

Adam Zack

From: Erika Shook
Sent: Monday, July 1, 2019 8:56 AM
To: Comp Plan Update
Subject: FW: EPRC Land Capacity Analysis COMMENTS.xlsx
Attachments: EPRC Land Capacity Analysis COMMENTS.xlsx

From: Paul Kamin EWUA <pkamin@rockisland.com>
Sent: Friday, June 28, 2019 4:46 PM
To: Erika Shook <erikas@sanjuanco.com>
Subject: EPRC Land Capacity Analysis COMMENTS.xlsx

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Erika,

Attached is the latest version of EPRC's LCA comments for Eastsound. We have had 2 work group meetings, and are having our 3rd tonight.

Looking forward to the conversations to follow.

In the Spirit of Service,

Paul Kamin
General Manager
Eastsound Water Users Association
360 376 2127
pkamin@rockisland.com

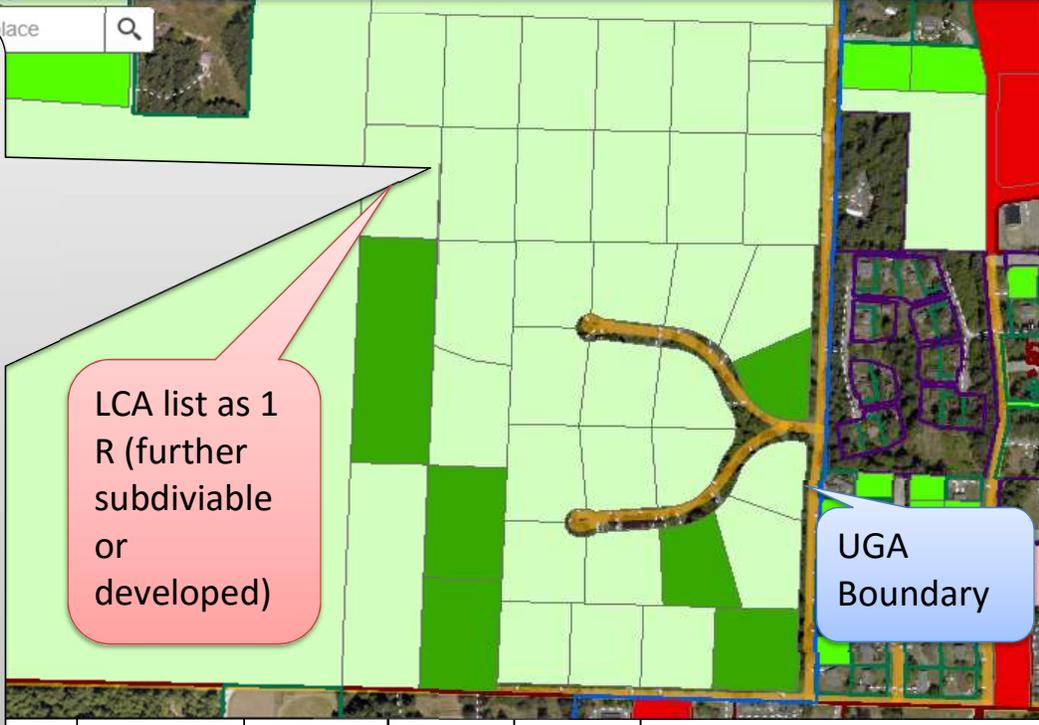
| | EPRC Land Capacity Analysis COMMENTS | | | Pkamin/EPRC | | Revised 6/24/19 |
|------------------|--------------------------------------|-----------------------|-------------------|-----------------|---------------|--|
| | From 6/20/19 meeting | | | | | |
| Reference LINE # | Parcel# | Common Name | Address | SJC Designation | EPRC Proposal | Comments |
| 1 | 271553208000 | Trading Post | 488 Prune | 4 MU | 0 R | fully developed, historically residential |
| 2 | 271414013000 | Roses Café | 382 Prune | 2 MU | 0 MU | Rose's occupies two adjacent parcels, both fully developed |
| 3 | 271414014000 | Hennigson | N of library park | 2 MU | 2 P | Owner intent is to preserve as part of park. |
| 4 | 271455108000 | Budnick | 176 Prune | 4 MU | 0 MU | Property Value and owners unlikely to support redevelopment |
| 5 | 271455106000 | Island Market Parking | | 2 MU | 0 MU | Existing parking required to support Market, thus lot not available for future development |
| 6 | 271455104000 | Island Market Parking | | 2 MU | 0 MU | Existing parking required to support Market, thus lot not available for future development |
| 7 | 271455101000 | CenturyLink | 423 Main | 0 CL | 0 P | CenturyLink is UTILITY vs Commercial lot fully developed. |
| 8 | 271455102000 | Lower Tavern | 46 Prune | 4 MU | 0 MU | Tavern is successful business, hard to imagine lot being redeveloped |
