

# Vision For Eastsound

## Stakeholder input through January 19, 2017

The following are summaries of the stakeholder comments on the future of Eastsound from the Town Hall meeting held at the Senior Center on October 13, the “50 under 50” meeting held at the Fire Station on October 2 (including Orcas Issues comments), the Property Owners’ Meeting held at Senior Center on December 6, The Business Owners’ meeting at the Senior Center on January 19 and the stakeholder survey comments through January 3.

This is intended to give workshop participants a grounding in what some of their fellow stakeholders are concerned about.

## October 13, 2016

### Town Hall Meeting – Vision of Eastsound

Senior Center

Declared top priorities (if not already declared) are in red.

#### Table #1

- Housing near core, but on periphery. If in core circle require it to be real housing not rentals made into vacation rentals.
- Parking-Clustered periphery parking with additional streets as needed to go there.

#### Table #2

- Make good decisions NOT based on grant money.
- Maintain the rural nature of the town and island...good for tourism.
- Preserve forest and wetlands, build where already cut.
- Regulations should support the vision (“vision without regulation is nothing”).
- Character of walking village...small scale, open shoreline.
- Growth does not pay for itself...make multiuse of existing buildings.

#### Table #3

- Negotiate with current business owners of Eastsound to use their parking spaces during non-peak times.
- Parking lot dedicated and under regulation (through ‘local permit parking’).
- Limit parking within Eastsound to 2 hours, preventing all-day or long-term parking in the core.
- Encourage/incentivize owners to create pathways into their development.
- Enforce existing waterfront view easements and public access.

- Encourage residential above retail/commercial.
- Allow 3rd story with some limit on density.
- Development density allowances for affordable housing.
- Incentives for long-term rentals.

Table #4

- Retail is most important for Eastsound; housing is secondary.
- If housing in town is necessary, encourage affordable housing for families and middle-income residents and restrict vacation rentals by issuing a high-volume tax.
- Limit two-story buildings on waterfront areas.
- Paid parking downtown, but no underground parking.
- If there is to be housing it should be part of mixed-use buildings with retail at ground level.
- If there is to be working class housing county ordinance could put it in OPAL's hands.
- Parking in core is necessary for aging, retirement population.
- Maintain view corridors and height restrictions on waterfront.
- Use high occupancy tax on vacation rentals.
- Make inclusion of low-income housing mandatory for development.

Table #5

- Mixture of residential & commercial properties; residents above retail shops are acceptable.
- Encourage more restaurants in downtown Eastsound.
- No marinas in the bay; "we don't want to end up like Friday Harbor".
- Close off Crescent Beach to vehicular traffic.
- Parking clustered peripheral to village, not on site.
- Sidewalks on all village core streets, pathways on others.
- Small more affordable housing for younger population, workers.
- Village character of flowers, gardens around buildings, gabled roofs.

Table #6

- Increase the walkability of Eastsound to encourage more people & fewer vehicles.
- Elder housing and affordable long-term rentals within the core of Eastsound.
- Eliminate vehicular driving, or turn into a 1-lane road no more than 10 mph along Crescent Beach road; and/or turn into bike and walking path. If vehicular traffic permitted, turn parking into "slant parking".
- Keep retail core.
- Storm water to our small scale.  
Don't overdevelop parking in retail core (not needed year round).
- Tasteful parking garage (barn look).
- Keep onsite parking requirement.
- Architectural standards run risk of "theme town" feeling.

Table #7

- Increase the “social architecture” by adding more physical space (open spaces e.g., parks) to encourage more pedestrian traffic and less vehicular traffic.
- Increase residential development to have a mixture of retail and homes.
- Social architecture includes gathering spaces, event spaces, mixed use (residential/retail), meeting spaces (small shops, library, outdoor options) open at night.
- Inviting spaces, people over cars, interesting year round, rural-village mix.
- Design community experience...for locals and tourists.
- Deal with homeless, local, short and long term (boarding house).

Table #8

- Surface water treatment is critical.
- Increase public transportation from ferry landing to Eastsound to encourage tourists to keep their cars on the mainland and walk on the ferry.
- Develop housing for seasonal employees (e.g., dormitory-style, boarding houses).
- Live, work shop concepts.
- Senior and low income housing.

**SUMMARY of Town Hall Concerns**

	Top Priority	Mentioned	Total
Housing:	1,4,5,6,7,8 =6	3	7
Parking:	1,3,4,8 =4	5,6	6
Preservation:	2,5,6,8 =4		4
Character:	2,4 =2	3,5,6,7	6
Walkability:	6 =1	2,3,5	4

**October 26, 2016**

**50/50 Round Table Notes**

Eastsound Fire Station

- Available parking- dual purpose AM/PM parking ie theater parking lot at post office.- relates to success of business
- Esthetics-preserve small town atmosphere
- Limit 3 story buildings
- Green buildings
- More gathering places-courtyards

- Well-lit gathering places- ambient lighting, decorative lighting, enclosed, weather-protected
  - Public restrooms
  - Bridge or dock to Indian Island for educational purposes
  - Boaters need places to dump trash-charge for it
  - Walking paths so areas of downtown are pedestrian-only/ park in back
  - Designated bike paths- not on the road. Give tax relief to build bike paths
  - Emphasize that people and bikes are more important than cars- this will attract tourists/moving more people in a more pleasant way
  - Multi-family housing-apartments
  - Affordable single family homes outside Eastsound
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- Have amenities to enjoy year-round- don't keep out tourists but mitigate impact-parking
  - Residential parking permits
  - 75+ residents/access
  - Beauty/esthetics
  - Lighting/light pollution- appropriately designed
  - Walkable village- paths completed
  - More sidewalks, connecting
  - Bus/transportation/advertising- more info about San Juan Transit
  - Leaving tourist cars behind- how do you let people know?
  - Bathroom issues- more
  - Housing- affordable, diversity
  - Trash- more trash cans- maintenance improve the areas that are successful
  - More cohesive town, overall
  - Storm water management
  - Village Green- make it more welcoming- beautification
  - Connection to the shore
  - Enhance/expand county dock
  - Sustainable growth
  - Parking
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- Deep Value- Sense of Place
  - Walkability- pedestrian zone in town
  - Parking- connected to walking
  - Combine parking and wetlands restoration
  - Russel Barge
  - Success and cautionary tales from other tourist venues- Winslow, Bainbridge- ecohousing
  - SJ Conservation District
  - Electric Car Chargers
  - Trolleys
  - Lopez- spray painted bikes
  - Smart Cars
  - Uber- rural
  - Huttle route
  - Bike paths- lowest impact
  - Fossil-free mobility

- Lanes for mopeds and bikes
  - Aesthetic- town- concern re: too stringent or “Disneylandish”
    - Keep variety/diversity
    - Keep Eastsound Weird
    - Homeless shelter
  - Water- desalinization plant
  - Put in systems to conserve our water
  - Sustainability- functionality over image
  - People will appreciate our quirky natural beauty here
  - Better boat access- more dingy access
  - Free shuttles to encourage carpooling
  - Public beaches
  - Public space
  - Walkability
  - Social Happenings
  - Centrality- start ups/small businesses
  - Political signage
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- Value a sense of place, community
  - Spacious
  - Friendly
  - Safe
  - Scale- not big or crowded- not rat race of mainland
  - Earth-centered
  - Building height- toward 3 levels- prefer 2- don’t increase height
  - Density- out or up?
  - Moving residences out- adding ability to add residences to farms
  - Spread affordable housing outside center. Should there be more housing in center?
  - Businesses that are focused on the community as opposed to tourists
  - Stay rural
  - One way streets
  - Constructed wetlands- is it working? Review Lopez and Eastsound- are there plans to clean them out? Is there percolation? Canary grass? Stormwater
  - Encourage development of businesses for islanders who are year round residents
  - Keep what we have 😊
  - Intergenerational communication
  - Growth with respect for what vision has already been started
  - Plan ahead for infrastructure- pipe maintenance
  - Dead zone where fresh water is expelled off North Beach
  - Allow more alternatives- composting toilets
  - Support more green building
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- Walkability, a gesture to streets,
  - ecology, sustainability
  - car sharing

