



Evans Vista Neighborhood

Questions & Answers Session

City of Port Townsend

May 20, 2026

Questions & Answers Session

- On May 1, 2026, the City of Port Townsend released a Request for Expressions of Interest (RFEI) **seeking a qualified and experienced development team, capable of delivering a feasible, financially responsible project** that advances long-term affordability goals while honoring Port Townsend’s **“funk factor.”**
- The City is looking for a partner that brings creativity, technical expertise, and a commitment to inclusive, sustainable neighborhood design—**one that can transform Evans Vista into a welcoming, resilient community that strengthens the local economy and contributes lasting public benefit.**

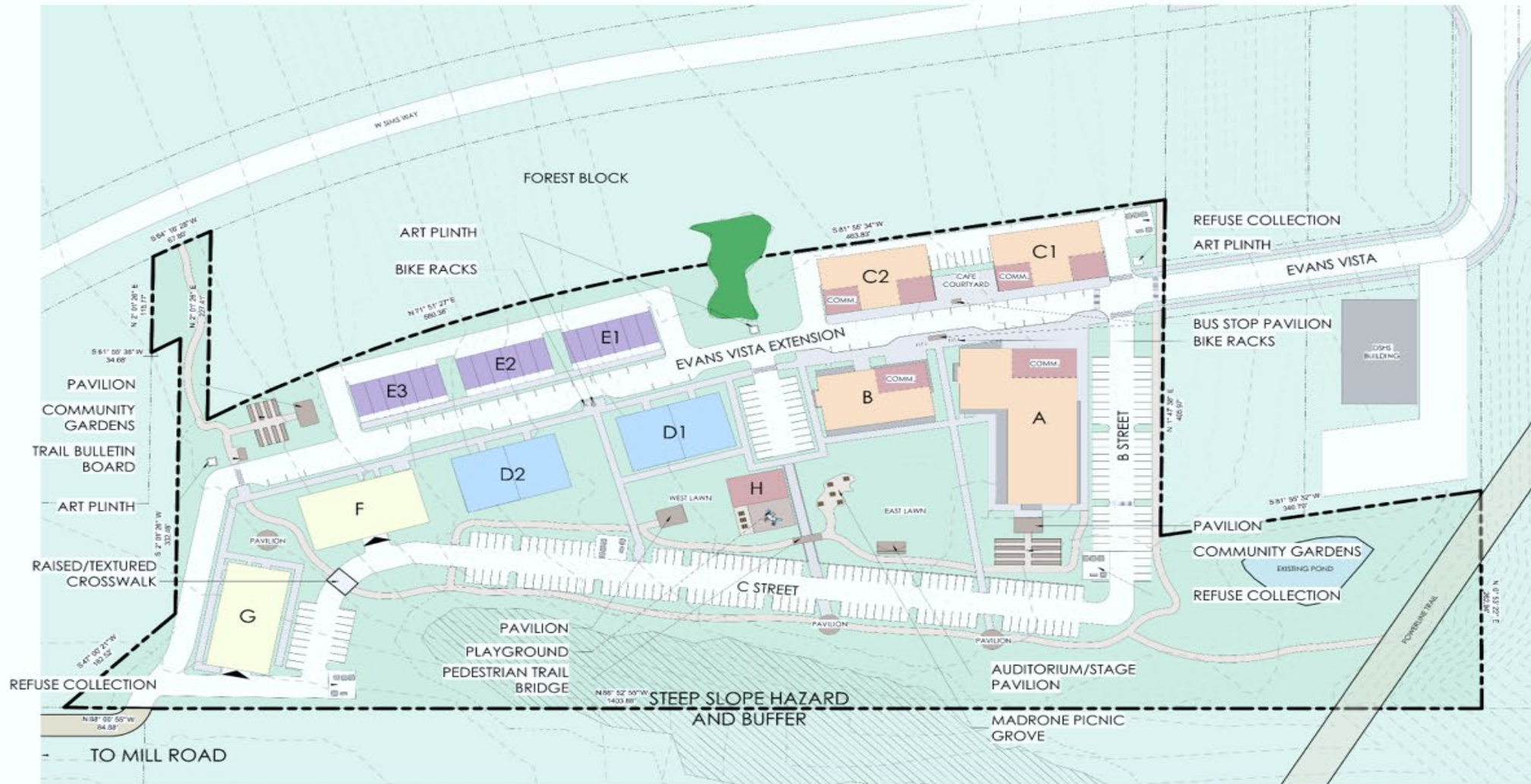
Key Themes & Project Goals

- **Affordability:** 25% of units at 80% AMI for 25 years
- **Mixed-Income:** Affordable and Workforce Housing
- **Mixed-Housing Typology:** Apartments & Townhomes
- **Vertical Mixed-Use Commercial:** Neighborhood Corner Stores
- **Neighborhood Amenities:** Childcare, Gardens, Parks, Art
- **Infrastructure & Phasing:** Sequencing of Phase 1 & Subsequent



Solicitation Schedule & Deadline

<u>EVENT</u>	<u>DATE</u>
Development Solicitation Issued	May 1, 2026
Evans Vista Site Visit	May 15, 2026
Question & Answer Session	May 20, 2026
RFEI Response Deadline	May 29, 2026
Evaluation & Short List Selection	June 26, 2026
Refined Proposals Deadline	August 14, 2026
Final Proposal Selection	September 18, 2026
Anticipated to Break Ground	July 1, 2027



