

EVANS VISTA NEIGHBORHOOD PORT TOWNSEND PUBLIC OUTREACH/PLANNING COMMISSION MEETING

June 22, 2023

Introduction

Site
Assessment

Outreach #1
Survey
Results

Concept Site
Plan Options

Questions



CITY OF PORT TOWNSEND

Emma Bolin
Director of Planning and
Community Development

Steve King
Public Works Director



THOMAS ARCHITECTURE STUDIOS



Ron Thomas, AIA
President



Amos Callender, AIA
Associate Principal, Project Manager

PRIMARY CONSULTANTS



TERRAPIN ARCHITECTURE
Local Architectural Consultant
Richard Berg, Principal



SCJ ALLIANCE
Civil Engineering, Traffic & Environmental
Whitney Holm, PE, LEED AP BD+C



LANDAU ASSOCIATES
Geotechnical
Calvin McLaughlin, PLS, EIT



ECONORTHWEST
Partner & Project Director
Morgan Shook



PROJECT TEAM

Evans Vista Housing Project / Organizational Chart

YEAR	2023											
MONTH	J	F	M	A	M	J	J	A	S	O	N	D

TASK	TASK DESCRIPTION	2023											
		J	F	M	A	M	J	J	A	S	O	N	D
TASK 1 INFORMATION GATHERING & SITE STUDIES	Public Outreach & Community Engagement												
	Internal (City staff) coordination meetings		●	●	●	●	●	●	●	●	●	●	●
	Planning Commission & City Council check-ins					●				●			
	Public outreach meetings		●		●			●		●			
	1. Information Gathering & Site Studies												
	Tour Site												
	Project Introduction & Presentation Meeting with City Council		■										
	Project Research / Initial housing & community developer outreach - Distribute Flyers			■									
	Site Clearing / Brush Hog				■								
TASK 2 PROJECT VISIONING & SCHEMATIC DESIGN	2. Project Visioning & Schematic Design												
	Project Development: Draft Development Plans & Integrate public comments			■									
	Schematic Design of (3) site plan alternatives				■								
	Public Engagement: Prepare Presentation Documents					■							
	Public Engagement: Public, Planning Commission, City Council						■						
	Entitlement Planning: Generate initial draft of entitlement documents						■						
TASK 3 FINANCIAL ANALYSIS	3. Financial Analysis												
	Incorporate all feedback to-date into updated plan					■	■						
	Create Building Prototypes		■	■	■	■	■						
	Generate Building Types customized for local building conditions		■		■		■	■					
	Outreach to regional housing & community developers							■	■				
TASK 4 PRELIMINARY ENGINEERING & REFINEMENT OF ALTERNATIVES	4. Preliminary Engineering & Refinement of Alternatives												
	Generate Design Development Alternatives (2 of 3)							■					
	Prepare next round of Public Outreach Engagement								■				
	Presentation of project update & alternatives through public outreach meeting									■			
	Review summary with Project Team & make final recommendations										■		
TASK 5 SELECTION OF PREFERRED ALTERNATIVES	5. Selection of Preferred Alternatives												
	Update preferred Design Development Alternative										■		
	Prepare Final Presentation Package										■		
	Final Presentation & Summary to Public, Planning Commission & City Council										■		
TASK 6 ENTITLEMENT APPLICATIONS	6. Entitlement Applications												
	Land Use entitlement applications submitted										■		
	Initial review & respond to City comments										■	■	
	City review/ Land Use approval										■	■	■
	Next steps											■	■

● Indicates Stakeholder & Public Outreach Meetings



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SITE FEATURES: TRANSIT | SITE ACCESS | PEDESTRIAN CIRCULATION



WALK SCORE: 42

① #4 UPPER SIMS LOOP; FREQUENCY 30 MIN.
W&F: 7:30 AM TO 6:48 pm & SAT: 8:30 AM TO 7:03 PM & SUN: NO SERVICE.

BIKE SCORE: 40

② 15 MINUTE BIKE RIDE TO DOWNTOWN VIA LARRY SCOTT TRAIL

1 MILE = 18 MIN. WALK
5 MIN. BIKE
2 MIN. DRIVE

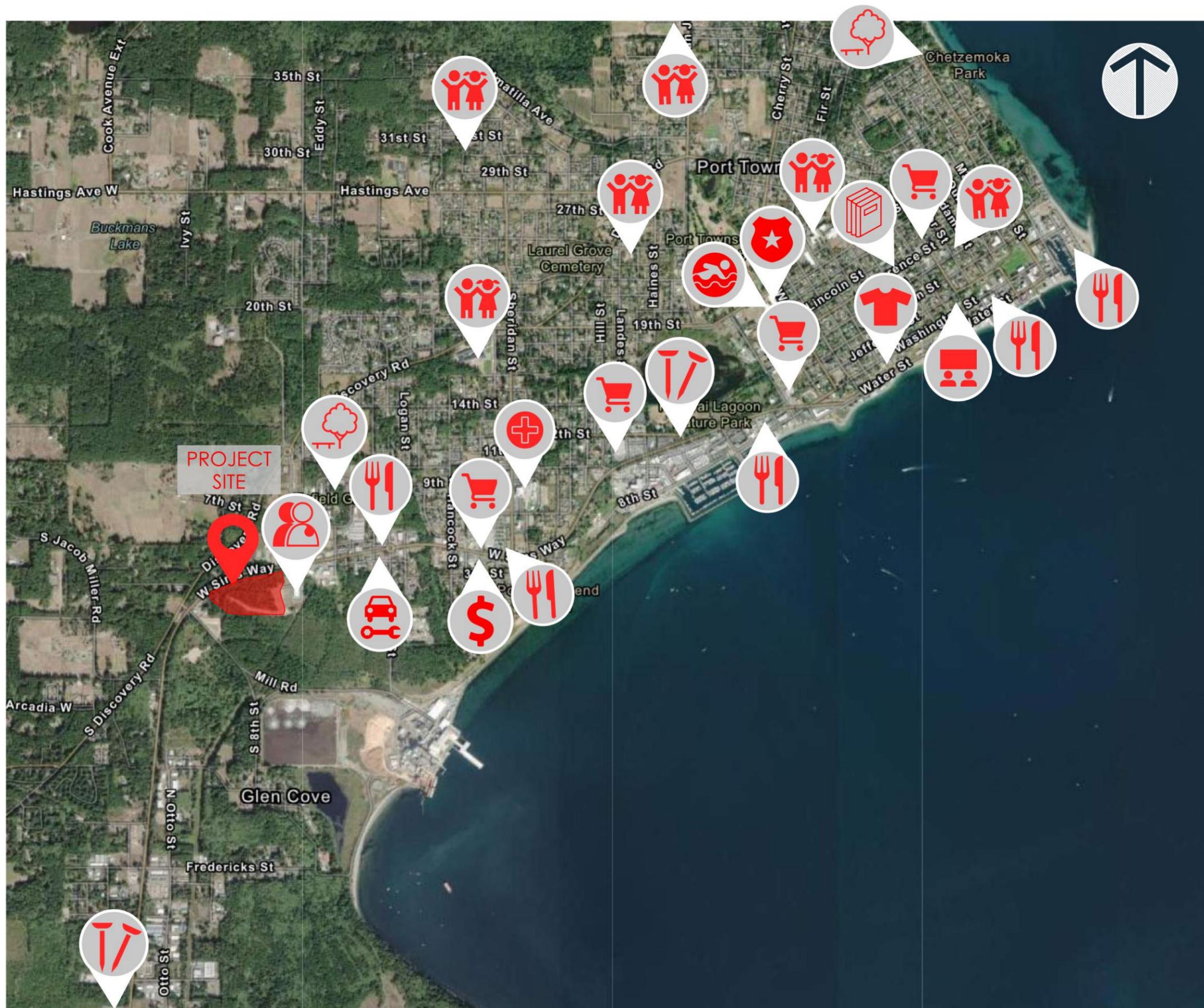
SITE FEATURES: CRITICAL AREAS | WETLAND | VEGETATION



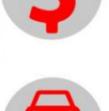


- WATER
- SEWER
- ELECTRIC

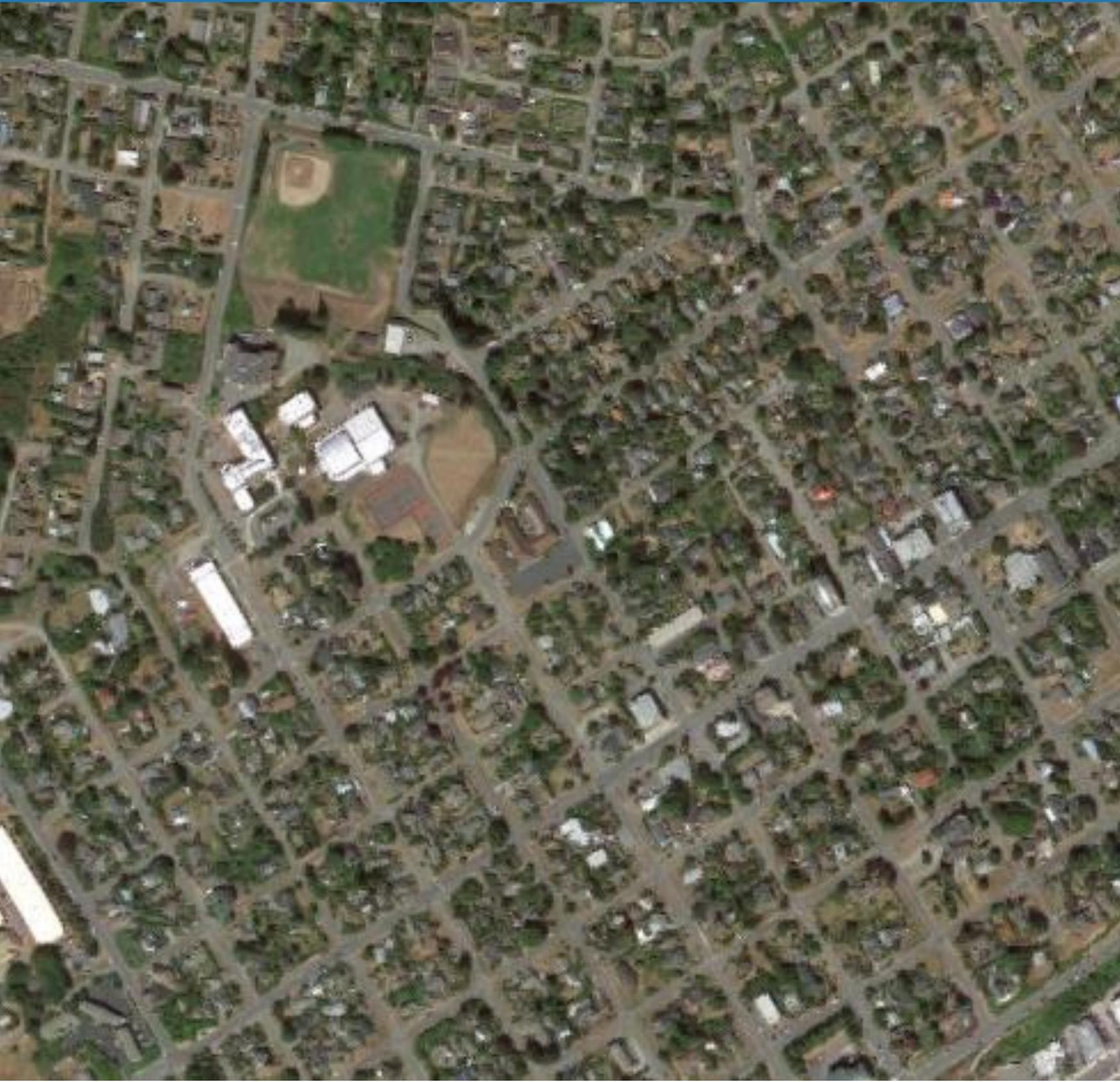
SITE FEATURES: NEARBY AMENITIES



1 MILE = 18 MIN. WALK
5 MIN. BIKE
2 MIN. DRIVE

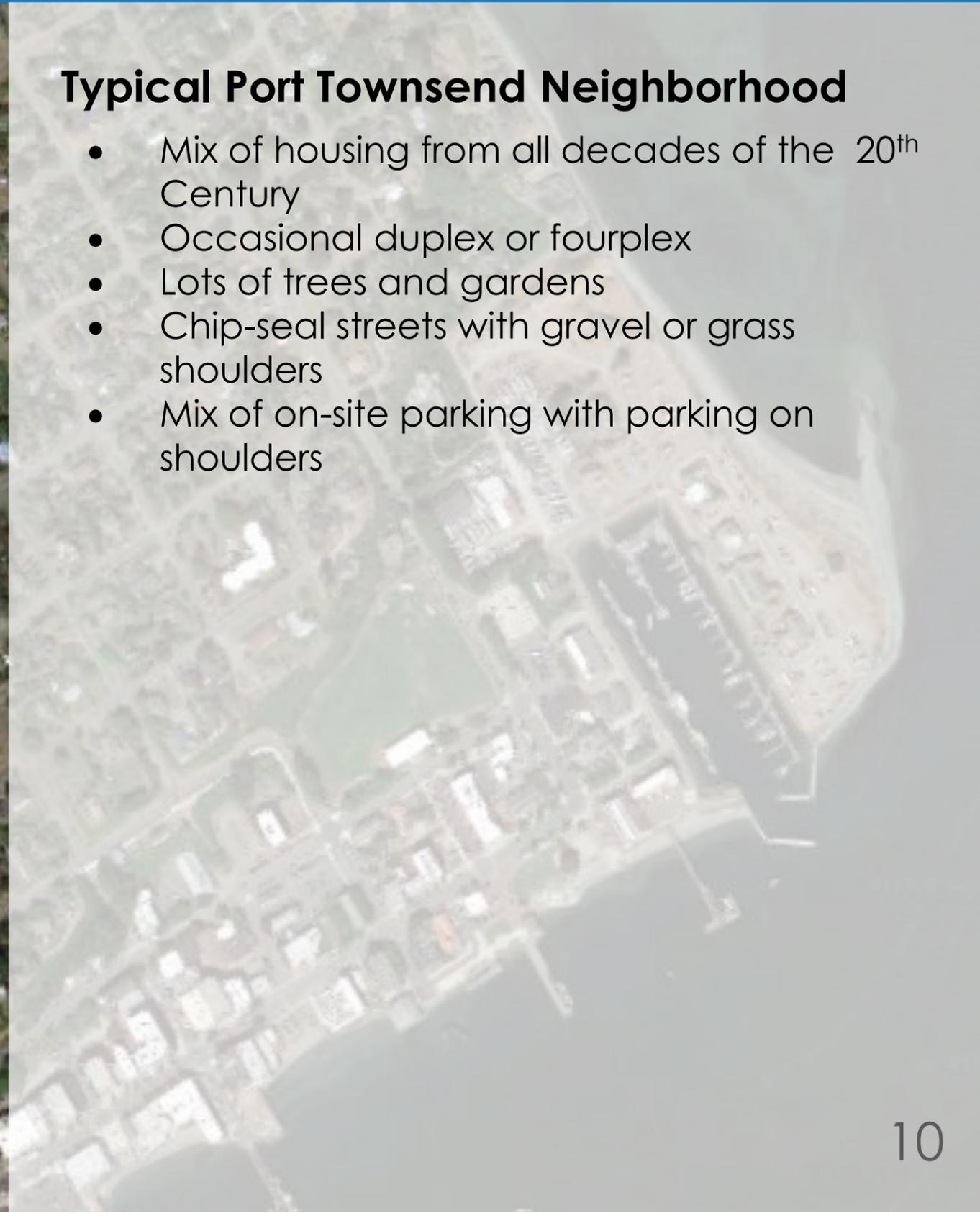
-  **HARDWARE:**
1.9 MILES SW
1.6 MILES NE
-  **SOCIAL SERVICES:**
0.3 MILES NE
1.2 MILES N
-  **THEATER:**
3 MILES NE
-  **POLICE STATION:**
2 MILES NE
-  **PARK/RECREATION:**
0.3 MILES N
-  **SCHOOL:**
0.5 MILES SE
2.5-3 MILES NE
-  **HOSPITAL:**
0.9 MILES NE
-  **GROCERY STORE/PHARMACY:**
1.1-3 MILES NE
-  **DINING:**
1.2-2.8 MILES NE
-  **CLOTHING STORES:**
2.3 MILES NE
-  **SWIMMING POOL:**
2.2 MILES NE
-  **BANK:**
1.2 MILES NE
-  **CAR REPAIR:**
0.02 MILES NE

NEIGHBORHOOD TYPES IN PORT TOWNSEND



Typical Port Townsend Neighborhood

- Mix of housing from all decades of the 20th Century
- Occasional duplex or fourplex
- Lots of trees and gardens
- Chip-seal streets with gravel or grass shoulders
- Mix of on-site parking with parking on shoulders



NEIGHBORHOOD TYPES IN PORT TOWNSEND

MULTI-FAMILY



Mixed-Use – Residential Over Commercial



Suburban – Multi-Family

Multi-Family Over Commercial

- Typical in original older commercial districts
- Found in both Downtown and Uptown neighborhoods
- Usually, no on-site parking provided
- Apartments have been in continuous use for 100+ years

Suburban Multi-Family

- Mostly built in 1980s – 1990s
- Apartments at grade-level, no commercial space
- Mostly apartments, some condos on the waterfront
- Some buildings are senior housing
- On-site parking typically provided

NEIGHBORHOOD TYPES IN PORT TOWNSEND

PLANNED UNIT DEVELOPMENT



Planned Unit Developments

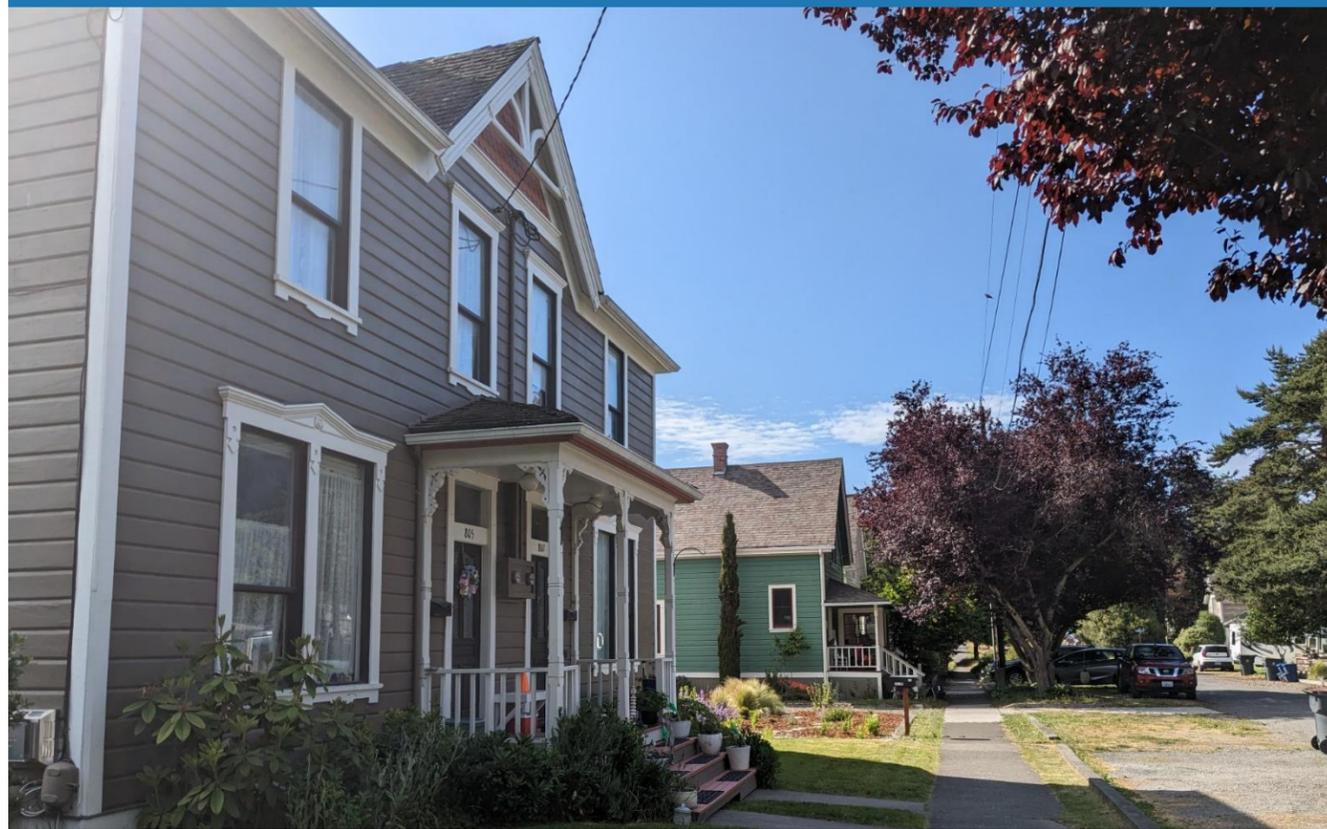
- Built early 2000s
- Attempt to provide smaller housing units for singles, retirees
- Condominium ownership
- Grounds maintained by HOA
- On-site parking provided



Cottages

NEIGHBORHOOD TYPES IN PORT TOWNSEND

VICTORIAN SINGLE-FAMILY NEIGHBORHOOD



Victorian Single-family Neighborhood

- Mostly single-family houses on 1 or 2 lots
- Occasional duplexes
- Some large older homes converted to multiple units
- Mix of on-site and street parking



Victorian – Single-family

NEIGHBORHOOD TYPES IN PORT TOWNSEND

OTHER NEIGHBORHOODS



Midcentury Subdivision

Midcentury Subdivision

- Front yards
- Wide street with cul-de-sac at dead end
- On-site parking; street parking not utilized



Beach Neighborhood

Beach Neighborhood

- Mix of houses of different ages
- Peek-a-boo views of water
- Narrow streets and lanes; on-site parking
- Pickett fences



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EVANS VISTA HOUSING DEVELOPMENT

