

A stylized landscape illustration featuring rolling green hills in various shades of green, a blue sky with wavy horizontal bands, and a small orange bird flying. In the foreground, there are several stylized plants: a green tree, a purple flower, and an orange flower. The text is centered in the upper half of the image.

Lopez Village Subarea Plan Preliminary Draft

March 7, 2018
Open House

Welcome and Open House Agenda

- *4:30 to 5:00 PM - Presentation: Project overview & status*
- *5:00 to 5:15 PM - Questions and answers*
- *5:30 to 6:30 PM - Visit work stations, talk with the Lopez Village Planning and Review Committee, take a mini-poll.*
- *Any time - Write one word on the board in the entry to describe the Village. We'll make a word cloud with them.*

Lopez Village Planning and Review Committee



Appointed by County Council:

Barbara Thomas, Chair

Annie Albritton

Sandy Bishop

Nancy Greene

Madrona Murphy

Dennis Ryan

Plan dedication: Dan Drahn

Workstations

- 1: Vision, goals, policies
- 2: Land use, population and housing
- 3: Natural environment, landscaping and dark sky
- 4: Parking, connectivity and health
- 5: Roads, standard details and stormwater
- 6: Implementation plan

Station 1

Station 4

Station 2

Station 5

Station 3

Station 6

February Pop-up Studio



Thank you Village Market for accommodating us!



Subarea Plan Overview

*Madrona Murphy and Tim
Clark at the Village Market
Pop-up Studio*

Growth Management Act

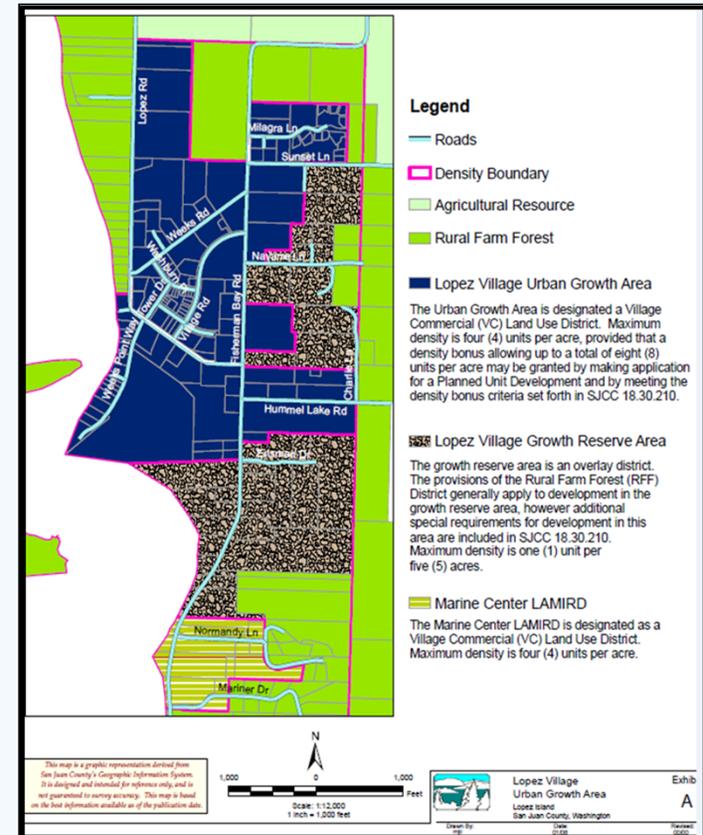
The Plan should:

- Align with the GMA's 14 planning goals to help protect public health, safety and welfare.
- Be consistent with the SJC Comp Plan, development regulations and capital budgets.
- Plan for concurrent development of public facilities, services and development.

Purpose

- All of the UGA is Village Commercial.
- The same land use regulations apply throughout the UGA.
- Guide and provide greater local governance over future development consistent with the community's vision.

Urban Growth Area



What does the Subarea Plan Contain?

