

6 SUBAREA LAND USE MAP AND POLICIES

The subarea land use map and policies provide a long-term coordinated framework for achieving the vision for the Center and are intended to reinforce design concepts and encourage redevelopment activities consistent with the vision. They comprise a companion document to the Center Planned Action EIS and Planned Action Ordinance. The Subarea Plan will provide certainty to potential investors, tenants, and occupants, as well as area residents.

During the process of revitalizing the Center, local impacts both expected and unexpected may occur. The governmental partnership should continue to work together not only to ensure success of the project but also to take steps through planned capital improvements to ensure compatibility with the immediate neighborhoods.

The Center is intended to promote area economic development and community benefit by transformation of the existing uses to a new synergistic mix of education, training, and research and development, manufacturing, hospitality, and commercial uses. Successful redevelopment will integrate public sector activities, including education and job training, with private sector enterprises. In the transformation, the design concepts of the original Olmsted Plan would be respected through thoughtful redevelopment and adaptive reuse of the viable architecturally significant buildings. New buildings would be incorporated as the market demand dictates in locations that respect, complement, and ultimately restore elements of the original master plan concepts. Public access opportunities will be reintroduced in appropriate areas of the Center and connect to surrounding County parklands.

Key Design Features of the Original Campus

The subarea land use map and policies are designed to protect and restore the key elements of the Olmsted master plan including:

- An orderly and predictable orientation of buildings and streets
- Building orientation to central campus and outward views
- Buildings set among expansive lawns
- Utilization of the terraced topography of the site
- Consistent architectural character, especially among the primary building in the central campus area
- Appropriately scaled street widths that respect pedestrian movements while invoking a slower lifestyle, quiet, and tranquility
- Welcoming public access features and pedestrian pathways

6.1 SUBAREA LAND USE MAP

The Subarea land use map organizes the 225 acre Center into three defined development areas, referred to as the “Core,” “Influence,” and “Open Space” Areas (See Figure 21 and Table 6). Development activities, with the exception of infrastructure, recreational and public activities, should be restricted to locations within the designated Core or Influence Areas (See Table 7).

Table 6
Land Use Areas

Land Use Areas	Size (acres)
Core	48.6
Influence	83
Open Space	93.4

1. Core Area.

This is the primary and architecturally most significant area of the Center. Synergistic and complementary uses would be clustered within the boundaries of the Core Area. Appropriate uses in the Core Area include education, office, research and development, hospitality, specialty residential uses, tourism, commercial and public uses.

In the Core, when economically viable, rehabilitation of existing historically contributing buildings for adaptive reuse should be encouraged. New construction should be situated in general proximity to former building locations that are consistent with the original design concepts. As existing leases expire, noncontributing buildings should be removed. Pedestrian movement between uses is encouraged in this area, with parking areas limited in number and scale.

2. Influence Area.

In the designated Influence Area, most of the same uses as in the Core would be appropriate, along with industrial operations, including assembly and manufacturing. The uses in the Influence Area align with the original Olmsted master plan, which included industrial types of support uses such as the power plant and maintenance shops to the north of the Core Area. Siting these uses south of Thompson Drive capitalizes on sloping topography and vegetation screening to minimize visual and operational impacts to the Core Area. Industrial buildings could be built into the slope so that the northern end facing the Core has reduced apparent height and mass. Construction of an additional loop road through the southern Influence Area would minimize and partially separate truck traffic from the Core.

Other appropriate uses in the Influence Area include training facilities and campus support facilities such as the power plant, utilities, security, commissary needs, general storage, and potentially a helipad.

3. Open Space Area.

The Open Space Area is intended for protection of natural resources and systems; infrastructure (such as roads, parking, and utilities needed for development in the Core and Influence Areas); and public access activities (such as trails, public parking, and exhibits) and other compatible uses.

