

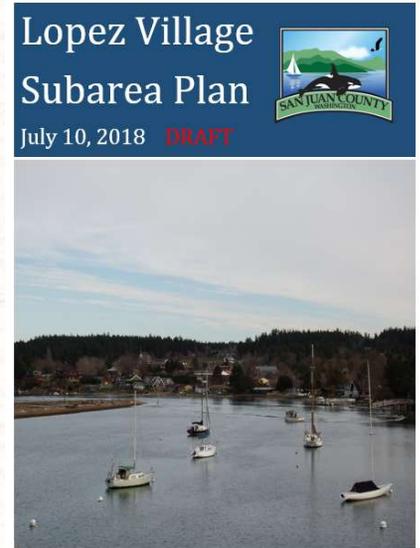
Lopez Village Subarea Plan Update

Draft Land Capacity Analysis

July 20, 2018 Briefing for
Joint County Council and Planning Commission

Presentation Overview

- Schedule
- Land use designations
- Some proposed changes to standards
- Land Capacity Analysis - General overview
- Land Capacity Analysis - Existing designations/regulations
- Land Capacity Analysis - Proposed designations/regulations



Project Schedule

July 20: LVPRC special meeting

July 27: Finalize LVPRC recommendation: draft plan, regulations, and standard details

August 1: Transmit recommendation

August 8: Commerce 60-day notice and SEPA Determination

August 10: Mail public hearing notice to property owners in UGA and surrounding 300 feet

Project Schedule

August 17: Joint briefing: Council and Planning Commission

September 5: Public hearing ad published

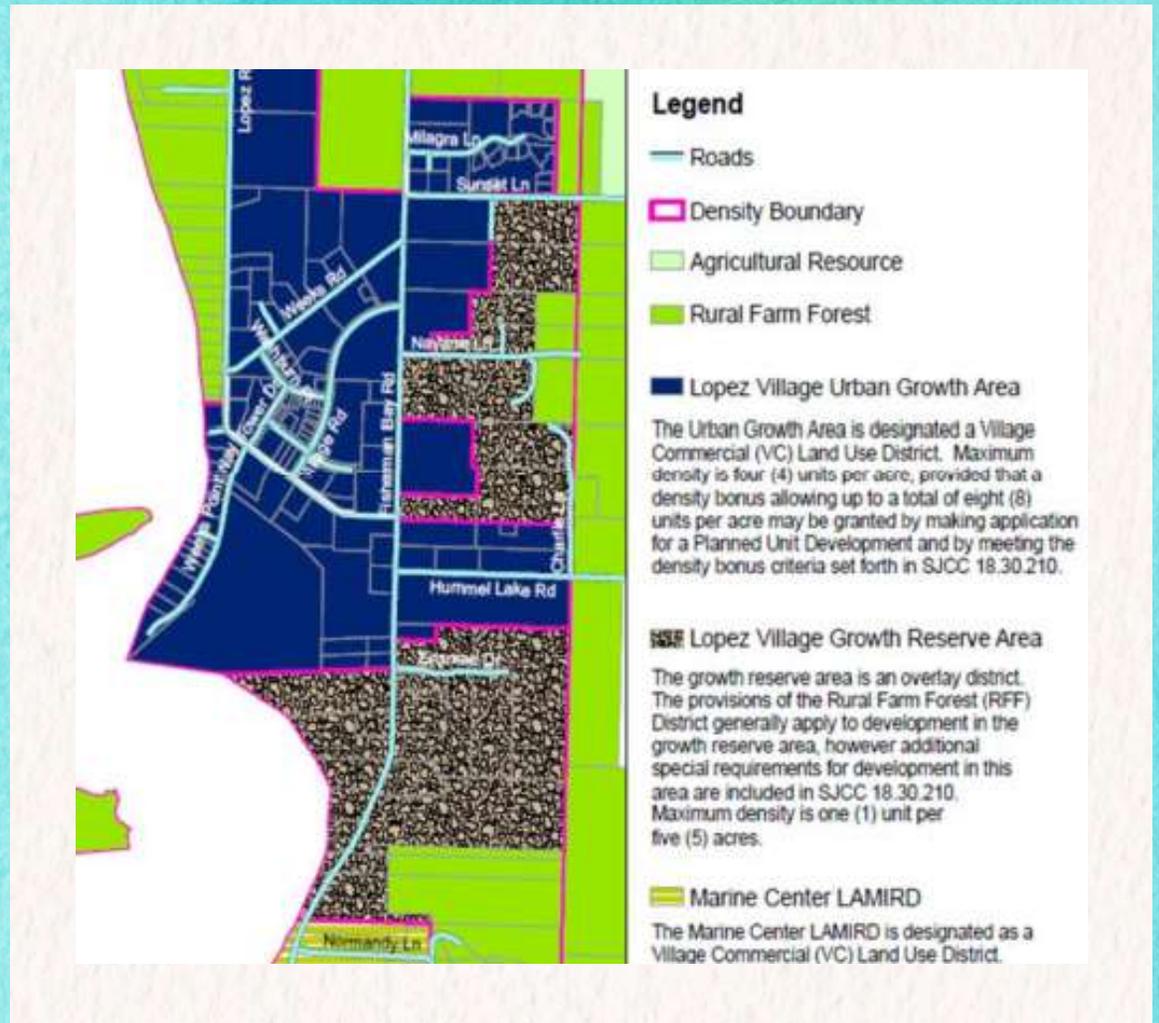
September 21: Joint public hearing on Lopez Island – LCCA

