

Adam Zack

From: Fred Klein <freddythek10@gmail.com>
Sent: Wednesday, May 26, 2021 8:59 AM
To: Comp Plan Update
Subject: Capacity for growth within Eastsound UGA; VR/I Land Use Designation

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

TO: Planning Commission, County Council, and the Department of Community Development (DCD)

On November 19, 2020, the DCD issued a report addressing potential changes in land use designations within the Eastsound UGA in order to accommodate projected growth in accordance with the WA State Growth Management Act.

One of the issues raised, "Issue 2: Increasing Residential Capacity", included an aerial view entitled Map #2 which describes Candidate Area 1, outlined in GREEN. Within this Area, I bring your attention to a presently wooded, undeveloped parcel of approximately 5 acres which is directly across Mt. Baker Road from the Orcas Island Medical Clinic. (See map below.) DCD proposes that the LU designation of Candidate Area #1 be changed from ER4P to VR412.

(I may be mistaken, but I believe DCD's report incorrectly uses "VR412" in place of VR/I-412...the VR/I being an abbreviation for Village Residential/Institutional, the term used in the current Eastsound Sub Area Plan.)

The above-referenced parcel...TP#271144006000...with DCD's proposed designation change, would be a perfect site for senior housing or an assisted living facility convenient to the Medical Clinic (across the street) as well as its close proximity to the Senior Center, Orcas Center, and for the more active senior, the pickle ball courts at Buck Park.

To miss this opportunity for synergy in support of our island's seniors would seem shortsighted at best...

This parcel also enjoys a direct relationship (i.e., is across Mt. Baker Road) to existing areas of VR/I-412

Certain portions of Candidate Area #1 are owned by OPAL Community Land Trust, and apparently, DCD has received comment from OPAL that it has no interest in a change in Land Use. I can certainly understand OPAL's lack of interest in a LU designation change, inasmuch as their parcels within Candidate Area 1 are fully developed. This should not, however be construed as a factor in downgrading the importance of re-designating Candidate Area #1.

From an overall planning standpoint, it seems obvious that the NE quadrant of the intersection of N. Beach Road and Mt. Baker Road within the Eastsound UGA should be shifted to VR/I-412 in order to compliment the existing institutional development of the SW and SE quadrants and recognize the importance of the road intersection as the northern gateway into Eastsound. (The NW quadrant, owned by the Port of Orcas, may be considered as institutional of a sort, although the nature of its future development is dependent upon the finalization of the airport master plan; the latest version of the plan that I've seen envisions a dual use parking lot.)

Thus I add my support to DCD's proposal that the area outlined in green, Candidate Area #1, on the Map #2 (attached below) be changed to VR412;

Full disclosure: I am the owner of the 5 acre parcel described above...however, the rationale I lay out above is based on a lifetime of experience in professional land use planning.

Cordially,

Fred

