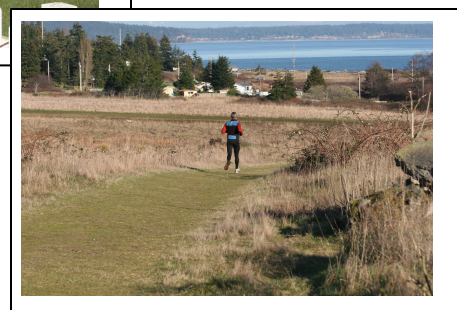


PORT OF COUPEVILLE

GREENBANK FARM MASTER

SITE PLAN



Port of Coupeville
P.O. Box 577
Coupeville, WA 98239
360-678-5020

PORT OF COUPEVILLE GREENBANK FARM MASTER SITE PLAN

August, 2009

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PORT OF COUPEVILLE GREENBANK FARM MASTER SITE PLAN

INTRODUCTORY REMARKS AND ADOPTION RESOLUTION

BY THE BOARD OF COMMISSIONERS OF THE PORT DISTRICT OF COUPEVILLE, ISLAND COUNTY, WASHINGTON TO THE RESIDENTS OF THE PORT DISTRICT

The Port of Coupeville purchased 151 acres of the Greenbank Farm on September 15, 1997 but did not prepare a coherent and feasible plan at that time for the long-term development of the farm. In recognition of the need for such a plan the group of citizens who contributed to the development of the Port's *Comprehensive Plan 2007-2026*, adopted on May 9, 2007, included an initiative to prepare a special *Master Site Plan* that would guide the Port's future investments and activities at the farm.

Early in 2008, the Board of Commissioners obtained the services of Ms. Donna Keeler, a Coupeville resident with extensive experience in the planning activities of local public institutions. Appointed by the Board as the Coordinator for the *Master Site Plan*, Ms. Keeler enlisted the voluntary intellectual contributions of 45 residents of the Port District, all of whom were possessed of special knowledge and experience in one of four functional areas: Environmental Protection, Agricultural Activities, Recreational Activities and Commercial Activities. Initially organized into four separate working groups, and later into a single integrated group, these volunteers met monthly over the course of a year and a half to focus and agree upon a guiding vision for the future of the Greenbank Farm and, under Ms. Keeler's patient leadership, then extrapolated that vision into four sets of initiatives that the Board can pursue as it exercises its stewardship of the farm.

In order that the volunteers might work from the same facts and general information about the Greenbank Farm, Ms. Keeler prepared for them and the Board an extensive and detailed *Asset Inventory* of the cultural and natural resources featured at the farm as well as its capital facilities and utility systems. This inventory has become an important reference document beyond its integral contribution to the *Master Site Plan*.

In approving and adopting the final draft of the *Master Site Plan* and the *Asset Inventory* and presenting them to the residents of the Port District the Board expresses its appreciation and gratitude to all of the volunteers who contributed their time and talents to the development of the plan and to all those who attended the briefings on the draft plan given to the public.

The Board owes its special thanks to Ms. Donna Keeler:

Benye L. Weber
President
District 2 Commissioner

Marshall W. Bronson
Vice President
District 1 Commissioner

Ann C. McDonald
Secretary
District 3 Commissioner

The Board of Commissioners of the Port of Coupeville will be guided by this Master Site Plan and properly approved future amendments. This plan is primarily an authorization instrument and is not an "official control" or regulatory ordinance. It does not mandate or commit the Port to pursue any action. It does not constitute any final decision regarding the implementation of any project or initiative contained herein.

PORT OF COUPEVILLE GREENBANK FARM MASTER SITE PLAN

PORT OF COUPEVILLE ISLAND COUNTY, WASHINGTON

RESOLUTION NO. 151

A RESOLUTION of the Board of Commissioners of the Port District of Coupeville, Island County, Washington, to adopt a Master Site Plan for the Greenbank Farm

WHEREAS, the Board of Commissioners of the Port of Coupeville purchased 151 acres of the Greenbank Farm on Whidbey Island on September 15, 1997; and

WHEREAS, the Board adopted a *Comprehensive Plan 2007-2026* on May 9, 2007 which included an initiative to develop a Master Site Plan for the Greenbank Farm to guide the Board's responsible stewardship of the farm and its decisions related to future uses and development; and

WHEREAS, the *Comprehensive Plan 2007-2026* described the Master Site Plan as consisting of an inventory of all cultural and natural resources as well as all capital facilities and utility systems; and

WHEREAS, the *Comprehensive Plan 2007-2026* also described the Master Site Plan as including five integrated subordinate plans for Environmental Resources Protection, Agricultural Activities, Recreational Activities, Commercial Activities and Emergency Preparedness; and

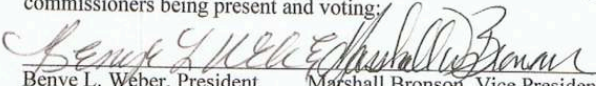
WHEREAS, the *Comprehensive Plan 2007-2026* committed the Board to community involvement in the planning process; and


WHEREAS, the Board, in developing the Master Site Plan, has drawn upon the advice of a large panel of citizens having special knowledge and experience and residing within the Port district to frame the long-term vision and goals for the Greenbank Farm, and also to identify initiatives consistent with the budget, powers, and responsibilities of the Board; and

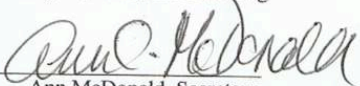
WHEREAS, the Board has submitted the draft Master Site Plan to the scrutiny of the general public residing within the Port district and has carefully considered all of the comments, suggestions and criticisms received;

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Port District of Coupeville, Island County, Washington that the Master Site Plan for the Greenbank Farm is hereby adopted.

APPROVED and ADOPTED by the Board of Commissioners of the Port of Coupeville, Island County, Washington at the regular meeting thereof this 12th day of August, 2009, the following commissioners being present and voting:


Benye L. Weber, President
Commissioner, District 2


Marshall Bronson, Vice President
Commissioner, District 1


Ann McDonald, Secretary
Commissioner District 3

Attest: This 12th day of August, 2009  James M. Patton, Executive Director

PORT OF COUPEVILLE GREENBANK FARM MASTER SITE PLAN

EXECUTIVE SUMMARY

The Greenbank Farm is a 151 acre site located on Central Whidbey in the unincorporated community of Greenbank. The farm site was purchased by the Coupeville Port District in 1997 as part of a partnership with the community, Island County and the Nature Conservancy to purchase 522 acres of the original farm which included agricultural lands, surrounding forest and critical area lands. (See *Map No. 1 in Appendix A: Vicinity and Ownership*).

Upon purchasing the Farm in 1997, the Port of Coupeville began a public-private relationship with the Greenbank Farm Management Group (GFMG), a non-profit organization that evolved from the Greenbank Community Council, to operate the day-to-day operations of the Farm. This relationship continues today and takes the dual forms of: 1) An owner-tenant agreement, whereby the GFMG leases the commercial area of approximately 10 acres of the Port Tract; (2) A client-contractor agreement whereby the GFMG provides management services over the remaining portion of the Tract. The two agreements governing this relationship terminate in April, 2014. The procedure for supplanting them is described in the Port of Coupeville Comprehensive Plan 2006 – 2026.

For over ten years the Port of Coupeville and the GFMG have strived to maintain the farm as a healthy and vital community asset. Planning documents and vision statements developed by the GFMG since the late 1990's not only reflect a strong passion for preserving the Farm but an understanding of the challenges of managing and maintaining a one-hundred year old facility.

This Master Site Plan focuses on preserving the historic, agricultural, environmental, and recreational features of the farm, while maintaining an economically viable facility. Over forty dedicated citizens from different backgrounds and interests participated in the creation of a vision, policy statements and objectives for the farm. Despite widely diverse opinions held by the focus group members early in the process, by working together they ultimately melded together in agreement on the majority of issues addressed in the plan. The recommendations in this document provide guidance on future decisions and actions to ensure the Greenbank Farm continues to be a thriving community asset for generations to come.

The Master Site Plan is broken down into four sub-plans representing the four zoning areas of the Greenbank Farm: *Agriculture, Commercial, Environmental Resources, and Recreation*. Recommendations for each area are designed to be flexible in their implementation without removing their intent. They are also written so as to not conflict, and in many cases compliment each other. Recommendations vary from establishing policies and programs to specific activities such as repairing and refurbishing structures. Below is an overview of the Plan's

PORT OF COUPEVILLE GREENBANK FARM MASTER SITE PLAN

mission and policy statements which serve as the “guiding light” for determining actions/initiatives appropriate for the farm:

VISION AND POLICY STATEMENTS

The mission of the Port of Coupeville is to exercise the powers authorized by Washington State law to sustain and enhance the economic and environmental health of the Port District through activities consistent with its values. This plan should not only reflect the Port’s mission but also the essential values established by the Port and the GFMG around stewardship, opportunity, community and integrity:

1. To be a collaborative organization, which maximizes the impact of its economic development activities, by seeking community partnerships and public/private sector funding opportunities.
2. To be a good steward of properties under its ownership before taking on new development.
3. To actively seek economic development opportunities that are compatible with the Central Whidbey Island culture.

Greenbank Farm Vision Statement

Used by a wide array of locals and visitors, Greenbank Farm has come to mean different things to different people. However, most users share in the belief that the farm is a special place that should be preserved for generations to come. The Farm’s open spaces, breathtaking views, trails, historic buildings, agricultural areas, flora and fauna, gardens and community activities are just a few of the many amenities that attract locals and visitors.

It is a place.....

..... that reflects the beauty of Whidbey Island and the assets valued most by Whidbey Islanders, such as conservation and historic preservation;

.....where opportunities exist to take a leadership role in sustainable practices around agriculture, renewable energy, low impact development, and green construction;

.....where art and education can blossom;

.....that can serve as a model for a wide variety of agricultural practices including small animal livestock;

PORT OF COUPEVILLE GREENBANK FARM MASTER SITE PLAN

.....where farm produce is grown and community supported agriculture is nurtured;

.....where economic development is encouraged;

.....where people from far and near gather to find peace and enjoyment and a connection with their community.

Greenbank Farm Policy Statements

1. The preservation of the Greenbank Farm's historic, rural and agricultural character will take precedence when making decisions on future activities and development at the Greenbank Farm.
2. A proper balance will be maintained between economic development, environmental protection, agricultural uses and recreation.
3. Maintaining the "farm" in Greenbank Farm is of utmost priority including the restoration and productive use of agricultural fields and promoting agricultural activities.
4. The Port of Coupeville, Greenbank Farm Management Group and the community is committed to implementing good stewardship practices to protect and enhance the environmentally sensitive areas, trails, agricultural lands and historic buildings.
5. The Greenbank Farm will strive to nurture economic development and work toward self-sustainability without compromising the values and features of the farm.
6. Future development and operations will emphasize environmental responsibility, resource conservation and energy efficient practices.
7. New buildings and future development activity will stay within the existing "scale and form" of the Greenbank Farm and surrounding rural community.
8. The Port of Coupeville and the GFMG will strive to promote energy conservation, alternative energy usage, waste reduction and water usage minimization practices; moving toward a goal of "net zero" energy use where practical.

INITIATIVES

PORT OF COUPEVILLE GREENBANK FARM MASTER SITE PLAN

The sub-plans in the Master Site Plan provide a list of initiatives corresponding to the four zoning areas of the farm: Agriculture, Commercial, Environmental Resources and Recreation. The initiatives are intended to maximize the assets of the farm and provide activities and services that will benefit the community as a whole and further the farm towards economic self-sufficiency.

Some of the initiatives have already been implemented, or are in the process of doing so, such as the CSA mentoring program established in the spring of 2009. To date, the CSA program has exceeded expectations and the Port of Coupeville and GFMG look forward to seeing it grow. Other initiatives may take a few years to implement depending on available funding and political will.

Designated as a Special Review District under Island County's Comprehensive Plan, Greenbank Farm has its own set of land use regulations unique to the facility. Such regulations are intended to preserve the open space and natural features of the farm as intended under the Growth Management Act. To address potential zoning and comprehensive plan issues as they relate to Master Plan Objectives, a discussion on zoning options is provided in addition to the sub-plan initiatives.

Appendix A of the Master Plan contains an Asset Inventory of all aspects, features and facilities of the farm. It includes maps along with background information on historic, scenic and cultural landscape features, recreational locations and uses, wildlife and plant species habitat, critical habitat, environmental resources and environmentally sensitive areas, agricultural resources, capital facilities and infrastructure. This document was prepared in advance of the Master Plan to provide the volunteer focus groups the necessary information to understand the intricacies of the farm prior to generating recommendations.

Appendices B through D contain additional background information on existing and proposed programs. This information is intended to be used for referral purposes when implementing plan objectives.

PORT OF COUPEVILLE GREENBANK FARM MASTER SITE PLAN

INTRODUCTION and BACKGROUND

Following a tremendous grass roots effort by local citizens, in 1997 the Port of Coupeville purchased the 151 acre Tract of the Greenbank Farm. The community's goal for "saving the farm" was to ensure the preservation of the pastoral farmland, historic buildings and scenic heights.¹ Due to the farm's economic potential and recognizing the importance of the facility to the community's identity, the Port stepped forward to become a key partner in the purchase of one of three valuable properties in Greenbank.

