

4.0 REDEVELOPMENT CONCEPT

The Resort will be rejuvenated through the comprehensive redevelopment program described below.

4.1 CONCEPT OVERVIEW

Rosario will be redeveloped as a high quality, carefully designed, and tastefully developed Resort community with an appealing theme, based largely on the Resort’s unique history. Upon completion, the Resort will consist of a mixture of Resort accommodations and vacation residential units located on different parts of the site, supplemented by quality food and beverage venues, an appropriately sized marina, complementary retail opportunities, a restored and expanded spa and fitness center, and a variety of indoor and outdoor recreational activities for adults, teens, and children. The physical development of the Resort will complement Rosario’s historic character and natural setting. The restored Moran Mansion will remain the Resort’s centerpiece. Most of the Resort’s other historic features will be retained and identified with interpretive displays. New buildings and other construction will be sited to preserve the site’s outstanding water views and physical beauty, while minimizing impacts on water quality and natural systems. Concept highlights are explained below and illustrated graphically on Figure 4.1-1.

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Figure 4.1-1: Resort Conceptual Plan

Table 4.1-1: Summary of Proposed Accommodations.

Description	Units	Notes
RESORT CORE AREA		
Moran Club Total:	48	
Luxury Guest Suites	21	Lodging in Moran Mansion Inn
Penthouse Suites	3	Luxury flats in Mansion Annex
Waterfront Cottages	9	Includes 5 new cottages, 2 attached cottages and existing Honeymoon Suite and Roundhouse
Flats in Mini-Mansions	12	2-story craftsman-style 4-plexes
3 Bowman's Bluff Cottages	3	
Marina Village Club Total:	51	
Marina View Condos	32	Cabana and Jetty Site
Marina Village Cottages	17	
Cliffhouse Court homes	2	
HILLSIDE AREA		
Hillside Total:	103	
Existing Hillside Condo Units	87	Includes 1500, 1600, 1700, 1900, 2000, and 2100 Buildings
New Hillside Cottages	16	Located on developed pads
Cascade Harbor Inn Total:	96	
Existing Rooms	48	Includes three rooms converted to non-lodging use
Proposed Rooms/Suites	48	
Upper Basin Total:	21	
New Woodland Cottages	21	Built under future expansion
TOTAL	319	Approximate net increase of 140 units

Concept Highlights

At full build-out, the Resort Master Plan anticipates a total of up to 319 units of Resort lodging. Including existing facilities, up to 223 of these will be part of Rosario, while the remaining 96 units are associated with Cascade Harbor Inn. This represents an increase of 140 units over the 179 existing units currently operated by Rosario and Cascade Harbor Inn. Table 4.1-1 lists proposed breakdowns by unit type, corresponding with the graphic representation in Figure 4.1-1.

- Restoration of Moran Mansion to its original splendor as the Resort’s centerpiece. Following its restoration, the Mansion will house the front desk and concierge, spa with infinity-edged indoor/outdoor swimming pool and hot tub, a gift shop, the renovated Moran Room and Music Room, as well as the historic museum, and new clubhouse for Moran Club members;
- A new Mansion Annex will replace the existing restaurant/kitchen wing. The Mansion Annex will house a new fitness center, executive offices, sales and functions rooms, approximately 21 luxury guest suites, and 3 penthouse flats, as well as a new fine dining restaurant and bar overlooking Rosario Point and East Sound;
- Development a new "Moran Club at Rosario" including luxurious and romantic Waterfront Cottages and Mini-Mansion flats featuring

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brehtaking views of East Sound coupled with exclusive use of a Club yacht, clubhouse, and other amenities and services primarily targeted for high-end fractional ownership;

- Development of a new "Marina Village Club" at Rosario including high quality cottages and condominiums overlooking the Marina sharing a family-oriented swimming pool and Cabana Complex and use of other amenities and services, targeted primarily for moderately upscale fractional and whole-ownership buyers;
- Expansion of Marina to approximately 165 slips intended to facilitate Club watercraft, water shuttle service, commercial float planes, and private yacht berthing with conveniently located retail and marine support facilities;
- Enhanced landscaping including attractive xeriscaping (low water-use landscaping), shoreline restoration for habitat improvement, improved pedestrian trail networks, attractive wayfinding signage and lighting, efficient surface parking, and renovated tennis courts, all with improved year-round maintenance;
- Improved pedestrian circulation with a new network of paths, trails, and promenades that not only provide much needed site-wide circulation, but also additional walking and hiking opportunities, including improved foot access to neighboring Moran State Park;

- Improved support functions including expansion of water and sewage treatment capacity at the Utility Tract. New maintenance and storage facilities, Resort administration, parking, and additional employee housing and cafeteria, as well as parking to be located on the Hilltop parcel; and
- Future Resort expansion of the Cascade Harbor Inn and whole ownership cottages through development of graded pads on the Hillside and in the forested basin on the upper Hillside.

4.2 RESORT CHARACTER

The preservation, restoration, and enhancement of Rosario's character are key directives of this plan. The Resort Master Plan is focused on enhancing the six most crucial character-defining elements about Rosario: historic integrity, natural integrity, use of land, organization of open space, protection of views, and architectural quality. Each of these is discussed in detail below.

4.2.1 Historic Integrity

Robert Moran hosted family, friends, and notables at his estate; thus, its ongoing use as a commercial Resort could be seen as a continuation as a place of hospitality, Rosario's original intended purpose. Today, more than 60 years after being sold by Moran and four decades of commercial resort operation under several different owners, the core of Rosario Resort remains remarkably intact as the luxury estate personally designed and



Moran Mansion from Cascade Bay c.1920

developed by Robert Moran beginning in 1905. The Moran Mansion was nominated to the National Register of Historic Places in 1974 and retains most of its historic integrity inside and out, including most of its original furnishings. In addition, many other features remain at the site that reinforce this connection with Rosario's past, as shown in Figure 4.2-1.

Contributing Buildings

Contributing buildings convey the important historical patterns and architectural values related to Robert Moran and later occupants of Rosario, and possess sufficient integrity as related to the period of significance. Chief architectural values are nautical Arts and Crafts themes and design elements found in the original Moran Mansion, as well as in the concrete material expression and boat-building heritage of Moran's empire demonstrated by the Roundhouse, Boatel, and powerhouse.

Contributing buildings listed in Table 4.2-1 include a number of buildings that remain from the time when the estate was owned by Moran. Of these, only the Moran Mansion, the powerhouse, the Roundhouse, the root cellar, the Boatel, and the original section of the Carriage House/garage are located within the boundaries of the MPR designation. The other contributing resources are privately held and not subject to this plan, yet their interrelationship is important to the entire site's historical integrity. Modifications to the Resort will be especially sensitive to these.

Principal Contributing Features

In addition to the buildings listed above, a number of other features at the site contribute to Rosario's historic integrity. Moran preferred to limit formal landscaping at the Rosario Estate since his intent was to keep as much of the natural setting as possible.

Accordingly, preserving the minimalist, nature-centric landscaping that dominates much of Moran's former property would help maintain the historic landscape integrity of the more natural parts of the site, especially Rosario Point and the forested slopes on the eastern half of the Resort. Nevertheless, Moran did create a few notable landscape features, some of which survive near the more developed parts of the site, such as the Figure 8 Lagoon canoe pond and a network of concrete walkways near the Moran Mansion and along the waterfront. Table 4.2-2 summarizes key features that contribute to the historic integrity of the landscape. Modifications to the site will be especially sensitive to these. In addition to protecting Rosario's historic resources, interpretive signs will be installed to inform interested guests and visitors about Rosario's colorful history.

Non-Contributing Buildings

Non-contributing buildings are buildings and elements that post-date the period of historical significance, or which do not possess essential integrity. The period of historical significance would correspond to the beginning

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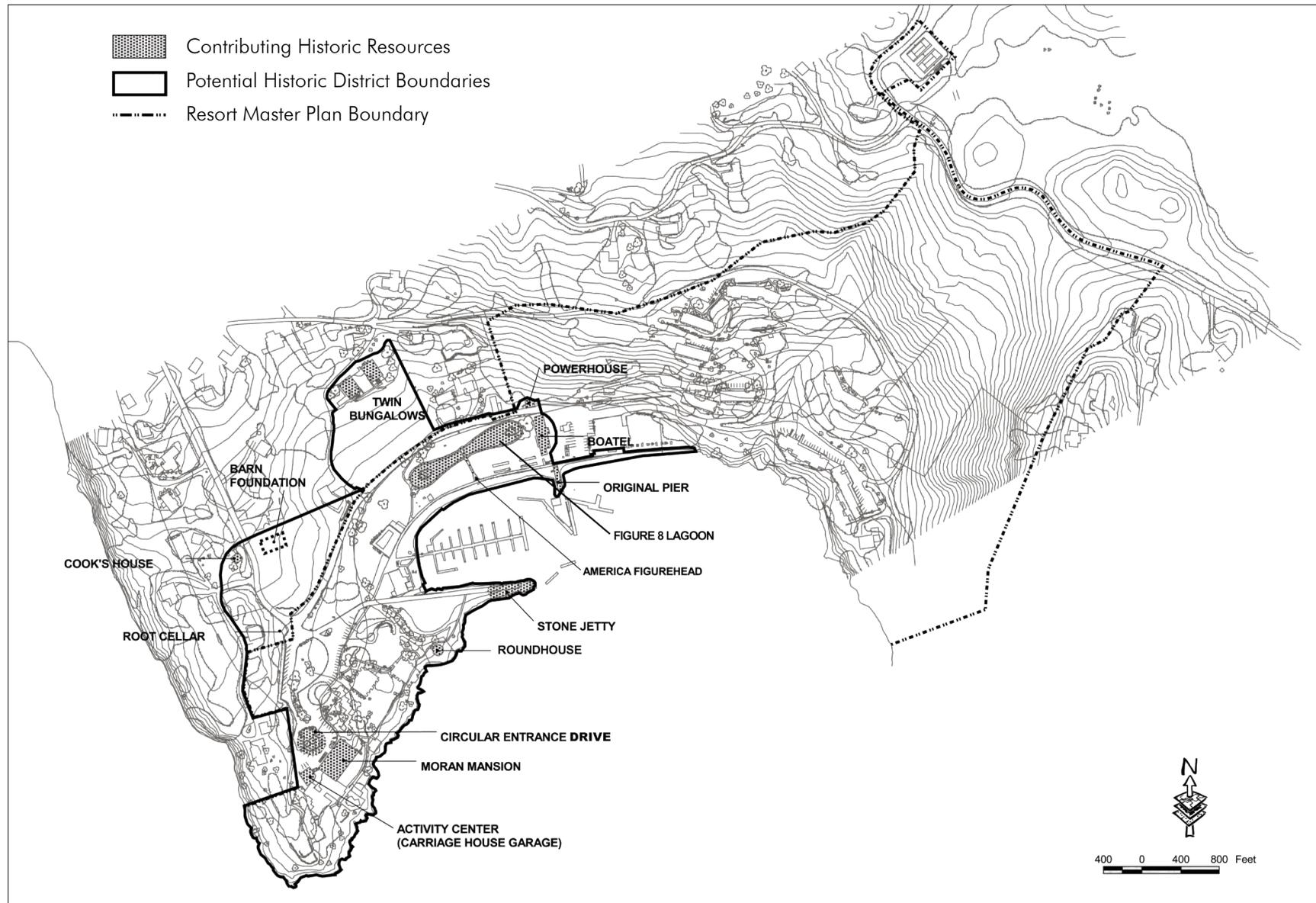


Figure 4.2-1: Historic and Cultural Resources Map

Table 4.2-1: Major Contributing Historic Buildings.

