

Olhava Stakeholder Discussion

November 30, 2023

Introduction and Opening



Overview of Agenda



Introductions



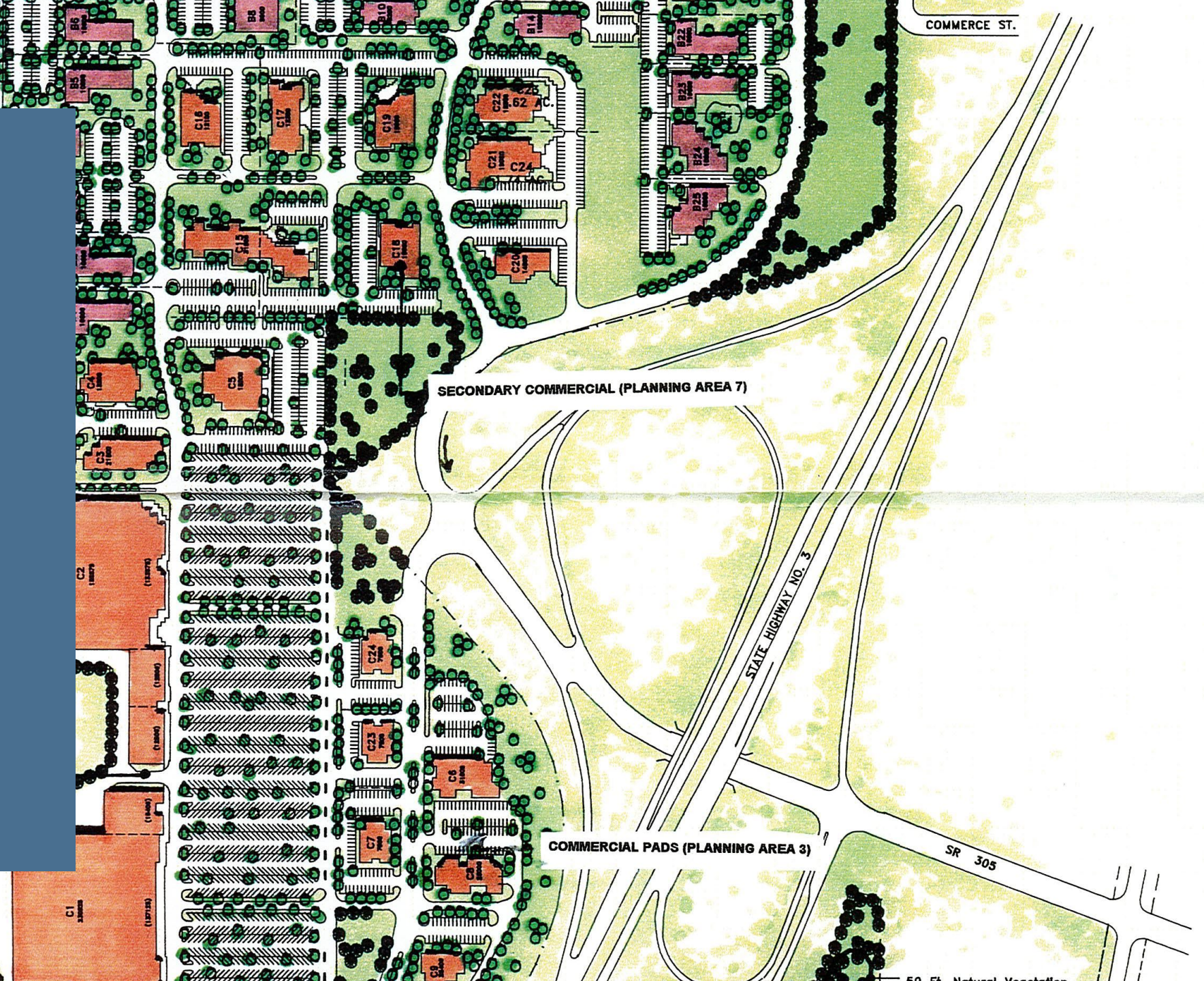
Name



What properties do you own and for how long?