Upon purchasing the Greenbank Farm, the Port of Coupeville established a contractual agreement with the Greenbank Farm Management Group (GFMG), a non-profit organization set up to manage the farm.² The principal role of the GFMG was to ensure the agricultural and rural character of the farm was preserved, as well as to pursue the development of a center for community events, a marketplace for local entrepreneurs, and a unique destination for visitors and locals. This partnership continues today.³

In 2006 the Board of Commissioners of the Port of Coupeville approved Resolution Number 140, adopting the 2007-2026 Comprehensive Plan. The Plan provides strategic statements and direction to guide the Port over a twenty year period. A key initiative in the Comprehensive Plan is the development of a Master Site Plan for the Greenbank Farm along with establishing a permanent conservation easement.

Pursuant to the Port of Coupeville Comprehensive Plan, the Master Site Plan is intended to provide the Port guidance on its responsible stewardship of the Greenbank Farm and its decisions related to future uses and development. Pages 44-45 of the Comprehensive Plan provide the basic components to be addressed in the Master Plan which include an asset inventory and four sub-plans for the four zoning designations of the farm: Commercial, Agriculture, Environmental Resources and Recreation.

To guide the development of the Master Site Plan, the Comprehensive Plan states the following on page 43:

"The port understands and accepts its responsibility to balance economic development, with environmental protection, and the preservation of the Port Tract's historic, rural and agricultural character. It is committed to a

¹ Port of Coupeville Comprehensive Plan 2006-2026, pg. 18

² Ibid

³ Ibid

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thoughtful and thorough review and planning process to develop a Master Site Plan for the property that achieves the appropriate balance. The Port has adopted a core set of values and guidelines for the project and initiative selection as well as, approved the Greenbank Farm Management Group's organizational values. All these will guide the planning process. The Port recognizes the community's deep love and appreciation for the site and is committed to community involvement in the planning process. The Greenbank Farm Management Group is considered a key stakeholder, due to the lease and management services agreement with the Port through 2014."

4

OVERVIEW OF PLAN DEVELOPMENT

Prior to initiating the planning process, the Port of Coupeville contracted the services of Coastline Planning to prepare an asset inventory (Appendix A) and oversee and implement the public involvement process for the Master Site Plan. The Port Commissioners requested the formation of four volunteer focus groups to work on the following areas of the plan: *Commercial, Agriculture, Environmental Resources and Recreation*.



In the fall of 2007, the Port of Coupeville invited interested community members to two public meetings held in Coupeville and Greenbank to learn more about the planning process and recruit volunteers. The meetings were advertized in the local newspapers and residents were encouraged to contact the Port for information if they were not able to attend the meetings. Nearly 70 people attended the public meetings and forty five people signed up to participate in the focus groups, including members of the Greenbank Farm Management Group and farm tenants.

⁴ Port of Coupeville Comprehensive Plan 2006-2026, pg. 43

PORT OF COUPEVILLE GREENBANK FARM MASTER SITE PLAN

The Port of Coupeville is grateful to the following participants who played a key role in the development of the Greenbank Farm Master Site Plan:

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2008 MASTER SITE PLAN FOCUS GROUP PARTICIPANTS	
Commercial Focus Group Members: Alice Birkner Debi Adams Jan Gunn John Whitney Kathy Haven Ken Bloom Michael Hearl Page Gilbert Baenen Rob Schouten Pete Seybert Tom Baenen William Bell	Agriculture Focus Group Members: Anza Muenchow Harold Hertlein Jerry Mercer Marjorie Lohrer Maryon Attwood Paula Keohane Richard Turner Sarah Richards Terry Rose
Environmental Resources Focus Group Members: Barbara Kolar Bob Moore Connie Lloyd Joyce Adams Mark Fessler Mary Jo Stansbury Michael Stansbury Phil Anderson Riel Holbrook Sharon Dunn	Recreation Focus Group Members: Adele Anderson Ann Casey Barbara Gohlke Carolyn Tamler Elizabeth Herbert Frances Sweeney Jerry Lloyd Judy Moore Kelly Sweeney Loretta Seybert Mary Wolstad Mike Etzell Rob Hetler Steve Holmberg
Greenbank Farm Management Group Board of Directors (past and present) Kathy Habel Ken Bloom Mary Jo Stansbury Michael Stansbury, <i>President</i> Rob Hetler Sharon Dunn Terry Rose Todd Bitts Tom Baenen, <i>Past President</i>	Greenbank Farm Management Group Staff (past and present): Art Herrera, <i>Wine Shop Manager</i> Cheryl Sagmeister, <i>Former Farm Operations Manager</i> Hank Vyrostek, <i>Grounds Keeper</i> Steve Marriot, <i>former Events Manager</i> Virginia Bloom, <i>Farm Operations Manager</i>

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Beginning in January of 2008, the four focus groups met monthly at the Greenbank Farm. Early in the process each participant was provided with background materials on the farm, including the Port of Coupeville Comprehensive Plan and operations information. Guest speakers were brought in to discuss specific topics and help volunteers gain an overview of the history of the farm, current uses and activities and issues. In March of 2008, the Draft Asset Inventory Report (Appendix A) was distributed which provided additional guidance on decision making. Focus group participants, Barbara Kolar, Mark Fessler and Sharon Dunn contributed to the final version of this document.

The Agriculture, Commercial, Environmental Resources and Recreation focus groups developed thirty seven recommendations for the Greenbank Master Site Plan to guide development and uses over twenty years. Proposed recommendations ranged from the addition of a new multi-use building to establishing a permanent conservation easement and educational programs.

After eight months of deliberation, the four focus groups came together to present their recommendations in November of 2008. They subsequently merged into one *Combined Focus Group* to oversee the final preparations of the plan. The new group represented volunteers from the four original groups (See list of members of the Combined Focus Group is below). As the recommendations varied from very specific actions to general policy measures, the volunteers were challenged with pulling together a variety of ideas to form one cohesive plan and determine how and when actions should be implemented.

One approach (to combine and prioritize recommendations) was to undertake a cost/benefit analysis. Although this proved to be helpful in understanding the ease or difficulty of implementing each one, the Combined Focus Group agreed there were too many unknown factors to use this as a tool for prioritizing the proposed actions. Factors such as funding, availability of volunteers and staff to undertake the work, and others could not be quantified or estimated.

A separate approach was to conduct a group exercise by placing "stars" next to the preferred recommendations listed on large boards. Although informal and unscientific, this exercise allowed for certain recommendations the group as a whole felt were most important - to rise to the "top" and provide common areas of agreement.

In the end, the prioritization exercises served an important role: As specific recommendations were discussed and reviewed, general themes and values surfaced which ended up formulating a natural framework and core for the Master Plan. By successfully articulating what the Greenbank Farm means to the community and how it should be managed over the next twenty years, a group of dedicated hard working volunteers essentially created a "road map" to guide the Port of Coupeville on how to preserve and care for this vital resource for generations to come.

PORT OF COUPEVILLE GREENBANK FARM MASTER SITE PLAN

COMBINED FOCUS GROUP MEMBERS

Barb Kolar Bob Moore Carolyn Tamler Elizabeth Herbert Harold Hertlein Jerry Mercer Judy Moore Kelly Sweeney Loretta Seybert Mark Fessler Mary Jo Stansbury Maryon Attwood Michael Stansbury	Mike Etzell Page Gilbert Baenen Pete Seybert Phil Anderson Richard Turner Rob Hetler Rob Schouten Sharon Dunn Steve Holmberg Terry Rose Todd Bitts Tom Baenen Virginia Bloom

FINAL ADOPTION PROCESS

Following nearly six months of discussion and three versions of the draft master site plan, the Combined Focus Group transmitted the draft document to the Port Commissioners for further public review. The Port of Coupeville sponsored two public briefings in Greenbank (6/29/09) and in Coupeville (7/01/09). Over thirty people attended the first briefing in Greenbank of which many provided input. The Coupeville briefing had a smaller showing of five people. Many of the comments and suggestions provided at the briefings were incorporated into the final plan. Finally, on August 12, 2009 the Commissioners of the Coupeville Port District formally adopted the Greenbank Farm Master Site Plan.

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VISION AND POLICY STATEMENTS

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4. To be a collaborative organization, which maximizes the impact of its economic development activities by seeking community partnerships and public/private sector funding opportunities?
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The Farm's open spaces, breathtaking views, trails, historic buildings, agricultural areas, flora and fauna, gardens and community activities are just a few of the many amenities that attract locals and visitors.

It is a place.....

..... that reflects the beauty of Whidbey Island and the assets valued most by Whidbey Islanders, such as conservation and historic preservation;

.....where opportunities exist for the farm to take a leadership role in sustainable practices around agriculture, renewable energy, low impact development, and green construction;

.....where art and education can blossom;

.....where farm produce is grown and community supported agriculture is nurtured;

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.....where people from far and near gather to find peace and enjoyment and a connection with their community.

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1. The preservation of the Greenbank Farm's historic, rural and agricultural character will take precedence when making decisions on future activities and development at the Greenbank Farm.
2. A proper balance will be maintained between economic development, environmental protection, agricultural uses and recreation.
3. Maintaining the "farm" in Greenbank Farm is of utmost priority including the restoration and productive use of agricultural fields and promoting agricultural activities.
4. The Port of Coupeville, Greenbank Farm Management Group and the community is committed to implementing good stewardship practices to protect and enhance the environmentally sensitive areas, trails, agricultural lands and historic buildings.
5. The Greenbank Farm will strive to nurture economic development and work toward self-sustainability without compromising the values and features of the farm.
6. Future development and operations will emphasize environmental responsibility, resource conservation and energy efficient practices.
7. New buildings and future development activity will stay within the existing "scale and form" of the Greenbank Farm and surrounding rural community.
8. The Port of Coupeville and the GFMG will strive to promote energy conservation, alternative energy usage, waste reduction and water usage minimization practices moving toward a goal of "net zero" energy use where practical.

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CONSERVATION EASEMENT

Permanent Preservation of the Farm

Chapter 17.03.062 of the Island County Code describes the Greenbank Farm's unique zoning designation as a "Special Review District." This chapter defines the four zoning areas on the farm (Agriculture, Commercial, Environmentally Sensitive and Recreation) and the development activities and uses allowed in each. Under the Farm's Special Review District Zoning, the farm is presently protected from residential platting and other development threats. Although it is unlikely the County would permit the farm to convert to other uses, a procedure exists to potentially amend the Farm's development regulations through the County's Comprehensive Plan revision process.



To ensure the Port of Coupeville fulfills its public mandate to protect the farm for future generations, the Port intends to establish a permanent conservation easement across the majority of the farm. The conservation easement is a critical piece in this Master Plan and affects all sub-plans described in the following pages. The conservation easement is intended to be consistent with the objectives in the Master Site Plan and Port of Coupeville Comprehensive Plan and thus will provide an additional layer of protection to areas designated as such.

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AGRICULTURE SUB-PLAN

Recognizing the farm's status as a Whidbey Island landmark, the Port, GFMG and community have deemed that maintaining the facility as a vital "working farm" is a priority. This is evident today with the existence of a popular community p'patch, loganberry bushes, a community supported agriculture program, a weekly farmers market, leasing of land for livestock and the farm's organic certification status. For more information on existing agricultural activities and the history of agriculture at the Greenbank Farm, refer to the Asset Inventory in Appendix A.

In accordance with the Port of Coupeville Comprehensive Plan this master site plan identifies feasible and desirable agricultural uses and locations, specific restoration and enhancement needs and potential development partners. The need for structures, their potential uses, scale and location of each is further addressed along with the infrastructure needed to support agricultural and value-added agricultural activities.



Recognizing the challenges as well as the opportunities, the Agriculture Focus Group reviewed past agricultural practices and current trends in order to explore future options to increase the number of cultivated areas of the Farm's organically certified, 119 agricultural zoned acres. It is recognized that some of this acreage is likely unsuitable for agricultural purposes due to septic drain fields, wetlands, forested areas and similar impediments which make agriculture impractical. Therefore, the actual acreage available for cultivation is less than the area zoned for such uses and should be used wisely. The Agriculture Focus Group further agreed the farm not only serves as a community center and asset, but has a tremendous potential to enhance locally produced food products while engaging a wide audience in sustainability practices. There is also agreement a farm plan can take a holistic approach in identifying all possible income streams and not just traditional crops and leasing of land for livestock. More small farms are taking creative approaches to enhance their income with farm and produce stands, direct marketing, agriculture tourism and other activities.

A significant obstacle to fulfilling specific components of Master Site Plan is directly related to the lack of updated soils and climate data at the Greenbank Farm. Despite efforts by numerous volunteers to compile and analyze historic agricultural

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information, local farmers have stressed the need for a site specific up-to-date soils and climate study to better understand what can grow successfully at the Greenbank Farm. Such a study should be partnered with an analysis of potential agricultural uses and activities that would thrive in the challenging soils and climatic conditions at the farm. The recently published Island County Soils Survey by the Natural Resources Conservation Service (NRCS) provides the most up to date soils data for the Greenbank Farm area. The study validates what is already known by local farmers: the majority of the soils across the farm tend to be of poor quality for agricultural uses, largely due to the existing topography (slopes) and drainage patterns. The NRCS data will be a useful tool until a more thorough site specific soils study is conducted (see Appendix A). In summary, the goals, objective and initiatives below address a variety of measures to ultimately attain the goals of the Port of Coupeville's Comprehensive Plan.

