



Moore Clark Subarea Plan

11 December 2024

Agenda

- *30 September workshop results*
- *Public outreach online survey results*
- *Stakeholder and recruit interview results*
- *Draft concepts – streets, destinations, housing, parking, open space*
- *Work in progress*

Moore Clark 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.

Schedule

21 November 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

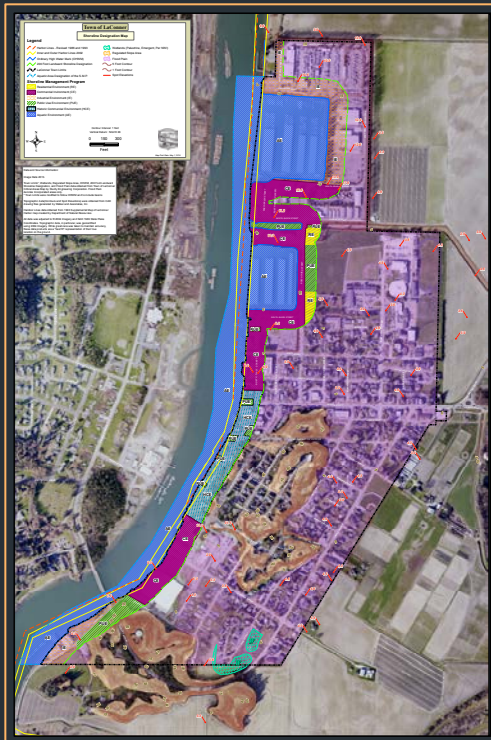
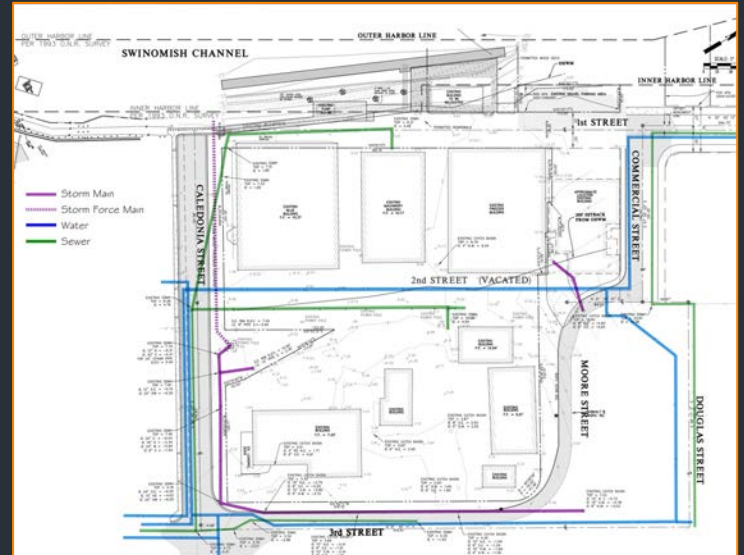
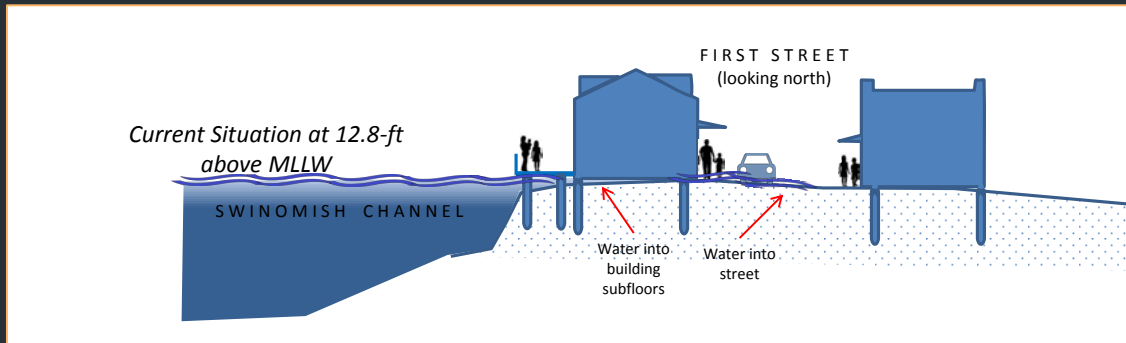
	December						
4.1-6 Review draft subarea plan elements with PC	1	2	3	4	5	6	7
4.1-6 Review draft subarea plan elements with public, stakeholders	8	9	10	11	12	13	14
	15	16	17	18	19	20	21
	22	23	24	25	26	27	28
4.6 Finalize implementation strategy with Council	29	30	31				

	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/workshop
12 Planning Commission
12 City Council

30 September workshop presentation



- Stormwater
- Utilities
- Floods
- Traffic
- Parking
- Arts and culture
- Economic development

30 September mingle groups

- *Participants – 20 attendees in 3 mingle groups*

Major themes

- *Maple Hall addition/annex for fine/performing arts*
- *Crafts and technologies including culinary, woodworking, metals, glass*
- *Affordable housing*
- *Public gathering space/park*
- *Trail and over the water boardwalk extension*
- *Rebuild of Albers Warehouse landmark*
- *Extension of First Street/flexible treatment “woonerf”*
- *Waterfront activities*

Online survey results – 104 completions

Residency

<i>Resident location</i>	<i>Percent</i>
<i>LaConner</i>	<i>66%</i>
<i>Shelter Bay</i>	<i>14%</i>
<i>Swinomish Reservation</i>	<i>9%</i>
<i>Mount Vernon</i>	<i>3%</i>
<i>Anacortes</i>	<i>2%</i>
<i>Bay/Edison</i>	<i>1%</i>
<i>Other Skagit County</i>	<i>2%</i>
<i>Burlington</i>	<i>0%</i>

