

Focused Development Standard Update

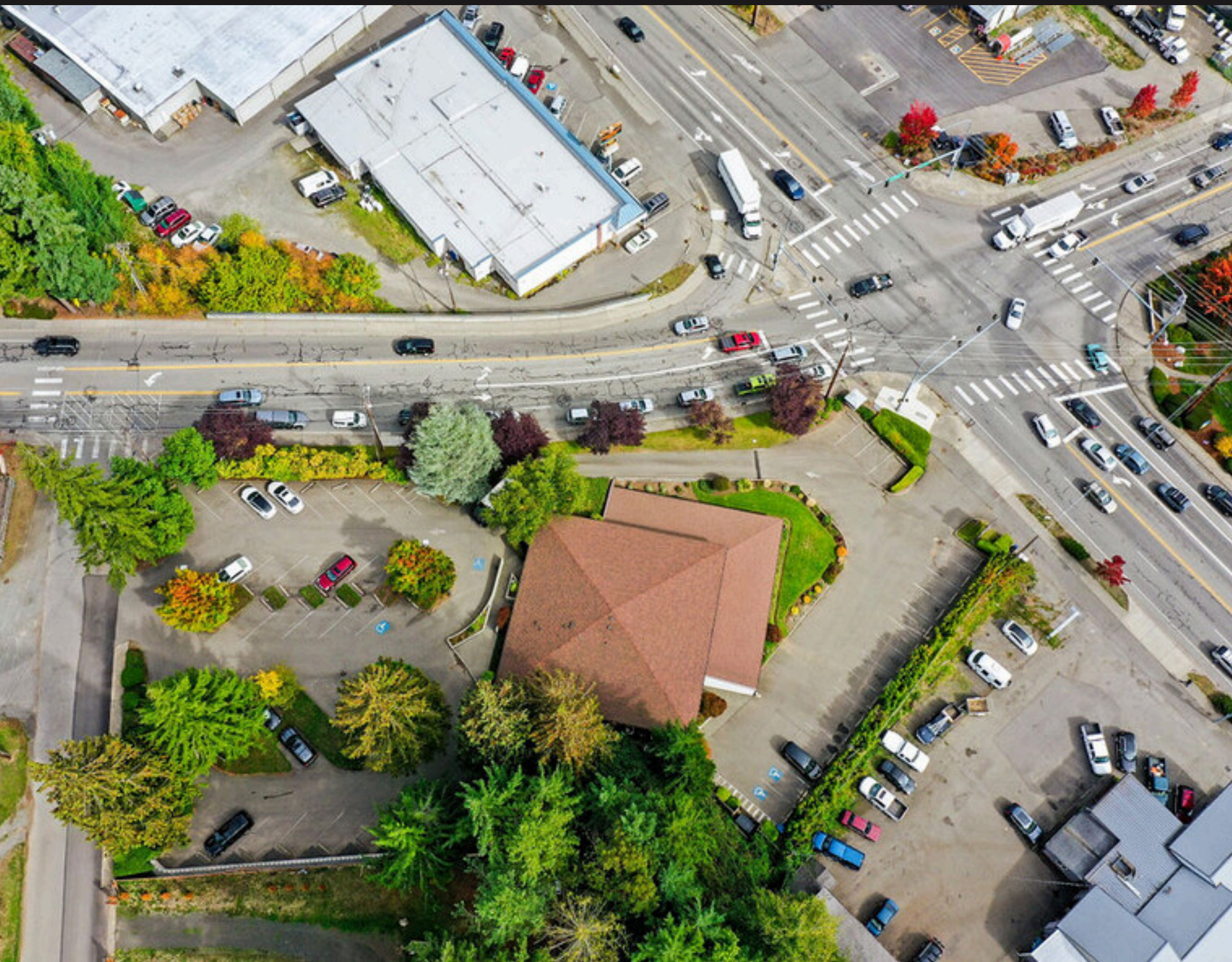
C-2 COMMERCIAL VIKING AVE

June 25, 2024

Planning Commission Workshop



AGENDA



Staff Presentation

Planning Commission Questions

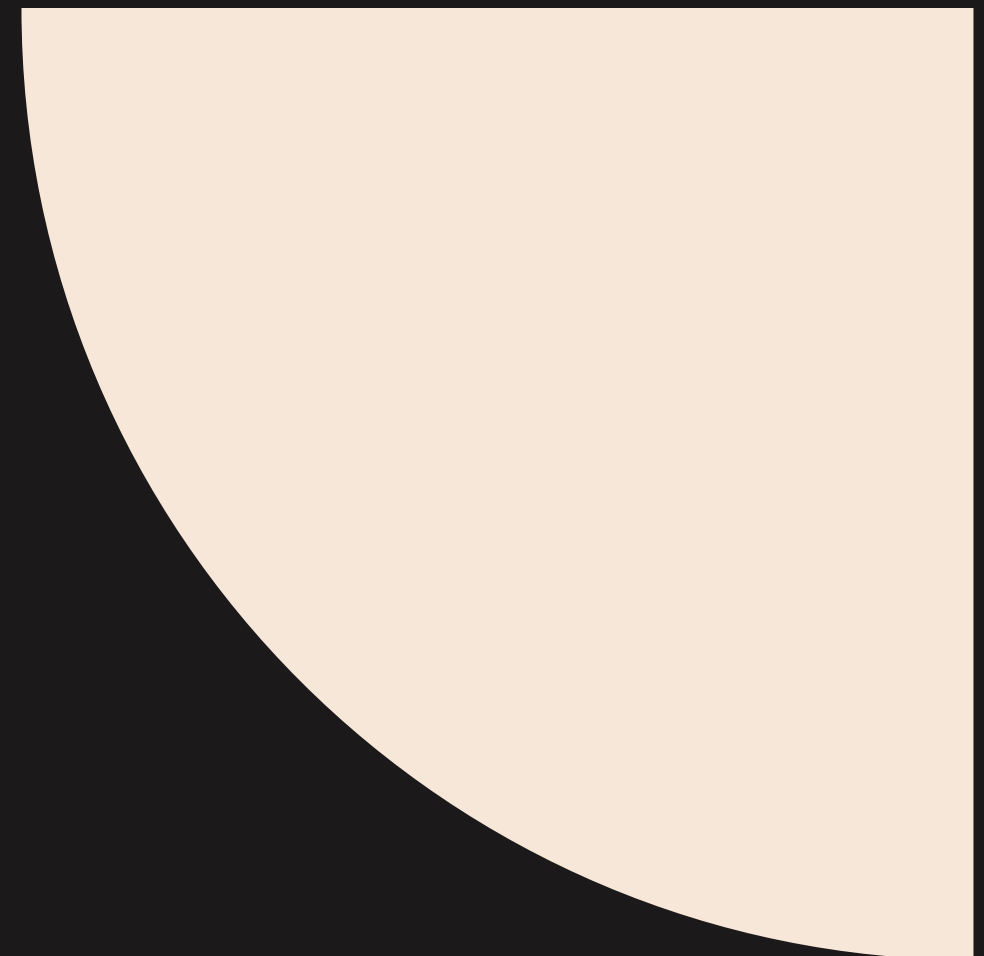
Open House* - Your Turn to Share!