Date of Construction	Historic Resource	Historic Information Summary
c1909	Moran Mansion	Centerpiece of Moran Estate designed by Robert Moran and built under supervision of Robert’s eldest son John from 1906-1909 and occupied by the Moran family from 1909-1938.
1914	Roundhouse	Built of solid concrete by Robert Moran as family get-away and location for children’s activities.
1926	Boatel	Built of concrete by Robert Moran as workshop.
Unknown	The twin craftsman style bungalows ¹	Original homes built by Robert Moran’s brothers, Frank and Sherman.
1921	The powerhouse	Contains the generator equipment installed by Robert Moran to supply DC power to the Moran Estate.
c1910	The root cellar	Winter food storage built by Robert Moran.
c1910	The cook’s house ¹	Home built for Rosario’s cook by Robert Moran.
c1938	Original section of Carriage House/garage	Garage built by Donald Rheem.

¹ These contributing historic buildings are privately owned and outside MPR boundaries

Table 4.2-2: Contributing Historic Landscape Features.

Date	Historic Resource	Historic Information Summary
1907	General site layout and views of the water	Moran’s site layout emphasized minimal disturbance to natural setting, views of and over Cascade Bay and East Sound, and open space.
1915	Canoe pond (Figure 8 Lagoon)	Robert Moran built the 360-foot long concrete figure 8 shaped lagoon with an island at each end and a bridge crossing the center for his wife to swim in.
c1909	Streetlights	Robert Moran installed the three-globe streetlights that were reportedly salvaged from Seattle following the great fire of 1889.
1907-1950s	Original concrete walkways and circulation systems	Roads and pathways of poured concrete were laid out by Moran.
1909	Circular entrance drive with chestnut tree and anchor chain railing	A high-grade rolled lawn created by the circular carriage drive in front of the Mansion. The anchor chain used for a horse hitch came from the Battleship Nebraska, built by Moran Brothers.
1916	America figurehead	This figurehead was salvaged by Moran from the Clipper Ship America, which wrecked on San Juan Island in 1915, and installed at its present location by Moran the following year.
c1909	DC powerpoles with green glass insulators	DC electricity from the powerhouse to the Mansion carried on overhead lines built by Moran.
c1909-1952	Stone jetty	Recommended to Moran by J.C. Olmsted in 1907 and subsequently built by Moran.
1907-1950s	All rock walls and original rock features, including the retaining wall to the point lawn	Extensively rebuilt by Rheem. Landscaping begun by Robert Moran and continued during resort development.
c1887	Original pier and/or pilings	1st pier served Cascade Lumber Co. at Newhall.
c1911-1930s	Barn foundation remnants ¹	This is an historic archaeological feature and can be included because it is within a logical boundary that extends to the cook’s house.
1950	“1950” marker, etc.	Marker placed by Donald Rheem during Marina construction.
1880+	Historic plantings	Several plantings dating to the Newhall period include three Duchess apple trees and Orcas pear and plantings by Moran including three horse chestnut trees, naturalized German irises, Japanese peonies, and rosebushes transplanted from the original rose garden.

¹ These contributing historic landscape features are privately owned and outside MPR boundaries

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of Moran's development of the Mansion and site and extend through his life's use of the site. Therefore, all structures and buildings that do not relate to this period and do not have architectural significance should be classified "non-contributing." These include the adjacent guest rooms (the 1100, 1200, and 1300 Buildings), the Cascade Bay Grill building, the Hillside condos, as well as other buildings and structures that are intrusive and do not possess historical or architectural significance.

Archaeological Resources

There is currently one inventoried archaeological site within the MPR boundaries. This site is identified in the Department of Archaeological and Historic Preservation (DAHP) files as 45SJ242. The site is a shell midden first recorded in 1951 and is now highly disturbed. The area was also noted in 1907 by John Charles Olmsted in field notes and a site plan for Robert Moran. Human remains have reportedly been found in association with the site. The site was also inspected in 1991 during an attempt to mitigate fuel leakage into a portion of the shell midden deposits. In spite of the high level of disturbance of the area, future development throughout the site needs to be mindful of the potential for cultural deposits and human remains in an area of long human occupation, both prehistoric and historic. Appropriate procedures to follow in the event of potential disturbances to archaeological resources are presented in Exhibit 7-1, in Chapter 7.0.

4.2.2 Natural Integrity

Rosario was built as "a wonderful place to get back to nature...to regain health—physical, mental, and spiritual." Moran was moved by nature and associated with some of the foremost naturalists of his day including naturalist John Muir, Professor Edmond Meany, and photographer Asahel Curtis. Moran belonged to the Mountaineers and was a trustee of the Washington National Parks Association. He shunned killing wildlife and prohibited cutting trees for firewood from his property. These qualities helped shape the physical surroundings of the Resort and Moran State Park and are among the key reasons these destinations are so popular with visitors today.

In addition to being consistent with Moran's legacy, efforts to protect the Resort's natural integrity will enhance its appeal among the majority of guests seeking a sense of nature. The "Natural Integrity Guidelines" (Exhibit 5-2) are intended to minimize impacts to the Resort's natural resources that could potentially result as a consequence of Resort development under this Resort Master Plan.

4.2.3 Use of Land

Consistent with the RMP goals and objectives, the principles of historic and natural integrity, and long-standing guest expectations, the Resort's land use concept is to concentrate the highest level of guest activity close to the Moran Mansion and harbor while reserving the outlying portions of the Resort for quieter uses. For



Careful site planning protects views of the marina at Poet's Cove Resort, Pender Island B.C.



View toward the Marina from Cliffhouse Court

example, the Moran Mansion Inn, restaurant, spa, Cabana Complex, Marina, retail, and most new lodging will all be clustered in convenient proximity to one another near the Mansion, while more passive uses such as outdoor recreation and some lodging will be dispersed on surrounding Hillside. In addition, support functions will be geographically separated from guest facilities by siting these on separate parcels (the Utility Tract and Hilltop). To implement this strategy, the Resort has been segregated into four distinct land use areas consisting of the Resort Core, Hillside, Utility Tract, and the Hilltop. As addressed in detail in Chapter 6 of this RMP, San Juan County will apply distinct development density and allowable use requirements when regulating future development within each of these respective areas.

4.2.4 Organization of Open Space

The Resort has always been defined as much by its open space as by its facilities. Although more buildings will be added as the Resort is redeveloped, the defining role of open space will be enhanced through superior design and improved maintenance. Consistent with County requirements, "open space and landscaped areas shall be designed as an integrated part of the MPR rather than as an isolated element" (SJCC 18.60.190 A.11). Accordingly, the Resort's open space will serve a number of interrelated functions, including passive and active recreation, view enhancement, land use buffering, and natural habitat and environmentally sensitive areas.

Passive Open Space

The setting for the majority of the Resort will continue to be passive open space. From manicured lawn areas fringing the Moran Mansion to the cobbled shoreline beaches to the forested slopes above the bay, a mixture of landscaped and natural greenery will ensure a feeling of tranquility long considered synonymous with the San Juan Island experience.

Active Open Space

Open spaces for active recreation will be provided for a variety of recreational uses, ranging from volleyball and court games, to outdoor weddings and receptions. To meet this range of needs, a number of programmed and unprogrammed outdoor areas are included in the redevelopment plan. The most notable of these include the Green, Rosario Point, the Cabana Complex, and the tennis courts site, along with numerous decks and lawn areas. All of the principal active open space and recreation areas will be connected via a system of trails and paths, including a waterfront promenade.

View Enhancement

As described in Section 4.2.5, proposed facilities will be carefully sited to preserve and enhance important view corridors. In addition to simply preventing view obstruction, careful landscaping of open space can enhance views by framing signature visual resources.

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Land Use Buffering

To provide a more graceful setting and prevent conflicts, a generous swath of land will be left around each proposed building to buffer it from other buildings, both within the Resort and adjoining residences. Minimum buffer widths are subject to setback regulations, listed in Table 6.1-1 of this RMP.

Natural Habitat and Environmentally Sensitive Areas

Open space, particularly with natural vegetative cover, provides valuable habitat functions. In addition, "The legislative finding is that such areas contribute to the value and appeal of the resort, and great emphasis is given to the protection of such areas in the resort" (SJCC 18.60.190 A. 10). For these reasons, large portions of the Resort will remain undeveloped and forested, especially on the upper slopes surrounding the proposed Woodland Cottages and on the Hilltop. The existing natural environment is addressed in detail in Section 2.5, and habitat protection measures are included in the Natural Integrity Guidelines, as shown in Exhibit 5-2.

4.2.5 Protection of Views

Whenever possible, future development areas are located to minimize impacts to existing views from existing structures, including private homes. As illustrated in Figure 2.6-1, future building locations are sited horizontally, away from existing view corridors, or lower on the slope where

existing views are over any proposed buildings.

In general, proposed new construction is limited to modest building massing on most of the Resort. Most new construction will be limited to one, one and a half, or two stories. Taller structures such as the Marina View Condos and Mansion Annex will be limited to areas that have minimal effect on views due to location or local topography, such as on the Discovery House site, west of the Moran Mansion, or in the old quarry by the jetty.

4.2.6 Architectural Quality

New structures will be built using architectural forms and building materials that enhance the historic and natural qualities of the site. Building siding, roofs, and glazing systems will be compatible with the historic qualities of the Mansion but may use contemporary materials. The architectural quality of site features such as signage, light standards, curb designs, and outdoor furniture will also be selected to reinforce the site's historic character. (See Section 5.4 for further details.)