- fewer parking spaces
- bike rentals in town
- parking along the margins with affordable bike rentals for central access
- Form Follows Function:
  - Low impact
  - Carbon neutral
  - Sustainable
  - Regenerative
  - Prioritize ecological interests before considering aesthetic interests
- Regulatory obstacles in the way of tangible change
- Set a high regulatory bar
- County website is difficult to use- transparent- easy to understand and accessible preferred
- Orcas is a model for sustainable living- stage for Best Practices
- Microcosmic model- we could be consultants, educators on sustainable living
- Models of permaculture- use the design language to help inform the Vision- we have renowned teachers already living on Orcas
- Transition Towns- we don't need to reinvent the wheel- avoid making same mistakes
- Integrative, accessible features-
  - ex. Innocultaed woodchips and straw for treating run-off
  - have a relationship with the elements of the town
- Public transportation option
  - More bike paths
  - Train
- Food Storage- consider not putting all eggs in Eastsound basket
- Carrying capacity- question how many people can Orcas really support?
  - Eastsound is one node in a network of nodes- Deer Harbor, Olga, Eastsound, Orcas- decentralize- more amenities on the branches of the island- reduces trips to Eastsound
- How can we not bank onm tourists? Catering to locals
- Community vibe at night- outdoor evening seating
- More public spaces that can be influenced by the public to make statements about community identity- blackboard, paintings, benches, art projects, kids' influence
- A pattern language- reference to Christopher Alexander
- All decisions on planning have to pass a sustainability council

SW Table- Rhys, Grant, Eric, Doug, Rick, Marlace, David, Lee, Wendy, Kelly, Colleen

What we want the corridor to be:

- Greenspaces/walkability and how that unites the Village
- Extension of the above that ties the core of the surrounding areas
- Parking opportunities to facilitate access to trails and green spaces, as well as businesses
- A love of the diversity, nothing too rigid
- Harmony with the natural environment- use of solar, wind, composting
- Develop a more vibrant environment in the community after 5
- Maintain a connection with the natural surrounding by not overbuilding or over designing our town/island
- Popeye on Malta- idea of village (seaside)

- Gender/age representation on “Vision” board a diversity of backgrounds to participate in the generation of ideas
- Safe under-age places, entertainment
- Pea patches, playground, natural elements in the core, firepit
- Watershed management
  
- Madrona Point- dialogue with Lummi Tribe
- Parking at school- summer only
- Sales tax - .1% to art
- Eastsound.vision
- Keeping core pedestrian- community friendly
- Clean water
- Don’t rock the boat- keep it weird, eclectic
- Living village
- Google SJC vision statement
- Use parking that exists- schools, businesses, seaview, community
- Bike trail
- Fruit trees
- Whoever is making the decisions are people who are really here, and committed, for the long term
- Brings community together
- Summer parking
- Design guidelines but not cookie-cutter
- Affordable housing
- Waterfront view window
- Working arts/crafts studio with rental spaces in town for artists and people who admire watching working artists
- Yes on the Art Institute w/ visiting artists. Add literary
  
- Infrastructure should never overpower natural environment- environment is priority
- Stage in Village Green should be able to be used free-of-charge w/ reservation
- Public spaces should be prioritized for public use
- Love the idea of closing Crescent Beach Road- with bike path address Enhancement of beach culture
- Dealing with stormwater issues in an environmentally friendly way
- Emphasizing wetlands
- Tree removal should be taken seriously
- Village should be multi-generational and multi-income, with environmentally conscious development
- Need to prioritize low-impact housing over growth for growth’s sake
- Hamlets all over the island VS Eastsound density
- Growth restrictions due to water limitations? Doesn’t water availability limit growth??
  
- Walking areas- walkability
- some one way streets

- safety- of pedestrians, especially in summer/ in Island Market parking lot
- different vibe between Prune Alley and North Beach Road
- Bike-ability
  - Dedicated bike trails
  - Develop walking/bike trails from ferry to Eastsound
- Affordable housing
  - Boarding house/dorms with shared baths/kitchen
- Bandshell used more- more night performances, night markets- no sound system
- Better use of Village Green- re: First Friday in Oakland- musicians, artwork, food stands, etc.) galleries and businesses- event in Square to encourage flow- more frequent
- Consistent way to deliver Emergency Information
- Poor internet access/high speed access
- Handicapped accessibility- ramps, more consistent, including beach access
- Tax credits for green building
  - Alternate materials
  - Power options
  - Power- self sufficient
  - Local benefit (tax)
  - Tiny homes
- Vision should be equally appealing to tourists and residents
- Not over-developed (Friday Harbor-like)
- Transportation from ferry to Eastsound
- Transportation that takes you through Skagit County
- Downtown feels disconnected
- Ray's parking lot is inefficient

Why do we have to build extra housing developments in the vicinity of Eastsound? They will not be affordable making housing issues again even worse

Who owns the land currently that the buildings would be built on?

- Pay attention to economic diversity- affordable housing- median income
- Showers for the homeless
- We want stakeholders to be equal opportunity, not just property owners
- Businesses that serve locals, not just tourists
- Capturing the money we spend off-island- Amazon, etc and using it here. Making our economy year-round, not just seasonal
- Classes, apprenticeships- educational opportunities for locals that are affordable
- We cannot as a community afford to add 500 extra houses to support the businesses to stay open. They have to support the economy by staying affordable
- Businesses need to be able to start and become part of our community. There is not enough availability for islanders to have small businesses start and thrive
- Micology! Mushrooms filtering the water system. Storm drainage needs more treatment
- Turbine energy- creative energy solutions
- More pedestrian pathways- Prune Alley needs walkway
- Infrastructure makes it possible for us to move forward economically
- We are a self-limiting community

- Community cap on vacation rentals

# Vision for Eastsound: The Conversation Begins

Posted on [October 27, 2016](#)

— by *Margie Doyle* —

Lively and productive table discussions at the heart of the 50-50 Vision for Eastsound meeting  
◇  
1234567

Gretchen Krampf, Thrive Orcas Island community organizer and co-founder of Leadership San Juan Islands, said at the opening of the 50-50 Vision for Eastsound gathering last night (Wednesday, Oct. 26), “It’s the beginning of a conversation, not a plan.”

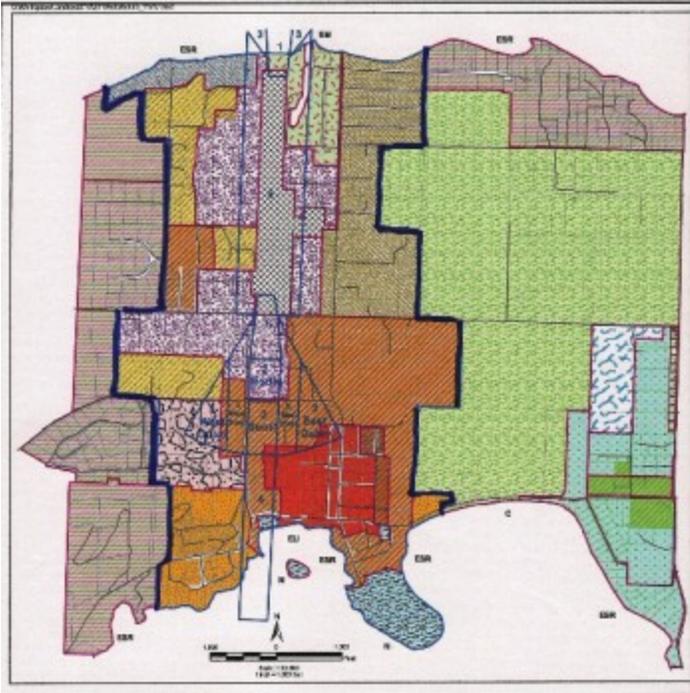
Krampf referred to the initiative “Vision for Eastsound,” organized by Jim Jonassen, himself inspired by Bob Maynard’s perception that without a vision, future development of Eastsound will be sure to disappoint. The document is available online here: [Vision4Eastsound](#)

Krampf recalled a meeting she and Jared Lovejoy had with Jonassen and Maynard last month about the need to engage “the Millennials,” the under-50 folks who will influence such a vision, and be impacted by the results. “Let’s set up an event and see who shows up,” Gretchen said simply.

And show up they did, probably 100 folks who self-sorted into under-50 and over-50 and then mixed it up at 11 tables to discuss their ideas, following a presentation by Jonassen of the long-term community project.

County Councilman Rick Hughes commented that it was the largest turnout he’d seen for a meeting, and represented the greatest diversity of ages.

Krampf asked for a show of hands as to how people had heard of the meeting: Facebook and “word of mouth” were far and away the chosen method of communication of the room. She announced a new website [Eastsound.Vision.com](#) to forward the discussion, and encouraged people to sign up their emails to be notified when the site is “live,” and to join the Eastsound Vision group on Facebook.



Eastsound Urban Growth Area (UGA) with the Eastsound Subarea boundaries in dark blue.. The “Vision for Eastsound” process focuses on the urban core, with a quarter-mile radius from the Village Green.