AGRICULTURE GOALS AND OBJECTIVES

- A. Maintain and preserve the rural atmosphere and historic features of the Greenbank Farm by supporting active agriculture and community involvement.
- B. Restore the agricultural fields to productive use.
- C. Promote and encourage Community Supported Farming (CSA) and farmer mentoring programs and continue enhancing the existing P'Patch.
- D. Promote and encourage "food security" by supporting access to affordable, healthy and culturally appropriate diet.
- E. Promote the farm as a show case for agricultural and environmental sustainability, progressive crop usage, and small farm livestock options (e.g. heritage breeds) and a variety of other agricultural practices. Farm activities and policies should take a holistic approach and reflect the social and cultural aspects and history of the area.
- F. Promote and encourage organic agricultural uses and ensure continued compliance with the National Organic Certification Standards.
- G. Approach the farm as an integrated community center: *Building community through agriculture, recreation, commercial and environmental concerns.*
- H. Promote better agriculture practices and policies at the County and local levels.

PORT OF COUPEVILLE GREENBANK FARM MASTER SITE PLAN

INITIATIVES:

1. Community Supported Agriculture Program

Support and grow the Community Supported Agriculture (CSA) Program at the Greenbank Farm. In its first year, the program currently utilizes approximately five acres of land. As the CSA Program grows, it is vital the Port of Coupeville and the Greenbank Farm Management Group working closely together and in partnership with various supporting organizations in the community and the region. (See Appendix D for a description of the Greenbank Farm CSA Program). Objectives include:

- a. Hire a Coordinator to manage the program.
- b. Grow the program as demand increases over the next ten years.
- c. Provide the necessary infrastructure and land area for the program to succeed.
- d. Design and implement the program to serve as a model for CSA's and farmer training.
- e. Provide produce to local customers including the Farmer's Market at Greenbank Farm.
- f. Provide an additional source of "locally grown" produce.

2. Farmer's Market Expansion

The Greenbank Farm currently has a successful outdoor seasonal farmer's market with potential to expand into a year-round full-time activity. The proposed multi-use building in the Commercial Sub-Plan provides space for such a use. However, additional research and analysis is needed to determine if such a facility is economically feasible and practical. Prior to adding a full-time indoor farmer's market, the following actions are recommended. (Also refer to the Commercial Sub-Plan Objective No.1 for a multi-use building).

- a. Conduct a market feasibility study with input from potential users (farmers and customers), the GFMG, Island County, and others. The study should include public and private funding sources, support services needed, potential partnerships, grocery cooperative and other opportunities.

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GREENBANK FARM MASTER SITE PLAN

- c. Obtain the services of an experienced architect or designer to design the interior layout of the facility.

3. **Agriculture Training and Learning Center**

If Greenbank Farm is to become a commercial “hub” for agricultural activities on Whidbey Island, a training and learning center is an important component to achieving this goal. The proposed multi-use building described in the Commercial Sub-Plan would potentially house such a center. Components of the training center may include:

- a. Partnerships with key organizations to run programs and classes.
- b. A community supported agricultural (CSA) training facility.
- c. Education coordinator(s) funded through grants and classes.
- d. Development and implementation of an education curriculum.
- e. Potential program development in the areas of apprenticeship and mentoring for budding farmers, sustainable forestry, agri-tourism, and others.

4. **Greenhouse**

Currently there are several small hoop houses in the P’Patch maintained by individual patchers. A larger hoop house is located in the CSA field. With agricultural activities expanding at the Greenbank Farm, a natural progression would be to incorporate one or more Greenhouses to lengthen the growing season, experiment with crop propagation and other uses.

It is recommended that the Port of Coupeville coordinate with the CSA Manager, the current farmers at the Greenbank Farm and the GFMG to determine suitable greenhouse designs and infrastructure needed. Once a greenhouse “type” is determined, along with cost and maintenance requirements, the Port should identify potential funding and volunteer sources. Uses for the greenhouses may include:

- a. Research and crop propagation.
- b. Produce for the indoor market, café, and other businesses.
- c. Organic seed starts for use at the farm and for sale
- d. Educational opportunities

5. **Processing Facility**

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The proposed multi-use building in the Commercial Sub-Plan includes a processing facility (for food and non-food products) along with a commercial kitchen. A processing facility would be used by the local farmers and gardeners to create value added products such as jams, baked goods, and other items. Processing facilities vary greatly in size and infrastructure depending on the level of production. Prior to adding such a facility, assistance from the Northwest Business Agriculture Center, local farmers and others should be sought to determine the appropriate size, suitable location at the farm, cost, and types of processing appropriate for the farm.

6. Livestock

Since its inception in the early 1900's, livestock have served an important role at the Greenbank Farm (see Appendix A – Asset Inventory). As part of the agricultural model for the farm, the inclusion of livestock should be more intentional than it has been in the recent past. In addition to leasing parcels for livestock, a variety of other applications can be used to build the farm. Examples include, heritage breeds, petting farm, composted manure for the fields, dairy products, and others.

7. Soils Study and Research

In 2008 the Natural Resources Conservation Service (NRCS) surveyed Island County to update the 1953 Soils Survey. As part of this effort, NRCS sampled various areas (approximately 10 holes) of the 151 acres of the farm, providing updated soils data. The new soils survey is available on the web and has been included in the Asset Inventory in Appendix A. If the new NRCS Soils Survey is deemed inadequate to determine the types of cultivation activities viable - given the farm soil conditions, then the following initiative is recommended:

- A. Obtain the services of a qualified soils scientist to conduct a site specific soil / climate / conditions study at the Greenbank Farm. The final report should include a detailed soils map an analysis of agricultural limitations and opportunities. The study should include a cost benefit analysis of improving marginally productive areas with irrigation, soil amendments and similar efforts.

Additional initiatives to improve agricultural activities include the following:

- B. Research water availability for expanded agricultural uses.
- C. Identify grant resources for agricultural infrastructure and activities.

7. Whidbey Island Soil Conservation Service Farm Plan

With guidance and technical assistance from the Whidbey Island Conservation Service, develop a Farm Plan for the Port-owned tract to implement best

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management practices (BMP's). BMP's could include the potential revitalization of agriculture infrastructure, management of animal and pasture waste, heavy use area protection, and rainwater runoff management. WICD could also provide assistance in identifying viable livestock options, farming equipment and storage needs.

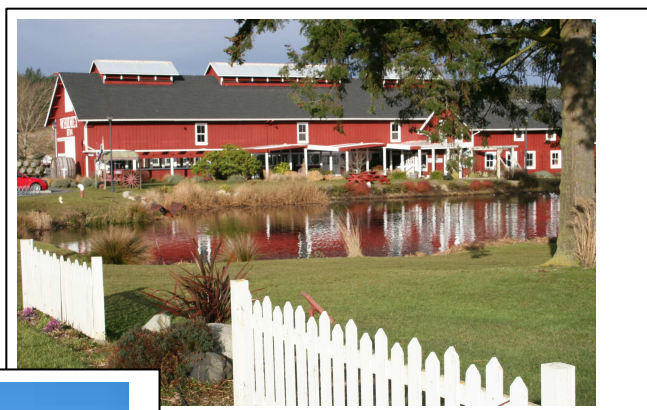
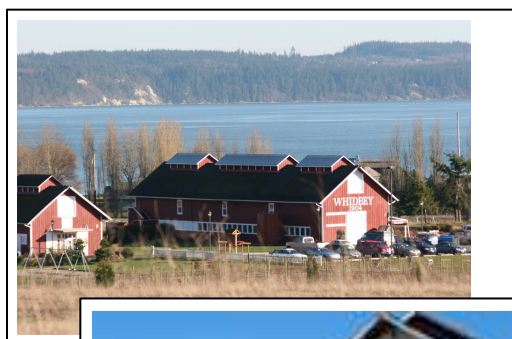
8. Removal of Debris

Over the past few decades construction debris has been deposited in the fields. Some of the material includes broken-up concrete, fence posts, barb wire and others. The debris poses a potential hazard to people, wildlife and the environment and should be disposed of in an appropriate manner as soon as possible. Recycling of the materials is strongly encouraged where practical.

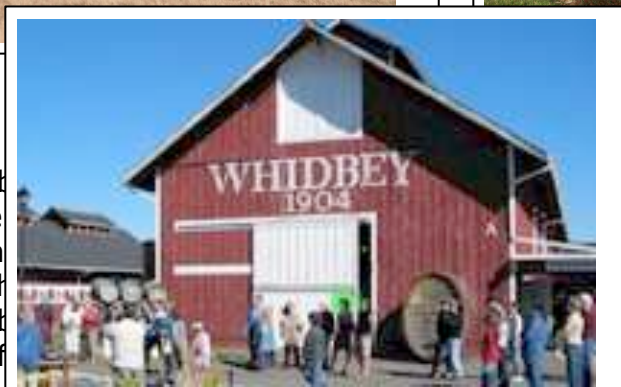
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COMMERCIAL SUB-PLAN

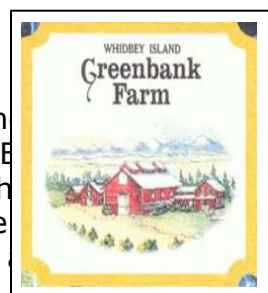
In 1997 when the Port of Coupeville purchased the 151 acres of the heart of the Greenbank Farm, the Port Commissioners recognized the potential for generating economic opportunities while preserving a valuable historical and community asset. It is widely accepted the farm should become as self-sufficient as possible for long-term viability, although public resources will most likely always be needed to ensure continued public enjoyment.



The farm has been a main attraction for the community. The farm and its



many of the farm. The farm is a site of high interest for the community.



activities but in the 1900's, the farm was used for a variety of purposes and artists. The farm is a site of high interest for the community.

As described in the Asset Inventory in Appendix A, the Greenbank Farm Management Group (GFMG) is the main tenant and sub-leases commercial and office space to small businesses and non-profit organizations. The wine shop located on the main floor of Barn A is owned and run by the GFMG and has proven to be a viable source of income for the farm in addition to rents and rental fees for the event venue. The nature of commercial uses and activities continues to evolve as appropriate fits are found. The recent trend of growing art galleries and art related activities is a natural fit for the learning center(s) proposed in this plan. Other uses, such as office spaces and food and beverage services are thriving in this location and should be nurtured.

Despite the accomplishments of the GFMG and resources injected into the farm annually by the Port of Coupeville, the cost of maintaining the hundred year old facility has become an obstacle to economic self-sufficiency. As a consequence, additional revenue is needed to keep the farm economically healthy and viable. The

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Commercial Focus Group discussed alternatives and generated recommendations (below) to help provide long-term economic stability to the facility. This group joined two other focus groups (Environmental Resources and Agriculture) in recommending what is likely the strongest recommendation in this plan: The addition of a new multi-use building believed to be central to long-term economic success, is described in more detail below.

COMMERCIAL GOALS AND OBJECTIVES

- A. Maintain and preserve the rural atmosphere and historic features of Greenbank farm by supporting compatible activities and uses that enhance the long-term viability of the farm.
- B. Support and encourage a variety of agricultural activities and local farmers.
- C. Promote commercial activities and economic development compatible with the farm and its values.
- D. Establish the farm as a model for community supported agriculture, livestock options, small businesses, the arts, green construction, low impact development and alternative energy moving toward a goal of “net zero” energy use.
- E. Promote the farm as an integrated community and learning center.
- F. While providing for public health and safety, outdoor lighting should take into consideration the farm’s rural setting and preservation of the night sky.

INITIATIVES

1. New Multi-Use Building: Indoor Farmers Market, Environmental and Agricultural Education Center and Administrative Offices

The idea for a new building to house a variety of activities and uses came about after the Commercial, Agriculture and Natural Resources Focus Groups concluded a new structure would benefit their proposed programs. The focus groups quickly recognized the benefits of shared facilities and resources to achieve their objectives.

A new multi-use building, along with associated uses, is believed to be critical to the long-term success of the farm. Proposed uses for the new building include:

- A. Indoor farmer’s market with permanent and temporary stalls.

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- B. Community commercial and processing kitchen.
- C. Learning center with classrooms and lab space.
- D. Public meeting space (Classrooms and farmer's market area).
- E. Bathroom and storage facilities.
- F. Administrative offices.
- G. Ability to convert into an emergency response center.

Other key components include:

- H. Incorporate low impact development and energy efficient features throughout the project where feasible.
- I. Careful consideration of parking needs. New parking should be minimized and designed using impervious pavement and /or other LID features where appropriate. Consider removing the pavement in the existing northern parking lot and replacing it with a pervious surface.

Drawings depicting two possible versions of the proposed structure are included in Appendix D of this plan. The Port of Coupeville obtained the expertise of artist Rob Schouten, Architect, Susan Lindsey Cohen and Robert Elphick, Port Webmaster, to develop conceptual drawings. Although the final approved version will be in greater detail and may differ from the examples in Appendix D, these drawings provide a general concept of the proposal. In order to fit in the farm setting, the new building shall be similar in scale and design to the surrounding buildings. Funding for the proposed building would come from grants such as the Washington State Legislature Capital Facilities program, economic stimulus funds, and other outside sources.

