

Pea Patch Community Campus Campaign

# pea patch

community campus

Growing a  
stronger  
community  
benefits us all.

## THE VISION

a collaborative  
space with access to  
food  
affordable  
housing  
wellbeing  
services

that bring  
connection  
equity,  
dignity and other  
quality-of-life  
benefits to the community  
for generations  
to come.



A permanent  
new Food Bank  
facility, built to  
meet the  
growing need.

20 new long-term  
townhome rentals  
with supportive  
housing services to  
serve households  
of low income.

## A Campus to Meet the Challenge

- **Food Insecurity** is Orcas Island's unfortunate secret: More than **50% of Orcas Island households qualify for Food Bank shopping.** Food insecurity on Orcas is real. Recent policy changes have widened the gap and made access to food assistance programs more challenging for those with the greatest need.
- **Housing** is expensive and in short supply, particularly for households of low income: **The median cost of a home in San Juan County has increased by 50% over the past 10 years to \$1 million.** Affordable housing is virtually non-existent without OPAL Community Land Trust's commitment to Orcas Island.

Improved green spaces and walking paths

Gardening Space

A New Commercial Kitchen will welcome the larger community to the campus.

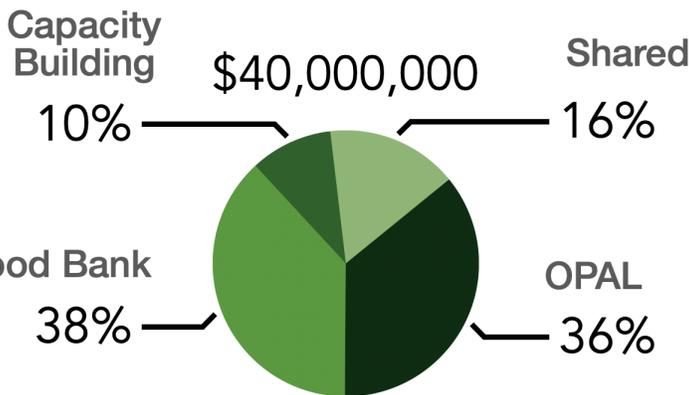


## Campaign Outcomes

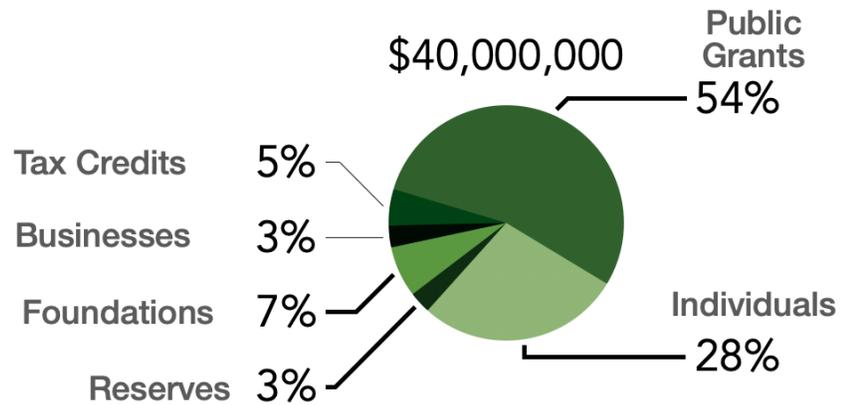
The Pea Patch campus will foster greater wellbeing for people who, with basic needs met, can pursue education, build relationships and contribute to their community. The campus will meet essential human needs and create the conditions for a thriving life supporting:

- Physical & Mental Health
- Economic Stability & Mobility
- Social Connection and Dignity
- Educational & Cognitive Development
- Empowerment & Future Potential

## Campaign Uses

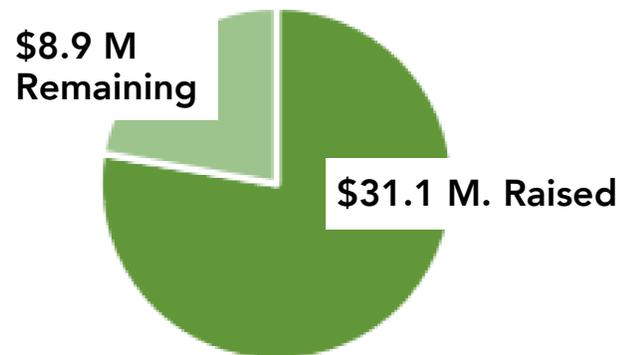


## Campaign Sources



## Campaign Funding Status

As of February 2026, the collaboration has raised **\$31M** (78% of goal) through leadership and major gifts from individuals, foundations, and public sources.