| 9 | 271455205000 | Templin's Parking Lot | | 2 MU | 0 MU | Existing Parking required for Templin's thus lot not available for new development |
| 10 | 271455205000 | Kitchen/Barnicle | 238 N. Beach | 4 MU | 0 MU | Building value inaccurate following recent improvements, decks, kitchen,bath, barnicle..... |
| 11 | 271414020000 | Crawford | 432 N. Beach | 0 CL | 4 MU | Two lots linked due to parking requirements. Combined value of both lots meets "redevelopable bldg/lot equation. (long standing vacancy also suggests redevelopable designation) |
| 12 | 271452204000 | Crawford | 433 N. Beach | 2 MU | | |
| 13 | 271452207000 | Woodward | 474 N Beach | 0 R | 0 MU | current use includes both commercial and residential. |
| 14 | 271453101000 | Aldort | 497 Pine | 2 MU | 4 MU | Current use is multi family residential, even though building value is low. |
| 15 | 271453102000 | Aldort | 485 Pine | 2 MU | 4 MU | Current use is multi family residential, even though building value is low. |
| 16 | 271453103000 | Aldort | 469 Pine | 2 MU | 4 MU | Current use is multi family residential, even though building value is low. |
| 17 | 271453106000 | Jewell | 463 Rose | 4 MU | 0 R | New Manufactured home, unlikely to be redeveloped anytime soon. |
| 18 | 271453201000 | Cable Comp. | School and Pine | 2 MU | 4 MU | Utility designation? Certainly redevelopable, but not vacant. |
| 19 | 271454105000 | Islanders Bank | Fern St | 0 CL | 0 MU | This lot is bank parking, not fully developed, but neither is it redevelopable. |
| 20 | 271454106000 | Islanders Bank | 475 fern | 2 MU | 0 MU | Islanders Bank Building, not vacant |
| 21 | 271454205000 | Islanders Bank | 475 fern | 2 MU | 0 MU | Islanders Bank Building, not vacant |
| 22 | 271453303000 | M Williams | 451 Madrona | 4 MU | 0 R | Permitted for addition of 2nd living unit, will change value ratio |
| 23 | 271453306000 | S Mustard | 411 Madrona | 4 MU | 0 MU | Relatively new Mixed commercial/residential construction, hard to imagine redevelopment |
| 24 | 271454305000 | Andrew | 261 Madrona | 0 CL | 0 MU | currently residential rental, former commercial |
| 25 | 271441004000 | Island Market | | 0 CL | | Recent BLM added approx. .33 acre parcel abutting Fern, certainly purchased for some form of additional development. |

