

Sunshine Alley Design Plan



November 2014

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Contents

Overview	1
What is Sunshine Alley and how did it come about?	1
Sunshine Alley	5
Historic Walking Tour	5
Friday Harbor Historic Overlay Districts	5
How has the Sunshine Alley block developed?	5
What has been accomplished thus far - what is Brickworks?	7
Friday Harbor Brick & Tile Company/Boede Building	7
San Juan Islands Agricultural Guild Farmers' Market	7
Brickworks	9
What is the objective of this design plan?	9
What did the surveys indicate Sunshine Alley customers want?	9
What did the participants of the public design charrettes propose?	11
What were the public reactions to the initial design concepts?	17
What is the final design concept?	18
What will it cost?	18
Proposed acquisitions	20
Private building improvements	20
Who will implement the plan and how will it be financed?	20
Town of Friday Harbor	20
San Juan Islands Agricultural Guild	22
Private property owners	23
Final design concept - Sketchup illustrations	
Appendices	
A: Customer survey results	A-1
B: Charrette table matrix	B-1
C: Open house survey response	C-1
D: Final design options	D-1
E: Development cost estimates	E-1
F: Historic Tax Credits (HTC)	F-1



Parcel Map



Town of Friday Harbor

Parcel Map



Sunshine Alley



Sunshine Alley Design Plan

What is Sunshine Alley and how did it come about?

In 1873 the Washington Territorial Legislature passed an act to create and organize the County San Juan out of Whatcom County. In August 1875 the San Juan County Board of County Commissioners selected a site for the county seat officially naming it Friday Harbor. The town site of Friday Harbor was laid out to take advantage of the harbor with an offset grid street pattern aligned with the harbor shoreline rather than a true north grid for the rest of the town. The main street ("Spring Street") was named for the spring that supplied the town with fresh water and led from the harbor to the farmlands up the slope to the southwest.

The initial town site plat extended south into the Sunshine Alley block from Spring and First Streets to a line coinciding with the southern boundary of Harrison Street on the east. The County Commissioners planned on selling the platted town site lots to raise money for county operations, but none sold initially.

John Bowman, who was elected County Auditor, eventually purchased 57 acres of land from the County in 1878 south of the new town site and south of the platted portion of Sunshine Alley block and built:

- **Bowman House in 1876-1878 on Spring Street** - which was eventually occupied by Martin and Idele Nichols and that remains in use today.

Martin Nichols purchased 16 acres from John Bowman in August 1886 that became the basis for Nichols' First Addition in 1891- or the rectangular property bound by A Street on the west and extending east along and creating Harrison Street.

Commercial and institutional buildings were constructed on the properties fronting on Spring and A Streets around this time including:

- **Dr. Roger Loring Medical Building & Residence in the 1890s on Spring Street** - that is currently occupied by Sandpebble & Uptown Condos.
- **Presbyterian Church Manse in 1892 on A Street** - that is currently occupied by Serendipity Used Books Place.

Eventually, lots sold along Spring Street at the north end of the Sunshine Alley block and were developed as:

- **The Journal Building in 1906 on Spring Street** - that is currently occupied by Be Chic Boutique and Latte Shoppe.
- **San Juan County Bank in 1907 on Spring and First Streets** - a 2-story brick and block building that is currently occupied by Coldwell Banker.

A ditch or gulch extended behind these lots from the Harbor by which the businesses loaded supplies from boats. The gulch was eventually filled to the Harbor shoreline and an informal "back lot alley" continued to service the backs of the commercial storefronts.

Friday Harbor Town Council approved the Nichols' Second Addition in 1910 - which included the property bound by Spring Street on the northwest, Argyle Street on the west, Nichols Street on the south, and A Street on the east - completing the block as it is presently developed (Nichols's Second Addition actually extended south to Web Street).

Additional commercial buildings were constructed in the Sunshine Alley portion of Nichols's Second Addition over this time period including:

- **Fri-bor (FRIday HarBOR) Theatre in 1915 on Spring Street** - that is currently occupied by Palace Theatre.
- **Craftsman-style cottages in the 1920s on A and Nichols Streets** - that are currently occupied by Barking Bird and Café Demeter.



1



2

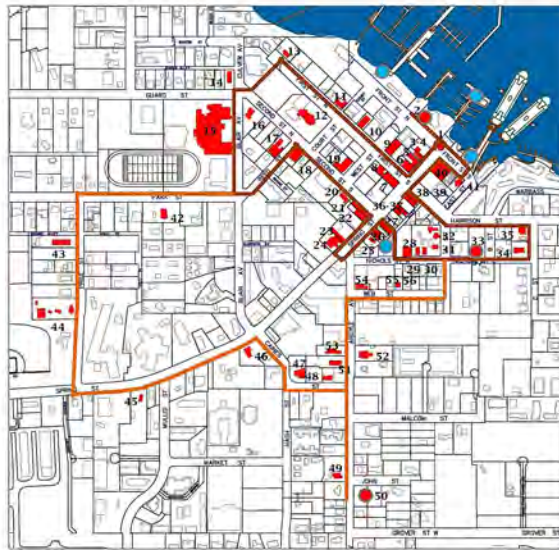


3

1 - View from the east of the gulch extending from the Harbor past First Street and into the Sunshine Alley block - note the boat in the lower section and the bridge on First Street.

2 - View from the west of the bridge over the gulch at First Street with Harrison House in the background.

3 - View from the north of the filled-in gulch behind the San Juan County Bank on the corner of Spring and First Streets.



Friday Harbor Historic Walking Tour

The Town was named for Joe Friday, a Hawaiian employee of the Hudson's Bay Company who tended sheep near the harbor. After the visit of a British survey ship, the harbor appeared on an 1859 English chart as Friday's Bay.

In 1853 the Hudson's Bay Company established Belle Vue Sheep Farm. Americans began to arrive as settlers. In 1859 American Lyman Cutler shot a Hudson's Bay Company pig, igniting the Pig War which became a dispute over island boundaries. The war was settled with arbitration by a commission appointed by Kaiser Wilhelm I of Germany which determined in 1872 that the islands belonged to the United States, not Great Britain.

In 1872, Friday Harbor was named the county seat of San Juan County. In 1909, the Town of Friday Harbor was incorporated.

Most early islanders lived on farms where they raised cattle and sheep, planted hay and peas, orchards and vegetable gardens. In the early to mid-1900s, Friday Harbor was a busy port shipping apples, pears, cherries, and salmon and "Saltair" pees from the canneries. By the end of the century, the canneries were closed. The pea weevil caused the demise of pea farming. There had been plentiful salmon, with some record runs, but by the 1990s the salmon runs were seriously depleted.

www.historyfridayharbor.org
www.sanjuanmuseum.org

Sunshine Alley Historic Buildings

○ Existing trees



- 1 Memorial Park c1890 - Tucker's planned in 1922 in honor World War I veterans
- 2 Portals of Welcome - Cedar Boxes built & carried by Seattle artist Susan Point
- 3 Friday Harbor Packing Company Manager's Home c1903 - The Director's Office and Ferry Landing Suite
- 4 Joseph Sweeney Barber Shop c1910 - BBQ Shack and Crystal State Kayaking
- 5 San Juan Inn c1880 - Windstorm Hotel
- 6 Church's Store c1892 - Hero's Tavern
- 7 Maple House Hotel c1907 - Hotel's Marine & Clothing
- 8 Tourist Hotel c1891 - Bird Rock Hotel
- 9 AJ Paston Overland & Studebaker Dealership & Garage (later Ford) c1916 - Yonkers Restaurant
- 10 Odd Fellows Hall c1892 - The Whaler Museum and American/Pacific Veterans Museum
- 11 Methodist Church c1890 - San Juan Grange
- 12 San Juan County Courthouse c1906 and Black Walnut Tree c1910
- 13 Neoline Jensen House c1905-1910
- 14 Seventh Day Adventists c1900 - used as an elementary school classroom until 1925 near Christian Science Society
- 15 Friday Harbor Elementary School c1938 - Friday Harbor Middle School
- 16 Kidley/Wilson House c1900 - Higginson Law Offices
- 17 Bushy House c1910 - San Juan County Annex
- 18 Masonic Hall Lodge #175 c1914 - Second Ave
- 19 Friday Harbor Town Hall c1916 - built by WPA and also housed Americans

- 20 Legum Library until 1983
- 20 Cury Carter House c1886 - Garden Park Cafe
- 21 Dr George Wright House & Office c1892 - "Big Be Jammin"
- 22 Friday Harbor Drug Company c1889/1929 - Friday Harbor Drug Store & Pharmacy
- 23 Presbyterian Church c1897 - Island Design Center
- 24 Campertown Elm c1873; Wright House c1892 - The Spaulding Inn
- 25 Bowman House c1876-1878 - "Headwork Boutique" (vacant)
- 26 Dr Roger Loring Medical Building & Residence c1890s - Sandpiper and Uptown Condos
- 27 Fri-bor (FRIday HarBOR) Theatre c1915 (silent movies and vaudeville shows) - Palace Theatre
- 28 Friday Harbor Brick & Tile Company c1921 - Brickworks Placards & Art Murals
- 29 Craftsman-style Cottage c1929 - Koko Restaurant
- 30 Craftsman-style Cottage c1920 - Café Demeter Bakery
- 31 Craftsman-style Cottage c1920 - Barking Bird
- 32 Presbyterian Church Manse c1892 - Serendipity - The Used Book Place
- 33 Sunken Park c1930s - rock wall built by WPA
- 34 Middleton, Kirk, Nash & Hemphill Houses c1905 and 1920s - Harrison House B&B
- 35 San Juan County Bank President CM Tucker House c1898 - Tucker House B&B
- 36 Electric Utility (later Orcas Power & Light Company) c1924 - Daisy Bloom
- 37 The Journal Building c1906 - Be Chic Boutique