MEDIUM-DENSITY RESIDENTIAL
(PLANNING AREA 9)

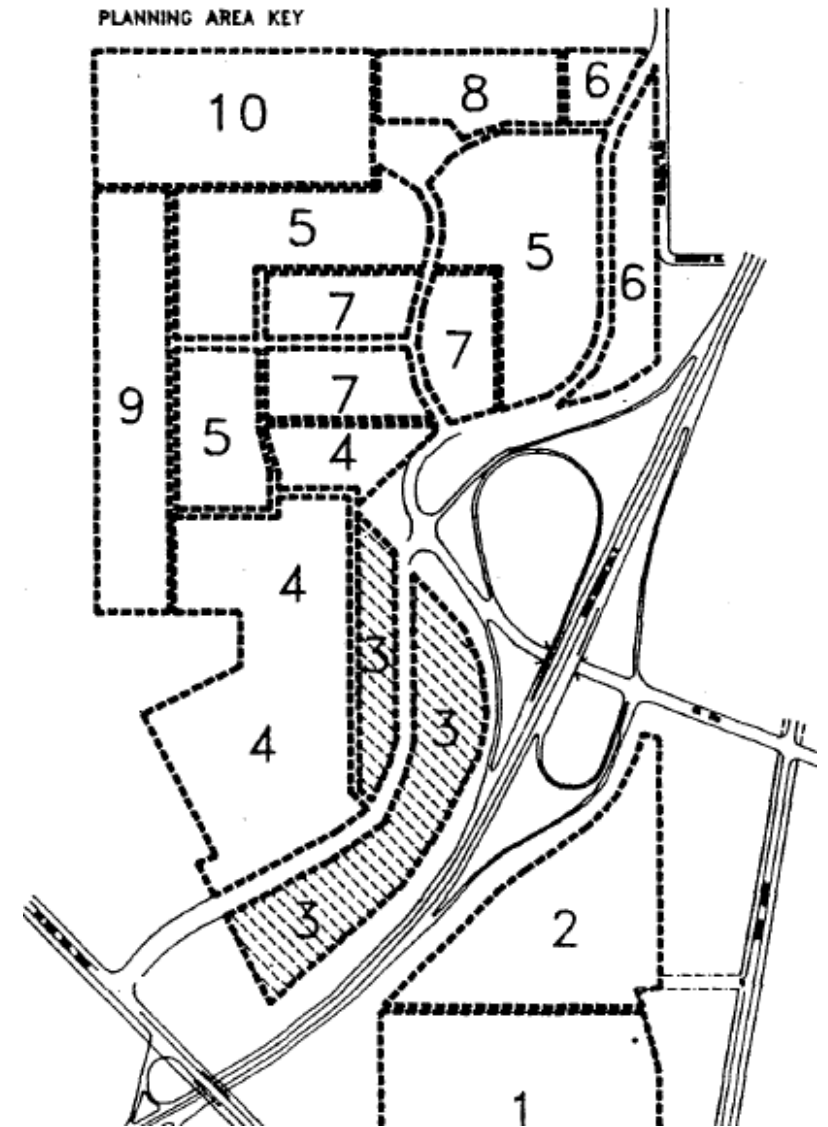
Olhava Master Plan History



1995-2000

Olhava Master Plan Submitted, 1995

Olhava Master Plan Approved, 1997, with 10-year phasing plan to include Olympic College, 490 residential units, 840,000 square feet of commercial and 325,000 square feet of business park.



Olhava Master Plan Land Use Goals

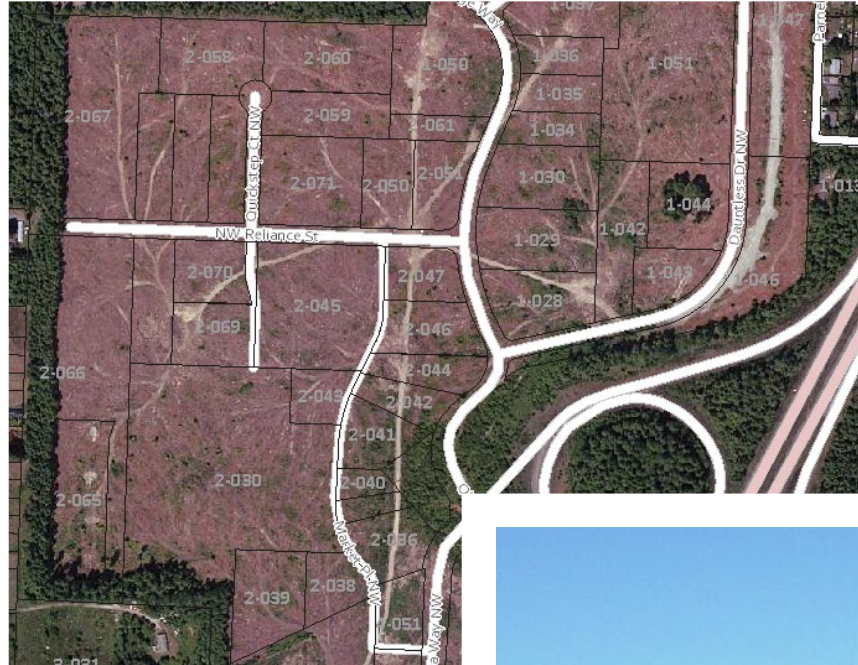
- **GOAL 1:** To provide a mix of functionally integrated land uses which meet general social and economic needs through compatible and harmonious land use and zoning designations.
- **GOAL2:** To maintain a well-rounded community of desirable neighborhoods, a strong employment base and a variety of community facilities.
- **GOAL3:** To provide logical development phasing and appropriate development standards which will ensure fluid transitions among land uses while protecting the general health, safety and welfare of the community residents and patrons.
- **GOAL4:** To provide a full range of high-quality commercial and business uses that meet the community's needs and *take full advantage of all development opportunities*.
- **GOALS:** To provide high-quality residential settings and linkage to all business, commercial, educational and recreational facilities.
- **GOALS:** To provide bicycle, pedestrian and transit linkage for all land uses.
- **GOAL7:** To designate open and recreational spaces.

