

# ROSARIO RESORT

## PHASE 1 REDEVELOPMENT

### DESIGN & DEVELOPMENT STANDARDS AND GUIDELINES



JANUARY 14, 2016

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# SECTION 1

## INTRODUCTION



## 1. INTRODUCTION

### INTRODUCTION

This document establishes design and development standards and guidelines for the Phase 1 Redevelopment of Rosario Resort under the Rosario Resort Master Plan. The Phase 1 redevelopment proposal was submitted in the form of a Planned Unit Development and Preliminary Plat application as required by the conditions of approval of the Resort Master Plan. Phase 1 redevelopment includes the redevelopment of the Resort Core area of the Master Plan and improvements to the employing housing area off of Olga Road on a site (The Hilltop) owned by the Resort and included in the Resort Master Plan and in the County's Master Planned Resort zoning for Rosario.

The Phase 1 Redevelopment Plan and accompanying preliminary plat were approved by San Juan County on (insert date of Approval).

The standards and guidelines contained herein together with the conditions of approval of Rosario Resort PUD #1 and the Plat of the Rosario Resort Core area are to be used to guide the final design and development of buildings and other improvements approved by the County as part of Phase 1 redevelopment under PUD#1.

### PHASE 1 REDEVELOPMENT: CONCEPT OVERVIEW

The redevelopment plan for the Resort Core and employee housing area is based on and follows the concepts and ideas set forth in the County approved Rosario Resort Master Plan. The Resort Master Plan places an emphasis on preserving and enhancing existing site assets, reducing the impact of development by working closely with existing conditions, creating a safe and efficient system for circulation and access, and offering a mix of products and amenities that bring this restorative waterfront setting to life, while maintaining its unique character.

The Master Plan identifies that the scenic character of the Resort area, East Sound, and Orcas Island is an irreplaceable amenity that is highly valued. When considering new development, views from existing development to the water and views from the water back toward the Resort were considered. (RMP, pg 83) For Phase 1 redevelopment, building site locations and heights have been evaluated to minimize visual impact and maximize potential views. The redevelopment includes restoration work on the Moran Mansion, improving the system of paths and trails in the resort to facilitate walking, new interpretive signage, new restaurant and spa facilities, expanded amenities, landscaping upgrades, and centralized and satellite parking as well as other resort enhancement.

The Redevelopment plan for Phase 1 under the Resort Master Plan also features site design concepts developed by the Olmsted brothers in 1907 when they were retained by Mr. Moran to prepare a preliminary layout of the mansion grounds. (RMP, pg 92). Olmstedian design principles, listed on the following page, include selections of plant materials consistent with the existing site landscape character, maintaining existing views, minimizing impacts of grading, promoting physical and mental health, integrating architecture into the landscape, separating modes of transportation (especially the car and the pedestrian), and structuring spaces in a way that makes them seem larger.

In addition to the Olmstedian design character, new development on the site is subject to the Natural Integrity Guidelines from the Resort Master Plan (RMP pg 91). The table of Olmstedian Design characteristics and Natural Integrity guidelines, Table 1.1 shown on the following page, includes a brief description of how the first phase of redevelopment under the master plan meets these design characteristics and guidelines.

In addition to the design characteristics and natural integrity guidelines described above, the goals and objectives of the Master Plan (RMP pg. 43 and included here following Table 1.1) complement the design characteristics and guidelines and all work together toward the purpose of creating a sustainable resort development.

The approved Phase 1 redevelopment plan for the The Rosario Resort Core is designed to result in a carefully developed Resort community, centered on the Resort's unique history and character. Upon completion, the Resort will consist of a mixture of resort owned hotel accommodations and privately owned vacation units located along the waterfront connected by a series of pedestrian trails and amenities.

In addition to guest accommodations, the range of Phase 1 improvements to be implemented includes food and beverage service, retail opportunities, and a variety of indoor and outdoor activities. However, the restored mansion will remain the Resort's center piece.

The physical development of Phase 1 of the Resort will be guided by the design and development standards and guidelines of this document and by the conditions of approval of Rosario Resort PUD #1 and the accompanying Preliminary Plat. The County Conditions of Approval of PUD #1 have been included in this document as Appendix 1.

1. INTRODUCTION

NATURAL INTEGRITY GUIDELINES:

HOW THE PHASE 1 REDEVELOPMENT PROGRAM REFLECTS MASTER PLAN DESIGN PRINCIPLES

<p>1. New development should be sited on previously developed or modified sites (rather than on undeveloped land) with adequate setbacks from shorelines, riparian corridors, and critical wildlife habitat.</p>	<p>Proposed buildings and circulation routes are sited to minimize impact on the site. See Concept Development Plan in relation to existing areas of development and shoreline setbacks, respectively.</p>
<p>2. Development areas should include clear definition of building zones and undisturbed surrounding land areas.</p>	<p>See "Landscape Treatment Areas"</p>
<p>3. Construction should follow best management practices (BMPs) consistent with the Washington Department of Ecology Storm Water Management Manual for the Puget Sound Basin, as amended, to avoid excessive runoff, siltation, and suspended particulates.</p>	
<p>4. Landscaping should prioritize native, drought-tolerant, and deer-resistant plants.</p>	<p>See "List of Recommended Plants"</p>
<p>5. Roads, parking, roofs, and other impervious surfaces should be kept to a minimum.</p>	<p>To maintain the pedestrian resort character, roads and parking areas are minimal and have been located as far as possible from the shoreline, with cart access replacing vehicular access on areas of the site where vehicles may compromise views to the water. See "Circulation Plan"</p>
<p>6. New construction and rehabilitation should maximize opportunities for water conservation and reuse.</p>	
<p>7. Development should maximize compliance with the U.S. Green Building Council's Leadership in Energy and Environmental Design (LEED) rating system.</p>	
<p>OLMSTEDIAN PRINCIPLES:</p>	
<p>1. <b>Plant Selection</b> - Biodiversity and the use of native plants are important to landscape design. Incorporate native tree species such as the Pacific Madrona and Garry Oak that exemplify San Juan Island vegetation into the landscape.</p>	<p>See "List of Recommended Plants"</p>
<p>2. <b>Scenery</b> – Employ "passageways of scenery" and the balanced use of grass, wood, and water to enhance visual interest.</p>	<p>Low-growing plants are recommended for shoreline rehabilitation to preserve and enhance views to the water. See "Open Space Use Diagram" for specific areas of view enhancement.</p>
<p>3. <b>Suitability</b> - Incorporate existing topography and limit grading that distorts the natural sense of place. For example, a rock outcrop may be used by a landscape designer for its sculptural elements.</p>	<p>Grading is kept to a minimum to preserve the existing character of Rosario and reduce the impact of development. The shoreline is preserved or rehabilitated to maintain the vital connection between the site and the water and reduce the risk of erosion on site.</p>
<p>4. <b>Sanitation</b> - Design the landscape to promote the physical and mental health of the user. This is particularly true of Rosario, which was built, in Moran's words as "a wonderful place to get back to nature...to regain health—physical, mental, and spiritual." As a destination resort, Rosario continues to attract guests seeking those same qualities.</p>	<p>Offering a wide variety of opportunities for relaxation, reflection and recreation in a beautiful natural setting, the proposed site plan maintains the restorative character of Rosario. See "Open Space Use Diagram" and "Open Space Description".</p>
<p>5. <b>Subordination</b> - Whenever possible, architecture should be integrated into the landscape instead of remaining separate from it.</p>	<p>Simple, site-appropriate architecture allows the historic Rosario mansion and the landscape treatment to drive the character of the Resort Core.</p>
<p>6. <b>Separation</b> – Separate different modes of use such as walking and driving. For example, use grade separated trails to allow guests and visitors to walk anywhere at Rosario without fearing vehicle conflicts.</p>	<p>In the proposed site plan, vehicular circulation and cart/pedestrian circulation routes are separated. See "Circulation Plan".</p>
<p>7. <b>Spaciousness</b> - Use design to make the landscape seem larger and draw the visitor in a definite direction. This will be particularly important as Resort facilities are added to the limited site.</p>	<p>Open expanses of lawn and views out to the water beyond - especially at the site entry - draw visitors in and make the site feel larger.</p>



TABLE 1.1: GUIDING DESIGN PRINCIPLES



## 1. INTRODUCTION

### ROSARIO MASTER PLAN GOALS AND OBJECTIVES

The Rosario Resort Master Plan established four overarching goals together with a set of objectives to be achieved under the plan. (RMP pg 43). The goals and objectives are listed below. The Phase 1 redevelopment plan and the development standards and guidelines contained herein were developed to further these goals and objectives. Final Construction planning and design as well as the actual construction work are to be guided by these goals and objectives.

#### **GOAL 1: RE-ESTABLISH ROSARIO AS THE NORTHWEST'S PREEMINENT ISLAND RETREAT.**

##### Objectives

- Maintain consistently high standards of guest service, meeting or exceeding guest expectations.
- Replace outdated existing facilities with a new restaurant and lounge, spa and pools, and Marina complex appropriate to the high level of quality of the upscale new Resort.
- Strive to make the Resort fun, memorable, convenient, and safe for guests by providing pedestrian-oriented connections throughout the resort core.
- Foster a special experience by creating an appropriate balance between intensity of activity and serenity & solitude.
- Employ the use of high quality craftsmanship and materials during maintenance of existing and construction of new facilities.
- Maximize safety, accessibility, and convenience of guests, visitors, and employees of all ages and physical abilities.
- Expand activities and develop facilities to attract and retain more guests during off-season periods.

#### **GOAL 2: PRESERVE, RESTORE, AND ENHANCE WHAT IS MOST UNIQUE AND CHERISHED ABOUT ROSARIO, ESPECIALLY THE WORKS OF ROBERT MORAN.**

##### Objectives

- Protect historic and archaeological resources, and avoid actions that compromise the historic integrity of the site.
- Restore the Moran Mansion as the Resort's centerpiece while enhancing to provide 21st Century functionality.
- Maintain and enhance the natural beauty by protecting views of water, landscapes, and sunsets by providing viewing opportunities to resort guests and visitors.
- Maintain a distinct sense of place through consistency of design with special attention to quality, selection of materials, and level of craftsmanship and maintenance.
- Maintain and expand the Resort's water-oriented character of existing and planned Resort facilities and activities.
- Maintain public access to the Cascade Bay shoreline through restoration and enhancement of pedestrian facilities for the enjoyment of resort guests and the general public alike.

#### **GOAL 3: PROTECT AND ENHANCE THE RESORT'S NATURAL ENVIRONMENT AND CONTEXT**

##### Objectives

- Continue the Moran legacy of environmental stewardship and resource self-sufficiency through innovative environmentally sensitive development practices.
- Protect and restore natural functions and features within the Cascade Bay watershed through careful use of resources, selection of materials, development siting, and landscaping practices.
- Protect natural habitats through adequate buffering and water quality protections.
- Identify and pursue opportunities to restore and improve natural functions.
- Reduce waste stream through efficient use and reuse of resources.
- Incorporate environmental mitigations such as shoreline restoration as amenities into Resort design.
- Identify Environmentally Sensitive Areas early in the design process to avoid siting and permitting conflicts.
- Avoid erosion and other sources of contaminated runoff both during and after construction.
- Minimize impacts on guests, Resort operations, and the surrounding community during Resort redevelopment, operations, and maintenance.
- Preserve the natural integrity of the site by minimizing the use of impervious surfaces.
- Prioritize deer-resistant native plant selection in landscaping.
- Strive for compatibility with surrounding land uses and activities and continue to be a valued part of the Orcas Island community.

#### **GOAL 4: MAXIMIZE THE RESORT'S LONG-TERM VIABILITY.**

##### Objectives

- Overcome the challenges of seasonality and access limitations by positioning Rosario to serve the vacation-home real estate market and independent travelers rather than dependence on large group-oriented facilities.
- Provide market-depth by serving more than one market segment through product differentiation.
- Consider life-cycle cost implications in all purchasing and capital improvement decision-making.
- Maximize efficiency and cost effectiveness of limited resources, especially developable land, natural open space, potable water, and energy.
- Seek appropriate ways to coordinate development and operations of Rosario and Cascade Harbor Inn and provide synergy between them.
- Maximize infrastructure capacity whenever feasible by providing expansion capability.

## 1. INTRODUCTION

### OVERVIEW

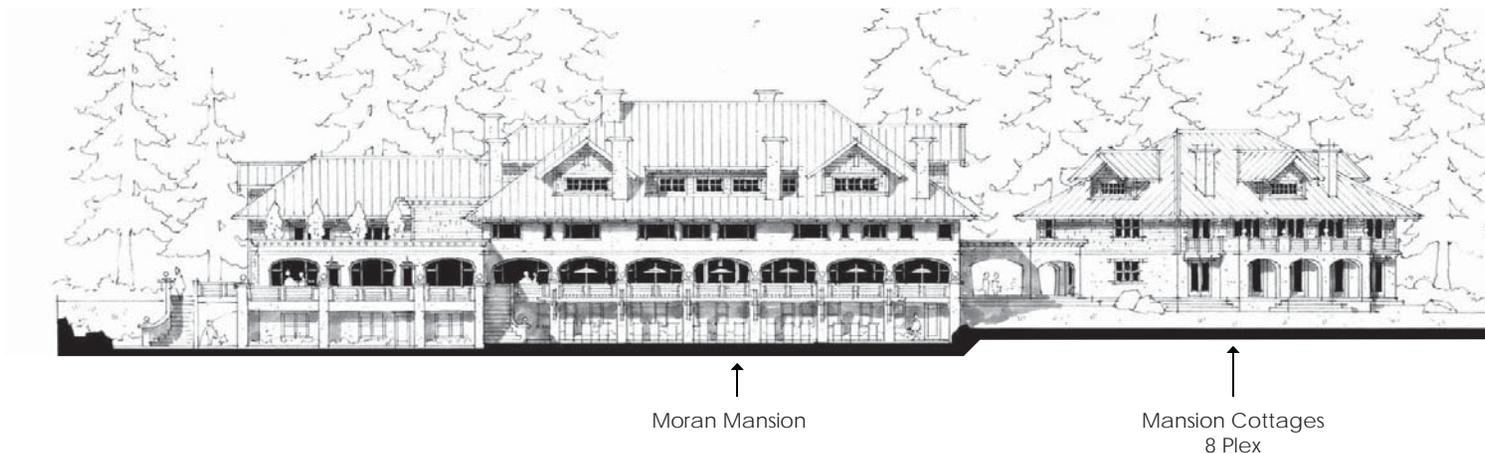
The restored Moran Mansion will remain the Resort's centerpiece. Most of the Resort's other historic features will remain on-site or represented in the mansion museum. New work will derive its aesthetic character from the remaining historic structures and strive to comply with goal 2 of Master Plan section 3.1: "To preserve, restore and enhance what is most unique and cherished about Rosario, especially the works of Robert Moran." See the Historical Resources Plan for more information.

### APPROPRIATE SCALE AND MASSING

The Annex originally proposed in the Master Plan has been dramatically scaled back to keep it from overwhelming the Mansion. The existing 1960's era dining room structure will be modestly expanded and extensively remodeled to be architecturally compatible. Remaining program elements are dispersed across the site in the form of smaller less imposing structures as outlined below.

### MATERIALS

Moran's style largely resulted from his choice of materials – poured in place concrete walls and walks; solid teak and mahogany doors, trim, floors and furniture; cast bronze hardware; heavy plate glass windows; and standing seam copper roofs. As interior and exterior finishes and materials are repaired and upgraded, Moran's aesthetic will be considered. Sustainable and environmental considerations will factor into the selection of materials to minimize effects to both site and occupants.



# 1. INTRODUCTION

## BUILDING HEIGHT AND ROOFLINES

### Organizing Principals

In an effort to differentiate new structures from old and allow the Mansion to stand as Rosario's centerpiece, a series of building clusters or districts were established. Districts consisting of small buildings with architectural characters derived from resorts historic structures. Each has its own palette of compatible architectural forms, materials and colors. Architecturally/Historically themed clusters will make guest experience more interesting and assist in way-finding.

### Building Height

A primary rationale for creating clusters of smaller buildings rather than fewer larger structures was to allow the Mansion to stand out as the resorts center piece. The two 4-unit buildings north of the mansion sited on ground higher than the Mansion are both physically smaller than the mansion, but are also styled to match the Twin Houses and as such, serve as a visual counterpoint rather than competition. Buildings were located to best follow natural grades and maximize views.

### Roof Lines

New Buildings - As suggested in Master Plan section 5.4, new roof forms are derived from Rosario's historically relevant structures. Clusters of smaller stylistically compatible buildings will architecturally support the much larger Mansion.

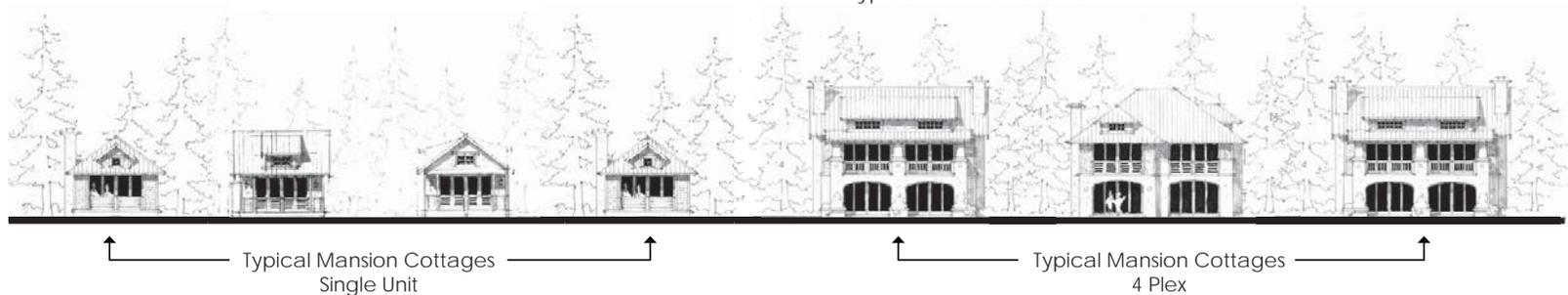
Mansion annex spa addition (3rd level) - To create visual separation between Mansion and addition, a portion of the additions front wall is set back from Mansion's front facade and its corresponding roof is flat. Using a separate hip roof over the balance will architecturally respond to the Mansion.