- 38 Post Office c1900s - Griffin Bay Bookstore
- 39 San Juan County Bank c1907 - Coldwell Banker Real Estate
- 40 Saloon Best Bar & Pool Hall c1970s and then Moose Hall in 1910s - Blue Water Bar & Grill, the Gourmet's Gallery, and Island Seltzer's Maltary
- 41 Cannery House c1905
- 42 Kirk House c1907 - Kirk House B&B
- 43 St Francis Catholic Church c1875 - moved to present site without steps due to airport test flights
- 44 James King Homestead c1894 - San Juan Historical Museum
- 45 Ed Gross House c1900 - Four San Juan
- 46 Park Perry House c1890 and EH Nash House c1910 - Spring Street International School
- 47 Granville B Driggs Homestead c1896 - Driggs Park and
- 48 GB Driggs House c1896 - San Juan County Lane B&B
- 49 George Mullis House c1910 - Argyle House B&B
- 50 Cahall Park c1930s - Edgework playground named for Mayor Jim Cahall
- 51 House c1900 - Friday Harbor Presbyterian Church Annex
- 52 LB Carter House c1913 - Acantius Antiques
- 53 Sheriff Newton Jones and later Rita Egeland Home c1895 - Rita's Place Suites
- 54 Sears Kit House c1919 - Island Bicycles
- 55 Blue Front Store c1949 - Sherry Garden
- 56 John Arends House c1910 - Glamways

● Public restrooms

Presbyterian Church Manse c1892 - Serendipity Used Books Place

Craftsman-style Cottage c1920 - Barking Bird (Pet Shop)



1 - View looking south on Spring Street with San Juan County Bank/Coldwell Banker, The Journal Building/Chic Boutique and Latte Shoppe, Friday Harbor Post Office/Griffin Bay Bookstore and others

2 - View looking south on A Street with Presbyterian Church Manse/Serendipity Used Books Place and Craftsman-style Cottage/Market Chef

3 - View looking north on A Street with Presbyterian Church Manse/Serendipity Use Books Place and Craftsman-style Cottage/Hungary Clam



- **Craftsman-style cottage in 1929 on Nichols Street** - that is currently occupied by Coho Restaurant.

In 1918 T.T. Paxson and William McCrary, along with Ed Mosen, brought a brick-making machine to Friday Harbor and began making pressed cement concrete block as the Friday Harbor Brick & Tile Company that were used in many of the resulting commercial buildings in Town. They built a building to house their company:

- **Friday Harbor Brick & Tile Company (“Brickworks”) in 1921** - that is currently occupied by the San Juan Islands Agricultural Guild’s Farmers’ Market.

In 1925 a fire destroyed some of the commercial buildings located on the northwest corner of Spring and Second Streets. As a result of the fire losses, the Town Council established fire limits governing the downtown district, including Spring Street frontage between First and Argyle Streets, that required new buildings be constructed with brick, stone, concrete, or other non-inflammable substances resulting in:

- **Electric Utility (later Friday Harbor Power & Light Company in 1925 on Spring Street)** - that is currently occupied by Daisy Bloom.
- **Friday Harbor Post Office in the 1927s on Spring Street** - that is currently occupied by Griffin Bay Bookstore.

Sunshine Alley

In 1914 Idele Nichols and an adjacent property owner W.A. and Ella Dightman, quit claimed 25 feet of property on the backs and sides of their property to create a public street from Nichols Avenue north to a line intersecting with Second Street. Idele also granted by quit claim 10 feet between the public street dedication and Second Street creating a passageway. Town plats name this Sunshine Alley though there is no explanation of where the name came from.

In 1925 (accepted in 1931) the property owners in the northern portion of the block quit claimed 16 feet of right-of-way to complete an “alley” for fire and delivery purposes that extended north to First Street completing “Sunshine Alley”.

Historic walking tour

The Town of Friday Harbor designated 56 structures within the Town to be of historic significance including commercial structures within the downtown and institutional and residential structures within the residential neighborhoods on Harrison and Nichols Streets, First and Second Streets, and within outlying areas. The Sunshine Alley block contains 7 of the 56 or 13% of the total designated to date though more structures may be eligible.

The San Juan Historical Society and Town of Friday Harbor Historic Preservation Coordinator designated a walking tour of the immediate downtown area that highlights 25 historic structures by walking on Front, First, Second, Spring, Nichols, and A Streets sidewalks and portions of Sunshine Alley and the Second Street Passageway. An extended walking tour includes the remaining historic structures using Park, Price, Caines, Web Streets and Argyle Avenue. Both walking routes can be centered on Sunshine Alley and the Friday Harbor Brick & Tile Building (“Brickworks”).

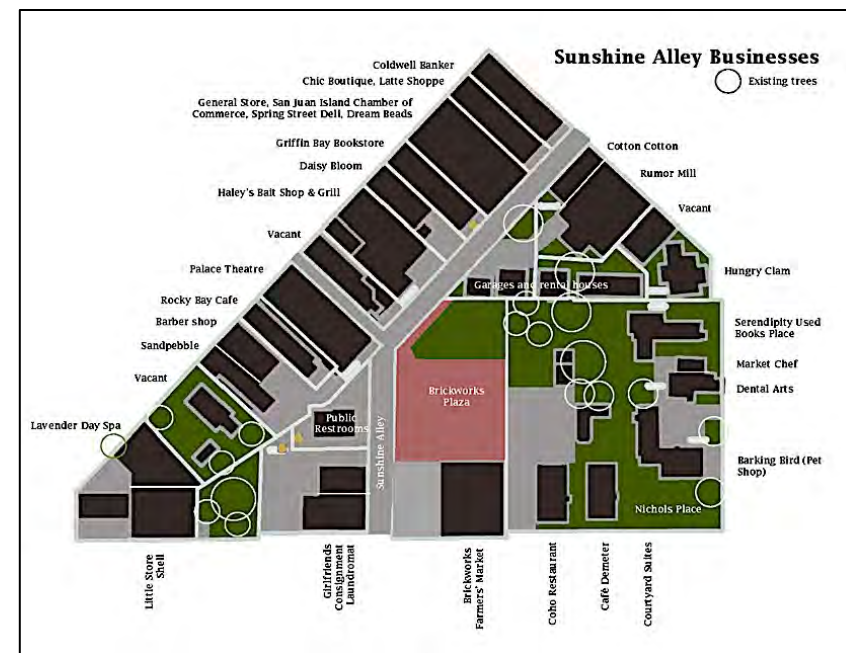
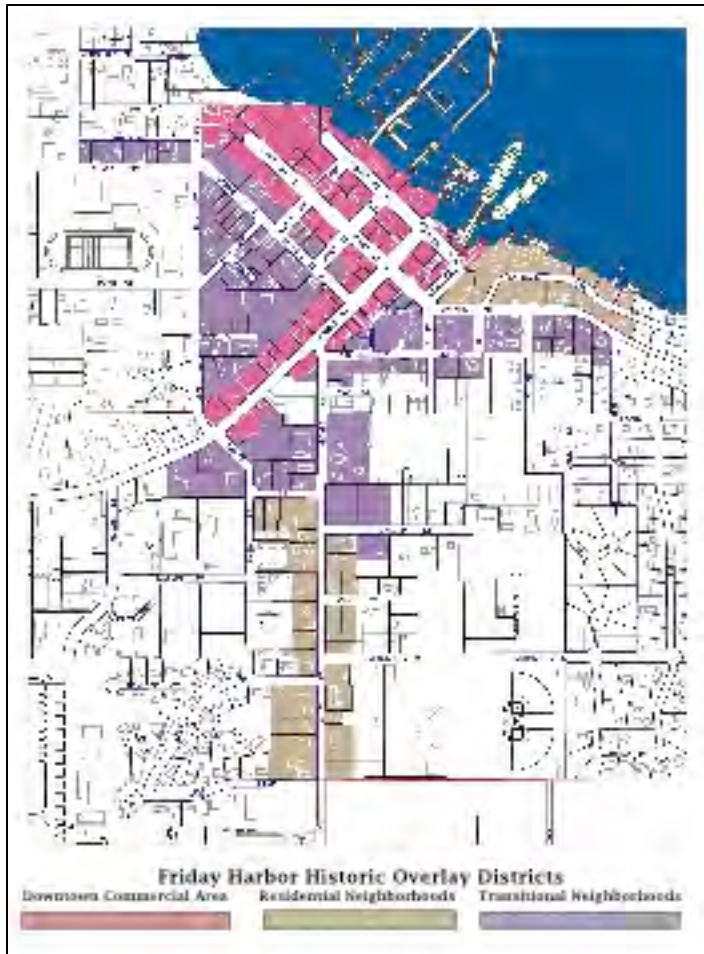
Friday Harbor Historic Overlay Districts

The Town adopted three historic overlays to protect and preserve the integrity of the Town’s historical assets including Downtown Commercial, Residential Neighborhood, and Transitional Neighborhood Districts. Each overlay district defines development dimensions and architectural characteristics that distinguish historic assets and methods by which these building characteristics can be preserved or complimented by existing building or new building infill developments.