2001-2005

Developers Agreement
Approved, 2004

Master Plan Area Mass
Grading and Infrastructure
Improvements

Olympic College Opens, 2004



2006-2010

Wal Mart, 2006

Home Depot, 2006

Peninsula Credit Union, Strip Mall, 2006

Stendahl Ridge, 2007 - 2009

1st Security Bank, 2008



2011-2015

Columbia Distributing Center, 2011

Cascade View Medical Center, 2011

Wendy's, 2012

Jack in the Box, 2012

Taste Wei, 2013

Starbucks/Shopping Center, 2015



2016-2020

Firestone Tire Center, 2020



2021-2023

Fairfield Inn, 2021

Taco Bell, 2021

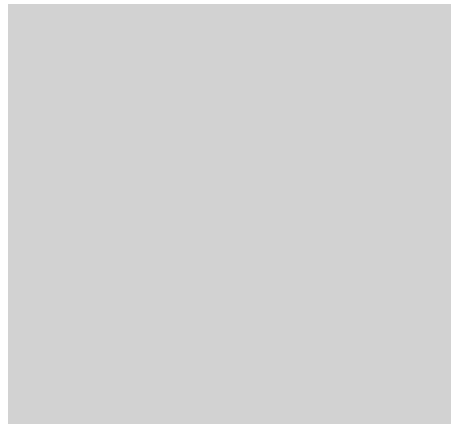
Animal Emergency, 2021

Norland Trails, 2021

Chipotle, 2023

CMP Apartments, 2023