## FENESTRATIONS

A. New Buildings - As with other design features, window and door design inspiration comes from the resort's historic structures and the Arts and Crafts movement. A notable exception would be large door/window assemblies in hotel rooms to provide expansive visual access to the resort's natural environment. These doors and windows are generally located off covered decks and have little effect on historic character.



Typical Resort Character



# SECTION 2 REDEVELOPMENT PLAN - RESORT CORE



## 2.0 EXISTING CONDITIONS

### EXISTING CONDITIONS OVERVIEW

The Resort Core area of Rosario Resort covers about 15+ acres of Resort owned land on the shoreline of Cascade Bay on Orcas Island, San Juan County, Washington. The Resort Core is the Resort activity center and the site of most of the remaining historic elements from the days of the Moran ownership with the historic Moran Mansion as its centerpiece.

Existing development covers the entire 15+ acre area and includes the historic Moran Mansion, 44 hotel units in five separate buildings, two outdoor swimming pools, a conference center building, a historic structure called the "Boatel" a separate bar and grill restaurant building, a man-made water feature call Bow Tie Lagoon and driveways, paths, maintained lawns, landscaping and grounds typical of a waterfront vacation resort. A thirty-four (34) slip marina is located in the marine waters fronting to the Resort Core.

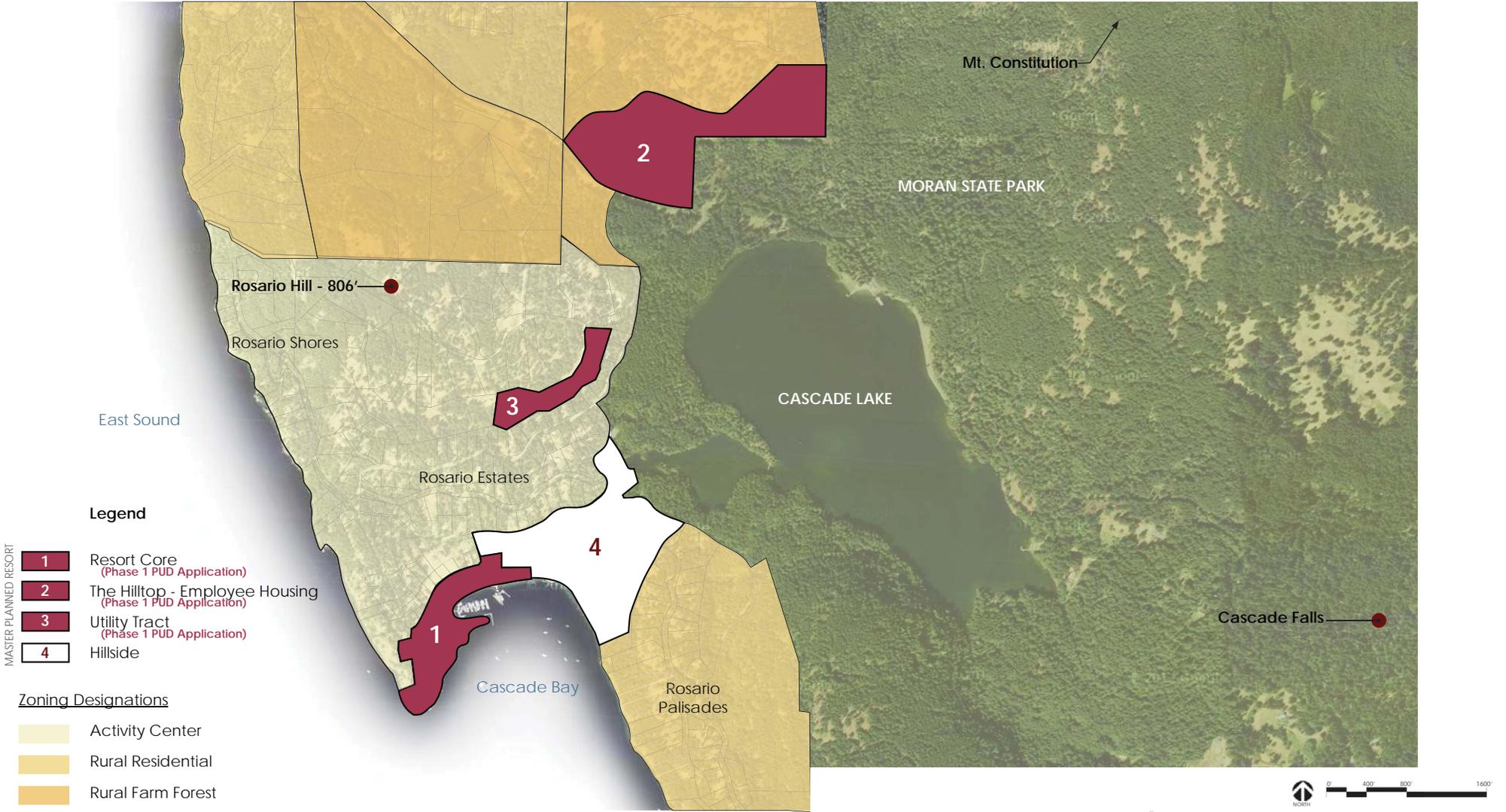
Existing recreational activities that regularly take place in the Resort Core area include boating, swimming in one of the three pools (two outdoor and one indoor), picnicking and sunbathing along the beach or on the green adjacent to the figure 8 lagoon. Event- related activities include weddings and private and resort sponsored indoor and outdoor social events.



2.0 EXISTING CONDITIONS



2.0 EXISTING CONDITIONS



VICINITY MAP W/ ZONING DESIGNATIONS

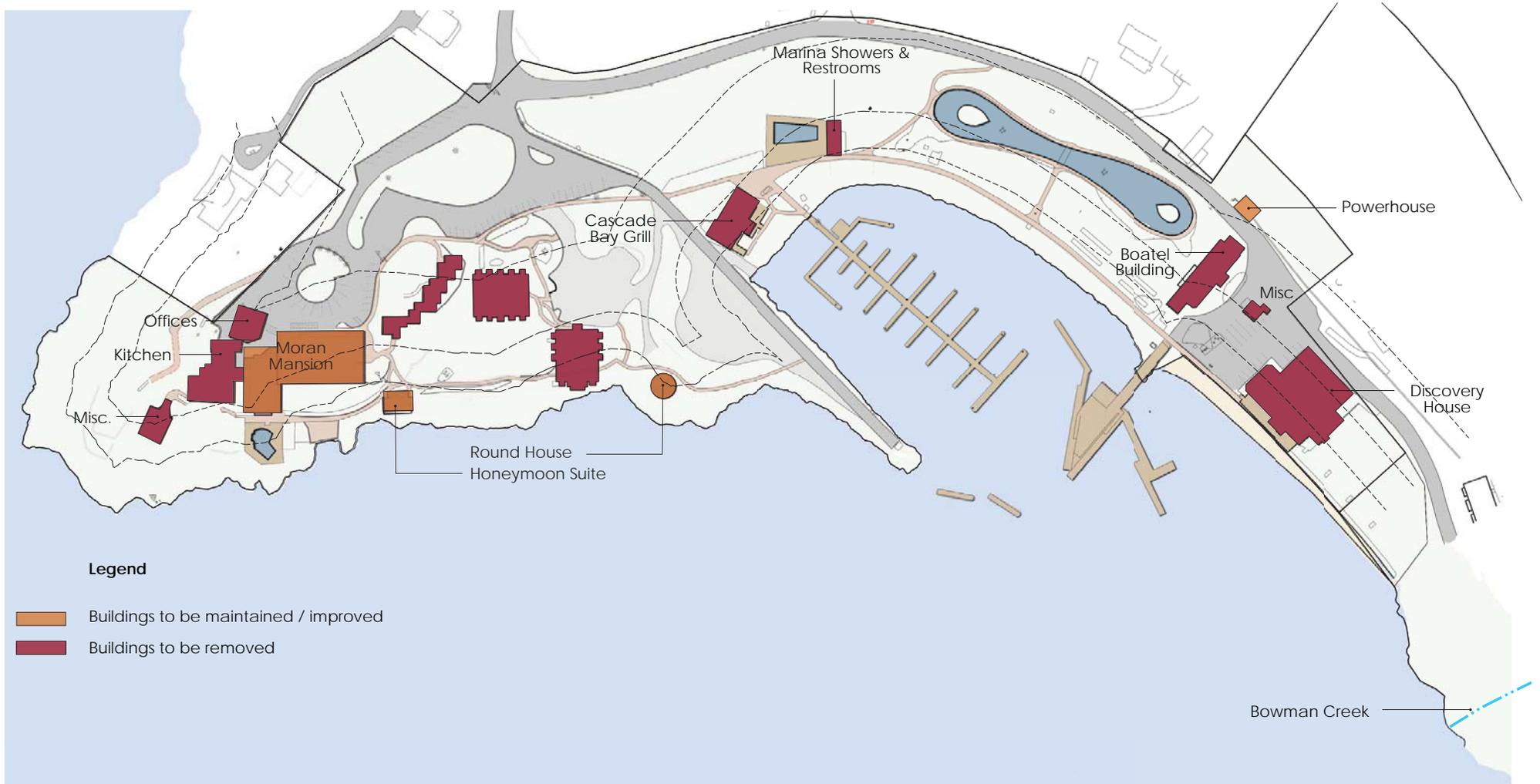
2.0 EXISTING CONDITIONS



EXISTING CONDITIONS AERIAL VIEW



2.0 EXISTING CONDITIONS



## 2.1 PHASE 1 REDEVELOPMENT - LAND & BUILDING USE

### LAND & BUILDING USE OVERVIEW

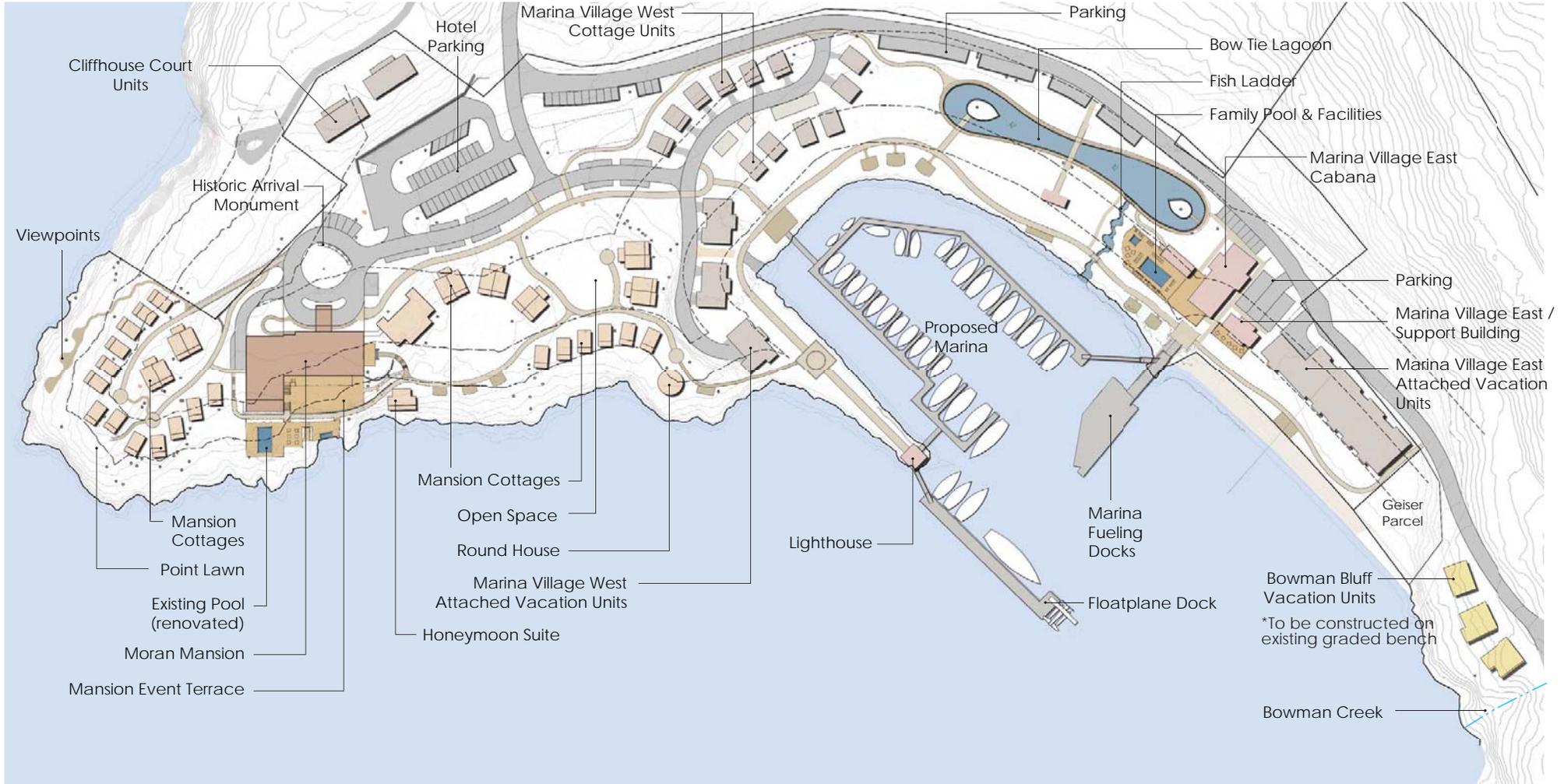
The redevelopment plan for the Resort Core area includes the removal of three of the five existing hotel structures containing a total of 42 units, removal of the conference center building, the Boatel and the bar and grill building. The Resort Core will be redeveloped with new hotel and vacation units, a new two-story cabana building at approximately the same location previously occupied by the Boatel structure, new and renovated roadways, parking areas and pedestrian paths and new landscaping and will include approximately 6.6 acres of community open space.

With regard to the 99 hotel and vacation accommodations, 59 of these will be resort-owned hotel units clustered in the vicinity of the Moran Mansion and located in 19 new single-unit cottage style buildings, seven new four-unit buildings and one new eight-unit structure. The remaining 40 units will be privately owned vacation units, 21 of which will be located at the west end of the "Green" in 12 new single-unit buildings, three new three-unit buildings. The remaining 19 privately owned vacation units will be located at the eastern end of the site east of the Boatel structure. Sixteen (16) of these will be condominium units in a single new structure. The remaining three vacation units will be located in detached three new single unit structures at the eastern end of the resort core. Table 2.3 on page 40 provides a summary of unit counts and approximations of building areas, open space, impervious surfacing and parking.

Included in the redevelopment components described above are new and upgraded utility infrastructure; new and upgraded stormwater management infrastructure; new landscaping and improved pedestrian and vehicular circulation.



2.1 PHASE 1 REDEVELOPMENT - LAND & BUILDING USE



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2.1 PHASE 1 REDEVELOPMENT - LAND & BUILDING USE

MORAN MANSION & MANSION COTTAGES USE DESCRIPTION

The Moran Mansion will remain the centerpiece of the Resort. The Mansion cottages to the east and west of the mansion are year round hotel rental units. The cottages have been located to maximize views to the water and surrounding scenery from each cottage unit while creating a small footprint and building mass. The majority of the cottages would be stand-alone, single level hotel rooms, with a number of 4-plex cottages to the interior. An 8-10 unit building will be connected to the Moran Mansion via an enclosed heated walkway to allow direct sheltered access to and from the mansion.

Moran Mansion

The Moran Mansion renovation is to include a number of changes and updates including: an updated kitchen & dining room, new entry and covered pick up and drop off area (porte-cochere), improved mansion circulation, and updated amenities. Proposed short term/check-in parking and improved ADA access will enhance pedestrian and vehicular connections to the Mansion. Preservation of the museum and music room as well as additional amenities including a spa, fitness center, and adult lounge/game room, will help activate the Mansion and its surroundings. View terraces, fire pits and outdoor seating provide passive space for relaxation and gathering. Additional meeting rooms will provide gathering space for visitors to the Resort on business, and an employee lounge will be provided for staff.



Mansion Cottages - Single Units

The detached, single unit mansion cottages provide hotel guests with direct and unobstructed views to the water while working with the existing topography of the site.

Mansion Cottages - Multi-unit - 4 Plex & 8 Plex

A series of 4-plex mansion cottages set back from the shoreline are located to the interior of the hotel zone, while still providing great views to the water beyond. Views to the water from these cottages may be through active/passive open space, and may allow trail access on the view side of the units. An 8-10 unit cottage building is planned with direct connection to the Moran Mansion.

Cliffhouse Court Cottages

As shown in the master plan, two single-family units are proposed on two parcels (Rosario Estates lots 20E and 21E) on a ridge west of the driveway to the Mansion. This ridge is elevated approximately 30 feet, affording views over the Marina Village toward the Marina on one side and partial views of East Sound on the other. Primary access to the rest of the Resort would be facilitated by stairs and pathways descending the slope toward the Moran Mansion. Vehicular access would be from the west via Cliffhouse Court.



