

OLHAVA CODE AMENDMENTS

City Council Workshop

April 10, 2024

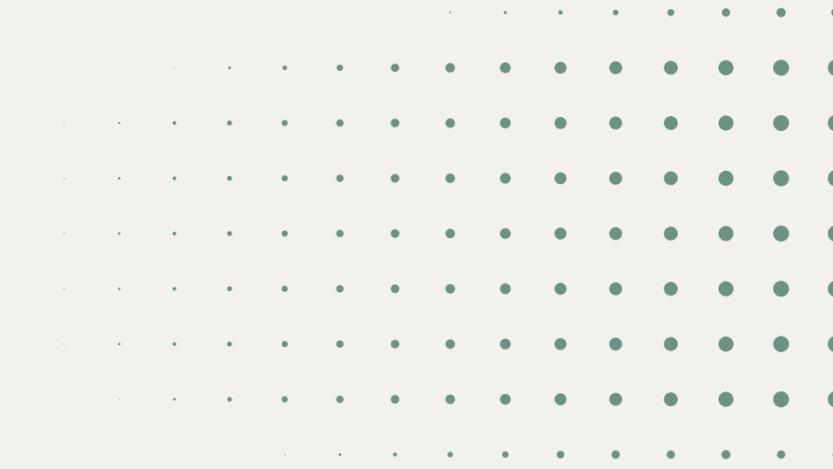




DESCRIPTION

Proposed for the C-4 Commercial and Business Park zoning districts, which are only found in College Marketplace, along with a very limited amendment to the Residential Low (RL) zoning district to allow increased height for higher education uses.

Focused on three items - height increases within specific areas, minor reductions in parking requirements, and strategic revisions to permitted uses.



OLHAVA MASTER PLAN

Olhava Master Plan – Approved in 1997
Development Agreement – 2004
Olympic College Opens – 2004
Wal Mart – 2006

**Olhava Master Plan:
Development History**

1995-2000	<ul style="list-style-type: none">• 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.	
2000-2005	<ul style="list-style-type: none">• Developers Agreement Approved, 2004• Master Plan Area Mass Grading and Infrastructure Improvements• Olympic College Opens, 2004	
2006-2010	<ul style="list-style-type: none">• Wal Mart, 2006• Home Depot, 2006• Peninsula Credit Union, Strip Mall, 2006• Residential Development known as Stendahl Ridge, 2007 - 2009• 1st Security Bank, 2008	
2011-2015	<ul style="list-style-type: none">• Columbia Distributing Center, 2011• Cascade View Medical Center, 2011• Wendy's, 2012• Jack in the Box, 2012• Taste Wai, 2013• Starbucks/Shopping Center, 2015	
2016-2020	<ul style="list-style-type: none">• Firestone Tire Center, 2020	
2021-2023	<ul style="list-style-type: none">• Fairfield Inn, 2021• Taco Bell, 2021• Animal Emergency, 2021• Nordstrom Truck, 2021• Clapnet, 2023• CMP Apartments, 2023• PERC Resolution Passed City Council, 2023	
2024 and beyond...		



