

**CITY OF PORT TOWNSEND
NOTICE OF APPLICATION AND
MEETING OF THE CITY'S DESIGN REVIEW ADVISORY COMMITTEE
Jefferson Healthcare Office Building Relocation
File No: LUP23-026**

Proposal: The applicant seeks Commercial Design Review departure approval to relocate a 2,846 square foot modular office building. A gravel driveway and 5-space parking lot is proposed with access via 7th Street. Departures are requested from the primary street frontage requirement.

Location: Currently located at 830 Sheridan Street, the office building would be relocated to a vacant parcel at the southeast intersection of Cleveland and 7th Streets. The relocation site may be legally described as Lots 5-8, Block 240 of the Eisenbeis Addition. Relocated from Assessor's Parcel Number (APN) 948321902 to APN 948324003.

Applicant:	Jefferson County Public Hospital District #2 834 Sheridan Street Port Townsend, WA 98368	Agent:	Simon Little Studio STL 1322 Washington Street Port Townsend, WA 98368
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Dates:	Applications submitted :	April 10, 2023
	Determined Complete:	April 24, 2023
	Notice of Application:	April 27, 2023
	Design Review Advisory Committee Meeting	May 19, 2023

On **Friday, May 19, 2023, beginning at or about 3:30 p.m.**, the Design Review Advisory Committee will hold a public meeting to consider the above referenced application. The committee's recommendation is then forwarded to the Director of Planning and Community Development for decision.

Meeting Details: The Meeting will be held at City Hall, 540 Water Street, on the 2nd Floor in Council Chambers. Persons who would prefer to participate virtually have the following options:

- View via computer or tablet at <http://joinwebinar.com> enter the 9-digit Webinar ID 242-937-55. Members of the public are unmuted at the time for public comment.
- Listen by phone only (muted) United States: Local Dial in (360) 390-5064
Access code: 706-376-505#
- Submit public comment emails to be read aloud (up to 3 minutes per person) to publiccomment@cityofpt.us

For Persons Wanting to submit written comments only, comments must be received by the Planning and Community Development Department no later than 4:00 p.m. May 16, 2023.

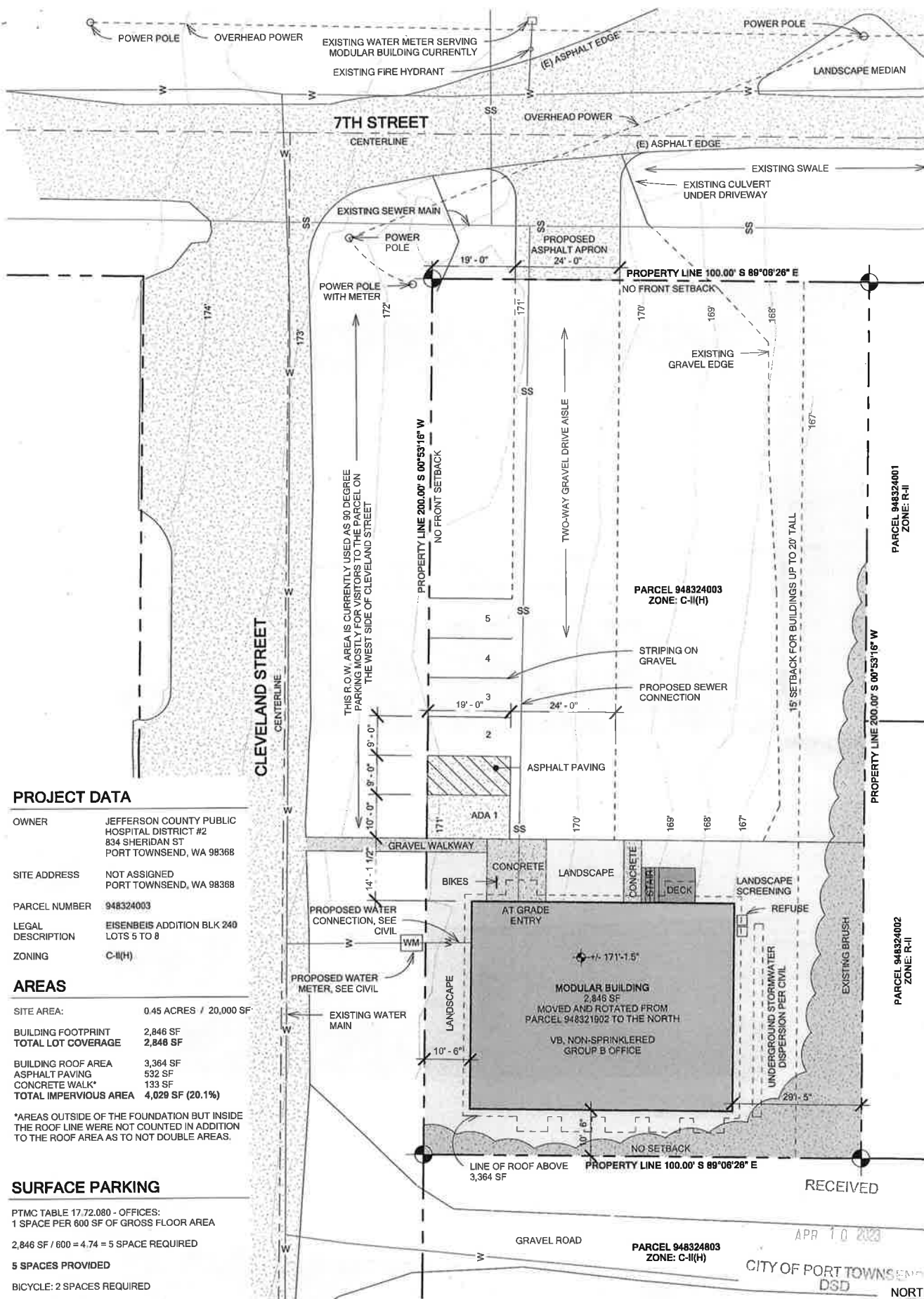
Other Permits to the Extent Known by the City: Building Permit