2.1 PHASE 1 REDEVELOPMENT - LAND & BUILDING USE



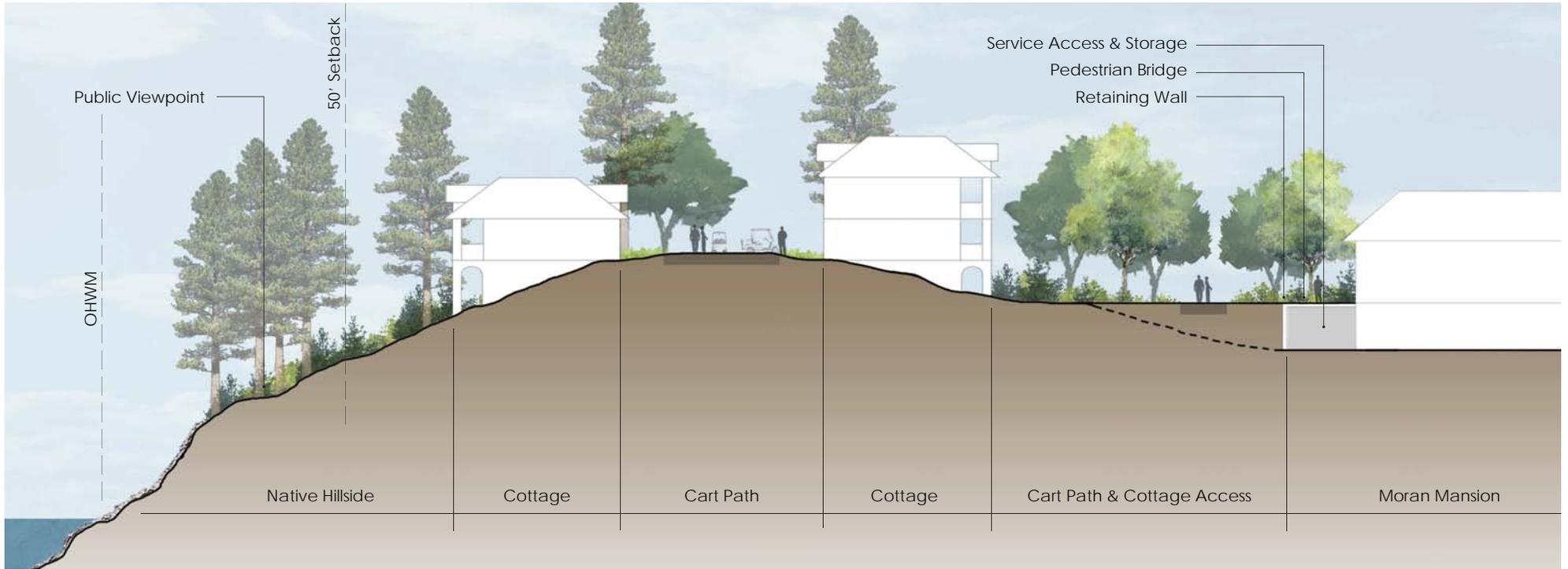
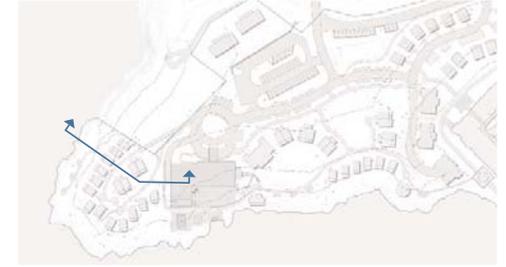
MORAN MANSION & MANSION COTTAGES - DESIGN ELEMENTS

The Hotel Zone is the site extending from the roundhouse to the East Sound in the west as shown on the Development Zones diagram. This area does not include the Cliffhouse Court units.

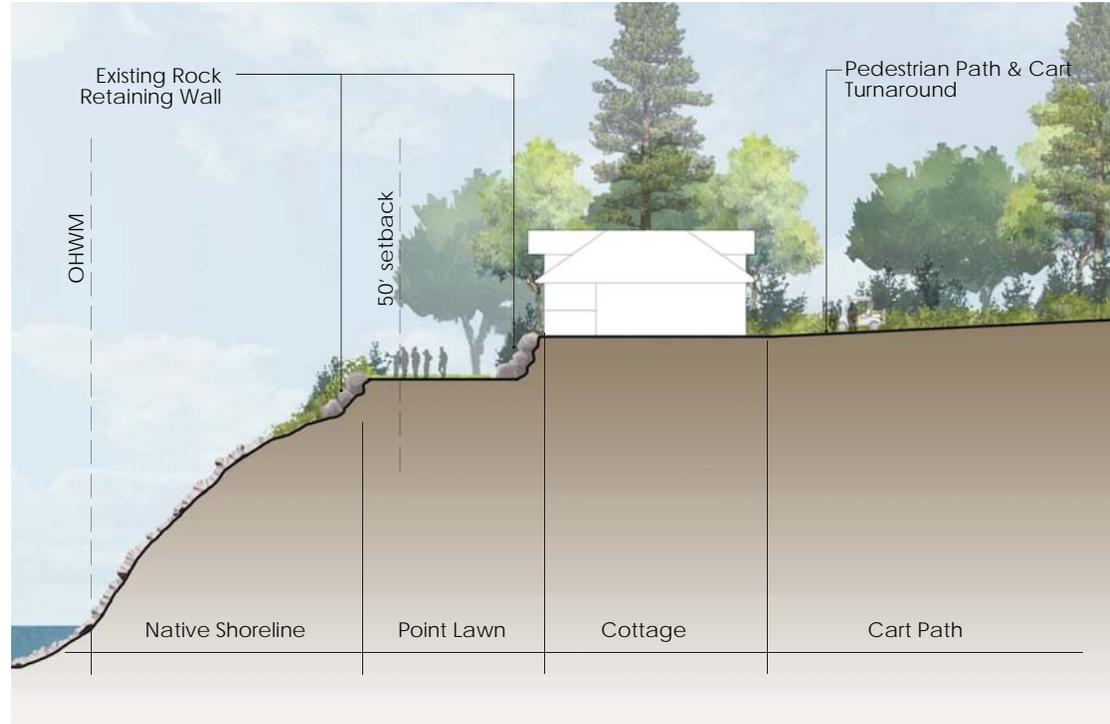
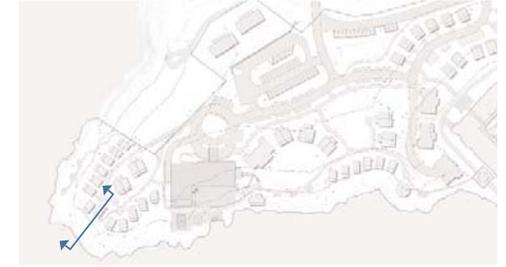
The Moran Mansion cottage hotel units have been sited to maximize views to the water and surrounding scenery. Most of the cottages are stand-alone, single level hotel units individually sited along the shoreline which when viewed from Cascade Bay display as summer cottages similar to cottages and small residential structures that dot the shoreline elsewhere in the islands. Larger two story four-plex units are located landward of the single unit cottages and integrate with open spaces and walking paths. The largest new hotel building planned in this zone is an eight-plex to the north of the Mansion. The size of the mansion in relationship to this building diminishes the new buildings scale and reduces its visual presence.

Exterior elements including arrival point, pathways, driveways, open space and landscaping, have been designed to afford a sense of privacy to hotel guests without limiting access by day visitors to vistas of Cascade Bay and East Sound from the marine bluffs along the Hotel Zone. Defined public viewpoints have been included as part of the pathway system. All guest and visitor parking areas are linked by trails to allow easy access to walking paths and any one of several grass surfaced open space areas.

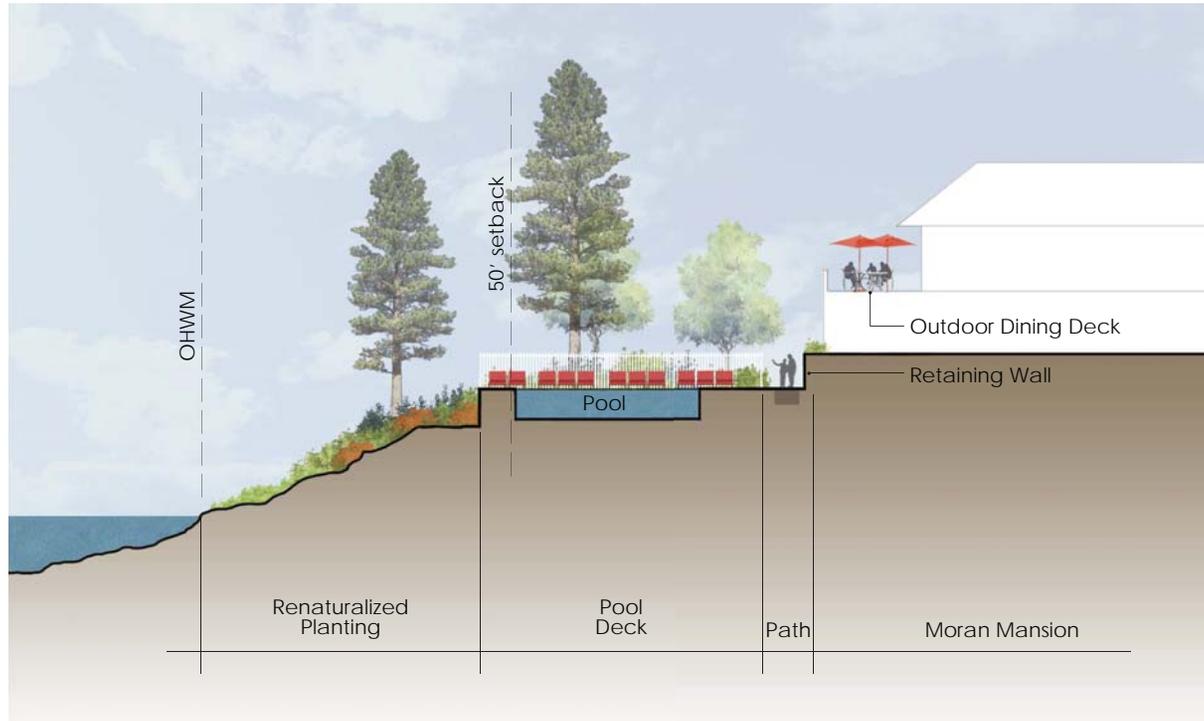
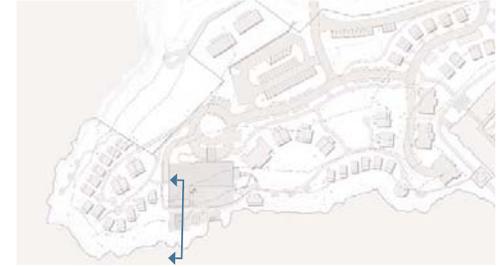
2.1 PHASE 1 REDEVELOPMENT - LAND & BUILDING USE



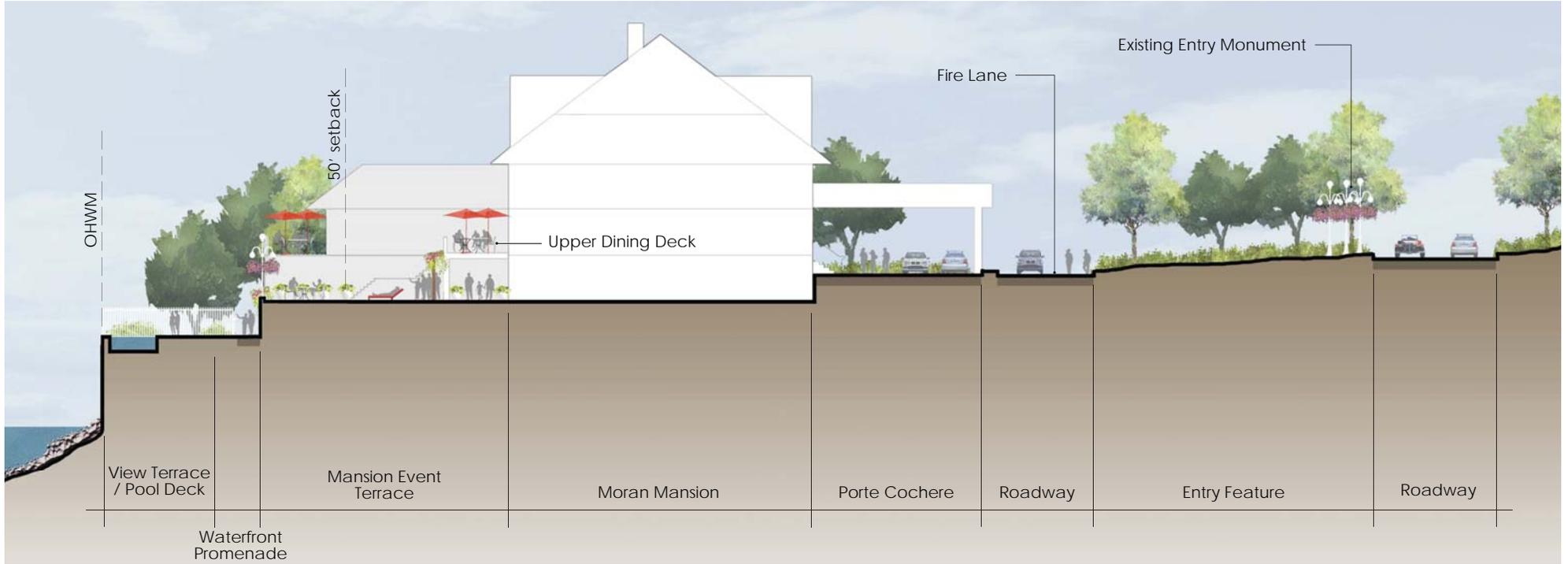
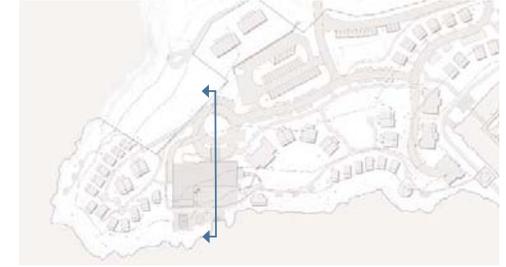
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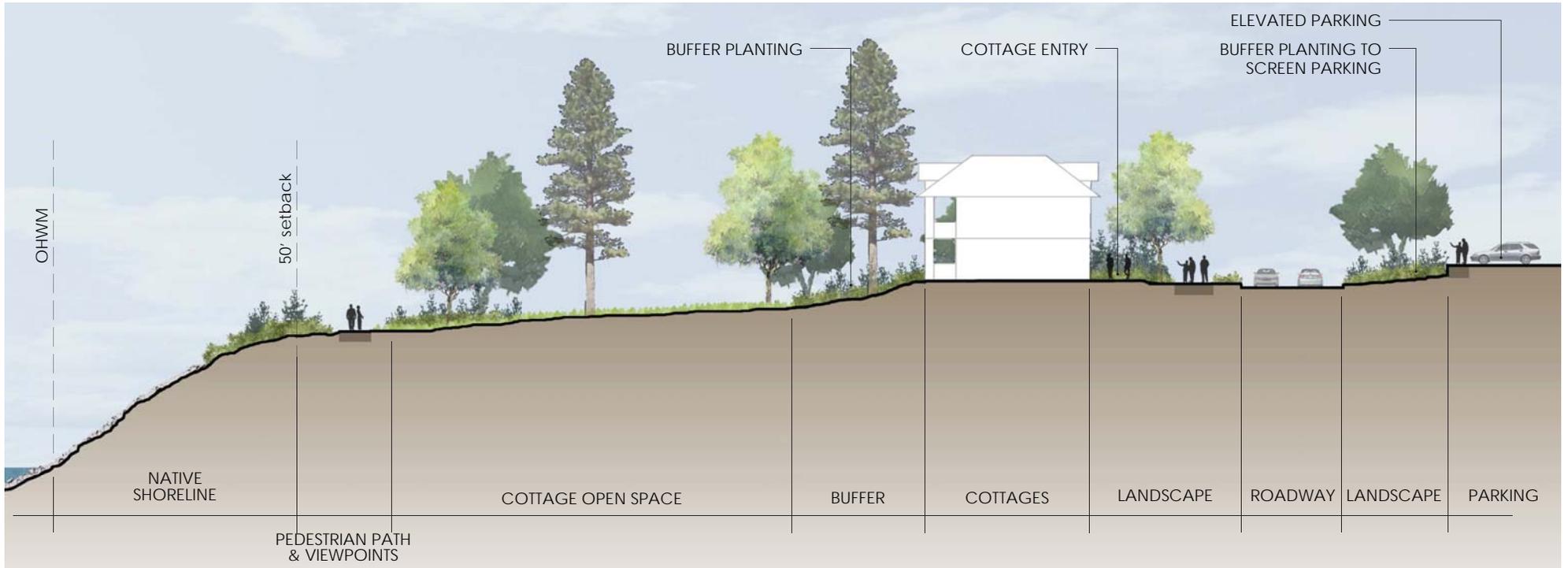
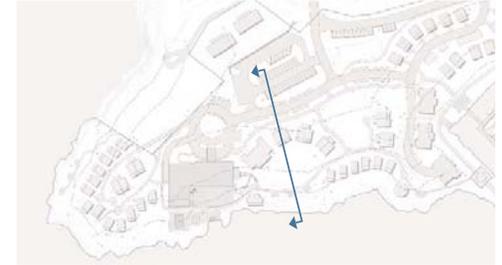
2.1 PHASE 1 REDEVELOPMENT - LAND & BUILDING USE



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2.1 PHASE 1 REDEVELOPMENT - LAND & BUILDING USE



## 2.1 PHASE 1 REDEVELOPMENT - LAND & BUILDING USE

### MARINA VILLAGE USE DESCRIPTION

The Marina Village Zone contains a mix of attached and detached vacation units and other buildings housing resort related amenities including retail and restaurant space, marina support functions, event space and similar uses. The vacation units will be privately owned but function as a part of the resort through the Resort's vacation unit rental program.

