



# POULSBO HEATED STORAGE

927 NE LINCOLN ROAD, POULSBO WA 98370



## Project Data:

### Owner/Applicant:

Travis Ameche  
918 South Horton St #1000  
Seattle, WA 98134  
(425) 213-4000

### Architect:

Jackson Main | Architecture  
311 First Ave South  
Seattle WA 98104  
(206) 324-4800

### Lot Information:

Address: 927 NE Lincoln Road  
Poulsbo, WA 98370  
Tax Parcel: 232601-1-040-2008  
Lot Sq. Ft.: 115,107 SF  
Zoning: C-3 (Base Zone)  
SR 305 Corridor (Overlay Zone)

### Building Information:

Maximum Height: 35' Above Average Grade  
Basement: 22,326 GSF  
Level 1: 22,771 GSF  
Level 2: 23,641 GSF  
Level 3: 21,683 GSF  
Total Building Area: 90,421 GSF  
Construction Type: IIB  
Occupancy: S-1 and B

### Parking Provided:

Stalls: 2  
Loading: 5  
ADA Van: 1



📍 Vicinity Plan

## Content:

Data Summary	1
Project Narrative	2
Area Maps	3
Site Photos	4
Site Plan	5
Landscape Plan	6
Elevations	7
Elevations	8
Model View - NE Corner	9
Model View - NW Corner	10
Model View - North Elevation	11
Model View - East Elevation	12
Wall Sections	13
Building Section	14
Site Elements	15

## Data Summary

The site is a long abandoned unused lot approximately 300' east of State Highway 305. The south fork of Dogfish Creek crosses the SW corner of the site. The site is heavily wooded within 130' of the creek while the previously developed area is now covered with invasive plants such as Scotchbroom and blackberry bushes. With the required stream buffers and setbacks, approximately 1/3 of the site will remain wooded with existing trees and undergrowth surrounding Dogfish creek. This is the south end of the site.

Due to site constraints created by Dogfish creek buffer and setback requirements and the area needed for on-site detention, the building was pushed as far north toward Lincoln as possible. With the building sited on the north half of the property, a majority of the existing residence adjacent to the site will be screened by existing and new vegetation. Those residences located on 10th street will be approximately at the same level as the top story of proposed storage building.

In addition, the proposed building is located at a minimum of 45' from the back of sidewalk and will be further screened by required street trees along 10th street. The structure is set into the natural slope of the site and will appear as a two story building along 10th street. It is anticipated that this low height, wide separation, screen by landscaping, and the fact that residences to the east sit further uphill will lend itself to residences maintaining their territorial views over the proposed structure.

The building's main visual impact will be from Lincoln Road. The primary loading entrance for larger vehicles is off of Lincoln Road. The largest moving vehicle anticipated for this location would be a 30' moving truck. A secondary entrance from 10th street will be used by first time customers to visit the office and as a secondary loading area for small to mid-sized vehicles. As a storage facility it will receive less traffic than other commercial uses allowed in the C-3 corridor such as the Safeway directly to the north.

The design concept seeks to blend aspects of a recognized commercial storage building along Lincoln Road with residential scaled forms and materials on 10th. Materials at entrances and along 10th are intended to have a natural, small scale feel appropriate to a two story structure. These materials such as the wood lap siding are carried to the north elevation along Lincoln and again along the west elevation. The building form of insets and roof planes is intended to step down along with the topography going east to west.

Landscaping is provided around the entire perimeter of the building with exception to loading access areas and building entrances. Required street trees and landscaping is used to screen the majority of the building on 10th street from the adjacent residential lots on the east side of 10th. On balance, over half of the site consists of landscaping, existing vegetation, or stormwater filtration measures all with the intent to create as much of a natural landscape as possible.

Lighting is concentrated at the building perimeter and site entrances. All are shielded or focused directly downward. Primary signage is limited to Lincoln Road and the main intersection of Lincoln Rd. and 10th street. Signage on 10th street is small in scale and for use as directional signage only.

No caretaker unit is included in the project. The building consists of 621 storage units of varying sizes, approximately 1,000 sf of office and associated spaces for building systems.

#### *Architectural:*

- 18.80.040 Setbacks shown on Land Use and include 10' Right-of-way dedication off of 10th Ave.
- 18.80.060.F A direct 5' wide pedestrian access from the sidewalk on 10th to the office entrance is provided. The pedestrian access crosses the fire lane, does not weave through parking, and will be a contrasting finish from asphalt paving.
- 18.80.060.G Building design includes visual cap at roof line, insets at publicly visible facades, step back at upper floor. Design incorporates changes in materials & color on all sides to further break up expanses of wall. Siding materials and colors remain in the natural palette or simulate natural materials, such as cement fiber board.
- 18.80.060.H Exterior lighting will all be either shielded, or recessed in building entry canopies and located near building perimeter such as entries, loading area canopies, and required exiting. Building will not be outlined with neon lighting.
- 18.80.080.H HVAC on the roof is located behind a parapet on one side and surrounded by a 6' screen on three sides. Elevator over-run and stair roof access are no more than 15' above the roof line.
- 18.80.080.I Mini-Storage requirements. Site is larger than 20,000 sf. No business activity will be conducted within any storage unit. All storage is located within the building. No outside or vehicle storage is intended. This development includes one building. No caretaker unit is planned as part of this development. This storage facility will operate from seven a.m. to nine p.m., Monday through Friday, and eight a.m. to nine p.m. on Saturdays and Sundays.
- A 6' high fence along the east side of the building is not proposed as it is technically infeasible to provide between the required fire lane and building. Furthermore, the residences located in the adjacent residential zone are located 6' or higher above the finished grade of the storage building. Residence will easily be able to see over such a fence.
- The project would like to rely on proposed street trees, landscaping, and 45' or greater distance between the building and back of sidewalk of 10th street.
- 18.310.010A Building Height Average grade calculation is noted on sections. As allowed under 18.310.010A, items projecting past the height limit are stair, elevators, and HVAC equipment & associated screening. The building itself does not project above the height limit.