Special studies and plans submitted with the LUP23-026 application include a site construction plan.

Location of Documents Available for Review: Planning & Community Development Dept.
250 Madison Street, Suite 3, Port Townsend, WA 98368 **Or on line at:**
<https://cityofpt.us/development-services/page/land-use-projects-under-review>

Contact: Emma Bolin, Director (360) 390-4048

The proposal is exempt from environmental review and threshold determination under the State Environmental Policy Act. Any person has the right to submit comments, request a copy of the application and the decision once made, and appeal the Director's decision. Unless appealed, there is no public hearing for this project. A final decision on the application will be made within 120 days from the date of the determination of completeness.



PROJECT DATA

OWNER	JEFFERSON COUNTY PUBLIC HOSPITAL DISTRICT #2 834 SHERIDAN ST PORT TOWNSEND, WA 98368
SITE ADDRESS	NOT ASSIGNED PORT TOWNSEND, WA 98368
PARCEL NUMBER	948324003
LEGAL DESCRIPTION	EISENBEIS ADDITION BLK 240 LOTS 5 TO 8
ZONING	C-II(H)

AREAS

SITE AREA:	0.45 ACRES / 20,000 SF
BUILDING FOOTPRINT	2,846 SF
TOTAL LOT COVERAGE	2,846 SF
BUILDING ROOF AREA	3,364 SF
ASPHALT PAVING	532 SF
CONCRETE WALK*	133 SF
TOTAL IMPERVIOUS AREA	4,029 SF (20.1%)

*AREAS OUTSIDE OF THE FOUNDATION BUT INSIDE THE ROOF LINE WERE NOT COUNTED IN ADDITION TO THE ROOF AREA AS TO NOT DOUBLE AREAS.

SURFACE PARKING

PTMC TABLE 17.72.080 - OFFICES:
1 SPACE PER 600 SF OF GROSS FLOOR AREA

2,846 SF / 600 = 4.74 = 5 SPACE REQUIRED

5 SPACES PROVIDED

BICYCLE: 2 SPACES REQUIRED

2 SPACES PROVIDED

NO LOADING SPACE REQUIRED (<10,000 SF FLOOR AREA)

