

Lopez Village Subarea Plan

July 25, 2018 **DRAFT**





Acknowledgements

The Lopez Village Subarea Plan along with its companion development regulations and standard details were adopted by the San Juan County Council on _____, 2018 in Ordinance __-2018.

The Lopez Village Planning and Review Committee was established by the County Council in Resolution No. 34-2013 to help the community develop this subarea plan for the Lopez Village Urban Growth Area. This Committee advised the staff, Planning Commission and County Council on the development of the Lopez Village Subarea Plan and the regulations and standards needed to implement it. Thank you to this very dedicated Committee and to the community partners and staff who were instrumental in the creation of this Plan.

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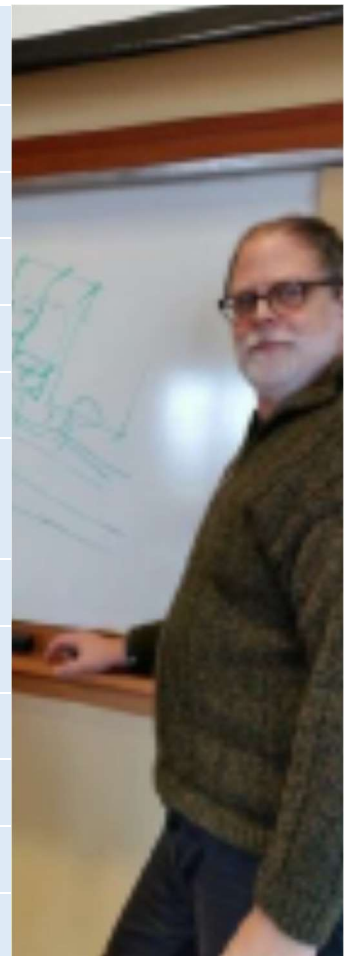
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Dedication: This Plan is dedicated to Dan Drahn in recognition of his long-standing and extensive contributions to Lopez Village planning. Dan's expertise and positive attitude influenced the development of this plan. He was committed to his beloved community and to ensuring that the plan would create a better, more livable place for generations to come.



Authority

The Lopez Village Urban Growth Area Subarea Plan is adopted pursuant to San Juan County Code (SJCC) 18.30.190 and 18.90.050 and in accordance with Article 11 of the Washington State Constitution; Chapter 43.21C RCW (State Environmental Policy Act); Chapter 90.58 (including without limitation RCW 90.58.340) (Shoreline Management Act); Chapter 36.70 RCW (Planning Enabling Act); and Chapter 36.70A RCW (Growth Management Act).



Growth Management Act (GMA)

The Lopez village Subarea Plan is adopted pursuant to the GMA and its fourteen planning goals (Appendix A) that help Washington State communities plan in a coordinated fashion to protect the public's health, safety and welfare. Under the GMA, the subarea plan must be consistent with and supportive of the San Juan County Comprehensive Plan (the *Plan*), county-wide planning policies, development regulations and capital budgets. Also, GMA requires that public facilities and services be developed concurrently with the development that they serve to ensure alignment with adopted levels of service.



Applicability

The Lopez Village Subarea Plan supplements the goals and policies of the *Plan*. It shall apply to all land, land use activity, and to all structures and facilities developed within the official map of the Village. The provisions of the Lopez Village Plan shall prevail over any conflicting provision of the *Plan* except as provided in Shoreline Master Program (SMP) section below. All other provisions of the *Plan* shall retain their full force and effect.

Regulations to implement the goals and policies of the Lopez Village Subarea Plan will be contained in the San Juan County Code (SJCC) Title 18, Unified Development Code (UDC). The UDC regulations will apply except as supplced by specific regulations adopted for the Lopez Village Subarea



Official Maps

This Subarea Plan includes map(s) which shall be known as the Lopez Village Subarea Plan official map(s). These map(s) shall consist of the original official map adopted by Ordinance No. 9-2005 including any subsequent amendments adopted pursuant to SJCC 18.90.020 and 18.90.050. The official maps may delineate land use districts, public facilities, recreation, open area, and transportation facilities. The official maps shall be amended in the same manner as other official maps of the *Plan*, as provided by SJCC 18.10.040, 18.90.020 and 18.90.050.



Plan Amendments

Subarea plan amendments shall be processed using the procedures in SJCC Chapter 18.90

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LOPEZ VILLAGE VISION

Lopez Village is on the mouth of Fisherman Bay and is the social and commercial core of the Island, where local matters.

The Village provides opportunities for a sustainable quality of life within a friendly and responsible community setting.

Natural systems which support the Village are thoughtfully cared for and valued.

THESE CORE VALUES ENVISION THE CREATION OF:

A sustainable, climate resilient village with ecological integrity attuned to long-term stewardship of its natural context, very protective of Fisherman Bay, and that treasures rural tranquility and night skies.

A viable, innovative, and diverse economy with employment opportunities, stable businesses, and services for residents and visitors.



A well connected mobility framework network for pedestrians, bicycles, transit, and automobiles.

An inviting, distinctive sense of place based on the intrinsic qualities of our natural and built environment, valued historic and cultural assets, unique local character, and commitment to beauty, hand craftsmanship, and human scaled design including sustainable building practices and energy conservation.

A vital, healthy community that fosters equity, diversity, and aging in place, and values local engagement in shaping Village development to achieve a high overall quality of life.



A livable village, with a range of services and uses where residents and visitors live, work, shop and socialize in a safe, attractive, walkable and healthy environment.

INTRODUCTION

Lopez Island is the third largest island in San Juan County's collection of islands in Puget Sound Washington. It consists of approximately 30 square miles of natural beauty and a predominately rural landscape. It is the County's second largest unincorporated community. Still, it is a small community including about 2,466 permanent residents in 2016.

The Lopez Village Urban Growth Area (UGA) includes approximately 197 acres on the west-ern side of Lopez Island. Lopez Village's (Village) western boundary is almost exclusively identified by the shoreline of Fisherman Bay. The eastern boundary extends in a north/south alignment that encompasses parcels on the eastern side of Fisherman Bay Road. Lopez Village is about 1.6 miles in length and one-half mile wide.

Lopez Village is presently characterized with a mix of commercial, institutional and residential uses and open space. Its identity and appeal draws on its splendid views and setting, a classic but under-realized street grid, small-scale buildings with some fine, local details and a history of being the cultural and social center for the island.

Relationship to Other Local Plans and Land Use Regulations

San Juan County Comprehensive Plan (the *Plan*)

Subarea plans are developed under the provisions of the Growth Management Act (GMA), provided that such plans are consistent with the *Plan* which addresses the GMA's planning goals (Appendix A). These goals address urban growth, sprawl, transportation, housing, economic development, property rights, permits, natural resource industries, open space and recreation, environment, citizen participation and coordination, public facilities and services, and historic preservation.

Of particular importance in subarea planning are the goals designed to encourage compact development in areas where adequate public facilities exist or can be provided efficiently. The development of this subarea plan is consistent with Section B, Element 2 Land Use of the *Plan* including the overall goal for Growth Areas (Appendix B). Other plans related to the subarea are listed in Appendix D.

Subarea Plan Purpose

The purpose of the Lopez Village Subarea Plan is to guide future development in the Lopez Village urban growth area by establishing a vision, goals and policies that will guide growth consistent with the desires and wishes of the island residents. The community is committed to making the Village a compact place of future urban growth and to preserving the character of the overall island for agriculture and related uses.

The community's vision statement paints a picture of how the community might look, function and thrive in the future. It provides the framework for developing goals and policies that will be tools for decision-making. The Subarea Plan is intended to guide the actions of the community and County decision-makers. To further implement the Subarea Plan, the County will adopt consistent development regulations and standard plans to support the community's image of their future.

This Subarea Plan will provide locally determined and ongoing guidance for the growth of the Village that will enhance the vitality and livability of Lopez Island. It is intended to meet the requirements of GMA and be integrated with other relevant plans.

It will:

1. Ensure that Lopez Island residents and stakeholders play a dynamic role in defining the future character of the Village;
2. Provide a tangible community vision for growth and development so that the qualities that define its character and give it value as a place to live and work are not compromised;
3. Identify, conserve, and enhance the character and qualities that contribute to people's enjoyment of the Village and that support its' function as the rural Island's primary commercial, service, residential and cultural core;
4. Provide land use and development goals and policies which add to and are more specific than those contained in the *Plan*;
5. Anticipate and identify the tools and resources needed to manage growth and change in the Village;
6. Develop action agendas to ensure that growth will not exceed the planned capacity of infrastructure and public services; and
7. Provide guidance for the adoption of specific development regulations and design standards needed to implement the community's vision of future land use patterns and development.

Relationship Example: Vision, Goals, Policies, Code and Implementation Plan

Vision:	A village that treasures rural tranquility and night skies.
Goal:	Develop night lighting standards that will minimize light pollution and facilitate viewing of the stunning starry night sky.
Policy:	Adopt dark sky regulations based on the L-1 lighting regulations from the most current Joint IDA-IES Model Lighting Ordinance.
Code:	Tailor model night lighting requirements to Village needs.
Implementation:	Provide technical bulletin and public education on Village lighting standards.

Planning History - Lopez Village Non-municipal Urban Growth Area

In 1978, San Juan County adopted its first comprehensive land use plan to address critical land use issues. The *Plan* addressed the protection of the rural character and natural environment of the islands and guided growth and development in the County.

In 1998, the *Plan* was updated and adopted under the Washington State Growth Management Act (GMA). To address GMA goals, this plan encouraged higher density residential and mixed use development in growth areas to prevent sprawl, protect natural resources and relieve development pressures that threaten rural character. In this *Plan*, Lopez Village (Village) was designated a Village Activity Center.

In 2000, the Village was re-designated as an interim UGA in Ordinance No. 11-2000 as a viable alternative to address affordable housing and achieve compliance with the rural element of the GMA. The interim UGA encompassed 466 acres of land and around 230 parcels. This interim designation was intended to preserve the natural beauty of the island by allowing the creation of a concentrated development pattern in the Village.

The adoption of the interim Village UGA was appealed to the Washington State Growth Management Hearings Board (Board). In May 2001, the Board issued a decision finding the Village UGA out of compliance with the

GMA. The Board required that the UGA boundaries be established using the criteria in RCW 37.70A.110 and that non-municipal UGA boundaries be established after the completion of an urban capital facilities and service analysis. Sewer, drainage and traffic facilities, water availability and saltwater intrusion issues were studied.

The availability of water service needed to accommodate a growing population was a key factor in determining the 2005 UGA boundaries. As a result of these studies plus population projections and capital facilities studies, the UGA boundaries were reduced in Ordinance No. 9-2005 to include 206 acres of land and approximately 146 parcels.

The entire Lopez Village Urban Growth Area was designated “Village Commercial” on the *Plan’s* official map. This designation and its associated density regulations provide a basic level of land use control.

The UGA boundary was further revised in 2008 to exclude 3 parcels that were not served or likely to be served by the Fisherman’s Bay Sewer District or one of the three other water providers in the Village. The Village consists of 198 acres of land and 143 parcels. In 2008, non-residential development occupied 28 parcels and approximately 35 acres. In 2008, 25 additional acres of developable land were projected as needed to meet the demands for non-residential land use and 74 acres were projected to be needed to provide a sufficient amount of developable land to meet projected growth.

Maximum Density and Density Bonus

When adopted, the UGA established a maximum density for single family development in the Village of 4 units per acre. A density bonus was established for developments that meet special criteria. A total of 8 units per acre were allowed with a Planned Unit Development that met water conservation criteria and affordable housing requirements. The density bonuses combined could provide a density bonus of four units per acre, plus the underlying density of four units per acre for a maximum of eight dwelling units per acre.

Growth Reserve Areas

On its eastern border, two distinct Growth Reserve Areas (GRAs) (overlay districts) were established for possible future inclusion in the Lopez Village UGA. Their inclusion in the UGA would be considered when growth warrants it and appropriate provisions can be made for urban level services. A maximum density of 1 unit per five acres is permitted in a GRA. These areas and other land surrounding the UGA are designated Rural Farm Forest.

Past Community Planning Efforts

Lopez islanders have a long history of developing a vision of the Village’s future. These efforts are described in Appendix C and were used as the foundation for creating this subarea plan.

Community Characteristics

Population Projections

As the basis for its land use planning, the Growth Management Act (GMA) requires counties to use a population projection that is consistent with the projections of the Washington Office of Financial Management (OFM). RCW 36.70A.115 states:

“Counties and cities that are required or choose to plan under RCW 36.70A.040 shall ensure that, taken collectively, adoption of and amendments to their comprehensive plans and/or development regulations provide sufficient capacity of land suitable for development within their jurisdictions to accommodate their allocated housing and employment growth, including the accommodation of, as appropriate, the medical, governmental, educational, institutional, commercial, and industrial facilities related to such growth, as adopted in the applicable countywide planning policies and consistent with the twenty-year population forecast from the office of financial management.”

Population Allocation in Urban Growth Areas

The GMA requires that counties reduce sprawl and

“Encourage development in urban areas where adequate public facilities and services exist or can be provided in an efficient manner” (RCW 36.70A.020 (1)).

It does not require a specific percentage of projected growth be allocated to urban growth areas. However, the County’s urban growth area boundaries have been based on the premise that fifty percent of future development on Orcas and Lopez Islands would occur within their urban growth areas. These areas provide urban services and higher density housing options than rural areas.

Past Projection

In 2009, Appendix 1 of the Plan provided population projections, a build out analysis and land use inventories for 2000-2025 based on a 20-year average annual population growth rate of 2.2 percent. The OFM’s estimate of the 2010 population for San Juan Islands was significantly less than projected in the Plan (15,769 vs. 17,316).

1990 - 2016 San Juan County Population Distribution

Table 1 below shows that since 1990, Lopez Island’s population has steadily been fifteen percent of the County’s population. As shown in Figure 1 below, Lopez Village’s population grew twenty-five percent or approximately thirty-four residents between 2000 and 2016 or an average annual increase of approximately 1.5 percent. In the same period, the population of Lopez Island increased thirteen percent or by 290 people, an average annual increase of 0.83 percent.

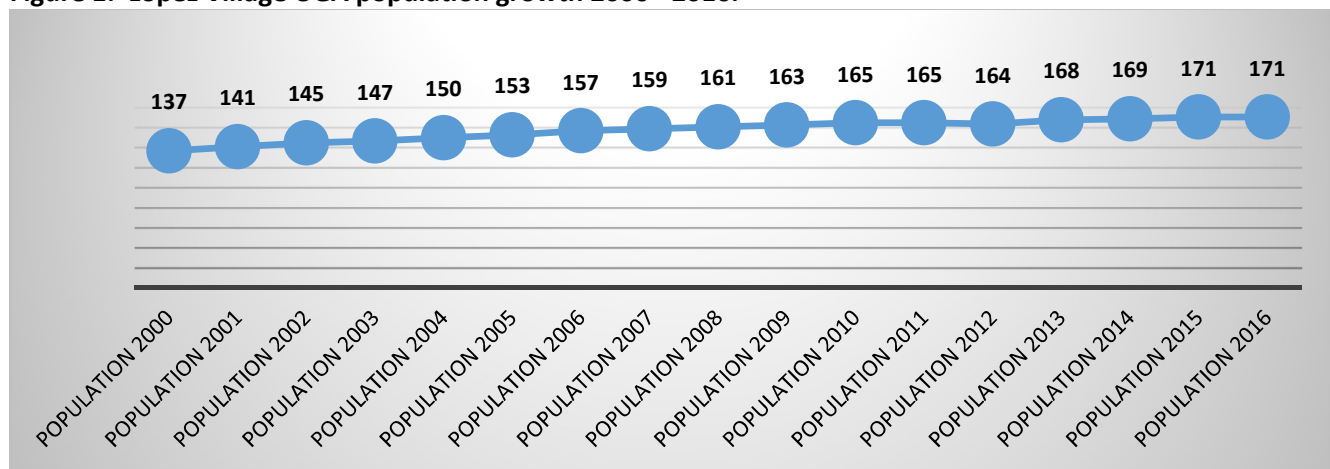
Between 2000 and 2016, approximately 11.7 percent of Lopez Island’s total population increase occurred within the Lopez Village urban growth area rather than the projected fifty percent. Sixteen years is a small sample size; however, comparable data for earlier decades is not available.

Table 1. San Juan County population distribution 1990 - 2016.

	1990	% by	2000	% by	2010	% by	2016	% by
Island	Population	Island	Population	Island	Population	Island	Population	Island
San Juan (unincorp.)	3,449	34%	4,783	34%	5,416	34%	5,566	34%
Orcas	3,195	32%	4,455	32%	5,220	33%	5,395	33%
Lopez	1,483	15%	2,176	15%	2,380	15%	2,466	15%
Shaw	163	2%	235	2%	238	2%	241	1%
Subtotal (unincorp.)	8,290	82.61%	11,649	82.7%	13,254	84.1%	13,668	83.8%
Town of Friday Harbor	1,492	14.9%	2,020	14.3%	2,162	13.7%	2,250	13.8%
Total Ferry Served	9,782	97.5%	13,669	97.09%	15,416	97.76%	15,912	97.54%
Total Non-Ferry-Served	253	2.60%	409	2.91%	347	2.20%	402	2.46%
TOTAL	10,035	100%	14,078	100%	15,769	100%	16,320	100%

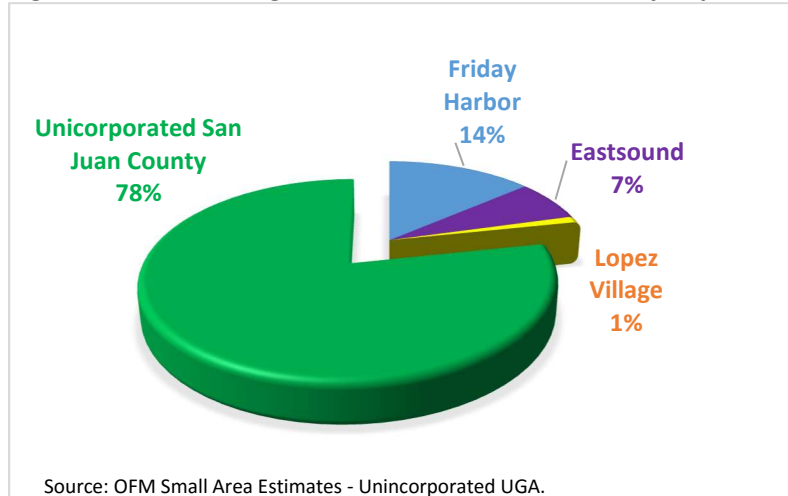
Source: OFM Selected Islands Report (County Parts) September 21, 2016. 1990 data is from the OFM based on 1990 Census data.

Figure 1. Lopez Village UGA population growth 2000 - 2016.



Source: OFM Small Areas Estimates-Unincorporated UGAs Sept. 2016 and OFM County GMA Population forecast 2012.

Figure 2. 2016 Urban growth areas: Percent of County Population.



Unlike other counties where most population and economic activities are concentrated in urban growth areas, in San Juan County urban growth areas house a relatively low proportion of each island's population.

In 2016, the Lopez Village Urban Growth Area housed only one percent of the Lopez Island population. Overall, the County's urban growth areas accounted for approximately twenty-two percent of the County's population.

SJC Comprehensive Plan Update 2036 Projection

In 2017, the County selected a 2036 population projection based on its proportionate share of the State population to use in its periodic update of the *Plan*. The projection was selected after the review of the most recent OFM projections and U.S. Census and other data including the County's share of Washington State's population. Since 1980, the County maintained an average 0.23 percent proportionate share of the State's growing population.

Because of the volatility of the County's annual population changes compared to the relative dependability of the County's proportionate share of the State's population, the County's selected population projection is based on its proportionate share of the State population. This projection is consistent with historic trends over the past thirty-six years. It is the most statistically valid method of projection and falls between the OFM's medium and high population forecasts.

Lopez Village Population Projection - Proportionate Share of the Lopez Island Population

For the past twenty-six years, the County's ferry served islands maintained consistent shares of the County's population. Population growth is allocated in Lopez Village urban growth area as a percentage of the Island's population rather than as a percentage of the County's population growth. The allocation of the island's population growth to Lopez Village assumes that the percentage of Lopez Island's population living in the Village will remain constant over the next twenty years, a proportionate share projection. This model is limited by the expectation that, as the Village grows, its relative weight to the island's population will remain the same.

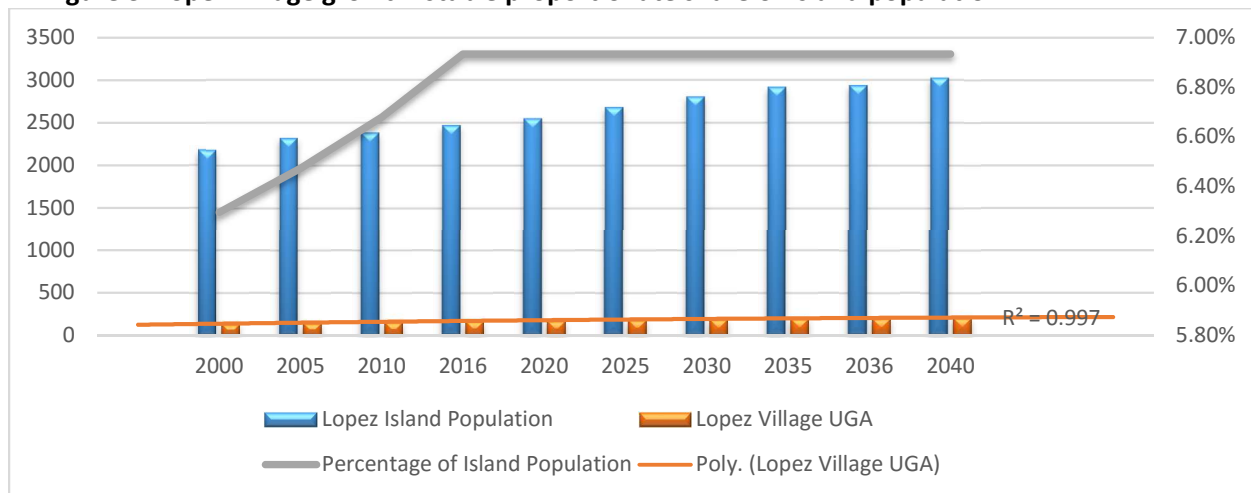
The forecasts in Table 2 and Figure 3 indicate that Lopez Village Urban Growth Area currently contains 6.9 percent of the Lopez Island population. Under the proportionate share population method, the Lopez Village Urban Growth Area population is expected to become 204 people in 2036 and include sixteen household units (2.04 persons per household). By contrast, using the current rate of population growth of approximately one person per year suggests that by 2036, the population in Lopez Village would be 191 persons. Appendix E provides other population estimates that were considered.

Table 2. Lopez Village UGA 2016-2040 population forecast: proportionate share of State population.

	2000	2005	2010	2016	2020	2025	2030	2035	2036	2040
Lopez Island Population	2176	2317	2380	2466	2546	2677	2801	2914	2936	3020
Lopez Village UGA (stable proportionate share of island population).	137	150	159	171	177	186	194	202	204	209
Percent of Island Population	6.30	6.47	6.68	6.93	6.93	6.93	6.93	6.93	6.93	6.93

Source: OFM Small areas unincorporated UGA's September, 2016 and U.S. Census

Figure 3. Lopez Village growth: stable proportionate share of Island population.



Source: OFM Small Areas Estimates-Unincorporated UGAs Sept. 2016 and U.S. Census.

Additional Lopez Village Population projections are found in Appendix E.

Lopez Village 2010 - 2016 Permit Data

Building permit data for Lopez Village 2010 - 2016 depicted in Table 3 indicates an almost 1 to 1 connection between residential development and new residents. The residential development pattern across the rest of the island of 2.1 new units per new resident suggests that future residential development in Lopez Village may follow the same trend.

There may be plans in progress to revive a long subdivision in the Village. This development may generate up to twenty-eight new residential units. Due to the size of this urban growth area, a few large developments could account for the entire population allocation for Lopez Island. If in the future it's clear that population

growth in Lopez Village is occurring at a higher rate than expected, the County may revise its population projection for the Village by attributing a higher percentage of the Island's population growth to it.

Table 3. Residential permits in Lopez Island and Lopez Village UGA 2010 - 2016.

Year	Lopez Village	Lopez Island	Total Permits	Population	
				Lopez Village	Lopez Island
2010	0	27 Single Family Residence* 5 Demolition	32	165	2,380
2011	0	23 Single Family Residence 7 Demo	30	165	NA
2012	4 SFR	22 Single Family Residence 1 Demolition	27	164	NA
2013		17 Single Family Residence 1 Demolition	18	168	NA
2014	3 SFR	24 Single Family Residence 2 Demolition 1 Mixed-use	30	169	NA
2015	0	34 Single Family Residence	34	171	NA
2016	0	23 Single Family Residence 5 Demolition	28	171	2,466
2010 - 2016 Total	7 SFR	170 Single Family Residence 21 Demolition 1 Mixed-use	199	171 - 165 = 6	2,466 - 2,380 = 86

Source: SJC Department of Community Development permit and OFM population data.* Includes all finaled owner/builder permits, manufactured homes, park model and modular units.

Seven years is a small sample size and any conclusions drawn from Table 3 should be treated with caution. Between 2010 and 2016, the population of Lopez Island Village increased by six residents. Whereas at the same time, the population of the rest of Lopez Island increased by eighty residents.

Lopez Village population growth has been at a rate of approximately one person per year whereas the population growth for the rest of the island has been at a rate of about thirteen people per year. Over the same

period, seven single family residential permits were issued for new residences in Lopez Village and 170 single family residential permits were issued for Lopez Island beyond the urban growth area. The permit data for Lopez Island reveals that for every new resident on the island, more than two houses are constructed.

Table 4. New residents and residences in Lopez Island and Lopez Village UGA 2010 - 2016.

	New Residents 2010-2016	New SFRs 2010-2016	Rate of SFRs per new resident	SFRs per average household (2.04)
Lopez Island (outside UGA)	80	170	2.12	4.35 SFRs per household
Lopez Village	6	7	1.16	2.33 SFRs per household

Source: SJC Department of Community Development permit and OFM population data

Lopez Island Demographic Snapshots

Unless otherwise noted, the following demographics for Lopez Island with comparisons to the County and Washington State came from the U.S Census Bureau American Community Survey Five year estimates 2012-2016. Because of the small sample sizes, they should be used cautiously.

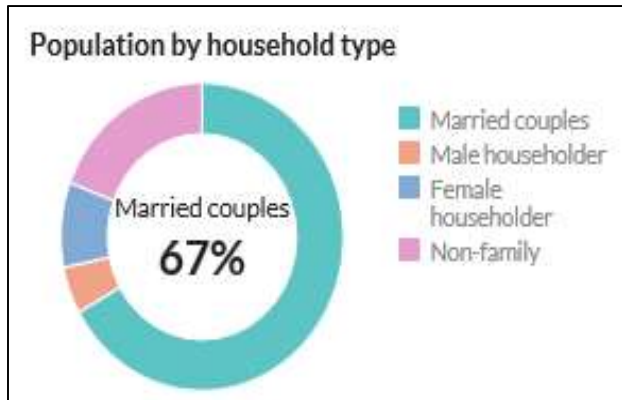
Marital Status

Figure 4. Marital status.



Sixty-seven percent of the Lopez population aged 15 years and older was married. This is about 10 percent higher than the County's marital rate of 58 percent and 25 percent higher than the Washington State rate.

Figure 5. Population by household type.



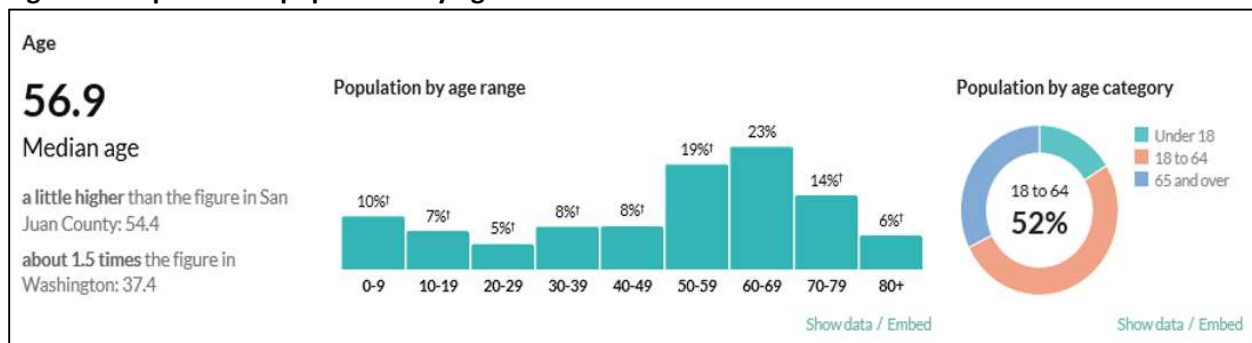
Persons per Household

Lopez Island had 1,247 households and 2.1 persons per household compared to San Juan County's 2.04 per household and Washington State's 2.6 per household.

Age

Reflecting the high number of retirees, sixty-two percent of Lopez Island's population was over age 50 in 2016. The median age on Lopez Island was 56.9. This is a bit higher than the County's median of 54.4 and 1.5 times the Washington State median of 37.4 (U.S. 49.9 percent).

Figure 6. Lopez Island population by age.