#### *Fire Safety:*

- Fire Lane requirements: Per discussions with City of Poulsbo we are proposing 24' wide fire lane.
- A 5' wide walkway along the south side of the building is provided per Fire Department request. Walkway is connected to parking area/ fire lane at the east and required detention pond access and then paved drive aisle from Lincoln Road.

#### *Solid Waste:*

- Trash Enclosure located with access per City requirements. A storage facility such as this generates little trash, mostly from the 1,000 sf office space. Project anticipates needing two 2 yd containers, one for trash and one for recycling. Enclosure width is 20'-8" by 8' exterior dimensions. There is a request to the city to allow this size enclosure. See attached correspondence. Enclosure is located independently of building and is constructed of CMU. Clearance width for truck access is 20' min. Enclosure gates can swing 135 degrees.

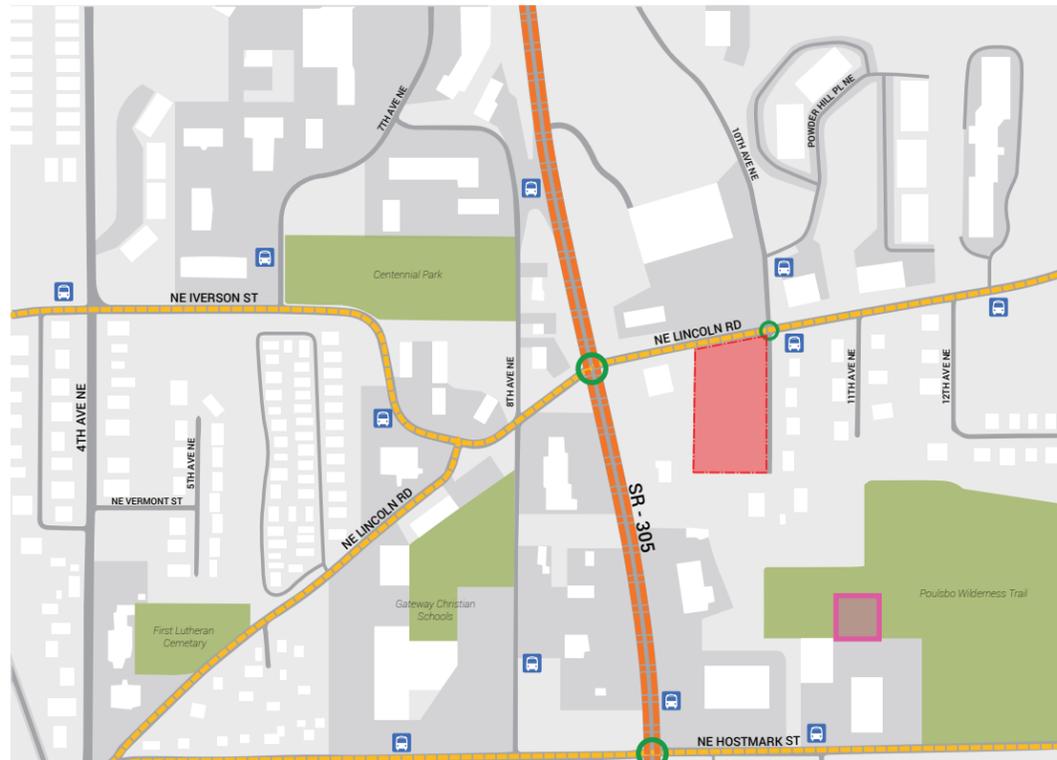
#### *Survey Hiatus:*

- Our surveyor determined the hiatus on the south and west property lines is outside our current surveyed property lines. The hiatus does not impact this project. Per the attached correspondence with the City of Poulsbo, resolution of the hiatus would not be required if there the project does not need to cross it. The project will not need to cross the hiatus area.

