



Community Questions and Answers
Eastsound Fire Hall
December 7, 2014, 5-7PM

First Things First

- **Thank You!**
 - for coming, your questions, patience and support
- This Proposal is **Not** a Foregone Conclusion
 - That's why we asked: "What if ...?"
- We are in a Feasibility Study Stage
- **Our Agenda for Today**
 - Some additional Info: Who, What, When, Where and Why (but not strictly in that order)
 - Your Questions and Comments

Orcas Recycling Services

- Originally incorporated in 1985 by George Post and others to run The Exchange
- Operated at the Orcas Island Transfer Station (OITS, the “Dump”) until the fire (Feb. 2013)
- Bid for County Contract to operate all of OITS:
 - to protect The Exchange
 - return to real recycling on Orcas
- Secured 501(c)(3) status



Current ORS Governance

- Board of Directors
 - Tim Blanchard, President
 - Larry Coddington, Vice President
 - Susan Malins, Treasurer
 - Kate Hansen, Secretary
 - Michael Greenberg
 - Ian Harlow
 - Bruce Rylander
 - Wendy Shinstine
- Executive Director: Pete Moe



ORS – Mission Statement

“Building a zero waste community through service, education and responsible stewardship of our waste/resource streams.”



ORS Core Values

Community
Stewardship
Accountability
Integrity
Neighborliness

Initiative
Creativity
Education
Service
Sustainability
Resourcefulness



The County OITS Contract

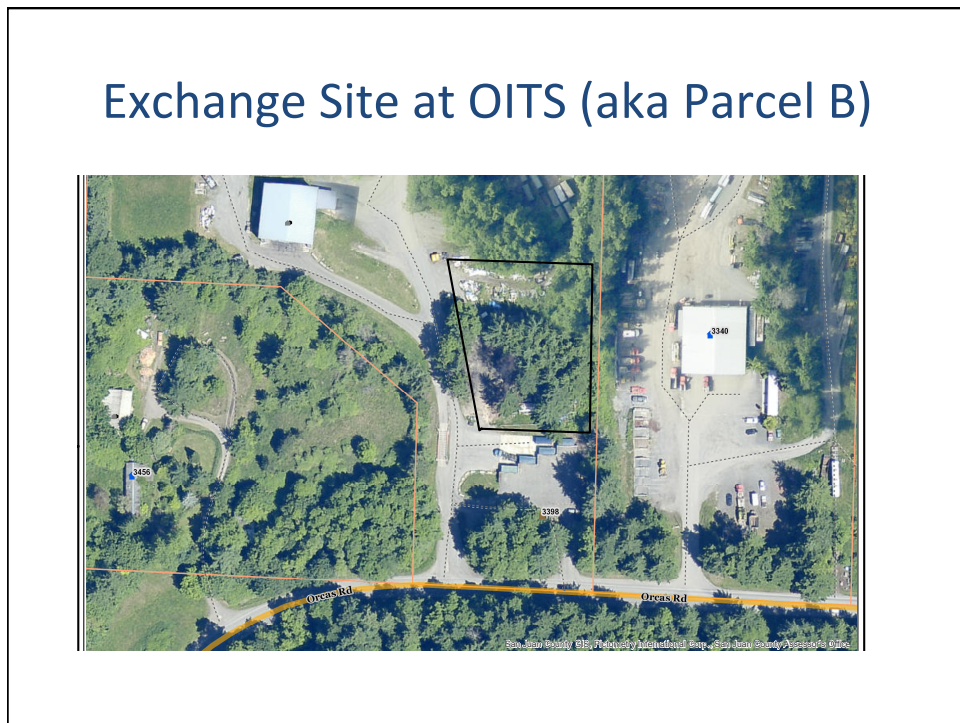
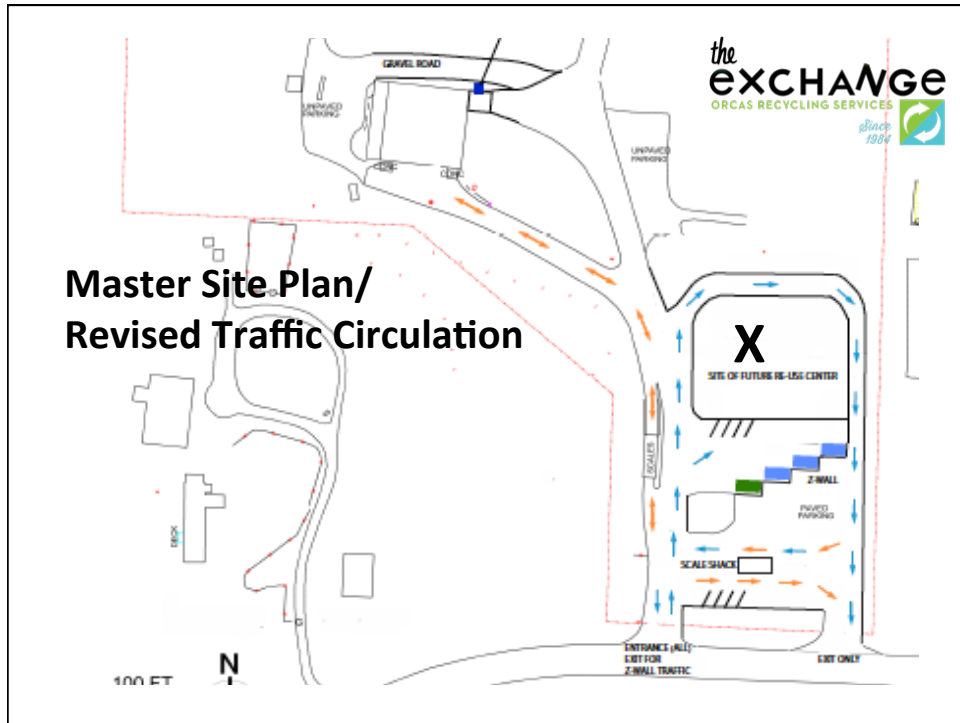
- 66 pages plus attachments
- Many requirements, limits, cross-references
- 5 years and 1 day; 3 County renewal options
- Notes history of “a reuse facility,” at OITS, *but*:
 “The Contractor and County by written amendment of this Agreement **may provide for use** by Contractor of a **portion of the Property as a reuse facility beyond the expiration or termination** of this Agreement . . .” (Emphasis added.)