PUBLIC OUTREACH SURVEY #1

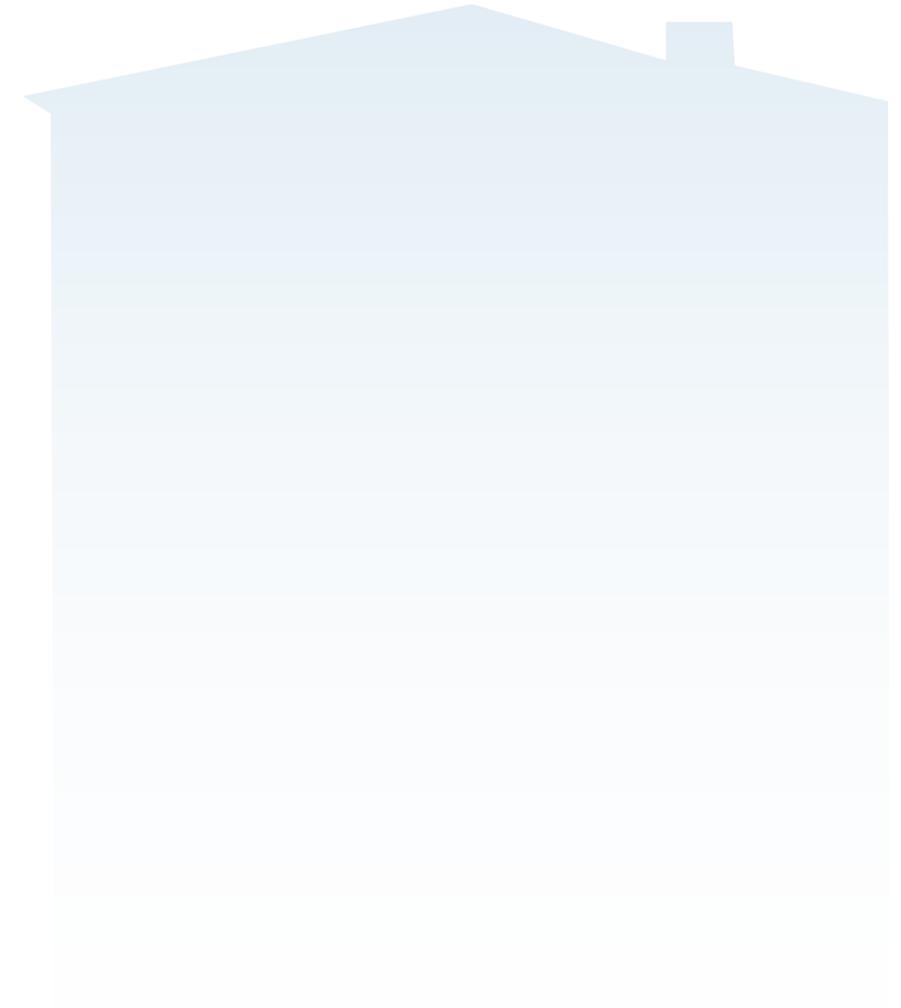
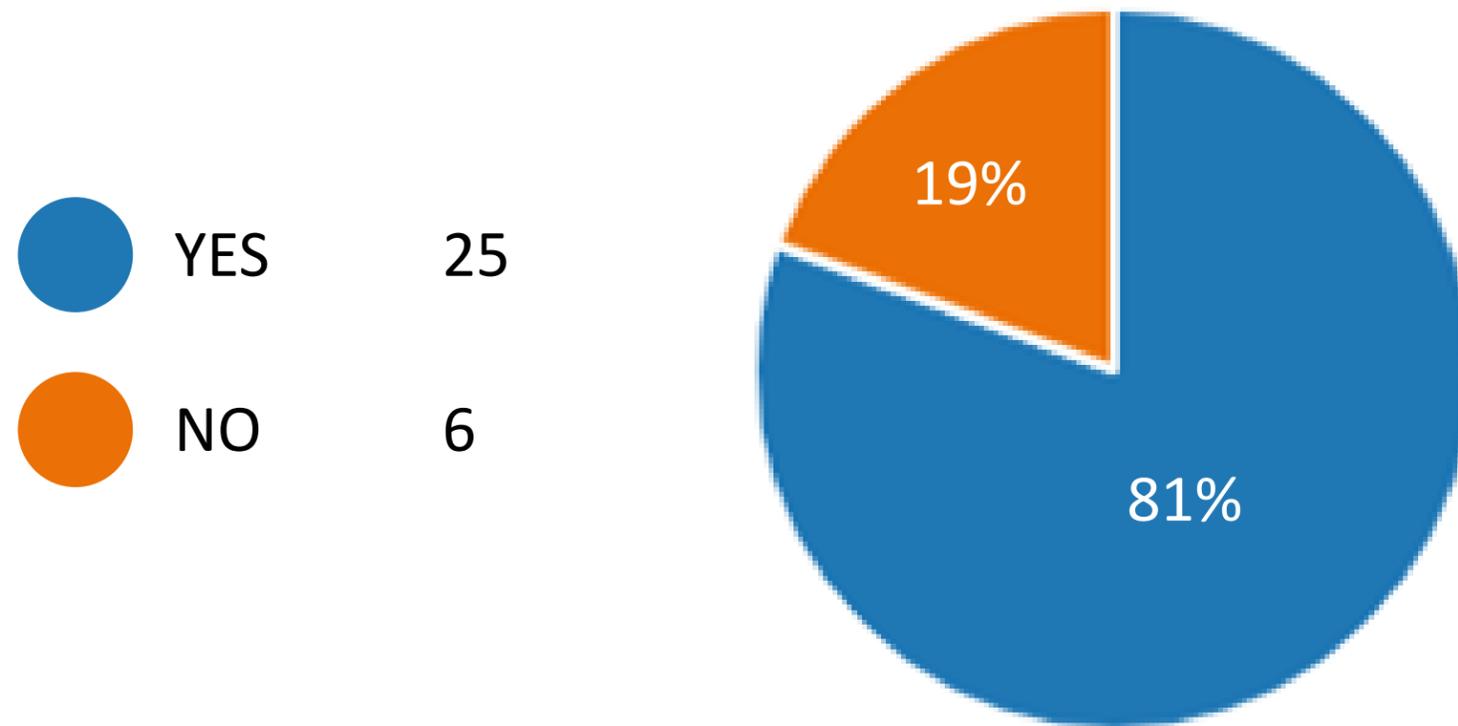
April 17-June 13, 2023

31

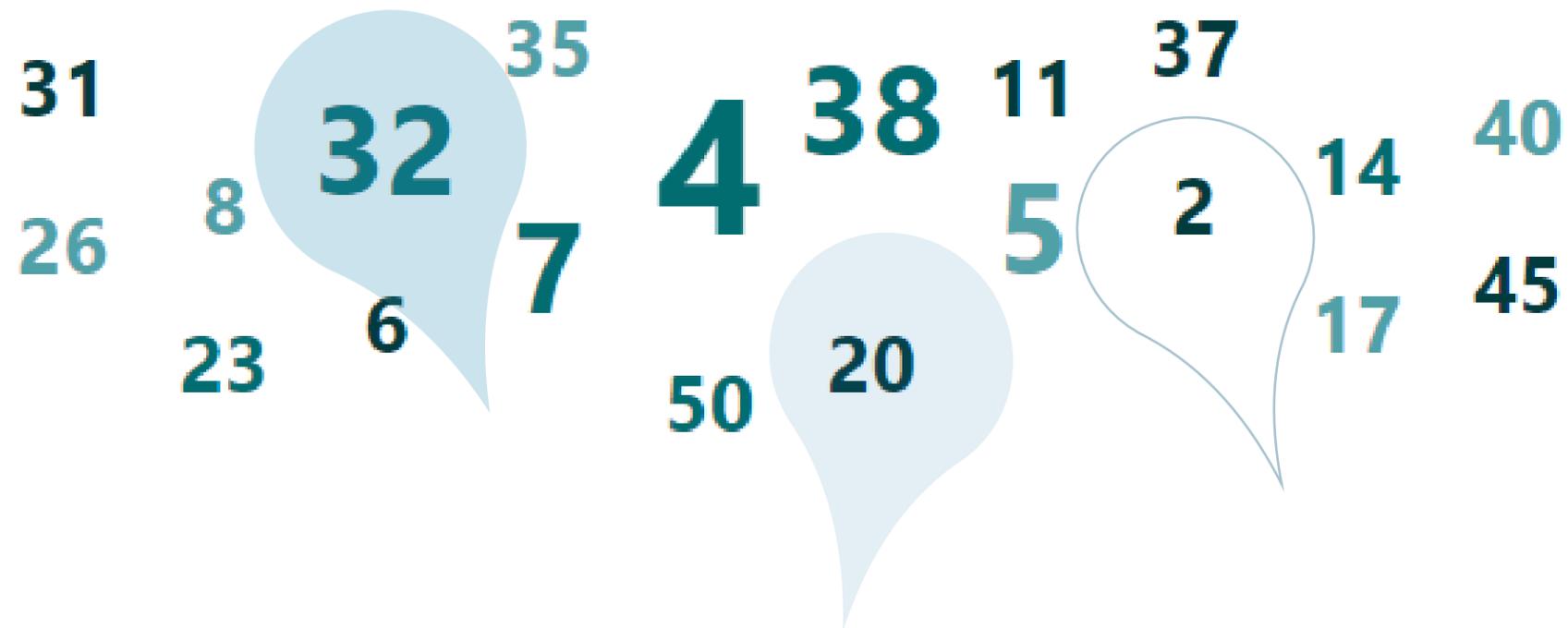
Responses



1. Are you familiar with the Evans Vista Property recently purchased by the City of Port Townsend in the vicinity of W. Sims Way/Mill Rd. Rainier St./ Evans Vista?



2. How long have you lived in Port Townsend? (number of years)

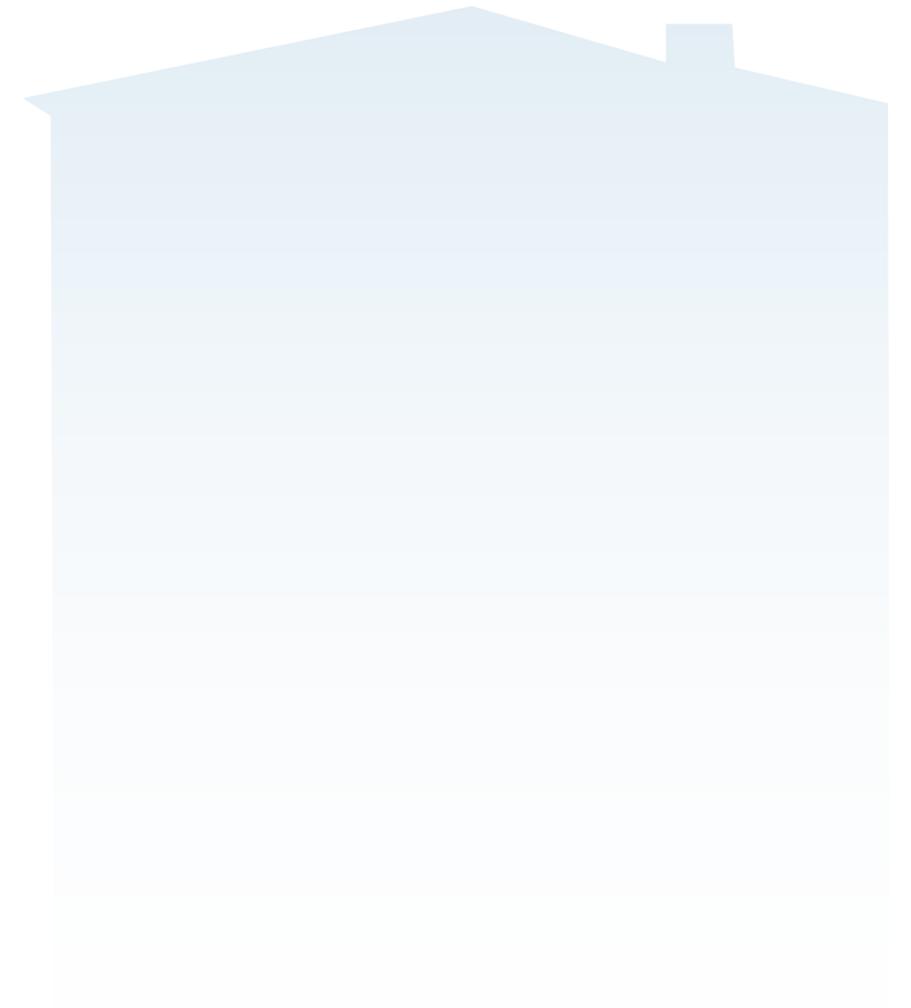
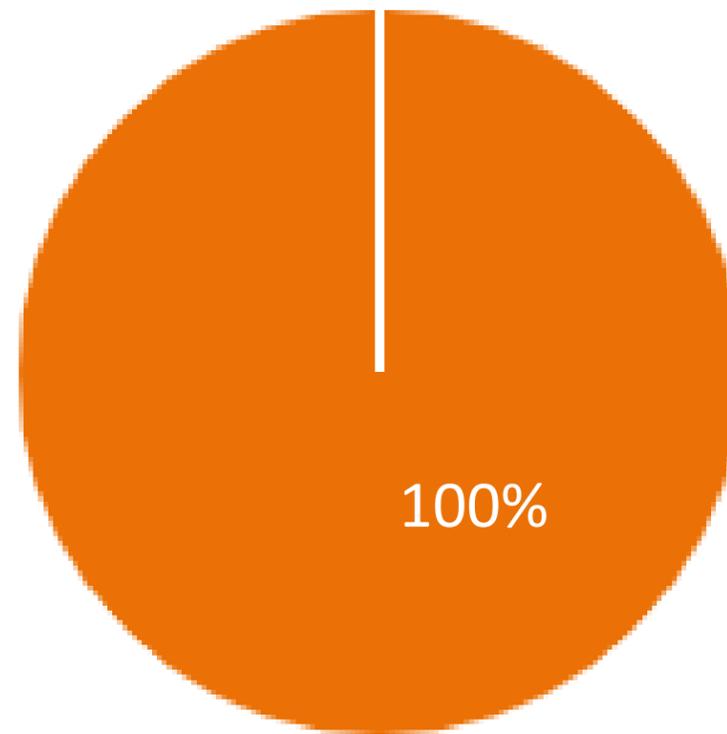
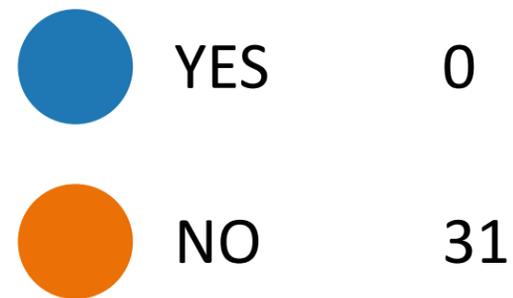


SUMMARY / INSIGHTS

- 0-4 years (8)
- 5-9 years (6)
- 10 years + (17)

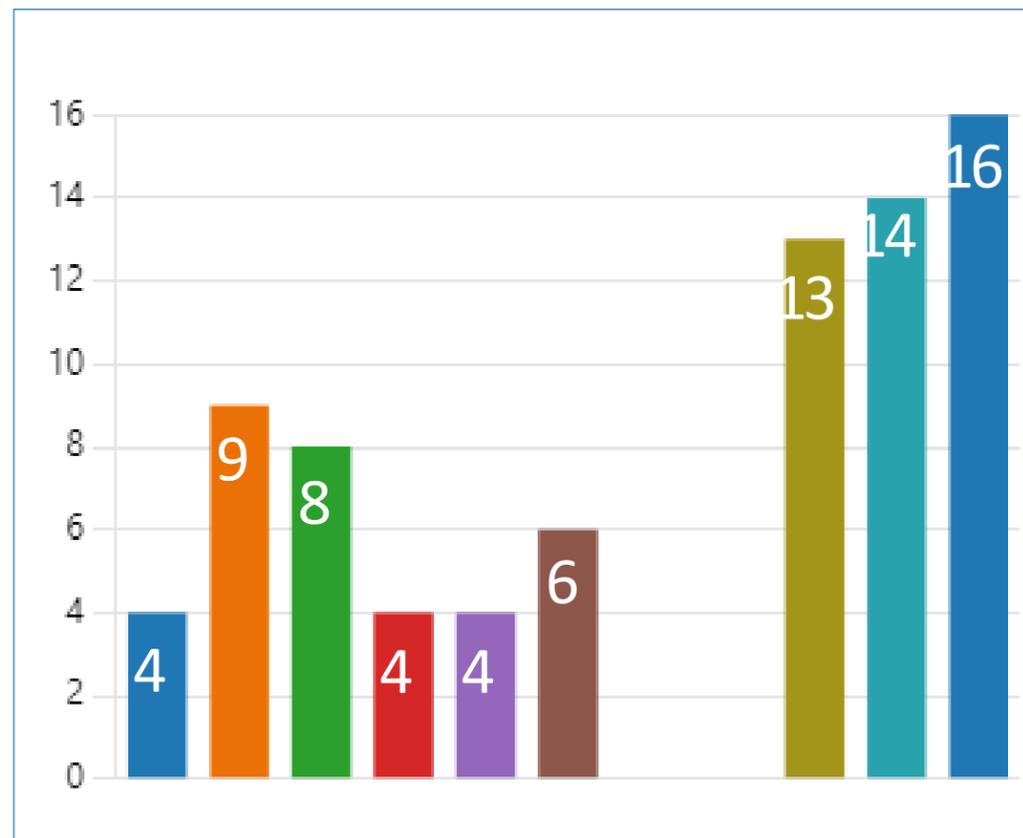
3. Do you currently reside in the Evans Vista Development Project site?

4. If your answer to the question above was "Yes", how long have you lived there?



5. What is the main reason you are here in Port Townsend: (select all that apply)

- I grew up here 4
- To live near family and/or friends 9
- To be closer to work 8
- School for my children 4
- Access to job opportunities 4
- Safety in the community 6
- Affordability of housing 0
- Access to social services 0
- Friendly community 13
- Access to nature 14
- Other 16

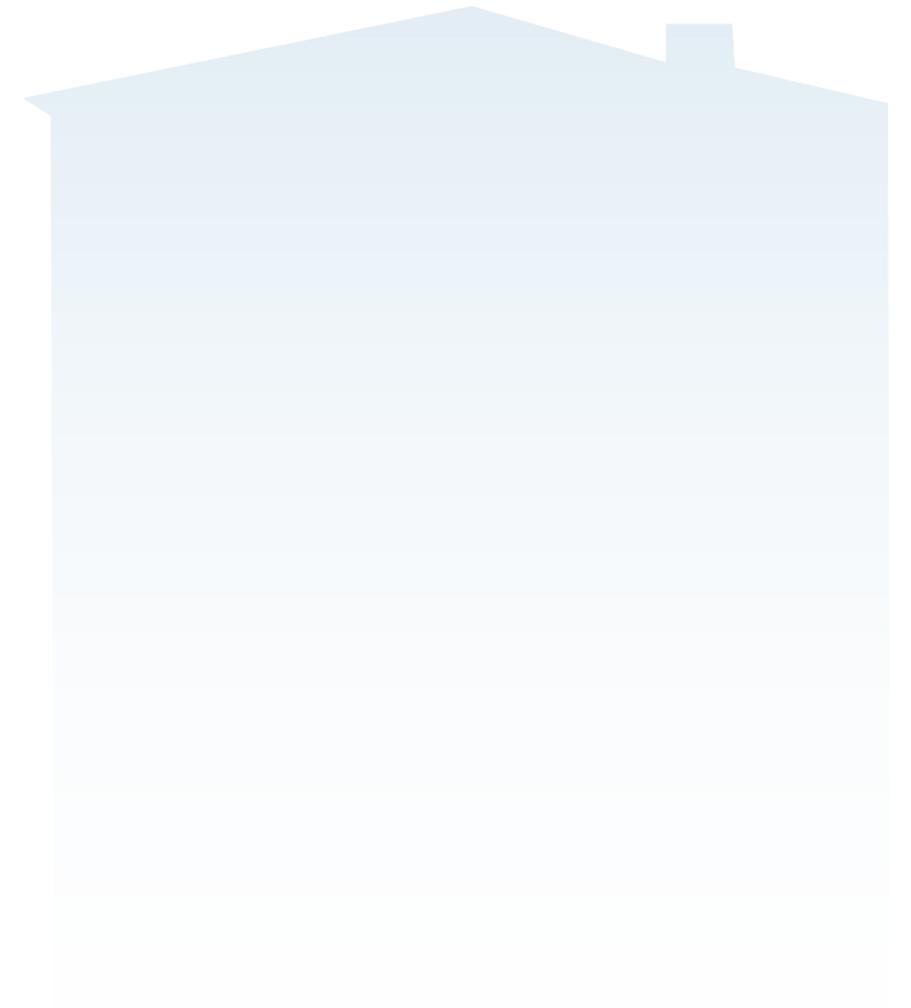
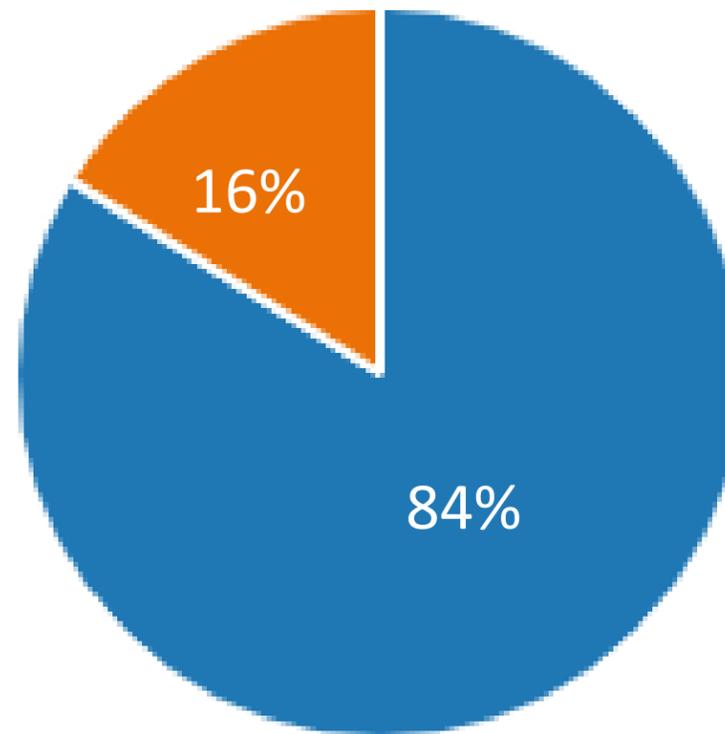
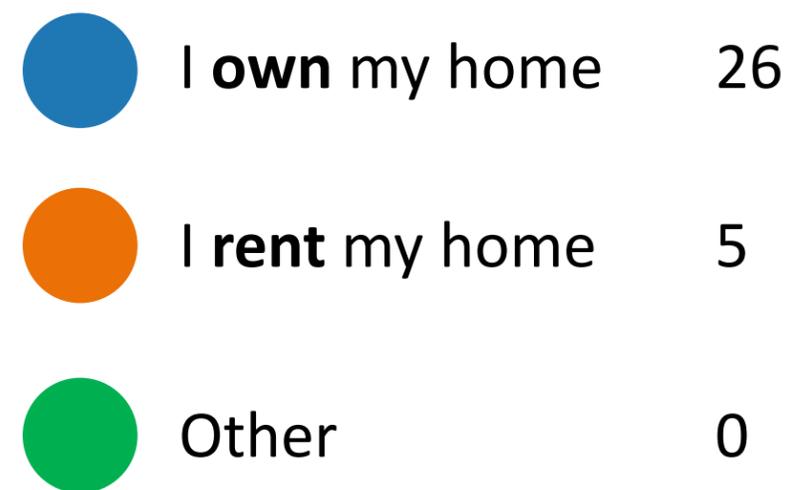


- 15 – Friendly community
- 14 – Access to nature
- 11 – Near Family
- 10 – Closer to work
- 6 – Safety in community
- 4 – I grew up here
- 4 – Access to jobs
- 3 – School for children
- 3 – Small community
- 2 – Arts / culture
- 4 – Other

* Adjusted – ‘Other’ mostly consisted of a collection of the above reasons

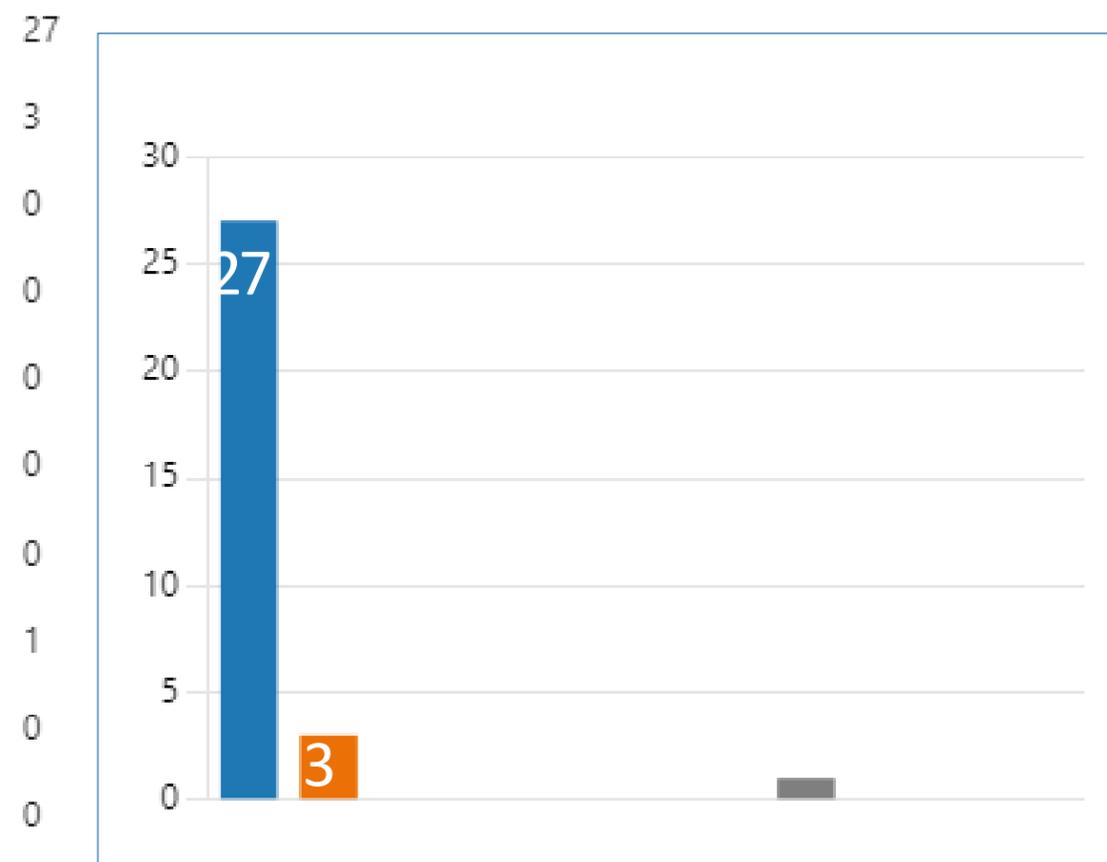


6. Regarding your place of residence:



7. In what type of home do you currently reside:

- House
- Apartment
- Duplex
- Triplex
- Quadplex
- Townhome
- RV or other vehicle
- Tent
- Couchsurfing or other temporar...
- Shelter or emergency housing
- Other