OVERALL UNIT COUNT:

MIXED-USE APARTMENTS :	167
WALK-UPS:	42
APARTMENTS:	94
TOWNHOMES :	18
TOTAL:	321 UNITS

*MIXED-USE AND APARTMENT UNITS ALL ELEVATOR ACCESS

UNIT TYPE COUNT:

STUDIO :	121
1 BEDROOM:	141
2 BEDROOM:	35
3 BEDROOM :	6
TOWNHOMES :	18
TOTAL:	321 UNITS

1 SITE PLAN
1" = 60'-0"



BUILDING USES:

BUILDING:	UNITS PER BLDG:	STORIES:	COMMERCIAL PER BLDG:	TUCK-UNDER PARKING	GARAGE PARKING
A	74	4	2,500 SF		
B	33	4	1,750 SF		
C (C1, C2)	30	4	2,200 SF	✓	
D (D1, D2)	21	3	NA		
E (E1, E2, E3)	6	3	NA		✓
F	47	4+1	NA		✓
G	47	4+1	NA		✓
H	DAYCARE	1	2,000		

PARKING SUMMARY:

SURFACE STALLS	236
PARALLEL	50
GARAGE (BLDG F, G)	44
TOWNHOME GARAGES	18
TOTAL 348	
PARKING STALLS	
PARKING RATIO: 1.08	



Scoring Criteria and Weight

- Each criterion includes one or more scoring elements, and each scoring element is assigned a maximum point value. Except as expressly stated as a minimum requirement, **elements of the Evans Vista Master Site Plan are not mandatory.**
- However, submittals that propose to **deliver identified, nonrequired elements in a manner that is financially feasible** and consistent with the City’s objectives may **receive higher scores**, as set forth in the scoring rubric.

Scoring Rubric Categories

- **Criterion 1:** Project Team, Relevant Experience, Capacity (20%)
- **Criterion 2:** Proposed Site Development (25%)
- **Criterion 3:** Affordable & Workforce Housing (30%)
- **Criterion 4:** Evidence Financial Feasibility (20%)
- **Criterion 5:** Amenities & Other Community Goals (5%)



