

From: [Eric & Kelly Dalton](#)
To: [Nikole CH. Coleman](#)
Subject: Nora and Valari - yes
Date: Monday, June 29, 2026 8:53:36 AM

Dear Ms. Coleman,

I'm writing in support of the Nora and Valari development. I am in favor of infill, high density, and walkability. This development seems to deliver all of those things. It will certainly increase traffic but at a lesser rate than if it were located on the periphery of the city limit. I live just down the street, and I'm in favor.

Regards, Eric Dalton

From: [Jana Pernsteiner](#)
To: [Nikole CH. Coleman](#)
Subject: Nora & Valari Residences
Date: Monday, June 29, 2026 12:44:49 PM

June 29, 2026

Permit # P-05-26-26-01

Dear Nikole Coleman,

We are writing to provide formal feedback regarding the proposed design for the Poulsbo Place II development on Jensen Way. As a resident of Willet Lane, we respectfully request that the following concerns be included in the official design review process.

Architectural Consistency and Rooflines

Our primary concern is the proposed flat roofline of the Nora building facing Jensen Way. Flat roofs are inconsistent with the architectural character of Poulsbo Place, where gabled roofs are the defining feature. From higher elevations, including neighboring homes, the building would present as a large, flat roof, creating the appearance of a commercial retail structure rather than a residential building that complements the surrounding neighborhood. A pitched or gabled roof would better reflect the established architectural style of Poulsbo Place and help reduce the visual mass of the building.

Scale and Height

The proposed four-story height is another significant concern. This would be the tallest structure in the immediate area and, due to its location at one of the highest elevations along 3rd Avenue, would have an outsized visual impact on the surrounding neighborhood. The scale is disproportionate to nearby homes and existing Poulsbo Place buildings and could negatively affect neighborhood views, character, and adjacent property values.

Density and Environmental Design

The current proposal lacks many of the features included in previous iterations, such as open courtyards, green space, retail, seating areas, and the small-scale "village" atmosphere that made the earlier concept so appealing. I encourage the City and developer to reconsider a design that provides greater separation between the buildings and the street, incorporates more landscaping and open space, and creates a pedestrian-friendly environment consistent with Poulsbo's unique character.

Architectural Character and Materials

While the Nora building's blue and cream color palette is attractive, we have concerns about the proposed design of the Valari building. The dark terracotta, tan, and black color scheme, combined with metal cantilevered overhangs and black trim, gives the appearance of a typical contemporary apartment building that could be found in any city. It does not reflect the distinctive Scandinavian and Norwegian architectural character that defines Poulsbo. I encourage the Design Review Board to request revisions that incorporate architectural elements, rooflines, materials, and colors that better complement the character of "Little

Norway."

Overall, our greatest concerns with the current proposal are the excessive height of the buildings, the flat roof design, and architectural elements that are inconsistent with the character and scale of the surrounding neighborhood. I respectfully ask that these concerns be carefully considered during the design review process.

Thank you for your time and for considering this feedback.

Sincerely,

Jana & William Pernsteiner

The Nora and Valari Residences – Public Comments – Mel Morgan

My wife, Deb, and I have owned a home in Poulsbo Place II since 2013. I have reviewed the proposed plans and have a few comments for consideration:

Valari – Building is too long

I did not find something in the code that governs maximum building length, but I think the 419-foot-long Valari Building is too long. In section 18.120.010, the purpose of design review includes to “Ensure design compatibility between existing and new development” and to “Promote qualities in the built environment that enhance the value of the area to the community.” A solid wall of building running 419 feet is not compatible with existing development in the neighborhood and does not enhance the value of the area to the community. The building should be broken into two separate buildings, at least above Sunset Way. A single garage level below is acceptable.



Valari – Upper floor setback needed on 4th floor facing Sunset

The code section below says ANY upper building wall that exceeds 30 feet needs to have the upper wall stepped back by at least 8 feet. The applicant shows an 8-foot step back on the west side of the building, but not along Sunset. As stated in 18.150.060, “This requirement applies to building walls which front a public street or are otherwise publicly visible.” The wall height along Sunset is 33.2 feet high, which means its upper floor needs to be stepped back 8 feet. This is critical due to the extraordinarily long solid mass of building running along Sunset. Another factor to consider is that the applicant is combining two exceptions to code to increase the maximum building height from 35 feet to 50 feet. In 18.310.010.C, which provides for an additional 10 feet of height for underbuilding parking, it states that “The increased height shall be reviewed for bulk, scale and compatibility to surrounding structures, and may not be allowed if impacts cannot be adequately mitigated.” The lack of an upper floor setback along Sunset Way and a 419 foot long building are not compatible with surrounding structures.

