EXHIBIT J

Notice of Application with Optional SEPA MDNS and Affidavit



NOTICE OF APPLICATION and Optional DNS

Planning and Economic Development Department 200 NE Moe Street | Poulsbo, Washington 98370 (360) 394-9748 | fax (360) 697-8269 www.cityofpoulsbo.com | plan&econ@cityofpoulsbo.com

POULSBO PLACE DIVISION 8 TYPE III Site Plan Review & Redevelopment Master Plan Amendment

Comments Due: November 6, 2020

The City of Poulsbo has received a permit application for the following project that may be of interest to you. The public has the right to review contents of the official file for the proposal, provide written comments, participate in any public hearings, and request a copy of the final decision.

File No.:	P-03-24-20-01	Zoning:	C-1 & RH with Poulsbo Place Redevelopment Master Plan Overlay						
Counter Complete:	June 3, 2020	Technical Completion	October 5, 2020						
Notice of Application:	October 23, 2020	Tax Parcel:	142601-13-138-2008 & 142601-13-139-2007						
Site Location:	SE corner of Jensen and 3rd Avenu	е							
Property Owner:	Phase II LLC								
Applicant/Agent:		Wenzlau Architects, Charlie Wenzlau, 490 Madison Ave, Suite 105, Bainbridge Island, WA 98110							
Project Description:	different land use designations, is lower mixed-use building with mult site.								
	The application is for Site Plan Rev Plan.	view and an amendment to) the Redevelopment Master						
	The program includes 5,000 sq. ft mixed-use buildings across the stru- units above the below grade parkin each containing 4 residential units two main outdoor spaces including The project will add 11 on-street p provided for the project.	eet. The mixed-use buildir ng. The upper site will hav above structured parking g the lower retail plaza and	ng will have 29 residential e 5 multi-family buildings, . These buildings will define the upper community park.						
Permits Included in Application:	Site Plan Review, Amendment to R	edevelopment Master Pla	n, SEPA determination.						
Permits NOT Included in Application:	Grading Permit, Building Permit, or permit process.	r other construction permit	s as determined through this						
Environmental Review:	The City of Poulsbo has reviewed the impacts and expects to issue a mit project. The Optional DNS process opportunity to comment on the proposal may include mitigation m	tigated determination of no in WAC 197-11-355 is be <i>environmental impacts o</i>	onsignificance (MDNS) for this ing used. <i>This may be the only</i> of the proposed project. The						

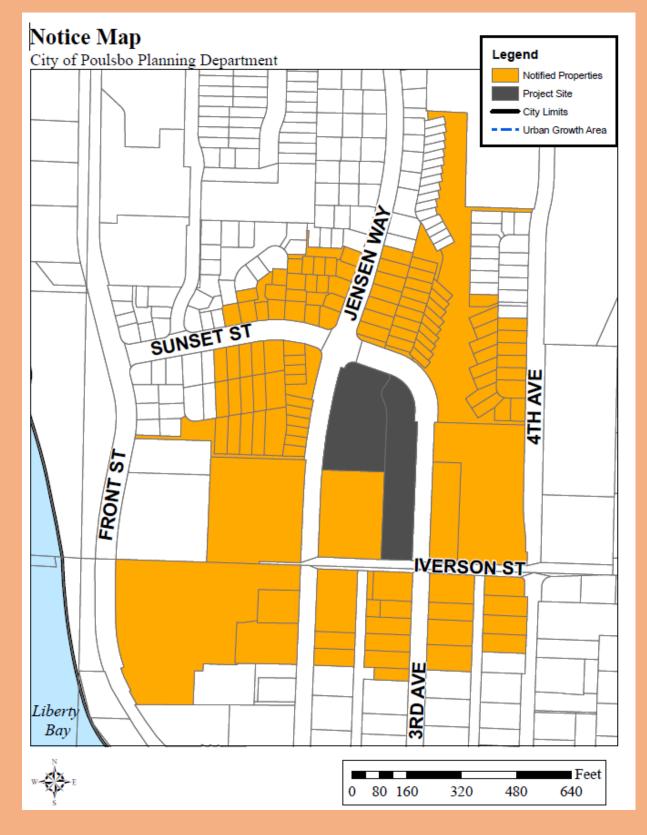
Existing Environmental Documents:	 process may incorporate or require mitigation measures regardless of whether an EIS is prepared. A copy of the subsequent threshold determination for the proposal may be obtained upon request. Agencies, tribes, and the public are encouraged to review and comment on the proposed project and its probable environmental impacts. COMMENTS MUST BE SUBMITTED BY November 6, 2020 SEPA Checklist prepared February 18, 2020 by Charlie Wenzlau. This list includes documents provided for review of the current Site Plan Review and Amendment to Redevelopment Master Plan: Geotechnical Report prepared March 24, 2020 by Terra Associates, Inc.; Poulsbo Place Division 8 Development Traffic Impact Analysis prepared on March 2020 by GTC Gibson Traffic Consultants, Inc.; Poulsbo Place 2 Div. 8 Redevelopment Master Plan Amendment and Site Plan Review Preliminary Storm Drainage Report prepared on March 23, 2020 by MAP LTD. This list includes documents used to evaluate the environmental impacts on the Poulsbo
	Place Redevelopment Master Plan approval by City Council on January 24, 1996: SEPA Checklist prepared August 21, 1995 by Mr. Bill Parnell of TyCeCo Consulting & Development, MDNS issued on November 22, 1995 by Planning Director Glenn W. Gross, Traffic Impact Analysis prepared July 19, 1995 by Gibson Traffic Consultants, Inc.; Geotechnical Engineering Study prepared March 6, 1991 by Geotech Consultants.
Mitigation Considered:	The proposal may include mitigation measures under applicable codes, and the project review process may incorporate or require mitigation measures regardless of whether an EIS is prepared. A copy of the subsequent threshold determination for the proposal may be obtained upon request. Conditions being considered to mitigate environmental impacts are school impact fees for
Requested Studies:	the North Kitsap School District. None.
Public Comment	
Period:	The minimum public comment period shall be 14 calendar days. The public may comment on the application and the comment period will remain open until November 6, 2020 . The public may request a copy of the decision once made. Public comments may be mailed, emailed, personally delivered or faxed to the City.
Public Hearing Date:	Public meeting before the Planning Commission and the Public Hearing before the City Council dates will be issued similar to this Notice of Application with optional SEPA review.
Staff Report:	The staff report will be available for review at no cost at least 7 calendar days before the Planning Commission public meeting and a copy will be provided at a reasonable cost.
Examination of File:	The application file may be examined online by going to https://ci-poulsbo- wa.smartgovcommunity.com/Public/Home > Applications > and search for permit # P-03-24-20-01. If you are unable to access the file, please call the staff contact for options
Review Authority:	The City Council is the review authority for this Type III application.
Staff Contact:	Marla Powers, Associate Planner; mpowers@cityofpoulsbo.com; (360) 394 -9737
Site Map:	See attached.