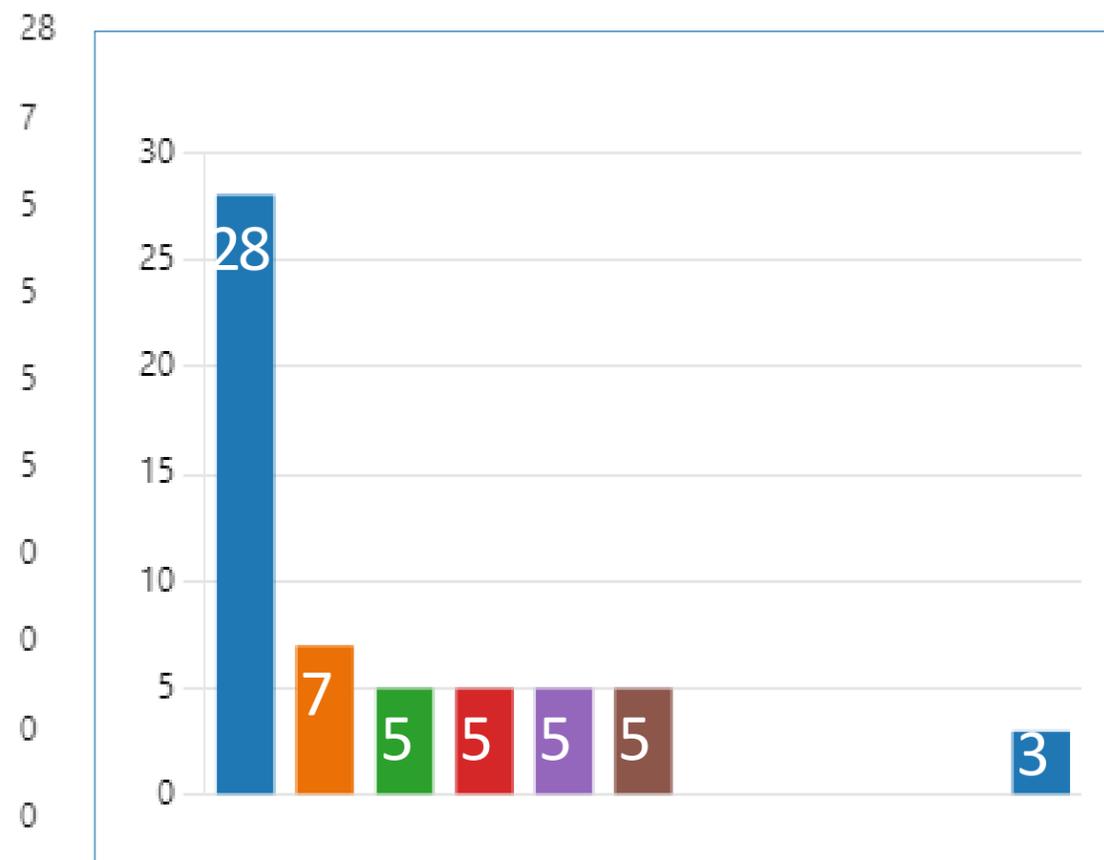
SUMMARY / INSIGHTS

- 27 House
- 3 Apartment
- 1 Tent



8. In what type of housing do you prefer to reside? (check as many that apply)

- House
- Apartment
- Duplex
- Triplex
- Quadplex
- Townhome
- RV or other vehicle
- Tent
- Couchsurfing or other temporar...
- Shelter or emergency housing
- Other



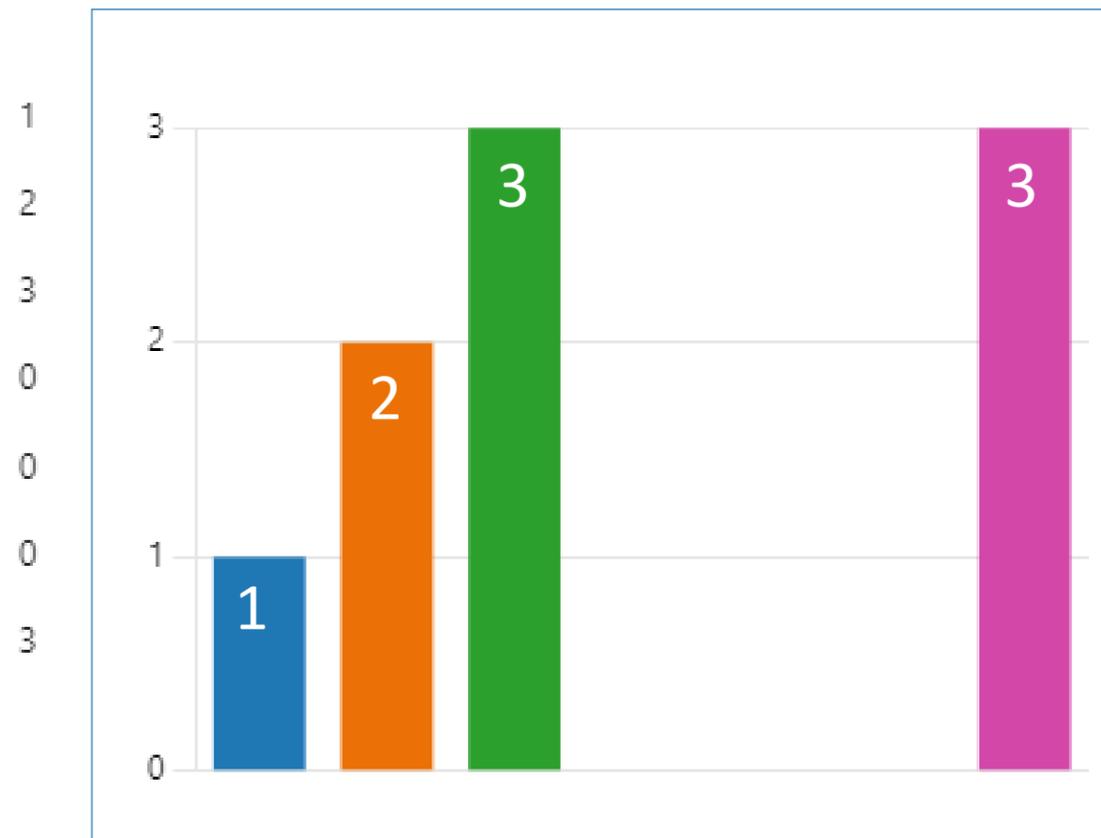
SUMMARY / INSIGHTS

- 28 House
- 7 Apartment
- Other includes:
congregate housing,
backyard cottage/ADU



9. Do you utilize services such as:

- Recovery Cafe
- Dove House (Recovery Cafe)
- Olycap
- Peninsula Behavioral Health (RE...)
- Jefferson County Public Health ...
- Peninsula Housing Authority
- Other

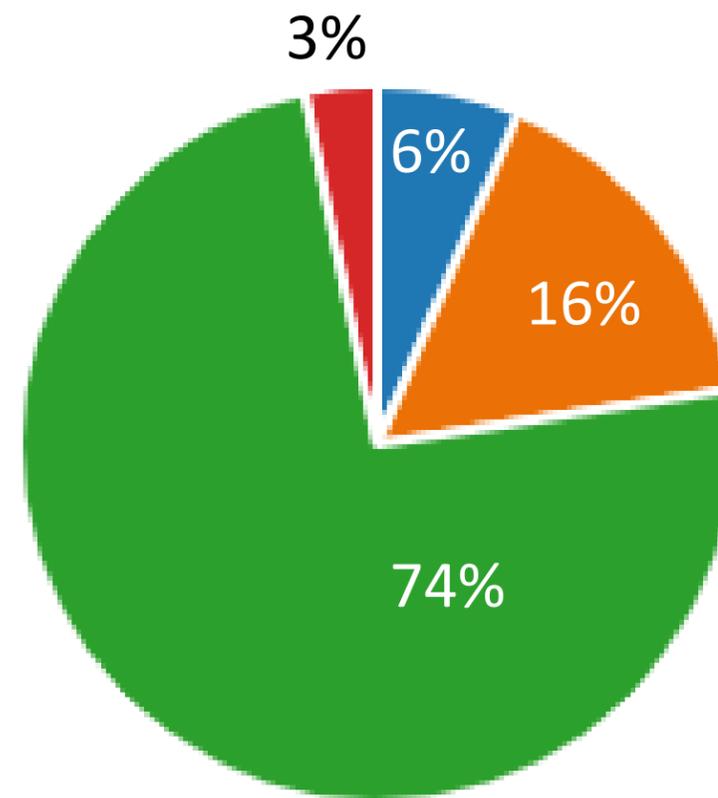


SUMMARY / INSIGHTS

- Olycap
- Dove House (recover Café)
- Recovery Café
- Other: above + HUD

10. Do you plan to rent or buy a home within the next two years?

	Yes, rent	2
	Yes, buy	5
	No	23
	Other	1

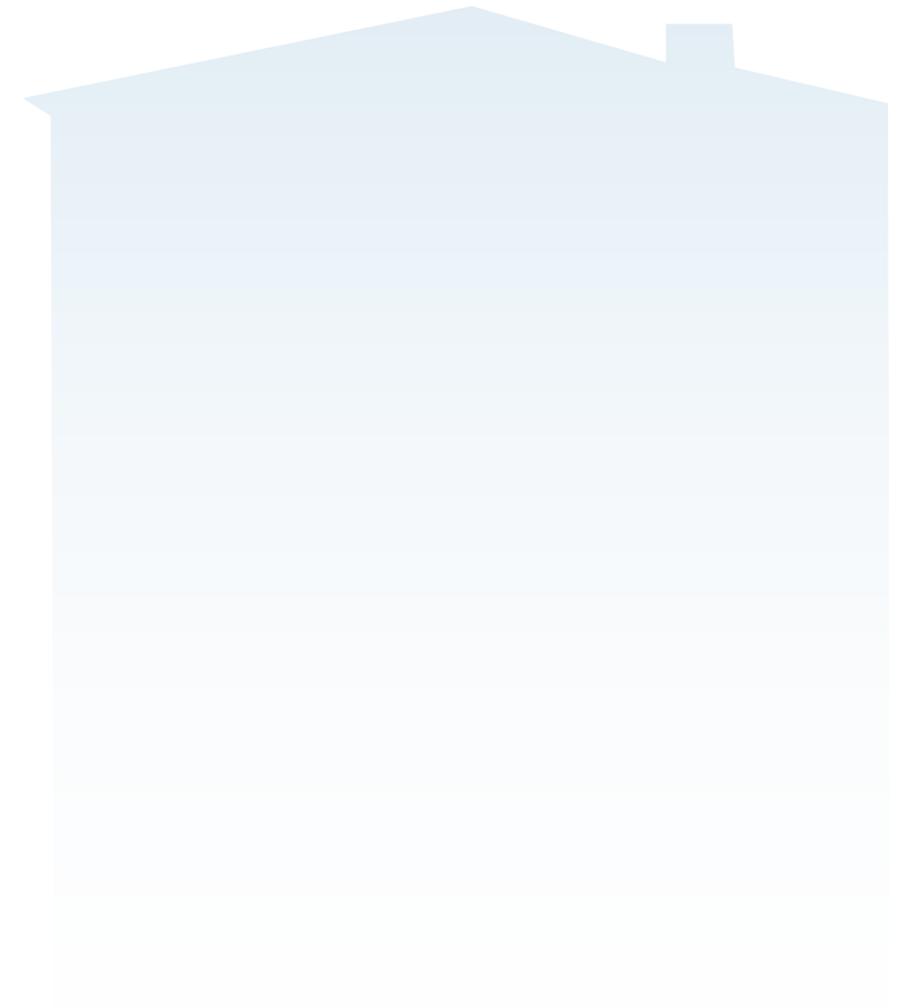
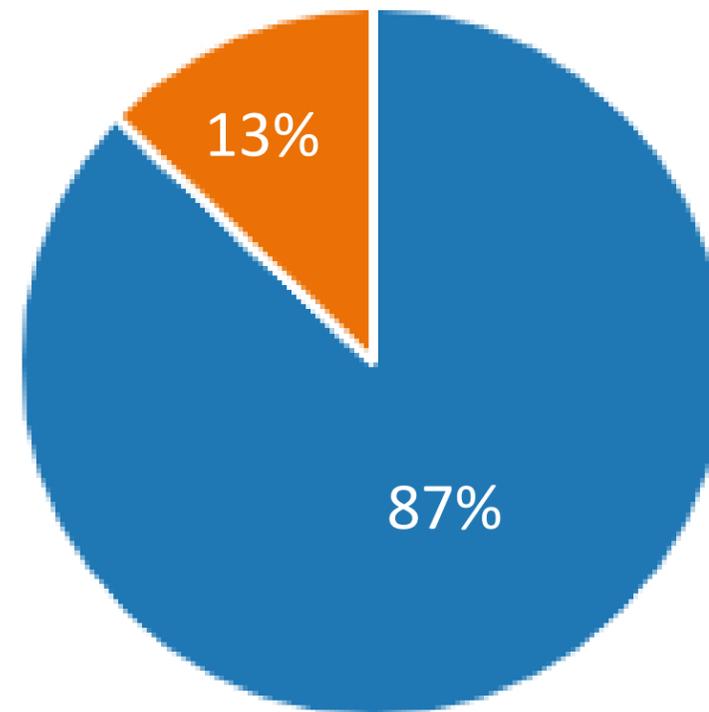


SUMMARY / INSIGHTS

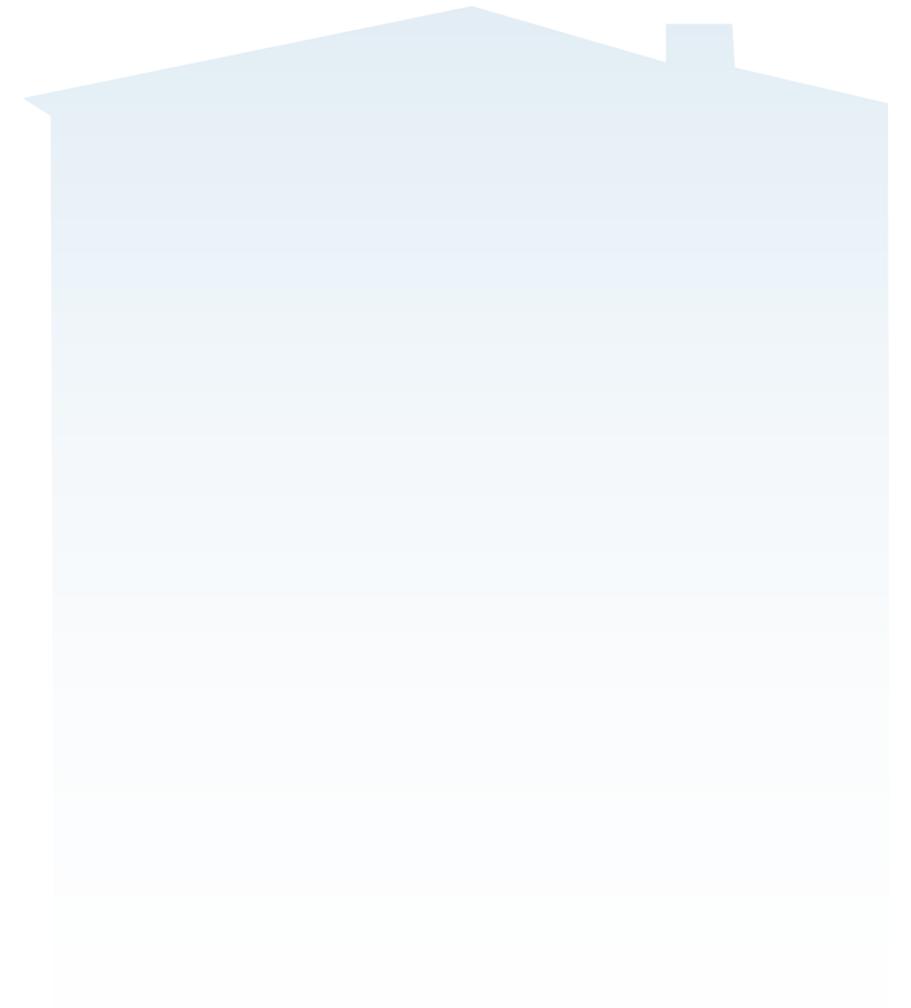
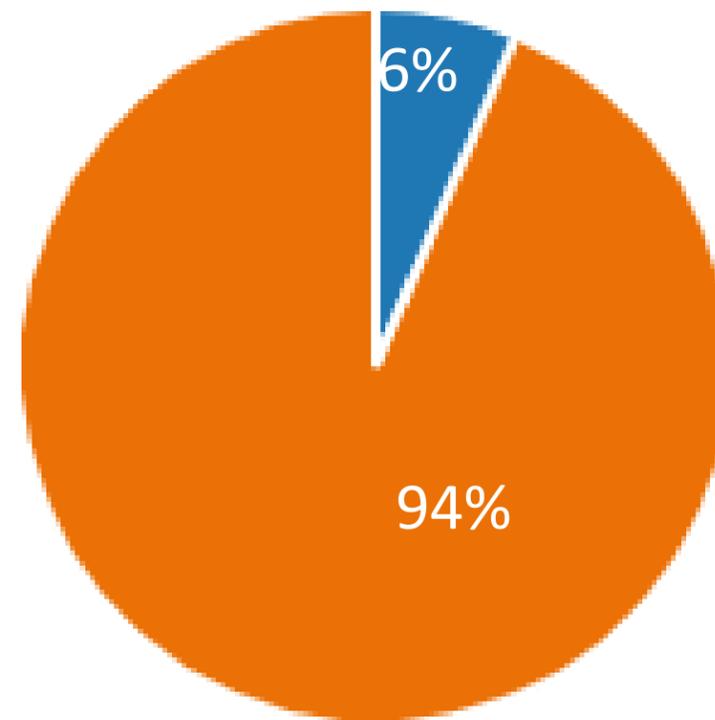
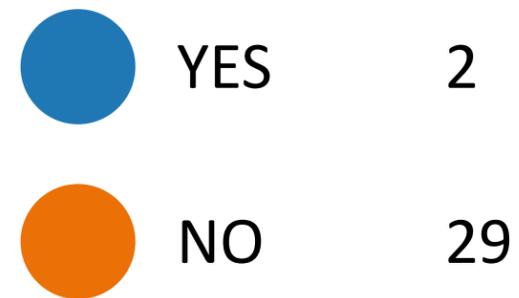
- 74% Plan to stay
- 16% Plan to buy
- 6% Plan to rent

11. As lifestyle choice do you prefer home ownership or renting?

-  I prefer home ownership 27
-  I prefer to rent 4

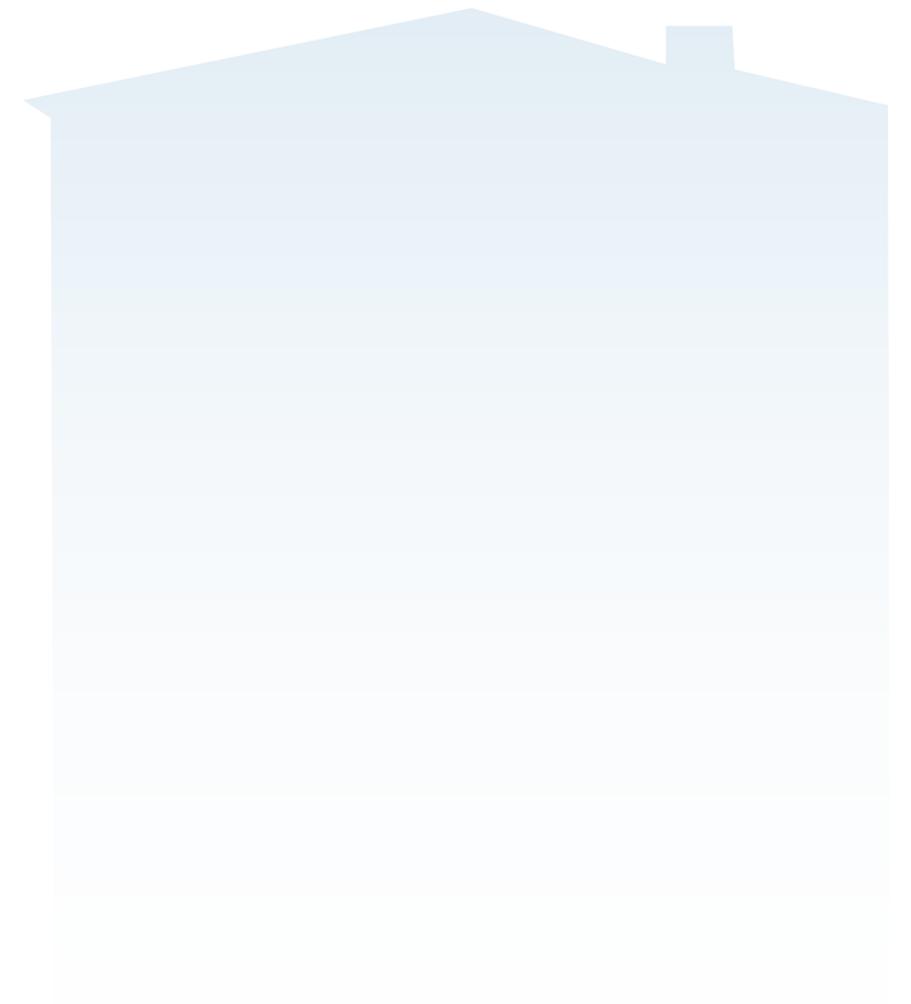
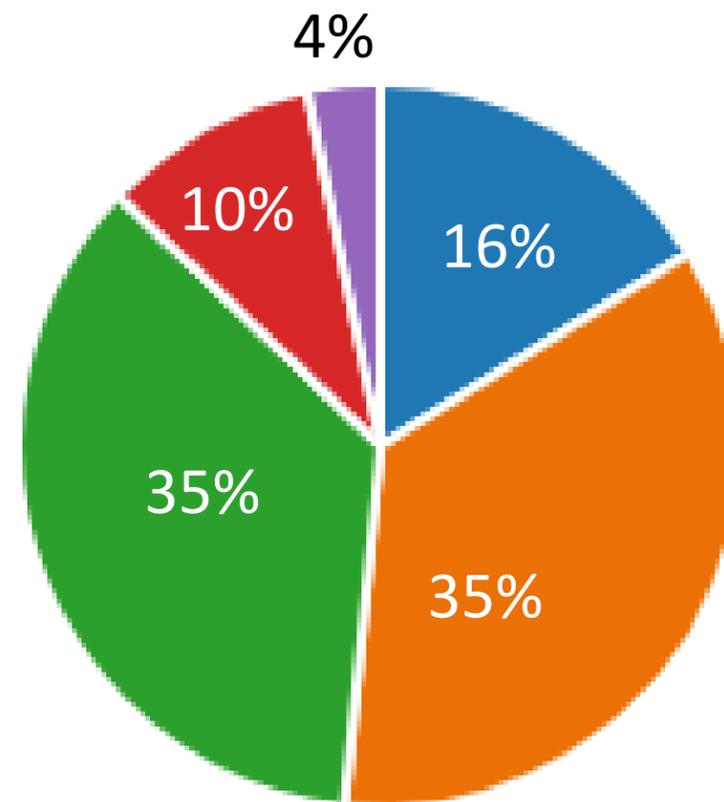