Figure 21
Subarea Land Use Map

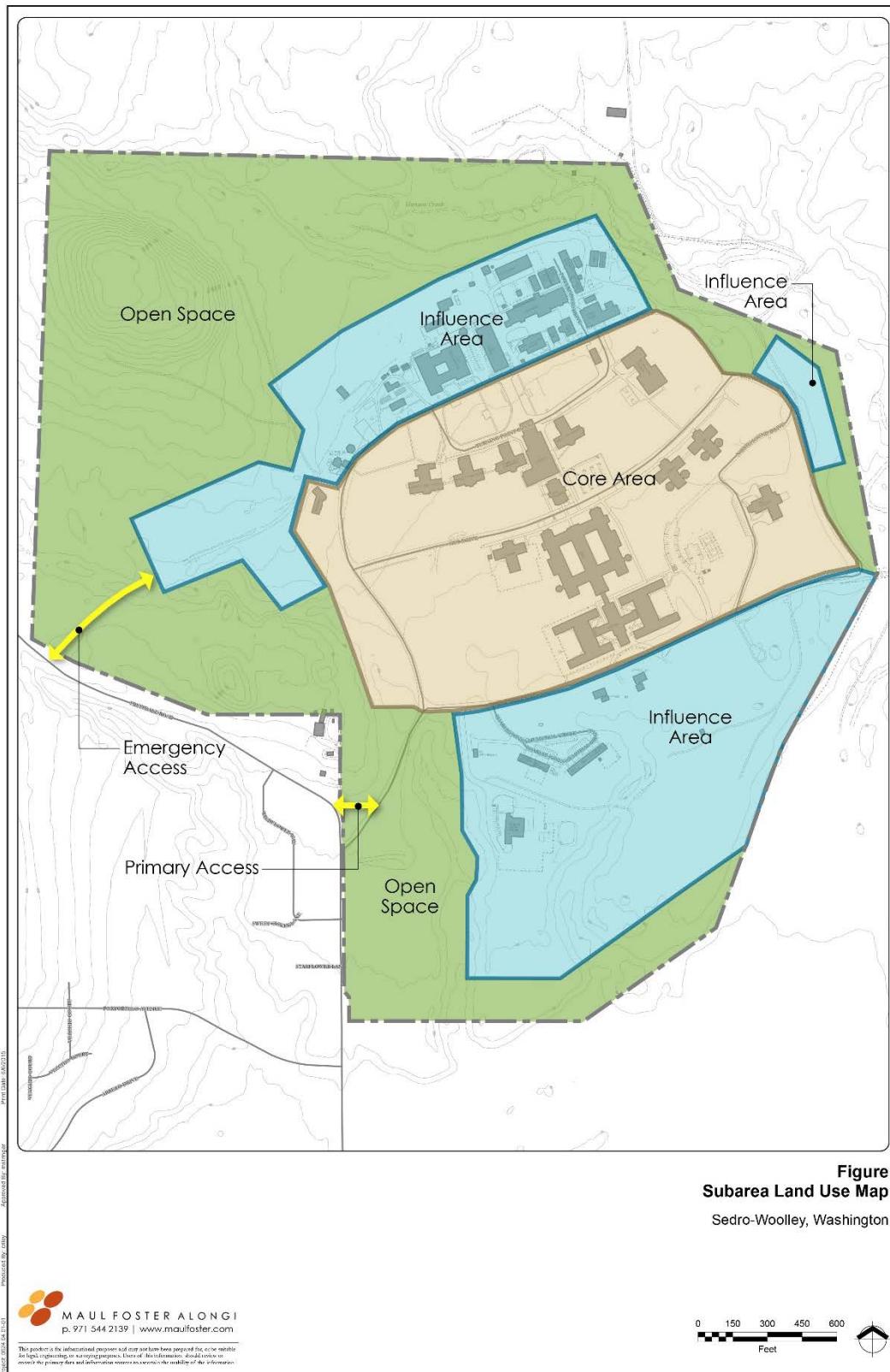


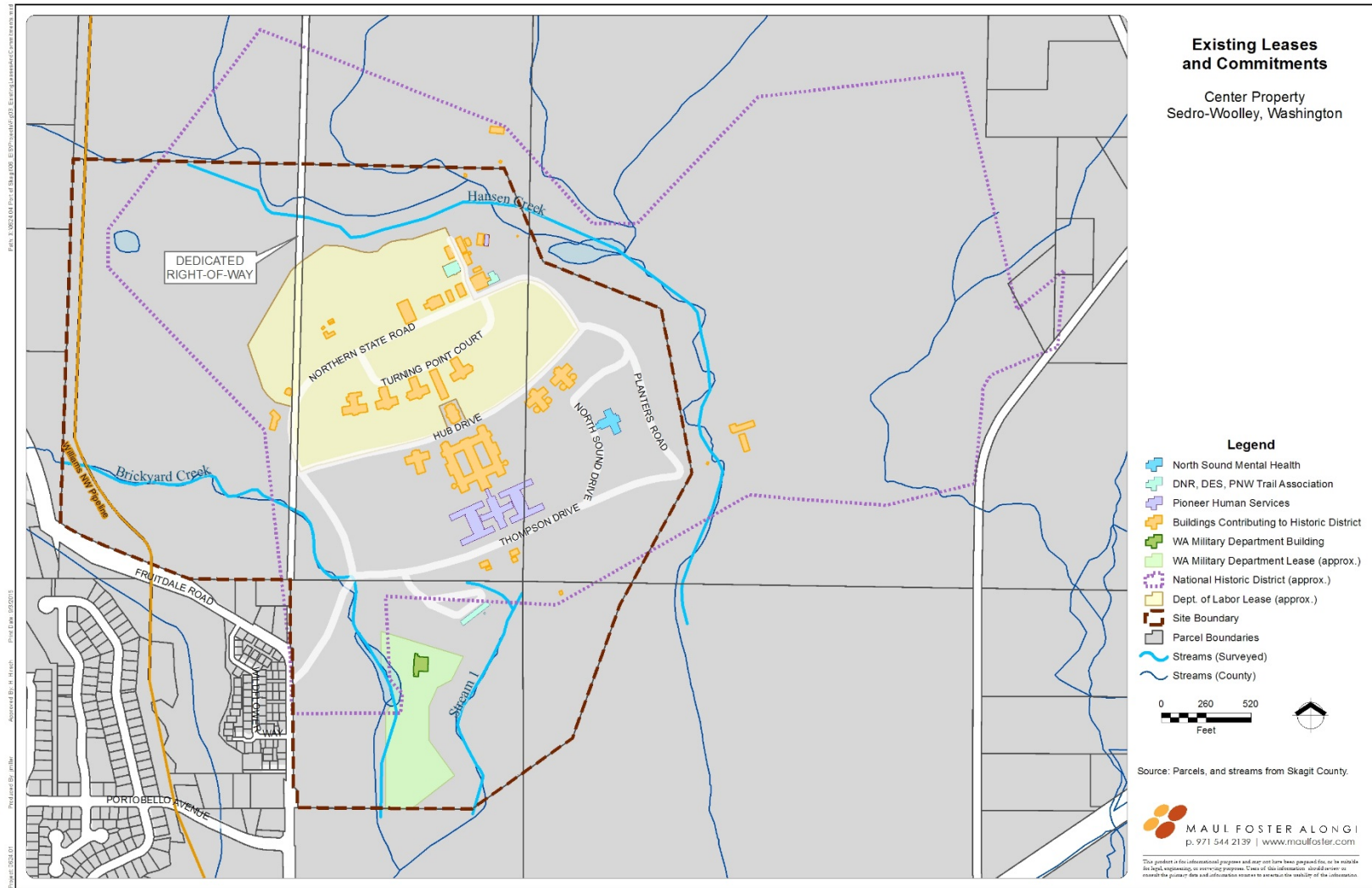
Table 7
Siting of Uses

Uses	Core Area	Influence Area	Open Space
Public Uses (such as a museum, library, interpretive center or other governmental uses)	Allowed	Allowed	Limited recreational uses and public parking allowed
Education & Workforce Training	Allowed	Allowed	Prohibited
Research & Development	Allowed	Allowed	Prohibited
Assembly & Fabrication	Prohibited	Allowed	Prohibited
Office	Allowed	Allowed	Prohibited
Restaurant & Retail	Allowed	Allowed	Prohibited
Hospitality	Allowed	Allowed	Prohibited
Specialty Residential	Allowed	Allowed	Prohibited
Trails	Allowed	Allowed	Allowed
Surface Parking	Allowed	Allowed	Allowed
Structured Parking	Prohibited	Allowed	Prohibited

Recreation Connections

In alignment with the goal of increasing public access to the Center, a conceptual plan of pedestrian and bicycle connections to the Northern State Recreation Area and regional trail systems has been prepared (see Figure 22). The trail connections map is based on existing pathways that historically connected the Northern State Hospital to the adjacent farm areas. Connections could also be developed to the Cascade Trail that runs approximately 22.5 miles parallel to State Route 20 between Sedro-Woolley and Concrete. A trails plan should be developed in coordination with Skagit County to refine this conceptual plan and support implementation of pedestrian and bicycle improvements.

Figure 3
Existing Leases and Commitments



3.3 CURRENT LEASES

The Department of Enterprise Services manages the Center on behalf of Washington State and leases buildings and land to a number of tenants (see Table 1). The Department of Enterprise Services operates the central power plant facility and is responsible for maintenance of the facility. The largest tenants within the Center are Cascade Job Corps (under contract to the US Department of Labor), Pioneer Human Services, and the Washington Military Department. Cumulatively, these organizations currently occupy approximately 60 percent of the roughly 560,000 square feet of building space on the Center.