NOTICE OF APPLICATION and Optional DNS

Planning and Economic Development Department 200 NE Moe Street | Poulsbo, Washington 98370 (360) 394-9748 | fax (360) 697-8269 www.cityofpoulsbo.com | plan&econ@cityofpoulsbo.com





PUBLIC NOTICE DISTRIBUTION

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Projec	ct Name:	Date:
File N	umber:	Permit Type:
Applic	ant:	Consolidated Permits:
TYPE	OF PUBLIC NOTICE:	
	Notice of Neighborhood Meeting Notice of Application	
MAPS	S TO BE INCLUDED WITH NOTICE:	
	Notice Map w/300' (Neighborhood Meeting, <u>NOA,</u> Public Hea Site Map (SEPA) Other:	
DISTE	RIBUTION:	
	Email (select appropriate email distribution lists below) Website (via SmartGov) Mailing to property owners within 300' of subject site Publication in newspaper of general circulation Seattle Time Posting on Subject Site Posting at KMXAY, Post Office, City Hall Other:	s
EMAI	L LISTS:	
	Notice of Neighborhood Meeting Email List Notice of Application Email List Notice of SEPA Threshold Determination Email List Notice of Public Hearing Email List Notice of Decision Email List	
	Comprehensive Plan Update Email List	
	Development Regulations Update Email List	
	Special Email Distribution List	
	Applicant:	
	Property Owner:	
	Other:	
	Other:	
	Other:	

ADDITIONAL AGENCIES/GOVERNMENTS/LOCAL GROUPS:

Local/County

- ☐ Kitsap County Commissioners
- Kitsap County Planning Commission
- Kitsap County Department of Community Development
- Kitsap County Public Works
- □ Kitsap County Health District
- □ Suquamish Tribe
- Port Gamble S'Klallam Tribe
- Kitsap Regional Coordination Council
- Housing Kitsap Transit Kitsap
- North Kitsap School District
- Poulsbo Historical Society
- Other:

<u>Regional</u>

- Puget Sound Regional Council: bbakkenta@psrc.org
- Puget Sound Clean Air Agency: amyf@pscleanair.org
- Puget Sound Partnership: marsha.engel@psp.wa.gov

<u>State</u>

- □ WA Department of Ecology
 - Misty Blair Shoreline: mbla461@ecy.wa.gov
 - Patrick McGraner Wetlands: Patrick.McGraner@ecy.wa.gov

 - Environmental Review: sepaunit@ecy.wa.gov AND SEPA Register: separegister@ecy.wa.gov
- □ WA Department of Fish and Wildlife
 - Chris Waldbillig Marine Habitat: Chris.Waldbillig@dfw.wa.gov
 - SEPA Desk: SEPAdesk@dfw.wa.gov
- WA Department of Commerce: reviewteam@commerce.wa.gov GMA documents ONLY
- □ WA Dept of Transportation
- WA Department of Archaeology and Historic Preservation: dahp.separeview@dahp.wa.gov
- WA Department of Natural Resources SEPA Center: sepacenter@dnr.wa.gov
- WA Department of Social and Health Services, Operations and Services: Olson@dshs.wa.gov
- WA Department of Health: Kelly.Cooper@doh.wa.gov
- WA Park and Recreation Commission: randy.kline@parks.wa.gov
- WA Department of Agriculture: kmclain@agr.wa.gov
- WA Department of Corrections SEPA: efheinitz@doc1.wa.gov

<u>Federal</u>

- U.S. Navy Bremerton CO/PAO, Keyport PAO, Lynn Wall; lynn.wall1@navy.mil
- Environmental Protection Agency: epa-seattle@epa.gov
- Department of Housing and Urban Development (HUD) Seattle Office: WA_Webmanager@hud.gov
- Federal Aviation Administration (FAA): 1601 Lind Avenue SW, Suite 260 Renton, WA 98057
- Federal Communication Commission (FCC): 11410 NE 122nd Way, Room 312 Kirkland, WA 98034-6927
- U.S. Fish and Wildlife wfwoctap@fws.gov
- National Marine Fisheries Service: 7600 Sand Point Way NE, Seattle, WA 98115

NOTICE OF LAND USE APPLICATION WITH OPTIONAL DNS

The minimum public comment period shall be 14 calendar days. The public may comment on the application until **November 6, 2020**. Public comments may be mailed, emailed, personally delivered or faxed.

Project Name: Poulsbo Place Division 8 Site Address: SE corner of Jensen & 3rd Ave

Tax Parcel: 142601-13-138-2008 & 142601-13-139-2007 Permit No.: P-03-24-20-01

Application Type: Type III

Review Authority: City Council

Zoning: C-1, RH Poulsbo Place Redevelopment Master Plan Overlay

Counter Complete: 6/3/2020 Tech Complete: 10/5/2020

Applicant: Wenzlau Architects | 490 Madison Ave, Suite 105 | Bainbridge Island, WA Permits Included with Application: Site Plan Review, amendments to Master Plan, SEPA

Permits NOT Included with Application: Building, Grading, and Sign Permits

Project Description: A mixed-use building with below grade parking, 5,000 sq. ft. commercial use and 29 residential units. Five multi-family buildings with 20 residential units with below ground parking. A total of 140 parking spaces.

Environmental Review: The City of Poulsbo has reviewed the proposed project for probable adverse environmental impacts and expects to issue a mitigated determination of nonsignificance (MDNS) for the project. The optional DNS process is being used per WAC 197-11-355 and PMC 16.04.115. This may be the only opportunity to comment on the environmental impacts of the proposal. The public may comment on environmental related aspects of the above-described proposal, and the comment t period will remain open through November 6, 2020.

Examination of File: The application file may be examined online by going to https://ci-poulsbowa.smartgovcommunity.com/Public/Home > Applications > and search for permit # 03-24-20-01.

Staff Contact: Marla Powers, Associate Planner; mpowers@cityofpoulsbo.com; (360) 394 -9737



Planning and Economic Development 200 NE Moe Street Poulsbo, WA 98370 Ph (360) 394-9748 | fax (360) 697-8269 Plan&econ@cityofpoulsbo.com



- PUBLIC NOTICE -

The City of Poulsbo has received a permit application that may be of interest to you. The public has the right to review contents of the official file for the proposal, provide written comments, participate in any public hearings, and request a copy of the final decision.

