

CITY OF PORT TOWNSEND NOTICE OF PUBLIC HEARING
San Juan Discovery
Preliminary Plat and Planned Unit Development
FILE Nos: LUP 22-028, LUP 22-029

On Monday, October 27th, 2025, beginning at or about 9:00 a.m., the Port Townsend Hearing Examiner will hold an open-record Public Hearing to consider the above referenced applications that involve a new mixed-use development as described below.

Hearing details: The Hearing will be a hybrid meeting offering both a physical location and a virtual option.

To attend in person: The meeting will be held in Council Chambers on the second floor of City Hall at 540 Water Street, Port Townsend, WA.

To participate Virtually:

- Attend in person or virtually via computer or tablet at <https://zoom.us/j/96102858093> enter the Webinar ID 96102858093
- Phone only (muted - listen-only mode) United States: Local Dial In — 1(253)215-8782 access code: 96102858093#
- If you are experiencing technical difficulties, please attempt all methods listed above before reporting any issues to: clerksupport@cityofpt.us

All interested parties may participate in the Hearing and provide oral or written testimony. For your convenience, the Hearing Examiner's Rules of Procedure may be found on the City's website under "Hearing Examiner" at <https://cityofpt.us/planning-community-development/page/hearing-examiner>

For persons wanting to submit written comments only, comments must be received by the Planning and Community Development Department no later than 4 PM on October 17th, 2025 to be included in staff exhibits.

Documents for review: The staff report will be made available electronically via the City Council meeting calendar (www.cityofpt.us) or in the Planning & Community Development Department at 250 Madison Street, Suite 3, Port Townsend at least five business days prior to the hearing, per the Rules of Procedure. Hours: Monday-Thursday from 9:00 am to 1:00pm.

Project Description: San Juan Discovery (SJD) is a phased mixed-use project designed for 179 dwelling units and as many as 29 Accessory Dwelling Units (ADU's). It includes

new mixed-use buildings totaling 26,280 sf. 13,200 sf is planned for a combined child and elder care facility. It will have a 5,000 sf Community Art Center and a 5,000 sf Community Agricultural Center with $\frac{3}{4}$ -acre Community-oriented farm. Planned residential construction includes 12 Live-work units; 45 multi-family units devoted to senior-age residents built over the child/elder care center; 40 additional multi-family units built over the other planned retail spaces; 12 detached single-family homes with as many as 29 Accessory Dwelling Units (ADU); 16 zero lot line single-family homes with up to 16 ADU's; 8 Cottage-style homes and a 16-unit condominium area with duplexes, 4-plexes and Carriage House-style units. SJD includes a Common House for use by the PUD community with over 1-acre of publicly accessible outdoor open space that includes an improved Plaza spaced at the F St. and San Juan Avenue intersection.

Access will be provided via a new internal road network built in accordance with the SJD Phasing plan. Phase 1 (i.e., southern, and western portions of the site) will connect to Discovery Rd. at two (2) locations via a looped road design. Phase 2 (i.e., northern, and eastern lands) will access San Juan Avenue via a new internal cul-de-sac road that begins roughly 1,000 ft. south of Discovery Rd. Provisions are made for both on-site and on-street parking along with a perimeter and internal non-motorized network. Public sewer and water will be extended into SJD from the adjoining public rights-of-way. Stormwater facilities, which include open water components (i.e., ponds and stream), have been designed along with on-site and street frontage landscaping.

Applicant: PT Preservation Alliance
3229 Highway 20
Port Townsend, WA 98368

Representative: Terrapin Architecture
727 Taylor St.
Port Townsend, WA 98368

Location: Jefferson County tax parcel numbers associated with the site are 001-034-001, 001-034-002, 001-034-039, 001-034-040 and 001-034-041. A complete legal description for the site is in the project file available for review at the city's Planning and Community Development Department.

Staff Contact: Jacob Gates, Planning Manager, jgates@cityofpt.us 360-207-6494

Date of Publication and Mailing: October 15, 2025

Date of Mailing: October 17, 2025