

SUMMARY

Orcas Village - Meeting # 1 - Saturday, September 26, 1998

Questions: What's its role? For whom? How does it/does it not meet the stated goal?

Answers:

- request for straw vote on no more growth; clarified to mean big, ugly uses; no vote
- serves ferry users and residents
 - ferry users need food, water, toilets, and past-time shopping and eating; possibly lodging
 - used for ingress and egress and through-traffic
 - discussion about how much ferry users really need
 - noted nothing's at Keystone and very little at Anacortes
 - development should be designed to serve Village residents and not be concerned with ferry users - already have the necessities; most locals depend on Eastsound
 - question about considering if commercial ventures represent a net tax benefit to residents or cost more for infrastructure to support them
 - recognize that ferry users include residents, friends and relatives
 - no room for major commercial expansion
- village is doorway to the island and ferry landing is doorway to village - should show people arriving what Orcas is
- parking is very limited, especially commuter parking
 - every use is deficient in parking spaces now (per code requirements)
 - 90% of area businesses have patrons parked in ferry lines; question about recognizing that and requiring fewer spaces for those kinds of uses than code generally requires; consider common parking areas
 - tour boat businesses don't involve ferry users
- need a community center, park, and walking paths
- concern about potential density and types of housing
 - OPAL model mentioned as appropriate
 - maximum size limit for multi-family units needed, including duplexes
 - concerns about more trash, waste and sewage concerns (sewer plant at 30% capacity)
- consider design standards or statement of preferences for new construction
- want screening required along shorelines
- need to decide what's the commercial area and what isn't
- need to consider a bypass route; can Dolphin Bay Rd be paved?
- can there be a limit on the number of wheels per truck (*e.g.*, truck with trailer with trailer objectionable)?

Question: What physical features help define the area character?

Answers:

- village is on a steep hill
 - post office only 1000 sq. ft. but to meet parking requirements had to level substantial area to accommodate it
 - concerns about having minimal amount of paving and about sending untreated stormwater to bay
- trees - habitat shared with humans

- Madrona trees in particular; dry, rocky habitat, not much absorption, so lots of runoff carrying pollutants to water; blasting killed old Madrona at hotel
 - maintain screening for waterfront
- control lighting - want to still have dark skies at night; control lighting of signs and turn off vending machine lights
- control noise - public address system at ferry annoying
- sensitive areas
 - potential salmon stream, wetlands, eelgrass beds
 - eroding bank east of landing
- preserve tree cover and unbroken ridge lines; preserve tree lines at edges
- preserve meadow for water supply to area wells
- limited water supply - should it be allocated to new houses or to new commercial development?
 - how is water supply a factor in deciding land uses? How can we meet the concurrency requirement?
- route bicycles separately from cars
- building design controls should address large buildings to maintain local scale (*e.g.*, large expanses of flat walls without screening objectionable)
- unobstructed views to and across channel are important
 - over-water structures interfere with opportunity to enjoy views
 - shoreline habitat and opportunity to observe it should be protected
- need to make better use of the park at the ferry landing
- need a park, not just ferry facility, with interpretive information about ecology and history
- sani-cans right at entry to Orcas sends objectionable image
- don't allow any more widening of roads
- don't allow obstruction of public views by fences and berms
- need a better turnaround area for load/unload traffic
- disallow seaplanes landing in bay

Other issues:

- discussion about working with WSF and when
 - they should be here now
 - work with them once our ideas are clarified
- county policy noted regarding floats at ferry landings; Russell's provides one now but there are no guarantees; can reduce car traffic
- desire for feedback and notice from BOCC if it's not going to approve what's asked for
- be careful what you ask for

Orcas Village Meeting 1 - Notes from Easel Sheets

- Serves ferry traffic and local area residents
- Important ecological marine area
- Cultural significance/communal
- Food, restrooms, rest, water and shopping, lodging, water-related
- Need to get them out of OV
- Lack of a community center

- Water access and walking paths needed
- Inadequate (commuter) parking (changes of use must meet new parking requirements)
- Serve needs of transients or serve needs of locals; appropriate balance
- Users don't match existing parking available and designation
- Look at existing parking requirements
- All new development designed for OV residents
- What exactly would qualify as OV residents
- Tax effect of additional commercial ventures (identify)
- Many "transients" have local connections (*e.g.*, familial)
- Orcas Village as a doorway
- Housing
 - Potential for land trust (*e.g.*, OPAL model) - affordable housing
 - One triplex per 5000 sq. ft.
 - Maximum size limit for each type of unit (bldg.)
 - Design regulation/standards
 - Screening requirements (trees) - residential/commercial
 - Maintain Orcas Hotel flavor
 - Definition of boundaries
 - Potential for shifting/reducing densities (TDR)
- Physical Characteristics
 - No marina
 - A steep (granite) hill
 - Minimize earth-moving
 - This is a habitat area
 - Lighting and noise considerations (*e.g.*, evening ambience)
 - Minimize paving (runoff) (new surface outside of Eastsound is low-noise)
 - No more logging
 - Aesthetic screening for waterside development
 - Preserve Madrona trees
 - Need to maximize absorptive ability (filtration)
 - Stormwater treatment
 - Salmon stream into Bayhead Marina
 - Marine life preservation
 - Discreet and tasteful signs at night
 - Problem with dispensing machines
 - Bike routes and horse trails
 - Improve mass-transit/pick-up/drop-off points
 - Co-create with WS Ferries (improve current area - not maintained)
 - Preserve rock landscape area near proposed market
 - Meadow in north area preserved (a water catchment area)
 - Protect ridge above ferry area
 - Unbroken ridge lines
 - Water availability/limitations
 - How concurrency when already at capacity
 - Trash/waste/sewage handling capacity
 - Prevent view corridor barrier (large new commercial should provide own screening)
 - Future allocation of water - residential/commercial (priority setting)\
 - Prevent bank erosion

- Restriction on further road widening
- Local review committees?
- Eliminate port-a-potties
- Mitigation of impacts (existing and future)
- Control over aesthetic decisions
- Preserve views of Shaw and Orcas bay
- Problems with increasing fencing/berms - prevent/control (public vs. private) - public roads (role of...)
- Create a park at the landing
- Improve existing turn-around (rules, clarity, design)
- Public boat access guaranteed
- Current WSF plans? Impacts?
- Commissioner feedback on what they may not accept (2 week notice)
- Prevent water plane access
- The Previs factor

Preliminary Information Presented at Meeting:

Orcas Village - 152.33 acres

Cover:

Large impervious surface area coverage around ferry terminal; rest mostly wooded

Existing development:

Ferry landing facilities central

Six parcels in retail/commercial use (various retail goods and food services; hotel; restaurants; Post Office; bike rentals on Killebrew Lake Rd.)

21 parcels in Urban (excluding DOT and utilities)

44 parcels in Suburban

Existing SFR: 32 Suburban; 10 Urban, 1 triplex and 1-2 accessory units

Vacant: 4 Urban, 13 Suburban

Potential development:

Suburban: 125 new SFR possible (w/out plat redivision)

Urban: 78 new SFR possible; unlimited MFR

Shoreline: approx. 0 potential

Issues:

Pedestrian and vehicular traffic circulation and parking; Water limitations; Commercial scope and scale, esp. on waterfront; Rural aspects; Lack of "core" area that's usable; pending developments; Drainage and marine water quality; "Gateway" factors

NEXT MEETING: October 17, 1998, 4:00 to 6:30 pm, at the West Sound Community Hall