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### **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". Site construction started September of 2002. A new water tank has been completed that will provide the development with a potable water supply and the required fire flows. Grading and drainage work will continue as weather allows during winter months. The remaining site work, including the highway interchange and utility infrastructure, will be completed in the Spring and Summer of 2003.

### **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**

The branch campus for Olympic Community (OC) College began construction this Fall. The OC site is twenty acres, located at the northwest corner of the Olhava Master Plan. New construction for the 38,000-square-foot classroom and administration building is underway, site work including paving and utilities has been completed. Classes are anticipated to begin during the Winter quarter 2004.

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. Classes are planned to begin Winter Quarter 2004.

## **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.