1 SITE PLAN
1" = 20'-0"

JH MODULAR

PARCEL: 948324003

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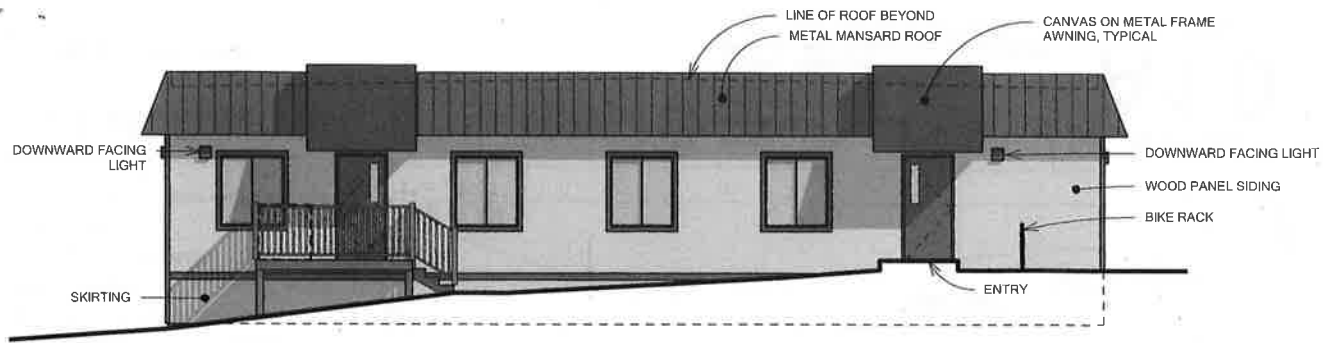
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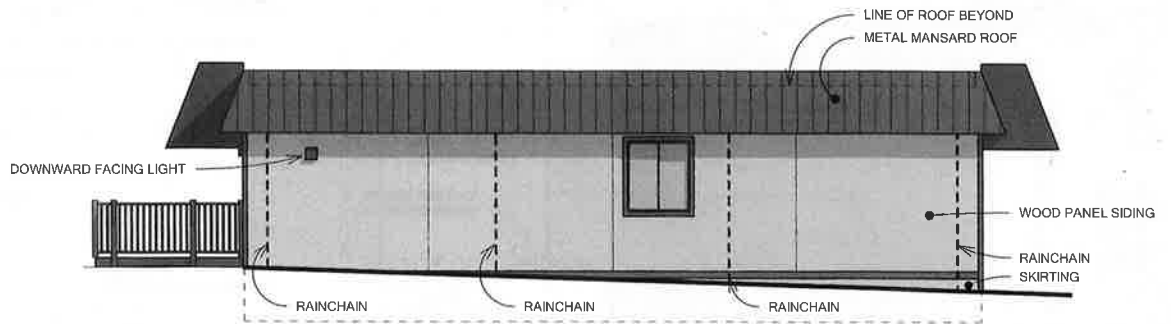
SITE PLAN

A1.0

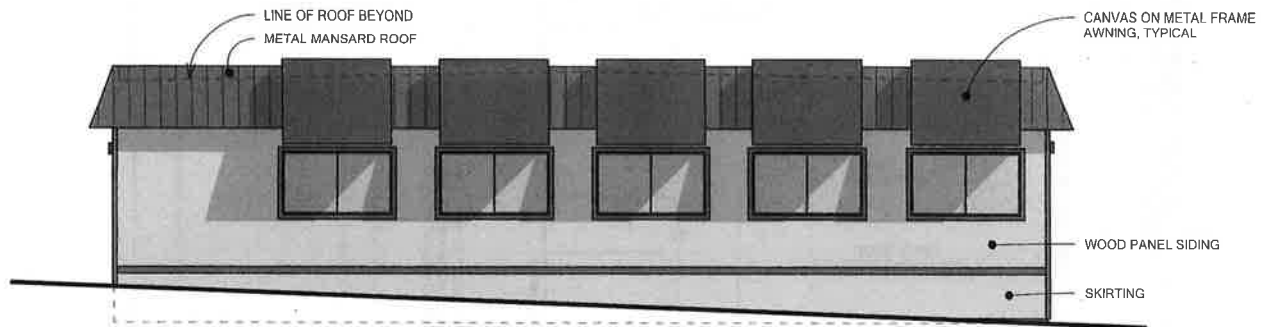
DATE: 4/7/2023



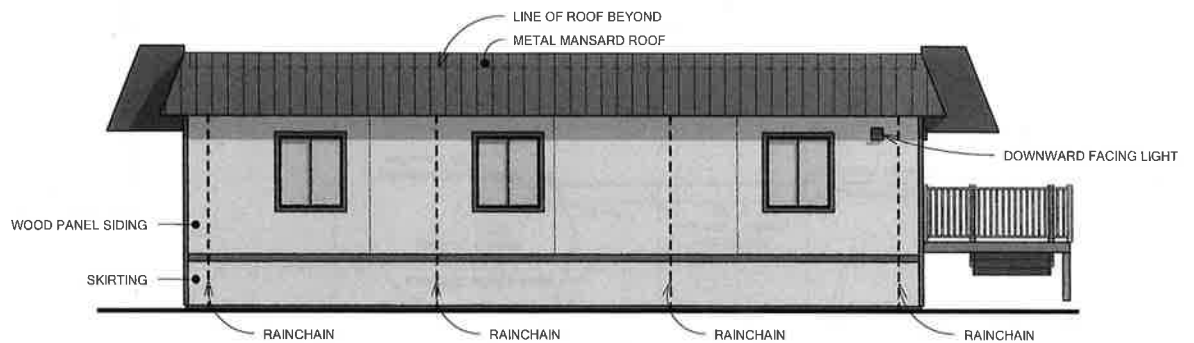
① NORTH ELEVATION
1/8" = 1'-0"



② WEST ELEVATION
1/8" = 1'-0"



③ SOUTH ELEVATION
1/8" = 1'-0"



④ EAST ELEVATION
1/8" = 1'-0"

JH MODULAR

PARCEL: 948324003

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EXTERIOR
ELEVATIONS

A3

DATE: 4/7/2023