* The PC Meeting will adjourn prior to the open house, which will not be available via zoom.



**WHY ARE
WE HERE?**

**HOW
WOULD
YOU
DESCRIBE
VIKING?**



EXISTING CONDITIONS

ZONING AND LAND CAPACITY

The corridor is mostly occupied by the C-2 zoning designation, with residential zoning adjacent.

Abuts city limits and Urban Growth Area

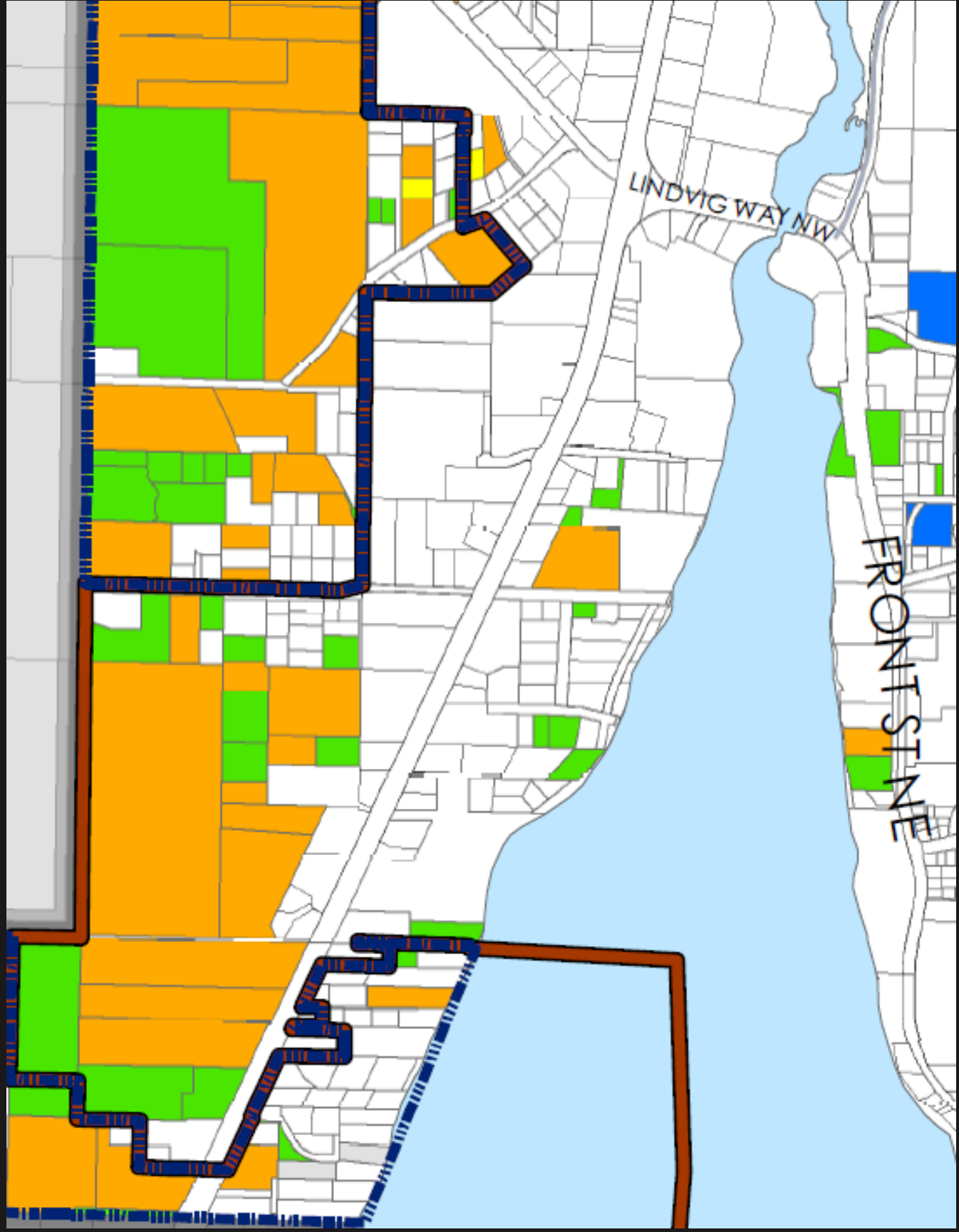
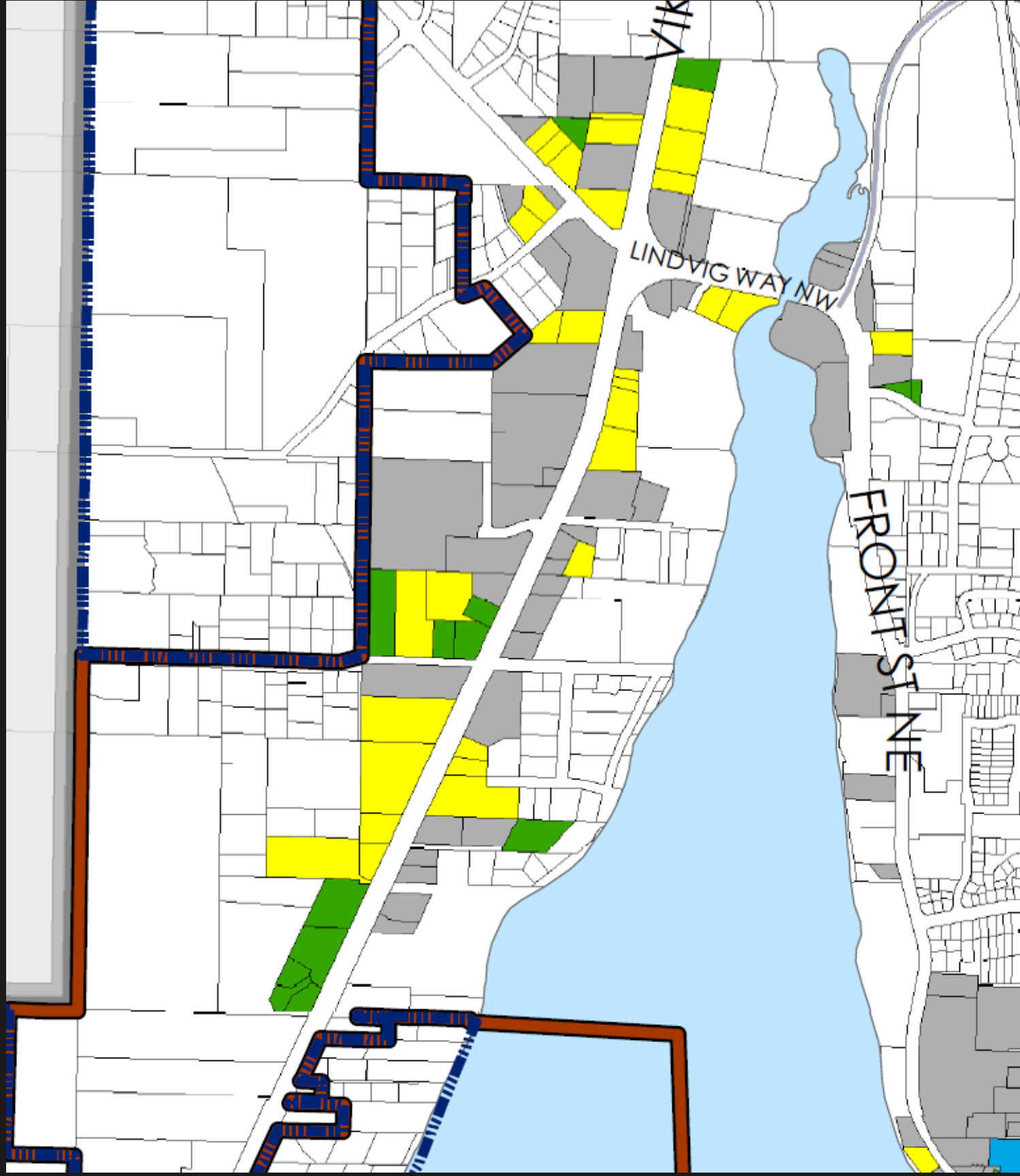
2021 Buildable Lands Report, Land Capacity Analysis:

Assumed 604 Jobs Capacity
Assumed 0 Population Capacity

If Mixed-Use Developed:

Potential for 453 Jobs Capacity
Potential for 603 Population Capacity







EXISTING CONDITIONS

TRANSPORTATION

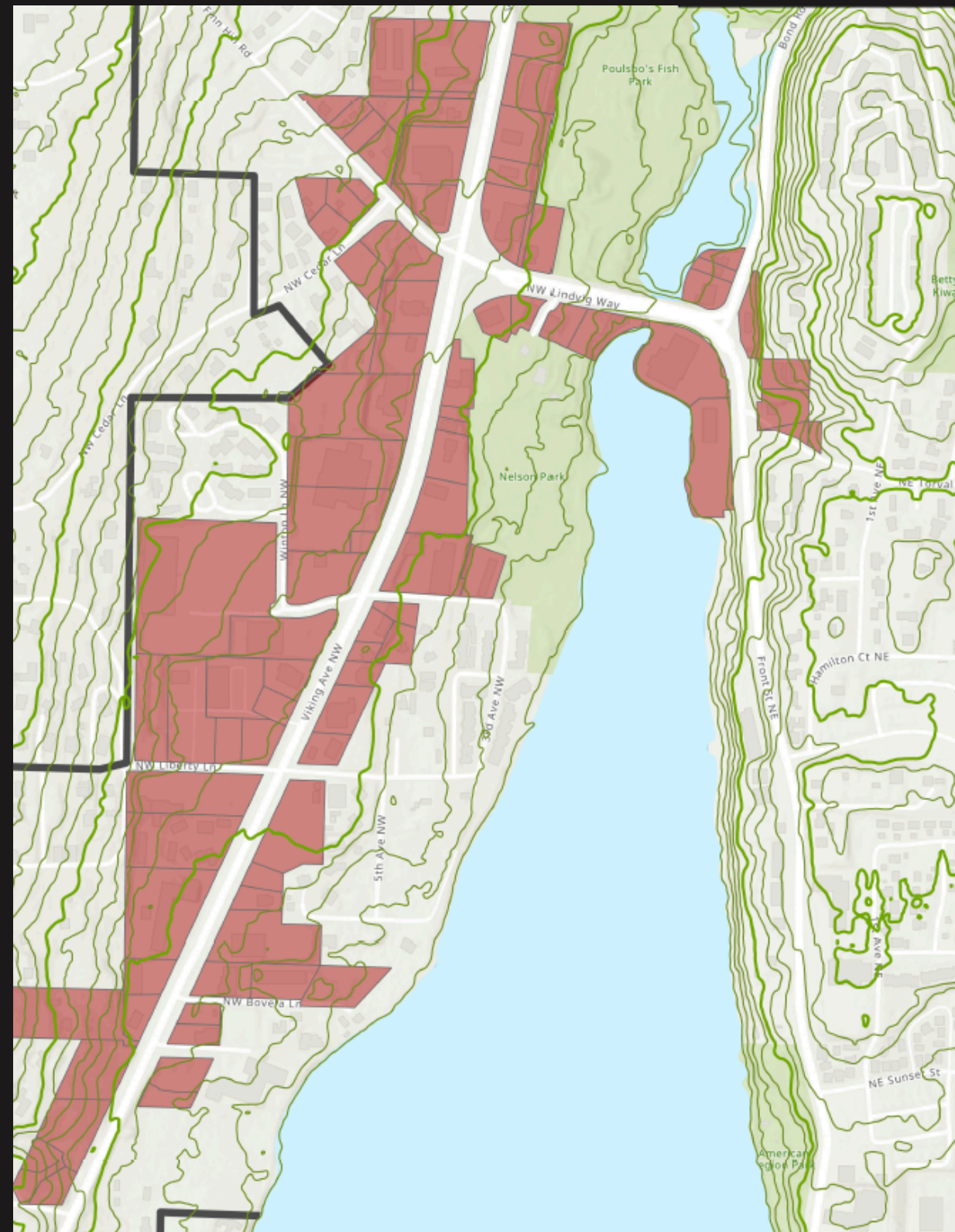
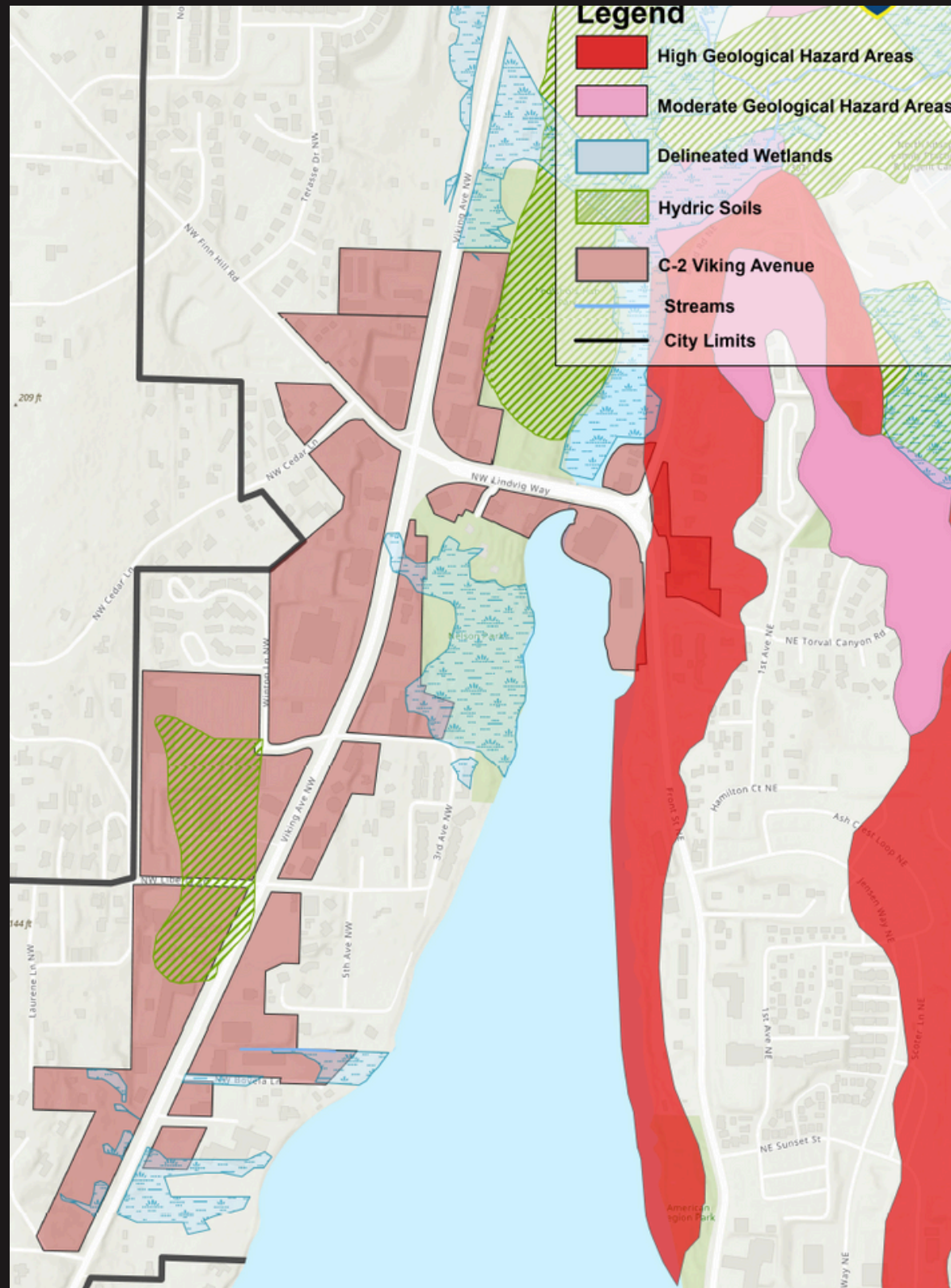
2016 Transportation Functional Plan

- Identified as a “Minor Arterial”
- Lindvig Way at Viking Avenue, LOS F Intersection Adopted
- Over 17,000 ADT