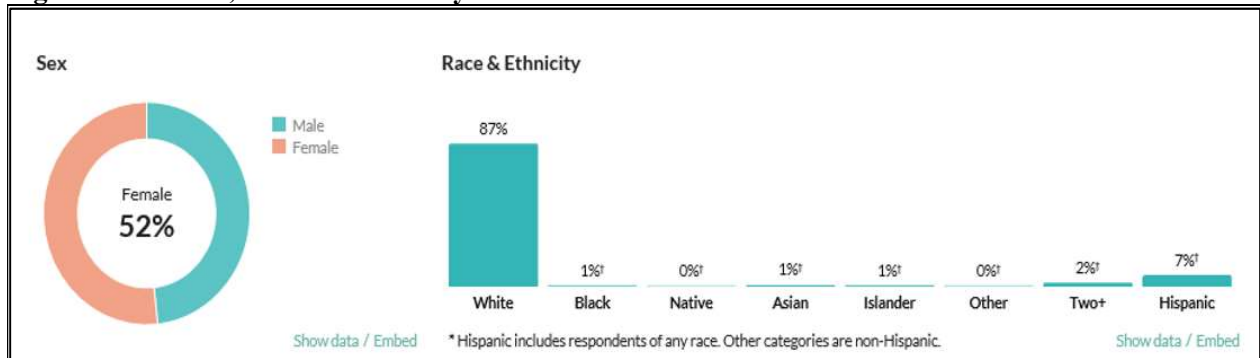
Veteran Status

Approximately 13 percent of Lopez Islands' population has veteran status meaning civilian veterans who served during wartime only. This is about 25 percent higher than Washington State's rate of 10.6 percent and about 10 percent higher than the San Juan County rate of 12.1 percent.

Gender, Race and Ethnicity

Lopez Island's population was 52 percent female as compared to the State average of 50 percent. Lopez Island is a mostly white population with 87 percent white and a bit less diverse than Washington State's average of 81.2 percent.

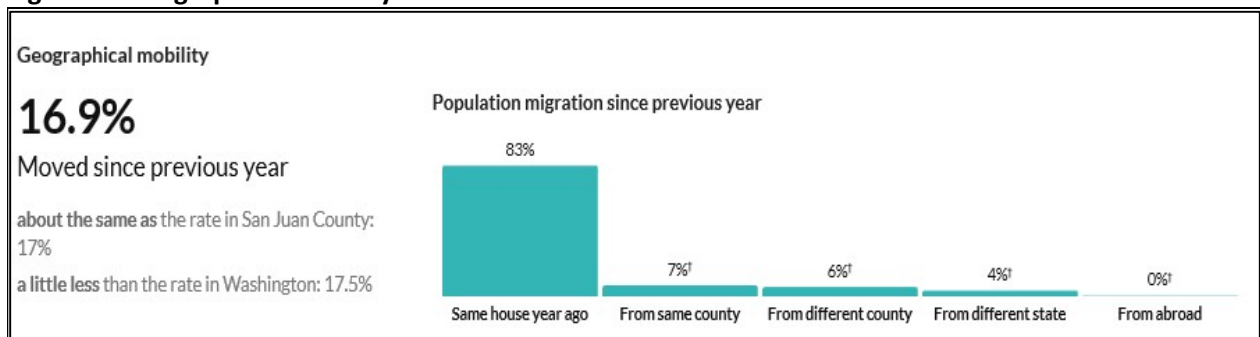
Figure 7. Gender, race and ethnicity.



Geographical Mobility

There is little difference in the percentages of geographical mobility (the percentage of people that moved since the previous year) on Lopez island, the County and Washington State. On Lopez Island, 7.4 percent persons that relocated moved within the County.

Figure 8. Geographical mobility.



Per Capita and Median Household Income

Figure 9 following shows that Lopez Island residents had about eighty percent of the County's \$39,266 per capita income at \$33,082 and a bit higher than Washington State's average of \$31,762. Median income was \$48,074 on Lopez Island representing 90 percent of the amount in the County and 80 percent the amount in the State.

Figure 9. Per capita income and median household income comparisons.

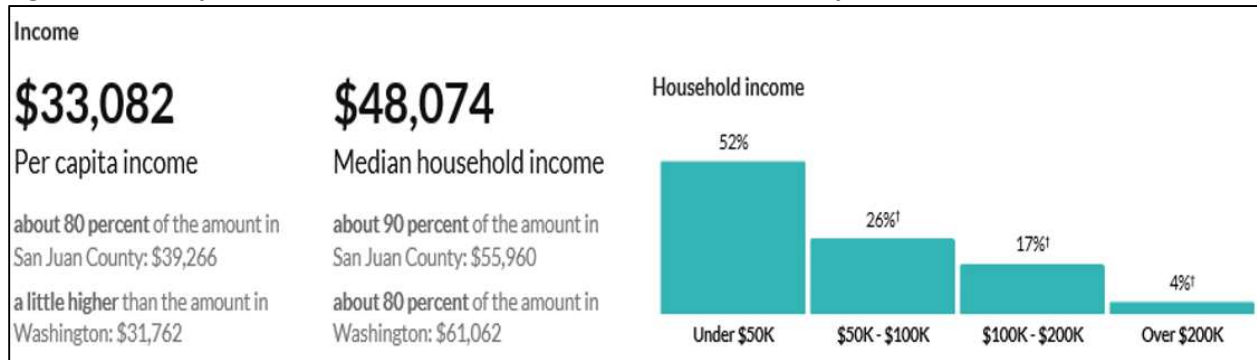
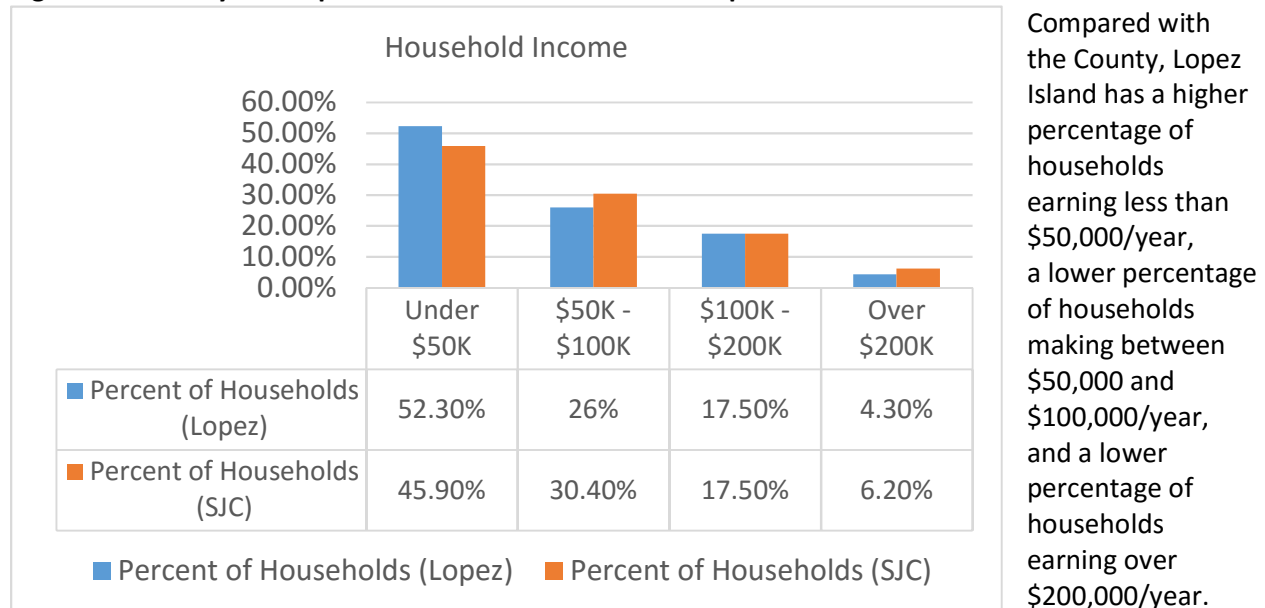


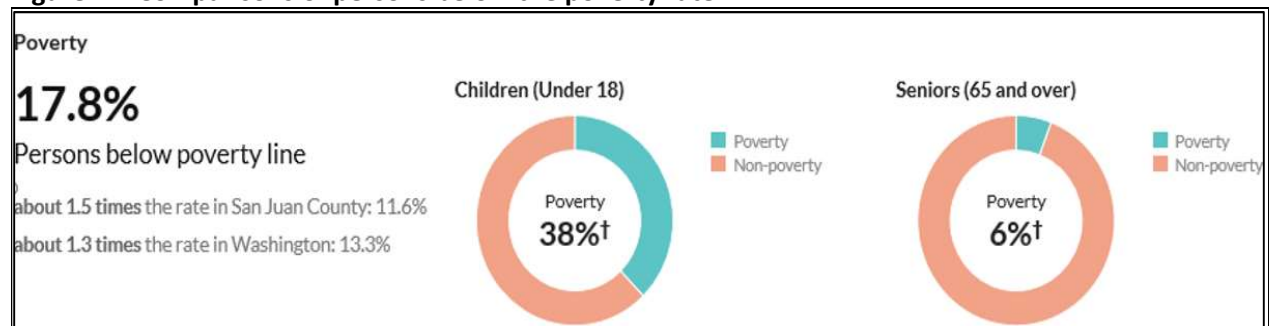
Figure 10. County and Lopez Island household income comparisons.



Poverty Rate

According to Figure 11 below, 17.8 percent of Lopez Island's population lived in poverty in 2015 compared to 11.6 percent in the County and the Washington State average of 13.3 percent (U.S. 15.1 percent). Thirty-eight percent of children under eighteen and six percent of seniors sixty-five and older were living in poverty.

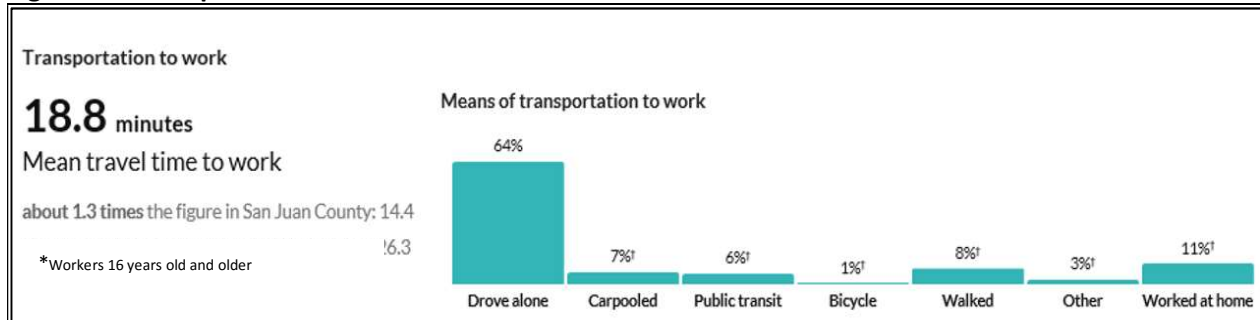
Figure 11. Comparisons of persons below the poverty rate.



Transportation to Work

Unsurprisingly, Figure 12 indicates that the vast majority, over sixty-three percent, of Lopez Island commuters drove to work alone. The next most common commute was working from home at eleven percent of commuters. The mean travel time to work was 18.8 minutes on Lopez Island, 14.4 minutes in the County overall and less than the average commute time of 26.3 minutes in Washington State.

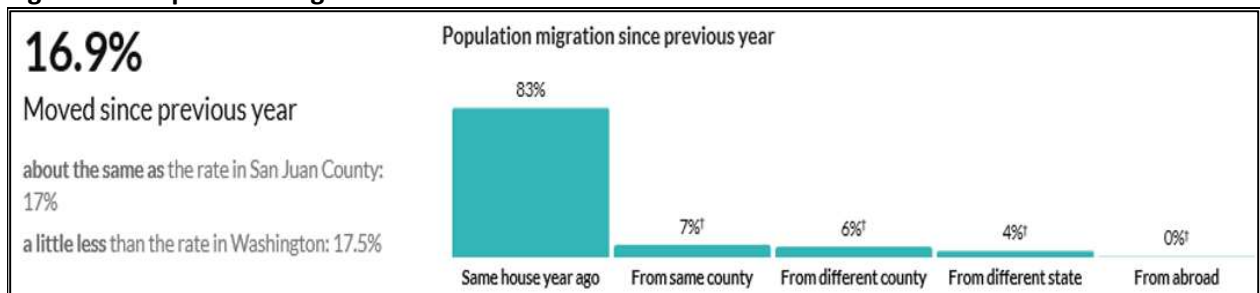
Figure 12. Transportation to work.



Migration and Population Increase

According to Figure 13, San Juan County and Lopez Island had similar rates of population that had moved since the previous year at sixteen point nine and seventeen percent. The majority of Lopez Island residents, eighty-three percent, lived in the same house the year prior to the 2015 ACS. In that year, seven percent of new Lopez residents moved from within San Juan County, six percent moved from another county in Washington State, and three-point-six percent moved from a state other than Washington. Less than one percent of new Lopez residents moved to the Island from abroad.

Figure 13. Population migration.



Education and Language

According to the 2015 ACS, forty-eight percent of Lopez residents have a bachelor's degree or higher compared to thirty-two percent statewide. Another thirty percent have some college education. Compared to statewide measures, Lopez Island residents have a higher level of academic attainment.

The 2015, ACS found that over ninety-four percent of adults over eighteen speak English at home. This percentage is slightly higher than the statewide percentage of eighty-one percent. Children ages five to seventeen spoke English at home at a rate of seventy-nine percent. Notably, the 2015 ACS found that nineteen percent of children on Lopez Island speak Spanish at home compared with the Washington State percentage of twelve-point-seven.

Educational Attainment

Figure 14 shows that at ninety-five point two percent, Lopez Island has a higher high educational level than the State's rate of ninety point four percent and has one and one half times the Washington State rate of those with a bachelor's degree or higher. Only five percent of the population have no degree.

Figure 14. Educational attainment.

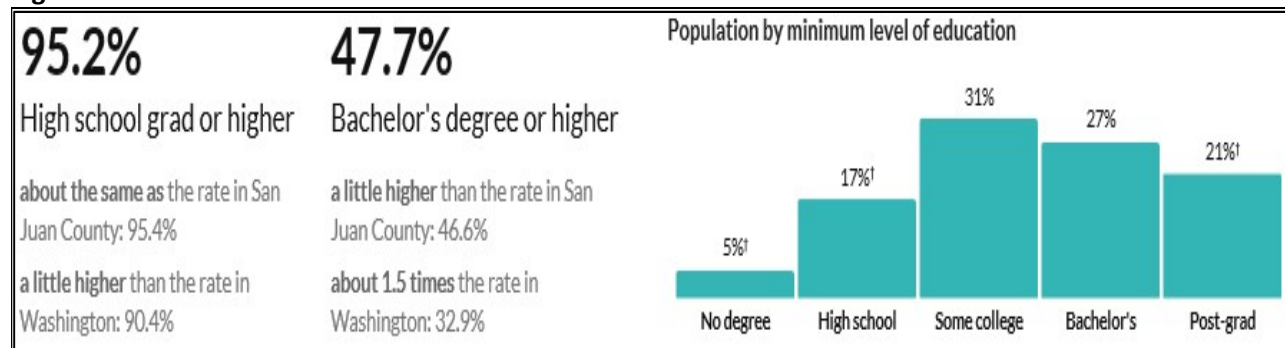
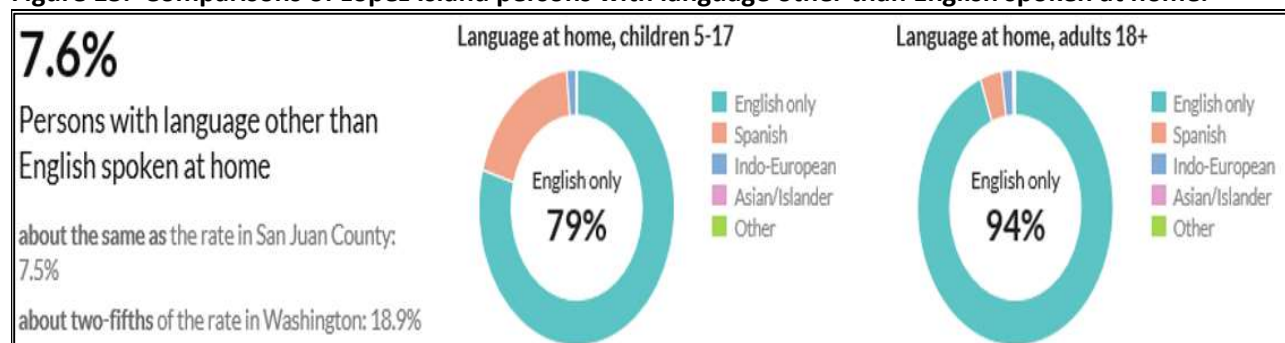


Figure 15 below indicates that Lopez Island and the County have nearly the same percentage of adult population who do not speak English at home at 7.6 and 7.5 percent. For children ages 5 through 17, seventy-nine percent spoke English only at home.

Figure 15. Comparisons of Lopez Island persons with language other than English spoken at home.

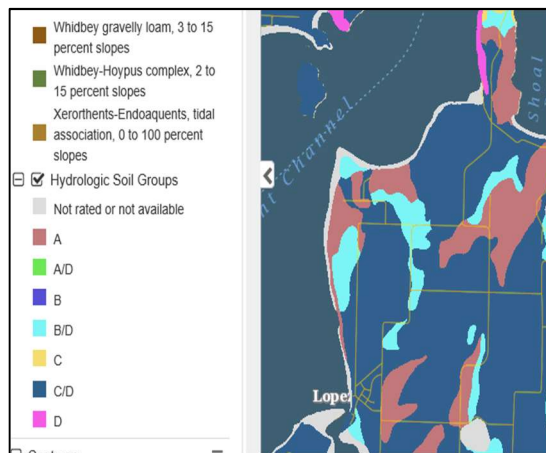


Physical Setting and Environmental Characteristics

Maps of the Village's physical setting, environmental characteristics and development are available at the County's map portal: <https://www.sanjuanco.com/portal>.

Natural Resources

The Lopez Village UGA consists of 198 acres of land and approximately 146 parcels. Elevations range from near sea level to around 140 feet in the foothills to the North and 200 feet to the South. The general topography is relatively flat with the land rising gradually to the North and more steeply to the East and Southeast.



Soils are primarily glacial deposits including a mixture of low-permeability (Hydrologic Group A) and high permeability (+D) soils.

Most of the Village is open, though there are some wooded portions on the eastside. Approximately 1,820 feet of unstable bluffs are noted along the shoreline North of Old Post Road.

Forest and Habitat

Coniferous forests in Lopez Village are primarily rare types that only occur in the San Juans and other rainshadow regions of Washington and B.C.: *Pseudotsuga menziesii* – *Thuja Plicata* – (*Abeis grandis*) / *Gaultheria shallon*, *Pseudotsuga menziesii* / *Rosa gymnocarpa* – *Holodiscus discolor*, and *Psuedotsuga menziesii* / *Gaultheria shallon* – *Holodiscus discolor*. Some wet areas in the Village are also forested with native *Salix sp.* and *Malus fusca*.

Patches of intact forest, as well as remnants of old orchards, and wildlife friendly landscaping make Lopez Village home to a diverse community of wildlife including songbirds such as Western tanagers, cedar waxwings, and swallows. Owls and raptors hunt and nest in the Village including great horned owls, red-tailed hawks, ospreys, and northern harriers. Hummingbirds and woodpeckers are also found in the Village. Native reptiles and amphibians found in the Village include three species of garter snake. The vernal pools and wetlands in the Village are breeding areas for Pacific chorus frogs who also make their home in wet woodlands and around homes and gardens. Native mammals in and around the Village include 9 species of bat, Townsend's Chipmunks, vagrant shrews, river otters, raccoons, Columbian black tailed deer, mink, short-tailed weasels and endemic Shaw Island vole.

Road verges, meadows and flower gardens in the Village act as an oasis of relatively high floristic diversity in the surrounding pastures and lawns and support native bees (including Apidae, Megachilidae, and Halictidae), other pollinators such as flies (including Syrphidae, and Bombyliidae), and wasps (including

Vespidae, Chrysididae, Sphecidae, and Crabonidae). Native butterflies and moths also rear and forage in the Village, making use of the native deciduous hedgerows as well as gardens and meadows.

Fisherman Bay

The Village is located along the shoreline of San Juan Channel and Fisherman Bay on the Northwestern shore of Lopez Island. San Juan Channel shorelines include feeder bluffs and nesting areas for seabirds and native pollinators. Birds that nest along the shoreline include pigeon guillemots and purple martins. Native pollinators and insects that nest in the sandy soils of Fisherman Bay and San Juan Channel include Anthophora bees, Sphecodes cuckoo bees, Bembix sand wasps and showy Cicindela tiger beetles.

Fisherman Bay is a significant feature with environmental, social, and economic impacts to the Village. The nearshore contains important eelgrass areas, shellfish beds, seabird habitat, and a longstanding reef-

net fishery for wild salmon. In the past, it also contained a significant source of seafood (herring, smelt, salmon and shellfish).



Lopez Village is a significant part of the Fisherman Bay Watershed. Flows are primarily diverted through road ditches and the stormwater system.

Wetlands



The Village includes several large fresh-water wetlands located near Sunset and Redgate Lanes and Weeks Road. Large wetlands include Weeks Wetland Preserve and wetlands that cover multiple properties North of Weeks Road, East of Lopez Road and West and North of Fisherman Bay Road.

Weeks Wetland Preserve is located in the southern portion of the Village on a 24-acre property managed by the County's Land Bank. This preserve contains a unique freshwater wetland that meets the marine waters of Fisherman Bay and provides significant plant and animal habitat. It includes a large area of Class 1 wetlands: a high quality salt marsh community dominated by *Salicornia virginica* and *Distichlis spicata* and less common species such as *Jaumea carnosa* and *Conioselinum gmelinii*. It is one of three sites in the San Juan Islands where rare and showy *Sidalcea hendersonii* grows wild. A rustic trail within the Preserve provides access to an observation deck overlooking the wetland.

Special Flood Hazard Zones



Some of the shoreline area, primarily near Weeks Wetland Preserve is located in special flood hazard zones. The AE zone is shown on the blue overlay and Zone VE is shown in grey and on the map on the left.

Areas of special flood hazard with the designation “AE” are areas subject to inundation by the one-percent-annual-chance flood event, also known as the “100-year floodplain,” and where predicted floodwater levels have been established. Properties in zone AE are considered to be at high risk of flooding under the National Flood Insurance Program.

Areas of special flood hazard with the designation “VE” are areas subject to inundation by the one-percent-annual-chance flood event, also known as the “100-year floodplain,” with additional hazards due to storm-induced velocity wave action. Base flood elevations derived from detailed hydraulic analyses are shown on the map. Properties in VE designation are considered to be at very high risk of flooding and flood related damage under the National Flood Insurance Program.

Critical Aquifer Recharge Areas

All areas of the County are considered a critical aquifer recharge area and are subject to critical area regulations. The area’s ground water aquifer is the Village’s only fresh water source. It is recharged solely by rainwater. Because freshwater resources are limited and there is a potential threat of saltwater intrusion, an adaptive management program regarding seawater intrusion into the Lopez Village Urban Growth Area water supply is in place. Under this program, evaluations are made to determine the quality and quantity of groundwater used for public water supplies in the Village. This program supplements other County water quality protections. If monitoring points out further degradation, the County may take appropriate action to cease the issuance of building permits in the Village until action is taken to prevent further seawater intrusion.

Open Space

The Village’s character and activities are in large part established as much by its open spaces as by its building forms. Streets are the primary building form. Street forms vary: some have street tree plantings, a few street edges are defined by grassy open ditches, some have adjoining sidewalks or gravel walkways. Old Post Road terminates at San Juan Channel, providing public views and shoreline access. Here signage identifies the stairs that provide public access to the shoreline. Beach access is also available at a county-owned waterfront parcel off of Weeks Way and at Weeks Wetland Preserve where an interpretive trail adjoins Fisherman Bay.

Community open space is located at the Lopez Village Center for the Community and the Arts, marking a main entrance to the commercial core area. It contains a skate park and outdoor pavilion. The Village Park (Park) located at the intersection of Tower Drive and Lopez Road includes showers, restrooms, a phone, several picnic tables and small landscaped area. Its water tower is a major landmark. The Park is an important gathering space in the busy summer months and provides for community functions such as annual holiday tree lighting.

View Corridors



Lopez Island has relatively few places where people can view the water, making each view a valuable visual resource. Views from the Village to the surrounding water and landforms are an integral and significant part of the character of this place. Significant view corridors are from Lopez Road across Weeks Wetland, across Old Post Road to San Juan Channel and from the East side of Fisherman Bay Road over the rest of the Village. The gentle topographic rise from Fisherman Bay on the South provides the village with a combination of long-range water and Olympic Mountain views and a sense of immediate connectivity with the surrounding landscape. Views to other

natural features, fields and evergreen forests add to this special sense of place. The Village's unique prospect views provide for an unusual level of intimacy and sensed proximity through a combination of open expanses and water bodies and natural forms and edges.

Public Gathering Places and Events



Several large-scale public gathering events occur annually in the Village. The Tour de Lopez attracts thousands of cyclists and fills the community with activities. A Fourth of July Parade is another popular event. Numerous pedestrians, bicycles and vehicles compete for access in the Village during the Saturday Farmers Market held throughout the summer months. The Market offers a combination of local produce and food products, arts and crafts, music and community-related services that recognize the importance of environmental, social and economic sustainability.

Historic Resources

Archaeological and Cultural Resources

The shorelines of Fisherman Bay are dotted with shell middens and the remains of salmon and shellfish processing sites. Also, there is one registered archaeological site located on the Lopez Village shoreline which included evidence of a Coast Salish Long House and a permanent year round settlement.

Historic Buildings and Structures

There are no registered historic landmarks in the Village. However, several significant historic structures must be recognized. Owned by the Chamber of Commerce, the Weeks water tower and pump house are located in Village Park. These historic buildings are nearly 100 years old. The water tower was constructed around 1914 by Oscar Weeks. It is 30 feet high with three levels. The ground level housed a milk separator, the second level gave access to the water tank and its associated connections, and the third level supported a wooden water tank. The levels were connected by a vertical ladder. The Pump



House building is located by the original well and housed a gasoline driven water pump. This pump lifted the water from the well to the elevated tank for storage. The water then flowed by gravity to various locations on the farm it served. The Pump House now sports a large map of Lopez Island and is a frequent attraction for visitors in the Village Park which is owned by San Juan County.



Lopez Island Library's building, constructed in the late 1800s, was one of the original schools on the Island and was known as the Little Red Schoolhouse. At different times, it also served as a restaurant and fire station. The Library's doorway was modified from the Little Red Schoolhouse and the first four windows on the front left of the Library were part of the original schoolhouse structure. Overhead in the Library is the original schoolhouse second story, complete with its jaunty cupola, a hallmark of days past blended with the present.

Other significant and historic buildings are identified on the following list including the date of construction, if known, and the current owner or merchant listed in parenthesis:

- Weeks Garage (Angel)
- J.A. Paine House (1901 – Cade)
- Jim Smith House
- C.A. Kent House (1883-1901 - Brad Smith)
- Joe Thorton House (Pickering)
- Dr. B. Muscott (early 1900's – moved from beach north of Islander – Varga)
- Lopez Congregational Church (1904 - Community Church)
- Fish Bay Building (Stephens)
- Ed Weeks House and Water Tower (Old Thrift Shop/Roundy)
- Dr. Hayner (Hayner and Plumbducky Trust)
- Lopez Purity Store (Just Heavenly Fudge Factory - Roser)
- Oscar Weeks house and pear tree (Isabel's / Déjà vu – Columbo)
- Village Center Building (Love Dog, etc. - Walters)
- Weeks Barn (Angel)
- Burt Weeks house and water tower (Old Homestead Building – Blossom/Vortex Village Arts complex Williams)
- Benson Hall (1930 – from Eastsound) plus two buildings (Arntson)

Built Environment and Sense of Place

Lopez Village's character and sense of place are marked by special qualities in the physical

and built environment. Some of these features have been addressed above and include open spaces, various street forms and unique public and private gathering spaces. Adding particular interest to the Village character are covered arcades, village-scale places, historical landmarks, attention to building materials, art, craftsmanship, decorating and lighting. These features contribute to the walkability of the Village and the sense of place.

Over the years, the Village has steadily developed as a core of commercial, residential and public uses. It has benefitted from some strategically-important development decisions. These include the preservation of several publically-used open spaces, the Historical Museum, the iconic Lopez Library, the Lopez Center for the Community and the Arts with its accompanying grass-covered gathering spaces and nearby Farmers Market and Family Resource Center, the assisted-living Hamlet House whose cottage forms of senior-housing line Village Road and Weeks roads. Several other residential complexes in the core contribute to the Village's scale and provide a critical component in the mix of uses.

The Grace Episcopal Church tower is a prominent landmark and gateway experience to the Village as is the Lopez Community Church's role in defining the street scale between the Library and the core. Commercial retail uses and services occur in four primary clusters with various parking configurations along with a scattering of other small-scaled commercial forms. The Lopez Village Market grocery at Weeks Road and Village roads is a nexus of activity. Its entrance tower form is similar to the Village's three other enclosed water towers. These wood frame and shake siding elements provide a subtle and enduring identity to the Village's built environment.

The Village has two types of development. Previous patterns and recent development have begun to gently shape the Village into roughly two commercial areas, each with its own needs and character. One, along Weeks Road associated with the Lopez Village Market, is becoming the automobile-oriented village space and the other area, associated with the former market site and surrounding uses on Lopez Road, is emerging as a more quiet-paced commercial environment.

The character of the Village built environment exemplifies a traditional Village experience reflected by density, design and a mixture of uses. These include low-rise individual buildings of varying styles and site development practices such as traditional town development patterns with zero lot lines. In these areas, buildings are close to or abut the street line while pedestrian pathways support walkability and a coherent Village experience. Other areas mimic suburban, low intensity developments with parking developed in front of buildings.

Building heights are predominantly low with a few narrow two-story structures with gable roofs. The norm is pitched roofs but the angle varies from slight to those clearly designed to shed rain and reflect the traditional roof forms found throughout Lopez Island.

Other frequently exhibited design features in the Village include porches, decks, terraces and walkways. Small outdoor gathering spaces found throughout the Village establish an important theme about the built environment's scale, walkability and socialization functions. Most of these spaces are part of private developments, provided to serve as a common circulation and entry function for the public. The "front porch" of the Lopez Plaza Building on Lopez Street is a prime example. Its porch with common tables and chairs. It is one of the Village's well-recognized social meeting and exchange points. These areas include the decks and old orchard area at the Old Homestead building, and the terrace adjoining Vita's. The narrow arcade in front of the Chamber of Commerce and the Market are also examples.