☐ § 18.70.060 **Development standards in RM and RH zones.**

- e. If any building wall of a multifamily structure is an average thirty feet or higher in height, the subject building upper wall shall be stepped back no less than eight feet. The stepped back upper story shall be distinguished by a change in elements such as window design, railings, trellises, details, materials and/or color, so that the result is an organized combination of features that face the street. Balconies or other outdoor area shall be incorporated into the stepped back areas. (See Section 18.150.060 for example of stepback.)
- i. Alternatives to this requirement may be approved by the review authority as long as the effect is the upper floor appears to recede from view.

☐ § 18.150.030 **Measuring required setbacks.**

A setback is measured from the interior edge of a street right-of-way, access easement or private road. Where there is no street right-of-way, access easement or private road, a setback is measured from the property line. (Ord. 2013-04 § 2 (Exh. A (part)), 2013)

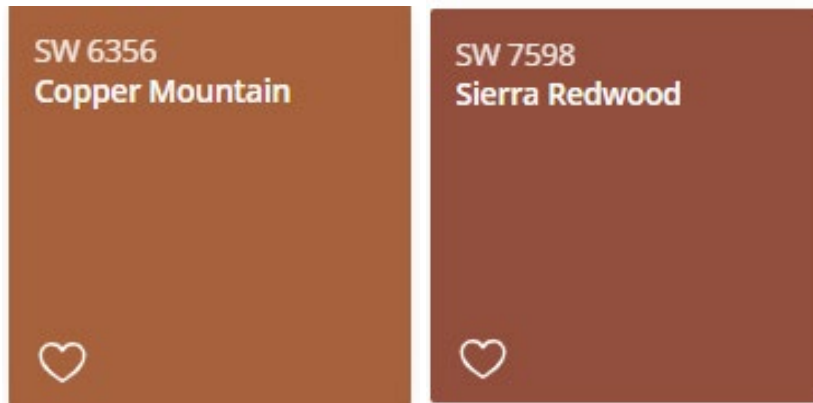
☐ § 18.150.060 **Measuring building stepback.**

When required by the building design standards identified in each respective zoning district, building walls proposed over an average of thirty feet in height shall step back the building facade for the upper floor at least eight feet. This requirement applies to building walls which front a public street or are otherwise publicly visible. On corners of public streets or other corners which are publicly visible, only one side of the building wall will be required to be stepped back. This requirement is illustrated below:



Valari – Change Copper Mountain to Sierra Redwood

I know the code requires “subtle earth tone colors” and that color choice is personal. That said, I think Sierra Redwood would be a better choice than Copper Mountain. It is a bit closer to the vibrant colors seen in Poulsbo Place (and most Norwegian towns) and would tie closely to the colors seen on the first floor of the building on Jensen across from the Nora, as well as the example building shown on page B-A10 of the drawings.



Valari – Use Gray Roof Material

I did not see a specification, but the drawings appear to show a black roof material on Valari. Given that all of Poulsbo Place, the day care center across Sunset from Valari, and almost all of downtown has gray asphalt roof materials, I think using gray roofing material is imperative. This allows differences to be focused on building design and color. Plus, bird droppings are less visible!

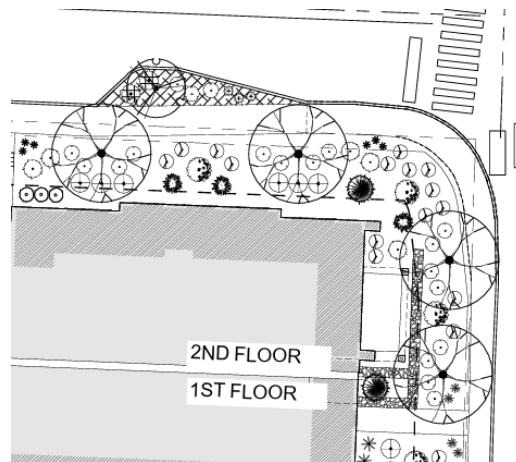


Valari – Improve the treatment of the southeast corner of the building

I think the southeast corner of the Valari needs to be either more architecturally distinct, include some built-in artwork, or provide for an art installation at the corner. Iverson is one of the main entry points into downtown and this is a once in a lifetime opportunity to provide something interesting and welcoming at this corner, just as the developer did along Front Street at Eliason Square.