Comments Due: November 6, 2020



Order #109079423

Order Date: October 22, 2020 Account: PoulsboPED Order Total: \$65.09 **Billing Address**

Karla Boughton City of Poulsbo 200 NE Moe St Poulsbo WA 98370-7347 United States T: 360-394-9748

Payment Method

Credit Card

Credit Card Type: MasterCard Credit Card Number: XXXX-7672



Job ID: 8917915

Requested Fulfillment Date: 10/23/2020

Product Information	Actual Fulfillment Date	Quantity	Subtotal	Status
Postcard - 4.25 x 6 - SpaceSaver Format		113	\$65.09	
Product SKU: PC22-P				
Product Type: Postcard 4.25 X 6				
Paper Type: White Matte				
Print Color: Full Color				
Print Options: Printing Both Sides				
Mail Class: First Class				
Production Time: Next Day				
Base Document Name: NOA W Optional DNS PostcardPPD8				
Job Address List Name: 300ft20201021				
Production Cost for 113 Pieces:\$33.90				
First Class Automated card Postage for 113 Pieces: \$31.19				
Postage for 0 Pieces: \$0.00				
Postage for 0 Pieces: \$0.00				
	Order S	ub Total:	\$65.09	
	Invoice \$	Subtotal:	\$65.09	
	Total	Invoice:	\$65.09	and a straight to and a Montella

From:	Legals
To:	Marla S. Powers
Subject:	RE: 3129 - Legal Notice for Oct 23, 2020
Date:	Wednesday, October 21, 2020 2:46:47 PM
Attachments:	image004.png
	<u>3129.pdf</u>

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Hi Marla, This ad is all set for 10/23, ad confirmation is attached. Thank you! Ad Preview CITY OF POULSBO Notice of Application with Optional MDNS Project Name/No.: Poulsbo Place Divi-Location: SE corner of Jensen and 3rd Avenue: Parcels: 142601-13-138-2008 & 142601-13-139-2007 Project Description: The proposal will complete the last phase of the Poulsbo Place. The site, comprised of two dif-ferent 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 5,000 sq. ft. 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 the below grade parking. The upper site will have 5 multi-family buildings, each cantaining 4 residential units will have 5 multi-family buildings, each containing 4 residential units above structured parking. These buildings will define two main outdoor spaces including the lower retail plaza and the upper community park. The project will add 11 on-street parking spaces and a total of 140 parking spaces will be pro-vided for the project. <u>Permit Type</u>: Type III, Site Plan Review and amendment to the Poulsbo Place Redevelopment Master Plan Environmental Review: The optional DNS process is being used. This may be the only opportunity to comment on the environmental impacts of the proposal. The proposal may include mitigation measures under applicable codes, and the project review process may incor-porate or require mitigation measures regardless of whether an EIS is pre-pared. A copy of the subsequent thresh-old determination for this proposal may old determination for this proposal may be obtained upon request. Public Comment: The minimum public comment period shall be 14 calendar days. The public may comment on the application and provide comment on any environmental issues during the comment period that will remain open until November 6, 2020. The public may request a copy of the decision once madie. Public comments may be mailed, emailed, personally delivered or faxed emailed, personally delivered or faxed to the City. Complete Application: The technically complete application and full notice of application may be examined online by going to https://ci-poulsbo-wa.smartgovcommunity.com/Public/ Home > Applications > and search for permit #P-03-24-20-01 permit #P-03-24-20-01. Staff Contact: Marla Powers, Associate Planner; mpowers@cityofpoulsbo.com; (360) 394 -9737

Holly Botts

Legal Advertising Representative **p:** (206) 652-6604 **e:** <u>hbotts@seattletimes.com</u>



From: Marla S. Powers <mpowers@cityofpoulsbo.com>
Sent: Wednesday, October 21, 2020 1:58 PM
To: Legals <legals@seattletimes.com>
Cc: Jess Matrazzo <jmatrazzo@cityofpoulsbo.com>
Subject: 3129 - Legal Notice for Oct 23, 2020

Good Afternoon,

Please publish the attached legal notice one time on October 23, 2020.

Thank you, Marla

Marla S. Powers Associate Planner Poulsbo Planning & Economic Development 200 NE Moe Street Poulsbo, WA 98370 360.394.9737

FYI - Planning Department Updated Counter Hours: Walk-in customers: 8:30 am - 12 pm Monday-Friday <u>Appointments</u>: 8:30 am - 3:30 pm Monday-Friday <u>https://cityofpoulsbo.com/communitydevelopmentappointment/</u>

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The Seattle Times

AFFIDAVIT OF PUBLICATION

A. Zieman City of Poulsbo 200 NE Moe St Poulsbo WA 98370

STATE OF WASHINGTON, COUNTIES OF KING AND SNOHOMISH

The undersigned, on oath states that he/she is an authorized representative of The Seattle Times Company, publisher of The Seattle Times of general circulation published daily in King and Snohomish Counties, State of Washington. The Seattle Times has been approved as a legal newspaper by others of the Superior Court of King and Snohomish Counties.

The notice, in the exact form annexed, was published in the regular and entire issue of said paper or papers and distributed to its subscribers during all of the said period.

10/23/2020

	\bigcirc
Agent James Chung Signature	. 7/4
Subscribed and sworn to before me on $0/27/3$	
Drause Callant	Debbie Collantes

(Notary Signature) Notary Public in and for the State of Washington, residing at Seattle

 Publication Cost:
 \$309.66

 Order No:
 3129

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Notary Public
State of Washington
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My Commission Expires
February 15, 2022

Page 1 of 2

Publication Cost:\$309.66Order No.:3129Customer No.:209PO#:

CITY OF POULSBO Notice of Application with Optional MDNS

Project Name/No.: Poulsbo Place Division 8

Location: SE corner of Jensen and 3rd

Parcels: 142601-13-138-2008 & 142601-13-139-2007

Project Description: The proposal will complete the last phase of the Poulsbo Place. 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 partien of the sloping site.

upper partion of the sloping site. The program includes 5,000 sq. ft. of retail oriented toward Jensen Wav and the strating mixed-use buildings across the stract. The mixed-use buildings will have 29 residential units above the below grade parking. The upper site will have 5 multi-family buildings, acch containing 4 residential units above structured parking. These buildings will define twa main outdoor spaces inspading the lower retail plaza and the updation of 140 park in spaces and a total of 140 park in spaces and a total of 140 parking the project. Bacoult Tune 111, Site Plan

Permit. Type: Type III, Site Plan Review and amendment to the Poulsbo Place Redevelopment Master Plan

Fides Redevelopment Master Plan Environmental Review: The optional DNS process is being used. This may be the onvironmopolitunity to comment on the environmopolitunity to comment on the environmopolitunity to comment on the environmopolitunity to comment the project review process of the porate or require mitigation measures resurdless of whether on ELS is prepared. A copy of the subsequent threshoid determination for this proposal may be obtained upon request.

Public Comment: The minimum public comment period shall be 14 calendar days. The public may comment on the application and provide comment on any environmental issues during the comment period that will remain open until November 6, 2020. The public may request a copy of the decision once madled, personally delivered or faxed to the City.

Complete Application: The technically complete application and full notice of application may be examined online by soing to https://ci-poulsbowa.smartgovcommunity.com/Public/ Home > Applications > and search for permit #P-03-24-20-01.

