

POULSBO PLACE DIVISION 8

## MASTER PLAN AMENDMENT NARRATIVE

February 19, 2020

Poulsbo Place Division 8 P-07-02-18-01 |  
Parcel No. 142601-13-138-2008 and 142601-13-139-2007

Dear Marla,

We are pleased to submit the application for both Site plan review and Master Plan Amendments for Poulsbo Place Division 8. The project is the last undeveloped parcel within the original master plan and will complete what is the center of the neighborhood. The following provides an overview of requested master plan amendments.

### REDEVELOPMENT MASTER PLAN AMENDMENTS

The project site is located where Old Town meets the existing residential neighborhood. The mixed-use proposal would be compatible with live-work retail space directly across from site. The master plan identified the intersection of Jensen and Sunset as the focal point of Poulsbo Place, to be signified by a landmark clock tower. The mixed-use building would complete these urban design intentions of the master plan with its modest retail activity and urban plazas.

The original master plan layout anticipated a mixture of commercial, multi-family and residential uses. The master plan has been amended multiple times to expand residential uses into areas previously designated as either higher density residential or commercial.

The following identifies the requested Master Plan Amendments:

- 1) **EXTENSION OF MASTER PLAN:** A mitigated determination of non-significance was granted on November 22, 1995. A 5-year extension was requested on January 8, 2016 and was granted by the City Council on January 20, 2016. The granted extension retains the validity of the Poulsbo Place Master Plan until January 24, 2021. The applicant requests a 5-year extension to complete the proposed application and related construction.
- 2) **USE:** Original master plan designated commercial use for this portion of the project site. This would have allowed a commercial building up to 69,000sf, requiring 276 parking spaces. The proposal is to provide mixed-use (residential above retail). This is consistent with the mixed-use buildings across Jensen Way. The proposed residential density is based on parking, lot coverage, and height. The requested amendment would allow mixed-use development within a commercial zone.

*The amendment allows residential uses to occur above commercial. The requested amendment allows the project to match the mixed-use frontage on the opposite side of the street. This will provide a logical termination to the Jensen commercial frontages, consistent with the intentions of the original master plan. Allowing residential uses is consistent with developed portions of Poulsbo Place, which is 100% residential.*

- 3) **DENSITY:** The upper portion of the project site is zoned for multi-family residential allowing up to 16 units. The site plan proposes 20 units. The requested amendment is to increase the current allowable density from 15/du/ac to 19du/ac. (equal to an increase of 4 units)

*The site was previously zoned for 22du/acre, but was subsequently modified under prior amendment. The density increase allows two story residential uses which are consistent in scale with adjacent 2-3 story buildings. The amendment will provide a reasonable accommodation to use land efficiently and support the surrounding residential character.*

- 4) **LOT COVERAGE:** The project site has two different lot coverage requirements; 50% in the C-1 and 60% in the R-H. As proposed, the C-1 portion equals 59% and the R-H portion is 40%. The increased lot coverage is associated with the mixed-use portion of the site is offset by the lower lot coverage along Third Street. The reduced coverage within the R-H portion is due in part to adding 20' separations (view corridors) between the buildings. The increase in coverage within the C-1 area results from providing under-building parking, to allow for ground floor retail and public spaces. The requested amendment would increase the maximum lot coverage for the mixed-use (C-1) portion from 50% to 60%.

*The project site, comprised of two zoning designations, is designed to be a unified whole. The site design is based upon keeping a lower scale along Sunset and locating the larger mixed-use building at the lower portion of the site along Jensen. The requested amendment will allow a modest increase for the denser mixed-use portion. The upper portion of the site will be well below the allowable lot coverage.*

- 5) **LANDSCAPE BUFFER:** While the site is containing two different zoning designations (C-1 & R-H), it is designed as an integrated concept. The 20' landscape buffer between residential and commercial zones is intended to buffer residential uses facing commercial uses. The project does not have any residential uses facing commercial. The uses along the zoning boundary are complementary and fulfill the intent to create an integrated mixed-use project. The amendment is requested to waive the 20' buffer.

*The amendment is requested to accommodate the restriction due the narrow depth of the site. In order to meet the front yard set back and provide underbuilding parking, the landscape setback will need to be reduced. The code does allow an alternate screen for such circumstances.*

- 6) **SETBACKS:** The rear setback from the multi-family buildings to the commercial (Post office) parcel is 10', less than the 15' minimum allowed under the 1994 Master Plan. The reduced setback is necessary to accommodate the underbuilding parking. The required landscape screen can be accommodated within the 10' setback (type 1 screen, 10' minimum with 6' wall or fence). The amendment is requested to reduce the 15' setback to 10'.

*Consistent with the landscape buffer reduction, the available rear setback needs to be reduced to 10'. The reduced setback will not materially impact the residential uses since they are set 20' above the Post Office property.*

## **CRITERIA FOR APPROVAL**

- A. *Content. The master plan contains all of the components required in Section [18.110.050](#).*

Response: See attached submittal documents.

- B. *Innovative planning technique(s), site design and/or architectural design. The master plan has demonstrated the use and integration of innovative planning techniques, site design and aesthetically appropriate architectural building design.*

Response: The proposed site design is consistent with the intentions of the original master plan. It reinforces the mixed-use concept for the neighborhood by introducing a modest amount of retail, adding residential uses consistent with surrounding character. The extensive public spaces are scaled to serve the entire neighborhood. The architectural character is themed on traditional Scandinavia architecture, specifically the Bergen merchant houses.

*C. Transportation System Capacity. There is either sufficient capacity in the transportation system to safely support the proposed master planned development in all future phases, or there will be adequate capacity by the time each phase of the development is completed.*

Response: See attached Traffic Impact Analysis.

*D. Availability of Public Services. There is either sufficient capacity within public services such as water supply, sanitary sewer, stormwater management, and police and fire services, to adequately serve the master planned development in all future phases, or there will be adequate capacity by the time each phase of the development is completed.*

Response: Site is served by adequate public services.

*E. Protection of Regulated Critical Areas. City-regulated natural resources such as critical areas are protected in compliance with the other titles of the PMC.*

Response: Critical areas are limited to man made cut slopes which will be regraded to accommodate underground parking.

*F. Compatibility with Adjacent Uses. The master plan contains design, landscaping, parking/traffic management and multi-modal transportation elements that limit conflicts between the master planned development and adjacent uses.*

Response: The proposed building and architectural style are compatible with surrounding Poulsbo Place.

*G. Mitigation of Off-Site Impacts. All potential off-site impacts including but not limited to traffic, noise, light and glare, and stormwater runoff are identified and mitigated to the extent practicable.*

Response: Off-site impacts including site access and garbage pick up have been addressed with City staff.

*H. Alternative Development Standards. The master plan has identified all proposed alternative development standards and has demonstrated:*

*1. The alternative development standard(s) is warranted given the site conditions and/or characteristics of the site design.*

Response: See above REDEVELOPMENT MASTER PLAN AMENDMENTS for responses.

*2. The benefits accruing from the alternative development standards outweigh any potential adverse impacts.*

Response: The amendments allow an integrated site design which sets building massing appropriately for each frontage, creates multiple public spaces and hide parking from public view.

3. *Any impacts resulting from the alternative development standards are mitigated to the extent practical. (Ord. 2013-04 § 2 (Exh. A (part)), 2013: Ord. 2003-10 § 1 (Exh. A, II(G)(7)), 2003. Formerly 18.40.070)*

Response: No impacts are known.

We look forward to discussing the revised design concept and how it addresses the intentions of the zoning code as well as your concerns addressed above.

Sincerely,

Charlie Wenzlau