#### Marina Village West Attached Vacation Units

Two to three level privately owned vacation unit buildings will be constructed generally as shown on the site plan; south of the harbor at the foot of the jetty. These units face the Marina with parking access from the back side, leaving the waterfront as a pedestrian zone with some shuttle access to the jetty point. Final design will be in keeping with a craftsmen style exterior (See Architectural Character). Construction activities will be managed consistent with applicable conditions of approval and applicable mitigation measures. The ownership structure of these vacation units will be through a condominium or other similar ownership arrangement consistent with state statutes.

#### Marina Village West Cottage Vacation Units

The Marina Village West Cottage vacation units will be distributed generally as shown in the site plan, in two rows paralleling the marina shoreline. The front row of single story cottages are set along the waterfront and provide direct access to the waterfront trail system. The second row of cottages will be located behind and upslope from the front row units in response to the 15-20 vertical feet of grade change between the low waterfront area and the Rosario Road grades. The rear row of cottages will be up to two stories high and have a height limit of 35'. Vehicle access to both the upper and lower unit will be from an interior road that also will provide fire access. Similar to the attached vacation units, the ownership structure of the cottage vacation units will be through a condominium or other similar ownership arrangement consistent with state statutes.

#### Marina Village East Attached Vacation Units

The Marina Village East vacation units occupy the approximate footprint of the existing Discovery House in the vicinity of the Marina Village Cabana. Vehicular access to these condominium buildings will be from the existing Rosario Road. The proximity of these vacation units to the Marina and Marina Facilities place them at an activity center of the Resort.

#### Marina Village Cabana

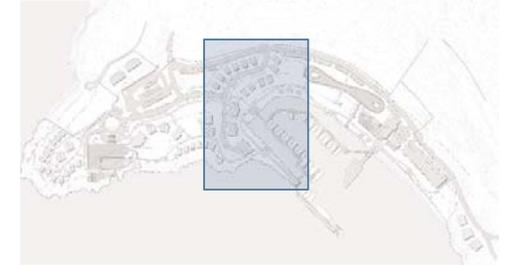
The Cabana is planned as the center of activity for the Marina Village. The Cabana activity center will provide an attractive outdoor swimming pool and activities complex with a variety of other amenities oriented toward family activity and events. The Cabana structure replaces the existing Boatel building. The new cabana building will serve Resort guests, visiting boaters, Marina Village vacation units owners, and eligible local residents of all ages seeking outdoor activities such as swimming, sunbathing, soaking, and casual dining. The original plan for the Cabana building was to renovate and re-purpose the existing Boatel structure. However, after evaluating the structural integrity of the building the Resort determined that a restoration of the existing structure was not feasible. As a result a new structure of approximately the same size and at approximately the same location as the Boatel will be constructed.

The new Cabana building will serve Resort guests, visiting boaters, Marina Village vacation unit owners, and eligible local residents of all ages seeking outdoor activities such as swimming, sunbathing, soaking, and casual dining. The new Cabana will feature a bar and grill with outdoor patio seating oriented around a new pool. The upper level of this building will have interior space for events, weddings, gatherings, etc. This facility would also include, showers, restrooms, lockers, for swimmers / marina guests. Adjacent to the Cabana is a small office/grocery structure for the convenience of Marina and Resort guests which could also provide another check-in location for Hillside guests.

#### Bowman Bluff Cottage Vacation Units

Up to three detached vacation units are planned on the Bowman Bluff site. The Bowman Bluff site is a previously graded bench on a rock outcrop next to Bowman's Creek, a seasonal stream. This site is elevated approximately 40 feet above sea level. The previously graded bench is sufficiently large to support up to three one story or two story vacation units. The rocky bluff topography of the shoreline at the Bowman Bluff site imposes a practical limit on the type and amount of vegetative screening that can be placed in the shoreline. Landscape plantings for partial screening while allowing views of Cascade Bay from the cottage buildings will be selected from the native species plant list. Vegetative screening between the cottages and the road will be as illustrated on the Open Space Use Diagram of these guidelines.

2.1 PHASE 1 REDEVELOPMENT - LAND & BUILDING USE



MARINA VILLAGE WEST - DESIGN ELEMENTS

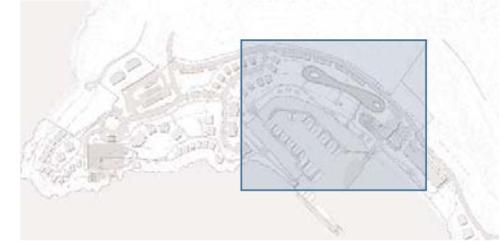
The Marina Village West contains a mix of attached and detached privately owned vacation units served by a single local access driveway. The architectural theme of the vacation units will be craftsman style incorporating design elements that harmonize with design elements of the Moran Mansion.

Vehicular access to the cottages in this zone has been designed to keep cars away from the waterfront and promote pedestrian safety. Parking for these units is off-street and has been designed to minimize the appearance of parked vehicles by locating parking within the footprint of the cottage unit, or within a detached carriage house parking structure.

A series of pedestrian trails have been designed to give access to the marina and various waterfront view points within the passive open space area of the Resort. A lighthouse architectural feature is proposed for the tip of the jetty to serve as a beacon for incoming marina guests and an arrival point for seaplane travelers.



2.1 PHASE 1 REDEVELOPMENT - LAND & BUILDING USE



THE GREEN - DESIGN ELEMENTS

The redevelopment design for the Green retains the grassy open space character of the existing landscape, preserving the historic Figure 8 lagoon and its grassy foreground. The redeveloped Green will provide a large active open space area, linking the Marina Village West and Marina Village East. Designed as a recreation area open to the public, the Green will provide the potential for Rosario guests and visitors to enjoy croquet, bocce ball, badminton, horseshoes, and other lawn games.

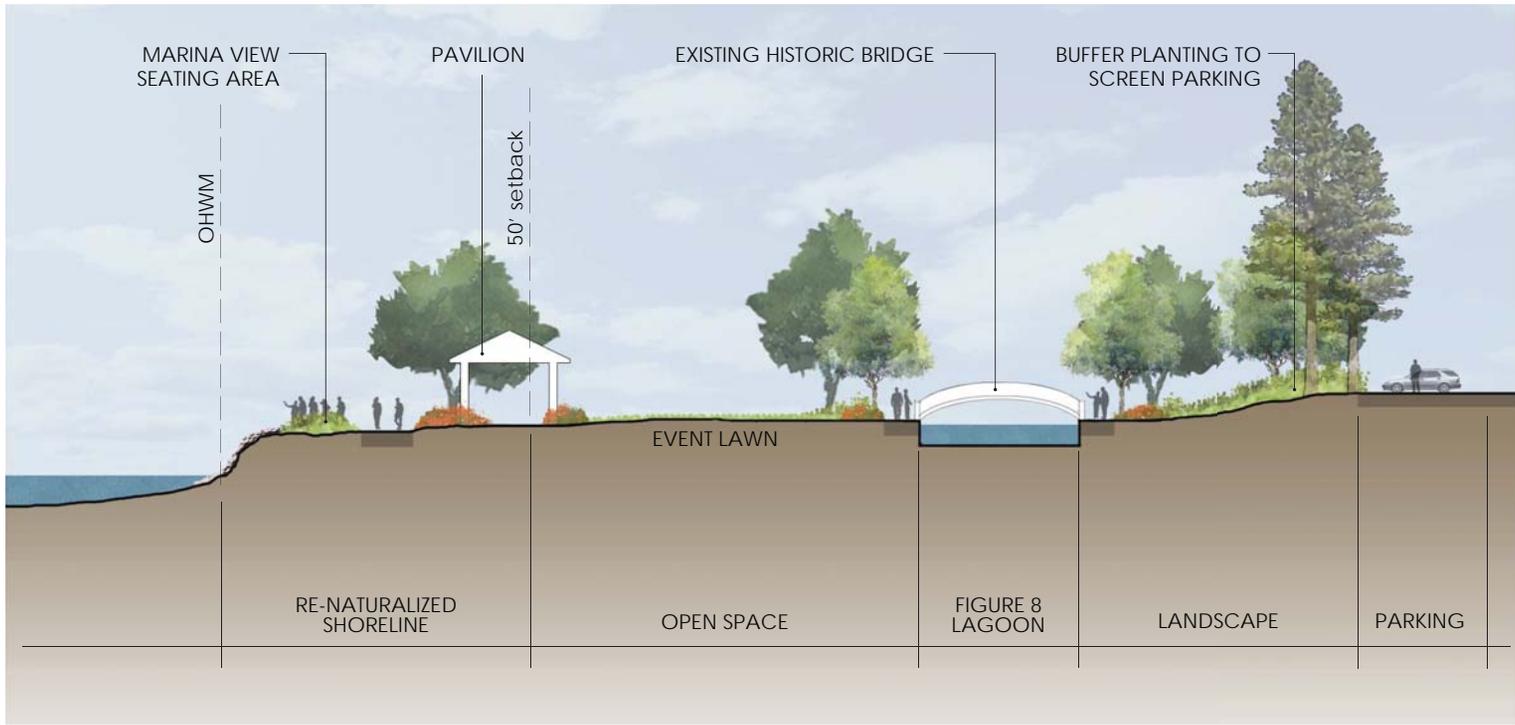
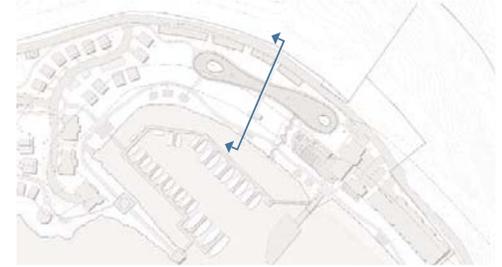
As the largest and easily accessible flat lawn area on the Resort, the Resort envisions that this open air space will support large outdoor gatherings such as weddings, concerts, craft fairs, or farmers' markets. The design also features space for more intimate gatherings along the shoreline at the fire pit sites at the west end of the Green.

The design includes the installation of a new family pool and support facilities at the easterly end of the Green to replace the existing family pool that will be removed with the construction of the Marina Village Cottages vacation units.

The waterfront edge of the Green landward of the ordinary high water mark is planned for shoreline re-naturalization work as shown in the Landscape Plan (section 4 of these standards) which would include the installation of seating and the fire pits noted above.

In the future, the design provides for the possible construction of a fish passage with fish ladder extending from Cascade Bay to the Figure 8 lagoon.

2.1 PHASE 1 REDEVELOPMENT - LAND & BUILDING USE



MARINA VILLAGE [THE GREEN] SECTION

2.1 PHASE 1 REDEVELOPMENT - LAND & BUILDING USE



MARINA VILLAGE EAST - DESIGN ELEMENTS

The Phase 1 redevelopment design for the Marina Village East Zone includes the mix of uses contemplated in the Rosario Resort Master Plan. The western end of the zone next to the Green is a resort oriented activity center designated the "Cabana" providing activities catering to and supporting resort guests, visiting boaters, vacation unit owners and Rosario Community members.

The center piece of the Cabana Activity Center is the Cabana building which will house resort related activities and businesses and event space on the second floor.

Located to the east of the Cabana building is a small office/grocery structure for the convenience of Marina and Resort guests. The building could also provide administrative support services for the marina. A parking area is located away from the shoreline area and behind the marina support building which provides an effective visual buffer between the parking area and the beach and pedestrian path along the shoreline.

A multi-unit resort condominium building is located to the east of the Cabana Activity center. The building is planned to contain a total 16 privately owned vacation units. The final design of the building will be a craftsmen style theme and will incorporate design elements that harmonize with design elements of the Moran Mansion.

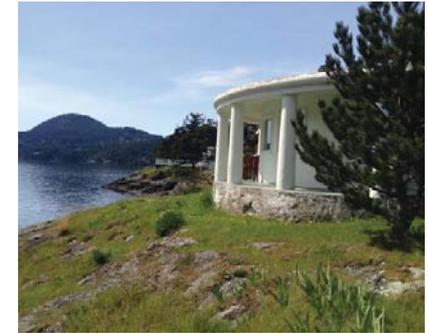
The Bowman Cottage vacation units have been located east of the condominium building on an existing relatively level graded site overlooking Cascade Bay. The architectural design will be similar to that of the detached Marina Village West vacation units.

The site plan for the Marina Village East zone includes a continuation of the Resort's primarily pedestrian shoreline path and includes defined view points along the way, and access to the beach.

## 2.2 PHASE 1 REDEVELOPMENT - INFRASTRUCTURE

### INFRASTRUCTURE OVERVIEW

Phase 1 Infrastructure Redevelopments will require making improvements to the circulation system including both vehicular & pedestrian access, parking and fire suppression. Improvements to the utility systems including, sewer, potable water, stormwater and improvements to the safety and aesthetic elements of the site including street lighting, signage, and artistic & historic items of interest are described under section 2.3 Construction.



2.2 INFRASTRUCTURE



LEGEND

- Roadway
- Main (Shuttle & Service) Pathway
- Secondary Pathway
- Shoreline Viewpoints



2.2 INFRASTRUCTURE



LEGEND

- Roadway
- Public & Resort Parking
- Pedestrian Access
- Public Shoreline Viewpoints
- Community Open Space (6.9 ac)



2.2 INFRASTRUCTURE



**LEGEND**

	Surface Parking	+/- 146
	Parking Under Unit	+/- 70
	Carriage House/Garage	+/- 12
	Overflow Parking	+/- 12
<b>Total Shown</b>		<b>+/- 240</b>
<b>Total Required</b> (SJC Code & RMP)		<b>+/- 180</b>

Notes:

- 1) All parking estimates are preliminary and for planning purposes.
- 2) Additional overflow parking to be located on Hilltop



## 2.2 INFRASTRUCTURE

### 2.2.1 CIRCULATION

The general intent of the Rosario Resort Core design is to keep the vehicles of hotel guests to the exterior and buffered from view for both the resort and surrounding land uses. The Resort's primary interior circulation will mainly be walking paths with cart/shuttle access. See circulation diagram.

#### Pedestrian Pathways and Trails

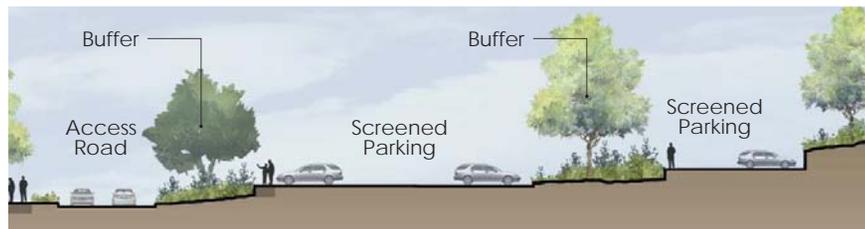
The existing network of sidewalks, trails, and pathways will be upgraded concurrent with redevelopment of the Resort. A system of separate trail networks support different uses such as primary circulation and access routes, secondary pathways, and recreational trails. All pathways and trails within the Resort are planned to be between 4 and 10 feet wide, in compliance with Section 18.60.110 of the Unified Development Code. Pervious walking surfaces will be installed where feasible at some locations to allow stormwater infiltration.

#### Main Pedestrian Routes

A main pedestrian route is proposed to link the various Resort Core Zones. This route will extend from the Moran Mansion to the Marina Village East, as well as to the Mansion Cottages on the southern point. This main pedestrian route will also serve as a hotel cart/shuttle access path to the hotel units, the Marina Village Cabana, and the Lighthouse. This main route meanders through the resort and gives many opportunities for connection to the waterfront.

#### Secondary Pedestrian Routes

A series of secondary pedestrian routes are planned in more remote areas of the site or where cart/vehicle access is not needed. These secondary paths connect to the main pedestrian route to form a unified trail network and allow shoreline access / viewpoints.



#### Roads

The Existing Resort Plan shows the current location of roads and driveways serving the resort. The Phase 1 Redevelopment Plan shows how the road/driveway system has been redesigned to better define the vehicle circulation pattern and improve wayfinding. The Interior roadways within the Hotel Zone in particular have been designed to improve the arrival experience and simplify wayfinding for hotel guests. A new driveway system to serve the Marina Village West units will improve vehicular circulation within the resort and provide fire access. All roadways have been designed with fire access in mind. See the Fire Access Plan.

All road surfaces will be paved and stormwater runoff will be managed and treated as described in the Resort Stormwater management Plan. Specialty paving may be found in the entry road to enhance the resort's character and announce a guest's arrival.

#### Parking

Adequate parking is essential to the Resort operations; the quantity of parking will be sufficient but not excessive. Landscape screening of surface parking shall be consistent with the landscape treatment guideline for roads and parking areas in Section 4.0. The proposed number of parking stalls is based on San Juan County's parking requirements (SJCC 18.60.120) and the parking concept set out in Section 5.1.4 of the 2007 Resort Master Plan. Because of the relatively large percentage of Resort guests arriving without personal automobiles, a reduction factor has been applied to Hotel lodging as well as to Resort facilities. See parking diagram.

