

# North Kitsap: What Are the Possibilities

June 27, 2023



# Agenda

Meeting Particulars

Merger of Pope Resources and Rayonier

Past

Present

Future

Q/A

Straw Poll

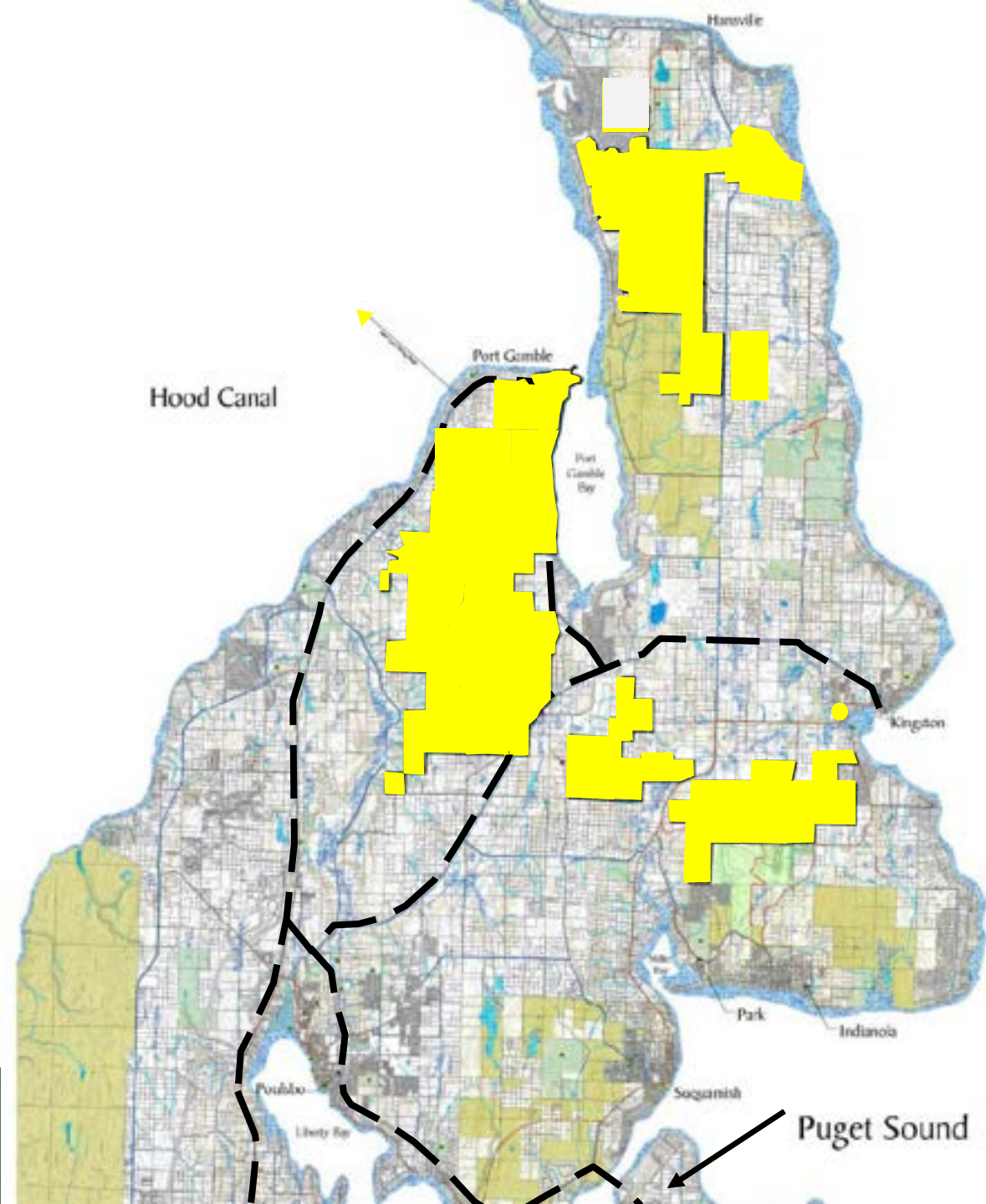
## Meeting Particulars

- Officer Fenton
- Olympic Ambulance
- Video
- Concept sharing vs. project plan
- 3-step process
- Q/A and potential follow-up meeting
- Website