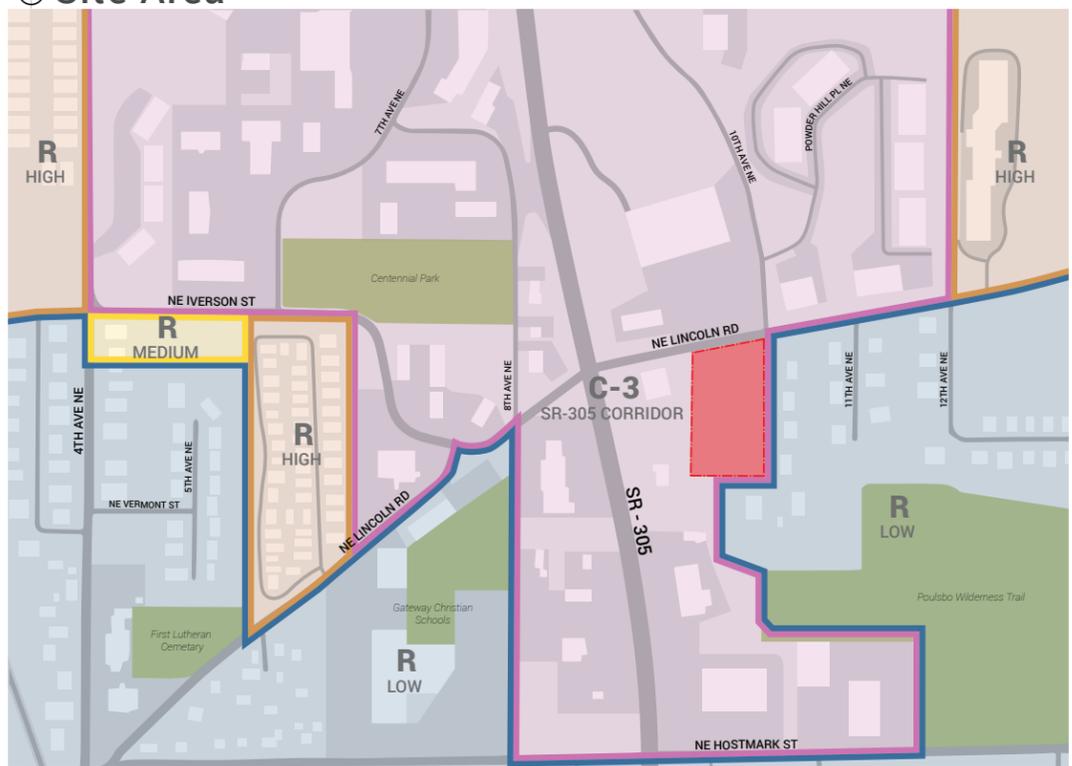
## Project Narrative



📍 Site Area



📍 Circulation



📍 Zoning



📍 Building Types

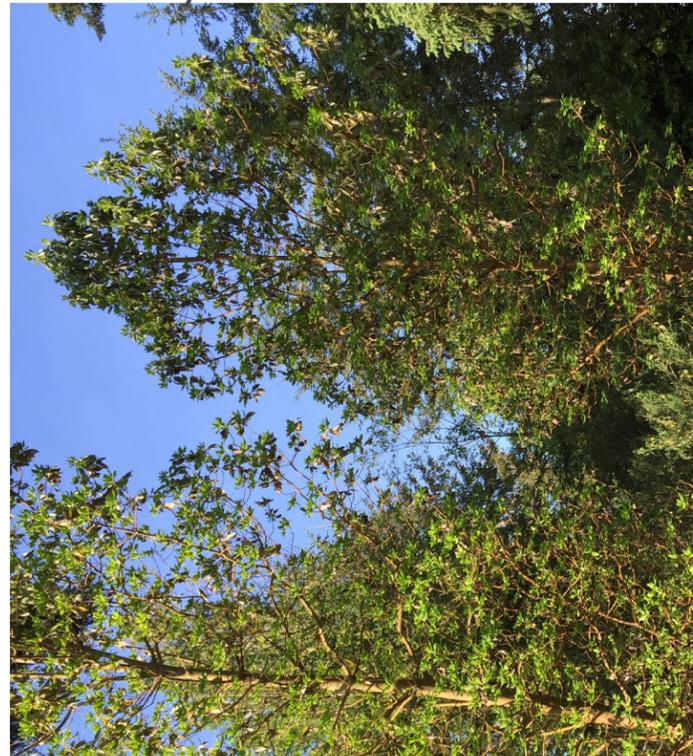
- Project Site  
*All Maps*
- Geological Hazard Areas  
*Greater than 30% slopes*  
*Site Area Key*
- Arterial
- Highway
- Stoplight
- 🚌 Bus Stop  
*Circulation Key*

- C-3: SR-305 Corridor
  - Residential: High Density
  - Residential: Medium Density
  - Residential: Low Density
- Zoning Key*
- Multifamily
  - Single Family
  - Health
  - Commercial
  - Community
- Building Key*