Table 1
Tenant Summary

Tenant	Area Occupied	Uses
U.S. Department of Labor— Cascade Job Corps	37.5 acres of land 220,960 sq. ft. of leased building 24,639 sq. ft. of buildings owned by Department of Labor	Job training and education. Includes classrooms, workshops, dormitory for students, cafeteria, and gymnasium.
Pioneer Human Services	90,000 sq. ft.	In-patient chemical dependency services.
Frontier Communications	Approx. 800 sq. ft.	Telecommunications switch station.
Pacific Northwest Trail Association	1,476 sq. ft.	Office, administrative.
Department of Natural Resources	1,790 sq. ft.	Office, administrative.
North Sound Mental Health Administration	8,900 sq. ft.	Short-term evaluation and treatment services for mental health and chemical dependency.
Washington State Military Department	Approx. 4 acres	Maintenance facility.

3.4 EXISTING BUILDINGS

The former Northern State Hospital site has been recognized by the U.S. Department of the Interior as a historic resource of national significance. The landscape of the facility and most of its built features are listed individually on the National Register of Historic Places and are collectively listed as a historic district. The primary features listed on the National Register include the collection of Spanish Colonial Revival-style buildings and the Olmsted Brothers-designed site plan. The Northern State site plan is one of the largest landscape designs ever realized by the Olmsted Brothers firm. This plan, with its roads, paths, terracing, and plantings, provides an important asset in the adaptive reuse of the site.

The existing “contributing” historic buildings at the Center were constructed from 1912 through the 1940s, with most of the buildings dating from before World War II. The buildings include variations on the Spanish Colonial Revival or Mediterranean Revival

**National Historic Register
Designations**

- Eighty-three features are historic and contributing to the character of the National Register Historic District
- Ten existing features are historic, but non-contributing