The Pea Patch Community Campus is a partnership of OPAL Community Land Trust and Orcas Island Food Bank.



# Why Does the Food Bank Need a New Building?

In a word....**Limitations**



**Limited** efficiency, functionality, and optimal safety in temporary buildings and storage containers

**Limited** ability to accept and process large donations of food

**Limited** bulk purchasing

**Limited** hours of food distribution because much of the sorting takes place in the grocery store space

**Limited** capacity for the production of prepared meals

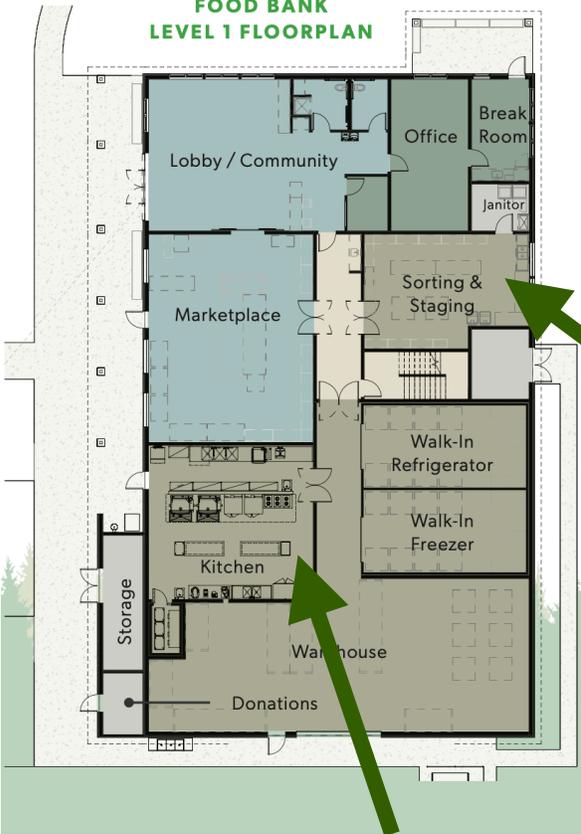
**Limited** services that would benefit customers, such as cooking classes

**Limited** ADA access



Food Bank - Southwest View

## FOOD BANK LEVEL 1 FLOORPLAN



## The Repack Room:

*"This is an open space that gives us the ability to take bulk items—thousand-pound totes of carrots, onions, potatoes, whatever—and put them in food-bank-size, customer-size packages. We can't do any of that now. One of the great things about a repack room is it's a terrific volunteer experience. People like to volunteer at the food bank to handle food. They want to deal with food. If you have a class of sixth-graders volunteer to pack apples, they love that."*

*Bob Morris, OIFB Board Member and Design Team Lead Member*

## Commercial Kitchen

A commercial kitchen will turn surplus donations into soup and ready-to-eat meals as well as offer cooking classes to improve clients' cooking skills and nutrition.

# Pea Patch Townhomes

## Housing with Supportive Services



### The Curtis Farmhouse Commons Building

OPAL Community Land Trust (OPAL) is developing a permanently affordable rental neighborhood designed to support Orcas Islanders facing housing insecurity. The Pea Patch Community Campus will feature 20 one- and two-bedroom townhomes on longterm leases. Tenants will include seniors, veterans, individuals exiting homelessness, those with disabilities, and people in recovery from hardships. Residents will benefit from dedicated on-site supportive services provided through a partnership with the Orcas Community Resource Center and Orcas Island Food Bank.

OPAL has secured a \$10.9 million grant from Washington State's Housing Trust Fund, contributing to the overall \$40 million investment required for the Pea Patch Community Campus. To date, more than 78% of the funding goal (\$31 million) has been secured from public and private sources.

Construction is slated to begin in 2026, following the completion of site work. Projected rents, including utilities, range from \$485 per month for a studio to \$1,038 per month for a two-bedroom unit, accessible to households earning between \$21,350 and \$40,600 annually.

