



October 11, 2021

Marla S. Powers, Associate Planner  
City of Poulsbo  
200 NE Moe Street  
Poulsbo, WA 98370

**Re: Geotechnical and Stormwater Review**  
Oslo Bay Apartment Project  
Northwest of SR305 and SR307 intersection  
Poulsbo, Washington  
Project No. 180242-05

Dear Ms. Powers:

At your request, Aspect Consulting, LLC (Aspect) has reviewed the revised geotechnical and stormwater documents for the proposed Oslo Bay Apartment development (Project) to be located northwest of the intersection of State Route 305 (SR305) and State Route 307 (Bond Road, SR307) in Poulsbo, Washington (Site). The Project includes construction of 13 apartment buildings, a clubhouse, a senior care center, and associated infrastructure.

The Site covers 55.2 acres and encompasses seven Kitsap County Parcels: 112601-3-040-2008, 112601-3-006-2000, 112601-3-008-2008, 112601-3-021-2001, 102601-4-022-2009, 102601-4-028-2003, and 112601-3-003-2003. These seven parcels include two wetlands, a Type F stream, the main stem of Dogfish Creek, steep slopes, critical aquifer recharge areas, and flood hazard areas.

In a memorandum to the City of Poulsbo (City) dated April 16, 2021, Aspect provided comments as to whether the Project complied with the City's various critical area, grading, and construction provisions, as documented in the Poulsbo Municipal Code (PMC). The documents we received for review were:

- "Critical Aquifer Recharge Area Report for the Proposed Oslo Bay Apartment Project Poulsbo, Washington," report dated February 26, 2021, by Richard Martin Groundwater, LLC. (Revised CARA Report)
- "Geotechnical Recommendations & Responses; Oslo Bay Apartments; SR 305; Poulsbo, Washington," memorandum dated March 4, 2021, by Cobalt Geosciences, LLC. (Geotechnical Memorandum)

In response to the comments in the April 16, 2021, memorandum, a call was held with the Project design team, the City, and Aspect on May 19, 2021. The Project team submitted the following documents in response to the review memorandum and call.

- "Revision Response Matrix," dated September 2021, by the Oslo Bay Design Team.



- City of Poulsbo SEPA Environmental Checklist for Oslo Bay Apartments, dated September 14, 2021, completed by Edward Rose Millennial Development, LLC.
- “Critical Areas Report,” dated August 14, 2020 (Revised February 24, 2021), by Edward Rose Millennial Development, LLC.
- “Revised Critical Aquifer Recharge Area Report for the Proposed Oslo Bay Apartment Project Poulsbo, Washington,” dated August 3, 2021, by Richard Martin Groundwater, LLC.
- “Oslo Bay Apartments Drainage Report,” dated September 7, 2021, by KPFF Consulting Engineers.
- “Edward Rose and Sons, Oslo Bay Apartments, Stormwater Guidelines Assessment Revised,” dated September 24, 2020, by Ecological Land Services.
- “Geotechnical Evaluation Oslo Bay Apartments,” dated May 17, 2021, by Cobalt Geosciences, LLC.
- “Oslo Bay Apartments Plan Set,” dated September 13, 2021, by KPFF Consulting Engineers.
- “Oslo Bay Wall Exhibits,” dated September 3, 2021, by KPFF Consulting Engineers.

## **Review Comments and Recommendations**

Aspect reviewed the Revision Response Matrix, Critical Aquifer Recharge Area (CARA) Report, Oslo Bay Apartments Drainage Report, and Geotechnical Evaluation letter on behalf of the City to identify outstanding issues and determine if earlier concerns have been addressed prior to moving the project forward for State Environmental Policy Act (SEPA) review.

### **Engineer of Record and Geotechnical Engineering Report by EnviroSound Consulting, Inc.**

Cobalt Geosciences (Cobalt) should provide a written letter or report acknowledging that they are taking on the role of geotechnical engineer of record for the project. In this letter or report, Cobalt should state if they agree with all previous recommendations from the Geotechnical Engineering Report by EnviroSound Consulting, Inc. (ESC), dated November 23, 2020. If Cobalt is not in agreement with the report, they should state any differences or alternative recommendations they may have. It should also be stated that the information provided in the letter and the March 2021 Geotechnical Memorandum by Cobalt supersedes any conflicting information in the ESC report.

In addition, several changes have been made to the site plans since the geotechnical report by ESC was completed. Cobalt should thoroughly review the current plans to ensure that the recommendations in the Geotechnical Engineering Report by ESC are still relevant, confirm if the analysis provided with the report are still applicable, and determine if any additional analyses are needed. One notable change is that, where a steep slope previously descended approximately 26 vertical feet downward from Building 13, there is now a detention basin partially down the slope.