The current design shows a vertical black band at the corner, next to more vertical bands with unit windows. People will also see furniture on the decks of the corner units (unless there are solid panels on the east sides of the decks). There are Pacific Sunset Maple trees planned for either side of the corner of the building. These grow to 25-30 feet high and 20-25 feet wide but will be without leaves for much of the year.





Nora – Rooftop equipment needs to be shielded

I did not see any rooftop equipment shown in the plans, other than the mention of an elevator overrun. If there is any rooftop equipment, I believe it will need to be shielded with architectural screening. The code requires such equipment to be screened from adjacent properties and given that the 4th floor units of the Valari will look down onto the Nora's roof, the options of the equipment being below a parapet or not seen due to line-of-sight are off the table, leaving architectural screening as the only option.

Valari – Using ADU designation to circumvent density limits is disappointing

I think it is very disappointing to see zoning densities become meaningless by the use of ADU guidelines. The changes to state law to allow for more ADU's were intended to provide additional in-fill housing. As stated in the City of Poulsbo's Accessory Dwelling Unit's publication, "An accessory dwelling unit (ADU) is an additional, smaller dwelling unit on a lot with, or in, an existing home." Under "Where Is An ADU Allowed?", the same publication say "An ADU can be located on residentially zoned property that has an existing single-family residence." Neither of these apply to the subject property.

For the subject property, the proposed density of 44 units per acre is twice what code allows, yet it is essentially one large apartment or condo project where the designated ADU's are simply additional apartment or condo units under 1,000 square feet. Having 50% of units under 1,000 square feet is not atypical for multi-family projects. The result is a much larger multi-family project than citizens would expect in this location.

Valari – Will there be deed restrictions for no short-term use of ADU's?

Section 18.70.070.A.3.g. states that "An ADU may not be used as a short-term rental and must be rented for a minimum of ninety days or more." Given that the City's ADU publication notes that "the City of Poulsbo does not regulate short term rentals", will the developer be required to add a deed restriction to the designated ADU units stating that they may not be used for short term rentals? What would prevent an owner from renting out the additional units as Airbnb units, effectively turning half the project into hotel rentals rather than housing?

From: [M. Cohen](#)
To: [Nikole CH. Coleman](#)
Subject: Comments on Permit No. P-05-26-26-01
Date: Sunday, July 5, 2026 11:34:21 PM

Ms. Coleman,

I live within the 300 feet of the proposed development. I have a few questions:

1) Noise - will the commercial space on the corner of Sunset and Jensen have specific opening time constraints since it is directly across the street from single family homes (not to mention next to the homes in the development)? Can the city create those restrictions at the time of permit approval to avoid disputes later? Will the rooftop hours also be managed for noise?

2) Light - I want the new area to be safe for its residents, but I am also concerned about the level of brightness. Will it be at or below current streetlight level?

3) The change to a one-way street: why would the city permit the exit/entrance right across from an active street and alleyway (the only way into our garages) when the part of the property facing Martha and Mary has no residences at all? And what is going to keep people from cutting across that now pretty quiet street and alleyway every day, all day long? That's not just an inconvenience for the houses within 300 feet - it's an inconvenience for every house on that alley. I am not sure why the development's future residents need an extra entrance/exit, and why it needs to be located there. What happens if it is only an entrance?

4) Is there additional strain on any of the city's resources that has not been covered in these permit discussions?

Thanks,

Michelle Cohen
19422 Jensen Way NE

Tiffany Simmons

From: Stephanie Mikulasek <saculasek@gmail.com>
Sent: Monday, July 6, 2026 3:06 PM
To: City of Poulsbo Planning and Economic Development
Subject: RE: Nora and Valeri Residence Site Plan

You don't often get email from saculasek@gmail.com. [Learn why this is important](#)

Greetings:

Thank you for the opportunity to offer comments on the proposed project at the corner of Jensen and Sunset. As a resident of next door Poulsbo Place, I appreciate the chance to offer input.