Built Environment and Village Planned Unit Development

The Lopez Village Corporation (Corporation), a group of local investors, purchased land to plan Lopez Village and in 1976, the Corporation recorded a low density Planned Unit Development (PUD) of Lopez Village where each business was to be located in a separate building on an individual lot. On-street parking was designed along interior roads. The intent of the development was to provide Lopez Island with a center for commercial activities that was planned, ordered and unified with an aesthetic appearance. Restrictions, covenants and conditions (CC&Rs) for the PUD were recorded to address these issues and parking.

The Lopez Village Association (LVA) provides for the control, maintenance and improvement of areas and facilities of the Lopez Village plat/PUD. The LVA last met in 2010. Discussions about altering PUD standards were found to be prohibitive.

The PUD did not develop as planned. Under the original plan, the center of Lopez Village was to have been located behind Lopez Village Market's first location. About seventeen individual businesses, each on its own lot were to form the central core. The economic realities of cheaper land and better density resulted in many businesses developing outside of the planned core of the PUD and more businesses consolidated into one building instead of separate businesses on separate lots. This increased density caused parking issues within the Lopez Village.

The LVA controls a good portion of the parking in the Village. Each lot in the Village PUD comes with a "parking allotment." On-street parking was planned along the private roads that frame the PUD square. Also, Lot 51 off of Fisherman Bay Road was reserved for parking. The County's Comprehensive Plan/development regulations require more parking spaces per business than were provided in the PUD. The County requires on-site parking; however, many of the lots are too small to meet the requirements. Therefore, lots were allowed to develop with parking in the back of the lots, but no one parks in the back.

The PUD plat has been altered numerous times. According to the 2014 LVA assessment there were 53 lots. Over the years, the LVA has donated a park area and roads to the County. The Lopez Village Park property was transferred from the LVA to San Juan County Parks in 2008. The Lopez Island Chamber of Commerce operates and maintains the park. Through a unique agreement between County Parks and the Association, LVA contributions made many of the repairs and capital improvements at the Lopez Village Park restroom complex possible. The major restroom renovation completed by Parks was funded through

a combination of LVA contributions and County grants. The work included renovating the building interior, adding a second public shower, and painting the exterior.

The property, located in the heart of the Village, was originally donated by a developer as a day park and picnic area for use by visitors and residents. Grants were used to design and build the restroom, with assistance from the LVA and Lopez Island Chamber of Commerce. In between management agreements and with expenses greater than revenues, the restroom faced closing in 2005. With help from LVA, the Chamber, and Lodging tax revenues, the building has remained open.

Lopez Village Subarea Tree Planting Plan

A unified plan for planting street trees in the street right of ways was developed with the help of a landscape architect. It addresses the

placement of trees along the streets within the Village Commercial and Institutional designations in the Village (See Map 1). A comprehensive list of trees suitable for the Village based on a general design concept for rural street tree planting was developed.

Trees identified as suitable are tolerant of on-site conditions, dry in summer and wet in winter in some very specific locations. They were suitable for planting next to roads and paths i.e. not having root systems that would disturb adjacent surfaces. The trees should not produce fruits that would require major clean up but could provide small fruits for bird feed. The trees specific to any location should be sized and located to respect views and vistas from the Village to the surrounding water and hills. While the trees for each street should respond to the requirements of individual street conditions visual connections from street to street were considered to tie the Village together.

Land Use

Introduction

The land use element is the foundation of the Lopez Village Subarea Plan. It directs long-term development by capitalizing on Village strengths and addresses challenges to the community's future vision. Its purpose is to ensure that an adequate land supply and the desired mix of land uses will be available over the planning period to accommodate future growth. It will guide the development of a built environment that reflects the community vision. This includes a walkable compact mixed-use area, with preserved residential areas, scenic views, and landscapes, and protected natural environments that support healthy living.

The land use element and official land use maps determine the location of future land uses and will help implement other plan elements including housing, natural environment, transportation, capital facilities and economic development elements.

Analysis of the Village's existing conditions and input from community planning events make it clear that the Village's quality of life is enhanced by its character, natural environment, walkability, and mix of uses. These factors establish the Village as the economic and social hub of a healthy community.

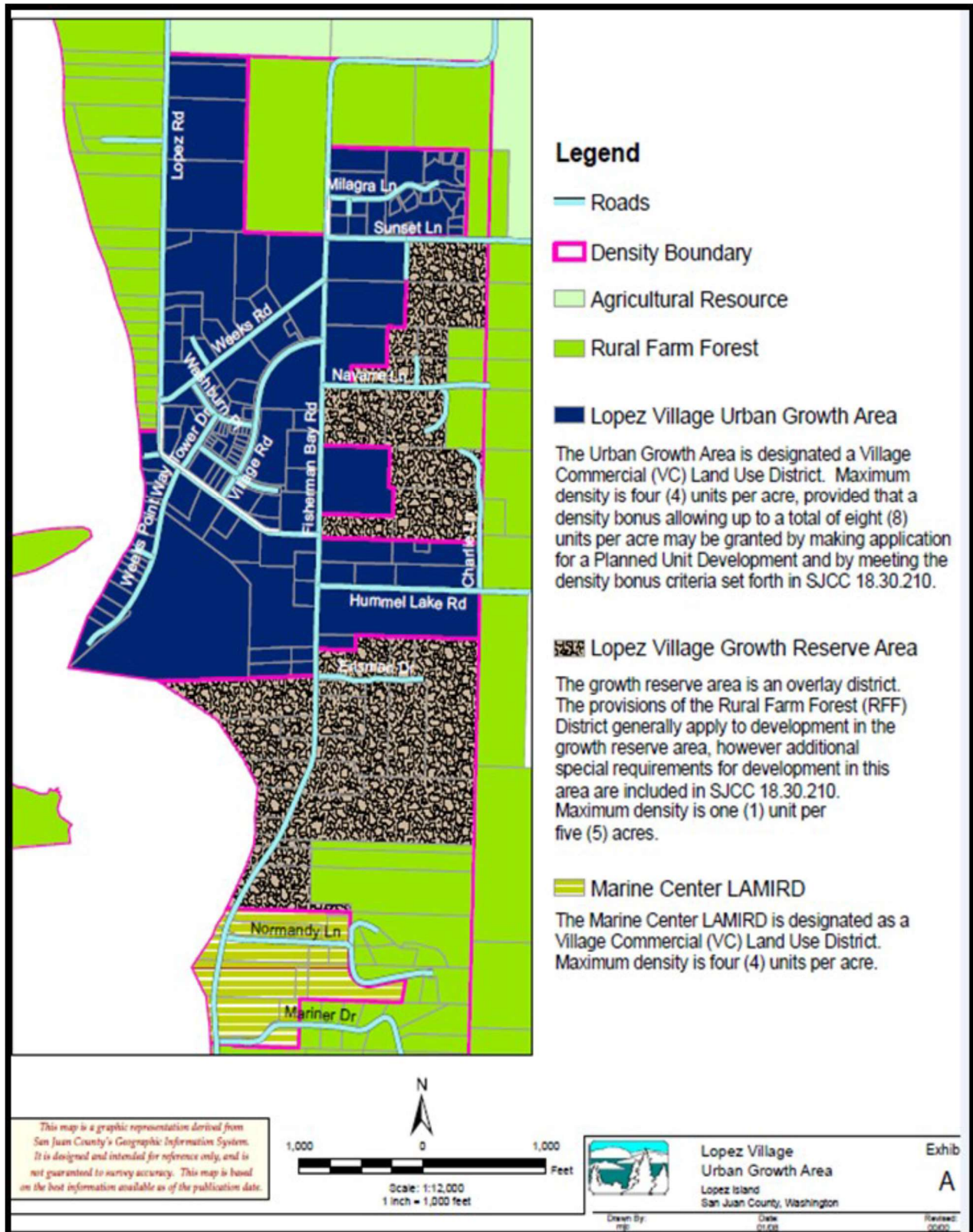
This element addresses land use and development considerations by acknowledging existing conditions and the potential for growth. It is intended to preserve the Village's identity and achieve the community's vision. The future land use map establishes distinct land use designations designed to result in an attractive and thriving mixed-use commercial core as well as institutional and residential areas. The Village connectivity map found in the transportation element will guide the development of pedestrian and bicycling paths that support healthy living.

Existing Conditions – Lopez Village Urban Growth Area UGA adopted 2008

The Lopez Village non-municipal urban growth area as revised in 2008 contains approximately 197 acres of land and 143 parcels assigned to the Village Commercial land use designation. They are subject to the County's regulations for this designation. Map 2 below depicts the urban growth area boundaries approved in 2008.

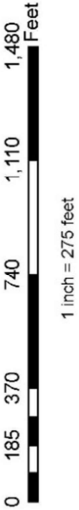
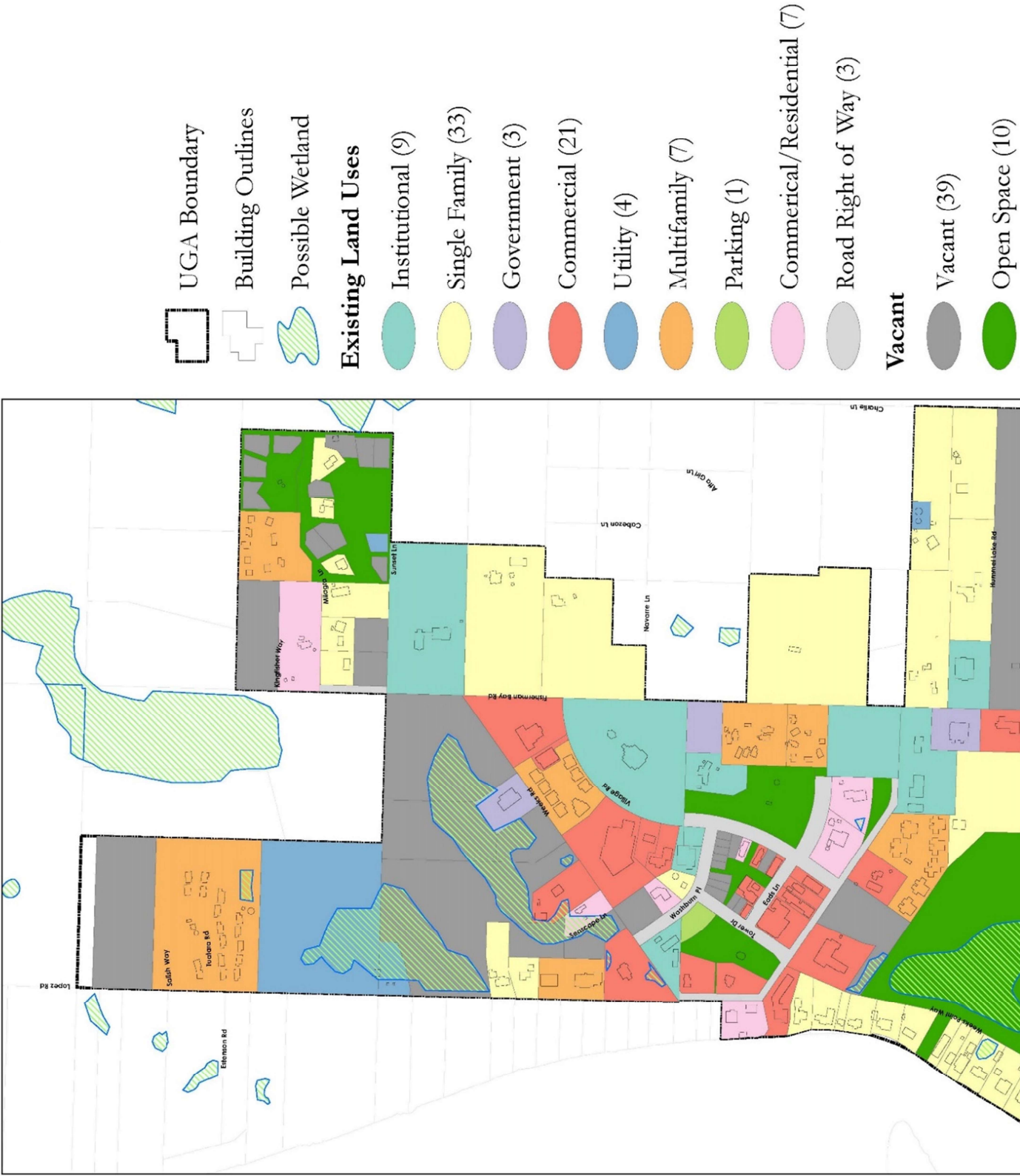
Existing Land Use Map 2018

Map 3 below depicts the existing land use by parcel in the Village in 2018. The Village encompasses a mix of commercial, residential, institutional, park, open space and vacant land. It contains a large number of possible wetland areas.



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Lopez Village UGA Existing Land Use by Parcel (2018 - DRAFT)



This map is a graphic representation derived from San Juan County's Geographic Information System. It is designed and intended for reference only, and is not guaranteed to survey accuracy. Information represented in this map is subject to change without notice.

Note: Existing Use information was originally compiled in 2015, some uses or parcel boundaries may have changed as of June 2018. Existing use information is for reference only.



Lopez Village
Urban Growth Area
Lopez Island
San Juan County, Washington

Drawn By: Adam Zack
Date: 06/20/2018
Revised: 00/00

Figure
3

Base Density and Density Bonus for Affordable Housing

The base density in the Lopez Village Urban Growth Area was four single-family dwelling units per acre in 2008 with no minimum lot size. This subarea plan raises the base density to six units per acre in the Village Residential designation. There is no base density in the Village Commercial designation.

Density bonuses in the Lopez Village Urban Growth Area development regulations encourage the creation of affordable housing units. This Subarea Plan raises the density bonus from a maximum of eight units per acre to twelve units per acre provided that a development meets the requirements for water conservation and number of affordable housing units outlined in the San Juan County Code.

Subarea Plan Land Use Designations

Lopez Village's character is truly unique. Its families, institutions, and businesses have long contributed to a rich history that provides an excellent foundation for the future. Based upon existing and desired land use patterns, three land use designations differentiate land uses within the Village as follows:

Village Commercial

A part of the heart of the Village, the Village Commercial designation recognizes the importance of a vital commercial and mixed-use core, not only in terms of economic value, but also as an essential expectation of Island residents. This traditional village core includes elements of land use diversity, neighborhood compatibility, pedestrian-friendly design, and public gathering spaces. Mixed-use (work-live spaces) are allowed. This designation retains commercial uses on the west side of Fisherman Bay Road.

Village Institutional

The heart of the Village also includes areas designated Village Institutional that support aspects of the public health, social and service needs of the community. These areas are primarily located west of Fisherman Bay Road.

Village Residential

The Village Residential designation is primarily reserved for residential development; however, small businesses appropriate for residential areas which meet the home occupation and cottage industry performance standards in the San Juan County Code are welcome in this designation. This designation abuts the Village Commercial and Institutional designations, creating opportunities to promote good land use transition design principles.

Lopez Village Urban Growth Area Land Use Official Maps

San Juan County Comprehensive Plan official maps include the Lopez Village Urban Growth Area Land Use Map 4 below.

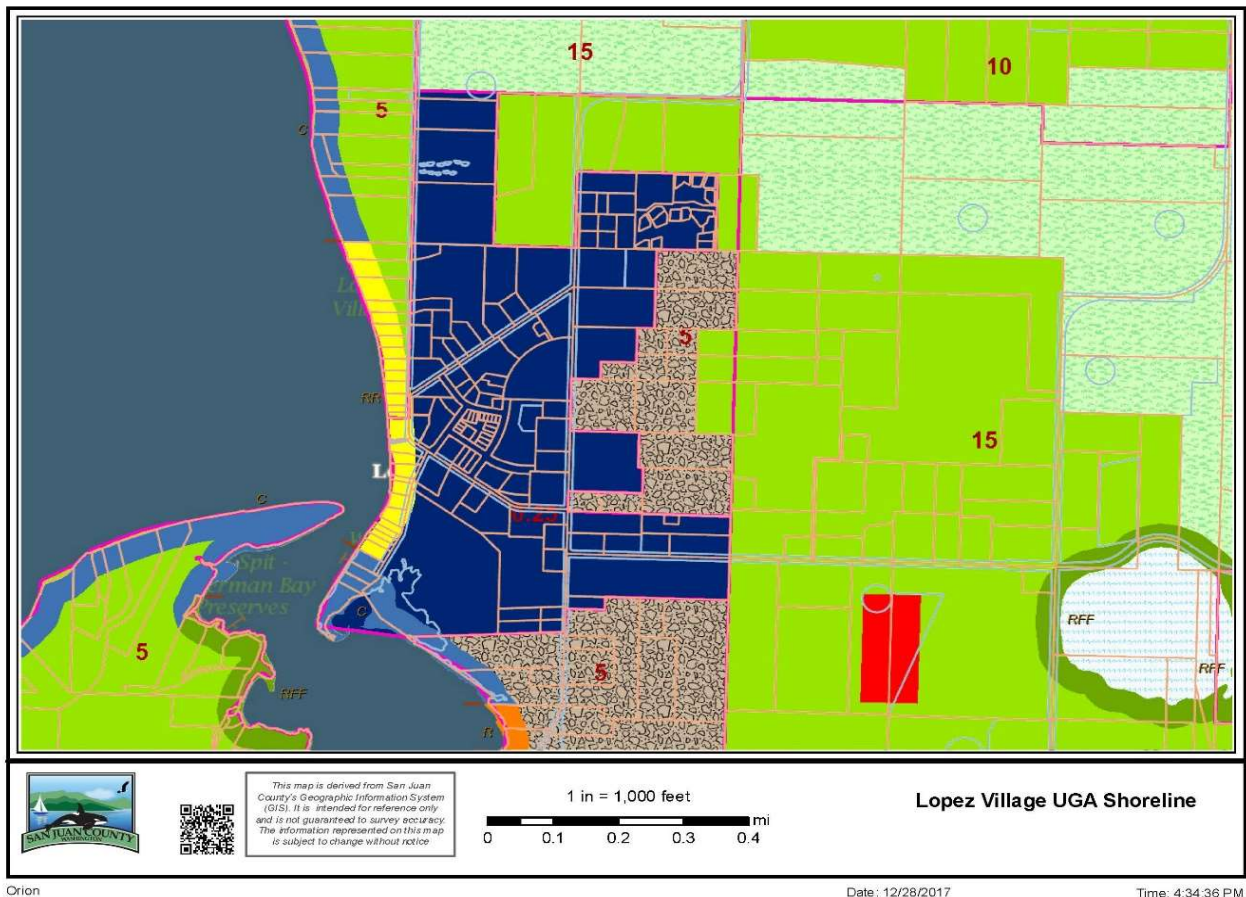


Map 4

Lopez Shoreline Master Program Designations

Lopez Village also has shoreline subject to the County's Shoreline Master Program (SMP). The yellow parcels depicted in Map 2 below are designated Rural Residential in the SMP which is part of the County's Comprehensive Plan.

Map 5. Lopez Shoreline Master Program designations.



Land Capacity Analysis

The primary purpose of conducting the Land Capacity Analysis (See Appendix F) is to determine the capacity of Urban Growth Areas for balancing urban development with adequate and cost-efficient urban services. The Land Capacity Analysis conducted for the Lopez Village Urban Growth Area was run under two scenarios:

- existing land use designations and regulations, and
- proposed land use designations and development regulations.

This was done to determine if the Village's land supply aligns with the 2036 population growth projection.

The Growth Management Act (GMA) allows counties to exercise discretion in their Comprehensive Plans and to make choices on how they plan to accommodate growth over the twenty-year planning horizon. Conducting a Land Capacity Analysis is an important step in determining how and what growth can be accommodated through the year 2036. The Washington State Department of Commerce (Commerce), indicates that the Land Capacity Analysis methodology is used to determine:

- The amount of vacant, partially-used, under-utilized lands, and redevelopment potential of built properties needed to accommodate growth, and
- If the existing or potential Urban Growth Areas (UGA's) can accommodate twenty years of urban growth.

The Land Capacity Analysis for Lopez Village Urban Growth Area and San Juan County were also used to determine whether the County will have sufficient developable land to meet the Growth Management Act housing goal. This goal encourages the availability of affordable housing to all economic segments of the population, promotes a variety of residential densities and housing types and encourages preservation of existing housing stock (RCW 36.70A.020(4)).

The Land Capacity Analysis is documented in Appendix F. **The analysis completed on July 1, 2018 indicated there was no need to expand the UGA and include any of the UGA reserve area.** It determined that there is adequate land in the Village that can accommodate the projected population and housing needs through the year 2036.

Land Use Regulations

The land use regulations for the Lopez Village Urban Growth Area established in the San Juan County Unified Development Code apply to the land use designations adopted in this Subarea Plan. They help to implement the Lopez Village Urban Growth Area Official Maps adopted in this plan which are a part of the San Juan County Comprehensive Plan.

Housing



Having an adequate supply of affordable housing for all income levels and housing types for the all types of households is critical to support the quality of life, social well-being and economy of the Village and Lopez Island.

Given the Islands' demographics, housing development that supports aging in place and active living with access to basic needs is an important feature of the Village vision and plan. Dense development that expresses the aesthetic preferences of the community and space for a variety of housing types is desired in the Village.

Housing Needs Assessment

According to the County's 2017 draft Housing Needs Assessment prepared for the 2036 *Plan* update, housing issues on Lopez Island and in the Village follow the trends being documented at the State and County level. The following bullets highlight some of the County's most important housing challenges:

State and County Trends

Housing Inventory

- The development of new housing units in the County has declined since the 1990s and continues to be slow since the recession of 2009.
- The County has a lack of diversity of housing types with few multi-family units.
- The County does not have a shortage of housing units as there are 1.2 residents for every housing unit. However, the majority of these units are unavailable because the County has a disproportionately large number of vacant units typical in a vacation destination.
- From 2000-2010, fifty-six percent of all new housing units were built for or converted to housing being used for seasonal, recreational or occasional use.

Vacant Units

- The majority of vacant housing units in the County are categorized as “for seasonal, recreational or occasional use.”
- From 2000-2010, roughly 21 housing units per year were converted from owner-occupied to vacant units.

Age and Condition of Housing Stock

- Many of the County’s housing units (45 percent) were built after 1990. Only nineteen percent were built before 1970.
- The number of occupied housing units lacking complete plumbing facilities and/or complete kitchen facilities have increased. Information on substandard housing in the County is incomplete, but local family resource centers have stated there has been an increase in those seeking services in the County who are living in substandard housing.

Median Home Values

- The median resale price of homes in San Juan County in the first quarter of 2017 was \$453,100, thirty percent higher than the rest of Washington State.
- Home prices in San Juan County have risen every year since 2012, and appear to be uncorrelated to median wages. This implies that economic forces outside of the local County economy drive housing demand in the County.
- Only twenty-two percent of owner-occupied houses in the County are valued \$100,000 - \$300,000 compared to 50 percent in Washington State.

Vacation Rentals

- The number of vacation rentals in the County has steadily increased since the year 2000, making up seven percent of the total housing stock in 2015.
- From 2005-2010, there were 5.5 new dwelling units created in the County for every vacation rental permit issued per year. From 2011-2016 there were only 2.18 new dwelling units per vacation rental permit.

Rental Housing

- Renter-occupied housing units make up sixteen percent of the County inventory, roughly fifty percent less than the ratio in the rest of Washington.
- One fourth of all rental units in the County cost \$1,250 or more a month.
- For households in the County making \$50,000 or less, there exists only one affordable rental unit for every 2.7 households.

- Rental housing in the County can be volatile and is affected by seasonal economic shifts due to tourism and part-time residents.

Affordable Housing

- The Area Median Income as defined by HUD in San Juan County in 2017 is \$67,600.
- There is a gap of nearly \$170,000 between what those making the Area Median Income and the median resale price of a home in the County.
- Eighteen percent of houses in the County are valued at a price that would be considered affordable to the forty-six percent of households making \$50,000 or less.
- Approximately 3,728 households that are considered low income or below by HUD standards are projected to be living in San Juan County in the year 2036.

Housing Affordability Index

- San Juan County's Housing Affordability Index was 44.5 points lower than the rest of the State in 2017. It is considered the least affordable county in the state by this measure.
- First time homebuyers are particularly disadvantaged in the County's housing market due to the considerable personal capital needed in order to afford the necessary down payment for an average price home.
- Despite being considerably less affordable than the rest of Washington State, fluctuations in the affordability index of San Juan County since 2008 show a correlation with the State's housing market as a whole.

Housing Costs

- The County had 3,100 cost-burdened households in 2015. There are 3,713 projected by 2036.
- Between 2000 and 2010, the percentage of cost-burdened households increased in nearly every income bracket and the lack of affordable housing options affects nearly every income bracket.
- It is becoming more common for middle and moderate-income households to become cost-burdened by housing.

Homelessness

- The County's 2017 Point in Time Count recorded the highest number of individuals considered homeless or at risk of homelessness in the County since the first count in 2014.
- The highest percentage of respondents were those living in substandard structures.

Lopez Island Housing

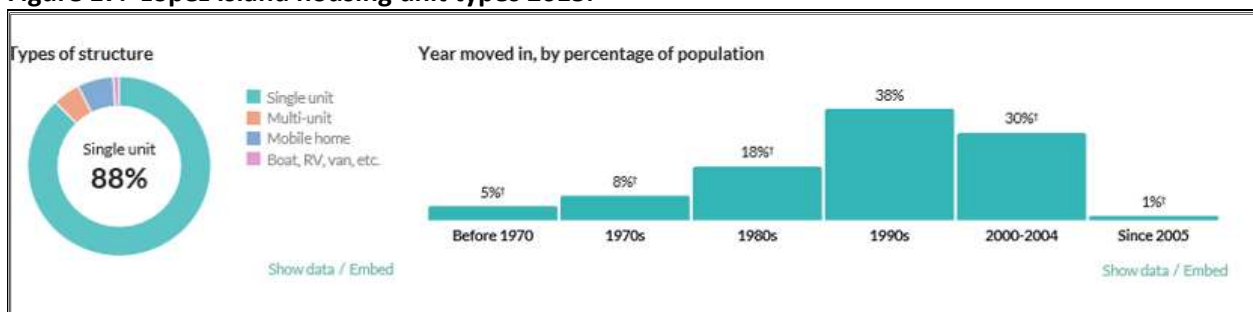
Figure 16 below provides information on the occupancy of housing on Lopez Island and ownership of occupied units. As noted in the County's Housing Needs Assessment, a large majority of "vacant" dwelling units are classified as seasonal and may be utilized as vacation rentals.

Figure 16. Lopez Island housing units and occupancy 2015.



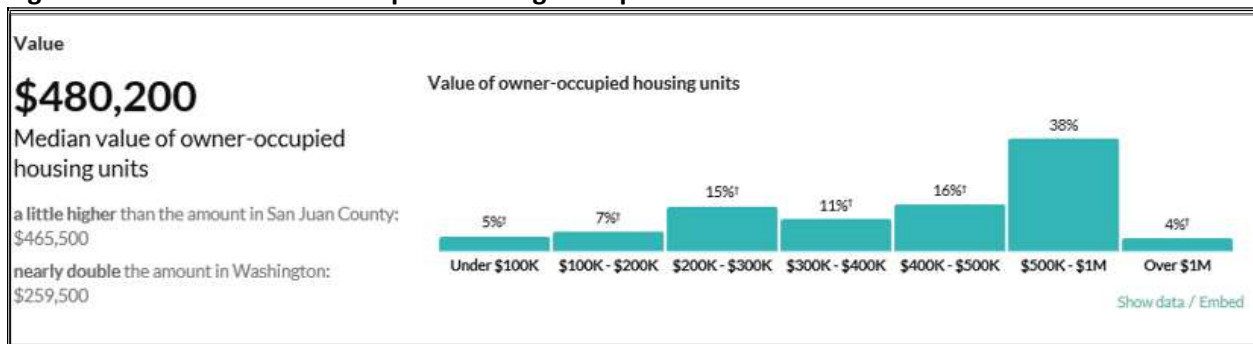
Source: American Community Survey 2015.

Figure 17. Lopez Island housing unit types 2015.



Source: American Community Survey 2015.

Figure 18. Value of owner-occupied housing on Lopez Island 2015.



Source: American Community Survey 2015.

Housing Inventory

Table 5 below indicates that Lopez Island had 3,249 housing units in 2010 or 15.5 percent of the County's inventory. Of those, 345 were rental units and 1,861 were vacant which includes homes for seasonal, recreational or occasional use.

Table 5. 2010 San Juan County housing inventory by island.

Island / Area	Total Units	% of Total	Vacant Units	% of Total	Rental Units	% of Total
San Juan County	13,313		5,700		2,253	
Lopez Island	3,249	24.40%	1,861	32.65%	345	15.31%
Orcas Island	4,515	33.91%	1,854	32.53%	826	36.66%
San Juan Island	5,549	41.68%	1,985	34.82%	1,082	48.02%
Friday Harbor	1,273	9.56%	258	4.53%	513	22.77%
Unincorporated San Juan Island	4,276	32.12%	1,727	30.30%	569	25.26%

Source: U.S. Census Bureau, 2010 Census.

Household Size

San Juan County selected the U.S. Census Bureau's 2010 average household size for San Juan County of 2.05 persons per household to use in the 2036 Plan update and this Subarea Plan.

Housing Affordability

Housing affordability is a concern throughout the San Juan Islands. "Affordable housing" means housing that costs no more than 30 percent of a household's gross income. Affordability is also interpreted in a broader sense and pertains to the ability of families of all income ranges to work and live in the same community. The local economy is marked by some significant contrasts such as a high per capita income level, relatively low wages and high levels of income derived from transfer payments such as rents. In addition, the local economy does not support many jobs that offer sufficient pay to allow the majority of wage earners to transition into home ownership.

