



Anacortes Planning, Community & Economic Development Dept.

Permit Center

P.O. Box 547, Anacortes, WA 98221-0547

Don Measamer, *Director of Planning, Community and Economic Development*

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August 2, 2020

To: Meg Amos,
Marine Surveys & Assessment
380 Jefferson Street
Port Townsend, WA 98368

RE: Pre Application Conference Pre-2020-0015 – Croatian Way Seawall Repair

A preapplication meeting for the above-referenced proposal was held on July 28, 2020. The following comments are provided:

PLANNING, COMMUNITY & ECONOMIC DEVELOPMENT:

General

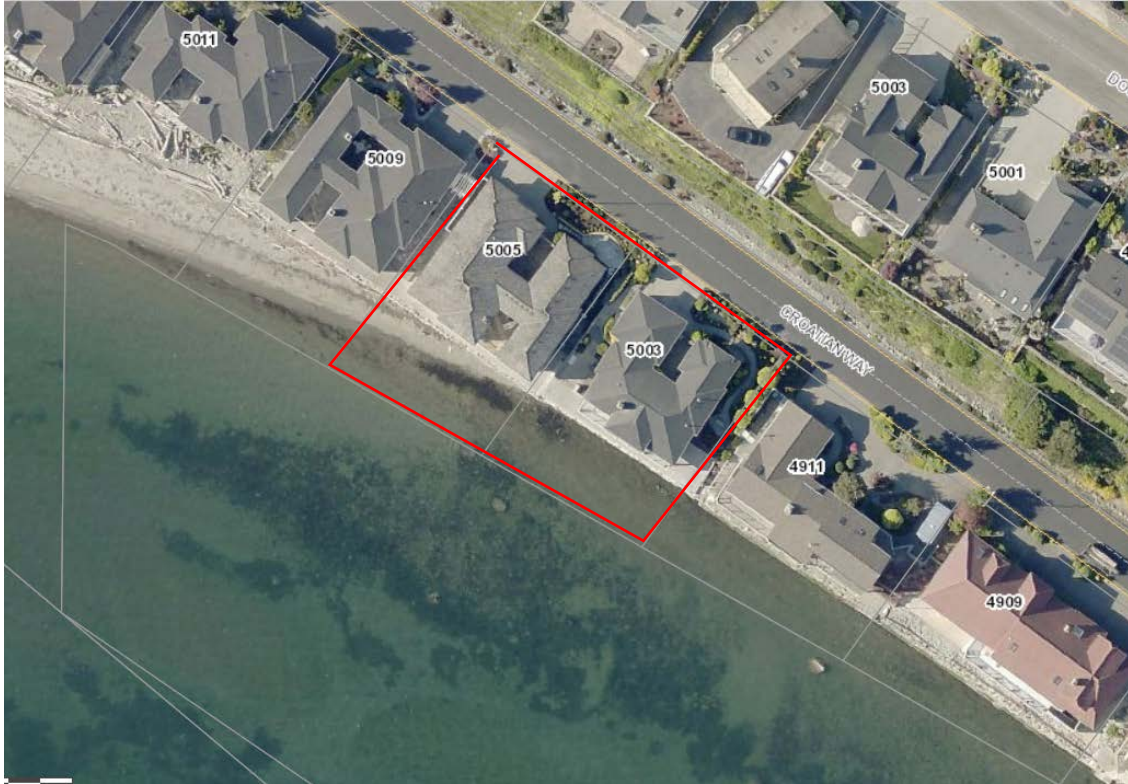
The proposed project aims to fully repair the existing bulkhead and replace failed areas closest to the marine shoreline with new hard armoring. New fill may be added to the existing bulkhead. Beach nourishment is also being proposed to reduce further erosion to the beach and minimize impacts to forage fish.

The existing Waring bulkhead is 83 ft. long and 7 to 8.5 ft. tall (at the current beach elevation), while the McIntyre bulkhead is 88 ft. long and 9 to 10 ft. tall (at the current beach elevation). The existing toe is 12 inches wide by 8 inches deep and does not contain any steel rebar. The existing McIntyre/Waring bulkhead is currently being undermined because it does not extend deep enough to be protected from erosion.