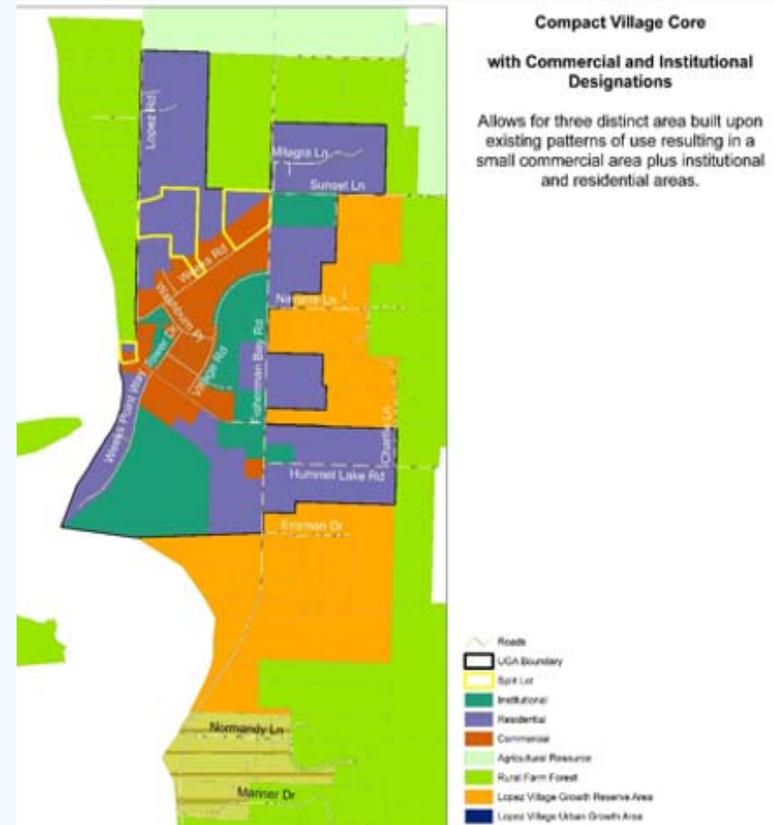
- *Planning context: Planning background, existing conditions, population and housing projections;*
- *Community vision;*
- *Goals expressing the vision;*
- *Policies to guide decision-making and accomplish goals; and*
- *Official land use maps.*



Subarea Plan Official Maps

The official maps will show:

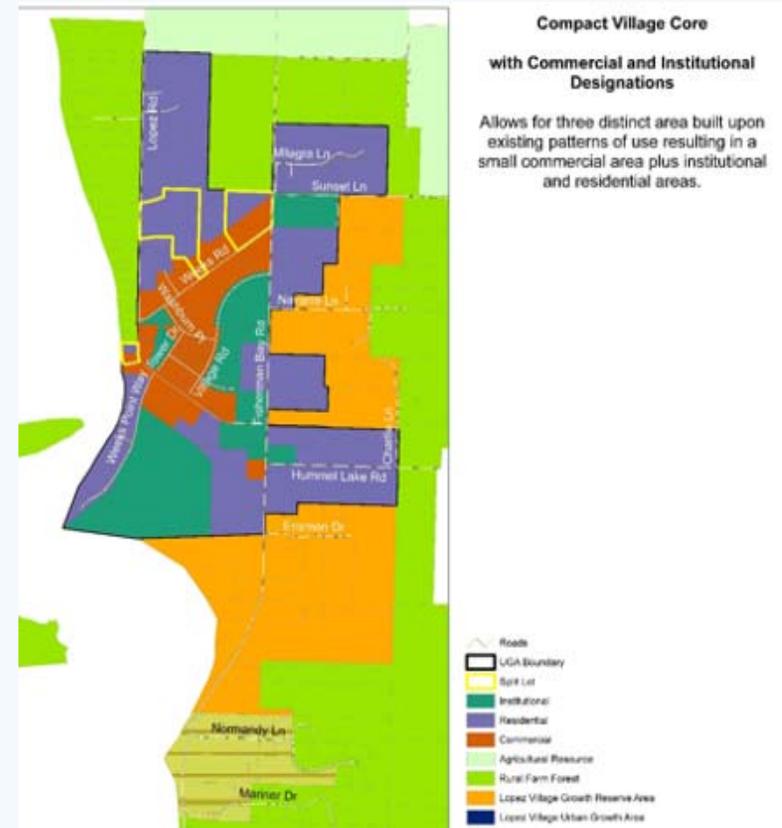
- land use designations,
- public facilities,
- recreation,
- open area, and
- transportation facilities.



