

Affordable & Workforce Housing in Jefferson County: Delivering the Evans Vista Neighborhood

BOARD OF JEFFERSON COUNTY COMMISSIONERS
JULY/AUGUST 2022

Briefing Objectives

- 1. Provide the BOCC and public with a status update of the Evans Vista Neighborhood Development**
- 2. Affirm continued partnership from Jefferson County to deliver on mutual objectives, e.g., affordable and workforce housing supply; infrastructure to support further housing and economic development, walkable and bikeable connected neighborhoods, community amenities development**
- 3. Request \$500,000 in APRA/State revenue share funding support to develop the plan and secure the entitlements to make the Evans Vista Property shovel-ready for housing development**

Background

- **January 2021–** The City of Port Townsend submitted our 2021 legislative agenda to our Washington State delegation. The agenda included a request for funding for infrastructure and land to support affordable housing.
- **June 2021 –** The City was notified of receipt of two grants for housing and infrastructure to support housing. These grants total approximately \$3.1 million and are largely are result of our State delegation's efforts. A special thanks to Representative Tharinger.
- **August 2021 –** The City entered into a purchase and sale contract for the purchase of property at the end of Evans Vista Street.
- **September 1, 2021 –** City staff provided the City Council Infrastructure and Development Council Committee an overview of the property.
- **October & November 2021 –** City staff performed outreach to the Housing Solutions Network and to housing providers to gauge interest in the property for a range of housing types and affordability.

Background (cont.)

- **October & November 2021 – City staff performed due diligence to determine zoning and infrastructure requirements for property.**
- **November 1, 2021 – The PT City Council authorized a cultural resources survey to be completed for the subject property.**
- **December 1, 2021 – Grant agreement completed and cultural resources survey initial findings were provided by our consultant.**
- **March 2022 – Applied for \$2.5m in support from Congressman Kilmer's congressionally-directed spending fund community process (also applied in 2021)**
- **May/June 2022 – Rep. Kilmer's panel ranks Evans Vista top of list for his support through Appropriations Committee**
- **July 2022 – House Appropriations Committee and House supported the spending; signing by President Biden expected**

Vision

Diverse, quality, affordable and stable housing in Port Townsend is a critical underpinning success factor for our strong local economy, local sustainability and resilience, and our collective social well-being and quality of life. Housing is **paramount to an equitable, healthy and inclusive community**, and getting it right helps sustain and strengthen **Port Townsend's unique identity** with strong historical roots and a creative and intentional approach to the future.

The **Evans Vista Neighborhood** can be a true forerunner in that vision, while harmonizing with the existing vision described in the Rainier Subarea Plan and helping to catalyze momentum at a regional scale.

Evans Vista aims to be **a place where people live, work and play** – a home for young families who can walk or ride to school or individuals who can walk to local employment in the Rainier Subarea, the Port or the Hospital; a destination for those seeking a coffee with friends, services, or childcare; and a **community asset** that nests into the existing trail and parks network for all to enjoy and be proud of.

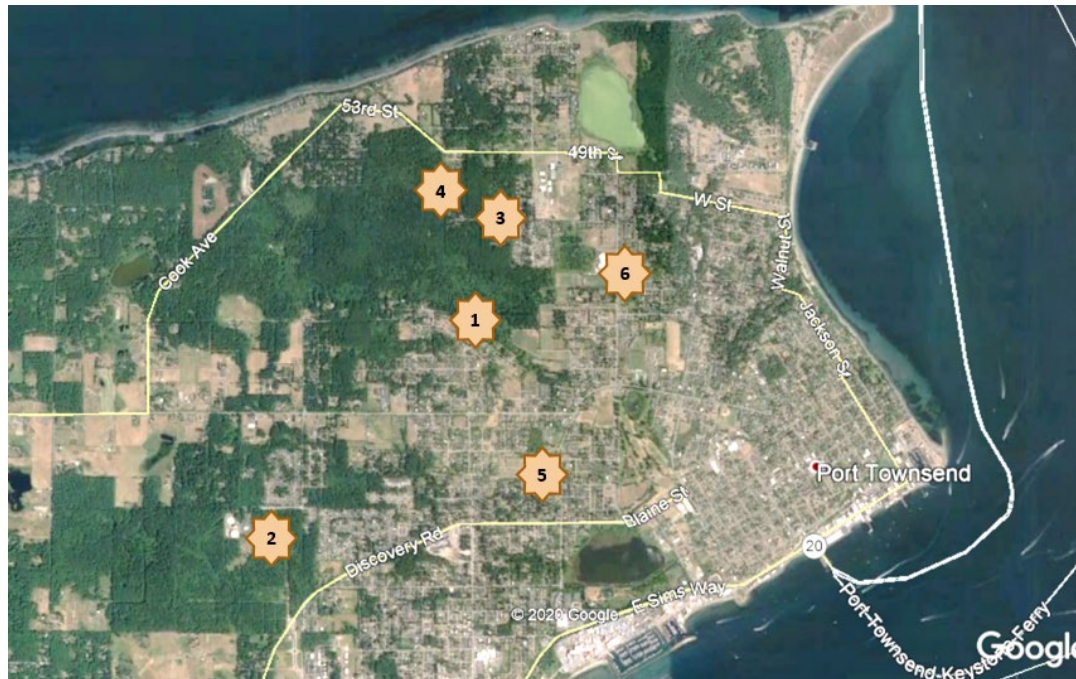
Project Goals

Creating Neighborhood

1. Provide long-lasting affordable housing (50-80% AMI) by lowering the cost through government subsidy (land purchase, infrastructure) and exploring models to lock-in affordability indefinitely (cooperative, land trust). Target: 30-50 units.
2. Provide workforce housing (80-120% AMI). Target: 50-100 units.
3. Deliver a mix of housing types to accommodate a range of individual and family sizes (studios, one, two and three bedrooms) and a diversity of income levels.
4. Enable a mixed-use hub of activities in the development itself, including childcare and family services, first-floor retail and commercial and other amenities that make it a destination for others who do not live there.
5. Activate the Evans Vista neighborhood itself by deliberately nesting and connecting the new development into the Larry Scott Trail and active transportation and transit networks and the Rainier Subarea's emerging commercial and business environment.