September 21: Planning Commission recommendation to Council

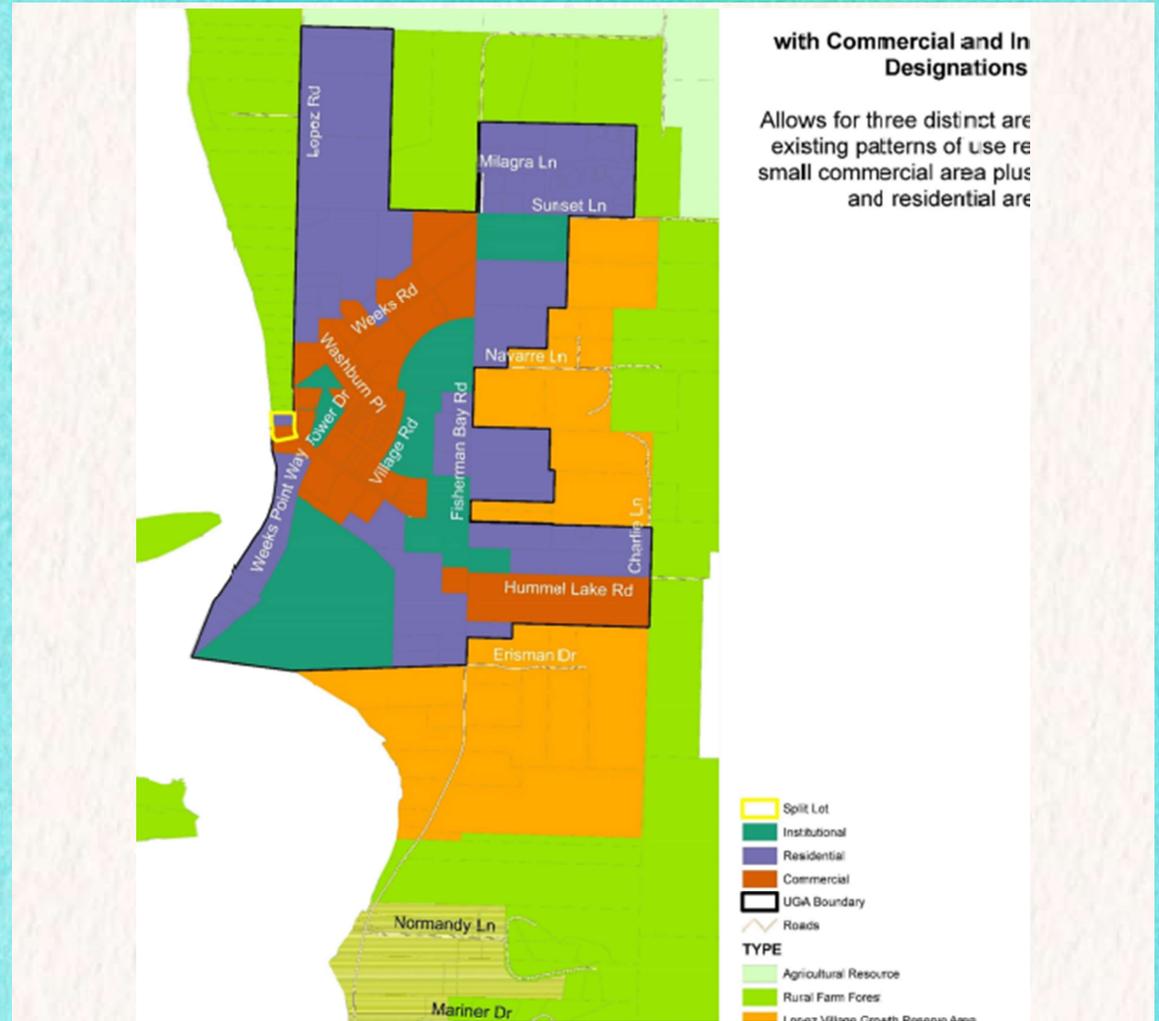
October 22/23: County Council deliberations