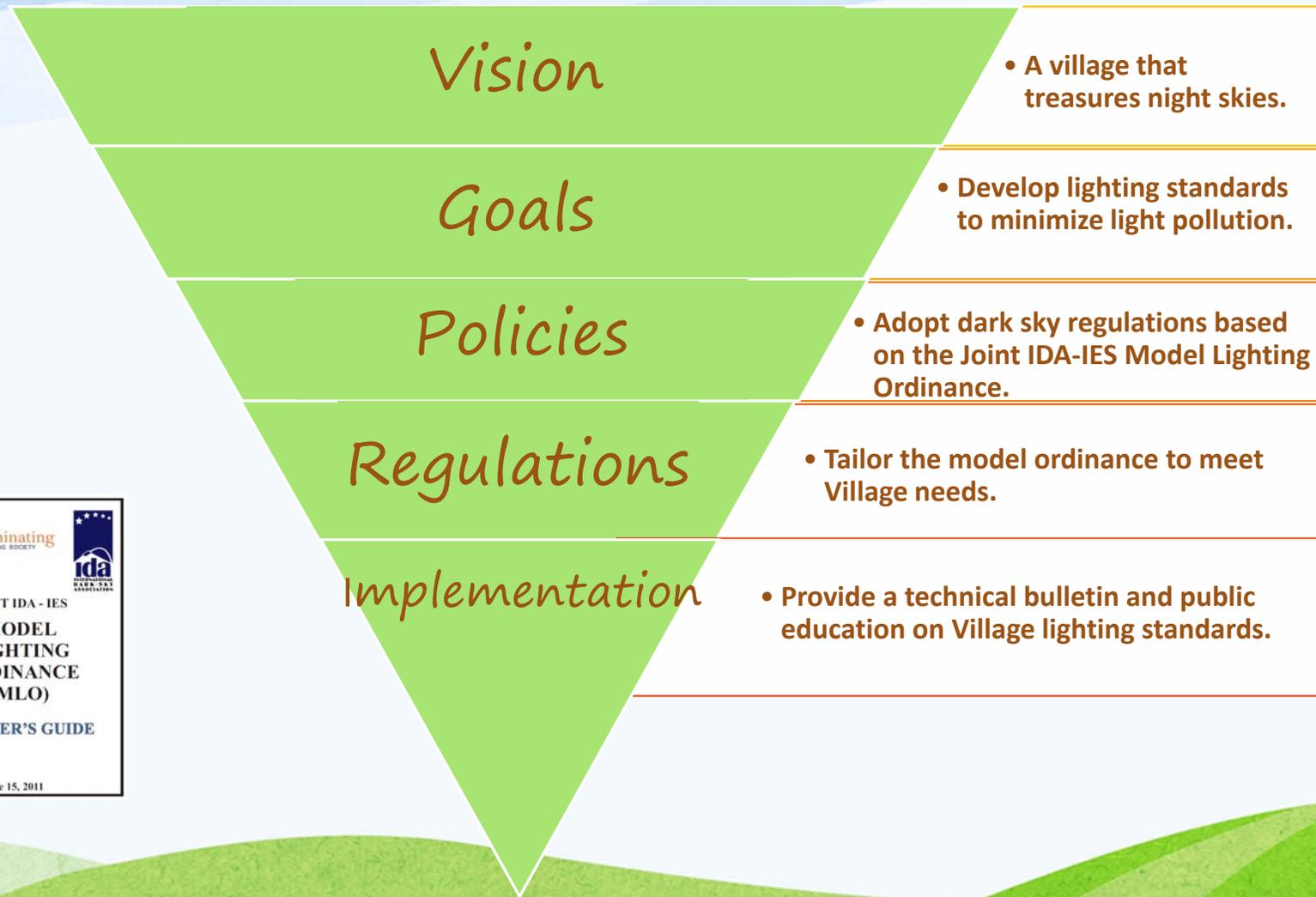
After the last open house...