Integrated Master Plan for the
Oihava Property
 Poulsbo, Washington

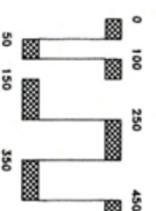


FIGURE A

ILLUSTRATIVE MASTER SITE PLAN

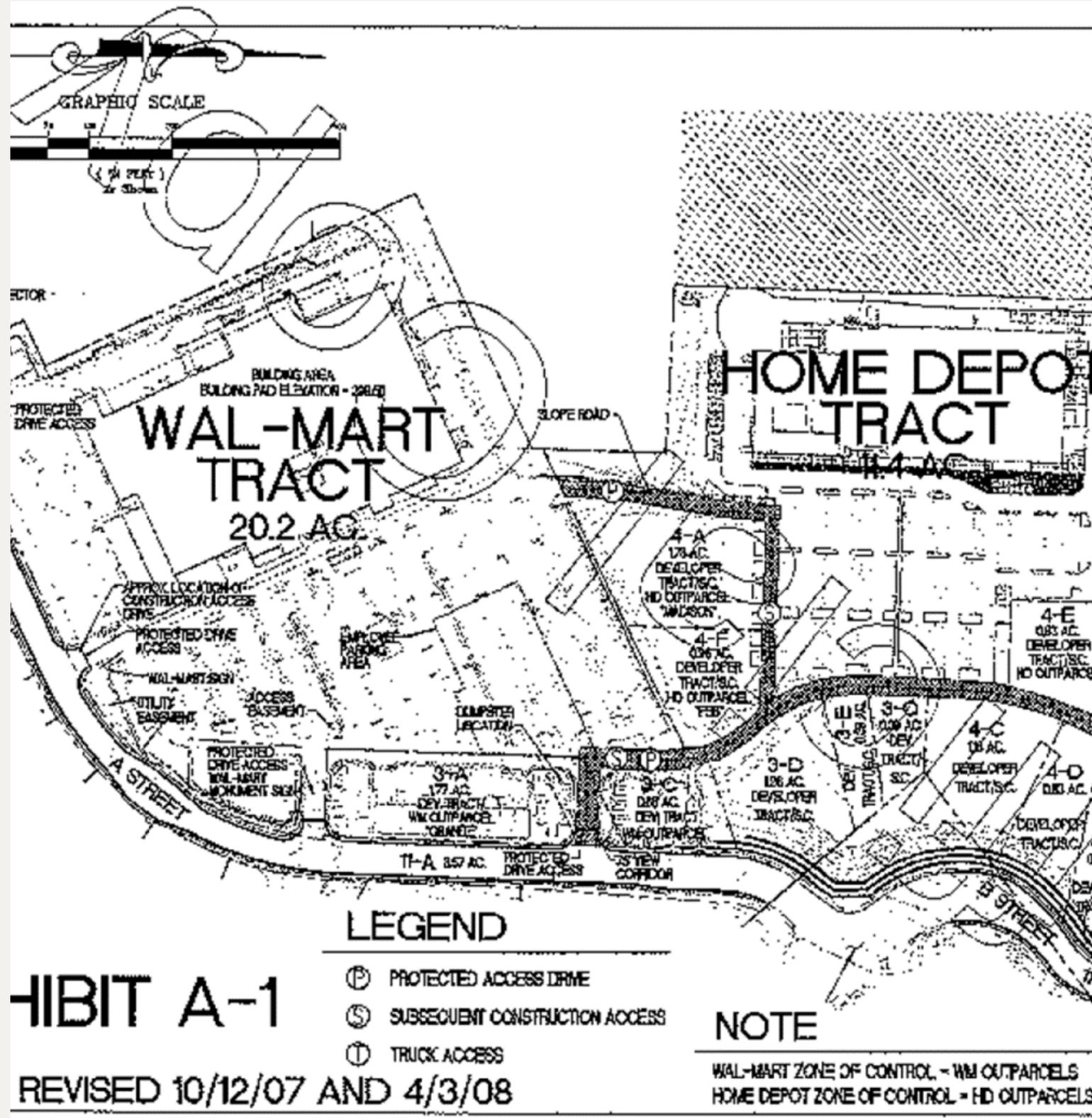


OMP MAXIMUMS

- **840,000 square feet of commercial floor area**
- **325,000 square feet of business park floor space**
- **50,000 square feet of college floor space**
- **420 multiple family dwelling units**
- **70 single-family units**