Staff Contact: Maria Powers, Associate Planner: mpowers@cityofpouisbo.com; (360) 394 -9737

Marla S. Powers

From:	City of Poulsbo PED Department <mpowers@cityofpoulsbo.com></mpowers@cityofpoulsbo.com>
Sent:	Friday, October 23, 2020 1:30 PM
То:	Marla S. Powers
Subject:	Poulsbo Place Division 8 - Notice of Application w/Optional MDNS

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You are receiving this email because you have signed up to be on a City of Poulsbo PED public outreach list.

Project documents and public notices for Poulsbo Place Division 8 Site Plan Review and Amendments to Poulsbo Place Redevelopment Master Plan can be found <u>here</u>. If there is an issue with the link, you can go to <u>https://ci-poulsbo-wa.smartgovcommunity.com/Public/Home</u> > Applications > and search for permit number P-03-24-20-01. A separate web page has also been created for this proposal, this link may be used to see all project documents and project context:<u>https://cityofpoulsbo.com/planning-economic-development/poulsboplacediv8/</u>.

Comments are due by November 6, 2020.

Thank you!

Notice of Application w/Optional DNS SEPA Checklist

Marla Powers, Associate Planner mpowers@cityofpoulsbo.com 360-394-9737

City of Poulsbo | Planning and Economic Development Department, 200 NE Moe Street, Poulsbo, WA 98370

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Export Contacts

COVID-19 Campaigns Co	ontacts Reporting	Sign-up Forms Websites & Stores	Social	Integrations	Library	Contact Us
ecyolyef@atg.wa.gov	Washington	General-Ecology	F	ri, Oct 23, 2020 at	1:29 PM PDT	•••
commissioner.desalvo@portofpc ulsbo.com	Mark	Commission	F	ri, Oct 23, 2020 at	1:29 PM PDT	•••
shaneskelley@gmail.com	Shane	Skelley	F	ri, Oct 23, 2020 at	1:29 PM PDT	•••
gnystul@cityofpoulsbo.com	Gary	Nystul	F	ri, Oct 23, 2020 at	1:29 PM PDT	•••
jmcginty@cityofpoulsbo.com	Jeff	McGinty	F	ri, Oct 23, 2020 at	1:29 PM PDT	•••
berickson@cityofpoulsbo.com	Becky	Erickson	F	ri, Oct 23, 2020 at	1:29 PM PDT	•••
jtolman@cityofpoulsbo.com	Jeff	Tolman	F	ri, Oct 23, 2020 at	1:29 PM PDT	•••
amy.tousley@pse.com	Amy	Tousley	F	ri, Oct 23, 2020 at	1:29 PM PDT	•••
marc.h.doyle@gmail.com	Mark	Commercial	F	ri, Oct 23, 2020 at	1:29 PM PDT	•••
rgehrke@nkschools.org	Rick	Gehrke	F	ri, Oct 23, 2020 at	1:29 PM PDT	•••
connielobo@hotmail.com	Connie	Lobo	F	ri, Oct 23, 2020 at	1:29 PM PDT	•••
faith@mikeandsandi.com	Faith	Forman	F	ri, Oct 23, 2020 at	1:29 PM PDT	•••
kimsnwlife@gmail.com	Kimberly	Toro	F	ri, Oct 23, 2020 at	1:29 PM PDT	•••
rick.kunz@comast.net	Rick	Kunz	F	ri, Oct 23, 2020 at	1:29 PM PDT	•••
cmurphy@metrostudy.com	Cody	Murphy	F	ri, Oct 23, 2020 at	1:29 PM PDT	•••
edwardc@kitsaptransit.com	Edward	Coviello	F	ri, • Need h	elp? Let's cha	t ×

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sandrafarley61@comcast.net	Sandra	Farley		Fri, Oct 23, 2020 at	1:29 PM PDT	•••
kdsanderson14@gmail.com	Kim	Anderson		Fri, Oct 23, 2020 at	1:29 PM PDT	•••
elainetanner@windermere.com	Elaine	Tanner		Fri, Oct 23, 2020 at	1:29 PM PDT	•••
emerytallon@gmail.com	Emery	Tallon		Fri, Oct 23, 2020 at	1:29 PM PDT	•••
gsshanson@aol.com	Gordon	Hanson		Fri, Oct 23, 2020 at	1:29 PM PDT	•••
spiritwithin1@centurylink.net	Jim	Coleman		Fri, Oct 23, 2020 at	1:29 PM PDT	•••
charters.jean@gmail.com	Jean	Charters		Fri, Oct 23, 2020 at	1:29 PM PDT	•••
aaron@sherlockinvestments.co m	Aaron	Beal		Fri, Oct 23, 2020 at	1:29 PM PDT	•••
cabenjam1@yahoo.com	Colleen	Benjamin		Fri, Oct 23, 2020 at	1:29 PM PDT	•••
lauraw@eco-land.com	Laura	Westervelt		Fri, Oct 23, 2020 at	1:29 PM PDT	•••
mbromney0473@gmail.com	Mary	Romney		Fri, Oct 23, 2020 at	1:29 PM PDT	•••
nsinaly@gmail.com	Nick	Sinaly		Fri, Oct 23, 2020 at	1:29 PM PDT	•••
rickjuma@gmail.com	Rick	Juma		Fri, Oct 23, 2020 at	1:29 PM PDT	•••
snscates@gmail.com	Sharon	Cates		Fri, Oct 23, 2020 at	1:29 PM PDT	•••
sfiabane@metrostudy.com	Shelly	Fiabane		Fri, Oct 23, 2020 at	1:29 PM PDT	•••
awsisk@gmail.com	Alma	Sisk		Fri, 🗩 Need he	elp? Let's cha	t ×

COVID-19 Campaigns Cou	ntacts Reporting	Sign-up Forms Websites & Stores	Social	Integrations	Library	Contact Us
john.kiess@kitsappublichealth.or g	John	Keiss		Fri, Oct 23, 2020 at	1:29 PM PDT	•••
cocus@kitsapeda.org				Fri, Oct 23, 2020 at	1:29 PM PDT	•••
tharvey@poulsbofire.org				Fri, Oct 23, 2020 at	1:29 PM PDT	•••
jgriffin@poulsbofire.org				Fri, Oct 23, 2020 at	1:29 PM PDT	•••
eric.evans@kitsappublichealth.or g	Eric	Evans		Fri, Oct 23, 2020 at	1:29 PM PDT	•••
kthomas@cityofpoulsbo.com	Kenneth	Thomas		Fri, Oct 23, 2020 at	1:29 PM PDT	•••
sunnews@kitsapsun.com				Fri, Oct 23, 2020 at	1:29 PM PDT	•••
chenkelm@co.kitsap.wa.us				Fri, Oct 23, 2020 at	1:29 PM PDT	•••
bobamy6775@comcast.net				Fri, Oct 23, 2020 at	1:29 PM PDT	•••
dmusgrove@cityofpoulsbo.com	David	Musgrove		Fri, Oct 23, 2020 at	1:29 PM PDT	•••
raystevens5@comcast.net				Fri, Oct 23, 2020 at	1:29 PM PDT	•••
estern@cityofpoulsbo.com	Ed	Stern		Fri, Oct 23, 2020 at	1:29 PM PDT	•••
clord@cityofpoulsbo.com	Connie	Lord		Fri, Oct 23, 2020 at	1:29 PM PDT	•••
dlenius@cityofpoulsbo.com	Diane	Lenius		Fri, Oct 23, 2020 at	1:29 PM PDT	•••
mmccluskey@cityofpoulsbo.com	Mary	McCluskey		Fri, Oct 23, 2020 at	1:29 PM PDT	•••
				P Need h	elp? Let's cha	t ×

