

**THE DOUPE BUILDING**  
PROPOSAL BY ARBOR EQUITIES, LLC.  
ABIGAIL MACK, MANAGING MEMBER

**Request for Conditional Use Permit: Partial residential use on first floor in a C-1 District.**



**Existing improvements, structures, and dimensions:**

**Existing Building:**

The Doupe building is approximately 14,800 SF. The first floor is roughly 9,500 SF of commercial use; the second floor comprises the remaining 5,300 SF of residential space with a total of 10 apartments of varying size, predominantly efficiencies. The footprint of the building is 75' x 125', with an additional 35' x 25' extension on the southeast corner.

**Existing Parking Lot:**

The existing parking lot is completely paved with asphalt, fenced with a chain link fence, and measures 75' wide (north and south) by 100' deep. There is an existing curb cut/driveway entrance at the northwest corner of the lot with egress to Spruce St.

USE SUMMARY	COMMERCIAL	RESIDENTIAL	PARKING
CURRENT	<ul style="list-style-type: none"> <li>• 9,500 SF</li> <li>• Vacant</li> </ul>	<ul style="list-style-type: none"> <li>• 5,300 SF</li> <li>• 10 Units, primarily efficiencies.</li> <li>• Vacant</li> </ul>	<ul style="list-style-type: none"> <li>• Underutilized</li> </ul>
PROPOSED	<ul style="list-style-type: none"> <li>• 4,500 SF*</li> </ul>	<ul style="list-style-type: none"> <li>• 10,300 SF*</li> <li>• 14 Units* including some larger units.</li> </ul>	<ul style="list-style-type: none"> <li>• Reserve for tenants.</li> </ul>

\*Square footage and total number of units are estimates based on applicant measurements and drawings. Actual square footage and number of residential units may vary slightly, based on architectural renderings and structural analysis by a licensed professional architect.

**CURRENT:**

The Doupe building is approximately 14,800 SF. In its current configuration, the first floor is roughly 9,500 SF of commercial use; the second floor comprises the remaining 5,300 SF of residential space with a total of 10 apartments of varying size, predominantly efficiencies. The property actually consists of two building that are connected by three entries on the first floor. The second floors of each building are separate from one another. The entire building is vacant, in a state of disrepair, and unusable without substantial investment. Demand for commercial space of such a scale is limited.

- **(1A) First floor of main building:** 6,250 SF. Commercial use consisting of a main area of roughly 4,400 SF with 16' ceilings, including a mezzanine balcony at 9 feet height that encircles the main floor. The primary entrance is the the facade of the building on the west side of the building. The rear 37' of the first floor is separated from the front by a structural wall, believed to be the original exterior wall. This area houses a former pub

that also has a mezzanine level. The most eastern 11' of this space is also a later addition, with a brick structural wall partitioning the commercial kitchen from the dining area. The most eastern exterior wall of the first floor is wood frame, not masonry. There are entries from the north, east, and west, off both First Ave. and Spruce St.

- **(1B) First floor of southern building:** 3,264 SF. Commercial use. Large open commercial space with some partitioned rooms towards the rear. 12' ceilings until the very rear of the building, where a hipped roof structure alters the ceiling height up to 16'. Accessible from the First Ave. frontage or the rear parking lot.
- **(2A) Second floor of main building:** 4,400 SF. Residential use. 8 studio apartments ranging from 300 - 360 SF. One 650 SF apartment. 12' ceilings throughout. Stairway access is from the north side of the building. Rooftop access to the rear/east of the building through one unit. Access to the stairwell is from Spruce St.
- **(2B) Second floor of southern building:** 888 SF. Residential use. One apartment. Access is from First Ave.
- **Parking Lot:** 3,750 SF. Underutilized. Egress onto Spruce St.

#### **PROPOSED:**

Convert approximately 5,000 SF of first floor commercial to residential, renovate second floor residential, resulting in an estimated 4-6 additional residential units. Demand for decent and affordable rental is high. Not intended for short-term or vacation rentals, although may consider such use depending on demand. Preserve all historic facades and restore as appropriate.

