

DRAFT

Lopez Village Subarea Plan

August 3, 2018 DRAFT



IMPLEMENTATION PLAN



DRAFT Lopez Village Subarea Plan Implementation Task List

General Key

CP = County Parks
 PW = Public Works
 LB = Land Bank
 CO = General
 DCD = County Planning
 C = Chamber
 LVPRC = Lopez Village Planning and Review
 Committee

Funding Key

RF = Road Fund
 F = General Fund
 GR = Grants
 PR =Private/donation/dedication/partner
 LTAC = Lodging tax
 PSP = Puget Sound Partnership
 StormU = Stormwater Utility
 REET= Real Estate Excise tax

Project Description	Responsible	Priority	Cost	Funding Source	2017	2018	2019	2020	2021	2022	2023	2024-2036
GENERAL												
Provide education and outreach on the new subarea plan, regulations and standards.	LVPRC and DCD											
Develop a permit application submittal review checklist for projects located in Lopez Village	LVPRC and DCD											
Create a Lopez Village development webpage with links to the Subarea Plan, regulations, standards and other resources.	DCD											
RECREATION												
Construct a play area for small children	Community, COC, Parks/ Fair											
OPEN SPACE AND VIEW CORRIDORS												
Support the development and preservation of heritage trees and hedgerows.	LVPRC, WSU, Master Gardeners											
Support tree planting from the Park to the Heritage orchard	LVPRC, WSU, Master Gardeners											
Support tree plantings from the west end of Eads Road to the heritage Orchard	Parks & Fair											
Develop guidelines to help land owners and developers protect viewsheds in the Village	LVPRC		DCD assistance /bulletin									

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PARKS												
Develop public outdoor gathering space and landscape guidance for the intersection of Eads, and Tower roads.	Parks, COC, LVPRC, Local SME											
Project Description	Responsible	Priority	Cost	Funding Source	2017	2018	2019	2020	2021	2022	2032	2023-36
ROADS												
Refresh parking lines in front of Edenwild, Eads Land, around Block A and Tower Lane.	PW											
Consider the placement of a no parking sign at the southern side of Eads Lane.												
2018 Transportation Improvement Program project number 23: Lopez Road Trail: Improve and complete the existing trail network along Lopez Road.	PW – 2018 TIP		\$85,000									
Consider 3 way stop signs at Lopez Village Market and eastside.	PW											
Consider Hamlet mailbox installation and flags for street crossings.	PW											
Conduct a traffic circulation study for the Village.	PW											
SPEED LIMITS												
Work with the County to adopt a 20 MPH speed limit in the Village.	LLVPRC, PW Sheriff											
STORMWATER												
Lopez Village Bioswale Project FMB3 5&6 Improve existing roadside ditches	PW		\$97,5000 \$ 80,600	PSP StormU								
Additional grant funded projects.												

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Project Description	Responsible	Priority	Cost	Funding Source	2017	2018	2019	2020	2021	2022	2023-36
Prepare site-specific report on Type F stream near Farmers Market. Work with WA. Fish and Wildlife to re-assess –Type F stream designation	PW		Staff Time								
Fix/restore vegetation in channel of previous F stream	PW										
Lopez Farmers Market Project FMB 4 Enhance 640 feet of existing drainage ditch to a bioswale from FB Road to existing piped system on Eads Lane	PW		\$50,000 \$85,000	StormU REET							
GROUNDWATER											
Continue monitoring groundwater wells in the Village and work to obtain secure funding for future monitoring.	HCS			HCS GR							
NONMOTORIZED TRANSPORTATION											
Encourage and provide education on safe bicycling and distribute PW Lopez Island Bicycling Map	PW, Lopez Trails Committee, COC										
Develop trails in Block A of the LVA plat											
Work with Public Works to provide appropriate crosswalk and Village entrance signage indicating that the Village is a Pedestrian Village	LVPRC, COC										
Evaluate the need for additional crosswalks including the potential in the North and South corners of Washburn and Tower roads.	LVPRC, PW			PW							
Work with Trail organizations and the County to explore development of a trail from the Village to the Marina.	LVPRC, Parks, PW, Lopez Trails			PW, GR							
Work with Trail organizations and community to consider explore the creation of a pedestrian path connecting the Museum, Village Park, pharmacy and Eads Road.	LVPRC, Parks, PW, Lopez Trails			GR							
PARKING											
Parking Credit Register: Update DCD permit tracking system to track parking supply and use of public parking spaces.	DCD										