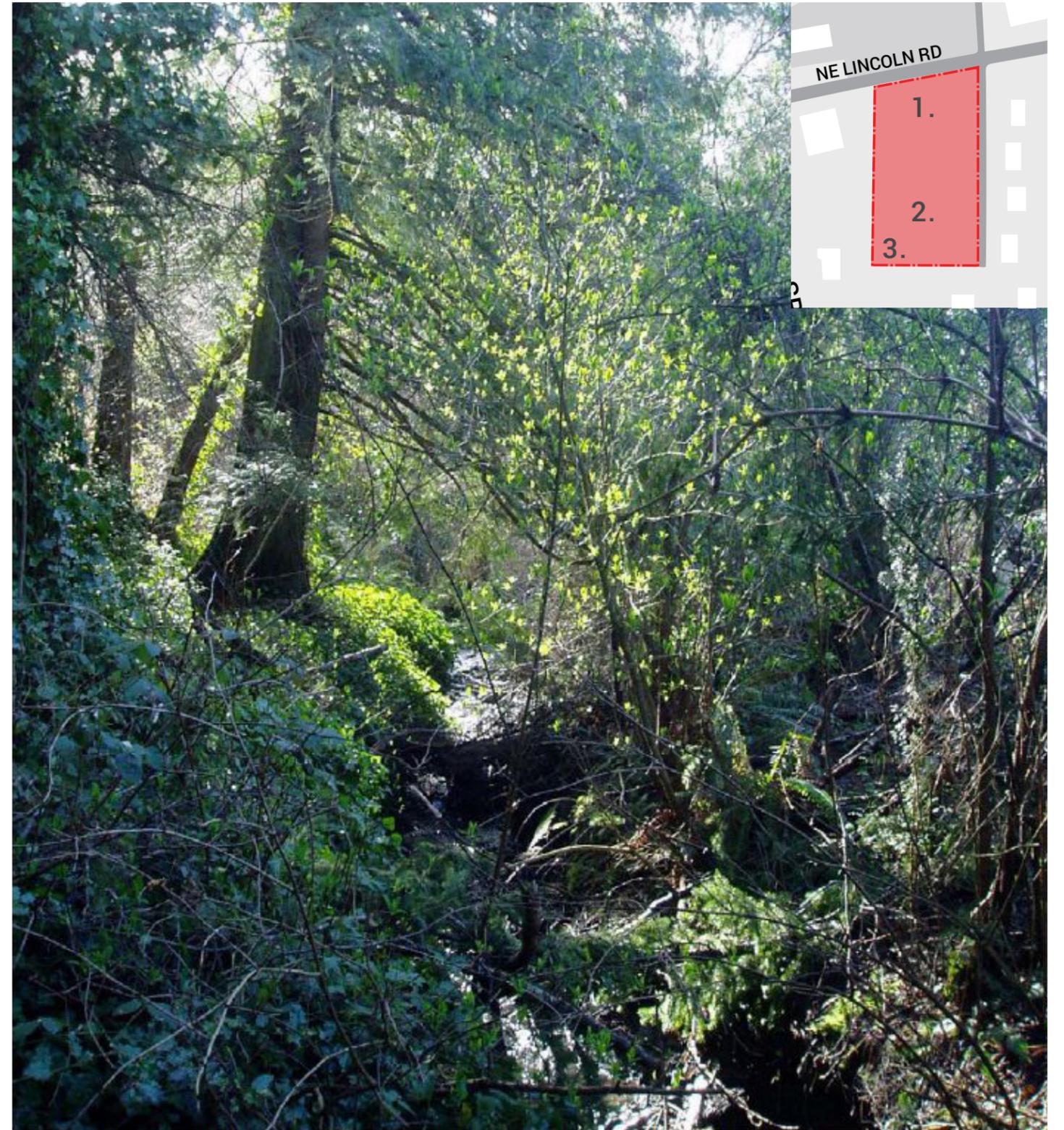
## Area Maps



1. Northern Portion of the Property dominated by Scotch Broom



2. Douglas Fir Forested Southern Portion of the Property

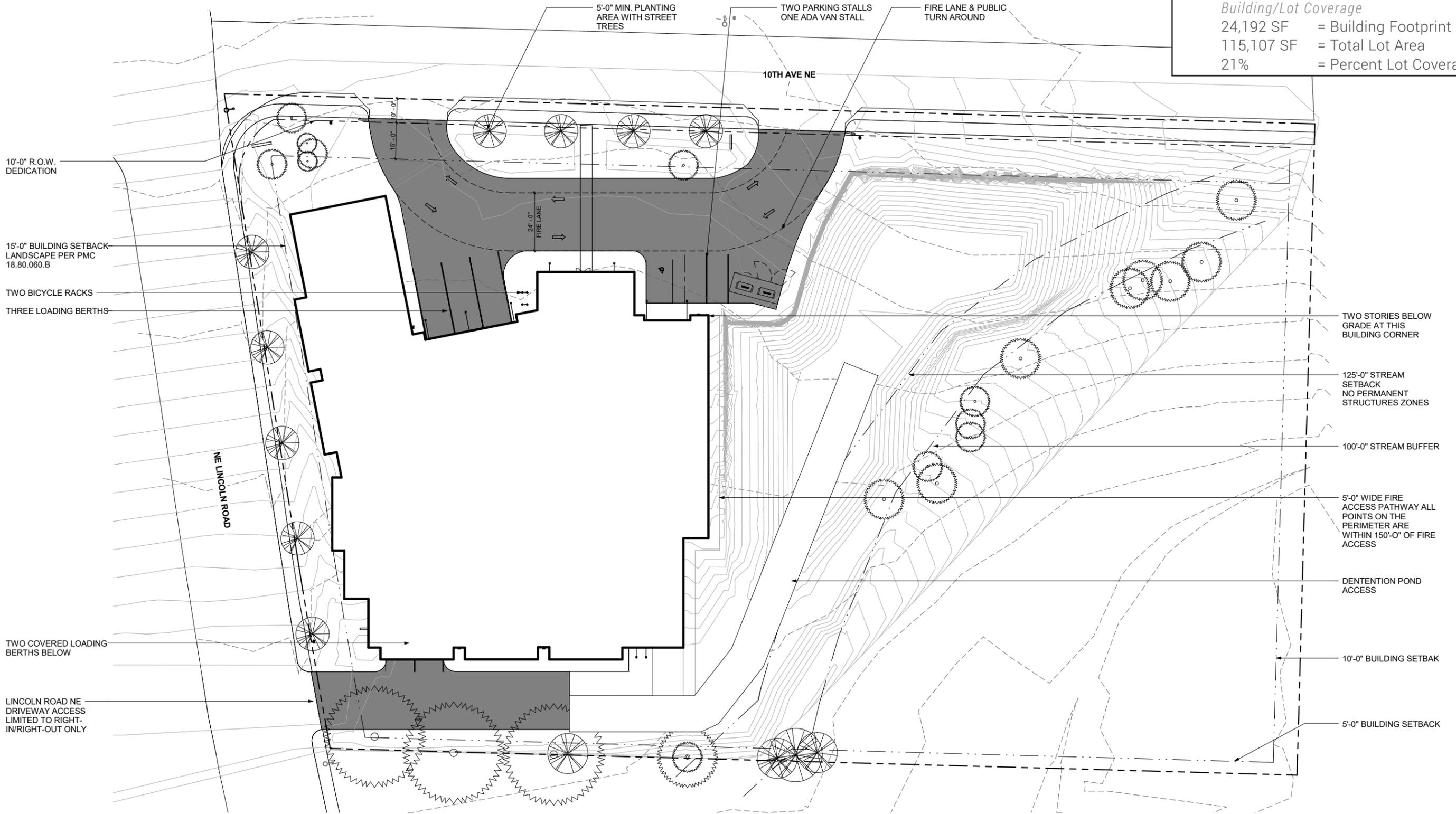


3. South Fork Dogfish Creek Segment in Southwest Portion of the Property

## Site Photos

**Land Use Calculations:**

<i>Building/Lot Coverage</i>	
24,192 SF	= Building Footprint
115,107 SF	= Total Lot Area
21%	= Percent Lot Coverage