PERC CC Resolution, 2023



**2024 and
beyond...**



Moratorium

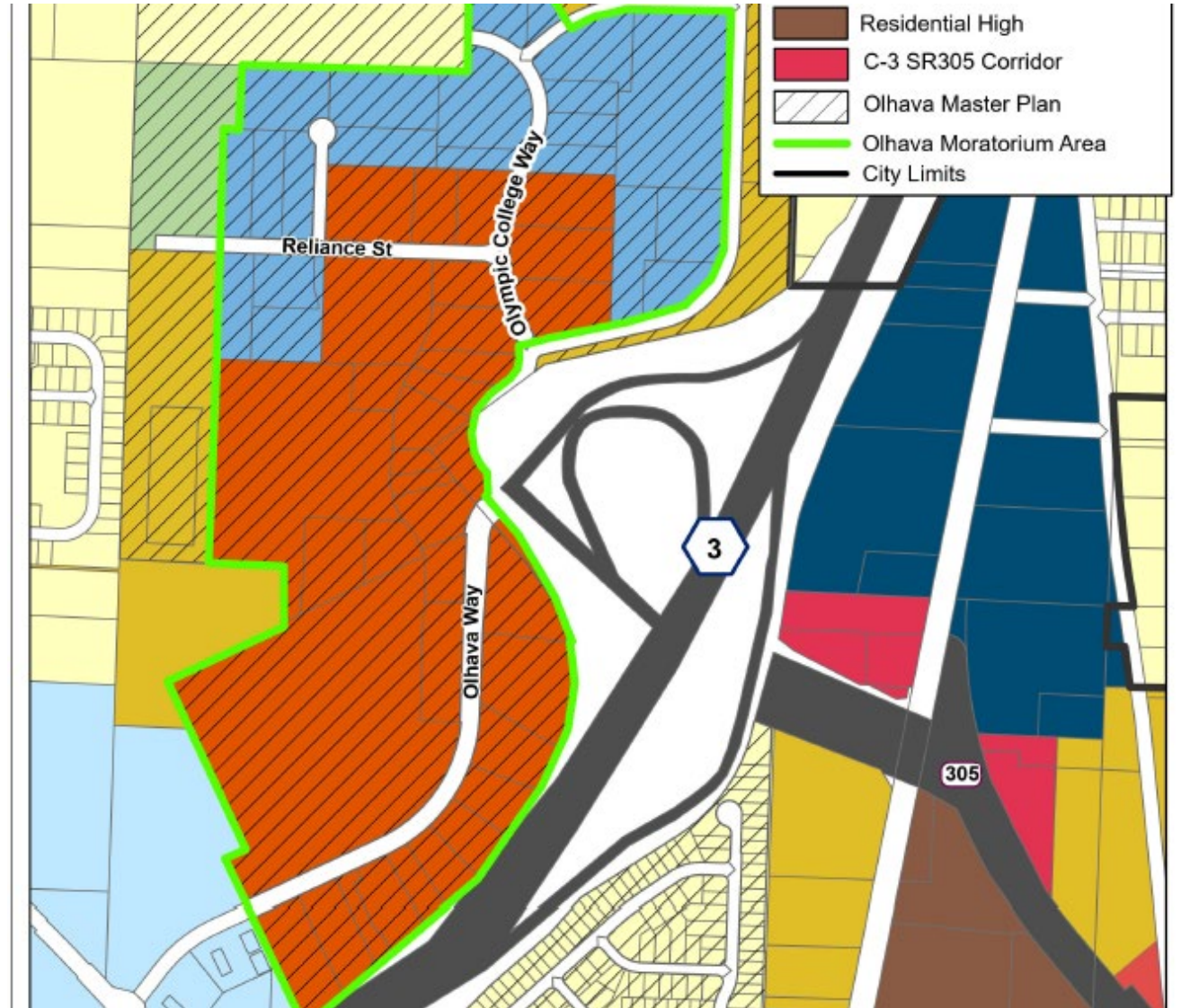
Ordinance 2023-11

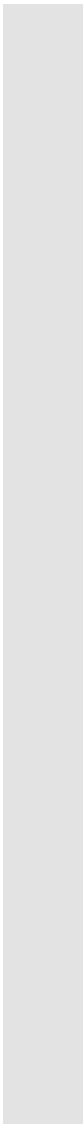
Passed by City Council 8/9/23

12-Month Moratorium

Pursuant to RCW 35A63.220
and RCW 36.70A.390

Vacant undeveloped property
zoned C-4 and BP





Hierarchy

Olhava Master Plan

Development Agreement

Findings and Conclusions

SEPA Mitigations

Sign Program

Site Development Guidelines

Poulsbo Municipal Code/Zoning

Covenant, Easements, and Restrictions

Olhava Master Plan

Maximums by Type of Development:

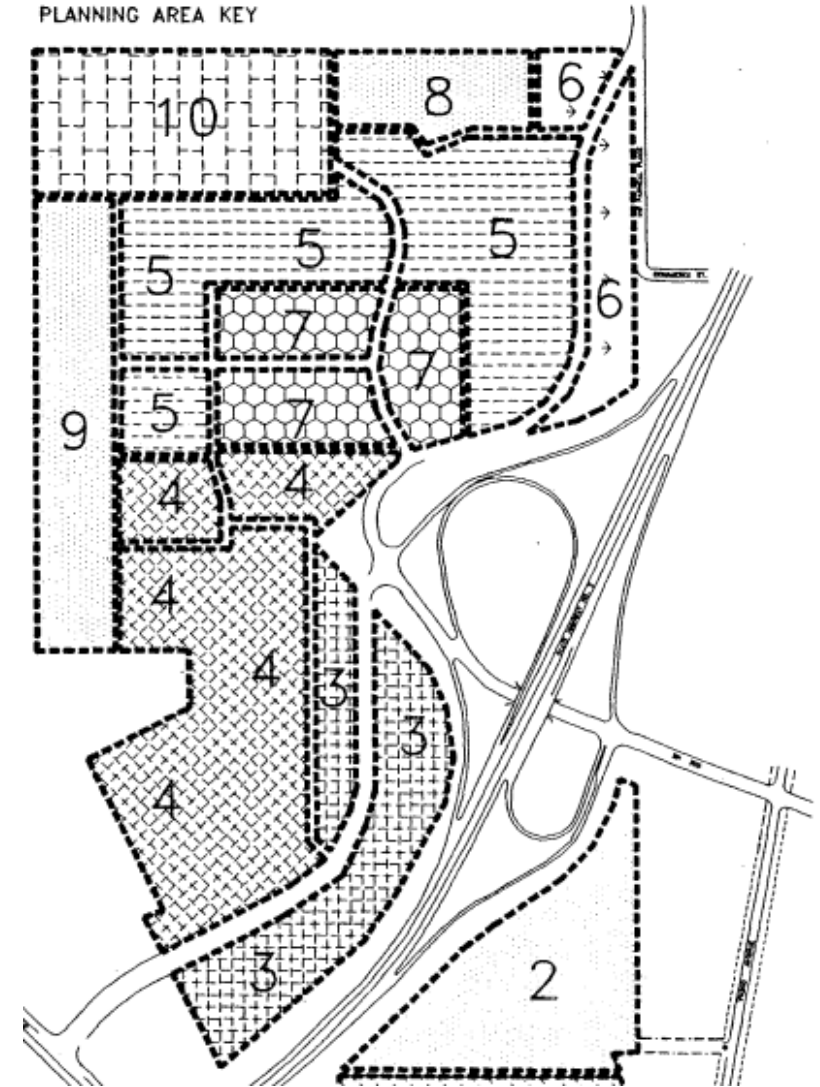
840,000 SF of commercial floor area (areas 3,4, 7)