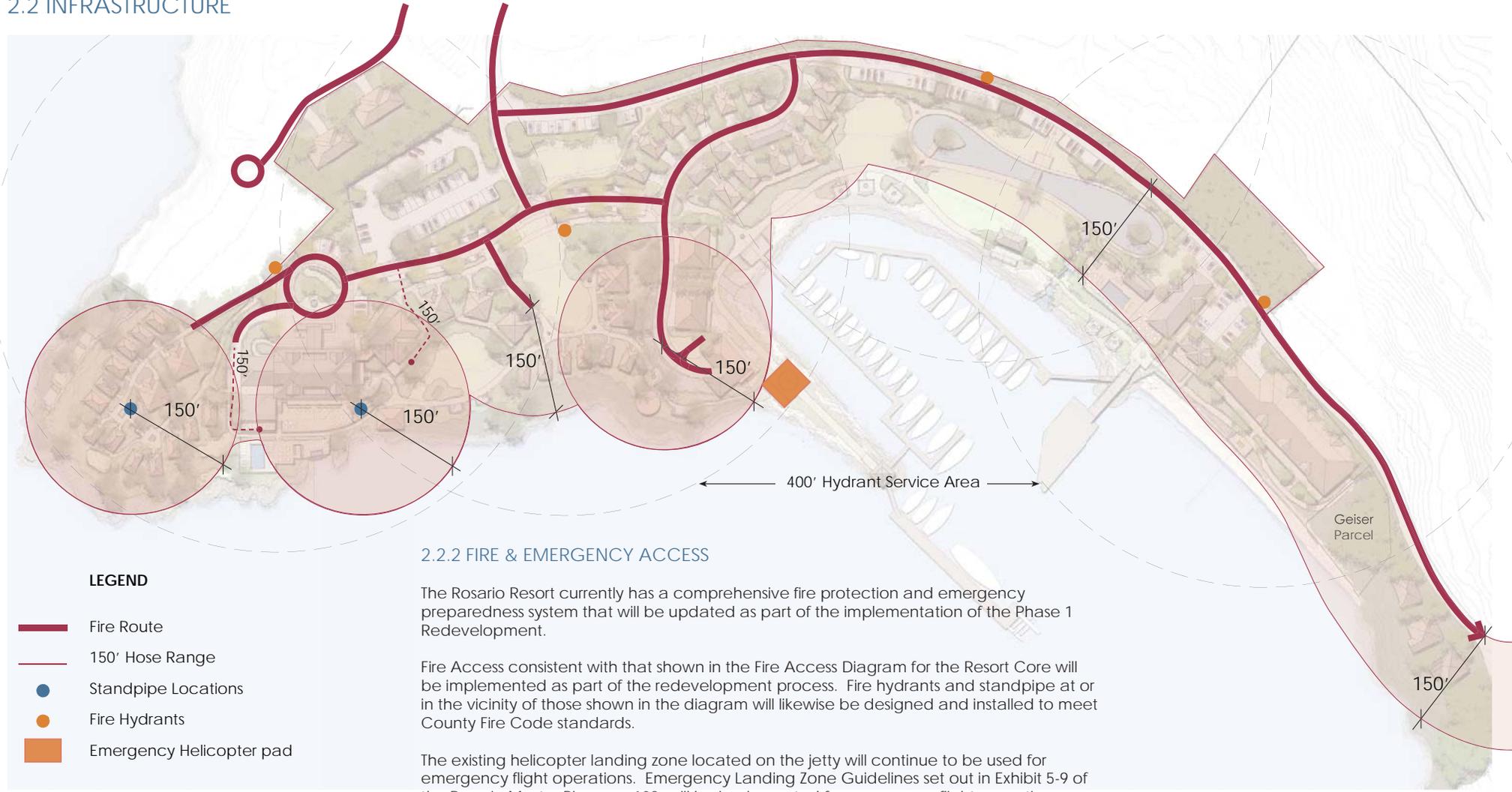
#### Upper Resort Core Zone Parking

Hotel guest parking will be screened from view where possible using landscaping vegetation, earthwork, or built structures. Landscape planting will be consistent with Landscape standards contained in Section 4.0 of these guidelines. The number of parking spaces provided in the upper resort core area will be sufficient to provide for hotel guests and Mansion facilities under normal operation. An additional twelve spaces of grassed, unpaved overflow parking is planned in the vicinity of the mansion. If additional parking is needed for special events, overflow parking with shuttle service is planned at the hilltop employee housing area site to reduce the parking footprint and impervious surfaces in the shoreline.

#### Marina Village Parking

Private parking for the Marina Village vacation units will be provided in or within the vicinity of each unit and will be contained within the unit or a separate parking structure or otherwise screened by landscaping.

2.2 INFRASTRUCTURE



**LEGEND**

- Fire Route
- 150' Hose Range
- Standpipe Locations
- Fire Hydrants
- Emergency Helicopter pad

**2.2.2 FIRE & EMERGENCY ACCESS**

The Rosario Resort currently has a comprehensive fire protection and emergency preparedness system that will be updated as part of the implementation of the Phase 1 Redevelopment.

Fire Access consistent with that shown in the Fire Access Diagram for the Resort Core will be implemented as part of the redevelopment process. Fire hydrants and standpipe at or in the vicinity of those shown in the diagram will likewise be designed and installed to meet County Fire Code standards.

The existing helicopter landing zone located on the jetty will continue to be used for emergency flight operations. Emergency Landing Zone Guidelines set out in Exhibit 5-9 of the Rosario Master Plan, pg. 109, will be implemented for emergency flight operations.



## 2.3 PHASE 1 REDEVELOPMENT - CONSTRUCTION

### CONSTRUCTION OVERVIEW

For the purpose of phasing construction, the Phase 1 Resort Redevelopment Plan is divided into two redevelopment stages. Stage 1 is focused on renovation and redevelopment in the area around and including the mansion.

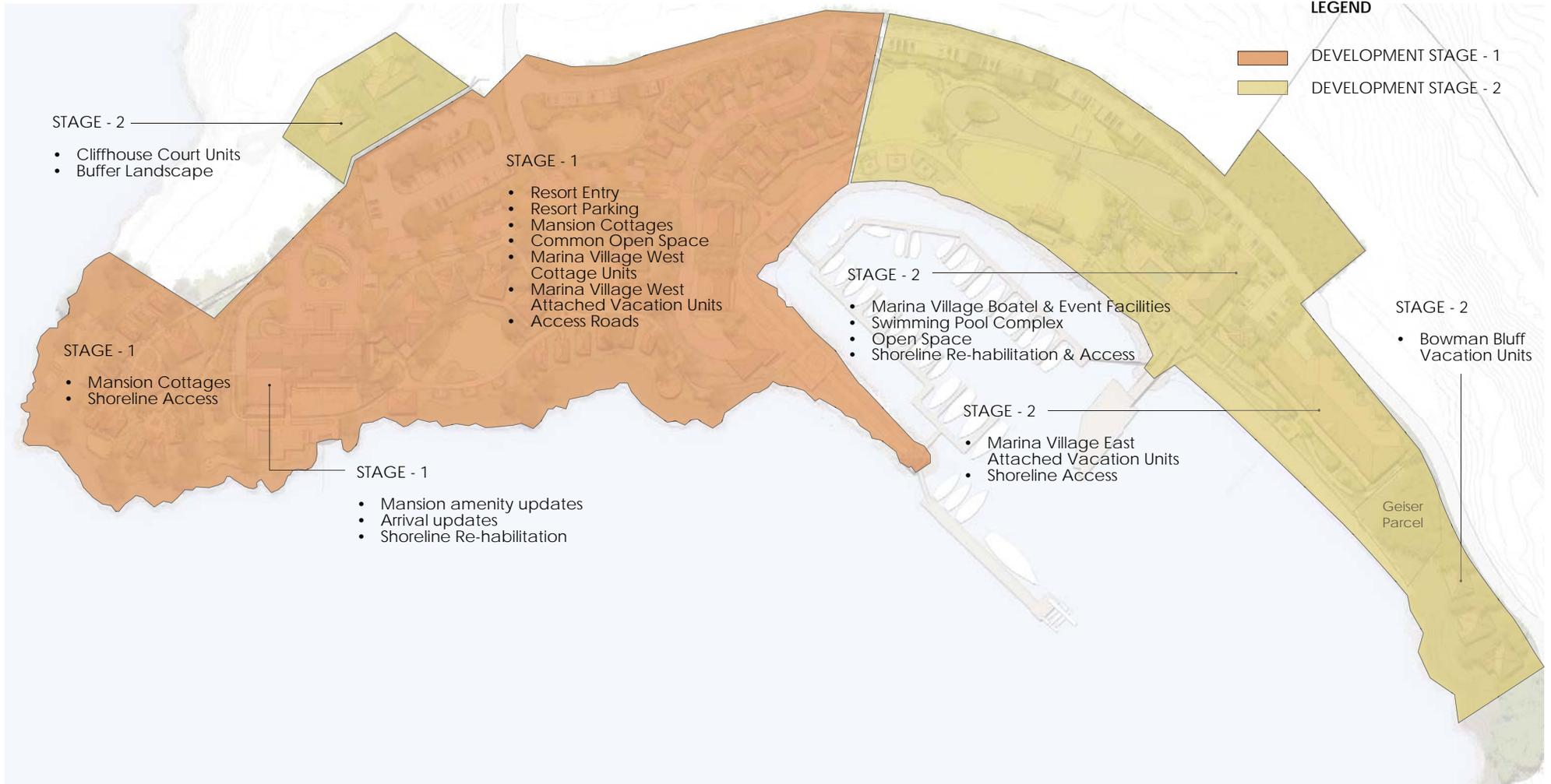
Stage 2 is focused on renovation and redevelopment in the area to the east of the mansion area in the vicinity of the Bow Tie lagoon and eastward along the shoreline of Cascade Bay to the vicinity of Bowman Creek. The Redevelopment Staging Plan as shown on page 39, illustrates the areas included in each stage and the range of redevelopment proposed in each of the two stages.

The staging order is somewhat flexible. For example, the installation of new and the upgrading of existing utilities will be staged to insure that the complete range of utility services is available to new development. For the sake of efficiency, some or all of the utilities needed to serve new development in stage 2 may be installed during stage 1. Additionally, landscaping and other grounds improvement to common areas in the Stage 2 area may proceed during Stage 1 redevelopment.

In addition, work on Stage 2 may begin before all of the work on Stage 1 is complete. Work on improvements to the employee housing area will begin in Stage 1.



2.3 CONSTRUCTION



2.3 CONSTRUCTION

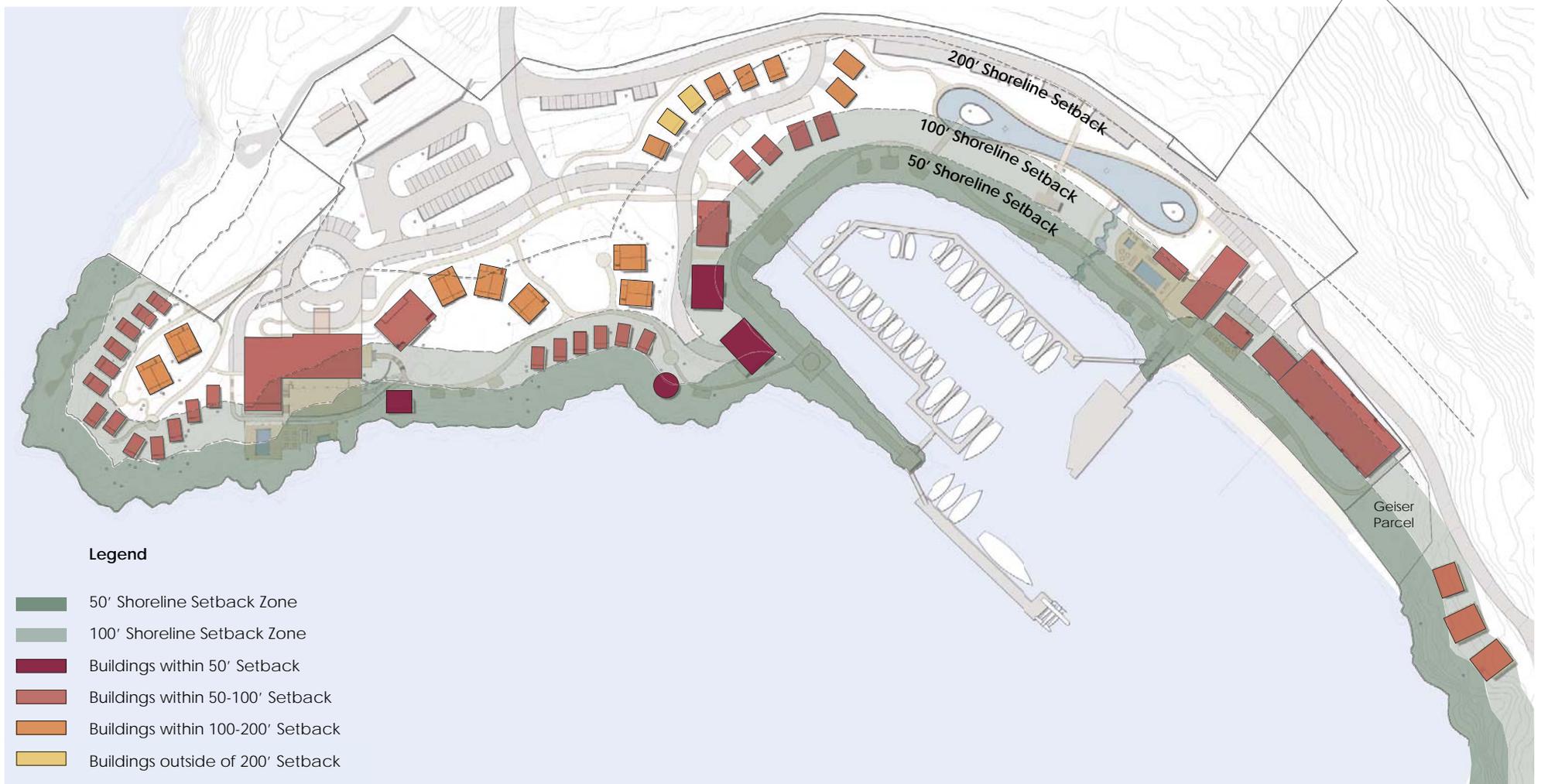


Summary

Total Approximate Cut Volume (CY)	10,978 (CY)
Total Approximate Fill Volume (CY)	13,951 (CY)
Clearing Boundary Area	382,959 (SF)



2.3 CONSTRUCTION



**Legend**

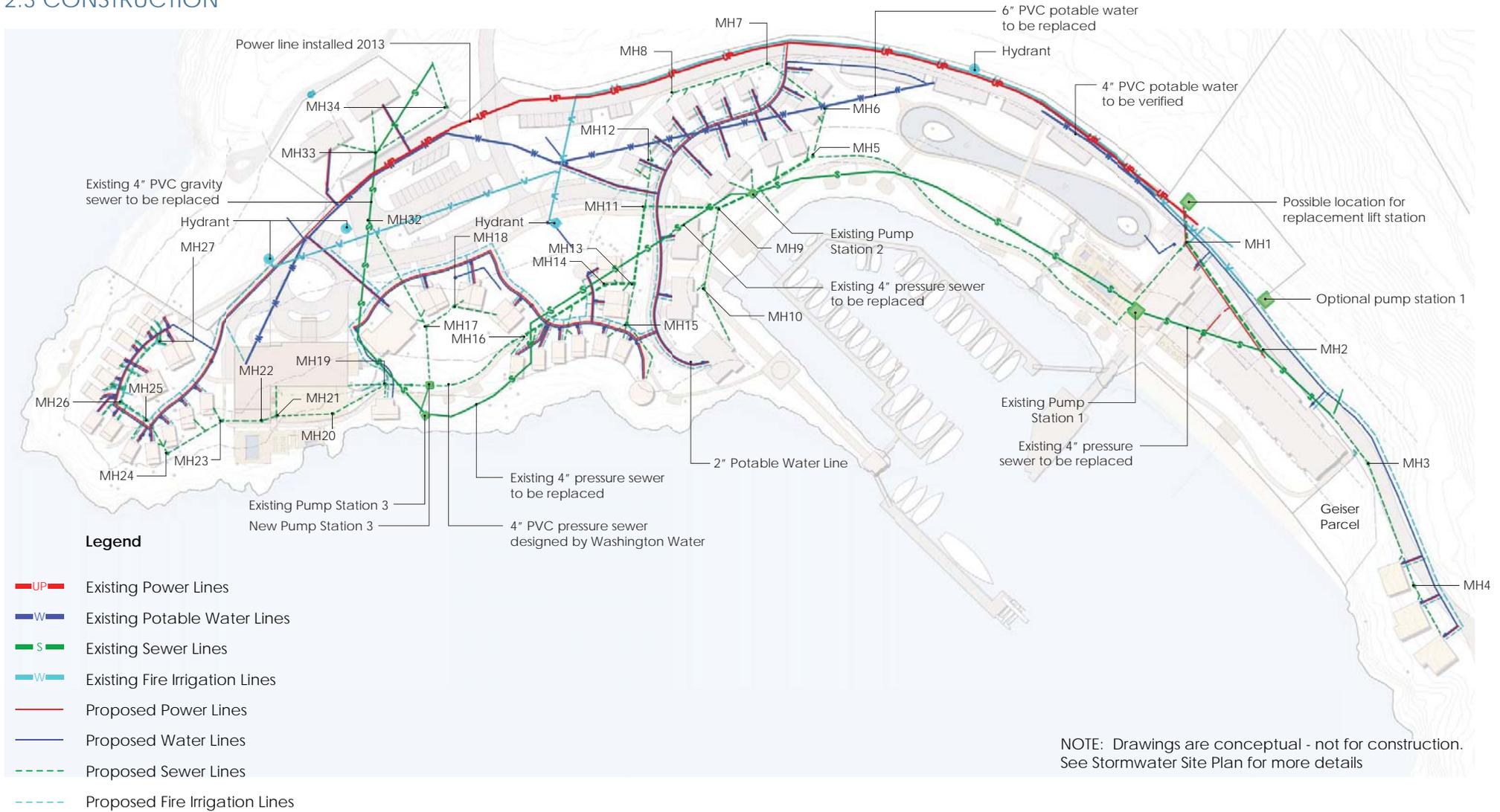
- 50' Shoreline Setback Zone
- 100' Shoreline Setback Zone
- Buildings within 50' Setback
- Buildings within 50-100' Setback
- Buildings within 100-200' Setback
- Buildings outside of 200' Setback



2.3 CONSTRUCTION



2.3 CONSTRUCTION



## 2.3 CONSTRUCTION

### 2.3.1 UTILITIES

Utilities currently available at the Resort include sewer and water service provided by Washington Water Service Company, electrical power service provided by OPALCO, a separate low voltage power system owned and maintained by the Resort used for outdoor lighting, a separate non-potable fire flow water system owned and maintained by the Resort, and an existing stormwater system owned and maintained by the Resort. The Resort redevelopment plan includes improvements and additions to these existing systems to accommodate the redevelopment program.