Downtown property owner, employee, resident

<i>Downtown association</i>	<i>Percent</i>
<i>Downtown property owner</i>	<i>21%</i>
<i>Downtown resident</i>	<i>19%</i>
<i>Downtown business owner</i>	<i>12%</i>
<i>Downtown employee</i>	<i>12%</i>
<i>Other</i>	<i>64%</i>

39 other comments

Note – respondents can be more than 1 characteristic

Age group and gender

<i>Age group</i>	<i>Percent</i>
14-18	0%
19-24	1%
25-34	4%
35-44	11%
45-54	12%
55-64	26%
65+	46%

<i>Gender</i>	<i>Percent</i>
Male	41%
Female	57%
Other	2%

Frequent downtown, monthly expenditures

<i>Frequency</i>	<i>Never</i>	<i>1-2 month</i>	<i>1-2 week</i>	<i>3-5 week</i>	<i>Every day</i>
<i>Retail stores</i>	2%	26%	25%	30%	18%
<i>Cafes and restaurants</i>	0%	33%	39%	22%	6%
<i>Parades, fireworks, events</i>	7%	63%	7%	5%	18%
<i>Other</i>	7%	27%	20%	20%	27%

<i>Monthly expenditures</i>	<i>\$0</i>	<i>\$25-99</i>	<i>\$100- 299</i>	<i>\$200- 299</i>	<i>\$300+</i>
<i>Food, groceries</i>	4%	16%	34%	25%	20%
<i>Retail stores</i>	7%	41%	35%	13%	4%
<i>Restaurants, coffee, bar</i>	1%	19%	33%	22%	24%
<i>Business/personal svcs</i>	28%	34%	27%	4%	7%

Indoor activity priorities

<i>Highest indoor activity priorities for Moore Clark</i>	<i>Rating*</i>
<i>Local meat, cheese, vegetable sales</i>	<i>3.35</i>
<i>Affordable workforce housing</i>	<i>3.30</i>
<i>Music, dance studios and classrooms</i>	<i>2.97</i>
<i>Art, fiber, historical, Native American museum exhibits</i>	<i>2.91</i>
<i>Art galleries, studios, and classrooms</i>	<i>2.90</i>
<i>Wood carving and craft studios</i>	<i>2.87</i>
<i>Kayak and marine sales and services</i>	<i>2.84</i>
<i>Commercial kitchen and teaching classrooms</i>	<i>2.80</i>
<i>Kayak and wooden boat building</i>	<i>2.79</i>

33 other comments

- Rating based on weighted average on a scale of 1-5.*

Outdoor activity priorities

<i>Highest outdoor activity priorities for Moore Clark</i>	<i>Rating*</i>
<i>Farmers' market and festival space</i>	<i>3.94</i>
<i>Art market and festival space</i>	<i>3.71</i>
<i>Other public performing space</i>	<i>3.63</i>
<i>Other public gathering space</i>	<i>3.53</i>
<i>Historical interpretive exhibits</i>	<i>3.29</i>
<i>Kayak and canoe launch</i>	<i>3.28</i>
<i>Sculpture and artworks</i>	<i>3.16</i>
<i>Group picnic areas</i>	<i>3.16</i>

13 other comments

** Rating based on weighted average on a scale of 1-5.*

Access improvements

<i>Highest access priorities for Moore Clark</i>	<i>Rating*</i>
<i>Extend waterfront path to Pioneer Park</i>	<i>4.36</i>
<i>Create interior pedestrian path from Third to First Street</i>	<i>3.82</i>
<i>Incorporate EV charging stations</i>	<i>3.25</i>
<i>Integrate public parking into Moore Clark</i>	<i>3.16</i>
<i>Extend First Street to Caledonia Street</i>	<i>3.15</i>
<i>Extend Second Street to Caledonia Street</i>	<i>2.87</i>
<i>Make Commercial Street pedestrian in front of Maple Hall</i>	<i>2.81</i>

9 other comments

** Rating based on weighted average on a scale of 1-5.*

Infrastructure improvements

<i>Highest infrastructure priorities for Moore Clark</i>	<i>Rating*</i>
<i>Floodproof the site from rising Channel tides</i>	<i>4.23</i>
<i>Extend floodproofing, if feasible, for Caledonia neighborhood</i>	<i>4.13</i>
<i>Underground power lines through Moore Clark</i>	<i>3.91</i>
<i>Collect and store stormwater on-site if feasible</i>	<i>2.94</i>
<i>Collect and store stormwater off-site</i>	<i>2.87</i>

9 other comments

** Rating based on weighted average on a scale of 1-5.*

Design concepts

<i>Highest design concept priorities for Moore Clark</i>	<i>Rating*</i>
<i>Install trees and other native planting materials</i>	<i>4.26</i>
<i>Adopt design standards that compliment downtown w/innovation</i>	<i>4.13</i>
<i>Incorporate solar, green roofs, other smart energy concepts</i>	<i>4.03</i>
<i>Restore native plant materials along the shoreline</i>	<i>3.88</i>
<i>Incorporate bioswales and other stormwater filtering</i>	<i>3.82</i>
<i>Restrict building heights along First Street extension to 30 feet</i>	<i>3.73</i>
<i>Construct an Albers Warehouse landmark use</i>	<i>3.20</i>

11 other comments

100 – What is downtown LaConner's best feature?

95 – What would you improve about Moore Clark?