4.3 PROPOSED PROGRAM ELEMENTS

Consistent with Objective 3.1, the Resort Master Plan will include a variety of complementary lodging and real estate products catering to different segments of the resort and second-home markets (Table 4.3-1). The product mix will likely include traditional lodging units and fractional and whole ownership units, most of which will likely be placed



The Twin Craftsman Bungalows will inspire the design of future cottages and Mini-Mansions

Exhibit 4-1: History Brought to Life

The operation of the Moran Mansion could reinforce the strong early-20th Century theme of the architecture. For instance, staff could dress in period costume, furnishings and artwork could be authentic to that era, and the menu could even include a limited number of entrees and drinks popular at that time. The Moran Mansion could also offer outdoor recreation activities popular in that era, such as badminton, croquet, and archery. In addition, regular performances could occur in the Music Room, and other activities could help to "bring this history to life."



Table 4.3-1: Resort Component by Market Segment.

Resort Component/Market Segment	Premium Fractional-Ownership	Premium Rental	Premium Whole Ownership	Moderately Upscale Fractional	Moderately Upscale Whole Ownership	Mid to Upper Mid-Market Rental
Moran Club Penthouses, Cottages, Mini-Mansions & Bowman's Bluff Cottages	≈	≈				
Moran Mansion Inn Suites		≈				
Cliffhouse Court Homes			≈			
Marina Village Club Cottages				≈	≈	≈
Marina Village Club Condos				≈		≈
Hillside Condos/Cottages					≈	≈
Cascade Harbor Inn						≈

in the Resort's rental program. In addition to the existing hotel rooms comprising the Hillside Condominiums and Cascade Harbor Inn, the Resort's future products will include free-standing cottages, stacked flats in Mini-Mansions and condominiums, and generous hotel suites in the Moran Mansion Inn. Specific accommodations will include hotel rooms and suites; convertible condominium-style units with kitchens; and 1-, 2-, and 3-bedroom cottages and flats. Regardless of specific ownership and physical configuration, all Resort accommodations will likely be centrally managed by either Rosario or Cascade Harbor Inn to maintain a cohesive lodging experience from the perspective of Resort guests. Additional proposed elements are illustrated in Exhibit 4-1.

4.3.1 The Moran Club at Rosario

The Moran Club's premium Waterfront Cottages, Mini-Mansion and Penthouse flats will be available to buyers on a fractional ownership basis, serving the upper end of the San Juan Islands' second-home market. Buyers will likely include wealthy retirees, affluent empty nesters, and affluent families looking for occasional use of a high-quality second or third home. These units will also be available on a rental basis when not occupied by their owners. In addition, the 21 hotel suites comprising the Moran Mansion Inn will accommodate short-term hotel guests and provide an opportunity for hosting potential buyers.

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To add value to the planned fractional units, Moran Club memberships would be tied to ownership of these fractional units. This Club would offer a variety of appealing services and amenities, for the exclusive benefit of Moran Club members including but not limited to:

- Use of the upper floor of the Moran Mansion as a private clubhouse.
- Preferred rates at the spa.
- Unlimited access to the Mansion’s fitness center and indoor/outdoor pool.
- A Club concierge, providing a broad range of free services (reservations, etc.) along with numerous other services on an á la carte basis (refrigerator stocking, in-room meal preparation by skilled chefs, etc.). The Club concierge would also be in charge of organizing and orchestrating group events (cocktail parties, kayak tours, bike tours, organ concerts, etc.).

Moran Club members would also enjoy the shared Club benefits listed in Section 4.3.3.

4.3.2 The Marina Village Club at Rosario

The Marina Village Club’s clusters of cottages and condominiums will be available to buyers on a fractional and whole-ownership basis, serving the upper-middle range of the market. These units will also be available on a rental basis when not occupied by their owners. The

cottages and larger condominium units will likely appeal to families with children and others attracted to boating, swimming, and other socially oriented activities. Marina Village Club members and their guests will also enjoy:

- Unrestricted use of the Cabana Complex consisting of an attractive outdoor swimming pool and activities complex.
- A Club concierge, providing a limited range of free services (reservations, etc.) along with other cost-effective services on an á la carte basis (room service, housecleaning, child care, etc.). The Club concierge would also be in charge of organizing and orchestrating group events.

4.3.3 Potential Shared Club Benefits and Amenities

Moran Club and Marina Village Club members would share use of the following services and amenities. The level of access or use fees may vary between the two clubs.

- A Club yacht (a high-end power boat, perhaps 60 to 75 feet long) to partake in daily sunset/cocktail cruises, whale watching cruises, and other cruises around the San Juan Islands for Club members and their guests. In addition, this yacht could also be used to provide private passenger ferry service to and from Anacortes (discussed in Section 5.2.5).
- A fleet of other Club boats, available for use exclusively by Club members and their guests, possibly including sea kayaks, small sailboats, and



Like Rosario itself, adjacent Moran State Park was created by Robert Moran



The *Morning Star* offers popular excursions from the Rosario Marina



The Moran Mansion with 1968 restaurant addition and Honeymoon Suite

several 18- to 24-foot motor boats. The Club could sponsor a variety of group events with these boats, such as sea kayaking tours, sailing lessons and races, and fishing derbies.

- A fleet of mountain bikes and touring bikes, with the Club also sponsoring group bike tours around the island.
- Optional daily maid service, shuttle, and room service.
- Special arrangement could also be made with Tony Lee, the owner of the *Morning Star*, the 48-foot Chesapeake "Bugeye" moored at Rosario, allowing Club members to charter this boat for regular sailing cruises during the summer (perhaps one cruise per week for the exclusive use of Club members).
- Special arrangements with a local charter company to provide sport fishing excursions for Club members.
- A small fleet of cars available to Club members for reasonable daily rates, limiting the need to take personal automobiles to the property (and allowing Club members to park in Anacortes and ride the Club yacht to the property, with the concierge helping members to transport luggage). These could either be relatively high-end cars (Saab convertibles and Jeeps, etc.), or they could be small, fuel-efficient cars with interesting character

(Toyota Prius, Mini Coopers, etc.), along with other vehicles to match guest needs such as mini-vans.

- Preferred scheduled use of the tennis courts.
- A wide variety of other recreation activities and amenities could also be added. Many of these could help to support the "early 20th Century" theme. For instance, a "Club lawn" could be developed adjacent to the Figure 8 Lagoon, featuring badminton, croquet, lawn bowling, and archery.
- The Club could also sponsor group hikes, group bike rides, and group tours of Orcas Island.

Many of these benefits will also be available to Rosario community members as listed in Exhibit 4-2.

4.4 MANSION AREA AND BOWMAN'S BLUFF

The Mansion area is the site extending from the Roundhouse in the east to East Sound in the west. This parcel currently includes the existing Moran Mansion and adjacent buildings, the Roundhouse, and the 1100, 1200, and 1300 Buildings. Key features of the Mansion area are listed below and explained in the sections that follow:

- A restored Moran Mansion with front desk, concierge, and gift shop on the main floor, with museum and Music Room and other meeting rooms on the second floor, and Moran Clubhouse on the third;

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- A high quality, fine dining restaurant and attractive bar;
- A high-end spa and fitness center;
- A large, Resort-style indoor/outdoor swimming pool, also featuring a hot tub built into the rocky shoreline;
- Approximately 21 high quality guest suites comprising the Moran Mansion Inn adjacent to the Moran Mansion, managed and operated as part of a very upscale boutique hotel, offering top-notch service, gourmet dining, and first-class spa treatments; and
- Two clusters of Waterfront Cottages, 3 Penthouse Suites, and 3 Mini-Mansions containing a total of 24 high-end fractional lodging units.

In addition, the Rosario Point Lawn itself would be preserved and improved as a landscaped area for outdoor events such as weddings. The scenic quality of this area would be retained and enhanced through removal of non-native invasive weed species. Access improvements such as enhanced connections between the different lawn terraces will enhance functionality for pedestrians (and in some locations, electric carts).

4.4.1 Restored Moran Mansion

The restored Moran Mansion will remain the Resort's centerpiece; thus, a thorough renovation of the Moran

Mansion will be key to the success of the Resort Master Plan. The restoration will be conducted in accordance with the Secretary of Interior's Standards for the treatment of historic properties to upgrade the historic building's contemporary functionality as well as restore its original early 20th-Century décor. As the Resort's centerpiece, the Moran Mansion will continue to house the Resort's front desk and other public functions.

Main Floor

The main floor will continue to be open to the public, and will likely house the concierge, lobby, and Moran Room and serve as the primary entrance to the restaurant, Inn, and spa. The existing lobby, lounge, and verandah will be restored to their original grandeur with the bar relocated to the Mansion Annex near the restaurant. The gift shop and an espresso bar could also be located on this level.

Second Floor

The Music Room and adjoining rooms on the second floor will be open to the general public through guided tours as well as scheduled performances and lectures, and will also be available on a rental basis for weddings, meetings, and other catered gatherings of up to 85 people.

Upper Floor

Portions of the upper floor of the Moran Mansion will serve as a private clubhouse for members of the Moran Club and their invited guests.



Moran-designed game chairs typify Moran's original design and craftsmanship



Moran designed the butterfly hinge to support solid mahogany doors



Arts and Crafts-style wall sconce designed by Robert Moran fabricated on site in copper



The shores of Cascade Bay have long been enjoyed by resort guests and community members alike

Exhibit 4-2: Direct Benefits to the Rosario Community

- 1.** Special Benefits to neighborhood residents such as through revival of a Resort membership card providing community members with nominal discounts for meals, hotel rooms, moorage, spa treatments, and other items selected by the management.
- 2.** Community Boat Launch for small boats. Neighborhood residents would be entitled to purchase access to a community boat ramp described in Section 5.5-1. Nominal access fees would cover installation and maintenance of these facilities.
- 3.** Waterfront Access to the shores of Cascade Bay, including the improved waterfront promenade, expanded Marina, and community beach.
- 4.** Use of Open Space and the improved trail network connecting the Moran Mansion with Moran State Park.
- 5.** Use of Recreational Amenities including the Cabana, spa, and Cascade Lake tennis courts by neighborhood residents. Nominal access fees would cover maintenance and staffing of these facilities.

6. Continued occasional use of the Moran Mansion for gatherings such as the Rosario Property Owners Association’s board meetings. When appropriate, these would be attended by representative(s) from Rosario’s management to address operational matters that may affect the community.