Sunshine Alley block’s frontage lots along Spring Street are within and subject to the standards of the Downtown Commercial Area Overlay District while the lots in the remainder of the block are within and subject to the standards of the Transitional Neighborhood Overlay District.

How has the Sunshine Alley block developed?

The Nichols plat developed as a mixed land use from the beginning. The northern edge of the block abutted the main commercial area along Spring Street and consisted of older, wood frame stores



and businesses that were gradually replaced by substantial masonry structures. Spring Street frontage still retains the wood framed Bowman/Nichols house, the wood framed commercial Journal Building, Fribor Theatre, and Loring Building, and the masonry and concrete San Juan County Bank, Friday Harbor Light & Power Building, and Friday Harbor Post Office.

The south portion of the block was originally farmland that was probably farmed from John Bowman's and later Idele Nichol's house. The northern portion of the Second Addition soon transitioned into predominantly commercial uses influenced by the construction of the Friday Harbor Brick & Tile Company ("Brickworks") building on Nichols Street. Subsequent concrete and masonry buildings housed car dealerships, garages, auto repair shops, and filling stations including the current Little Store and Shell Gas Station located on the northwest corner of Nichols Street and Argyle Avenue.

Mixed in were a number of Arts & Crafts Bungalow Style residences that were developed in accordance with the housing tastes of the 1920s. The similarity in styles suggest that some may have been 'kit' houses that were promoted by Sears, Roebuck & Company, Aladdin Homes, and Montgomery Ward or built by the same contractor with a standard set of plans.

A similar bungalow style house (currently occupied by the Hungary Clam) was moved in the late 1950s to First Street from a lot where the Friday Harbor High School athletic field was built. The nearby commercial building (currently occupied by Cotton Cotton Cotton and The Rumor Mill) was constructed in the 1960s.

In the 1990s, the Pope family converted the southwest corner of A and Nichols Street into Nichols Walk - a homeowners association that owns the land with individuals owning the converted residential structures housing cafes and restaurants, pet stores, book stores, dental offices, and boutique vacation rentals.

There are 26 businesses and 3 vacant retail buildings currently located around the perimeter of the Sunshine Alley block providing a very wide variety of services including real estate, clothing, gifts,

books, barber shop, pet store, numerous cafes and restaurants, a movie theater, and boutique vacation rentals. Three small cottage houses located in the interior are rented as residences along with parking spaces. The Town of Friday Harbor owns and maintains a public restroom at the south end of Sunshine Alley.

There are 13 property owners of Sunshine Alley block including private individuals, owners associations, holding companies, and limited liability corporations - as well as the Town of Friday Harbor of Sunshine Alley and the public restrooms. All of the property owners are local or have local connections that manage the properties.

What has been accomplished thus far - what is Brickworks?

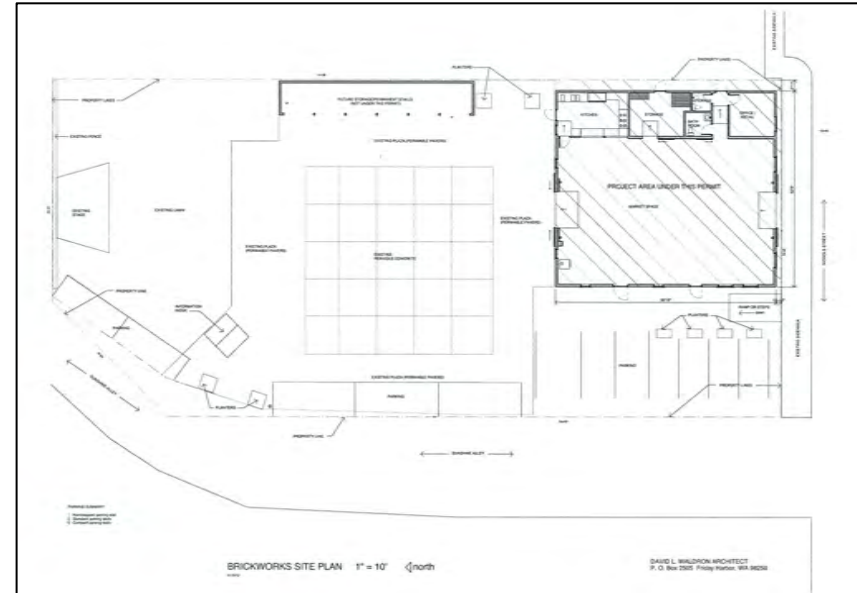
Friday Harbor Brick & Tile Company/Boede Building

The Paxson family became the party primarily associated with the ownership of the Friday Harbor Brick & Tile Company including A.J. Paxson who served as Friday Harbor Mayor from 1928-1930. The building and property, however, was eventually sold to the Boede family that used it for various industrial uses and the building was called the Boede Building while in their ownership. The building is the only remaining industrial building in downtown Friday Harbor and is a significant element in the streetscape of Nichols Street and Sunshine Alley.

The Boede family stopped operating business uses from the building and eventually put the building and property up for sale. Various groups considered buying the building and adjoining property including the Town of Friday Harbor.

San Juan Islands Agricultural Guild Farmers' Market

The San Juan Islands Agricultural Guild's is a community-based volunteer organization dedicated to fostering a vibrant and sustainable local food system in San Juan County through technical and financial support to the agricultural community, consumer education, and advocacy on behalf of consumers and agricultural producers.



Beginning in 2008, the Guild raised seed money to instigate a feasibility analysis for the development of a permanent site for the Farmers' Market that had been operating at the Friday Harbor Grange Hall. The Guild believed a permanent Farmers' Market could provide:

- A year-round location in order to expand the existing market
- Local fresh, flavorful, and nutritious farm-raised and prepared foods all year
- Mid-week and winter Farmers' Markets that could include farmers for all of the islands
- A fun and festive community gathering space
- Increased opportunities to buy local and reduce the carbon footprint

The Guild considered three locations - the former Browne's Lumber site on Spring Street just southwest of the Sunshine Alley block, the Fairgrounds, and the Boede ("Brickworks") Building. In 2010 the Guild purchased Brickworks and initiated a fund-raising campaign to finance improvements and retire the purchase debt.

Brickworks

Beginning in 2012, the Guild improved the property in accordance with designs of David Waldron AIA, a Friday Harbor architect, to include an outdoor brick entry plaza, permeable paved market area, grass green, and stage on which the Farmers' Market began operating on Saturday mornings April through November in May 2013 along with musicians and other entertainment.

By June 2013, the Guild completed restorations of the original building and repurposed it and an interior commercial kitchen to provide an indoor community gathering place for a variety of local food-based, educational, and cultural activities and events.

In 2014, an Arts Market began operating on the outdoor market plaza and indoor space on Fridays June through August along with food vendors, musicians, and other entertainment.

The Brickworks Facility Manager oversees events in the building and outdoors spaces that include a variety of community and tourist-related activities.

What is the objective of this design plan?

As a result of the success of the Guild's Brickworks project and Farmers' and Arts Markets operations, the Town of Friday Harbor initiated development of this overall design or master plan in order to extend the potential opportunities generated by Brickworks to the rest of the block, and eventually throughout the downtown.

The design planning process involved Sunshine Alley stakeholders and the public on the development of a design plan and program for the Sunshine Alley block including the backs of buildings and properties that front onto the Alley space from the surrounding block.

The design planning process included surveys of Sunshine Alley customers, interviews and workshops with property and business owners of the block, focus group sessions with stakeholder interests and organizations, public charrettes, a series of public open houses on plan progress and proposals, and a final survey of the public on final plan proposals and particulars.

What did the surveys indicate Sunshine Alley customers wanted in the design plan?

A survey of customers of businesses in the Sunshine Alley block including all interested residents of Friday Harbor and San Juan Island was handed out at the December 2013 Holiday Festival, available for customers at businesses in the Sunshine Alley block, posted on the Town of Friday Harbor website, and emailed to a list of commercially acquired email addresses in the San Juan Island zip code.

Survey results for the 172 households that completed the survey on-line and by the mail-back option are provided in the appendix

along with their written comments and suggestions. Following are the summary results of the survey.

- Survey respondents were almost exclusively residents of Friday Harbor or San Juan Island.
- Age groups were heavily represented in the middle (45-64) and senior age (65+) spans with no responses under age 24.
- Customers shopped predominantly in Friday Harbor on a weekly basis with occasional monthly or yearly trips to Anacortes and Mount Vernon's Cascade Mall.
- Customers were most likely to shop in Friday Harbor for bank and financial services (92%), food and drug (91%), eating and drinking (91%). Conversely, respondents were least likely to buy clothing and accessories (20%) and house wares (31%) in Friday Harbor.
- Customers were most likely to shop off-island because goods and services were not available in Friday Harbor (78%), better selection of goods and services (67%), and lower prices (56%).
- Customers were most likely to frequent the Farmers' Market (35% weekly and daily), downtown parks and trails (23%), and the public restrooms in Sunshine Alley (19%). Customers were least likely to frequent the Art Market (5%) probably due to the fact the Art Market had just started up.

