
Arborwood Update

April, 2020

Arborwood



Agenda

- **What's new?**
- **Why Arborwood?: Compliance with the law**
- **Claro property**
- **Ideas OPG would like to discuss in the future**
- **Contact and information**

What's New?

Topics covered in this section

- When and where will construction begin?
- What impact will the Rayonier merger have?
- Arborwood fact sheet
- Recent plat amendment (modification)

When and where will construction begin?

- Plans to begin construction in 2020 were delayed due to the merger between Pope Resources and Rayonier
- We intended construction to begin at the shared intersection with Whitehorse
- The earliest construction can begin is now 2021, however, the actual start date may be affected by the COVID pandemic and/or other decisions that Rayonier may choose to make

What impact will the Rayonier merger have?

- The merger with Rayonier appears to be on track for a mid-year closing
- Following the merger with Pope Resources, Rayonier will own the project and make all decisions regarding its future
- They may choose to develop the for sale lots to builders or even sell entire project as-is to a different developer

What's New?

Recent plat amendment

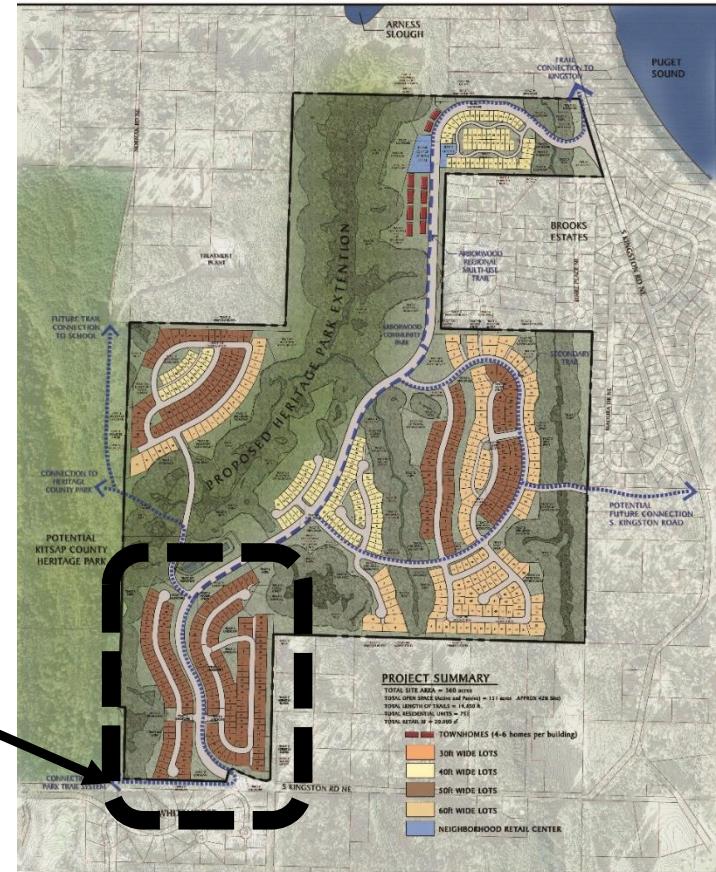
- In 2018 Olympic Property group (OPG) performed a much more detailed topographic (ground) survey in the area of our proposed first phase (near Whitehorse)
- We then revised our design to better fit the land. This design will reduce earthmoving.
- We discovered a new wetland which we also designed around
- We also revised the lot design to be all one size (50 feet wide)
- As a result, the first phase lost lots which will be relocated into later phases of the project
- Construction plans are currently being prepared by our civil engineers
- See following page for changes to our plan

What's New?

Original Site Plan



Revised Site Plan



Arborwood

Why Arborwood? Compliance with the Law

Prior to the Growth Management Act (GMA)

- Around 1990 many western Washington residents weary of growth
 - Subdivisions were taking a toll on farms and forests
 - Developments wasted land. 1-acre lots were common. (Average lot size in Arborwood is around 1/10th of an acre)
 - Many individual wells and septic systems
 - No logic to the growth pattern. Subdivisions popping up all over

The 1990 Growth Management Act (GMA)

- Legislative response to concerns of growth
- 13 goals (<https://apps.leg.wa.gov/rcw/default.aspx?cite=36.70a.020>)
- Mandates that cities and counties:
 - Plan for and accept population growth
 - Cluster growth in around existing urban areas (like Kingston, Poulsbo)
 - Plan for and finance needed infrastructure (like the Kingston wastewater treatment plant)
 - **Eliminate land-wasting densities, especially defined as 1-acre lots. 1-acre lots were considered the epitome of “sprawl”**

Why Arborwood? Compliance with the Law

Kingston's History with the Growth Management Act (GMA)

- After GMA passed, Kitsap County passed several new growth plans (called Comprehensive Plans) that were appealed in court
- The court's found that the initial plans still allowed too much sprawl
- Kitsap's first compliant plan was adopted in 1998, but the county did not yet run a planning process for Kingston. At that time Arborwood was a "vested" (or grandfathered) project that did NOT meet GMA standards
- Arborwood was first adopted into the Kingston UGA in 2007
- OPG changed Arborwood to comply with GMA and gained project approval in 2010
- In 2012 the County lost a court case and a portion of Arborwood was removed from the Urban Growth Area (UGA), but is still vested
- The history of Kitsap County's Comprehensive Plans (since 1998) can be viewed here (<https://www.kitsapgov.com/dcd/Pages/Past-Regulatory-Maps.aspx>)