The Pea Patch Community Campus represents more than just housing—it is a strategic, sustainable response to Orcas Island's housing crisis. By integrating social services, food security programs, and permanently affordable housing, OPAL is working to ensure that all island residents, regardless of income, have a place to call home.

In collaboration with the Food Bank and Resource Center, OPAL is expanding community support by co-locating housing, social services, and food assistance within one centralized location.

### Supportive Housing Services includes

- facilitating access to health care and counseling
- administering peer-support programs
- offering financial literacy training
- assisting with employment
- other programs that help people stay connected to the community

# Environmental Stewardship & Public Green Space

Designed with both sustainability and community well-being in mind, the Pea Patch Community Campus seamlessly integrates nature with modern infrastructure, ensuring a lasting legacy of environmental harmony and resilience.



## Local Energy Resilience

A visionary step toward sustainability, the Food Bank and OPAL Community Land Trust will both integrate solar power generation into their new buildings.

- OPAL has received a grant to install solar panels on the 20 townhomes, which will be grid-tied to OPALCO's system, offsetting energy usage and generating some energy credits during the year.
- The Food Bank design includes a propane generator to keep their food stores and commercial kitchen up and running during power outages to keep serving their clientele. The infrastructure design includes provisions for solar and battery storage systems in the future when grant funding is obtained.

## Eco-Friendly Design & Green Infrastructure

- **LEED Silver Certified Construction** ensuring high energy efficiency, environmental responsibility, and reduced operational costs.
- **Regenerative Food Gardens & Indigenous Herb Garden:** The campus vision includes innovative food gardens, including Freight Gardens, to promote year-round local food production and provide educational opportunities for all ages.



## Revitalized Wetlands & Forest Management

The Campus will enhance its wetland and forested areas to foster a vibrant, biodiverse landscape:

- **Public Access & Recreation:** Over time, thoughtfully curated walking paths will invite the community to explore and connect with nature, offering a sanctuary for relaxation, education, and outdoor activities.
- **Educational Integration:** The adjacent elementary and preprimary schools will utilize these rich green spaces for outdoor learning, fostering environmental awareness and hands-on natural history projects among students.

## Advanced Stormwater Management & Water Conservation

Recognizing the importance of water stewardship, the campus incorporates advanced stormwater and conservation measures to enhance environmental sustainability:

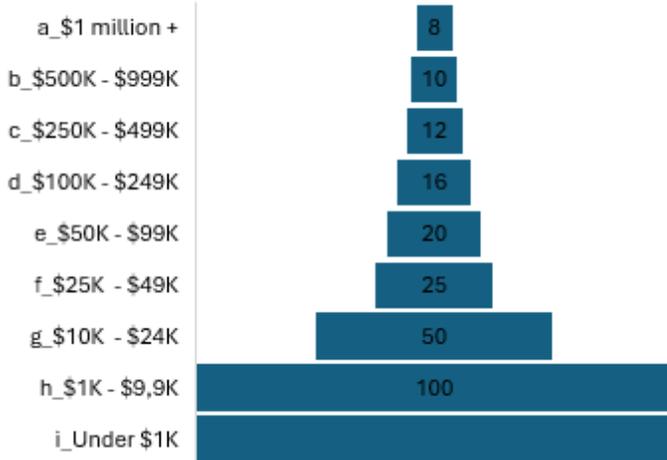
- **Stormwater Retention:** An underground detention system—capable of holding 60,000 cubic feet of stormwater runoff—will be strategically positioned beneath the new central parking area to regulate water flow effectively.
- **Bioretention Planters:** Lush, deeply mulched planting strips will serve as natural stormwater filters, trapping pollutants while simultaneously reducing runoff volume, mitigating flooding risks, and replenishing groundwater reserves.
- **Wetland Protection & Preservation:** Guided by expert wetland consultants, the campus development prioritizes ecological integrity by preserving half of its expansive 11-acre site in its natural state.
- **Drought-Tolerant Native Landscaping:** With an emphasis on sustainability, most of the site will feature native, drought-resistant plant species, minimizing irrigation demands. Additionally, the residential section of the campus will forgo an irrigation system entirely.
- **Rainwater Catchment System:** A dedicated water collection system at the Food Bank will support plant irrigation, bolstering the site's self-sufficiency.
- **Efficient Water Use Measures:** Low flow plumbing fixtures and shared centralized laundry facilities within residential areas will maximize water conservation efforts.