OMP HIERARCHY

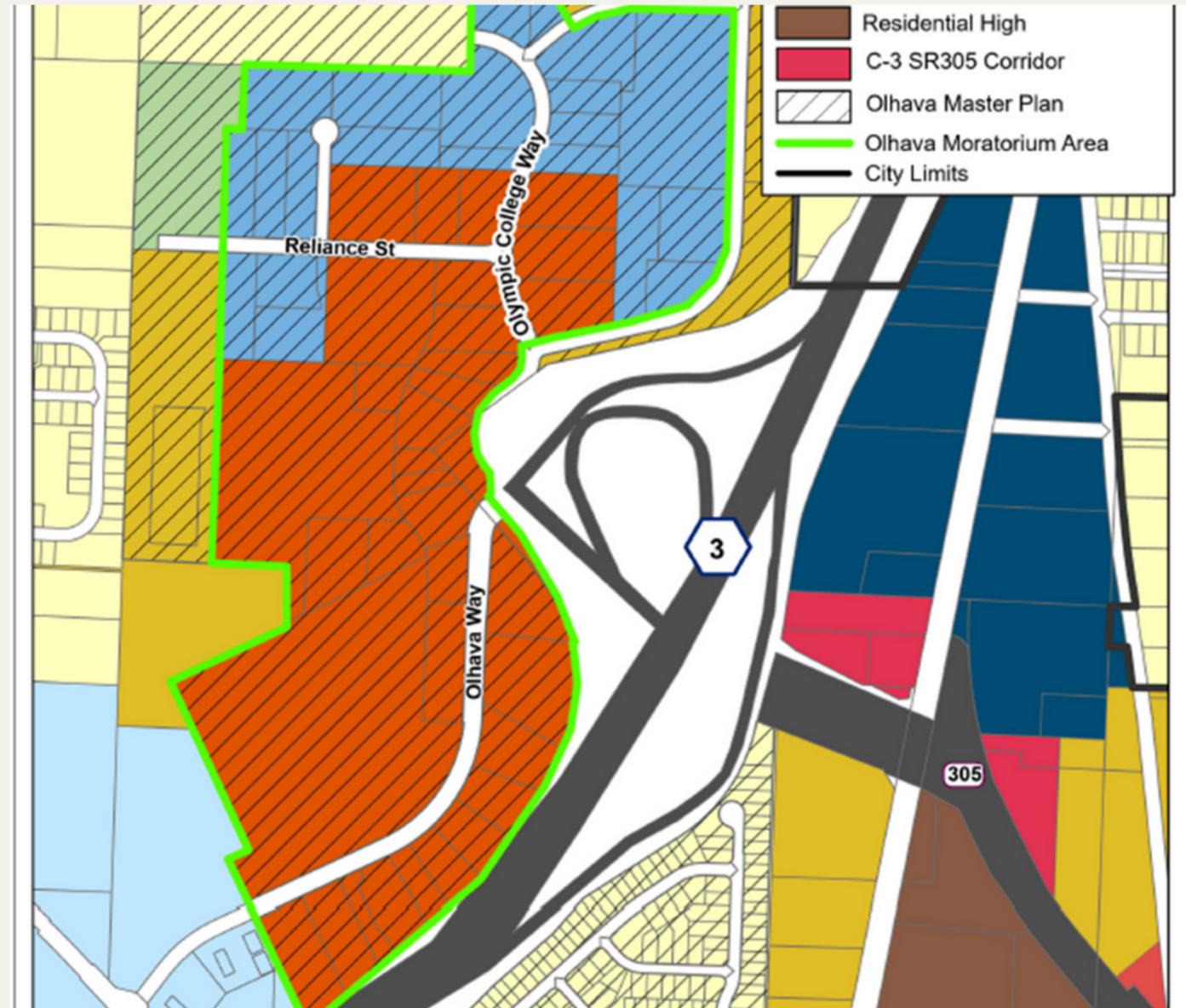




COVENANT, EASEMENTS, AND RESTRICTIONS

MORATORIUM

- City Council Passes Ordinance 2023-11 on August 9, 2023
- 12-Month Moratorium
- Vacant undeveloped property zoned C-4 and BP



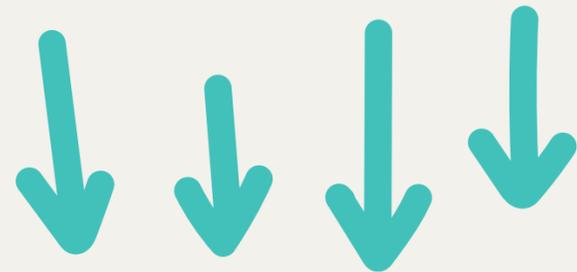
PROPERTY OWNER MEETING

NOVEMBER 30, 2024

Olhava Code Amendments

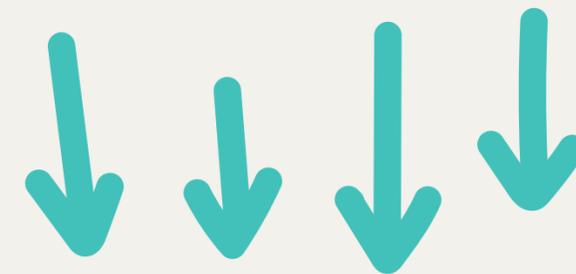


What Can We Control?



Zoning Ordinance

What Can We NOT Control?