76 – Do you have any suggestions or recommendations about Moore Clark?

74 – Added to the email notification list.

80 – Entered into the lottery drawing.

- Rating based on weighted average on a scale of 1-5.*

Stakeholder and recruit interviews

- Stakeholders – Triton Industries, Forterra
- Public agencies – Port of Skagit, Swinomish Indian Tribal Community, Skagit Indian Tribe, Skagit County, Economic Development Agency of Skagit County (EDASC)...
- Organizations – Skagit County Historical Museum, La Conner Quilt & Fiber Arts Museum, Chamber of Commerce, WA Assn of Land Trusts, Jansen Arts Center, Pacific NW Art School, Port Townsend School of Woodworking, Bainbridge Artist Resource Network (BARN), La Conner School District, Museum of Northwest Art (MoNA), 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 – Community Action of Skagit County, Skagit Habitat for Humanity, Home Trust of Skagit, Skagit/Island Counties Builders, Landed Gentry, Conner Homes, Gilbane Development, CJ Ebert...
- Regional developers – Watershed Community Development, Low-Income Housing Institute (LIHI), Northwest Association of Housing Affordability (NAHA-formerly Catholic Charities), GMD Development, Bridge Housing, DevCo, Homesight, Vitus, TWG Development...

Summary findings

- There is interest – in renting contents of Maple Hall Addition for fine arts, performing arts, crafts, and Albers Warehouse 2.0 for meetings.
- Provide flexible building spaces – don't over-finish or define rehearsal halls, studios, workshops, classrooms, and other spaces as they may not fit each potential user, and the use interest may change over time.
- Delegate marketing/programming to potential user – don't recruit or program top-down, as each potential user has their own programs, instructors, and student followers.
- Provide temporary lodging – as some classes may run 2-7 days and instructors and students need temporary housing for the longer class sessions.
- Package programs with lodging and transportation – to make it easier and more feasible for tenant uses to advertise and recruit students particularly when some students will come from anywhere in US or abroad to follow an instructor.
- Be different/unique – create public spaces, buildings, and programs that distinguish LaConner offerings in the marketplace.

First and Second Street extensions

Extend First Street one-way as "woonerf" to be closed during major public events



Redirect Commercial Street two-way traffic to provide flexible access between First, Second, and Third Street grid

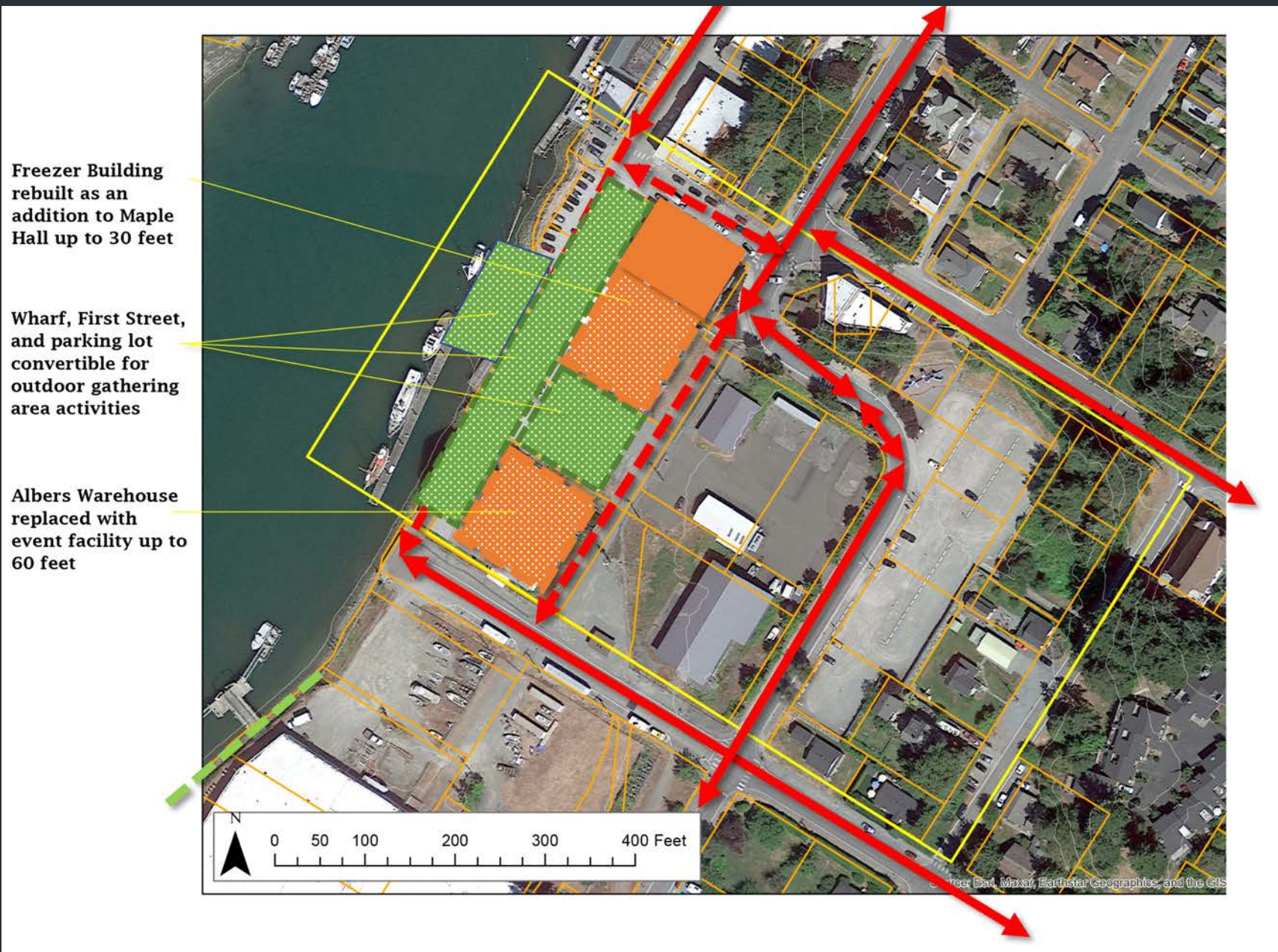
Extend Second Street from Caledonia two-way for flexibility when First Street woonerf is closed for events