Jonassen gave an overview of the “Vision for Eastsound,” spear-headed by the Eastsound Planning Review Committee (EPRC) the county advisory committee for the development of Eastsound. Last year, the group presented an update to the “Eastsound Subarea Plan” and this year, it expects to work with the County Council in revising the County Comprehensive Plan. Following a Town Hall meeting in March 2015 ([orcasissues.com/public-informs-advisors-and-officials](http://orcasissues.com/public-informs-advisors-and-officials)) Jonassen and Maynard rounded up a group of stakeholders for suggestions on what a Vision for Eastsound may look like.

That document was published this past June and is available through the public library at [orcaslibrary.org/docs/vision4eastsound.pdf](http://orcaslibrary.org/docs/vision4eastsound.pdf). Hard copies are also available at the library.

Jonassen told the 50-50 group, “The Vision for Eastsound is not intended to be a sales job on any idea; and yes some ideas are tongue-in-cheek and flat-out stupid, but they were fun to do.” He quoted from the County Comprehensive Plan, “Visions allow people to dream and look into the future, to imagine what our community can become at its best.”

He outlined the elements and related issues that such a plan for the future could incorporate:

- Vision itself

- Character – visual and experiential , walkability/permeability. Current standards don't apply to single family residences; streetscape (Prune Alley i.e.) are we happy with the standard and do we want to unify it in the village?
- Infrastructure – water, sewer, stormwater. Currently we are treating only about ¼ of stormwater runoff in village; there is “a high probability for grant funding” for stormwater projects;
- Greenscape – constructed wetlands such as behind the Stage on the Green; Crescent Beach road by-pass and restoration;
- Ethos, amenities, opportunity, public space : Fern Street Park offers eight alternatives from parking lot “which we can't do,” street alternatives, public square, transit stop, park.
- Waterfront – titles include covenants that should open up viewpoints in buildings that are currently closed off

Jonassen spoke of the recent changes at the Fern Street Park as an example of “individual initiative” to add amenities to Eastsound. Another example of group effort is the Stage on the Village Green, a “combination of public and private support.”

He brought up concepts such as density in Eastsound vs. “suburbanization” of the rural parts of the island; building heights; housing; cluster/underground/offsite parking options; traffic alternatives and connecting streets, walkability, preservation

After determining that about half the meeting's attendees have read the “Vision for Eastsound,” but only a handful had completed the survey, (available at ) Johanssen reported on the key points from early survey returns:

- Increase public restrooms
- Walking and biking trails
- Buck Park-Funhouse-Orcas Center-Village trail
- Restored Crescent Beach area
- Enhance and encourage path to the Village core
- New constructed wetlands
- Street facing porches, balconies
- Retailers/ institutions allowed use of private parking

Johanssen encouraged those at the meeting to complete the survey and attend workshops resulting from the recent meetings. He said, “They will be intensive; and tough for those working every day and raising families.” He said he expected all the workshops to happen in a single week, in a series of sessions, to approach consensus and plan for implementation.

“Whatever comes of this goes to the EPRC. They basically decide what to go forward with to recommend to the County Council.

“We want to solicit the under-50s to engage as member on the EPRC — and there is currently a vacancy; they are the decision-making group that represents us.” The Eastsound Planning Review Committee’s next regular meeting is Thursday, Nov. 3 from 3 to 5 p.m. in the Eastsound Fire Hall.

Jonassen reminded the groups before they began their table discussions, “A vision is ethereal; and different to different people. The vision statement is your philosophy, such as ‘consciously enhanced as a nurturing hometown within a beautiful natural environment, provider of essential services for the island community while supporting low impact employment,’” he began.

Gretchen Krampf then invited the tables to focus their discussions to “What is crucial to you to include in a vision for Eastsound?” Following about 30 minutes of discussion, the tables then reported out to the group their most important conclusions.

*(To see the results of the 50-50 discussions, read the following article “Enlightened Proposals Come Forward from Millenials”)*

## **Great Ideas from the 50-50 Visionaries Ideas emerge amidst enthusiasm for Eastsound's future**

Posted on [October 30, 2016](#)

— by *Margie Doyle* —

“We could be the model for other islands and towns; let’s use that energy to make it cool”

At the 50-50 Vision for Eastsound last Wednesday evening, Oct. 26, Fred Klein spoke about the purpose of making a community vision, “The power to create the context for all vision changes that we can expect and hopefully guide; the topic of the evening is the vision.”

Rick Hughes spoke briefly on thinking about capital facilities needed to implement a vision for Eastsound.

And before letting the tables get down in the dirt, event organizer Gretchen Krampf got concrete, asking the 100 or so people who were arranged around 11 tables to “Define what is crucial to you to include in a vision for Eastsound.”

After lively and thoughtful discussions, the individual tables reported out their opinions:

### **Table 1**

- “The natural environment should be a priority,” Development should be multi-generational with an environmentally conscious attitude
- Close Crescent Beach Road to vehicular traffic, add a bike path and promote “the beach culture”
- Prioritize low impact housing over growth for growth sake

### **Table 2**

- “Whoever makes the decisions, would like them to be people who are here for the long haul”
- Promote design guidelines but “don’t want them to be cookie cutter, rather, designs to bring people together
- Increase affordable housing, in a place that won’t create a lot of traffic

### **Table 3**

- Consider Eastsound as “the model for ecological sustainability, regenerative as filters for other decisions that we’re making”
- Reduce traffic, improve public transportation from different arms of island and implement more options in town
- Implement concepts of transition towns, permaculture, place-making, “We could be the model for other islands and towns; let’s use that energy to make it cool”

### **Table 4**

- Make town more accessible with bike and walking paths, and parking outside of town to decrease the number of cars in town
- Preserve the “cozy” aesthetics of town, with more gathering places, and new buildings including courtyards, and gathering places
- Make the public restrooms more comfortable for “everyone who has to sit on those metal seats
- Collect trash in town before the receptacles overflow

### **Table 5**

- Address parking issues to improve accessibility “to allow locals a place to participate in the summer instead of staying away from Eastsound”
- Accommodate the aging population in summer
- Minimize “light pollution,” with appropriately designed lighting
- Make walkable villages by developing more sidewalks, bike paths
- Encourage local amenities to help tourists leave their cars behind
- Create a shuttle bus from parking outside the village core
- Maintain trash collection and disposal
- Make the Village Green more welcoming
- Increase accessibility to the shore in Eastsound

### **Table 6**

- Encourage people to carpool with free shuttles and retail vouchers for free shuttles
- Look at other communities that are tourist communities for ideas , Austin, Lopez and Winslow (the town of Bainbridge Island)
- Improve boat access into Eastsound “without creating a Friday Harbor, Roche Harbor atmosphere.”
- Keep Orcas funky
- Increase accessibility to the shore in Eastsound
- Make a shelter for the homeless

### **Table 7**

- Continue to foster economic diversity to close income disparities that are detrimental to the tone of our community
- Capture year-round resident income, “a lot of money could circulate within the community a lot more
- Improve communication about island businesses, “more transparency about what it takes”
- Support “Equal opportunity stakeholdership,”

“We understand primary stakeholders are going to be business- and land-owners, but those that aren’t want to have a tangible hand in the ways that things play out beyond the dialog process.”

- Harness energy opportunities that are economically and systematically viable

### **Table 8**

- Encourage sustainable development and decrease car usage, “less cars not more”
- “It’s the people in town that matter, not business and money and the rat race”
- Make Eastsound a place for people to slow down, that’s earth-centered
- Keep roof heights at 32 feet
- Spread out development more on the island, with more density in rural areas; “town shouldn’t have to bear all the burden of density”
- Consider sewage impacts as well as stormwater runoff; check out the North Beach outfall past the airport strip, take a tour of Eastsound sewage treatment plant, incentivize composting toilets, “Pipes are already leaking into the ground so look at that and plan for future”

### **Table 9**

- Make sure the village and surrounding areas are tied into natural environment
- Make better use of alternative energy sources — solar, wind, composting
- Promote “vibrancy of village beyond 5 o’clock” through more gathering places, p-patches, playgrounds
- Implement effective watershed management practices
- Encourage the respect for diversity on Orcas

### **Table 10**

- Complete paths connecting with outer regions of island, and with other hamlets “for ourselves and for visitors”
- Promote “eclectic look”
- Utilize current spaces for parking, i.e. school, community church
- Promote building owners “having polite conversations with each other so buildings are more pleasing”
- Increase “poetic and unique alley ways”
- Make more community space, meeting places where we can still enjoy the outdoors
- Conserve and access Madrona Point
- Avoid repeating the “Monkey Puzzle Tree” scenario in the Village Core where we “paved paradise and put in a parking lot”

**Table 11**

- Better use of Village Green, more use of Stage on the Green, more festivals and night performances;
- Consistent way to deliver emergency information
- Increase handicap accessibility, including beach access

Ten Workshop sign-up sheets, and email lists for future contact were then circulated.

