

# **EXHIBIT M**

**NOA Public Comment Letters and Applicant Response**

POULSBO PLACE DIVISION 8

NEIGHBORHOOD PUBLIC COMMENTS

Note from Marla Powers:

The public comment period ended on November 6<sup>th</sup>. Please find attached the public comments received. When submitting revisions to this proposal please include responses to the public comment.

- 1) Keith Bierman – [keith.bierman@gmail.com](mailto:keith.bierman@gmail.com)  
Concerns: add'l car traffic; can City require developer pay for add'l public transit & bike infrastructure? Make project more pedestrian-friendly. Wants curb extensions (gives example).  
Response: Applicant is working with Public Works to implement ROW improvements along project frontages to enhance pedestrian safety and well-being.
  
- 2) Frank Gibbons – 619-865-9314; [all\\_winners@earthlink.net](mailto:all_winners@earthlink.net)  
Is there garage entrance to project on 3<sup>rd</sup> Ave opposite Scoter Lane? If so, worried about poor sightlines due to 3<sup>rd</sup> Ave curve & dangers due to traffic turning onto Scoter and traffic exiting alley. Several close calls already. Was there a traffic study? Steps taken to mitigate heavy afternoon commute & daycare traffic? Garage gate noise mitigation? Noisy there already.  
Response: No garage entry is proposed opposite Scoter Lane. A traffic study will be submitted as part of the application. The traffic study will identify any required mitigation for the project.
  
- 3) Kevin Mallory – [mallorykc@hotmail.com](mailto:mallorykc@hotmail.com)  
# of Parking Spaces? Discrepancies in various documents. How many on-street? Total? SEPA & DNS docs show two different numbers.  
Thinks parking spaces should be double the proposed number of residents.  
Parking Ingress/Egress: directly onto Iverson and right next to busy stop sign intersection increases risks of collisions.  
SEPA checklist shows garage access on Jensen St & Iverson. Does this mean ingress/egress at both points or a single flow?  
Commercial Parking Spaces: seems to be missing from proposal. How many will there be? SEPA checklist shows expected employee count at about 20.  
Feels that parking is grossly underestimated. Worries that people looking for parking will be distracted and will pose danger to the many young children in the area.  
Response: Parking has been provided to meet City standards for the proposed uses. See project drawings for specific counts and locations. Two separate parking access locations are provided to serve each of the two below grade parking areas. The garages are not connected. Commercial parking is provided (see parking allocation plan).
  
- 4) Mel Morgan – [melmorgan@comcast.net](mailto:melmorgan@comcast.net)  
Likes linked gabled roof design. Says Dark Gray Roof color should be a requirement of approval to match color of units across Jensen Way.  
Likes that no HVAC systems appear visible on roofs except for one small unit near post office.
  
- 5) Patricia Garison? – 360-930-8820

Marla requests that we contact her. She wants to be “in the loop”. Patricia said she has reached out to contacts provided but no one has responded. Marla included her name & # as part of public comment received. Marla says she hopes that “applicant would respond when they received this info on Nov. 6 – the close of public comment”.

Response: Applicant requests City staff add her name to contact list. We will add her to our list as well.

- 6) Steve Sieberson – [stevesieberson@gmail.com](mailto:stevesieberson@gmail.com); 206-714-2288

How many stories & what height will development be – measured from the 3<sup>rd</sup> Ave street level.

Response: The buildings will be 3 stories. The specific heights are indicated on the submittal drawings.

**From:** [Keith Bierman](#)  
**To:** [Marla S. Powers](#)  
**Cc:** [Kayleigh Campbell](#)  
**Subject:** P-03-24-20-01 Comments  
**Date:** Sunday, October 25, 2020 7:34:52 AM

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Hi Marla,

I own 19383 Scoter Ln. Adjacent to the property. My specific concerns are the additional amount of cars the neighborhood will bring to the area. I'm not sure what parking minimums are required (a national tragedy) by kitsap county or the city but I'd recommend we consider reducing the overall car footprint of the building. What kind of public transit and bicycle infrastructure can the city make the developer pay for? I'd recommend looking at this development as an opportunity to further slow traffic in and around the area downtown making it even more friendly for pedestrians.