12. Do you need an ADA accessible place to live?

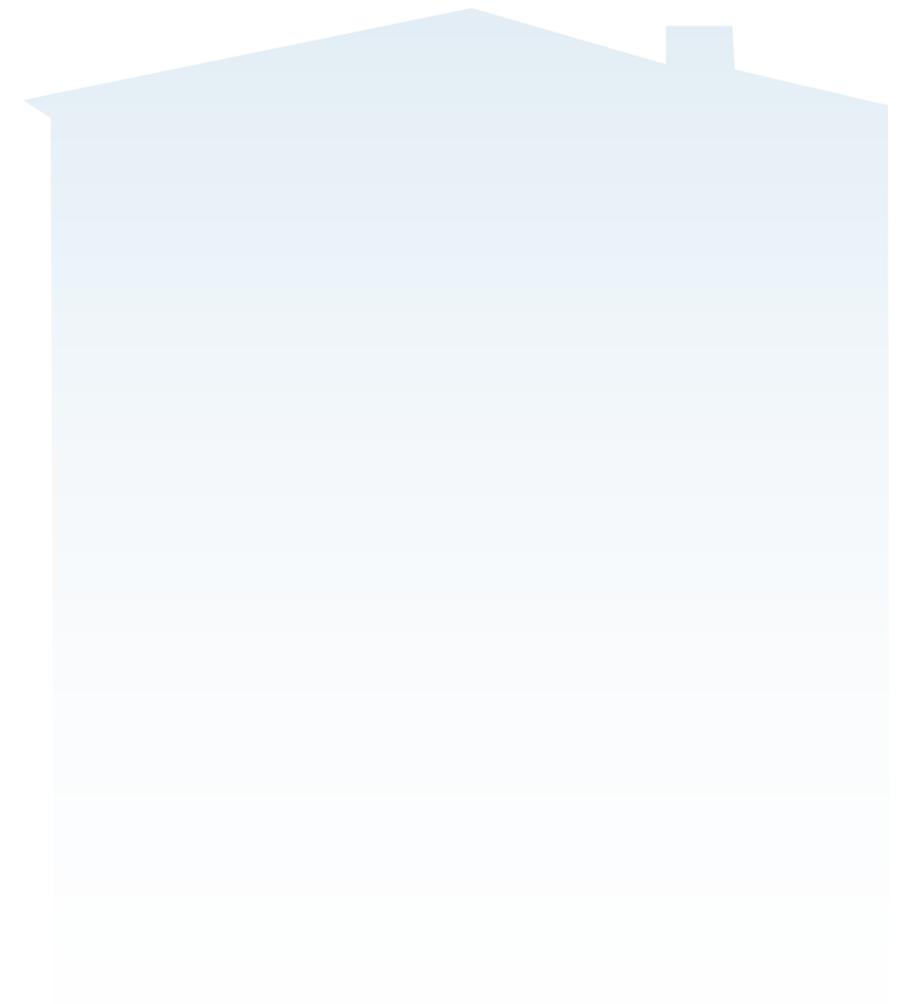
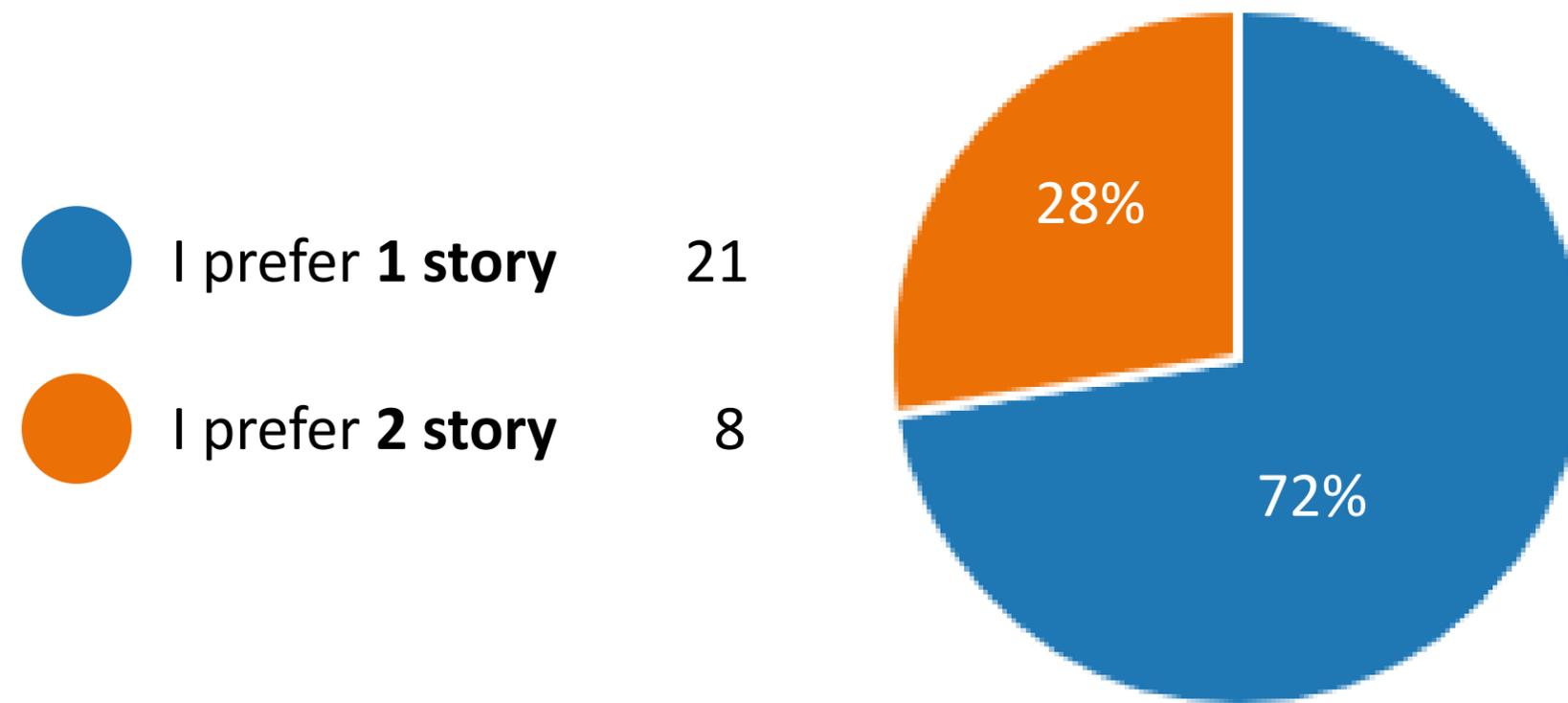


13. What size residence do you prefer?

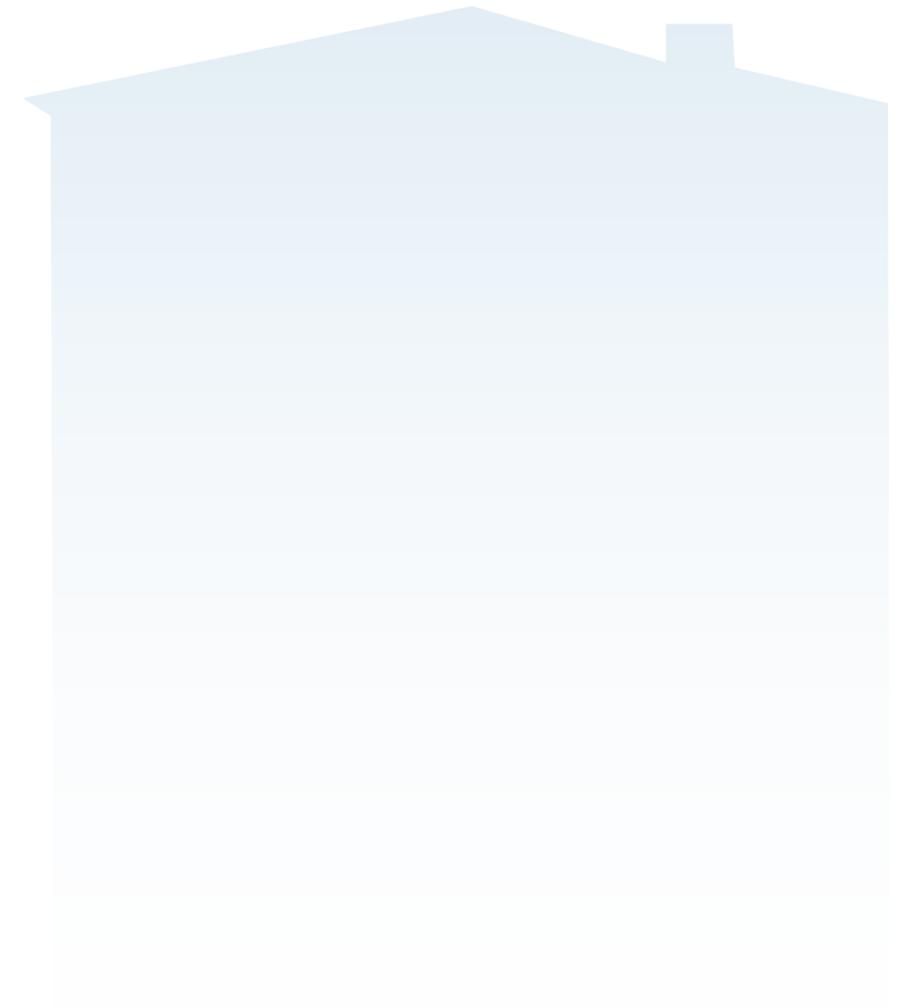
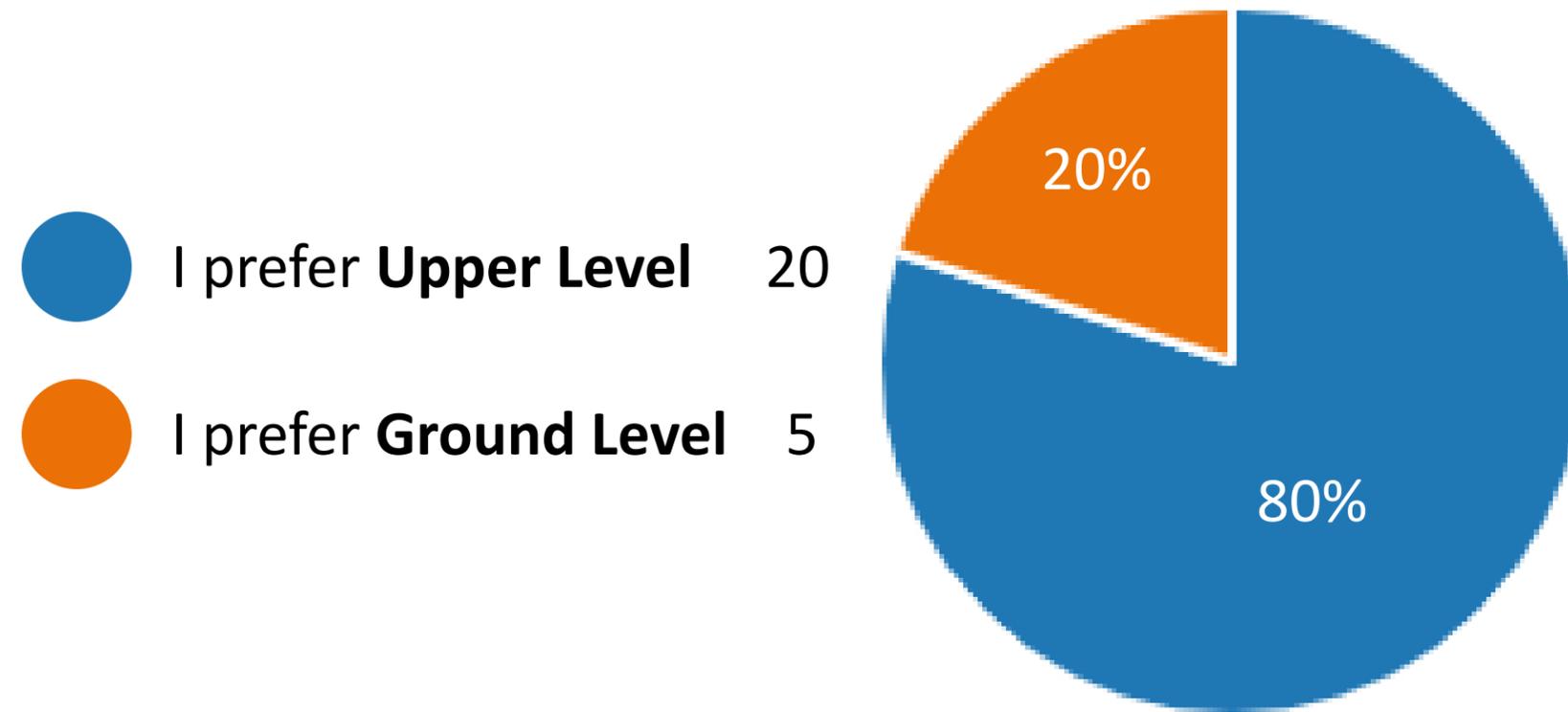
- 2,000 SF or more (4-bedroom 2.5 bath) 5
- 1,500 SF to 2,000 SF (3-bedroom 2 bath) 11
- 1,000 SF to 1,500 SF (2-bedroom 2 bath) 11
- 650 SF to 1,000 SF (1-bedroom 1 bath) 3
- Less than 650 SF (studio 1 bath) 1



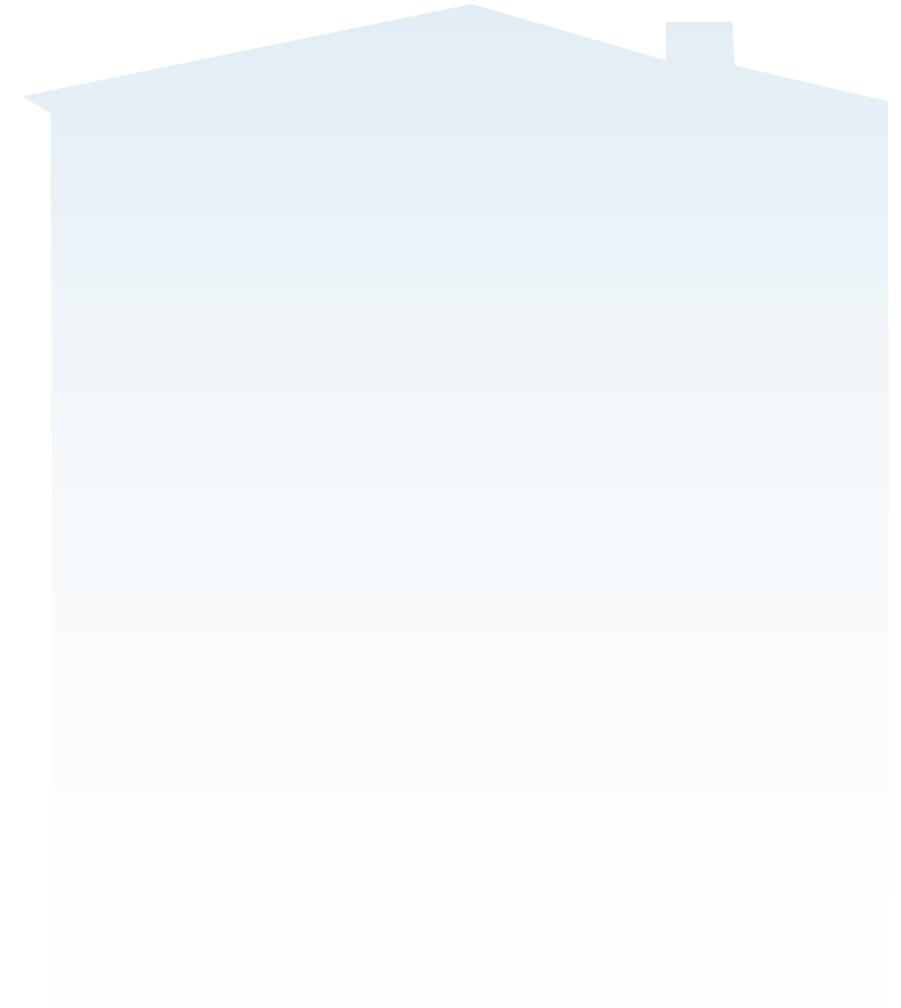
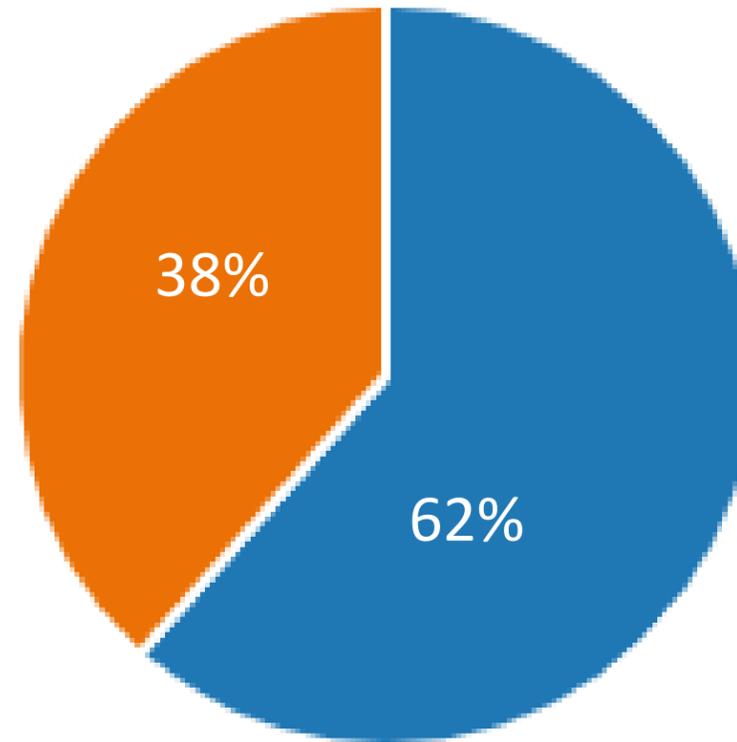
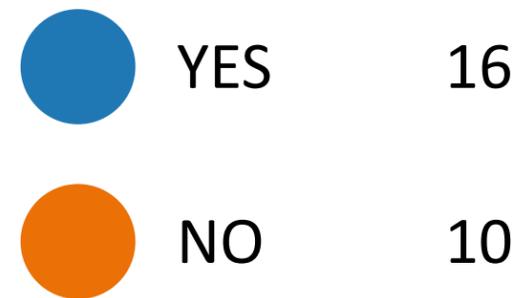
14. Do you prefer a one-story or two-story residence?



15. For apartments, do you prefer ground level units or upper-level units?

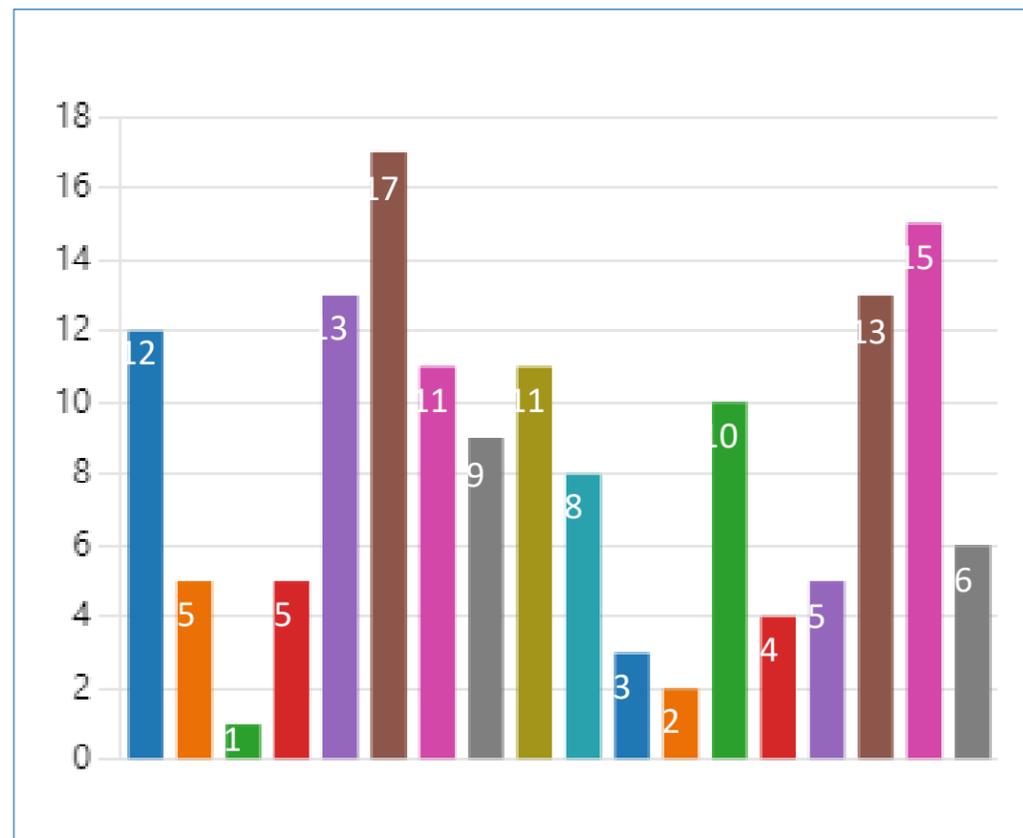


16. Would you prefer a secure elevator access building? (one that requires a key/keycard/access code to get in)



17. Please pick your top 5 amenities you would like to see in this development:

● Daycare	12
● Enclosed dog walk/run	5
● Dog wash station	1
● Community kitchen	5
● Park/play-structure	13
● Access to walking trails	17
● Sidewalks	11
● Community meeting space	9
● Community garden	11
● Enclosed storage	8
● Covered parking	3
● Gym	2
● Secure bike parking	10
● Mail/package rooms	4
● Food court	5
● Grocery/convenience store	13
● Laundry facility	15
● Other	6

