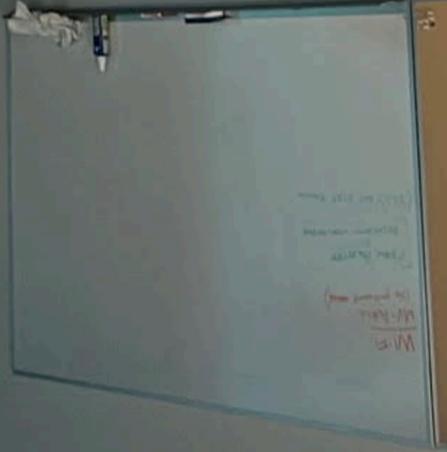


Guiding Questions for Work Session

1. Identify community hubs, neighborhood centers, bodegas, a points of activity where more intensive housing and services (shops, restaurants, etc.) would ideally be located across the city.
2. In looking at areas of C-2 zoning citywide, select the highest potential locations for change to multi-family/mixed use. Based on today's development market, the most likely building form in these areas would be up to 7 or 8 stories (wood frame over concrete podium construction).
3. Are there areas of C-2 zoning that should not be converted to multi-family/mixed use from your perspective? Where are these and why wouldn't these be appropriate for conversion?





MOUNT VERNON
POLICE
1890
CITIZENS ACADEMY

NEIGHBORHOOD ZONE OFFICERS

Vision
Mission
Values
Goals

ZONING DISTRICT

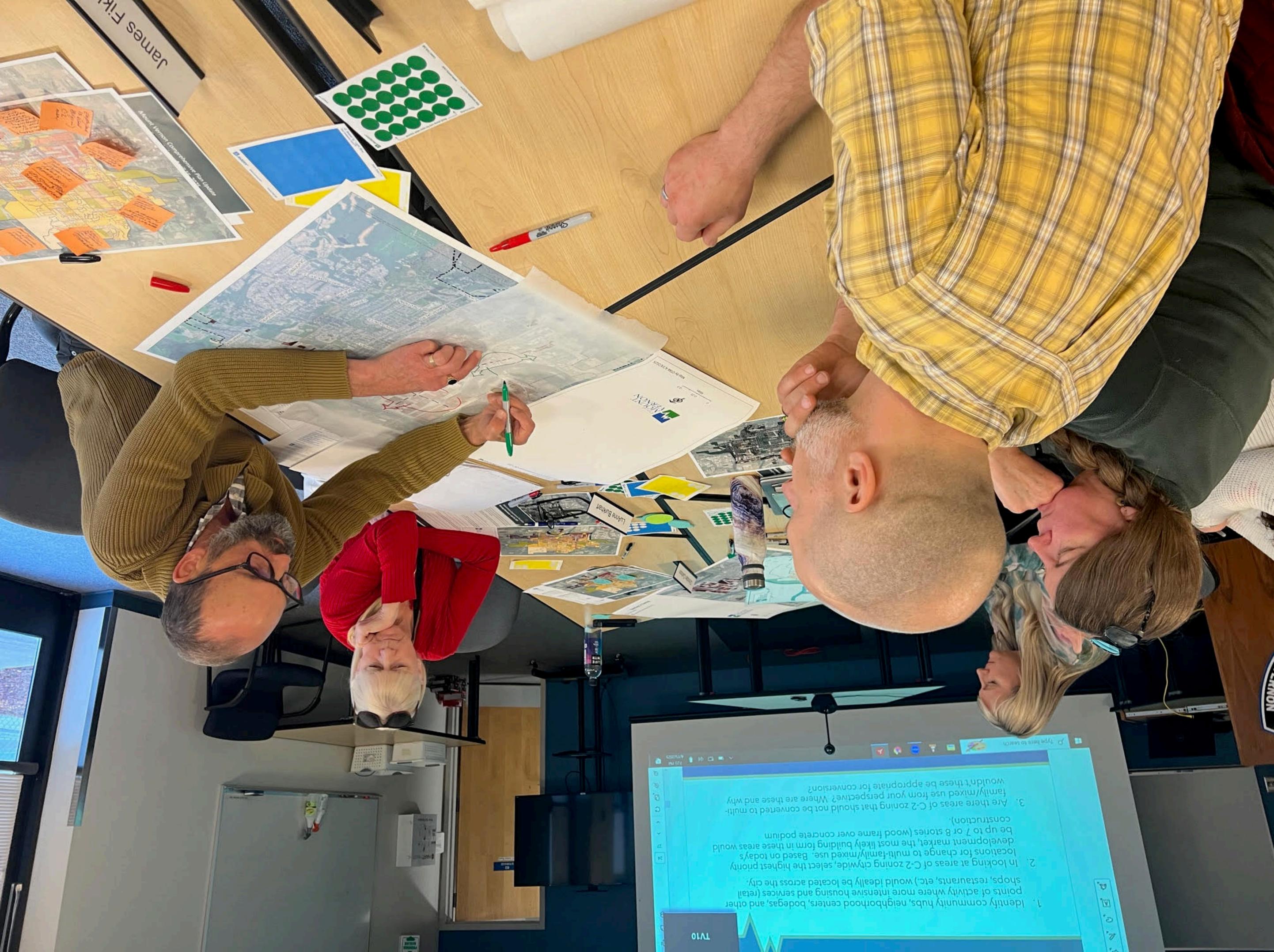
Mary Mae Hardt

Existing C-2 Zoning
General Commercial (C2)