Recommended Initiatives for the Multi-Use Building Include:

- A. Search for funding sources and possibly re-apply for a capital facilities grant from the State Legislature in 2011.
- B. With assistance from architects and design experts continue working on the building design taking into consideration the scale, form and architecture of surrounding buildings.
- C. Coordinate with Island County to obtain the necessary permits.
- D. Coordinate with the GFMG on the design, location, proposed uses and incorporating a loop driveway to facilitate access (refer to the conceptual site plan developed by Susan Lindsey Cohen located in the Offices of the Port of Coupeville).
- E. Establish agreements and partnerships with potential users.
- F. Coordinate with the Whidbey Island Conservation Service and other agencies to incorporate low impact development features.
- G. Coordinate with the local utility company and experts on incorporating energy efficiency elements.
- H. Obtain input from the community.

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2. Barn A Refurbishment

At one time considered the largest Barn on the west coast, Barn A is in need of repairs and restoration work in order to facilitate continued use of the structure for the next twenty years and beyond. The Asset Inventory (Appendix A) provides a preliminary list of areas where repairs are needed, including a new roof, new walls, insulation, ADA accessibility and other areas. The services of a professional are recommended to determine the full scale of repairs needed.

Restoring Barn A provides an opportunity to incorporate improvements and additions to maximize the economic potential of the building. A conceptual site plan prepared by Architect Susan Lindsey Cohen reflects ideas by community members, tenants and the GFMG for additions to enhance the use of the building. Expanding and modernizing the existing kitchen and café to enable full restaurant service is one of many recommended changes. As funding to upgrade Barn A becomes available, this site plan should be re-visited and additional input obtained taking into consideration cost and overall benefits. A summary of recommendations includes:

- A. Solicit the services of a building expert to determine the extent of structural repairs needed.
- B. Solicit input from the GFMG, tenants and the community for potential building enhancements taking into consideration suggestions provided in the past and those reflected in the drawings and site plan by Susan L. Cohen.
- C. Determine minimum repairs needed and additional renovations desired and a cost for each. (Consider energy savings and other forms of long-term savings with repairs).
- D. Search for funding sources to repair and potentially enhance portions on the building.
- E. Locate a contractor and solicit volunteer labor and donations of materials for all or part of the work.

3. Complete renovation of the Gary Ando Barn (Barn B)

In 2005 the Gary Ando Barn was partially renovated when Barn C was built. A new commercial kitchen was added on the ground floor, retail space was upgraded with new windows and an elevator shaft was installed. There is approximately 2,000 square feet of unused space on the second floor due to the lack of improvements and weight bearing limitations. The economic potential of Barn B could be significantly enhanced by converting the second floor into usable space.

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In order to make the second floor of the Gary Ando Barn functional, the services of a building expert should be solicited to determine the minimal amount of upgrades needed to convert the space into usable area. (This could be done at the same time Barn A is inspected). The second floor design should be flexible to allow a variety of uses from classes to office space. The recommended actions are the same as for Barn A. At a minimum the improvements should be completed:

Structural improvements
Insulation
Roof repairs
ADA Access (complete elevator project)
Utilities / heat
Additional, external access to upper floor



4. Resource Development and Marketing

- A. Solicit the services of a grant writer / fundraiser to work with the GFMG and the Port to identify and obtain resources to implement the Master Plan initiatives and projects. This individual would ideally fund him/herself through grants and donations;
- B. Partner with the GFMG to develop a marketing program and product line for the Greenbank Farm Brand;
- C. Partner with the GFMG to develop and promote an agri-tourism and eco-tourism program (also see Agriculture and Natural Resources Sub Plans). Ideas include:
 - i. Working farm
 - ii. Education program with short and longer term courses geared for all ages
 - iii. Family activities
 - iv. Establish business partnerships with local accommodation facilities
- D. Establish and sustain partnerships with non-profit and private groups and organizations to help provide resources;
- E. Coordinate with local energy providers and consultants to work toward, and support, the farm's future implementation of energy conservation practices and systems.

5. Entertainment Venues

The Commercial Focus Group discussed potential entertainment venues, including improvements to Barn A that would increase its utility as such. Also considered were various temporary entertainment facilities in and around the commercial core

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and other locations that could use the physical terrain and other natural features as a setting.

A permanent outdoor amphitheater was discussed in concept, but a location was not identified. Potential drawbacks such as traffic, noise, and impacts to neighbors, as well as the effect of frequent high winds at the farm, were identified as factors that would need to be addressed. It was concluded additional information is needed to determine if an amphitheater would be feasible or beneficial. In the meantime existing venues should be considered prior to adding new ones. Recommendations include:

- A. Review existing entertainment venues and determine the potential to enhance such facilities before adding new ones;
- B. Consider the need for additional venues upon the addition of a new multi-use building with attention to acoustic properties;
- C. Consider the impacts and benefits of additional entertainment venues.

6. Outdoor Lighting – Protection of the Night Sky

The Port of Coupeville shall work with the Greenbank Farm Management Group to conduct an assessment of current outdoor lighting fixtures. The goal of the assessment is to determine if actions can and should be taken to further protect the night sky and reduce energy use. Resources are readily available on various websites and through Island County and other jurisdictions for guidance on appropriate illumination techniques and other measures to protect the night sky.

7. Safety Improvements: Highway 525 and Wonn Road

The Port of Coupeville shall initiate discussions with Island County and the State Department of Transportation to address safety issues at the intersection of Highway 524 and Wonn Road. Some of the improvements discussed will be the addition of a turning lane and appropriate lighting.

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ENVIRONMENTAL RESOURCES PROTECTION SUB PLAN

Located at the base of the Berry Watershed and containing 12 acres of a significant 23 acre *palustrine* wetland system, the Greenbank Farm plays a critical role in groundwater recharge, water quality protection, storm water management, flood control and preserving wildlife habitat. Protecting these features is critical to the well being of the farm and its surroundings.

The environmentally sensitive areas on the farm not only play a role in protecting ecological functions as described above, but provide a wide array of recreational, economic and educational benefits. A map showing these areas along with more detailed information is found in the Asset Inventory located in Appendix A.



For nearly 12 months the Environment Resources Focus Group met monthly to learn more about the farm's environmental issues and ways to protect and enhance such features. There was consensus among group members that the best way to protect the environmentally sensitive areas is through education and greater (non-intrusive) access to such areas. The group also realized all four areas of the farm are connected and carefully considered the impacts and benefits to the agriculture, commercial and recreation areas when discussing recommendations and initiatives.

The Environmental Resources Sub Plan provides measures to protect enhance and restore existing sensitive features, including critical habitat and important wildlife areas. This plan also addresses ways to control and manage various noxious weeds that threaten to displace native plants, reduce habitat for wildlife, and impact organic agricultural activities at the farm. Environmentally appropriate improvements are recommended below that will facilitate public enjoyment of critical habitat and important wildlife areas.

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ENVIRONMENTAL RESOURCES GOALS AND OBJECTIVES

- A. Protect, preserve and restore existing critical areas' biological elements (population and species), ecological functions (aquifer filtration and recharge, habitat, etc) and ecological processes (dispersal and succession) on the farm.
- B. Maintain and preserve the rural atmosphere and historic features of the Greenbank Farm while protecting and enhancing its natural environment and critical areas.
- C. Promote the Greenbank Farm as an environmental learning center for all ages with examples of environmental stewardship, restoration and preservation that can be used to stimulate eco-tourism at the farm.
- D. Promote the Greenbank Farm as a potential model for green construction, low impact development, alternative/renewable energy, and environmental protection.
- E. Promote the farm's ethic for protection of the natural environment as an integrated community and learning center (natural, agricultural, recreation and commercial).

INITIATIVES

1.A Discovery Center for All Ages: Multi-faceted and functional facility:

With input and assistance from individuals representing the various interests of the farm's users, develop a proposal to create a multi-functional, multi-faceted environment for exploration and discovery. Such a facility would potentially become the over-arching theme for the Greenbank Farm. The purpose would be to strengthen the farm's identity, redefine the farm as a multi-faceted, multi-functional facility, appeal to a wide audience and provide opportunities for discovery and active learning.

Appendix C provides ideas submitted by focus group member, Phil Anderson, on the various elements of a potential Discovery Center to be used as a guide to consider and develop a proposal. At a minimum, the proposal should include the following components:

- A. Feasibility Study
- B. Detailed plan with a timeline
- C. Proposed partners / partnerships
- D. Costs and funding sources

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2. Palustrine Wetland: Education, Recreation, Research and Noxious Weed Control

Considered to be a healthy, dynamic system, there is consensus that the functions and values of the palustrine wetland located east of Barns A, B and C should be protected and preserved. Additionally, this critical area can and should be used as an educational and recreational resource as long as it continues to be protected. Any new activities and uses at the Farm should consider potential adverse impacts to all critical areas. To protect the palustrine wetland, access should be limited to a single point of entry and structures within the wetland, such as boardwalks shall be prohibited. Recommendations include the following:

- A. **Education and Recreation:** Expand or develop partnerships with local and regional educational facilities, eco-travel agencies, and other public and private organizations for field research, eco-tourism, and educational studies. Such program should entail the following:
 - i. **Interpretive (non-intrusive) stations and trails.** Expand viewing trails along the wetland boundary using the existing dike road for platforms ("bump-out" stations) and interpretive signage. Such areas would be used for viewing, education, research and monitoring. The platforms and trails should be designed and constructed with input from wetland and habitat specialists and can be added one at a time as funding and resources become available.
 - ii. **Bird watching blinds.** Bird watching blinds are recommended by the recreation focus group to enhance recreational activities around the wetland. Such blinds should be constructed outside of the wetland and not adversely impact any sensitive areas during installation or during use.
 - iii. **Curricula and programs:** Designed for wide audiences from the casual one-time visitor to organized school trips, and extended workshops / classes.
- B. **Research:** Establish partnerships with public and private agencies and organizations and other interested parties to develop an educational and research program to conduct the following:
 - i. Water quality analysis, data collection, monitor salinity and draw-down and wildlife count.
 - ii. Research, monitor and evaluate proposed changes or additions to the farm to understand their impacts to the environmentally sensitive areas and implement adaptive management measures as needed.

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- iii. Promote development and restoration of the wetland edge to protect wildlife needs and expand the buffers where feasible.
 - iv. Prepare reports of data collected and distribute to appropriate agencies and organizations so that the research can be used to analyze the health of the watershed and wetland and for learning purposes.
 - v. Encourage non-intrusive access to the wetland boundary for wildlife viewing, environmental education and passive enjoyment.
- C. **Off-Leash Boundary:** Move the boundary of the off-leash dog area outside of all critical areas, including the large wetland and its buffer (**Note:** *The Port of Coupeville Commissioners adopted Resolution No. 149 in June of 2009 revising the dog area boundaries and formalizing rules for such area.*)
- D. **Noxious Weed Control:** Continue research, monitoring and evaluation of biological controls for noxious weeds at the farm and present results to the Port Commissioners, Greenbank Farm Management Group, environmental community and the public. Support state and local efforts in using the wetland as a “model site.”
- E. **Seasonal review of wet areas:** Review seasonal wet areas and evaluate them in terms of ecological functions and advocate for management measures as needed.

3. Small Wetland Delineation

Near the corner of Wonn Road and Highway 525 is a “wet area” with potential wetland characteristics. This area is believed to contain hydric soils and is connected to the diversion /drainage system that runs under the highway through the property to the pond. Recommended actions include:

- A. Finalize the formal delineation of the small wetland at the southwest corner of Wonn Road and SR 525 conducted by Wetland Specialist, Barbara Kolar;
- B. Coordinate with Island County to classify the wetland, add to the County’s official wetland map and revise the zoning map;
- C. Establish a buffer and protection measures as required by the County;
- D. Determine if the small wetland qualifies as a potential project for restoration and education.
- E. Explore partnerships with the Washington State Department of Transportation to preserve and enhance the wetland.

4. Stream Study

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Conduct a study to determine the feasibility of day-lighting the existing spring diversion and drainage system routed underground parallel to Wonn Road. Such a study should address potential benefits and impacts along with the cost of such work.

- A. Obtain the services of an environmental scientist who specializes in stream restoration and construction to conduct feasibility study;
- B. Coordinate with the GFMG to solicit input from volunteers currently doing environmental work on the farm, farmers, CSA Coordinator, and others to help determine the parameters of the study.

5. Adopt-A-Road Noxious Weed Control (Island County Program)

Support the County's efforts to reduce noxious weeds by "Adopting a Road" (AAR) for noxious weed control along Wonn Road and North Bluff Road. Proposed actions include:

- A. Formation of a volunteer Adopt a Road group to sign up with Island County Public Works to follow their procedures for providing noxious weed control along county roads in the Greenbank Farm area.
- B. Coordinate with Island County for necessary training for the AAR in road right-of-ways. Additionally, confer with the Island County WSU Noxious Weed Coordinator for assistance identifying and controlling noxious weeds and with other agencies and experts as necessary.
- C. Include an educational component to address the impacts of "dumping" noxious weeds in critical areas, including the farm wetland areas especially along North Bluff Road interface with the beach community.
- D. Expand efforts to all pertinent areas within the farm property.

6. Environmental Education Program

The environmental education program would be integrated with the wetland education program above and with the concept of a "Discovery Center" if adopted. Measures include:

- A. Outdoor Classroom/ Environmental Studies program administered with partners.
- B. Comprehensive curricula incorporating the history of the Greenbank Farm and the American West, Native American traditions on Central Whidbey

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Island, overview of the critical areas, geology, geography, archaeology and other elements.