Before the meeting adjourned, Krampf thanked “the EPRC that has done some heavy lifting to bring this work together,” and invited people to continue the conversation by” making a date to have coffee with someone you met tonight because we are the community.”

The following “tag Cloud” (word frequency analysis) of the meeting was done by Paul King.

50/50 meeting



**December 6, 2016**

## **Vision for Eastsound Property Owners' Meeting**

Approximately 30 people attended part or all of meeting. The following are comments recorded by Lance Evans:

What makes sense for the future of the village:

1. Harvey Aldort. Main issue is stormwater. All streets need stormwater protection before anything else is done in Eastsound. Infrastructure should be first. 3 stories needs to be allowed; will help with population growth. Commercial below, and residential above. There will be a future shortage of commercial space. Need to put power lines under ground.
2. Wally Gudgell. Historical perspective (Fred Klein, John Campbell). Be careful about changing things that have been working well. Main Street and North Beach are working well now.
3. John Campbell. Stormwater needs attention. Utilities normally need to be put in during project development, but stormwater isn't part of Eastsound everywhere. The County needs to take responsibility for this.
4. Wally Gudgell. Off-site parking was to be located south of SeaView Theater. Then it became stormwater pond.
5. Susan Mustard. Early 2000's study by Gregg Bronn of stormwater. Mustard developed stormwater drainage plan (multiple plans developed.)
6. Fred Klein. San Juan County is unincorporated, and is not equipped to handle 'urban-like' needs (stormwater.) Friday Harbor is able to handle this.
7. Margaret. Favors mixed-use - and a walkable village. Walking needs to be safe. Walking path on Lovers Lane. 25 mph speed limit. Open space surrounding high density housing.
8. Fred Klein. Money being spent on Prune Alley is primarily stormwater.
9. Question: What is budget and how will County pay for this? We are trying to prioritize what the community wants to see. 20 year time frame.
10. Ian Van Gelder. A Street and Post Office congestion. Can you punch through to Lovers Lane? Parking is part of the problem. Dangerous.
11. Harvey Aldort. Put parking under the Village Green.
12. Bring tourists to Orcas without their cars. Summer shuttle service needs to be expanded.
13. Grew up in Park City, Utah. It is now a mish-mash. Eastsound needs some uniformity.
14. Single family residences are exempt from the design standards.
15. Campbell. Eastsound began as a residential town; with homes. Eastsound Square. Spaces around a building are an opportunity - allowing views.
16. Klein. Creating a "sense of place" in Eastsound.
17. Cluster parking? Take away Island Market and Ray's Pharmacy parking and we will be hurting.
18. Aldort. People want to be near their car. Solution to this Eastsound problem is money.
19. Margo Shaw. Mixed use in town creates high density, and where do the cars of residents go?
20. Parking needs. Off-site parking needs to be nearby (maximum 2 blocks).
21. Functional standards

A letter from Robin Woodward was read to the group:

Thank you for your diligence in getting the word out. I am meetings averse but do, in fact, have a conflict with your Tuesday meeting time. I'm sending a few thoughts which may or may not be pertinent:

1. Guard against focussing long-range planning based on the few summer weeks of concentrated tourism.
2. Consider pedestrian only streets which have been proven to encourage strolling, lingering, and patronizing of adjacent businesses.
3. Heads out of the sand relative to so-called parking needs. The village is not a mall. Take a look at the debacle opposite Orcas Island Hardware where the property owner used one lot for the installation of a parking lot which has stood empty for years and has created run-off where the trees had previously absorbed it. An eyesore in every way. One interesting result, when the most recent short-lived business, a restaurant, was struggling to survive, the parking lot worked against them because it was empty. It told people that this was not a popular place. Parking lots are not our friends.
4. Guard against architectural edicts, such as roof pitch, which could easily turn the village into a Disney-esque shopping mall or result in a housing project sort of look. Guidelines can be helpful but only when used with discretion and restraint.
5. Work to protect the aspects of Eastsound which are attractive to residents and visitors alike, i.e., no street lights, no stop lights, no chain stores (affiliations excepted), open space and green space within, and on the periphery, of the village. Mundane as they are, these do distinguish us from mainland villages and towns.
6. Pathways connecting everything within the village. There should be easy and obvious paths to The Orcas Center possibly via "April's" lot. Children need to be able to walk safely within the village. Everyone benefits from paths.
7. Better and more obvious access to Eastsound beach.

Again, thank you for your commitment to Eastsound and Orcas. We have opportunities every day to improve quality of life here, and we must take advantage of them.

Most sincerely,  
Robin Woodward

The following top concerns were expressed, and then ranked by voting with each individual allowed to vote for 5 choices.

- **Cluster Parking** 17  
(Felt to include cash in Lieu of parking approach)
- **Walking Paths** 15
- **Storm Water** 15
- **Mixed Use Development** 14
- **Design Standards** 12
- **Open Space** 9
- **Carless Tourism (shuttles, bikes, etc.)** 5
- **Adding Clarity to Regulations** 4
- **Beach Access** 3
- **Garage under Village Green** 3
- **No single Family Residences** 2

- **Underground (remaining) utilities** 1
- **Retail/Commercial on Ground Floor everywhere** 1
- **A Street Traffic congestion** 1
- **Functional (rather than esthetic) design standards** 1
- **L.I.D. or county levy to deal with utilities** 0
- **No over design for peak times** 0
- **Allow third story** 0
- **No Disney-like uniformity** no vote
- **Unsafe intersection Lovers Lane at Enchanted Forest** no vote
- **High Density Residential core** no vote

The following “tag Cloud” (word frequency analysis) of the meeting was done by Paul King.

Property Owners meeting



## January 19, 2017

### Vision for Eastsound Business Owners’ Meeting

Approximately 30 people attended part or all of meeting. The following are comments recorded by Lance Evans:

*Comments:*

### Parking:

Michele Wiley: Peak season parking for businesses employees (allow visitors to claim primary parking.)

Patty Miller - trying to have employees park at school

Rick Doty - satellite parking has never come to any success over many years

Susan Gudgell - where has money gone that businesses have paid?

### Walkable Village

Susan Malins: would closing a street be a positive?

Dan Christopherson - safe walking village - street safety. Public access and sidewalks are overdue.

? - Don't necessarily close off streets - add sidewalks to help them become friendlier.

Dan Christopherson - Eastsound should be more bike friendly.

Rick Doty - Bike lanes in Eastsound don't make sense (outside of town perhaps.)

Bob Maynard - Consider time limited parking

Patty Miller - UGA expansion

Dan Christopherson - feels outlying hamlets are hurting - due to growth being centered in Eastsound

### Housing in the Village?

Patty Miller - favors housing in 2nd floor of building - but adequate parking is an issue.

Susan Gudgell - can roof heights be raised to accommodate spaces for living. Also, incentivizing property owners to encourage residences included buildings - also porches.

Michele Wiley - more security and activity in town with more residences.

Patty Miller - how to stop residences from being vacation rentals? How to guarantee income stream for long-term housing.

Lee Horswill - people drive here as visitors - you have to have parking for people to visit businesses. Aging population will need parking. It's all about cars & parking. People like convenience. Want to get around easily. Tourism growth. Identify important points: Vision Plan is a growth strategy. Tourism (and cars) are a vital part of Eastsound's present and future.

Patty Miller - Local Improvement District might be considered. Property owners would help fund items.

Dan Christopherson - Crescent Beach issue. Doesn't have to be Mt. Baker access - could be Fern Street. Wetlands designation might be a problem.

Stuart Baker - Parking will need to be up or down (going down is difficult.)

Dan Christopherson - A Street density is troubling. How do you connect to Lovers Lane? Is it possible?

### Utilities

Patty Miller - is there support to go underground? What about street lighting in Eastsound?

Susan Gudgell - Chamber supports path lighting in Eastsound.

Dan Christopherson - darkness is dangerous when people leave restaurants/bars.

Patty Miller - cluster bike racks needed.

Michele Wiley - more trash cans needed.

David - add public toilets

Lee - Team member parking. Saturday market parking (vendors should not park in front of park.)

The following top concerns were expressed, and then ranked by voting with each individual allowed to vote for 5 choices.

