

EXHIBIT I

Storm Technical Memo, Map, LTC

(11/18/2020)



P.O. Box 720 • 10045 Old Frontier Road NW
Silverdale, Washington 98383
(360) 692-5525 • Seattle (206) 682-5574
www.map-limited.com

ENGINEERING • SURVEYING • PLANNING

TECHNICAL MEMORANDUM

Date: November 18, 2020

To: Anthony Burgess, Engineer 1
City of Poulsbo Engineering Department

From: Pat Fuhrer, P.E.

Subject: Poulsbo Place 2 Div. 8 2020 Master Plan Amendment and Site Plan Review

Cc: Mike Brown

11-17-20



NOTE: THIS DOCUMENT IS INSCRIBED
WITH A DIGITIZED SIGNATURE BY THE
ENGINEER AS PROVIDED BY WAC
196-23-070(2)

INTRODUCTION

Pursuant to the City's 3/3/2020 Pre-Application summary Comment #15 and your October 5, 2020 memorandum to Wenzlau Architects, the purpose of this TM is to update the 2015 Preliminary Drainage Report for the above-referenced project with specificity given to the current proposal, and summarize the proposed stormwater management design concept in narrative form. The storm system preliminary layout indicating the use of a proposed detention vault as discussed in the 2015 PDR was included in the project application materials. The storm system proposed for this project generally follows the vested Master Plan for Poulsbo Place II, and references in the 2015 PDSR are presented for historical background of previous approvals and coordination with City Engineering Staff at the time.

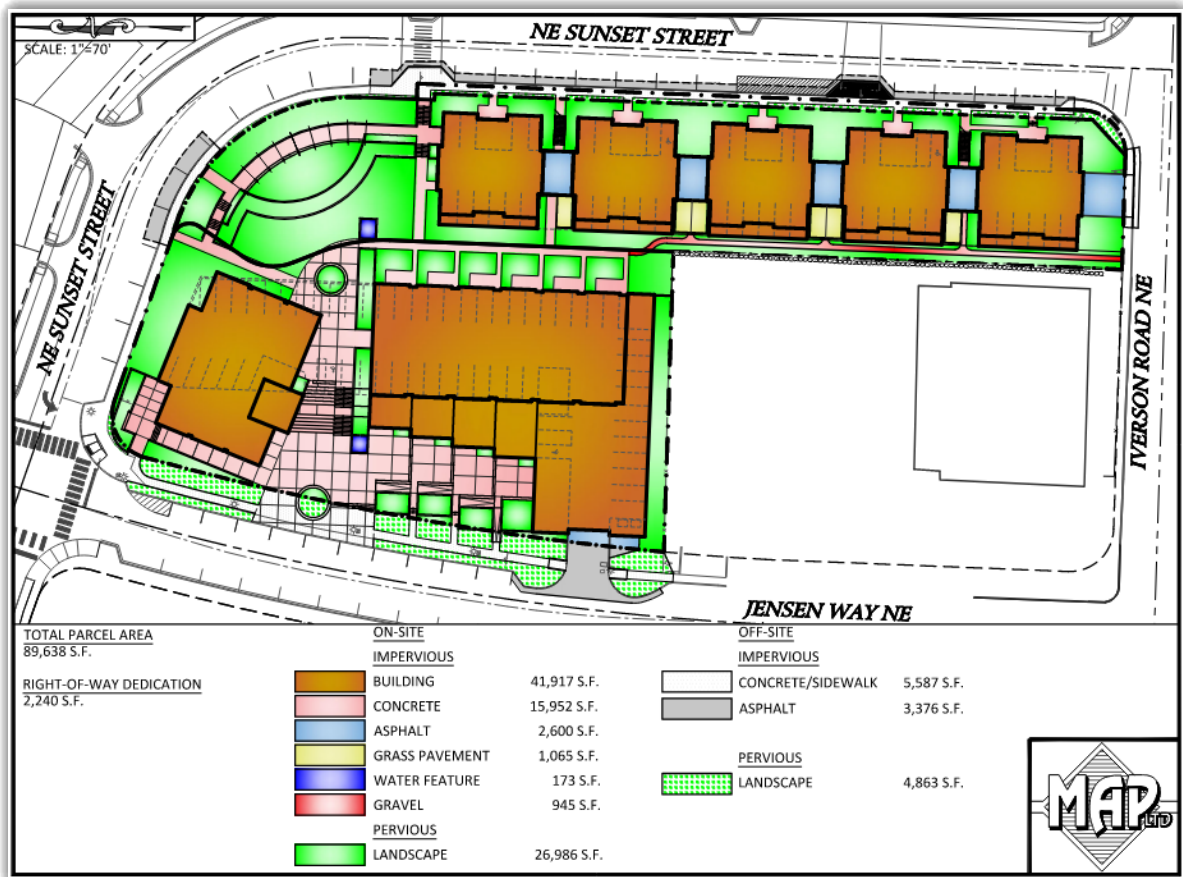
GENERAL PROJECT NARRATIVE

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.