#### Water and Sewer Service

Improvements to the water and sewer service system include replacement of sections of piping to handle additional demand and extension of service lines to areas of the site proposed for redevelopment which are not currently served or inadequately served by existing lines. All installation of new service lines and upgrades to existing lines will be done under the direction and engineering standards of the Washington Water Service Company.

#### Separate Fire Flow Water Lines

Improvement to the existing fire flow system and the extension of the system to serve areas of redevelopment not currently served are planned. Fire hydrants will be installed as shown on the Fire Access Diagram.

#### Electrical Service

Electrical service lines will be installed underground to serve new building and other new electrical use facilities including new outdoor lighting.

#### Low Voltage Electrical Service

No additions to the low voltage electrical service are planned. The system currently provides low voltage electricity to the historic outdoor light standards and will continue to do so under the redevelopment plan.

#### Stormwater System

As part of the Resort Redevelopment program, the stormwater management system is being upgraded to conform with current local and state stormwater management standards. The current standards contain requirements for the installation of stormwater treatment facilities to reduce amount of pollutant transported by stormwater runoff into receiving waters. It is anticipated that the new stormwater system will significantly improve the water quality of future stormwater runoff over the existing minimally treated stormwater runoff. A Stormwater Management Plan for the Phase 1 Rosario Resort Redevelopment program has been completed consistent with the State Stormwater Management Plan development requirements and by reference is a part of these design and development standards.

#### Utilities Installation Standards

1. Utility service lines and secondary connections are to be placed underground unless otherwise approved by the County.
2. Environmental impacts from installation or maintenance of utilities are to be minimized and accomplished in accordance with mitigation measures identified in the Rosario Resort FEIS.
3. Areas disturbed by during construction are to be replanted with vegetation in accordance with the landscape plan in section 4 of these guidelines and maintained until firmly established.

## 2.3 CONSTRUCTION

### 2.3.2 SIGNAGE

Signage at the Resort will assist wayfinding, notify guests and visitors about Resort activities, and provide interpretive information about the site's history and natural environment. Signage within the shoreline zone, which includes most of the Resort Core, is subject to SJCC 18.50.120.

Directional signs for motorists and pedestrians will be located at intersections and be illuminated for night-time use. Lettering for motorists will be large enough to be read from a stationary vehicle but not so large as to create undesirable aesthetic impacts. In general, signage will be pedestrian-oriented in design and scale and constructed of high quality durable materials. Road signs will conform with design standards listed in Section 18.40.370-18.40.400 of the Unified Development Code. All signage will be designed to harmonize with the historic design themes of the resort.

### 2.3.3 LIGHTING

Outdoor lighting will be used where needed to improve the safety of guests and visitors, enhance aesthetics, and assist security. Historic exterior light standards will be incorporated in the lighting scheme. Additional exterior lighting will be installed as needed especially along pedestrian pathways as well as outdoor terraces, lawn surfaces, and play areas. Softer accent lighting will also be used to illuminate significant visual features such as the Moran Mansion, gardens, specific trees, and signage. Luminaries will be shielded to avoid glare and light pollution consistent with the provisions of SJCC 18.60.170 and be located discreetly so as not to create visual clutter during daylight conditions. New luminaries will be selected to harmonize with the historic design themes of the resort. In areas where additional night lighting is proposed, directional lighting designed to reduce ambient reflection or night glare will be used to reduce potential impacts to nocturnal animals.

### 2.3.4 PUBLIC ART

Art can be a low maintenance and cost-effective way to promote local culture and history. The Resort landscape plan features a system of pathways intertwined with pockets of open space which provide an ideal venue for displaying outdoor art. The installation of outdoor sculptures and other art displays along pathways and as open space features adds interest to a walk and an opportunity to pause for reflection along the way. Art work will be selected and installed with care to not detract from the unique qualities of the resort's natural environment that also add interest and opportunity for reflection for visitors and guests touring the grounds. Art displayed at the Resort will be selected to complement the natural landscape.



2.3 CONSTRUCTION

	Units	Approx. Building Area	Approx. Footprint (sf)	Community Open Space	Impervious Surfaces (ac)	Parking Stalls
<b>TOTALS</b>	<b>159</b>	<b>207,705</b>	<b>117,410</b>			<b>319</b>
<b>Resort Units</b>						
Vacation Rentals / Seasonal Units	99					
Employee Housing Units	60					

<b>RESORT CORE AREA TOTALS</b>	<b>99</b>	<b>156,305</b>	<b>85,110</b>	<b>6.9</b>	<b>7.0</b>	<b>171</b>
Resort Core_New Construction	97	112,750	70,595			

Redevelopment Stage - 1	<b>Moran Mansion &amp; Cottages</b>					
	<b>Hotel Lodging Total</b>	<b>57</b>	<b>45,655</b>	<b>24,715</b>		<b>43</b>
	<b>Rental Units</b>	<b>57</b>	<b>45,655</b>	<b>24,715</b>		<b>43</b>
	Mansion Cottages	19	14,250	10,260		14
	Mansion Cottages_4 Plex	28	17,000	9,590		21
	Mansion Cottages_8 Plex	8	6,000	3,000		6
	Honeymoon Suite	1	715	950		1
	Round House	1	915	915		1
	<b>*Moran Mansion Facilities Total</b>	<b>0</b>	<b>34,500</b>	<b>12,000</b>		<b>19</b>
	Hotel Dining		3,500			11
Bar		1,250			4	
Kitchen		1,200			0	
Meeting Space		1,000			3	
Spa		2,500			3	
Remaining Mansion Facilities		25,050			0	
<b>Whole Ownership</b>	<b>2</b>	<b>5,000</b>	<b>5,000</b>			
Cliffhouse Court	2	5,000	5,000			
<b>Marina Village West</b>	<b>21</b>	<b>27,950</b>	<b>19,395</b>		<b>42</b>	
Marina Village West Attached Vacation Units	9	13,500	7,225		18	
Marina Village West Cottage Units	6	4,800	7,200		12	
Marina Village West Cottage Units (2 story)	6	9,000	4,320		12	
Lighthouse		650	650			

Redevelopment Stage 2	<b>Marina Village East</b>					
	<b>Marina Village East Lodging</b>	<b>19</b>	<b>33,900</b>	<b>17,900</b>		<b>38</b>
	Marina Village East Attached Vacation Units	16	26,400	13,200		32
	Bowman's Bluff Ownership Units	3	7,500	4,700		6
	<b>Marina Village Cabana Facilities</b>		<b>9,300</b>	<b>6,100</b>		<b>29</b>
	Bar & Grill		1,500			5
	Kitchen (Event & Bar)		1,000			0
	Marina (Bathroom / Showers/Laundry)		800			0
	Swimming Pool & Facilities		800			3
	Wedding Event Space (200 seating)		3,200			16
Retail / Grocery		1,000			3	
Storage		200			0	
Marina Office		800			3	

	Units	Approx. Building Area	Approx. Footprint (sf)	Community Open Space	Impervious Surfaces (ac)	Parking Stalls
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<b>HILLTOP TOTALS</b>	<b>60</b>	<b>51,400</b>	<b>32,300</b>	<b>27.4 minimum</b>	<b>3.1</b>	<b>148</b>
Hilltop_New Construction		44,100	25,000			
<b>Resort Units</b>						
Vacation Rentals / Seasonal Units	0					
Employee Housing Units	<b>60</b>	<b>32,300</b>	<b>19,800</b>			<b>45</b>
Existing Housing Units	20	7,300	7,300			
Proposed Housing Units	35	13,000	6,500			
Manager Cottages	5	12,000	6,000			
Recreation / Dining		7,200	3,600			
Maintenance / Laundry / Storage		5,900	5,900			
(Future Employee Building)		6,000	3,000			
Overflow parking						103

\*Preliminary Program - TBD

TABLE 2.3: PHASE 1 REDEVELOPMENT SUMMARY



# SECTION 3 REDEVELOPMENT PLAN - HILLTOP



## 3.0 PHASE 1 REDEVELOPMENT - HILLTOP EMPLOYEE HOUSING AREA

### HILLTOP EMPLOYEE HOUSING AREA OVERVIEW

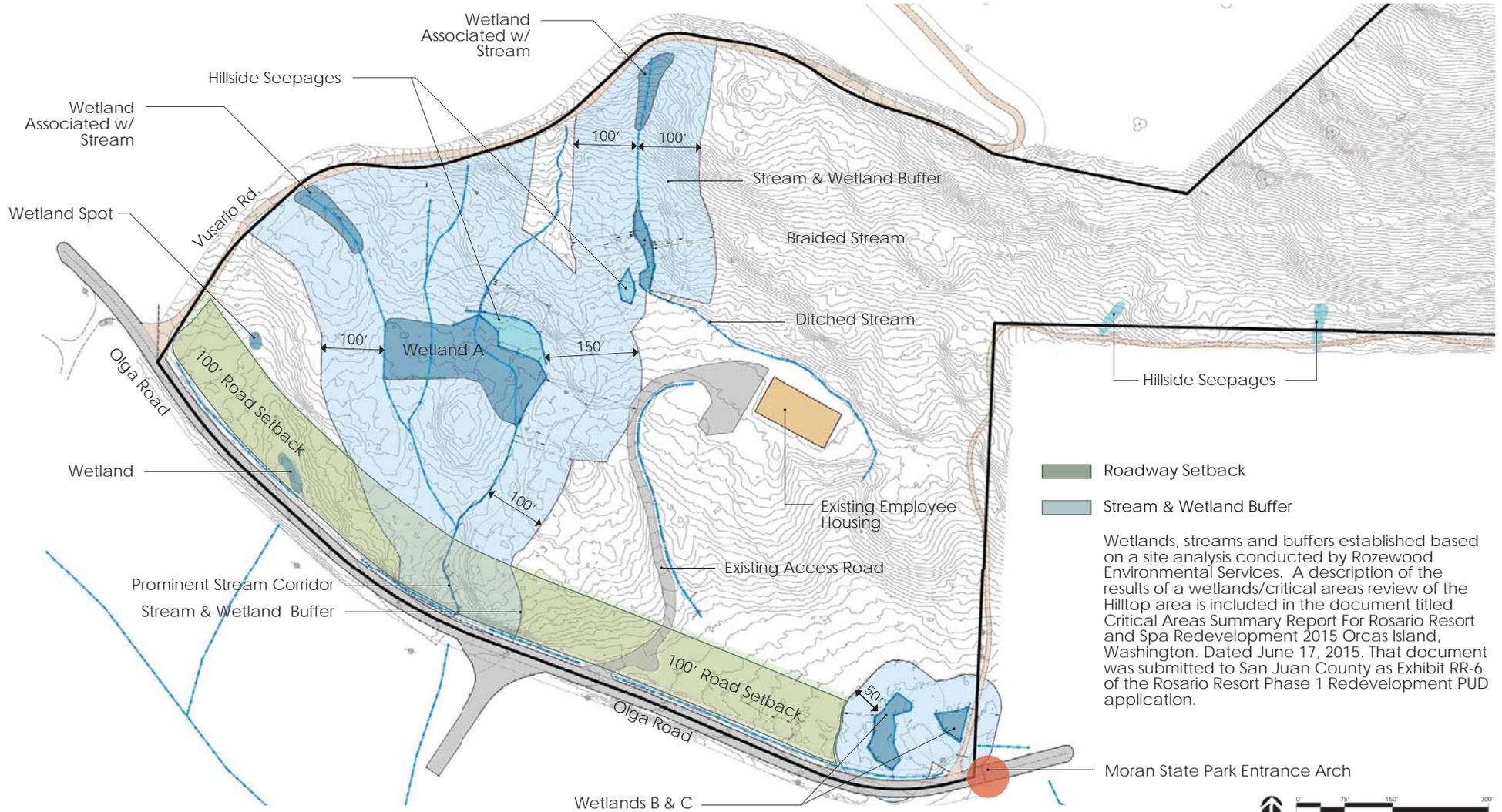
The 39-acre Hilltop parcel is currently occupied by 20 dormitory type units of employee housing in a single structure. Each unit provides housing for two employees. Under the Phase 1 Redevelopment plan for the Hilltop site the existing employee housing building will be retained and additional employee housing up to a total of 40 new units will be added bringing the total number of two-person housing units to 60. The Hilltop redevelopment plan also includes the construction of an employee kitchen/cafeteria, recreation building, maintenance and laundry facilities and 5 detached manager cottages. As illustrated in the Hilltop redevelopment Plan, the Hilltop will also contain the Resort's employee parking lot as well as a site for remote/overflow parking serving the Marina and other Resort functions. Site Planning Guidelines for the Hilltop have been included as required by condition 14 of the San Juan County Council Conditions of Approval.



3.0 HILLTOP EMPLOYEE HOUSING AREA



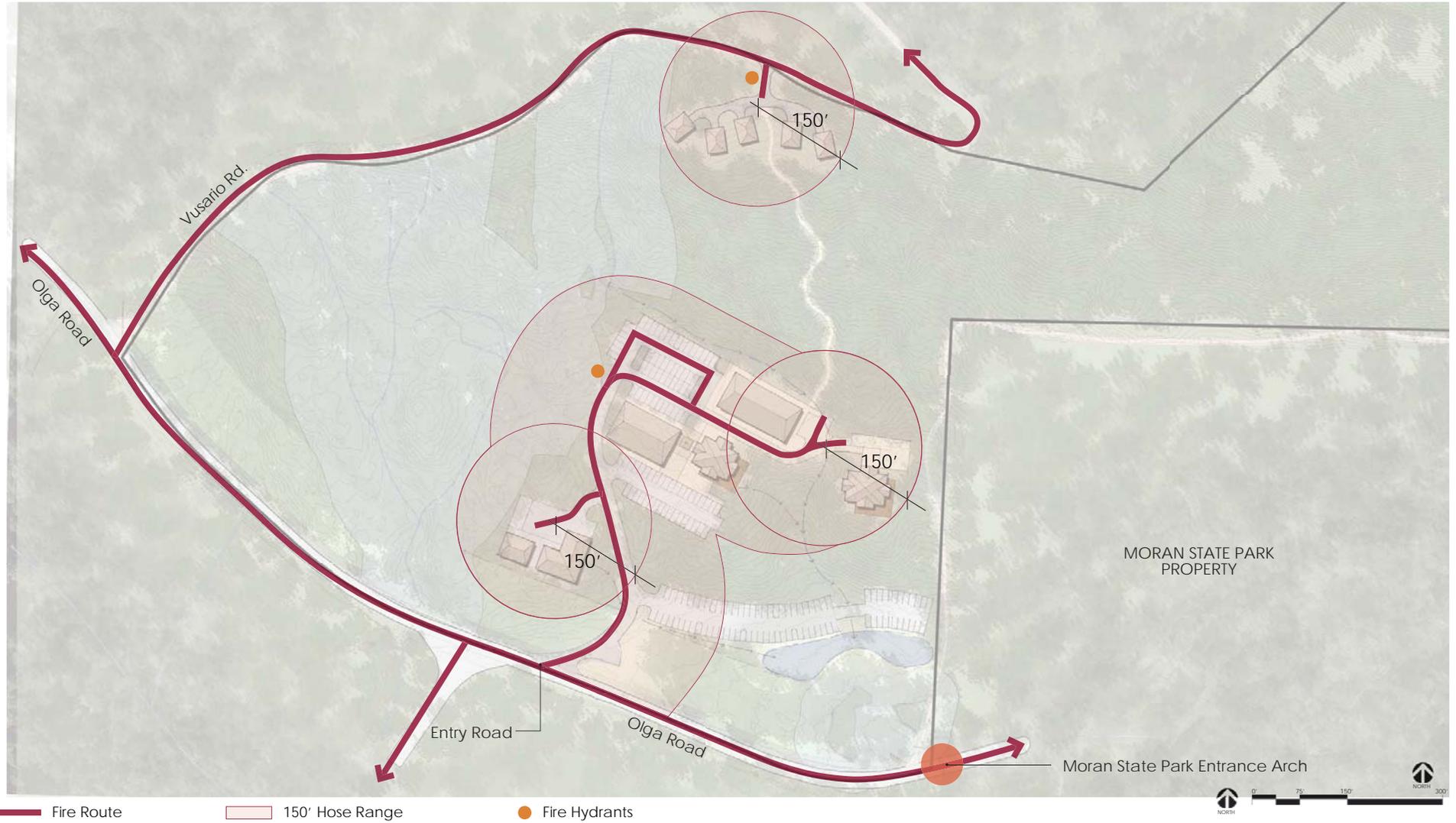
3.0 HILLTOP EMPLOYEE HOUSING AREA



3.0 HILLTOP EMPLOYEE HOUSING AREA



3.0 HILLTOP EMPLOYEE HOUSING AREA



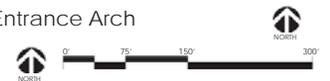
— Fire Route      150' Hose Range      ● Fire Hydrants