I have two comments and questions I would ask for your consideration and feedback:

1. My understanding is the City of Poulsbo is long overdue for an upgrade to its sewer system. A recent development, for example, has been leakage into Liberty Bay. What plan does the City have to address this matter before any further development occurs, and what mitigations will the developers at Nora and Valeri make to ensure there are no issues? This point is particularly concerning given the number of units proposed.
2. I noticed the architectural plan offers a more contemporary look - flat roofs, square buildings, solid lines, and so forth. The neighborhood around this area maintains a strict architectural look of dormers, varying rooflines, and other, more quaint attributes that ensure a certain look and feel of Poulsbo Place and the "Skittles." I would urge you to ask the developers to re-design their buildings to match and better blend with the surrounding buildings to ensure a continuity in look-and-feel of the neighborhood.

I look forward to your response,

Kind regards,
Stephanie
Mobile: 301-366-9177
19332 Front St NE, Poulsbo

Stephanie Mikulasek
saculasek@gmail.com

"My mission in life is not merely to survive, but to thrive; and to do so with some passion, some compassion, some humor, and some style." -- Maya Angelou

July 7, 2026

Nicole Coleman
City Of Poulsbo City Planner

**RE: Public Comment on the NORA AND VALARI RESIDENCES AT
POULSBO PLACE Project**

Dear Ms. Coleman

As someone born and raised in Poulsbo, I remember Poulsbo in the 60's and 70's before we had the Norwegian character we now have. I am also a current resident of Poulsbo Place, immediately adjacent to the proposed development.

While I fondly remember how Poulsbo used to be, I am absolutely open to progress and growth, and I am proud of the Norwegian character and motif Poulsbo now enjoys, which is why I am extremely concerned that the city is quickly moving away from that character in recent developments in the downtown core.

I simply do not understand why the Vanaheimr project was approved with absolutely no concern for the Norwegian character and motif of the downtown core and completely devoid of any street side landscaping, particularly street side trees along Hostmark street. Many residents of the downtown core I have spoken with feel the same way. This building is a huge change to the look and feel of downtown Poulsbo and absolutely no effort was taken on the city's part to preserve the visual appeal or vibe of downtown. It is frankly seen as an abject failure on the city's part by many residents. It even has resident patios hanging directly above the sidewalk!

The remodel of the Eliason Building was done beautifully, as was the adjacent building, but the lack of any landscaping on the third avenue side of the new structure of that project also represents a failure on the city's part to preserve the livability of the downtown core. Furthermore, the Sofi Apartments project, mammoth and dwarfing downtown Poulsbo, was allowed with only two street side trees.

I mention these projects as we now are looking at the biggest residential construction project ever in the downtown core, and I am hoping the city planning department does not make the same mistakes.

Primary Concerns:

At looking over the plans on your website for the NORA AND VALARI RESIDENCES AT POULSBO PLACE Project, I am particularly concerned as to why preliminary landscaping plans are not being required for Building “A”.

The entirety of Sunset street AND Jensen Way adjacent to this project should be required to have street side trees. Building “A” shows a single tree! The top portion of Sunset Street and building “B” shows street side trees in the landscaping plans for building “B”, but again, absolutely nothing on Jensen nor on the Poulsbo Place side of Sunset street. Even the following “inspiration” photo that the developer provided in their proposal shows the use of street side trees:



This omission is clearly not in line with the adjacent neighborhood’s tree lined streets, nor is it consistent with the original idea (now abandoned) of a walkable neighborhood. This is a slap in the face of the residents of Poulsbo Place. Before it was abandoned the vision was a ***“pedestrian-oriented neighborhood containing a mix of residential, commercial, civic, and open space uses”***, the proposed plans do not hold to any aspect of that original vision.

Also, the complete omission of requirements for the buildings to have any Norwegian character or motif demonstrates that the city is not interested in preserving that aspect of downtown Poulsbo, something that was primarily created by one man alone, a man whom I recently witnessed had drove his motorized scooter downtown to help on the door remodel at the Senior Center. His efforts should be celebrated and continued.

Another concern I would like to express is the scope and scale of this project, it is, simply put, a behemoth that is too big for the neighborhood.

With the exception of the most recent projects in the downtown core, downtown is primarily made up of two-story buildings, with a couple of minor exceptions. It is difficult for me to understand why the city would approve not one, but two massive four story buildings, as it seems more logical to stick to the character and vibe of what has transformed this city into a vibrant tourist town and keep to fewer stories instead of the continuation of creating a mammoth-building new normal.

