

ARBORWOOD DEVELOPMENT FACT SHEET

Updated 3/31/2020

This Fact Sheet describes the history and current status of Arborwood's approvals from Kitsap County. Olympic Property Group will update this document when appropriate with new information as needed and will have it posted on our Arborwood website for easy public access.

BACKGROUND

- The Arborwood Property was a vested Rural PUD plat, formally known as "Applewood" prior to the enactment of the Growth Management Act in the 1990s.
- Now known as Arborwood, this site was formally included in the Kingston Urban Growth Area (UGA) with the adoption of the 2006 Comprehensive Plan and Kingston Sub-Area Plan.
- Upon inclusion into the Kingston UGA, the 360-acre site was and currently is zoned Urban Cluster Residential (5-9 dwelling units/acre). This zone also allows for a mix of residential and commercial uses.
- In 2008, a preliminary plat application was submitted for the entire 360-acre site.
- The preliminary plat was approved in October 28, 2009.
- In 2010, Kitsap County and OPG finalized a Development Agreement which vested the site to certain development standards and mitigation requirements for 15 years.
- A Minor Amendment to the preliminary plat was approved by Kitsap County on December 30, 2019 that only revised the lot layout in the southernmost part of the preliminary plat, while also reducing impacts to wetland buffers.

The Development Agreement and associated SEPA mitigation requirements include:

Land Use

- Development Agreement is vested for 15 years with an option to extend to another 5 years under certain conditions and was executed on March 25, 2010.
- 751 residential units to be developed in several phases or 23 divisions.
- 20,000 square feet of retail space.



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Open Space

- A 104-acre greenway space will be protected initially with a conservation easement. This easement is required at the time of the approval of the first Site Development Activity (SDAP) permit. As future phases develop, OPG and Kitsap County may modify the easement description, but the easement will always include a minimum of 104 acres. The final dedication of the greenway space is required concurrent with the final Final Plat. Through this process OPG and the County will determine the final Greenway boundaries, insuring that 104 acres is protected and preserved in perpetuity by County ownership.
- An SDAP has not been submitted to date.
- A credit towards required parks impact fee in the amount of fair market value of the 104-acre greenway area.

Traffic/Non-Motorized Transportation

- Northbound right-turn at West Kingston Road/Miller Bay Road Intersection has been constructed.
- 3-way signalized intersection of South Kingston Road and West Kingston Road. Improvements will be made no later than the 356th developed residential unit.
- Hansville road intersection two-way left turn lane on E leg of SR104/Hansville road will be made no later than 200th developed residential unit.
- Contribute fair share to study safety improvements along SR 104 and SR 307.
 - *Note: State may have implemented some of the improvements as part of SR 104 project.*
- Road standards are vested to requirements in effect at the time of original preliminary plat submittal, specifically March 26, 2008.
- Payment of road impact fees are due at the time of building permit consistent with KCC 4.110 requirements.
- Pursuant to conditions by the Hearings Examiner and Development Agreement Spine Road A and B are required to be public dedicated roads, which are maintained by the county.
- The public north-south Spine Road will be constructed in phases as needed to access all developed phases of the Arborwood project.
- When the 100-unit threshold is exceeded for fire access per Section 4.1.K Road Standards, a secondary access will be required. This may include portions of the Spine Road and/or may be an emergency access only route to be determined.
- A 10-foot paved pedestrian trail sited along the spine road will be constructed in phases corresponding to phased spine road construction.
- The project as currently proposed and approved does not include a third road connection through the OPG property holdings to the east of the Arborwood project “the Claro Property”. There are several possible uses of the Claro Property that OPG is considering including: sale of property as is, short platting into a small development, use

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as additional trail access, use as park or open space. If OPG determines that it would like to add a third road connection through the Claro Property, a formal application will be made to Kitsap County and all appropriate noticing and review process will be followed.

Environmental

- 39 wetlands totaling in 124 acres including their buffers were identified onsite.
- Site contributes water to two separate basins, Grover's Creek and Carpenter Creek.
- There are two unnamed small independent drainages that bisect the property from the south to the north. Both streams flow through the property from the south to the north and enter the Carpenter Creek estuary.
- Per land use approvals and Development Agreement, wetland and streams protections, buffers and other considerations will be consistent with the Critical Areas Ordinances in effect at the time of original preliminary plat submittal, specifically March 26, 2008.
- Any appropriate US Army Corps of Engineers and Department of Ecology permitting, along with coordination with Washington State Fish and Wildlife and Tribes will occur as development proceeds forward.

Utilities

- Connection to Kitsap PUDs public water and Kitsap County public sewer systems are required.
- Stormwater controls are vested to the manual and code in effect at the time of Development Agreement Approval in 2010. Low Impact Development will be evaluated.

Schools

- Payment of school impact fees are due at the time of building permit consistent with KCC 4.110 requirements.

Minor Preliminary Plat Amendment

- A minor preliminary plat amendment was submitted on September 26, 2018 and deemed complete on October 31, 2018.
- Minor amendments do not require amendment to the Development Agreement approved in 2010.
- Under KCC 21.04, a minor preliminary plat amendment is a Type II administrative decision which requires public notice to property owners within a radius of 800 feet of the proposed application.
- An addendum to the revised Mitigated Determination of Nonsignificance (MDNS) was issued November 19, 2019. No comments or appeals were filed during the 14-day period.

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- A staff report and final written administrative decision was issued on December 30, 2019.
- As a Type II administrative decision, the final written decision can be appealed to the Kitsap County Hearings Examiner within 14 days after written notice of the decision is mailed.

Minor Plat Amendment Summary

- The amendments will modify streets and lots layout in Divisions 18-23 in Arborwood Plat (Phase-1B) to be the first phase of Arborwood construction.
- The purpose of the site plan modification is also to provide more efficient street layout and eliminate any disturbance to critical areas.
- The applicant estimates that wetland buffer intrusion for lot layout and construction purposes is reduced approximately 75% within Divisions 18- 23.
- The dwelling count for Divisions 18-23 is proposed to be reduced from 207 to 166 single-family detached units and the 41 units will be redistributed to future divisions. While number of units included in Phase One is reduced, total overall 751 units will not be reduced.

Environmental

- Required revised wetland delineation was submitted which found newly identified wetland systems. Site layout was revised to eliminate disturbance to wetlands.
- This identification of sensitive areas contributed to a residential unit reduction in divisions described further below, but not a reduction in overall total residential units in Arborwood.

Traffic/Circulation

- All transportation improvements required in the Development Agreement remained the same. However, minor modifications to the phasing plan will occur:
 - The Spine Road will be phased based upon which portions are needed to provide access to proposed residential units. The intent is that the Spine Road will provide a future north-south connection with the two entrances as well as provide internal access to local access roads.
 - The project will connect to South Kingston Road NE at two separate locations. Initial access will be using the southerly access adjacent to the White Horse Golf Course entry which will be a newly improved intersection according to the traffic Engineer's recommendations allowing the new Spine Road to access South Kingston Road NE at NE White Horse Drive.
 - In a later phase, the north entrance will be incorporated into a newly improved intersection at South Kingston Road NE and Taree Drive NE.

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SCALE: 1" = 200'

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