Survey responses were ranked in priority on a scale of 1 to 5 where 4-5 was the best condition or highest priority and 1-2 was the poorest condition or least priority. For analysis purposes, a 3 rating was considered to be an average condition or priority where the survey respondents could go in either direction (50:50 split) for a specific policy, plan, or program.

Following are the responses based on the percent of responses in the 4-5 or best or highest priority scores when asked to rate existing conditions, possible improvements, outdoor activities, and new business uses in Sunshine Alley.

Existing conditions

Moderate satisfaction	Score 4-5
Public restroom	49%

Safety and security - police and fire	34%
Low satisfaction	
Maintenance of alley, plaza, and grounds	24%
Streetscape and public improvements	15%
Building backside design and appearances	11%
Parking	3%

Possible improvements

High priority	Score 4-5
Street trees and other landscaping	77%
Green walls, roofs, solar, and other green ideas	63%
Outdoor eating and drinking areas	61%
Street, walkway, and overhead lighting	58%
Gateways or entry portals from adjacent streets	50%
Moderate priority	
Water features and artworks	49%
Wayfinding signs from ferry terminal and parking	45%
Outdoor stage or performance area	45%
Interconnected walkways between all buildings	44%
Low priority	
Children's play area	31%
Clock tower or other visible vertical landmark	29%

Outdoor activities

High priority	Score 4-5
Farmers' Market during season	80%
Special events - wine/beer/food festivals	64%
Holiday celebrations - Christmas, 4th July, etc	63%
Vendors - coffee, ice cream, and other food	55%
Arts Markets during season	53%
Kids events - art, theater, music	50%
Moderate priority	
Tours - historical, arts, biking, walking	46%
Street performers - music, mime, theater, clown	42%
Low priority	
Outdoor movie projections during summer	34%

New businesses

High priority	Score 4-5
Local fish and seafood products	74%
Local organic foods and products	72%
Local meat and poultry products	67%
Local wine shops and breweries	59%
Garden and nursery plants and products	50%

Moderate priority

Artist live/work studios	47%
Local wool, hides, and livestock products	47%
Culinary classrooms and instruction	44%
Art galleries and exhibitions	38%
Art classrooms and instruction	36%

Low priority

Art supply and materials shops	33%
Dance and music studios	32%
Kitchen accessories and utensils	24%

What did the participants of the public design charrettes propose be done in Sunshine Alley?

Design charrettes or workshops were conducted over 2 evenings in late February at Brickworks that involved 57 people who signed up on the Town's website to participate. The participants were divided into 7 small groups that brainstormed ideas for improving Alley appearances and activities.

The workshop participants identified 91 specific actions dealing with a courtyard commons, site and building developments, activities, children's activities, walkways, traffic, parking, signage, amenities, artworks, landscape, infrastructure, security, and trash.

The following table indicates the number of tables that proposed each action highlighting actions that were identified by 3 or more of the 7 tables participating and dark lighting actions that were later dropped as unfeasible or undesirable according to later survey and open house comments; dependent on private property owner preferences; or involving areas outside of Sunshine Alley or the Town's direct control or involvement.

Courtyard Commons

#Tables

1	Consolidate and retain green open space and paved courtyard between Brickworks and Nichols Walk	5
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Developments

2	Dress up ramp to Coldwell Banker building on 2nd Street and Alley	1
3	Cut side door into Cotton Cotton Cotton to access Alley	1
4	Retain and retrofit 4 cottage houses/garage for vendor activities with access both sides	5
5	Buy vacant storefront on passageway and turn into Mercado	1
6	Cut side doors into vacant storefront to access 2nd Street passageway to Alley	4
7	Install solar panels on top of public restroom	1
8	Construct upper story onto public restroom	1
9	Erect gable roofs over Laundromat, Girlfriend's Consignment to soften building appearance	1
10	Install green roof on top of Laundromat	2
11	Buy Romona Jones property and turn into park and museum	1
12	Romona Jones retains property and uses it for boutique hotel and wine tasting room and garden	2
13	Buy artist studio in Nichols Walk for public restroom	1
14	Remove fence in front of Nichols Walk and Barking Bird	1
15	Extend shelter from Brickworks over east side of vendor stalls	1
16	Construct clock/viewing tower/periscope in Brickworks as visual anchor of 2nd Street passageway - an option	3
17	Construct clock tower with viewing access on top of public restroom - an option	1

Activities

18	Develop picnic areas north of cottages and behind Cotton Cotton Cotton and Rumors	2
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February charrettes over 2 evenings at Brickworks involving 57 people who signed up on the Town website to participate.



19	Buy garage next to Alley/cottages and develop for outdoor performance stage support	1
20	Develop formal performance area and terraced seating on north end of Brickworks property	4
21	Create informal performance space in the center of the green courtyard commons	2
22	Develop outdoor dining areas behind Haleys and Daisy Bloom	5
23	Project movies on back of Palace Theatre	2
24	Remove garage/shed in Nichols Walk and expand common green area	1
25	Retain garage/shed in Nichols Walk and reuse as vendor or performance area storage	2
26	Buy and remove Laundromat for expanded outdoor activities	1
27	Construct coffee/dining area or outdoor activities on top of Laundromat	2
28	Develop rooftop dining areas on other buildings	1
29	Install dog park in front of Barking Bird	2
Children's activities		
30	Install water element for children play activities during summer months in green commons	3
31	Install play structure in the green common courtyard	3
Pedestrian connections		
32	Construct sidewalk on Nichols around Little Store/Shell Station	2
33	Extend walkways east/west from Alley on both sides of cottage houses to A Street	5
34	Extend walkways east/west from public restroom through Nichols Walk to A Street	3
35	Extend walkway west to Spring Street on north side of Romona Jones property	4
36	Extend walkway west to Spring Street on south side of Romona Jones property	2
37	Extend walkway west to Spring Street between Sand Pebble and Rocky Bay Cafe	2
38	Extend walkway east through Nichols Walk to Sunken Park	3

39	Extend walkways north/south from cottages to Nichols Street	3
40	Extend walkway midblock south across Nichols/Web Streets to Land Trust parking area	4
Traffic		
41	Install bike racks and storage areas	2
42	Extend curbs onto First and Nichols Streets from Alley to control traffic	3
43	Reconfigure parking on Spring to provide parallel parking and wider sidewalks	1
44	Remove one parking stall on north side of First Street for visual Alley extension to waterfront	2
45	Remove parking and extend Alley paving across First Street to connect both alleyways	1
46	Designate Alley one-way north with traffic calming measures	3
47	Extend Girlfriend's Consignment parking access around public restroom	3
48	Retain Alley two-way traffic south from public restroom	3
49	Alter paving materials across Alley frontage on First and Nichols Streets to indicate pedestrian area	1
50	Alter paving materials in Alley to designate pedestrian use and calm traffic	4
51	Designate Nichols one-way east/Weber west to provide on-street diagonal parking on north side	3
52	Move crosswalk to Argyle and Nichols instead of across Spring Street at Nichols Street	2
53	Off-load ferry vehicular traffic onto East Street instead of Front to reduce pedestrian conflicts	1
54	Expand/designate 2-way traffic on East Street past ferry parking area	1
Parking		
55	Designate lot adjacent to Girlfriend's Consignment for handicap parking	1
56	Remove parking from Alley to reduce conflicts - an option	2
57	Provide more diagonal parking on east side of Alley - an option	2

58	Remove parking from Spring Street in front of Palace Theatre for consolidated deliveries to Alley	1
59	Develop/designate off-site parking areas in a) County Courthouse lot, b) Town Hall lot, c) Brown Lumber, d) Wells Fargo Bank, e) Land Trust, f) Ferry overflow lot, g) Back Door Kitchen lot, h) undeveloped property	5
60	Develop parking in Sunken Park and lid over with recreational activities	1
Signage		
61	Design/install wayfinding signage from waterfront through downtown/Alley along the historic walking tour	3
62	Develop major gateway/visual corridor down 2nd Street into Alley including intersection paving	4
63	Install gateway portals in Alley on 1st, Spring, and Nichols Streets	5
64	Install minor direction signage from A Street and Nichols Street through Nichols Walk	3
Amenities		
65	Install drinking fountains for people and dogs	3
66	Create water wall in center of green space - option of being usable by children during summer months	2
67	Install movable seating and table areas throughout commons and Brickworks	2
Artworks		
68	Install gargoyles on back of Coldwell Banker/Chic Boutique buildings	1
69	Retain back door grittiness of Coldwell Banker/Chic Boutique buildings	1
70	Clean/pressure wash and paint backs of all buildings	3
71	Paint murals on both sides of walls of 2nd Street passageway	5
72	Paint murals on back of Cotton Cotton Cotton, Rumors, Palace Theatre, and other building blank walls using competitions every 2 years	3
73	Install kinetic artworks at key locations throughout downtown using competitions every 2 years	5

