

Evans Vista

DEVELOPMENT OPPORTUNITY

Port Townsend, Washington



A Site Ready for Development

Evans Vista offers a rare opportunity to develop a mixed-income neighborhood at scale within Port Townsend's city limits. The City has acquired 14 acres of undeveloped property, secured key infrastructure investments, and completed the early stages of planning while intentionally leaving space for the right development partner to help bring the vision to life.

A Vision Ready to Be Realized

The City envisions Evans Vista as a complete neighborhood that reflects local character, meets community housing needs, and offers long-term value. A flexible concept plan has been reviewed, and the site layout can evolve to reflect developer expertise and market realities. The City anticipates conveying the land and is actively exploring a range of public private partnership models to support successful delivery. The City welcomes partners who can bring forward viable development strategies that respond to local needs and site conditions.

Location with Built-In Value

Located at the entrance of Port Townsend and discreetly tucked behind a stand of evergreens, Evans Vista offers both privacy and connection. The site connects directly to a local trail and sits just minutes from downtown that draws in local residents and out-of-town visitors. Port Townsend's distinctive maritime economy and vibrant cultural life offer an authentic, highly desirable setting for new residences. Recent projects such as West Harbor Apartments, Madrona Ridge, and 7th Haven Apartments demonstrate that development momentum already exists. With strong support from city leadership and staff, developers can count on an eager and responsive partner.



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Planning Already Completed

Extensive planning is complete. The City's Housing Needs Assessment confirms strong demand for exactly the type of mixed-income housing envisioned for Evans Vista. Comprehensive Plan policies and Rainier subarea plan align closely with the site's development potential. Combined with the non-binding concept plan for up to 320 units (mostly rental), the City has completed years of planning and community dialogue to welcome a developer who is looking to build in Port Townsend.

Market Analysis

Port Townsend continues to attract smaller households seeking a slower pace of life and proximity to nature, fueling steady demand for new housing. While recent single-family construction has primarily served higher-income buyers, rental options for local workers and moderate-income households remain limited. One-bedroom apartments rent around \$1,700–\$2,000 per month, highlighting the potential for well-designed multifamily projects. The Evans Vista concept plan envisions a mix of market-rate and affordable homes, with about 25% of units affordable to households earning up to 80 percent of area median income (AMI), roughly \$1,400 for a one-bedroom in 2025. Because these rents are below levels typically needed for project feasibility, the development will likely include regulated affordable housing supported by programs such as LIHTC and state or local funding.

Infrastructure and Incentives in Place

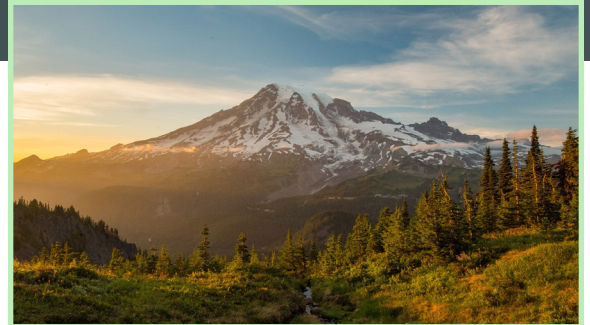
Public investment and financial incentives strengthen the case. The city has committed \$3 million for a sewer lift station and, potentially, a gravity line through the site. Grants are funding sidewalk connections to downtown. Adjacent road improvements and a new roundabout are already in place, and the regional stormwater system eliminates the need for on-site detention. The City is applying for new grants to fund additional on-site infrastructure needs such as sewer, water, stormwater connections and roads. The City's Multifamily Tax Exemption (MFTE) program could also support project feasibility.



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Inviting Development Partnerships

The City is reaching out to a wide range of qualified development teams, including local, regional, and mission-driven organizations, to share the Evans Vista opportunity and identify the best fit for this unique site. The City is open to a variety of development models and partnerships and is particularly interested in teams that bring creativity to financing, phasing, and housing delivery. This prospectus is part of an early engagement process to explore possibilities, generate ideas, and shape a development approach that reflects Port Townsend's values and meets its housing goals.

Help Shape What's Next

This prospectus is part of the City's early outreach to inform a future development solicitation. In the coming months, the City and its partners will meet with a range of development teams to discuss site potential, gather feedback, and help define the path forward. A site preview and developer roundtable are planned for early 2026, with a formal RFP anticipated later that year. In the meantime, a refreshed Evans Vista webpage will provide updated materials.

This is an opportunity to help shape a new neighborhood that reflects Port Townsend's character and community priorities, while advancing thoughtful, mixed income housing delivery.

