

POULSBO PLACE DIVISION 8

SITE PLAN REVIEW REVISION NARRATIVE

September 8, 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 our revisions to the application for both Site plan review and Master Plan Amendments for Poulsbo Place Division 8. Our revisions are in response to your memo dated 6/30/20 and our discussion several weeks back. The following provides an overview of requested master plan amendments. Our response comments are number to match those use on the memo.

REDEVELOPMENT MASTER PLAN AMENDMENTS

- 3) STANDARDS FOR RESIDENTIAL MIXED-USE COMPONENT
 - a) Location of residential units shall be above commercial or underbuilding parking.
 - b) At least one outdoor activity area, such as courtyards, delineated gathering spaces or seating areas. The areas must be paved and landscaped.
 - c) Private or shared open space shall be provided for each of the residential units, such as private balcony or rooftop deck, and shall be a minimum of 38sf. Open space shall be a minimum of 38sf per unit.
 - d) On site pedestrian circulation that links the public street and the primary entrance to the structure or residential units shall be provided.
 - e) Buildings that propose a mixed-use component and better utilize development opportunities may increase lot coverage to 60%.
 - f) Under building parking shall be set behind commercial uses or screened to minimize visibility from street and public spaces.

- 6) SETBACKS IN RH: The applicant proposes to use the 10' setback for two purposes; to provide a pedestrian connection to Iverson and to fulfill landscape screening requirements. The applicant is requesting a reduction in the setback from 15'to 10'. The walkway would provide a welcoming pedestrian amenity and would include pathway lighting and benches. The trellis screening on the garages would have climbing vines to fulfill the screening requirement. In addition, low growing shrubs and trees would supplement the screening. This solution supports pedestrian circulation goals identified in the RMP (section G page 17) and 1994 Zoning Ordinance.

SPR R-H Comments

- 7) OPEN SPACE: The area associated with the open space calculation has been revised to remove areas within the yard setbacks. The resulting area is less than required 20% of site area (per RMP). The rationale is the site is unusual in its long aspect ratio which results in a disproportionate area given over to setbacks. The setbacks are however integrated into the park area resulting in a generous park environment. Furthermore, the plaza areas created in the C-1 parcel exceed the minimum requirements for plaza areas. The applicant is requesting an RMP amendment to reduce the minimum required open space to 15%.

- 8) RESIDENTIAL AMENITY: The site design has incorporated a small picnic shelter-BBQ area within the open space.
- 9) STORAGE AREAS: Storage areas for each resident have been added within the garage areas.
- 10) BUILDING COVERAGE: The applicant is requesting an RMP amendment to make the definition of “Building Coverage” per the RMP, consistent with current code. The code now recognizes that building coverage should be for the building only, not related impervious surfaces. The site plan has reduced impervious surfaces by placing most of the parking below buildings.
- 11) DESIGN:
 - a) A material palette has been provided.
 - b) The proposed facades are predominantly lapped siding, which is the material used in earlier phases of Poulsbo Place. Similarly, All homes in Poulsbo Place are painted similar the proposed project.
 - c) The design has been revised to add more “wood detailing” including corner boards, window trim and fascias at gables.
 - d) The facades along Third Avenue have been revised to add more articulation, primarily creating a covered entry porch.

SPR C-1 Comments

- 12) RMP COMPONENTS:
 - a) Courtyard Square: The courtyard will be articulated with a variety of paving textures and patterns in concrete and or unit pavers. The courtyard will also have changes in level, low planters subdividing the courtyard into smaller subareas.
 - b) Streetscape Improvements: The streetscape will have scored concrete along with generous landscape setbacks. The street furnishing will also include low nautical benches and bollard style lighting.
 - c) Architectural design:
 - i) Storefronts: The retail frontages will include painted wood trim and paneling below windows.
 - ii) Building Walls: The building walls include a variety of materials to help break up the scale of the buildings. In response to the predominantly residential context, the building forms are articulated as smaller gable type forms with individual colors. The colors are based on traditional Norwegian tones associated with merchant building in Bergen, etc. Additional architectural features are used to break up the overall building height, such as covered arcades, balconies, and bridge feature.
 - iii) Roofs:
 - iiii) Fences/Walls/Gates: The project doesn't proposed any fences wall or gates due to its highly public setting and design approach.
 - v) Façade Palette of materials and colors: As indicated by the materials palette, the project will have a variety of materials, textures and colors to enliven the facades and help maintain a residential scale. Materials include painted lapped siding and panels, metal siding, and natural wood accents (posts, balconies, soffits, etc.)
 - vi) Pedestrian details: In addition to those features described above, the project will include a grand stair for sitting.
 - d) Canopy and Awning: The retail frontage along Jensen will have a covered arcade (wood/steel). The retail setback along the plaza will have individual covered entries (wood/steel/glass).
 - e) Doors and Windows (transparency): The fenestration at the retail features full height glazing (9-10') which is divided into vertical increments. Residential windows are varied in size and shape according to interior needs adding complexity to the facades.
 - f) Lighting: The site lighting will be low key to promote safety and will be focused on pedestrian routes within the site.
- 13) A material palette has been provided.

- 14) STREET FURNITURE: Street furniture has been added as indicated on landscape plans.
- 15) PARKING:
 - a) Project areas have been revised to indicate GSF. Note that areas did not change since areas were already calculated based upon GSF.
 - b) Bicycle parking areas have been added to both R-H and C-1 proposals. Proposal will provide 1 space per residence.
 - c) The number of parking stalls have been reduced in relationship to number of bicycle stall provided up to 10% maximum.
 - d) No joint shared parking spaces are requested. Proposals satisfy minimum required number of spaces.
- 16) PROMINENT ARCHITECTURAL FEATURE: The project design has always intended to incorporate the landmark tower referred to in the RMP. The site design has located the tower to be visible from the main plaza and as one approaches from Old town. Based upon staff input, the design has been modified to make the tower more prominent. The primary revision is to add a secondary “cupola” like roof form, derived from traditional Stave churches.
- 17) TRANSIT STOPS: Kitsap Transit Route 344 serves the project site area along Jensen. No bus or school pick-up shelters are included in the proposal.

RESPONSE TO FIRE COMMENTS

- 1) The garage will have a mechanical ventilation system since it is less than 50% open. The system would be designed with an exhaust fan most likely located at the north end of the garage. The garage will be fully sprinklered and have CO2 monitors.
- 2) A separate fire access has been added at the northwest corner of the garage which will connect to the corner plaza.
- 3) The standpipe will be added as part of the MEP Bidder Design process.

LIST OF REVISED SHEETS

ARCHITECTURAL dated 8/20/20

- A-2 SITE PLAN Indicates revised open space calculation, lot coverage calculations
- A-3 PARKING PLAN updated to reflect addition of bike parking and storage units
- A-4 BUILDING HEIGHTS updated to show revised tower height
- A-5 MU GARAGE PLAN updated to reflect addition of bike parking and storage units
- A-8,9,10 MU ELEVATIONS updated to show revised tower design, revised balcony railings, etc
- A-12 MF GARAGE PLAN updated to reflect addition of bike parking and storage units
- A-15,16 updated to show revised 3rd Street elevations, balcony railings
- A-17,18,20,28 RENDERINGS revisions include modified tower, railings, and exterior materials
- A-28 MATERIAL STUDY revisions include modified tower, railings, and exterior materials

LANDSCAPE dated 8/18/20

- L-000–L004 revisions include landscape screen with new ped path, BBQ shelter, nautical benches, outdoor lighting