Three land use designations had the most support:

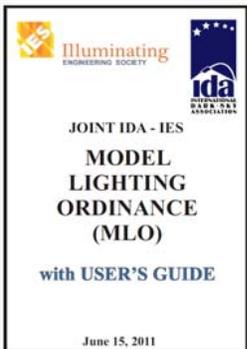
- Village Commercial: rust
- Village Institutional: green
- Village Residential: purple



Lopez Village Subarea Plan



General
More Specific



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.

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.

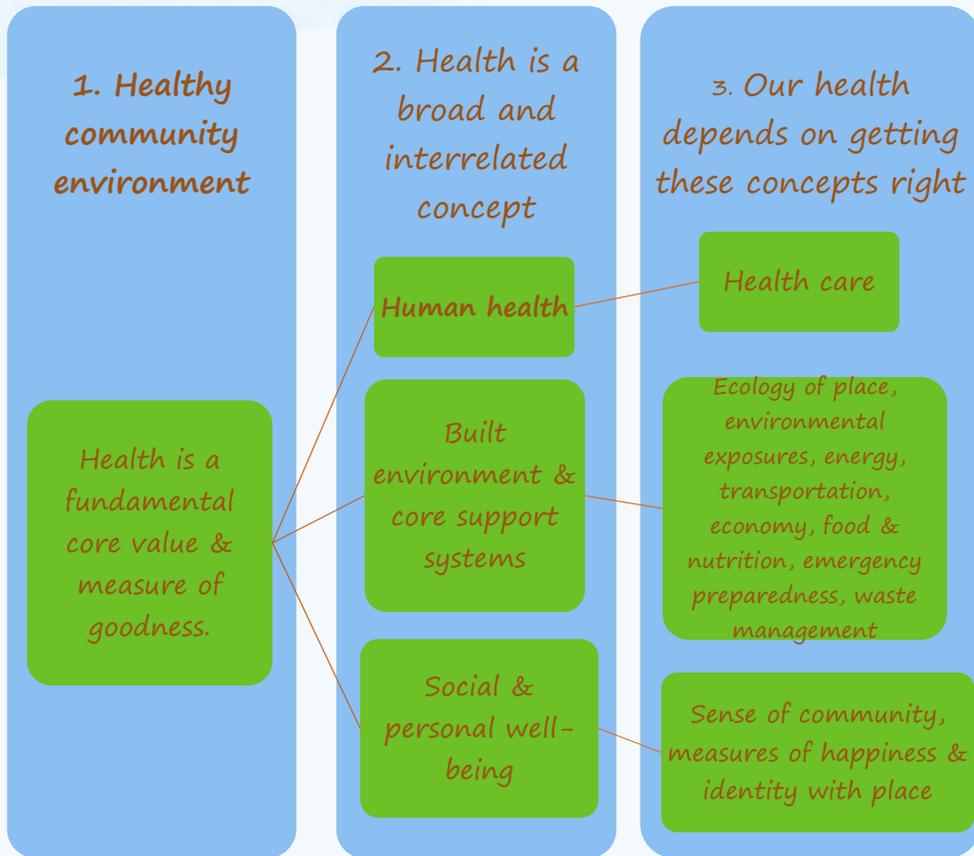
An inviting, distinctive sense of place based on the intrinsic qualities of our natural and built environment, valued historic and cultural assets, unique local character, and commitment to beauty, hand craftsmanship, and human scaled design including sustainable building practices and energy conservation.

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.