- **Parking** (staff, customer, event, high season, growth, resident, all strategies) **17**
- **Walkable/Sidewalks** (experience, streetscape, safety) **17**
- **Housing** (all types, all strategies, affordable mandatory, incentives favored) **13**
- **Bike Trails** (Orcas to Eastsound) **9**
- **Path Lighting** **8**
- **More Toilets** **7**
- **Street Connections** (Westbound to Lovers Lane, A to Orion, Main) **4**
- **Eastsound Local Improvement District** (make things happen) **4**
- **Underground Utilities** **3**
- **Maintain local business vibrancy** (affordable space, housing) **3**
- **Time limit parking** **2**
- **Expand Urban Growth Area** **2**
- **Support Tourism** **2**
- **Crescent Beach Closure** **1**
- **New East bound road** **1**

## Vision for Eastsound Stakeholder Survey

### **EPRC Vision Stakeholder Survey Summary**

Through respondent 53, , January 3, 2017

What ideas or dreams do you have for the village that have not been included yet?

- Rationality. Leaving the village alone. Stop dictating to neighbors. Stop having decisions made by people who have way too much free time on their hands (driving school???). Allow people who work and pay taxes to vote on any of these proposals that survive.

- A village that is free from attempts to dictate building design standards, colors, themes, and other means of Disneyfication of our rural lifestyle.
- Parking for those of unable to bike, or walk long distance.
- More, bigger, faster are not values that I support. We chose, long ago, to live in a rural place, to be grateful for the small community, the extraordinary natural setting, the slower paced life. Many of the things suggested in this "vision" are driven by people who practice want instead of gratitude; who cannot be content with what is; who seem driven to make our lovely village and our island into a canvas for their wants. My vision is that we take care of what we have; that we live in the spirit and scale of place; that we do not treat our home as a commodity and make exploitation a given. There is such a thing as too much, and if we as a community cannot learn to respectfully say "no" to the greed and growth pressure, then we will be culpable for the destruction that occurs on our watch.
- I think I side with the 95% isolationist that just wants to put this to rest
- Allow development to happen organically not a master plan. Designed solutions look institutional and generic. We don't live in California where several small towns have been forced to become small cities by developers slapping up contemporary, avant-garde attempts at modernism. Have you seen Santa Barbara or Canon Beach? The standardization makes them look like a themed shopping mall. Small, two story and single story buildings like the liquor store pop up and blend in, but are not in the same color palate or the same shingle color. But they do look like the buildings around them vaguely and they blend in.
- Walking oriented town - cars are so last century
- My dream is for Eastsound to remain a quaint village. Modern multistory buildings, large parking lots and rerouting traffic is not part of my dream
- Parking!!! The idea that Eastsound is going to to turn into a "walking town" is not reasonable. and makes it very hard for business function in that idea.
- Eastsound should remain a village for residents, not Disneyland for visitors or the means for some to cash in on (ever increasing) tourism.
- I am not a senior citizen yet but I love the thought of living on Orcas until the day I die. That may mean assisted living in 30 years. Are we looking at innovative assisted living in the village. Carlsbad in California has some great assisted living concepts.
- Affordable Artist Studios/Shops linked to Artist-Operated Marketplace with Large multi-use indoor space for holding workshops and presentations.. Location integrated with new gallery or Victory Hill building.
- I want to see investment in public artworks, namely MURALS, done by the people, preferably island youth... much like the ArtWorks Cincinnati program.([https://www.youtube.com/watch?v=FBS5ZMC-\\_Es](https://www.youtube.com/watch?v=FBS5ZMC-_Es)) This is empowering to the community on so many levels and not just beneficial to contractors and tourism retail. Let's make sure we invest in this community.

- Enclave for arts-crafts studios
- low lighting. no more flat roofs
- Close Crescent Beach to all traffic. I'm sure this has been proposed.
- To create a Village that first and foremost supports full time Orcas residents by making necessary services, shops, stores and restaurants convenient and able to support the Island year round without extended closures during the winter.
- Eclectic and quaint. Pedestrian-friendly, with insufficient tourist-season parking that discourages traffic. No building over two storeys, the occasional exception being with deep setback. Carefully controlled lighting, to prevent light pollution. Infrequent two-storey buildings to deliver lower-cost housing above businesses, with strong restrictions, including penalties, against vacation rentals. As much green space as possible, including personal food gardens for upstairs tenants.
- Thank you for asking
- want a welcoming, walkable, beautiful village that makes people go "Ahhh!"
- That our infrastructure never overpower the natural world; that Eastsound is a town of its people rather than its buildings, parking and perceptions; that people of multi-generations & multi-income levels share the equal joys in the community; and that that quaint and cozy charm always remain.
- Closing Crescent Beach Road to traffic to create a parklike beach, coffee houses, boating etc. ...divert traffic to Baker View Road- reducing town's through traffic. Building across (from) food coop: top is ugly cowboy town style, should be changed to a roof.
- The character and design question only permits answers which requires some type of design regulation. This creates a bias in the survey which excludes differing ideas. Nor does the survey address existing buildings. Are you wanting to cause existing buildings to conform to the new standards, are they grandfathered in? Are you requiring any remodeling to conform hence causing remodelings to become less affordable?
- indoor racquetball at the aquatic center
- The vision should include empathy for all users...infants to seniors, athletes to infirm, local residents/workers to occasional visitors. It should value beauty, both natural and built, It should value positive experience, social, visual and cultural, it should show pride in local resources...agricultural, manufactured, crafted and imagined.
- I would like Eastsound to retain it's present size and architecture. I would like Eastsound to continue to be a friendly, inviting place for the local islanders to enjoy and do business. We do not need a Disneyland Eastound and tourist attraction.
- "Rain gardens should be integrated within the new parking cluster areas. I feel that we do not need a ""landmark"" building because Eastsound's natural setting provides instinctual navigation cues. Also, I have always considered the Episcopal Church to be Eastsound's landmark building.

- a village with minimal carbon footprint, progressive in energy consumption and waste reduction, as well as storm water management (great efforts on this so far)"
- "I'd like to see the presence of a bigger working artist/designer/creative/writer community in Eastsound. This could be encouraged by more commercial rental space and perhaps small business loans to make it easier for young, creative people, to open studios, workspaces, or businesses. The more creative people that live and work in Eastsound, the more vibrant the community will be, in my opinion, particularly in the off season.
- "
- Great ideas, "home over shop", appropriate lighting" Need to add Bick racks for bike parking.

### Character, Design, Housing, Retail, Parking, Traffic

1. Should the village set up mandatory design review as a means of achieving design excellence? 18 of 52 agree
2. Should the village attempt to create a style image for itself as discussed in the Character/Design section? 17 of 52 agree
3. Should focal point architecture be encouraged to help draw people (i.e. west end of A street, north end of North Beach)? 15 of 52 agree
4. Should storefront standards be developed? 23 of 52 agree
5. Should street level retail be required in the village core? 14 of 52 agree
6. What is the most desirable number of residences in the village?  
None 1, <100 11, 100-250 22, >250 6
7. Should third floor housing be allowed in the in the village?  
No 28, Yes 17, Doesn't matter 2
8. Should any building taller than three stories be allowed in the village?  
No 43, Yes 4, Doesn't matter 1
9. Should single family residences be allowed in the Village Commercial (highest density) zone?  
No 17, Yes 22, Doesn't matter 6
10. If single family residences are allowed in the Village Commercial zone, should they be subject to the same architectural standards as other buildings in that zone?  
No 9, Yes 32, Doesn't Matter 7
11. Should all required parking be provided on the property generating the need, or should some of the demand be accommodated in walking distance but in separate parking clusters? On property 10, clusters 38, Doesn't matter 2
12. Are parking requirements currently too low or too high?  
Low 11, Just Right 28, High 9
13. Should on-street parking be maximized for convenience or minimized for a walkable and landscaped village?  
Minimize Parking 18, Maximize Parking 5

- Balance favor walk 22, Balance favor park 6
14. Should time limited street parking (i.e. 2 hour) be implemented?  
No 31, Yes 15, Doesn't matter 2
15. Should streets be set up to favor motorized traffic flow or pedestrian flow?  
Favor pedestrians 35, favor motorized 9, 1 says each street different
16. Should there be additional streets into and out of Eastsound? No 33, Eastbound 9, Westbound 9

## Precepts Ranked better than indifferent (27 of 81) average score

Scale: 1=absolutely support, 2= good idea, 3= indifferent idea, 4= bad idea, 5 = absolutely oppose

Increase Public Restrooms	2.00
Walking and Biking Trails	2.04
Waterfront View Corridors	2.10
Buck Park/Fun House/Orcas Center/village Trail	2.10
Restored Beach/ Public Park	2.37
Interpretive Center/Trails Restored Public Access	2.44
Identify potential public parking areas	2.45
Encourage street facing balconies, porches	2.51
Retailers/Institutions encourage use of lesser used private parking	2.50
Identify areas to enhance and encourage paths to the core	2.57
Identify areas for new constructed wetlands	2.60
Street Furniture	2.64
Public Outlook	2.71
A Street Parking Cluster	2.75
Outflow Stair to Beach	2.76
New Constructed wetlands/parking/development partnerships	2.77
Parking at the Port	2.82
Madrona Street Parking Cluster	2.87
The Walking Zone	2.88
A Mini Home Park for design worthy Residence	2.91
Add allowance for contemporary design shed roofs, low pitch 1 ½-2:12	2.94
Increase Amenities	2.96