7. Annual Community Events relating to the history of Orcas Island and Rosario could be held at the Resort. One example would be a "Rosario Homecoming" intended to draw past residents and boaters to return to Rosario.

8. Tranquil dignified ambience has long been Rosario’s hallmark. Its grounds and quiet demeanor have attracted many of those who currently live in the Rosario neighborhood. The Resort will remain committed to the creation and maintenance of landscaping and the natural beauty to enhance the Resort’s relationship with its neighbors.



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Ground Floor

The ground floor spa will be renovated and expanded to provide new state-of-the-art facilities of various sizes for exercise, yoga, aerobics, classes, hydrotherapy, massage therapy, wraps, beauty salon, and other treatments. The Spa's expansion will facilitate generous locker rooms for men and women, and separate bathrooms for the spa and pool. These facilities will likely extend to the ground floor of a new Mansion Annex building. The spa is envisioned as an oasis of serenity that optimizes its waterfront location with view windows and access to the adjacent gardens and terrace.

The existing indoor swimming pool could be connected to the proposed infinity-edged pool creating an indoor/outdoor pool complex.

4.4.2 Mansion Annex

Upper Floors

The Mansion Annex will function as the main lodge building, housing the fitness center, the restaurant/bar, and kitchen, as well as the Inn's guest suites (Figure 4.4-1). The Annex will be accessed through the Mansion, connecting to the west end of the Mansion's ground, first, and second floors. From the exterior, the Annex will appear distinct from the Mansion in order to preserve the latter's historic identity; however, the interior will appear

integral in order to capture the experience of Mansion life. The Annex will extend from the Mansion on one end to the restaurant. Building heights will vary with the natural topography, and variations in massing will reduce the apparent scale of the structure so the Annex will not compete for dominance with the Mansion.

Ground Floor

The existing dining room/kitchen/spa addition will be demolished to make room for a new building which will occupy roughly the same footprint. The ground floor of the new Mansion Annex building will house a new fitness center and other portions of the spa not suitable for the ground floor of the Moran Mansion. A generous terrace will extend toward the water on this level with an adjacent lawn where spa-related activities (such as a juice bar) that can take place outdoors in favorable weather. A portion of this terrace could also be configured as a row of open air treatment rooms facing the water. Stairs leading down from this terrace will lead to a dramatic hot tub built into the rocks with sweeping water views. The portion of the ground floor facing the driveway will include an enclosed loading bay for deliveries of food and beverage supplies.

Main Floor

The main floor of the Mansion Annex will connect to the main floor of the Moran Mansion and will house the art gallery, sales center, executive offices, and possibly additional retail function, or guest rooms opening onto a



Rosario's 1100, 1200, and 1300 Buildings will be demolished to make room for open space and the Mini-Mansions

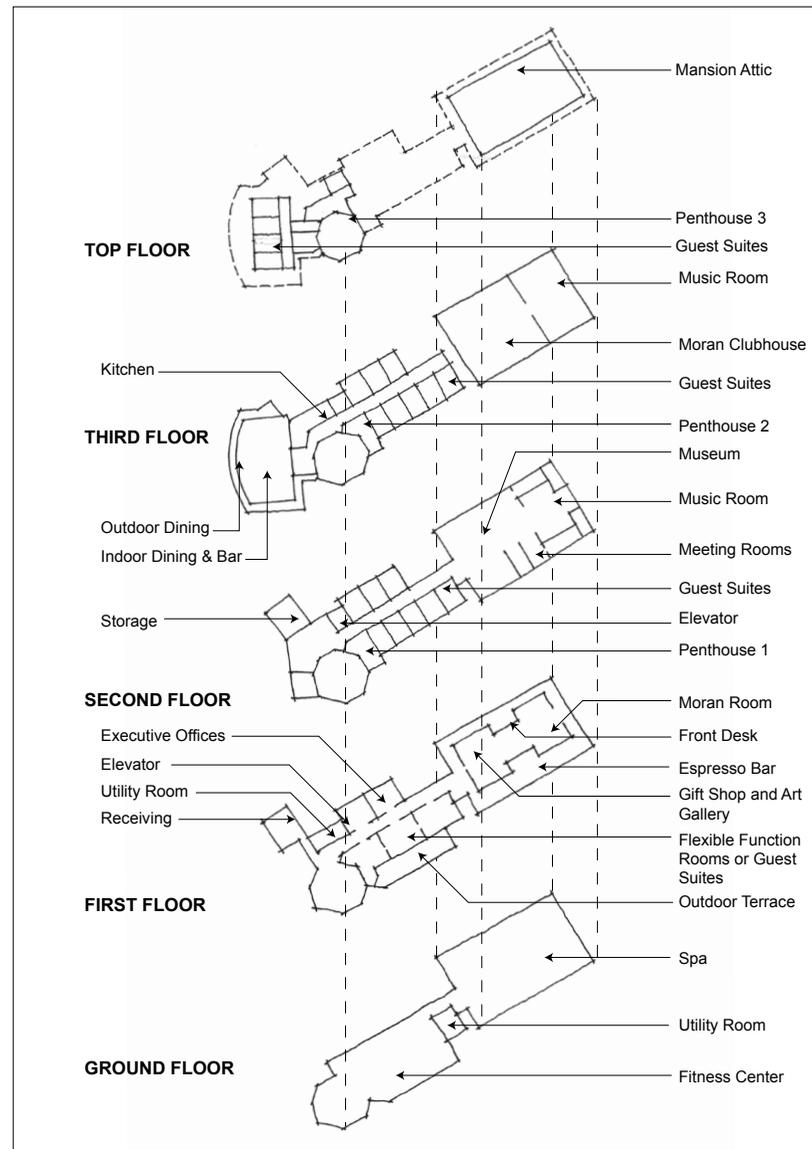


Figure 4.4-1: Conceptual Diagram of Mansion Annex

terrace overlooking East Sound. This floor will also provide an indoor connection between the Mansion and the restaurant/bar.

Upper Floors

The upper two floors of the Mansion Annex will house up to 21 generously proportioned guest rooms accessed by a partially double-loaded corridor connecting the Mansion Annex with the second floor of the Moran Mansion. Three generous fractionally owned Penthouse units will also be located in this building. Guests will access these floors through the Moran Mansion to create the feeling that guests are actually staying in the Mansion itself. This quality could be reinforced through such physical design treatments as custom-replicated lighting fixtures and door and window hardware, as well as furniture based on Moran’s own designs. Room decorations could include prints of photographs from the Moran and Asahel Curtis collections; however, the water views will be the defining feature of these luxurious guest rooms.

Three luxurious Penthouse-style flats will be located within the Mansion Annex, overlooking East Sound. These high-end condos will average approximately 2,000 square feet in size and contain the equivalent of two bedrooms each. One bedroom of each of these units will be configured as a lock-off bedroom for potential use as hotel rooms. The interior of the Penthouse-style flats will be comparable to the Mini-Mansions described in Section 4.4.3 below.

Rosario

Due to the existing grades, the restaurant will be located at a higher elevation than the main floor of the Mansion, requiring an elevator and stairs. The restaurant and state-of-the-art kitchen facilities will occupy the west end of the Annex, overlooking Rosario Point and East Sound. The new restaurant and adjacent bar will capitalize on both their proximity to the Mansion and the site's outstanding views. The restaurant will be appropriately sized for the redeveloped Resort. This will include the equivalent of approximately 35-45 4-person tables in the dining room plus an additional 15-25 tables on the deck during the more popular summer season. Additional tables could be located on a roof deck above the spa/fitness center/pool. Both the dining room/deck and bar will feature panoramic summer sunset views over East Sound.

4.4.3 Mini-Mansions

Three "Mini-Mansions" – rustic two-story/four-unit craftsman-style buildings designed for compatibility with the Moran Mansion – will be built to the east of the Moran Mansion on the site of the existing 1100, 1200, and 1300 Buildings (which will be demolished). Each Mini-Mansion will consist of two single-level condos on the ground floor and two on the upper floor. The exterior of this building could feature an early 20th Century craftsman character, possibly resembling double versions of Moran's brothers' "twin houses," while unit interiors could be designed to meet modern-day tastes. All twelve

of these units would be very upscale in terms of design and construction quality. Each of the six ground-floor units will contain approximately 2,200 square feet, including three bedrooms. The second floor will consist of 1,700 square-foot two-bedroom units with cathedral ceilings and skylights. The Mini-Mansions will be configured as stacked flats arranged in a four-plex configuration with unobstructed views of East Sound (so each unit only has one shared wall, and all have wide great rooms with outstanding water views). These units will feature wood and stone exteriors, large decks, stone and hardwood floors, and large great rooms with stone fireplaces. They could also offer high ceilings, gourmet kitchens, twin master suites with soaking tubs, and other attractive features. Units could also include small storage closets for owners with access from the outside, so owners can still access storage when staying in different units. These units would include daily maid service and room service, provided by Rosario, and would be packaged with Moran Club memberships.

The Mini-Mansions will face south across a generous quadrangle of open space that will include areas of both native grasses and irrigated lawn (Figure 4.4-2). This open space will provide an attractive foreground framing expansive views down East Sound and buffer public foot traffic on the waterfront promenade. The opposite side of the Mini-Mansions will face a conveniently located landscaped parking area.



Well-designed Craftsman-style cottages clustered at Poet's Cover Resort, Pender Island B.C.