Existing Land Use MAP

Blue = UGA



Draft Proposed Land Use Map



Existing and Proposed Comparisons

Existing

- Land use designation: Commercial
- 4 dwelling units per acre
- 2.5 stories
- 65% lot coverage in VC
- Building envelope 100%
- Affordable housing bonus to 8 du/acre

Proposed

- Land use designations: Commercial, Residential and Institutional
- Six dwelling units per acre
- 3 stories
- 65% max impervious surface in VC and VI and 40% VR
- Max building footprint per building: 6,000 in VC and VI and 3,000 VR
- Affordable housing bonus to 12 du/acre

Land Capacity Analysis - Orientation

- Discretion is allowed under the Growth Management Act (GMA)
- We can choose how to plan to accommodate the growth expected over the twenty-year planning horizon.
- Current SJC policy: Size UGAs to accommodate 50% of an island's growth.
- The LCA helps us determine how and what growth can be accommodated through 2036, and
- Whether there is sufficient developable land to meet the GMA housing goals.

Land Capacity Analysis (LCA) - Two Scenarios

The LCA for the Lopez Village Urban Growth Area was conducted under two scenarios:

Existing and proposed land use designations and development regulations.

Land Capacity Maps, Assumptions and Spreadsheet: On-line

<https://www.sanjuanco.com/1369/Subarea-Plan>

Subarea Plan

Home › Your Government › Community Services › Community Development › Long Range Planning › Lopez Village Subarea Plan › Subarea Plan

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

- [2018-07-10 Draft Subarea Plan](#)
- [2018-07-12 Lopez Vil UGA Land Capacity](#)
- [2018-07-12 Lopez Vil UGA Proposed Subarea Plan Capacity](#)

Public Comments

Subarea Plan

Schedule and Events

Public Involvement Opportunities

Staff Presentations

Public Comments

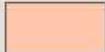
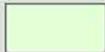
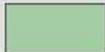
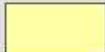
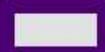
FAQ