Property Search

Property for Sale and City Owned Property

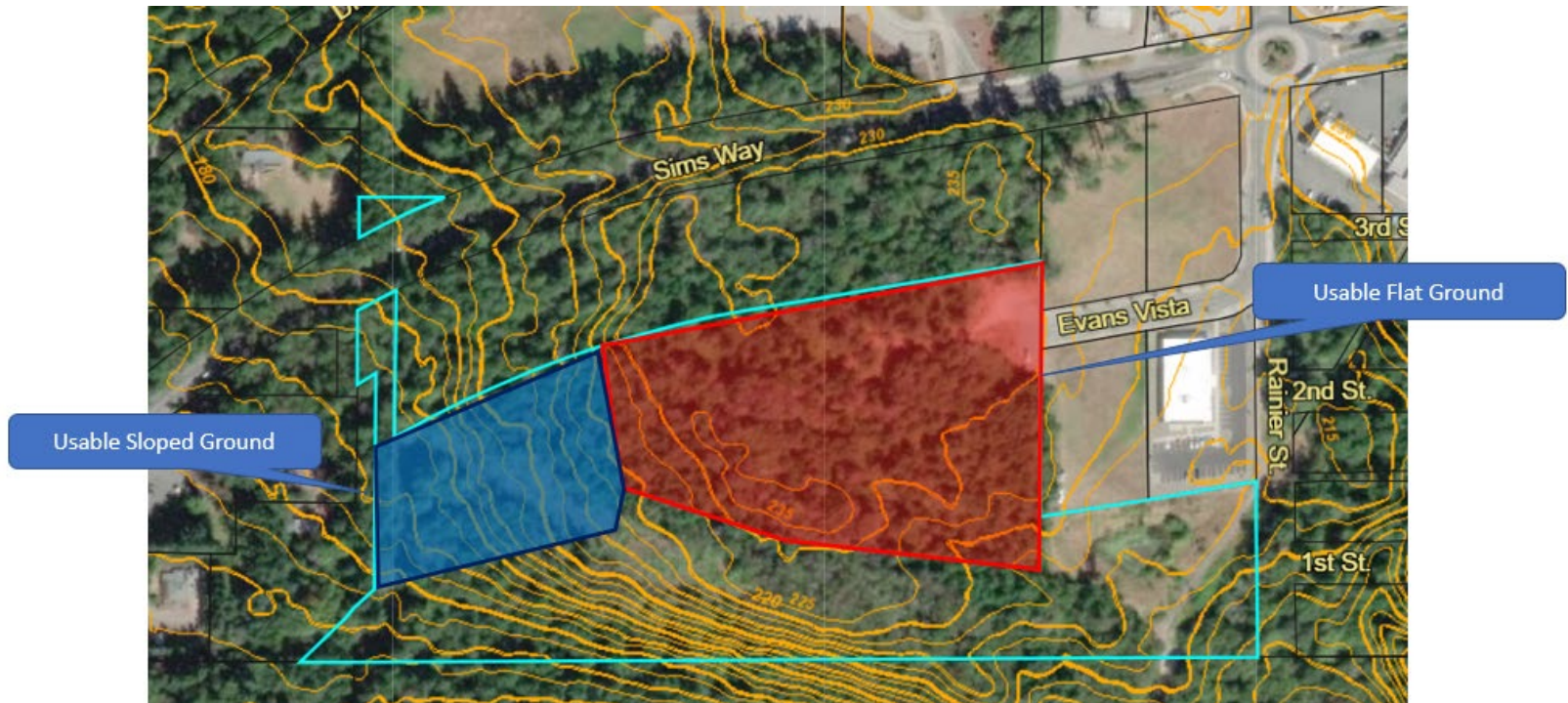


Conclusions: Large properties that could accommodate 100+ housing units are difficult to find in Port Townsend. Most of the existing larger properties are not for sale.

Evans Vista Property



Evans Vista Property



Housing Potential:

Size: 14.4 Acres

Useable Ground Est. 8 acres.

Zoning: M-C

Housing Type: Mixed Use

Infrastructure Needs:

Sewer Lift Station at Mill Road and
Pipe Extension

Total Inf. Cost: \$4.1 M

Due Diligence

Comprehensive Plan (Rainier Subarea Plan)

Adopted by Ordinance 3229 (Exhibit D) Page 1 of 155



Prepared for: **THE CITY OF PORT TOWNSEND**
Prepared by: **AHBL, INC. | Tacoma, Washington**



Key Points:

- Range of housing opportunities is a key to economic growth.
- Land Use Goal #4: Ensure a variety of housing options and living environments are provided throughout the subarea.
- Workforce housing encouraged to support employment opportunities.
- Recognizes that larger tracts of land exists for development opportunity south of Sims Way.

Due Diligence

Comprehensive Plan (Rainier Subarea Plan)

