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John Dumas, Executive Director
317 Commercial Avenue
Anacortes, WA 98221

October 21, 2025

Grace Pollard:

The Port of Anacortes received six comments submitted to the City of Anacortes during the 30-day comment period for the West Basin Upland Redevelopment Framework Development Plan (FDP) and Shoreline Substantial Development Plan (SSDP). The Port has organized these comments into five summary themes and responded to those themes below.

We value the City's continued partnership and look forward to continued coordination as we advance toward final decision-making.

Sincerely,

John Dumas

WEST BASIN UPLAND REDEVELOPMENT
FRAMEWORK DEVELOPMENT PLAN AND
SHORELINE SUBSTANTION
DEVELOPMENT PERMIT

PUBLIC COMMENTS / RESPONSES

October 21, 2025

COMMENT THEME	RESPONSE
Improved community engagement regarding the project.	The Port began communicating early about the closure of the Transit Shed in 2022, which rekindled community and policy conversations about the need for an event center in downtown Anacortes. In the ensuing years, community groups and individuals have shared their desire for a facility that supports events in and for Anacortes. The Port and City have worked together since 2023 to engage our shared community, including sharing information across multiple communications and marketing channels, develop an early conceptual design, request and receive public input, using that input to define desired features of the facility. The Port and City continue to partner together to share information, meaningfully involve key parties and the community, and receive input throughout the process.
Preservation of the temporary dog park.	The temporary dog park was created as an interim use of this key property and with the intention of temporary use for our community's dog owners. The property includes signs about its temporary nature, and the Port has always planned for and referred to this as a temporary use. While it's understood that this is an appreciated amenity, it is not the highest and best use of this publicly owned property. The City of Anacortes off-leash dog area at Ace of Hearts Rotary Park is available nearby, at 38th Street and H Avenue, for dedicated use as a dog park.

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Traffic, noise, and parking concerns.	The Port is dedicated to ensuring that the event center fits our community, answers its needs, and is an asset for everyone. The FDP and SSDP are based on traffic and parking studies that were performed with the basis of future redevelopment of the North and West Basin areas. The plans meet City code, and moreover, the Port intends to design a development that surpasses code while balancing the needs of current and future user groups.
Retaining green spaces and public accessibility.	Recreation and public access to our shorelines is a high priority for the Port today and in future developments. The genesis of this project is to maintain and improve connectivity between downtown Anacortes and the waterfront, and it is a continuation of other developments designed to connect our community to the public shoreline. The public esplanade along the waterfront is nearly a mile long, and it takes pedestrians and bicyclists from the City-owned Rotary Park to the Port-owned Seafarers Memorial Park. The Port plans to build another 16,000 square foot waterfront park, as well as increase ADA accessibility along the entire development.

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Cultural resources monitoring and tribal communications throughout the project.	The Port coordinates regularly and proactively with the Samish Indian Nation on a variety of initiatives and has a Government-to-Government relationship with the Swinomish Indian Tribal Community. The Port performed the required outreach to both tribes during the State Environmental Policy Act process. The Port is required to monitor for cultural resources and communicate with our tribal partners throughout the process to design, permit, and construct these plans. There will be an incidental discovery protocol in place and on-site monitors when necessary during ground disturbance activities.