

August 17, 2021

Mr. Lance Bailey, Planning Director  
Mr. John McDonagh, Senior Planner  
City of Port Townsend  
Planning Department  
250 Madison Street, Suite 3  
Port Townsend, WA 98368

Gentlemen:

On behalf of Montebanc Management, LLC., we are pleased to submit the following Preliminary Plat and Planned Unit Development application(s) for the City of Port Townsend's review in pursuit of obtaining the City's approval of our proposal known as Madrona Ridge.

First, we want to sincerely thank you for your help in the pre-application process the past seven months. As you will see from the application materials, the project has benefited from this collaboration between our teams. This joint effort has been helpful, and we believe the community will be excited and supportive of our new proposed neighborhood and believe you and your staff will be as well. Below is a brief narrative with significant items to note:

- *The proposed extension of Rainier Street to the North property line of Madrona Ridge will provide 1200 lineal feet of Rainier Street frontage improvements, which together with an additional 700 lineal feet of Rainier Street improvements from the Southern boundary of the project to the Discovery Road roundabout will make a significant contribution to the City's goal of completing this critical north/south arterial.*
- *Per our consultations with all of you, the provision for property line landscape buffers, is a key element of PUD implementation within the City of Port Townsend and are included onsite in our proposal.*
- *The further extension and enhancement of Port Townsend's multi-modal pedestrian and bicycle network.*
- *The creation of a Victorian Era themed East/West roadway link which connects properties to the West as well as the onsite residential roadways with facilities being created with Rainier Street. Pedestrians and cyclists will see a vivid connection between the project and the historical context of Port Townsend. We believe this is a good example of the criteria needed to fulfill the public benefit threshold.*
- *With insight from the city in the first pre-application meeting, the addition of previously unmapped wetlands helped the applicant avoid later changes and confusion by including this critical information at the beginning of the process. This included an additional onsite meeting with the Department of Ecology to confirm sensitive wetland boundaries and ratings to further limit future changes to the PUD application.*

- *Creation of centrally located supplemental guest parking along the new Madrona Boulevard to enhance the benefits of the residential street lanes being designed. In addition, the balance of the neighborhood includes 40-foot rights of way, which will provide traffic calming and a unique aesthetic experience by creating tree lined lanes not punctuated by on street parking.*
- *By pointing out the future Janke Park, which is adjacent to the southwest corner of the Madrona Ridge project, we are proposing additional permanent open space acreage dedication from this project, which can then be added to this future city park.*

Madrona Ridge includes Jefferson County Tax Parcel numbers 001091002, 001092005, 001092006, 973800201, 973800301 and encompasses approximately 40 +- acres located within the City of Port Townsend.

The property contains two zoning designations R-II (Medium Density Single Family Residential) and R-III (Medium Density Multi-Family Residential). The PUD application proposes to utilize the Planned Unit Development provisions of *PTMC 17.32* blending this zoning density to emulate traditional patterns found elsewhere in the City in creating this new single-family neighborhood. We understand that a Planned Unit Development will need to be approved to allow modifications to the standard zoning regulations for this project.

After you have had a chance to look through the submittal materials, please let me know if there is anything else you need to complete the review of this application.

Thank you both for your help along with the other City staff input these past months and we look forward to working closely with all of you in the coming months to make this great opportunity for your community a reality.

Thank you again for your time and consideration.

Sincerely,

A handwritten signature in blue ink that reads "Paul DeVenio". The signature is stylized and includes a horizontal line extending to the right.

Paul DeVenio  
Manager  
Montebanc Management, LLC

# **Madrona Ridge Subdivision and PUD, Port Townsend, Washington**

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## **General Project Narrative**

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Madrona Ridge is a proposed Subdivision/Planned Unit Development situated on approximately 40 acres, bisected by Rainier Street, a proposed major North/South arterial north of the roundabout on Discovery Road. The proposal includes 167 new single-family residential lots with appropriate areas for roads, protection of critical areas, and their associated buffers, open space, and stormwater facilities that results in an overall density of just over four (4.175) dwelling units per acre. The proposed lots range in size from 3600 sq/ft to 5951 sq/ft which will provide for a variety of new homes that can meet the needs of a broad range of homeowners attracted to Port Townsend's unique historic character.