Streetscape examples



Oak Harbor, Port Townsend, Lake Oswego

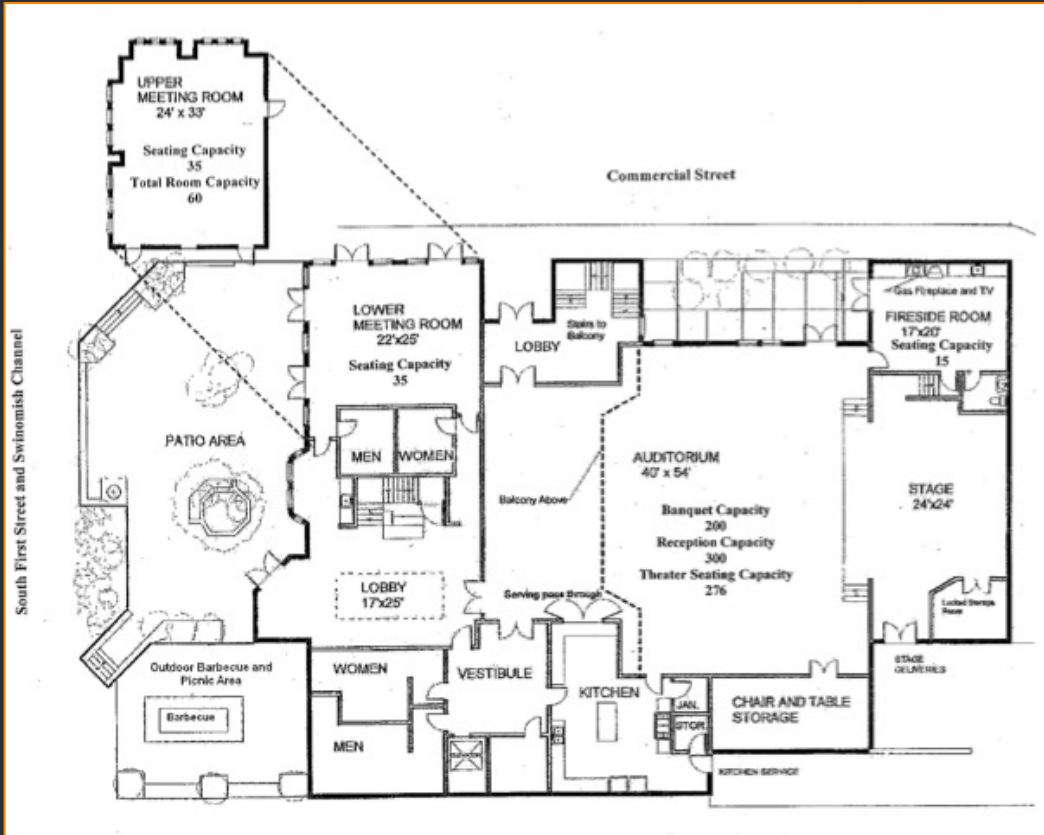
Waterfront destinations



Tom/Julie/Missi/Jennifer

Gathering area capacity 2,013-4,315 standing room, Albers Warehouse rebuilt 411-800 dining/classroom, 960-2,057 standing room

Maple Hall - fine and performance arts center



Maple Hall:

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

Addition

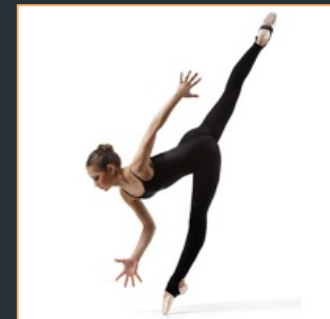
- *Rehearsal rooms, dance and music studios*
- *Black box theater/lecture space*
- *Artist and maker studios*
- *Gallery and exhibition space*
- *Artist live/workspace*
- *Outdoor stage along the water*

Programming

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

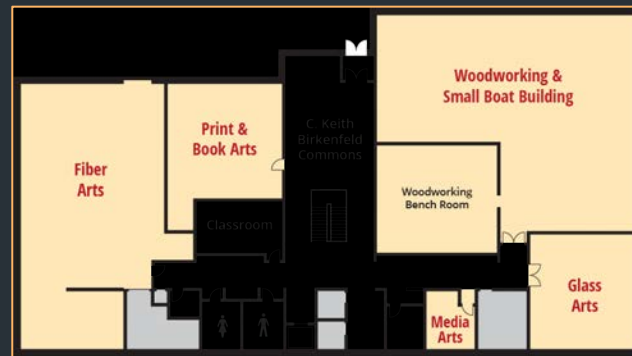
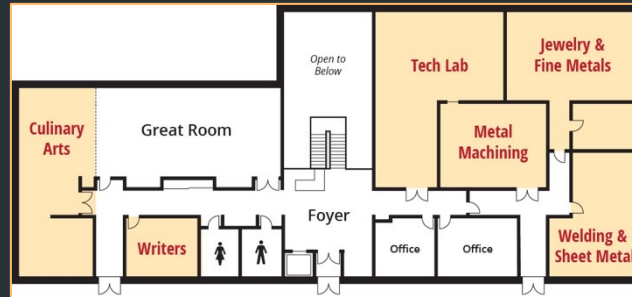
Julie/Missi