I also do not understand the designation that some of the units will receive as ADU, and this seems to fly straight into the face of what the primary code allows and the designation appears to be a way to circumvent that code in favor of more units.

In addition, the Valari building is proposed at 44 units per acre, which is twice what the primary code currently allows by my understanding. I also do not see any affordable housing considerations that could significantly help the workers in downtown Poulsbo, something also completely missing in recent approved projects.

This project is simply out of place and out of scale, with none of the Norwegian character of downtown Poulsbo. If approved the city is sending the message to the residents of the downtown core, and Poulsbo Place in particular, that they are willing to ignore what has revitalized our wonderful downtown in favor of big developer's profits. I sincerely hope that the city does the right thing and requires serious rethinking of this preliminary proposal.

Sincerely,
Scott Wistrand
19582 Jensen Way NE
Poulsbo, WA 98370

Mark Smith and Diane Ziel

19345 Willet Ln NE

Poulsbo, WA 98370

cuttermarcus1@gmail.com

360-440-2392

July 8, 2026

City of Poulsbo

Planning and Economic Development Department

Attn: Nikole Coleman & Heather Wright

200 NE Moe Street

Poulsbo, WA 98370

Email: ncoleman@cityofpoulsbo.com; plan&econ@cityofpoulsbo.com

Subject: Public Comment on the Nøra & Valari Residences at Poulsbo Place (Project File Number: P-05-26-26-01)

Dear Ms. Coleman, Director Wright, and Members of the Planning Department,

I am writing to formally submit my public comments regarding the proposed **Nora & Valari Residences at Poulsbo Place (File No. P-05-26-26-01)**. As a Poulsbo resident, I am closely following the Type II Site Plan Review, Design Review, and SEPA processes for Parcels **142601-3-138-2008** and **142601-3-139-2007**. While I support diverse housing options in our community, I have severe concerns regarding the scale, design, and legal framework of the current proposal.

1. Bad-Faith Exploitation and Legality of the 22 Accessory Dwelling Units (ADUs)

I formally request that the Planning and Economic Development Department rigorously evaluate whether the inclusion of 22 mass-produced, structurally integrated ADUs within the Valari building satisfies the true legislative intent of **PMC 18.70.070**.

- **Subversion of Legislative Intent:** The clear intent of Poulsbo's ADU code (and Ordinance 2024-05) is to permit subordinate "mother-in-law" units to help everyday homeowners while explicitly protecting existing neighborhood scale. Utilizing a 1:1 ratio of primary apartments to ADUs within a single four-story commercial structure is a bad-faith exploitation of recent housing mandates. It effectively doubles the density provisions of the Poulsbo Place Redevelopment Master Plan without subjecting those hidden units to standard multi-family cap reviews.
- **Violation of the "Subordinate" Principle:** Under Poulsbo Municipal Code, an ADU must be inherently secondary and accessory to a principal home. Because these 22 ADUs are built symmetrically into the commercial floor plans, they are no longer "secondary additions"—they are a core, structurally integrated design choice meant to circumvent the maximum underlying unit counts assigned to the master plan.
- **Infrastructure and Parking Non-Compliance:** PMC 18.70.070(A) requires dedicated off-street parking for ADUs unless specific transit radiuses are met. The current site plan must be legally scrutinized to ensure that the cumulative parking infrastructure can mathematically support 64 primary units plus the added load of these 22 ADUs without standard zoning variances.

- **Short-Term Rental Protections:** PMC Section 18.70.070(A)(3)(g) explicitly bans using ADUs as short-term rentals. I urge the city to require a binding covenant on this commercial project to prevent these 22 units from operating as commercial short-term lodging.

2. Building Height and Community Scale

The proposed four-story height conflicts with the traditional, historic aesthetic scale of nearby residential properties. Introducing two massive four-story structures into the Poulsbo Place area violates view corridors and severely compromises the privacy of established, downstream neighbors.

3. Traffic, Infrastructure, and Environmental Runoff

Adding a high-density footprint (inflated significantly by the ADU loophole) will heavily increase vehicular traffic on local neighborhood streets that are already affected by the new construction of the 4th Avenue Apartments (72 units) and the Vanaheimer project (25 units) . I urge the city to require a comprehensive traffic impact analysis to assess safety at nearby intersections. Furthermore, the final drainage and stormwater systems must be thoroughly vetted to ensure runoff does not cause localized flooding or structural issues for lower-elevation properties.