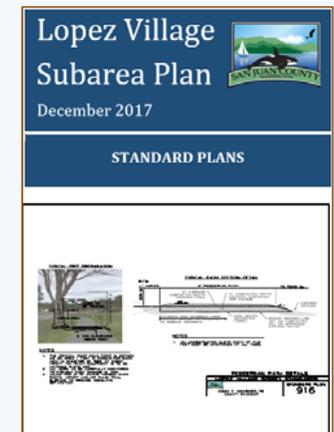
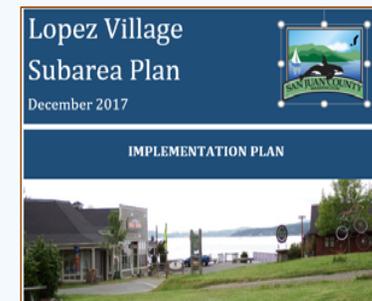
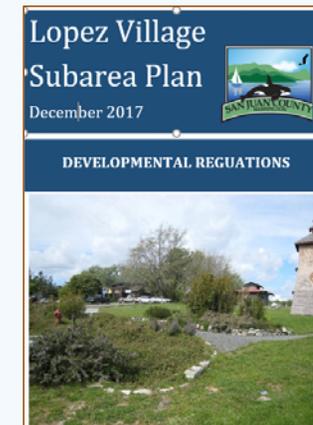
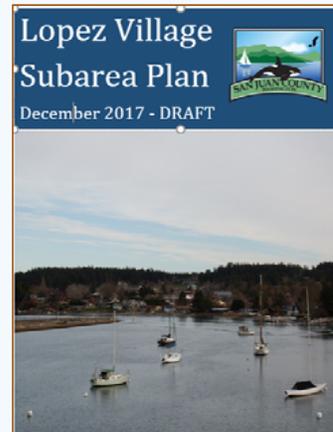
Key Concepts:



- *Protect the environment;*
- *Build a healthy community;*
- *Improve walkability;*
- *Support mixed-uses and variety of housing types; and*
- *Retain the Village's vibrant sense of place.*

In 2017 LVPRC refined the **Draft**:

- *Goals and policies;*
- *Development regulations, maps, and standard details;*
- *Implementation plan; and the*
- *Preliminary plan text*



2017 Draft Maps Completed

MAP	NOTES
Connectivity	Existing and proposed paths with crosswalks
Tree Planting	Locations for proposed trees and species
Parking	Proposed parking areas with crosswalks
Parking Entitlement Area	Lopez Village Association designation



Draft Development Regulations

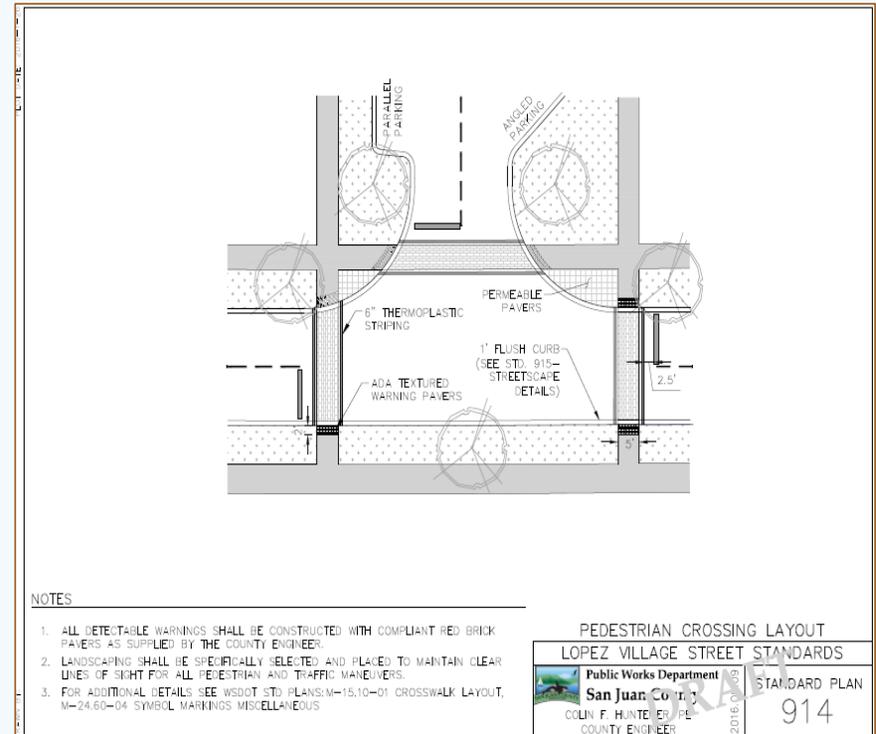
Land Use Table	Lopez Village		
	VC	VI	VR
Commercial Uses			
Animal shelters and kennels	P	N	N
Artisan activities	P	N	N
Auto fuel service stations and repair services	P	N	N
Bed and breakfast inn	P	N	P/ C
Bed and breakfast residence	P	N	P
Camping facilities	N	N	N

- Land use table
- Dark sky lighting;
- Sign;
- Landscaping;
- Parking; and
- Road standards.

