

Mixed Use 215-acre Development:

The Olhava Master Plan Development (MPD) is a 215-acre mixed use project located within the city limits of Poulsbo, WA. It is located at the intersection of State Routes 3 and 305. The development's Master Plan and accompanying Environmental Impact Statement are approved to include commercial, business, residential, and a 20-acre Olympic College branch "campus in the woods". Primary infrastructure development is currently being engineered and is scheduled for construction to begin in the Spring 2002.

Road Access and Utilities/Services:

Interchange improvements to State Routes 3 and 305 are designed to provide highway access to the Olhava project. Finn Hill Road links the development with historic downtown Poulsbo. Thompson Hill Road and Parnell Place join the project with several of North Kitsap's newer communities and schools. Recently renovated Viking Avenue enables additional access for a 41-acre residential cluster located southeast of the State Route 3/305 interchange. Water, sewer and public services are available from the City of Poulsbo. Other utilities and services include natural gas, public transit and high-speed communications lines.

Integrated Land Use Mix:

Commercial and Business

The master plan allows 840,000 square feet of commercial floor space. Commercial sites include a variety of locations and sizes within the project. The Olhava Business Park includes 325,000 square feet of business/office floor space. Business sites are centrally positioned between other commercial areas and the planned Olympic College campus. The development enjoys several viewpoints to Mount Rainier and Liberty Bay.

Residential and Recreation

The plan allows 420 multi-family and 70 single-family homes. Residential clusters include perimeter privacy buffers and open space park and recreation sites. Bicycle paths and nature trails stimulate non-vehicular access within the development and to an 8-acre community park. Residents are presented with a rare opportunity to enjoy shopping, conduct business or attend college, without traveling outside the development.

Public Education (Olympic Community College)

As of the first week of November 2001, the branch campus for Olympic Community College is back on tract. The \$13 million in state funds, which represent the backbone for the campus and which were on hold due to the downturn in the economy, are now safe and sound, according to the Office of Financial Management. It is hoped that the north campus of OC can break ground during 2002 on its twenty-acre site within the Olhava Master Plan. The proposal includes the construction of a 38,000-square-foot classroom and administration building. Associated parking for vehicles and bicycles will be provided. It will also include a bus stop for Kitsap Transit. And, the community will be able to enjoy an educational nature trail through the beautifully wooded site. The facility will provide extended education for up to 900 full-time-equivalent students.

Development Standards:

Development standards will guide the project to best assure a cohesive and professional appearance. Site standards include landscaping, lighting and signage. Building standards include harmonious building form, height, texture and color. Because of Poulsbo's prevalent Scandinavian culture, soft site and building details will be encouraged.

by
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