Fine and performing art center example



Jansen Arts Center, Lynden

Crafts workshops and studios example



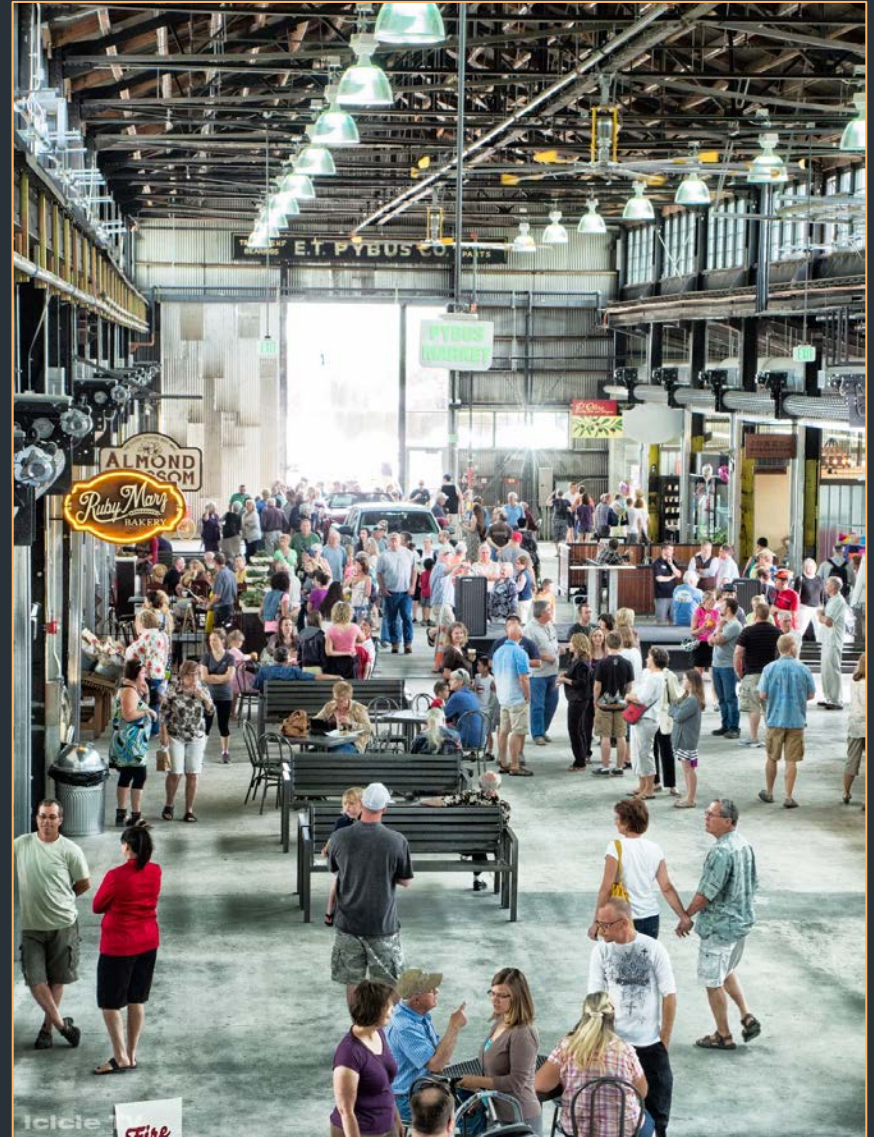
Bainbridge Artisan Resource Network (BARN)