**Site Plan**  
 Scale 1" = 40'

**Land Use Calculations:**

Proposed Landscaping at Grade	
24,336 SF	= Provided Landscaping
115,107 SF	= Total Lot Area
21%	= Proposed Landscaping



- LEGEND:**
- deciduous street trees  
10th ave. ne.: thornless cockspur hawthorn  
ne. lincoln road's pink stellar dogwood
  - evergreen trees: douglas fir, hogan cedar,  
siberian spruce, arborvitae
  - deciduous trees: vine maple, sitka willow,  
scout's willow, red elderberry
  - large evergreen / deciduous shrubs: ramona rose,  
mahonia, buckberry rhododendron, red twig, ceanothus  
pacific wax myrtle, rockrose
  - small evergreen / deciduous shrubs: mahonia nanawa,  
evergreen huckleberry, nandina
  - evergreen ground covers: kinnikinnick, sword fern,  
creeping mahonia
  - seeded detention pond

**Landscape Plan**  
Scale 1" = 40'

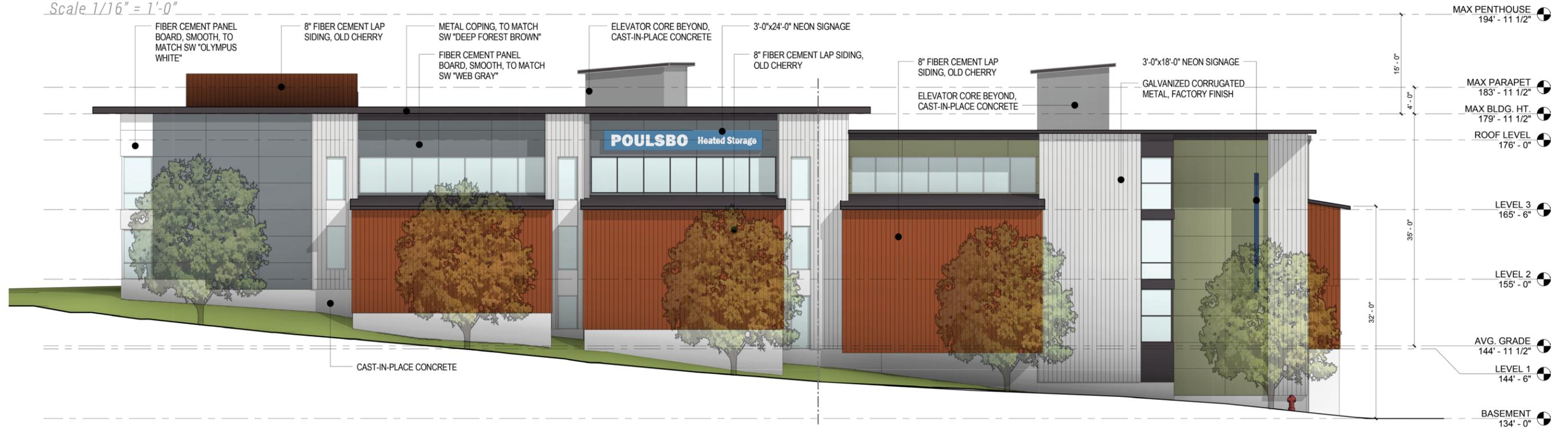



**Lighting Plan**  
 Scale 1" = 40'



### East Elevation - 10th Ave

Scale 1/16" = 1'-0"



### North Elevation - Lincoln Road NE

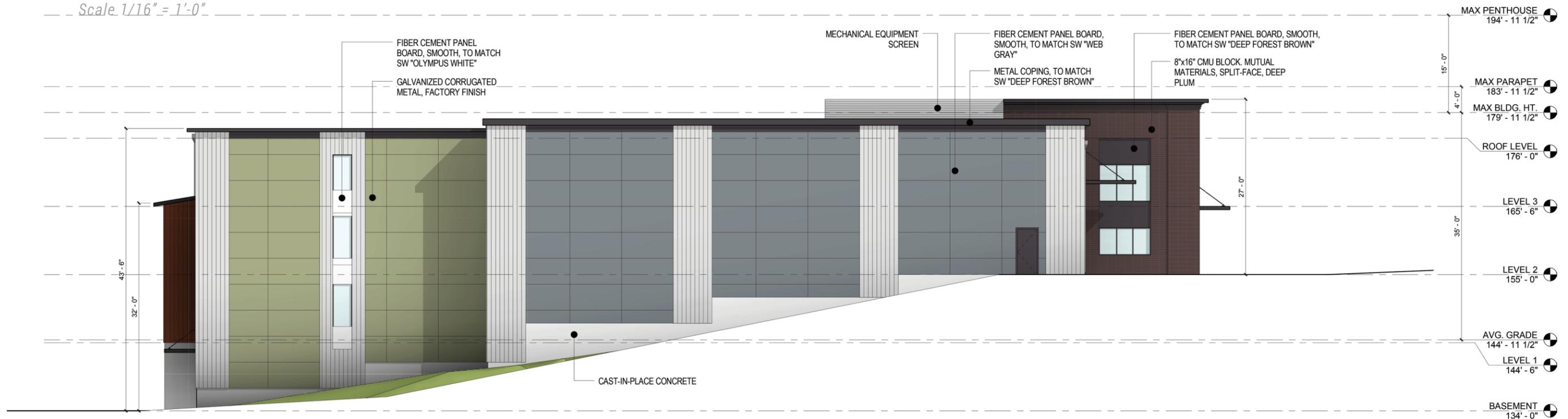
Scale 1/16" = 1'-0"