DEVELOPED CONDITIONS SUMMARY

The proposed site plan legend below contains the following on-site and off-site impervious and pervious areas (to-scale original attached):



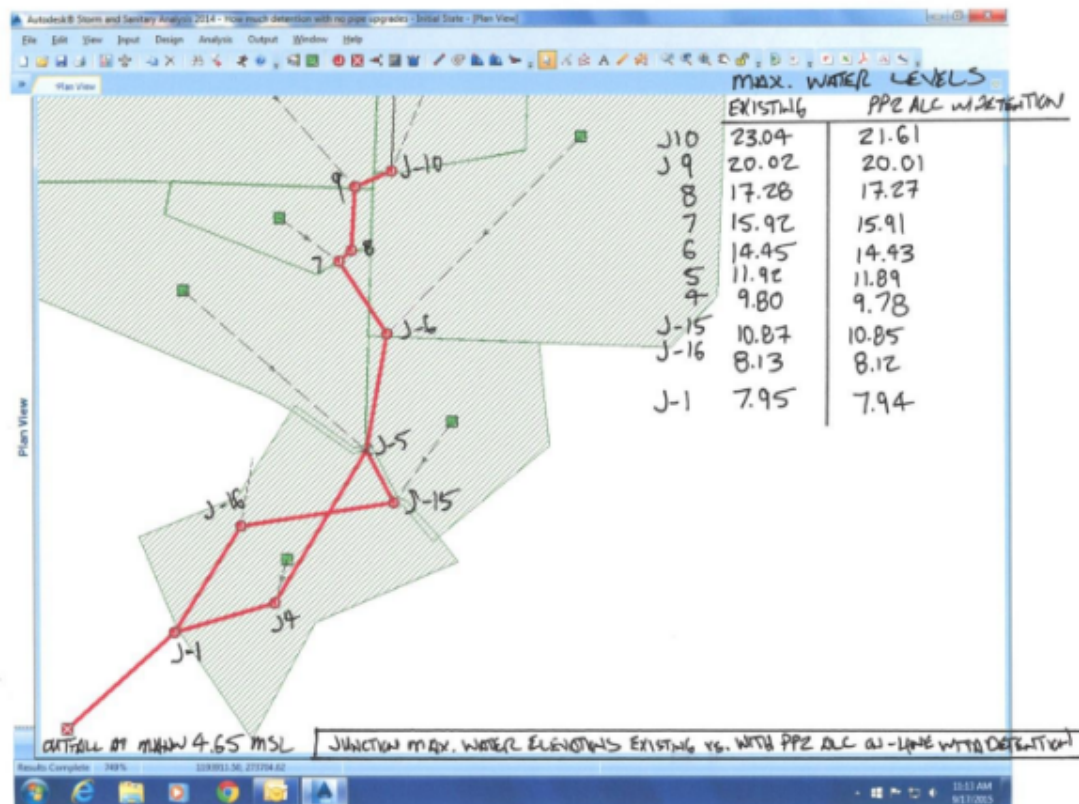
As shown above, the total on-site impervious coverage is 62,652 s.f., which comprises 70% of the project site. The 3-23-20 PDSR on page 7 discusses that a 95% impervious surface coverage was assumed for the PP2 Division 8 site, as well as full buildout of the former KPUD Fiber Node hub project, so the downstream drainage analysis is conservative.

Appendix M of the 3-23-20 PDSR contains a Technical Memorandum that discusses the required on-site detention volume and restricted release rate of 0.67 cfs that was found in the downstream analysis to eliminate any surcharge of stormwater structures in the downstream drainage course. A summary of structure maximum water levels in the existing condition and with PP2 Div 8 on-line with the proposed detention vault and restricted flow is on page 17 of the 3-23-20 PDSR and repeated below:

K. Output: Comparison of maximum water surface elevations existing condition versus basin with PP2 Div 8 detention with $Q < 0.67$ cfs

This graphical analysis shows the SSA Model predicted maximum water levels in the structures downstream of J-10 in the existing condition (Part A herein) and with the PP2 Division 8 site with detention and restricting the outflow to 0.67 cfs (Part I herein)

In summary, we find that maximum water levels in all junctions are slightly lower with the flow restriction of 0.67 cfs and detention provided on-site limiting the post-developed peak flow to 0.67 cfs. No existing downstream flooding risk is increased with this flow restriction installed on the PP 2 Div 8 site.



Water Quality stormwater mitigation was originally proposed for Division 8 in the Master Plan amendment for Poulsbo Place II with a Downstream Defender™ vortex-type separator and was shown in the PDSR dated April 5, 2002 and revised January 16, 2004. The site plan for Division 8 had surface parking features and more PGIS areas than is currently proposed with the underground-parked project.

The on-site PGIS proposed is 2,600 s.f., and the off-site PGIS proposed is 3,376 s.f. and is not all contiguous-asphalt surfacing. Since neither of these surfaces exceed 5000 s.f., (Current code MR #6 2014 DOE SSMWW), no additional water quality infrastructure is proposed beyond the 6" of dead storage for sediment settling capture in the proposed detention vault.