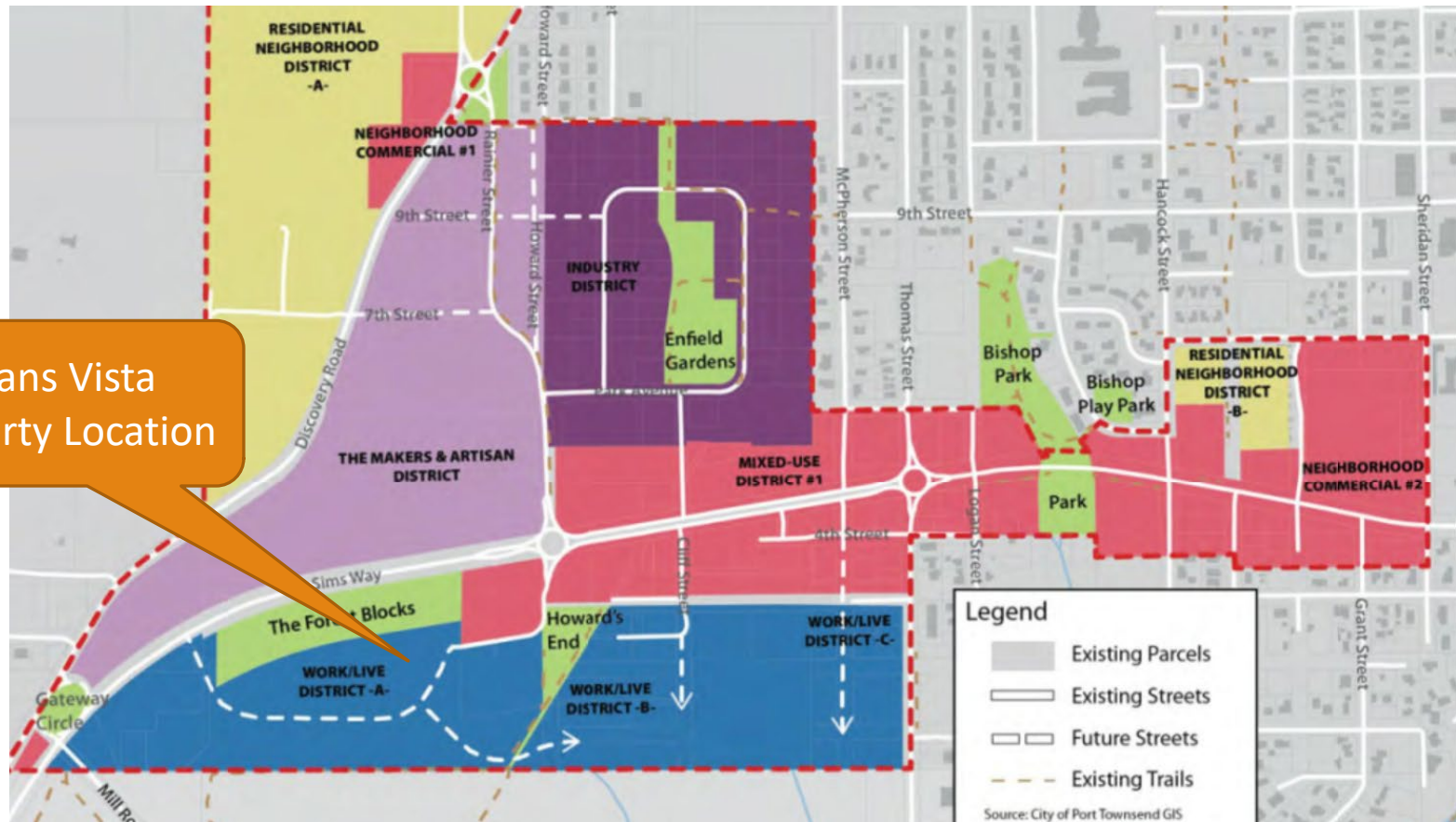


Figure 7 of the Subarea Plan imagined this area to be a live-work district

Due Diligence

Comprehensive Plan (Rainier Subarea Plan)

5.4 - Work/Live District



The Work/Live District is planned along the southern portions of the subarea (south of Sims Way) between Mill Road and Thomas Street. The area is generally underdeveloped. Portions of the land area are wooded and there are some isolated areas with relatively flat terrain. A ravine bifurcates the district and steep slopes are located along the southern boundary. The district is planned for a mixture of both employment-generating uses and workforce housing. Light-manufacturing, research and development, and offices would be appropriate job-creating businesses. Housing is envisioned to include multi-story apartments and attached residential to complement the businesses within the district. Small-scale neighborhood commercial and accessory retail are intended to serve the primary uses and provide services within a close, walkable distance.

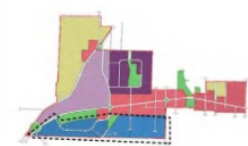
The urban form will include a collection of multi-purpose buildings with diverse architecture. Buildings should be oriented towards the interior streets. A forest buffer should be maintained along Sims Way. Parking, loading, and service areas should be heavily screened to minimize their appearance. Building heights will likely vary between one and three stories and should include window cover and architectural elements on street-facing facades. Future development should extend and tie into the city-wide trail system. Projects should frame the Forest Blocks that front Sims Way and should provide pedestrian and bicycle connections to this community asset. The Work/Live District should be designed to meld into the adjacent mixed-use areas and commercial corridors; this follows a vision to focus commerce on the main thoroughfare and provide housing and industry on the adjacent blocks.



Mix of employment and housing (Source: GoogleEarth)



Multi-family/workforce housing



Land Use Focus

PRIMARY USES: Manufacturing, Industry and Office

SECONDARY USES: Commercial and Housing

Scale and Urban Form

HEIGHT: 1 to 3 stories.

BUILDING ORIENTATION: Close to streets

BUILDING FACADES: Wood, stone and painted metals. Generous window coverage.

STREETSCAPE: Wide sidewalks with street trees.

ESTIMATED GROSS AREA: +/-41.56 acres

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Live/work townhouse units



Office/light manufacturing businesses

Work/Live Key Components

NEW STREETS AND CONNECTIONS: The district is designed with an interconnected street network to tie the future uses into the surrounding area. There are large areas of the district that have no roadway access, thus, new roadway extensions will be required to support future employment-generating uses and housing. The plan includes a southern Rainier Street extension that will provide a second intersection with Sims Way further to the west. The plan anticipates Cliff and McPherson Streets will be extended to the south. Two new east-west local roadways are envisioned to further interconnect the district.

PARKS AND OPEN SPACE: There is opportunity to make Howard's End a recreational focus for the district by enhancing park access, signage, and trail connections. The plan calls for trail extensions through the district to complete city-wide linkages. Future district development should embrace and tie into the Forest Blocks.

JOBS/HOUSING BALANCE: The district is intended to provide employment-generating businesses and new workforce housing projects. The district will provide the land use flexibility to allow industry, office, and multi-family residential uses.