7. Adopt Low Impact Development (LID), Green Construction and Energy Wise Applications

The Greenbank Farm has the potential to serve as a model and example for environmental sustainability, incorporating low impact development (LID) measures. All future projects should incorporate renewable and efficient energy systems along with “green” construction practices where practical.

The Port of Coupeville shall establish partnerships with the local and regional organizations (private and public) to incorporate low impact development measures and sustainable measures in all future projects at the farm where feasible. Examples include use of recycled construction products, renewable energy, rain gardens, plant salvage, and pervious surfaces. It would particularly apply to commercial activities such as the construction of new buildings, expansion and repurposing existing assets.

LID practices should be expanded into agriculture activities uses such as using the farm as model site for sustainable forestry practices, organic agricultural production, providing infrastructure and facilities to foster locally grown/produced products and others. It will be used to develop best use practices for land use based on the soils study, cost to irrigate and benefit to total farm and environment activities.

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RECREATION SUB -PLAN

VALUE OF RECREATION

Recreational opportunities at the Greenbank Farm substantially contribute to the quality of life of Whidbey Island residents. The farm is a favorite destination for local residents and visitors, whether it's a regular walk on the trails or a special event such as the Loganberry Festival.

Recreation use by both residents and visitors results in an economic and social benefit to the Greenbank Farm and as such should be viewed as an asset to be nurtured. There is also a recognition of the conflicts and impacts that can result from recreation, particularly as it affects the Farm's agricultural and natural resource areas. The proposed recommendations by the Greenbank Farm Recreation Focus Group reflect these potential conflicts and describe ideas for minimizing such while enhancing recreational opportunities.



Defining Recreation at the Greenbank Farm

The Recreation Focus Group felt it was important to articulate a definition for "recreation" as it pertains to the Greenbank Farm in order to understand the boundaries for recreational activities and identify community priorities. For purposes of the Master Plan, *recreation* at the Greenbank Farm is defined as:

"Recreation is the expenditure of active time in a manner designed for therapeutic refreshment of one's body or mind. While leisure is more likely a form of entertainment or rest, recreation is active for the participant but in a refreshing and diverting manner".

RECREATION GOALS AND OBJECTIVES

- A. Maintain the Greenbank Farm's rural atmosphere, open space and recreational features while promoting recreational activities compatible with the farm.

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- B. Protect and enhance the public trail system by establishing stewardship guidelines including low-impact trail use.
- C. Promote and enhance recreational uses and activities while protecting environmentally sensitive and agricultural areas.

INITIATIVES

1. Trails Plan

Partner with Island County to develop a strategic trails plan for the Greenbank Farm. The plan should be initiated after the zoning of Agricultural and Recreation Areas has been reviewed and established (following review of updated soils data). The Trails Plan should be prepared with guidance of a trails design professional and with input from trail users, a wildlife biologist, the Greenbank Farm Management Group, farmers and others potentially affected. At a minimum, the plan should include the following:

- A. A strategy for maintaining, enhancing and developing trails and facilities and the need for infrastructure such as signage and ADA accessibility. This would be done in conjunction with the County's Open Space Plan.
- B. Guidelines for compatible use of trails in the Agriculture, Commercial and Natural Resource areas, including the off-leash area.
- C. Maintain connections to existing trails neighboring the Port Tract of the Greenbank Farm and consider additional trail connections to other parts of Greenbank, County lands and other areas.
- D. Strategies for encouraging alternative transportation methods.
- E. Strategies for encouraging responsible stewardship of the trails to minimize adverse impacts to environmental and land under cultivation from dog waste and other potential adverse impacts.

2. Off-Leash Area

Hikers/walkers are welcome and encouraged to bring their dogs to the farm. To avoid conflict with other uses and activities, the following actions are recommended:

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- A. Maintain a buffer between dog areas (including dog access points) and agriculturally active areas. *Note: The buffer distance should be determined by the GFMG based on state standards.*
- B. Establish clear policies and regulations for the off-leash area.
- C. Provide alternate access (including parking) for dog walkers from Wonn Road, using the existing farm road west of the main driveway. The objective is to protect active agricultural areas while providing access to dogs and their human friends.
- D. Upon determining final area boundaries on the farm, re-define the boundary of the off-leash area. The new off leash area should not include active (or potentially active) agricultural areas, environmentally sensitive areas and portions of the Recreation Area that may be used for other uses such as a playground.

Note: In June of 2009, the Port Commissioners adopted Resolution No. 149 revising the dog area boundaries to protect agriculture and environmentally sensitive areas. Dog area rules were formally established and the GFMG was working on an alternate access route for dog walkers at the time this plan was adopted.

3. Recreation and Transportation

Encourage alternative ways of getting to/from the Greenbank Farm and within the property:

- A. Establish a small parking area for a limited number of large vehicles such as tour buses, RV's and horse trailers for daily use only. The number of stalls should be determined by the GFMG based on anticipated usage/need.
- B. Establish a formal bike trail system connected to trails on adjacent public property. This should be designed as part of the proposed trails plan above.
- C. Partner with Island Transit and/or other public transit organizations on encouraging residents and tourists to use public transportation to access the farm. Ideas to explore include:
 - i. A permanent bus stop at the farm;
 - ii. Additional bus service on special event days from the ferry and local municipalities;
 - iii. A transit park at a suitable location on or off the property
 - iv. A new bus route along North Bluff road;
 - v. Signage at bus stops promoting a stop at the farm.

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- D. Encourage private transportation ventures such as a horse and buggy during special events.

4. Relocation and Expansion of the Playground

The existing swing set may need to be moved to accommodate a new multi-use building. If an alternate location cannot be found within the Commercial Area, a new site should be identified in the Recreation or Agriculture Zones. The playground should be within a short walk from parking. Such a change will require a zoning amendment.

Regardless of whether the playground is relocated or not, the facility should be expanded with a variety of activity units suitable for diverse ages. Enhancing the playground will increase the number of children and young families visiting the farm on a regular basis.

- A. Determine a permanent location for a playground.
- B. Research funding sources for playground equipment.
- C. Solicit the services of a playground design company/individual to design a plan to build a new community playground.
- D. Solicit volunteers and materials to build the playground. Use this opportunity for "community building."

5. Water Access

The Recreation Focus Group identified access to the water's edge as a potential asset to the Greenbank Farm. Although the Port Tract at the Greenbank Farm does not extend to the shoreline, future opportunities to partner with neighbors willing to provide access or donate properties for such use should be considered.

6. Family and Children Activities

Under the guidance and supervision of the Greenbank Farm Management Group a number of festivals and special events are sponsored annually at the Farm attracting diverse participants from all over the region. Despite these successful events, the Recreation Focus Group recognizes the need to attract more families and children on a regular basis. In addition to enhancing the playground (see above), the following activities are recommended in coordination with the GFMG and the farm's agricultural community:

- A. Increase seasonal u-pick areas by adding other popular berry varieties such as raspberries.
- B. Create seasonal agricultural mazes such as lavender, corn and other crops.

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- C. Work with local farmers to establish a “petting area” in exchange for free or low cost boarding at the farm.

7. Multi-Use Green Court

A 200 x 200 foot green court would be an attractive asset that could potentially generate revenue for the farm from user fees. The court could be used for a multitude of events and activities ranging from dog agility classes, lawn bowling tournaments, croquet and others. With the addition of a temporary cover during winter months, a green court would have year-round use.

It is recommended that the Port of Coupeville coordinate with the GFMG to identify a potential site for a green court and determine the short and long-term costs over the potential benefits. The green court could potentially be installed with volunteer labor and donated materials.

8. Off - Site Camping Area

The current zoning at the Greenbank Farm does not allow camping with the exception of overnight festival camping in the Commercial Area by sponsors or vendors of the festivals. After much discussion the Recreation Focus Group recommended to confirm the existing rules by not opening up camping opportunities at the farm. However, recognizing the potential benefits of camping facilities, the following actions are recommended:

- A. Work with county officials and the Washington State Recreation and Conservation Office to establish a camping area on County owned land across the highway from the farm.
- B. Maintain the current zoning designation by limiting camping on the farm to the existing regulations.

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SPECIAL REVIEW DISTRICT ZONING:

Analysis and Potential Revisions - ICC 17.03.163

In order to implement the initiatives in this Master Plan, the Port of Coupeville may be required to submit a Comprehensive Plan Amendment to the Island County Planning Department to revise zoning regulations. Amendment(s) to the Comprehensive Plan are processed annually pursuant to Chapter 16.21 ICC.

Prior to adopting a conservation easement, initiating a trails plan and other objectives in the Master Site Plan, a detailed analysis of the zoning should be conducted using updated site specific soils information. By determining the location of the best agriculture soils on the Port Tract, appropriate boundaries and uses can be determined. The following actions are recommended:

- A. Obtain the services of a soils scientist to conduct a site specific soils study as recommended in the Agricultural Sub-Plan;
- B. Establish a committee with representatives of the Greenbank Farm Management Group, the Port of Coupeville and Greenbank Farm users (farmers, walkers, volunteers) to review the new soils data and compare it with the current zoning, boundaries and uses.
- C. Following an intensive review, the committee should determine appropriate changes (if any) to the Zoning Review District. Issues to consider are listed below.

Zoning revisions to consider: (See Zoning Map on Page 40)

1. Commercial /Agricultural Area Boundary Change:

A boundary change will be necessary to (fully) accommodate the proposed multi-use building in the Commercial Zone. If the final determined location of the building falls on both the Agriculture and Commercial Areas, a zoning amendment request should be submitted to the County to move the existing Commercial Area boundary to encompass the entire area of the structure. The boundary change should be limited to reasonably accommodate the new structure only.

2.Maximum Commercial Building Footprint Amendment:

To permit a new multi-use building and renovations of other buildings, request the removal of the maximum footprint of 10,000 square feet for all new construction in the entire Commercial Area. County development regulations, the Master Site Plan and the conservation easement will fulfill the need to limit future construction and provide guidance on scale and building design.

3. Potential New Environmentally Sensitive Area (Map Change):

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Should Island County staff determine the small triangle along Wonn Road and Highway 20 is a wetland, coordinate with County staff to designate a new Environmentally Sensitive Area on both sides of Wonn Road, near Highway 20. Use the data of the wetland delineation conducted by Barbara Kolar to determine the appropriate wetland type, boundaries and buffer area on Parcel Numbers: R23008-355-4570, R23008-469-3850 and R23008-440-3850. This change will require re-zoning the Commercial Area (strips) on both signs of Wonn Road.

4. Relocation and Expansion of the Playground

Currently playgrounds are not allowed outside of the Commercial Area. In order to move and expand the existing playground to the Recreation or Agriculture Zone, the language in the Agriculture and Recreation Areas should be altered to permit such a use on a limited scale.

5. Permit Agricultural Activities in the Recreation Area as a Conditional Use

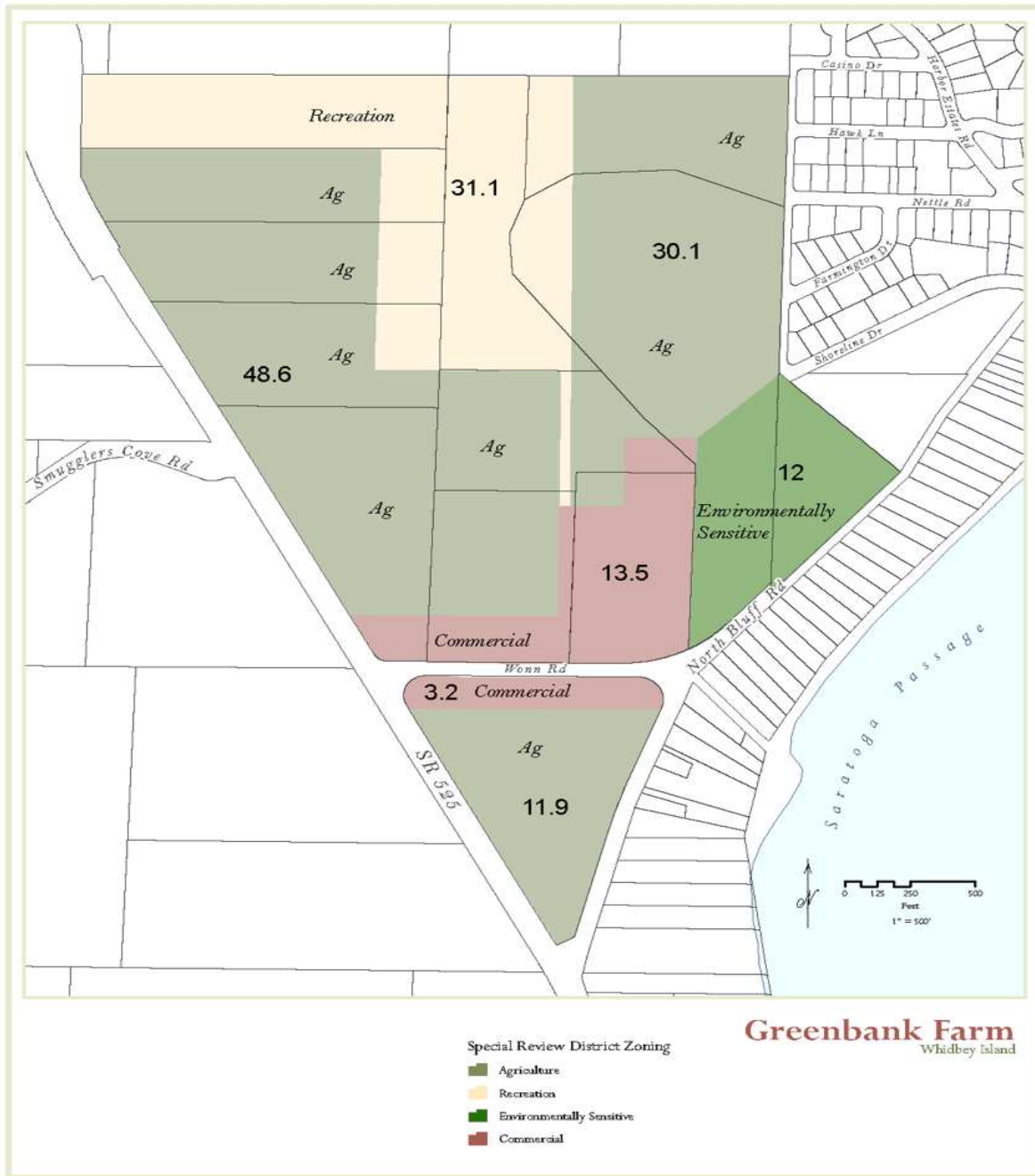
Island County Code currently prohibits agricultural activities in the Recreation Area. As one of the fundamental goals of the Master Plan is to encourage and expand agricultural activities, such should be considered in the Recreation Area on a case-by-case basis under Island County's conditional use permit process. This process will provide flexibility to work with Island County to review the type of agriculture use proposed in order to determine if it is adequate and to place any restrictions as necessary.