Transit Routes: 301, 307, 332, 333, 344, 390

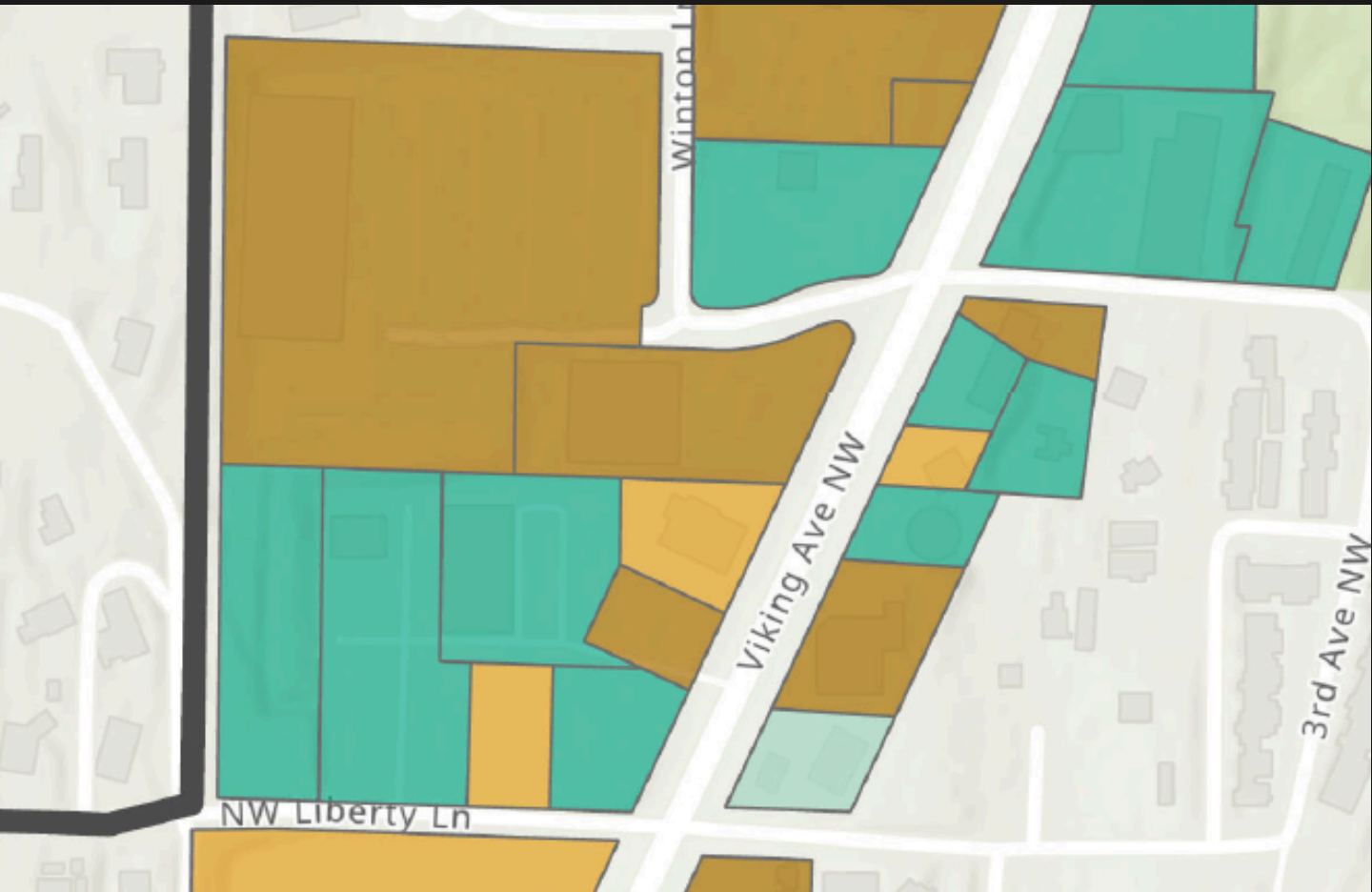
Sidewalk and bicycle lanes

EXISTING CONDITIONS



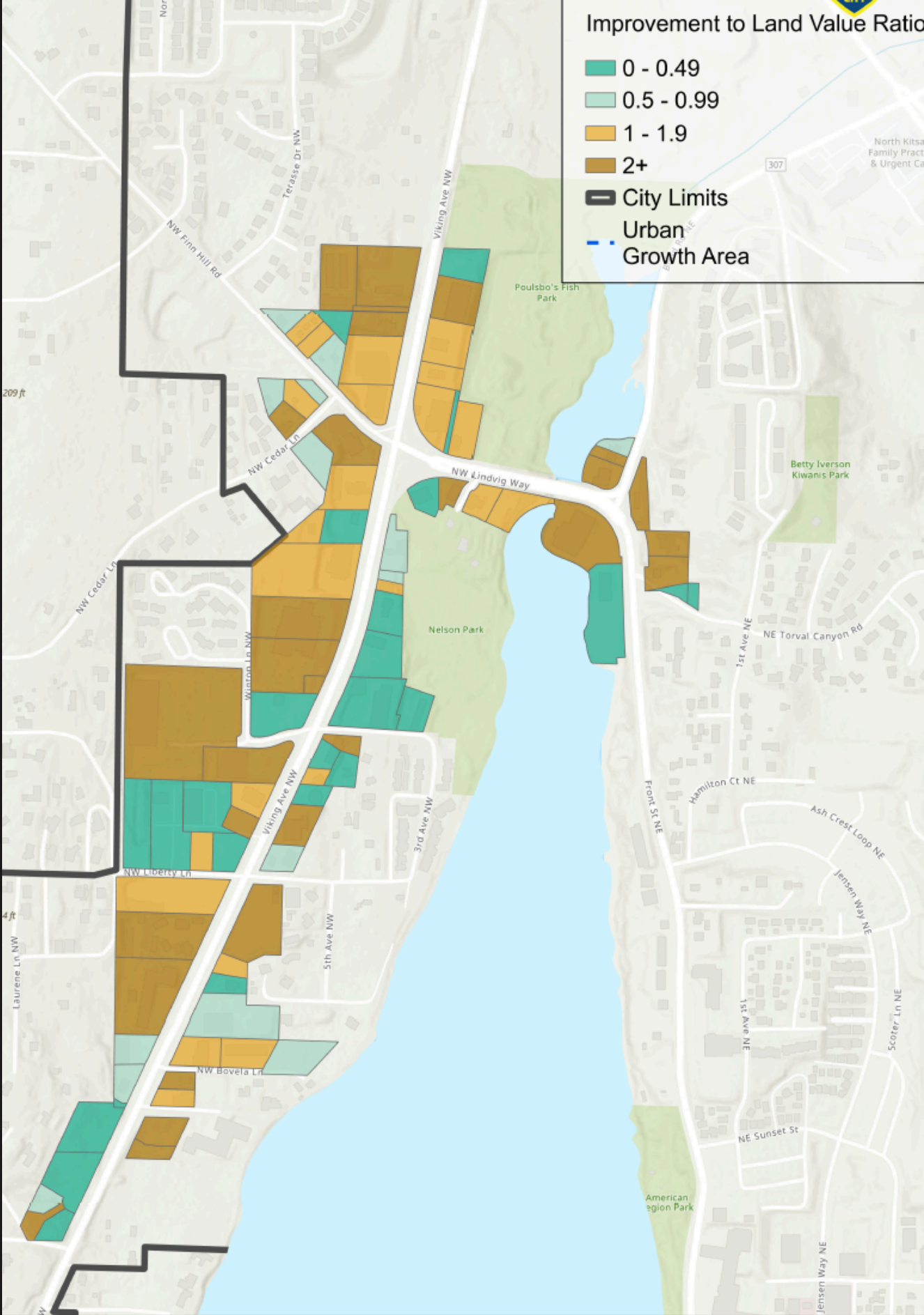
**CRITICAL AREAS
TOPOGRAPHY**

EXISTING CONDITIONS REDEVELOPMENT POTENTIAL



Teal = more likely to redevelop (land is more valuable)

Brown = Less likely to redevelop (structure is more valuable)



MARKET STUDY

The study examined existing conditions of Poulsbo's commerce, and a real estate analysis of the SR 305 corridor.