3.0 HILLTOP EMPLOYEE HOUSING AREA



Summary

Total Approximate Cut Volume (CY)	5,074 (CY)
Total Approximate Fill Volume (CY)	5,358 (CY)
Clearing Boundary Area	213,728 (SF)



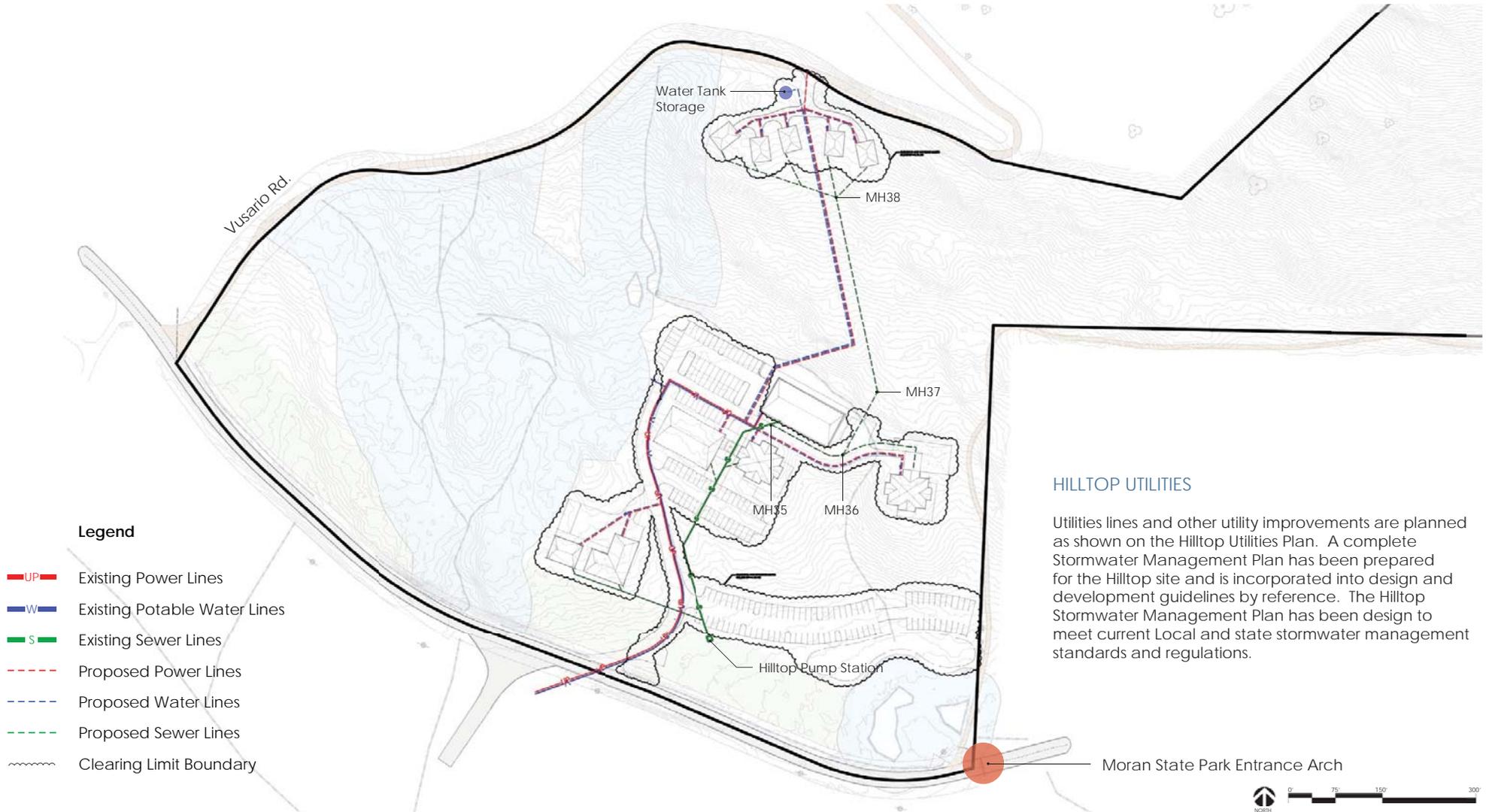
3.0 HILLTOP EMPLOYEE HOUSING AREA



**Legend**

- ⋯ Existing Drainage Channel
- Culvert
- Storm Pipe
- Roof downspout dispersion trench with type 1 catch basin and 25' flow path. Provide 10' of trench length for each 700 sf. of roof (BMP 5.10)
- - - Drain Lines
- Splashblock roof dispersion with 50' flow path (BMP 5.10)

3.0 HILLTOP EMPLOYEE HOUSING AREA



# SECTION 4 LANDSCAPE PLAN



4.0 LANDSCAPE PLAN



Legend

- Passive Open Space
- Active Open Space
- Native Growth Zone
- View Points/Overlooks
- View Enhancement

- Land Use Buffering  
Between residential and non-residential uses: **"full screen"**
  - 70% evergreen trees
  - 1 tree per 10 linear ft, 30 ft on center max
  - 1 evergreen shrub per 4 linear ft, 8 ft on center max
- Street Frontage Buffering  
Along street frontage: **"see-through screen"**
  - Evergreen & deciduous mix throughout landscape strip to create continuous canopy
  - 70 % deciduous trees 1 per 25 linear ft, 8 ft on center max
  - 1 shrub per 4 linear ft, 8 ft on center max

Note: Zone are conceptual - for planning purposes only



4.0 LANDSCAPE PLAN

PASSIVE OPEN SPACE

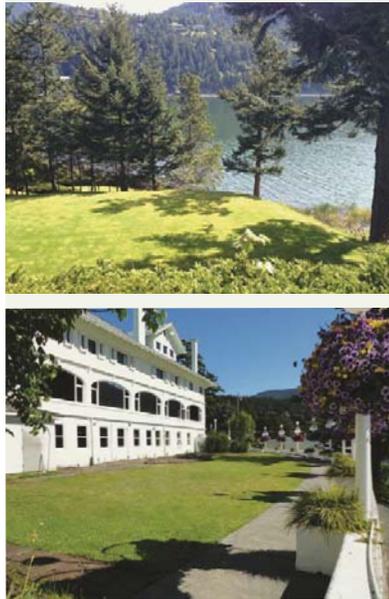
A variety of opportunities for passive interaction with the natural waterfront setting is fundamental to the identity of Rosario Resort. The arrival experience intentionally brings visitors straight to a view of open lawn with water beyond, announcing the arrival to Rosario.

From stretches of open lawn to the walking loop surrounding the lagoon, a mixture of landscaped and natural greenery helps promote the tranquility and restorative nature that makes up the San Juan Island experience.



ACTIVE OPEN SPACE

Open spaces will offer a variety of opportunities for informal outdoor recreation. To meet a wide range of needs, a number of programmed and unprogrammed outdoor areas are included in the redevelopment plan. A system of trails and paths, including a waterfront promenade, connect these active uses and help promote the pedestrian experience of Rosario.



LAND USE BUFFERING

Landscape buffers can help maintain the desired character for distinct locations as well as prevent visual and noise conflicts between incompatible uses. The largest and most dense buffer will be provided between residential and non-residential uses. A less dense buffer can be used along building roadway frontages to offer a softer character and blend the buildings into the landscape.

See Open Space Use Diagram and Landscape Treatment Description for buffering requirements per SJCC 18.60.160.



NATIVE GROWTH ZONE

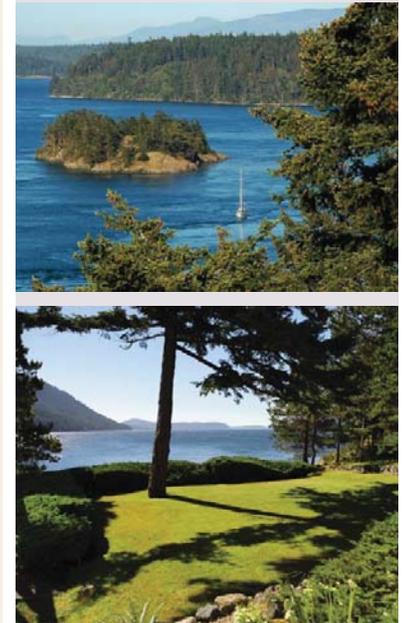
The Native Growth landscape zone includes the steep bluff and upper bluff area fronting the hotel zone and extending eastward to the jetty. The Native Growth Zone includes two types of landscape treatment zones. The bluff shoreline of the Native Growth Zone is identified in this landscape plan as a shoreline preservation landscape treatment zone (see Landscape Treatment Zone plan and description) The landscape treatment of the upland areas of the Native Growth Zone is to re-naturalize disturbed areas.

The steep bluffs are sparsely vegetated with native plant species and have and will continue to remain a relatively undisturbed natural area for plants and animals. Existing trees in this zone will be retained (see Tree Retention/Removal Plan). New landscape plantings will be confined largely to the bluff edge at or near the top. Landscaping activities will be generally limited to replacing dead or dying plant species with the same or similar native plant species and supplementing existing growth with native landscape plants exhibiting the same characteristics of foliage type, size and shape as that of the existing natural vegetation.

Disturbed upland areas in the Native Growth zone will be re-naturalized by installing new plant materials to re-establish the natural character of the site.

VIEW ENHANCEMENT

Proposed facilities will be carefully sited to preserve and enhance important view corridors. In addition to simply preventing view obstruction, careful landscaping of open space will enhance views by framing signature visual resources.



4.0 LANDSCAPE



Legend

- Shoreline to be preserved
- Shoreline to be rehabilitated
- Roads & parking areas
- Re-naturalized & re-landscaped disturbed areas



4.0 LANDSCAPE PLAN

SHORELINE TO BE PRESERVED

The relatively steep bluff shoreline along Cascade Bay in the areas fronting the hotel zone and the Bowman Cottages site have been left undisturbed over the years for the most part and consequently they remain the most genuine native plant growth environments in the Resort Core area of Rosario. The landscape treatment plan for the shoreline bluff areas is to preserve the native growth landscape by limiting land disturbance activities and by rapidly restoring native vegetation that may be inadvertently damaged as a result of activities of the resort and its visitors or guests. Notwithstanding the above, supplemental plantings of native species consistent with the existing native vegetation may be made to enhance habitat value and control erosion.



SHORELINE TO BE REHABILITATED

The waterfront location of Rosario Resort is fundamental to its identity and character. In selected areas, rehabilitation could improve the environmental and aesthetic quality of the shoreline, ultimately improving the relationship between the Resort and the water.

According to SJC code 18.50.130, "restoration of any shoreline that has been disturbed or degraded shall be done with native plant materials with a diversity and type similar to that which originally occurred on-site."



ROADS & PARKING AREAS

Landscape adjacent to roads and parking softens areas of hardscape and can screen unwanted views. Dense buffering of the parking area from the entry road focuses views to the resort and the water beyond, removing parked vehicles from the arrival experience.

A less dense screen along other roads and parking areas softens areas of hardscape as well as building frontages, merging the architecture into the landscape as originally intended by Olmsted in the 1970s. (See Table 1.1: Guiding Design Principles)

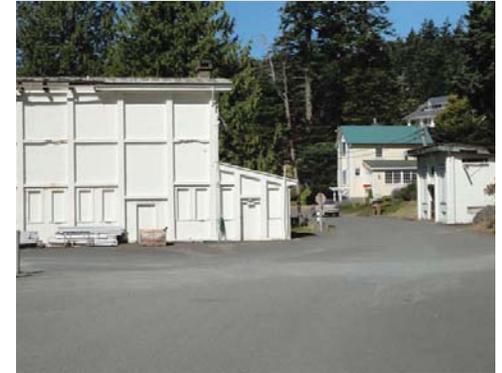
Parking area landscape guidelines according to SJC code 18.60.160:

- 20 sq ft planting area per parking stall (for 5 - 15 stalls)
- 25 sq ft planting area per parking stall (for 16 or more stalls)
- One tree for every 5 parking stalls
- 75 ft max between parking stall and landscaping
- Permanent curbs/barriers to protect plants from vehicle overhang
- Shrubs not to exceed 42" in height
- 70% deciduous trees



RE-NATURALIZED DISTURBED AREAS

New building and road construction will require the installation of new plant material to re-establish the natural character of the site, blending the buildings into the landscape and improving habitat for wildlife. See Recommended Plant List.



4.0 LANDSCAPE



4.0 LANDSCAPE PLAN

Recommended Site-Appropriate Native Plants

	<i>Acer macrophyllum</i>	Big Leaf Maple
	<i>Achillea spp.</i>	Yarrow
	<i>Amelanchier alnifolia</i>	Serviceberry
	<i>Arbutus menziesii</i>	Pacific Madrona
	<i>Arctostaphylos columbiana</i>	Hairy Manzanita
	<i>Arctostaphylos uva-ursi</i>	Kinnikinnik
	<i>Asarum caudatum</i>	Wild Ginger
	<i>Blechnum spicant</i>	Deer Fern
	<i>Carex spp.</i>	Sedge
	<i>Digitalis purpurea</i>	Common Foxglove
	<i>Gaultheria shallon</i>	Salal
	<i>Gymnocarpium disjunctum</i>	Common Oak Fern
	<i>Mahonia nervosa</i>	Cascade Oregon Grape
	<i>Mahonia repens</i>	Creeping Oregon Grape
	<i>Pinus contorta</i>	Shore Pine
	<i>Polystichum munitum</i>	Sword Fern
	<i>Pseudotsuga menziesii</i>	Douglas Fir
	<i>Quercus garyana</i>	Garry Oak
	<i>Rhododendron macrophyllum</i>	Pacific Rhododendron
	<i>Ribes sanguineum</i>	Flowering Currant
	<i>Symphocarpus albus</i>	Snowberry
	<i>Vaccinium ovatum</i>	Evergreen Huckleberry

Recommended Site-Appropriate Non-Native Plants

	<i>Acanthus spinosus</i>	Bear's Breeches
	<i>Calamagrostis x acutiflora 'Karl Foerster'</i>	Feather Reed Grass
	<i>Chamaecyparis obtusa 'Gracilis'</i>	Slender Hinoki False Cypress
	<i>Ceratostigma willmottianum</i>	Chinese Plumbago
	<i>Cistus x hybridus</i>	White Rockrose
	<i>Echinacea spp.</i>	Coneflower
	<i>Epimedium</i>	Barrenwort
	<i>Geranium spp.</i>	Hardy Geranium
	<i>Hammamelis</i>	Witch Hazel
	<i>Helictotrichon sempervirens</i>	Blue Oat Grass
	<i>Iris germanica</i>	Iris
	<i>Lavendula</i>	Lavender
	<i>Origanum vulgare</i>	Oregano
	<i>Paeonia japonica</i>	Japanese Peony
	<i>Parrotia persica 'Vanessa'</i>	Persian Parrotia
	<i>Pennisetum setaceum</i>	Fountain Grass
	<i>Phlomis russelliana</i>	Hardy Jerusalem Sage
	<i>Pinus Mugo</i>	Mugo Pine
	<i>Rudbeckia spp.</i>	Black-Eyed Susan
	<i>Sedum</i>	Stonecrop
	<i>Stewartia pseudocamellia</i>	Japanese Stewartia
	<i>Veronica peduncularis</i>	Speedwell

<b>SHORELINE TO BE REHABILITATED</b>	<b>ROADS &amp; PARKING AREAS</b>	<b>RE-NATURALIZED DISTURBED AREAS</b>
Low-growing to protect views	Shrubs less than 42" in height Most trees deciduous	Low-maintenance, site appropriate

\* Plant list is conceptual and intended to guide the desired character of potential site plantings. Additional plants may be included at the discretion of the landscape architect.

Landscape Maintenance

1. All landscaping and necessary support systems are to be maintained for the life of the project
2. All landscaping materials are to be pruned and trimmed as necessary to maintain a healthy growing condition or to prevent primary limb failure.
3. With the exception of any dead, diseased, or damaged trees specifically retained to provide wildlife habitat, dead, diseased, damaged or missing plantings are to be replaced within three months or during the next planting season if the loss does not occur in a planting season
4. Landscaped areas are to be kept free of trash.

## SECTION 5

# ROSARIO RESORT HISTORICAL RESOURCES PLAN



## 5.0 SECTION A

## SECTION A. HISTORICAL BACKGROUND AND SETTING

**I. INTRODUCTION**

This Historical Resources Plan for Rosario Resort is intended to identify historically significant structures and features and outline the intended plans for each. In 1977, structures built by Robert Moran between 1905 and 1925 were nominated for inclusion on the United States Department of the Interior's (DOI) National Register of Historic Places (NRHP). The Moran Mansion and several supporting structures were subsequently recorded in 1978. This plan addresses components identified in table 3.8-1 of the Master Plan and as well as corresponding redevelopment plans for each.

**II. DEPARTMENT OF THE INTERIOR'S STANDARDS FOR REHABILITATION**

Master Plan section 5.6 suggests compliance with DOI guidelines relating to the redevelopment of NRHP listed structures as a means to allow participation in a federal income tax credit program. The redevelopment team shared conceptual plans and computer models with members of the Washington State Department of Archaeology & Historical Preservation (DAHP) and members of the DOI National Park Service's Technical Preservation Services.

In spite of efforts to comply, DOI guidelines proved too restrictive to allow much of the programmatically required development. In service of resort's functional needs and its long term viability, the development team has opted to forgo application for the federal tax credit program. As such, DOI standards do not apply, but will be adhered to where possible.