Landscape

74	Plant hanging baskets but not green wall on back of Coldwell Banker/Chic Boutique	1
75	Plant green walls on south sides of blank building walls including Rumors	5
76	Plant green walls on both sides of 2nd Street passageway	2
77	Plant green walls (or bamboo) on sides of public restroom	6
78	Install planter boxes on Nichols in front of Brickworks	1
79	Install Memorial Pots between Brickworks and Nichols Walk	1
80	Plant green walls on east side of Brickworks shared wall with Nichols Walk	1
81	Plant deciduous trees in common open space limbed up for views	3
82	Plant deciduous trees throughout block to green the area	4
83	Daylight creek/stormwater flow from Sunken Park to waterfront	1

Infrastructure

84	Install rain garden at Alley entrance from Second Street	1
85	Resolve storm ponding next to cottages	1
86	Install pervious pavement in Alley to absorb stormwater	1
87	Install rain gardens throughout downtown	1

Security

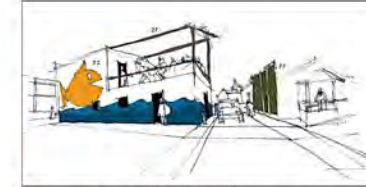
88	Install night lighting on buildings along Alley	1
89	Install formal lamp posts along Alley for night lighting	1
90	Install night lighting over ferry waiting parking lot	1

Trash

91	Consolidate/screen trash collection areas adjacent to Brickworks Building	3
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Pedestrian connections

- 32 - Construct sidewalk on Nichols around Little Store/Shell Station
- 33 - Extend walkways east/west from Alley on both sides of cottage houses to A Street
- 34 - Extend walkways east/west from public restroom through Nichols Walk to A Street
- 35 - Extend walkway west to Spring Street on north side of Romona Jones property
- 36 - Extend walkway west to Spring Street on south side of Romona Jones property
- 37 - Extend walkway west to Spring Street between Sand Pebble and Rocky Bay Cafe
- 38 - Extend walkway east through Nichols Walk to Sunken Park
- 39 - Extend walkways north/south from cottages to Nichols Street
- 40 - Extend walkway midblock south across Nichols/Web Streets to Land Trust parking area

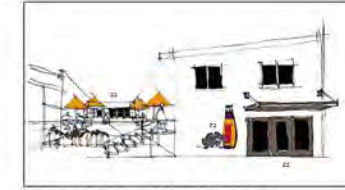


61 - Weirfinding disk map that would route to face the street view with an overlay of the historical walking tour and landmarks.

27 - Construct coffee dining area or outdoor activities on top of Landtrust
72 - Paint murals on back of buildings per competitions every 2 years.
77 - Plant green walls (or bamboo) on sides of public restroom



17 - Construct clock tower with viewing access on top of public restroom
71 - Paint murals on sides of 2nd Street passageway
72 - Paint murals on back of buildings per competitions every 2 years
79 - Install kinetic artworks at key locations using competitions every 2 years



22 - Develop outdoor dining areas behind Haley's and Daisy Rooms
22 - Develop backdoor retail area lines off Alley
72 - Paint murals on back of buildings per competition every 2 years.



19a - Buy garage and redevelop for stage support



19b - Buy garage and redevelop site for performance stage



4 - Retain and retrofit cottages for vendors both sides



7 - Install solar panels on top of public restroom



78-81 - examples of landscape elements



75 - examples of green wall treatments



73 - examples of kinetic artworks



41 - example of bike storage unit

LANDSCAPE & SITE FURNISHINGS
FRIDAY HARBOR SUNSHINE ALLEY



Public open house in April at Brickworks involving 36 people and another 22 who viewed and commented on the proposals in an internet survey on the Town website.

What were the public reactions to the initial design concepts?

The proposed actions including alternatives were developed and illustrated with site plans and sketches during an open house at Brickworks in April that was attended by 36 people. The open house participants provided critiques, suggestions, and other comments on a questionnaire handout during the open house and another 22 people viewed the proposals and provided comments on an internet survey on the Town website.

Open house and survey respondents **most liked** the following among others cited:

- Retaining and retrofitting the cottages in the interior of the block for new uses.
- Extending special paving materials across the Alley, First, and Spring Streets.
- Erecting gateways and wayfinding signage from the waterfront to Sunshine Alley and at entryways into the block.
- Consolidating the green space between Brickworks, Nichols' Walk, and the rest of the block.
- Developing outdoor dining behind Haleys and Daisy Bloom.
- Installing trees, green walls, and other green improvements.
- Constructing walkways around Little Store on Nichols Street.
- Extending overhead shelter from Brickworks over the vendor stalls on the east side of the paved market area.

Open house and survey respondents **least liked** the following among others cited:

- Erecting a highly visible vertical structure viewable from the ferry and waterfront.
- Erecting a clock tower anywhere on the site.
- Constructing a children's water play area.
- Cutting side doors into Cotton Cotton Cotton from the alley.
- Providing more parking in the alley and interior of Sunshine Alley block.
- Buying and removing the Laundromat for outdoor activities.
- Removing parking from the alley or otherwise restricting store deliveries.

- Designating Nichols Street one-way in order to create more diagonal parking.

A follow-up internet survey on the Town website was conducted in the month of May that asked the whole community about 5 key plan options dealing with the performance area, Alley connection across First Street, Alley traffic management, Alley parking, and public restroom improvements as well as all 91 actions that was completed by 51 people. The key plan option questions and responses were:

Should a **performance area** be developed:

1) In a formal area on the north end of Brickworks/Nichols Walk, or	55%
2) In the center of the combined Brickworks/Nichols Walk courtyard or commons?	45%

Should an **Alley connection** be created on First Street by removing one parking stall on the north side of First Street:

1) For visual connection across First Street between Sunshine Alley south of First and north of First, or	18%
2) Extending the curb and crosswalk paving across First Street to provide visual and functional connections.	82%

Which **Sunshine Alley traffic concept** should be designated:

1) Leave as is - one-way traffic south from First Street to Palace Theater then two-way from Palace Theater to Nichols Street, or	40%
2) Leave as is except make one-way traffic north from Palace Theater to First Street, or	4%
3) Designate the entire alley one-way south, or	28%
4) Designate the entire alley one-way north?	28%

Which **Sunshine Alley parking concept area** should be developed:

1) Leave as is, or	73%
2) Add more parking on the east side of the Alley along Brickworks?	27%

Which **public restroom concept** should be developed:

1) Leave as is but add solar panels to the roof, green walls	28%
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around the sides, and artworks, or	
2) Add solar panels, green walls, artworks, and construct a clock tower or other vertical landmark, or	32%
3) Add solar panels, green walls, artworks, and construct a second level with viewing platform, or	20%
4) Add solar panels, green walls, artworks, and construct a second story use?	20%

What is the final design concept?

The results of the open house and surveys were used to refine a final design concept in a 3-dimensional model that consolidated the proposed actions into 16 features. The 3-dimensional model incorporated and illustrated various building and site improvements, paving features, landscaping, artworks, furnishings, and before and after depictions of the outdoor market area with and without vendor stalls.

The final design concepts were posted on the Town website and presented and vetted in another open house conducted at Brickworks in July that included 30 participants. The final design concepts presented at the July Open House used 3-D visualization software. While the visualizations are very helpful in understanding the concepts they are subject to the following limitations:

- **Topographical contours** - are not incorporated into the model, even though they are important to and considered in the design, as it required more memory than the software can easily manage for this level of design overview and presentation.
- **Dimensional accuracy** - the results are visually interpretive but they are not generated from an accurate survey with real dimensions. Some buildings, like the upper story of the Palace Theatre, may appear slightly larger than real since they are based on site photo interpretations.
- **Background** - existing buildings are shown in soft gray tones to distinguish proposed improvements that are shown in color (except for existing and proposed trees).
- **Placeholders** - are used to depict improvements that will be designed during implementation projects. All wall murals, for

example, are depicted with simplistic symbols that will be replaced with real design art during subsequent proposed design competitions.

- **All improvements** - are not shown including some features like children's play equipment, the summer fountain, bike racks, drinking fountains, and green walls as they are too detailed to model at this overview stage.

Nonetheless, the graphics that follow this overview convey the overall final design concept that emerged from the process that reflects the input provided by the participants.

What will it cost?