1. Identify community hubs, neighborhood centers, bodegas, and other points of activity where more intensive housing and services (retail shops, restaurants, etc.) would ideally be located across the city.
2. In looking at areas of C-2 zoning citywide, select the highest priority locations for change to multi-family/mixed use. Based on today's development market, the most likely building form in these areas would be up to 7 or 8 stories (wood frame over concrete podium construction).
3. Are there areas of C-2 zoning that should not be converted to multi-family/mixed use from your perspective? Where are these and why wouldn't these be appropriate for conversion?

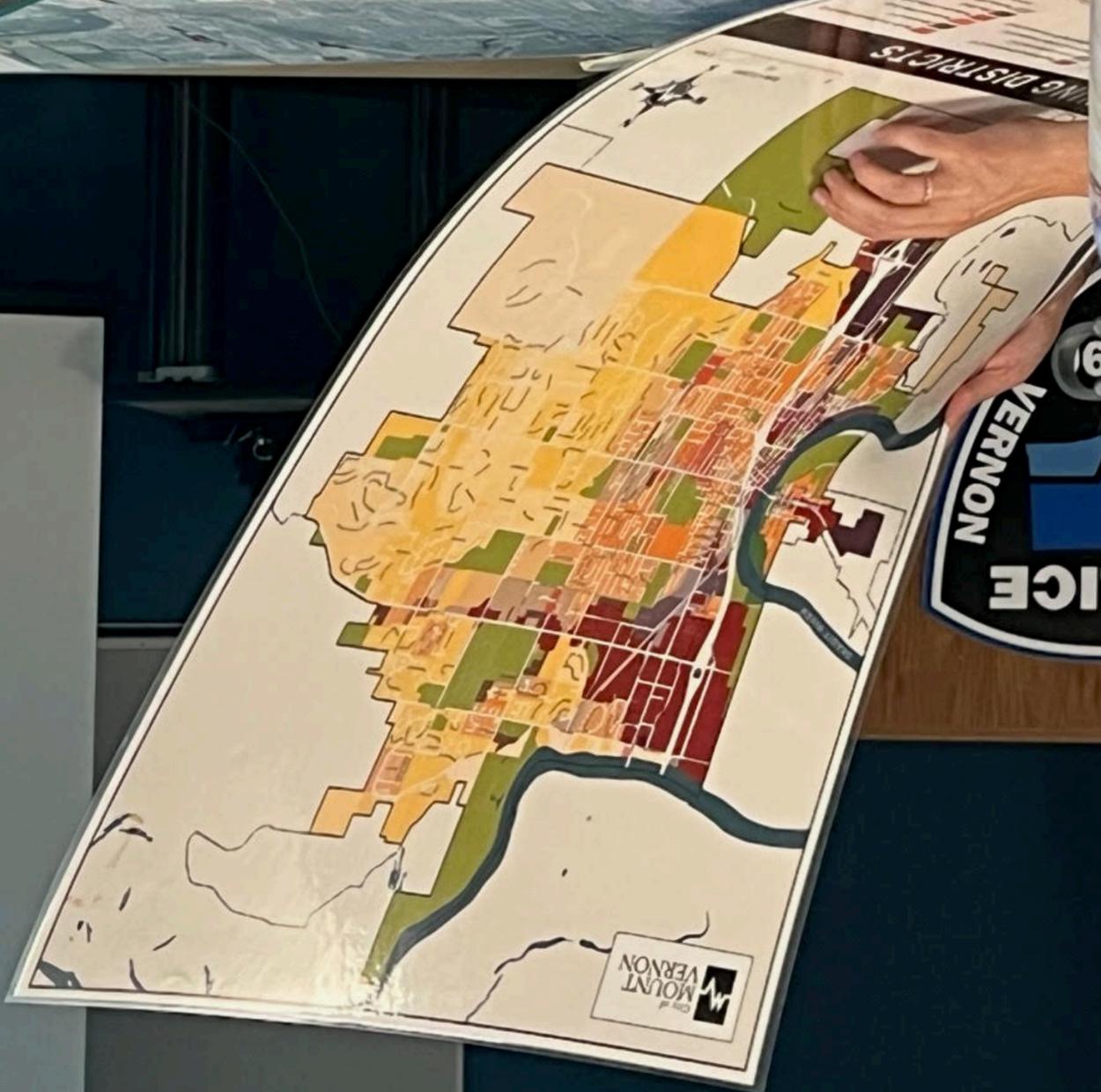
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Zoning C-2 Zoning