Affordable Housing Density Bonus

Density bonuses in the Lopez Village Urban Growth Area development regulations encourage the creation of affordable housing units. This Subarea Plan raises the density bonus from a maximum of eight units per acre to twelve units per acre provided that the requirements for water conservation and number of affordable housing units outlined in the San Juan County Code are followed. Affordable housing is:

"Housing where the occupants pay no more than 30 percent of gross monthly income for total housing costs, including the cost of property taxes and insurance for homeowners and monthly utilities, excluding telephone, for owners and renters. Except where further specified in the Comprehensive Plan and this code, "affordable housing" refers to such housing serving as the primary residence for very low-, low-, moderate- and middle-income households. The definition of income groups by household size shall be as most recently defined by the U.S. Department of Housing and Urban Development for San Juan County."

or as otherwise defined by County Code.

Low Income Housing Inventory

Table 6 provides an inventory of low income housing inventory on Lopez Island.

Table 6. Lopez Island low income housing inventory.

SAN JUAN COUNTY LOW-INCOME¹ HOUSING INVENTORY															
ISLAND	AGENCY OR OWNER	DEVELOPMENT	SINGLE FAMILY HOMES	MANUF. HOMES	MOBILE HOMES	RV HOOK UPS	LOW INCOME RENTAL APTS W/O SUBSIDY	LOW INCOME RENTAL APTS W SUBSIDY	SINGLE FAMILY HOMES UNDER DEVELOPMENT	TOTAL EXISTING OR UNDER DEVELOPMENT	SINGLE FAMILY HOMES PLANNED	SINGLE FAMILY HOMES PROPOSED	RENTAL HOMES PLANNED	LAND BANKED FOR RENTAL/OWNERSHIP	TOTAL PLANNED OR PROPOSED
LOPEZ	<i>Lopez Comm. Land Trust²</i>	<i>Morgan Town</i>	7							7					0
		<i>Coho</i>	7							7					0
		<i>Innisfree</i>	8							8					0
		<i>Common Ground</i>	11							11					0
		<i>Common Field Apartments</i>						2		2					
		<i>Tierra Verde</i>	4							4					0
		<i>Salish Way</i>	3							3	3				3
		<i>LCLT</i>					2			2				42	42
	<i>Lopez Housing Options</i>	<i>The Hamlet</i>						6							
	<i>Diamond Mgt</i>	<i>Westview Apts¹²</i>					8	10		18					0

The following organization and low income developments were identified in Lopez Village:

Lopez Community Land Trust

The Lopez Community Land Trust (LCLT) owns 4 parcels in the Lopez Village urban growth area. A 6.43 acre parcel on Lopez Road, includes 17 affordable housing units. Of these, 15 are single family homes; serving households up to ninety-five percent or the area's median income (AMI). There are also two apartments reserved for those with incomes of less than fifty percent of AMI. This property and a parcel directly to the north is served by Fisherman Bay Sewer District and the Common Field Water System. According to the Master Plan for development, the property has the potential for 57 affordable units, the LCLT's master plan calls for 31 units and space for edible landscape, gardens, trails and limited commercial opportunities. Build out is tentatively projected by 2022.

The LCLT owns 3 other parcels in the Village that contain twenty-two units of housing for 50 - 80 percent and below AMI. These include 7 units on 1 acre, 7 units on 1.6 acres and 8 units on 2 acres. These parcels are all served by Fisherman Bay Water Association and Fisherman Bay Sewer District. All units are permanently affordable.

The Hamlet

This development is located across from the Lopez Center for the Community and the Arts. It has 14 rental units including seven two-bedroom and seven one-bedroom units for seniors (over 55 years old). Seven of these units are reserved for persons with incomes below 80 percent AMI. The Hamlet also includes the six-bedroom Hamlet House, an assisted living facility, with no income restrictions and one affordable apartment that is not rented full-time. The apartment was meant to house an employee; however, employees often choose to live elsewhere. The Hamlet property is fully developed.

Westview Apartments

These apartments were developed in 1990 and contain 18 USDA funded affordable apartments on one acre. Six units are reserved for seniors and 12 are not age restricted. The owner has approached LCLT to purchase the units to ensure that the units can be retained as affordable housing. The parties decided not to pursue this endeavor under the current economic climate and there are no plans for further development.

Lopez Land Partners, LCC Property (also known as the old Richie/Treasure Wood property)

This seven acre parcel is one of the sizable undeveloped parcels in the UGA. A proposed binding site plan is under review that would bring 28 new residential units into the Urban Growth Area if approved.

Projected Housing Needs

According to the *Plan*, Lopez Island had 1,770 total dwelling units and 1,026 occupied housing units in 2000. Appendix 1 of the *Plan* also indicates that the Village had 115 existing dwelling units in 2005 and that 214 new dwelling units could be constructed on existing parcels according to the build out analysis. This suggests that the total possible number of dwelling units in the Village could be 329.

Based upon an average household size of 2.04 and the County's projected 2036 population increase of 3,109 people, approximately 1,524 new housing units would be needed to accommodate projected 2036 growth. Of those 1,524 units, it is projected that by 2036 the County will need:

- 333 units for those making 50 percent of the Area Median Income (AMI) or less,
- 424 units for those making between 50 to 100 percent of the AMI, and
- 767 units for those making above 100 percent of the AMI.

By 2036, Lopez Island and Lopez Village are projected to need 230 and 115 new housing units to accommodate expected growth.

The projected housing units needed in the urban growth areas is based on the premise that fifty percent of future development will occur there.

Table 7. 2036 San Juan County population and housing unit projections.

Island	2016 Population	% Population By Island (2016)	2036 Population By Island	% Population By Island (2036)	Pop Growth by Island	Total # New Housing Units**	Housing Units UGA
San Juan Island (unincorp.)*	5,560	34.1%	6,146	31.6%	586	287	-
Friday Harbor	2,250	13.8%	3,152	16.2%	902	442	442
San Juan Island Subtotal	7,810	47.9%	9,298	47.9%	1,488	729	442
Orcas	5,395	33.1%	6,423	33.1%	1,028	504	252
Lopez	2,466	15.1%	2,936	15.1%	470	230	115
Shaw	241	1.5%	287	1.5%	46	23	0
Total Ferry Served Islands	15,912	97.5%	18,944	97.5%	3,032	1,486	809
Total Non-Ferry Served	402	2.5%	479	2.5%	77	38	0
Total	16,314	100.0%	19,423	100.0%	3,109	1,524	809

Source: U.S. Census, OFM annual estimate. 1.7 percent annual population growth rate attributed to the Town of Friday Harbor from personal correspondence with the Town of Friday Harbor's Land Use Administrator, Mike Bertrand, on March 9, 2017.

Transportation



All County roads on Lopez Island including those located in the Village meet the County's level of service standards. They are also projected to continue to meet those standards through the year 2021. Fisherman Bay Road carries the majority of the Island's north-south traffic on the west side of the Island and through the Village. Three intersections with Fisherman Bay Road route traffic to the Village "Core." They are Lopez Road South, Village Road and Weeks Road. Each of these roads is designed with a T intersection and side streets controlled by a stop sign.

As the east side of Fisherman Bay develops, an increasing amount of pedestrian traffic will need to be accommodated. Future intersection designs should minimize roadway width and curb radii where appropriate in order to reduce the crossing width for pedestrians and discourage high speed turns by drivers.



The County does not operate a public transit system. San Juan County Senior Services uses one ADA-equipped vehicle and one older minivan to provide transportation to Lopez seniors and people living with disabilities. Rides are provided to medical appointments, social events, and group meals served at the Lopez Island Senior Center. There are few other alternatives for vehicular travel on Lopez Island. Taxi services have been tried sporadically but have not yet demonstrated the ability to survive long-term. In 2014, San Juan Transit began providing seasonal buses to transport people from the Lopez ferry terminal to service hubs and Island attractions during the summer

season. Access to emergency medical services is provided by air from a helipad located at the Lopez Island Clinic in the Village. The service is operated by Airlift Northwest.

Pedestrian and Bicycle Facilities



The build out of the Lopez Village will increase the need and demand for additional pedestrian and bicycle circulation routes and facilities. Although there are no pedestrian counts in Lopez Village, it can be safely assumed that increased residential and commercial development along with increased tourism activity will have a significant impact on public safety and the ability of the Village to handle traffic flow.



For public safety reasons, separating walkways from automobile traffic is needed where possible. This issue is directly related to parking in and around the Village. Currently, there are two main focus areas for pedestrian and bicycle activity. They are the two distinct commercial cores and the community entertainment facilities located south to north respectively that are linked on the east by Vita's, the Saturday Market and the Lopez Center for the Community and the Arts.

The Village contains 1.3 miles of right-of-way trails for pedestrians located on Fisherman Bay, Lopez Village and Weeks roads. The pedestrian path along Weeks Road is located in the County right-of-way and is a five foot wide gravel path. A sidewalk of pervious concrete is provided along Fisherman's Bay. There is a buffer between the road and the path for increased safety. The San Juan County Parks, Trails and Natural Areas Plan includes a map of potential trail corridors on Lopez Island that would provide trail connectivity to and from the Village.

The Lopez Community Trails Network (LCTN) created the 2014 Lopez Island Trails Plan (Trails Plan) to promote development of a network of trails for non-motorized use on Lopez Island for the benefit of health, safety, education and recreation. Upcoming trail projects fit within one of three concepts: island connectivity, Lopez Village walking paths and safe pathways to school. Within Lopez Village, the Trails Plan calls for proposed pathway projects to:

- extend the Hamlet House/Lopez Clinic path along Washburn Road,
- create a walk-way from Hamlet House to the Lopez Pharmacy, and
- create an off-road path from Common Ground to Lopez Village.

In addition, The LCTN intends to work on the safe walking and bicycling pathways to school project by:

- developing a section of trail from the Village to the school complex, possibly along county road right-of-way along Dill and Center Roads, and
- exploring public and private trail section options going south, east and north of the school complex.

The Village's identity and appeal draws on its splendid views and setting, a classic but under-realized street grid, small scale buildings with some fine, local details and its history of being a center for the island. The community is committed to making it a compact place of future urban growth to preserve the character of the overall island for agriculture and related uses.

A critical condition for ensuring success of the Village as a vital, sustainable community center lies in its qualities of pedestrian connectivity and public life. A tightly delimited village that works for everyone relies on maximizing these two qualities in a highly integrated way - connecting salient destinations and supporting enjoyment people derive from being in the Village.

The Village is no stranger to pedestrian movements and public life in its spaces and built environment. Common sights are: people walking to the marinas from the bookstore or grocery overlooking the fields and Fisherman Bay; people enjoying the deck adjoining Holly B's Bakery and Chimera Gallery and at the outdoor tables at Isabel's or in the nearby park; groups of people on the Weeks Wetland trails; and the summer crowds coursing through the Farmers Market and ambling north and south along Village Road. The public life of chance encounters at the Lopez Village Market's arcaded knuckle of an entrance, outside the Post Office, shoppers catching up under Blossom's shed roof entrance, or enjoying the prospect and refuge at one of Vita's tables.

Village Challenges and Potential

On closer examination, pedestrian connectivity and the public life of the Village is a series of disconnects, weak patterns and missed opportunities. Sidewalks and clear pathways for walking are often completely missing or mingled in an uninviting jumble of angle parking and drainage ditches. Driveways and curb cuts, swaths of parking and buildings set way back from pedestrian ways are disincentives to walking. Landscaping in areas helps to provide some visual interest, but much, much more could be done to support a walkable environment. Amenities, opportunities to sit and enjoy a view, and strong evident clarity that invites people to walk – take a shortcut or enjoy a leisurely stroll - can all contribute to a more pedestrian-friendly Village.

Creating a Lively, Connected Village – Connectivity Plan

The Village Connectivity Plan shown on Map 6 below focuses on pedestrian connectivity and public life. It establishes an important framework to guide development of the Village's vision and goals of a successful, healthy, sustainable place. The Connectivity Plan in Map 6 will help the Village implement its connectivity vision by:

- Creating a superior connectivity network – Walkways and sidewalks linking Village destinations and public spaces will invite people to visit, stay and interact. Develop connectivity at three related levels – village wide, within nodes of activity, and at the block level (Primary, Secondary and Tertiary armatures).
- Establish high qualities of walkability and pedestrian connectivity – Walking should be easy to pursue, accessible, inviting, attractive and comfortable. The network supporting walkability should be legible, well defined and connect all destinations. Enjoyable promenades, shelter when necessary from wind and rain, and interesting things to look at will also invite people to walk. A

pleasant streetscape is comfortable and interesting to walk along, has a measure of transparency and activity at the ground floor level, has surfaces and paving that support walking, is complimented by landscaping, appropriate lighting and gathering spaces.

- Ensure a variation of places – Comfortable public spaces, large and small, all contribute to supporting Village activities and inviting people to linger. An inviting space offers good comfort, sun, views, other people, covered walkways and shelter and a respect for human scale. It supports people’s need for a sense of place, security and belonging. A balance between active and calm places is important.
- Foster clarity of identity and interest – Places that are understandable and interesting will invite and sustain public use. Reinforcing the Village’s existing development patterns, celebrating relationships with the bay and watershed, acknowledging gateways and making green connectors will all contribute to defining the Village as a sustainable and engaging place.
- Support many user groups – Invites many different groups to use the public spaces including the elderly, disabled, children, families, young people, working people and visitors. Variety in activities will support a variety of users.
- Achieve balance in street users – When traffic moves slowly and walking is supported, there tends to be more public life. A good balance among street users can often be achieved by inviting people to walk or cycle instead of relying completely on the car. Ensure a village with complete streets: one that supports a hierarchy of mobility, serves drivers but gives priority to pedestrians and cyclists, and reinforces the functions and characteristics of its districts.

Connectivity Plan Framework

Primary

- Weeks Road – Bridges & Water Gardens

Establish necessary design parameters for the right of way including requirements for a well-functioning natural swale system with accompanying landscaping including street trees, roadway edge apron requirements, preferred location of access drives, preferred location of a “build to line” and preferred walkway/sidewalk locations and treatments.

- Lopez Road –The Promenade
 - ❖ Establish necessary design parameters for walkability within and adjoining the ROW, connecting the Village to the Library, solid waste, marinas and other functions to the south of the Village.
 - ❖ Lopez Road (from the waters’ edge at the Bay Café) east to the Library: celebrate the promenade qualities of this unique necklace of open spaces, views and tree-lined walkways.
 - ❖ Fisherman Bay Road - The “Grand Boulevard” provides the major through route.

- Village Road - The Market Edge

Maximize the potential of this ROW adjoining the Farmers Market by including some parking, connections into the Village Market and possible extensions out from the Market as well as landscaping in relation to the drainage system.

Secondary

- Washburn Place – The Finest East/West Collector

Strengthen pedestrian and street-defining qualities, east views.

Tertiary

Small scaled network of walkways and spaces supporting substantial contribution to Village connectivity

- Tower Drive – The New Tower Drive

Realize the opportunities this ROW affords - adjoining the potentials of an undeveloped park and seasonal water feature, providing appropriately configured on-street parking, and serving as a sidewalk and frontage space for buildings and sites along the east side.

- Eads Lane and East Extension – The Mingle

Maximize the potentials in this strategic east/west space that mingles parking, pedestrians, vehicular circulation and small-scale building frontages.

Incorporate and acknowledge north/south walkways to Lopez Road and Washburn Place.

Public Spaces

This Plan envisions the development of inviting public spaces and connecting networks that provide:

Protection: Safety for pedestrians from traffic and accidents. Protection when necessary from wind, rain, sun.

Comfort: Room for walking, interesting facades, no obstacles, accessibility for everyone, good surfaces. Attractive zones at the edges of spaces for standing, lingering and observing. Opportunities to sit that take advantage of interesting views, sun and people.

Delight: Buildings and spaces designed to human scale. Positive sensory experiences from good design and detailing, building and landscape materials, art.

Place: Being part of the network of public spaces, well-connected and integrated with destinations and Village functions. Reflecting the local built environment, natural context and intended uses as well as respecting historic associations.

Parking

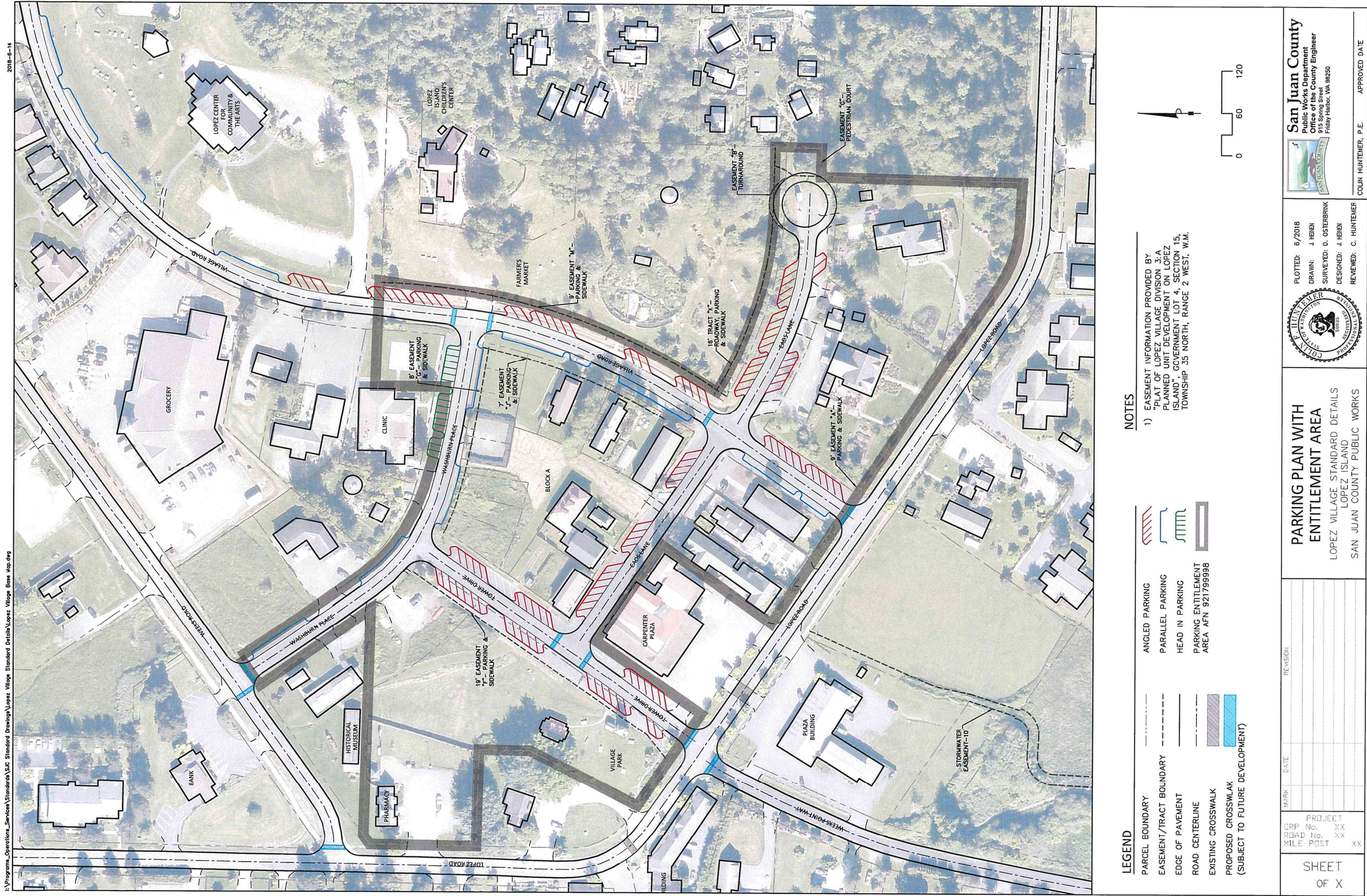


The future availability, location and type of parking facilities in the Village is an important issue. Current parking requirements are governed by the development regulations for the Village Commercial designation which require parking on a site-by-site or permit basis. Although flexibility is permitted by shared parking agreements, new construction is likely to require construction of parking lots.

Lopez Village Plat Parking Entitlement Area

The existing commercial core includes the Lopez Village Planned Unit Development which has provided the land and funds to develop most of the parking spaces viewed as public parking in the Village since they are “on-street.” These are the angled, shared parking areas found along Eads Lane, Village Road, Tower Drive and Washburn Place. Each of the lots in the PUD have a certain share of parking entitlements related to these parking spaces.

Lots identified in the parking entitlement area depicted in Map 7 below and Column VIII of Exhibit B of AFN 92184514 (Lopez Village Association Plat Block A and lots 21-23) have on-street parking entitlements. No additional on-street parking spaces will be required for development or project permits in this area. Exhibit C of AFN 92179998 regarding parking space requirements by use shall not apply to development or uses in the parking entitlement area. Transfer of on-street parking right entitlements parking area shall be processed in accordance with Exhibit D of AFN 92179998.



Parking Study

In March 2010, there were 160 undeveloped parking slots in the “Village core” which at 3 slots per retail business would allow 53 new businesses. In May 2010, the ad-hoc Lopez Village Planning and Review Committee completed a rough parking analysis of the UGA. They estimated that the total area of all vacant land was 62.7 acres in 49 parcels. The average lot size of these was 1.3 acres.

Table 8. 2010 Lopez Village UGA parking analysis.

	Residential Units	Commercial Units	Total
Number of Units			
Existing Development ¹	101	12	113
Projected 2020 increase	228	24	252
Total 2020¹	329	36	365
County Parking Requirements	Residential Spaces	Commercial Spaces	Total
Existing Development ¹	202	36	238
Projected 2020 increase	456	72	528
Total 2020¹	658	108	766
Private and Public Spaces			
	Existing Private Spaces	Additional since 2007	Total
Private Parking Spaces ⁴	189		
Plus LoHO		36	
Plus LVM		80	
Total	189	116	355
Existing Public Spaces	70		

1. Lopez Village UGA Boundary Analysis, Colin Maycock to SJC Planning Commission. January 29, 2007. Analysis did not include LoHO, Land Trust (27) or Lopez Village Market relocation.

2. SJCC 18.60.120 (2 spaces per residential unit including MF) 1/300 sq. ft. of retail/commercial, eating /drinking establishments 1/100 sq. ft.

3. Assuming average retail/commercial space averages 1,000 sq. ft. of public and office space – 3 spaces per unit.

4. Hand count, aerial orthophoto Walker/SJC 2002 with all painted spaces delineated not including LoHO, LVM, Library, Fire Station or Fisherman Bay Lumber.

Future Parking Vision

The future vision of parking in the Village is based upon the development of smart parking that maximizes the use of existing on street parking and supports connectivity and pedestrian qualities in a compact Village with pedestrian-scaled buildings and landscaped environments. Parking standards are specifically tailored to meet Village needs.

To minimize the use of large-scale parking lots and maintain and improve the pedestrian environment, parking is encouraged to be on-site. The use of shared parking is desired to reduce the number of large parking lots that could create uncomfortable, dead zones for pedestrians and that can be unsafe to navigate. Placing parking to the side or rear will promote visibility.



Parking that supports the future build out of the Village is to be provided aligned with a coordinated parking and public access plan and development regulations to ensure that:

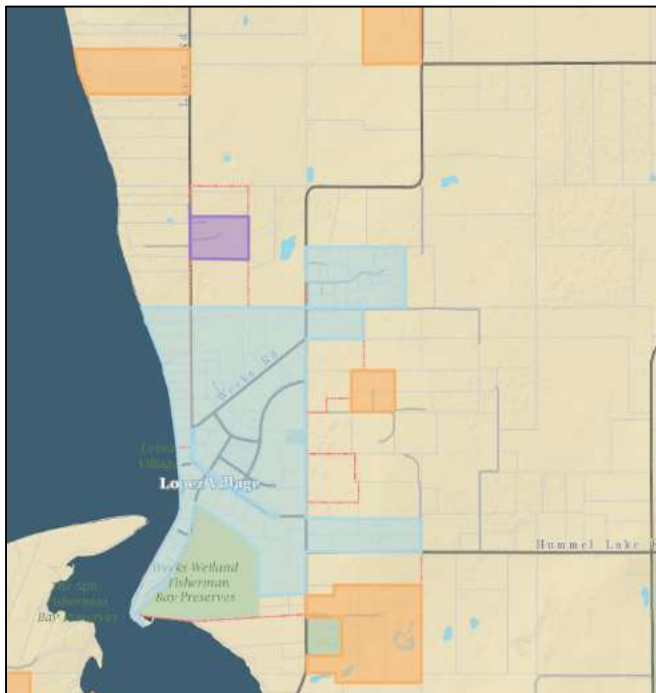
- It supports users within a coherent parking system that supports shared parking;
- Development of new parking is minimized;
- Parking occurs behind new nonresidential buildings;
- Parking developments reflect seasonal use patterns; and
- Residential parking occurs on-site.

Capital Facilities

Water Systems

In 2003, the Lopez Village Abbreviated Coordinated Water System Plan was adopted, establishing design guidelines for new and expanding water systems and outlining a process to direct new growth to existing public water systems in the area rather than creating new water systems. This supports the ability of existing water systems to continue to provide safe and reliable drinking water to their service areas. The Coordinated Water System Plan was adopted in response to the establishment of the Lopez Village Critical Water Supply Service Area in 2001. The Critical Water Supply service area was designated due to questions about whether water quantity and quality were adequate for the growth that was occurring in the area during that time.

There are three Group A water systems serving Lopez Village including the Common Field Water System, Fisherman Bay Water Association System and Milagra Water System. All three water systems have capacity for long-term provision of urban level services within the Urban Growth Area and have some capability for expansion of service to new customers.



Common Field Water System

This system was developed in 2007 and is well maintained and operated. The system is confined to eleven acres within the north western part of Lopez Village UGA. The system currently serves 23 residences and a commercial building. Existing capital facilities can serve up to 60 connections. Analysis shows that the system can serve future growth.

The system has one well and serves a residential population of approximately 32 and a non-residential population of 4 at the Lopez Community Land Trust housing community located off of Lopez Road. It has approximately 20 active connections with approval for 23 connections.

Fisherman Bay Water Association

Fisherman Bay Water Association (FBWA) system serves the Lopez Village Urban Growth Area. This Group A community system serves businesses including day cares, food services, medical clinic, licensed residential facilities, lodging, residential and other institutional uses. The system relies totally on groundwater from three wells. Two of the wells are located on Hummel Lake Road and when pumping simultaneously, supply flows of 57.5 gallons per minute (gpm) combined. The third well stands alone and supplies a flow of 37 gpm. The system also includes two storage tanks located on Charlie Lane. Storage tank #1 has a capacity of 59,000 gallons and storage tank #2 has a capacity of 107,000 gallons. The existing wells and storage facilities are reported to be in good condition. Repairs and improvements are included in the 2008 Capital Improvements Plan (CIP). According to the Washington State department of Health Office of Drinking Water, the system permit is considered "Green." Systems in this category are

considered adequate for existing uses and adding new service connections up to the number of approved service connections. Total connections in 2018 was 161 with a total of 226 approved connections.

Milagra

The Milagra Group A water service area is confined to 17.5 acres at the northern end of the Lopez Village UGA. It is currently a Group A water system with a service agreement with San Juan County. It consists of two wells serving 14 connections. The existing capital facilities are sufficient for up to 42 connections and the water right is sufficient to meet the demands of 72 connections. With sufficient capital investment in storage tanks and distribution infrastructure, it would be possible for the Milagra system to supply a minimum of 107 connections, possibly more.

Water System Plans

Further details regarding water capital facilities including an inventory of existing facilities; a forecast of future needs for capital facilities; where known, projected locations of new or expanded capital facilities; and a six-year plan showing how such facilities will be financed can be found in the Fisherman Bay Water System Plan (June 2006) as amended to reflect 2008 service area expansion and 2008 Capital Improvements Plan along with the Milagra Water System Plan.

Table 9. Group A community water systems in Lopez Village.

Group A Community Water Systems	State ID	Active Connections	Approved Connections	Service Area Population	Water Source	Distribution Capacity (Gallons)	Capacity Average (GPM)
Common Field	AB738	20	25	50	Well #1	23,500	9
Milagra Water System	AA517	14	42	31	Well #1 Well #1 & 2 Well #3	24,600	14 27 14
Fisherman Bay Water Association	25547	152	226	230	Well #1 Well #2 Well #3	150,000	35 35 35

Groundwater Monitoring

San Juan County Health and Community Services (H&CS) established groundwater quality monitoring networks in high priority areas of North Lopez in 2008 utilizing grant funding. The monitoring network on Lopez is monitored and maintained by H&CS staff at a low level with available staff and funding. The monitoring networks consist of data loggers installed in multiple wells, which gather static water level information. In addition, nitrate, chloride and conductivity parameters have been analyzed periodically since 2008 to assess impacts from seawater intrusion and human related nitrate loading to the aquifers.

Sewer System

Fisherman Bay Sewer District

The Fisherman Bay Sewer District (FBSD) was formed in 1978 as a municipal corporation with a charter to protect the ecology of Fisherman Bay.

The FBSD's 2008 Wastewater Master Plan shows that the district's service area includes all of the parcels within the Lopez Village UGA. The FBSD also retains the right to serve parcels located outside of the UGA that had been part of Utility Local Improvement Districts (ULIDs) prior to the establishment of the Growth Management Act.

The FBSD master plan contains three alternative scenarios for meeting the projected demands for future growth. Currently the district is serving 379 ERUs or 72 percent of their permitted capacity.

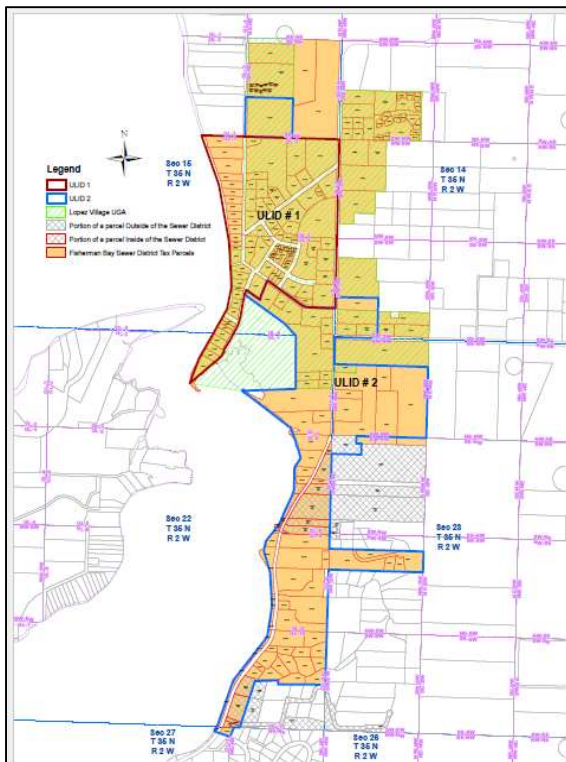


Table 10. 2017 Community sewage treatment facility.