The proposed actions were grouped into similar categories and costs were estimated for acquisition, direct development including installations and construction; indirect development including design, sales tax, contractor overhead and mobilization, permits, fees; and contingencies. Following is a summary listing the actions in each group along with cost totals - detailed spreadsheets are provided in the appendix:

Improvement	Actions	Cost
Acquisitions	1, 2	unk
Gateways/wayfinding	61, 62, 63, 64, 72, 73a-b, 76, 82a-c, 84	\$349,829
Traffic	32, 42a-b, 45, 49, 50, 52, 59, 62, 86	\$472,262
Walkways/paths	33, 34, 35, 39, 40	\$57,364
Public restroom	7, 17, 77	\$103,308
Performance areas	20, 20a, 21	\$120,235
Common area	25, 30, 31, 41, 65, 66, 67, 81, 85, 91	\$306,436
Lighting	88, 89	\$149,951
Brickworks extension	15, 67, 78, 79, 80	\$195,694
Private buildings	2, 4, 12, 18, 22, 70, 74, 75, 88	\$1,148,839
Total		\$2,903,918



1 - pavement accents	5 - Passageway overhead lighting	9 - stage seating/multiuse area	13 - additional tree plantings
2 - Spring Street access	6 - signature kinetic artwork	10 - flexible modular stage	14 - shed play area conversion
3 - restroom solar/clock tower	7 - market booth setup	11 - outdoor dining deck	15 - pathway from A Street
4 - theater wall murals	8 - covered stalls/garbage bins	12 - cottage retail conversions	16 - Alley extension to waterfront

Sunshine Alley Final Design Concept Summary

Proposed “acquisitions” - include the consolidation of the Brickworks green space and Nichols Walk open spaces that were not estimated as there are numerous ways of visually and functionally integrating these areas other than an outright acquisition including common use agreements and/or lease agreements of specific open spaces, pathways, or other site improvements.

Private building improvements - include dressing up the ramp and installing hanging baskets (not a green wall) on Coldwell Banker; renovating the garage and cottages for commercial uses; developing the picnic areas north of the cottages and behind Rumor Mill; retrofitting Romona Jones property for a boutique hotel and wine tasting room; developing the outdoor deck behind Haleys and Daisy Bloom; pressure washing the backs of all buildings; planting green walls on the south sides of some blank building walls; and installing night lighting on buildings along the Alley that depend on private property owner accomplishment.

Who will implement it and how will it be financed?

Groups who will be primarily responsible for implementing various groups of actions include the Town of Friday Harbor, San Juan Islands Agricultural Guild, and various private property owners.

Improvement	Town	Guild	Private
Acquisitions	unk		unk
Gateways/wayfinding	\$349,829		
Traffic	\$472,262		
Walkways/paths	\$57,364		
Public restroom	\$103,308		
Performance areas		\$120,235	
Common area		\$306,436	
Lighting	\$149,951		
Brickworks extension		\$195,694	
Private buildings			\$1,148,839
Total	\$1,132,714	\$622,365	\$1,148,839
Percent of total	39%	21%	40%

Town of Friday Harbor

The Town can fund Sunshine Alley improvement projects from a variety of sources for different project contents including the following as well as a number of other, similar programs:

Improvement	Funding sources
Acquisitions	Real Estate Excise Tax (REET), Recreation & Conservation Office (RCO), Legislature Grant Programs (LGP)
Gateways/wayfinding	Hotel/Motel Tax (HMTax), Historic Preservation Grants (HPG)
Traffic	Property Tax Street Funds (PTax), Motor Vehicle Excise Tax (MVET), Motor Vehicle Fuel Tax - Arterials (MVFT-AS), Street Utility Charge (SUC), Transportation Improvement Board (TIB)
Walkways/paths	Local Improvement District (LID)
Public restroom	Real Estate Excise Tax (REET)
Lighting	Motor Vehicle Excise Tax (MVET) Streets and Arterials, Transportation Improvement Board (TIB), Local Improvement District (LID)
Promotion/marketing	Parking & Business Improvement Area (PBIA), Main Street B&O (MainSt B&O)

▪ **REET: Real Estate Excise Tax** - RCW 82.46 authorizes local governments to enact up to 0.25% of the annual sales for real estate for capital facilities. The Growth Management Act authorizes another 0.25% for capital facilities. Revenues must be used solely for financing new capital facilities, or maintenance and operations at existing facilities, as specified in the capital facilities plan. REET revenues can acquire and improve the common area between the Guild and Nichols Walk, and enhance the public restroom.

▪ **RCO: Washington State Recreation and Conservation Office** - makes federal monies available for the acquisition and construction of outdoor park and trail facilities from the National Park Service's Land and Water Conservation Fund (LWCF). The grants require a 50% local match and are awarded on a priority basis as funds allow. RCO

matching grants can acquire and improve the common area between the Guild and Nichols Walk as a downtown park.

- **Legislature Grant Program (LGP)** - are direct appropriations placed in the State of Washington's budget by the Governor or Legislature that can be used by designated local governments and nonprofit organizations to acquire or construct a variety of capital projects. Grantees must control the project site (through a long-term lease or ownership) and have a documented ability to complete the project. LGP grants can acquire and improve the common area between the Guild and Nichols Walk as well as the extension of the Guild's vendor shelter from Brickworks.
- **HMTax: Hotel/Motel Tax** - is the sales tax levy collected on hotel and motel business categories for the purpose of promoting tourism. Revenues may be used for planning, promotional programs, or capital facilities that directly enhance tourism and benefit the hotel and motel industry. HMTax revenues can construct and install gateways to the Sunshine Alley block and wayfinding signs throughout the downtown.
- **HPG: Historic Preservation Grants** - are available on an annual basis from the Office of Archaeology and Historic Preservation (OAHP) to local historic preservation programs. Historic preservation grants may be used for public education and awareness efforts. To be eligible for grants, Friday Harbor must be a Certified Local Government (CLG) as approved by OAHP. Grant awards are predicated on the availability of funds and require a match. HPG grants can install building plaques and wayfinding signage for the Historic Walking Tour.
- **PTax: Ad Valorem Property Taxes** - cities may levy a general governmental property tax at a rate up to \$1.80 per \$1,000 assessed value. Cities may levy an additional \$2.25 per \$1,000 assessed value for road construction and maintenance needs on the assessed value of taxable property. General funds may be used to develop every type of community facility including park and recreational facilities, road and trail constructions, and most utility improvements. However, general funds should be considered as a last source of capital improvement revenues in light of other

funding requirements and limitations that the general fund must finance. PTax funds can construct traffic, crosswalk, parking, special paving, and other improvements to Sunshine Alley, First, Spring, and Nichols Streets.

- **MVETax: Motor Vehicle Excise Tax** - Washington State (RCW 82.44) collects an annual excise tax that is paid by motor vehicle owners and administered by the Washington State Department of Licensing. Cities receive 17% of the base allocation. Cities are required to spend these funds for police and fire protection and the preservation of public health. The revenues may also be spent on capital facilities including roadway improvements. RCW 47.30.050 requires that local governments collect and dedicate not less than 0.005% of the total amount of MVET funds received during the fiscal year for the purpose of developing paths and trails. MVETax revenues can construct traffic, crosswalk, parking, special paving, and other improvements to Sunshine Alley, First, Spring, and Nichols Streets; and install security lighting on the Alley and adjacent buildings.
- **MVFTax-AS: Motor Vehicle Fuel Tax - Arterial Streets** - RCW 82.36 authorizes a tax that is collected by the Washington State Department of Licensing and paid by gasoline distributors. Cities receive 22.78% of the motor vehicle fuel tax receipts. The revenues must be spent for "highway purposes" including the construction, maintenance, and operation of streets and roads. MVFTax-AS revenues can construct traffic, crosswalk, parking, special paving, and other improvements to First and Spring Streets
- **SUC: Street Utility Charge** - RCW 35.95.040 authorizes cities to charge for city street utilities to maintain, operate, and preserve city streets including street lighting, traffic control devices, sidewalks, curbs, gutters, parking facilities, and drainage facilities. Businesses and households may be charged a fee up to 50% of the actual cost of construction, maintenance, and operations, while the city provides the remainder. The fee charged to businesses is based on the number of employees and may not exceed \$2.00 per full-time employee per month. Owners or occupants of residential properties are charged a fee per household that may not exceed \$2.00 per month. SUC assessments can construct traffic, crosswalk,

parking, special paving, and other improvements to Sunshine Alley, First, Spring, and Nichols Streets; and install security lighting on the Alley and adjacent buildings.

- **TIB: Transportation Improvement Board** - invests state gas tax funds in local communities through 6 grant programs serving cities, urban counties, and transportation benefit districts in Washington State. The TIB identifies and funds the highest-ranking transportation projects based on criteria established by the Board. TIB programs include the Small City Program (SCP) - for projects in cities with population under 5,000 based on condition of the pavement, roadway geometrics, and safety; and the Pedestrian Safety & Mobility Program (SCPSMP) - for pedestrian improvements for safety, pedestrian generators, convenience, public acceptance, and project cost. TIB grants can fund traffic, crosswalk, parking, special paving, and other improvements to Sunshine Alley, First, Spring, and Nichols Streets; and install security lighting on the Alley and adjacent buildings.

- **LID: Local Improvement District** - property owners may petition (or vote in response to a request from a local government) to adopt an annual tax assessment for the purpose of improving the public right-of-way abutting their property. A majority approval (the percentage to be decided by the local government) can establish an amortized payment schedule to finance sidewalk, landscaping, parking, streetscape, or other improvements to the public or private abutting properties. The assessments may be amortized over generous time periods at low interest charges based on each property's proportionate share of the improvement cost - usually assessed on a linear foot frontage formula. LID assessments can fund walkways and paths in and between the common areas throughout the block and lighting in the Alley and adjacent buildings.