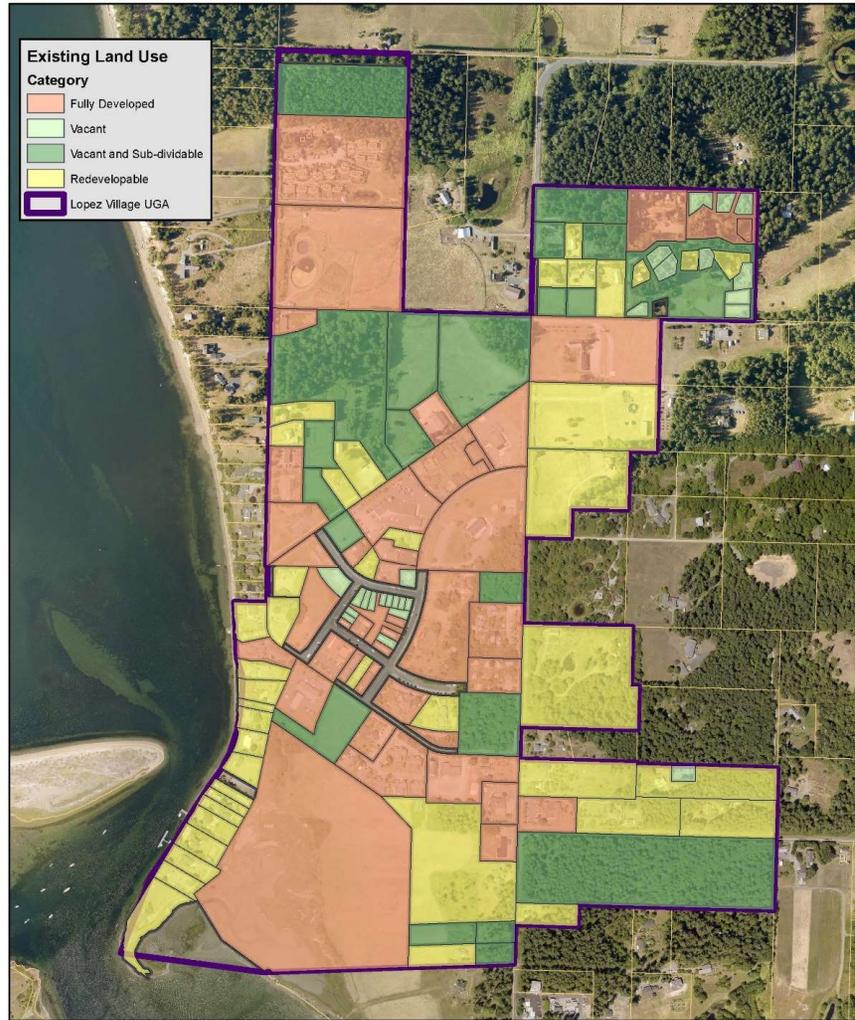
Planning Commission Action

County Council action

Links and References

Existing Land Use Category

-  Fully Developed
-  Vacant
-  Vacant and Sub-dividable
-  Redevelopable
-  Lopez Village UGA



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San Juan County - Lopez Village Land Use Development Category

