

POULSBO PLACE DIVISION 8

PROJECT 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 key aspects of the project.

PROJECT NARRATIVE

- *PROJECT DESCRIPTION*

The proposed project will complete the last phase of Poulsbo Place, originally envisioned as a mixed-use neighborhood adjoining the original Poulsbo downtown. The site, comprised of two different land use designations, is designed as one integrated site plan combining the lower mixed-use building with multi-family buildings on the upper portion of the sloping site. Each frontage is designed to support existing character and use patterns, and to ensure complementary aesthetic to both the previously completed phases and the surrounding context. The architecture is meant to evoke aspects of traditional Nordic design (aka Bergen merchant houses).

The program includes 5,000sf of retail oriented to Jensen Way and the existing mixed-use buildings across the street. The mixed-use building will have 29 residential units above below grade parking. The upper site will have 5 multi-family buildings, each containing 4 residential units above structured parking. These buildings will define two main outdoor spaces; the lower retail plaza, and the upper community park.

- *NEIGHBORHOOD SCALE*

Consistent with the original master plan objectives, the project is designed to reflect the Scandinavian heritage of Poulsbo. The overall effect is to create a ‘village feel’ with a variety of building forms. The design approach was inspired by the merchant houses in Bergen Norway with their brightly colored facades. The integration of public spaces, outdoor stairways, storefronts and covered sidewalks will bring a more urban character consistent with Old Town.

The site is located where Old Town meets the Poulsbo Place neighborhood. Thus, the site design responds to the commercial scale of Old Town while incorporating residentially scaled forms (pattern of linked gable roof forms). The applicant understands that the character of these two areas isn’t the same but should feel integrated.

The mixed-use portion of the project is located within the lower commercially zoned (C-1) portion of the site. The upper residentially zoned (R-H) portion of the site, the residential buildings along Third Street are designed as (5) separate buildings (each containing 4 units) which will provide a view shed between the buildings and provide a stronger residential scale overall. These forms are also

differentiated by color and material. Materials include painted horizontal siding, vertical window patterns and trim.

- ***PUBLIC OPEN SPACES***

The project is designed to support vibrant community activity within several public outdoor spaces. These spaces include the main public plaza fronting Jensen, the more intimate corner plaza, and the upper community park. A grand staircase at the base of the tower connects the retail plaza to the upper park along an internal pedestrian thoroughfare. These outdoor spaces are intended to serve the broader neighborhood and encourage people to take “short cuts” through the site.

- ***PARKING.***

The residential parking is located below the buildings to minimize the intrusive effects of surface parking on the neighborhood. At present there are 19 on street parking spaces along the perimeter of the site (Jensen & Sunset). Project will add (11) on-street spaces along Sunset. The project will use 11 on-street spaces towards the meeting the project requirement, leaving 19 for public use. The project will not decrease the existing supply of on street spaces.

- ***DENSITY.***

The density for the RH portion of the site plan presented at the pre-application conference was reduced from 28 units to 20 units. The RH portion of the project will request a master plan amendment to increase the current zoned density of 15du/ac (equal to 16 units) to 19du/ac (20 units). The proposed density is a 25% increase over the amount permitted under the master plan. The increase is within the maximum density (22 du/ac) anticipated under the original master plan. The project when completed will equal 341 units, well below the 360 units approved under the original master plan. The master plan, when completed, will not include any of the 216,000sf of commercial space anticipated for the southern portions of Poulsbo Place.

- ***TRAFFIC CALMING***

Project proposes adding pedestrian crossing along Sunset Street (location to be confirmed with engineering staff). Crossing will serve to connect Sundial Park with proposed on-site park. The Third Avenue ROW design will reflect continuation of recently improvements between Iverson and Moe with on-street parking and potential for curb bulbs.

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