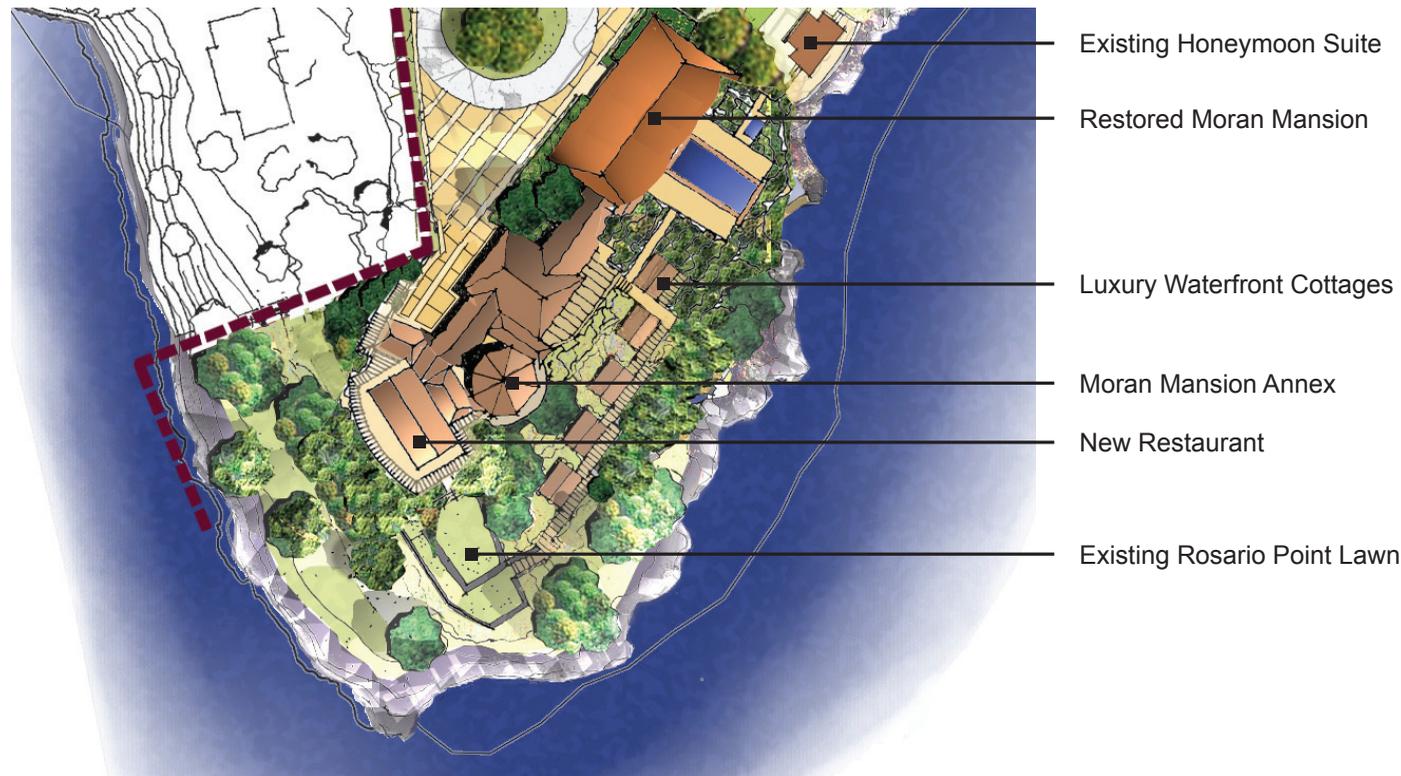


Figure 4.4-2: Detailed Site Plan of Mansion Area

4.4.4 Waterfront Cottages

The premier fractional properties would be the Moran Club’s nine Waterfront Cottages. Two of these are existing structures (the Honeymoon Suite and the Roundhouse) that would be remodeled prior to fractional sales. Another two would be a pair of adjoining cottages between the Roundhouse and the Mini-Mansions. These two will be located at least 75 feet from the shoreline. The other five will be located at least 50 feet from the shore south of the Moran Mansion Annex.

These units would be small and romantic, but very upscale in design and construction. The Waterfront Cottages would range in size from 900 square feet for single-story, single bedroom cottages (possibly with a loft) to 1,500 square feet for two-bedroom 1-1/2 story cottages. Architectural styling would reflect Moran’s preference for a nautical interpretation of the Arts and Crafts movement, employing wood and masonry exteriors, large decks, and covered porches, for example. Interiors would feature stone and hardwood floors; relatively large great rooms with stone fireplaces, high ceilings, and gourmet kitchens; master bathrooms with walk-in showers and soaking tubs; and dramatic water views from most windows. However, to limit their overall size, they could be designed to include very small, "cabin-style" bedrooms (preserving space for the great room area). Moreover, the 900-square foot units could include a single bedroom, plus a small loft designed for children (possibly even accessed by a rustic

Rosario

wooden ladder). If space permits, units should also share small outbuildings with storage for owners. All cottages would include daily maid service and room service, provided by the Moran Mansion and be packaged with "Moran Club" membership benefits.

4.4.5 Bowman's Bluff Cottages

Bowman's Bluff is a small but spectacular rock outcrop next to the seasonal cascade at the terminus of Bowman's Creek. This site is elevated approximately 40 feet above sea level, offering dramatic views over the Marina toward East Sound, the Mansion area, and the village. This site was previously graded for condominium construction and could accommodate up to three cottages. These units would be ideal for cottage buyers seeking larger, 3-bedroom units on a spectacular waterfront setting in a slightly more secluded location than the other Waterfront Cottages. The Bowman's Bluff Cottages will be located at least 50 feet from the shoreline.

4.5 MARINA VILLAGE

The Marina Village site occupies the remaining lower portion of Rosario between the Mansion area (described in Section 4.4) and the Hillside (described in Section 4.6). This area includes: (1) the small quarry adjacent to the existing jetty; (2) the parking lots, lawn, Cascade Bay Grill building, and the outdoor pool; and (3) the waterfront area to the east of the Figure 8 Lagoon. This entire area is envisioned as a relatively dense, vibrant, family-oriented

village, configured in a development pattern reminiscent of early 20th Century beach resorts (Figure 4.5-1). Key components are listed below and described in the following sections.

- A centrally located village comprised of 17 freestanding and attached craftsman style cottages overlooking the marina with shared lawns accessed by a network of pathways;
- 14 condos on the Jetty Site at the foot of the jetty on three levels overlooking the marina;
- 18 Cabana Condos on the Discovery House site (to be demolished) at the foot of the pier on three levels overlooking the Marina;
- A Cabana Complex providing swimming and other family-oriented activities at the head of the pier;
- A Marina Activity Center in or on the site of the Boatel housing marine-related functions and retail;
- A generous manicured public green surrounding the Figure 8 Lagoon; and
- Two large single-family homes between Cliffhouse Court and the main access drive with direct pedestrian access to the Resort.

4.5.1 Marina Village Cottages

The Marina Village Cottages would be somewhat more basic than the Moran Club units, but still offer a very



Clever use of hillside terracing facilitates water view and pedestrian paths at Poet's Cove Resort, Pender Island B.C.

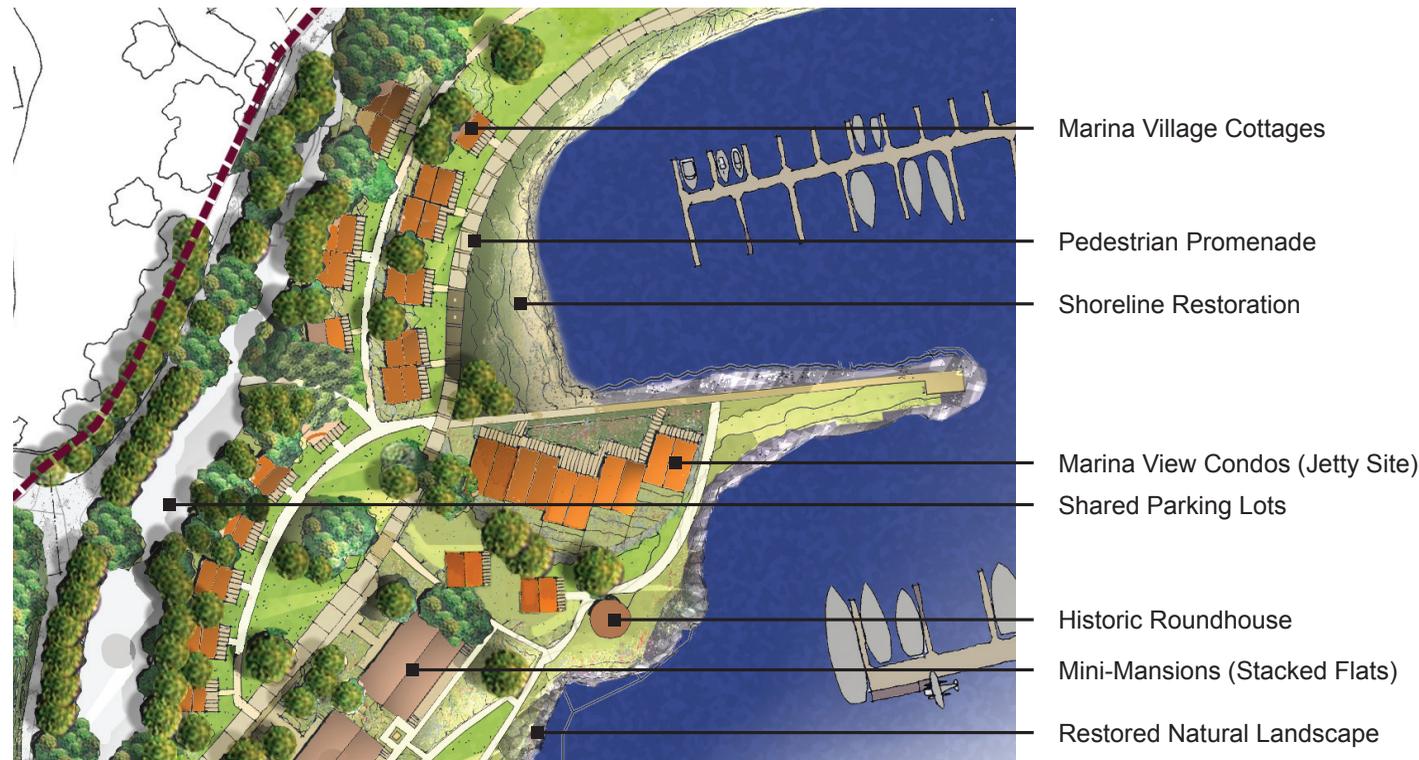


Figure 4.5-1: Detailed Site Plan of Marina Village Area

attractive "island craftsman" theme with attractive finishes. Their design could reflect the heritage of Rosario's craftsman-style bungalows built by the Moran Brothers with generous front verandahs, decks, and windows to optimize water views. They could share many of the design features and finishes similar to the Poets Cove units on Pender Island, or the neo-traditional cottages and townhomes at Roche Harbor. These cottages are anticipated to range in size from about 850 to 2,400 square feet (with the majority in the 1,200 to 2,100 square foot range). These units would also feature attractive decks, stone fireplaces, upscale kitchens, soaking tubs, and other amenities, but living rooms would be smaller, bedrooms would be notably smaller, and kitchens would be less extravagant. These units are designed to appeal to a mix of second-home and retirement buyers, including couples, families, empty nesters, and other buyers. A high proportion would likely be placed in the Resort's rental program, and it is anticipated that they would enjoy reasonably strong demand as vacation rentals.