As a starting point, I would kick out the curbs to increase turning radius for cars and reduce crossing length for pedestrians at each corner of (Jensen and 3rd/Sunset) (Jensen and Iverson) (Iverson and 3rd/Sunset). How about accommodations for public transit? Could we work with kitsap transit and have the developer provide funds for transit shelter etc? An example of curb extensions provided here: [https://www.ladpw.org/traffic/ntmp/tools\\_curb\\_extension.cfm](https://www.ladpw.org/traffic/ntmp/tools_curb_extension.cfm)

Thanks in advance for considering any of the above input.

Keith Bierman  
19383 Scoter Ln  
410-693-1821  
[keith.bierman@gmail.com](mailto:keith.bierman@gmail.com)

**From:** [all\\_winners@earthlink.net](mailto:all_winners@earthlink.net)  
**To:** [Marla S. Powers](#)  
**Subject:** Poulsbo Place Division 8 Site Plan  
**Date:** Friday, October 23, 2020 4:45:54 PM

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Dear Ms. Powers- I have three comments regarding the site plans:

1. There does not appear to be a birds eye view looking south from the Poulsbo Place II development (for example from Scoter Lane looking toward the development)?
2. It appears that there is a garage entrance to the development on 3<sup>rd</sup> Ave. almost directly opposite Scoter Lane. The sight distance at this location is limited because of the 3<sup>rd</sup> street curve. Adding to the danger is the down hill slope at this location. There have already been several close calls with cars turning left into Scoter and the alleyway coming up 3<sup>rd</sup> from Jensen and cars speeding down 3<sup>rd</sup> toward Jensen. There is heavy traffic on this road in the afternoon from the commute and the day care center. What steps will be taken to mitigate this issue? Has a traffic study been performed?
3. There is already a noise issue from the post office at all hours of the night. The developer must ensure that noise mitigation steps are applied to the garage gate so as not to add to this problem.

***Frank Gibbons***

CE Consulting | Nonprofit Development Solutions  
19477 Scoter Lane NE | Poulsbo, WA 98370  
Direct Line: 619.865.9314 | FAX: 360.930.0221

**From:** [Kevin Mallory](#)  
**To:** [Marla S. Powers](#)  
**Cc:** [Poulsbo Place II Board](#)  
**Subject:** Land use application comments - Poulsbo Place Div 8 Permit: P-03-24-20-01  
**Date:** Thursday, October 29, 2020 3:17:55 PM

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Hi Marla,

There appear to be quite a few irregularities with the information on the proposed Poulsbo Place Div 8 project.

1) Parking spaces

-Mailed out flyer states that 140 parking spaces will be created. Every document/communication provides differing information regarding the total added parking.

-NOA optional DNS Full flyer states "The project will add 11 on-street parking spaces and a total of 140 parking spaces will be provided for the project". Does this mean a total of 151 parking spaces will be created?

-SEPA checklist states (section 14) that only "125 parking spaces" will be created with a note that the real number is "134 parking spaces". Please clarify.

**-The United States Bureau of Transportation Statistics shows (updated 2017) that if a household has 2 driving age adults on average the household owns 2.30 vehicles. With 120 proposed residents the 140 or so parking space original notion needs to be at double, possibly up to 240 parking spaces.**

**-A University of Michigan study also shows on page 3 a chart household car ownership from 1984-2015. The average rate is just under 2 vehicles per household (1.95). If 120 residents are expected, then approximately 240 vehicles will also be present.**

[https://www.bts.gov/archive/publications/passenger\\_travel/chapter2/figure2-6](https://www.bts.gov/archive/publications/passenger_travel/chapter2/figure2-6)

<http://www.umich.edu/~umtrist/PDF/SWT-2017-4.pdf>

2) Parking ingress/egress

-Public notice master plan amendment states that underbuilding parking structure ingress 'and' egress will be onto Iverson St. Placing ingress and egress directly next to a busy 'Stop' sign will further congest and increase collisions.

-SEPA checklist states that garage access will be provided on Jensen Way 'and' Iverson St. Will these accesses be connected or separate? Does this mean ingress and egress at both points or a single direction flow?