## Elevations



**West Elevation**

Scale 1/16" = 1'-0"



**South Elevation**

Scale 1/16" = 1'-0"

**Elevations**



*NOTES:*

- All HVAC equipment to be screened from view from adjacent streets and properties.
- Elevator shafts, vents, mechanical penthouse, and similar shall not extend more than 15' above max building height.

**Model View - NE Corner**

*View from Corner of NE Lincoln Road and 10th Ave NE*



*NOTES:*

- All HVAC equipment to be screened from view from adjacent streets and properties.
- Elevator shafts, vents, mechanical penthouse, and similar shall not extend more than 15' above max building height.

**Model View - NW Corner**

*View from Corner of NE Lincoln Road and SR-305*



*NOTES:*

- All HVAC equipment to be screened from view from adjacent streets and properties.
- Elevator shafts, vents, mechanical penthouse, and similar shall not extend more than 15' above max building height.

**Model View - North Elevation**

*View Along NE Lincoln Rd, from Safeway*

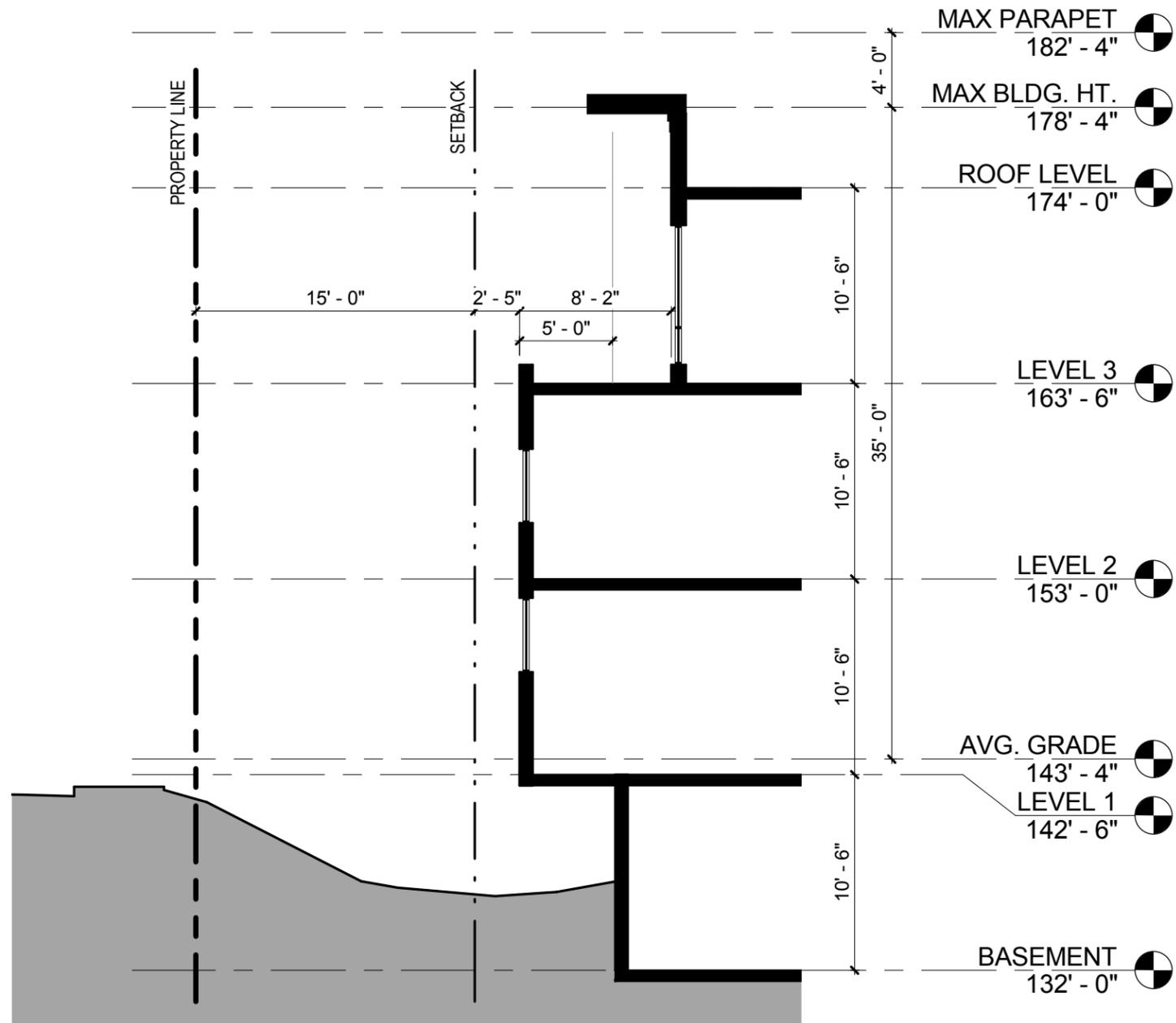


*NOTES:*

- All HVAC equipment to be screened from view from adjacent streets and properties.
- Elevator shafts, vents, mechanical penthouse, and similar shall not extend more than 15' above max building height.