MOUNT VERNON POLICE



Sharpie





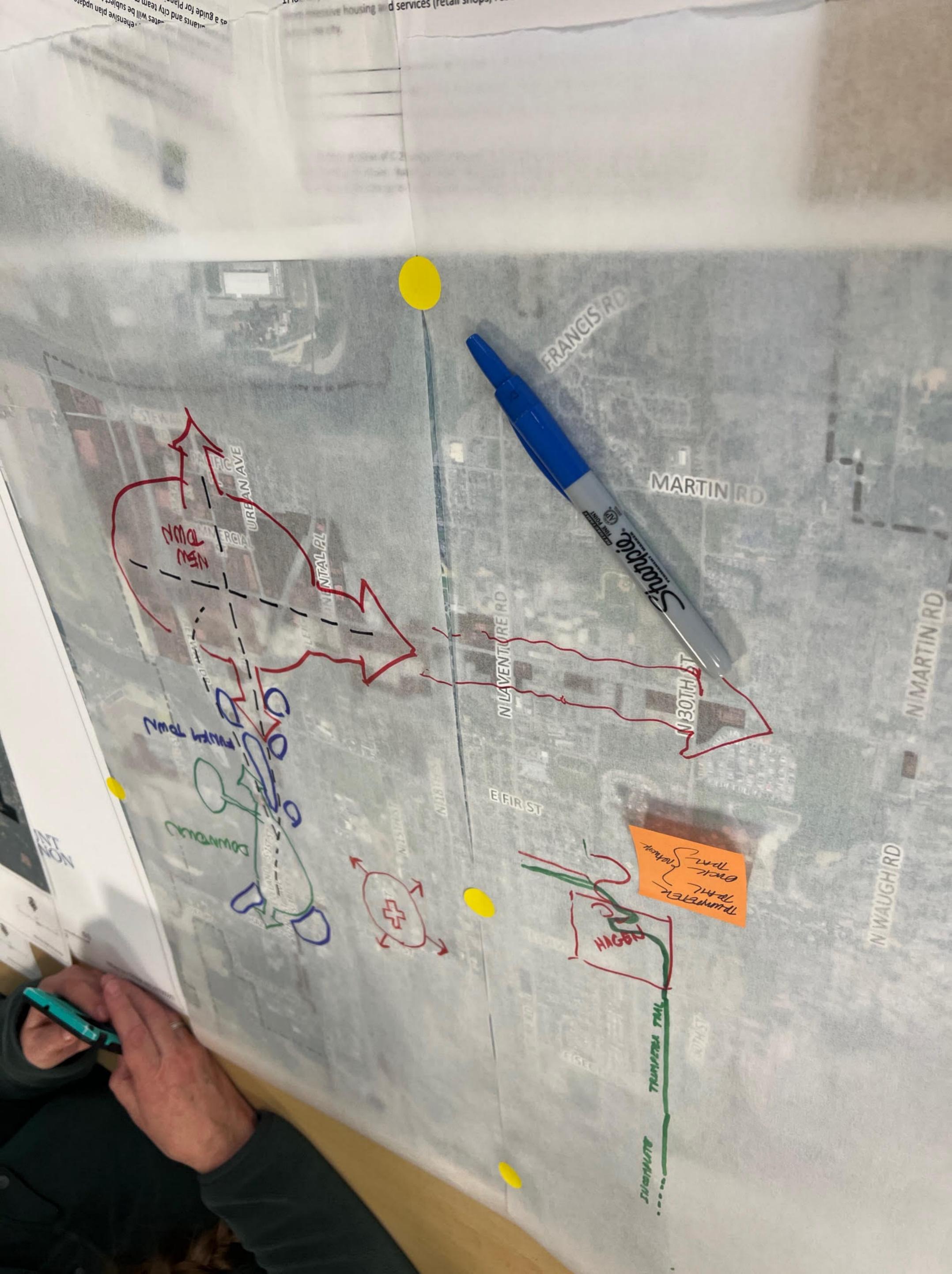
C-2 Zoning
Final (C-2)