COVID-19	Campaigns	Contacts	Reporting	Sign-up Forms	Websites & Stores	Social	Integrations	Library	Contact Us
croberts@city	ofpoulsbo.com	Charlie	2	Rob	perts	F	Fri, Oct 23, 2020 at	1:29 PM PDT	•••
kboughton@c	ityofpoulsbo.com	m Karla		Βοι	ighton	F	Fri, Oct 23, 2020 at	1:29 PM PDT	•••
daniel.j.beach	@centurylink.co	m				F	Fri, Oct 23, 2020 at	1:29 PM PDT	•••
chris.waldbilli	g@dfw.wa.gov	WA		Dep	ot of Fishe and Wildlife	F	Fri, Oct 23, 2020 at	1:29 PM PDT	•••
help@kitsap1	.com					F	Fri, Oct 23, 2020 at	1:29 PM PDT	•••
jolly@wscd.co	om					F	Fri, Oct 23, 2020 at	1:29 PM PDT	•••
poulsboplace	iiboard@gmail.c	om				F	Fri, Oct 23, 2020 at	1:29 PM PDT	•••
raa-rogers@c	omcast.net					F	Fri, Oct 23, 2020 at	1:29 PM PDT	•••
emily@poulst	oovillage.com					F	Fri, Oct 23, 2020 at	1:29 PM PDT	•••
aburgess@cit	yofpoulsbo.com	Anthor	ıy	Bur	gess	F	Fri, Oct 23, 2020 at	1:29 PM PDT	•••
agarland@city	yofpoulsbo.com	Abby		Gar	land	F	Fri, Oct 23, 2020 at	1:29 PM PDT	•••
rjtret@gmail.c	com					F	Fri, Oct 23, 2020 at	1:29 PM PDT	•••
gregb@kpud.	org					F	Fri, Oct 23, 2020 at	1:29 PM PDT	•••
patf@map-lin	nited.com					F	Fri, Oct 23, 2020 at	1:29 PM PDT	•••
98370poulsbo	owa@usps.gov	Anthor	ıy	Pet	ito	F	Fri, Oct 23, 2020 at	1:29 PM PDT	•••
kpearson@nk	schools.org					F	Fri, Oct 23, 2020 at	1:29 PM PDT	•••
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COVID-19	ampaigns	Contacts	Reporting	Sign-up Forms	Websites & Stores	Social	Integrations	Library	Contact Us
blackems@mac.	com					F	Fri, Oct 23, 2020 at	1:29 PM PDT	•••
cody@newhome	trends.com					F	⁻ ri, Oct 23, 2020 at	1:29 PM PDT	•••
cryjones@msn.c	om					F	Fri, Oct 23, 2020 at	1:29 PM PDT	•••
daniel@kpud.org						F	Fri, Oct 23, 2020 at	1:29 PM PDT	•••
dlewarch@suqua	amish.nsn.us					F	⁻ ri, Oct 23, 2020 at	1:29 PM PDT	•••
dolores@lynchcl	an.com					F	Fri, Oct 23, 2020 at	1:29 PM PDT	•••
edielau@yahoo.c	com					F	Fri, Oct 23, 2020 at	1:29 PM PDT	•••
gjacksonx11@gr	nail.com					F	Fri, Oct 23, 2020 at	1:29 PM PDT	•••
jerald.j.gregory@	usace.army.m	il				F	Fri, Oct 23, 2020 at	1:29 PM PDT	•••
lifethehound@ya	hoo.com					F	Fri, Oct 23, 2020 at	1:29 PM PDT	•••
manager@pouls	boinn.com					F	Fri, Oct 23, 2020 at	1:29 PM PDT	•••
mbla461@ecy.w	a.gov	Misty		Blair		F	Fri, Oct 23, 2020 at	1:29 PM PDT	•••
micahtae@hotm	ail.com					F	Fri, Oct 23, 2020 at	1:29 PM PDT	•••
operations@kits	aprealtor.org					F	Fri, Oct 23, 2020 at	1:29 PM PDT	•••
rgelder@co.kitsa	p.wa.us					F	Fri, Oct 23, 2020 at	1:29 PM PDT	•••
rickswims@hotn	nail.com					F	Fri, Oct 23, 2020 at	1:29 PM PDT	•••
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COVID-19 Campaigns Co	ontacts Reporting	Sign-up Forms Websites & Stores	Social Integrations Library Contact U
strudel@suquamish.nsn.us			Fri, Oct 23, 2020 at 1:29 PM PDT •••
bwhiteley@kpud.org			Fri, Oct 23, 2020 at 1:29 PM PDT •••
chris.schmechel@gmail.com	Chris	Schmechel	Fri, Oct 23, 2020 at 1:29 PM PDT •••
cityclerks@cityofpoulsbo.com	Clerks	Department	Fri, Oct 23, 2020 at 1:29 PM PDT •••
danjanspencer@yahoo.com	Dan	Spencer	Fri, Oct 23, 2020 at 1:29 PM PDT •••
dbooher@cityofpoulsbo.com	Deb	Booher	Fri, Oct 23, 2020 at 1:29 PM PDT •••
director@poulsbochamber.com	Poulsbo	Chamber	Fri, Oct 23, 2020 at 1:29 PM PDT •••
hdpaboard@gmail.com	Historic	Downtown	Fri, Oct 23, 2020 at 1:29 PM PDT •••
info@kitsapbuilds.com	Kitsap	Building	Fri, Oct 23, 2020 at 1:29 PM PDT •••
kescdr@gmail.com	Kevin	Druin	Fri, Oct 23, 2020 at 1:29 PM PDT •••
Itellinghuisen@kitsapbank.com	Larry	Tellinghuisen	Fri, Oct 23, 2020 at 1:29 PM PDT •••
michael.blanton@dfw.wa.gov	Michael	Blanton	Fri, Oct 23, 2020 at 1:29 PM PDT •••
prc32708@yahoo.com	Patricia	Christensen	Fri, Oct 23, 2020 at 1:29 PM PDT •••
stacieschmechel@gmail.com	Stacie	Schmechel	Fri, Oct 23, 2020 at 1:29 PM PDT •••
tad.sooter@kitsapsun.com	Tad	Sooter	Fri, Oct 23, 2020 at 1:29 PM PDT •••
themathones@sbcglobal.net	Math	Ones	Fri, Oct 23, 2020 at 1:29 PM PDT •••
			Need help? Let's chat ×