| | | | | | | |
|----|-------------------|------------------|--------------------------|-------|------------|--|
| 26 | 271453401000 | Madrona Manor | 480 Madrona | 4 MU | 0 R | Relatively new residential building, unlikely to be redeveloped in 20 yr horizon |
| 27 | 271453403000 | Orr | 452 Madrona | 4 MU | 0 R | Existing residence, barely meets redevelopment value ratio |
| 28 | 271453404000 | Arbutus | 434 Madrona | 0 CL | 0 MU | Existing residential and commercial tenants |
| 29 | 271453407001 | OPAL | 432 Madrona | 4 MU | 0 R | OPAL homeowner lease precludes redevelopment, must remain affordable housing. |
| 30 | 271453408001 | OPAL | 433 Madrona | 4 MU | 0 R | |
| 31 | 271460032000 | Wulff | | 2 MU | 0 MU | Required Parking for 596 Main |
| 32 | 271460033000 | Wulff | | 2 MU | 0 MU | Required road access for 596 Main |
| 33 | 271460052000 | Gudgell | | 4 MU | | Limited redevelopment potential. Parking required for other developments. |
| 34 | 271460075000 | Gudgell | | 2 MU | | Limited redevelopment potential. Parking required for other developments. |
| 35 | 271451011000 | Pawki/ Nelson | 199 Main | 4 MU | 4 MU | significant Wetland limitations impact future development potential |
| 36 | 271451008000 | Landmark | | 2 R | 0 MU | Landmark more hotel than residential, either way fully developed. |
| 37 | 271413024000 | Cohen | south of Athletic Center | 2 MU | | Athletic Center Geo Thermal infrastructure on property limits future development potential |
| 38 | 271412013000 | Port of Orcas | N of saw shop | 2 CL | 2 P | Port property, runway flyover/wetlands/FAA funding preclude SLI development. |
| 39 | 271412009000 | Port of Orcas | | 2 CL | 2 P | Port property, runway flyover/wetlands/FAA funding preclude SLI development. |
| 40 | 271412010000 | Port of Orcas | | 2 CL | 2 P | Port property, runway flyover/wetlands/FAA funding preclude SLI development. |
| 41 | 271322001000 | Cemetery | | 3 R | 2 P | Cemetery, can't be developed |
| 42 | 271142017000 | Sewer District | Cesena | 2 CL | 0 P | District is Utility |
| 43 | 271142023000 | Port of Orcas | West of Runway | 2 CL | 0 P | Public land, port owned, wetland incombred, FAA funding allows only port related uses. Tree mitigation |
| 44 | 271142023000 | Port of Orcas | | | | parcel does not show up on polaris? |
| 45 | 271142014000 | Griot/Smallwood | | 0 CL | 4 CL | rare Underdeveloped SLI parcel. |
| 46 | 271461026000 | Opal EWUA | 286 Enchanted | 3 R | 0 MU | Fully developed with offices, and apartments. |
| 47 | West of Blanchard | Los Arbolos | | 1 R | 0 R or 4 R | Eastsound Rural Residential 1 unit per 5 acre, NONE OF THESE LOTS ARE SUBDIVIDABLE |
| 48 | 271141002000 | Otten | End of Autumn | 1 R | 1 R or 4 R | Eastsound Rural 1 unit per 5 acres NOT Subdividable. |
| 49 | 271158003000 | Hanger Sites? | | 2 CL | | Location inside port fence limits uses? |
| 50 | 271158005000 | Hanger Sites? | | 2 CL | | Location inside port fence limits uses? |
| 51 | 271158004000 | Hanger Sites? | | 2 CL | | Location inside port fence limits uses? |
| 52 | 271158011000 | Propone Site | Seaview/Aero view | 0 - P | 3 CL | Is propane delivery a utility? San Juan Propane not designated as such? |
| 53 | 271413008000 | 2nd Star parking | A St. | 2 MU | 0 MU | parcel only parking spaces in support of lindholm real estate building. |



White # in black box = # of existing living units currently on property. While property may be likely to be redeveloped, such redevelopment will not create new residential density.

Parcels such as this one are outside the UGA, thus min. lot size is 5 acres. How do these lots have additional development potential?



LCA list as 1 R (further subdiviable or developed)

UGA Boundary

This map is of Terri Ln, Michael Ln, and Timber Lane. The same concern applies to properties in View Haven, Sunset, Scenic, Echo and Fossil Bay.