POLICE
VERNON
91

MOUNT
VERNON

DISTRICTS





FRANCIS RD

MARTIN RD

N MARTIN RD

N VAUGHN RD

N 30TH ST

E FIR ST

N LAVENTURE RD

UREAN AVE

MORGIA

DOWNTOWN

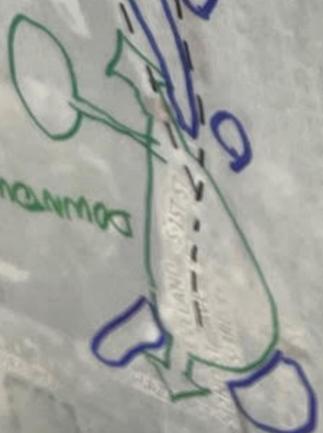
TRUMPETER TRAIL
ORACLE TRAIL

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TRUMPETER TRAIL

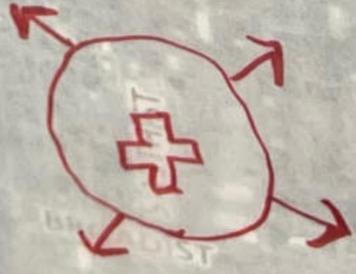
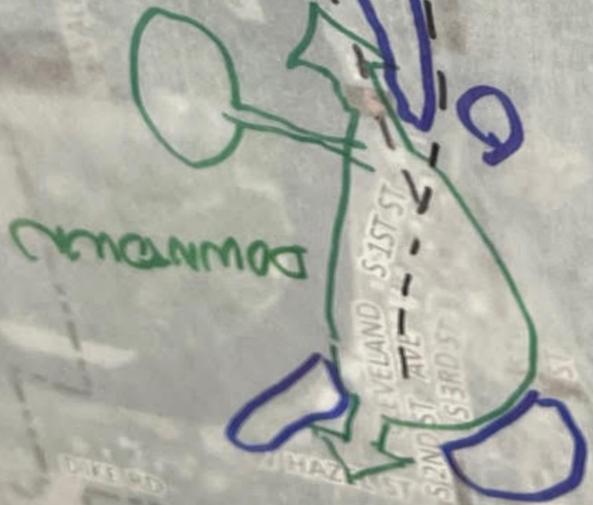
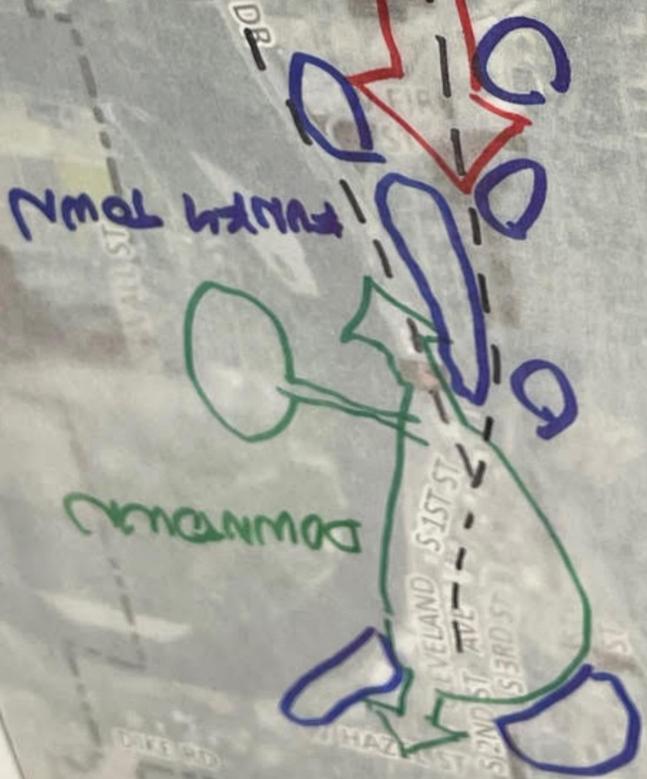
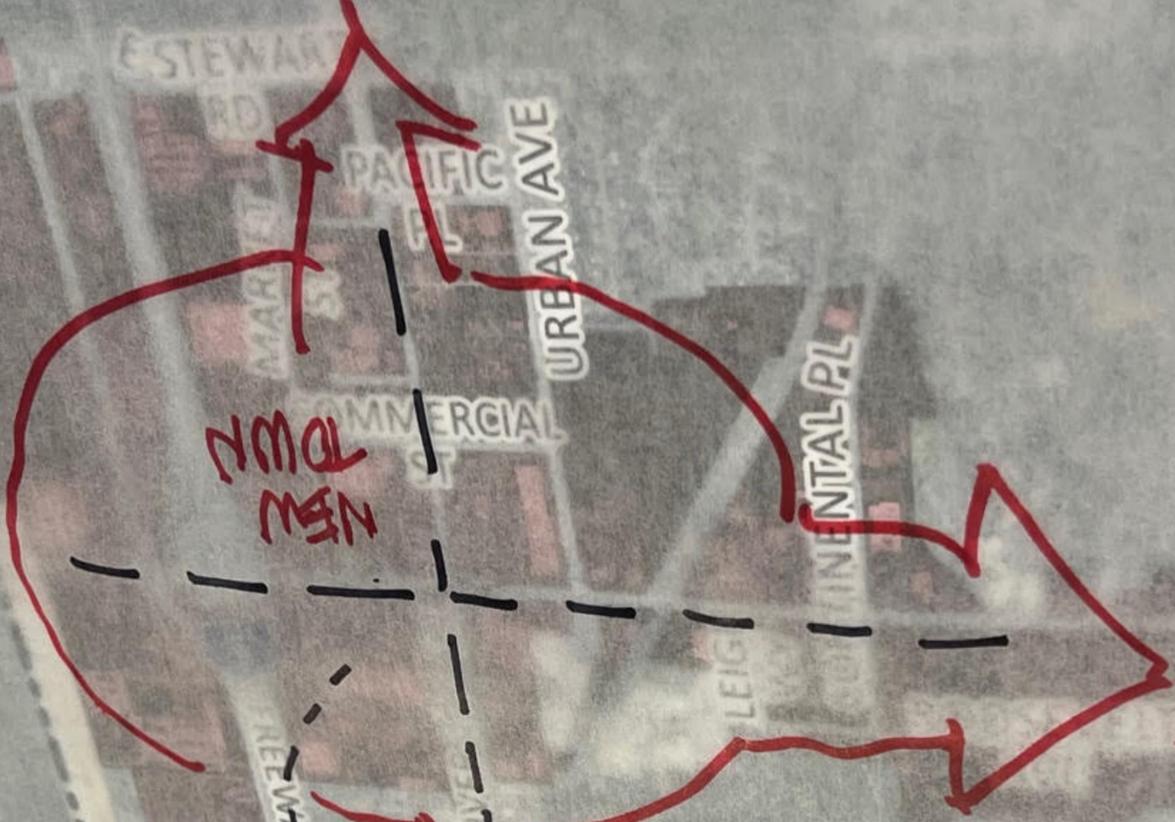
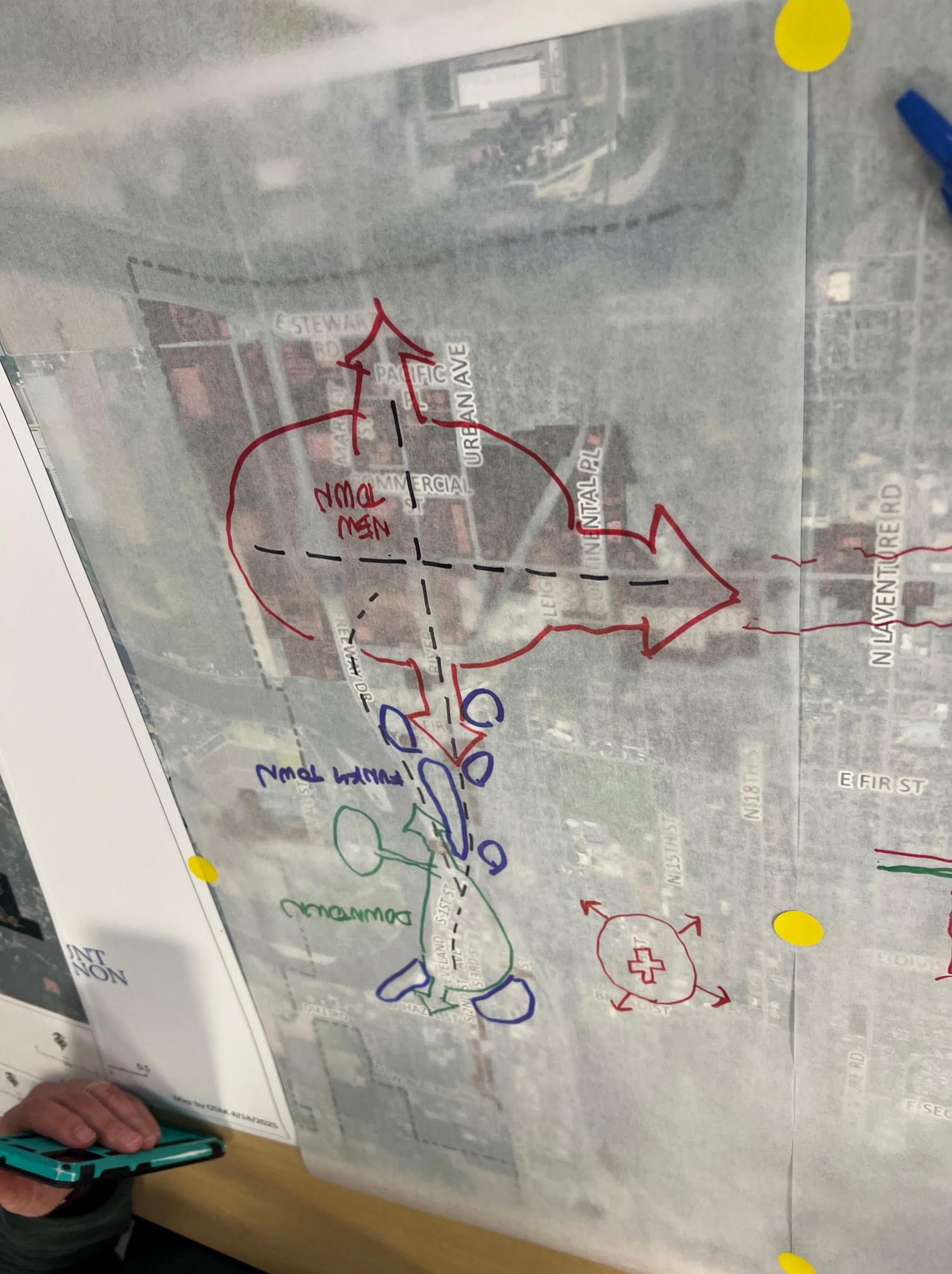
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NEW TOWN