Sewer System	Activity Center	System Capacity (ERU's)		Operating Capacity (%)	Available Capacity (%)	Available Capacity
		Active	Design			
Fisherman Bay Sewer District	Lopez Village	379	530	72	28	28

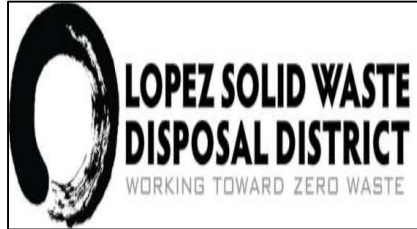
Source: Washington State of Health Sentry Database 2017

The treatment plant is located on Lopez Road. In 2009, construction of the plant effluent storage pond was completed. This pond is a reconfiguration of the existing L-2 lagoon. One Equivalent Residential Unit (ERU) equals 100 GPD during the summer months and 93 GPD during the winter months for this district. **Following this project, the facility was re-rated to a permitted capacity of 530 ERUs. In 2017, there were 151 ERUs in the system capacity and 28% capacity remaining. The District is in the process of evaluating physical and process upgrades that will improve the efficiency and effectiveness of the treatment system, and planning and scheduling a major expansion to address future growth.**

The FBSD has a Septic Tank Effluent Pumping (STEP) pressure collection system with an anaerobic pretreatment cell, a lagoon with two aerated cells and one settling cell, a constructed wetland to polish the effluent, and a chlorine disinfection system with a four inch-diameter outfall pipe that stretches half a mile out into the San Juan Channel and has a diffuser.

Each residence and business has a FBSD maintained individual septic tank system with an attached sump with its own small electric sump pump. The pumps send effluent through the sewer system to the secondary treatment plant. The plant then discharges the treated effluent into Puget Sound. FBSD pumps and disposes of sludge from all the tanks in the district as part of its regular service to customers.

Solid Waste System



The San Juan County Council established the Lopez Solid Waste Disposal District (LSWDD) June 26, 2012, to assume responsibility for solid waste disposal on Lopez Island. Formal control of the solid waste and recycling operation was begun in January 2013. The LSWDD is governed by three goals to:

- be good stewards of the land by responsibly disposing of waste,
- maximize recycling, and
- keep moving toward zero waste.

In their first year, LSWPD made progress on the zero-waste goal by reintroducing free self-separated recycling opportunities, lowering garbage fees, and improving the flow of items through the “Take It or Leave It” program. These efforts resulted in a positive cash return.

Other 2013 highlights include the purchase of a roll-off truck (bought on a 5-year loan) and a backhoe (through generous local contributions), and the passage of the second Lopez Solid Waste Levy (79.47 percent in favor). A partner organization, Solid Waste Alternatives Program (SWAP) hosted events such as the Trashion Fashion show and sold Junk Bonds at fund-raising events to support the LSWPD. These successful programs are supported by volunteers and customers who sort their recycling and wholeheartedly reduce waste.

Garbage and recyclables deposited at the Lopez Dump travel to different destinations depending upon the material and market values for recyclables. Garbage is trucked to the Skagit County Transfer Station in Mount Vernon where it is compacted into containers and is then transported by rail 300 miles to the Roosevelt Landfill in Klickitat County. Recycled materials are trucked in bales to Skagit River Steel & Recycling in Burlington, Washington where they are distributed to other vendors.

The public either self-hauls waste to the Lopez drop-box facility located on Fisherman Bay Road or contracts with San Juan Sanitation for waste pick-up. Refuse is deposited directly into 40-yard boxes and the Lopez Solid Waste Disposal District (LSWDD) picks the boxes up on a roll-off truck and transfers them to the Skagit Transfer Station on the mainland where it is loaded on railcars and transported to the Republic landfill for disposal. The number of daily trips are limited by the ferry schedule.

Table 11. 2017 Lopez Island solid waste facilities.

Facility	Location	Disposal Capacity
Lopez Drop-Box Facility	Fisherman Bay Road next to County Public Works Shop	5-10 Tons Per Day
Source: San Juan County Department of Public Works 2017		

Stormwater System

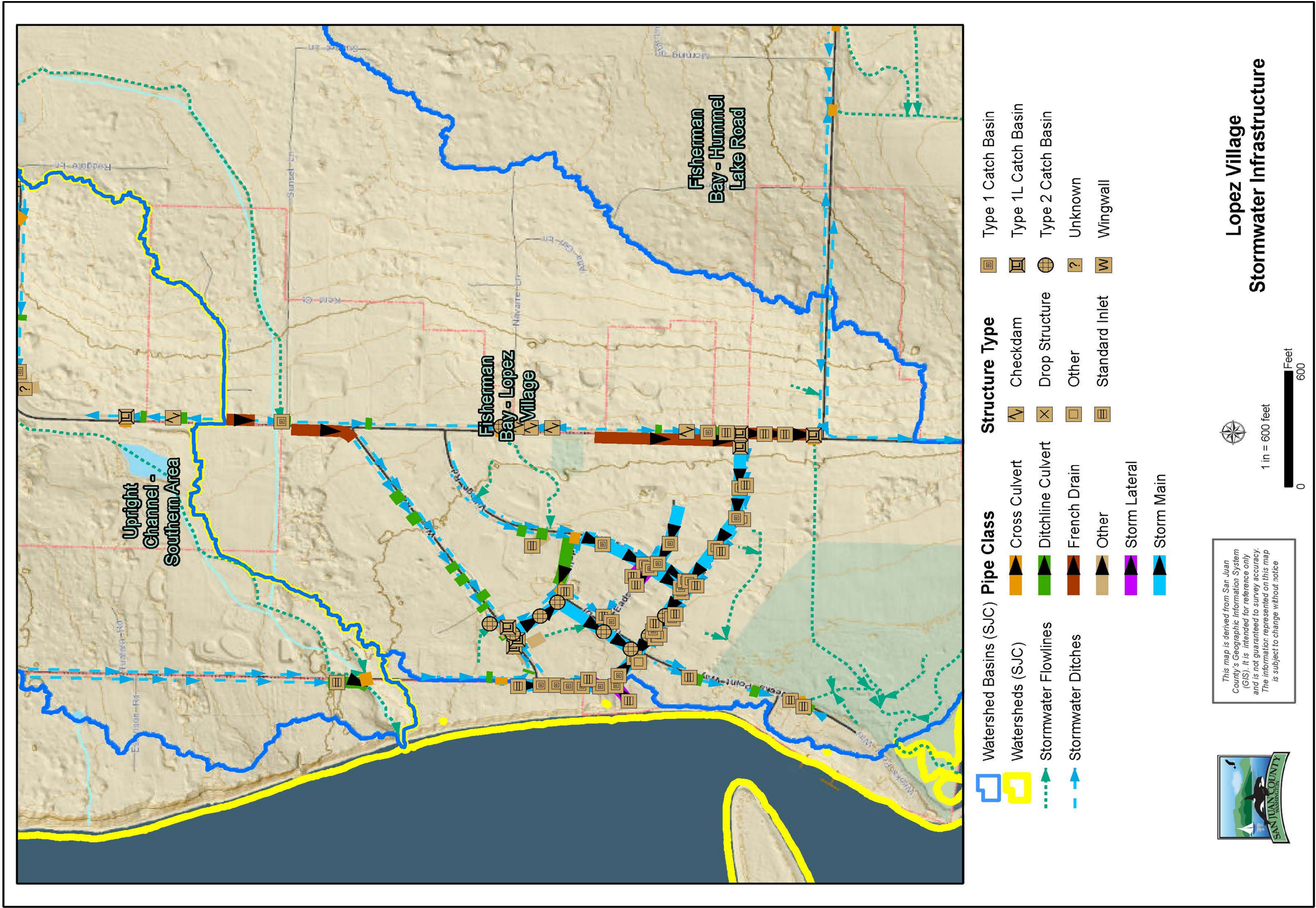


The potential for degradation of Fisherman's Bay and large areas of tidal emergent wetlands including those at Weeks Wetland Preserve are a major concern to Lopez Islanders. This makes stormwater management a vital concern in the Village.

The 2004 Long-Range Drainage Plan Proposal for Lopez Village Urban Growth Area contains a long-range plan for the future development of drainage facilities in the Village and satisfied the drainage-related requirements of GMA at the time it was adopted. Its overall purpose was to ensure that the planning and construction of public drainage facilities and services within the Village keep up with projected

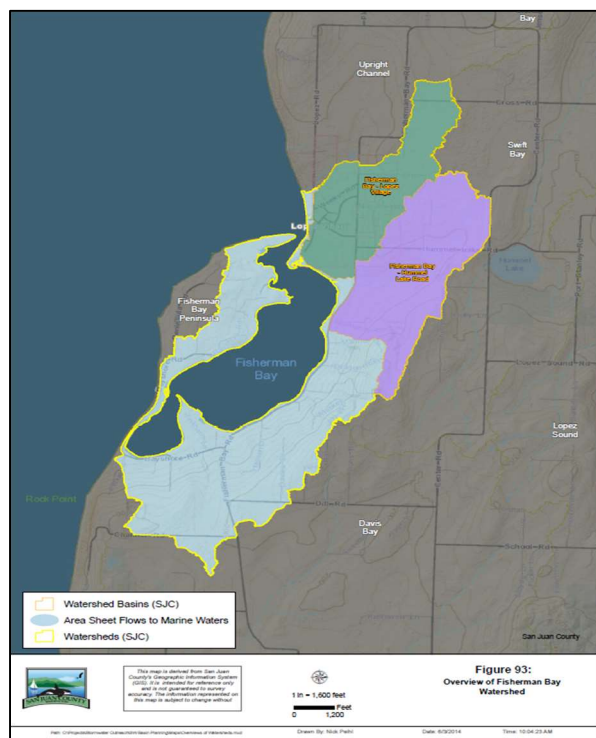
development and are available for use without a decrease in locally adopted minimum standards. However, Villagers are adamant about developing open water and natural drainage solutions where appropriate in the Village.

Map 8 depicts stormwater infrastructure in the Lopez Village Urban Growth Area.



Map 8.

Basin Planning



Watershed-scale system planning was completed in 2015 and is used, along with other technical and scientific information, to guide the Utility's Capital Improvement Program (CIP) for infrastructure upgrades to storm and surface waters. The projects are designed to retain fresh water on the landscape for groundwater recharge, manage excessive runoff, reduce bacteria and nutrient loading, and maintain cooler waters to buffer the impacts of climate change on water quality and cold water refugia, an area where conditions have enabled a species or a community of species to survive after extinction in surrounding areas

The County is updating its 2015 stormwater plans to consider additional alternatives and more cost-effective methods of managing stormwater such as low impact development techniques. Recently, San Juan County's Stormwater Basin Planning Volume I County (Overview) was produced. Stormwater issues identified by the public and listed in Table C-1 of the Overview for Fisherman's Bay include:

- Concerns that the ditch located along Village Road flows into a large culvert that is large enough for pets or children to get swept into during a flood event; and
- Pulling shoulders for maintenance that scrapes driveways allowing water to run and erode the driveway rather than flowing into the ditches and driveway culvert.

Volume II focuses on five priority watershed basins, including the Fisherman Bay watershed. Appropriate stormwater management strategies were studied in this Volume and recommendations for capital improvements were included based upon conceptual plans. Subsequent planning in Lopez Village has led to natural and cost-effective approaches to stormwater management.

In addition to the plans mentioned above, Nathan Hodges and Kwiaht prepared a Fisherman's Bay Watershed Mapping Project for the Village in 2011. The report is available from Kwiaht.

Village Drainage Basins

The Village encompasses portions of six drainage basins which contribute flow to seven outfalls located within the boundaries of the UGA. Stormwater drainage from the Village is predominately from the Fisherman's Bay watershed. This watershed is approximately 1,439 acres in size. The watershed contains 74 acres of freshwater wetlands, 33.9 acres of tidal wetlands, 1.1 miles of nonfish-bearing streams and 281 acres of critical aquifer recharge areas.

The basin generally flows west into Fisherman's Bay and consists of two main drainage basins with defined outlets. Five percent slopes in the upper and middle portions of the basin drop to about 1 percent toward the bottom. The watershed flows across several county roads in culverts including Fisherman Bay and Hummel Lake Roads. Most of the Village run-off drains to Fisherman Bay through Basin 4. Two outfalls in

Basin 4 direct flow to the Weeks Wetland and surplus flow to Upright Channel. This flow diversion protects the wetland against potentially damaging impacts from large magnitude storm events.

According to Volume 1, Basin 1 in Lopez Village contains several hundred acres. These are characterized by gentle slopes up to 2 percent in the upper and middle portions that flatten to about 1 percent at the bottom. The basin flow connects several wetland and pond areas northeast of Fisherman Bay Road, crosses Fisherman Bay Road with a 24 inch culvert that connects to the storm drain system in a 36 inch outfall to the Bay and 12 inch outlet to Weeks Wetland Preserve.

Flooding and water quality problems are documented in the watershed including relatively high concentrations of fecal coliform and E. Coli. The most recent monitoring results indicate that Fisherman's Bay consistently exceeded ortho-phosphorus guidelines. Additional monitoring will identify the contamination sources.

Tidal wetlands are particularly susceptible to runoff contamination. Protection of the nearshore areas that contain patchy distributions of eelgrass and that provide suitable habitat for juvenile salmon and forage fish are very important to the Village ecosystem.

The land use in Fisherman's Bay watershed is predominantly residential and existing impervious cover represents approximately five point four percent of the total watershed area; however under full buildout conditions, impervious surfaces are projected to increase to eleven point one percent.

Government Administration

San Juan County has concentrated some of its leased departmental offices on Lopez Island in the 9,137 square foot Cormorant Building located on Fisherman Bay Road located outside of the Village. This administrative space is shared by the County Council, and Departments of Community Development and Health and Community Services.

Law Enforcement

Law enforcement is provided on a County-wide basis by the San Juan County Sheriff's Department. Central dispatch and operations are located in Friday Harbor, but headquarters are also located on Lopez and Orcas Islands. Emergency 911 provides service and follow-up response county-wide. Response times are faster on San Juan, Orcas, Lopez, and Shaw Islands. Patrol officers on Lopez Island and reserve officers on Shaw Island respond to dispatch calls.

The Sheriff's substation on Lopez Island is located in the Fire Station on Fisherman Bay Road. There are Deputies and a Sergeant working out of that substation responding to calls for service. There is a holding cell at this facility. The existing 806 square foot facility is leased and is anticipated to provide adequate service for the future 20-year planning horizon.

Fire Protection



Residents of Lopez Island receive organized fire protection through Fire Protection Service Junior Taxing Districts. Funding for these service districts is provided through property tax levies within each district. Fire Service districts are administered by elected Fire District Boards. Each Board is responsible for establishing its district policies and the tax levy rate.

Table 12 below lists the four fire stations in San Juan County Fire District 4 that serve Lopez Island and cover 27 miles. Station Number 41 serves west Lopez Island including the Lopez Village urban growth area.

Table 12. Lopez Island Fire District 4 stations.

Station	Area	Location
41	Village Center	2228 Fisherman Bay Road
42	South End	20 MacKaye Harbor Road.
43	North End	810 Port Stanley Road
44	Island Center	4136 Center Road

Source: Lopez Fire District 4, 2017.

District 4 has four full-time paid employees including the Chief Officer, an Emergency Medical Services (EMS) Battalion Chief Paramedic Firefighter; and two Captain Paramedic Firefighters. In addition, the district is assisted by four volunteer Fire Lieutenants, 12 volunteer Emergency Medical Technicians (EMTs), thirty volunteer Fire Fighters and 6 EMS volunteer Lieutenants EMT's.

Table 13. Lopez Island Fire District 4 equipment detail.

Station	Type	Detail
Station 41	Engine 41	1996 H&W, 1500 GPM, 750 Gal
	Tender 41	2007 H&W, 1000 GPM, 750 Gal with CAFS
	Rescue 41	2007 Ford, 250 GPM, 250 Gal with CAFS
	Aid 41	2015 Dodge Braun ALS Unit
		MCI 41 Trailer
		ALS Sprint Car
		Command Vehicle

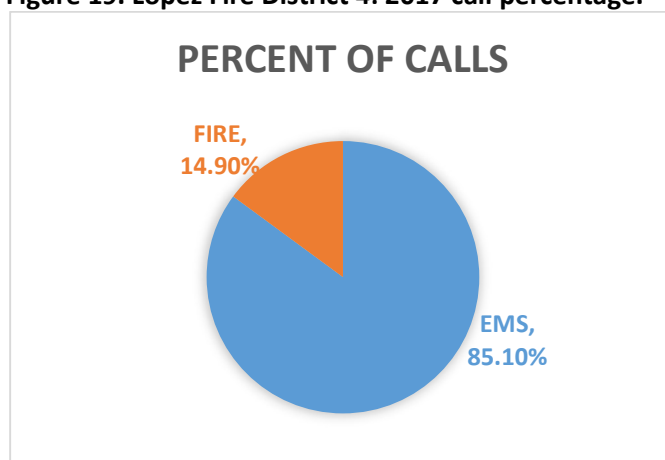
Source: Lopez Island Fire District 4 2017.

During 2004, Fire District 4 responded to 55 fire and 300 EMS calls for a total of 355 calls. By 2017 this had risen to 87 fire and 497 EMS calls or a total increase of approximately six and one-half percent.

Each station acts as a primary response unit for its local area, but responses from all stations is normal procedure on Lopez Island.

All of the fire departments in the County participate in a county-wide mutual aid agreement. This agreement allows the fire districts to share resources and provide each other with assistance during major fires. In most cases, mutual aid is slow and difficult, due to the need to transport personnel or equipment from island to island.

Figure 19. Lopez Fire District 4: 2017 call percentage.



Source: Lopez Island Fire District 4, 2017

Average response times are not recorded for each station, but the district-wide average is approximately 8 minutes.

Table 14. Lopez Fire District 4: Calls 2008 - 2017.

Calls	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	% Increase 2008-2017
EMS	300	300	338	352	346	432	387	431	399	497	6.56
Fire	55	65	52	45	45	73	85	96	104	87	3.67
TOTAL	355	365	390	397	391	505	472	527	503	584	6.45

Source: Lopez Island Fire District 4, 2017.

Rating

The Washington Survey and Rating Bureau (WSRB) rates the ability of each district to provide fire protection. District 4 has a Washington Survey and Rating Bureau rating of 8. The WRSB rating directly affects the premiums that individual property and homeowners pay for fire insurance. To determine a rating, the WRSB evaluates both the fire district and existing water supply systems, which are weighted equally. Without water mains and rated fire hydrants, areas are limited to 8th class, regardless of the quality of fire protection.

Table 15. 2016 Lopez Fire Protection District rating: Washington Survey and Rating Bureau.

Fire Station	Location	Service Area	WSRB Rating	Response Time
Station #41	Lopez Village	West Lopez	WSRB 8	8 Minutes
Station #42	Islandale	Southwest Lopez	WSRB 8	8 Minutes
Station #43	Swifts Bay	North Lopez	WSRB 8	8 Minutes
Station #44	School Road	East central Lopez	WSRB 8	8 Minutes

Source: Washington Survey and Rating Bureau 2016.

Emergency Medical Services

Emergency Medical Services (EMS) are provided and funded through Lopez Fire District 4. More than 80 percent of the District's calls are EMS calls. These services are supported by local bond issues voted on by the public. The last bond issues passed with an 80 percent approval rating and supports budget projections through 2021. Decreases in assessed values over past years makes budgeting a constant challenge.

In 2017, equipment includes two ambulances. One is located at Station 41 and one is stationed at Station 44. Two full-time paramedics provide advanced life support services with volunteer EMTs. Patients in need of serious care are flown via Airlift Northwest helicopter or fixed winged to Island Community Hospital in Anacortes, St. Joseph's Hospital in Bellingham, Harborview Medical Center in Seattle, and other regional hospitals and trauma centers. Emergency transport by Airlift Northwest takes 15-30 minutes to reach a destination hospital and costs an average of \$7,000 per patient. It is sometimes not available due to the weather or patient care needs. Coast Guard and Navy resources are sometimes available in extreme weather conditions but this service also requires Island EMS personnel to be aboard the transport.

The biggest challenge for the District is to continue to recruit, train and maintain personnel, especially EMS personnel. Within Lopez Village, residential and commercial growth is expected to be handled with existing Fire and EMS personnel. The water system is adequate in the Village for Fires District needs. Because assisted living facilities do not provide emergency medical treatment, the development of a facility in the Village would likely create a need for additional personnel.

Because of minimal cell service on the island, there is a need to create the availability of landlines for 911 service at Village Park, other Lopez parks and at all fire stations. Private funding for such a project was recommended by the Fire Chief. A phone was recently installed at Odlin Park.

Health Care



Emergency and general health care on Lopez Island is provided entirely at the Lopez Island Medical Clinic (LIMC) located at the northwest corner of Washburn Place and Village Road.

The LIMC is a 2,300 square foot outpatient facility owned by the Katherine Washburn Memorial Association and governed by a non-profit organizational board made up of nine elected members. In April of 2017, voters approved *Resolution 9-2017*, approving a Hospital Taxing District for Lopez Island. The

district was created with five commissioners residing within five separate districts. The district was developed to help offset costs associated with funding rural communities.

On September 30, 2017, UW Medicine assumed full operation of the clinic and clinical care for patients on Lopez Island. The Catherine Washburn Association will continue to assume property management of the space to include assessment and management of equipment and building maintenance.

The medical clinic is open from 9:00 a.m. to 5:00 p.m. Monday through Friday. It does not provide beds for patients to stay in for any extended length of time. Two general practitioners on Lopez Island combine efforts to provide the equivalent service of one full-time physician. The LIMC serves an average of 4,900 patients per year.

Lopez Island School District

The Lopez Island School District provides public education at the Lopez Island School complex at Center and School Roads, located outside of the Village. This complex houses the elementary, middle, and high schools. The 30 acre school site contains 74,325 square feet of buildings. In 2005, Lopez Island Elementary had 91 students. The Middle and High Schools had 192 students. In 2013, enrollment in the District was up from the amount budgeted and approached 230 students (head count). This includes 10 students enrolled as Lopez students in distance learning opportunities offered through a partnership with Columbia Virtual Academy, and an ever-increasing kindergarten class and increasing elementary school enrollment.

Child safety is of great importance to the Village community. Safe walkways and bicycle paths are needed and desired between the school complex and the Village's community center, residential and recreation areas.

Lopez Library



The Lopez Library was established after World War II and by 1982 became a publically supported facility. The Lopez Island Library District provides public library services to Lopez Island residents through an independent Junior Taxing District. It is funded by a property tax levy set by a five-member Board of Trustees. These Trustees are appointed to five-year terms by the County Council.

The Library is an approximately 3,700 square foot facility located on Fisherman Bay Road that houses approximately 14,000 volumes of books. With a staff of five persons and many volunteers, it circulates over 100,000 materials a year. Its current five year plan provides for 2017 – 2022.

Museum



The Lopez Island Historical Society museum is a non-profit organization founded in 1966 which consists of an 800 square foot building on an approximately 0.57 acre lot. The Society's 2,000 square foot museum at the corner of Weeks Road and Washburn Place opened in 1980. It collects, preserves, and documents the human history of Lopez and San Juan Islands.

Senior Center

San Juan County Senior Services provides programs for the senior citizens on Lopez Island. It is located at Woodman Hall on Fisherman's Bay Road which is outside of the Village. Program funding comes from the County's General Fund, the Older Americans and State Senior Services Acts, and the Northwest Regional Council's Agency on Aging. Services include information and assistance, individual case management, nutrition programs, meal service, home delivery of meals, transportation both on and off island, and use of an activity center.

Chamber of Commerce



The Lopez Island Chamber of Commerce supports business and service members and provides tourist information to visitors. The Chamber is engaged in many community activities including Tour de Lopez which raises funds to help pay for staff office space and defer the cost of maintaining the Village Park and restrooms. The Chamber also prints the Lopez Island Map & Guide every year with maps of the island and the Village and listings of businesses who pay to be listed in the guide and provides a Village Map and a Services Directory.

Community Center



The Lopez Center for the Community and Arts opened in 1999. It is owned and operated by the Lopez Community Center Association, a 501-C-3 nonprofit facility. All residents and property owners of Lopez Island, Washington, are members without fee. It is open to the residents and property owners of Lopez Island for community and private events.

The Center is located on approximately seven acres of land in the middle of the Village and an expansive greenway with drought and deer resistant landscaping. Some of its land is dedicated for other uses including use as an outdoor performance pavilion, the Lopez

Children's Center, Family Resource Center, Farmers Market, and a community garden and skateboard park.

Arts and Culture

Lopez Island is home to a substantial number of artists and artisans who contribute to the local arts characteristics and economy. The Village contains several art galleries and studios for viewing and purchasing art. The Lopez Library has a rotating show of arts and crafts. The Lopez Artist Guild supports shows throughout the year. The Artist's Guild's annual Labor Day weekend studio tour is another major community event for visitors and residents. Chimera, a cooperative gallery was founded in 1987 to showcase Lopez Island artists and support the arts as a means of livelihood.

The Lopez Center for the Community and the Arts and other Lopez venues support music, literary and performing arts activities throughout the year. The Islander's support for creativity and local distinctiveness is also evident in public art installed throughout the Village and in the hand-crafted signage that characterizes many local businesses.

Electricity

San Juan County relies on electricity generated primarily in the Pacific Northwest and transmitted to the San Juan Islands by the Bonneville Power Administration (BPA) and Puget Power. The BPA and Puget Power electricity is sold to the Orcas Power and Light Company (OPALCO) at BPA's point of delivery on Lopez Island. OPALCO is the sole electric service provider in San Juan County.

OPALCO, a member-owned, private, non-profit Rural Utility Services (RUS) Cooperative maintains an office on Lopez Island and provides local electric service to its members. OPALCO is primarily an electric distribution utility at present, distributing power via submarine cables to members on twenty islands, but retains a small amount of generation capacity for emergency purposes at its generation plant in Eastsound.

According to OPALCO, the Number 2 substation on Lopez Island (Tax parcel 152232002) has adequate capacity at 20 Megawatts to serve existing loads. OPALCO maintains a comprehensive system plan to expand capacity as growth occurs. Lopez Island is in OPALCO District 3 along with Decatur, Center and Charles Islands.

Telephone Service

Although personal wireless services are not utilities but commercial services, the Washington Utilities and Transportation Commission (WUTC) regulates telecommunications utility providers to ensure that safe and reliable service is provided to consumers at reasonable rates.

CenturyLink and Rock Island Communications, a subsidiary of Orcas Power and Light Cooperative provide broadband services in the County. Cell service is often an issue around the island and emergency managers would like land lines established at popular destinations including the Village Park in Lopez Village.

Economic Overview

Lopez Village is one of the primary business centers on the island and is home to the majority of the island's grocery stores, accommodations, eating and drinking establishments, retailers, professional services and institutional services. Islanders bring their farm products and arts and crafts to the Village in the summer to sell at the farmers market.

Income and Economic Structure

The economic structure and employment statistics of Lopez Village and Lopez Island are likely to be similar to the County's structure:

- San Juan County's per capita income is the second highest in the State at \$60,489, but the average annual wage is well below the State average at \$33,890.
- The majority of personal income in the County is derived from property income.
- Eleven percent of San Juan County's population lives below the Federal Poverty Limit and it is estimated that another 22 percent lives above this limit but does not earn enough to afford basic household needs.

Employment

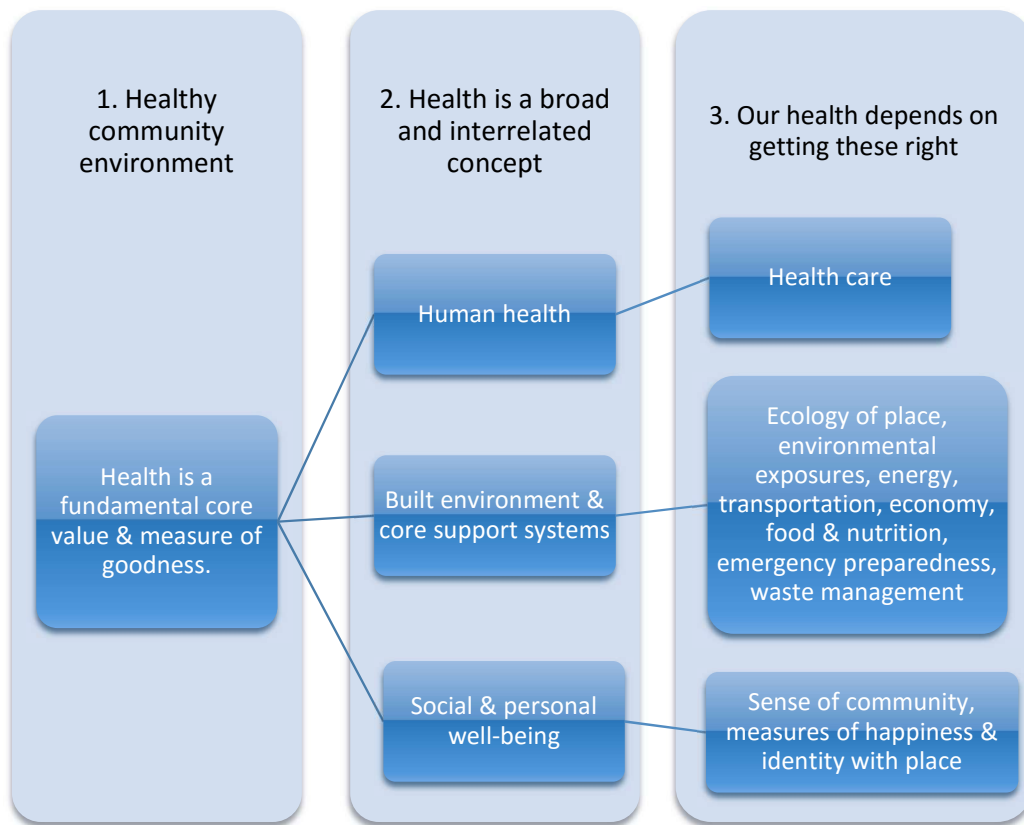
- Employment participation in the County is declining as the median age increases.
- Employment in San Juan County is heavily affected by tourism, leading to large seasonal swings in unemployment and one third of workers employed in low wage jobs in the accommodation, food services, or retail trade fields.