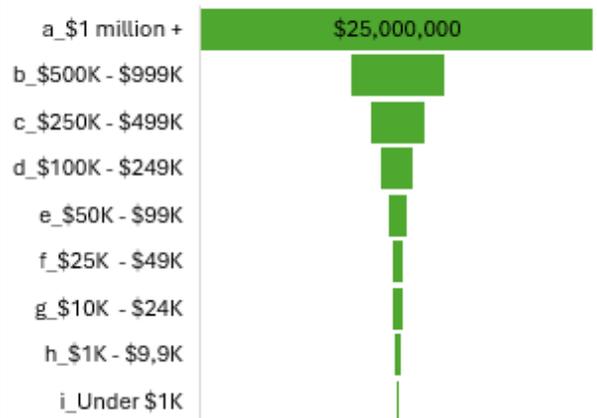
By prioritizing green spaces, responsible resource management, and innovative clean energy solutions, this campus sets a benchmark for future sustainable development in the County and region.

# Pea Patch Funding and Timeline

### Funders Needed by Level - All Types

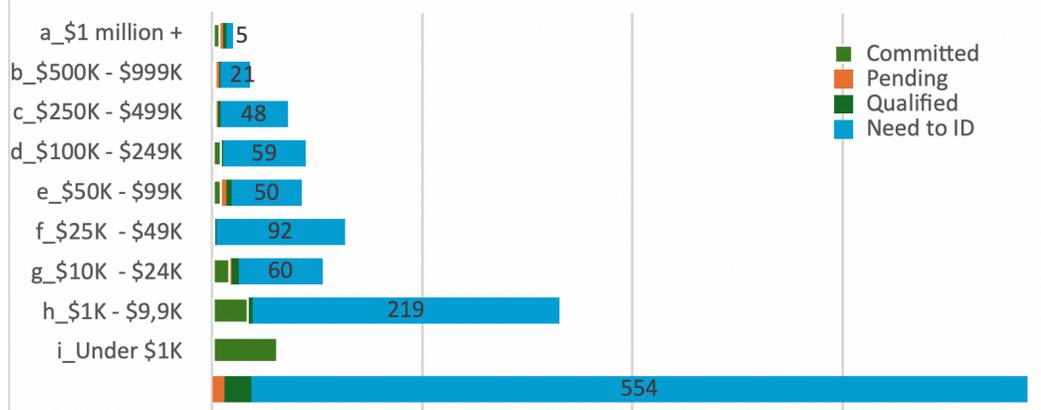


### Amount to Raise by Level - All Sources

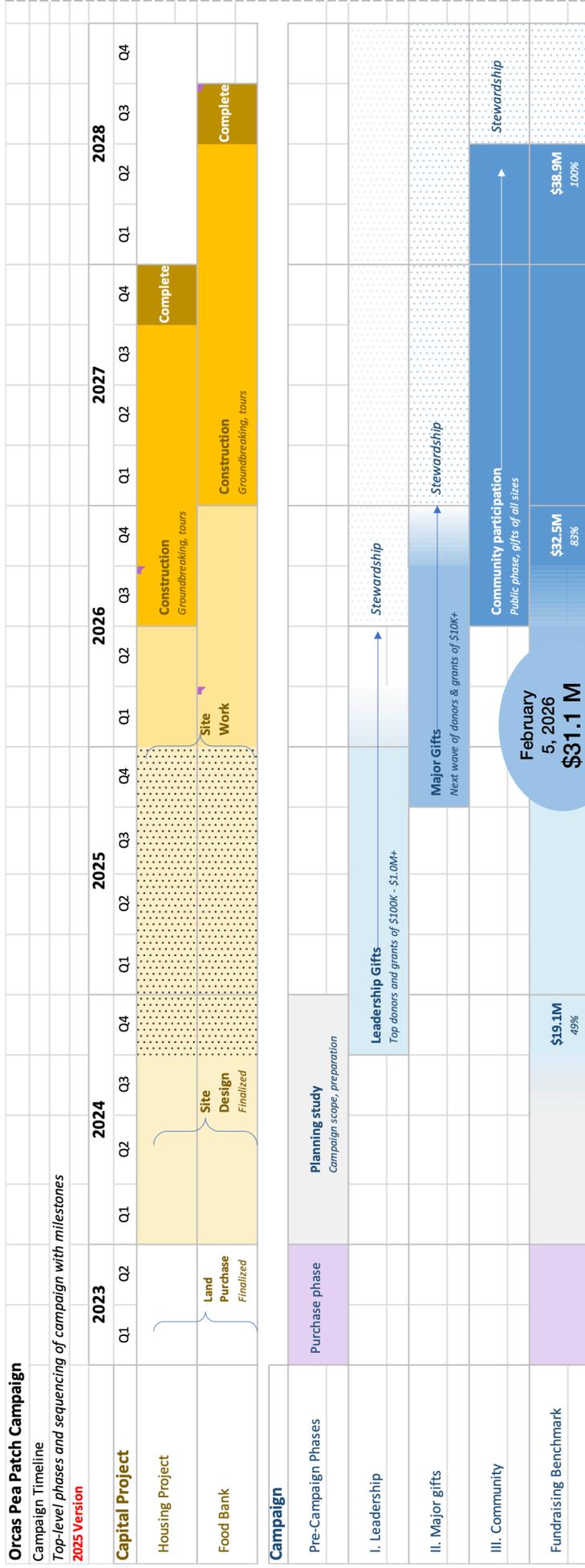


Level	Target Range	Target Donors	Target Amount	Committed Donors	Committed Amount	Remaining To Raise
Leadership	a_ \$1 million +	8	\$25,000,000	6	\$20,938,861	\$4,061,139
Leadership	b_ \$500K - \$999K	10	\$6,000,000	3	\$2,181,894	\$3,818,106
Leadership	c_ \$250K - \$499K	12	\$3,600,000	3	\$899,200	\$2,700,800
Leadership	d_ \$100K - \$249K	16	\$2,100,000	7	\$858,950	\$1,241,050
Major	e_ \$50K - \$99K	20	\$1,200,000	7	\$474,820	\$725,180
Major	f_ \$25K - \$49K	25	\$800,000	2	\$60,000	\$740,000
Major	g_ \$10K - \$24K	50	\$750,000	13	\$182,031	\$567,969
Community	h_ \$1K - \$9,9K	100	\$500,000	26	\$52,785	\$447,215
Community	i_ Under \$1K	100	\$50,000	47	\$9,346	\$40,654
<b>TOTAL</b>		<b>341</b>	<b>\$40,000,000</b>	<b>114</b>	<b>\$25,657,887</b>	<b>\$14,342,113</b>

### Prospect Pipeline - All Sources



# Pea Patch Timeline



# Pea Patch Site Plan



● Housing Building

OPAL Housing

Commons