RECOMMENDATIONS

- Reducing minimum front yard setback to 0'
- Allowing/encouraging shared parking ratios
- Lower parking levels
- More height



CONSIDERATIONS

PARKING

HEIGHT

USES

SETBACKS

LOT COVERAGE

**INFILL
INCENTIVES**

PARKING

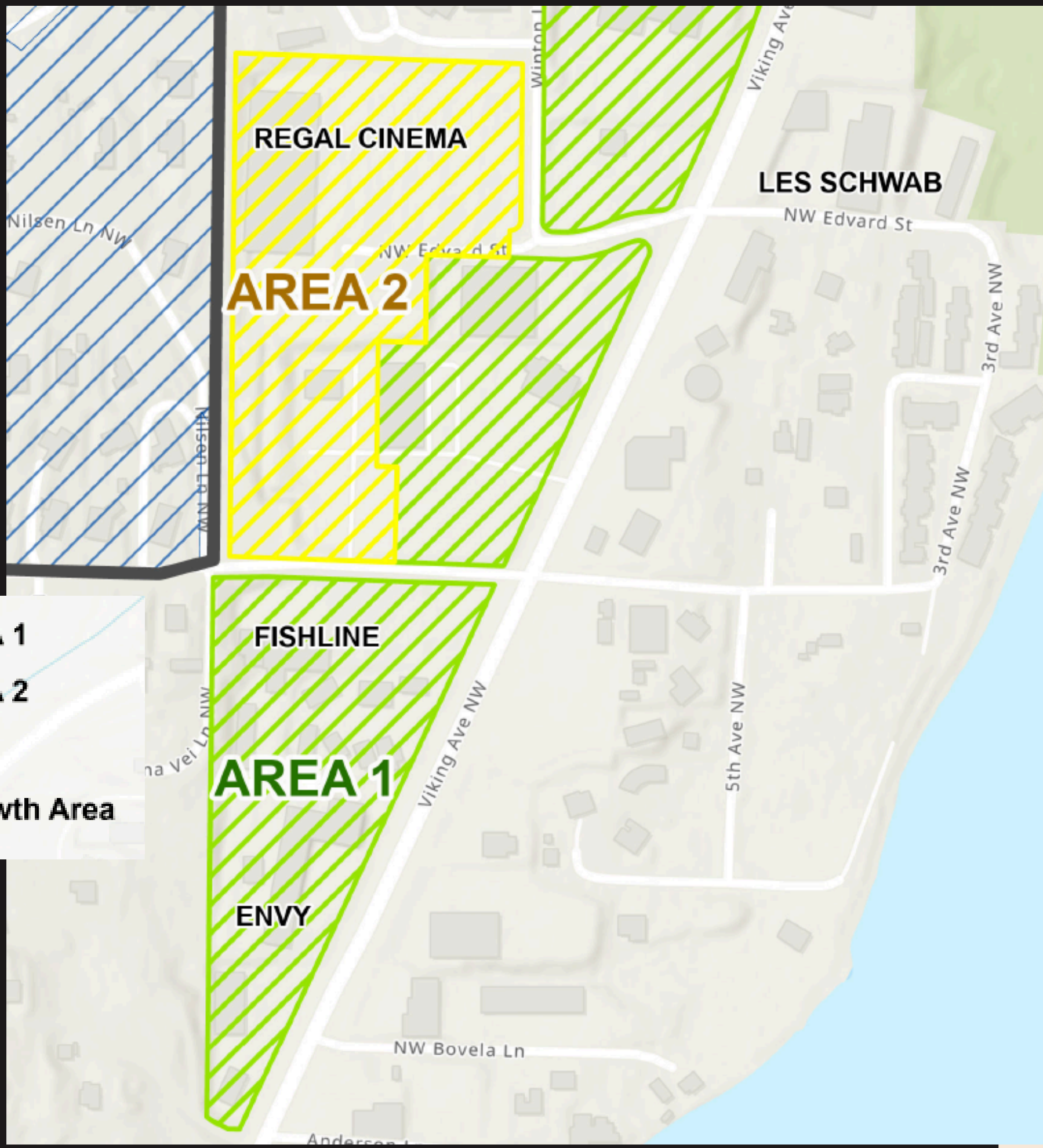