Healthy Community



A healthy community environment - one that is a healthy, successful place for people to live, work in and visit - is a fundamental core value in the Lopez Village Plan. Supporting health is a fundamental theme throughout the Plan. Its goals and policies will help guide the community in promoting a healthy environment.

Building a healthy community requires a clear vision and commitment to attending to all of the factors that contribute to health. The Village's community environment includes all that is external to an individual including the air we breathe, the water we drink and use, the land and built structures that surround us including all of the natural as well as human-formed conditions and social determinants that influence the quality of our lives. A healthy Village depends on the intrinsic qualities of this wide community environment.



Three Components of a Healthy Village

Human Health: Health depends on supportive conditions in the overall community environment including those fostering healthy living, provision of health care services, safety, and prevention from risks of health-harmful impacts of chemical, physical, and biologic conditions.

Community Environment & Support Systems: Health is determined by the Village's built environment and its core support systems including the ecology of place, environmental exposures, energy, transportation, economy, food and nutrition, emergency preparedness and waste management.

Social and Personal Well-Being: Health is related to the social fabric of the community, feelings of social and individual well-being, community care, measures of happiness and identity with place. Our community setting is the backdrop of our life. In the Village we see one another. Our public spaces support our celebrations and enable us to enjoy lively, diverse, engaging times together. What people love about the Village is derived from this highly personal interaction with its qualities of place. It can provide a measure of idealism, pride and being hopeful about the future. Health intertwines quality of life and qualities of the place.

The unmistakable link between health and the environment provides a succinct, meaningful and core goal for developing the Village to be a truly healthy, sustaining place.

GOALS AND POLICIES

BACKGROUND

The following goals and policies provide a framework for decision-makers and the community. They will guide development and other work that will help achieve the Lopez Village Subarea Plan vision and core values. They are consistent with the Growth Management Act planning goals.

The following goals reflect Village aspirations, and indicate the desired future. Their related policies express a commitment to a course of action and direction. The implementation plan outlines actions that may be taken to further implement the goals and policies.

HEALTHY COMMUNITY

Goal 1. Achieve a vital, healthy quality of life for all people.

Policy 1a. Support the creation of jobs, services, a natural and built environment, plans, and development that promote healthy and active living.

Policy 1b. Plan for the creation of a safe and accessible environment for everyone.

Goal 2. Support a full range of health and social services.

Policy 2a. Support the development, expansion, and retention of health and social service clinics and practices in the Village.

Policy 2b. Encourage San Juan County to locate Lopez services within the Village.

Policy 2c. Allow medical providers to maintain and build adequate emergency access and parking facilities, including helipad, dedicated parking and/or access for emergency vehicles.

Policy 2d. Ensure that critical medical and social services can expand to meet local needs.

Goal 3. Support people in all stages of life.

Policy 3a. Support a multigenerational and income diverse approach in planning and development.

Policy 3b. Support healthy aging in place by allowing a variety of housing, support services and recreation options that are accessible and affordable.

Policy 3c. Promote, and/or remove obstacles to cohousing or other nontraditional housing types.

Goal 4. Create a built environment that supports healthy living.

Policy 4a. Promote healthy village design guided by the following general principles:

- 1. Design the village to support walking and human scale.*

2. *Facilitate social interaction by creating well-designed formal and informal public and semi-public spaces.*
3. *Make healthy choices easy by developing the Village to be safe and enjoyable to access.*
4. *Encourage wayfinding, public art—and local design to orient people and strengthen village identity.*
5. *Enhance and emphasize the natural and built environment as a source of community identity, pride and social cohesion.*
6. *Embrace unique character by building on the Village’s unique assets and integrate the natural system into design.*
7. *Ensure equitable access by accommodating persons with disabilities.*
8. *Recognize the economic value in developing healthy places.*

Goal 5. Increase physical activity, community interactions, and recreational opportunities.

- Policy 5a. Support design strategies such as mixed-use development, and active and passive recreational opportunities such as parks, useable open spaces, and plazas.*
- Policy 5b. Create a system of Village roads, convenient and accessible, pathways, bike lanes and multi-use trails with appropriate streetscapes and human-scaled design features.*
- Policy 5c. Maximize opportunities for social interaction.*
- Policy 5d. Make spaces attractive, inviting, and accessible to support a sense of place, security and belonging.*
- Policy 5e. Promote the use of covered walkways, shelters, landscaping, appropriate lighting and seating.*
- Policy 5f. Develop physical and visual access to open space, recreation, and natural environments.*

Goal 6. Develop a safe, convenient, walkable environment.

- Policy 6a. Promote development of pedestrian friendly design qualities.*
- Policy 6b. Shape the built environment to promote pedestrian-scale design qualities critical to a good walking environment by:*
1. *Make the Village a distinct, recognizable and memorable place.*
 2. *Provide visual definition to streets and other public spaces through the shape and form of buildings, walls, trees and other vertical elements.*
 3. *Encourage the size, texture and articulation of buildings and physical elements defining roads, sidewalks and public spaces appropriate to a human scale.*
 4. *Promote a high degree of visual connectivity with objects and activities for people moving along the edge of a street, including eye-level windows, welcoming building entrances, and views into courtyards or through building complexes.*

5. *Promote visual relationships and repetition of familiar qualities or common threads in building designs while encouraging variety in forms and spaces to create the perception and experience of visual richness.*

Goal 7. Create resilient, renewable, flexible, efficient, and durable systems that contribute to health and quality of life.

- Policy 7a. Recognize environmental health and ecological well-being as integral to the health, well-being and prosperity of the community.*
- Policy 7b. Recognize the importance of water quality and quantity, and clean air.*
- Policy 7c. Require proper maintenance of sewer systems.*
- Policy 7d. Promote water conservation measures and increase the efficiency and performance of infrastructure and plumbing fixtures to meet non-potable demand.*
- Policy 7e. Develop a sustainable stormwater system.*
- Policy 7f. Support the development of green buildings.*
- Policy 7g. Promote zero-waste, community or local composting, and recycling.*
- Policy 7h. Support the Leave No Trace principles, and engage residents and visitors in learning and acting on the principles.*

Goal 8. Reduce demand for fossil fuels.

- Policy 8a. Support energy conservation.*
- Policy 8b. Encourage building design to reduce embodied energy in building construction and take advantage of solar access, natural ventilation, and shelter from adverse impacts.*
- Policy 8c. Support the use of renewable energy sources and collective power systems.*

Goal 9. Create a sustainable transportation system.

- Policy 9a. Support the use of solar and electric vehicles, shared vehicles, and ride sharing.*
- Policy 9b. Pursue a “park once” objective for the village to discourage unnecessary driving.*

Goal 10. Provide access to healthy food and food security.

- Policy 10a. Provide a variety of opportunities for healthy eating and shopping for fresh food sources such as farmers market, food carts, outlets and shops.*
- Policy 10b. Encourage development of community orchards and gardens, community kitchens, and community food projects to increase access to local, healthy foods.*

Goal 11. Identify potential public health effects from natural and human-caused disasters, including climate change.

- Policy 11a. Support the development of an emergency preparedness plan for the Village.*
- Policy 11b. Support development of post-disaster recovery plan and protocols.*

Goal 12. Support good health, well-being and a sense of community.

Policy 12a. Facilitate social cohesion and social bonds between individuals and groups through community improvement projects, civic engagement, and social networking.

Policy 12b. Integrate the tourism sectors with the needs of daily life in the community by focusing it on activities that support the natural qualities and culture of the Village.

Policy 12c. Build on the Village identity, cultural practices, building styles, design elements, and materials associated with Lopez Island.

Goal 13. Develop programs that improve livability and contribute to the health and happiness of Lopez residents.

Policy 13a. Encourage ownership of the Village.

Policy 13b. Build programs inspired by Lopez Island's history of community learning and innovation.

Policy 13c. Conserve and incorporate local history.

Policy 13d. Promote activities that reflect Lopez Island's tranquility and iconic/intrinsic qualities of place.

NATURAL SYSTEMS AND HABITAT

Goal 1. Protect or improve water quality in Fisherman Bay through careful planning and development.

Policy 1a. Establish baseline conditions for Fisherman Bay and meaningful water quality standards.

Policy 1b. Work with public and private partners to develop and implement monitoring protocols to assess the impact of climate change, and food harvesting and recreational safety.

Policy 1c. Establish adaptive stormwater and sewer system standards based on Fisherman Bay water quality monitoring data for waters entering Fisherman Bay from points in the Village.

Goal 2. Establish, protect and enhance wildlife corridors connecting the Village with Fisherman Bay and surrounding habitats.

Policy 2a. Establish wildlife corridors between Fisherman Bay, Weeks Wetland and other wetlands, fields and forests surrounding the Village.

Policy 2b. Maintain corridor connectivity through the adoption of protection measures, landscape guidelines, stormwater management techniques, and establishment of conservation easements.

Goal 3. Sustain and enhance wildlife habitats and food supply for wildlife compatible with Village life.

Policy 3a. Establish a stormwater plan for the Village that prioritizes habitat creation by maintaining and developing open water stormwater features such as swales, rain gardens and unlined ponds, and improving stormwater and septic treatment.

Policy 3b. Increase wildlife habitat in the Village by:

- 1. Providing public education; and*
- 2. Establishing landscape guidelines and regulations that include native species, nesting habitat, forage (fruit and seeds), and shelter from human activities.*

Policy 3c. Establish dark sky lighting regulations to protect bats, migrating birds, nocturnal wildlife and human well-being.

Goal 4. Protect and enhance significant wetland habitat in the Lopez UGA.

Policy 4a. Collaborate with landowners and other partners to protect and enhance significant Village wetland habitats through land conservation and other methods.

Policy 4b. Establish stormwater, ground water use, and development standards that foster the protection and enhancement of wetland habitat.

Goal 5. Develop the Village and its infrastructure to adapt to changes in climate, precipitation patterns, tides, and storm events.

Policy 5a. Review the policies and adjust this plan based on the most recent projections of climate and sea level changes and improvements in technology at least every five years.

Policy 5b. Require that future infrastructure be built to withstand the latest FEMA projected changes in sea level and tides.

Policy 5c. Support and provide incentives for construction that reduces runoff during extreme precipitation events.

Policy 5d. Acquire public lands if needed to protect homes, infrastructure, and businesses from tidal inundation.

Goal 6. Highlight and celebrate the connection between Fisherman Bay and the Village.

Policy 6a. Create urban character that preserves and creates connections to Fisherman Bay and the San Juan Channel environments.

Policy 6b. Adopt design standards to orient development in a manner that will provide visual connections to the water.

OPEN SPACE, NATURAL AND SCENIC RESOURCES

- Goal 1.** **Develop, improve and maintain an integrated system of open spaces including parks, recreation and cultural activities, trails, gardens and landscaped areas that are safe, accessible to all population segments, functional, and expressive of and integral to the community identity.**
- Policy 1.* *Work with public and private partners to develop and maintain open spaces within the Village.*
- Goal 2.** **Connect accessible public and private open spaces with cultural and recreational facilities, Fisherman Bay, churches, shops, neighborhoods, marina and other significant places.**
- Policy 2.* *Develop an accessible Village trails plan that is inviting and includes walkways/trails and bicycle ways in a comprehensive network of non-motorized access throughout the Village and nearby areas.*
- Goal 3.** **Protect, preserve and enhance the community's natural assets including the bay, shorelines, streams, views, wildlife habitat, riparian corridors, wetlands, steep slopes, agricultural land, and abundant natural vegetation that are key to the quality of life and the economic development of Lopez Island.**
- Policy 3.* *Create and connect an integrated habitat and open space system in the Village that relates to open spaces beyond the Village.*
- Goal 4.** **Use collaborative partnerships and other tools to ensure that open space areas and connecting corridors are protected.**
- Policy 4.* *Use direct acquisition or non-purchase options such as conservation easements, development standards and agreements, and transfer or purchase of development rights.*

OPEN SPACE AND VIEWSHEDS

- Goal 1.** **Preserve and enhance existing views and important open spaces.**
- Policy 1a.* *Preserve the water views in the Village including the view across Weeks Wetlands from the south end of Village Road.*
- Policy 1b.* *Preserve views to the wooded eastern ridge.*
- Policy 1c.* *Work with land owners to protect views and open space in the Village through land donation, acquisition, or exchange.*
- Policy 1d.* *Protect, frame and enhance important view sheds through the development of regulations and policies that support both the cozy nature and expansive character of the Village.*

- Goal 2. Designate new public and privately accessible open space, and create new open spaces and corridors providing access to Fisherman Bay, San Juan Channel and the eastern ridge.**
- Policy 2a. Develop standards to require public and privately accessible open spaces in commercial and residential developments.*
- Policy 2b. Work with the community to establish access to and a viewpoint on the eastern ridge above the Village.*
- Goal 3. Encourage and support the use of citizen talents in the design and programming of publicly accessible open spaces, recreational and cultural facilities.**
- Policy 3a. Encourage the development of public art that expresses or interprets open space, natural resources and scenic vistas in the Village.*
- Goal 4. Create a wayfinding and identification system for parks and open spaces.**
- Policy 4a. Develop methods to identify parks, open spaces or trails where public access is allowed.*
- Policy 4b. Develop wayfinding materials and tools to guide individuals to parks, open space and trails throughout the Village.*
- Policy 4c. Incorporate strategies from the County's Leave No Trace program in wayfinding and promotional materials.*

LAND USE

- Goal 1. Create separate commercial, institutional and residential land use designations.**
- Policy 1a. Create new land use designations and maps to establish a compact, easily identified, and mixed-use commercial core.*
- Policy 1b. Encourage the development of public services, art and cultural facilities which reflect the character of Lopez to serve residents and visitors.*
- Policy 1c. Use density bonuses and other incentives in the Village to meet the density requirements in the UGA and encourage the development of affordable housing.*
- Policy 1d. Allow more dense residential areas adjacent to the commercial core.*
- Policy 1e. Develop appropriate design and transitional requirements to buffer impacts between land uses.*
- Goal 2. Create an attractive and thriving mixed-use commercial core.**
- Policy 2a. Develop community driven design and site planning standards that support implementation of the Village vision statement.*
- Policy 2b. Allow zero lot line development.*
- Policy 2c. Establish a maximum size for residences within the commercial core.*
- Policy 2d. Develop commercial height standards that support the development of mixed-uses.*

Policy 2e. Allow a variety of Village compatible mixed-uses in the Village Commercial designation.

Policy 2f. Establish performance criteria for permitted land uses.

Goal 3. Allow live-work options in the Village Residential designation.

Policy 3a. Allow home occupations and cottage enterprises in the Village Residential designation.

BUILT ENVIRONMENT

Goal 1. Promote development of features consistent with Salish Sea village character including human-scale environments and hand craftsmanship.

Policy 1a. Consider historic precedents listed in this Plan's "Significant and Historic Buildings in Lopez Village" for examples of form, materials and scale.

Goal 2. Develop community driven design guidelines for the Village. The design standards will:

Policy 2a. Create a sense of place, build community and protect and enhance Village character.

Policy 2b. Expand on existing patterns of small outdoor gathering places.

Policy 2c. Perpetuate dense connected building styles in mixed-use areas.

Policy 2d. Promote development of an identifiable dense commercial core.

Policy 2e. Incorporate walkability and connectivity between development and significant destinations.

Policy 2f. Encourage building and site design that promotes resiliency and sustainability.

Goal 3. Identify, maintain and reuse historic buildings and key landmarks.

Policy 3a. Encourage understanding of the significance of key buildings and landmarks.

Policy 3b. Work to promote relationships with local agencies for sources of information and funding for maintenance and reuse.

Goal 4. Establish various height allowance overlays that protect view corridors and Village character.

Policy 4a. Allow a maximum thirty-five (35) foot height except in view corridors where a lower height is required based upon design review analysis.

Policy 4b. Mitigate vertical development with allowances for alternative site footprint.

Policy 4c. Reduce the impact of height where possible by aligning open space at the edge of a site to that of an adjoining site to expand the potential for view, solar and trail corridors.

Goal 5. Implement night lighting standards to minimize light pollution and facilitate views of the stunning starry night sky.

Policy 5a. Adopt dark sky regulations based on the L-21 lighting regulations from the most current Joint IDA-IES Model Lighting Ordinance.

Policy 5b. Provide community education on lighting requirement.

Goal 6. Develop landscaping and sign regulations to protect and enhance Village character.

Policy 6a. Strengthen the visibility of the entrance to the commercial core, public parking, and open spaces through appropriate landscaping and signage regulations.

Policy 6b. Establish visible entry points to the commercial core.

Policy 6c. Develop signage regulations and gateway design guidelines to protect the character of the commercial core, residential areas and Fisherman Bay Road.

LANDSCAPING

Goal 1. Establish landscaping as an important, integrated component of the character and quality of the Village.

Policy 1a. Adopt a landscape plan for the commercial core and transportation corridors.

Policy 1b. Develop community-driven landscaping regulations, standards and guidelines that:

- 1. Improve aesthetics;*
- 2. Enhance circulation routes and wayfinding;*
- 3. Encourage the use of native plants, edibles and bee friendly plants;*
- 4. Integrate natural stormwater solutions;*
- 5. Include wildlife habitat, including shelter and forage;*
- 6. Prohibit the use of cosmetic pesticides and herbicides;*
- 7. Encourage removal of invasive species and noxious weeds;*
- 8. Provide a framework for land use transitions, define land use edges and connections; and*
- 9. Reflect Lopez Island's landscape features, such as hedgerows.*

Policy 1c. Preserve existing significant trees and understory vegetation during new development to the fullest extent practical.

Policy 1d. Require landscaping that continues the tradition of planting shade canopy trees and integrating them into landscape habitats.

Policy 1e. Support the installation of and provide incentives for shade trees, green roofs, and other methods to reduce the negative environmental impacts of climate change.

HOUSING

- Goal 1. Foster the construction of an adequate supply of permanently affordable, resource-efficient housing for all economic segments of the community.**
- Policy 1a. Encourage the development of a range of housing opportunities at a range of income levels.*
 - Policy 1b. Provide for a variety of densities with a minimum density of four units per acre.*
 - Policy 1c. Provide density bonuses to encourage development of permanently affordable housing.*
 - Policy 1d. Provide vehicular and pedestrian/bicycle connections from residences to work, shops, service and recreation/entertainment destinations.*
- Goal 2. Encourage the preservation and maintenance of existing housing supply.**
- Policy 2. Encourage property owners to maintain the existing housing stock in good condition.*
- Goal 3. Promote the development of a variety of sizes and types of housing in the Village to accommodate all ages, abilities, and household sizes.**
- Policy 3a. Encourage the development of accessory and smaller sized dwellings.*
 - Policy 3b. Provide opportunities to develop mixed-use, condominiums, apartments, duplexes and townhouses.*
 - Policy 3c. Use flexible zoning tools such as Planned Unit Developments and varying lot sizes to promote site development flexibility and to preserve the natural characteristics of the land.*
 - Policy 3d. Allow home occupations and cottage enterprises with low impact to promote affordability and economic development.*
 - Policy 3e. Provide density bonuses for Planned Unit Development projects, provided 50 percent (50%) of the units are made permanently affordable through covenants or other legal agreements.*
- Goal 4. Develop additional units of permanently affordable housing and long-term rental housing.**
- Policy 4a. Work with non-profits, federal and state agencies and the San Juan County Housing Bank Commission and other partners to obtain funding for low-income housing development.*
 - Policy 4b. Encourage long-term leases of land within the Village for the creation of permanently affordable housing.*
 - Policy 4c. Support funding for the Housing Bank Commission.*
- Goal 5. Increase the ability of low-income residents to transition to home ownership.**
- Policy 5a. Develop and participate in SJC incentive programs that encourage private partners to build permanently affordable homeownership for low wage earners.*
 - Policy 5b. Encourage economic development activities that help low wage earners.*

Goal 6. Ensure that residential development is compatible with the Village character.

- Policy 6a. Maintain the character and scale of a small village by developing and implementing design standards for roads, streetscapes, sidewalks, trails, landscaping, night sky approved lighting and residential design.*
- Policy 6b. Recommend the use of common Lopez Village design features such as front porches, pitched roofs, residential scale, etc.*
- Policy 6c. Include design standards that locate driveways and parking areas to minimize the visual impact of large paved areas and the prominence of garage doors.*
- Policy 6d. Encourage the development of housing with pedestrian connectivity to the Village.*
- Policy 6e. Clearly delineate public and private gathering spaces.*
- Policy 6f. Provide open green ways including water features, gardens and play fields within and outside of residential developments.*
- Policy 6g. Develop incentives that encourage the above.*

TRANSPORTATION

Goal 1. Provide for an efficient, safe, inclusive and accessible transportation network that addresses vehicular and non-motorized travel individually, as well as their interconnectivity, and improves access to and within the Village.

- Policy 1a. Develop Village Road to provide safe non-motorized passage from Lopez Road to Fisherman Bay Road, stormwater management and parking improvements.*
- Policy 1b. Support the development of and appropriate location of electric vehicle charging stations.*
- Policy 1c. Meet ADA access requirements in commercial and public project designs within the County right-of-way.*
- Policy 1d. Support and consider private transit services during road improvement planning.*

CONNECTIVITY AND NON-MOTORIZED TRANSPORTATION

Goal 1. Develop a complete non-motorized network plan for the Village to promote connectivity, community health, and the development of safe walkways to important destinations.

- Policy 1a. Work with local partners and property owners to further develop and implement long-range non-motorized network plans within the Village and between the Village and key destinations.*
- Policy 1b. Secure grant funding, in-kind services and donations and support public-private partnerships needed to implement non-motorized network plans.*

Goal 2. Create a pedestrian and bicycle friendly Village.

- Policy 2a. Collaborate with local partners to develop trail connections.*
- Policy 2b. Acquire easements and rights-of-way necessary to implement continuous bicycle and pedestrian paths and trails.*
- Policy 2c. Improve existing non-motorized pathways and require and/or create incentives for new and existing development to improve connectivity within the Village based upon non-motorized network plans.*
- Policy 2d. Encourage pedestrian and bicycle use within the Village by providing adequate street furniture and facilities.*
- Policy 2e. Implement design standards that give preference to pervious, semi-pervious and gravel paths as opposed to traditional sidewalks.*
- Policy 2f. Recommend the placement of signage and appropriate barriers to clearly designate separate lanes in areas used by automobile, bicycle and foot traffic.*
- Policy 2g. Where sidewalks are necessary, recommend the installation of decorative concrete and support the use of surfaces such as pervious pavement, interlocking blocks and pavers.*
- Policy 2h. In the intersections of heavily trafficked areas, create highly visible, physically identified crosswalks.*

Goal 3. Develop trails that provide access to natural features with minimal disturbance to the ecosystem.

- Policy 3a. Ensure that trail widths are the minimum necessary for the intended user and native vegetation surrounding the trails is retained.*

PARKING

Goal 1. Limit or eliminate the need for additional commercial parking.

- Policy 1a. Allow shared parking agreements and take advantage of existing parking to reduce the development of new parking areas.*
- Policy 1b. Consider reducing parking requirements inside and outside of the commercial core.*
- Policy 1c. Support transit services that connect Lopez Village to the ferry landing to reduce parking needs.*

Goal 2. Locate and size parking requirements to support users while enhancing the Village experience.

- Policy 2a. Cluster and connect the parking supply to provide a coherent and planned parking system.*
- Policy 2b. Coordinate development of the Village's parking and overall storm drainage plans.*

Policy 2c. Identify community parking areas outside of the commercial core and provide a path network from them to local businesses.

Policy 2d. Consider meeting future parking needs through the use of shared parking located outside of the commercial core.

Goal 3. Promote parking regulations and strategies that support users and residents of the Village.

Policy 3a. Develop parking standards that meet Village needs in all seasons.

Policy 3b. Develop regulations with a preference for visually screening and landscaping parking lots.

Policy 3c. Develop standards for parking stall surfaces and sizes including compact vehicles.

Goal 4. Develop specific parking requirements for the commercial core that reduce or eliminate future private parking requirements and preserve the Village experience by limiting visual and circulatory impacts of motor vehicles.

Policy 4a. Encourage the development of public parking in the commercial core.

Policy 4b. Encourage activities and uses requiring large parking lots and locate parking areas off the main transportation corridors.

Policy 4c. Require shared parking, clustering of separate parking areas located away from main roads, and placement of parking areas behind proposed buildings.

CAPITAL FACILITIES

Goal 1. Encourage joint planning efforts between San Juan County, Village developers and capital facility service providers.

Policy 1a. Assist service providers in anticipating and responding to growth.

Policy 1b. Maintain consistency between land use, service providers and public safety plans.

Policy 1c. Encourage service provider participation in land use plan development.

Policy 1d. Provide updated land use plans to service providers as soon as available for their use.

PARKS AND RECREATION

- Goal 1. Include a variety of park and recreation grounds in the Village including the skate park, play facilities, green spaces for large community functions, small urban plazas and gathering places.**
- Policy 1a. Facilitate improvement and funding plans in existing Village park spaces that provide pedestrian and bicycle friendly spaces and encourage community gathering and use.*
- Policy 1b. Support grant applications by public space owners to fund relevant improvements.*
- Goal 2. Enhance the existing Village Park and other public places.**
- Policy 2a. Provide public space guidelines that include pedestrian and bicycle facilities, and native plants and water features.*
- Policy 2b. Encourage the use of art and musical features, and natural handcrafted materials.*
- Policy 2c. Encourage preservation of the natural environment and programs and public art that reflect this value.*
- Goal 3. Encourage the acquisition of additional public property.**
- Policy 3a. Work with San Juan County agencies and private land owners to acquire properties for views and public recreational use.*
- Policy 3b. Encourage conversion of privately owned common land space in the core to public park/use space with paths and benches.*
- Goal 4. Provide for the long-term maintenance of existing parks, recreational facilities and public land.**
- Policy 4a. Coordinate with public property owners including the County, the Lopez Chamber of Commerce and other local organizations to implement development and maintenance plans.*

LIBRARY

- Goal 1. Support the Lopez Library as a key cultural institution and gathering place.**
- Policy 1a. Include access to the library when planning trail networks and circulation.*
- Policy 1b. Allow the library to maintain and/or utilize adequate parking, such as shared offsite parking.*

FIRE AND EMERGENCY MANAGEMENT SYSTEMS

Goal 1. Support Lopez Island Fire District #4

Policy 1a. Ensure adequate EMS and ambulance services are provided within the Village.

Policy 1b. Encourage the recruitment and training of volunteer Emergency Medical Technicians.

Policy 1c. Provide public access to telephones to facilitate 911 communications in the Village.

UTILITIES

Goal 1. Support Fisherman Bay Sewer District projects that encourage sustainability, and the provision of adequate services for the Village.

Policy 1a. Encourage environmentally and ecologically sound on-site composting and rain water and storm water re-use projects.

Policy 1b. Encourage well-maintained systems to collect and distribute treated sewage water from Fisherman Bay Sewage District.

Goal 2. Support water associations that operate in the UGA to encourage sustainability and the provision of adequate services for the Village.

Policy 2a. Support water conservation educational programs.

Policy 2b. Encourage rainwater collection and re-use.

Goal 3. Promote the availability of state of the art telecommunications technology.

Policy 3a. Assist OPALCO or other providers in responding to addressing public conditions that affect development of broadband operations and facilities in the Village.

Policy 3b. Require all telecommunications service, distribution and transmission lines to be placed underground in the Village.

Policy 3c. The visual impacts of all communication antennae shall be minimized.

Goal 4. Support energy efficiency and conservation and renewable energy use in the Village.

Policy 4a. Encourage the installation and use of alternative energy sources.

Policy 4b. Promote broad participation in energy efficiency and conservation programs by Village residents and businesses.

Policy 4c. Promote the development of energy conservation initiatives and education by coordinating with the SJC Conservation District, OPALCO and other energy conservation groups.

Goal 5. Promote efficient solid waste management operations and programs that help waste reduction, reuse and recycling in the Village.

Policy 5a. Promote education about reduction, reuse, recycling, composting and collection programs and the e-Waste program in coordination with Lopez Solid Waste Disposal District, San Juan County and others.

Policy 5b. Promote the participation of businesses, organizations and households in hazardous waste collection.

Policy 5c. Promote the participation of businesses, organizations, and households in reducing waste.

Policy 5d. Promote the use of biodegradable plates and utensils and supply compost bins at commercial vendors and the Farmers Market and other community events.

Policy 5e. Support the longevity and stability of the Lopez Solid Waste Disposal District.

STORMWATER

Goal 1. Protect water quality in Fisherman Bay.

Policy 1a. Require water quality treatment to protect Fisherman Bay.

Policy 1b. Promote continued water quality monitoring in Fisherman Bay.

Policy 1c. Use open water features such as wetland habitat, unfenced ponds, and swale/bio retention treatment within the Village.

Policy 1d. Support the use of Low Impact Development standards for projects and incentives that promote on-site infiltration and treatment, and reduce impervious surfaces.

Policy 1e. Consider community treatment facilities at the end of Lopez Road.

Goal 2. Coordinate with the SJC Public Works Department in the development of the Fisherman Bay Basin Plan and capital improvement plans for the basin and Village.

