

Wednesday, March 7, 2018

RE: Lopez Village Subarea Plan

Dear Lopez Village Planning Committee, San Juan County Planners, Planning Commission, & County Council.

My name is Marie (Gallanger) Forster I am the daughter of Frank and Vera Gallanger and granddaughter of Bill and Annie Gallanger who arrived to Lopez in 1889 and were two of the early settlers on the island. My family owns an eleven acre undeveloped plot of land along Hummel Lake Road (32 Hummel Lake Road, parcel #252322001000) which is the largest lot within the current Urban Growth Area (UGA). Not only does this parcel of land qualify my family as a substantial stakeholder in the Lopez Village Subarea plan, but we also have a long-standing vested interest in the Lopez Island community.

In looking over the preliminary draft of the Lopez Village Subarea Plan, we are excited to see healthy community at the center-point of the land use goals and policies, but also find it important to provide additional context about our property for the committee's consideration. This Hummel Lake property has been owned by my family for more than 80 years and we have been strategically waiting to develop it until a time that would be most beneficial to the Lopez Island residents and community. It's also worth noting that we intend to keep this particular property in our family for generations which has caused us to be even more intentional about its future development. As a result, we find it crucial that our land stay as it is currently zoned and be designated as Lopez Village Commercial as opposed to Lopez Village Residential. We believe with our property zoned commercial we can support the community, economy, and environment in a plethora of ways including, but not limited to: the development of affordable housing, mixed-use development, and the utilization of green building techniques. These tenets are consistent with a number of specific goals and policies outlined in the Lopez Village Subarea Plan, included below:

**Healthy Community**

- Goal 5. *Policy 5a.*
- Goal 7. *Policies 7e-f.*
- Goal 8. *Policies 8a-c.*

**Natural Systems and Habitat**

- Goal 5. *Policy 5c.*

**Land Use**

- Goal 1. *Policy 1c.*
- Goal 2. *Policy 2e.*

**Housing**

- Goal 3.
- Goal 4.

The utilization of green building methods will improve the community, environment, and economic vitality of this unique island; also known as the triple bottom line. With low impact development, sustainable site use, and green building practices our large parcel of land would have a significant positive impact with the use of sustainable practices. We are aware of green certification programs and standards (e.g. LEED and Salmon Safe) as well. Proper stormwater management (e.g. low impact development, bioswales, minimum amount of impervious surface, etc.) would enhance water quality and quantity. Sustainable development considers all of these items: materials, location (walkability) and use of water, energy and the site. There are many innovative products and designs for sustainable development, including but not limited to, solar panel roof tiles and tree shaped wind turbines with small turbines shaped like leaves. Sustainable development builds with the future in mind, and leaving this parcel zoned commercial will allow our family to provide the Lopez community the maximum benefits of the triple bottom line. This type of commercial development, that we are most interested in, would support the proposed Subarea Plan goal 7 to *create resilient, renewable, flexible, efficient, and durable systems that contribute to health and quality of life.*

I am confident that a mixed-use development would offer a method for protecting the Lopez Village's natural resources and character, as well as fulfill the needs of the Lopez Village UGA and growing market demand. Mixed-use buildings or complexes will provide a compatible variety of housing and everyday shopping, services, and restaurants in a location accessible by foot, bicycle, and automobile. New or existing buildings will provide business and housing needs which aligns with the UGA. This type of commercial development would also support the Lopez Village Vision statement:

*"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. "*

We look forward to engaging in further discussion soon about this plan and appreciate your consideration on an issue (and property) that is very near and dear to my family's heart.

Sincerely,

*Marie G. Forster*

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