3) Commercial space parking appears to be completely missing from the proposal.

-SEPA checklist states that the expected employee count for the additional commercial space to be around 20 in addition to the expected 120 residents. Parking for the residents is already

lacking and what about the additional parking for commercial spaces?

The gross underestimate of parking required will place pressure on the already lacking availability of parking for Poulsbo Place I & II residents. This oversight will force needless parking spot hunting up and down Sunset, Jensen, Scoter, and the Scoter one-way alley driveway. There are many families with young children to be aware of and people looking for parking are not looking for children.

R,  
Kevin Mallory

**From:** [Mel Morgan](#)  
**To:** [Marla S. Powers](#)  
**Cc:** [melmorgan@comcast.net](mailto:melmorgan@comcast.net); [deb-morgan@comcast.net](mailto:deb-morgan@comcast.net)  
**Subject:** POULSBO PLACE REDEVELOPMENT MASTER PLAN (PPRMP) comments  
**Date:** Friday, November 06, 2020 12:18:49 PM  
**Attachments:** [image001.png](#)  
[image003.png](#)

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Hi Marla,

We live in Poulsbo Place II on Willet Lane NE and have been following the proposals for this site, including attending meetings and submitting comments.

I think the current proposal has many attractive features and should be approved. There are three items I had brought up in the past which I think have been well addressed, and are key to the approval.

First, the linked gabled roof design does a very good job of mirroring what has been done throughout Poulsbo Place.

Second, having dark gray roof covers also mirrors the roofs throughout Poulsbo Place. Composite roofs would be a better match than the proposed standing seam metal, but the latter would be acceptable if the color matches the units across Jensen Way. **The dark gray color should be a specific requirement of the approval.**

Third, there does not appear to be any HVAC systems visible on the roofs, with the exception of one small unit near the Post Office. This is also key to fitting in with what has been developed throughout Poulsbo Place.

Thank you for your work on this project on behalf of the City,  
Mel

**Mel Morgan Jr., MAI**

Vice President, Real Estate

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**From:** [Grace and Ollie Oliver](#)  
**To:** [Marla S. Powers](#)  
**Subject:** request a copy  
**Date:** Sunday, October 25, 2020 3:23:31 PM

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Hi Marla,

Please email me a copy of  
City of Poulsbo Public Notice PED outreach Division 8

Thank you,  
Grace Oliver

Patricia Garison (?) lives in Poulsbo Place

Please contact her at (360) 930-8820 she wants to be in the loop. She has tried to reach out to the contacts provided during the Neighborhood Meeting but no one has responded. I told her that I'd include her name and number as part of the public comment received. Hopefully the applicant would respond when they received this information on Friday (November 6<sup>th</sup>), the close of public comment.

Note by Marla Powers, Associate Planner November 4, 2020 10:41 am

**From:** [Steve Sieberson](#)  
**To:** [Marla S. Powers](#)  
**Cc:** [MARK SMITH](#)  
**Subject:** Re: Land Use Application on 3rd Avenue above post office  
**Date:** Wednesday, November 04, 2020 3:11:06 PM

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Hi Ms. Powers,

Can you please let me know if you have the information I requested? FYI, I saw the pictures accompanying the application, and it looks as if the units along 3rd Ave. are just two stories? Can you confirm that?

Thanks,  
Steve Sieberson

cc. Mark Smith

On Oct 29, 2020, at 9:34 PM, Steve Sieberson <[stevesieberson@gmail.com](mailto:stevesieberson@gmail.com)> wrote:

Dear Ms. Powers:

As we discussed on the phone today, my wife and I are concerned about the proposed housing on the small strip of land along 3rd just above the post office. Can you please tell me how many stories these units will be and what height the developers are proposing for the buildings, measured from the 3rd Avenue street level?

Thank you for looking into this for us.

Very truly yours,

Stephen C. Sieberson  
19401 Willet Ln NE  
Poulsbo  
[stevesieberson@gmail.com](mailto:stevesieberson@gmail.com)  
206-714-2288

cc. Mark Smith, HOA President, Poulsbo Place 2