Scoring Element	Minimum Requirements	Preferred Responses	Max Points
<p>Criterion 1: Project Team, Relevant Expertise, and Capacity (20%)</p> <p>Successful proposals will demonstrate that the development team has the experience, qualifications, and organizational strength required to deliver a complex, multi-phase, affordable housing project. Responses should clearly show that the team possesses the technical, financial, and collaborative capacity necessary to carry the project from concept to completion.</p> <ul style="list-style-type: none"> • Demonstrated experience completing affordable, mixed-income, or multi-phase housing development of similar scale and complexity. • A strong, clearly defined partnership structure, including all partners and roles. • Capacity to navigate public sector development processes, regulatory requirements, and funding compliance. • Organizational and financial capacity to deliver Phase 1 and sustain long-term project responsibilities. 			
<p>Developer’s Experience and Ability to Complete the Project</p>	<p>Developers must show expertise and capacity to execute the project. Firms must provide examples of past developments.</p>	<p>Submittals which include a complete partnership roster, stipulating the roles of each partner, allows the City to determine project feasibility. Partners allow developers to bridge funding gaps, reduce project risk, and access special expertise needed for successful, high-impact, and sustainable projects and will be scored accordingly.</p>	<p>10</p>
<p>Capacity for Construction and Operations and Maintenance</p>	<p>Developers must show capacity and financing for construction of the first phase of the project but are not required to manage operation and maintenance for the property.</p>	<p>Proposals including operations and maintenance of the overall site ensure long-term structural viability, resident safety, financial sustainability, and improved operational efficiency and will receive higher scores.</p>	<p>10</p>

Scoring Element	Minimum Requirements	Preferred Responses	Max Points
<p>Criterion 2: Proposed Site Development (25%)</p> <p>Successful proposals will communicate a thoughtful, feasible development concept that aligns with the Evans Vista Master Site Plan and reflects best practices in urban design, connectivity, and community integration. Responses should demonstrate a cohesive vision that balances density, open space, infrastructure, and resident needs.</p> <ul style="list-style-type: none"> • A clear, cohesive development concept that aligns with the intent of the Evans Vista Master Site Plan. • A site layout that thoughtfully incorporates buildings, infrastructure, circulation, and open spaces. • A realistic, feasible vision for creating a connected, mixed-income neighborhood that complements surrounding land uses. 			
<p>High Level Site Concept</p>	<p>Developers are required to provide a preliminary phase 1 site concept. However, the developer is not required to be the master developer for the project.</p>	<p>A high-level master site plan will help the city understand the developer’s overall vision for the project. Proposals from firms interested in master site planning will be given higher scores.</p>	<p>9</p>
<p>Phase 1 Preliminary Concept Plan</p>	<p>A preliminary phase 1 site concept is required for the City to determine how the developer proposes to start the project and install the necessary phase 1 infrastructure.</p>	<p>A more detailed site plan including building footprints and layout, site access and circulation, parking strategy, utility infrastructure, landscaping and open space, serves as a “conversation starter” for the City planning department to verify compliance with zoning, density, and environmental regulations.</p>	<p>8</p>
<p>Subsequent Phasing and Infrastructure Installation</p>	<p>Developers are not required to be the master developer for the project. However, infrastructure installation, particularly streets and utilities will be required for the first phase.</p>	<p>A high-level vision for project phasing and infrastructure helps the City determine feasibility of the overall project and ensure that the project is completed in a timely manner, without necessitating that the City issue multiple requests for proposals per phase of the project.</p>	<p>8</p>