## **Design**

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Madrona Ridge is designed to create a new neighborhood with abundant connectivity for pedestrians, bicycles, and vehicles as well as support and enhance the existing pedestrian and multimodal network. Madrona Ridge proposes over  $\frac{3}{4}$  of a mile of new multi-use paved trails that connect to the existing regional trail system within the Rainier Street area. The site is bisected by Rainier Street and the applicant is proposing to dedicate sufficient area on both sides of the proposed roadway alignment to allow for a 70' wide right of way while leaving the existing 12' wide multi-use trail in place.

The PUD proposes a number of streets, within 40' ROWs, which will enhance traffic calming, provide an enhanced pedestrian experience through on-street landscaping not punctuated by parked vehicles while still maintaining in excess of the total required parking requirement. By utilizing a traditional grid pattern found elsewhere in the City, efficient provision of utilities can provide for the maximum use of each pipeline. In addition, through the benefits of clustering, a significant portion of Rainier Street is being extended from the existing Roundabout at Discovery Road. This amount of offsite roadway improvement is not typical and is only made possible through the flexibility of the PUD design for Madrona Ridge. This improvement is of significant benefit to the citizens of Port Townsend through the extension of a much-needed north/south connector for efficient traffic flow to uptown and the North side, together with providing future emergency vehicle access promoting health and safety for the community. A 50' ROW from Rainier Street bisects the proposed residential lots in an east/west and a 40' ROW north/south direction, providing for future access to properties to the west and south of the proposed development.

Madrona Boulevard the proposed East/West connector includes open space with a multi-use trail, abundant guest or overflow parking, a pedestrian sidewalk, traffic calming neckdowns, and significant landscaping with Victorian themed lighting and seating consistent with Port Townsend's historic character. This theme is further enhanced by the pocket parks, open space and entry monumentation at the intersection of Rainier Street and Madrona Blvd.

The entire project frontage, adjacent to Rainier Street, is protected natural vegetation within the protected wetland buffers or proposed newly planted landscape buffers.

### **Zoning**

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The property contains two zoning designations R-II (Medium Density Single Family Residential) and R-III (Medium Density Multi-Family Residential). The PUD application proposes to utilize the Planned Unit Development provisions of PTMC 17.32 blending this zoning density to emulate traditional patterns found elsewhere in the City in creating this new single-family neighborhood.

### **Stormwater, Critical Areas and Open-Space**

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Onsite environmentally sensitive areas (primarily wetlands) are carefully preserved in conformation with the City's sensitive area regulations.

The site has several wetlands and that together with their associated buffers total approximately 13.49 acres, over 1/3 of the total site or approximately 34 % of the land set aside as open space. These sensitive areas are set aside and permanently protected in accordance with PTMC 19.05.

Four flow control and water quality treatment ponds will be provided in each of the existing drainage basins to facilitate continuation of the existing drainage patterns. Dispersion to existing wetlands will support wetland hydrology and maintain important habitat. By utilizing property on the east side of Rainier St., a stormwater pond facility will be designed to be compatible with 5.47 acres of permanently dedicated open space thus enhancing its environmental function.

Through the use of clustering a significant portion in the SW corner of the site is able to be set aside for public enjoyment in perpetuity. A significant portion of this area is located adjacent to the Janke property, recently dedicated to the City for a future city park, thus enhancing the value to the community of both parcels. Over a mile of new paved multi-use trails are being created as a part of the PUD which will provide additional connectivity to existing bicycle and pedestrian facilities. A portion of this trail network is planned in a buffer strip along the western property line which will provide separation from current or potential development of the adjoining property.

### **Access**

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Access to the project will be provided by extending Rainier Street from Discovery Road to the North property line of the proposed development. Madrona Boulevard, the new east / west connector (described above) serves the proposed Madrona Ridge PUD. A second access point is being proposed as an emergency access extension to Rainier Street. This access point will primarily function as an emergency access point, but it will also serve as a pedestrian connection. Madrona Boulevard will provide a future access to properties to the West of Madrona Ridge. Montebanc Court will provide a future access to the South and connection to the platted but currently undeveloped 15th Street and to the future Janke Park.