**III. FEDERAL TAX CREDIT PROGRAM**

Redevelopment team will not be pursuing this program. See Section II above.

**IV. HISTORIC STRUCTURES AND LANDSCAPE FEATURES****1. Moran Mansion****A. Background**

Designed by ship builder and Seattle mayor Robert Moran, the Mansion stands as the centerpiece of the Moran Estate. It was built under supervision of his eldest son John from 1906-1909 and occupied by the Moran family from 1909-1938.

In 1978, when the mansion was placed on the NRHP, it was a functioning resort. As it does today, the Mansion and annex housed reception, lobby, bar, restaurant, retail, kitchen, gym, spa treatment rooms, indoor pool, restrooms and management offices. In addition, the northern half of level three featuring Moran's pipe organ was dedicated as a museum where exhibits and public presentations tell the Moran story. As long as the Resort remains operational, these historic resources would likely continue to be protected and shared with the public.

**B. Mansion Modifications**

The Mansion has never undergone a major renovation in its 114 year history. Redevelopment plans are outlined in the Architectural Design Intent statement Section B listed below. Operationally required additions and modifications are designed to architecturally compliment the Mansion and work within the intended spirit of the Department of the Interior's (DOI) Standards for Rehabilitation.

As the resort's centerpiece, the Mansion is missing many of the programmatic elements required to meet current guest and operational needs. Modifications listed in Section B Architectural Design Intent below, represent changes necessary to meet these needs. In several instances, necessary additions and modifications conflict with DOI requirements.

**2. Boatel****A. Background**

Listed on the NRHP as an accessory structure to the Mansion, the three story concrete Boatel building was built in 1925 to house the workshops and staff needed to build and maintain the Moran estate. Modified and re-tasked many times since, the structure is currently vacant and in a serious state of disrepair.

**B. Removal and Replacement**

In its current state, the Boatel is structurally unstable and built below the Army Corps of Engineers flood plain elevation. As it stands, it represents a physical hazard to the public. Constructed of semi-reinforced concrete, the prospect of raising, moving or structurally reinforcing present financial and physical challenges beyond reason.

For these reasons, the building is scheduled for demolition. In its place, new historically and environmentally appropriate buildings and landscape will be constructed. New structures will be built above flood plain and in compliance with today's building standards. Proposed uses include marina support facilities and offices, store, cafe, event center and an outdoor pool.

Although this building is a contributing accessory structure to the Mansion, it is not listed on the NRHP. As a result, its rehabilitation expenses are not eligible for the federal income tax credit program, nor is it required to meet DOI rehabilitation standards. New structures will however, be designed in compliance with the spirit of these standards and Rosario's architectural heritage.

## 5.0 SECTION A

### 3. Carriage House

The original utilitarian concrete block structure was built after the period of significance and then expanded and modified by subsequent owners. As it aesthetically compromises the resort's primary guest entrance and presents physical challenges for operations (deliveries, trash, etc.), it has been slated for removal.

### 4. Round House

Designed by Robert Moran and built of solid concrete, this building was used as a family get-away and location for children's activities. The structure has since served as a hotel suite and will continue to do so. No changes are planned.

### 5. Power House

Single story concrete structure built to house estate's hydro-electric generator and power distribution equipment. No changes are planned.

### 6. Canoe pond (Bow Tie Lagoon)

Robert Moran built the 360-foot long concrete Figure 8 shaped lagoon with an island at each end and a bridge crossing the center for his wife to swim in. No changes are planned.

### 7. America Figurehead

Salvaged by Moran from the Clipper Ship America after it wrecked on San Juan Island in 1915, the Figurehead will continue to be displayed at the Resort.

### 8. Circular Entrance Drive

The Mansion's circular entrance drive surrounds a lawn that originally featured a chestnut tree. The northern edge features a horse hitch consisting of five concrete and steel light standards with anchor chain from the battleship Nebraska (built by Moran Brothers) spanning between. In a state of disrepair, the existing drive and lawn will be removed and slightly reconfigured to allow for the construction of a new porte-cochere, drive and landscape elements. The horse hitch will remain.

### 9. Other features

Items such as the three globe streetlights salvaged from the great fire of Seattle in 1889 will be rebuilt in compliance with current electrical codes and re-installed in existing and new locations to meet landscape lighting needs. Non-functioning or unsafe components like the green glass insulators on original DC power poles that require removal to allow for new construction, will be preserved and displayed in the Mansion's museum area. These features will serve as inspiration for the design and selection of new fixtures and landscape elements throughout resort.

## 5.0 SECTION B

## SECTION B. ARCHITECTURAL DESIGN INTENT

**I. INTRODUCTION**

Rosario's redevelopment offers a unique opportunity to remove the historically insignificant buildings and landscape features that detract from its historic character and dramatic waterfront setting. Replacing these elements with environmentally sensitive and resource efficient construction that compliments the site's history will help:

- Protect local environment
- Respect and protect historical integrity
- Increase operational efficiency
- Enhance guest experience
- Improve image

The redevelopment team intends to follow the Master Plan design guidelines relating to new and historic buildings; however, it should be noted that conflicts exist between guideline intent and resort's guest and operational needs and expectations. In some instances, they suggest requirements that are not physically or financially feasible. With this in mind, the project team seeks balance. The following are design intent statements relating to section 5.4 (Architecture) of the Master Plan. Conflicts alluded to above will be identified and solutions outlined.

**II. HISTORIC INTEGRITY****A. General**

Robert Moran hosted family, friends, and notables at his estate, so its ongoing use as a commercial resort could be seen as a continuation as a place of hospitality - Rosario's originally intended purpose.

The removal of historically insignificant and in some cases dilapidated structures will make way for new development. New structures and landscapes designed in harmony with the historic buildings and grounds will result in the creation of an architecturally and environmentally harmonious resort experience.

**B. Contributing Buildings**

Structures that convey important historical patterns and architectural values related to Robert Moran and later occupants of Rosario. Re-development plans for each structure are listed below.

**1. Moran Mansion**

Original five level concrete and wood structure together with attached two level wood dining annex will remain with the following updates, alterations and additions.

- a. Add elevator in annex connecting first (3) levels of both mansion and annex.
- b. Add porte-cochère off main entry for covered guest drop-off and pick-up.
- c. Add outdoor decks off existing bar/lounge, dining room and spa.
- d. Relocate basement level retail to a main floor addition for better access.
- e. Re-task ground level retail space to its original purpose as a gathering and entertainment space.
- f. Add third level spa reception and support facilities next to existing spa treatment rooms.
- g. Add ground level exercise and pool area support facilities.
- h. Add ground level staff break room and restroom.
- i. Repair or replace interior finishes, decor, furnishings and fixtures throughout.
- j. Replace or repair roofing, insulation, windows, doors and exterior finishes.
- k. New and expanded electrical, mechanical, plumbing and fire protection system(s).

**Conflicts**

As the resort's centerpiece, this building is missing many of the programmatic elements required to meet current guest and operational needs. Modifications listed above represent changes necessary to meet these needs. Section 5.6 of the Master Plan suggests compliance with the Department of the Interior's (DOI) Standards for Rehabilitation as a means to qualify for a federal income tax credit program. In several instances, proposed modifications conflict with these requirements. Examples include proposed additions and proximity of new structures.

**Solution**

In spite of efforts to comply, the DOI Standards have proven too restrictive. In service of the resort's functional needs and its long term viability, the owners have opted to forgo federal tax credit program. As such, the DOI standards do not apply, but will be adhered to where possible.

## 5.0 SECTION B

**2. Boatel**

Located on the north shore of the existing marina, this three story concrete building was built in 1925 to house workshops and staff needed to build and maintain the Moran estate. Modified and re-tasked many times since, the structure is currently vacant and in a serious state of disrepair. Scheduled for demolition, the building will be replaced with new construction. Uses include marina support facilities, store, cafe, event center and an outdoor pool.

**Conflict**

Although considered a 'contributing historical resource', this building's poor structural condition and location below the Army Corps of Engineers flood plain elevation present formidable physical and financial obstacles. Constructed of semi-reinforced concrete, the notion of raising and then structurally reinforcing this building are unrealistic.

**Solution**

Demolish and replace with historically and environmentally appropriate buildings and landscape. New structures will be built on the same site, but above flood plain and in compliance with today's building standards.

**3. Carriage House**

The original utilitarian concrete block structure was built after the period of significance (1925) and then expanded by a subsequent owner. It is also slated for removal as it aesthetically compromises the resorts primary guest entrance and presents physical challenges for resort operations relating to deliveries, trash, etc.

**4. Round House**

Built of solid concrete by Robert Moran as a family get-away and a location for children's activities. The Roundhouse will continue to be used as guest accommodations.

**5. Power House**

Single story concrete structure built to house estate's hydro-electric generator and power distribution equipment. No changes are planned for this structure.

**C. Non-contributing Buildings**

Non-contributing buildings either post-date period of historical significance (1925), or lack essential historical or architectural importance. These buildings include:

**1. 1100, 1200 & 1300 Hotel Room Buildings**

These 1960's era structures southeast of the Mansion detract from resorts historic character and negatively impact guest and staff experiences. All three are slated for demolition and will be replaced by new, smaller guest cottage buildings.

**2. Kitchen**

Located northwest of the Mansion dining room, this 1960's era building will also be removed. In its place will be new guest cottages.

**3. Dining Annex**

This 1960's era structure will remain, but undergo a major remodel and expansion including new interior and exterior design to architecturally aligning it with the Mansion. New annex will include items listed in section II.B.1 above.

**4. Cascade Bay Grill**

A 1960's era building modified many times since, this building has no historical or architectural significance and will be removed.

**5. Family Pool and Support Facilities**

1960's Era facility with no historical or architectural significance to be removed.

**6. Discovery Center**

Event center built in the 1970's will be removed and replaced by an attached condominium building.

These buildings will be replaced with architecturally compatible structures that incorporate design elements from resort's historic structures and the Arts and Crafts movement.

**III. HISTORICAL COMPATIBILITY**

The restored Moran Mansion will remain the Resort's centerpiece. Most of the Resort's other historic features will remain on-site or represented in the mansion museum. New work will derive it's aesthetic character from the remaining historic structures and strive to comply with goal 2 of Master Plan section 3.1: "To preserve, restore and enhance what is most unique and cherished about Rosario, especially the works of Robert Moran." See the Historical Resources Plan for more information.

**IV. APPROPRIATE SCALE AND MASSING**

As suggested in the SI Standards, the Annex originally proposed in the Master Plan has been dramatically scaled back to keep it from overwhelming the Mansion. The existing 1960's era dining room structure will be modestly expanded and extensively remodeled to be architecturally compatible. Remaining program elements are dispersed across the site in the form of smaller less imposing structures as outlined below.

## 5.0 SECTION B

**V. MATERIALS**

Moran's style largely resulted from his choice of materials – poured in place concrete walls and walks; solid teak and mahogany doors, trim, floors and furniture; cast bronze hardware; heavy plate glass windows; and standing seam copper roofs. As interior and exterior finishes and materials are repaired and upgraded, Moran's aesthetic will be considered. Sustainable and environmental considerations will factor into the selection of materials to minimize effects to both site and occupants.

**VI. BUILDING HEIGHT AND ROOFLINES****ORIGIANZING PRINCIPLE**

In an effort to differentiate new structures from old and allow Mansion to stand as Rosario's centerpiece, a series of building clusters or districts were established. Districts consisting of small buildings with architectural characters derived from resorts historic structures. Each has its own palette of compatible architectural forms, materials and colors. Architecturally/Historically themed clusters will make guest experience more interesting and assist in way-finding.

**BUILDING HEIGHT**

A primary rationale for creating clusters of smaller buildings rather than fewer larger structures was to allow the Mansion to stand out as the resorts center piece. The two 4-unit buildings north of the mansion sited on ground higher than the Mansion are both physically smaller than the mansion, but are also styled to match the Twin Houses and as such, serve as a visual counterpoint rather than competition. Buildings were located to best follow natural grades and maximize views.

**ROOF LINES**

New Buildings - As suggested in Master Plan section 5.4, new roof forms are derived from Rosario's historically relevant structures. Clusters of smaller stylistically compatible buildings will architecturally support the much larger Mansion.

**Mansion annex spa addition (3rd level)** - To create visual separation between Mansion and addition, a portion of the additions front wall is set back from Mansion's front facade and its corresponding roof is flat. Using a separate hip roof over the balance will architecturally respond to the Mansion.

**VII. FENESTRATION**

**A. New Buildings** - As with other design features, window and door design inspiration comes from resort's historic structures and the Arts and Crafts movement. A notable exception would be large door/window assemblies in hotel rooms to provide expansive visual access to the resort's natural environment. These doors and windows are generally located off covered decks and have little effect on historic character.

**B. Mansion / Annex Building**

Historical and practical issues outlined below.

1. Level 1
  - a. Existing
    - Original fixed stopped in glass units were replaced with insulated vinyl assemblies by a previous owner and will remain as-is.
2. Level 2
  - a. Existing
    - Original Mansion design featured a wrap-around veranda with a series of arched concrete openings. Single pane aluminum frame windows were installed in these openings by a subsequent owner to allow space to be used as indoor lobby, hallway and dining areas.
  - b. Proposed
    - Replaced with operable and fixed insulated aluminum clad wood frame units to enhance building's thermal performance.
3. Levels 3 and 4
  - a. Existing
    - i. Fixed windows consisting of frameless 1/2" thick glass stopped directly into exterior poured concrete walls.
    - ii. Operable windows feature frameless glass mounted to custom center pivot cast brass hardware cast into concrete. Based on the presence of framed glass windows mounted to the building's exterior in front of these windows (windward side only), these windows were unable to resist intrusion of wind driven rain.
  - b. Proposed
    - Replace with operable and fixed insulated aluminum clad wood frame units to enhance thermal performance and protect buildings structure and interiors. In the event a sensible solution can't be devised to allow existing 'pivot' windows to remain, a few assemblies will be retained and used to create historical exhibits for the resort's museum.
4. Level 5
  - a. Existing
    - Original wood frame single pane attic windows above insulation envelope.
  - b. Proposed
    - Repair and refinish as required.

## 5.0 SECTION C

## SECTION C. ROSARIO HISTORIC RESOURCE ADVISORY COMMITTEE

**1. Introduction**

The historic elements of Rosario Resort remaining from the Moran ownership era (especially the Moran Mansion and landscape features including Bow Tie Lagoon, DC street lighting, pathway system, rock walls, rock jetty and historic remains) are an important part of the character of the Resort and help define its sense of place. Redevelopment of the Resort under the guidelines of the 2007 Rosario Resort Master Plan has been planned to retain key design elements of the Resort's historic resources so that new structures, hard-scape and landscape elements coordinate and harmonize with the historic features.

**2. Creation and Purpose**

The Rosario Historic Advisory Committee is created by the Resort to provide a means for obtaining additional historic related design perspective on proposed new development in the Resort. The committee will be convened by the Resort from time to time, usually at the preliminary design/pre-application stage of a proposed new building or structure, or other development activity for which the Resort would like additional historic design perspective. At the meeting of the Committee, the Resort will go over the design elements of the building or development activity and the rationale behind the proposed architectural or design character to be achieved in order to maintain historical relevance. Committee members will be asked to comment on the building design with respect to how well it integrates into historic character of the Resort. The Resort will take any comments or suggestion under advisement in preparing the final construction plans for the building, structure or construction activity under consideration.

**3. Committee membership**

- A. The Rosario Historic Resource Advisory Committee shall consist of the following members:
  - a. A representative of the Resort Management Staff
  - b. A representative from the San Juan County Department of Community Development
  - c. At least one Planning Commission Member from Residency District 2
  - d. A licensed practicing architect residing in San Juan County selected by the resort owner
  - e. Other Historical Professional as selected by the Resort Owner.

**4. Advisory Procedure**

- A. Resort owner identifies a particular aspect of the Resort redevelopment for which Advisory Committee comments (regarding the historic design elements) would be helpful
- B. Preliminary design drawings are prepared and sent out to committee members with a proposed date, time and place for the Advisory Committee meeting scheduled no earlier than a week from the date of mailing.
- C. The Advisory Committee meets and the owner or his representative provides an overview of the proposed project design and discusses the historic design elements and the design rationale as it relates to the overall historic character of the resort.
- D. The Advisory committee members comment on the proposal which may include suggestions for changes to the design to improve its historic character.
- E. The representative of the Resort Management will serve as secretary and will keep minutes of the meeting and record comments made by committee members. Within one week of the meeting, the secretary will circulate a draft of the minutes to the other committee members and to the owner. Committee members and the owner may submit suggested revisions to the minutes to the secretary up to one week following the circulation of the minutes. If no suggested revisions are received by the deadline, the secretary will finalize the minutes and send a final version to the other committee members and the owner. If suggested revisions are received, the secretary shall attach the suggested revisions to the draft minutes and circulate the draft with attached suggested revisions as the final minutes of the meeting.

**5. Use of Advisory Committee Comments**

The Committee's comments are advisory and are being solicited by the owner as a way to obtain an additional perspective on the projects brought to the committee. In that regard, the owner may make free use of any ideas or suggestions put forth by the committee or chose to go forward with the proposed design without making any changes.

**6. Disclaimer**

The redevelopment of Rosario Resort is subject to the guidelines of the San Juan County approved Rosario Resort Master Plan and to the conditions of approval of any subsequent County issued development permits. Suggestions made by the Advisory Committee that conflict with any approvals or permits granted by federal, state or local agencies do not usurp those authorities. All redevelopment projects must meet the conditions or provisions of any federal, state or local approvals, permit or license issued to the redevelopment of Rosario Resort.