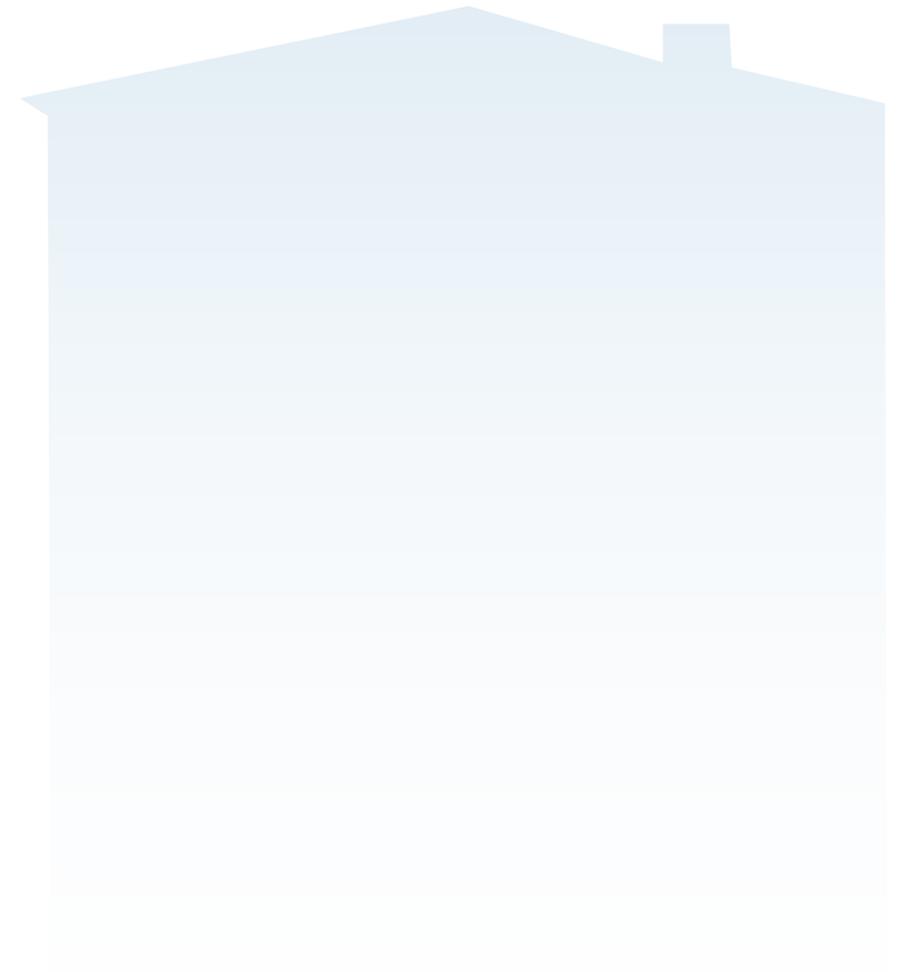
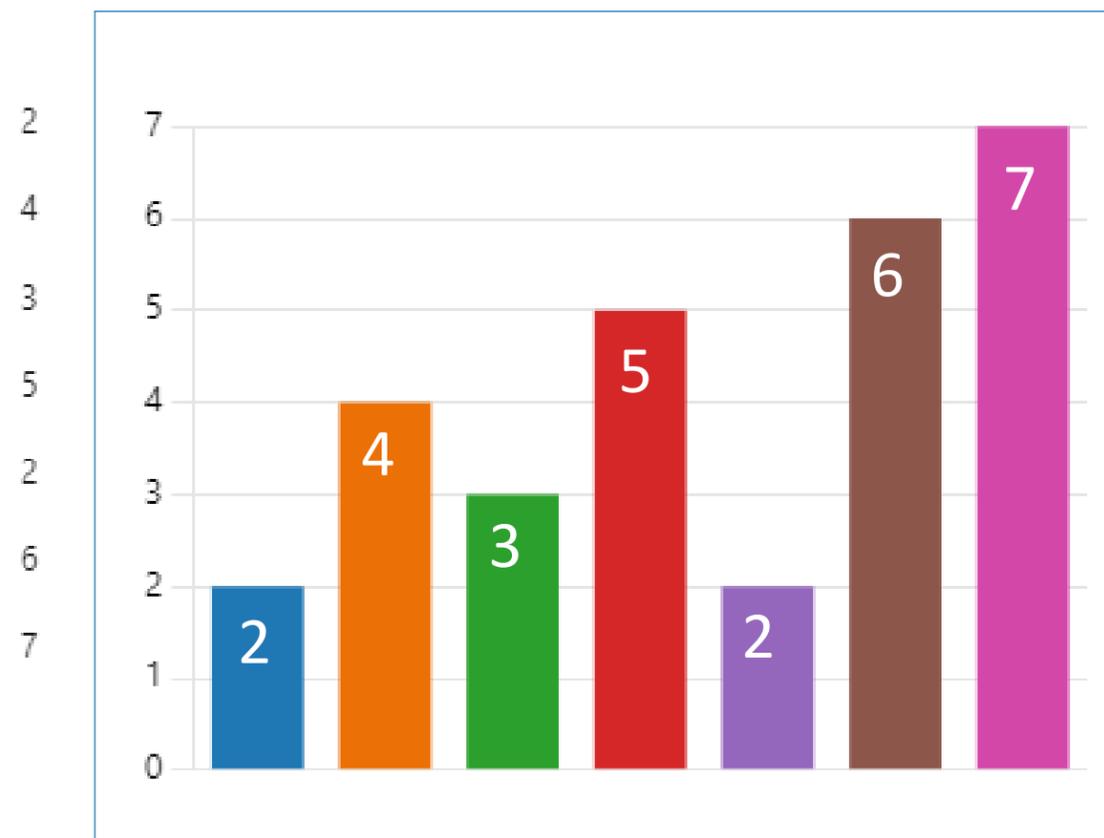


SUMMARY / INSIGHTS

- #1 Access to walking trails
- #2 Laundry
- #3 Play structure/
Grocery/conv. store
- #4 Daycare
- #5 Community
garden/sidewalks
- #6 Secure bike storage

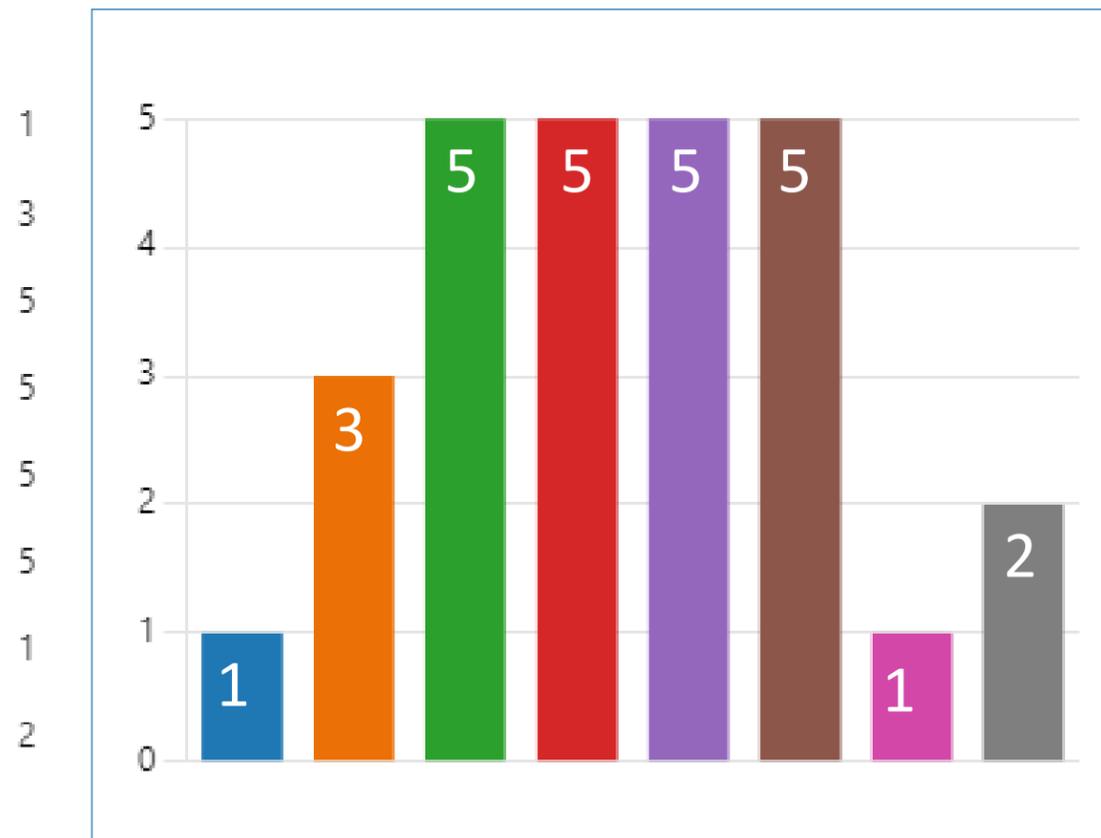
18. If the development had common amenities, how much would you be willing to pay in Homeowner Association type fee/dues every year?

- Nothing/ would not pay
- \$1 to \$50
- \$51 to \$100
- \$101 to \$150
- \$151 to \$200
- \$201 to \$250
- \$251 or more



19. What is the range of monthly mortgage payment you would consider if purchasing a home?

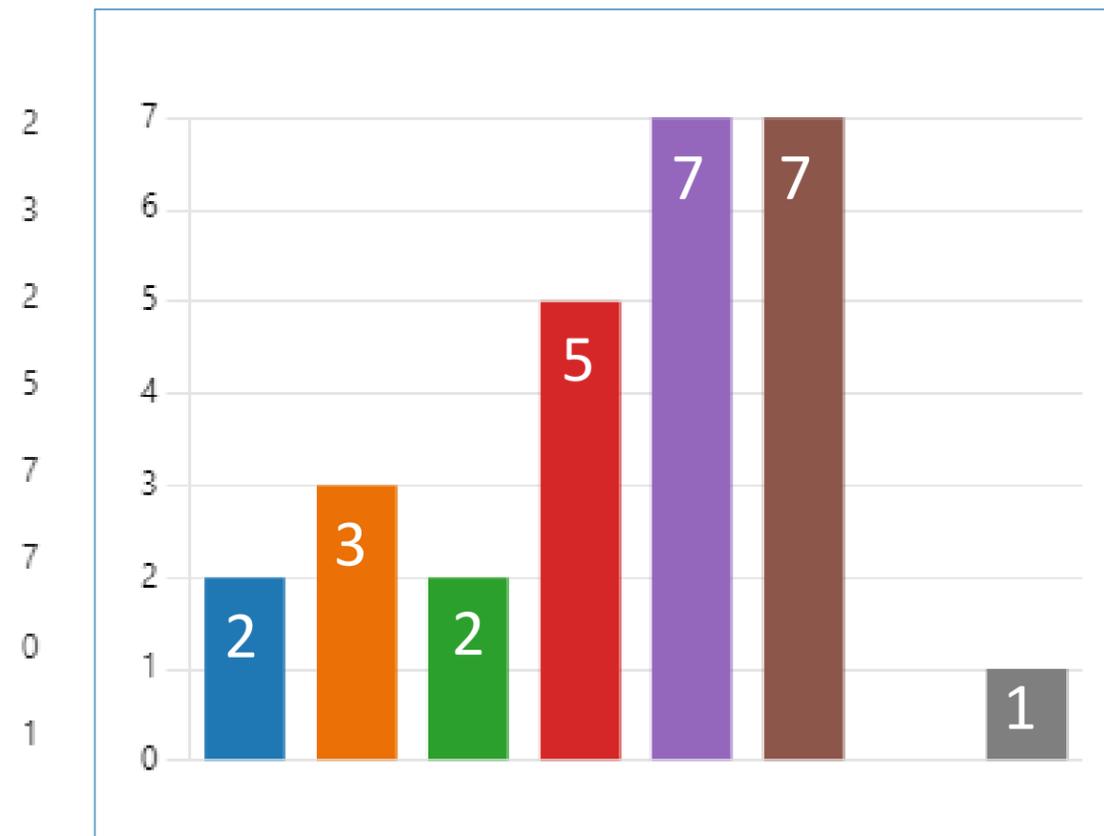
- \$549 or less
- \$550 to \$999
- \$1,000 to \$1,249
- \$1,250 to \$1,499
- \$1,500 to \$1,999
- \$2,000 to \$2,699
- \$2,700 to \$3,399
- \$3,400 or more



SUMMARY / INSIGHTS

- 4-way tie:
\$1,000 to \$2,699

20. How much are you able to pay each month for rent?

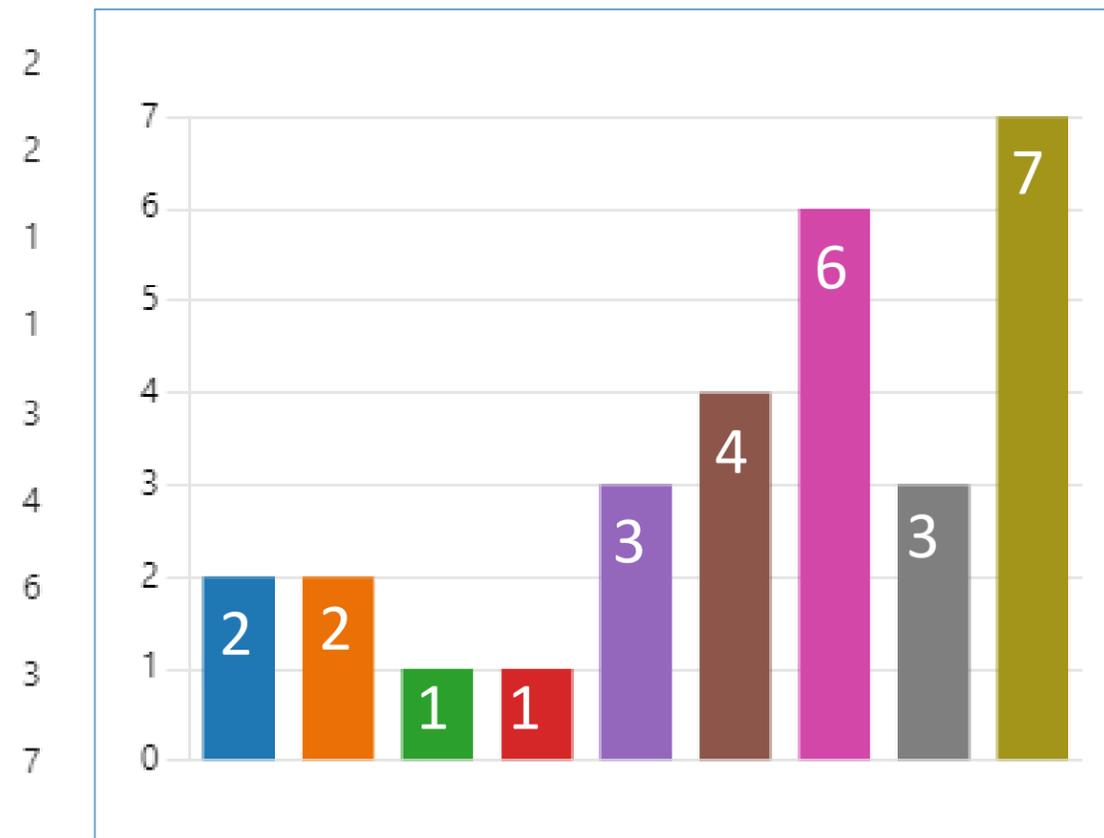


SUMMARY / INSIGHTS

- Tie for first:
\$1,500 to \$2,699
- Second:
\$1,250 to \$1,499

21. For statistical purposes, what is your total household income for 2022?

- Less than \$14,999
- \$15,000 to \$29,999
- \$30,000 to \$49,999
- \$50,000 to \$59,999
- \$60,000 to \$69,999
- \$70,000 to \$89,999
- \$90,000 to \$119,999
- \$120,000 to \$149,999
- \$150,000 or more



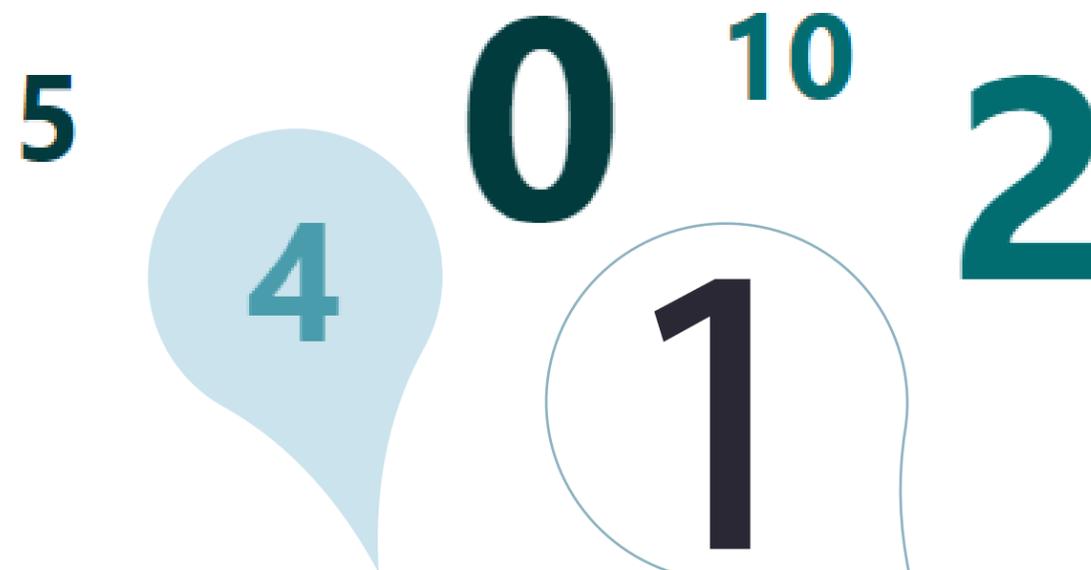
SUMMARY / INSIGHTS

- \$150,000 or more
- \$90k to \$120k
- \$70k to \$90k

22.-30. How many people currently live with you?

31 Responses

13 respondents (**42%**) answered **1** for this question
5 respondents (**16%**) answered **0** or **2** for this question.

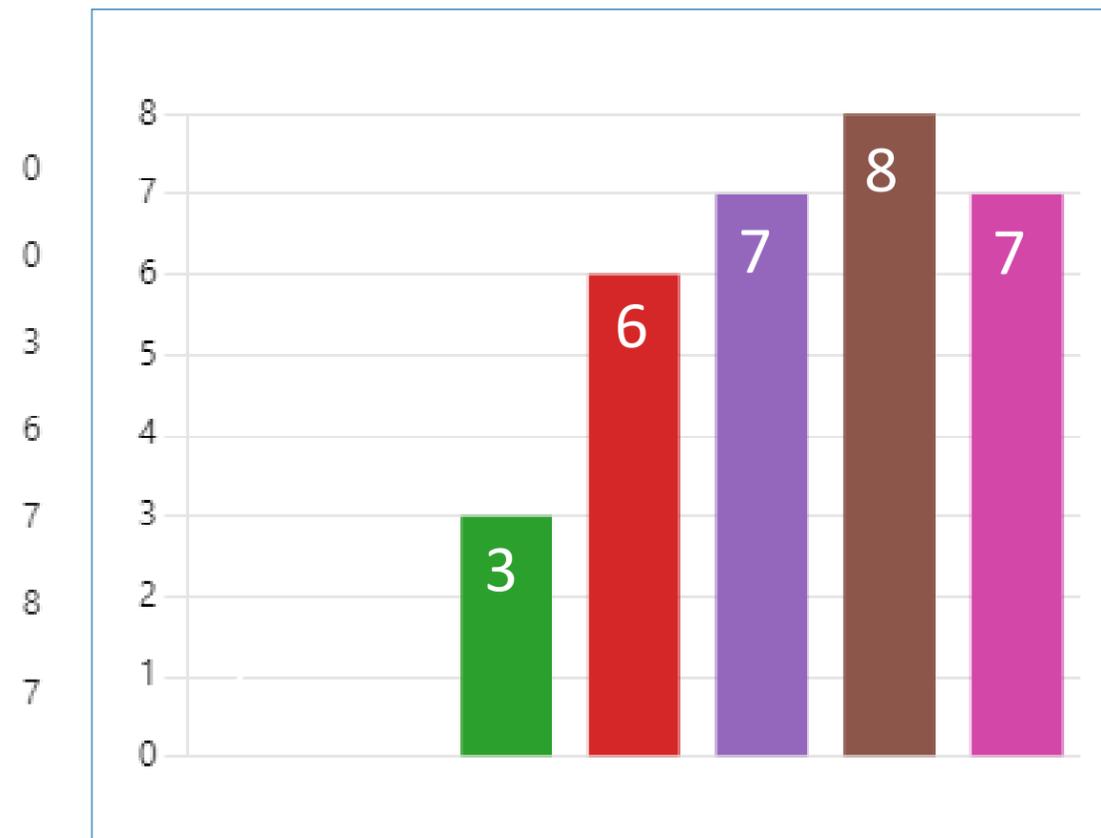


SUMMARY / INSIGHTS

Over 18	5
Children 9-18	10
Children 0-8	1
Parents/Grandparents	0
Other Relatives	2
Spouse Partner	25
Friends	1
Pets	34

31. What is your age?

- Under 18
- 18-30
- 31-40
- 41-50
- 51-60
- 61-70
- 71+

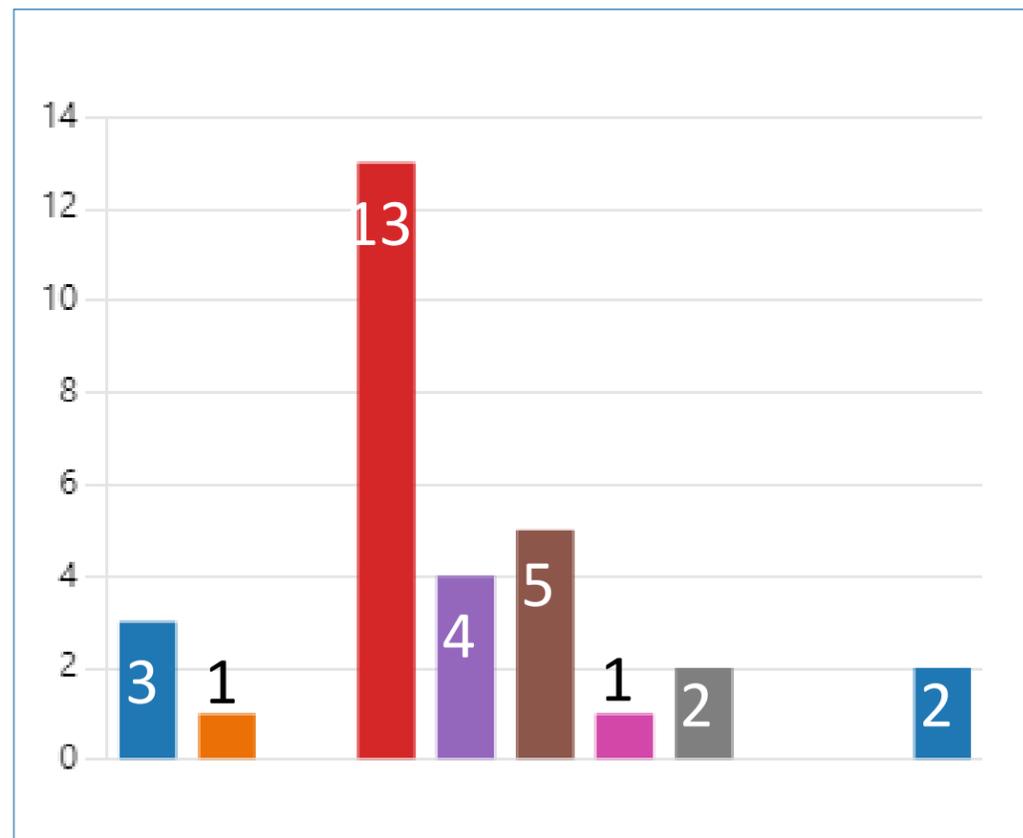


SUMMARY / INSIGHTS

- 61-70
- 51-60 & 70+
- 41-50
- 31-40

32. How would you describe the jobs you have had or are good at:

- Trade worker(carpenter, electrici... 3
- Service or retail worker (cashier, ... 1
- Military 0
- Professional (doctor, nurse, lawy... 13
- Office or support person (secret... 4
- Government 5
- Law enforcement 1
- Education 2
- Fine arts (artist, performer, etc) 0
- Unemployed 0
- Other 2