DOWNTOWN

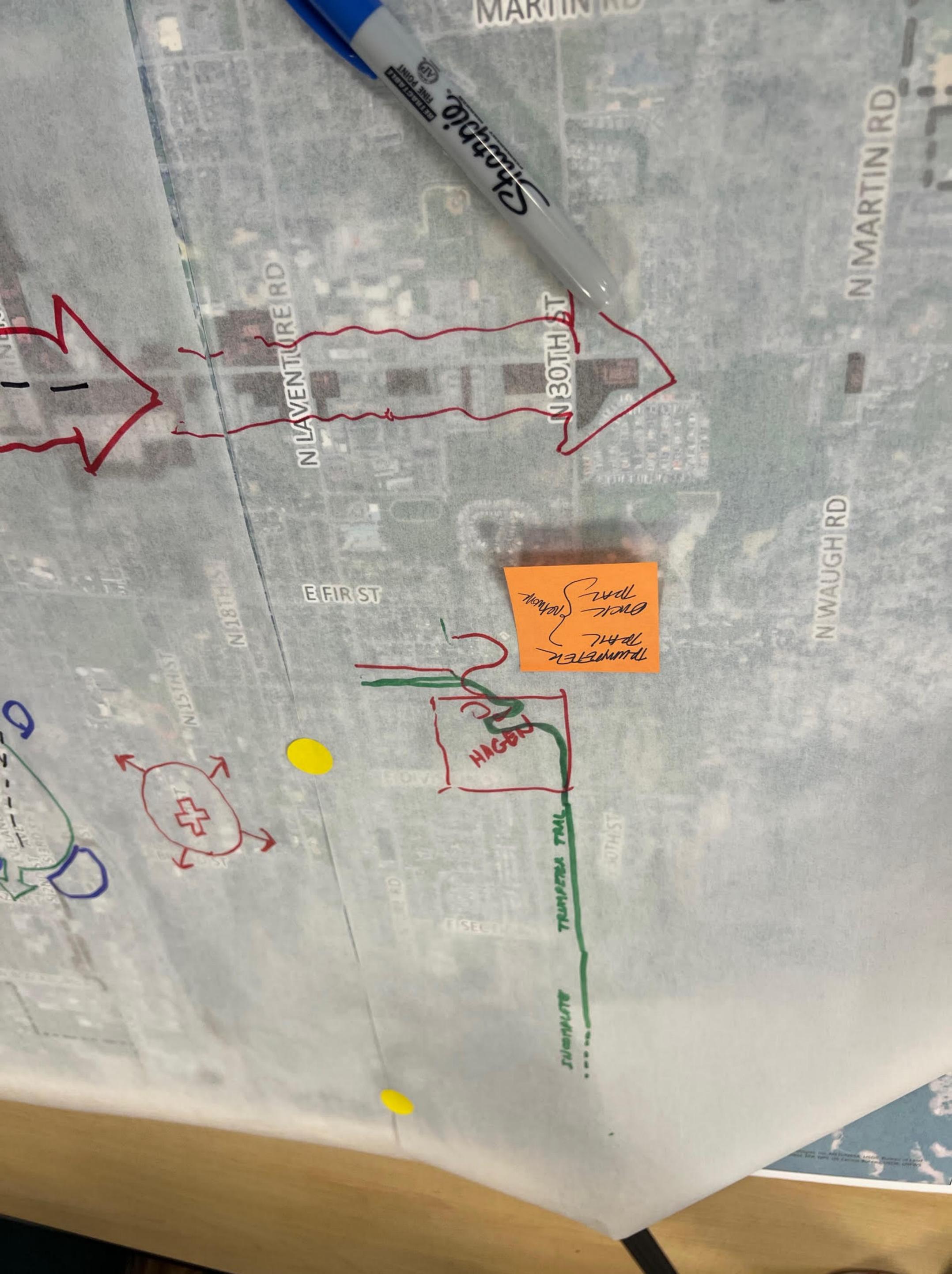




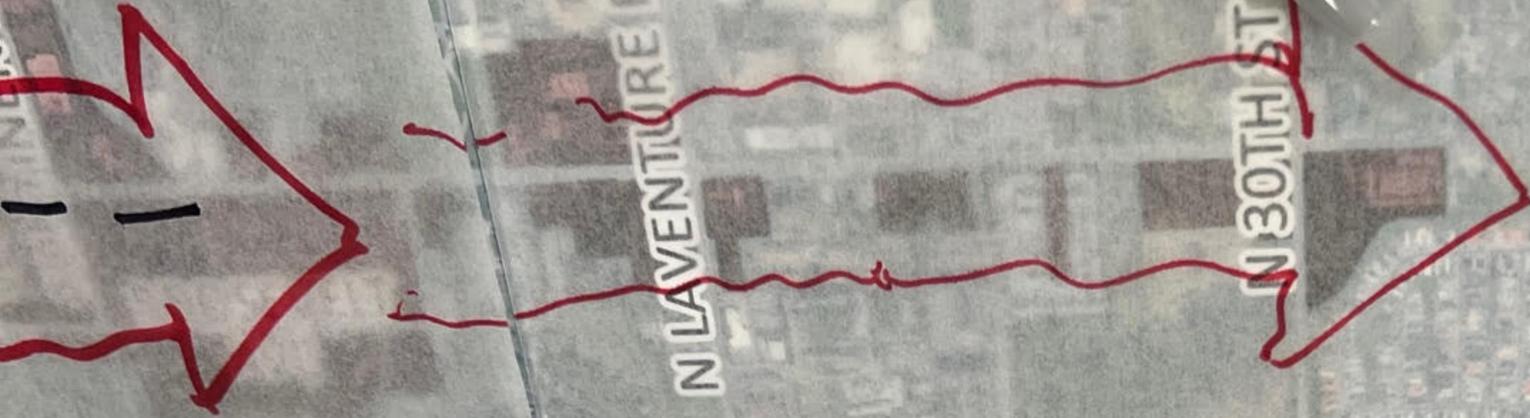
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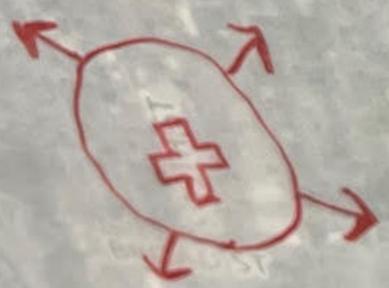