<b>Park/Passage</b>	<b>2.96</b>
<b>Village Core Zone</b>	<b>2.96</b>
<b>Shed Roofs</b>	<b>2.96</b>
<b>Main at Madrona Parking Cluster</b>	<b>2.96</b>
<b>Orcas Art Museum</b>	<b>2.98</b>

## **Respondents' Village Scenarios**

### **Respondent 3**

Stop with the pretentious "design review" and Disneyland standards. Stop "fixing" what is not broken. A county manager here--are you serious?? We have one well paid and immediately available, Street furniture? NO. There's little enough room as it is and that's NOT rural. Museums? Paid for by taxpayers? Pool? There's a pool at the gym. An inn on the hill? Who owns the property? Isn't that THEIR business? Do people really have nothing better to do with their time than to come up with new ways of changing and dictating to their neighbors? Make all ideas subject to vote and paid for by proponents. Leave eastsound alone. We are a rural island, but you keep trying to make us Bellevue. Honestly, this is so frustrating!

### **Respondent 4**

Option 1. Retaining the rural village feel, great variety in forms, shapes, colors. Let people build their own buildings. STOP the condescending attitude about "quality" architecture; stop insulting existing buildings. No themes. Half these proposals, even if we wanted them, would require property owners to surrender their rights. Promenades, great stairs and the Grand Canal belong in big cities. This is a rural village. Who asked this group to do this? Why? What is the problem to be solved? An authentic organic village grows organically, not in some planning scheme. No more disgusting manmade wetlands! Close Crescent Beach Road?? Seriously

### **Respondent 5**

where I can shop with without walking too far, where people can make a living, where people can make a living

### **Respondent 6**

Implement Klein's work on light standards. Allow green roofs. Keep Crescent Beach Preserve as is - NO CAMPING!! Wetlands! Regrade village green. Complete sidewalks with plantings/benches. Provide Parking clusters. Implement transit hub. No buoys, pier, or marina, but okay to extend season and slightly expand county dock. Off-road bike trail from Orcas to Eastsound important. Take care of what we have.

### **Respondent 7**

freedom of design, freedom of expression, respect for each other, stop stealing tax dollars, recognize the cultural aspect of rural that amplifies personal privacy, eliminate the vision which amplifies the 1% and denigrates the 99%, recognize the part time character of this cruise ship called Orcas

### **Respondent 8**

Hometown, Western Connection, Outflow stair, Walking Zone, Restore crescent Beach, New constructed Wetlands, Waterfront View corridors,

### **Respondent 10**

Reroute Traffic via Rose Orion and A streets will create so much relief for downtown and allow the walkability of Eastsound to happen. Assuming the Enchanted Forrest parking area was implemented, the North Beach Promenade is very appealing and because Prune Alley services most of those retail businesses, fewer interruptions to their business deliveries would be affected. Catalina Island does it and so does half of Europe. Non-motorized trails to destinations prevent the need for cars. Sidewalks are nice, but trails are better. Unclustered lodging. The more it feels like an apartment complex the more people want to live there. Put tiny clusters on the sites where we decided not to put parking. No one wants to live with 25 neighbors unless they can afford nothing else. I'd rather live in the mobile home park than that. Keep Existing Design Standards - Keep Eastsound looking like Eastsound. Make new buildings join the team, not be a showboat. Remember the old Orcas saying "Heritage Lives Here." Where Friday Harbor failed first was when it allowed modern architecture to take over. Those buildings that were so cool and new 25-35 years ago are the ones everyone is trying to Tromp L'oeil over now. If we stick to buildings that retain the heritage created Eastsound, we will continue to have a town that feels rooted in our identity and not that of the architect who would design the same pet design as he would for San Francisco. Human scale for our street widths is two stories. Ever noticed how uncomfortably high the Portofino's building is? Raising roof heights above 35 feet would be a big mistake - and it is unnecessary to achieve density goals. Reject stronger design standards with respect to color. Roofs get replaced, buildings get painted. Our shop owners have done a good job so far. Closing off Crescent Beach to vehicular traffic is one of the smartest things we could do. In 50 years it will be washed out anyway. Building safe steps down to Eastsound is a brilliant idea. More trails - In fact let's build the trails of Eastsound so that all of Orcas can be connected with pedestrian trails one day.

### **Respondent 11**

Add any one or all of the additional roads into and out of Eastsound, Eastbound and Westbound. Making North Beach a walking street sounds fantastic. Main Street, too. Adding trails all in and around Eastsound would be a fantastic addition to our town and will get people out of those gas-guzzling cars. All the parking clusters sound good. Let's do it! I will campaign tirelessly to get the cars out of Eastsound and paths into the shopping, eating, living district. Close off Crescent Beach Drive. It will all be underwater soon anyway. Likewise- any talk of underground parking is absurd - when the next tsunami happens (and it certainly will, It's a fact!) anything underground in Eastsound will be underwater for a very, very long time. Scenario A low impact, lower density 2-story housing with mostly offsite parking please! Steps to the Eastsound Beach. All buildings keep the current roof lines and building guidelines, including Single Family homes. There is no need for modern or postmodern architecture in Eastsound. That's not what Eastsound is. Orcas Center, fine. Somebody's house in the woods, fine. But, Eastsound, no. This is the hub of Orcas, the cutest small town in the NW. This is not a

canvas for architects to play with. Low level lighting aimed at paths and sidewalks for walking at night - not overhead lighting.

**Respondent 12**

additional venues/institutions to increase off-season tourism for local tourism-based businesses, focus on developing design framework (zoning/guidelines design review that will result in the best possible character, same as above, but for storefront/retail character and transparency, same as above, but for streetscape (paving, benches, landscaping, storm water, lighting, etc.), flaunt it if you've got it - in this case, our environment. Leverage our wetlands and other public open spaces as our greatest asset. Do no harm! Encourage multi-family residential use in the village at all income levels

**Respondent 13** Sure hope you didn't pay for this

**Respondent 15** Waterfront view corridors

**Respondent 16**

I moved here because I loved Eastsound as it is. I don't want another Leavenworth. I am appalled at the plans.

**Respondent 17**

One of my main attractions to live on the island is Eastsound as it is. Tourists come here for a reason. We do not need another Whistler or Leavenworth. Look at La Connor. It is vibrant but has not changed. Walking out to Indian Island at low tide is great. The village green is great. We do need more public restrooms. Be aware of unintended consequences with traffic alterations. Sidewalks in some areas would be nice. No new multi-story buildings in core. The drawings shown in plan are not Eastsound or Orcas Island.

**Respondent 20** Home town, Walkable, Amenities, Water view access

**Respondent 21** Option 1

**Respondent 22**

Increase Public Restrooms, Inn & Art Institute on Victory Hill IF it includes LITERARY arts and functions too. Design standards, especially on waterfront. Design to enhance the seaside village feel. Prune all Development, more pedestrian friendly. Creating more of a defined path to the library. Increase uniformity of signs, seaside village design theme for signs. Maintain waterfront view corridors. Amphitheatre tiers. Roofed sheds/stands for the farmer's market.

**Respondent 23**

Covered market stalls in Village Green for vendors and food trucks for year round vending. Affordable Artist Studios + Teaching/Workshop/Gallery Center. Pedestrian Friendly Village Core - limit vehicle access. Better Walkways through village core. Closing Crescent Beach Road and returning to natural wetland scape and accessibility for pedestrians and bikers. Updating stairs to Waterfront Beach in front of Outlook Inn and Waterfront Park. System for cleaning up beaches and macro debris. More native, indigenous-inspired and contemporary public art --- not April the cow. Aquatic Center at Buck Park with outdoor paths for skating/boarding. Cleaner, more user-friendly public restrooms.

**Respondent 24**

murals by youth/locals, year round roof sheds on the green, playground on the green, increase amenities, NO building color restrictions, NO added buoys or interference with Indian Island, NO buildings 3 stories, NO artificial wetlands, NO aquatic center, NO interference/tourism/"education" with Lummi land/Madrona Point.