- **(1A) First floor of main building:** 6,250 SF. Shrink the first floor commercial to roughly 2,500 - 3,000 SF, preserving some of the mezzanine for a later commercial use. (See market concept below.) Convert the rear into an estimated 3 apartments with loft bedrooms, utilizing the high ceilings and abundant natural light. Restore the original floor to ceiling windows and skylights where covered. Focus on preserving the exterior character of the building while creating additional residential space for long-term rental.
- **(1B) First floor of southern building:** 3,264 SF. Shrink the first floor commercial to roughly 1,500 SF. Convert the rear into an estimated 2 apartments with loft bedrooms, utilizing the high ceilings and natural light from currently boarded windows. May use the rear of the building for work-space while renovating. Build out the commercial space as proposed by commercial tenants. Use as personal office space in the meantime.
- **(2A) Second floor of main building:** 4,400 SF. Restore 6 of the 8 efficiencies into loft-style efficiencies. Restore the front of the building into two 650 SF units with original pocket doors. Create either rooftop access in the rear via the hallway, or partition the rooftop allowing access only by adjoining units. Install rooftop garden.
- **(2B) Second floor of southern building:** 888 SF. Residential use. One apartment. No change. Possible to subdivide into two efficiencies, but unlikely. Consider rooftop access for tenant.
- **Parking Lot:** Maximize parking for tenants. 14 spots easily fit. More if necessary. Add planters in lieu of landscaping to create barrier between parking and building, as well as residential entrances. Contract with the Erik Fagerland for the lot to the south of the

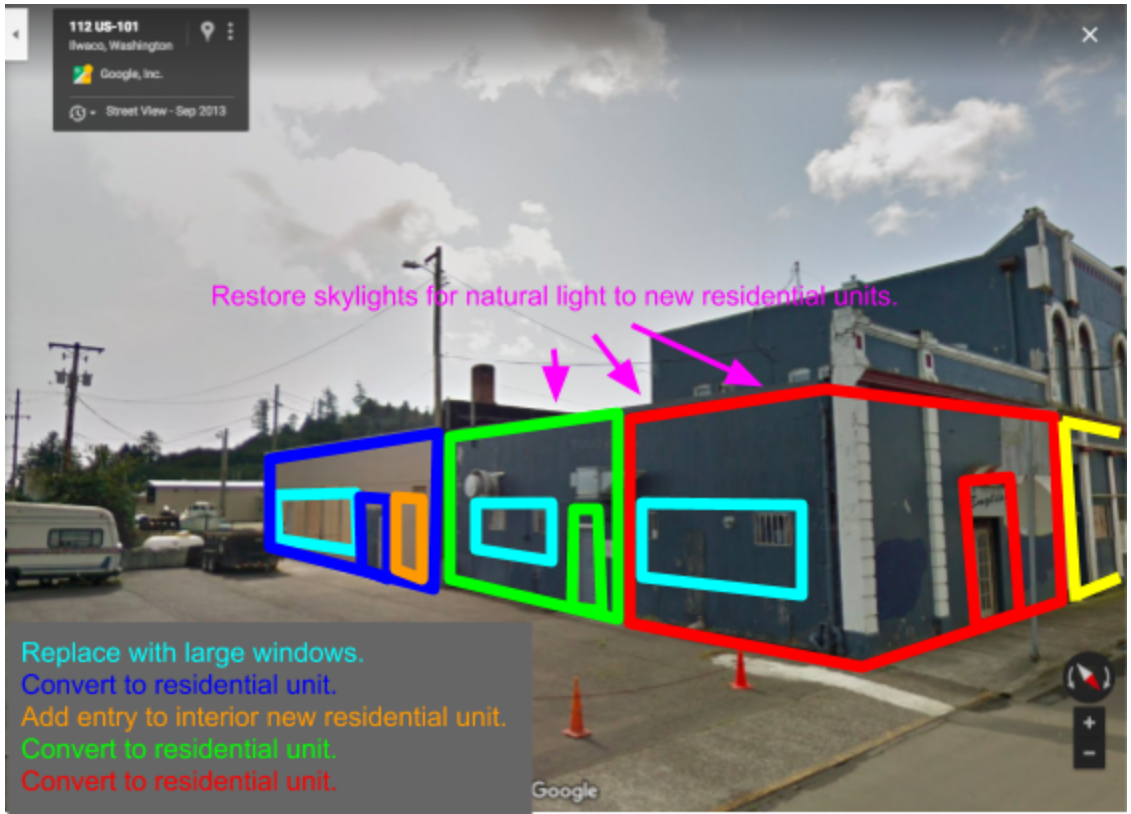
current parking lot if additional parking is needed. Erik has already agreed. Alternatively, contract with the pharmacy or other nearby property owners for after-hours parking.