325,000 SF of business park floor space (area 5)

50,000 SF of college floor space (area 10)

490 multifamily dwelling units (area 1, 2, 8, 9)

FIGURE B
PLANNING AREA KEY



Olhava Master Plan

Development Phasing

Area Specific and Use Standards

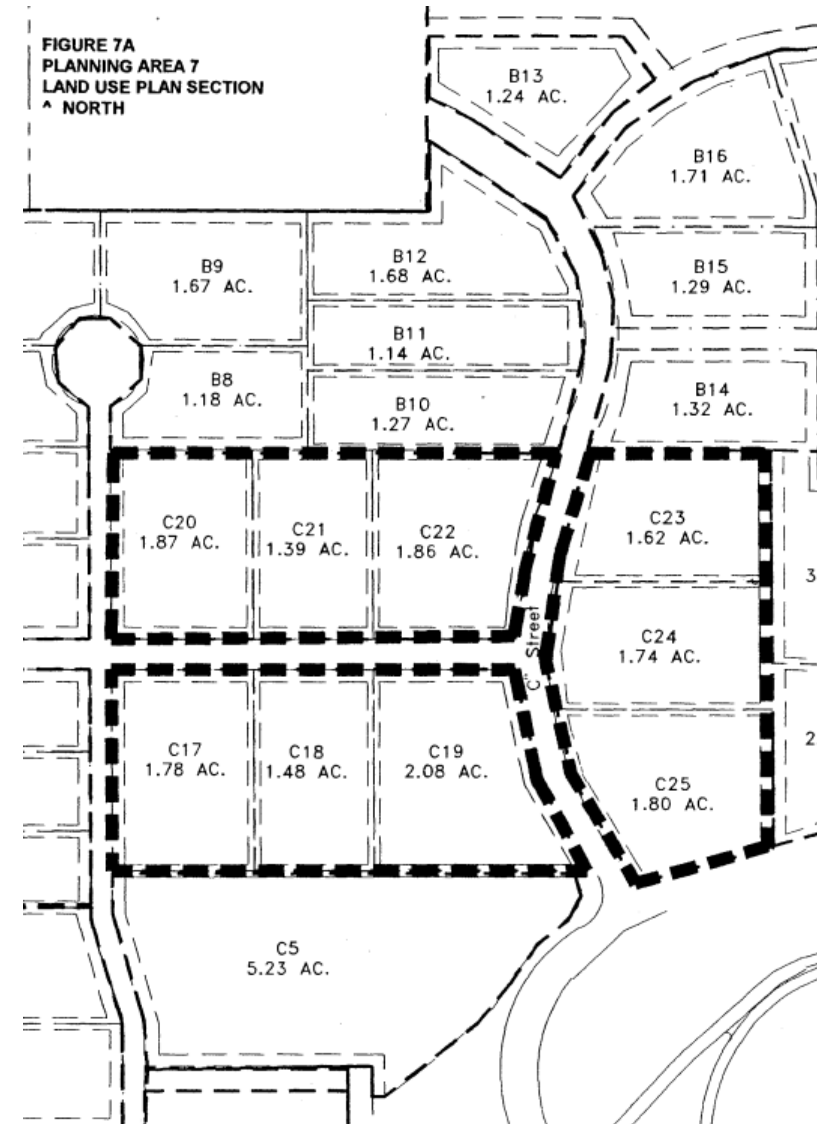
Dimensional Standards

Permitted Uses

Design

Findings, Conclusions, and Decision

SEPA Mitigations





Development Agreement

- Development Type Maximums
- Improvement to Public Facilities (water, sewer, storm, streets...)
- Payment of Traffic Mitigation Fees
- Park Improvements
- Common Design Program
- Schedule B