**Respondent 25** Option 1**Respondent 26**

more bathrooms and trash cans with lots of maintenance, connect A and Orion, Make Victory Hill walk path and outlook, walk path to Orcas Center and Buck Park, More parking clusters, 2nd level residences over new retail as shown in Rays Pharmacy land, stairs to beach by Emmanuel, ramp to library, tiers at Green, Love the idea of something else where phone company eyesore is,

**Respondent 27**

Close Crescent Beach Road, Inn & Institute on Victory Hill, Waterfront view corridors, North Beach Promenade event times only, Waterfront view corridors, North Beach Promenade event times only, Aquatic Center, 20 Buoys, Smart Parking - but not an underground garage. Walking is good. Outflow stair to beach

**Respondent 28**

Convenience for full time residents, Keep the unique character of Orcas, Do not spend a lot of dollars to support tourism, Increase affordable housing, Improve stormwater catchment systems, Improve night time lighting, Create more convenient parking during summer months, Add additional full time restaurants, "Clean up" the look of Eastsound, Add additional restrooms

**Respondent 30**

North Beach Promenade, Connect A to Orion, Restore Crescent Beach, Rose & A Street Extensions, Western Connection, Reroute traffic off Main, Grand Stair & Ramp, Stairs to Beach, Wetland/Parking Combination, Retail Density A

**Respondent 31**

seaside village esthetic, create a village core zone, identify areas to enhance & encourage paths to the core, increase amenities, increase public restrooms, street furniture, retail/housing density scenario B, identify areas for new constructed wetlands, walking and biking trails, reward/encourage development of a few architectural icons

**Respondent 32**

restored beach/public park (close Crescent Beach Rd), moderate density retail/housing, no more buoys in Fishing Bay- they aren't fully used now, no increased access to Indian Island-the worst idea here, more but modest public walking trails, no east-west street through preserve (Crescent Beach), If there are more constructed wetlands, there must be maintenance, any new lighting must be subdued, directed downward, reroute traffic around Eastsound : better signage

**Respondent 33**

Sidewalks! walkable village, lots of plants & flowers with sidewalks, good streetscape design with 2nd floor residences, playground, better off-street parking, restrooms, A Street outlet on Lovers Lane or Main Street, pea patch gardens, balconies, porches facing street, good modern design fine

**Respondent 34**

Form guidelines (not style) gable roofs shed dormers ok, cool signage, parking clusters at periphery, encourage walking core, minimize curb cuts and onsite parking, increase housing density with retail at ground level, North Beach Promenade, Close Crescent Beach and add parking at East, Extend A Street to Lovers Lane, Fern Street Park, Extend Walking Trails, Landscape Streets, Street Furniture, Minimal Night Lighting, low level path,

**Respondent 36**

Beauty: flowers, trees view water no lighting, character /design- colorful not boring grey and white, Seaside village esthetics-small scale, close Crescent Beach Rd to traffic, make it a park, coffee houses, kayak, Front balconies storefronts, streetscape beauty & color & small, walking trails connecting everything, Bike trails & lockers, Inn & Institute on Victory Hill, Scenic point on Victory Hill

**Respondent 37**

Rose and A Street extensions, Connecting A Street to Orion Street, All the parking clusters (but no, zero parking garages), North Beach and Main Street Promenade, Walking and Biking Trails, Restored Beach/ Public Park, Western Connection, Parking at the port, Interpretive Center/ trails restored public access,

**Respondent 38**

Pine Street from Rose St to School Street- Bulldoze it and start over! Prune Alley from liquor store to BBB- build something visually appealing, Redo facade of Post Office bldg, Redo facade of Wassau bldg., Redo Templin's, Redo facade of "Kizmet" bldg on North Beach,

**Respondent 39**

Hometown, Emphasize green, open spaces within core, increase public restrooms, create a village core zone, town square, public outlook, waterfront view corridors, identify public parking areas- madrona st and main /madrone, walking and biking trails, north beach rd- from main st to rose st- limit to only one story

**Respondent 40**

Encourage/Allow non-village core increase in housing, Trails/Paths from non-core housing into village. Parking outside of core with shuttle service into core, Permit the expansion of the core area with the design standards envisioned, Higher housing density increases parking problems. Move this out of the core, Use Fern St. as shuttle stop from remote parking and housing, Acquire Madrona Point and turn it into a park. I'll help,

**Respondent 41**

Aquatic center, Waterfront view corridors, Restored beach/public park, Main Street promenade, Increased walking/biking trails, Interpreted center at madrone point, Public restrooms and Amenities, Inn and institute acrobatic arts possible, Buck Park, funhouse, orcas center village trail, No timed or paid parking

#### **Respondent 44**

Housing Density in village core at 250 +, Continuous retail/commercial frontage on North Beach and Prune alley except for public spaces, More wind protected outdoor retail spaces like Eastsound Square, Town square on Fern St ROW that includes welcoming attributes, seating, meeting, group space, firepit/fountain, half of required parking accommodated in clusters at periphery of village core, Trail circuits completed, well signed and accommodating both walkers and bikes, More amenities including toilets, at least one public shower, benches, waste receptacles, bike racks, lockers, drinking fountains, More visual and pedestrian access to the beach, A park on Crescent beach with no through traffic, Local administration for civic functions,

#### **Respondent 45**

This entire scenario sounds horrible.... tourist based.... like someone from the mainland or outside decided to come and tell us what we need/must have. We just want to live here, meet our friends and neighbors in town to socialize, hike, do business and enjoy our quiet corner of the world. We don't need an architect telling us what he/she thinks is correct artistically.

#### **Respondent 46**

Encourage walking and bicycling within the core. Re: #1 Check out Amsterdam. Retain the gable roof requirement. Treat runoff from streets and parking lots on site using rain gardens. Require that some % of parking have EV charging stations. I do like the pedestrian "permeability" between N. Beach & Prune Alley. Please keep Fishing Bay undeveloped. Encourage people to walk onto the ferry and rent an EV at the landing. In London my family uses a "trolley" to wheel their groceries home. In Amsterdam people use cargo-carrying bicycles to shop or take their children to school.

#### **Respondent 48**

Pedestrians prioritized. Resist a "canned, Pleasantville" type design plan. Keep building 3 stories and under, to maintain the scale with the environment. Continue the informal, quaint and relaxed style and feel. Help tourists feel carefree: no time limits on parking, but move parking further to fringes of town.

Allow access and parking at Island Market and Co-op.

#### **Respondent 50**

Unified Landscaping. Nice sidewalks. Low impact lighting. Harmonious living/sense of some privacy for residential homes in "Eastsound core". Parking that doesn't impact residences in a negative way. No extra "parking clusters" (they are ugly and pave paradise to put up a parking lot". Make the one public restroom nicer and larger. No new restrooms, unless they lock after dark. Also, no locking, unisex bathrooms within 500 yards of a school or building that hosts children.

**Respondent 51**

Walking/ biking trails plus bike racks. The walking zone. RE route traffic. Parking clusters. Waterfront view corridors.

**Respondent 52**

Waterfront dinghy dock. Grey-white color standard. Reward/encourage development of a few architectural icons. Restored Beach/ Public Park. Town Square.

**Respondent 53**

Retention of current vernacular; small structures , open spaces. Clarification regarding all building standards and codes, remedy county incompetence. Walking + biking trails. Parking clusters established. Time limited street parking. Again, clear, concise building codes/standards interpreted by all county officials in uniform fair manner. Ditto. Ditto. Ditto. Ditto.

### Any other comments you'd like to make?

- Stop "helping" -- it's not helping. Go help senior citizens or tutor kids. Allow tiny homes. Restore our right to guesthouses. Disband the EPRC and the Deer Harbor one. They make up things to do when we don;t need things done.
- "This plan seems to have been put together by people who are used to designing for big cities or plastic resorts. Out of character with a rural village. No one I know moved here to live in Nantucket."
- Tell the chamber of commerce and business groups to dial it back a little - we are a small place, we have limited facilities, we have limited funding. There are other values that the almighty tourist dollars.
- This has been a valuable and imaginative "heads up" for village planning. My preference is to see Eastsound continue to be the center of Orcas Island but not become a tourist destination with cruise ships in the bay.
- Some of these are good ideas, but none of them could be achieved without taking money from others (taxpayers) and giving it to the people implementing the ideas. Your agency has no right to suggest any of these because you have none of your own money to make these improvements. Property owners do, though, if they are left free to profit from improvements like these. Meanwhile, many of the suggested "improvements" would actually violate property rights and restrain trade (an all-too-common violation of our Constitution). If anyone on this committee truly wants to improve Eastsound and make it a thriving, flourishing community, I recommend examining all the county laws and repealing those which restrict owners from making these kinds of improvements themselves, and profiting thereby.