- **PBIA: Parking & Business Improvement Area** - the Transportation Improvement Act (ESHB 6358) authorizes a tax to be collected on commercial businesses based on gross proceeds or property acreage or the number of parking stalls or the customers similar to an admissions and operations tax. The revenues must be spent for "general transportation purposes" including the

construction, maintenance, and operation of streets, public transportation, planning and design, and other transportation related activities such as parking. PBIA revenues can also be spent for the management, operation, and accomplishment of business promotional efforts including marketing studies, tenant recruitment, advertising and promotions of special events, and other promotion related activities. PBIA can fund the acquisition and development of off-site parking lots to support Sunshine Alley as well as all other downtown businesses; and to promote and market Sunshine Alley and the downtown at large.

- **MainSt B&O: Washington Main Street Business & Occupation Tax Donation** - helps communities revitalize the economy, appearance, and image of their traditional business districts using a range of services and assistance to meet the needs of communities interested in revitalization. The Main Street Approach provides a flexible framework that puts the traditional assets of downtown, such as unique architecture and locally owned businesses, to work as a catalyst for economic growth and community pride. Washington Main Street program allows businesses, that may be located anywhere, to donate their annual business and occupation tax (B&O) directly to a local Main Street established program in lieu of paying to the Washington State Department of Revenue (DOR). The local Main Street organization, which must be a 501(c)(3), can accept up to \$133,000 in donations per year that can fund design, promotion, marketing, and organizational activities in support of Sunshine Alley as well as the downtown.

The San Juan Islands Agricultural Guild

The Guild will likely fund their property improvements and the extension of the roofline over the eastern vendor stalls with monies raised from their continuing campaigns and revenue received from the rental of the outdoor market plaza and indoor Brickworks.

Some of the improvements identified for Guild accomplishment could also be shared and financed, however, with Town assistance including some of the pass-through grants described above.

Private property owners

Sunshine Alley property owners will fund their building and property improvements using their own financing methods including cash, bank loans, or mortgages depending on their interest and capability. Presumably, some of these improvements, particularly the retrofitting of the cottages, will await the completion of the Guild and Town projects and market reactions and interest in the new opportunities that will be created.

- **HTC: Historic Tax Credit Program** - Sunshine Alley buildings that have historical significance that are listed on (or can be added to) the local, state, and/or national registers can qualify and use historic tax credits for up to 10-20% of rehabilitation costs under the Historic Tax Credit program. Historic properties must be income producing, which includes commercial, retail, office, residential, rental or industrial uses, to be eligible (see Appendix F).



Existing conditions



Proposed site plan



First Street - overview of existing conditions



First Street - overview of proposed plan showing pavement accents, cottage retail conversions, and market day tent setup.



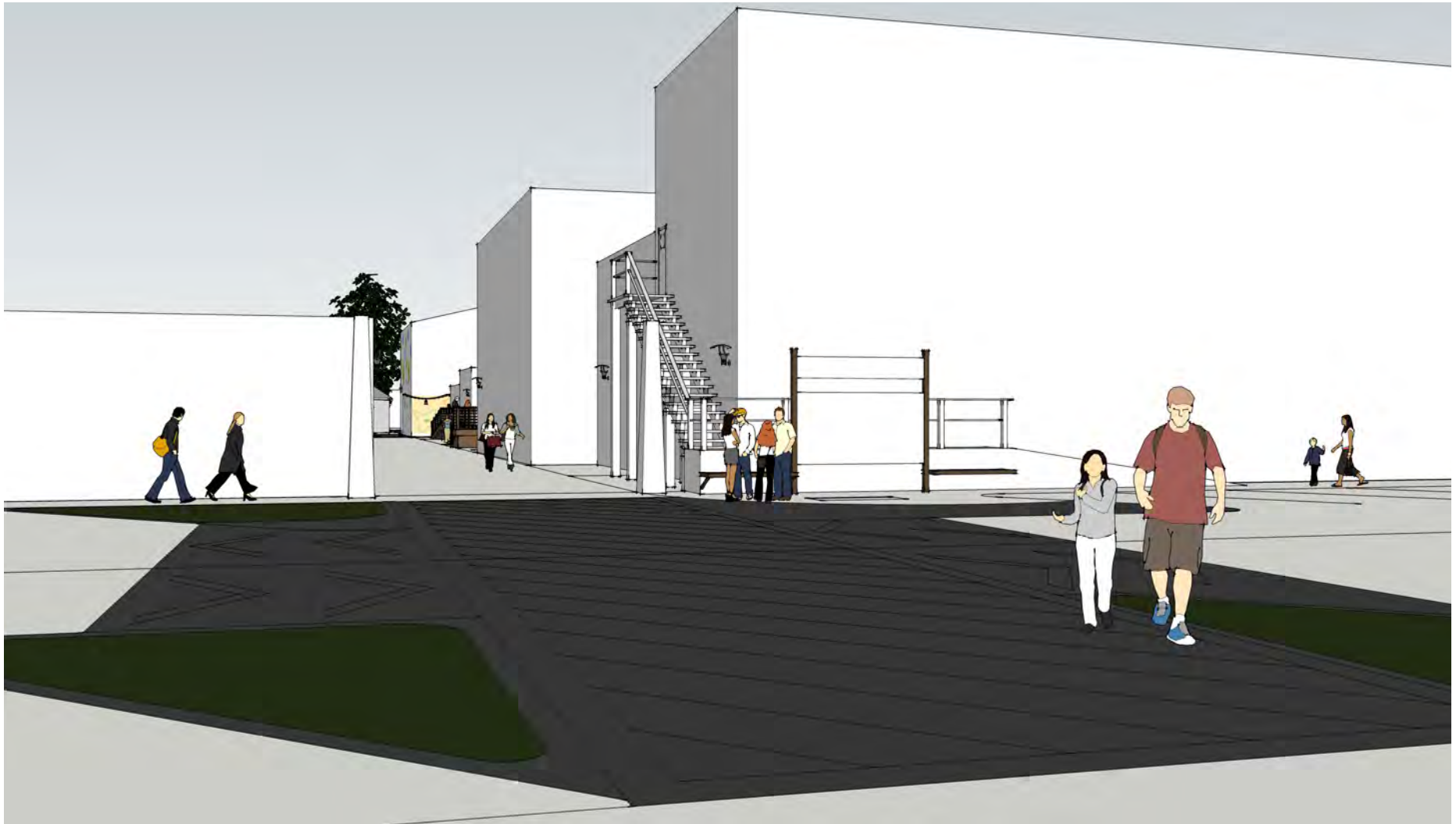
Spring Street - overview of proposed plan showing pavement accents, cottage retail conversion, and market day tent setup.



Nichols Street - overview of proposed plan showing pavement accents, cottage retail conversions, performance stage and seating area, covered stall shed, and market day tent setup.



Nichols and A Streets - overview of proposed plan showing pavement accent, Sunshine Alley extension across First Street, cottage retail conversions, performance stage and seating, market stall shed, and market day tent setup.



First Street - entry into Sunshine Alley showing Coldwell Banker frontage on the right and pedestrian crossing extension of Sunshine Alley across First Street



First Street – entry into Sunshine Alley showing Cotton Cotton Cotton frontage on the left and pedestrian crossing extension of Sunshine Alley across First Street.



Spring Street – entry into Second Street passageway showing pavement accent, curbside extensions, planters, and gateways



Nichols Street - entry into Sunshine Alley showing pavement accent, gateways, public restroom clock tower, theater wall murals, and market setups