# The Past

# History of NK Parks

Pope Resources  
Major NK Holdings as  
of 2000  
(Approx. 8,000 acres)



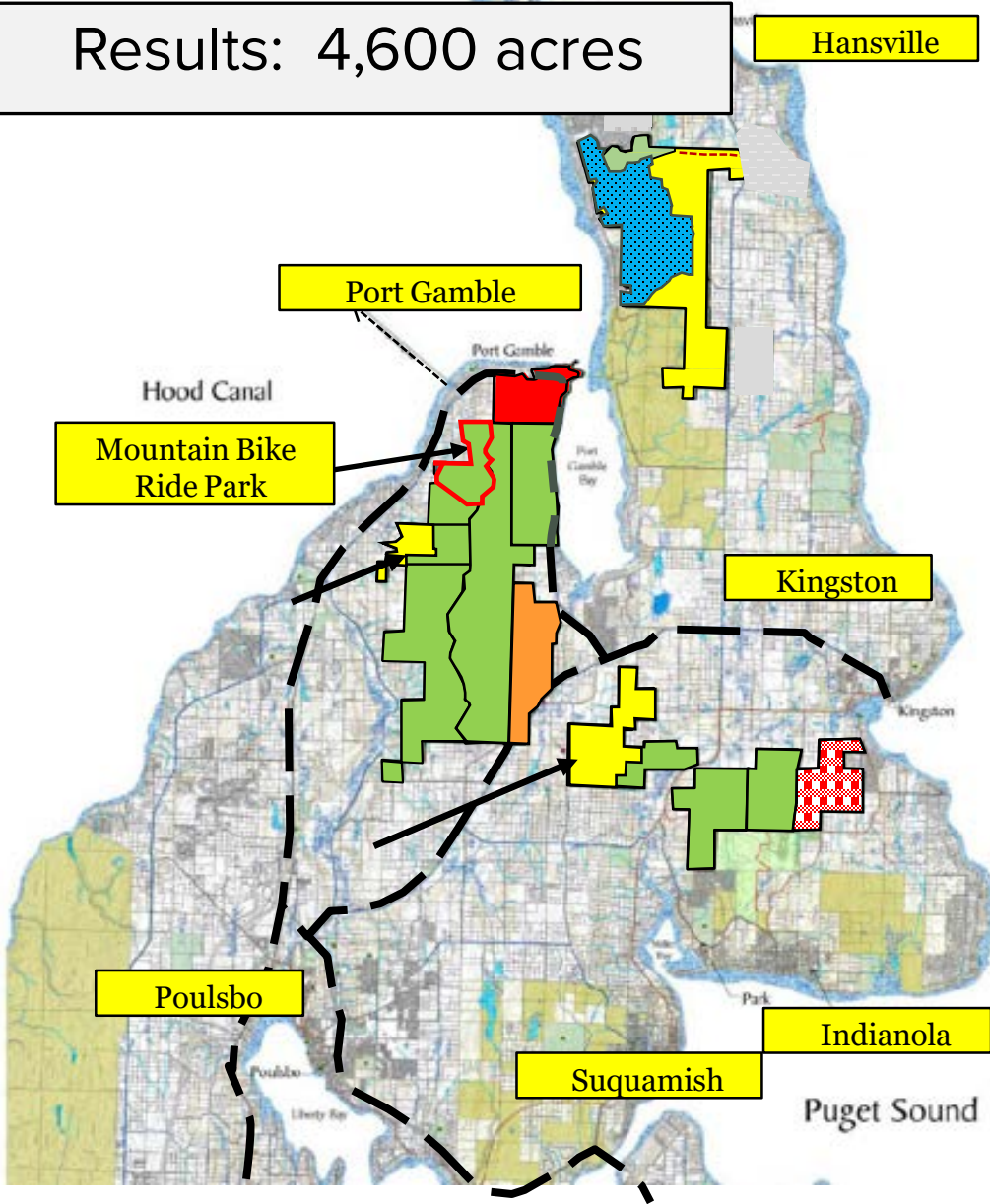
# History of NK Heritage Parks

6-27-2007 Kingston Junior High School





Results: 4,600 acres



Stottlemeyer/Bond Road Property



Rayonier Timberlands



Kitsap County



Great Peninsula Cons.



PG S'Klallam Tribe



Port Gamble Master Plan



# Recognition

- Kitsap County Commissioners and Staff
- Senator Rolfes
- Rep. Drew Hansen and Sherry Appleton