Other craft and school examples



Port Townsend School of Woodworking, Equinox Studios, WSU Research Center

Event center example



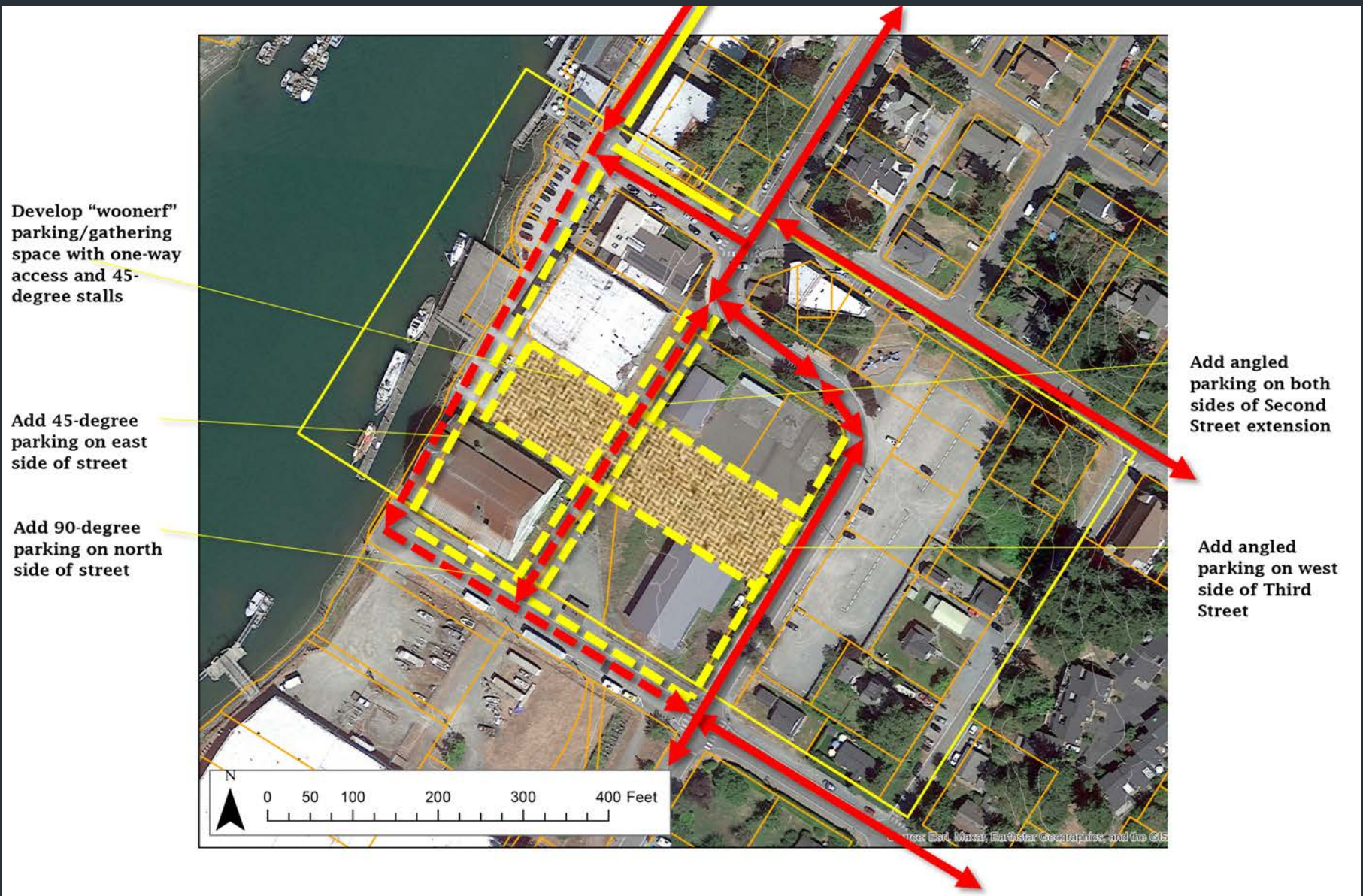
Pybus Market, Wenatchee

Flexible space/gathering area examples



Millennium Plaza Lake Oswego, Downton Eugene, Riverfront Plaza Bend

Parking on interior streets and in central lot

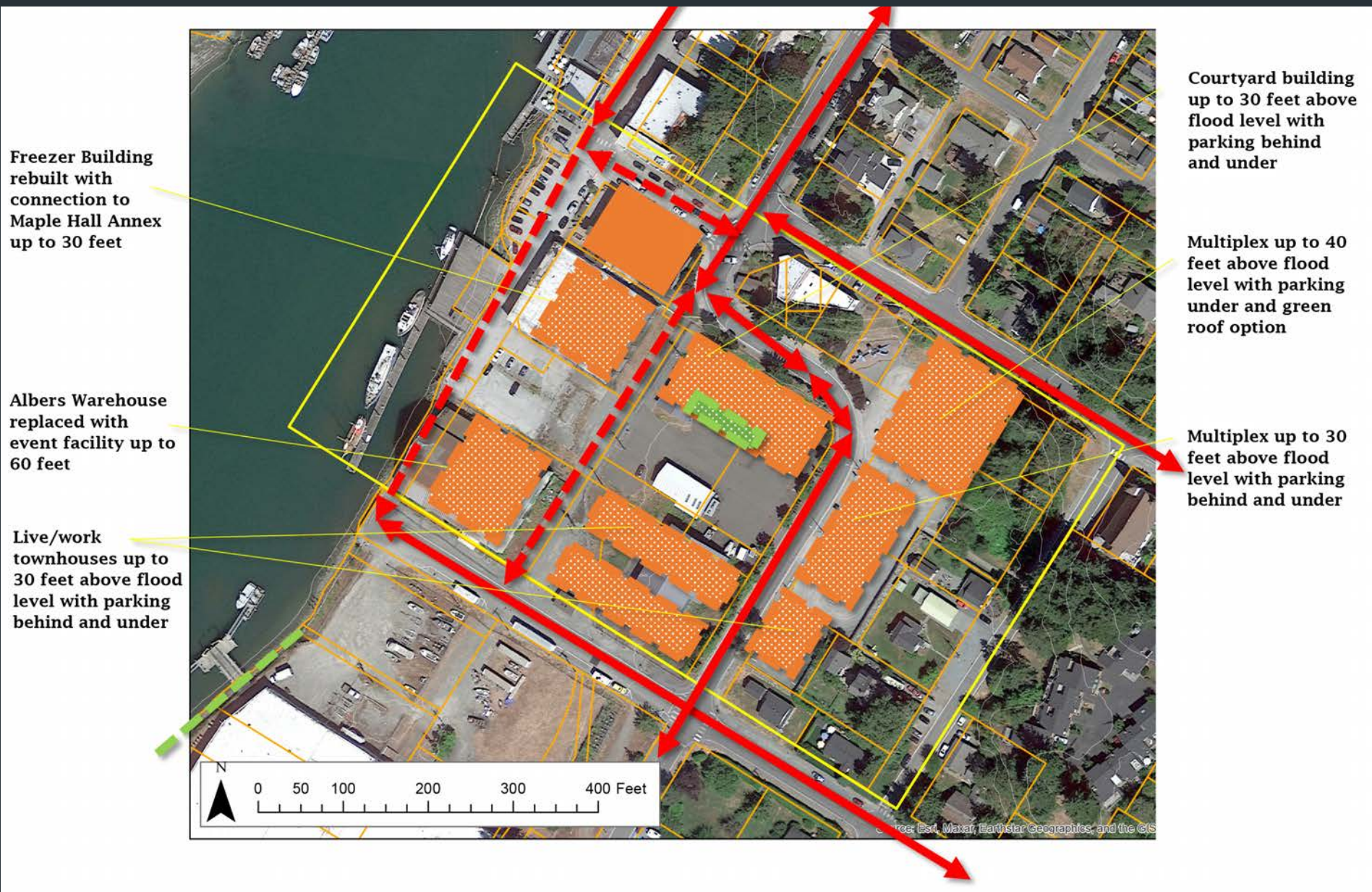