Please provide the wall design analyses and slope stability analyses for the wall systems. We understand that these analyses will be provided for review during the final permitting submission process.

Please also confirm the extent to which Cobalt will be on the site during construction for geotechnical engineering oversight.

### **Critical Aquifer Recharge Area (CARA) Report**

We have reviewed the responses provided in the Revision Response Matrix by the Oslo Bay Design Team beneath the heading title “Third-Party Review by Aspect Consulting – April 16, 2021” and subheading title “Critical Aquifer Recharge Area Report”. We have no further comment on the CARA Report.

### **Oslo Bay Apartments Drainage Report**

Our outstanding issues were addressed in the new Drainage Report, and we have no further comments.

### **Geotechnical Evaluation (SR 305 Stormwater Feasibility)**

Figure 1 of this letter appears to use an older version of the project plans. A single catch basin is shown at the center of the intersection rather than one on either side of Vetter Road. Please update the figure and provide a reference for the plans. Please also review the most recent version of relevant documents to ensure the infiltration plan is consistent with any project updates.

### **Basis of Review**

The scope of work for this letter was limited to a review of the conclusions and recommendations contained in the documents provided to Aspect. Our scope of work did not provide for any field verification of explorations or testing, or verification of reported exploration logs, testing results, and analyses presented in the submitted reports.

## Limitations

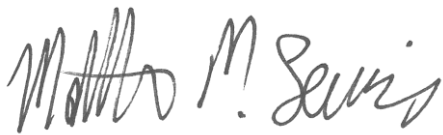
Work for this project was performed for the City of Poulsbo (Client), and this letter was prepared in accordance with generally accepted professional practices for the nature and conditions of work completed in the same or similar localities, at the time the work was performed. This letter does not represent a legal opinion. No other warranty, expressed or implied, is made.

**Please refer to Appendix A titled “Report Limitations and Guidelines for Use” for additional information governing the use of this report.**

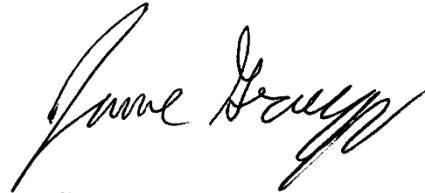
We trust this letter meets the needs of your permitting processing. If you have any questions, please contact us.

Sincerely,

Aspectconsulting, LLC



**Matthew M. Lewis, LHG**  
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Attachments: Appendix A – Report Limitations and Guidelines for Use

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## **APPENDIX A**

### **Report Limitations and Guidelines for Use**

# REPORT LIMITATIONS AND GUIDELINES FOR USE

## This Report and Project-Specific Factors

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Aspect Consulting, LLC (Aspect) considered a number of unique, project-specific factors when establishing the Scope of Work for this project and report. You should not rely on this report if it was:

- Not prepared for you
- Not prepared for the specific purpose identified in the Agreement
- Not prepared for the specific real property assessed
- Completed before important changes occurred concerning the subject property, project or governmental regulatory actions

## Geoscience Interpretations

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The geoscience practices (geotechnical engineering, geology, and environmental science) require interpretation of spatial information that can make them less exact than other engineering and natural science disciplines. It is important to recognize this limitation in evaluating the content of the report. If you are unclear how these "Report Limitations and Use Guidelines" apply to your project or site, you should contact Aspect.

## Reliance Conditions for Third Parties

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This report was prepared for the exclusive use of the Client. No other party may rely on the product of our services unless we agree in advance to such reliance in writing. This is to provide our firm with reasonable protection against liability claims by third parties with whom there would otherwise be no contractual limitations. Within the limitations of scope, schedule, and budget, our services have been executed in accordance with our Agreement with the Client and recognized geoscience practices in the same locality and involving similar conditions at the time this report was prepared.

## Property Conditions Change Over Time

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This report is based on conditions that existed at the time the study was performed. The findings and conclusions of this report may be affected by the passage of time, by events such as a change in property use or occupancy, or by natural events, such as floods, earthquakes, slope instability, or groundwater fluctuations. If any of the described events may have occurred following the issuance of the report, you should contact Aspect so that we may evaluate whether changed conditions affect the continued reliability or applicability of our conclusions and recommendations.

## **Discipline-Specific Reports Are Not Interchangeable**

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The equipment, techniques, and personnel used to perform a geotechnical or geologic study differ significantly from those used to perform an environmental study and vice versa. For that reason, a geotechnical engineering or geologic report does not usually address any environmental findings, conclusions, or recommendations (e.g., about the likelihood of encountering underground storage tanks or regulated contaminants). Similarly, environmental reports are not used to address geotechnical or geologic concerns regarding the subject property.

We appreciate the opportunity to perform these services. If you have any questions, please contact the Aspect Project Manager for this project.