Scoring Element	Minimum Requirements	Preferred Responses	Max Points
Criterion 3: Affordable and Workforce Housing (30%) Successful proposals will present a robust affordability strategy and a diverse mix of housing types that address Port Townsend’s urgent housing needs and support long-term income diversity. Responses must show a clear plan for delivering required affordable units and providing deeper affordability wherever possible. <ul style="list-style-type: none"> • Compliance with the requirement that at least 25% of units be affordable to households earning ≤80% AMI for no fewer than 25 years. • A strategy that incorporates deeper levels of affordability (≤30% AMI, 30-50% AMI, 50-80% AMI). • A mix of housing types (e.g., walk-up apartments, multifamily buildings, townhomes, mixed-use) that meet community needs and support socioeconomic diversity. • A commitment to maximizing affordable housing outcomes wherever feasible. 			
Affordability Requirements	Proposals must reserve 25% of total units at or below 80% AMI for a period of no less than 25 years at a minimum.	Submittals including a higher number of affordable units, and deeper levels of affordability, will be given higher scores.	10
Total Residential Unit Count in Evans Vista Neighborhood	Proposals to develop a single phase of the master planned development must provide at least 75 units in the first phase, 25% of which must be affordable to households earning 80% AMI or less, for a period of no less than 25 years.	Inclusion of at least 321 units of affordable and workforce housing throughout the master planned development will be prioritized. None of the units are to be priced above 120% AMI.	8
Long-Term Affordability	Proposals must restrict the affordable units for a period of no less than 25 years to satisfy grant funding requirements.	Extending the affordability period longer than 25 years (e.g., 50-year, 99-year, or permanent affordability) will be given higher scores.	8
Mixed-Income Neighborhood	Inclusion of Workforce or “Middle Housing” restricted at 80% to 120% AMI is not required.	Reserving a small set-aside of workforce housing units is encouraged to ensure socioeconomic diversity.	1
Mixed-Use Commercial	Inclusion of mixed-use commercial space is not required.	Inclusion of commercial spaces within the neighborhood encourages vibrant, walkable communities and is preferred.	1
Homeownership Units	Inclusion of for-sale homeownership units is not required but is encouraged.	Inclusion of homeownership units creates a pathway to generational wealth and stability and are preferred.	1
Special Populations Housing	Special needs housing is not required but is encouraged.	Inclusion of housing serving families earning 30% AMI or less, including the unhoused, those with disabilities, and/or seniors will be given higher scores.	1

Scoring Element	Minimum Requirements	Preferred Responses	Max Points
<p>Criterion 4: Evidence Financial Feasibility (20%)</p> <p>Successful proposals must present a credible, well-supported financial approach that demonstrates the team’s ability to fund, construct, and operate the project in accordance with public funding requirements. Responses should illustrate a clear understanding of project costs, funding gaps, and financing strategies that ensure long-term viability.</p> <ul style="list-style-type: none"> • A credible, high-level financing strategy that supports Phase 1 and aligns with public funding requirements. • An understanding of major cost drivers expected funding gaps, and strategies to close those gaps. • The team’s ability to secure capital, manage risk, and ensure long-term affordability compliance. 			
<p>Project Timeline, Project Cost, and Ability to Fill the Gap</p>	<p>Developers must show the ability to close the funding gap for development of the first phase of the project.</p>	<p>Proposals including an overall project timeline, project costs, and ability to close the funding gap to ensure the long-term success and sustainability of the project and will receive higher scores.</p>	<p>10</p>
<p>Developer’s Ability to Secure Capital and Manage Risk</p>	<p>At a minimum, submittals should identify likely financing sources, anticipated funding gaps, and a high-level strategy for closing those gaps, along with experience delivering comparable publicly funded housing projects.</p>	<p>Proposals that demonstrate a proven track record of successfully closing similar financing, managing cost and schedule risk, navigating layered public funding, and delivering projects on time and within budget will receive higher scores.</p>	<p>10</p>

Scoring Element	Minimum Requirements	Preferred Responses	Max Points
<p>Criterion 5: Amenities & Other Community Goals (5%)</p> <p>Successful proposals will incorporate amenities that enhance livability, strengthen community identity, and support residents’ daily needs. Responses should demonstrate how amenities are integrated into the site design to create an inclusive, vibrant neighborhood consistent with Port Townsend’s values.</p> <ul style="list-style-type: none"> Inclusion of amenities that enhance livability and reflect community priorities, such as childcare, community gardens, playgrounds, public art, gathering spaces, or on-site services. Thoughtful integration of amenities into the site layout to support accessibility, social connection, and everyday resident needs. Alignment with Port Townsend’s cultural identity and emphasis on creating inclusive, community-oriented spaces. <p>Attention Development Teams:</p> <p>Respondents must present one of the following options in response to this RFEI:</p> <ul style="list-style-type: none"> Option A: Propose the specific neighborhood amenities listed below. Option B: Designate a portion of the site for a City park. <p>Please note, if the proposed amenities are not included, a park set-aside will be mandatory as a condition for any future agreement. The size and location of the park must be acceptable to the City. If implemented, the park will be owned, operated, and maintained by the City.</p>			
<p>Neighborhood Amenities (e.g., childcare, gathering space, playground, art, and on-site services)</p>	<p>The developer is not required to provide amenities for the project. However, the inclusion of these amenities is very highly encouraged. These amenities are an important aspect of the community’s vision for this new neighborhood.</p>	<p>Inclusion of childcare allows working parents to maintain employment and supports families. Community gathering space encourages social interaction and strengthens community ties. Art encourages community identity, reflecting local culture, history, and the Port Townsend “funk factor.”</p>	<p>5</p>
<p>City Park</p>	<p>If the development team is unable to provide the above requested amenities, the City will require a small set-aside for the inclusion of a City Park to be installed and managed by the City.</p>	<p>The City prefers proposals that incorporate neighborhood serving amenities such as childcare facilities, community gardens, and playgrounds, and such proposals will receive higher scores.</p>	

