EXHIBIT K

Applicant's Technical Memo: "Parking Demand Analysis"

(November 6, 2020)

Date: November 6, 2020

To: Marla Powers, Associate Planner, City of Poulsbo PED

From: John Piccone, P.E., Soundwest Engineering Assoc.
Carrol Tripp, Port Manager, Port of Poulsbo

Subject: Response to City comments related to a "Parking Demand Analysis"

The following is provided in compliance with the City of Poulsbo's requirement to conduct a Parking Demand Study for the proposed breakwater replacement project.

Following the Port's application for a Shoreline Conditional Use Permit (Permit No. 08-04-20-01), the City provided the "Parking Analysis for proposed Breakwater Replacement/Marina Expansion Memorandum", dated September 28, 2020, to summarize the Port's obligation to provide parking for the proposed breakwater replacement. The Port concurs with the City's proposed acceptable methodology to use the ITE Parking Generation Demand of 0.27 parking spaces for 62 new slips, resulting in a parking demand of 17 new parking spaces. The Port will utilize the Jensen Way Port owned Parking Lot as the location providing parking to support the proposed marina expansion. To meet the parking demand of the proposed project, 17 stalls in the Jensen Way lot currently utilized as paid public parking will be designated for marina use only and will no longer be available for paid public parking.

Furthermore, the City requested that this parking demand study address loading/unloading, parking necessary for FLUPSY, and if the relocation of the seaplane base necessitates parking considerations. Please refer to the "FLUPSY Memorandum", dated July 27, 2020 for loading/unloading and parking necessary for the FLUPSY. Be advised: as of October 2020, the Port has elected to remove relocation of the seaplane base from the proposed project activities.