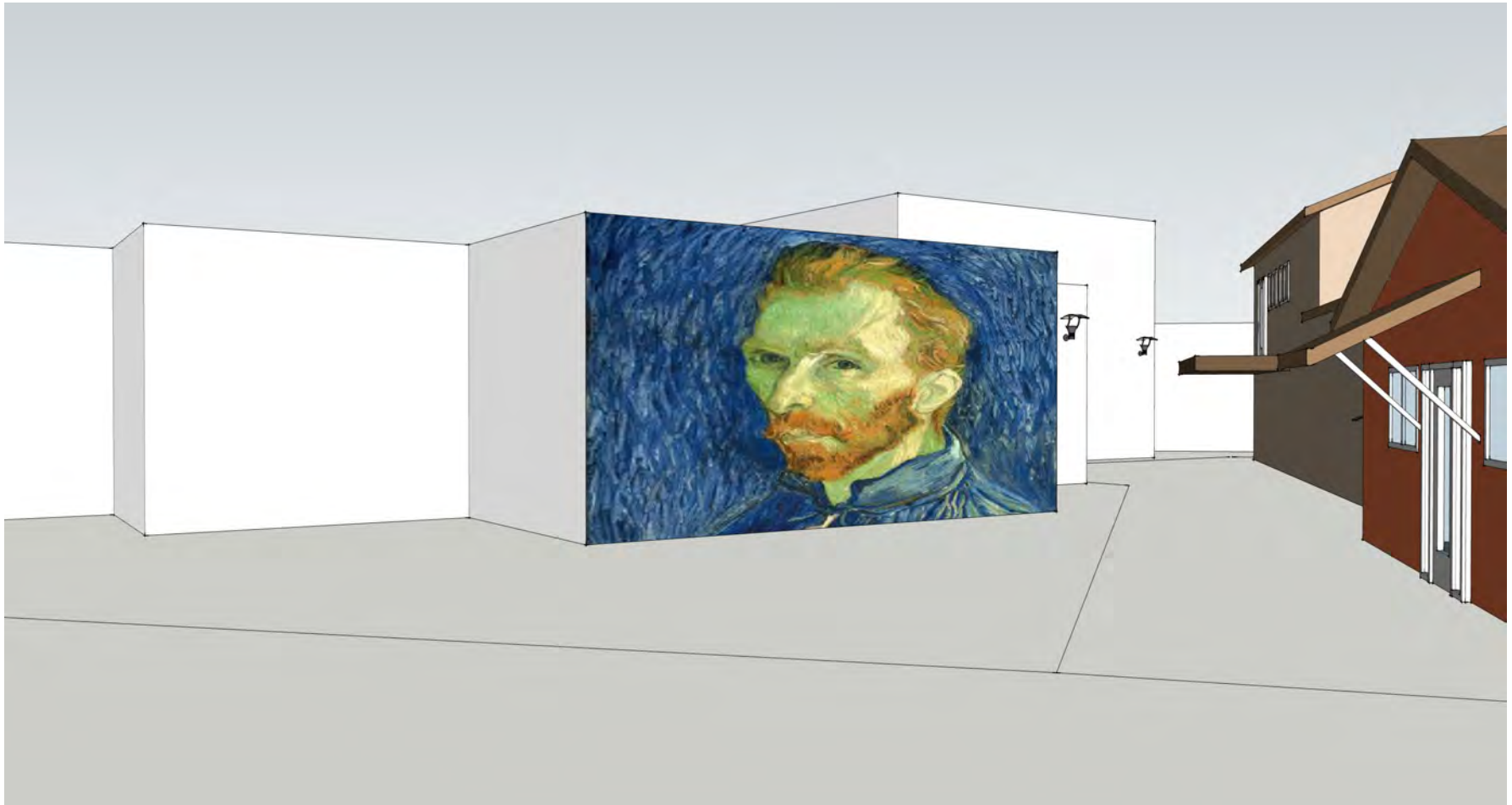
A Street - entry through Nichols Walk showing minor gateways, path, cottage vendor retrofit, and new tree plantings



First Street – Coldwell Banker back stairs, ramp, gateway, and directory signage improvements



Sunshine Alley - front side of cottages converted for retail tenant activities, lighting standards, public restroom clock tower, and new tree plantings



Walkway past cottage retail tenant activities showing wall murals on Cotton Cotton Cotton and Rumor Mill



Sunshine Alley - looking past garage retail conversion, performance stage seating areas, lighting standard, kinetic artwork, public restroom with clock tower, and Brickworks plaza



Sunshine Alley - looking past garage retail conversion, performance stage seating areas, lighting standard, kinetic artwork, public restroom with clock tower and Brickworks plaza furnished for market days



Sunshine Alley – looking at kinetic artwork, market day tents, performance stage seating, cottage retail conversions, and Haley’s/Daisy Bloom outdoor dining deck



Brickworks Plaza - looking at flexible plaza weekday furnishings, covered market stall shed, new tree plantings, performance stage and seating area, and entries into cottage retail conversions



Brickworks Plaza - flexible weekday seating with covered stall shed, Nichols Walk garbage enclosure, and outbuilding conversion for storage and child play area



Brickworks Plaza - market day tent setup with covered stall, Nichols Walk garbage enclosure, and outbuilding conversion for storage and child play area in background



Sunshine Alley - Brickworks Plaza during Market with covered stall shed in background and kinetic artwork in foreground



Common Courtyard - with covered market stall, weekday furnishings, public restroom clock tower, and kinetic artwork



Periscope view of Brickworks Plaza during weekday furnishings with public restroom clock tower and solar roof, theater wall murals, new lighting standards, kinetic artwork, performance stage seating area, and Haley's/Daisy Bloom outdoor dining deck



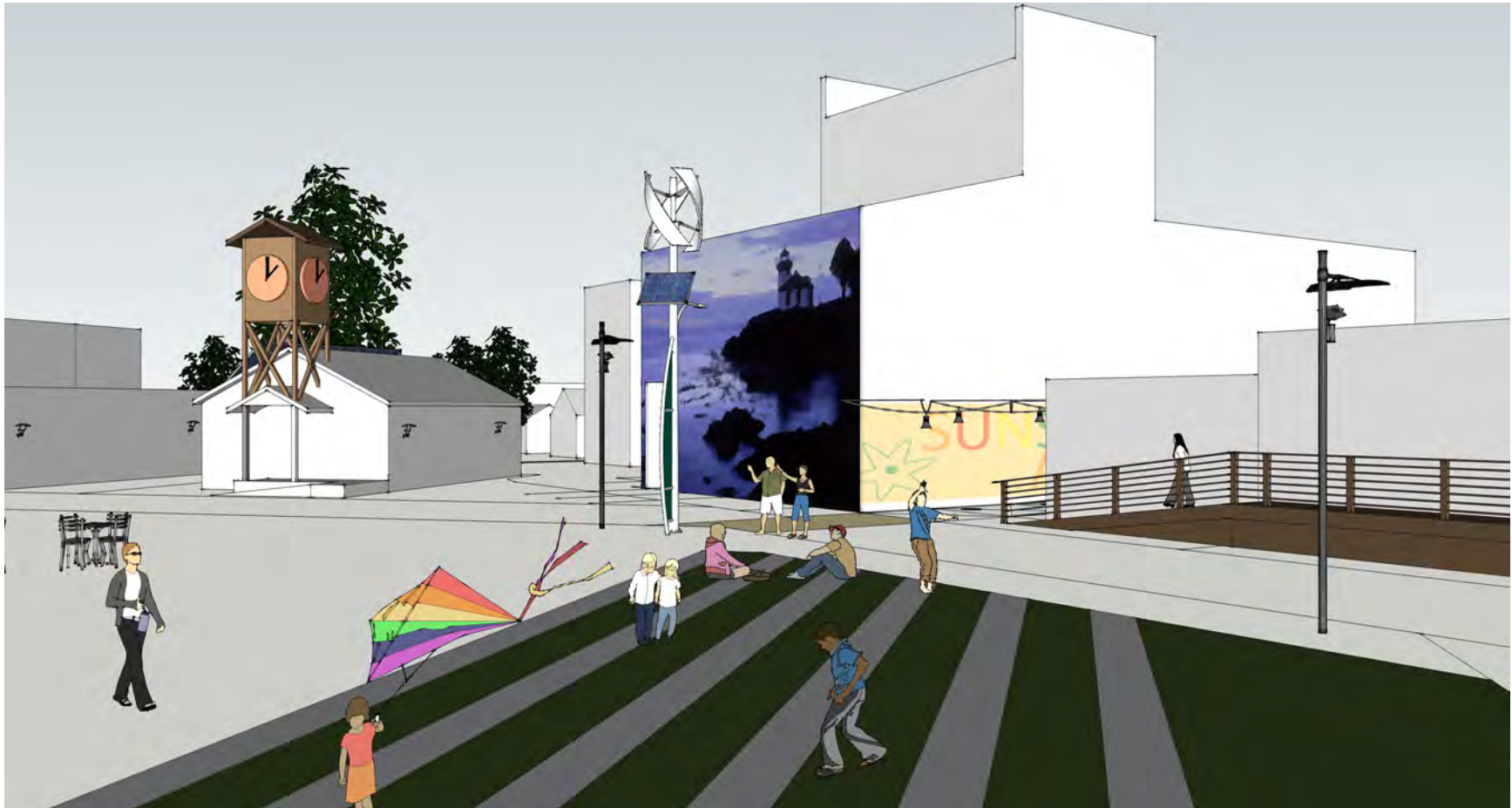
Brickworks - public restrooms with solar roof, theater wall murals, new lighting standards



Brickworks Plaza – weekday seating, covered stall shed, performance stage and seating area, cottage retail conversions, and Haley’s/Daisy Bloom outdoor dining deck



Brickworks Plaza - weekday outdoor seating and vendor cart, theater wall murals, kinetic artwork, performance stage and seating area, cottage conversions, and Haley's/Daisy Bloom outdoor dining deck



Performance stage – stage seating/child play area, weekday plaza seating, public restroom clock tower, new lighting standards, kinetic artwork, theater wall murals, overhead lighting on Second Street Passageway, and ramp to Haley’s/Daisy Bloom outdoor dining deck



2nd Street Passageway from Spring Street – theater wall murals, hanging overhead lights, green walls, gateways



2nd Street Passageway from Brickworks - theater wall murals, hanging overhead lights, green walls, and ramp to Haley's/Daisy Bloom outdoor dining deck



Spring Street entry into Second Street Passageway – pavement accent, planters and rain gardens, gateways, theater wall murals, and overhead lighting



Nichols Street - overview of Brickworks Plaza with weekday seating, new light standards, public restroom clock tower, theater wall murals, kinetic artwork, performance stage and seating, cottage retail conversions, and Haley's/Daisy Bloom outdoor dining deck



Nichols Street - overview of Brickworks Plaza during market day with new light standards, public restroom clock tower, theater wall murals, kinetic artwork, performance stage and seating, cottage retail conversions, and Haley's/Daisy Bloom outdoor dining deck