- Suquamish Tribe
- Port Gamble S'Klallam Tribe
- Visit Kitsap
- NKTA
- EMBA
- Pope Resources Board of Directors
- Forterra
- Great Peninsula Conservancy
- Audubon Society
- CITIZEN VOLUNTEERS
- Who did I forget????

# Unsung Heroes

## **NK Citizens to Pope Resources:**

- We don't have the \$ for all of it
- Will you sell us land and keep the trees?



# String of Pearls Trail Plan



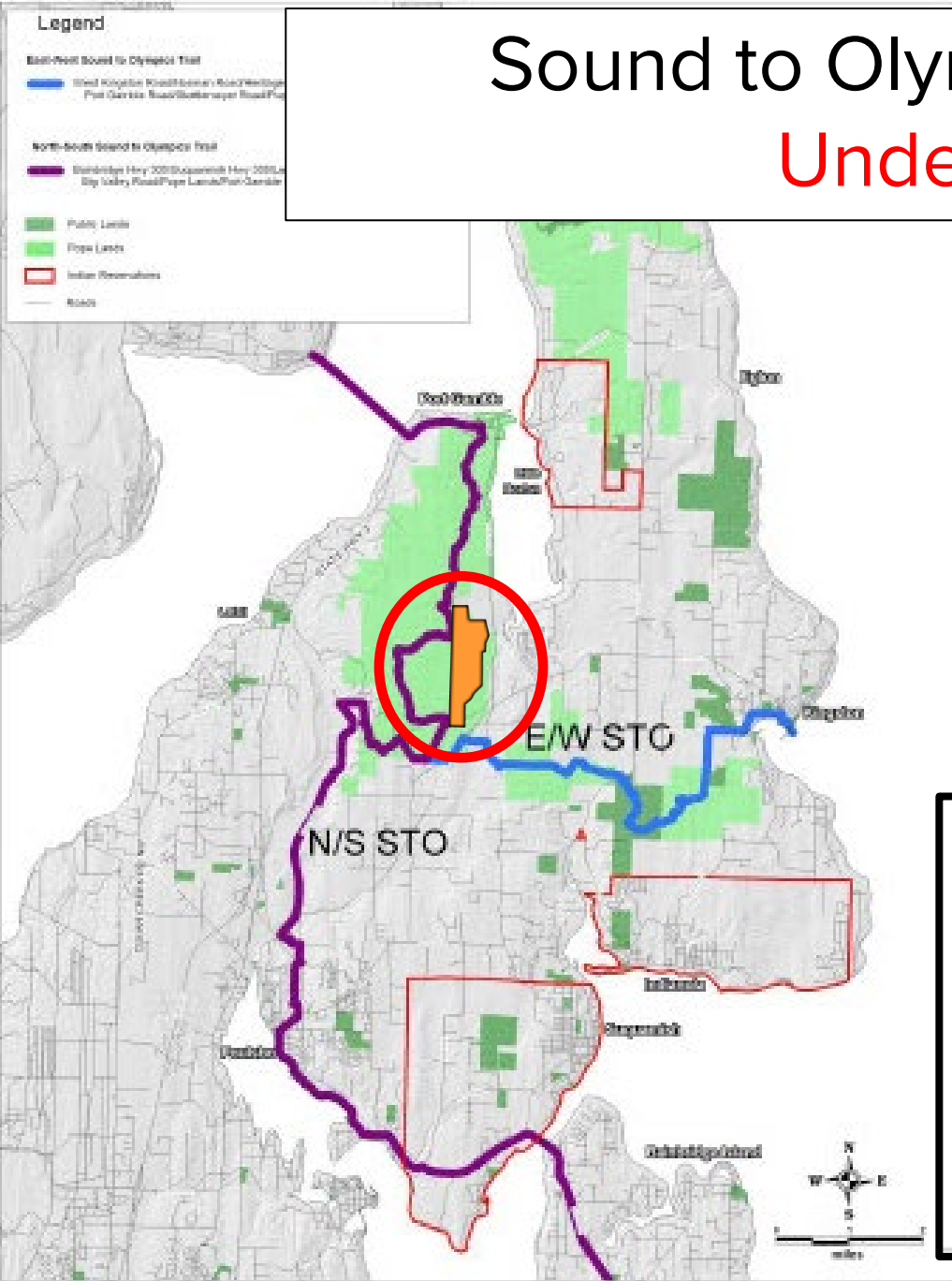
**North Kitsap String of Pearls Trail Plan**