Policy 2a. Provide Village information and priorities to the County's Stormwater Utility consultants and the Public Works Department.

Policy 2b. Document and coordinate with Public Works to provide information on drainage events in the Village as this Subarea Plan is updated.

Goal 3. Create open water features in the Village.

Policy 3a. Invest in stormwater management facilities that incorporate new wetland habitat, unfenced ponds and bio filtration swales for primary treatment.

Policy 3b. Work with the Land Bank, Public Works Utility and other partners to purchase land for wetland habitat enhancement projects with stormwater management benefits.

Policy 3c. Acquire property or easements for the development of open water stormwater management features.

Policy 3d. Promote the development of rain gardens on public and private land.

Goal 4. Maximize the use of natural systems to manage stormwater.

Policy 4a. Minimize the use of piped solutions and ditch covering and limit ditch covering to areas necessary to provide safe non-motorized pathways.

Policy 4b. Coordinate with local partners such as the SJC Conservation District to promote education for and encourage the development of on-site stormwater management.

Goal 5. Reduce impervious surface coverage in new development.

Policy 5a. Establish site development standards such as shared or clustered parking and shared driveways that minimize the use of impervious surfaces.

Policy 5b. Promote the use of pervious pavements and on-site infiltration.

Goal 6. Retrofit ditches and ponds to increase water quality treatment, slow the velocity of stormwater and reduce the amount of sediment and contaminants draining to Fisherman Bay.

Policy 6a. Retrofit open ditches to improve stormwater treatment.

Policy 6b. Support acquisition of additional right-of-ways for additional stormwater treatment.

Policy 6c. Support grant applications for projects to improve stormwater treatment and water quality.

Goal 7. Address stormwater maintenance issues.

Policy 7a. Promote the development of and investment in a public maintenance program for open water stormwater features such as rain gardens.

ECONOMIC DEVELOPMENT

Goal 1. Maintain the Village core as Lopez's major retail, service and community center with a walkable, rural village character.

Policy 1a. Ensure that the Village works for all businesses, services and users.

Policy 1b. Contain expanding commercial and service uses within the Village commercial core.

Policy 1c. Plan infrastructure for accessibility, connectivity to the ferry and marina services, circulation, stormwater management, water supplies, energy, broadband, and manage solid waste in ways that promote the Village and the development of sustainable businesses and services in the commercial core.

Policy 1d. Allow residential uses above or behind commercial enterprises within the commercial core in ways that complement and are consistent with primary commercial, service and public activities.

Policy 1e. Promote street-level accessibility to create a consistent visual experience of an active, compact commercial core area.

Goal 2. Foster a balanced, diversified, year-round local economy.

Policy 2a. Encourage diversity in the range of goods and services provided in the Village.

Policy 2b. Support the development of both new and traditional economic activities, including agriculture, maritime, recreation/tourism and creative activities.

Policy 2c. Support the interdependent qualities of the local economy through peer support groups and Buy Local campaigns.

Policy 2d. Support diversification of employment opportunities.

Goal 3. Enhance the Village's existing clusters of economic activity including: A) retail and community services for Island residents and visitors, B) services supporting the Island's new and traditional economic activities, C) local foods and products and D) the arts, cultural and community activities.

Policy 3a. Support and strengthen the business and service clusters by identifying gaps in small business needs, assessing the relationships between and among clusters, considering long-term goals and plans of existing activities and assessing how Village development and infrastructure changes can foster them.

Policy 3b. Foster the arts, cultural, and community activities and organizations as an important part of the Village's economy.

Policy 3c. Support cultural and heritage resources that are attractive to both local residents and visitors.

Policy 3d. Develop connections, special/uniform signs and foster programs or systems that expand public art throughout the Village, and encourage design that supports multiple or mixed uses that combine art uses with other uses.

Policy 3e. Support local entrepreneurs and business incubation. Accommodate home-based businesses that are consistent with the character of adjoining properties and the Village's overall environment.

Goal 4. Support the Village as a visitor destination by preserving and enhancing the authentic and unique qualities of our community.

Policy 4a. Preserve and enhance activities that rely on the area's traditional enterprises of agriculture, maritime, recreation tourism and creativity.

Policy 4b. Support community and private efforts to improve visitor services.

Policy 4c. Provide for short-term lodging to serve tourists and strengthen the Village economy and encourage lodging developments to include indoor and outdoor community usable space.

Policy 4d. Promote a balance between businesses oriented to local residents and those oriented to visitors.

Goal 5. Affirm the high value of the Village’s natural setting, environmental qualities and rural character as the strength of its local economic base and activities.

Policy 5a. Reinforce the visual connections between the Village commercial and service activities and the surrounding natural and rural qualities of Lopez Island.

Policy 5b. Identify and conserve the natural qualities present in the Village and extend them through landscaping of sites, pathways and roadways.

Policy 5c. Cherish the views from Village to surroundings, preserve view corridors, identify the contents of selected views for visitors, and integrate some of the history of Village development with particular views or places

Goal 6. Encourage economic development that preserves natural resources and open space, protects environmental quality, and stewards and enhances our community’s quality of life.

Policy 6a. Implement standards for low impact development and use site design and landscaping to preserve natural qualities and to connect development with its surroundings.

Policy 6b. Promote development of ecotourism business opportunities.

Policy 6c. Promote experiential activities for visitors and residents.

Policy 6d. Build on the Weeks Wetland interpretive model, extend it to become an education and ecology discovery trail throughout the Village.

Goal 7. Strengthen the Village’s capacity to develop and reinforce the local economy.

Policy 7a. Support a Village economic development entity comprised of community and private efforts including the county’s Economic Development Council, the Lopez Chamber of Commerce, sustainability organizations and social /education services to plan, evaluate and implement local economic development initiatives such as educational workshops, development financing, market analysis, promotion, etc.

Policy 7b. Employ the sub-area plan and its ongoing evaluation processes to assess economic stability and trends.

LOCAL GOVERNANCE FOR LAND USE AND PROJECT DESIGN

Goal 1. **Provide opportunities for local input on development permits, applications and planning projects proposed within and adjacent to the Village.**

Policy 1a. Appoint a Lopez Village Planning and Review Committee whose role would be to make recommendations to the County on proposed development applications.

Policy 1b. Encourage pre-development meetings in the Village with the Lopez Village Planning and Review Committee prior to permit submittal.

APPENDIX A

Growth Management Act (GMA) Planning Goals

GMA PLANNING GOAL	DESCRIPTION
Urban Growth	Encourage development in urban areas where adequate public facilities and services exist or can be provided in an efficient manner.
Reduce Sprawl	Reduce the inappropriate conversion of undeveloped land into sprawling, low-density development.
Transportation	Encourage efficient multimodal transportation systems that are based on regional priorities and coordinated with county and city comprehensive plans.
Housing	Encourage the availability of affordable housing to all economic segments of the population of this state, promote a variety of residential densities and housing types, and encourage preservation of existing housing stock.
Economic Development	Encourage economic development throughout the state that is consistent with adopted comprehensive plans, promote economic opportunity for all citizens of this state, especially for unemployed and for disadvantaged persons, promote the retention and expansion of existing businesses and recruitment of new businesses, recognize regional differences impacting economic development opportunities, and encourage growth in areas experiencing insufficient economic growth, all within the capacities of the state's natural resources, public services, and public facilities.
Property Rights	Private property shall not be taken for public use without just compensation having been made. The property rights of landowners shall be protected from arbitrary and discriminatory actions.
Permits	Applications for both state and local government permits should be processed in a timely and fair manner to ensure predictability.
Natural Resource Industries	Maintain and enhance natural resource-based industries, including productive timber, agricultural, and fisheries industries. Encourage the conservation of productive forestlands and productive agricultural lands, and discourage incompatible uses.
Open Space and Recreation	Retain open space, enhance recreational opportunities, conserve fish and wildlife habitat, increase access to natural resource lands and water, and develop parks and recreation facilities.
Environment	Protect the environment and enhance the state's high quality of life, including air and water quality, and the availability of water.
Citizen Participation and Coordination	Encourage the involvement of citizens in the planning process and ensure coordination between communities and jurisdictions to reconcile conflicts.
Public Facilities and Services	Ensure that those public facilities and services necessary to support development shall be adequate to serve the development at the time the development is available for occupancy and use without decreasing current service levels below locally established minimum standards.
Historic Preservation	Identify and encourage the preservation of lands, sites, and structures that have historical or archaeological significance.
Protect Shorelines	Minimize, insofar as practical, any resultant damage to the ecology and environment of the shoreline area and any interference with the public's use of the water.

APPENDIX B

San Juan County Comprehensive Plan Section B, Element 2 Land Use Excerpt

2.3. A Growth Areas

Goal: To recognize and provide for areas of compact urban development which offer diverse employment opportunities, a variety of residential densities and housing types which will eventually achieve urban-level densities in most locations, general commercial, general industrial, institutional, recreational, and community uses in a concentrated, development pattern that includes urban-level and uses and intensities of use. This portion of the Plan also provides that:

- Subarea plans or location-specific designations and standards for growth areas should be adopted to guide land use and development in these areas. Residential, commercial, industrial, and open space and park areas should be identified in each growth area. Land use districts and development standards for areas should be consistent with GMA direction to develop compact urban areas and to retain and enhance community character and values. Critical Areas within growth areas should be preserved and enhanced.
- Land use districts, densities and standards for growth areas should be consistent with GMA direction to develop compact urban areas and for most areas to ultimately achieve urban-level densities. Densities and development should be phased so as to be compatible in the near term with existing development patterns. Standards should also be developed to prohibit new development during the phasing period that would physically preclude eventual higher densities.
- All new development in growth areas should be connected to and served by public or private community water and sewage treatment systems. Long-range sewer and water system plans should be developed or updated by the utility providers in cooperation with the county so that the plans are consistent with the growth projections, land use regulations, and subdivision patterns in each area.

The Plan also provides the following about UGAs:

- Subarea plans or location-specific designations and standards for growth areas should be adopted to guide land use and development in these areas. Residential, commercial, industrial, and open space and park areas should be identified in each growth area. Land use districts and development standards for areas should be consistent with GMA direction to develop compact urban areas and to retain and enhance community character and values. Critical Areas within growth areas should be preserved and enhanced.
- Land use districts, densities and standards for growth areas should be consistent with GMA direction to develop compact urban areas and for most areas to ultimately achieve urban-level densities. Densities and development should be phased so as to be compatible in the near term with existing development patterns. Standards should also be developed to prohibit new development during the phasing period that would physically preclude eventual higher densities.
- On Lopez and Orcas Islands, new public schools and government administrative offices should be located within an Urban Growth Area (UGA), a Local Area of More Intense Rural Development (LAMIRD), or other area where adequate water supply and sewage disposal exist without new extensions of urban services.

- New residential development in growth areas should include a full range of single and multi-family housing types. New areas added to a growth area should permit minimum densities of 4 units per acre in order to support efficient public services and provide a full range of affordable housing opportunities in the future.
- Open space design standards should be established to maintain the rural character at the borders of growth areas. Open space areas in the form of squares, green spaces, and parks within growth areas should be an integral part of these areas to provide settings for recreation and public gatherings, and to protect Critical Areas, scenic qualities, and historic features.
- The County should investigate storm drainage impacts of current and future development for each growth area, and develop additional design and building standards for land development projects, capital projects, and establishment of a utility, if appropriate, to control storm water runoff and associated impacts.
- Potential financing options include developer agreements, utility local improvement districts, grants, service area agreements and impact fees.
- Establish development standards for planned unit developments (PUD) in growth areas to more effectively accomplish the goals and policies of this Plan and allow flexibility in site planning for sites characterized by special features of geography, topography, size and shape. PUD standards should include provisions for a mixture of housing types and residential densities, and preservation of open space and natural features, as well as concurrency requirements to address impacts on transportation and other capital facilities and services.

APPENDIX C

Past Community Planning Efforts for Lopez Village

Village planning efforts go back decades. Extensive workshops and surveys were held that had the community imagine their desired future Village. Throughout these efforts, common themes emerged. This section provides an overview of community participation results from three prior planning efforts. These efforts and 2014 - 2015 public input represent the values of the Lopez community and provided the basis for Lopez Village vision, and goals and policies.

2002: A Vision for Lopez Village.

This report summarized sentiments about the formation of the Lopez Village UGA. During several meetings, the community emphasized the need to preserve the qualities of the village as a unique place. It identified a number of cherished values reflected in the Village character. These include:

- the human-scale of development;
- the quiet pace of life;
- a night that is dominated by the quiet and stars;
- an environment with an inherent sensitivity to the natural world;
- visual and spatial connections to the water, nearby farms and woodlands; and
- clear boundaries between Village uses and activities and the distinctly rural and natural areas around it.

The people's vision of the future Village is a place:

- where all people including those with modest incomes, working people, families, and older people can live simply and affordably;
- filled with places to work, retail activities and housing; and
- with a distinct Village core where automobiles are permitted yet will not interfere with pedestrian safety.

The community desires a Village that would retain a sense of history and preserve important historic buildings, spaces and traditions within its fabric. They wanted the Village to be a beautiful place with a scale of buildings and forms that relate to pedestrians and which create a sense of visual character consistent with its history and rural context. The scale of design, details, textures, patterns, materials and finishes and quality of craftsmanship should reflect work by people rather than by machines. Lopezians value independence and express diversity in their work, ideas and lifestyle. These values should be reflected in the future character of the Village. Lopez Island is envisioned as a place where Villagers feel at home and safe, and a place where visitors respect the people and the character of the place.

2003 Lopez Village design workshop facilitated by Randall Arendt

The design workshop results reiterated many of the community's values expressed in previous planning efforts. They supported 2002 planning efforts that illustrated planning principles and recommendations for guiding Village development. Suggested residential and commercial design principles were drawn from Arendt's publications. These included aspirations to:

- maintain/develop traditional street lines with buildings close to and lining streets;
- locate parking to the rear and sides;
- plant shade trees at regular intervals to achieve a sense of place and offset the impact of paved areas; and
- continue to provide pedestrian circulation via footpaths and sidewalks.

Suggestions were also made to:

- achieve a greater density of building forms by encouraging slightly higher buildings;
- allow a mixtures of uses and residential building types appropriate for achieving the desired Village character;
- preserve vistas from the public thoroughfares to the water; and
- develop a natural village-appropriate stormwater system.

2011 Emerging Directions for the Village

A document titled *Emerging Directions for the Village* was prepared by the ad-hoc Lopez Village Planning Review Committee in March 2011. It summarized in great detail the results of three community workshops and a 2010 plenary session along with contributions by several University of Washington student teams. These results highlighted the following themes.

Transportation: Mobility and Accessibility

A strong sentiment was that the future of the Village is inextricably linked to transportation and mobility. Lopezians want a multi-modal transportation network including vehicular, bicycle, pedestrian, air and marine linkages. The network should be a viable, integrated, safe and well-functioning system that accounts for and balances economic, environmental and community/cultural objectives and visions.

A Walkable Village

A resounding desire from past public participation was that Village development plans and regulations should create a pedestrian-friendly environment. The image of this environment was a distinct and pleasant place containing unified public and private spaces that retain a valued part of the Island's identity. The community wanted plans and regulations to create a place that invites and supports pedestrian and bicycle movement as a primary means for getting around, over the car. Pedestrian connections throughout the Village and to important locations outside of the Village were desired to create a coherent public system including designated parking areas. The community suggested that the transportation system should be a primary element in creating their overall image of the Village.

Village-Appropriate Parking

Parking is a necessary function to support users and residents of the Village. The community desires that the amount and location of parking be appropriately sized and not overwhelm or denigrate the experience of the Village as a connected, integrally functioning place of commerce and public use.

According to the community, existing private lot and on-street parking is probably sufficient in sheer numbers for projected commercial growth over the next 20 years. However, because the present supply is not necessarily where new development will occur, some new parking may be necessary. When new development requires parking, the community would like design standards that reflect their preference for locating parking behind street front defined buildings. Interest was also expressed in allowing new development to take advantage of existing parking through shared parking allowances. Where possible, shared parking lots should be encouraged.

Clustered Parking Supply

The creation of mobility and circulation planning to cluster and connect the parking supply was envisioned. The result would be a coherent system connecting select roadways designed for major vehicular use and the pedestrian walkway system.

Two parking Zones: Commercial And Residential

Future residential developments will require on-site parking. In most cases, this is expected to require a minimum of one space per unit. Interest was expressed in alleviating this need through the use of flex-car programs and other alternatives that would help to reduce the need for future private parking spaces

Based upon the need for on-site parking in residential developments, the community suggested that residential development should be encouraged to occur outside of the immediate core of the Village. They pictured commercial uses developed within the Village core with ancillary residential units and major areas of residential development located on the outside edges of the commercial core.

Advantages of Fisherman Bay and the Village Ecology

The quality of Fisherman Bay and the Village are inextricably connected. Islanders want the Bay to be a primary determinant for planning Village growth and development because it is a primary ecological determinant of the Village. It shapes the form and topographical conditions of the Village. The Bay provides spectacular, meaningful views, serves as the catchment area for the Village's drainage. It also supports a good deal of the Island's commercial and tourist activity including boating and fishing. It is the epitome of the Island's treasured context of land and water.

Water Planning and Management

Water management is a critical planning component. Factors affecting Fisherman Bay such as freshwater input and occasional storm surge flushing and stormwater management will affect future water quality and quantity. Lopezians want to maintain and improve the health of Fisherman Bay, associated wetlands, waterways, and land/water interfaces. Consequently, planning for climate adaptation and critical infrastructure including storm sewers, roadway integrity, water levels, and storm wave impacts are necessary and integral parts of the Village Plan.

Village Drainage and Natural Landscape Systems

Of great importance were the inherent, ecological connections between the natural landscape and the Village drainage system. People want to minimize the creation of impervious urban surfaces and retain greater amounts of vegetation in the Village. Some of the significant open space in the Village is associated with stormwater drainage patterns including the wetlands to the south and the watercourses in and near the public areas of the Farmers Market and Center for the Community and Arts. It was recommended that the existing natural system be expanded to strengthen support of ecological functions, and the unique character and image of the Village environment.

Stormwater Planning

Protection of Fisherman Bay and downstream marine waters from the detrimental effects of current and future development within the UGA is of high concern. Protection of the downstream environment will require both individual and combined solutions. The community wants to use open stormwater features

for treatment, habitat, public education and enjoyment; these could include swales, ponds and wetlands. Ditches should remain open, balanced against future parking, pedestrian safety and access needs. Open ditches, swales, wetlands and covered culverts are desired in the Village's stormwater plan. Attractive and inexpensive open watercourses are desired as an integral part of the natural ecology. Alternatively, covering the waterways or diverting the watercourses is desired to provide access ways or increased roadside parking when necessary.

Basin planning was viewed as an essential element of new stormwater plans because it would be more effective than a Village only plan. In addition, because the focus in the UGA is on increased density, individual lot solutions to runoff problems are often not practical.

The community wanted plans identifying where suitable stormwater management approaches were most appropriate. A number of considerations including ecology, hydrology, historic precedents, aesthetics and view, functional demands of accessibility such as pathways and parking, etc. were recommended for determining the appropriate approach.

Low Impact Development

Low impact development standards for future development were supported, balanced against other goals of increased density and affordability. Low impact development was supported for new construction in Lopez Village to sustain a livable ecology and as a strategy for supporting the economic survival of Lopez Village.

Village Built Environment

Over the years, the Village steadily developed a core area filled with commercial, residential and public uses. Some strategically-important development decisions concerned the preservation of publically-used open spaces, the historic Lopez Library, the Center for the Community and the Arts, Family Resource Center, the creation of the Hamlet and LoHo housing complexes, and several commercial building complexes, tourism facilities and the Market.

Two Types of Development

The original Village UGA plan designation is Village Commercial. This district allows a general mix of commercial, residential, community and public uses. Further distinction in land use districts is desired. The community's emerging vision is for a commercial, mixed-use core surrounded by a residential zone connected both to the core and beyond to the more rural development patterns.

Commercial Core Made Up of Two Related Areas

Previous development patterns and recent development have begun to gently shape the Village into roughly two commercial areas, each with its own needs and character. One, located along Weeks Road and associated with the new Market, is becoming the automobile-oriented space. The other includes the former market site on Village Road and surrounding uses. This area is emerging as a more quiet-paced commercial environment. Lopezians want development standards that reinforce the character, nature and functional demands of each area. In both areas, it is clear that reinforcing pedestrian walkability would help people to use and enjoy the Village as a whole.

Distinct Mixed Use and Residential Areas

Islanders wanted appropriate commercial development where lots have substantial abutment or connection to a County road. It was suggested that such lots be designated as a commercial district. Other lots could be designated for residential development districts. People were favored the allowance of mixed live/work developments, etc. in the commercial core.

Common development standards for commercial developments were also supported. It was suggested that each commercial area could have some common development types and patterns. In general, the community wished to have standards and regulations that encourage commercial development designers to make the most of proposed sites.

Housing mixed with commercial development was considered to be appropriate throughout the Village, although developments that are primarily residential would be best situated surrounding the present commercial core rather than in the core itself. Residential use areas should allow for cottage industries.

Traditional Village Experience: Density, Design and Mix of Uses

The character of the built environment should be derived from logical and relevant building practices that will sustain and support the quality of Fisherman Bay. The Village has some excellent examples. There is a general commitment to finding new and appropriate ways to develop and compliment the environment.

In the Village commercial area, zero lot line development that brings buildings near the street and pedestrian pathways would be appropriate. Buildings that line the street as in traditional town development patterns would support walkability and a coherent Village experience. If new parking spaces are absolutely necessary (except for disabled parking), they are recommended to be tucked away behind buildings.

The urban form of the Village can be intensified because there is room for greater density of development along the adequately sized road system. The adoption of building height regulations allowing heights of 35 feet was encouraged. Pitched roof forms at this height were encouraged but should not be required.

Views are an important Village quality. Where possible, view corridors should be preserved and enhanced. Allowances for greater building height needs to account for preserving existing view sheds.

Design Standards: Lighting, Signage, and Transparency

The much-treasured night sky conditions are part of the draw and quality of the Village. The dark-sky is an amenity that people would like preserved with minimal lighting.

Adequate signage in and around the Village was desired to support the visitor unfamiliar with the community. Signage that does not create sensory overload for resident or visitor alike is required. Some uniformity was considered useful, wholesale uniformity was not.

Consideration of transparency for pedestrians was also deemed important. Promotion of aesthetics that contribute to a pleasing pedestrian experience including views of attractive scenery, avoiding blank walls, pedestrian-scaled elements such as signage, lighting, landscaping, sun, and rain-protection devices, public art, and safe auto/pedestrian junctures.

APPENDIX D

Other Subarea and Functional Plans

- 2002 Personal Wireless Facilities Subarea Plan
- 2002 Shoreline Master Program (Section B, Element 3)
- 2016 San Juan County Parks, Trails and Natural Areas Plan
- 2014 San Juan County Stormwater Basin Planning Volume 1 County Overview
- 2014 San Juan County Stormwater Basin Planning Volume II
- 2008 Fisherman Bay Water Association Capital Improvement Program
- 2008 Addendum 1 Incorporating Portions of the Fisherman Bay Sewer District's Wastewater System Master Plan (Exhibit 1, Appendix 7)
- 2006 Fisherman Bay Water System Plan
- 2005 Water System Analysis, HDR/EES
- 2004 Long Range Drainage Plan Proposal for the Lopez Village Urban Growth Area, PWD and Hart Pacific Engineering
- 2004 Lopez Village Infrastructure Circulation and Wastewater Analysis (Transportation only – the water analysis was superceded)
- 2003 Fisherman Bay Sewer District WWTP Improvement: Addendum to 1994 Engineering Report
- 2003 Groundwater Model Report, Pacific Groundwater Group
- 2002 A Report on Water Issues on Lopez Island, Washington, Ronald Mayo, P.E.
- 2002 The Lopez Village Saltwater Intrusion Model Report, Ronald Mayo, P.E.
- 2003 Lopez Village Water Supply Report and Recommendations and Abbreviated Coordinated Water System Plan
- 2005 San Juan County Lopez Village Water System Analysis, HDR
- 2003 Lopez Village Groundwater Model Report. Prepared for SJC Department of Health Services
- 2002 Estimates of Ground-Water Recharge from Precipitation to Glacial-Deposit and Bedrock Aquifers on Lopez, San Juan, Orcas, and Shaw Islands, San Juan County, Washington, U.S. Geological Survey, Water-Resources Investigations Report 02-4114.

Other Important Local Plans and Reports

Other plans and reports about Lopez Island that were considered include:

- 2014 Lopez Island Trails Plan, Lopez Community Trails Network
- 2012 Lopez Island 2025: Sustainable Transformations for Resilience, Monterey Institute of International Studies
- 2011 Draft Housing Action Plan: Housing Solutions for San Juan Communities
- 2010 Coordinated Human Services Transportation Plan
- 2009 LCLT "Land, Water, Energy, Resource Use A Systems Approach: Understanding Our Fourth Affordable Housing Development,"
- 2003 Randall Arendt Report

APPENDIX E
Additional Lopez Village Population Projections

Table X. Lopez Village UGA GMA Population Forecast 2016-2040: Low Projection.

Year	2000	2005	2010	2016	2020	2025	2030	2035	2036	2040
Lopez Island Population	2176	2317	2380	2466	2099	2067	2033	1991	1982	1943
Lopez Village UGA (stable proportionate share of island population).	137	150	159	171	146	143	141	138	137	135
Percentage of Island Population	6.30%	6.47%	6.68%	6.93%	6.93%	6.93%	6.93%	6.93%	6.93%	6.93%

Source: OFM Small Areas Estimates-Unincorporated UGAs Sept. 2016 and OFM County GMA Population forecast- May, 2012.

Table X. Lopez Village UGA-GMA Population Forecast 2016-2040: Medium Projection.

Year	2000	2005	2010	2016	2020	2025	2030	2035	2036	2040
Lopez Island Population	2176	2317	2380	2466	2457	2510	2560	2602	2610	2637
Lopez Village UGA (stable proportionate share of island population).	137	150	159	171	170	174	178	180	181	183
Percentage of Island Population	6.30%	6.47%	6.68%	6.93%	6.93%	6.93%	6.93%	6.93%	6.93%	6.93%

Source: OFM Small Areas Estimates-Unincorporated UGAs Sept. 2016 and OFM County GMA Population forecast- May, 2012.

Table X. Lopez Village UGA-GMA Population Forecast 2016-2040: High Projection.

Year	2000	2005	2010	2016	2020	2025	2030	2035	2036	2040
Lopez Island Population	2176	2317	2380	2466	2,960	3,181	3,398	3,606	3,645	3,807
Lopez Village UGA (stable proportionate share of island population).	137	150	159	171	205	221	236	250	253	264
Percentage of Island Population	6.30%	6.47%	6.68%	6.93%	6.93%	6.93%	6.93%	6.93%	6.93%	6.93%

Source: OFM Small Areas Estimates-Unincorporated UGAs Sept. 2016 and OFM County GMA Population forecast-May, 2012.

Table X. Lopez Village UGA-GMA Population Forecast 2016-2040: Medium Projection.

Year	2000	2005	2010	2016	2020	2025	2030	2035	2036	2040
Lopez Island Population	2176	2317	2380	2466	2457	2510	2560	2602	2610	2637
Lopez Village UGA (x1.55 percent per year).	137	150	159	171	182	196	212	229	233	247
Percentage of Island Population	6.30%	6.47%	6.68%	6.93%	7.40%	7.82%	8.28%	8.80%	8.91%	9.38%

Source: OFM Small Areas Estimates-Unincorporated UGAs Sept. 2016 and OFM County GMA Population forecast-May, 2012.

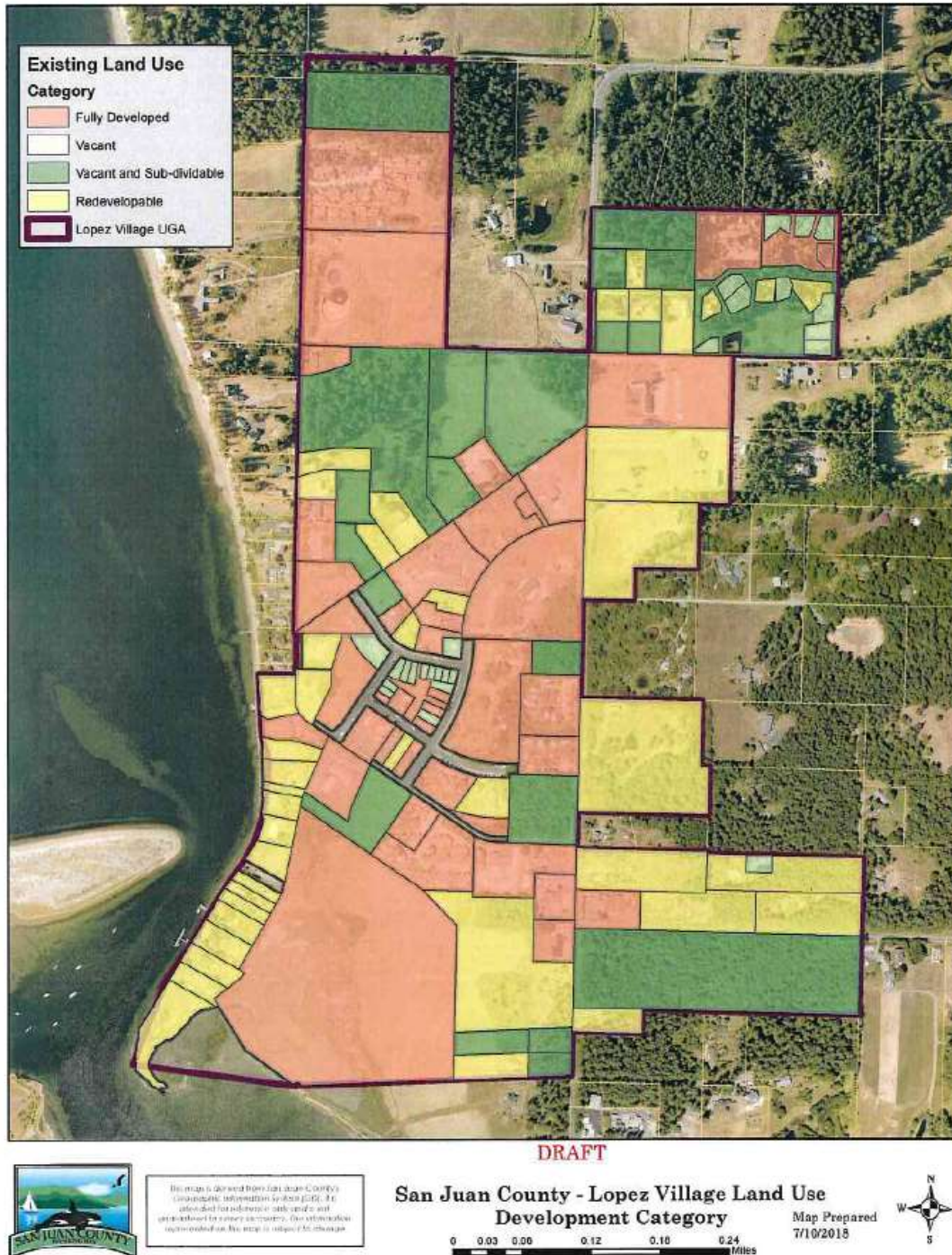
Table X. Lopez Village UGA-GMA Population Forecast 2016-2040: High Projection.