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sepacenter@dnr.wa.gov	WA	Resources	Fri, Oct 23, 2020 at 1:29 PM PDT	•••
eberghoff@cityofpoulsbo.com	Edie	Berghoff	Fri, Oct 23, 2020 at 1:29 PM PDT	•••
separegister@ecy.wa.gov	SEPA	Register	Fri, Oct 23, 2020 at 1:29 PM PDT	•••
chaley@cityofpoulsbo.com	Cherlyn	Haley	Fri, Oct 23, 2020 at 1:29 PM PDT	•••
matt@kpud.org			Fri, Oct 23, 2020 at 1:29 PM PDT	•••
or-sepa-review@wsdot.wa.gov	WSDOT		Fri, Oct 23, 2020 at 1:29 PM PDT	•••
editor@northkitsapherald.com			Fri, Oct 23, 2020 at 1:29 PM PDT	•••
sepaunit@ecy.wa.gov			Fri, Oct 23, 2020 at 1:29 PM PDT	•••
sepadesk@dfw.wa.gov			Fri, Oct 23, 2020 at 1:29 PM PDT	•••
wfwoctap@fws.gov	US	Office	Fri, Oct 23, 2020 at 1:29 PM PDT	•••
karenleepac@verizon.net	Karen	Pac	Fri, Oct 23, 2020 at 1:29 PM PDT	•••
kittyspotter@icloud.com	Kathleen	Sullivan	Fri, Oct 23, 2020 at 1:29 PM PDT	•••
myrvang@comcast.net	Lynn	Myrvang	Fri, Oct 23, 2020 at 1:29 PM PDT	•••
smithhouse4@comcast.net	David	Smith	Fri, Oct 23, 2020 at 1:29 PM PDT	•••
mike@fphconstruction.com			Fri, Oct 23, 2020 at 1:29 PM PDT	•••
jrhoads@nkschools.org	Jason	Rhoads	Fri, Oct 23, 2020 at 1:29 PM PDT	•••
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Peggysue614@gmail.com					F	ri, Oct 23, 2020 at	1:29 PM PDT	•••
rpnnlockwood@embarqmail.c	com				F	ri, Oct 23, 2020 at	1:29 PM PDT	•••
kandlik@hotmail.com					F	ri, Oct 23, 2020 at	1:29 PM PDT	•••
wildbillevans@grontier.com	Bill		Evar	าร	F	ri, Oct 23, 2020 at	1:29 PM PDT	•••
Nam.Siu@dfw.wa.gov	Nam		Siu		F	ri, Oct 23, 2020 at	1:29 PM PDT	•••
Joe.Burcar@ecy.wa.gov	Joe		Burc	car	F	ri, Oct 23, 2020 at	1:29 PM PDT	•••
Patrick.McGraner@ecy.wa.go	v Patrick		McG	Graner	F	ri, Oct 23, 2020 at	1:29 PM PDT	•••
lnickel@co.kitsap.wa.us					F	ri, Oct 23, 2020 at	1:29 PM PDT	•••
brandon@hawksnesthousing. m	со				F	ri, Oct 23, 2020 at	1:29 PM PDT	•••
tjmor34@gmail.com	Tim		Mor	gan	F	ri, Oct 23, 2020 at	1:29 PM PDT	•••
shilohschroeder@comcast.ne	et				F	ri, Oct 23, 2020 at	1:29 PM PDT	•••
jeff.smith911@comcast.net					F	ri, Oct 23, 2020 at	1:29 PM PDT	•••
amyers0802@hotmail.com					F	ri, Oct 23, 2020 at	1:29 PM PDT	•••
vickicunning@sbcglobal.net					F	ri, Oct 23, 2020 at	1:29 PM PDT	•••
tomandrosy@hotmail.com					F	ri, Oct 23, 2020 at	1:29 PM PDT	•••
bill@lynchclan.com	William		Lync	ch	F	ri, • Need h	elp? Let's cha	t ×

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bjorn.frogner@gmail.com	Bjorn	and	Fri, Oct 23, 2020 at 1:29 PM PDT	•••
carol.winkler@icloud.com	n Carol	Winkler	Fri, Oct 23, 2020 at 1:29 PM PDT	•••
chbsc2002@yahoo.com	Barry	keenan	Fri, Oct 23, 2020 at 1:29 PM PDT	•••
cjanddavid@comcast.net	JC	Snowe	Fri, Oct 23, 2020 at 1:29 PM PDT	•••
cuttermarcus@aol.com	Mark	Smith	Fri, Oct 23, 2020 at 1:29 PM PDT	•••
dianemziel@msn.com	Diane	Ziel	Fri, Oct 23, 2020 at 1:29 PM PDT	•••
fmmalone54@gmail.com	Frances	Malone	Fri, Oct 23, 2020 at 1:29 PM PDT	•••
frank.gibbons@earthlink.	net Frank	Gibbons	Fri, Oct 23, 2020 at 1:29 PM PDT	•••
garrywillis@gmail.com	Garry	Willis	Fri, Oct 23, 2020 at 1:29 PM PDT	•••
garyk151@gmail.com	Gary	Knauer	Fri, Oct 23, 2020 at 1:29 PM PDT	•••
gghuston@earthlink.net	Gina	Huston	Fri, Oct 23, 2020 at 1:29 PM PDT	•••
harrisonjchris@gmail.con	n Chris	harrison	Fri, Oct 23, 2020 at 1:29 PM PDT	•••
iandersen@rfmarch.com	lan	Andersen	Fri, Oct 23, 2020 at 1:29 PM PDT	•••
jim.schlachter@gmail.cor	n Jim	and	Fri, Oct 23, 2020 at 1:29 PM PDT	•••
john.tifft@me.com	John	Tifft	Fri, Oct 23, 2020 at 1:29 PM PDT	•••
johnwiencko@hotmail.co	m John	Wiencko	Fri, Oct 23, 2020 at 1:29 PM PDT	•••

