EXHIBIT 9.o: Poulsbo Fire District Operational Emergency Response Considerations memo (7/28/26)

Poulsbo Fire Department

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To: City of Poulsbo Engineering Department

From: Brian Ramey, Captain / Deputy Fire Marshal

Date: July 28, 2026

Subject: Operational Emergency Response Considerations – Pinnacle at Liberty Bay PRD

Purpose

As Deputy Fire Marshal for the Poulsbo Fire Department, I reviewed the proposed roadway network for the Pinnacle at Liberty Bay Planned Residential Development to evaluate its operational characteristics from an emergency response perspective. The purpose of this memorandum is to describe the operational benefits associated with providing a roadway connection between the proposed development and the existing Baywatch subdivision. These comments are limited to fire and emergency response considerations.

Operational Context

Emergency response systems rely on roadway networks that remain functional under both routine and adverse conditions. While roadway design standards establish geometric criteria, emergency operations evaluate how the network performs when normal travel is disrupted. Vehicle collisions, disabled vehicles, winter weather, utility interruptions, construction activity, and other routine incidents can temporarily impair a roadway and affect responder access.

Redundant, independent access routes improve operational reliability, especially in areas with complex terrain.

Topographic Influence on Emergency Access

The Pinnacle site features pronounced topography, including substantial elevation changes and areas of sustained grade throughout the project. These conditions affect emergency access in several ways:

- Steep or sustained grades can limit maneuvering options for fire apparatus and slow emergency vehicle movement when returning toward Sunrise Ridge.

- Elevation transitions and hillside development concentrate all access through engineered roadway segments that are more sensitive to obstruction.
- Retaining walls and constrained roadway edges reduce available shoulder space and limit informal bypass options.
- When terrain restricts vehicle movement to a limited number of steep corridors, even minor disruptions—such as a stalled vehicle, ice, or utility work—can create disproportionate delays.

Individually, these conditions may be manageable; collectively, they increase the operational consequences of any incident occurring anywhere within the Pinnacle development in its current configuration, particularly those that affect movement toward or along the primary access corridor.

Primary Access Configuration

The proposed development includes two primary access points; however, both depend on Sunrise Ridge Avenue as the single transportation corridor serving the neighborhood. From an emergency operations perspective, two access points that rely on the same constrained roadway do not provide independent resiliency, particularly in a development where sustained grades and topographic limitations affect vehicle movement back toward the primary corridor.

Operational Benefits of the Baywatch Connection

The proposed connection to the Baywatch subdivision provides a meaningful operational benefit by creating an access route not dependent on Sunrise Ridge Avenue and by offering egress for the most remote portion of the Pinnacle development. While elevation changes exist along both routes, the Baywatch connection nevertheless improves emergency access reliability in several key ways:

- Provides responders an alternate approach to the development if Sunrise Ridge is partially or fully obstructed.
- Reduces reliance on a single corridor where sustained grades and topographic constraints amplify operational vulnerabilities.
- Improves access and egress for the most remote portion of the development.
- Increases flexibility for apparatus placement, staging, and movement during extended operations.
- Improves response reliability for emergency medical incidents, which constitute most Fire Department responses. EMS operations are highly time-dependent, and even brief delays caused by roadway obstructions or steep terrain can significantly affect patient outcomes.
- Supports evacuation, law enforcement, and utility response operations during roadway disruptions.

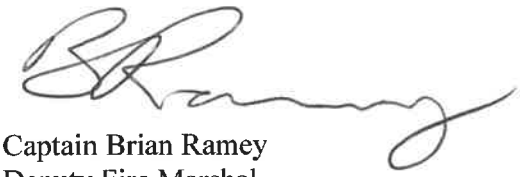
Operational Judgment

This assessment is based not only on minimum requirements, but on the cumulative effect of site conditions—particularly topography and roadway constraints—as they relate to reliable emergency response and public safety. Emergency access must be evaluated as a complete system, including how it performs under adverse conditions.

Professional Opinion

In my professional opinion, a roadway connection to the Baywatch subdivision provides measurable operational benefits by increasing emergency response reliability, reducing dependence on a single topographically constrained access corridor, and improving operational flexibility for fire, medical, and other emergency incidents. These benefits materially enhance the resiliency of emergency access to the Pinnacle at Liberty Bay development.

Respectfully,



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