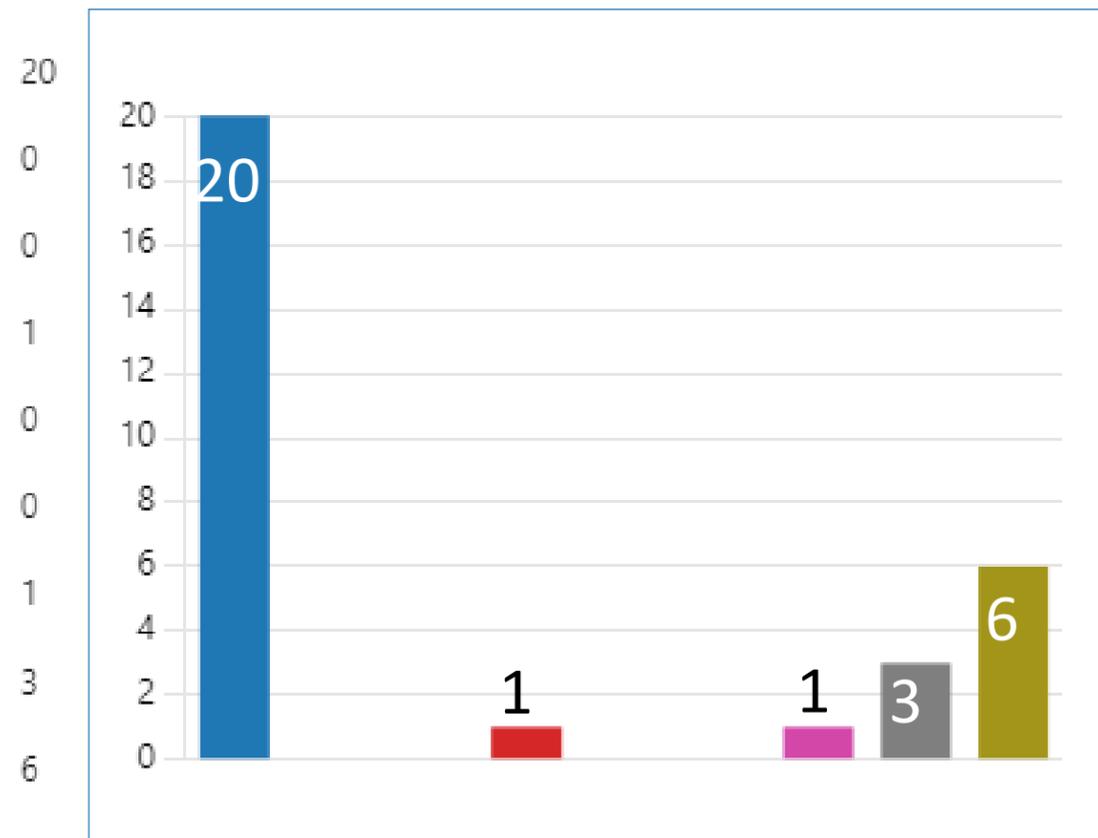


SUMMARY / INSIGHTS

- 42% Professional
- 16% Government
- 12% Office
- 10% Trade worker

33. If you could improve one thing about housing in Port Townsend, what would it be?

- Affordability
- Smaller house/unit size
- Larger house/unit size
- Design aesthetics
- Better security
- Access to amenities
- Walkability
- Access to public transit
- Other



SUMMARY / INSIGHTS

- Affordability!
- Density/senior living/variety of housing types & sizes

34. Is there anything else that we should be asking about your life and housing needs that we didn't ask that you'd like to share?

home opportunities
phthalate
work
family homes
school
new home
housing for singles
people
need
seniors
community
story homes
low
fragrance free
income
house for a family
housing
Port Townsend



Question 34 – Additional Comment Summary

- More retail commercial uses for a mixed-use neighborhood
- Housing/job imbalance: more housing in PT school district, closer to place of employment
- Establish stricter limits on vacation and rental homes
- Increased age diversity throughout town
- Transportation access issues/Dial-a-Ride services for teens?
- Safe and clean mobile home park
- Larger families currently facing utility and septic limitations on existing lots
- Designate housing and laundry areas as phthalate-free/fragrance-free zones
- Access to affordable decent housing (ownership & rental)
- Prefer to build on undeveloped lots instead of developing on 2nd growth forest areas
- Provide adequate housing for singles (workers/seniors) with lower income & single income
- Incorporate art and nature into the design: native trees, drought-tolerant, common green space, connecting pathways, murals
- Multi-colored neighborhood like Quimper Village or Poulsbo's "skittles" neighborhood
- Accessible homes for seniors/ADA





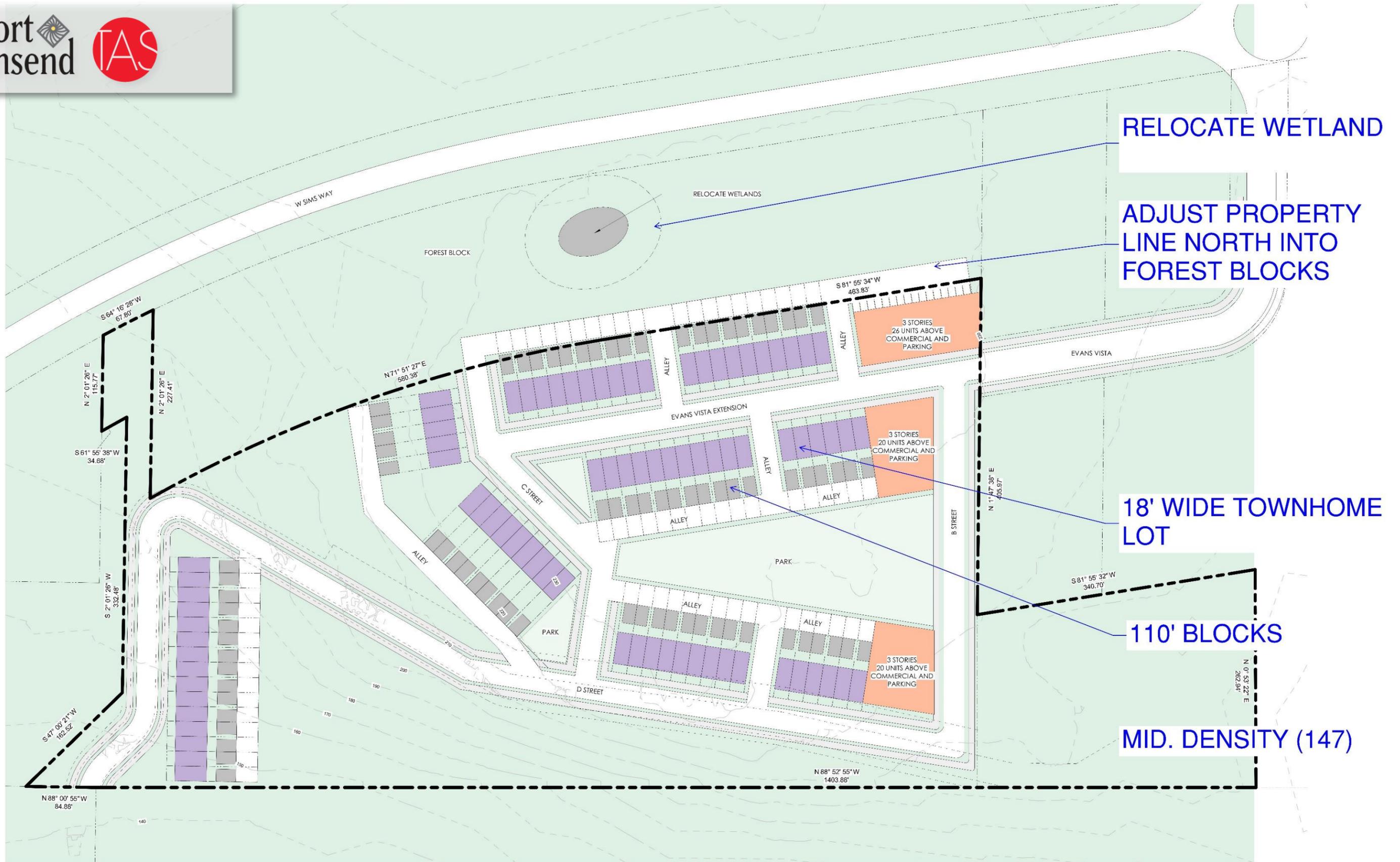
Introduction

Site
Assessment

Outreach #1
Survey
Results

Concept Site
Plan Options

Questions



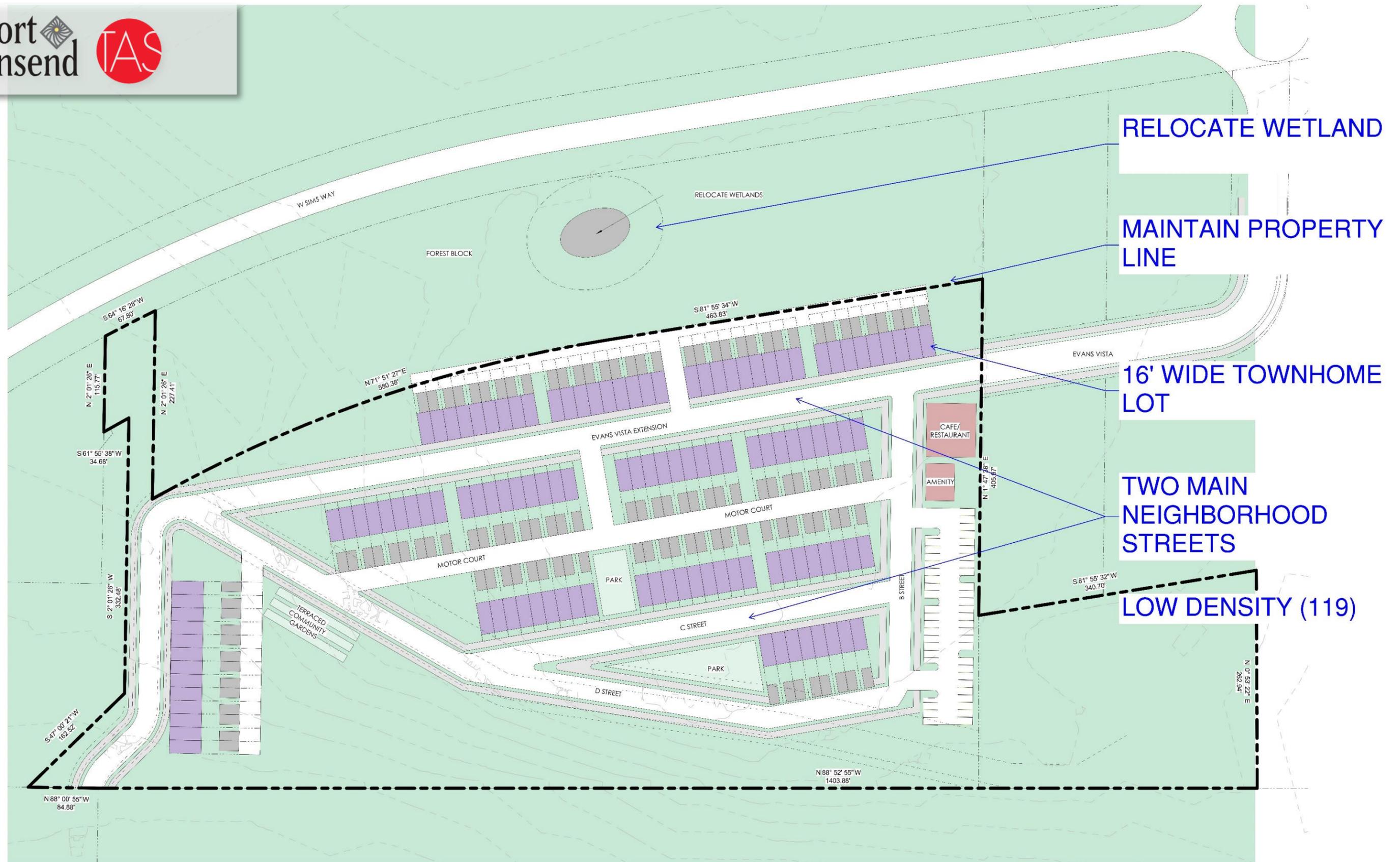
BUILDING TYPE LEGEND

	APARTMENTS: 66		COMMERCIAL		GARAGE: 66
	TOWNHOMES: 81		MIXED USE		PARKING STRUCTURE: 68
					SURFACE PARKING: 0

TOTAL: 147

TOTAL: 134

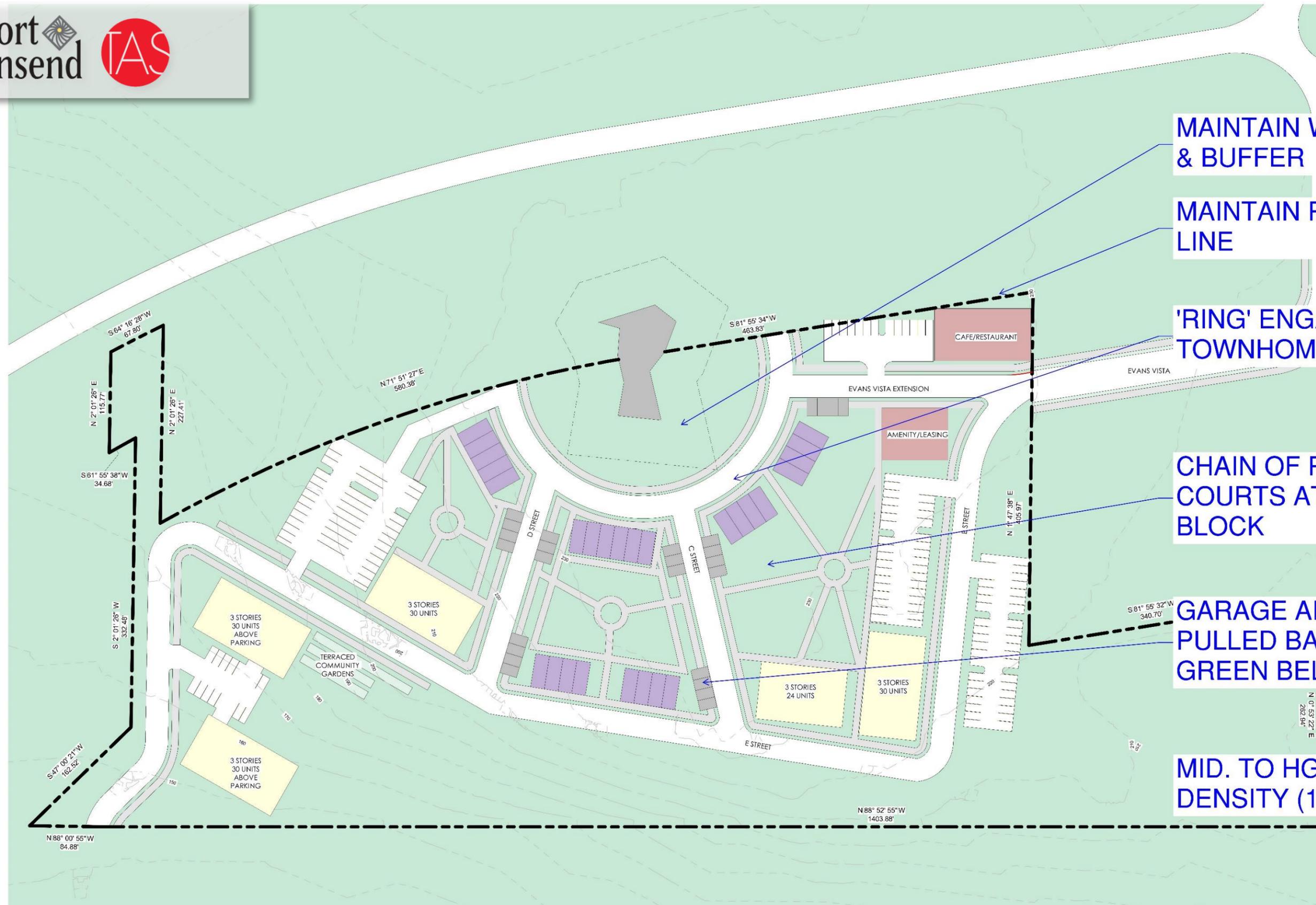
OPTION 1 - URBAN BLOCKS



BUILDING TYPE LEGEND

	APARTMENTS: 0		COMMERCIAL		GARAGE: 119
	TOWNHOMES: 119		MIXED USE		PARKING STRUCTURE: 0
TOTAL: 119				SURFACE PARKING: 45	
				TOTAL: 164	

OPTION 2 - SUBURBAN



MAINTAIN WETLAND & BUFFER

MAINTAIN PROPERTY LINE

'RING' ENGAGED BY TOWNHOMES

CHAIN OF PLAZA/COURTS AT EACH BLOCK

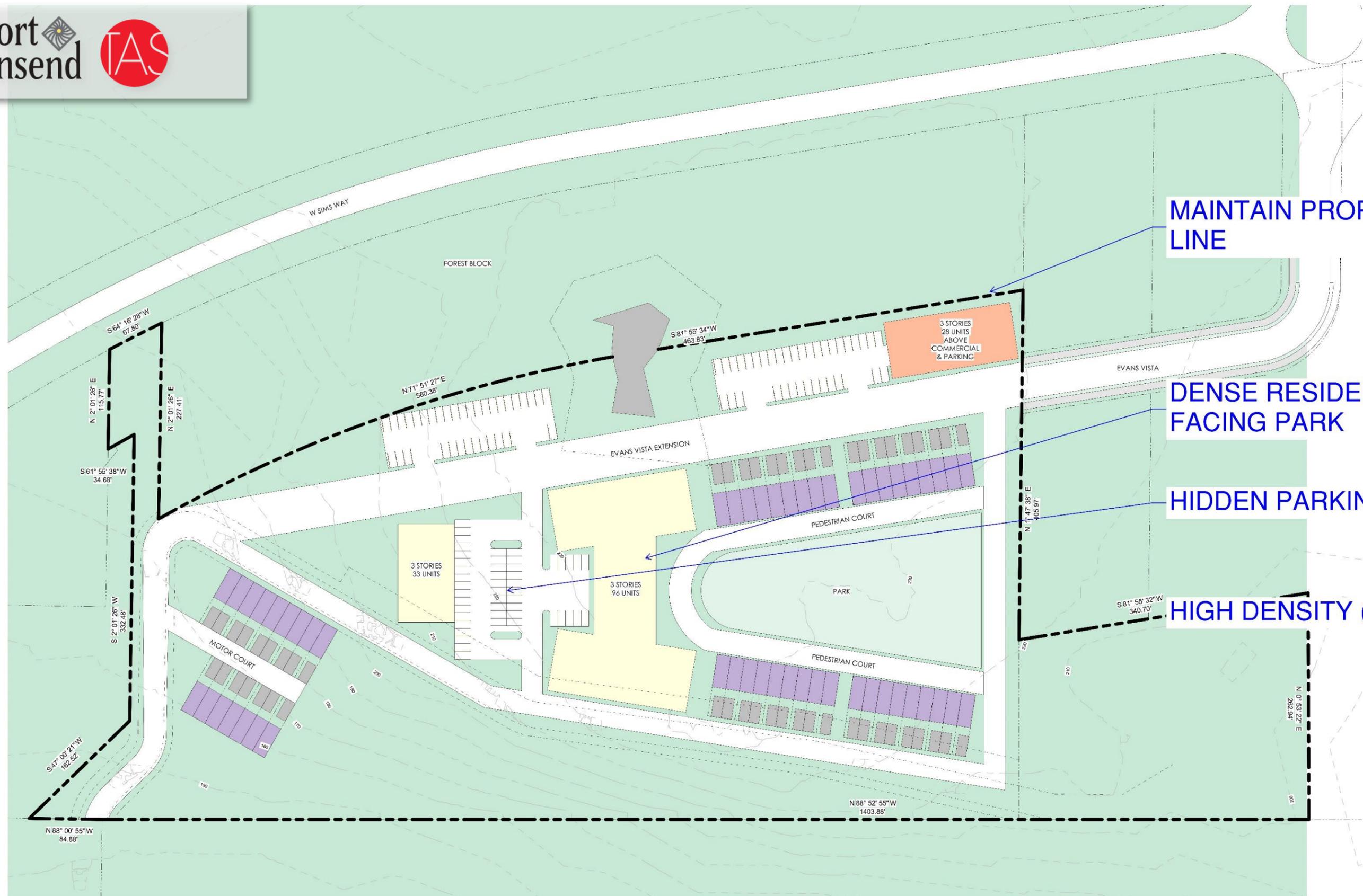
GARAGE AREAS PULLED BACK FROM GREEN BELT

MID. TO HGH DENSITY (171)

BUILDING TYPE LEGEND

 APARTMENTS: 144	 COMMERCIAL	 GARAGE: 27
 TOWNHOMES: 27	 MIXED USE	PARKING STRUCTURE: 40
TOTAL: 171		SURFACE PARKING: 139
		TOTAL: 206

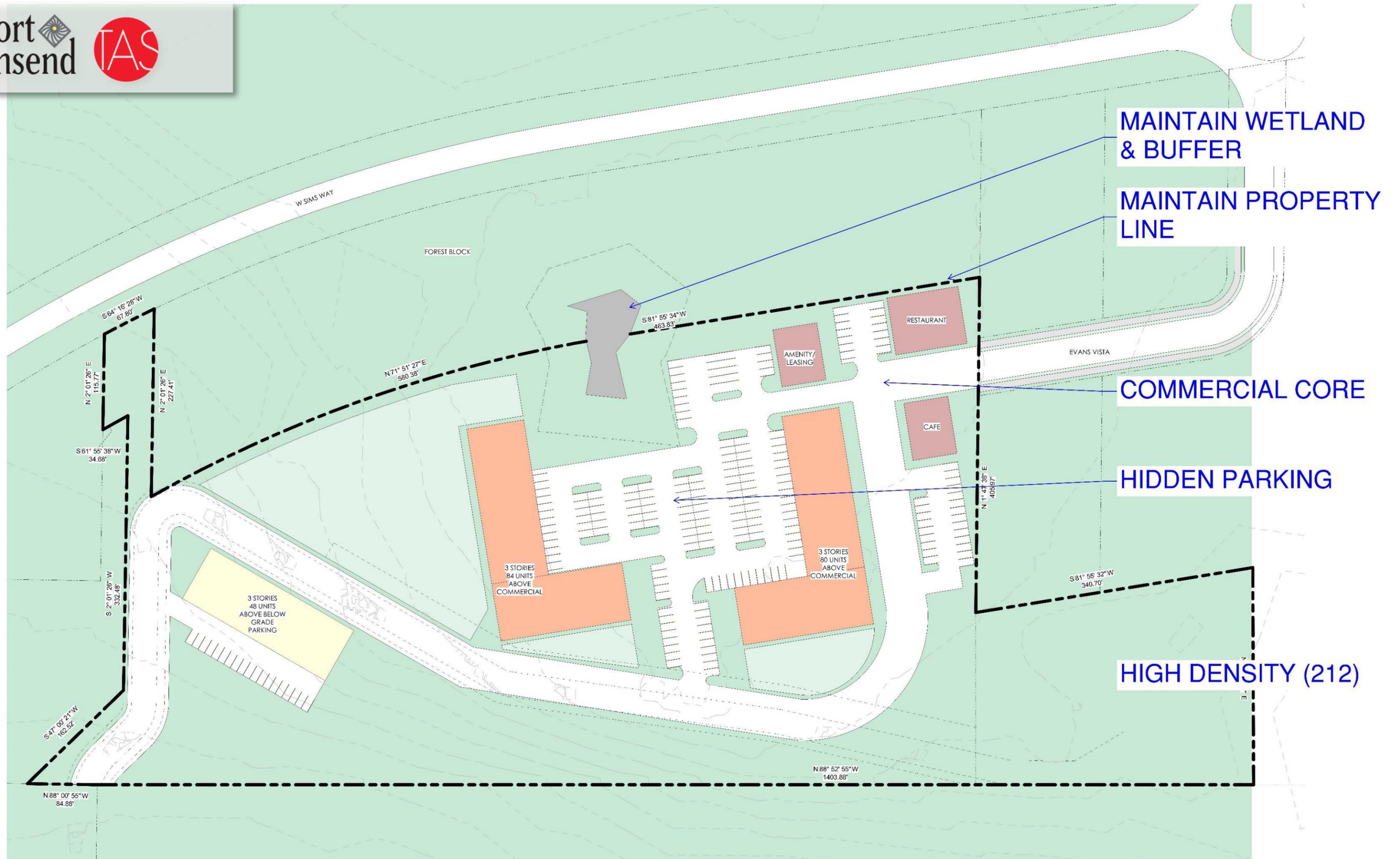
OPTION 3 - RADIAL



BUILDING TYPE LEGEND

	APARTMENTS: 155		COMMERCIAL		GARAGE: 52
	TOWNHOMES: 52		MIXED USE		PARKING STRUCTURE: 20
TOTAL: 207				SURFACE PARKING: 122	
				TOTAL: 194	

