

This is KPTZ 91.9 FM in Port Townsend, Washington. I'm Diane Walker, with your local news and commentary for Thursday, August 21, 2025.

Tuesday afternoon a car heading east on Route 101 about 3 miles west of Lake Crescent Lodge skidded off the road, landing about 30 feet up the embankment on the south side of the highway, lodged between some trees. Clallam Fire District, Olympic Ambulance and Park personnel were able to extricate the driver from the trapped car, then put together a rope system to lower the woman down to paramedics waiting for her on the road. According to the *Peninsula Daily News*, though the woman was able to respond to emergency personnel at the scene and was airlifted to Seattle, she did not survive the accident.

Port Townsend City Council has authorized city staff to pursue additional grants for the Evans Vista housing project. Ideally construction would begin on the proposed 325 units by fall of 2028. That number is increased from the 150 units originally specified for the project. 25 percent of the Evans Vista units would be required to be kept affordable as middle-income units for at least 25 years, as outlined in grants already awarded to the city

The next steps include gauging developer interest and inviting developers out to the site. The city would then issue a request for proposal. Ideally, the city would work with a master developer, but the city could work with multiple developers across several phases.

The *Peninsula Daily News* reports that Port Townsend resident Derek Firenze raised concerns about health risks associated with air quality for the project, due to the property's proximity to the Port Townsend Paper Mill. Council members Thomas, Nelson, and Faber each acknowledged the importance of further understanding and addressing concerns about air quality on the property as a part of moving forward. The property is adjacent to a homeless encampment that has seen notable growth this year, and that, too, is a concern that will need to be dealt with. According to Renata Munfrada, the city's housing grants coordinator, the community is expected to need an additional 2200 affordable housing units and 4,000 total units by 2045.

For those listeners who are confused or annoyed about chip sealing, here's a quick explanation. Chip sealing is a cost-effective way to extend the life of existing pavement. It helps to prevent deterioration caused by water penetrating the road structure, fills in minor cracks and imperfections in the existing pavement, provides a new skid-resistant riding surface, and is less prone to softening in hot weather and cracking in cold weather than asphalt. After preparing the road by filling cracks and addressing drainage issues, a protective layer of emulsified asphalt (a mix of oil and water) is sprayed over the pavement, and then topped with a layer of crushed rock chips. The chips are then embedded into the asphalt with rollers.

Hot dry weather helps cure the new surface by evaporating the water in the emulsion so the asphalt hardens. Traffic helps to further seat the chips into the curing asphalt, and a final pass of the sweeper then removes the remaining loose gravel. After chip sealing, most roads are also treated with fog sealing, in which an additional thin coat of diluted asphalt is applied over the top of the chip seal. This turns the surface black, makes it easier to see road stripes and helps to retain chips that were not completely seated in the chip-seal oil. Following the curing of fog sealing, the road is striped and returned to normal operation.

Finally, we have a busy weekend ahead of us: Jefferson Healthcare will hold a community celebration to open its new wing on Sunday at 2pm, and the Raw Art Collective will host the 20th Port Townsend Artist Studio Tour from 10am to 4pm both Saturday and Sunday.

The free self-guided studio tour will showcase more than 60 artists working in 45 studios across northeast Jefferson County. Tour participants will be able to step into the working studios of local photographers, painters, jewelers, woodworkers, metalsmiths and mixed media artists. Maps and artist information are available at <https://www.rawartcollective.org/featuredartists>, and printed maps will be available at artist studios during the tour.

KPTZ 91.9 FM broadcasts your local news Tuesday, Wednesday and Thursday at noon and 5 PM. You can contact us at news@kptz.org. I'm Diane Walker; thank you for listening, have a great weekend, and do your best to stay cool; some hot days are heading our way.