Woonerf street examples



Seattle Bell Street Park

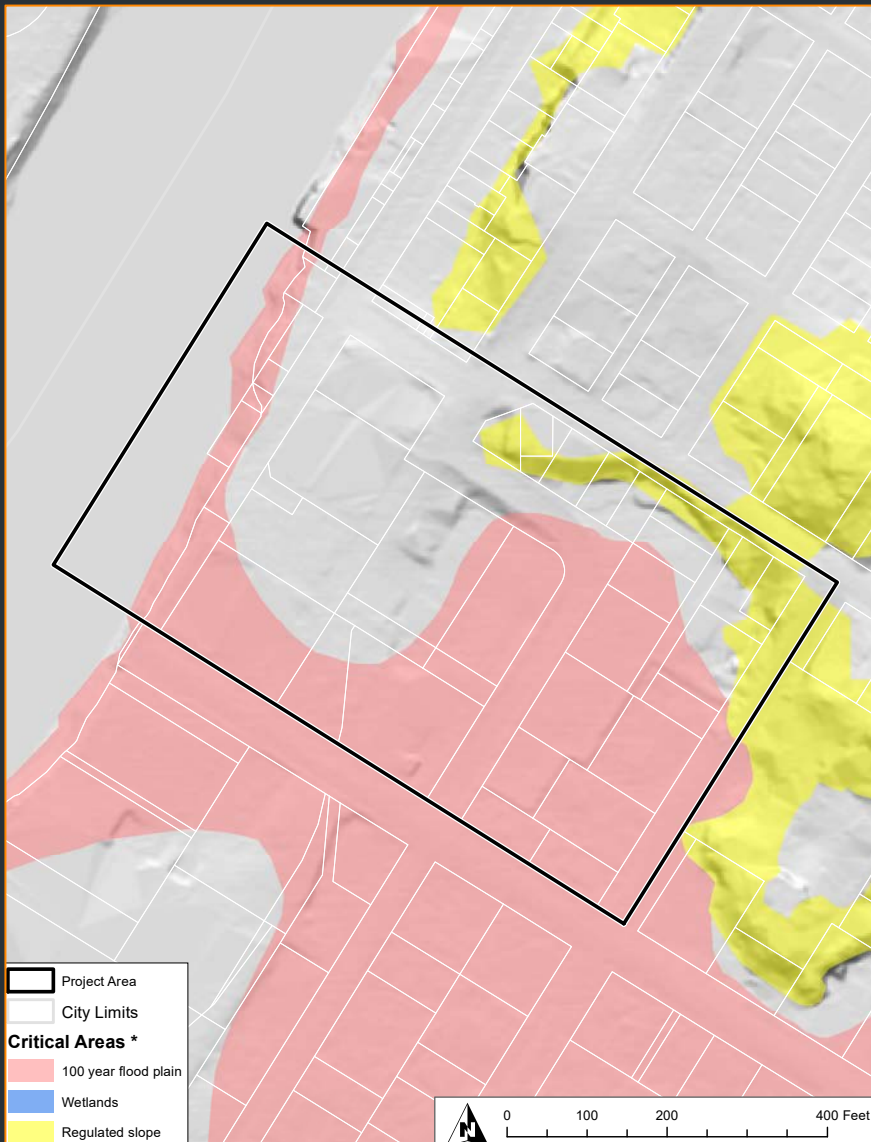
Mixed-income/use housing



Julie/Tom

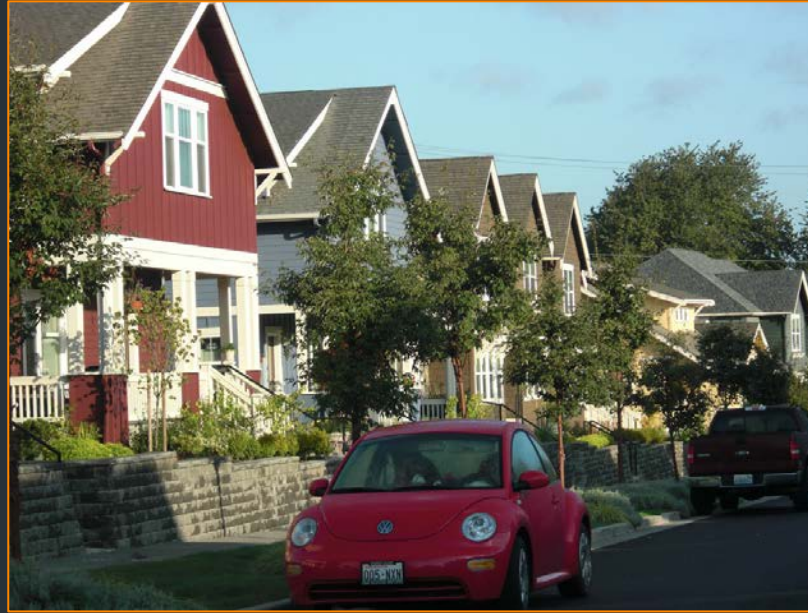
Assumptions – studio 408 sf, 1-bedroom 651 sf, 2-bedroom 939 sf with average of 1.25 parking stalls per unit with 15% permanently affordable = 236 total housing units with 35 permanently affordable