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kalendelaney@hotmail.com	Kalen	and		Fri, Oct 23, 2020 at	1:29 PM PDT	•••
kayleigh.rose.campbell@gmail.c om	Kayleigh	Bierman		Fri, Oct 23, 2020 at	1:29 PM PDT	•••
keith.bierman@gmail.com	Keith	Bierman		Fri, Oct 23, 2020 at	1:29 PM PDT	•••
kent@foss.com	Kent	Salo		Fri, Oct 23, 2020 at	1:29 PM PDT	•••
kmbecker57@gmail.com	Karen	Becker		Fri, Oct 23, 2020 at	1:29 PM PDT	•••
krucekj@yahoo.com	Julie	Krucek		Fri, Oct 23, 2020 at	1:29 PM PDT	•••
lj1779@me.com	Lynda	Goeb		Fri, Oct 23, 2020 at	1:29 PM PDT	•••
lkuryk18@gmail.com	Laura	Kuryk		Fri, Oct 23, 2020 at	1:29 PM PDT	•••
lyon@tellatin.com	Brad	Lyon		Fri, Oct 23, 2020 at	1:29 PM PDT	•••
marciw45@gmail.com	Marci	Willis		Fri, Oct 23, 2020 at	1:29 PM PDT	•••
mark.a.smith11@navy.mil	Mark	Smith		Fri, Oct 23, 2020 at	1:29 PM PDT	•••
matt.nw@hotmail.com	Matt	Lyons	Fri, Oct 23, 2020 at 1:2		1:29 PM PDT	•••
melmorgan@comcast.net	Mel	and	Fri, Oct 23, 2020 at 1:29 PM			•••
mfallen5@gmail.com	Melinda	Allen		Fri, Oct 23, 2020 at	1:29 PM PDT	•••
michaeljkroon@msn.com	Michael	Kroon		Fri, Oct 23, 2020 at	1:29 PM PDT	•••
mpinlet@icloud.com	Marilyn	Putnam		Fri, P Need h	elp? Let's cha	t ×

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myrtlj@comcast.net	Myrtle	Jodry	Fri, Oct 23, 2020 at 1:29 PM PDT •••
neruda11@yahoo.com	Jon	Selbyg	Fri, Oct 23, 2020 at 1:29 PM PDT •••
ppiiboard@gmail.com	PPII	НОА	Fri, Oct 23, 2020 at 1:29 PM PDT •••
pvandiest@comcast.net	Patritia	Van	Fri, Oct 23, 2020 at 1:29 PM PDT •••
sarobbins.vb@gmail.com	Stephen	and	Fri, Oct 23, 2020 at 1:29 PM PDT •••
soulebe@gmail.com	Brandon	Soule	Fri, Oct 23, 2020 at 1:29 PM PDT •••
susie.watts@yahoo.com	Susie	Watts	Fri, Oct 23, 2020 at 1:29 PM PDT •••
wallyhampton@comcast.net	Wally	Hampton	Fri, Oct 23, 2020 at 1:29 PM PDT •••
wendyhampton@comcast.net	Wendy	Hampton	Fri, Oct 23, 2020 at 1:29 PM PDT •••
winklerdfw@icloud.com	David	and	Fri, Oct 23, 2020 at 1:29 PM PDT •••
halle1983@gmail.com			Fri, Oct 23, 2020 at 1:29 PM PDT •••
leslie.hopkins@kingcounty.gov	/e		Fri, Oct 23, 2020 at 1:29 PM PDT •••
toddtidball@comcast.net			Fri, Oct 23, 2020 at 1:29 PM PDT •••
megan@inpeakproperties.com	1		Fri, Oct 23, 2020 at 1:29 PM PDT •••
steve.burton.cpa@gmail.com			Fri, Oct 23, 2020 at 1:29 PM PDT •••
matthew_herrington@comcas	t.c		Fri, Oct 23, 2020 at 1:29 PM PDT •••
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COVID-19 Campaigns (Contacts Reporting	Sign-up Forms	Websites & Stores	Social	Integrations	Library	Contact Us
kati.k.davis@gmail.com				F	Fri, Oct 23, 2020 at	1:29 PM PDT	•••
paintscribblescollage@gmail.co m)			F	Fri, Oct 23, 2020 at	1:29 PM PDT	•••
ararty@gmail.com				F	ri, Oct 23, 2020 at	1:29 PM PDT	•••
jim@kitsapdc.com				F	Fri, Oct 23, 2020 at	1:29 PM PDT	•••
corriganhome@hotmail.com				F	Fri, Oct 23, 2020 at	1:29 PM PDT	•••
sheacock@co.kitsap.wa.us				F	Fri, Oct 23, 2020 at	1:29 PM PDT	•••
denisetillman@honeybucket.cor	m			F	Fri, Oct 23, 2020 at	1:29 PM PDT	•••
dilys@apartmentinsights.com				F	Fri, Oct 23, 2020 at	1:29 PM PDT	•••
tmho@drhorton.com				F	Fri, Oct 23, 2020 at	1:29 PM PDT	•••
maryleeds@johnlscott.com				F	Fri, Oct 23, 2020 at	1:29 PM PDT	•••
sandals.trop@gmail.com				F	Fri, Oct 23, 2020 at	1:29 PM PDT	•••
s.camaclang@yahoo.com				F	Fri, Oct 23, 2020 at	1:29 PM PDT	•••
judyguttormsen@gmail.com				F	Fri, Oct 23, 2020 at	1:29 PM PDT	•••
jessica_lee3@comcast.com				F	Fri, Oct 23, 2020 at	1:29 PM PDT	•••
jrimack@co.kitsap.wa.us	Jeff	Rim	ack	F	ri, Oct 23, 2020 at	1:29 PM PDT	•••
lizsharp94@yahoo.com				F	ri, • Need h	elp? Let's cha	t ×

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ron@rdcjrengineering.com	Ron		Cle	aver, Jr.	F	ri, Oct 23, 2020 at	1:29 PM PDT	•••
mmurphy@kitsapcu.org					F	Fri, Oct 23, 2020 at	1:29 PM PDT	•••
ralph@lighthouseproperties.us					F	Fri, Oct 23, 2020 at	1:29 PM PDT	•••
mbateman@cityofpoulsbo.com	Michae	el	Bat	eman	F	Fri, Oct 23, 2020 at	1:29 PM PDT	•••
mpowers@cityofpoulsbo.com	Marla		Pov	wers	F	ri, Oct 23, 2020 at	1:29 PM PDT	•••
megreene.mg@gmail.com	Megaa	in	Gre	ene	F	ri, Oct 23, 2020 at	1:29 PM PDT	•••
yogachanting108@yahoo.com					F	ri, Oct 23, 2020 at	1:29 PM PDT	•••
donnadimof@gmail.com					F	ri, Oct 23, 2020 at	1:29 PM PDT	•••
jeffsmith0369@gmail.com					F	Fri, Oct 23, 2020 at	1:29 PM PDT	•••
mariagrobbins@msn.com					F	Fri, Oct 23, 2020 at	1:29 PM PDT	•••
vastvc@comcast.net					F	Fri, Oct 23, 2020 at	1:29 PM PDT	•••
mari461@ecy.wa.gov	Maria		Sar	ndercock	F	Fri, Oct 23, 2020 at	1:29 PM PDT	•••
jswift@wavecable.com					F	Fri, Oct 23, 2020 at	1:29 PM PDT	•••
lwmuller29@comcast.net					F	ri, Oct 23, 2020 at	1:29 PM PDT	•••
salesmgr@poulsboinn.com					F	ri, • Need h	elp? Let's cha	t ×



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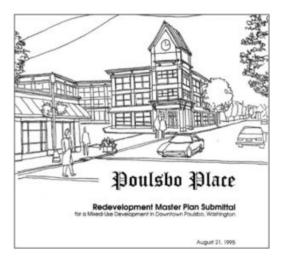


POULSBO PLACE DIVISION 8

The City of Poulsbo has received an application for Site Plan Review and amendment packet for the Poulsbo Place Redevelopment Master Plan (PPRMP). Below is information related to PPRMP and the application packet currently under review.