6. Additional Zoning and Boundary Changes based on Updated Soils Data

The Agriculture Sub-Plan recommends reviewing the new County Soils Survey and potentially conducting a site specific soils analysis of the Agriculture and Recreation Areas of the Port Tract. A study would ideally identify areas best suited for Agriculture and provide a basis for potentially moving existing boundary lines to further protect and encourage Agriculture on Greenbank Farm.

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GREENBANK FARM – PARCELS AND SPECIAL REVIEW DISTRICT ZONING



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ACKNOWLEDGEMENTS

The Port of Coupeville is grateful to the following individuals who contributed to the preparation of the Greenbank Farm Master Site Plan:

Focus Group Volunteers

Adele Anderson
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Barbara Kolar
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Carolyn Tamler
Connie Lloyd
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Judy Moore
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Loretta Seybert
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Maryon Attwood
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Mary Wolstad
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Michael Hearl
Michael Stansbury
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Paula Keohane
Phil Anderson
Pete Seybert
Richard Turner
Riel Holbrook
Rob Hetler
Rob Schouten
Sarah Richards
Sharon Dunn
Steve Holmberg
Terry Rose
Tom Baenen

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William Bell

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Individuals and Organization Representatives

David Bauermeister, Northwest Agriculture Business Center

Don Sherman, Sherman Farms

Don Meehan, Former Director, WSU Cooperative Extension

Jeff Tate, Former Island County Planning Director

Joantha Guthrie, Island County Public Works

John Hastings

Kelly Keilwitz, Whidbey Sun and Wind

Laura Blankenship

Martha Rose, Director, Island Transit

Michael Seraphinoff

Nancy Wadell, Whidbey Watershed Stewards

Olivia Forte-Gardner, former staff member of WSU Cooperative Extension

Stacy Smith, Whidbey Island Conservation District

Susan Lindsey Cohen, Architect

Tim Goodman, Carletti Architects

Port of Coupeville Commissioners

Benye Weber, Chair

Ann McDonald

Marshall Bronson

Port of Coupeville Staff

Jim Patton, Executive Director

Greenbank Farm Management Group Board of Directors (Past and Present)

Kathy Habel

Ken Bloom

Mary Jo Stansbury

Michael Stansbury, Current President

Rob Hetler

Sharon Dunn

Tom Baenen, Past President

Terry Rose

Todd Bitts

Greenbank Farm Management Group Staff (Past and Present)

Art Herrera, Wine Shop Manager

Cheryl Sagmeister, Farm Operations Manager (2006-2008)

Hank Vyrostek, Grounds Keeper

Steve Marriot, Events Manager (2007-2008)

Virginia Bloom, Director of Operations

Special Thanks to Erin Stonefelt, co-owner of the Greenbank Cheese Shop for providing appetizers at the focus group meetings.

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GLOSSARY

Best Management Practices (BMP's): Cost-effective land management actions that minimize the environmental impacts of certain land uses. BMP's are specifically intended to: (1) control soil loss and reduce water quality degradations; and (2) minimize adverse impacts to surface water and ground water flow, circulation patterns and to chemical, physical, and biological characteristics of wetlands.

Building Envelope: A designated portion of easement-protected property on which construction of a structure is permitted.

Buffers are natural areas surrounding a wetland that reduce adverse impacts to wetland functions and values from adjacent development and/or land uses.

Business Model: *(The relationships between asset utilization and costs)*
Its tools are: (a.) market research; (b.) goals; (c.) objectives; (d.) strategies; (e.) inventorying; (f.) steps; (g.) projections; (h.) confronting obstacles; (i.) seeking solutions; (j.) finding resources; (k.) program measurements; (l.) making changes. A successful business model will include: (a.) cost management; (b.) maximizing assets through innovation—program building; (c.) creating income and other resources through multi-faceted, well targeted, and diverse market outreach; (d.) moving forward with short-term, midterm, and long-term strategies for short, mid, and long term goals and objectives. Ways to maximize retail in its many facets, an area needing much further exploration, is an important aspect of the Farm's business model.

Commercial Uses: A business use or activity involving retail or wholesale marketing of goods and/or services.

Compatible: To exist harmoniously together, in agreement, congruous.

Comprehensive Plan: A legal document adopted by officials establishing policies that will guide the future physical development of an area or community. It will be used by local officials and others when making decisions about land use development or changes, capital improvements programming, and the enactment of development regulations.

Conservation Easement: A contract between a landowner and a conservation organization or agency by which the land's conservation values are protected.

Conserving: To use carefully, preventing loss or depletion, as in the act of managing.

Consistency: Features of a plan or regulations are compatible with each other.

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Critical Areas: Include wetlands, areas with critical recharging effect on aquifers used for potable water, fish and wildlife habitat conservation areas, frequently flooded areas and geologically hazardous areas (e.g. steep slopes).

Development Standards: Minimum standards for new development required by local governments for the provision of public services and facilities and the maintenance of public safety.

Environmental Stewardship: An ethic that embodies cooperative planning and management of environmental resources with organizations, communities and others to actively engage in the prevention of loss of habitat and facilitate its recovery in the interest of long-term sustainability (Fisheries and Oceans Canada - 'Stewardship in Action' program). According to the EPA, Environmental stewardship is the responsibility for environmental quality shared by all those whose actions affect the environment.

Estuarine: Deepwater tidal habitats and adjacent tidal wetlands that are usually semi-enclosed by land but have open, partially obstructed, or sporadic access to the ocean and in which ocean water is at least occasionally diluted by freshwater runoff from the land.

Fair market value: The price at which a willing buyer and a willing seller will do business.

Fee Simple: The type of land ownership in which the owner is entitled to enjoy the property for life and pass it without limitation to his heirs.

GMA: Growth Management Act (36.70A RCW), as amended.

Growth Management: A method to guide development in order to minimize adverse environmental and fiscal impacts, and maximize the health, safety and welfare benefits of the residents of the community.

Incentives: Designed to help motivate landowners and/or developers to conserve or protect wetlands while receiving some economic benefit.

Infrastructure: Streets, water and sewer lines, utilities, and other public/private facilities basic and necessary to the functioning of urban areas and uses.

Lacustrine: Wetlands and deepwater habitats with all of the following characteristics: (1) situated in a topographic depression or a dammed river channel; (2) lacking trees, shrubs, persistent emergents, emergent mosses, or lichens with greater than 30% areal coverage; and (3) total area exceeds 8 ha (20 acres).

Land Development Regulations: Any controls placed on development or land use activities by a county or city, including but not limited to, zoning ordinances,

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subdivision ordinances, rezoning, building codes, sign regulations, or any other regulations controlling the development of land.

Land trust: A nonprofit organization that as its primary or sole mission conserves land in perpetuity by direct land transactions.

Low Impact Development (LID): Ecologically friendly approach to land development and stormwater management designed to reduce impacts on watershed hydrology and aquatic resources (watershed hydrology is the relationship between rainfall, evaporation, groundwater infiltration and flow of surface water). For example, rather than collecting and conveying stormwater offsite – through pipes and other conveyance systems, LID practices utilize native vegetation, landscaping and small-scale hydrologic controls to capture, treat and infiltrate the stormwater on site, thus more closely mimicking the pre-development hydrologic regime.

LID Designed Site: Where features such as bioretention gardens, permeable surfaces, open swales, rainwater collection systems, vegetated (green) rooftops, and other applications are incorporated into a project to help maintain stormwater on-site, protect sensitive areas, preserve the natural flow patterns and the volume of runoff.

Marketing Plan. a written document that details the necessary actions to achieve one or more marketing objectives. It can be for a product or service, a brand, or a product line. Marketing plans cover between one and five years. A marketing plan may be part of an overall business plan. Solid marketing strategy is the foundation of a well-written marketing plan. While a marketing plan contains a list of actions, a marketing plan without a sound strategic foundation is of little use.

Greenbank Farm Marketing Plan Tasks (*Promoting a dynamic program—not a static setting*)

(a.) Grant writing and partnership seeking is the initial marketing task—to obtain startup resources; (b.) the second step is engaging the media (print and electronic) and developing personal connections for building a strong long-lasting interest that will continue to tell the dynamic story of Greenbank Farm; (c.) the third step is capturing the excitement of new program innovations and using media blitzes—on the Island and throughout the larger region—to attract volunteers and retail visitors; (d.) the fourth step is to aggressively seek endowments—once program development and program success is the story to be told—to provide a strong foundation of financial support.

Noxious Weed - By definition of RCW 17.10.010, a noxious weed is a plant that, once established, is: highly destructive, competitive or, difficult to control using cultural or chemical (herbicide) practices. In more specific terms, a noxious weed is a plant that was introduced to Washington State that is difficult to control and damaging to our economy and natural resources. The Washington State Noxious Weed List is a regulatory list and control is required by law.

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Off Leash Area: A facility or area set aside for dogs to exercise and play off-leash in a controlled environment under the supervision of their owners. The Greenbank Farm off-leash area contains boundaries and rules humans and pets must abide by.

Open Space: Areas of a site designated and permanently committed as undisturbed areas or community area; committed to community use or committed to farm or forest use.

Palustrine: All non-tidal wetlands dominated by trees, shrubs, persistent emergents, emergent mosses or lichens and all such wetlands in tidal areas where salinity is below 5%.

Policy: An agreed course of action adopted and pursued by decision makers for achieving one or several goals and objectives and used as a guide for formulating programs.

Preservation: Keep or maintain intact. For wetlands, this means retaining them in their natural state without modifying their function.

Program: *(The collection of a person's experiences while visiting the farm setting.)* (a.) Program can rely simply on the inspiration from the physical setting itself to provide the visitor with that collection of experiences; **or**, (b.) it can greet the visitor with guidance and structure to enrich the visit and to stimulate frequent returns—and also attract a much broader spectrum of visitors. Both approaches are program and both are dynamic—but the latter can provide exponentially greater opportunities to harness the setting's physical assets to a long-term fiscal future.

Recreation: The expenditure of active time in a manner designed for therapeutic refreshment of one's body or mind. While leisure is more likely a form of entertainment or rest, recreation is active for the participant but in a refreshing and diverting manner.

Riverine: Wetlands and deepwater habitats contained within a channel with two exceptions: (1) wetland dominated by trees, shrubs, persistent emergents, emergent mosses, or lichens, and (2) habitats with water containing ocean-derived salts in excess of 0.5 0/0 %.

Rural Character: Under RCW 36.70A.030(14), rural character refers to the patterns of land use and development established by a county in the rural element of its comprehensive plan: (a) In which open space, the natural landscape, and vegetation predominate over the built environment; (b) That foster traditional rural lifestyles, rural-based economies, and opportunities to both live and work in rural areas; (c) That provide visual landscapes that are traditionally found in rural areas and communities; (d) That are compatible with the use of the land by wildlife for the fish and wildlife habitat; (e) That reduce the inappropriate conversion of undeveloped land into sprawling, low-density development; (f) That generally do not require the extension of urban governmental services; and (g) That are

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consistent with the protection of natural surface water flows and ground water and surface water recharge and discharge areas.

Setting: (*Physical Properties*). (**a.**) Location—a feature on the Whidbey Island map; (**b.**) climate/weather patterns; (**c.**) acreage's shape/topography; (**d.**) proximity to other Island settings; (**e.**) vistas/views; (**f.**) plant & animal life; (**g.**) soil and water characteristics; (**h.**) architecture . Setting itself is without purpose or direction—it is static.

Small Scale: Of a size or intensity which is compatible with surrounding uses and has minor impacts on such area making minor demands on existing public facilities and services.