I request that the Planning Department hold this commercial project to the strict letters of the Poulsbo Place Redevelopment Master Plan and deny any attempts to inflate density through single-family ADU loopholes. Please include my comments in the official project file and keep me updated on all upcoming decisions, environmental determinations, or public meeting schedules.

Thank you for your attention to these neighborhood concerns and for your continued efforts to preserve Poulsbo's unique character.

Sincerely,

Mark Smith & Diane Ziel

19349 Willet Lane NE
Poulsbo. WA 98370
jschlachter@comcast.net
jim.schlachter@gmail.com
July 8, 2026

Nicole Coleman, Planning Manager
Planning & Economic Development Dept.
200 NE Moe St.
Poulsbo, WA 98370

Subject: Notice of Land Use Application
Nora and Valeri Residences, Permit No. P-05-26-26-01

Dear Ms. Coleman,

We are writing to you as the Staff Contact on the subject application, and wish to provide comments on the merits of the applicant's submittal. Our focus is fixed on the improper use of ADUs resulting in a density of dwelling units nearly twice that permitted by our PMC. Although our concerns are primarily with the proposed Valeri residences (Building B), both buildings exhibit massive structures, radically different than anything previously built in residential areas in the City of Poulsbo.

Massive Size of proposed Nora and Valeri buildings

The Nora structure would be located in the C-1 zone. It is planned to be roughly 159' wide by 280' long, with two levels of underground parking below 2 or 3 stories of condo type dwelling units. The size of buildings appears similar to those in the architect's (Wattenbarger Architects) business neighborhood in their Bellevue area, a decidedly different area than Poulsbo.

The Valeri Building, to be located in a RH (Residential High) zone, is designed as one long rectangular structure, approximately 419 ft in length (nearly 40% longer than a football field), and ~63' wide. Although there is nothing in the Poulsbo municipal code covering maximum building length, PMC Section 18.120.010 notes that "the purpose of design review includes to "Ensure design compatibility between existing and new development" and to "Promote qualities in the built environment that enhance the value of the area to the community". A 419 ft. long building does not enhance the value of the area and is incompatible with existing development in the neighborhood.

Recommended remedies:

1. Break up Valeri's length into 2 or three shorter sections, above the proposed underground garage.
2. Use upper floor step backs in the Valeri design more liberally, especially along Sunset, the redesigned one-way, main entry street into Valeri's parking garage. This would reduce the look of a 33-foot vertical wall as one approaches the building entering along Sunset from Iverson (and Rt. 305). The architect is showing step backs facing the inside of the development but ignored the east side of Valeri facing existing neighborhoods and increasing traffic flow on Sunset.

Valeri Building has a proposed density in violation of Poulsbo's RH code.

Valeri's design is not in compliance with the property's zoning of Residential High, which permits a maximum density of 16 to 22 dwelling units per acre (recently increased from 11 to 14 units per acre in 2024). The proposed building would have a density of 41.5 units per acre!

The Valeri design proposes naming their smaller units (below 1000 sq ft) as accessory dwelling units (or AADUs). Per PMC 18.40.030A, an "Accessory dwelling unit (ADU) means a dwelling unit located on the same lot as a single-family housing unit, duplex, triplex, townhome, or other housing unit. The AADU design designations were made by the applicant to one half of the Valeri units, which appears to be a ploy to radically increase the density of units per acre far beyond zoning limits. Interestingly, the smaller sized (below 1000 sq ft) units in Nora show no reference as AADUs.

Recommended remedy: Redesign residences to stay within the RH code density. The use of ADUs was not intended to triple or "destroy" Poulsbo's residential zone density limits.

Both buildings are proposed with a color design palette that contrasts boldly with adjacent existing structures

The structures are proposed to have a light, nearly white roof color (Nora) or a dark black shingle roof color (Valeri), in contrast to the grey colored roofs in the adjacent neighborhoods across the street on Jensen, on Sunset, and on Scoter and Willet Lanes.

Recommended remedy: Use a comparable grey shingle color for both buildings.

The Valeri structure calls for an orange siding color of "Copper Mountain" with dark black in their wide vertical building panel trim and black window trim creating bold contrasting colors contrary to other area buildings.

Recommended remedy: Use more "subtle earth tone colors" like the applicant's alternative choice of "Sierra Redwood" and use other brown building trim and white window trim choices.