- **Main Building Commercial Concept:** Consider creating a local goods market or shared work space, utilizing the mezzanine. Other uses as proposed by potential businesses.
- **Rooftop:** Add rooftop patio/garden as appropriate for weight bearing, code compliance. Accessible from individual units or main hallway.
- **Historic preservation:** Retain all exterior historic features or restore to 1880's.

### DEVELOPMENT PHASING:

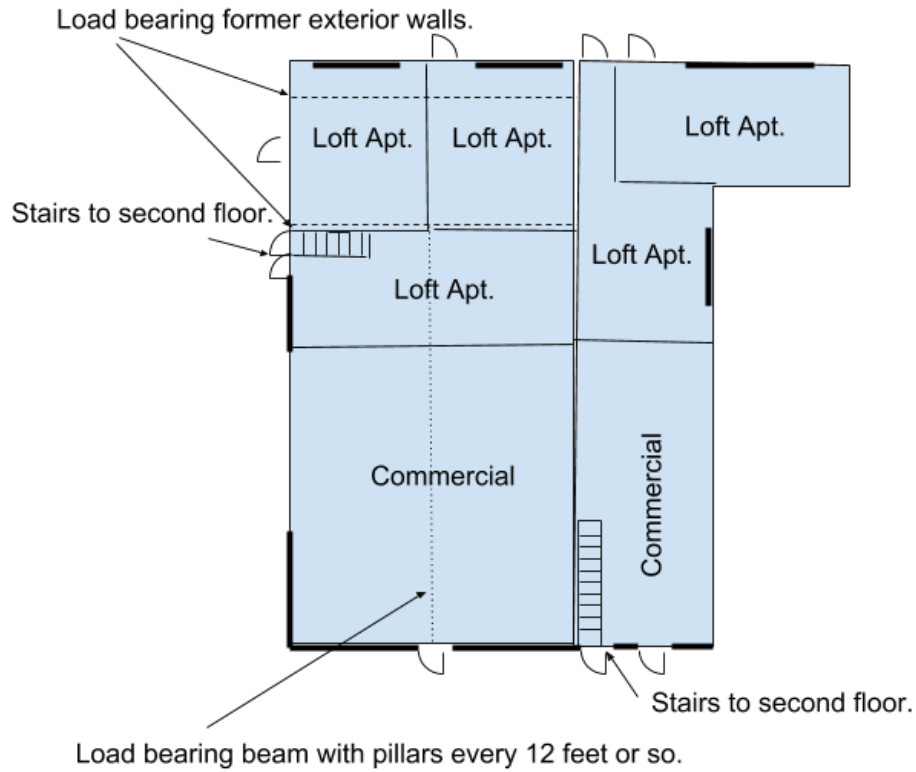
Upon acquisition, focus on stabilization of the roof and gutting the building. Then move onto residential units, followed by commercial spaces as demand dictates. Assuming a late spring closing, work would commence late summer/early fall. (Applicants daughter goes to college!)



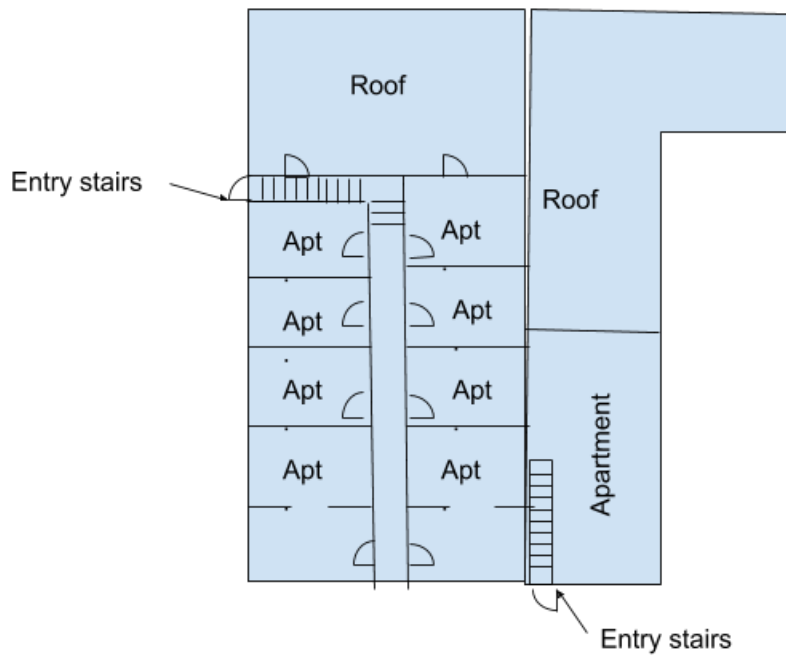




### First Floor Proposed (Concept Drawing)



### Second Floor (Existing and Proposed)



## **AUXILIARY RESPONSES FOR CONDITIONAL USE APPLICATION:**

### **1. How the proposed use in the proposed location will not be detrimental to other uses legal existing or permitted outright in the zoning district.**