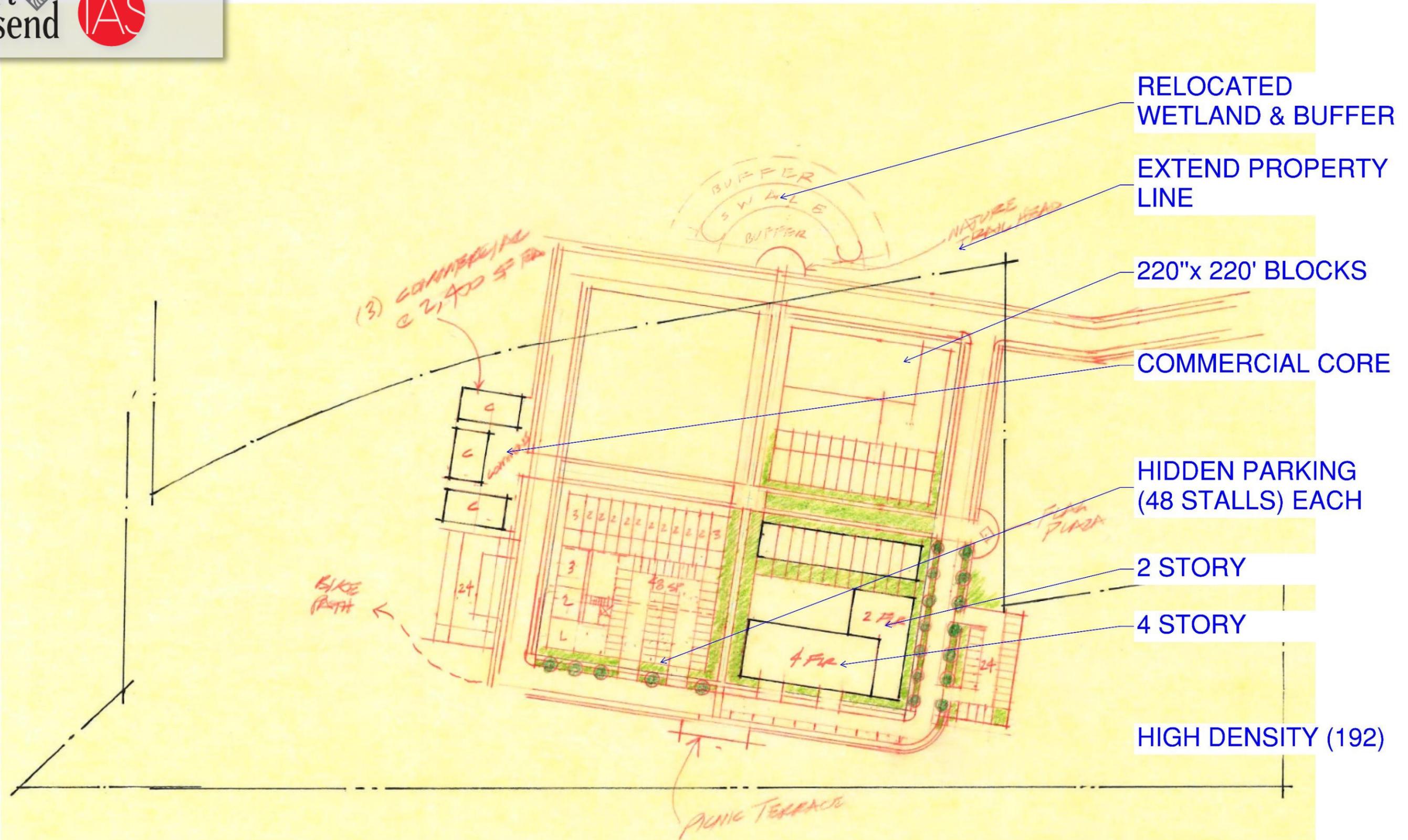
OPTION 4 - CENTRAL PARK



BUILDING TYPE LEGEND

	APARTMENTS: 212		COMMERCIAL		GARAGE: 0
	TOWNHOMES: 0		MIXED USE		PARKING STRUCTURE: 30
					SURFACE PARKING: 216
TOTAL: 212				TOTAL: 246	

OPTION 5 - APARTMENTS



RELOCATED WETLAND & BUFFER

EXTEND PROPERTY LINE

220"x 220' BLOCKS

COMMERCIAL CORE

HIDDEN PARKING (48 STALLS) EACH

2 STORY

4 STORY

HIGH DENSITY (192)

BUILDING TYPE LEGEND

APARTMENTS: 192

TOWNHOMES: 48

TOTAL: 192

GARAGE: 0

PARKING STRUCTURE: 192

SURFACE PARKING: 104

TOTAL: 296

OPTION 6 - VICTORIAN BLOCKS

EVTAG Meeting Summary

- Most feedback received was about the ‘character’ of the community
- #1 Priority is that people need to be able to live here (affordability, bedrooms, parking)
- Funding sources will drive the design; options need to be able to pivot
- Would like to see more flowing shapes, natural organic design, avoid grid type layouts, honor/ retain the wetlands
- Dislike options with long rows of street houses (felt uncomfortable)
- Close to local amenities/services is preferred
- In favor of mix of building types
- Reduce amount of road; more focus on non-motorized community
- Keep taller buildings in the center
- Try to address intergenerational needs in design (senior living, accessibility/first floor units, shared spaces)

Option 3:

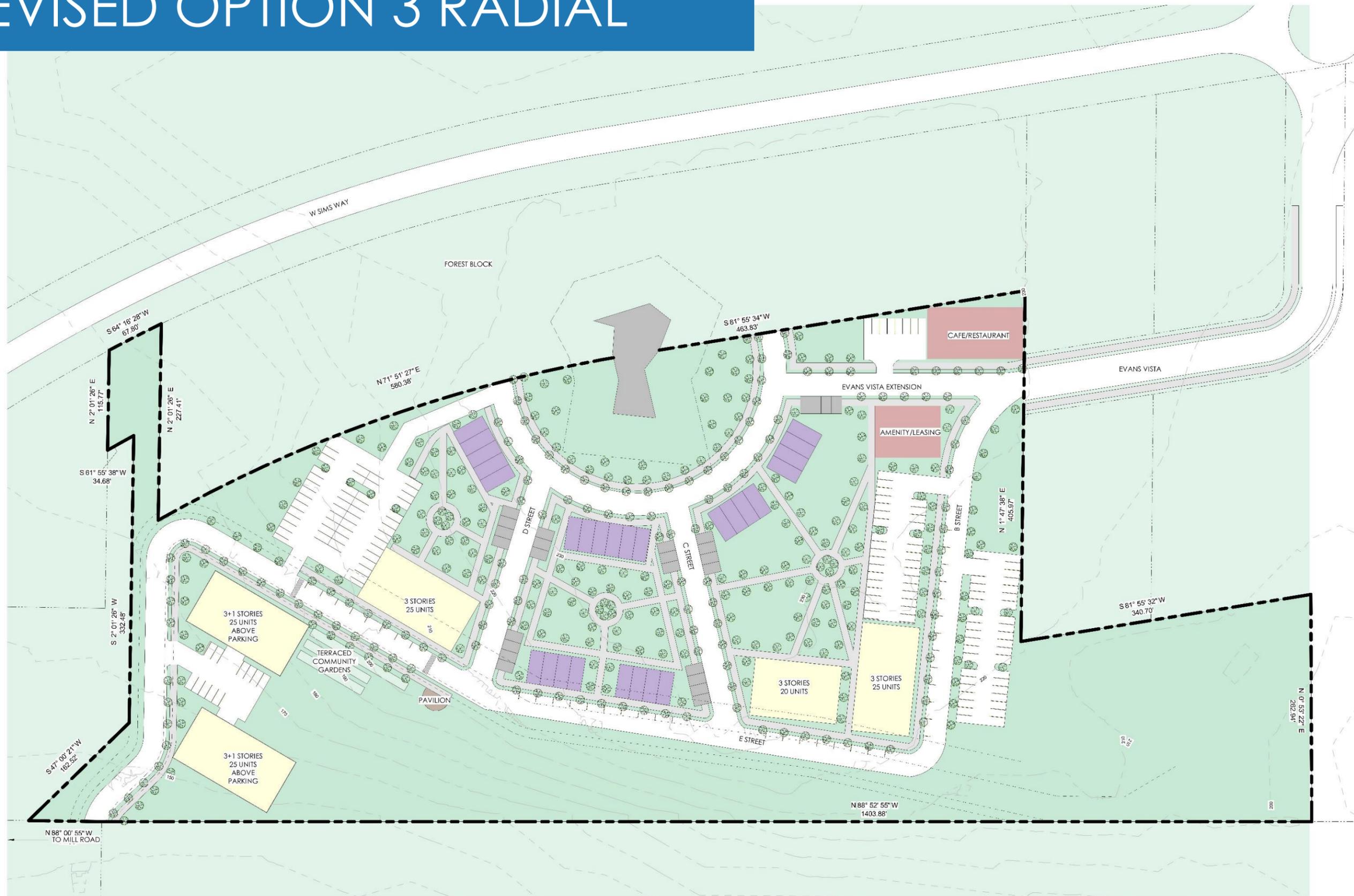
- Worth exploring further
- Likes courtyards & large green space
- Feels more organic, more space between units

Option 6:

- Worth exploring further
- Feels like London
- Desire for quality materials



REVISED OPTION 3 RADIAL



BUILDING TYPE LEGEND

UNIT COUNT:

APARTMENTS: 120

TOWNHOMES: 27

TOTAL: 147

BUILDING TYPES:

COMMERCIAL

MIXED USE

PARKING COUNT:

GARAGE: 27

PARKING STRUCTURE: 44

STREET PARKING: 39

SURFACE PARKING: 138

TOTAL: 248

OPTION 3 - RADIAL

REVISED OPTION 3 RADIAL

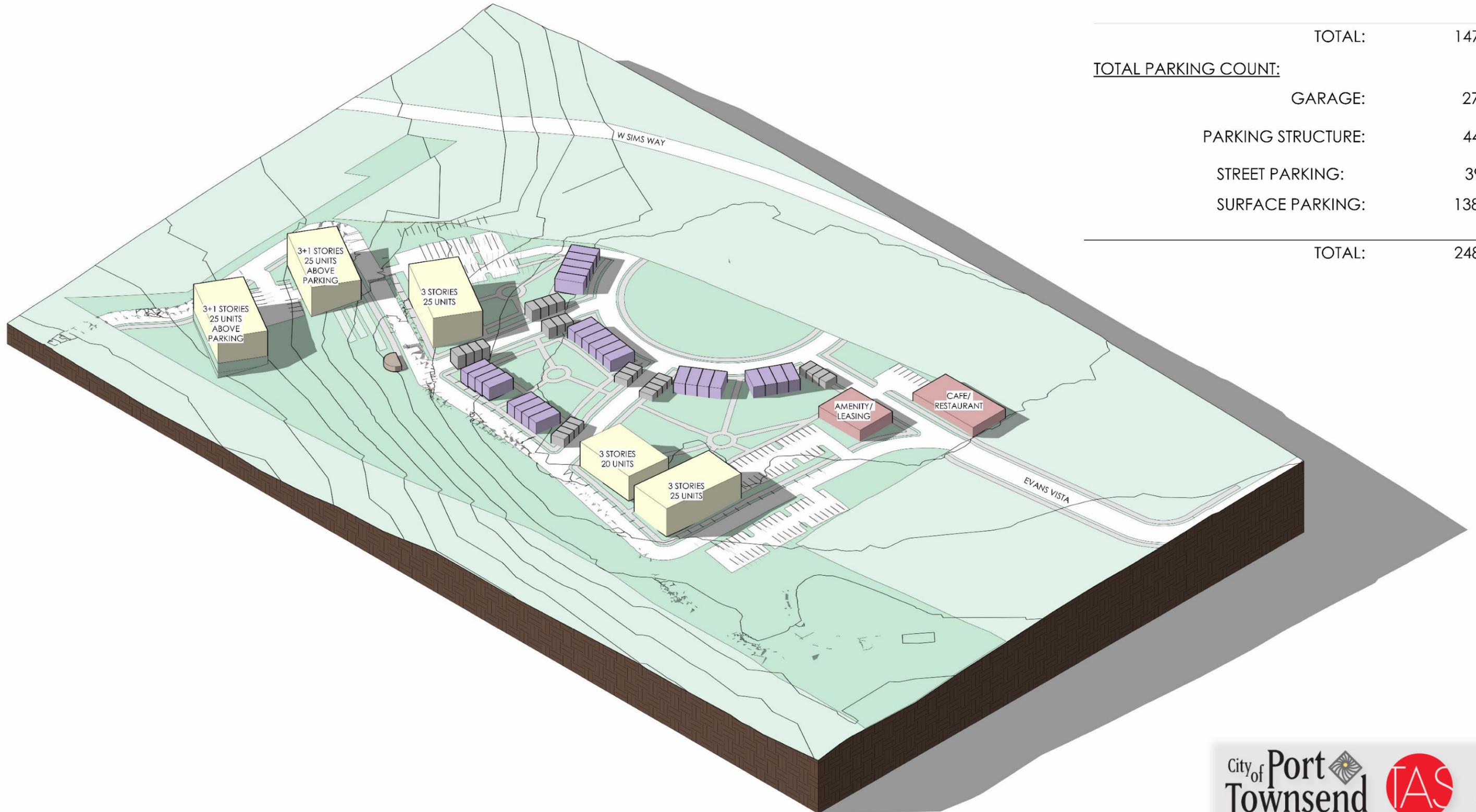
UNIT AND PARKING COUNT LEGEND - DO 3 RADIAL

TOTAL UNIT COUNT:

	1BD 1 BA:	65
	2 BD 2 BA :	31
	STUDIO :	24
	TOWNHOMES :	27
TOTAL:		147

TOTAL PARKING COUNT:

GARAGE:	27	
PARKING STRUCTURE:	44	
STREET PARKING:	39	
SURFACE PARKING:	138	
TOTAL:		248



REVISED OPTION 3 RADIAL

UNIT AND PARKING COUNT LEGEND - DO 3 RADIAL

TOTAL UNIT COUNT:

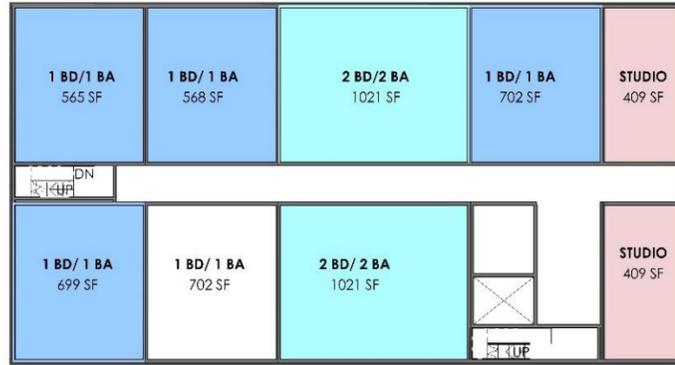
	1 BD 1 BA:	65
	2 BD 2 BA :	31
	STUDIO :	24
	TOWNHOMES :	27

TOTAL: 147

TOTAL PARKING COUNT:

GARAGE:	27
PARKING STRUCTURE:	44
STREET PARKING:	39
SURFACE PARKING:	138

TOTAL: 248



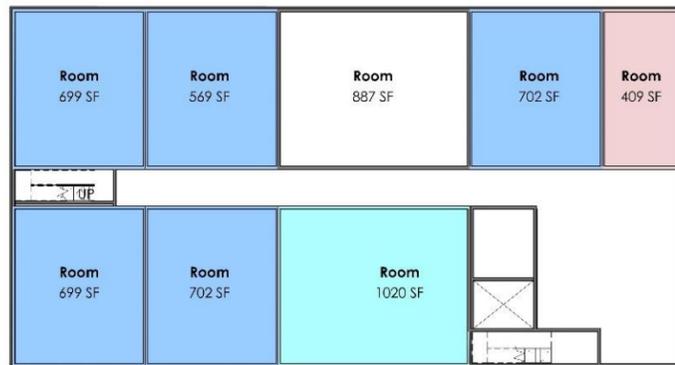
2 OPT 3 RADIAL - BUILDING A & B FLOOR 2

1" = 20'-0"



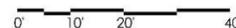
3 OPT 3 RADIAL - BUILDING B FLOOR 1 SPLIT LVL PARKING

1" = 20'-0"

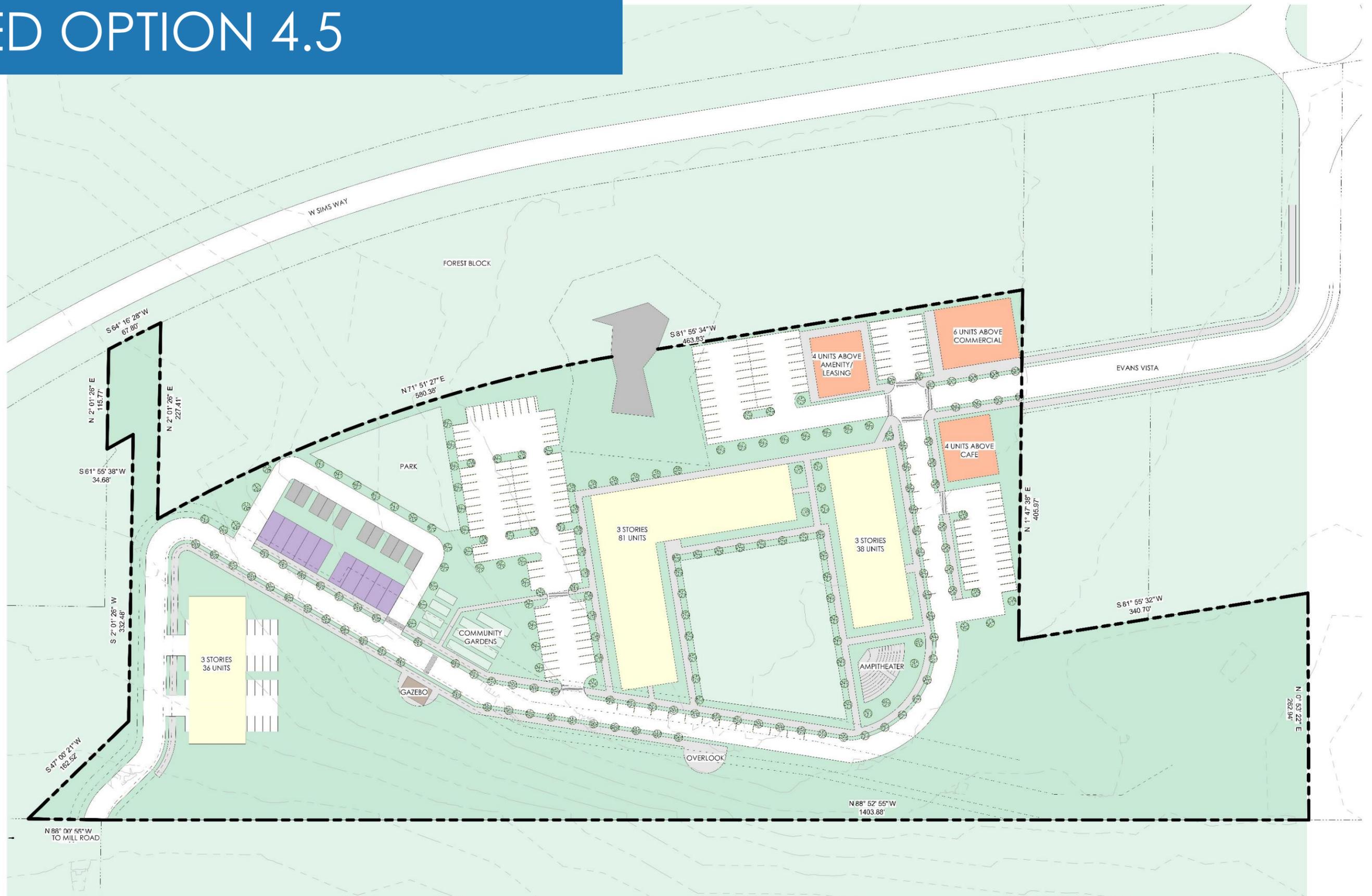


1 OPT 3 RADIAL - BUILDING A FLOOR 1

1" = 20'-0"



REVISED OPTION 4.5



BUILDING TYPE LEGEND

UNIT COUNT:

APARTMENTS: 169

TOWNHOMES: 10

TOTAL: 179

BUILDING TYPES:

COMMERCIAL

MIXED USE

PARKING COUNT:

GARAGE: 10

PARKING STRUCTURE: 0

STREET PARKING: 21

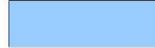
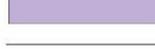
SURFACE PARKING: 228

TOTAL: 259

REVISED OPTION 4.5

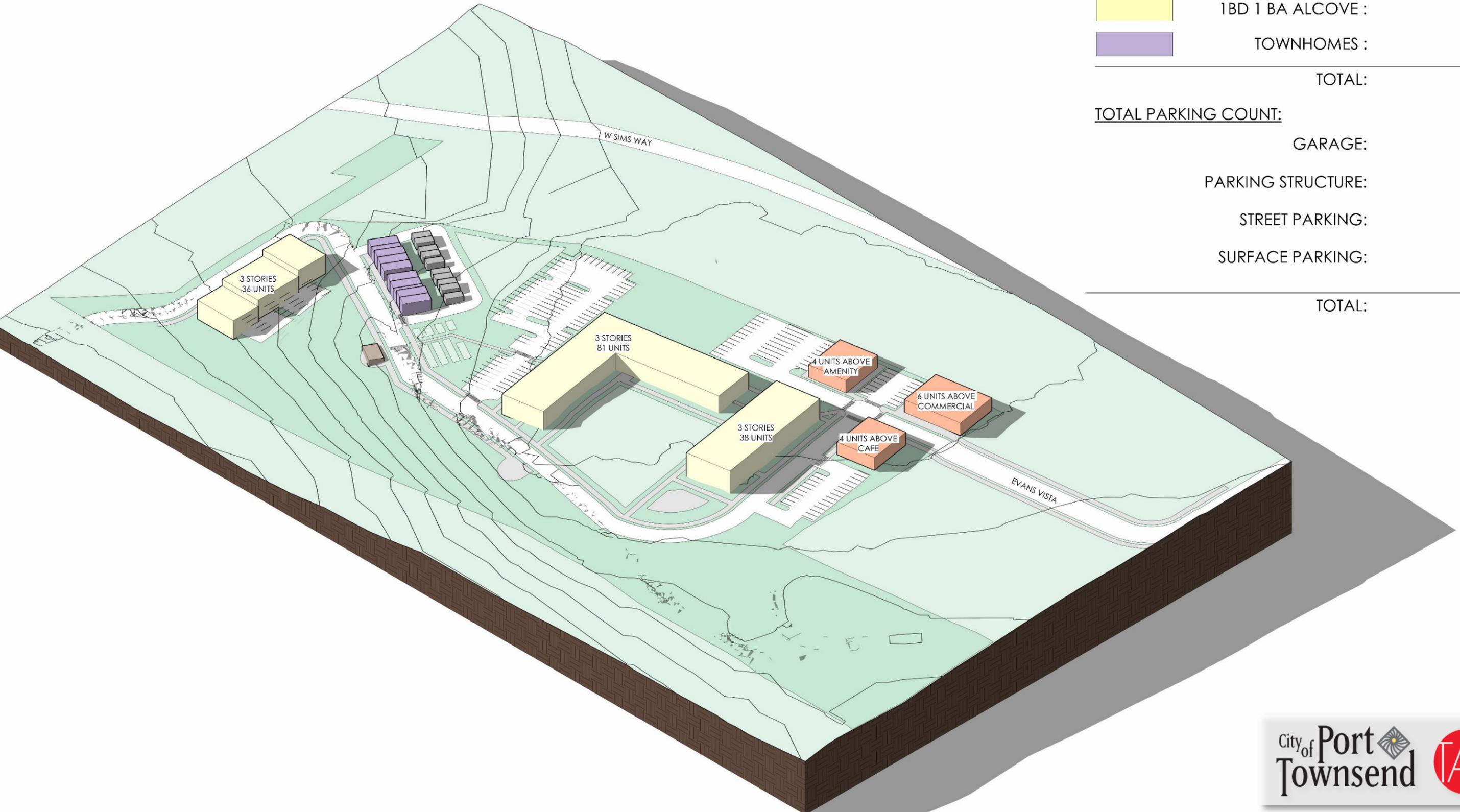
UNIT AND PARKING COUNT LEGEND - DO 4.5 COMBINATION