Evaluation Grading Definitions

GRADING	PERFORMANCE LEVEL	QUALITY OF SUBMITTAL
0% of Max Points	Non-Responsive / Fails to Meet Requirements / Disqualified	Incomplete and insufficient. Disqualified.
20% of Max Points	Adequate / Satisfactory	Basic or generic, lacks clarity or meaningful supporting detail. Raises concerns about project understanding or capacity.
40% of Max Points	Proficient / Strong Concept Plan	Exhibits reasonable feasibility. Reasonable conceptual approach. Lacks depth, differentiation, or added value related to preferred responses.
60% of Max Points	Excellent Concept / Impactful Strategy	Presents a competent, credible, well-articulated approach appropriate for the property. Well articulated approach. Addresses preferred responses.
80% of Max Points	Robust / Highly Compelling Concept	Shows relevant experience with comparable projects, and conceptual approach that provides confidence in the team's qualifications and readiness for shortlisting. Thoughtful and strong alignment.
100% Max Points	Optimized / Exceptional	Substantially exceeds expectations and clearly positions the respondent as a leading candidate for advancement to the RFP stage. Submittal has delivered on all preferred responses and community goals.

City Sources of Support

- **\$1,372,000** Local & Community Project Program (Direct Appropriation): Property Acquisition
- **\$1,650,000** CHIP (Moved to LCP Program): Construction of **Mill Road Lift Station**
- **City Council**, Jefferson County Board of Commissioners Support, and Community Support
- **Legislative Support** (Representatives and Senator) and Department of Commerce
- **Dedicated Staff** Project Manager and Grant Coordinator (**Future Funding**)
- **Local Nonprofit** Partnerships and Construction Labor
- **Potential Predevelopment Funding** Support
- **OZ 2.0:** Qualified Rural Opportunity Funds, 30% Step-up Basis Boost
 - **“Substantial Improvement”:** New Construction and Infrastructure Improvements

Expressions of Interest Deadline

- Please submit questions via email to frontdesk@cityofpt.us. Subject line should be: Questions for Development of the Evans Vista Neighborhood — Attn: Renata Munfrada, Housing Grants Coordinator.
- Responses to the RFEI are due no later than **May 29, 2026, at 5:00 p.m.** Pacific Time. Tentative dates for a site visit, question-and-answer session, shortlist selection, and issuance of the subsequent RFP are included in the solicitation document.
- Interested parties are encouraged to complete the [Evans Vista Development Solicitation Interested Parties Registration](#). Interested parties may also register for information and updates on the City of Port Townsend’s procurement webpage at <https://cityofpt.us/rfps>.
- For additional information about the Evans Vista Neighborhood, project milestones, planning efforts, community engagement, and supporting documents please visit the following link below: <https://cityofpt.us/engagept/page/evans-vista-neighborhood-master-plan>.

Next Steps

- **Q&A Presentation Posted to Website** — May 21, 2026
- **Running List of Questions Posted to Website** — May 22, 2026
- **Shortlist Selection** — June 26, 2026
- **Refined Proposals Deadline** — August 14, 2026





Questions?

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