

Pinnacle at Liberty Bay Subdivision and PRD, Poulsbo, Washington

General Project Narrative

Pinnacle at Liberty Bay is a proposed Subdivision and Planned Residential Development (PRD) situated on approximately 42 acres, located between the Crystal View and Baywatch developments in Poulsbo. Property zoning is Residential Low (RL). Site characteristics include gentle to steeper slopes, second and third-growth trees consistent with a site that has been logged within the past 60 years, several small wetlands and three non-fish-bearing seasonal stream segments or drainages. The subdivision proposes a PRD in order to achieve zoning densities, a variety of housing types compatible with neighboring developments, neighborhood connectivity, and a pedestrian-oriented site design. The subdivision plus PRD proposal includes 151 new single-family residential lots with appropriate areas for internal roads, protection of critical areas and their associated buffers, open space, and stormwater facilities. The project site has two access connections to SR-305, one at the west boundary via Baywatch Ct. NE, and the second at the east side from Johnson Parkway NE. Importantly, the development proposes completing the missing arterial road connection of Sunrise Ridge Avenue NE to the roundabout at Johnson Parkway NE, providing improved public and emergency access to the adjacent Crystal View neighborhood. This narrative addresses how the proposal achieves the objectives of a PRD under Poulsbo Municipal Code (PMC) chapter 18.260.

1. Site Planning and Design

Pinnacle at Liberty Bay is designed to create a new neighborhood with abundant connectivity for pedestrians, bicycles, and vehicles, supporting the existing multimodal network. Through the use of clustering, a significant portion on the W/NW section of the site is able to be set aside for public enjoyment in perpetuity. A significant portion of this area is located adjacent or close to the Frank Raab Municipal Park thus enhancing the value to the community. The proposal includes over $\frac{3}{4}$ of a mile of new multi-use walking and hiking trails that connect to the existing trail system, a portion of which is near Frank Raab Municipal Park. The site is bisected by the uncompleted section of Sunrise Ridge Avenue NE and the applicant is proposing to complete and dedicate this new critical arterial to the City of Poulsbo.

The proposed site plan is superior in design to a conventional larger lot subdivision. The site design works with the existing challenging topography to create a blend of housing styles and sizes. Using the PRD process to approve smaller lots will result in an overall higher density and more attainable price point than a conventional subdivision with larger lots, which tend to be much more expensive and less attainable to a broad cross section of future homeowners. The PRD enables new homes to be provided on more compact lots than a traditional subdivision in the RL zone, with smaller minimum lot sizes, and smaller mandated street and yard setbacks.

In addition, the Comprehensive Plan calls for connecting the Baywatch neighborhood with the Crystal View neighborhood. To meet this objective using road grades that do not exceed the 12%

maximum imposed by Public Works standards requires an extensive roadway length. Using the PRD to achieve the proposed density provides the economic base necessary to provide the desired connectivity with code compliant grades. The traffic calmed streets within the project create miles of walking for all ages to enjoy. The PRD creates several active or passive amenity parks with sidewalks encouraging public access to numerous overlook views of Liberty Bay and the Olympic Mountains. The recreational spaces can include benches, gazebo facilities, large open grass areas that can be used for large gatherings or simply to take in the significant overlook views of Liberty Bay and the Olympic Mountains.

2. Encouraging a Diversity of Housing Units and Types Within and Between Neighborhoods.

The proposed PRD and Subdivision provide for a wide variety of housing types by providing a diverse range of options in housing types from uphill lots (tuck-unders), level lots (two story), and daylight lots with walkout basements. These varied lot plans and configurations provide housing for a wide range of prospective residents, from multi-generational families, to retired couples, individuals, and young families. These housing types are appropriate for those individuals that work either part-time or full-time from home. In this era of a continuing housing affordability crisis these new homes which will complement the existing and future surrounding neighborhoods, while providing more attainable alternatives to a broad cross section of prospective residents that wish to reside in a single-family home with less yard maintenance.