District-oriented retail as seen in Historic Uptown

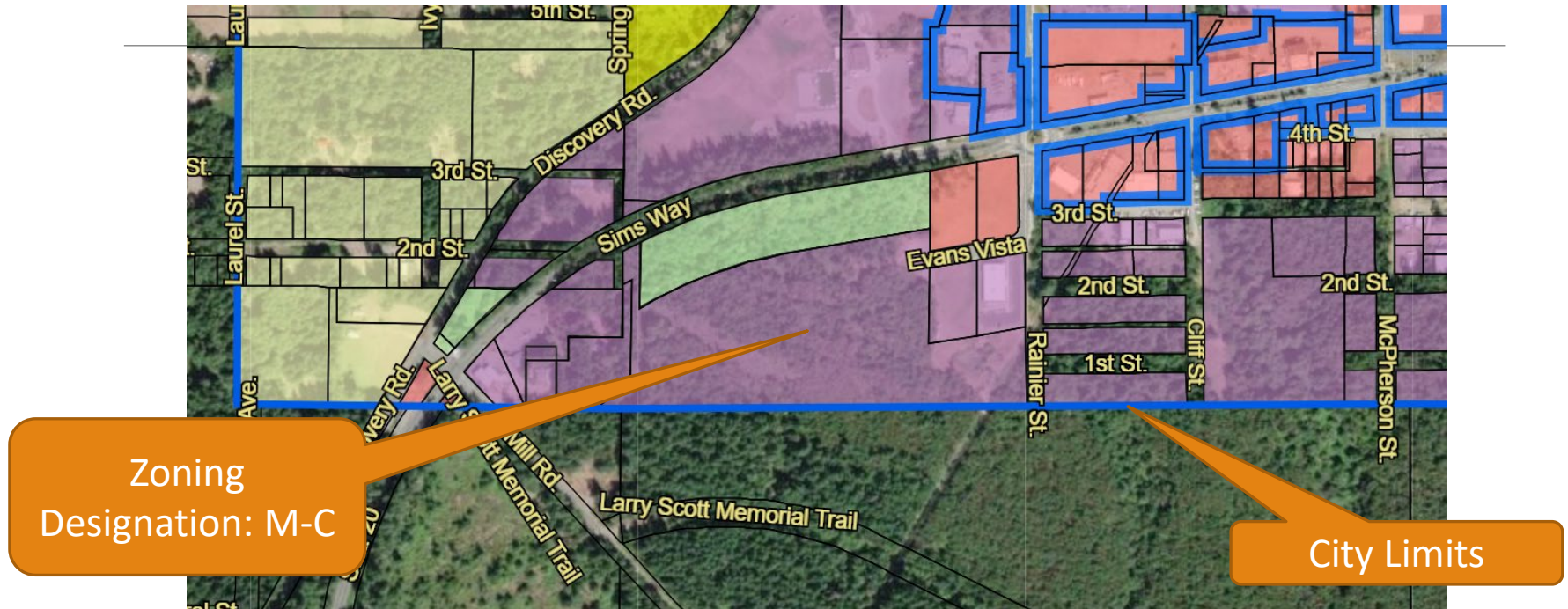


Open space areas

Excerpts from the Rainier Subarea Plan describing Live/Work Districts.
Workforce housing is critical to these districts.

<https://cityofpt.us/citycouncil/page/city-plans>

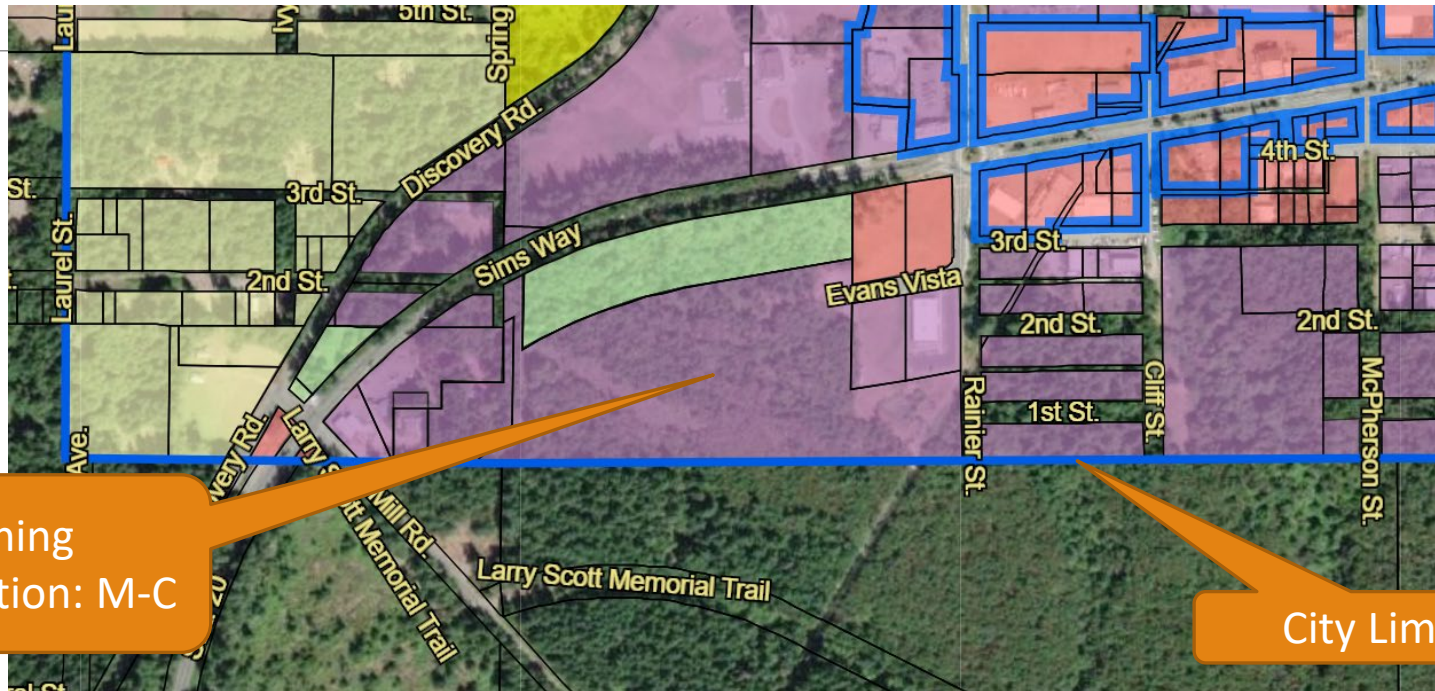
Due Diligence Zoning



Zoning District M-C: 17.31.060 Purpose – M/C mixed light manufacturing and commercial