Future Development

Orcas Island Food Bank

Enchanted Forest Road

Parking  
for  
Neighbors

delivery

(11) Parking Stalls

(21) Parking Stalls

(5) Parking Stalls

(31) Parking Stalls

# Pea Patch OPAL Housing



Housing Aerial View

"We have been unhoused at least five times in the past 15 years, living in unheated garages, tents and an 8x10' shed," explained Mariah Armenia. "We are on the waiting list for the Pea Patch townhomes and can't wait to have a stable place to call home and a kitchen to cook in. It's the dream that keeps us going."

Pea Patch Community Campus  
FOOD | SHELTER | WELLBEING



Housing Courtyard View



## HOUSING LEVEL 2

Unit 2                      Unit 3

### Pea Patch Community Campus

FOOD | SHELTER | WELLBEING

## HOUSING LEVEL 1

Unit 1                      Unit 2 (2-story)                      Unit 3 (2-story)                      Unit 4

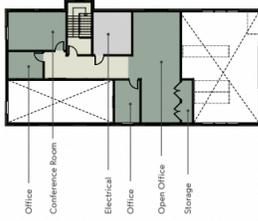
# Pea Patch Food Bank

Pea Patch Community Campus  
 FOOD | SHELTER | WELLBEING

## FOOD BANK LEVEL 1 FLOORPLAN



## FOOD BANK LEVEL 2 FLOORPLAN



Food Bank - Northwest View

Pea Patch Community Campus  
 FOOD | SHELTER | WELLBEING

"Thank you for being here. If it weren't for the food bank, I wouldn't be able to eat vegetables the way I do now. You help me eat more nutritious food."  
 - Orcas Island Food Bank Customer