The proposal includes a range of lots sizes, from 3,758 sf to 7,035 sf, with an average lot size of 4,456 sf. The range of lot sizes will also foster diversity of home styles and a varied appearance from the street. The site plan includes many street curves and lot angles, created in response to site topography, critical areas, and in support of street connectivity and grade moderation. This clustering effect generates an enhanced neighborhood design more creative than a traditional cul-de-sac subdivision.

3. Preservation of Natural Features and Critical Areas and Tree Preservation

In compliance with existing code, the subdivision proposal protects the on-site wetlands and streams. The site has three seasonal non-fish-bearing streams, including Barrantes Creek, and several small wetlands that together with their associated buffers total approximately 13.3 acres, leaving nearly 1/3 of the total site, or approximately 32% of the land, set aside as permanent open space. These sensitive areas are set aside and permanently protected in accordance with PMC 16.20.

A Tree Retention Plan has been prepared describing how nearly all of the existing trees within these permanently preserved open spaces will be preserved in perpetuity. (Only a limited number of trees will be removed from these areas to facilitate grading and necessary project infrastructure and any disturbed areas will be replanted). Of the 1,996 healthy trees estimated on site, 840 are proposed for retention. This 42% planned tree retention rate far exceeds the standard 25% City of Poulsbo requirement.

A combination of storm ponds and vaults will provide flow control and water quality treatment in each of the existing drainage basins, to facilitate continuation of the existing drainage patterns. Dispersion to existing wetlands will support wetland hydrology and maintain important habitat. By utilizing property only to the S/E side of Barrantes Creek, a stormwater pond facility will be designed to be compatible with acres of permanently dedicated open space, thus enhancing its environmental function and capabilities.

4. Compatibility with Existing and Future Land Uses, Screening and Buffering between Existing Single-Family Subdivisions

The proposed subdivision and PRD provides a new single family residential project, compatible with the adjacent single family neighborhoods of Baywatch and Crystal View in housing type, preservation of natural environment, buffering from existing housing, and access improvements.

The Barrantes Creek and Wetland B critical area buffers and open space set-aside provide significant distancing along the full west property boundary and a large part of the northerly boundary of the project, creating a permanent greenbelt toward Baywatch and the western lobe of Crystal View. Along the northeastern property boundary, Road B provides separation along the east edge of the project, with Tract P providing a 10-15' wide landscape strip along the east side of Road B which will be planted with hedgerow to provide additional buffering for adjacent Crystal view homes. Lots that abut existing neighborhoods including Crystal View will be fully separated and buffered by a combination of landscaping and 6' high wood fencing. Overall, the project will preserve over one third of the site as permanent open space, retaining a level of natural environment that is beneficial to future residents and existing neighborhoods alike.

Compliance with applicable code provisions and PRD requirements also ensures compatibility with existing and future land uses. The PRD proposal supports City housing objectives by including more smaller lots, rather than a lower number of large lots. Smaller lots sizes will inherently provide more, and more attainable, homes. Each new home helps address the existing housing shortage. Proposed home designs will be compatible with Poulsbo's unique architectural aesthetic, such as covered porches, gables above garages, and architectural detail enhancements.

Project access and circulation support compatibility with surrounding neighborhoods and emergency access. Access to the project will be provided in three locations. One on the Western Boundary at the entrance to the Baywatch development off of SR-305, by creating a new roadway and Barrantes Stream crossing extending into the Pinnacle at Liberty Bay development. To the SE property line of the proposed development, the project will complete a new Sunrise Ridge Ave NE connector, which will serve the proposed Pinnacle at Liberty Bay PRD and the residents of the Crystal View neighborhood. A third access point is through NE Crystallia Ct to serve as the E/W connection to the road system within the development and complies with the comprehensive plan for these properties.

The overall circulation pattern for this project has been designed to reduce the likelihood of cut-through traffic, while maintaining intra-project connectivity to SR-305 and downtown Poulsbo. The internal streets are proposed to be public, residential streets within 40'-45' wide rights-of-way. These roads include a 22 ft. minimum vehicle corridor, generally with sidewalks and landscaping on both sides of the street, while maintaining an average street slope of less than 10%. The applicant proposes a couple of exceptions to road standards in unique areas of this project by using the PRD process.