Central Village

The largest concentration of cottages at the Resort will be a cluster of up to 17 cottages that form a village cluster in the hollow west of the Green including the site of the Cascade Bay Grill building and existing Rosario parking lots. These cottages would be generally configured in rows parallel to the Cascade Bay shoreline. The first row of smaller, single-story cottages would be set along the waterfront at the north end of the harbor with unobstructed

Rosario

views of the Marina and direct access to the waterfront promenade. A second row of cottages would be located upslope offering views of the Marina. This would be accomplished with careful site planning and by regrading the site into terraces to take advantage of the 15-20 vertical feet of grade change between the low waterfront area and the upper part of the site near the Resort entrance. Accordingly, each row of cottages would be built on separate terraces that step downward from the shared parking lots toward the water. Pedestrian paths would run parallel to the bottom of landscaped retaining walls, providing an attractive walk from all of these units to the Green. Stairs would also descend from the parking lots toward the waterfront units providing each cottage with relatively convenient auto access while preserving the village's child-friendly, pedestrian orientation. Parking for the village would be located in a lot that would be easily accessed from Rosario Road and screened from view with landscaped buffers.

Cliffhouse Court Homes

Two large single-family homes could be built on two small parcels (Rosario Estates lots 20E and 21E) on a ridge west of the driveway to the Mansion. This ridge is elevated approximately 30 feet, affording interesting views over the Marina Village toward the Marina on one side and partial views of East Sound on the other. The relatively steep slope would allow the construction of three-story, 3- to 5-bedroom homes with ground-level entrances

on two levels, ideal for larger families. Primary access to the rest of the Resort would be facilitated by stairs and pathways descending the slope toward the Moran Mansion. Vehicular access would be from the west via Cliffhouse Court, a narrow unpaved lane that may require improvements to facilitate additional capacity.

4.5.2 Marina View Condominiums

All of the Marina View Condominiums would be designed and priced as fractionally owned weekend and vacation retreats, and managed through the Resort rental program the rest of the time. The Marina View Condos would consist of two groupings of attached condominiums, each with expansive views of the harbor. Located only steps from the docks, these units would likely be popular with boating enthusiasts.

Jetty Site Condos

One condominium structure containing 14 units configured as three levels of stacked flats would be located west of the harbor at the foot of the jetty. The ground floor units would face onto the marina and have small private rock gardens on the back side (Figure 4.5-2). The second floor would be set back slightly so that the roof of the ground floor would serve as an elevated terrace for the second floor oriented toward the Marina. The top floor would be set back in the other direction so that the roof of the second floor would serve as an elevated terrace for the third floor oriented toward East Sound. By

being located atop the ground floor units, the upper level units could be elevated sufficiently to enjoy unobstructed views of the Marina on one side and East Sound on the other. These condos would consist of 1,700 square foot three-bedroom ground floor units, 1,300 square foot two-bedroom second floor units, and 900 square foot single-bedroom Penthouse units. Design and construction would be reasonably high quality, including craftsman-style exteriors and attractive interiors.

Cabana Condos

The other grouping of 18 condos would occupy the approximate footprint of the existing Discovery House in the vicinity of the Cabana Complex (Figure 4.5-3). Because this location at the base of a steep Hillside would have little if any impacts on existing views, these condominiums would stand at least three stories in height. Vehicular access to these condominium buildings will be from the existing Rosario Road, and pedestrians are expected to utilize the waterfront promenade. Parking for these units would be located in surface-level parking stalls along the access road. These units are envisioned as reasonably high quality stacked flats ranging in size from 1,400 square feet for two-bedroom units, to 1,700 square feet for three-bedroom flats. These buildings would have craftsman-style exteriors and attractive interiors (comparable to the Jetty Site Units). Units would offer sufficient width to allow great room areas (living/dining/kitchen), and master suites would open onto terraces with

full water views. The proximity of these condos to the Marina and Cabana would place them in the center of the Resort's activity, making them popular with families seeking activity and convenience.

4.5.3 Marina Village Cabana and Green

Marina Village Cabana

The center of activity for the Marina Village would be the Cabana - an attractive outdoor swimming pool and activities complex with a variety of other amenities oriented toward family activity. The Cabana will serve Marina Village Club members, Resort guests, visiting boaters, condominium owners, and eligible local residents of all ages seeking outdoor activities such as swimming, sunbathing, soaking, and casual dining and drinking. The new Cabana will feature a casual outdoor bar and grill with patio seating oriented around a new pool with a water slide and adjacent hot tub. This facility would also include fitness equipment, showers, restrooms, lockers, and a small refreshment stand. Additional amenities will include a teen center, children's play area, and a variety of outdoor patio and lawn games (Figure 4.5-4).

The Green

The Green is the largest open lawn area in the Resort, located between the Cabana and the rest of the Marina Village. The Green is connected to the rest of the Resort by the main Resort drive and the waterfront promenade.

Rosario

Providing a grassy foreground for the Figure 8 Lagoon, the Green will also be a recreation area open to the public, with croquet, bocce ball, badminton, horseshoes, and other lawn games for use by Club members. As the largest flat lawn area on the Resort, the Green is one of the best sites for large outdoor gatherings such as concerts, craft fairs, or farmers' markets. The area is large enough to accommodate a tent used to host evening events such as yacht club rendezvous and other boating-related activities. The Green is a major view corridor for upland sites to the water, extending the open lawn that is part of the historic twin bungalows north of the harbor.

4.5.4 Marina Center Retail

Retail venues designed and scaled to complement the Resort will be incorporated into the renovated Boatel building located at the foot of the pier. This space would likely include:

- A small marine chandlery that could also house the Marina administration and the offices for boat charters, scuba operator, kayak guide service, sailing lessons, etc.
- A small but attractive "general store" facility (perhaps 1,500 to 2,000 square feet), catering to residents, boaters, and Resort guests. This store would offer essentials such as beer, soft drinks, milk, eggs, coffee, ice, bread, bait and tackle, etc., along with a small selection of baked goods, fruit,