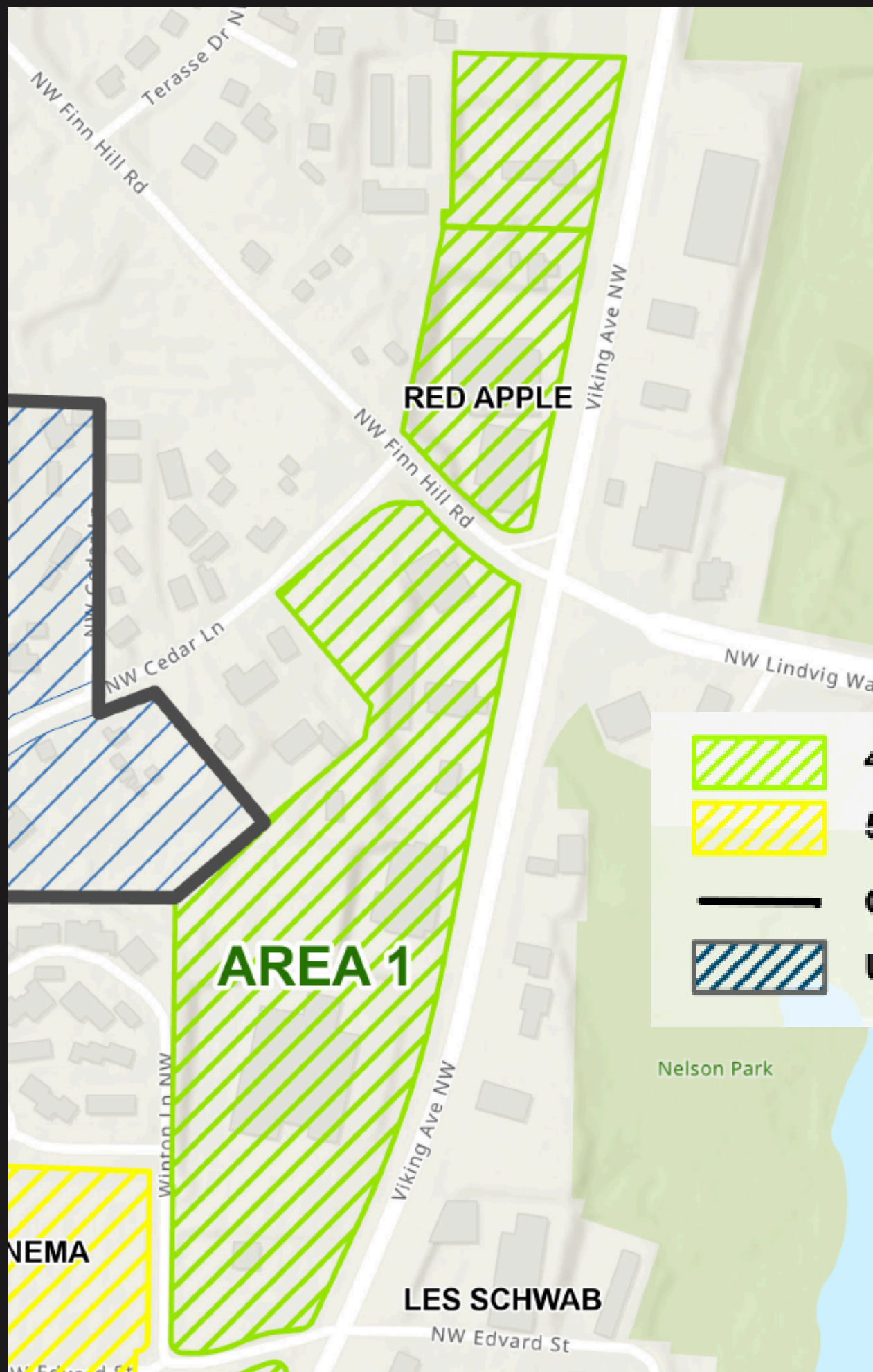
- No on-street parking on Viking Ave.
- Limited on-street parking on side streets.
- Modest parking reductions passed with Olhava amendments.
- Staff is not proposing any additional parking amendments.