A. M/C – Mixed Light Manufacturing and Commercial. This district accommodates a wide range of uses meeting a desired form that creates a walkable urban area where a person can walk or bike to work or to fulfill many shopping needs. The purpose of this district is to provide for a mix of commercial, light manufacturing with on-site retailing, and workforce housing

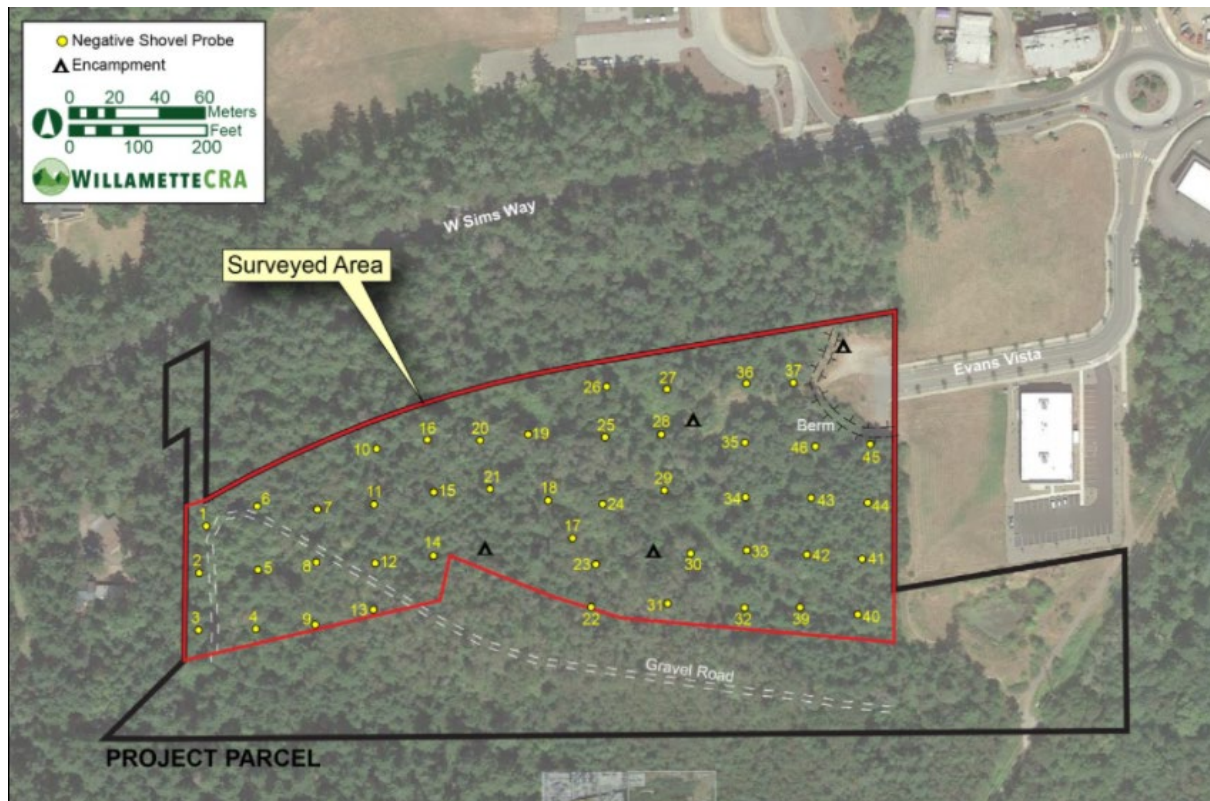
Due Diligence Zoning



Residential Uses Permitted: Multifamily (Small and Large), townhouses, attached single family, and live work units.

Single family detached is prohibited.

Due Diligence Cultural Resources

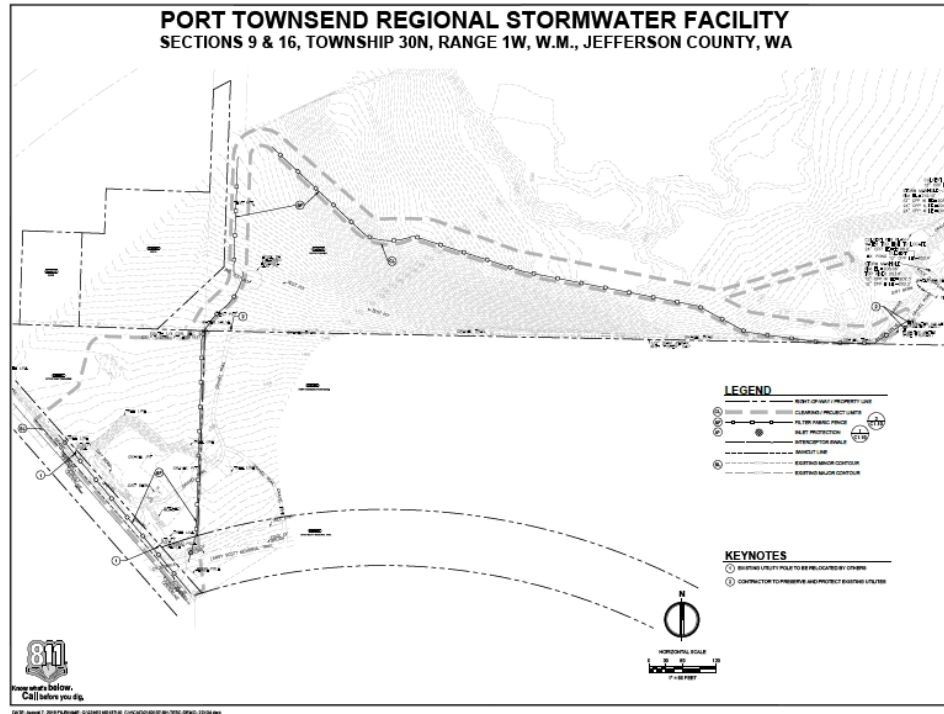


Test pits distribution

Field work completed. No field discoveries were made. The Jamestown S’Klallam, Port Gamble S’Klallam, and Suquamish were all consulted.