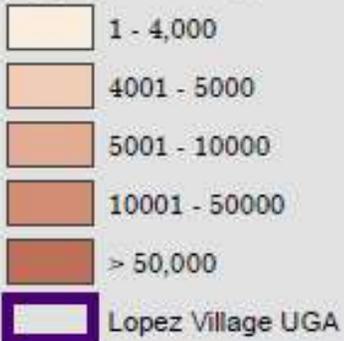
0 0.03 0.06 0.12 0.18 0.24 Miles

Map Prepared
7/10/2018

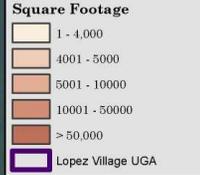


Development Category

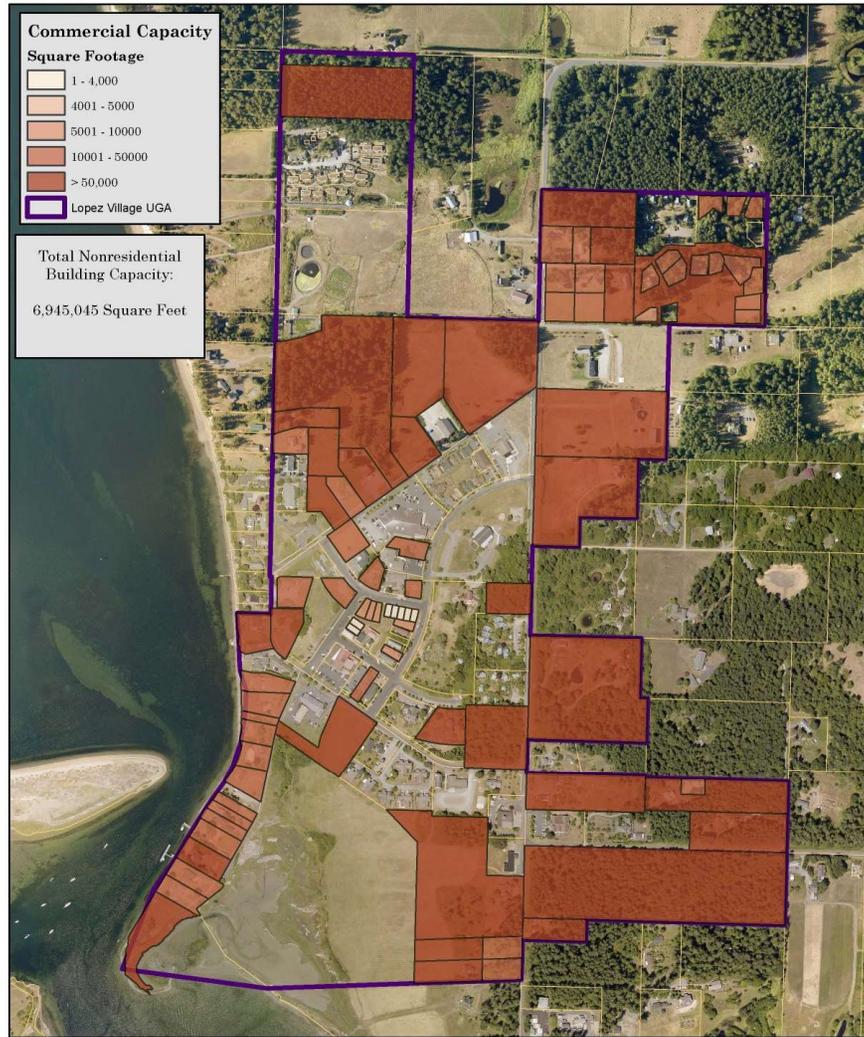
Commercial Capacity Square Footage



Commercial Capacity Square Footage



Total Nonresidential
Building Capacity:
6,945,045 Square Feet



Existing Commercial Capacity

DRAFT



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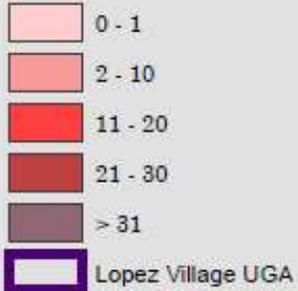
San Juan County - Lopez Village Land Use Existing Commercial Capacity