The conversion of a portion of first floor rear commercial space into first floor residential space will not only compliment nearby uses, but augment demand for such businesses. Most importantly, it will do so by increasing the number of downtown residents. Moreover, shrinking the excessive size of the Doupe Buidling's commercial space will also help push demand for nearby businesses to those locations, rather than developing the entire nearly 10,000 SF of commercial space as such. Finally, historically, a large portion of the previous use of the Doupe Building was storage rather than direct commercial use catering to the public. Converting this storage space to residential will not take away from the commercial character of the first floor of the building. Rather than creating *more* competition amongst Ilwaco's limited operating downtown commercial spaces, shrinking the commercial space of the Doupe Building to a more reasonable size will encourage the development of other nearby businesses located in C-1 and commercially zoned buildings in the short term. In the long run, a strengthened retail and commercial base should attract even more businesses, residents, and investment.

### **2. How the size of the site is adequate for the use.**

The proposed project requires no expansion of the current building, thus the size of the site is adequate for the use.

### **3. How traffic generated by the proposed use will not unduly burden the traffic circulation system in the vicinity.**

The conversion of some commercial space to residential space will not unduly burden the traffic circulation system in the vicinity. Regardless of use, there is adequate parking and traffic circulation available for either commercial or residential use. Additionally, the conversion of commercial space to residential space will most likely mean a *decrease* in traffic as compared with the potential demands of a large commercial-only space.

### **4. How the other performance characteristics of the proposed use are compatible with those of other uses in the neighborhood or vicinity.**

As mentioned above, converting a portion of the commercial space to residential space will contribute to the success of downtown businesses by creating a consumer base, as well as adding to the vibrancy of Ilwaco's historic downtown. As one of the most prominent buildings at one of the most prominent intersections in the City of Ilwaco, the preservation of this lovely turn of the century building promises to attract the attention of both tourists and residents, complimenting other nearby businesses and encouraging redevelopment and investment in the downtown area. Moreover, increasing downtown residential uses in walking distance to the port

and the restaurants and recreation areas nearby will increase the connectivity of Ilwaco. Finally, due to the historic development style of Ilwaco and surrounding communities, there are limited apartment style residential spaces for service and tourist industry workers, as well as for those not seeking single-family homes. Adding a variety of housing types with a variety of price points will help Ilwaco support and attract residents of economically diverse backgrounds.

**5. How adequate buffering devices such as fencing, landscaping or topographic characteristics protect adjacent properties from adverse effects of the proposed use, including adverse visual or auditory effects.**

Increasing the number of residential units and decreasing the amount of commercial space without changing the current structure of the Doupe Building will not require buffering devices, landscaping or topographic characteristics. If we were proposing increased commercial use in a residential area, such devices would be necessary. However, since we are proposing a conversion of a portion of commercial space to residential, there should be no adverse visual or auditory effects on the surrounding C-1 and commercially zoned properties.

**6. How the other uses in the vicinity of the subject property are such as to permit the proposed use to function effectively.**

The mixed-use character of the existing building will not change, only the percentages of residential and commercial use relative to one another. As such, the proposed use of residential on a portion of the first floor should not affect other uses in the vicinity of the subject property. Moreover, the number of increased residential units is minimal.

**7. How the proposed use complies with the performance standards, parking requirements and other applicable provisions of Municipal Code Title 15.**

The proposed conversion of some commercial space to residential use does not change the applicable parking regulations, only the number of spaces required. Per Section 15.46.060, off-street parking regulations in a C-1 district requires one parking space per residential unit. As currently proposed, this would be 14 spaces. Please see attached parking plan. Additionally, the property owner of Parcel 10113342096, directly south of and adjoining the Doupe Building parking lot has agreed to allow additional parking if necessary to meet parking requirements.