Historical records show this site to be the location of the State Pest House which was a quarantine location for incoming visitors to Port Townsend.

Due Diligence Regional Stormwater



4 Acres of this property benefits from the Rainier Stormwater System constructed this year.

A trail connection to the Larry Scott Trail follows the pipeline.

Due Diligence

Transportation - Roadway



Offsite roadway and sidewalk transportation infrastructure is complete.

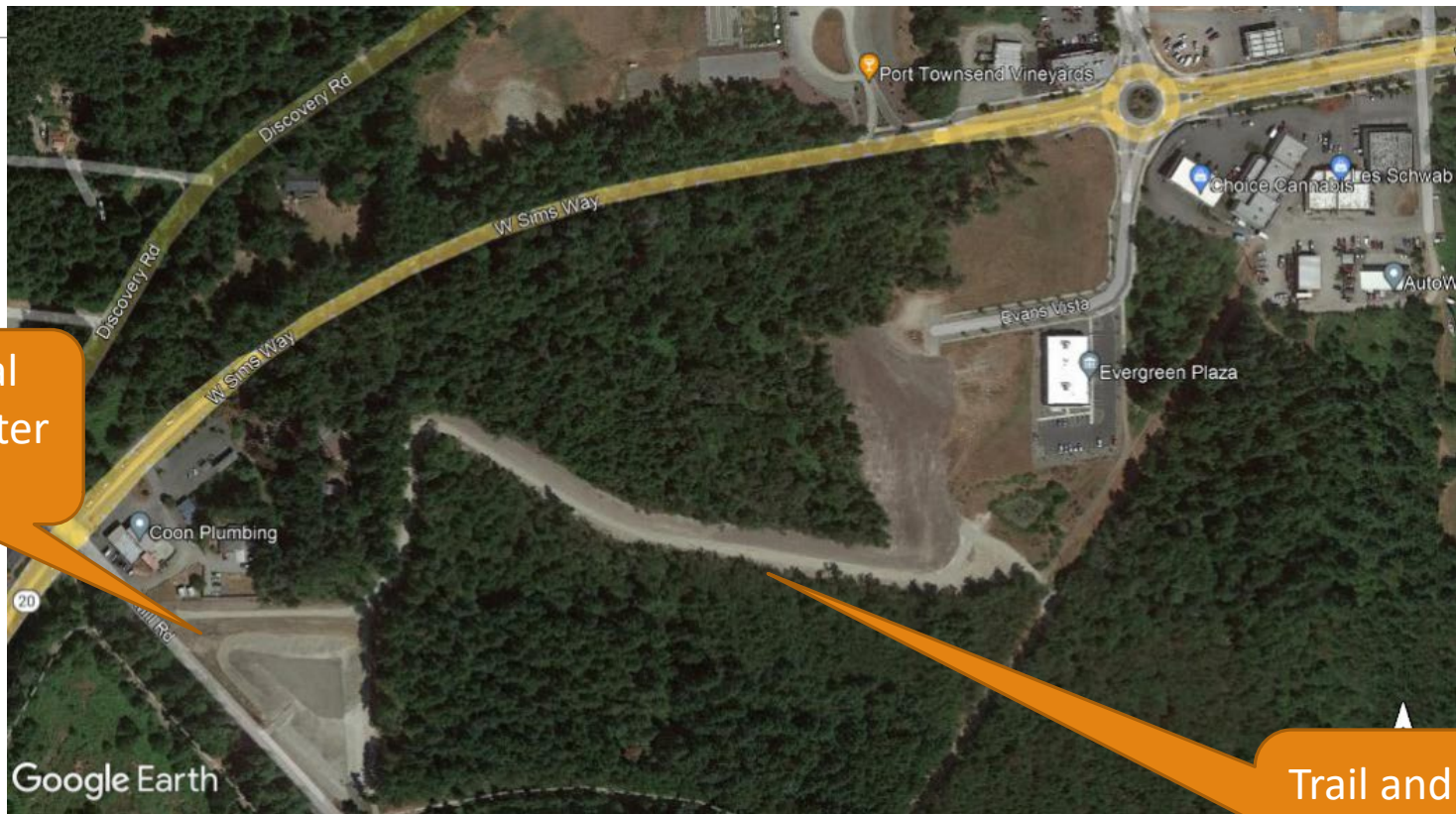
No additional costs for street improvements would be required.