Sustainability: Sustainability embodies "stewardship" and "design with nature," well established goals of the design professions and "carrying capacity," a highly developed modeling technique used by scientists and planners. The most popular definition of sustainability can be traced to a 1987 United Nations conference. It defined sustainable developments as those that "meet present needs without compromising the ability of future generations to meet their needs"(WECD, 1987). These well-established definitions set an ideal premise, but do not clarify specific human and environmental parameters for modeling and measuring sustainable developments. The following definitions are more specific:

- A. "Sustainable means using methods, systems and materials that won't deplete resources or harm natural cycles" (Rosenbaum, 1993).
- B. Sustainability "identifies a concept and attitude in development that looks at a site's natural land, water, and energy resources as integral aspects of the development" (Vieira,1993)
- C. "Sustainability integrates natural systems with human patterns and celebrates continuity, uniqueness and place making" (Early, 1993)

Sustainable Developments: Those which fulfill present and future needs (WECD, 1987) while [only] using and not harming renewable resources and unique human-environmental systems of a site: [air], water, land, energy, and human ecology and/or those of other [off-site] sustainable systems (Rosenbaum 1993 and Viera 1993).

Streams: Those areas with are naturally occurring surface waters produce a defined channel, bed, bank or side, and where there is clear evidence of the passage of water such as gravel beds, sand and silt beds and defined channel swales. The channel or bed need not contain water year-round. This definition is not intended to include irrigation or drainage ditches or swales, canals, storm or surface water run-off devices or other artificial watercourses unless they are used by salmonids or to convey streams naturally occurring prior to construction of such courses.

Transit Park: A multi-modal ridesharing facility that incorporates and emphasizes a community park-like setting designed in ecologically friendly manner utilizing

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existing vegetation and natural features. Transit parks are developed using low impact development (LID) techniques such as permeable pavements, rain gardens, open swales, vegetated (green) rooftops on sheltered areas, benches, trails, interpretive historical and environmental signage/kiosks and other elements. Transit Parks provide a community Park as well as multi-modal transportation access points for pedestrians, bicycles, and vehicular users for ridesharing choices.

Stormwater: Channeled water that is generated by precipitation and is often routed into drain systems in order to prevent flooding.

Watershed: The geographic region within which water drains into a particular stream, or body of water. A watershed includes hills, lowlands, and the body of water into which the land drains.

Wetland: Wetlands are lands transitional between terrestrial and aquatic systems where the water table is usually at or near the surface or the land is covered by shallow water...A wetland must have one or more of the following three attributes“(1) at least periodically, the land supports predominantly hydrophytes, (2) the substrate is predominantly undrained hydric soil, and (3) the substrate is non-soil and is saturated with water or covered by shallow water at some time during the growing season of each year.

Wetland Creation: The conversion of a non-wetland area into a wetland where a wetland has not existed in recent (100-200 years) times.

Wetland Enhancement: Any action(s) taken to improve natural wetland structure and processes to the advantage of certain functions over others. (Enhancement and restoration are often confused. Enhancement is the intentional alteration of an existing wetland to provide conditions which previously did not exist and which by consensus increase one or more values. Improving conditions to enhance one function, however, is often, but not always, accompanied by declining conditions for another function.)

Wetland Restoration: Any action(s) taken to re-establish natural wetland structure and processes, which result in a recovery of functions to areas which have been altered, degraded, or destroyed. (This term frequently refers to the restoration of hydrology coupled with re-establishment of self-sustaining, native vegetation.)

Note: The definitions for enhancement and restoration are not those used in regulatory programs. These are broader interpretations viewed from a stewardship perspective.

Zoning: A police power or zones within which permitted and special uses are established as are regulations governing lot size, building bulk, placement, and other development standards. The Island County Zoning Ordinance consists of two parts, the text and the map.

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APPENDIX A: ASSET INVENTORY

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APPENDIX B: DISCOVERY CENTER PROPOSAL AND PLANNING WORKSHEETS

(EARLY DRAFTS)

The Farm: A Discovery Center for People of All Ages Submitted by Phil Anderson, September of 2008

- I. First of all, I want to pay tribute to the many community heroes that preserved this wonderful property.
 - A. The Farm's most celebrated current attribute is that it's NOT a condominium development. Preserving the Farm blocked the urbanization of Greenbank.
 - B. But we must go beyond just keeping this piece of land from being a negative. The purpose of the focus groups, as I understand it, is to help develop a Vibrant Business Plan—to create a pay-its-own-way community asset, an outstanding positive.
- II. This is an expensive property and financial self-sufficiency requires a high volume retail traffic flow.
 - A. It's currently a failed strip mall.
 - B. Moving the parking lot and re-creating the mosquito fleet just isn't going to make the difference.
 - C. Once a week trinket marketing isn't going to make the difference.
 - D. Featuring a community gathering place isn't, by itself, going to make the difference—Whidbey has several of those already.
- III. What's needed—and the Farm provides the perfect place to create it—is a multi-faceted environment for exploration and discovery. Our focus groups are in process of envisioning such a place.
 - A. Though a place for exploration, it cannot be just an empty canvas. It cannot be just a place to go and, on your own, generate the pathway for discovery.
 - 1. It's the difference between a library and a museum—between a sheet of music and a karaoke bar.
 - 2. It provides guidance, not just a setting.
 - B. The Discovery Center will have a curriculum—and a faculty.
 - 1. There are a number of avenues or subjects for exploration—our focus groups are in process of developing several of them, though there will no doubt be more.

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2. There are a number of pathways to discovery: video tapes; tours; seminars; classes; lectures; conferences; books; pamphlets; posters; signage; etc.; etc.
 3. There are a number of audiences: elementary and secondary students; tourists; senior groups; clubs; family groups; extension classes; individuals; etc.; etc.
 - C. The Discovery Center has partners: schools; universities; individuals; civic groups; governmental agencies; etc.
- IV. The Discovery Center will become a retail avenue for discovery—through its museum store (or stores).
 - A. The retail outlets are natural and, in fact, essential extensions of what people will be coming to the Farm for—for discovery.
 - B. Consider that we will be targeting a large and diverse market and its considerably expanded potential:
 1. Marketing to ages three to ninety-three.
 2. Marketing to a wide variety of interests ranging from memorabilia and souvenirs to workbooks and textbooks.
 3. Marketing to a wide variety of subjects ranging from physical and emotional well-being to Greening of America or harvesting the earth's abundance; from bringing our history to life to experiencing life close-up in nature's hidden corners.
 4. And very possibly from small ticket items to high end products.
- V. Whether the Farm Board chooses to operate the Museum Store(s) directly, or continue to sublet to entrepreneurs, it is no longer a struggling strip mall, but it will be a central and integral part of the Greenbank Farm enterprise.
- VI. Greenbank Farm can be given a “definition” that is distinctive—distinctive to the point that people flock to it because it provides what cannot be replicated elsewhere. I believe that making Greenbank Farm self-sufficient requires a master plan that integrates all of the currently visible features of the property and all of the currently articulated thoughts about its future—and then adding many great ideas and observations that haven't yet been envisioned. To do that a single task force—starting with a visionary “mission statement”—must work out a comprehensive operational plan.
- VII. **A PROPOSAL:** “*A Discovery Center for People of All Ages*” becomes the Farm's MASTER PLAN. Everything in the Master Plan would come under this explicit mission statement. This would be the public's perception of the Farm. It would be

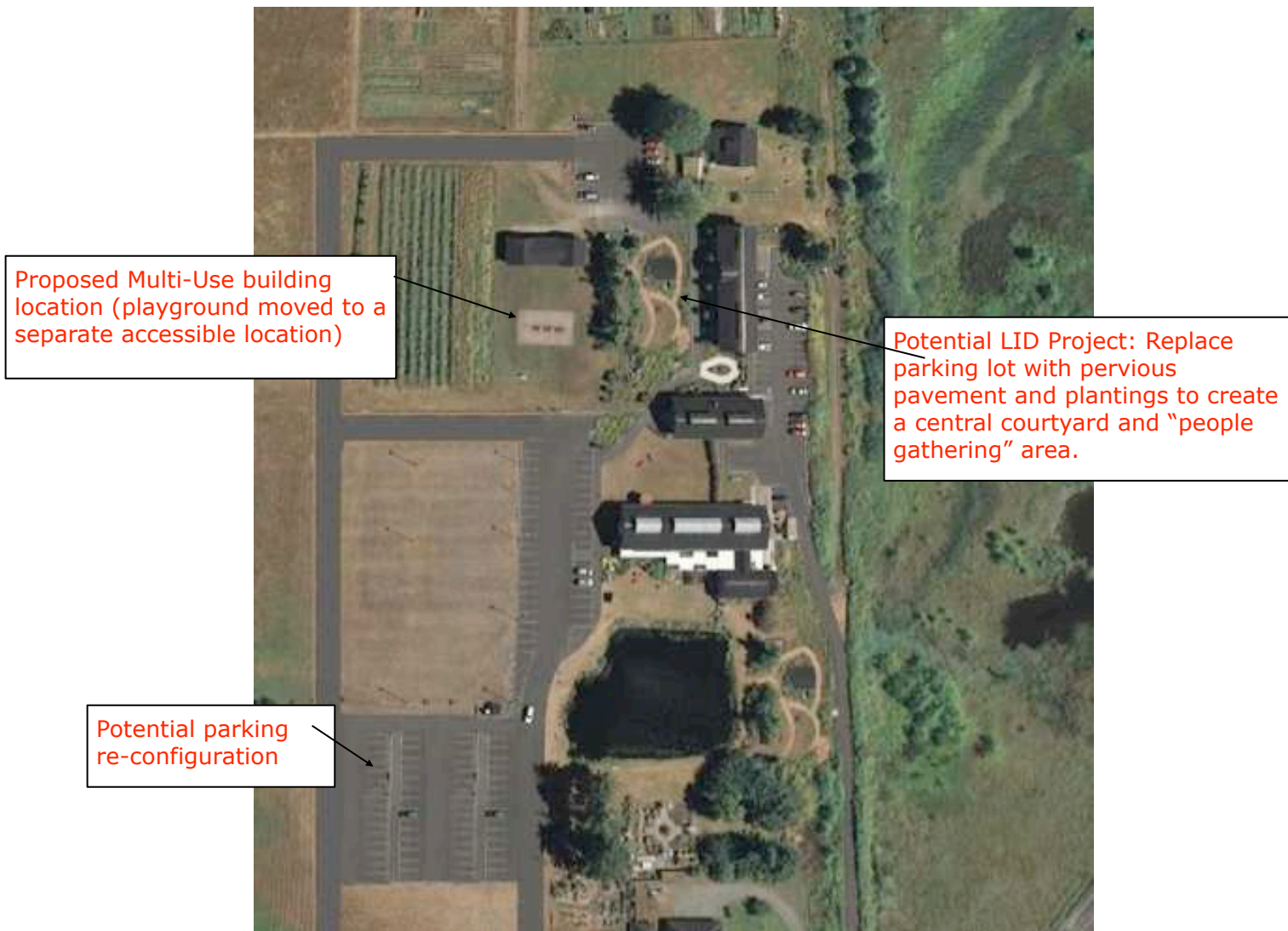
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the primary focus of all advertising. It would become the umbrella theme for venders—venders, choosing to rent at the Farm would be part of something much beyond their own shops and would be benefactors of that larger theme. They would, of course, choose to rent because their retail specialty would match at least one aspect of the Discovery Center. It's no longer just an attractive, pleasant place to rent. Their shops are filled with shoppers because the shops are extensions of why people are coming to the Farm. The Community Meeting Place—what all of the Focus Groups are striving to create—would now have a definition. It's not a make-shift mall—though it bustles with retail energy. It's a special place with a special distinction. It can't be replicated by the strip mall in the next community down the road.

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APPENDIX C: PRELIMINARY RENDERINGS - PROPOSED MULTI-USE BUILDING

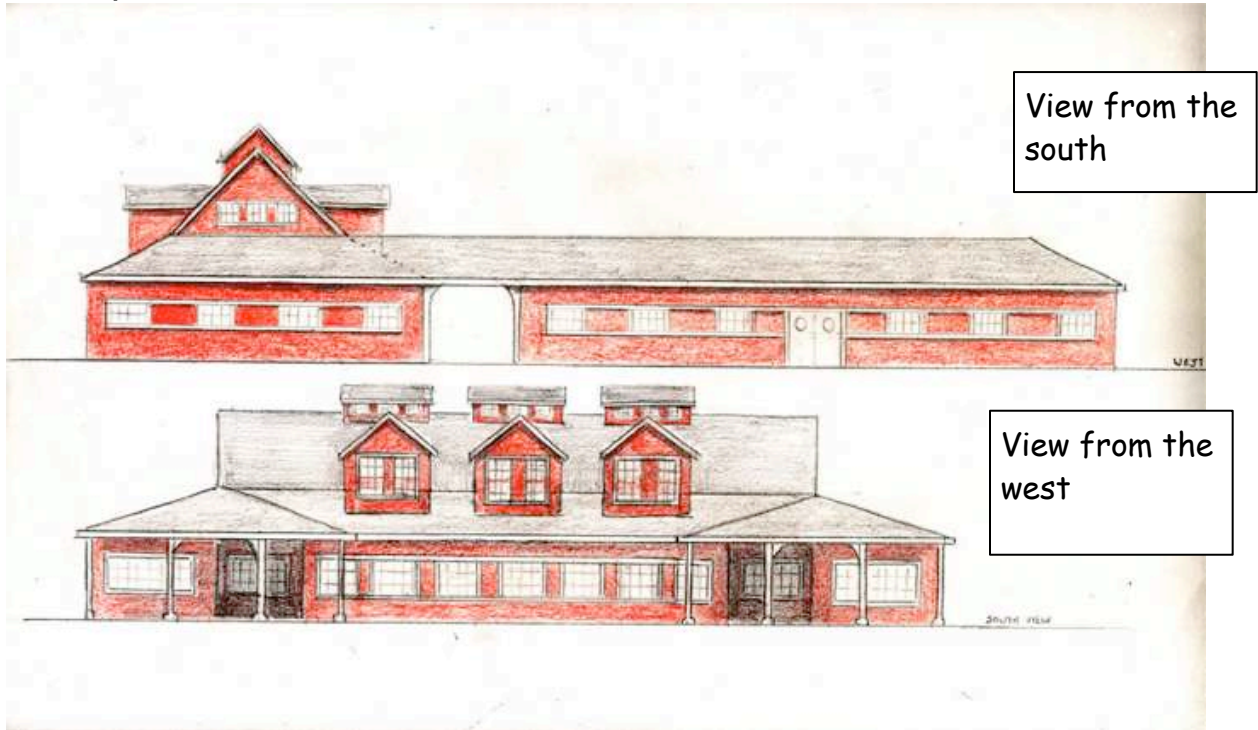
Proposed Multi-Use Building Location



The drawings on the following pages depict two possible versions of the proposed farmers market and multi-use building. The Port of Coupeville has been fortunate to obtain the assistance of artist Rob Schouten, Architect, Susan Lindsey and Robert Elphick, Port Web Master, all talented and skilled individuals who effectively transferred ideas into a design for the focus groups to work from. The final approved version may differ from those below but the drawings provide a general concept of the proposal.