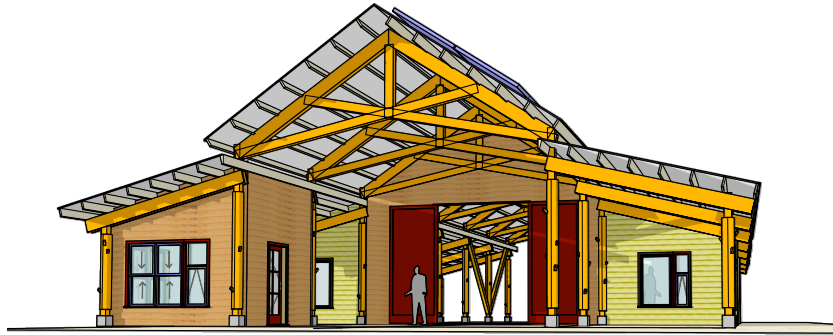
Milestones

- Operational transition of OITS from County
- Timely Completion/Submission of Master Plan
- Securing required permits and approvals
- Site improvements, longer hours, lower prices
- Cooperative events / stop gap projects
- Recycling initiatives
- Proposal for reestablishing The Exchange





The "Big Roof" Concept

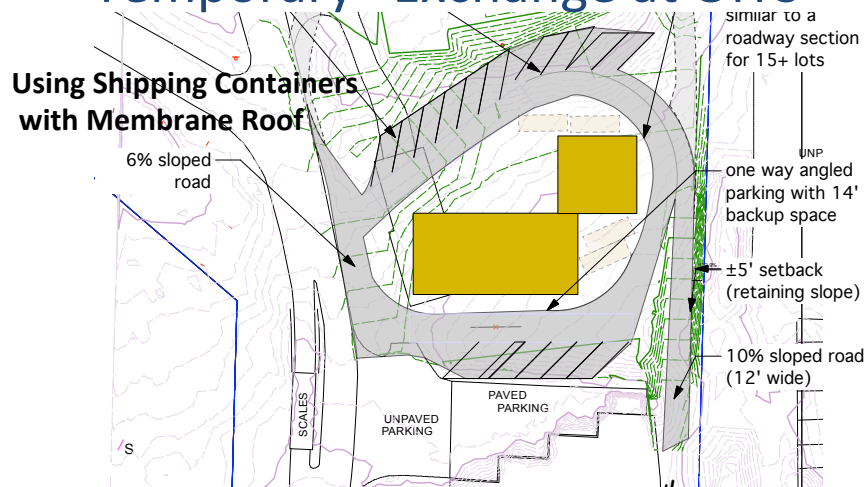


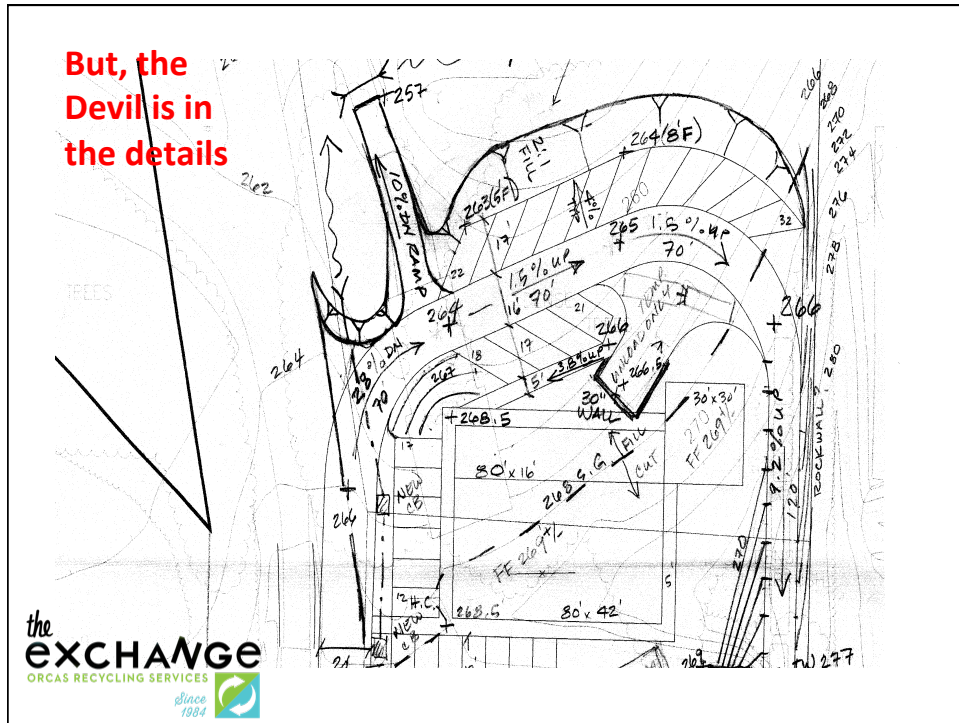
Exchange Preliminary Concept - The Big Roof



"Temporary" Exchange at OITS

Using Shipping Containers
with Membrane Roof





Planning for Reuse – The Exchange



Planning for Reuse – The Exchange

- Site Preparation
 - Cleanup of former Exchange reuse facility site
 - Removal and recycling of over 40 tons of material
 - Coordination with Master Plan Improvements
- Review facilities options, costs and benefits
- Operating policies, procedures and priorities
- Proposal for permanent home, quicker restart



The Proposal

- Acquire an existing commercial building
 - Grandfathered commercial use (approx. 5 acres)
 - Plus approx. 30 acres of Agricultural Land
- Upgrade Building: **quickly reopen** The Exchange
- Ownership: **Permanent Home** for The Exchange
- Opportunities for efficient composting, etc., and variety of cooperative community programs
- Improve land use consistency, appearance and productivity of the parcel
- Use the OITS space for Recycling



