

900 E Methow Valley Hwy, Twisp Project Scope and Summary

Project Summary

900 E Methow Valley Hwy is the site of an existing commercial building. The building has held several different businesses, most recently an event center. All furniture and fixtures have been removed.

This project seeks to renovate the existing building into 5 residential units, which will be sold separately as condominium units. The 5 units are as follows:

- A - 1,496 square feet, 2 bedrooms, 2 full bathrooms, garden level
- B - 1,160 square feet, 1 bedroom + office, 2 full bathrooms, garden level
- C - 1,520 square feet, 1 bedroom + office, 2 full bathrooms, garden level
- D - 694 square feet, studio, 1 bathroom, garden level
- E - 865 square feet, 1 bedroom, 2 full bathrooms, sky level

Each unit has its own separate entrance and private yard or patio area. They all have full kitchens and plenty of natural light. The units will maintain the modern, industrial vibe of the existing building. Each one is unique.

Each unit will be sold as its own condominium. The unit and the private outdoor space will be included. The remainder of the property will be governed by an HOA. The grounds and exterior building maintenance will be handled by the HOA.

This property is zoned C-R. The town of Twisp allows for and encourages multifamily housing in this zone. The town has granted our project conditional approval for the needed planned development permit. Short-term rentals are currently allowed in this zone and may be an option for the condominium owners.

There will be a large community use area that will use native and drought tolerant plants in the landscaping. Existing asphalt in the proposed common area will be removed and replaced with water permeable hardscaping and plantings. The entire property will be enclosed by a fence. The existing parking in the front of the building is sufficient to meet code and will be retained.

Need for Housing

The town of Twisp, and the larger Methow Valley region, have a great need for housing. In 2023, the Methow Housing Trust estimated that 436 units of housing were needed for full-time residents. On 10/14/2024, the Northwest Multiple Listing Service (NWMLS) showed a total of 7 homes for sale in Twisp. Redfin reports that on average, homes stay on the market for 15.5 days and sell for almost 2% above the listing price. The chronic housing shortage has been exacerbated by an influx of virtual commuters looking to leave Seattle.

Project Status and Timing

The town of Twisp has provided conditional approval for the needed planned development permit. The utility engineering needs to be completed and the public infrastructure bonded prior to receiving final approval. At that point we can apply for the remodel permit from Okanogan County. We estimate a turn-around time for permit issuance by the end of the year.