



MITIGATED DETERMINATION OF NONSIGNIFICANCE (MDNS)

Project Name:	Poulsbo Place Division 8 Site Plan Review & Redevelopment Master Plan Amendment
Site Location:	SE Corner of Jensen and 3 rd Avenue
File No.:	P-03-24-20-01
Description of Proposal:	<p>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. The program includes 4,800 square feet of retail oriented toward 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.</p> <p>The residential parking is located below the buildings to minimize the intrusive effects of surface parking on the neighborhood. The project will not decrease the existing supply of on street spaces and will fully meet the parking requirements for the proposal.</p>
Applicant:	Wenzlau Architects, Attn: Charlie Wenzlau
Tax Parcel:	142601-13-138-2008 & 142601-13-139-2007
Lead Agency:	City of Poulsbo

The City of Poulsbo has determined that the above-described proposal does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. The Notice of Application with Optional SEPA comment period began October 23, 2020 and closed November 6, 2020 with seven public comments received from local residents. This information is available to the public on request. The terms of the mitigation are established in Exhibit A, attached to this decision.

This MDNS is issued under WAC 197-11-355. There is no further comment period on the MDNS.

Responsible Official: Karla Boughton
Position/Title: Planning and Economic Development Department Director
200 NE Moe Street, Poulsbo, WA 98370
(360) 394 -9748

Date: February 8, 2021

Signature: _____

APPEAL: Any agency or person may appeal this SEPA determination by filing a written appeal to the responsible official no later than 10 working days from the end of the comment period. Contact the responsible official to read or ask about the procedure for SEPA appeals.



Exhibit A

**POULSBO PLACE DIVISION 8
SITE PLAN REVIEW AND REDEVELOPMENT MASTER PLAN AMENDMENT
PLANNING FILE NO. P-3-24-20-01
SEPA MITIGATIONS**

SCHOOLS

1. School Mitigation Fees are required for residential units and shall be paid at the time of building permit issuance. Payment of fees will be for all units intended for use as permanent residences and shall be made to the North Kitsap School District directly. The developer/applicant will present a receipt of payment of fees to the City.