HEIGHT

Area specific amendments to height, with consideration for topography and adjacent uses.



-  45ft - AREA 1
-  55ft - AREA 2
-  City Limits
-  Urban Growth Area



SETBACKS/LOT COVERAGE

Lot Coverage (footprint of structures)

- Current 50%
- Proposed 60%, or 80% if at least 50% of the required parking is under the building (consistent with C-3)

Setbacks - Side

- Current 5 feet
- Proposed 0 feet/none (consistent with C-3)

USES

Car wash permitted (limited to C-2 and C-4)

Marine boat sales, service, or rental (limited to C-2 and C-1)

Only commercial zone that permits:

- Mobile, manufactured and modular housing sales
- Self-serve mini-storage
- Recycling center

C-1 = Downtown/Front Street

C-2 = Viking Ave

C-3 = SR 305

C-4 = College Martketplace



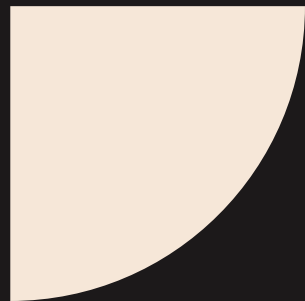


INFILL INCENTIVES

18.80.070 - Code passed in 2013

Never been utilized

Purpose

- To encourage and facilitate the sustainable infilling and redevelopment of Viking Avenue by supporting its commercial activities, and encouraging the creation of a complementary urban neighborhood, into a viable mixed-use commercial corridor.
 - Encourage mixed-use redevelopment, conversion, and reuse of structures, and to increase the efficient use of available commercial land.
 - Increase the opportunities for residents to live near commercial amenities, public transportation, and nearby public parks.
 - Improve Viking Avenue streetscape and pedestrian connections.
 - Address regulatory barriers to infill and redevelopment of Viking Avenue.
 - Offer development incentives to encourage and support the infilling and redevelopment of Viking Avenue.
 - Identify design standards to ensure new development and redevelopment appearance and functions are consistent and integrated with one another, as well as the corridor as a whole.
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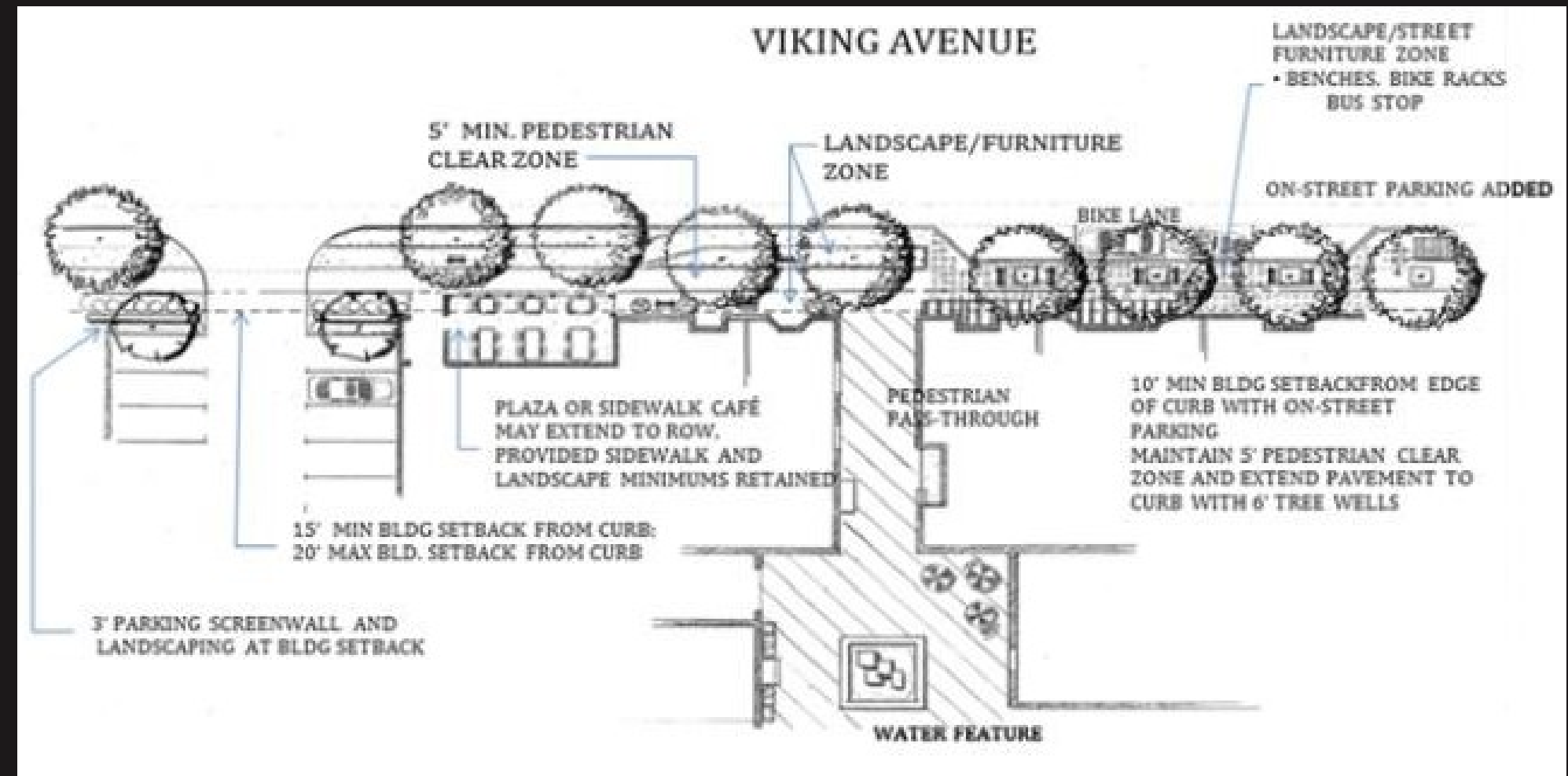
INFILL INCENTIVES