- Thank you for compiling this. The aquatic center and grand canal sound like pet projects for a tiny minority of residents. We have a lovely pool at Orcas Athletics and one can boat around the islands to your heart's content already.
- Enforce current code and building standards
- super fun to consider the potential of the village to become a truly exceptional place
- "It seems here is some serious money to be made by the 1percent  
What about the water we experience a shortage every summer and are you going to build a sewer plant? Plus all the traffic and cars and people what about the roads they won't change they can't you will be fought on this embarrassing proposal you are determined to destroy this island!
- Please stop!
- Why waste \$ on this when the money could be used for better purposes
- 1. Please do not add playground equipment. It is the antithesis of the Orcas Island experience for kids. The reason why we decided to move here this year with our kid is because when we visited we loved that kids could explore and discover nature on their own. Climb on rocks or trees, pick blackberries, stroll the park, walk while eating an ice cream cone. In L.A. we can't do those things. That is why in big cities kids need playground equipment—because there is no space for exploration. 2. The idea of an artistic rendition of a cow is unsettling. For a few reasons: one it leaves us open to being a laughing stock and the butt of jokes. Two, it does not represent the "brand" or ethos of Orcas. Artistic expression here is sophisticated and subtle. A statue of a 50 foot cow with an udder in your face is not. 3. There are a lot of vegans on the island. Some Hindus. Plenty of visitors are both. The cow is holy for some, too. The statue would be a slap in their faces and four, the cow is the type of thing you hear about tearing a city apart. In Santa Barbara and in Carlsbad, art like this was commissioned, the community fought over it for years, then eventually pulled the art out, which cost even more money than commissioning in the first place.
- I strongly support creating opportunities for affordable artist studios, food trucks, tiny house craftsmen studios and affordable retail spaces. There are many creatives and entrepreneurs in our island community and there is not enough access to affordable retail and workshop spaces in the Village where the tourist/shopping is most dense. (Please see Anacortes' marina for an example of tiny house retail shops. A 'tiny house' retail village could be created to follow the overall Village aesthetic.) Also, I am opposed to disturbing the ecology of the water in or around Indian Island. It is already disturbed enough as is. Let it remain natural with limited access only during low tide. This will allow locals and visitors the opportunity to learn about tidal rhythms and will limit the use of the island thus promoting eco-awareness and sustainability.

- This is a greedy and tasteless growth plan that caters mainly (and covertly) to tourism. People come here to seek nature un-meddled with, not urbanization, sterile modern architecture, faux waterways, an aquatic center. Keep your mainland ideals away from our community and island.
- I have lived here almost 40 years and with rules in place in the past "The Our House Building" broke all the rules in place then. How would we police what is built unless somehow tied to building permit?
- Thank you for the thoughtful time and effort it took to put this, and the Vision document together
- As a full time resident I am often frustrated by the lack of businesses that are able to support and serve residents year round and am also frustrated by the lack of parking during busy tourist times when I need to get things done in town. Much like the ferry system changes, any changes that we make should be considered both for residents and to increase tourism revenue - not one instead of the other.
- Any solution which gets islanders' and tourists' cars out of the core would be supported by me.
- the small house group by the senior center-Country Crossings?-seems great for senior quality of life...there no mention of this in this "precept report". Is it not a good fit for the future of Eastsound? Seems to be an excellent concept to me "Enforce current lighting code. Current private lighting on commercial properties shines directly into bedrooms. Enforce current noise ordinance, especially for private events held at in town commercial venues.
- Pier to Indian Island is a terrible idea. Indian Island is a NATIONAL MONUMENT. Thank you for all the work that went into this."
- All styles of architecture welcome as long as good design + good materials + good streetscape. Design review should be tolerant of creative ideas. Architectural focal points are ok but not essential. Would love to see A Street dead end problem solved w/ outlet on Main or Lovers Lane. 10 new buoys better than 20.
- Reinforce street edges- add housing over retail at Templin's parking lot and Island Market Parking lot facing Street .Zoning is an imperfect tool for forming the town- this more morphological approach makes more sense. Architectural icons are acceptable for civic/cultural buildings (museum, library, school) Thanks for taking this on.
- We need to minimize cars in town instead of expanding parking. Closing Crescent Beach will stop the through traffic but we can do more by creating island wide bike trails and public transportation
- Keep buildings at current roof pitches (6:12, 12:12), favor landscaping over "transparency" of store fronts. Pedestrians will see everything the shop-keeper

needs them to see from the sidewalk. "Transparency" only applies to car oriented streetscapes.

- Any focal point architecture must be mindful of structures that are too high (recognizing that "too" is relative and subjective). Buyout ..... 's slum properties on Pine St. and start over!
- Parking at port would be better at dog park site.
- I own one of the buildings on North Beach.
- I'll be honest, I'm an educated person and care about Eastsound issues, but this survey is much too time-consuming and difficult to understand. Rather than expect the reader to constantly refer back to the vision booklet, why not put information about topics you would like feedback on right next to the question? I didn't understand how to "grade" the seaside village BUILDING idea or any of the other design ideas...especially without a space to actually write my concern and questions. I feel creating a survey that not only takes down answers but also informs the reader and gives them the opportunity to express their feelings about each topic would be most successful.
- Whatever happens here is influenced by current regulations, attitudes and motivation and of course economics. Hopefully this process of self examination can have a positive effect on all of these and therefor a positive effect on the village future.
- Please listen to our comments and inputs and stop this foolishness.
- Try to envision a community with a small carbon footprint.
- Thanks so much for seeking out input :-)
- At all costs keep "village" feel and architectural integrity. Keep parking clusters from dominating the scene.
- "I think that it is import to be cautious about creating too may rules and restrictions on private property owners. It is easier to not make rules than try to reverse them after the fact.

Although Eastsound is a tourist destination, it is important to remember that 8 months out of the year it is a normal town, and creating promenade only streets might restrict locals from going down those designated streets, actually hurting business. I see this as a very European design that favors restaurants, not store fronts. I cannot stress enough how against the idea of 2 hour parking if am. The very realistic scenario is a group of 6 tourists come into town in the beginning of August. They have two different cars. When they walk into any restaurant for lunch and they are told is is a 45 minute wait, so they go to a different restaurant that has a 30 minute wait. After the server seats them, gives them beverages and takes their order it is another 15-20 minutes. The restaurant is very busy and their food takes another 45 minutes to arrive at their table. This group now

has about a half and hour, give or take, to eat and get back to their car. This scenario adds a whole dimension of stress and negativity to their Eastsound experience. Nevermind the fact that they now this group can not browse through any shops, or get groceries because their parking time is almost up.

It is also important to keep in mind the needs of women and families when parking is created. Families need sidewalks that strollers can easily navigate. Women need access to parking that is well lit, does not have weird buildings where people can hide and has traffic that routinely drives by in order to create a safe space to park and walk to alone.

I believe that it should be up to each business to supply employees with parking. This can be determined by each business's needs. As a woman who works at night, often leaves work alone, when lots of businesses are closed and with varying amounts of cash on me I am less than thrilled about the idea of walking by myself 2,3,4 blocks away to a designated parking spot.

I have worked in other cities that employers have given parking incentives of a dollar a day to employees to walk, ride a bike or carpool to work. Maybe the Chamber of Commerce could implement a points system that every dollar an employer pays an employee a parking incentive, it will transfer into advertising credit. This would create a win/win/win scenario.

As far as Victory Hill goes...I think that it would be lovely if it was a park, picnic and parking spot. Because it is currently privately owned, should be out of the scope of this committee to designate or lobby the land as an INN space, INN and Retreat space or any other income generating spot. That is a business development and zoning responsibility of the land owner.

Please note that I have a lot of comments due to having to work during the next meeting, but also want to be heard. I own a home and work in Eastsound, so this affects me personally and professionally.

- The village already has its own natural draw. It is hard to answer the density question, definitions are not clear...more dense near village center, less dense outside this in the UG Area. 100/acre sounds good but I need to visualize this in a "model" to be able to understand and answer. Time to create better answers rather than encouraging parking in the core.(with regard to additional streets in and out of Eastsound) Better to find solutions for "less car" future i.e. free shuttle in core with pleasant and plentiful walking paths. I vote for part underground parking for future, plus bike taxi transit stop, walking routes.
- "I'd like to see shower and laundry facilities at the waterfront to encourage boaters to stay to visit and stay longer.  
I'd like to see more traffic circles to increase vehicle throughput at intersections and reduce traffic congestion.

I'd like to see less above-ground parking. The book "'A Pattern Language'" recommends giving no more than 9% of land area over to parking for an environment to "'socially and psychologically healthy.'" By my calculation the Eastsound Village core currently gives about 10 acres over to parking, or about 13.5% if the area of the village is calculated as 75 acres (roughly the area between Mt. Baker Rd. and Main St.)."

- Thank you for your efforts on this! It is so timely.

The following "tag Cloud" (word frequency analysis) of the meeting was done by Paul King.

Survey responses