Alley, backdoor, tucked under parking examples



Seattle High Point, New Holly illustrating rear alley access and tuck under parking

Alley, backdoor, tucked under parking examples



*Seattle High Point, New Holly, Lake City Court, Rainier Vista
with front door presentation*

Trails, open spaces, parks

Extend Boardwalk to wharf

Extend courtyard plaza in front of Freezer Building

Develop woonerf as public event gathering space

Develop bioswales to collect/filter stormwater

Develop Kayak launch from Caledonia Street

Develop upper floor balcony to compliment plaza in front of Maple Hall

Develop trail to Pioneer Park

Develop hillclimb from Douglas to Third Street

Extend walkway to waterfront



Hillclimb examples



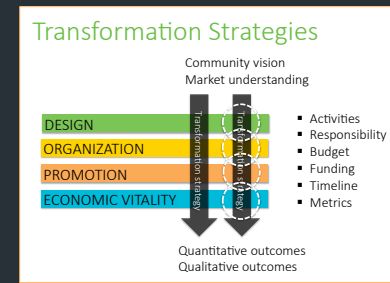
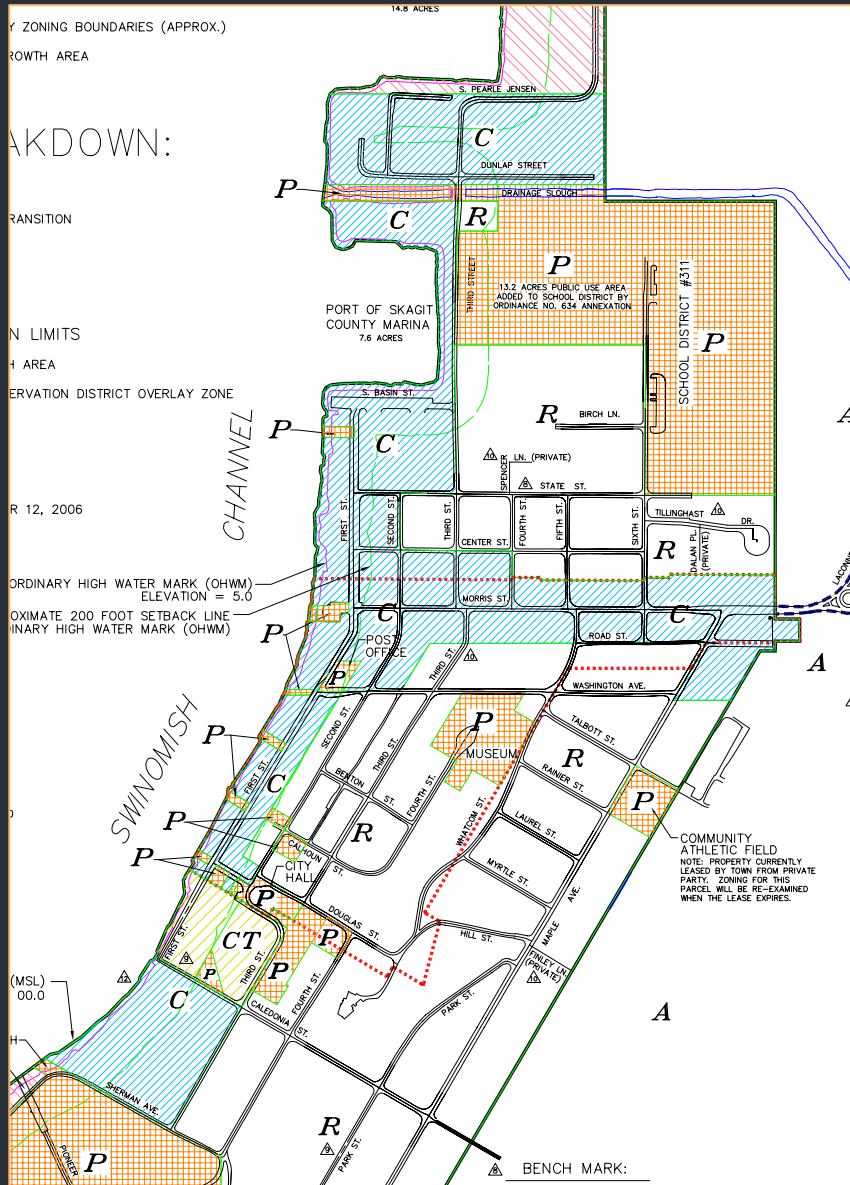
Seattle Pike Place Market, Harbor Steps

Rain garden examples



6th Avenue Park and 12th Avenue & Park in Seattle, Port Townsend

Creative District w/Main Street w/Chamber of Commerce



Creative District:

- C and CT zoning district as area of cultural and economic activity.
- \$10,000 startup, up to \$50,000 capital project funding with technical assistance
- Opportunities for affordable housing including live/work

Main Street/Chamber of Commerce:

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

Work in progress

- *Moore Clark Subarea Plan document*
- *Commercial Transition (CT) zoning ordinance update*
- *Planned Action (PA) SEPA document*
- *Implementation/financing strategy*

Questions?