TOTAL UNIT COUNT:

	1BD 1 BA:	116
	2 BD 2 BA :	26
	STUDIO :	3
	3 BD 3 BA :	17
	1BD 1 BA ALCOVE :	11
	TOWNHOMES :	10
TOTAL:		179

TOTAL PARKING COUNT:

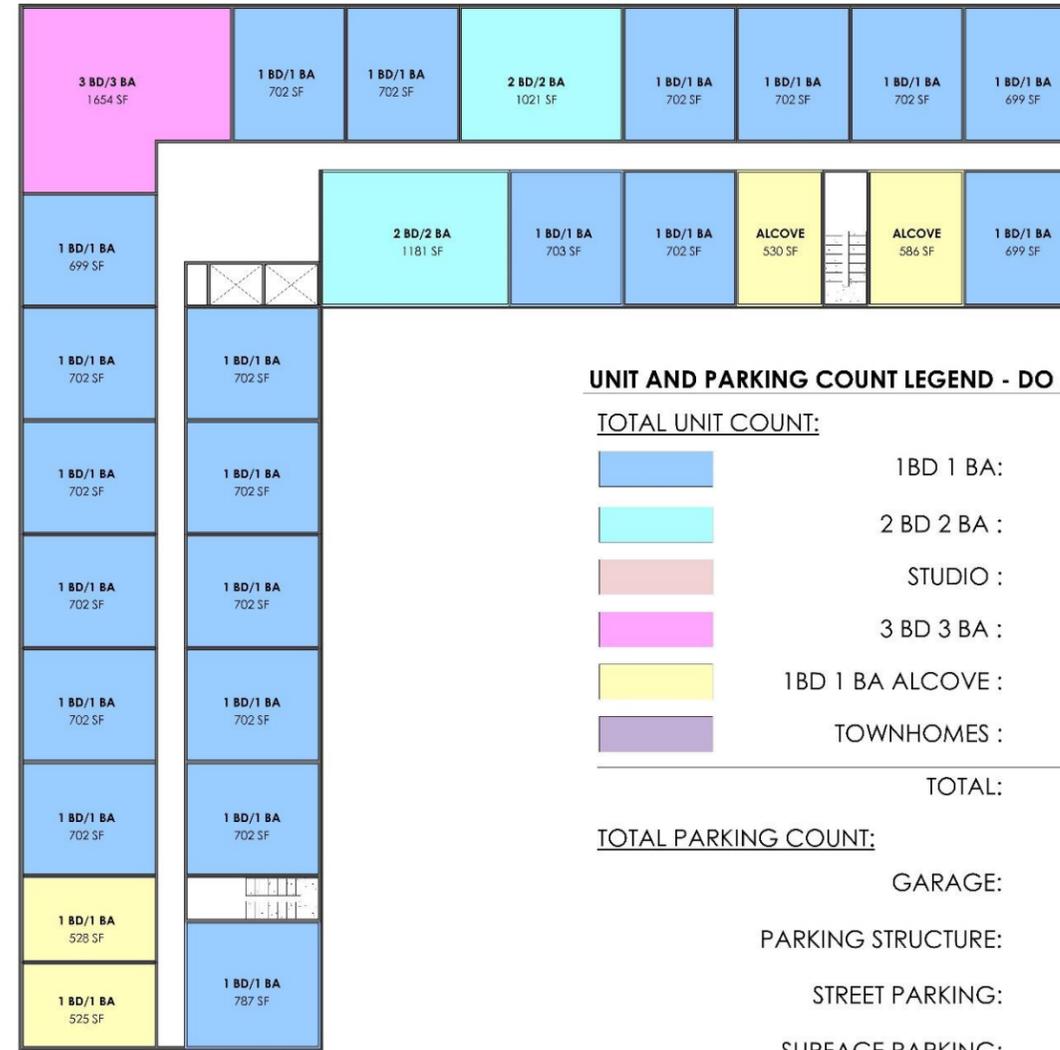
GARAGE:	10	
PARKING STRUCTURE:	0	
STREET PARKING:	21	
SURFACE PARKING:	228	
TOTAL:		259



REVISED OPTION 4.5



3 OPT 4.5 COMBINATION - BLDG A FLR 1
1" = 20'-0"



4 OPT 4.5 COMBINATION - BLDG A FLR 2
1" = 20'-0"

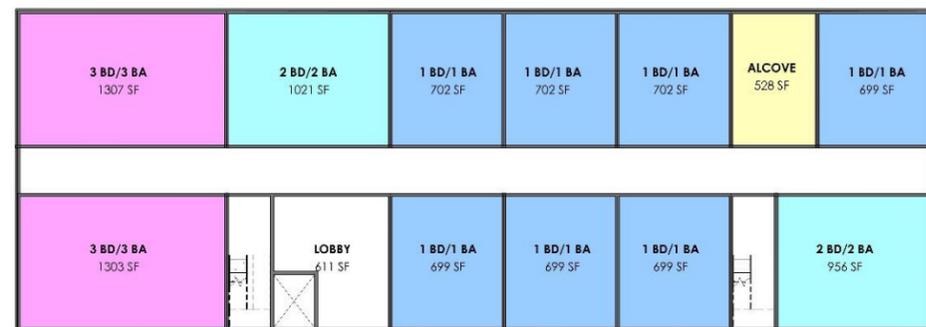
UNIT AND PARKING COUNT LEGEND - DO 4.5 COMBINATION

TOTAL UNIT COUNT:

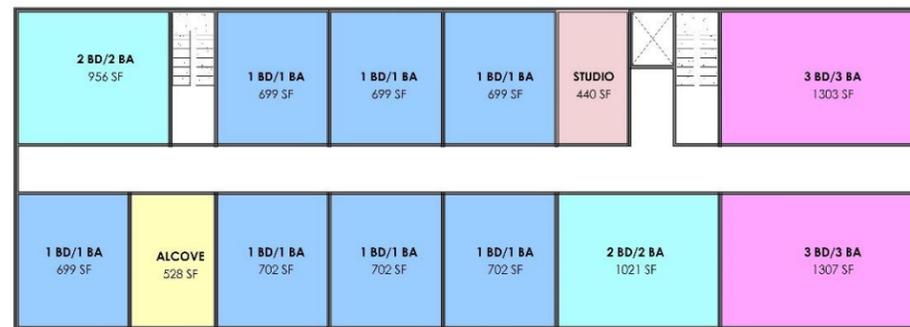
1 BD 1 BA:	116
2 BD 2 BA :	26
STUDIO :	3
3 BD 3 BA :	17
1BD 1 BA ALCOVE :	11
TOWNHOMES :	10
TOTAL:	179

TOTAL PARKING COUNT:

GARAGE:	10
PARKING STRUCTURE:	0
STREET PARKING:	21
SURFACE PARKING:	228
TOTAL:	259



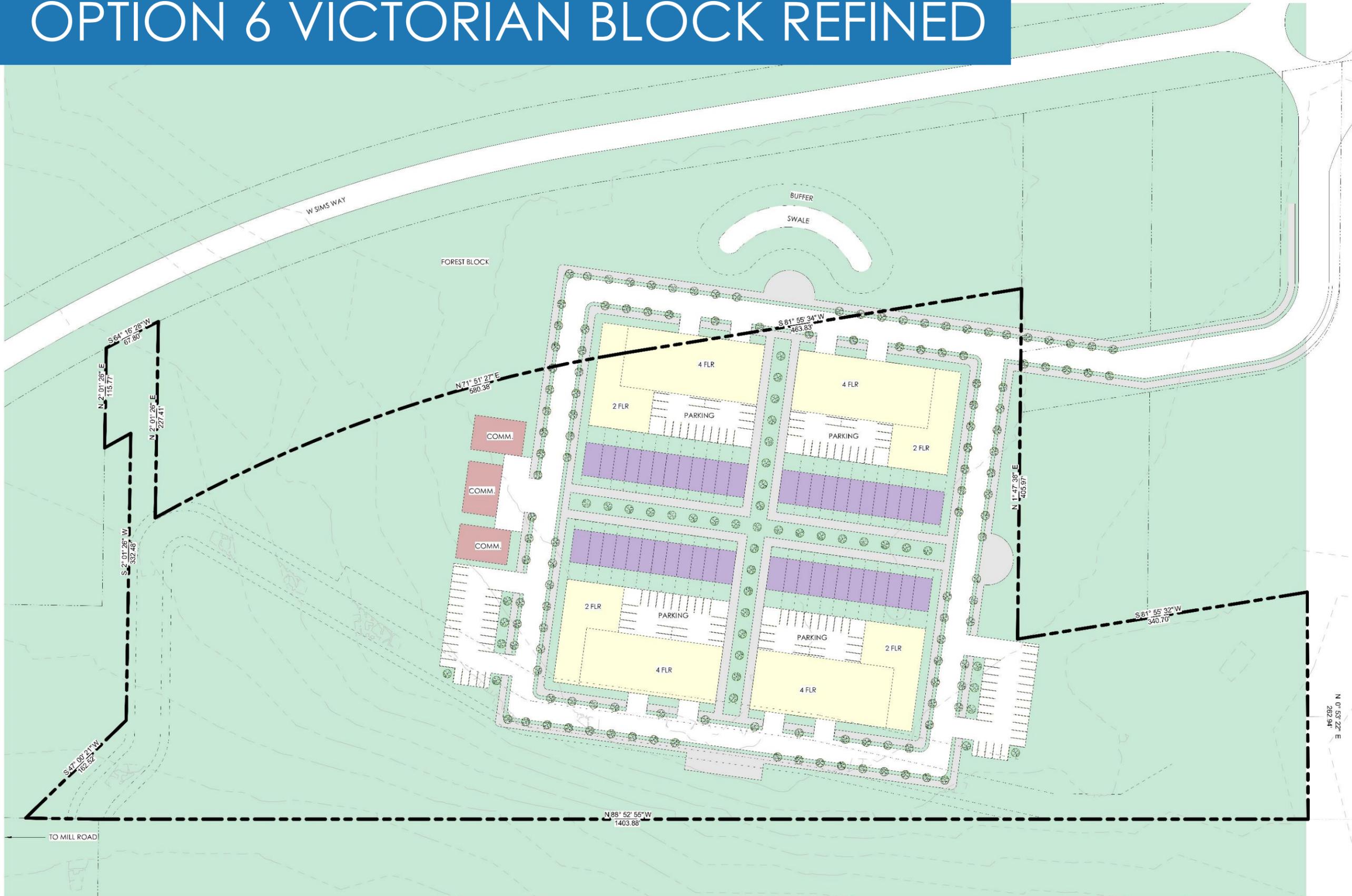
1 OPT 4.5 COMBINATION - BLDG B FLR 1
1" = 20'-0"



2 OPT 4.5 COMBINATION - BLDG B FLR 2
1" = 20'-0"



OPTION 6 VICTORIAN BLOCK REFINED



BUILDING TYPE LEGEND

UNIT COUNT:

APARTMENTS: 144

TOWNHOMES: 48

TOTAL: 192

BUILDING TYPES:

COMMERCIAL

MIXED USE

PARKING COUNT:

GARAGE: 0

PARKING STRUCTURE: 0

STREET PARKING: 0

SURFACE PARKING: 296

TOTAL: 296

OPTION 6 - VICTORIAN BLOCKS

REVISED OPTION 6



BUILDING TYPE LEGEND

UNIT COUNT:	BUILDING TYPES:	PARKING COUNT:
 APARTMENTS: 148	 COMMERCIAL	 GARAGE: 24
 TOWNHOMES: 45	 MIXED USE	PARKING STRUCTURE: 0
TOTAL: 193		STREET PARKING: 82
		SURFACE PARKING: 283
		TOTAL: 389

OPTION 6.5 - VICTORIAN BLOCKS REV

REVISED OPTION 6

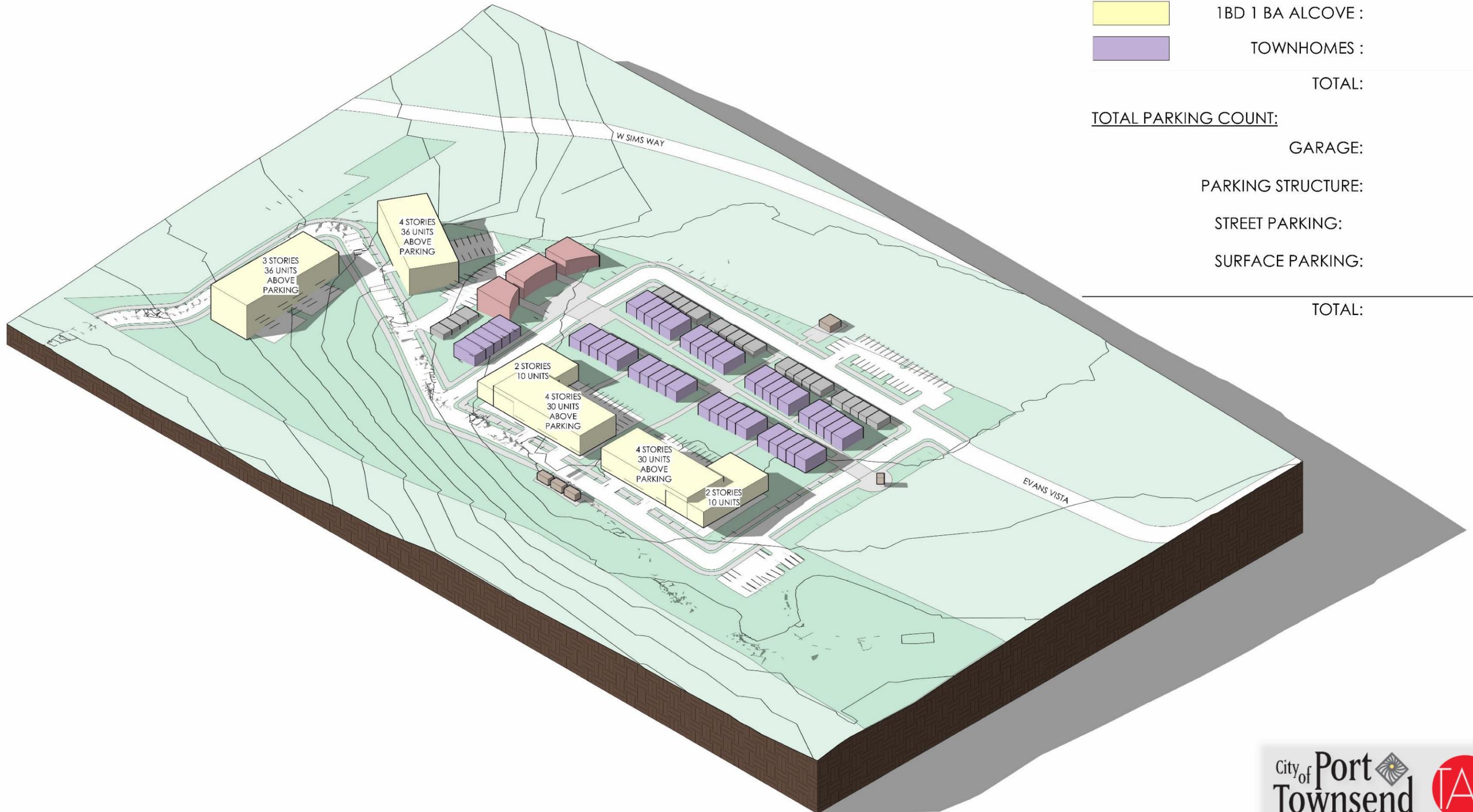
UNIT AND PARKING COUNT LEGEND - DO 6 VICTORIAN BLOCKS

TOTAL UNIT COUNT:

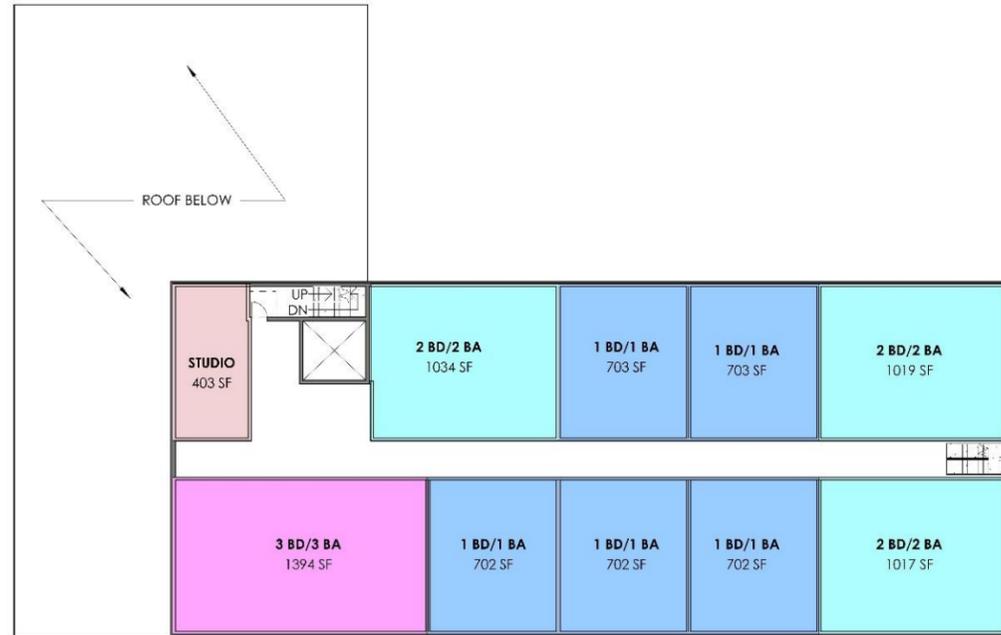
	1BD 1 BA:	79
	2BD 2BA :	40
	STUDIO :	7
	3 BD 3 BA :	10
	1BD 1 BA ALCOVE :	12
	TOWNHOMES :	45
TOTAL:		193

TOTAL PARKING COUNT:

GARAGE:	24	
PARKING STRUCTURE:	0	
STREET PARKING:	82	
SURFACE PARKING:	283	
TOTAL:		389

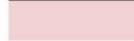


REVISED OPTION 6



UNIT AND PARKING COUNT LEGEND - DO 6 VICTORIAN BLOCKS

TOTAL UNIT COUNT:

	1 BD 1 BA:	79
	2 BD 2 BA :	40
	STUDIO :	7
	3 BD 3 BA :	10
	1 BD 1 BA ALCOVE :	12
	TOWNHOMES :	45
	TOTAL:	193

TOTAL PARKING COUNT:

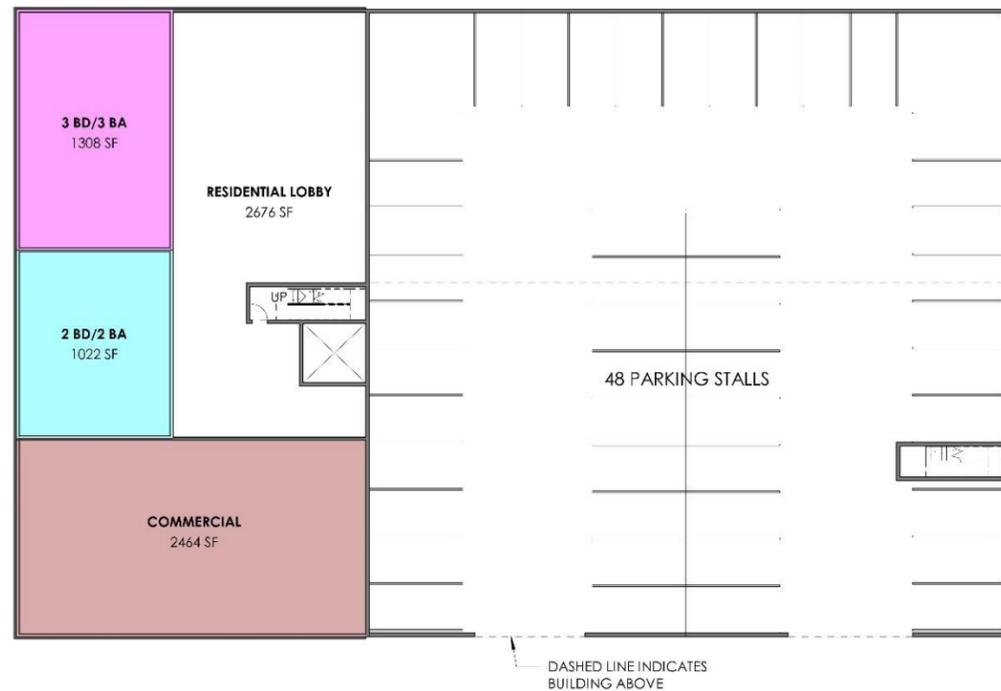
GARAGE:	24
PARKING STRUCTURE:	0
STREET PARKING:	82
SURFACE PARKING:	283

TOTAL: 389

3 OPT 6 VICTORIAN BLOCKS - FLOOR 3

1" = 20'-0"

0' 10' 20' 40'



DASHED LINE INDICATES BUILDING ABOVE



THINGS FOR PLANNING COMMISSION TO CONSIDER

UPDATES TO MUNICIPAL CODE:

- Townhome lot size minimum (currently 18')
Consider decreasing down to 16' or even 14'
- Maximum Building Height – 35'. (50' or 4 stories for Upper Sims Subarea Plan).
Consider revising to increase density
- Floor Area Ratio Maximum (2sf of gross area per 1sf of lot area)
Consider removing this entirely

OTHER:

- Revisions to the Forest Blocks north property line to increase usable site area
- Relocate existing wetland
- Conditional Use Permit Limitations:
Food Services establishments, childcare centers, employer provided housing, restaurants without drive through.
- Prohibited uses: Retail Bakery/confectioneries



EVANS VISTA – NEXT STEPS

JUNE

22ND PUBLIC OUTREACH #2 / PLANNING COMMISSION MEETING

- Feedback on design options
- Select 2 of the options to develop further

JULY

13TH – EVTAG MEETING

- Feedback on the 2 revised design options
- Review financial analysis

19TH – PLANNING COMMISSION MEETING

- Feedback on the 2 revised design options
- Review financial analysis
- Discuss land use criteria & code amendments

20TH – PUBLIC OUTREACH #3A CONCERT ON THE DOCKS

- Present 2 revised options & financial analysis

27TH – PUBLIC OUTREACH #3B - *virtual*

AUGUST

7TH CITY COUNCIL BRIEFING

- Share feedback on 2 design options
- Share feedback on financial analysis
- Present Public outreach summary

17TH EVTAG MEETING

- Review summary of feedback to date
- Discuss preferred design option
- Solicit final feedback

SEPTEMBER-OCTOBER

14TH EVTAG MEETING

- Review final presentation of preferred design option

OCTOBER

9TH PRESENTATION – CITY COUNCIL/PLANNING COMMISSION/ PUBLIC

- Review final presentation of preferred design option

Port Townsend Evans Vista Neighborhood

Questions or Comments?

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