Development Agreement

1.2.1 Olhava has developed a parcel development plan (“the PDP”) that anticipates the division of the parcels currently owned by Olhava into a number of smaller development sites. Olhava has allocated to each of these development sites a maximum amount of developable square footage (in the case of commercial and business park land) and developable dwelling units (in the case of multiple family and single family land). The PDP is attached to this Development Agreement as Schedule B and is incorporated herein by this reference as if set forth in full. Olhava may amend the allocations between development sites within the individual planning areas (and, in the case of commercial use, within planning areas 3, 4, and 7) in Schedule B as long as such amendments are consistent with the following restrictions:

	Allocated	Built/Under Construction	Remaining
Commercial	840,000 SF	491,828 SF	489,682 SF
Business Park	325,000 SF	160,144 SF	86,280 SF
Residential Units	490 units	375 units	115 units
College	50,000 SF	50,000 SF	0

1.2.1.2 No reallocation by Olhava may result in more total commercial or total business park square footage or more dwelling units than is set forth in Subsection 1.1 above, without a Master Plan amendment.

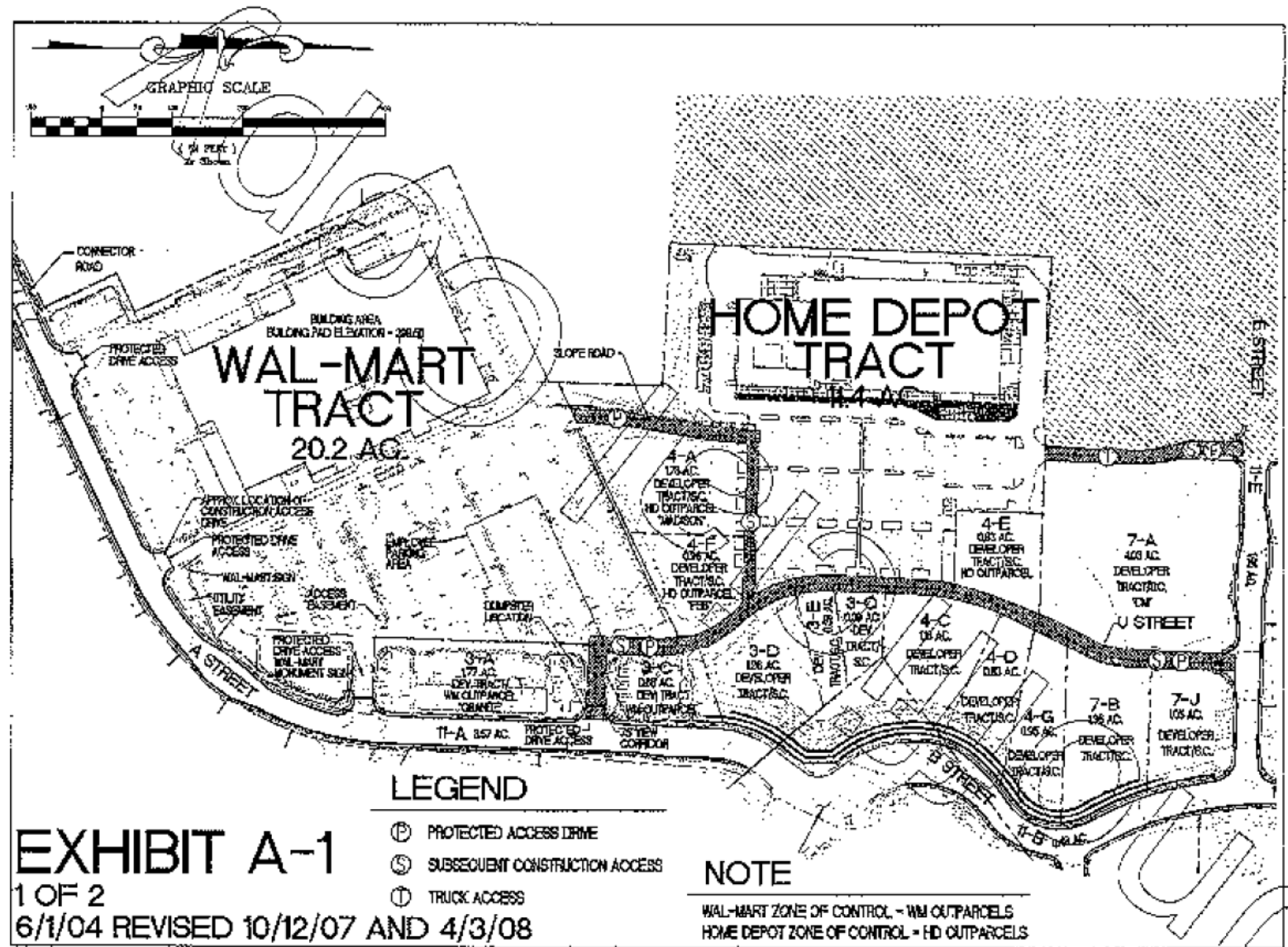


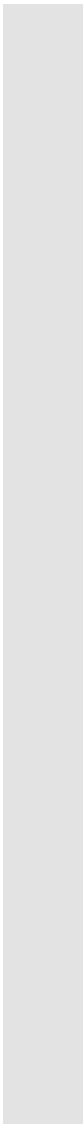
Zoning Code

Where the OMP is silent,
the zoning code applies.



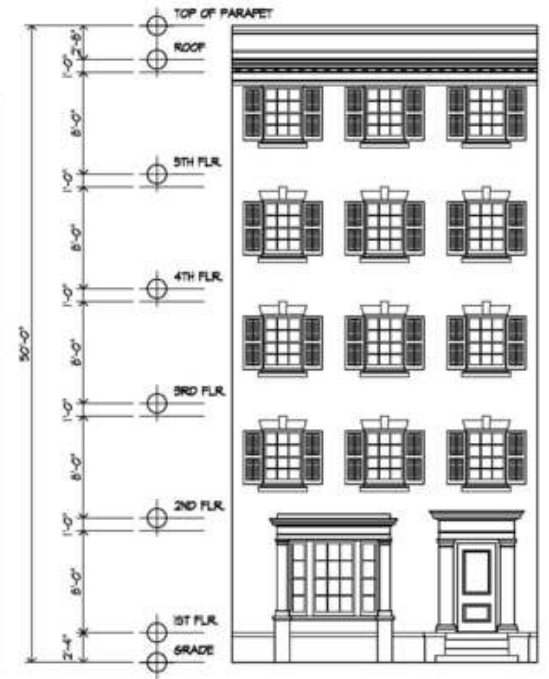
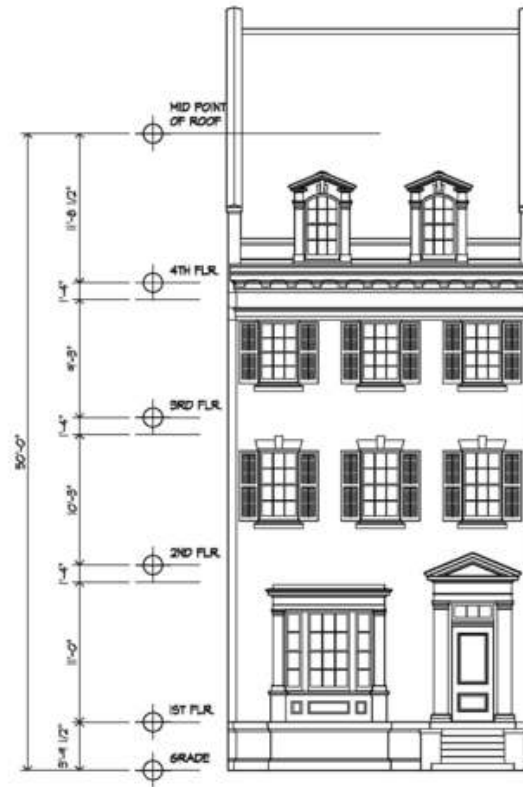
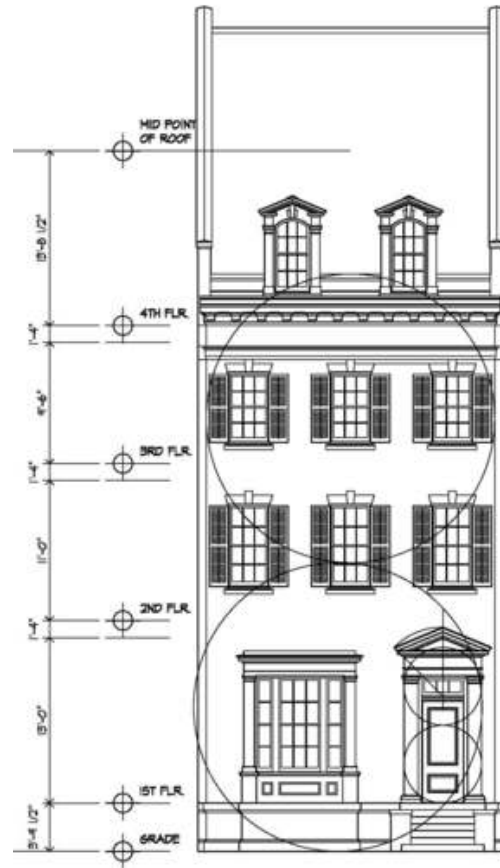
Covenant, Easements, and Restrictions