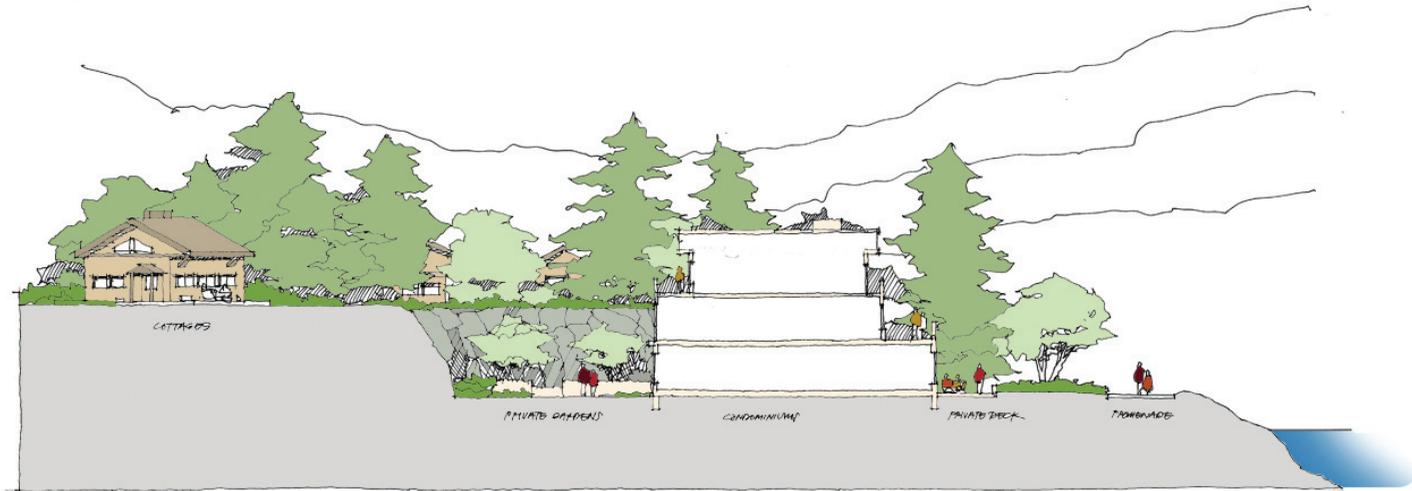


Figure 4.5-2: Section through Jetty Site Condos

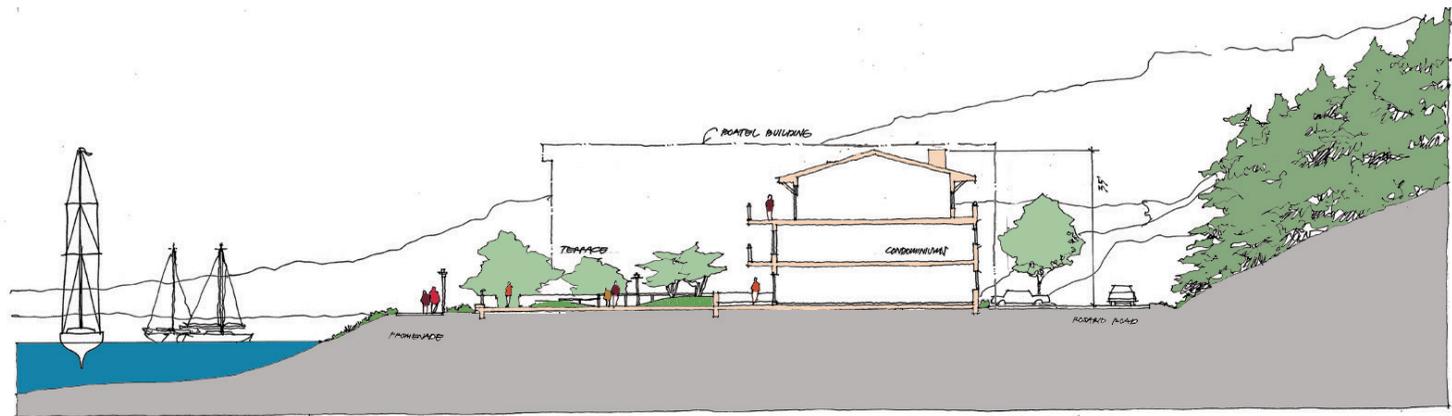


Figure 4.5-3: Section through Cabana Condos

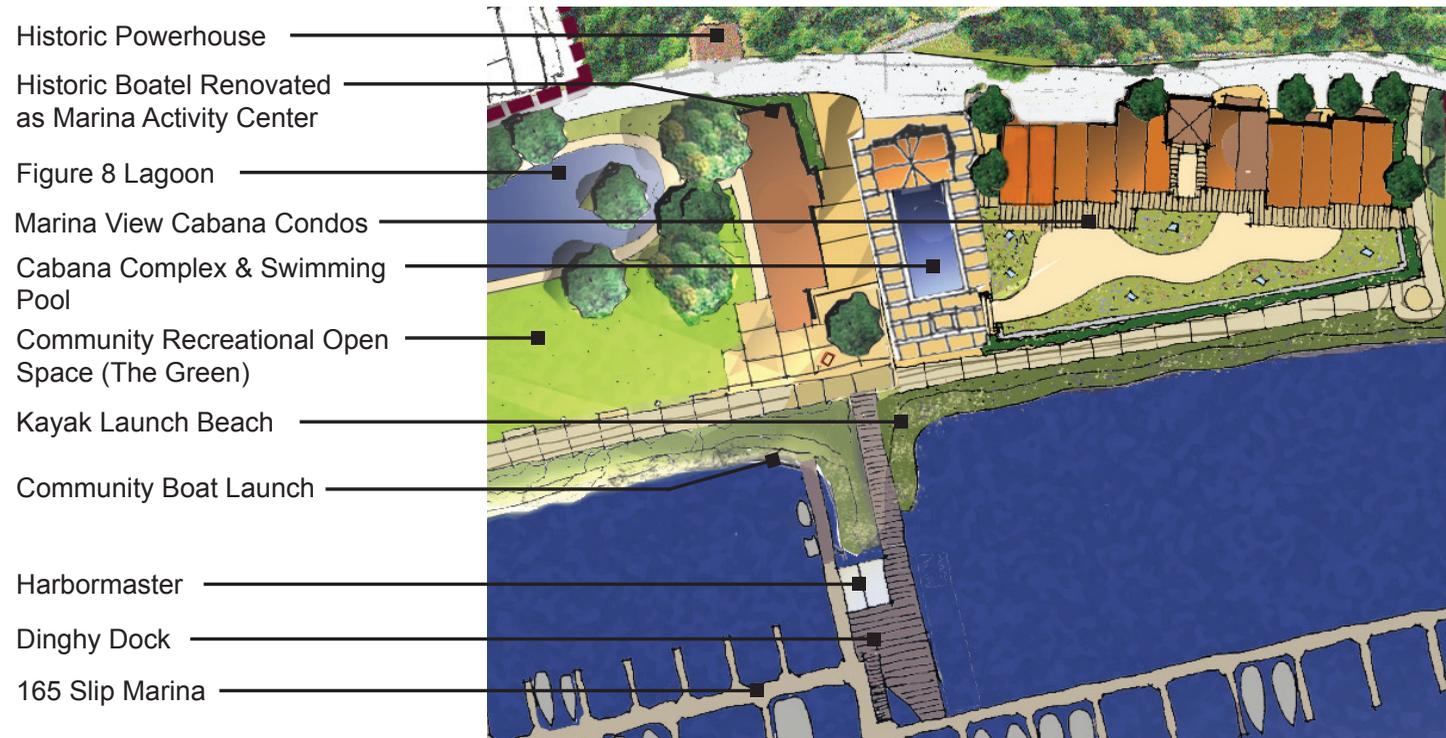


Figure 4.5-4: Detailed Site Plan of Boatel/Cabana Complex

wines, and cheeses. If possible, this general store should also stock a variety of fresh seafood (which fractional and whole-ownership property owners could then prepare in their units). It could also include a casual café and ice cream parlor which would offer outdoor seating along the jetty in the summer. This facility could prepare sandwiches, pizza, simple breakfasts, and other light meals. Possible models for this facility include the Little Portion Store on Shaw Island or the Mazama General Store in the Methow Valley.

- One to two small storefronts (900 square feet each) such as the existing gift shop that could be relocated from the Moran Mansion to facilitate spa expansion (if it cannot be relocated to the Mansion Annex.)
- Rosario could also follow the example of Roche Harbor by providing seasonal/semi-outdoor space and facilities that could be leased to seasonal vendors, creating an "outdoor marketplace" atmosphere in the summer.

4.5.5 The Marina

The Marina is envisioned as a major destination for boaters cruising the San Juan Islands and a principal locus of activity at Rosario as well as a transportation hub

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for the Resort. The harbor will become a major activity area due to a significantly expanded and modernized Marina. In addition to providing a variety of moorage slips, the Marina will serve as a major gateway to the Resort, as an increasing percentage of guests are expected to arrive from the mainland by float-plane, water shuttle, or private boat. To achieve this vision, the existing facilities will be replaced with new docks and related shore-side facilities. The Marina will include the equivalent of 165 berths, comprising a mixture of long-term rental slips, condominium yacht slips, property owners' slips, and transient moorage for boats ranging from dinghies to large yachts. Supporting facilities will include a centralized Harbormaster's office, fuel dock and pump-out, along with trash and recyclables disposal, showers, laundry, and marine-related retail. Other marine-based concessions and recreation opportunities at the Marina will likely include sailing instruction, kayaking trips, fishing, diving, water taxis, seaplanes, whale watching excursions, and other water-dependent activities. A new community boat ramp will be constructed adjacent to the pier to facilitate launching of small craft such as kayaks, and dinghies, skiffs, and sailboats from the Resort and surrounding neighborhood.

The shoreline along the inner section of the harbor will be restored to natural conditions to enhance shoreline and intertidal habitat quality. A waterfront promenade will encircle the harbor, providing an elegant pedestrian connection between the Marina, Cabana, Marina View Condominiums, and the rest of the Resort. (See also

Section 5.5 for more complete discussion of the harbor.)

4.6 THE HILLSIDE AND CASCADE HARBOR INN

The Hillside includes the portions of the Resort on the Hillside northeast of the Green. This area is the site of most of the Resort's current lodging including the Cascade Harbor Inn and the 1500, 1600, 1700, 1900, 2000, and 2100 Buildings. Key features of the Hillside area are listed below and described in the following sections:

- Continued use of the existing condominium buildings as Resort rental lodging;
- Continued operation of Cascade Harbor Inn as a stand-alone motel with future expansion options;
- Development of up to 16 new cottage units on previously graded development pads including the Satellite Hall site;
- Creation of a new village of up to 21 Woodland Cottages with new road access from Palisades Drive; and
- Improved pedestrian connections between the Hillside, Moran State Park, and the rest of the Resort through an improved trail system.

4.6.1 Hillside Condominiums

Much of the existing Hillside guest accommodations, including the 1500, 1600, 1900, 2000, and 2100 Buildings, will likely remain relatively unchanged. These

buildings are currently configured as 78 motel rooms in private condominium ownership managed as guest accommodations by Rosario. An additional 3-room privately owned condominium is not currently used as Resort lodging. With their convenient parking, forested setting, excellent views, and private balconies, these units will likely remain popular with budget-conscious couples and small families seeking vehicular convenience and relative solitude. Improvements proposed for this area of the Resort will include new trails and other improvements to better facilitate pedestrian connections to the rest of the Resort. The existing condominiums will likely remain in the rental pool and continue to benefit from membership privileges.

The 1700 Building is currently configured as motel rooms, but is currently used as employee housing. Depending on market factors, this building will either be sold as condominiums to private owners and managed as guest accommodations similar to the other Hillside condominiums or, alternatively, be reconfigured to their former layouts, which originally included two bedrooms and a kitchen in each. In the latter case, these units would be sold as condominiums to private owners and may be managed by the Resort or possibly by a separate operator.

4.6.2 Cascade Harbor Inn

Cascade Harbor Inn currently operates 48 guestrooms and two suites in twin waterfront buildings with motel-style parking. Both of the existing Cascade Harbor Inn

buildings will remain as currently configured. Like the Hillside Condominiums, the Cascade Harbor Inn will likely remain a relatively affordable option for families and other budget-conscious guests. In the future, the Cascade Harbor Inn may exercise its option to double its capacity by developing up to two identical buildings on an adjacent site across the road from the existing facilities, adding a total of 48 guest rooms. Following this expansion, Cascade Harbor Inn would contain as many as 96 guest rooms.

4.6.3 Hillside Cottages

Rosario expects to add up to 16 new cottages on previously graded pads in the vicinity of the existing Hillside Condos. Six of these cottages will be tightly clustered on a narrow but spectacular view site west of the 1700 Building, four will occupy the site of the former Satellite Hall, and the remaining three will utilize the site immediately up-slope of the Cascade Harbor Inn expansion pad. Most of these units are expected to have views through the trees overlooking the Resort and Marina below, and East Sound beyond.

4.6.4 Woodland Cottages

A small neighborhood of up to 21 additional cottages may be developed in the forested basin above the Cascade Harbor Inn and 2100 Building as part of a later development phase, depending on demand. This would create an attractive enclave of cottage-style vacation

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homes situated to take advantage of woodland seclusion and forested views of the Resort and East Sound below. Pedestrian access to this and other parts of the Resort will be improved through a system of new pathways and a proposed circulator system. Vehicular access will be facilitated by landscaped private roads connecting with Palisades Drive. Architecturally, these cottages will likely be similar to those in the Marina Village and on the Hillside below, as illustrated in Figure 4.6-1. The majority of the cottages will probably contain three bedrooms for sale and rental to couples and small families.

The Woodland Cottages are envisioned as an integral part of the Resort by providing a Resort experience for those seeking the advantages of the Resort’s amenities, but with a more secluded setting. Residential amenities such as kitchen and laundry facilities will be tailored to the demands of families and other multi-generational groups. Buyers of these cottages will be eligible for Marina Village Club membership and other Resort benefits such as use of Marina facilities, as well as housekeeping, property management, and valet service operated by Rosario. These benefits would also be available to guests renting these cottages through the Resort’s rental pool.

4.7 SUPPORT AND UTILITIES

Additional food service support facilities will be incorporated into development of the new restaurant, bar, and Cabana facilities. New facilities will be provided for functions such as housekeeping, laundry, maintenance,

storage, and landscaping that were previously located at Satellite Hall. The preferred location for such support functions would be the Hilltop, which is ideally situated and has ample space. In the interim, such functions will continue to occupy the Satellite Hall site until they can be accommodated at a permanent location within the Hilltop tract. Existing employee housing and parking facilities located at the Hilltop parcel will be enhanced and expanded. A potential redevelopment concept for the Utility Tract is diagrammed on Figure 4.7-1.

The Utility Tract will continue to serve its primary function of water and sewer treatment. Treatment capacity for both will be expanded as required to meet growth demands associated with Resort redevelopment and other customers.

4.7.1 Tennis Courts Site

The tennis courts on the shore of Cascade Lake will continue to be used for tennis and other court sports.