The overall circulation pattern for this project has been designed to reduce the likelihood of cut-through traffic, while maintaining intra-project connectivity. The internal streets are proposed to be public, residential streets within 40'-wide rights-of-way. These roads include a 21 ft. vehicle corridor with sidewalks and landscaping on both sides of the street.

Proposed Modification of Road Standards through the PUD. We are proposing a couple of exceptions to the above referenced road standards in unique areas of this project. For example, the emergency access is proposed to be a 30' right-of-way and include a 20'-wide curb width. There are also three proposed private access and utility roads that allow access to a small number of lots and to the storm drainage facilities. These access and utility roads will be contained within easements.

### **Special Amenities**

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The project will provide several amenities that will benefit both the residents and the community. The bike lanes together with traffic calmed streets within the project create a miles long safe bike loop for both kids and adults to enjoy. The large recreational space to the south will include a gazebo and picnic facilities with a large open grass area that can be used for large gatherings. Another recreational area located along Madrona Boulevard, will provide a play area for smaller children. Finally, there is a network of trails within project that connect the recreation spaces and allow future residents to enjoy a safe and relaxing place to walk.

### **Timeline for Development**

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Upon submittal of the Preliminary Plat, PUD applications, we expect the project to obtain preliminary approvals within six months with site construction beginning in Spring of 2022. The total anticipated time period for this project is approximately 1 ½ years. Home construction beginning early Fall of 2022.

### **Public Benefits**

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The following are specific public benefits to the residents and community of Port Townsend:

1. 5.47 Acres located on the East Boundary of the project along Rainier Street and the existing public multi-use trail is designed as permanent open space with more than 4.39 acres (80 %) to remain as native habitat and vegetation.
2. The southern portion of the 5.47 acres along the Eastern Boundary of the project provides flow control and water quality treatment for Rainier Street, before being discharged to the existing wetland to the SE maintaining existing hydrological patterns.
3. 1900 lineal feet of construction of Rainier Street, a major and important North/South arterial road connection, provides a city-wide transportation benefit. These improvements will be constructed along the entire project frontage, South to the Discovery Road roundabout all located within a 70' Right of Way. An additional curb to curb road construction of 24 feet of improvement from South boundary of Madrona Ridge to the existing roundabout at Discovery Road. (The balance of this portion of the Rainier Street improvements will be constructed by either the City of Port Townsend or

benefitting adjacent properties in a fair and equitable cost sharing approach) The Rainier Street arterial road improvement connects downtown Port Townsend to Uptown and the North Side.

4.  $\frac{3}{4}$  of a mile of new construction paved multi-use trails with connections to the existing and planned regional trail system, creates connectivity and continuity for the homeowners and the community.
5. The SW corner of the Madrona Ridge PUD consists of approximately 5.84 Acres and is to be preserved as permanent open space for public use, with a large portion to be dedicated to the city of Port Townsend. This open space Tract I will feature a constructed multi-use paved trail connecting to the planned city park on the Janke property located at 15<sup>th</sup> Street and Spring Street.
6. All wetlands and sensitive areas are to be preserved as natural habitat and to maintain existing hydrological functions. These critical areas and their associated buffers will be dedicated to the city as permanent open space for community enjoyment. These sensitive areas to be permanently preserved encompass approximately 13.49 acres or 34% of the total site area will be left in their current natural/native habitat state.
7. The lot density of 167 Units for the subdivision is significantly below the maximum allowable gross density of 493 Units for the nearly 40-acre site. This is a density reduction of approximately 66% of the allowable gross density on the site, thus creating a more sustainable community.
8. Madrona Ridge will include Victorian type elements such as street lighting, benches, public promenades, and other site features incorporated into the subdivision consistent with the existing historic character of Port Townsend. Thereby creating a pleasant public/private environment that will complement the community's 170+ years of history as a charming Victorian seaport on the Olympic Peninsula.