

LUP22-028 & 029, San Juan Discovery - PUBLIC COMMENT TABLE

Letter	Author	Comment Summary	City Response
1.	 H. Keys R. D'arcy 6.25.24.pdf	Density; Parking (overflow); Wildlife; Lighting; Water availability and sewer treatment plant capacity.	Water Capacity is available in terms of water supply and fire protection. Good pipe network and fire flow. WWTP plant has a capacity per the General Sewer Plan. Plant capacity is adequate for planned growth. Upgrades are planned for continued growth in the future.
2.	 G. Bias.6.17.24.pdf	Fully supports project; diverse housing and mixed-use; combination of child & elder care is an asset.	Noted.
3.	 F.Handler.6.11.24.docx	Supports the project, feels it aligns with sound environmental practices	Noted.
4	 D. Wiese.6.25.24.pdf	Traffic Analysis ?'s	The City of Port Townsend level of service standard is D. The capacity of Discovery road far exceeds this level of service including the development as detailed in the traffic analysis. The intersections studied in the applicant's traffic impact analysis demonstrate an anticipated level of service of C or better and meets city standards. Sight distance requirements will be addressed in the final design per engineering standards. The addition of sidewalk will improve sight distance. This is a final design detail to be addressed with civil engineering plans. Preliminary plan submittals illustrate this is feasible.
5.	 B. Ferry 6.25.24.pdf	Lives along SJD south bndry. Concerned; city is obligated to protect existing 'hoods. PUD's especially require careful Open Space (OS) design & placement to	No, unless you want to lend input to the parking design(s) at SJD.

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		benefit both neighbors and the dvp. <u>Privacy/Noise</u> barrier – wall/fence and year-round veg. buffer on south proj. bndy. <u>Open Space</u> – flip location so it abuts s. boundary; <u>Density</u> – considers SJD “<i>perfume for radical urbanization.</i>” <u>Cars – Parking</u> esp., ensure parking is accommodated within SJD and doesn’t spill over to adjacent ‘hoods.	
6.	 S.Rader.6.11.24.eml	Supports project but finds the TIA flawed. Points out areas where she believes it is deficient.	The city will request the applicant to amend the traffic analysis to include Discovery and Hastings intersection LOS analysis.
7.	 N. Hamar.6.25.24.pdf	<u>Traffic Impacts and Patterns</u>, esp. as it relates to BHMS, existing back up of cars, etc. SJD will impact/alter/add to what seems to be an existing traffic problem. <u>Open Space and Wildlife Habitat</u> loss; Believes this is an increase in <u>Density</u> “<i>unprecedented</i>” and “<i>character changing</i>” for PT. <u>Prolonged construction impacts</u> will be generated – how are those addressed? Noise, traffic, general	Recommended that the applicant clarify or update TIA with a traffic distribution at San Juan and F to demonstrate PM peak relative to school am and afternoon traffic volumes. This was addressed in later submittals. This level of density is not “unprecedented”, it falls well below the maximums outlined in the 2016 Comprehensive Plan. A project of this size in this area was clearly contemplated and accounted for. It would not behoove the applicant to have a prolonged construction period,

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		disruption will occur over several years.	it would be more expensive and time consuming therefore it is unlikely they would attempt to have one.
8.	 C. Cosler.6.25.24.pdf	John McDonagh needs to digest this more.	I don't think so but give it a read. City lighting standards for public right of way seeks to minimize lighting with dark sky compliant fixtures, low lighting intensity and pedestrian scale lighting to minimize light pollution. The development will be required to follow city ordinance for lighting.
9.	 L.Berman.6.14.24.eml	Supports the project	Noted.
10.	 KL Sullivan.6.19.24.docx	<u>Density, Prking, Traffic Safety</u> – several sub-para in this section; How to ensure <u>target demographic is served</u> & not outbid by absentee owner(s)?; <u>Water system capacity</u>, esp. in light of climate change; <u>Storm</u>. How are additional hardscapes in SJD addressing potential flooding issues at SJ & F? Is any accounting being made for the “toxic” plume nearby? <u>Wildlife/Open Space</u> – ? project compliance with PTMC 17.32.010.	Street and utility infrastructure is adequate to support development of this project density and even greater densities as anticipated for this location in the city. The City utility plans do not identify any infrastructure upgrades necessary. The City water and sewer system backbone infrastructure include capital improvements to support growth projections consistent with GMA and the City's comprehensive plan. The traffic impact analysis illustrates that the project does not create a level of service violation. Socio-economic mitigations via SEPA are unlawful. This concern, unfortunately, relies on the developer, the market, and factors out of govt. jurisdiction in a market-rate project. Recommend applicant provide a description of existing stormwater and

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			proposed stormwater relative to nearby ground contamination.
11.	 K. Fairbanks.6.20.24.pdf	Lives 2945 Disc. Rd., across from SJD. Concerned about Disc. Rd. impacts and impacts to her SFR due to planned access? Density seems too high for this location; Noise is a concern, both during project build and post-project. Likes communal OS and mixed-age care offering but overall SJD seems out of scale. Is a roundabout needed?	See previous comments regarding LOS. Concerns are noted.
Comments received post 6-25-24 NOA period			
12.	 A. Rochester.6.27.24.doc	Opposed to loss of open space and the wildlife habitat it supports.	Noted.
13.	 S. Walker.7.3.24.docx	Supports project; has critique about possible driveway reduction/elimination under new parking standards.	The Project will provide ample parking beyond what is required in the interim Parking ordinance they will be vested under. Noted.
14.	Margo Karler, July 14 2024	Concerned for impacts to traffic, road network	Mitigating conditions and updated traffic analyses have satisfied the city's concerns regarding capacity. Noted.
15.	Peter West, July 16 2024	Supportive of project, says it "is one of the best urban infill projects he's seen anywhere in the world."	Noted.
16.	Scott Walker, July 16 2024	Supportive of project, urges decisionmakers to reject arguments using parking to deny the project.	Noted.

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17.	Carla Baptista, August 12, 2024	Concerns over parking, greenspace, traffic, noise, and “impacts to property value”.	Noted.
18.	Mike Adams, August 12, 2024	Supportive of the project, trusts Richard Berg, wants to solve the City’s housing issues.	Noted.
19.	Bill Ferry, October 10, 2024	Doesn’t like the design or layout, wants a different kind of fence.	Noted.