Incentives for Mixed-Used Development:

- Height - 45-50 feet
- Lot Coverage - 70%
- Setbacks
- Landscaping
- Parking

Requires a PMUD Application - Type III

Additional Design Standards



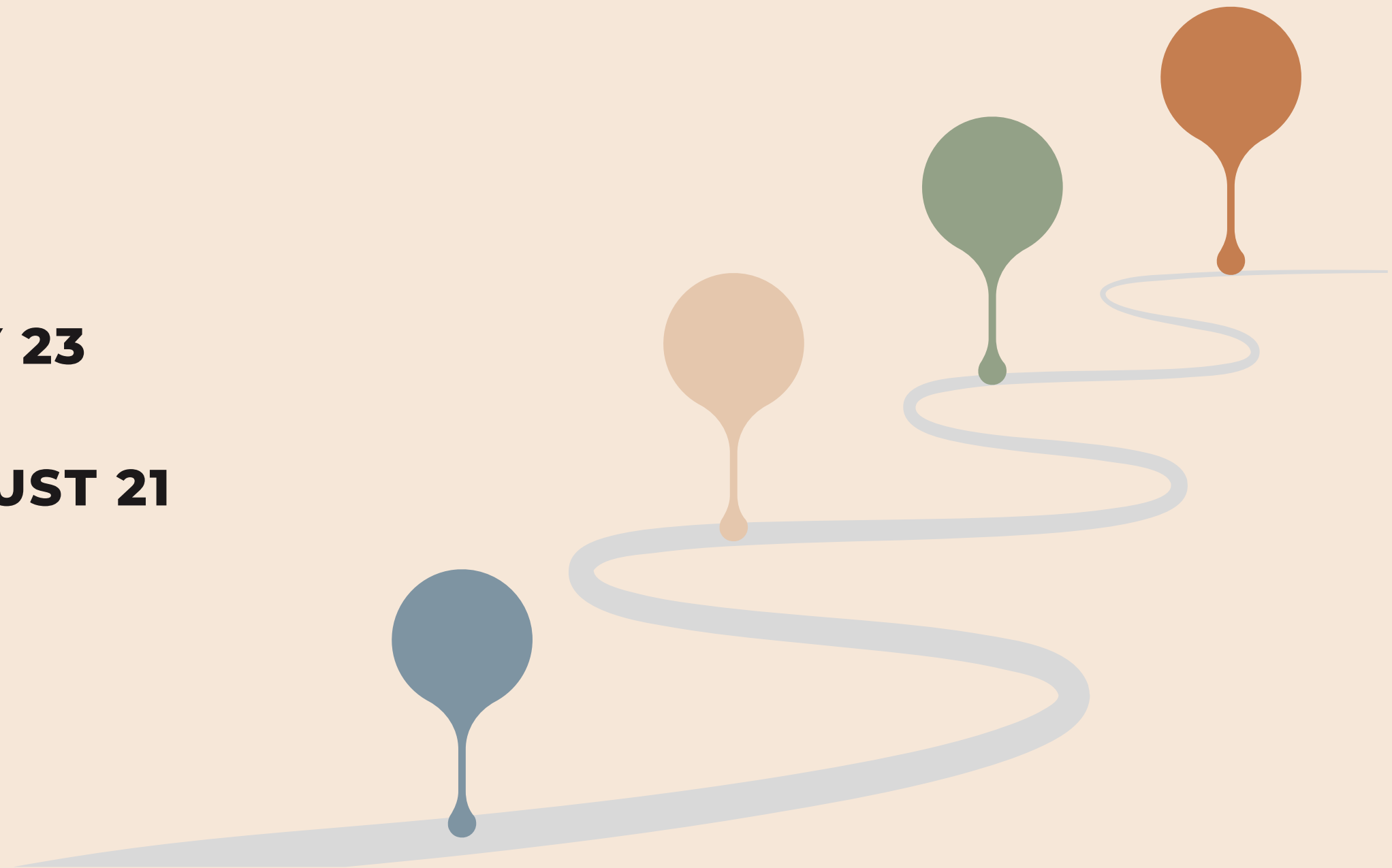
PROCESS - NEXT STEPS

PC WORKSHOP - JULY 9

PC PUBLIC HEARING - JULY 23

CC WORKSHOP - AUGUST 7

CC PUBLIC HEARING - AUGUST 21





COMMENTS OR QUESTIONS?

*STAY FOR THE OPEN HOUSE AT
THE CONCLUSION OF THE
PLANNING COMMISSION MEETING*