The proposed bulkhead replacement will stabilize the toe of the slope and extend the bulkhead deep enough that there will be no undermining to protect uplands from further erosion, as the HTL/OHWM is at the face of the bulkhead. The proposed project will be located landward of the outer (seaward) edge of the existing toe to comply with WAC 220-660-370 which, allows no waterward expansion from the concrete toe of the existing structure.

Zoning Designation

1. The property is Residential Low Density 2; the Land Use designation in the Comprehensive Plan is Residential Low Density 2. Shoreline armoring associated with Single Family Residential is considered a permitted use.



Shoreline Master Program:

2. The proposed bulkhead work is located at or landward of the Ordinary High Water Mark (OHWM) and thereby subject to the 2010 Shoreline Master Program; the following regulations should be incorporated into the project and design:
3. Chapter 5.6 Aquatic Shoreline Environmental Designation, describes development regulations for work waterward of the OHWM.
4. Chapter 6, DR6.7.1 describes water dependent use environmental protection requirements, including the need for a biological assessment.
5. Chapter 9.11 describes development regulations specific to Shoreline Stabilization.

The preliminary design appears to be in conformance with the shoreline regulations.

SANITATION DEPARTMENT:

6. No concerns.

WATER DEPARTMENT:

7. No concerns.

FIRE DEPARTMENT:

8. No concerns.

PARKS DEPARTMENT:

9. No concerns.

PUBLIC WORKS DEPARTMENT:

10. There is a drainage easement on the south side of 5003 that has an 8-inch pipe from Croatian Way. The easement and pipe should be shown on all site plans.

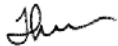
Review Process & Submittal Requirements

11. Based on the project description and information provided, the following application types/processes appear to be required (see [AMC Table 19.20.030-1](#)):
 - Shoreline Substantial Development (\$1630)
 - SEPA Determination (\$480)
 - Building Permit (TBD)

Additionally, a mandatory neighborhood meeting will be required prior to permit submittal. As discussed in the conference, due to the COVID-19 closure we will not be able to hold an in person meeting at this time, virtual meetings are acceptable. Staff will work with the applicant to prepare the notice and mailing documents.

Please note that these comments are preliminary in nature and subject to change based on information that is more detailed and future changes to the development regulations. If you have any questions, please feel free to contact me at (360) 588-8234 or by email at tessc@cityofanacortes.org.

Sincerely,



Tess Cooper
Associate Planner



NEIGHBORHOOD MEETING NOTICE

A pre-application neighborhood meeting via Zoom video teleconference has been scheduled to introduce the potential project described below.

The purpose of the meeting is to inform neighbors and interested parties about the potential project at an early stage and to foster communication between the applicant and the public regarding potential project issues and opportunities for solutions.

Project Description: The proposed construction project -- "Support Services Campus" -- will add a sub-acute 16 bed detox facility, 2-transitional housing units with +/-24 suites, supportive housing building with +/-20 units and a training facility to the adjacent property. Due to the opioid epidemic and homelessness associated with this chronic disease, the demand for opioid use disorder treatment support services in Skagit County exceeds what didg^wálič can presently meet. The project includes:

- Training building, 7090 ft²
- Maintenance and storage building, 6433 ft²
- Detox building, 10,462 ft²
- Transitional living buildings, two 4-story, 8745 ft² (footprint)
- Supportive housing building, 4-story, 7718 ft² (footprint)
- approximately 233 parking spaces

Project Location: adjacent property to didg^wálič Wellness Center (formerly the Circus Drive Inn)
8322 South March Point Rd, Anacortes, WA 98221
Skagit Parcel numbers P19805, P19887, P109681

Project Applicant/Representative:

didg^wálič Wellness Center

Dawn Lee, COO

Contact Info: dawn.lee@didgwalic.com

360-588-2800, Ext. 2801

Meeting Date & Time:

Thursday, September 10, 2020 at 6:00 PM

Meeting Location: In order to comply with orders from the Governor to not hold in-person meetings, this neighborhood meeting will be held virtually using Zoom.

How to Join the Zoom Meeting:

1. Go to join.zoom.us or call in 253 215 8782
2. Enter meeting ID: **843 6211 7020**.
3. Click **Join**. When asked if you want to open zoom.us, click **Allow**.
4. If prompted for a password, enter: **090820**

OR connect with this link:

Join Zoom Meeting

<https://us02web.zoom.us/j/84362117020?pwd=TjBqeUJWNWN3V2JrYVQ3cUk5aHk2Zz09>