ADOPTED November 28, 2011

Logos: Village of Peabody, North Kitsap Trail Association, and Trails Association.

# Sound to Olympics Trail (STO)

## Under Attack



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K I T S A P

# Daily News

A group of 17 North Kitsap citizens sent a letter to the director of the state Recreation and Conservation Office, **in opposition to projects at North Kitsap Heritage Park.**

January 26, 2023









# North Kitsap trail should be a place to take it slow

Joe Lubischer, Indianola

Published 10:38 a.m. PT Feb. 7, 2023

“The STO is not necessary for accessibility. One can build accessible trails in parks, at a tiny fraction of STO cost.....”

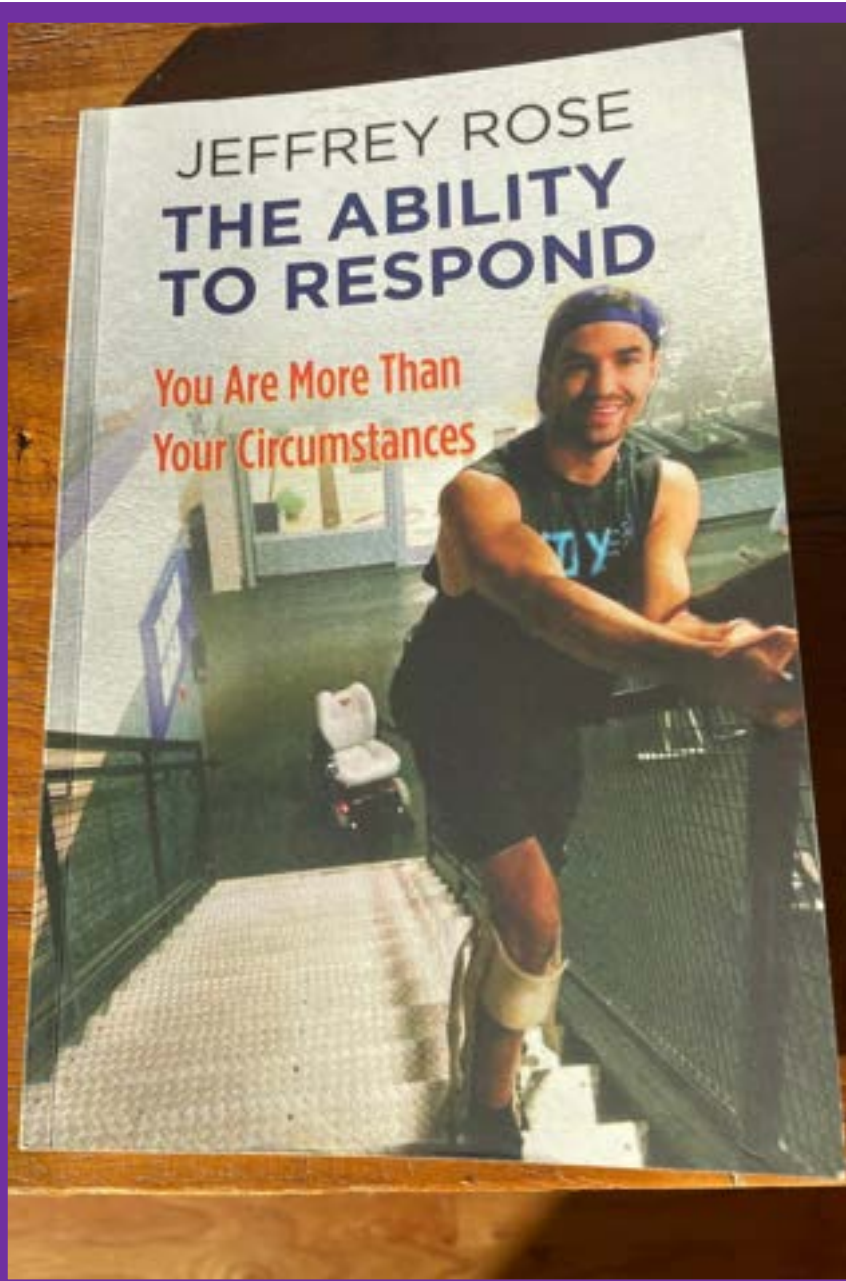


I'm a 72-year-old grandmother who is a bilateral amputee, which means I have two artificial legs. A wheelchair was my primary mode of transportation for 30 years. I learned to walk and bike again at the age of 55, after my first amputation. Cycling is now my activity of choice.