Only costs for access ways within the property would be required by PTMC

Evans Vista Street – Looking from the Roundabout

Due Diligence

Non-motorized Transportation

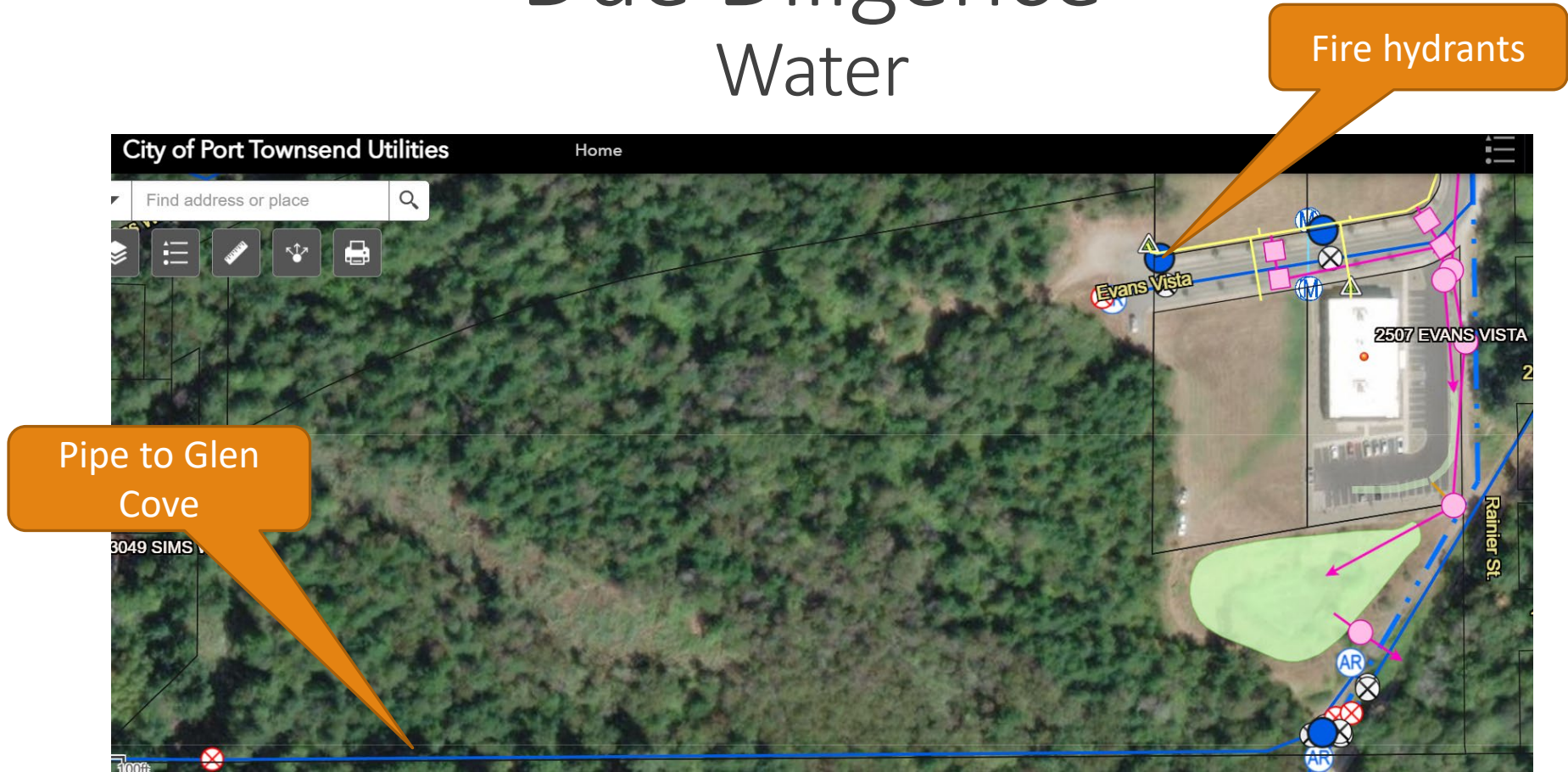


Regional
Stormwater
Pond

Trail and Utility
Access
Corridor

A trail connection to the Larry Scott Trail via the stormwater access road would be part of the project.

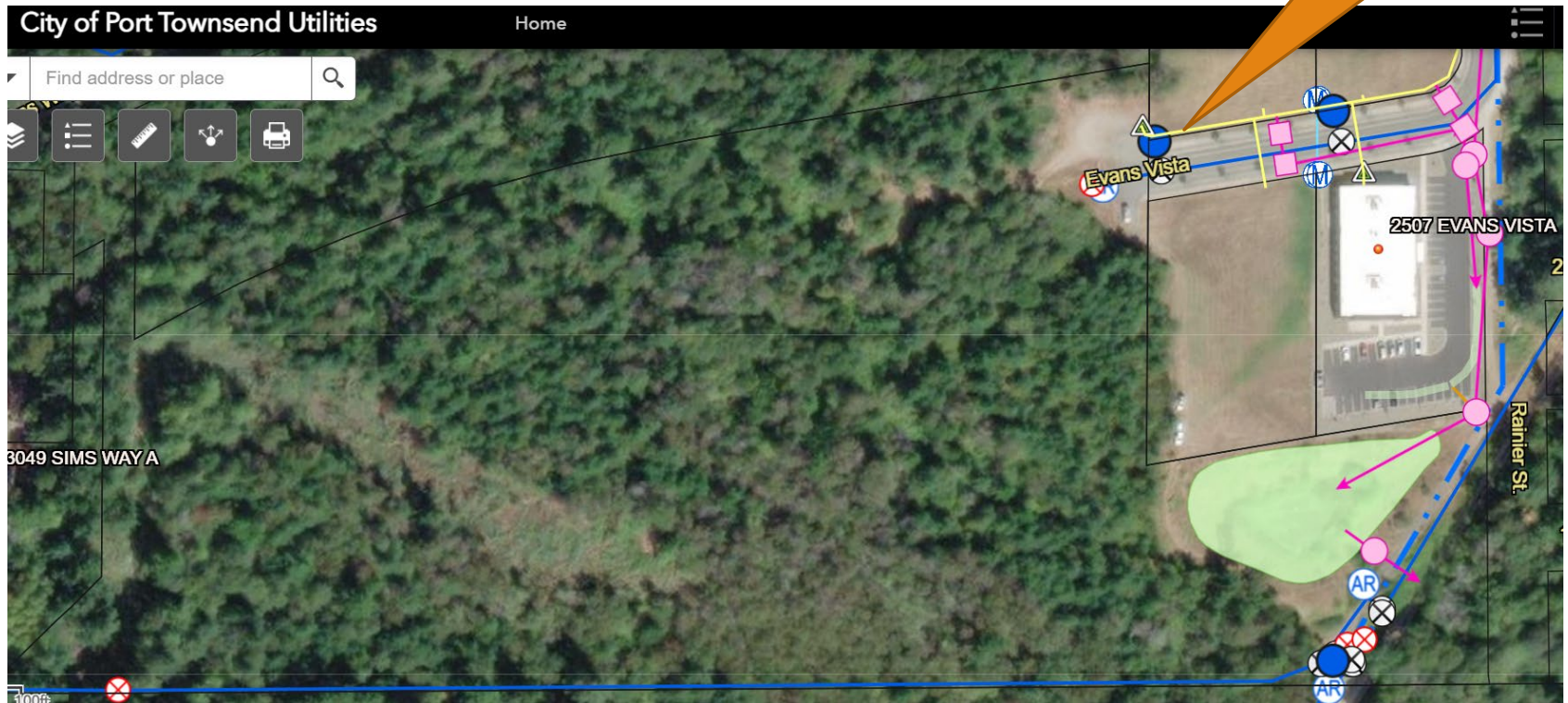
Due Diligence Water



The property is served with City water with adequate fire flow for multifamily and commercial development. Extension of a water line internal to the site will be required for building sprinkler systems.