Map Prepared:
7/10/2018

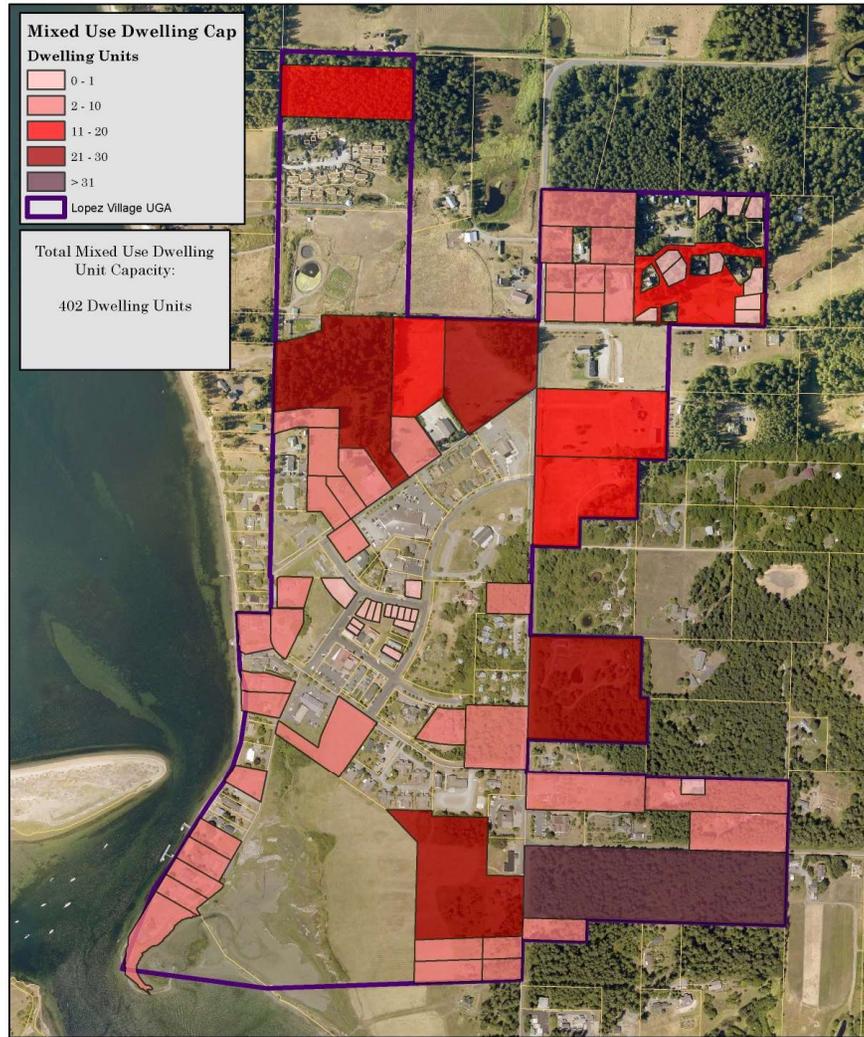


**Mixed Use Dwelling Cap
Dwelling Units**



**Total Mixed Use Dwelling
Unit Capacity:**

402 Dwelling Units



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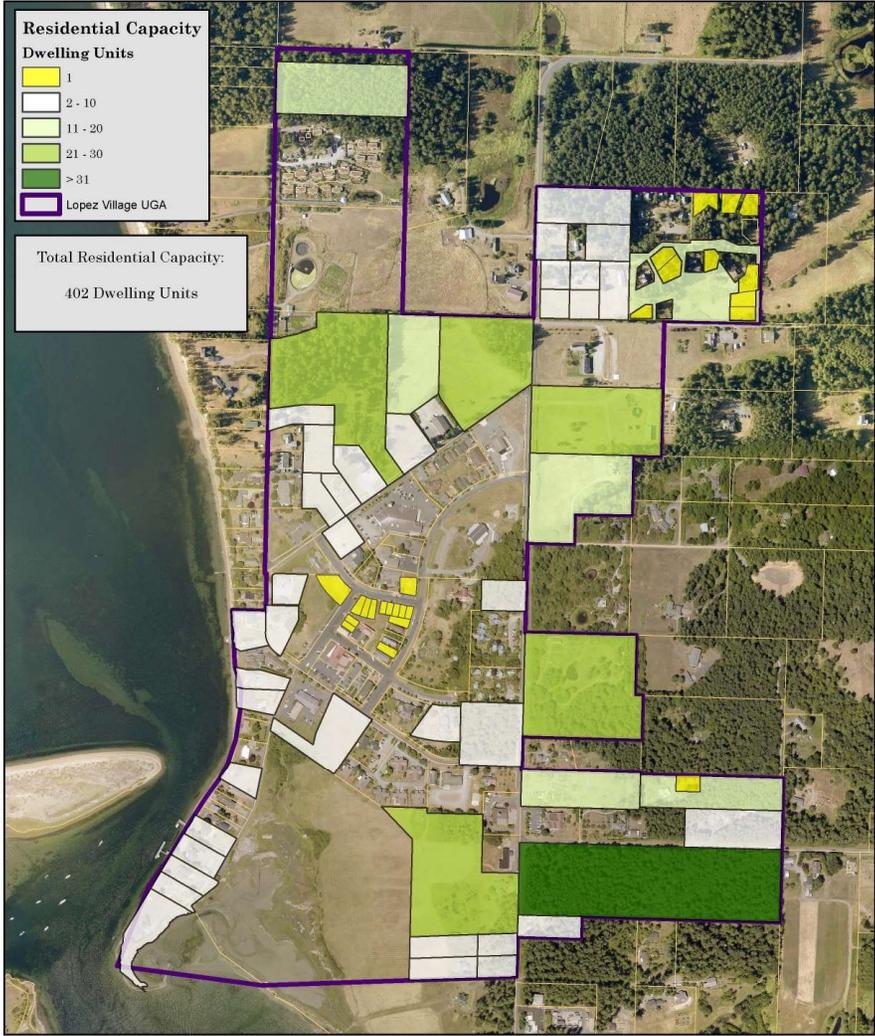
**San Juan County - Lopez Village Land Use
Existing Mixed Use Dwelling Unit Cap.**



Map Prepared:
7/10/2018



Existing Mixed Use Dwelling Unit Cap.