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Example No. 1:



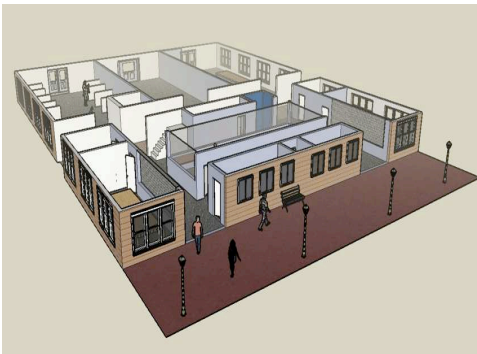
Artwork by Rob Schouten, Schouten Gallery, Greenbank, WA

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Example No. 2



Computer generated drawing of the proposed multi-use building

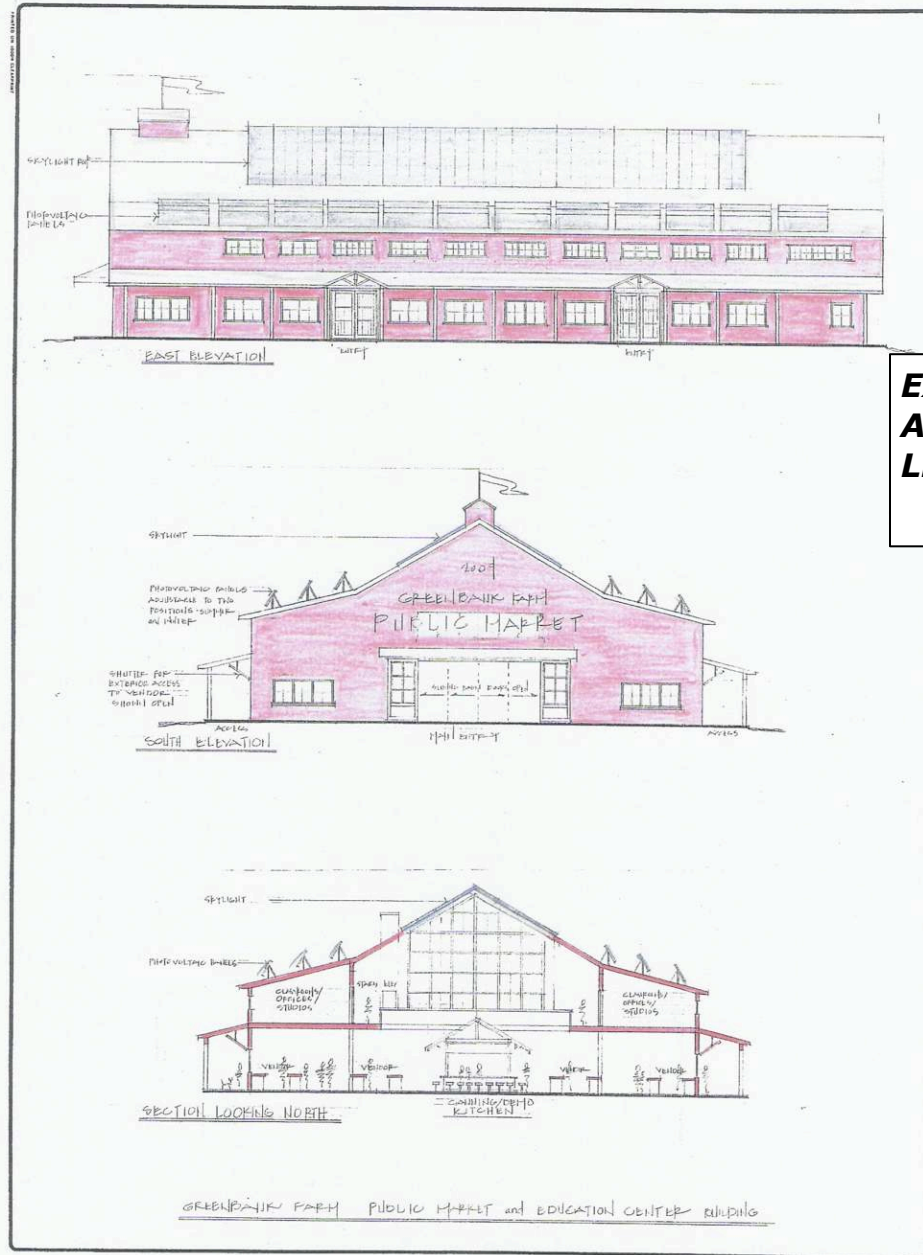


Potential bottom floor Layout



Potential second floor layout

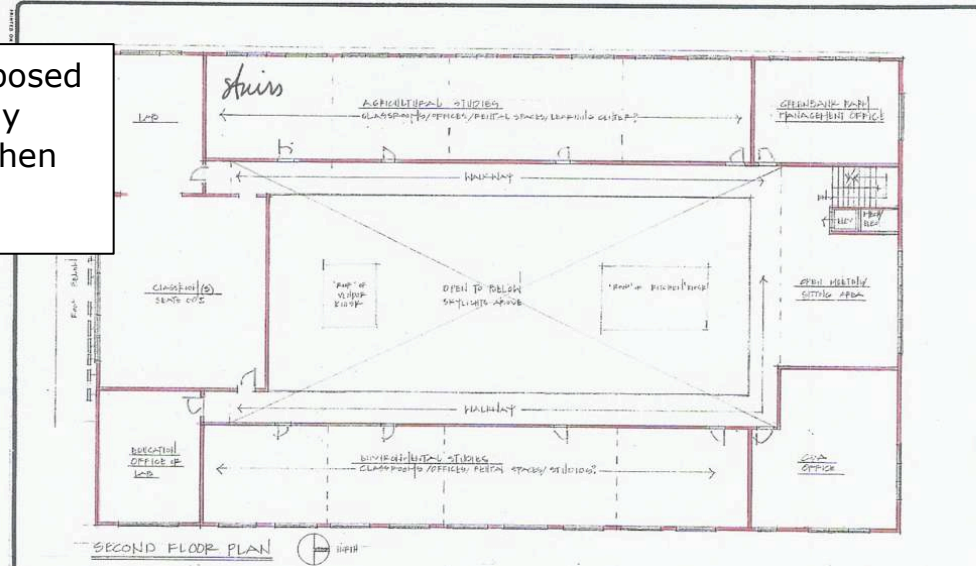
PORT OF COUPEVILLE GREENBANK FARM MASTER SITE PLAN



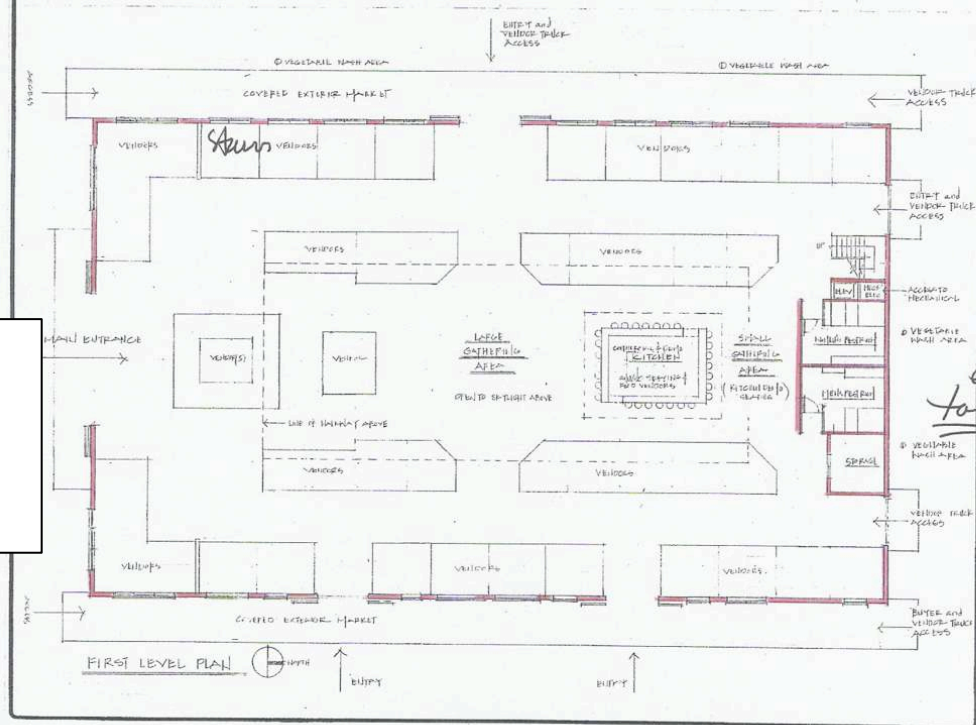
**Example No. 3 by
Architect Susan
Lindsey Cohen**

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Example of a proposed
first floor layout by
Susan Lindsey Cohen



Example of a
proposed Second
Floor Layout by
Susan Lindsey
Cohen



NO.	DATE	DESCRIPTION
1	12/1/12	1st Floor Plan
2	12/1/12	2nd Floor Plan
3	12/1/12	3rd Floor Plan
4	12/1/12	4th Floor Plan
5	12/1/12	5th Floor Plan
6	12/1/12	6th Floor Plan
7	12/1/12	7th Floor Plan
8	12/1/12	8th Floor Plan
9	12/1/12	9th Floor Plan
10	12/1/12	10th Floor Plan

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APPENDIX D – CSA TRAINING PROGRAM

Submitted by Maryon Attwood of the Northwest Agriculture Business Center and Member of the Agriculture Focus Group:

A CSA farm model is being used to create new farmers and farmer businesses at Greenbank Farm. New farmers will develop their production, business and marketing skills along-side their production skills. Washington State University, South Whidbey Tilth, Transition Whidbey, the Gifts From the Heart Food Bank, churches and the Northwest Agriculture Business Center will provide the training and information required during the annual year-long training to make each participant successful.

The CSA Training Center was launched at Greenbank Farm with assistance from the WSDA Specialty Crop Block Grants to train new farmers. It is envisioned as an on-going program at Greenbank Farm. This program is in response to what is an alarming reality across our nation: the steady decrease in farmland, a food system dangerously dependent on fossil fuel, and an impersonal food chain that transports food items an average of 1,500 miles from the farm to our dining tables. Having a training center that can train and mentor local farmer trainees is the best way to assure a consistent program with optimum success for current and future food needs, while preserving working farmland on Whidbey Island.

How The Program Works

Organically certified land at Greenbank Farm will be partitioned among the new farmer trainees each year. Each farmer-trainee will have ½ acre to manage. Additional acreage will be set aside for group plantings and infra-structure projects. Farmer trainees will sell their crops via the new CSA food shares and at the Greenbank Sunday Farmers Market. Farmer Trainees who graduate at the end of each year may choose to stay and lease land from the Greenbank Management Group, based on rates from \$200 to \$275 per acre per year. Educational workshops will be organized annually for Farmer trainees and include organic production methods; construction of support structures (e.g. washing stations, hoop houses, irrigation); business planning and product development; and marketing. Farmer trainees will participate in identifying priorities for group workshops, of which 4 of these workshops will be open to the public. CSA subscriptions will support the project and new farmer trainees. A portion of the farmer-trainee annual sales will be reinvested into the project for use in successive years. Stipends will be given to the Farmer-trainees for housing and educational support.

Farmer Trainees needs:

Farmer-trainee housing Stipend Feb - Dec x 7	7,000
CSA Farmer-trainee Ed. Stipend @ \$500 x 7	3,500

PORT OF COUPEVILLE GREENBANK FARM MASTER SITE PLAN

Large equipment needs:

An equipment shed for tools and equipment

A tractor suitable for plowing

2 Garden Tillers (Troy Proline) 1,299