**Olhava Master Plan
Development Agreement
Restrictions and Covenants**

PROPOSED CODE AMENDMENTS



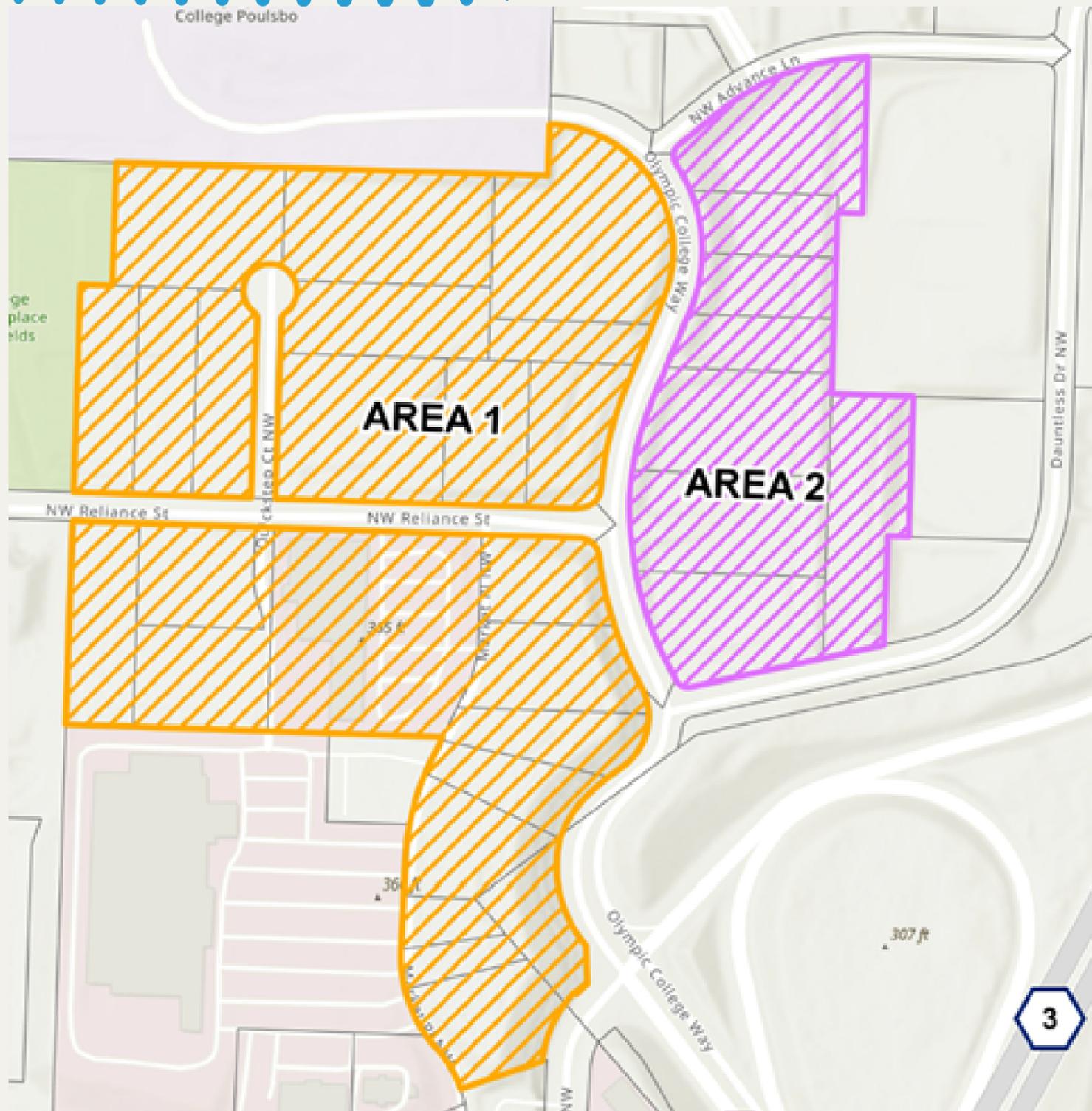
Height



Permitted Uses



Parking



HEIGHT

Existing = 3-4 stories, underbuilding parking.
Proposed = 4-6 stories, depending on location.

The height increases would apply to only certain sections, specifically along NW Reliance Street and Olympic College Way, where grade and zoning type would allow for a lesser impact.

Understanding the topography - a street view walk



PERMITTED USES

The original vision in the OMP was for a community village feel that would tie into the college, however the allowed uses today do not fit that idea of Olhava.