Existing Dwelling Unit Capacity

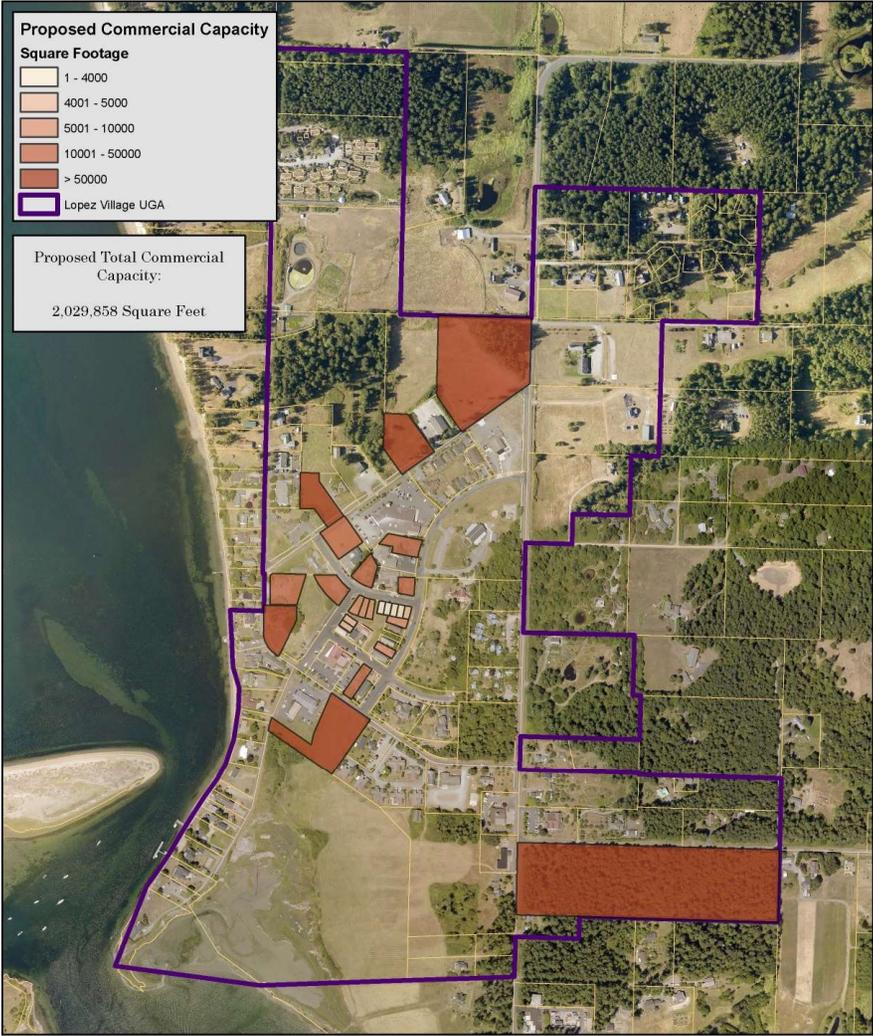
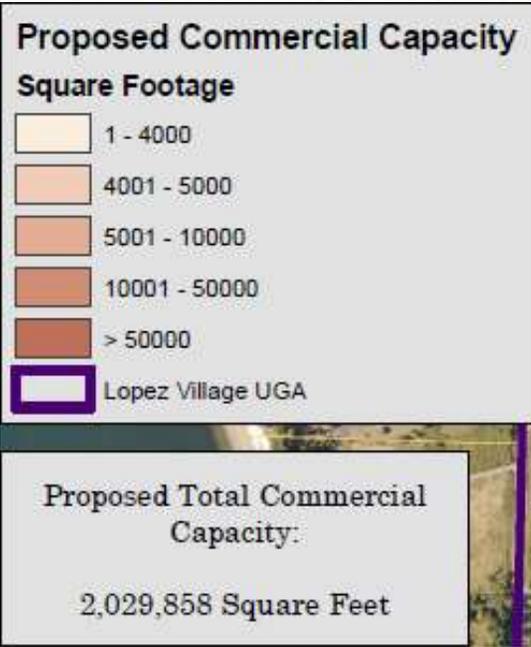


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San Juan County - Lopez Village Land Use
Existing Dwelling Unit Capacity



Map Prepared: 7/10/2018



Proposed Commercial Capacity



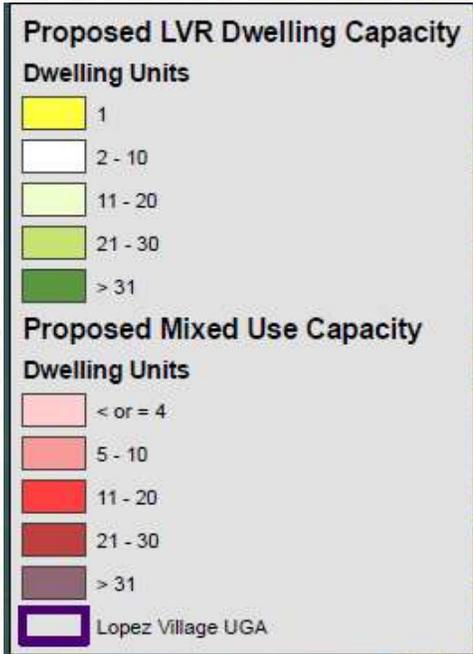
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San Juan County - Lopez Village Land Use Proposed Commercial Capacity



