

**REQUEST FOR PROPOSALS
PHASE 1 ENVIRONMENTAL SITE ASSESSMENT
RFP Distributed January 27, 2022
PROPOSALS Due February 7, 2022 by 5:00 p.m.**



OPAL Community Land Trust requests proposals from qualified firms to provide a Phase 1 Environmental Site Assessment (ESA) for three properties OPAL will be developing within the next two years. The report must meet the current ASTM Standards as of January 1, 2022.

Work needs to be completed and submitted to OPAL by March 31, 2022.

Owner/Developer:

OPAL Community Land Trust is a non-profit organization dedicated to providing permanently affordable housing on Orcas Island in San Juan County, Washington. The organization has developed or renovated 110 single family homes, 82 rental apartments, 3100 sq. ft. of retail/commercial space and five community gardens since 1989.

Project Description:

The project consists of new construction of single family or attached houses for individuals with moderate to low income on three separate properties, as described below. The project will serve a variety of household sizes and ages including fully ADA accessible houses for people with disabilities or seniors to possibly two-three bedroom homes for families.

OPAL plans to pursue funding from the State of Washington Housing Trust Fund, the San Juan County Home Fund, and from privately sourced funds. The project will, at a minimum, meet the Evergreen Sustainable Design Standard (ESDS).

Properties:

1. KIDDER WAY

The Kidder Way property is 1.03 acres divided into four lots. Lot A is 0.38 acres and has an existing single-family residence owned as a community land trust leasehold that is not available for development. The remaining three lots are on 0.65 acres and can be used to develop up to eight single-family residences. Lot B has an existing 500 s.f. house in moderate condition that OPAL will remove from the property. Lots C and D are vacant. San Juan County Tax Parcel #271411023000, #271411024000 and #271411025000.

The site is generally flat, with vehicular access from Mt. Baker Road, abutting the property along the north side. The property includes three water memberships with Eastsound Water Users Association and one sewer connection with Eastsound Sewer and Water District. Preliminary survey work has been scheduled to locate corners, provide area calculations and estimated topography. The property is located in the Urban Growth Area of Eastsound and is within walking distance of a variety of services.

2. LYDIA LANE

There are 13 lots in the Lydia Lane neighborhood located in the Rosario area on Orcas Island. OPAL owns nine of the lots: three with existing homes at the time of OPAL's purchase; one lot onto which OPAL moved a house in the fall of 2019; and five vacant lots, which will be developed. Current zoning allows one house per lot.

The five lots range in size from .28 to .62 acres and are serviced by the Rosario Sewer System and Washington Water System. Survey has recently been completed and recorded. The property is adjacent to Moran State Park and within a ten-minute drive to Eastsound. San Juan County Tax Parcel #173157001000, #173157002000, #173157003000, #173157004000 and #173157006000.

3. OWL LANE

Owl Lane is located in the Orcas Landing area, above the ferry terminal lot. The site is generally flat and open with southern exposure with trees along the perimeter of the property. There are two lots for a total of 6.15 acres: TPN #26222010000 is four acres and TPN 261533005000 is 2.15 acres. There are no addresses assigned to this property.

Current zoning is one house per 2-acres, or using the county's Rural Residential Cluster code, it could be developed at up to 1 house per 1/2-acre. A survey and preliminary wetlands evaluation were completed eight years ago.

Timeline:

- 1/27/22: RFP distributed
- 2/7/22: Proposals Due by 5:00pm
- 2/11/22: Selected firm announced
- 3/31/22: Report due

Please address and mail one paper copy of proposal or send by email to:

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Contact for questions:

- Jeanne Beck, Project Manager, jeanne@opalclt.org, 360-317-5298, or