POULSBO PLACE REDEVELOPMENT MASTER PLAN (PPRMP)

The Poulsbo Place Division 8 proposal is the last phase of development for the PPRMP & that was approved by the City Council on January 24, 1996.



The PPRMP was proposed as a mixed-use concept incorporating commercial and residential components on the 31.7-acre site. The site plan incorporates the commercial components in the southern portion of the site to enhance a natural relationship with the city center and incorporates the residential component to the north to transition to existing residential development. The site components included office, retail, hotel/conference center, community entertainment, and a maximum of 360 residential units consisting of single units, duplex, triplex and multi-family buildings. The PPRMP has been implemented through the permit approval and development of the existing 292 residential units. This proposal will add 49 additional units to complete the build out of the PPRMP. This means that 19 of the planned for and approved residential units will not be developed.

The PPRMP has been amended on three occasions since original adoption in 1999, 2002, and 2005. The 2020 amendment to the PPRMP is summarized in the Zoning Summary & and Site Plan Review Revision Narrative & provided by the applicant and the PPRMP with proposed amendments developed by staff. A brief description of the amendments includes the following:

• Extend PPRMP validity 5 years, until January 24, 2026.

- Allow mixed-use within commercial zone (allow residential use)
- Include residential development standards as part of commercial proposal
- Lot Coverage: Increase C-1 lot coverage from 50% to 60%
- Landscape Buffer between Commercial and Residential High zones: eliminate 20' requirement between sites uses
- Residential High Zone rear yard setback reduced to 10' from 15'
- Open Space reduced to 15% from 20% (due to open space calculations not including setback areas in the 1994 Zoning Ordinance)
- Definition of "building lot coverage" to be the same as the current Zoning Ordinance

PROJECT NARRATIVE - DIVISION 8 PROPOSAL

Site Plan Review Narrative as provided by the applicant as part of the Project Narrative ϖ :

PROJECT DESCRIPTION

The proposed project will complete the last phase of Poulsbo Place, originally envisioned as a mixed-use neighborhood adjoining 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. Total units proposed for the mixed-use building and multi-family portions is 29 residential units, which is within the PPRMP density allowance and is 19 residential units below the total 360 residential units approved by City Council.

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.

Poulsbo Place Division 8 | City of Poulsbo

The mixed-use portion of the project is located within the lower commercially zoned (C-1) portion of the site. The upper residentially zoned (RH) 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.

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.

PROJECT DOCUMENTS

- Site Plan Review Application
- Master Plan Amendment Application
- Project Narrative: February 19, 2020 and September 8, 2020
- Zoning Summary
- Master Plan Amendment Narrative: Feb. 19, 2020
- SEPA Checklist
- Community Meeting Minutes February 21, 2019
- Site Plan Drawings
- Geotechnical Report
- Traffic Impact Analysis
- Preliminary Storm Drainage Report

Poulsbo Place Division 8 | City of Poulsbo



Site Plan Proposal



Residential Elevation from 3rd



Mixed Use Building Elevation



View from Jensen Way – Rendering



3rd Ave Residences – Rendering



Pergola @ Community Park – Rendering



Grand Steps @ Lower Plaza – Rendering

PROJECT TIMELINE

Neighborhood Meetings:

- Community Meetings conducted by applicant: October 18, 2018, October 25, 2018, and November 29, 2018
- Neighborhood Meeting: February 21, 2019 🖻

Pre-Application Conference Meetings:

• July 17, 2018 c, December 18, 2018 c, and February 18, 2020 c

Application Submittal:

- Counter Complete: June 3, 2020
- Technically Complete: October 5, 2020 ♂
- Notice of Application with Optional SEPA Review: October 23, 2020 🖙
 - Public Comment Closes November 6, 2020
- SEPA Checklist Reviewed 🗗

Next Steps:

- Resubmittal of requested revisions
- Issue SEPA threshold determination
- Develop Staff Report
- Staff Report issued at least 7 calendar days prior to the Planning Commission Public Meeting
- Planning Commission Public Meeting (recommendation forward to City Council)
- City Council Public Hearing (City Council is the review authority)

PUBLIC NOTICING DOCUMENTS

- Notice of Application w/ Optional SEPA 🖙 Public Comment Closes November 6, 2020
- SEPA Threshold Determination coming soon
- Notice of Planning Commission Meeting coming soon
- Notice of City Council Public Hearing coming soon

STAFF CONTACT

Marla Powers | mpowers@cityofpoulsbo.com | 360.394.9737

QUICK LINKS

- Planning & Economic Development
- Poulsbo Event and Recreation Center (PERC)
- Schedule an Appointment with Staff
- Fees, Forms & Handouts
- Pre-Application Conference
- Codes, Plans & Maps
- Current Applications & Public Notices

- Online Permit Center 🗗
- Hearing Examiner
- Poulsbo Place Division 8
- Development Regulation Amendments
- Shorelines
 - 2021 SMP Update
- Comprehensive Plan
 - 2024 Comprehensive Plan Update
 - Housing Assessment/Action Plan
 - Comprehensive Plan Amendments
- Planning Commission
- Code Enforcement
- Economic Development

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Affidavit of Public Notice

Planning and Economic Development Department 200 NE Moe Street | Poulsbo, Washington 98370 (360) 394-9748 | fax (360) 697-8269 www.cityofpoulsbo.com | plan&econ@cityofpoulsbo.com

Application No: P-03-24-20-01 Project Name: Poulsbo Place Div. 8 SPRIAmends to MP

Marla Powers ____, being first duly sworn, upon his/her oath deposes and says: That he/she is now, and at all times herein mentioned has been, a citizen of the United States and the State of Washington, over and above the age of twenty-one years and a resident of said County, that on October 23, 2020, a copy of the following City of Poulsbo public notices, and which is attached to this affidavit.

- Notice of Application with Optional SERA MDNS
- □ SEPA Determination
- □ Notice of Public Meeting
- □ Notice of Public Hearing
- □ Notice of Decision

has been provided:

- Mailed to owners of property within 300'of the project site
- Provided to newspaper of general circulation Seattle Times
- Emailed to PED Department distribution lists and/or parties of record + Poulsbo Place Assisted Living email list
- Posted at Library, City Hall, Poulsbo Post Office
- Posted to the City's website Smart Gau + PED website
- Posted at Site Address:

Signature: Manla S. Panens

Date: Oct. 23, 2020

Subscribed and sworn to before me this 23 day of Detober , 2020

KATI B DIEHL Notary Public State of Washington License Number 82970 My Commission Expires June 01, 2022

NOTARY PUBLIC in and for the State of Washington, residing at:

Jaulsbo, WA

My Commission expires on:

PARA)1-7072