Why Arborwood? Compliance with the Law

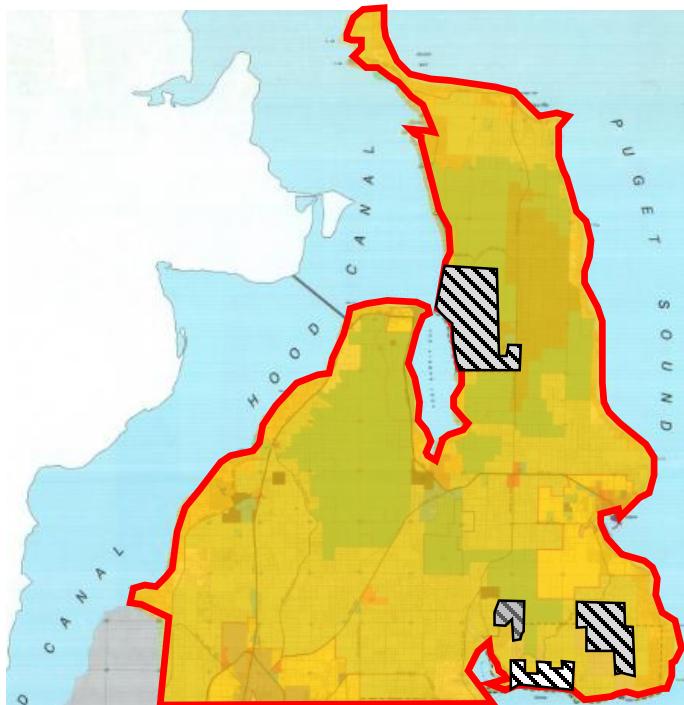
Implications of the Growth Management Act (GMA) for Kingston

- Several times Kitsap County ran very large processes to determine where growth should go in Kingston
- If Arborwood was not available, then its 750 lots would be located somewhere else in the Kingston UGA. The county was required to find a home for them.
- Arborwood offered:
 - Lots that would be master planned with trails and controls
 - Proximity to the Kingston Heritage park
 - Close to the wastewater treatment plant and schools
 - Lots of open space that could be designed into the project (as opposed to dense “in-fill” type projects such as Seaside)
- *GMA required county utilities be prepared for growth. Therefore, the county sized its new wastewater treatment plant to service Arborwood’s 750 homes.*
- ***Now lot size inside urban growth areas are mandated to the size of city lots (up to around 7,000 square feet)***
- ***Residential lots outside urban growth areas are typically 5, 10, and 20-acres in new subdivisions***

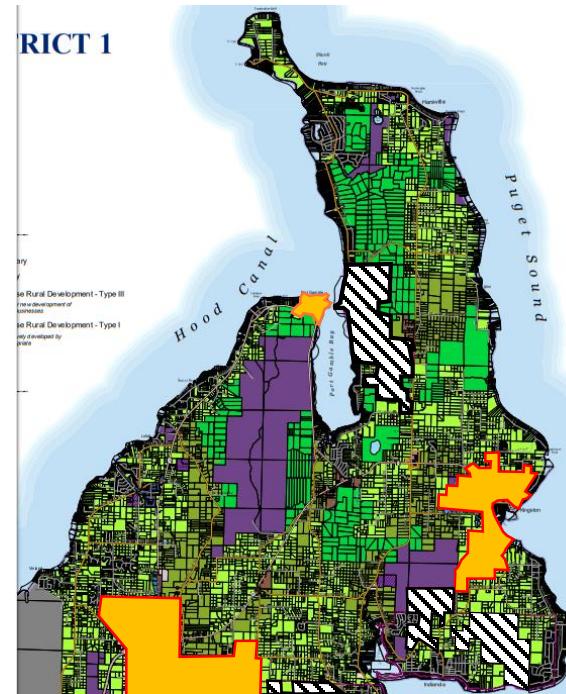
Why Arborwood? Compliance with the Law and

Prior to enacting a comprehensive plan that was compliant with the Growth Management Act, virtually ALL of North Kitsap rural areas were zoned to allow sprawl: 1 acre per home

1994 Kitsap County Comprehensive Plan



Current Kitsap County Comprehensive Plan



Prior to GMA population growth could take place all over North Kitsap at sprawl densities.

Now the county concentrates growth in order to conserve land.

Areas in which zoning allowed urban densities or rural residential densities of up to 1 home per acre

Reservation areas outside of county jurisdiction

Arborwood

Claro Property



ARBORWOOD Kingston, Wa.

Claro Property

- 10 acres
- Purchased after Arborwood was approved
- The property would allow for a third access point
- OPG has not decided to take the idea further at this point, but may sometime in the future
- If OPG desires to use the property for a third access, it will need to go through a formal county review process including notice to neighbors, public meetings, and a hearing

Arborwood

Ideas OPG would like to discuss in the future

OPG had planned to discuss other ideas for Arborwood but desires to wait until we can meet with the community in person. Those ideas include:

- Increased open space areas
- Affordable housing
- Taking a fresh look at the idea of services (small retail) on the project. This was included in our original approval.
- Other potential uses for the Claro property

Once the COVID crisis is over we will schedule an in-person meeting to re-present this information about Arborwood and discuss ideas

Website and Contact Information

www.arborwood-lifeinbalance.com

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