Community Mingle this evening. Please edit as needed. I also scanned and attached the handouts provided by Maggie Wilder and Glen Johnson for your review.

Have a good evening,
Cindy

Cynthia Elliott
Phone: 805-816-4894
Email: cynelliott@yahoo.com

MINUTES:

Meeting: Community Mingle – Jenson Property
Date: Thursday, April 25, 2024
Time: 6:00 PM
Location: La Conner Civic Garden Club, 622 S. 2nd Street, La Conner

Commissioners Present: Bruce Bradburn, Cynthia Elliott, John Leaver, Sommer Holt
Commissioners Absent: Carol Hedlin
Staff Present: Michael Davolio, Scott Thomas

The Jenson Property Community Mingle was called to order at 6:00 PM by Michael Davolio, La Conner Planning Director.

Twenty-four individuals attended and participated in the Jenson Property Community Mingle held on April 25, 2024, at the La Conner Civic Garden Club.

Town Staff provided two handouts to attendees. The first handout included background information; as well as questions and answers regarding residential construction, park development, community garden development, basic park improvement, and dog park improvement. The second handout included Frequently Asked Questions (FAQ) and answers (e.g., parcel, zoning, acres, map, and itemized costs).

Maggie Wilder provided a handout proposing a Food Forest. The handout included benefits, possible crops, core principles, examples of Food Forests in the Pacific Northwest, special features, and a photo of standing water on the property taken during the winter of 2023/24.

Glen Johnson distributed a handout proposing a pond, nature trail, cherry and apple orchard, rainwater storage tanks, affordable housing, solar power, wading pool, sandy beach, garden plot, parking, and wildlife habitat. The handout also included a photo of the design and a hand-drawn map.

Three tables reviewed the materials provided and discussed potential options for the Jenson Property. At the end of the meeting, each table reported to the entire group ideas discussed during the Community Mingle. Ideas presented included:

Table 1 – Planning Commissioner Bruce Bradburn

- Leave it alone. Do nothing.
- Community Garden

- o Taking into account parking, easement, infrastructure, and costs.
- Affordable Housing

Table 2 – Planning Commissioner John Leaver

- Food Forest
 - o More natural than a Community Garden. Will need to consider if it will need management.
- Housing / Land Trust
- Cottages
 - o Need to consider costs and different types of houses (e.g., seniors, ramps, etc.). Drainage will be an issue and expensive.

Table 3 – Planning Commissioner Sommer Holt

- Public Park
 - o To regain the park lost on Maple Avenue.
- Food Forest
 - o Would like more information and to see if any grants are available. Need to consider climate change and to keep the property “as is” as much as possible.
- o Not in favor of residential housing due to the property being in the flood plain, parking, and costs.

Linda Talman spoke about pursuing grants and climate change.

Mayor Hanneman announced that residents may continue sharing ideas at the next bi-monthly meeting with the Mayor on Saturday, May 4th at the La Conner Swinomish Library.

Planner Davolio shared that the next steps would include Staff review of all information, a Staff recommendation, and a Planning Commission recommendation. All information and recommendations would then be presented to the Town Council.