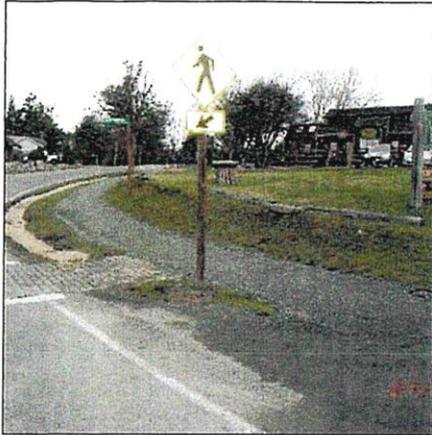
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Project Description	Responsible	Priority	Cost	Funding Source	2017	2018	2019	2020	2021	2022	2023-36
Develop a shared parking agreement template for developers.	LVPRC, DCD and PA										
Develop a parking fund and parking land bank.	SJC DCD and Auditor										
Install NO PARKING signs along the entire south side of Eads Lane West from Tower Drive to Village Road.											
Work with Council to adopt a parking space fee for adoption by resolution.	LVPRC, DCD										
Identify and evaluate land to be used as a reserve parking lot.	LVPRC										
VILLAGE ENTRANCE											
Develop landscape guidance for Village entrances that promote pedestrian circulation.	LVPRC, COC, Master Gardeners										
OFF PREMISE SIGNS											
Designate sign pad areas consistent with the code and provide public education to COC	LVPRC, COC										
DEVELOPMENT REGULATIONS AND DESIGN GUIDELINES											
Refine draft design guidelines	LVPRC, DCD		DCD staff time/publishing								



No. 23

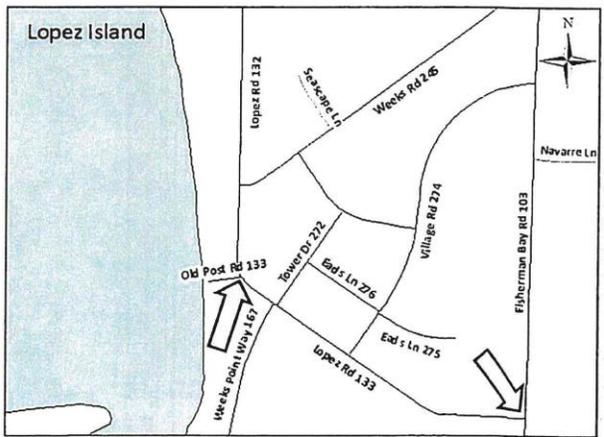
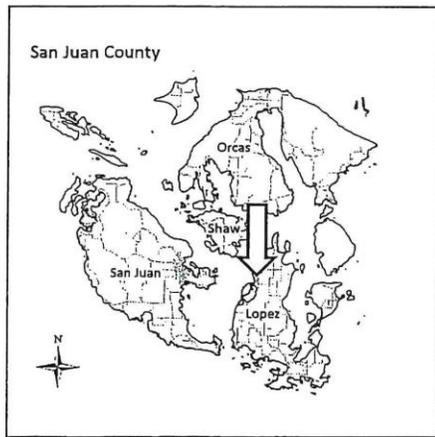
LOPEZ ROAD TRAIL



Total Estimated Cost:	\$85,000
Fund Source:	100% Local Road Funds
County Road No:	133
Milepost:	Begin 0.00 (Intersection of Fisherman Bay Rd) End 0.28 (Intersection of Old Post Ro)
Posted Speed Limit:	25 mph
85% Speed:	28.4 (MP 0.56 2015)
Traffic Volume:	1200-2000 AADT
5 Yr Accident History:	None

Project Objective:
Improve and complete the existing trail network along Lopez Road.

Project Need:
This project provides for the creation, connection and improvement of the existing trail network along Lopez Road between Old Post Road and Fisherman Bay Road. Portions of this road had gravel trails installed in the 1994 Lopez Road Improvement Project.



