

## To Islands Trust

I have read the proposal documents submitted by the developers. I've attended their presentations and read their emails. I've spoken with my neighbors, and at the end of all that I only end up with questions.

My most serious concern is that I do not know what is going on here from what has been proposed and presented. This made me wonder what is real purpose of the proposal is. I have asked myself and friends questions because the proposal confounds me and causes me to conclude **this project must be stopped** until a clear, rational, sensible and viable project can be defined.

The following are the major questions I have that I cannot answer:

1. The developers propose a series of facilities: 20 about 600 sqft buildings, a 10,000 sqft staff accommodation facility, events facility of thousands of square feet, a laundromat, space for a restaurant (users undefined), parking lots, space for parking food trucks (users undefined and trucks not specified), several wells, expanded septic facilities and an infinity pool. My question here is what is the true purpose of all of this, especially since the developers state clearly in their proposal that they are not housing project managers. This is obviously a significant set of buildings and the major investment. Further, it is not at all clear who its users will be.
2. If we assume that tourists might be its users, why would tourists want to live in this facility, as luxury accommodations are expensive. If the facility is for Mayne Island residents, even short-term, why would anyone staying more than a few days be satisfied with a luxury accommodation of 600 ft.<sup>2</sup>, even if an infinity pool is nearby and they can wash their clothes. If not these users, then who? What role does the event center play in that? Finally, if one looks at the number of buildings and their physical crowding, this is at best a small urban environment. Most people who come to Mayne Island are looking for space and the natural surroundings. Does that make sense?
3. Next, the availability of water is a significant issue on Mayne. Clearly, a fairly large amount of water will be required for the number of people who might inhabit the facilities. Remember there is also the event center which one might think might have 25-100 people attend and would require water. By the way that center would require a significant amount of parking space – not defined in the proposal. The developers speak of collecting rainwater, but they neither have a rainwater collection mechanism, nor some sort of tank or cistern for collecting water. Then there is no water purification facility. One cannot directly ingest rainwater. What this means is that the potable water sources, wells, will be crucial. That leads to the question of the adequacy of the aquifer. A further wrinkle in this is a recognition that the septic field is currently above the planned wells and additional septic facilities are proposed at the very top of the property. This means the septic facilities for a lot of people will potentially pollute both the water used in the development, as well as the nearby wells of adjacent properties.
4. Regarding parking, there are at least 40 parking spaces included in the plan for the people who are resident. This takes up a significant amount of land and does not even seem adequate for when visitors attend, for example on weekends. It appears that on-street parking is the only solution here, so we would have crowds of cars lining the streets? Don't forget that there is also

parking required for the people using laundromat or the restaurant, unless those are not really community amenities, but are strictly for the inhabitants of the facility.

5. Another point regarding the event center, there are already five of those on Mayne Island they're not anywhere near fully occupied, not even in the summertime. Who's going to use this facility? Does it make sense for Mayne Island residents? Or is this an "amenity" for the developers?
6. Why are people coming to this facility? Is it for a relatively small luxury accommodations? For the laundromat? For the nonexistent restaurant or not yet existing food trucks? To go swimming in the infinity pool? By the way, think of the water required for that! I can't figure that out.

So, I have ended up with a bunch of questions and really questionable possibilities as answer. Is there another reason for this development?

This is purely hypothetical, but if I wanted to run some sort of compound for attendees I would attract to marketing seminars about my products or about my business approach, would this facility serve that purpose?

Now, I don't know the answer to that, but given there are no answers to my questions, let's add one question to list. Will this facility serve the purpose of the people doing the development related to their business? Is that what this is really about? I guess that is fair and viable in a capitalist society, but then I have a number of concerns. Among these are the following. Why are we allowing the invading of a quiet, low-density neighborhood to allow this facility here? Why are we providing water for free from our aquifer? Why are we cutting down trees and paving the forest? Why are we attracting large numbers of vehicles that generate pollution? It seems to me that one answer to my questions is that the proposed Oceanwood development is, in fact, an "amenity" for the developers and their business plans.

I do not offer this lightly but I cannot easily come to another conclusion, because the proposal does not make sense. What is proposed for development does not make sense given the nature of Mayne Island, the nature of the neighborhood, the nature of the proposed facilities, as a business opportunity itself, or the frameworks and limitations of development fostered by the Islands Trust!

I am particularly concerned because of the role of the Islands Trust regarding in protecting the Gulf Islands. Companies were ejected by other islands because they had too many staff. On Mayne, the Islands Trust not permitted the partition our properties because of density requirements and the availability of natural resources.

**My conclusion is that this proposal makes no sense and should not be approved by any of the organizations and people responsible for our community. I do not believe we would benefit from a new initiative that sounds comparable to what timeshare companies did in the 1980s. Please do not let us redo that mistake!**

Dr. Henry Lange