**Auto sales, service, parts and rental, reduced to repair and parts only;
Commercial parking lots, allowed with Conditional Use Permit;
Storage yards, prohibited; and
Mini storage, allowed with mixed use only.**

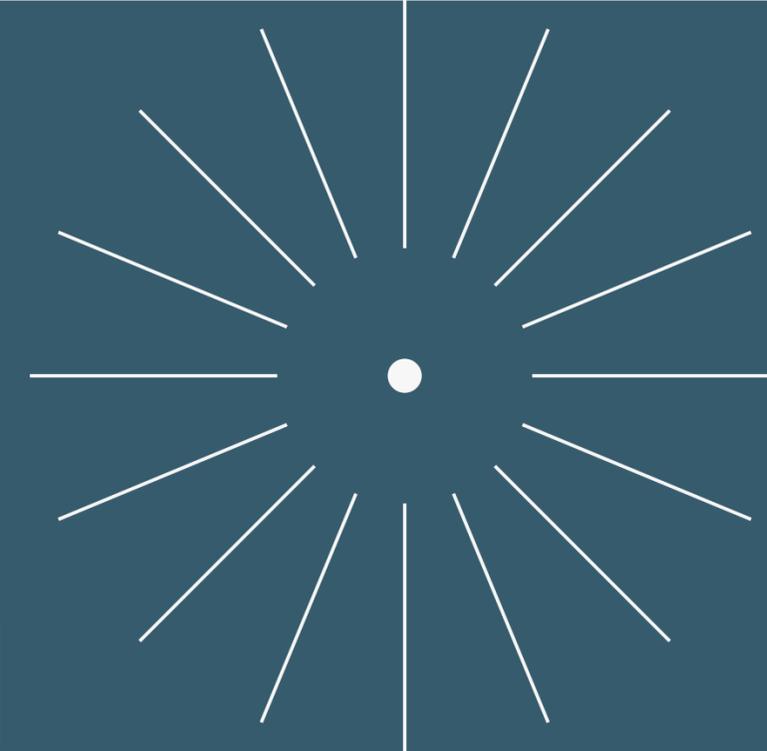


PARKING

Proposal for modest reduction in parking minimums to encourage residential development in the area. Interviews and market studies have shown that a slight reduction in parking would provide greater flexibility.

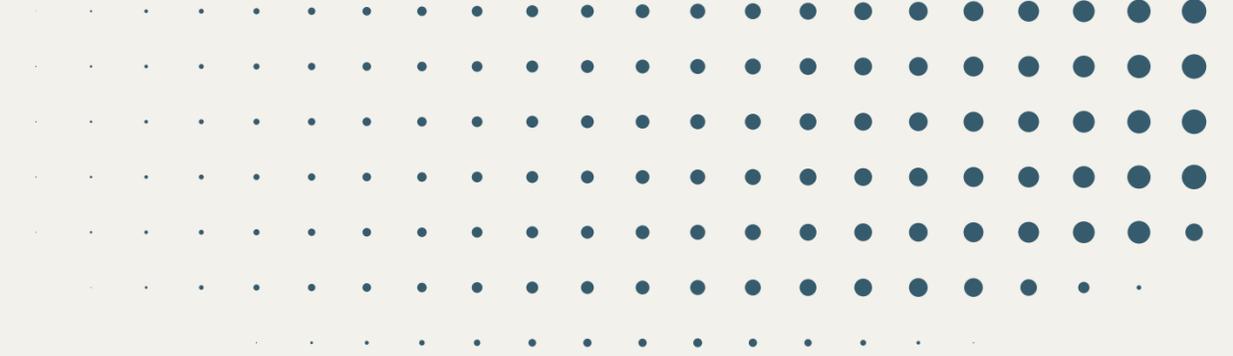
REVIEW PROCESS

- August 9, 2023 | City Council Passed ORD 2023-11
- November 30, 2023 | Impacted Property Owner Meeting
- February 12, 2024 | Planning Commission Workshop
- February 27, 2024 | Planning Commission Workshop
- March 6, 2024 | NOA with Optional DNS and PCPH Issued
- March 18, 2024 | Staff Report Issued
- March 26, 2024 | PC Public Hearing and Recommendation
- **April 10, 2024 | City Council Workshop**
- May 1, 2024 Proposed | CC Public Hearing and Ordinance Adoption



RECOMMENDATION

**Add Public Hearing to May 1, 2024,
City Council Business Agenda.**



THANK YOU

Questions: ncoleman@cityofpoulsbo.com