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Lopez Village Farmers Market

Project #: FMB4 Island: Lopez

Description / Purpose:	Enhance 640 lf of existing drainage ditch to a bioswale from Fisherman Bay Road to existing piped system on Eads Lane using vegetation and bioengineering to address bank erosion during large storms. This will pretreat stormwater without altering this designated F-channel, that requires complex permitting if the site was altered with grading. Project is an alternative until the County resolves the F-channel designation, and addresses parking upgrades in the village.
Rationale: Plans / Studies & Specifics:	Top 5 Stormwater Project in the San Juan County Stormwater Basin Planning Report. There is a significant amount of erosion and channel scour taking place in the existing drainage.
Notes:	Bioswale may be moved or reconfigured in the future to accommodate road and parking improvements. This effort will address water quality concerns without substantial added expense. Current planning budget reflects the efforts made to determine the feasibility of previous proposals.

Anticipated Funding Sources	
Stormwater Utility	\$ 50,400
SFAP Ecology Grant	\$ -
PSP Grant	\$ -
REET II Grant	\$ 85,000
PIC Grant	\$ -
Bonding	\$ -
Total =	\$ 135,400



Proposed Budget									
Phase	Previous	FY2017 Budget	FY2018	FY2019	FY2020	FY2021	FY2022	FY2023	Total Budget
Land Appropriation	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Planning	\$ 21,482	\$ 28,903	\$ 1,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 51,400
Design	\$ -	\$ -	\$ 10,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,000
Permitting	\$ -	\$ -	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Construction	\$ -	\$ 5,000	\$ 51,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 56,000
Project Establishment	\$ -	\$ -	\$ -	\$ 5,000	\$ 3,000	\$ -	\$ 2,000	\$ -	\$ 10,000
Closeout	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,000	\$ -	\$ -	\$ 1,000
Total =	\$ 21,482	\$ 33,903	\$ 67,000	\$ 5,000	\$ 3,000	\$ 3,000	\$ -	\$ -	\$ 135,400

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Lopez Village Bioswales

Project #: FMB3, 5,& 6 Island: Lopez

Description / Purpose:	Modify 3-foot wide vegetated bioswales for stormwater pollution control along Weeks Road, Lopez Road, and Washburn Place. Rehabilitate the 10-foot wide bioswale at the Weeks Wetland Outfall. Total length of all swales is approximately 3,600 lf. Estimate also includes upgrades of cross culverts in some locations.
Rationale: Plans / Studies & Specifics:	Improving existing roadside ditches to stormwater treatment bioswales is the most efficient way to improve stormwater treatment through Lopez Village UGA. Project replaces FMB6 - Lopez Village Water Quality Treatment Facility, FMB3 - Weeks Wetland Swale Improvement, and FMB5 - Washburn Place Conveyance.
Notes:	The Weeks Wetland Outfall is a designated F-type stream (County is working on modification request). If excavation is necessary for proper drainage at the weeks wetland outfall, the work could require a SEPA and Near Shore Substantial Development Permit, JARPA and HPA permits if not previously classed as a stormwater facility in the County and state records. There is an Archeological buffer zone in the project area of the wetlands as well. The cost estimate does not include these permit factors at this time.

Anticipated Funding Sources	
Stormwater Utility	\$ 80,600
SFAP Ecology Grant	\$ -
PSP Grant	\$ 97,500
REET II Grant	\$ -
PIC Grant	\$ -
Bonding	\$ -
Total =	\$ 178,100



Proposed Budget									
Phase	Previous	FY2017 Budget	FY2018	FY2019	FY2020	FY2021	FY2022	FY2023	Total Budget
Land Appropriation	\$ -	\$ -	\$ 10,200	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,200
Planning	\$ -	\$ -	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Design	\$ -	\$ -	\$ 27,800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 27,800
Permitting	\$ -	\$ -	\$ 10,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,000
Construction	\$ -	\$ -	\$ 55,550	\$ 55,550	\$ -	\$ -	\$ -	\$ -	\$ 111,100
Project Establishment	\$ -	\$ -	\$ -	\$ 1,000	\$ 1,000	\$ -	\$ -	\$ -	\$ 2,000
Closeout	\$ -	\$ -	\$ -	\$ -	\$ 2,000	\$ -	\$ -	\$ -	\$ 2,000
Total =	\$ -	\$ -	\$ 108,550	\$ 56,550	\$ 3,000	\$ -	\$ -	\$ -	\$ 178,100