

PORT OF ANACORTES

CAP SANTE MARINA NORTH & WEST BASIN UPLAND REDEVELOPMENT

NW BASIN REDEVELOPMENT ADVISORY GROUP

NOTES

Purpose: Review and discuss updated site layout, preliminary design of public plaza, functions/programming elements, and character of waterfront.

Date: Thursday, September 19, 2019
Time: 4:00 – 5:30 PM
Location: Seafarers' Memorial Park Building

Topics

1. Review Project Purpose and Goals – *D. Worra and M. Stringer*
2. Discuss Site Layout and Design – *D. Koonts*
 - a. West Basin Updates
 - i. Pave and stripe stalls
 - ii. Install rain gardens
 - iii. Create pedestrian connection at 10th Street and mark with art piece as visual cue for junction of Tommy Thompson Trail, downtown and waterfront
 - iv. 9th and R realignment with Event Center/Port Admin Offices
 - v. New parking area for Event Center/Port Admin Offices
 1. entrance moved around the corner to R Avenue to improve pedestrian safety
 - b. North Basin Updates
 - i. Added restroom/laundry/shower facility to RV park
 - ii. Load/unload parking for docks J-K-L
3. Group Discussion
 - a. Add some drive through stalls to the RV Park
 - b. RV park site will be lowered 3 to 4 feet and a rockery wall will be installed along the edge.

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- c. There need to be multiple walk through paths from the load/unload spots to the docks.
 - d. The connectivity of the RV park to the Madrona Grove, Depot and Downtown could be greatly improved. Seems that those would be a major attraction for RV park customers as the area gets developed.
 - e. HBB Waterfront Festival layout increases potential area. Make sure to keep the festival connected to the central pier for boat rides.
4. Discuss Public Plazas – *D. Koonts*
- a. Indoor and outdoor spaces integrated so events can spill into the plaza facilitated by the visual cues of the paving patterns and materials.
 - i. Temporary fencing can be used to further delineate events from public space
 - b. Rippled paving pattern like the shoreline when the tide goes out using the blue glass aggregate to simulate water.
 - i. same glass aggregate used for paving near Anthony's and O avenue.
 - c. Moonstone benches like the stones of the NW coastlines
 - d. Soft, island like plantings dispersed throughout open plaza.
 - i. Low, soft shrubs will be used
 - ii. No trees to keep views open
 - e. Moveable tables and chairs to be consistent with existing esplanade
5. Group Discussion
- a. What kind of lighting will be used?
 - i. Lighting will be similar to South Basin esplanade – low lighting on bollards
 - ii. Lighting could be integrated into moonstone benches.
 - b. Can overhead lighting be incorporated?

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- i. No, would cause glare, but building lighting will spill into plaza during evening events.
 - ii. Industrial quality/level plug ins should be available for temporary plaza lighting.
 - c. Is there any possibility for food trucks in the plaza?
 - i. Yes, the plaza is drivable and has car access via removeable bollards for catering, etc.
 - ii. There are many places where food trucks could be parked.
 - d. Where will the Tommy Thompson Trail go?
 - i. Extend along Q Ave.
 - ii. Future junction of Guemes Trail and Tommy Thompson Trail at the Depot where public restrooms will be built by City of Anacortes.
 - iii. Per Don Measamer – continue on Q Ave to 9th cross on newly aligned street to R Avenue, turn left at 6th
 - 1. 9th Street connection to downtown needs to be “dressed up”
- 6. Discuss Parking – *Bill Hager*
 - a. Summer Parking counts
 - i. Average use is 60-70% full, but +/-100% during festivals and events
 - b. Need a management strategy
 - i. hang tags and limited parking stays
 - c. Development is phased so that the Port can reassess before continuing with future development.
- 7. Group Discussion
 - a. There will always be limited parking during events and festivals. There is no way around that.
 - i. We need to provide ADA stalls, but others can walk.

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- b. Are there places to walk dogs?
 - i. There is a city dog park on H Street and there are green areas around the site for Marina and RV tenants to walk their dogs.
- 8. Next Steps – *M. Stringer*
 - a. Open House November 14th at 5:30pm
 - b. Commission Round Table to follow at 7:00pm