## Kitsap Sun

May 20, 2022

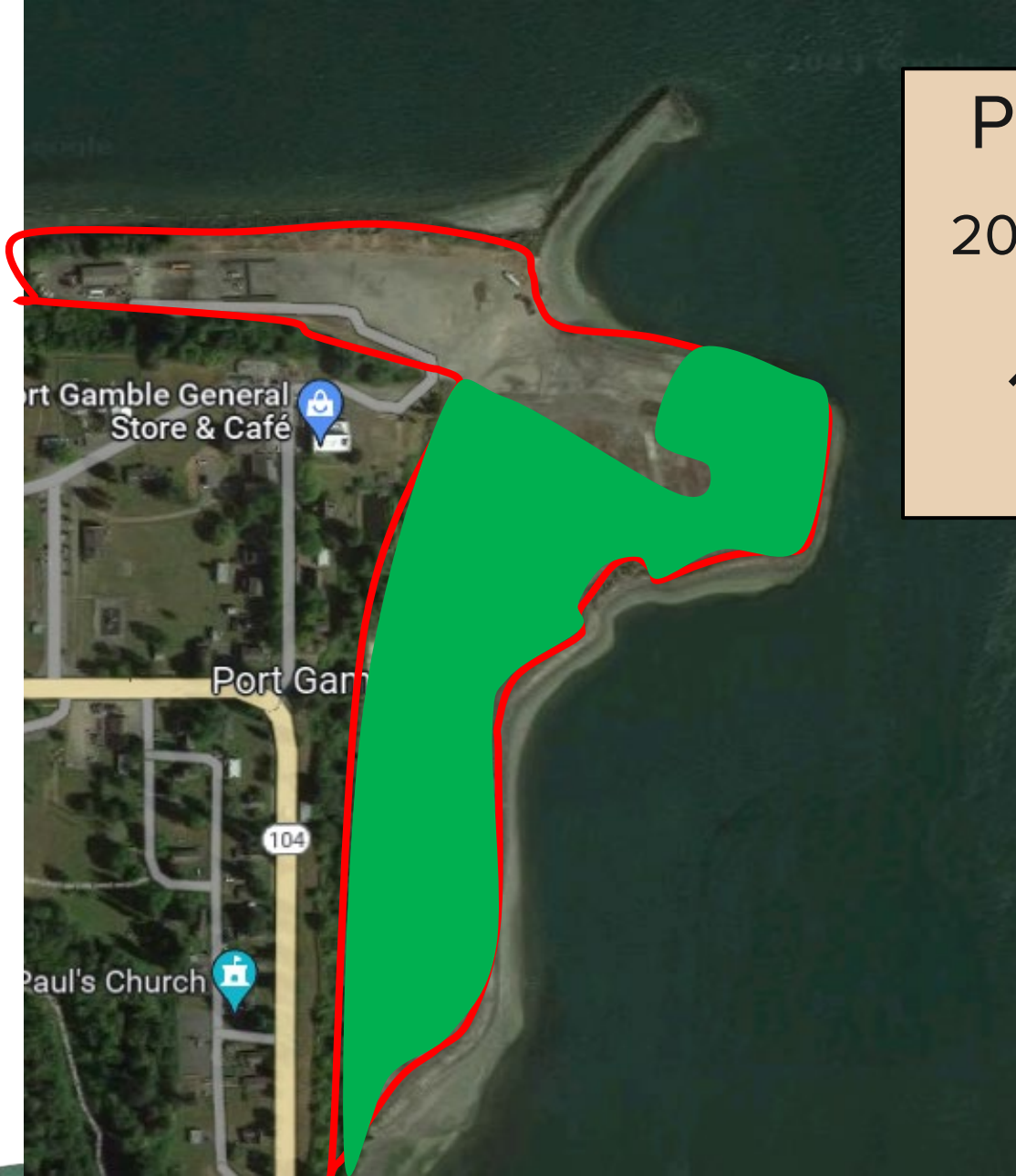






# Field trip to