Station 2: Color coded to proposed colors on the land use map, Y= use allowed outright (no land use permit required), N= not allowed, P=provisional use permit, C=conditional use permit

Draft Standard Details

STANDARD PLAN NO.	DESCRIPTION	NOTES
911	Typical Street Sections	No parking and parallel parking
912	Typical Street Sections	45 angle parking & main arterial
913	Parking Layout	
914	Pedestrian Crossing Layout	With crosswalks
915	Streetscape Details	With driveway
916	Pedestrian Path	Specifications
917	Pedestrian Bridge Requirements	Material Concepts



Draft Implementation Plan

	Project Description	Responsible	Priority	Cost	Funding Source	2019	2020	2021	2022	2023 - 2030
±	Identify and evaluate land to be used as a reserve parking lot.	LVPRC								
±	STORMWATER									
±	Lopez Village Bioswale Project FMB3 5&6 Improve existing roadside ditches	PW		\$97,500 \$80,600	PSP StormU					

2018 General Schedule

January - May

- Hold public workshops
- Refine drafts based on community input
- Land capacity analysis
- Prepare ordinances, Comp Plan revisions, SEPA

June - July

- Legal Review
- Planning Commission
- County Council

Your Involvement is Vital

Subscribe to receive emails about outreach events and public hearings at: <http://www.sanjuanco.com/list.aspx>

Visit the project website:

<http://www.sanjuanco.com/909/Lopez-Village-Subarea-Plan>

Complete a mini-poll until March 15 at:

<https://www.surveymonkey.com/r/3G8GHWK>

Email Comments to LVSPcomments@sanjuanco.com, or
Linda Kuller, SJC CD & P, P.O. Box 947, Friday Harbor, WA, 98250.

Lopez Village Subarea Plan

The Lopez Village Planning Review Committee was appointed by the County Council to develop a subarea plan proposal of the Lopez Village Urban Growth Area. The plan must be consistent with but more specific than the Comprehensive Plan. It will include specific policies, regulations, design standards and land use maps that will guide future development.

The project will build on the results of past participation efforts and design workshops. It will also be designed to address existing concerns and needs. Based on prior planning efforts, the Committee may focus on many issues, including but not limited to land use, capital improvements, development regulations, design standards, landscaping, parking, stormwater, habitat and pedestrian connectivity. This new effort will also ensure that the policies and plans created for Lopez Village address existing concerns and meet the local vision and needs.

Once draft proposals have been shepherded through the Lopez Village public participation process they will be transmitted to the Planning Commission and County Council for review and action.

If you would like further public and participative involvement in this



Public Involvement Opportunities

[March 7 Open House Agenda](#)

Take the Lopez Village Mini-Poll!

The Lopez Village Subarea Plan Mini-Poll is your chance to weigh in on Lopez Village Vision, proposed land use designations, tree-planting plan links below to explore components of the plan and to take the mini-poll.

[Click here to Explore components of the Lopez Village Subarea Plan](#)
[Click here for the mini-poll!](#)

Public Participation Plan

Public Participation Plan Available here
• <https://www.sanjuanco.com/DocumentCenter/View/695>

Subarea Plan

The links below will take you to the draft subarea plan documents available for public comment.

Subarea Plan	Vision Excerpt	Goals and Policies Excerpt	Development Regulations	Standard Details	Implementation Plan	Map Portfolio
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Documents from staff

- [2018-02-22 Preliminary Draft Lopez Village Subarea Plan](#)

Public Comments

Lopez Village Subarea Plan Mini-Poll

Lopez Village Subarea Plan Mini-Poll

Lopez Village Subarea Plan documents and maps can be accessed [here](#). Please review these documents while considering the following questions.

Please enter your response by either moving the slider or entering a number between 1 and 10 in the field below each question.

Questions