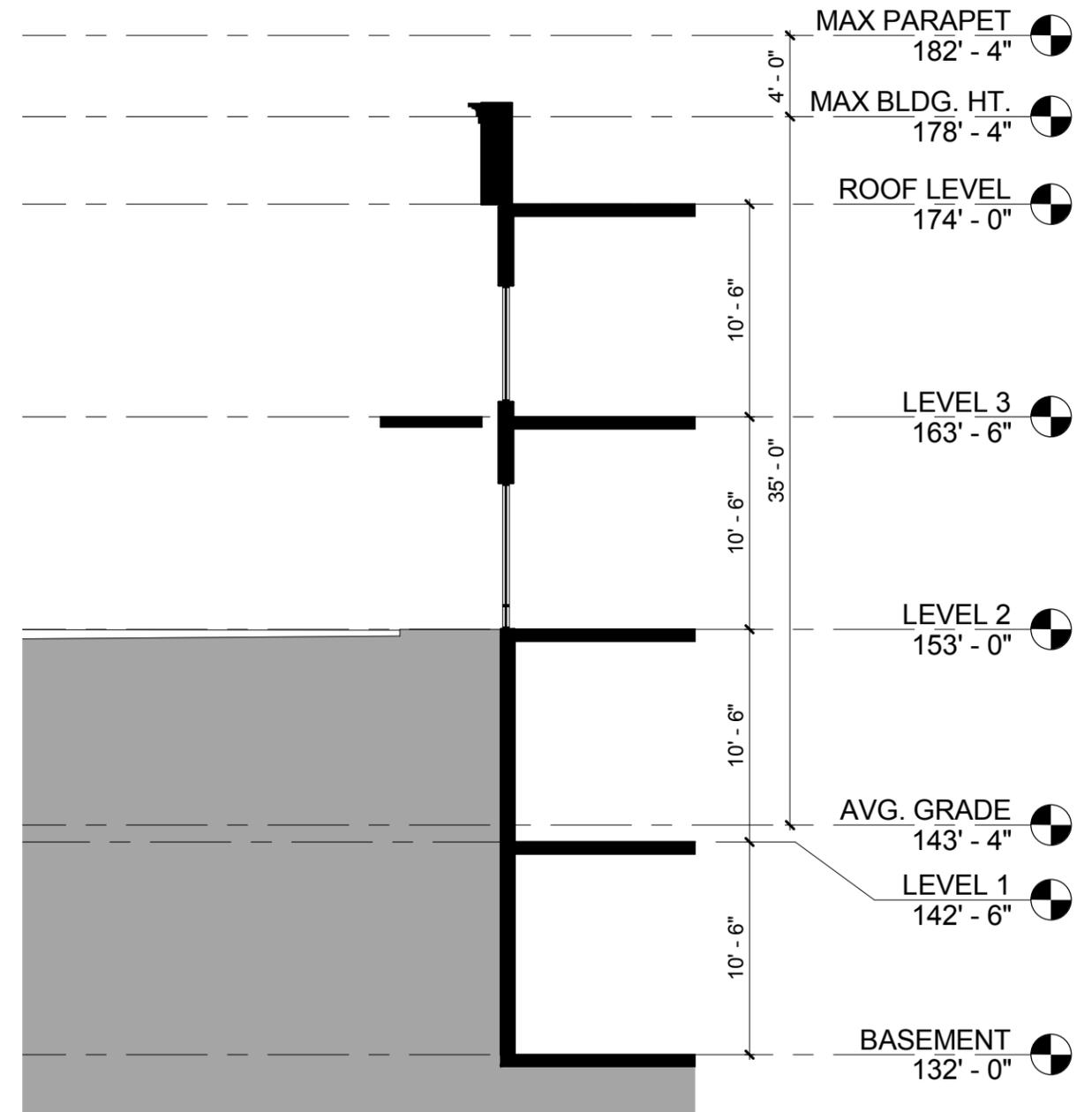
## Model View - East Elevation

*View from 10th Ave NE*



Wall Section - Lincoln Road NE

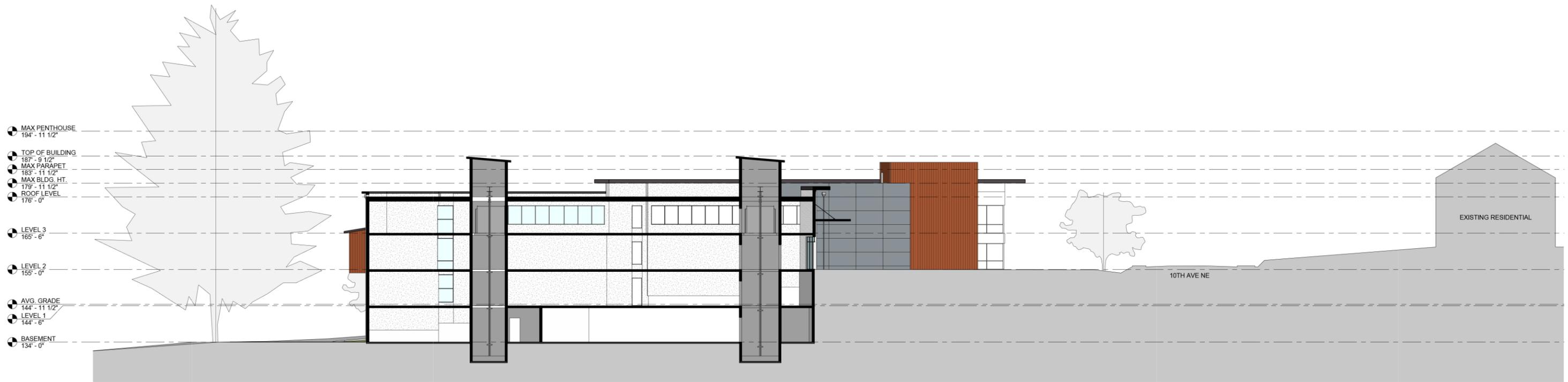
Scale 1/8" = 1'-0"