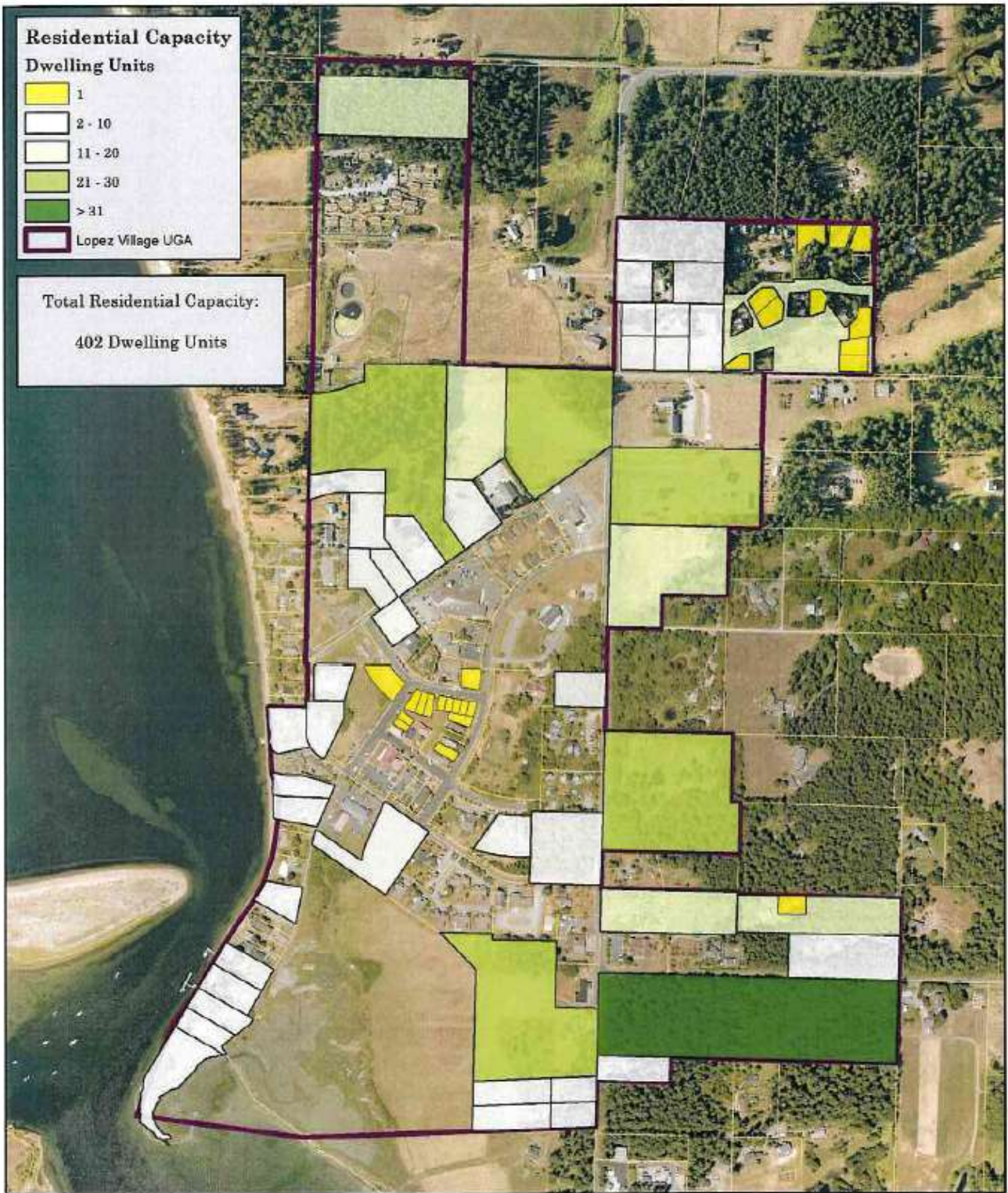
Year	2000	2005	2010	2016	2020	2025	2030	2035	2036	2040
Lopez Island Population	2176	2317	2380	2466	2,960	3,181	3,398	3,606	3,645	3,807
Lopez Village UGA (x1.55 percent per year).	137	150	159	171	205	221	236	250	253	264
Percentage of Island Population	6.30%	6.47%	6.68%	6.93%	6.93%	6.93%	6.93%	6.93%	6.93%	6.93%

Source: OFM Small Areas Estimates-Unincorporated UGAs Sept. 2016 and OFM County GMA Population forecast-May, 2012.

APPENDIX F
Land Capacity Analysis

EXISTING





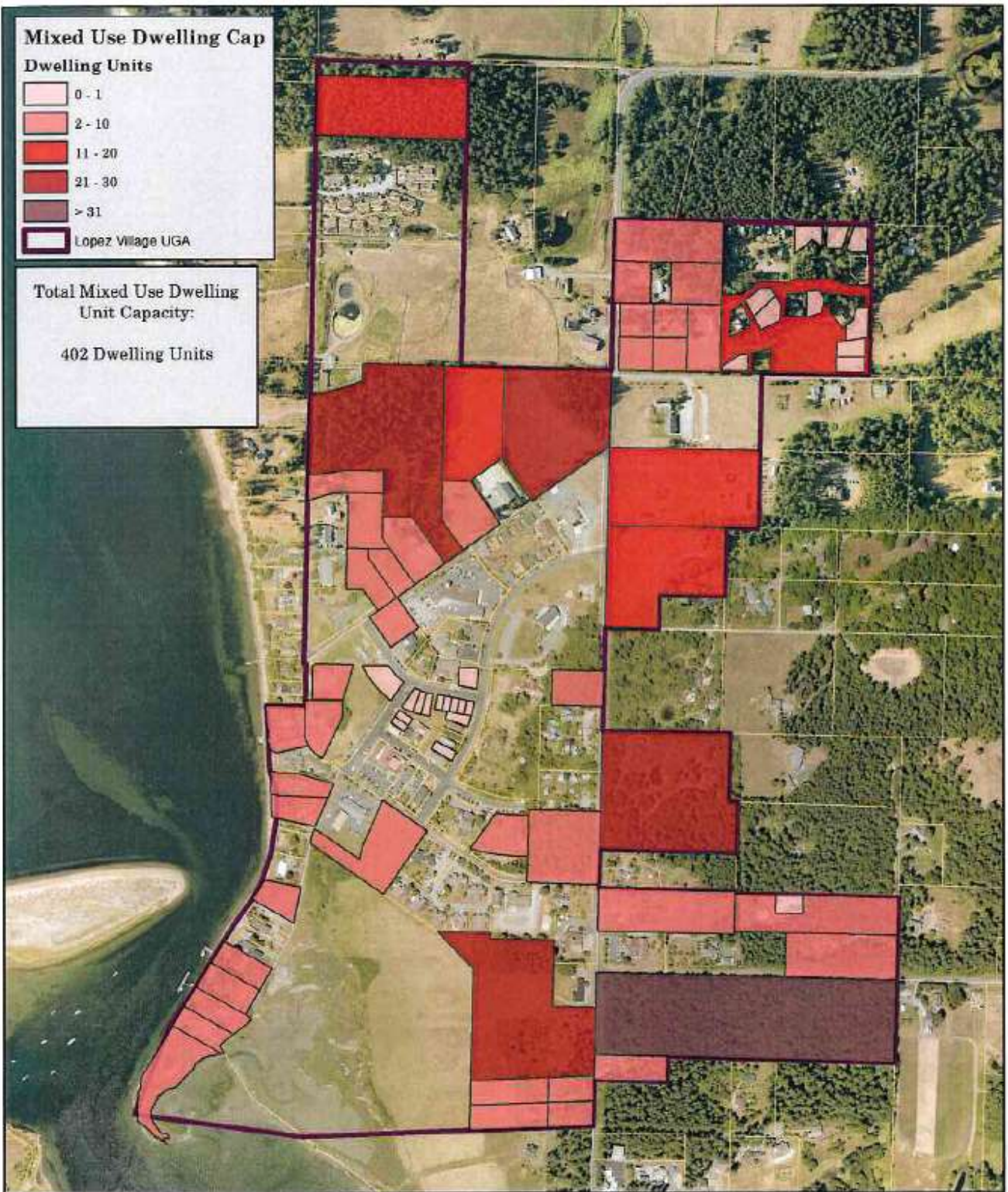
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DRAFT
San Juan County - Lopez Village Land Use
Existing Dwelling Unit Capacity

0 0.03 0.06 0.12 0.18 0.24 Miles

Map Prepared:
7/10/2018





DRAFT

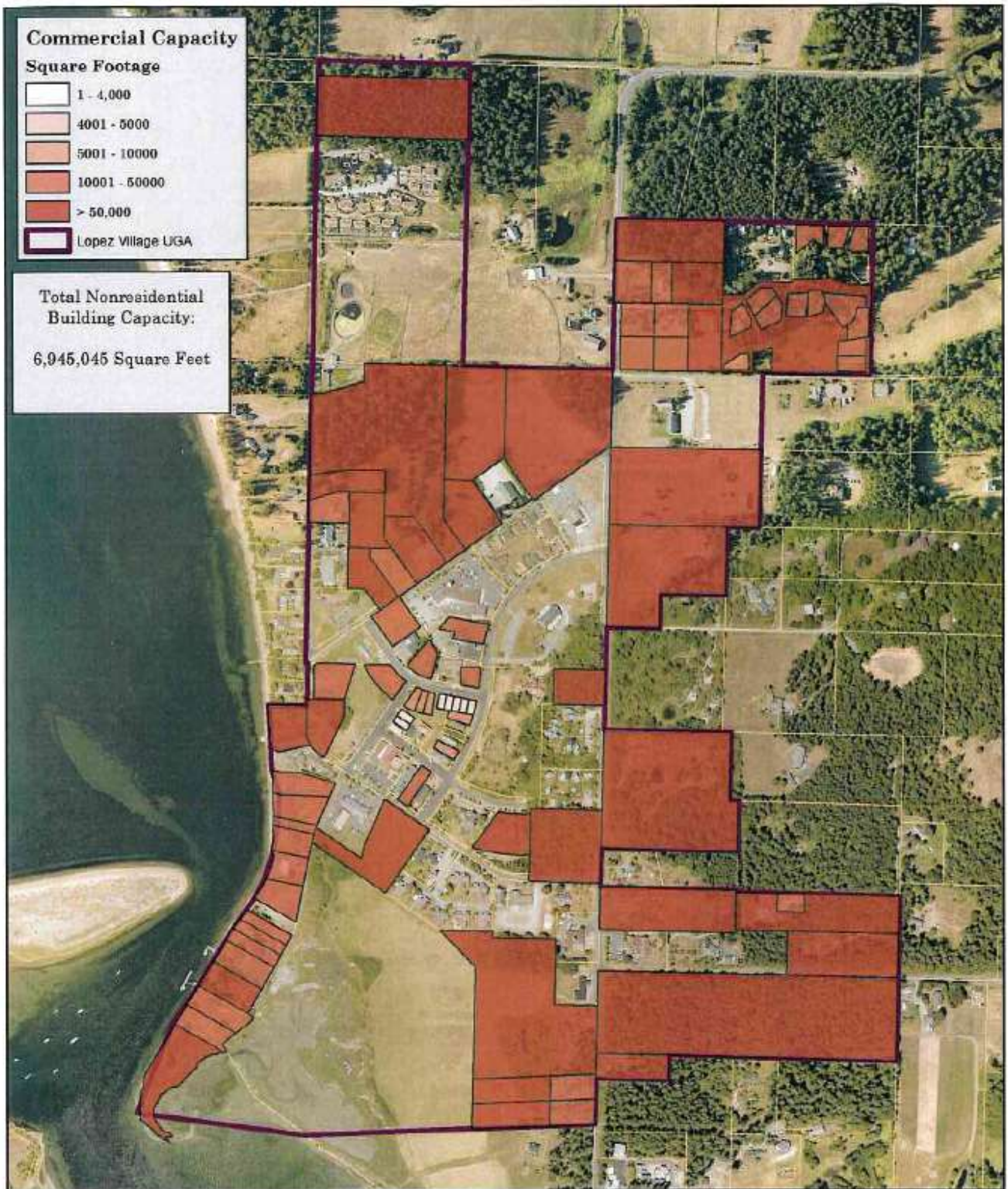


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**San Juan County - Lopez Village Land Use
 Existing Mixed Use Dwelling Unit Cap.**

0 0.03 0.06 0.12 0.18 0.24 Miles

Map Prepared: 7/10/2018



DRAFT



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San Juan County - Lopez Village Land Use Existing Commercial Capacity

0 0.03 0.06 0.12 0.18 0.24 Miles

Map Prepared:
7/10/2018



LCA Parcels Lopez Village Existing Land Use Shapefile

Path: N:\LAND USE\LONG RANGE PROJECTS\PCOMPL-17-0001 Comp_Plan\Public Record\Land Capacity\Land Capacity Analysis\2017 Data

GIS Notes and Assumptions

BLV: Bldg Value/Land Value

Net Area: Parcel area - critical areas and buffers in square feet

Density Ratio: Legal Acre/ Density

Category:

- 0- Fully Developed - BLV >1 and Density Ratio <2, or PCU
- 1- Partially Used - Not applicable in LUGA
- 2- Vacant, not sub dividable, Bldg Value less than 25,000 and Density Ratio <2; condominium and taxing anomalies verified. For example condos, open space and public buildings have no building value.
- 3- Vacant, sub dividable, Bldg Value less than 25,000 and Density Ratio >2; condominium and taxing anomalies verified. For example condos, open space and public buildings have no building value.
- 4- Redevelopable, BLV <1 or Use code 1100-1128

Type:

R -Residential

CI- Commercial/Industrial MU - Mixed Use

PCU- Public, Conservation, Utility lands - no further development potential

DenseRatio

Density ratio is the number of dwelling units allowed under the allowed density designation.

DenseRatio = Legal acre/ 0.25

BuildCap:

Commercial or non-residential capacity in building square feet = legal lot area* .43560* .65 (lot coverage)* 2.5 (stories). Assuming that a commercial development cannot build in critical areas or buffers, but that those critical areas will be located in the 35% of the site that is not allowed to be built on.

ExDwell: Number of existing dwellings on the parcel. Based on use code 1100.

OwellCap: Total residential capacity in dwelling units. DwellCap = Density Ratio on Category 2, 3 or 4 properties where density ratio >2. Category 2, 3, or 4 with density ratio < 2 assigned 1 dwelling unit. Assuming that flexible lot layout regulations will allow max residential development regardless of critical areas. In order to determine additional capacity, one needs to subtract existing dwellings on the site. DwellCap is the capacity without considering existing development on-site.

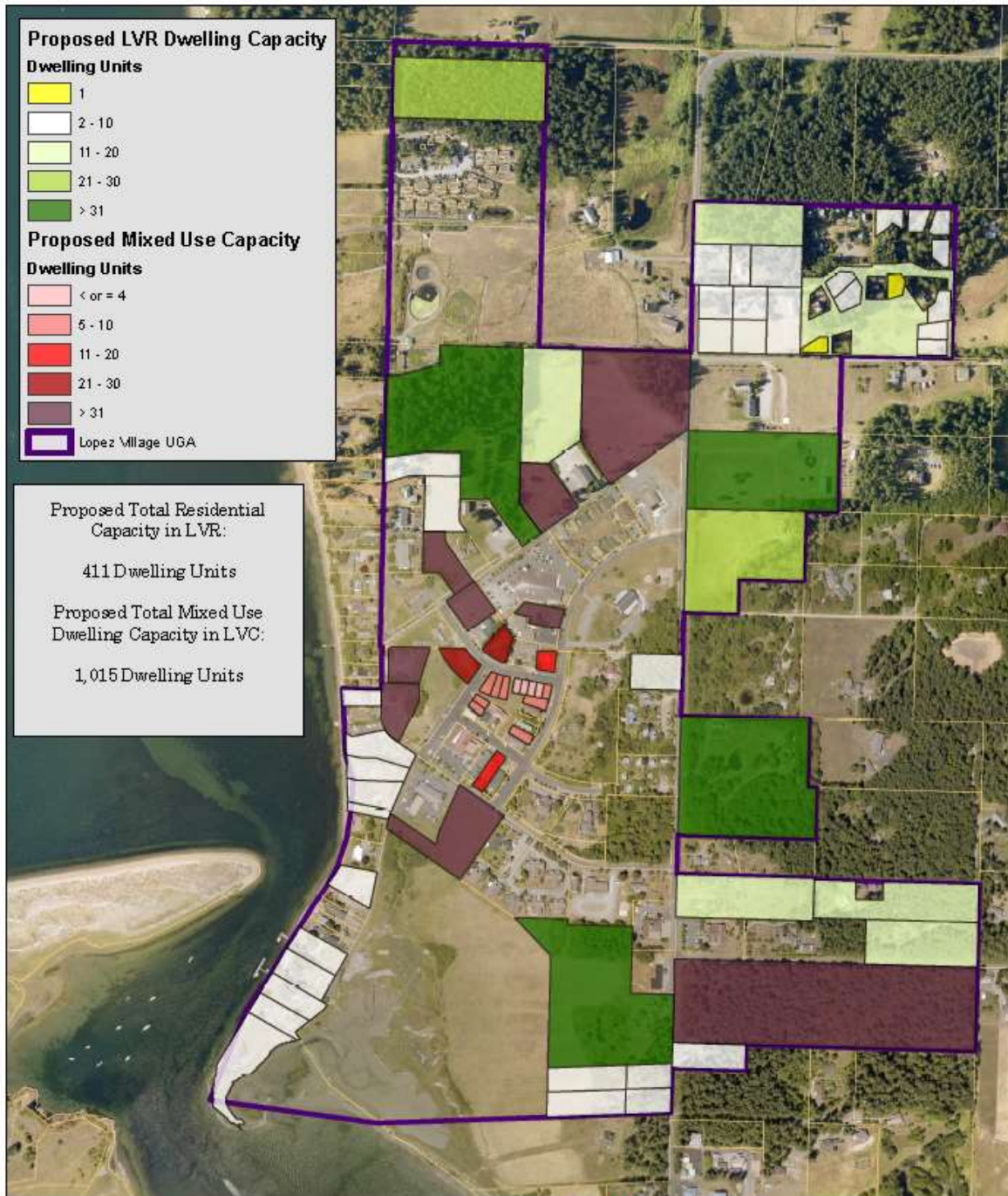
MUDwellCap: Dwelling unit capacity in LUGA (All Mixed Use) designation as follows: MUDwell Cap = DwellCap - ExDwell

MUCap: Non-residential building capacity (square feet) in LUGA (All Mixed Use) assuming retail/commercial development in all building areas not necessary to meet max dwelling units at 4 dwelling units per acres and 1,000 square feet per dwelling unit for all Category 2, 3 or 4 properties.

MUCap = BuildCap • (MUDwellcap*1000). Assume no non-residential development on Category 1 properties.

Existing Land Use Designations											2036 Lopez Population	2936
											April 1, 2016 Population	2466
	Gross		Market Factor Reductions					Net			Additional Population 2016-2036	470
	Gross Residential Capacity (Dwelling Units)	Gross Non-Residential Capacity (Building square feet)	Public Use Factor (5%)	Market Factor (25%)	Seasonal / Recreational Home Factor (35%)	Subtotal Reductions	Deduct Existing Building SF or Dwelling Unit	Additional Residential Capacity (Dwelling Units)	Additional Non-Residential Capacity (Building square feet)	Population Capacity (2.04 persons per household)	Capacity Excess/ Shortfall	50% for sizing UGA Capacity
Scenario A - LUGA develops with 100% commercial												
Lopez Village UGA	0	6,945,045	347,252	17363		364,615	88,254		6,580,430			
Total	-	6,945,045						0	6,580,430	0	-235	235
Scenario B - LUGA develops with 50% commercial and 50% residential												
Lopez Village UGA	402	6,581,871	329,094	16,455		345,548	88,254		6,236,323			
Total	402	6,581,871	20	101	141	261	32	109	6,236,323	222	-13	235
Scenario C - LUGA develops with 100% Residential												
Lopez Village UGA	402	-	Included below									
Total	402	-	20	101	141	261	32	109	-	222	-13	235

PROPOSED



DRAFT

San Juan County - Lopez Village Land Use

Proposed Residential Capacity

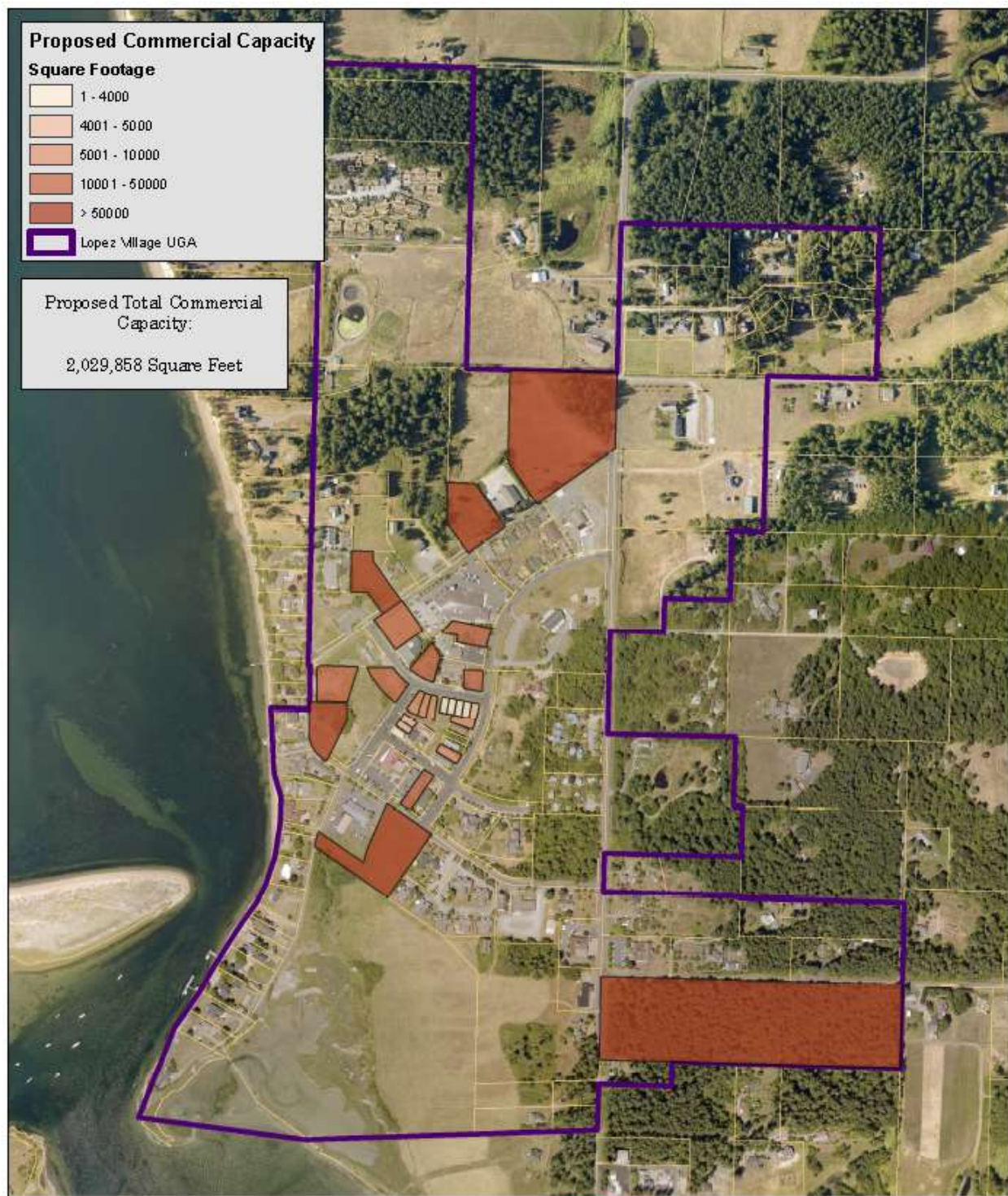
Map Prepared:
7/10/2018

0 0.03 0.06 0.12 0.18 0.24 Miles



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DRAFT

San Juan County - Lopez Village Land Use Proposed Commercial Capacity

0 0.03 0.06 0.12 0.18 0.24 Miles

Map Prepared
7/10/2018



LCA Parcels Lopez Village Proposed Land Use Shapefile

Path: N:\Land Use\Long Range Projects\PCOMPL-17-0001 Comp_Plan\Public Record\Land Capacity\Land Capacity Analysis\2017 Data

GIS Calculation Notes and Assumptions

BLV: Bldg_Value/Land_Value **Net Area:** Parcel area – critical areas and buffers in square feet

Density Ratio: Legal_Acre/Density LVR Density = .1667 or 6 units per acre

Category:

0 – Fully Developed – PCU, or BLDG_Value $\geq$ 25,000 and Density Ratio < 2 and Land use designation = LVR, or BLV > 1 and density ratio < 2 and land use designation = LVC

1 – Partially Used – BLV > 1 and Density Ratio ≥ 2

2- Vacant, not sub dividable, Bldg_Value $< 25,000$ and Density Ratio < 2 ; condominium and taxing anomalies verified. For example condos, open space and public buildings have no building value.

3- Vacant, sub dividable, Bldg_Value $< 25,000$ and Density Ratio ≥ 2 ; condominium and taxing anomalies verified. For example condos, open space and public buildings have no building value; or Bldg_Value $< 25,000$ and land use designation = LVC

4- Redevelopable, BLV < 1 and land use designation = LVC; or BLV < 1 and land use designation = LVR and density ratio ≥ 2

Type:

R -Residential

CI- Commercial/Industrial

MU – Mixed Use

PCU- Public, Conservation, Utility lands – no further development potential

BuildCap:

Commercial or non-residential capacity in building square feet for LVC properties (Category 2, 3 or 4). BuildCap = legal_acre*.65 (lot coverage)*43560*3 (stories). For Category 1 properties, BuildCap= legal_acre*.65 (lot coverage)*43560*3 (stories) – TotalBuild (Existing building square feet). Fully developed properties have no building capacity.

Assuming that a commercial development cannot build in critical areas or buffers, but those areas will be in the 35% not covered by impervious surfaces.

ExDwell: Number of existing dwellings on the parcel. Based on use code 1100.

DwellCap: Total residential capacity of LVR designated parcels in dwelling units.

LVR parcels. For Category 2, 3 and 4 properties DwellCap= Density Ratio. For Category 1 properties, DwellCap= DenseRatio-ExDwell. Assuming that flexible lot layout regulations will allow max residential development regardless of critical areas. In order to determine additional capacity, one needs to subtract existing dwellings on the site.

LVC parcels. For Category 2, 3 and 4 properties DwellCap= BuildingCap/1000. LVC allows multi-family. Assume 1,000 square foot unit size.

MUCap: Commercial/retail building capacity in square feet for LVC designated properties assuming that LVC will be developed with both residential and commercial. MUCap= Buildcap*0.50

MUDwell: Dwelling unit capacity for LVC designated properties assuming that LVC will be developed with both residential and commercial. Dwelling unit assumed at 1,000 square feet. MUDwell = (Buildcap*0.50)/1000.

Proposed Land Use Designations										2036 Lopez Population		2936		
										April 1, 2016 Population		2466		
	Gross		Market Factor Reductions					Net		Additional Population 2016-2036			470	
	Additional Residential Capacity (Dwelling Units)	Additional Non-Residential Capacity (Building square feet)	Public Use Factor (5%)	Market Factor (25%)	Seasonal/ Recreation al Home Factor (35%)	Subtotal Reduction s	Deduct Existing Building SF or Dwelling Unit	Additional Residential Capacity (Dwelling Units)	Additional Non-Residential Capacity (Building square feet)	Population Capacity (2.04 persons per household)	Capacity Excess/ (Shortfall)	50% for sizing UGA Capacity		
Scenario A - LVC develops with 100% commercial														
Lopez Village Commercial	0	2,029,859	101,493	507465		608,958	3129		1,420,901					
Lopez Village Institutional	-	-												
Lopez Village Residential	411	-	21	103	144	267	25	119		242				
Total	411	2,029,859						119	1,420,901	242	7	235		
Scenario B - LVC develops with 50% commercial and 50% residential														
Lopez Village Commercial	1015	1,011,801	50,590	252,950		303,540	3129		708,261					
Lopez Village Institutional	-	-												
Lopez Village Residential	411	-	included below								-			
Total	1,426	1,011,801	71	356	499	927	25	474	708,261	967	732	235		
Scenario C - LVC develops with 100% multi-family														
Lopez Village Commercial	2,030	-					3129							
Lopez Village Institutional	-	-												
Lopez Village Residential	411	-	included below											
Total	2,441	-	122	610	854	1,586	25	829	-	1,692	1457	235		