Due Diligence Sanitary Sewer

2-inch forcemain



The existing 2-inch forcemain would serve approx. 100 residential units or 75 residential units with several commercial uses. (50 gpm)

Additional sewer capacity is recommended for fully serving the site.

Goal for Expanded Sewer

What are the additional benefits in this Location?

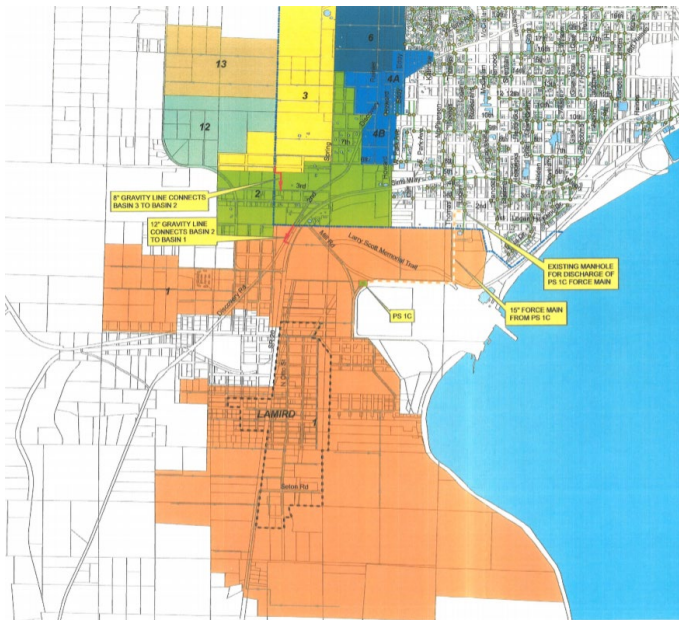


TABLE 3-1

Summary of Projected Ultimate Peak Day Flow for Each Basin

Basin	Area Acres	Ultimate peak day flow per Acre gpd/acre ⁽¹⁾	Projected Ultimate Peak Day Flow gpd ⁽²⁾
1	180	1,230	221,400
2	175	1,230	215,250
3	140	1,230	172,200
4A	25	1,750	43,750
4B	40	1,750	70,000
5	85	1,020	86,700
6	125	1,000	125,000
7	45	1,000	45,000
8	15	1,020	15,300
9	30	665	19,950
10	380	665	252,700
11	125	940	117,500
12	45	1,020	45,900
13	95	1,020	96,900
14	50	1,020	51,000
15	145	1,020	147,900
16	90	1,020	91,800
17	25	1,020	25,500

(1) These values were obtained from CH2M Hill's *Wastewater Comprehensive Plan* (1999), as contained in Appendix A of this report.

(2) Flows were calculated by multiplying ultimate peak day flow per acre by the basin acreage.

The City has the option of investing in sewer infrastructure for this project that will serve approximately 200 Acres inside the City Limits including Evans Vista property. **(Funding likely secured)**

The Lift Station could serve 495 acres in the future including areas zoned for light manufacturing/commercial.

Due Diligence

Stakeholder Outreach

Staff consulted with Jefferson County, the Housing Solutions Network, and all regional housing providers and agencies for input and to solicit support for a collective vision.

Now that the property has been purchased, more due diligence is needed including site layout and to determine entities who have capacity to build the units and vision. Public engagement will be key to the process of building a successful neighborhood.

What We Do Not Know

- ❖ **Which specific organization will build the housing units.**
 - We know that there is an interest to build affordable and workforce housing. Partnerships will be required and a mix of buildings are anticipated.
- ❖ **What the housing mix will be.**
 - This is dependent on the Housing needs assessment, grant funding for housing construction, and financial proformas of workforce housing. The City making land available is a key component to success.
- ❖ **What the phasing plan will be.**
 - Phasing is anticipated given the scale of this project.
- ❖ **What the aesthetic will be.**
 - This is a chance to build a new neighborhood in Port Townsend capturing values that the community desires. Building on the good work of the subarea plan, much community collaboration is needed to make this a successful project.

Status of Funding

Funding secured from Washington State:

- \$1.37 Million for affordable housing property purchase and/or development (Received)
- \$1.7 Million for utility infrastructure to support affordable housing (Grant authorized, no grant contract yet)

Funding secured from the Federal Government:

- \$2.5 Million of Federal Funds requested for sewer infrastructure to support housing and approved by US House (anticipated later 2022)

Funding Opportunities:

- EPA funding for sewers

A Clear Path Forward

Partnership and Funding Request

We are requesting \$500,000 in ARPA/State revenue share funding to develop the plan and secure the entitlements to make the property shovel-ready for housing development.

A Clear Path Forward

Required work to make the site development-ready

Item	Funds
Site Studies: Topographic survey, wetlands delineation, tree conservation ordinance compliance study	\$50,000
Project vision development and schematic design: Public engagement, development pattern alternatives, schematic design to address needs	\$150,000
Financial analysis: Financing plan and income/expense analysis for the alternatives	\$50,000
Preliminary engineering: 30% design for onsite utilities and access to compliment alternatives	\$100,000
Entitlements: Planned Unit Development of Binding Site Plan for phasing.	\$50,000
Project Management	\$50,000
Contingency	\$50,000
Total	\$500,000

Thank you!

Questions and Discussion