Proposed Changes

Permitted Uses
Building Height



Permitted Uses

Commercial C-4

- **Enhance:**
 - Mixed Use
 - PMUD
- **Eliminate:**
 - Auto/RV/Boat Sales and Storage
 - Large Machinery Rental/Sales
 - Fabrication and Assembly
 - Commercial Parking

Business Park

- **Add:**
 - Mixed Use
- **Eliminate:**
 - Stand Alone Mini Storage
 - Auto/RV/Boat Sales
 - Large Machinery Rental/Sales
 - Fabrication and Assembly
 - Commercial Parking

Height

Current

35 Feet

45 Feet with Underbuilding Parking

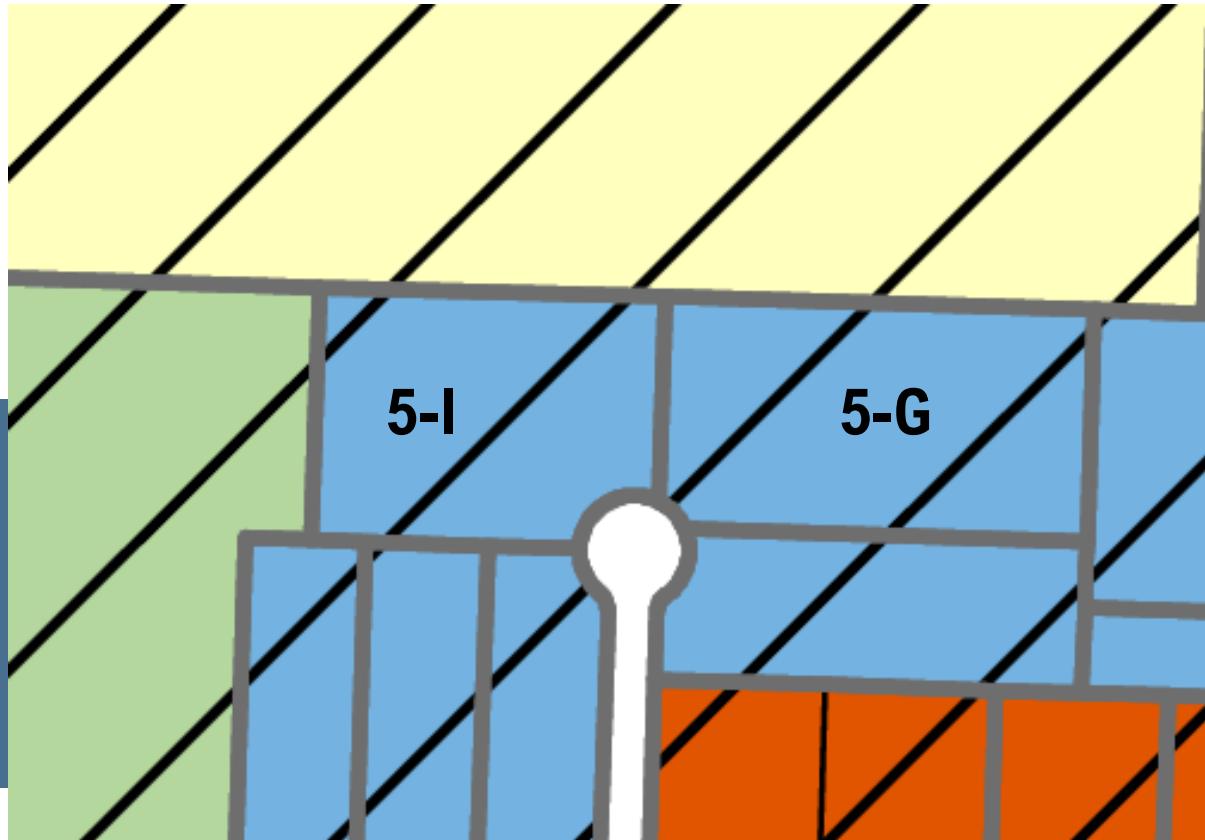
Recommended

45 Feet Allowed Outright

55 Feet – Location Specific



	OMP Allocation	50% Lot Coverage – 3 Floors	50% Lot Coverage – 4 Floors	50% Lot Coverage – 5 Floors
Olympic College 5-G	9,000 SF	127,413 SF	169,884 SF	212,355 SF
Olympic College 5-I	1,000 SF	150,282 SF	200,376 SF	250,470 SF



Example

Next Steps

City Council Update – 1/17
Framework/Process Design



Discussion