Sharpie FINE POINT



TRAMPERA TRAIL
ORCA NETWORK

HAGEN



N LA VENTURE RD

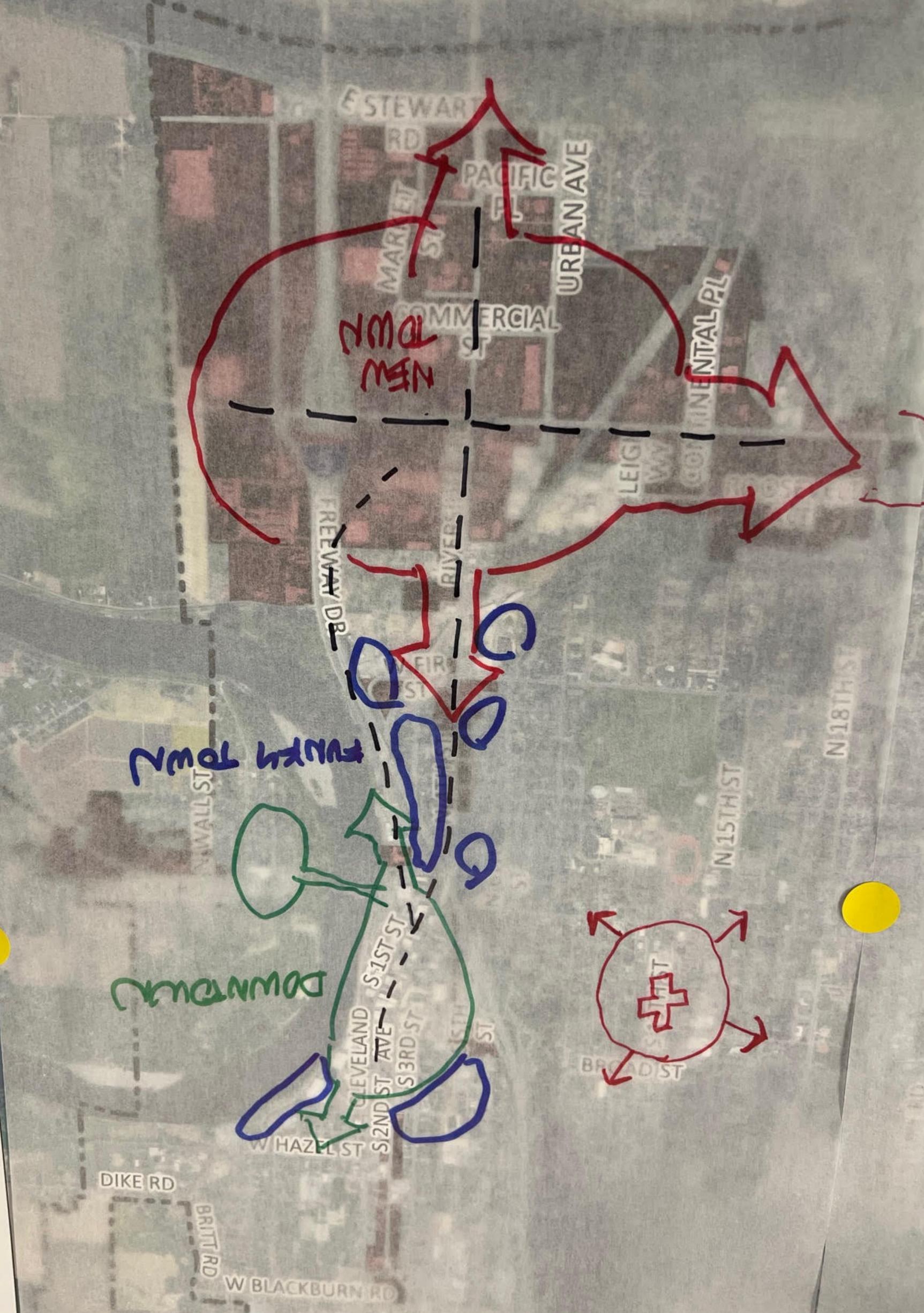
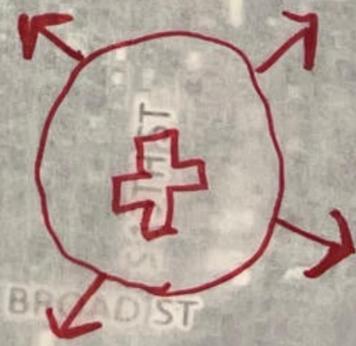
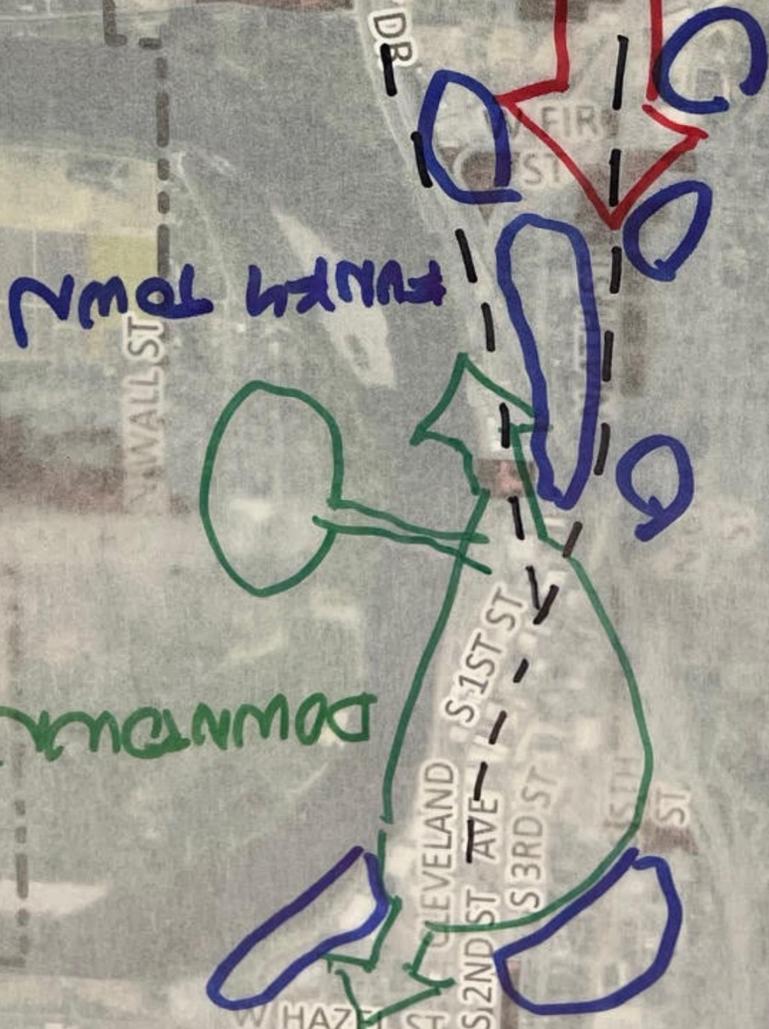
N 30TH ST

