

MEMORANDUM OF AGREEMENT

This Memorandum of Agreement is entered into on _____ between the Washington State Department of Transportation, Washington State Ferries ("WSF"), and the City of Anacortes ("City").

WHEREAS, WSF operates the Anacortes Ferry Terminal, which requires additional parking adjacent to the terminal, and

WHEREAS, in order to provide this additional parking lot for the Anacortes Terminal, WSF is improving its upland parking lot that borders the City's neighborhood that includes Harrison Avenue, 'D' Street, and Sunset Avenue, and

WHEREAS, WSDOT is dissolving a prior agreement with the City under which WSF obtained a Conditional Use Permit for the upland parking lot, and is replacing it with this Memorandum of Agreement, which sets out conditions similar to those in the Conditional Use Permit,

Now therefore, the parties agree that the work to improve the upland parking lot will be undertaken by WSF in accordance with the following stipulations:

1. The upland parking lot's drainage system shall comply with the Water Quality Requirements of the WSDOT Storm Water Management Manual for Western Washington. The impervious area of the upland parking lot will increase by 6 percent after construction.
2. The access road to the upland parking lot will be paved.
3. The perimeter buffer zone around the upland parking lot will remain at 50 feet.
4. Upland parking lot fencing will be located inside the buffer.
5. WSF plans call for portions of the upland parking lot being used for general parking on an as-needed basis. Unused portions of the lot will be closed to traffic.
6. No overnight camping will be allowed in the upland parking lot at any time of the year. WSF shall take measures to enforce this requirement, including posting signs.
6. Interior landscaping shall be provided. Native vegetation shall be used whenever feasible.
7. Lighting shall be directional in nature and placed to avoid or minimize casting light outside the fenced area. Lights shall be illuminated only while this parking lot is in use.
8. During future planned construction projects at the Anacortes Terminal, WSF will install a sign system at the entrance to the terminal. The sign system will include information

regarding the status (open/full) of the upland parking lot. Gates and signage will be installed to alert customers to open or closed conditions of the upland parking lot.

- 9. WSF may charge for parking at the upland parking lot.
- 10. Security for the upland parking lot shall be provided by State personnel.
- 11. The scale and scope of the upland parking lot shall meet the conditions of the 1998 Anacortes Ferry Terminal Master Plan.

<p>CITYOF ANACORTES</p> <p>By: _____</p> <p>Title: _____</p> <p>Date: _____</p>	<p>STATE OF WASHINGTON DEPARTMENT OF TRANSPORTATION</p> <p>By: _____</p> <p>Title: _____</p> <p>Date: _____</p>
<p>Approved as to form:</p> <p>By: _____</p> <p>Title: _____</p>	<p>Approved as to form:</p> <p>_____ Assistant Attorney General Date</p>