4.7.2 The Utility Tract

The Utility Tract will continue to provide a site for potable water treatment and storage, and sewer treatment facilities for the Resort and neighboring residential areas.



Figure 4.6-1: Rendering of Woodland Cottages

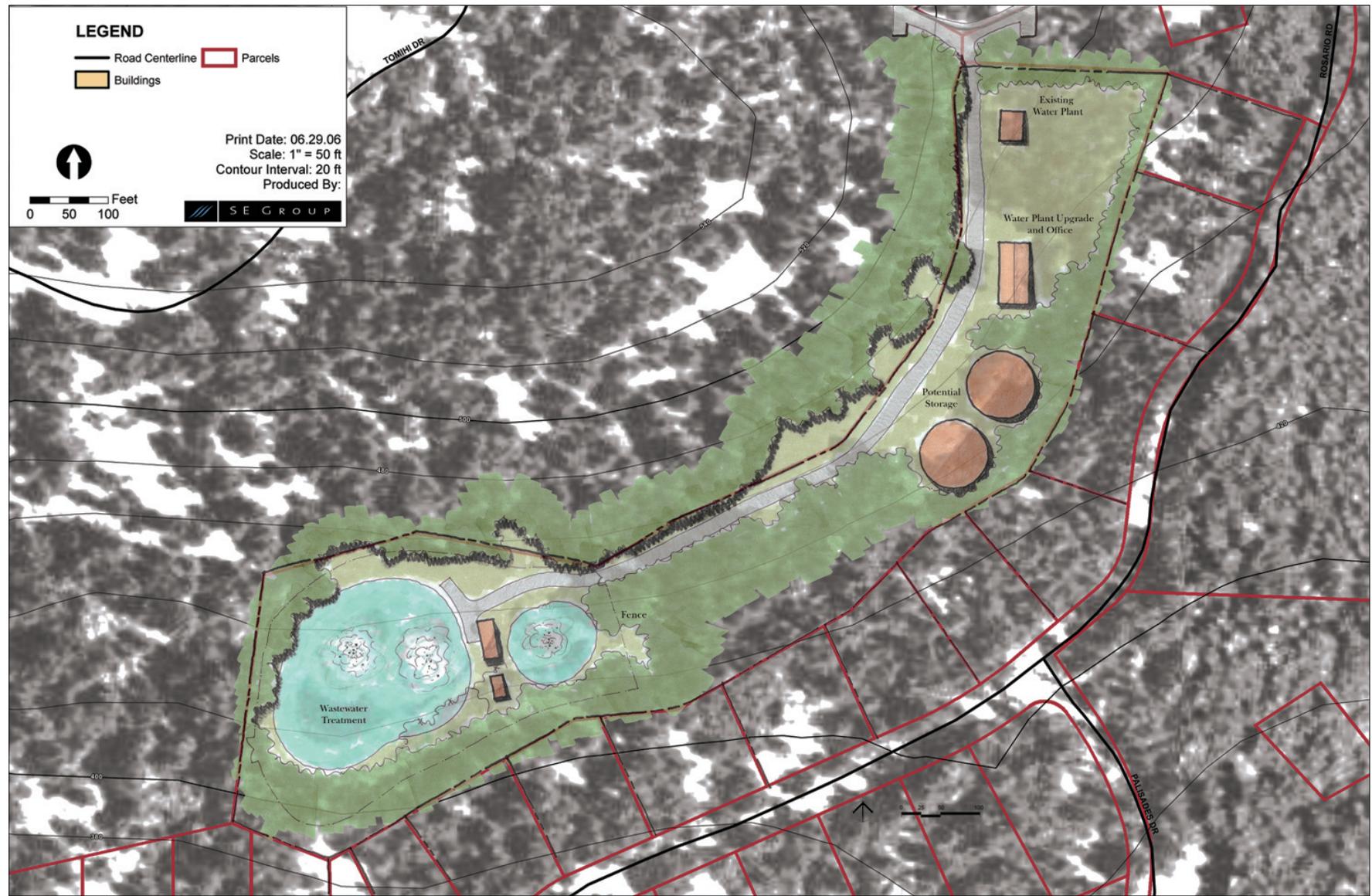


Figure 4.7-1: Utility Tract Redevelopment Concept

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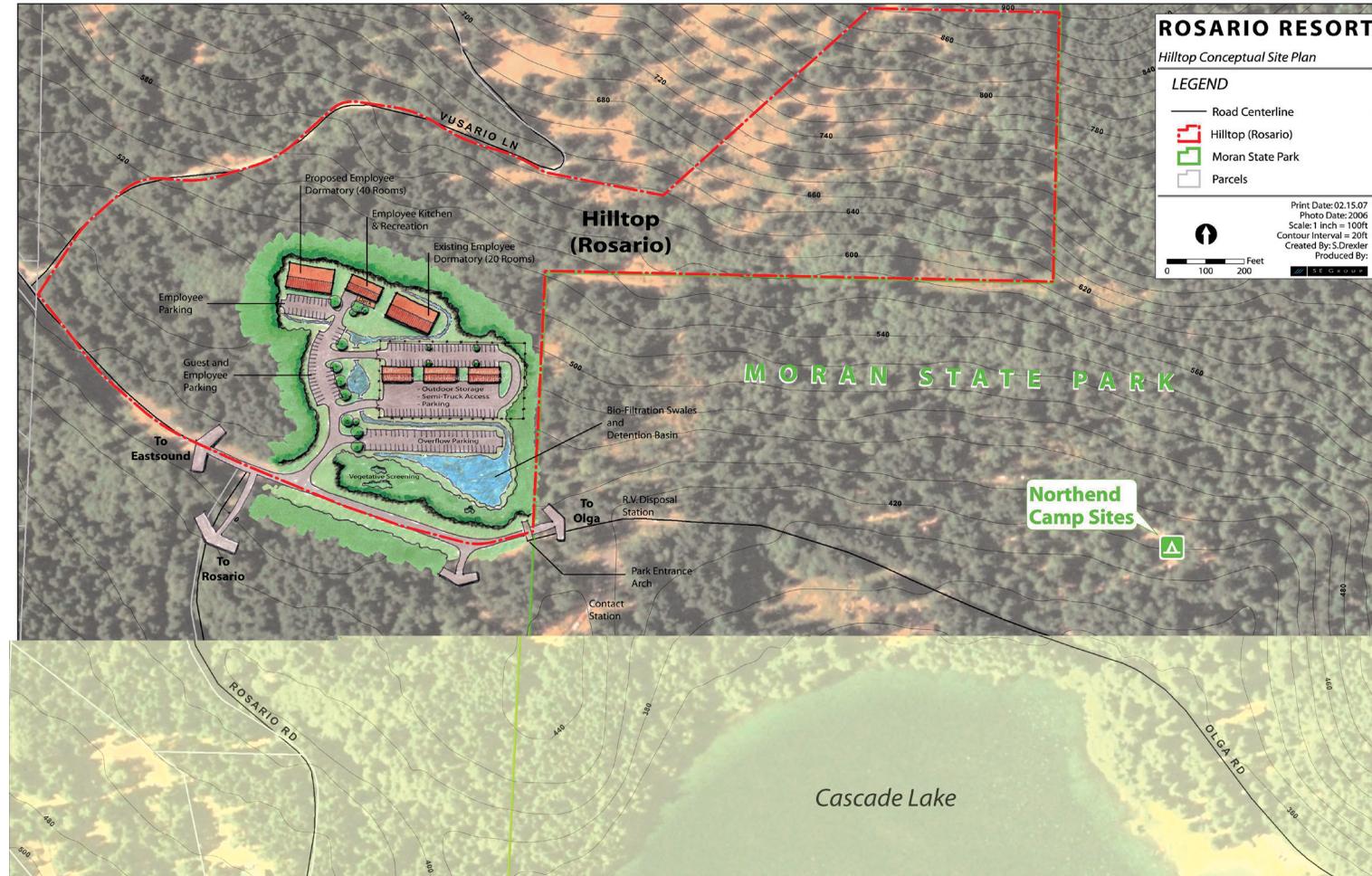


Figure 4.7-2: Hilltop Redevelopment Concept

Exhibit 4-3: Hilltop Redevelopment Site Planning Guidelines

1. To protect views of the Moran State Park entrance and historic Moran archway, Rosario operations, maintenance and parking facilities will be set back from the Eastsound to Olga Road as shown in Figure 4.7-2. In addition, a sight obscuring native vegetative buffer shall be maintained between Olga Road and development on the Hilltop parcel. If the existing vegetation does not provide a year round visual barrier, additional native plants shall be planted in a naturally appearing arrangement that provides a year-round visual barrier.
2. A naturalistic system of bio-filtration swales and settling ponds with planted wetland vegetation will be used to treat stormwater rather than a visually obtrusive engineered basin.
3. Native vegetation consistent with that which currently exists at Moran State park will be planted within and around the detention basin to provide vegetative screening.
4. All buildings at the Hilltop will be designed to blend into their wooded surroundings through the use of non-reflective building materials, dark exterior colors, etc.



4.7.3 The Hilltop

The 39-acre Hilltop parcel is currently occupied by 20 units of employee housing. Following inclusion in the MPR designation (as discussed in Sections 6.1.4), the existing employee housing complex would be expanded with the addition of a new two-story dormitory housing up to 80 employees in 40 bedrooms. This expansion would also include a kitchen, cafeteria, recreation area, and laundry facilities. As illustrated in Figure 4.7-2, the Hilltop will also contain the Resort's employee parking lot as well as a site for remote parking serving the Marina and other Resort functions. The Hilltop could also house the Resort's administrative, laundry, storage, parking, maintenance, landscaping, recycling, housekeeping, employee housing, and other support functions. As shown in Exhibit 4-3, Site Planning Guidelines for the Hilltop have been included as required by condition 14 of the San Juan County Council Conditions of Approval (see Appendix I).

4.8 LAND IN OTHER OWNERSHIP

As described in Section 2.2.3, three parcels that are not wholly owned by Oly Rose, LLC or Cascade Harbor Inn containing slightly more than 3 acres are in condominium (mixed) ownership. All three parcels (Patos/Rosario, Skipjack/Rosario, and Sucia/Rosario) are currently occupied by lodging facilities including the 2000, 2100, 1500, and 1600 Buildings managed by Rosario. Individual condominium units within each building are leased by Rosario Resort and are expected to continue

to be associated with Resort operations regardless of ownership.

As a consequence of the adoption of this Resort Master Plan by San Juan County, two privately owned parcels (Parcels 173143001000 and 173134002000) were removed from the MPR boundaries and redesignated Rural Residential with a density of "5."

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