Wall Section - 10th Ave

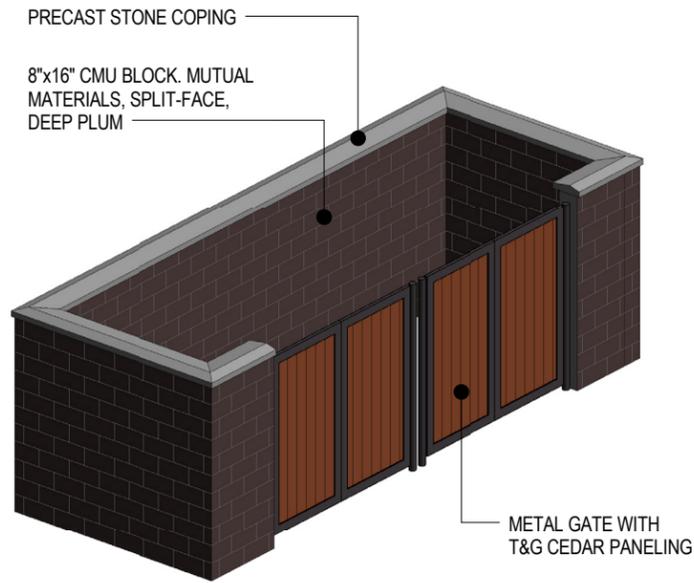
Scale 1/8" = 1'-0"

Wall Sections



**Building Section**  
N.T.S.

**Building Section**

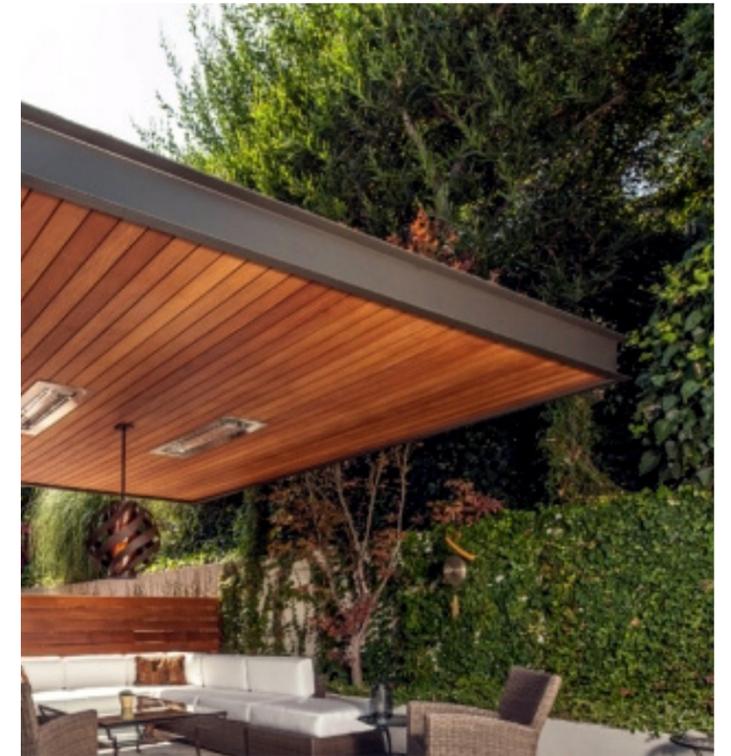


Equipment Screening

Equipment Screening



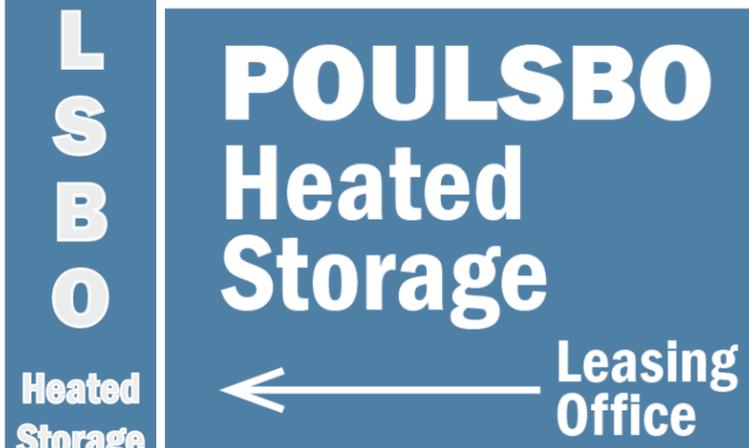
Bicycle Fixtures



Underside Entry Canopies

**POULSBO Heated Storage**

24'-0" x 3'-0" Neon Horizontal Signage



8'-0" x 6'-0" Freestanding Signage



1'-0" x 2'-0" Directional Signage

Signage



Lighting Fixtures



Site Elements

3'-6" x 18'-0" Neon Vertical Signage