Food Bank - Southwest View



# Pea Patch Community Campus - CASE FOR SUPPORT

## Food + Shelter = THRIVE

*Meeting the basic human needs of food and shelter are foundational for individuals and communities to thrive. Growing a stronger community benefits us all.*

**Vision:** A collaborative space where islanders can access food, affordable housing and the related services that bring connection, equity, dignity and other quality-of-life benefits to the community for generations to come. The campus will provide a permanent new Food Bank facility, built to meet the growing need, and 20 new long-term townhome rentals with supportive housing services to serve households of low income. Improved green spaces, walking paths and a new commercial kitchen will welcome the larger community to the campus. The Pea Patch Community Campus is a partnership of OPAL Community Land Trust and Orcas Island Food Bank

**Challenge:** Nearly half of Orcas Island residents experience housing and food insecurity, as well as limited access to social services necessary for community wellbeing.

- **Housing is expensive and in short supply, particularly for households of low income:** The median cost of a home in San Juan County has increased by 50% over the past 10 years to \$1 million. Affordable housing is virtually non-existent without OPAL Community Land Trust's commitment to Orcas Island.
- **Food insecurity is Orcas Island's unfortunate secret:** More than 50% of Orcas Island households qualify for Food Bank shopping. Food insecurity on Orcas is real. Recent policy changes have widened the gap and made access to food assistance programs more challenging for those with the greatest need.
- **Local jobs don't pay enough for wage earners to afford housing and food.** The high cost of living on Orcas makes affordable rentals and food assistance essential to maintain our island workforce. Seniors and people on fixed incomes are challenged to stay in their home community as costs escalate.
- **The community needs a Food Bank with space to meet islanders' current and future needs:** The Food Bank's rented spaces – spread out in various locations – limit the amount of food and donations it can receive, store and distribute. A commercial kitchen will turn surplus donations into ready-to-eat meals.

**Solution:** A \$40 million public and private investment to build a community campus that improves the social services safety net and strengthens community health by increasing access to housing, food and related wellbeing services. This stability improves educational and economic outcomes for the next generation.

- **Build the campus: a community asset and safety net for islanders – our friends and neighbors**
- **Connect people with the food, housing and wellbeing services they need to thrive**
- **Establish a new rental neighborhood with dedicated supportive services**
- **Create transformational, generational change for a healthier community long term**

**Campaign Outcomes:** The Pea Patch campus will foster greater wellbeing for people who, with basic needs met, can pursue education, build relationships and contribute to their community. The campus will meet essential human needs and create the conditions for a thriving life supporting:

- Physical & Mental Health
- Economic Stability & Mobility
- Social Connection and Dignity
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- Empowerment & Future Potential

**How you can help:** Building this campus depends on the generosity of individuals like you. Your involvement will directly shape the lives of your neighbors and ensure that this vision becomes reality. By joining our campaign as a donor (and/or a volunteer), you become a vital part of building a stronger, more resilient future for every islander. Together, we can create lasting change and make Orcas Island a place where everyone thrives. Contact Suzanne Olson at [suzanne@opalclt.org](mailto:suzanne@opalclt.org) if you'd like to learn more about campaign volunteer roles or to request our pledge form.

**Total Goal: \$40 Million:** As of February 2026, the collaboration has raised \$31M (>78% of goal) through leadership and major gifts from individuals, foundations, and public sources. Leadership and major gift fundraising will continue throughout the campaign. In early 2027, the collaboration expects to be ready for the final phase of fundraising by launching a *Community Campaign* – inviting widespread community participation and support. Contributions of all sizes will help us reach our goal and complete the campus by 2028.

**Timeline:** Site work is scheduled to begin in early 2026 followed by housing construction in 2026-2027. The Food Bank building will begin construction in 2027, and the campus is expected to be complete in 2028.

**Campaign Funding Status:** To date, \$31 million is committed and another \$9 million needs to be raised. The following sources and uses are today's estimates based on conservative budget scenarios and current economic conditions.