Map Prepared 7/10/2018



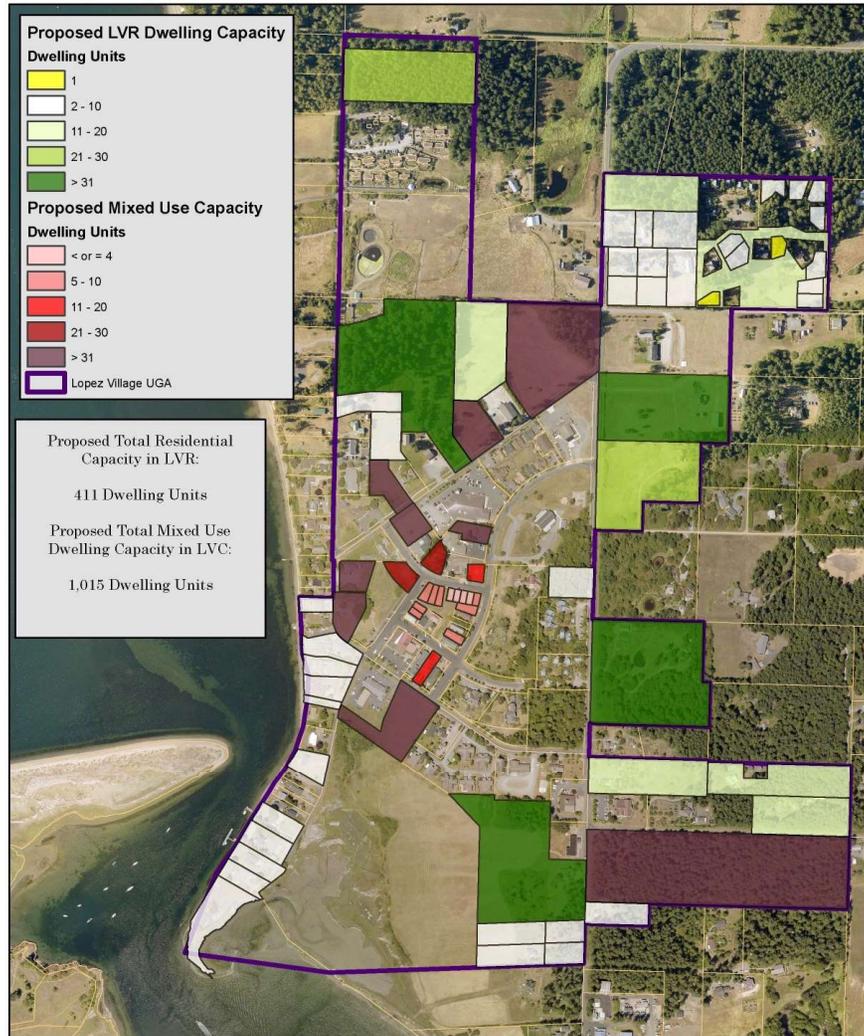


Proposed Total Residential Capacity in LVR:

411 Dwelling Units

Proposed Total Mixed Use Dwelling Capacity in LVC:

1,015 Dwelling Units



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San Juan County - Lopez Village Land Use

Proposed Residential Capacity

0 0.03 0.06 0.12 0.18 0.24 Miles

Map Prepared: 7/10/2018

Proposed Residential Capacity

Existing Land Use designation

Lopez Village Subarea Plan
Land Capacity Analysis
July 13, 2018

Existing Land Use Designations

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

Proposed Land Use Designation

Lopez Village Subarea Plan Land Capacity Analysis July 13, 2018 Proposed Land Use Designations

2036 Lopez Population 2936
April 1, 2016 Population 2466

	Gross		Market Factor Reductions					Net		Population Capacity (2.04 persons per household)	Capacity Excess/ (Shortfall)	Additional Population 2016-2036	470
	Additional Residential Capacity (Dwelling Units)	Additional Non-Residential Capacity (Building square feet)	Public Use Factor (5%)	Market Factor (25%)	Seasonal/ Recreational Home Factor (35%)	Subtotal Reductions	Deduct Existing Building SF or Dwelling Unit	Additional Residential Capacity (Dwelling Units)	Additional Non-Residential Capacity (Building square feet)				
Scenario A - LVC develops with 100% commercial													
Lopez Village Commercial	0	2,029,859	101,493	507,465		608,958	3129		1,420,901				
Lopez Village Institutional	-	-											
Lopez Village Residential	411	-	21	103	144	267	25	119		242			
Total	411	2,029,859						119	1,420,901	242	7	235	
Scenario B - LVC develops with 50% commercial and 50% residential													
Lopez Village Commercial	1015	1,011,801	50,590	252,950		303,540	3129		708,261				
Lopez Village Institutional	-	-											
Lopez Village Residential	411	-				included below				-			
Total	1,426	1,011,801	71	356	499	927	25	474	708,261	967	732	235	
Scenario C - LVC develops with 100% multi-family													
Lopez Village Commercial	2,030	-					3129						
Lopez Village Institutional	-	-											
Lopez Village Residential	411	-				included below							
Total	2,441	-	122	610	854	1,586	25	829	-	1,692	1457	235	

Questions?

