



NORTH & WEST BASIN REDEVELOPMENT ADVISORY GROUP MEETING NOTES

Meeting Topic and Number: N&W Basin Redevelopment Advisory Group; Meeting No. 1

Meeting Date and Time: February 7, 2019; 4:00 p.m.

Project Name: Cap Sante North and West Basin Upland Redevelopment

Meeting Location: Seafarer's Memorial Park Building

Recorded By: Zachary Pyle, Anna Beth Gunderson

Attendees: Michael Stringer, Maul Foster Alongi
Zachary Pyle, Maul Foster Alongi
Jeff McClure, RMC Architects
Anna Beth Gunderson, RMC Architects
Dean Koontz, HBB Landscape Architecture
Dan Worra, Port of Anacortes
Brenda Treadwell, Port of Anacortes
Jill Brownfield, Port of Anacortes
Nancy Rytand-Carey, Port of Anacortes
John Pope, Port of Anacortes Commissioner
Jean Andrich, Friends of the Forest
Brian Clark, Anacortes Housing Authority
Stephanie Hamilton, Anacortes Chamber of Commerce
Tom Jackson, Marine Terminal Advisor
Rita James, Anacortes Arts Commission
Mark Lione, Cap Sante Inn
Bret Lunsford, City of Anacortes Museum Director
Lori Maul, Fidalgo Artisan Yarn & Clothing
Don Measamer, City of Anacortes Planning, Community, and
Economic Development
Greg Mustari, Marina Constituent
Eric Shjarback, City of Anacortes Public Works
Rick Star, Rockfish Grill and Anacortes Brewery

Distribution: All Attendees, File

Review Project Purpose:

1. Dan Worra introduced the consultants (MFA, RMC, HBB) and thanked the Advisory Group for their attendance. He then iterated the two main purposes of the Advisory Committee:
 - a. To propose ideas, review concepts, and advise the design team on the needs of the community's priorities for the N&W Basin Redevelopment master plan.

- b. To act as liaisons to the community for the project.
2. Introductions were made around the table.

Review Previous Plans:

1. Michael Stringer led a review of the following plans that Port has prepared in previous years. Each plan has involved community feedback and informs the baseline assumptions, community needs, and site constraints to-date:
 - a. Port Comprehensive Plan (2008)
 - b. North and West Basin Plan (2014) – Prepared by Makers as an update to the 2008 Comprehensive Plan
 - i. The Plan identified the opportunities for improved walkability, enhancing views, improved access, and expanded civic space within the context of history and the environment.
 - ii. Incorporated preferred community activities through community engagement.
 - c. Redevelopment Strategy (2017) – Prepared by MFA, RMC, and Heartland with a focus on the project’s economic feasibility.
 - i. The strategy made recommendations regarding layout, uses, and project economic feasibility of both the event center and the N&W Basins as a whole.
2. Technical Studies. Zachary Pyle led a review of technical studies completed in 2018. The studies will inform design constraints on the Event Center. Technical studies included: infrastructure, topography, geotechnical, natural resources, and historical and cultural resources
3. Design Elements and Functions. Dean Koonts reviewed the major elements of the proposed N&W Basin improvements. The following project components were determined to fit the project goals:
 - a. Event Center/Port Office - approximately 18,000 square feet
 - b. Restaurant Space – approximately 10,000 square feet ground lease
 - c. Hotel – approximately 17,000 square feet ground lease
 - d. RV Park – approximately 50 stalls
 - e. Waterfront Enhancement (esplanade and public space)
 - f. 9th Street Road Realignment

Discuss Programming Functions:

1. Dean Koontz led a presentation of inspiration/precedent slides for the master plan, specifically geared toward the Waterfront Enhancement portion of the project. Throughout the presentation, advisory group members reacted to the slides in regard to character, function, and scale of the master plan development as a whole. The following notes summarize the discussion.

- a. Connectivity

- i. Enhancing connectivity between downtown and the waterfront is fundamental to the project. There is a very short distance between the historic downtown and the waterfront, but there is little visible connectivity and limited wayfinding signage.
- ii. 6th and 9th Streets are primary connection routes between downtown and the waterfront
- iii. Wayfinding from marina to downtown should be unique and notable (Haines, AK for example)
- iv. Cross-walk enhancements or art could play a key role in wayfinding and visually connecting downtown and the waterfront.

1. Test connectivity concepts with summertime tactical urbanism. These are temporary, low cost modifications, such as sidewalk and road painting or art installations, that delineate spaces and attract activity.

- v. The Tommy Thompson trail currently ends at 11th Street. The waterfront redevelopment should incorporate extension of the trail and align with City plans to connect through downtown. Plans for extension of the trail area currently not confirmed or finalized.

- b. Access

- i. Port heavy-haul route must be maintained
- ii. Access to Cap Sante neighborhood available only through Market and 4th
- iii. Emergency vehicle access for Port/Marina fire headers must be maintained
- iv. 9th Street extension in to project could function as Market street
- v. Parking will be a critical consideration. Currently, there is a large amount of undeveloped land on the waterfront used for parking. As the area develops, demand will increase for parking. Parking solutions should consider opportunities for shared use (based on different activities during different times) and for accessibility to both downtown and the waterfront.

c. Character

- i. Public plaza should be a hook to come to the community
- ii. Something unexpected and notable
- iii. Utilize raw industrial/PNW materials and elements
- iv. Use art to celebrate the working men and women of Anacortes
- v. Maritime essence is key to the community

d. Elements of Historical and Cultural Significance

- i. The group discussed the significance of the Depot, W.T. Preston, and Altair-American Memorial. Some advisory group members asked whether the W.T. Preston or the Altair-American Memorial could be moved and integrated into the redevelopment plan in a new way. Other members stated that the Memorial is considered hallowed ground by families, that the events are too fresh in memory, and that the Memorial should not be relocated.

e. Function and Context

- i. Project should act as one campus (elevation, accessible, consistent design)
- ii. Waterfront improvements should be flexible in terms of use
- iii. Publicly-owned improvements should be low-maintenance
- iv. Needs to be a part of the larger plan for a town center
- v. Currently no town square in Anacortes
- vi. How does it relate to the Madrona Grove and the Depot?
- vii. Housing authority property currently impacted by drainage issues and flooding

Action Items:

Item No.	Description	Person Responsible	Date Due
1	Preparation of conceptual master plan designs	HBB, MFA	April 25

Schedule:

April 25, 2019	Presentation of Conceptual Designs: Advisory Group Meeting 2 & Open House
September 19, 2019	Presentation of Preliminary Design: Advisory Group Meeting 3 & Open House
November 7	Commission Briefing on Preliminary Design