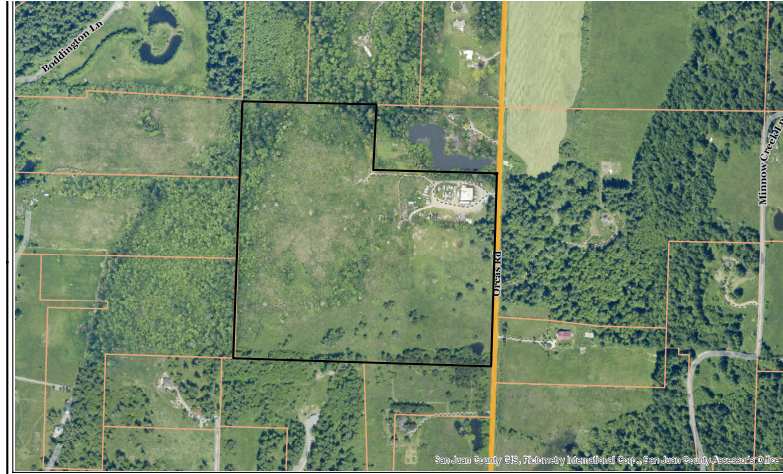
We are NOT Proposing

- To move the dump or any garbage activities
- To do “recycling” at the new site
- To fundamentally change The Exchange donation and “pay what you can” approach to supporting operations
- To use donations for The Exchange to subsidize OITS operations OR vice versa

Where is it?



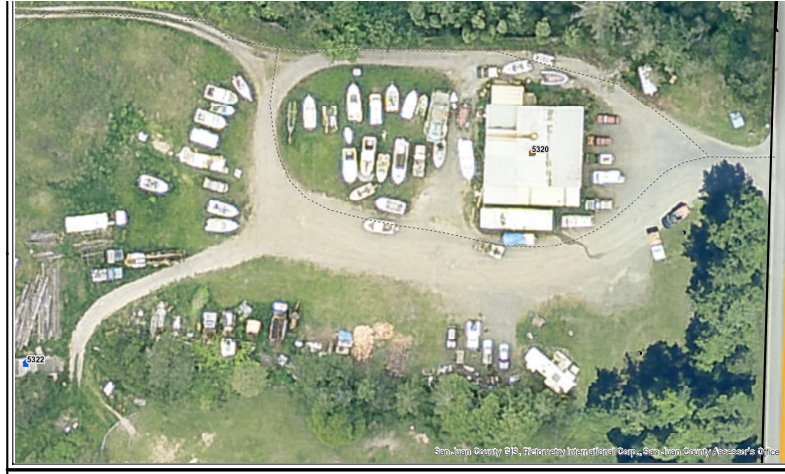
The Parcel – 8320 Orcas Road



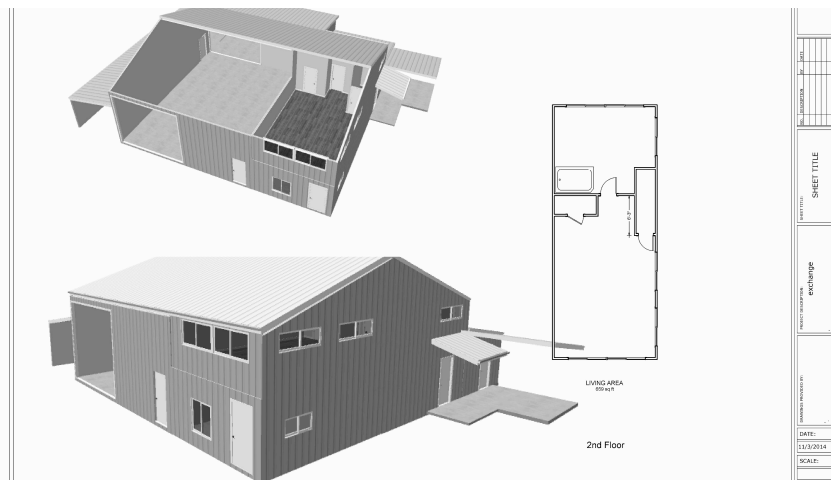
The Proposed Exchange Site



A Closer Look



Existing Commercial Building



Feasibility Study – Due Diligence

- Confirm Community Support for Proposal
- Environmental Review
- Appraisal (responsibility as a 501(c)(3) Org.)
- Land Use
 - Conditional Use Permitting: nonconforming use
 - Degree of nonconformity not increased
 - Building Permits for renovation
- Funding



Questions & Comments

Thanks for your support!

exchangeonorcas.org

visit us on facebook



ORS – Mission Statement

“Building a zero waste community through service, education and responsible stewardship of our waste/resource streams.”