E FIR ST

N WAUGH RD

N MARTIN RD

TRAMPERA TRAIL





HB 1110 and HB 1337: Smaller Dwellings for Lower Housing Costs?

HB 1110 legalizes duplexes (with no size cap) on any residential lot, while HB 1337 legalizes up to two accessory dwellings (with a size cap no lower than 1,000 square feet) on any residential lot. In practice, this may allow *de facto* fourplexes (duplex plus two ADUs) without requiring one unit to be affordable (HB 1110 legalizes fourplexes on any residential lot, if one unit is affordable).

Since it will be difficult to block four-unit middle-housing builds, the question becomes: how can the City provide incentives to ensure that its interests are advanced? For example: is more common area better? Are smaller dwellings preferable? Should garages be de-emphasized? What advantages do each type of middle housing have, and how can code encourage these advantages?

Anacortes already allows many types of middle housing throughout much of its city limits. Its code is superior to the Commerce model ordinance in several areas and should be analyzed before simply adopting the Commerce language. Here is one comparison:

COTTAGE HOUSING							
	Max floor area (square feet)	Parking Minimum	Common open space	Other open space	Other restrictions	Incentive	Advances interest of City?
Model Housing Ordinance	1600	1-2 spaces per cottage (silent on garages or site design)	300 square feet per cottage	Combined common, private, and other open space must be 20% of lot	None (maximum height of 35 feet)	No apparent incentive to build cottages rather than townhouses	Unclear; in practice, would likely resemble standard detached subdivisions rather than cottage clusters
Anacortes Municipal Code	1200	1.5 spaces per cottage, "must be located to the side or rear of cottage clusters", attached garages up to 300 square feet allowed	400 square feet per cottage	200 square feet private open space per cottage	25-foot maximum height; roofs pitched at least 6:12	Cottage counts as 1/2 of a dwelling unit for density-calculation purposes (e.g. can build at double the density of the underlying zone). Duplex cottages often allowed.	Likely to produce housing of the style and size common in the 1940s and 1950s, which could reduce concern over increased density.