In summary, the proposed structures look like they would be a better fit for Bellevue or Seattle rather than Poulsbo, but with some modifications and design changes, could be workable for the parcel development.

Sincerely,

JoAnn and Jim Schlachter

CC: Heather Wright, City of Poulsbo

Sent via email to: hwright@cityofpoulsbo.com, ncoleman@cityofpoulsbo.com

From: [Garry Willis](#)
To: [Nikole CH. Coleman](#); [City of Poulsbo Planning and Economic Development](#)
Cc: [Deb Morgan](#); [Mel Morgan](#); [Carol Robbins](#); [jschlachter@comcast.net](#); [jim.schlachter@gmail.com](#); [Diane Ziel](#); [John & Ruthie Ackenhusen](#); [Ruth Ackenhusen](#); [Nancy Morin](#); [Nancy Teske](#); [John Helbig](#); [Doug Newell](#); [Megan McDermaid](#); [Michael Fitzpatrick](#); [Mark Smith](#)
Subject: Nora and Valeri Residences, Permit No. P-05-26-26-01
Date: Thursday, July 9, 2026 1:32:02 PM

Dear Ms. Coleman,

My wife and I would like to add our voices to the growing number of Poulsbo residents who oppose the proposed development during this public comment period.

We believe the City Planning Department should take a closer look at this proposal to determine whether it fully complies with zoning requirements, ADU regulations, and the character of the surrounding neighborhood.

There is no question that this parcel should and will be developed. The original proposal by Michael Brown several years ago was thoroughly vetted through community meetings and ultimately approved by both local residents and the City. Its scale, design, and color palette were consistent with the personality and character of the neighborhood.

This proposal is not. Frankly, we are surprised and disappointed that it has progressed this far given what appear to be several significant issues. Others have submitted more detailed and comprehensive comments outlining these concerns, and we encourage the Planning Department to carefully consider their recommendations. Our primary concerns are as follows:

1. **The proposed four-story height.** A building of this height is clearly out of scale with the surrounding neighborhood.
2. **The increased traffic and density.** If the proposed ADUs effectively increase the number of dwelling units from 22 to 44, the resulting traffic, parking, and infrastructure impacts should be carefully evaluated to ensure compliance with applicable laws and regulations.
3. **The proposed color scheme.** The exterior colors bear little resemblance to the established character of the Poulsbo Place community or the Norwegian heritage that defines the City's identity.

4. **Overall density.** The intensity of the proposed development on such a small parcel is inconsistent with the scale and character of the community it is intended to complement.

We value this wonderful community and hope the Planning Department will require revisions that result in a project more in keeping with the neighborhood's character—one that residents and the City can all be proud of.

Thank you for your time, thoughtful consideration, and diligence in reviewing this proposal.

Sincerely,

Garry & Marci Willis
19445 Willet Ln.
Poulsbo, WA
310-650-4046

From: [Gloria Tizzano](#)
To: [Nikole CH. Coleman](#)
Subject: Nora and Valeri Residences
Date: Friday, July 10, 2026 9:42:31 AM

As property owners of a property across the street from the above-referenced planned development, it is our belief that the proposed parking is wholly insufficient for the number of dwellings and will result in negative impact on the availability of parking spaces in the surrounding neighborhoods.

We also feel that the size and scale of Building B is incompatible with the look and feel of our beautiful city. The fact that it is one continuous building makes it appear like a prison block and rivals the scale of city hall. Our recommendation would be to build two smaller structures side by side with an ingress and egress point between them with attractive landscaping.

Richard and Gloria Tizzano
Poulsbo Shelter

From: [Carol Robbins](#)
To: [Nikole CH. Coleman](#)
Subject: Nora and Valari Residences permit no. P-05-26-26-01
Date: Friday, July 10, 2026 2:36:33 PM

Dear Ms Coleman,

I have lived in the Poulsbo Place community for 14 years and strongly believe that the Valari Building is not compatible with the neighborhood and does not enhance the value of the area to the community. Having a 400+ foot long three-story building along Sunset will be completely out of character for downtown Poulsbo and will be a negative influence on residents, employees and visitors, especially those of us that walk daily on sunset.

I hope that you and the rest of the planning committee will seriously think twice before approving this project.

Sincerely,
Carol B. Robbins
19463 Willet Lane NE
Poulsbo, WA 98370
June 10, 2026
Sent from my iPad