see the RCO director in Olympia

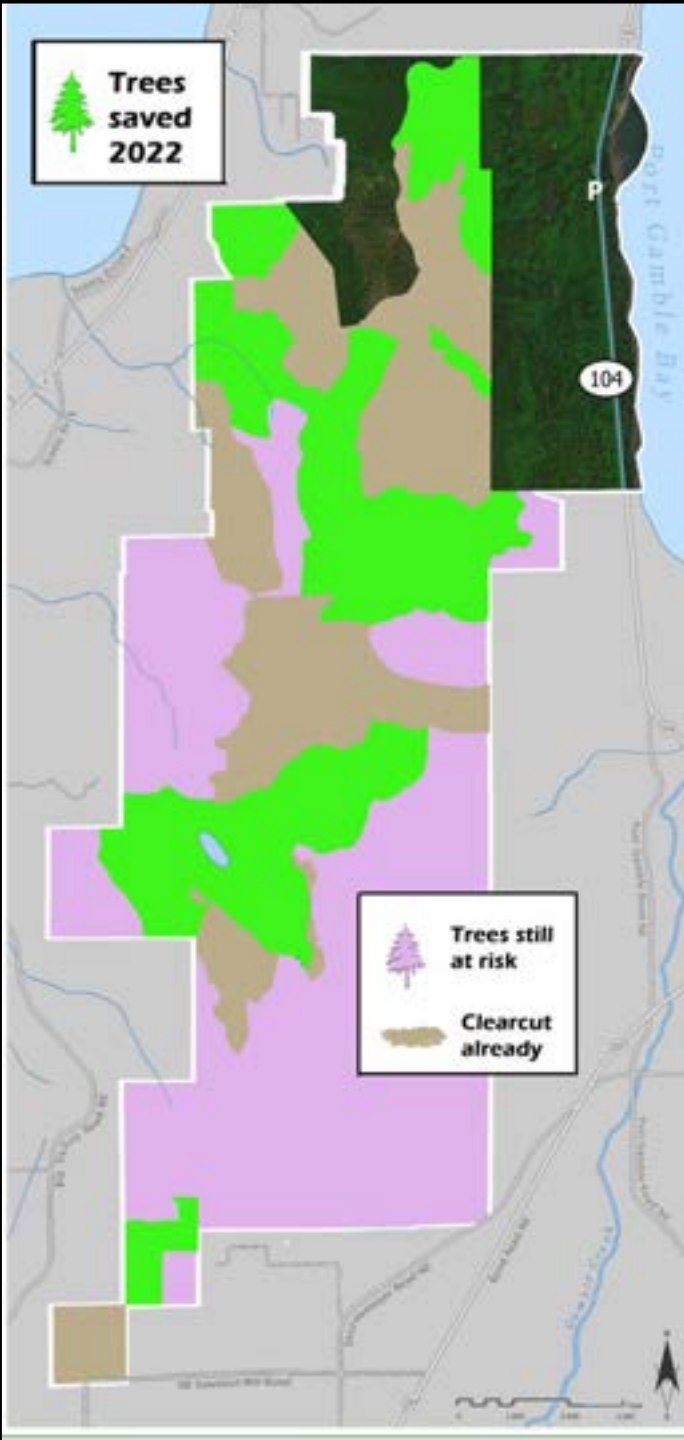
Want to Join Me?



## Port Gamble Mill Site

2021 Conservation Easement

16 acres = 60%



# Sale of Trees in PGFHP

756 Acres



# Port Gamble Forest Heritage Park County Master Plan

On Hold - Litigation Threatened



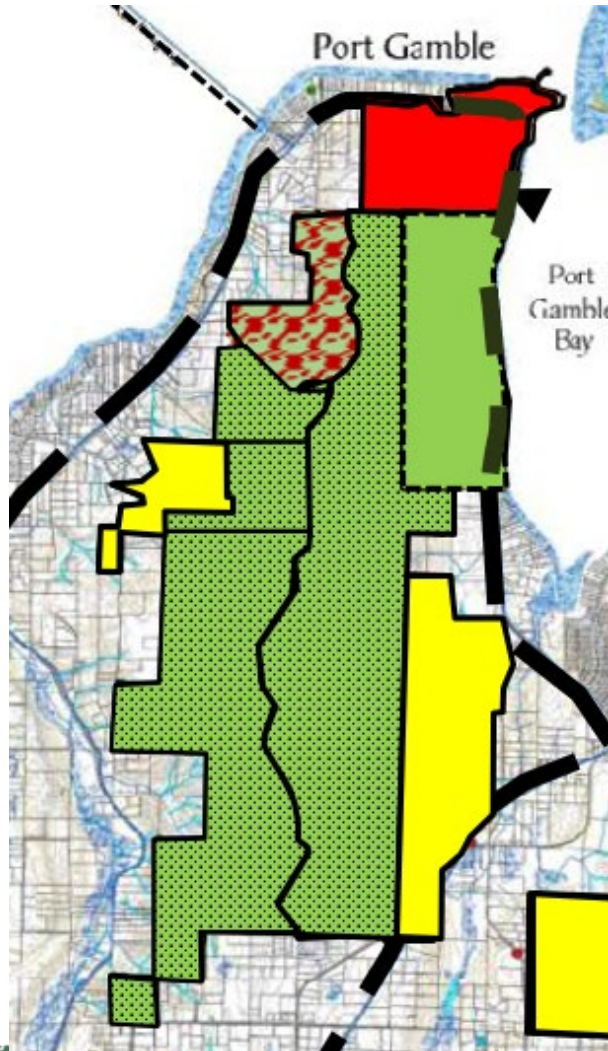
# The Present

# Puget Sound to the Pacific



**Follow the PS2P Route  
via GIS Storymapping**

# Mountain Bike Ride Park



Opened in June!

# Construction has Begun! Road to the Ride Park





Historic Babcock Farm  
(Wineries Coming Here)

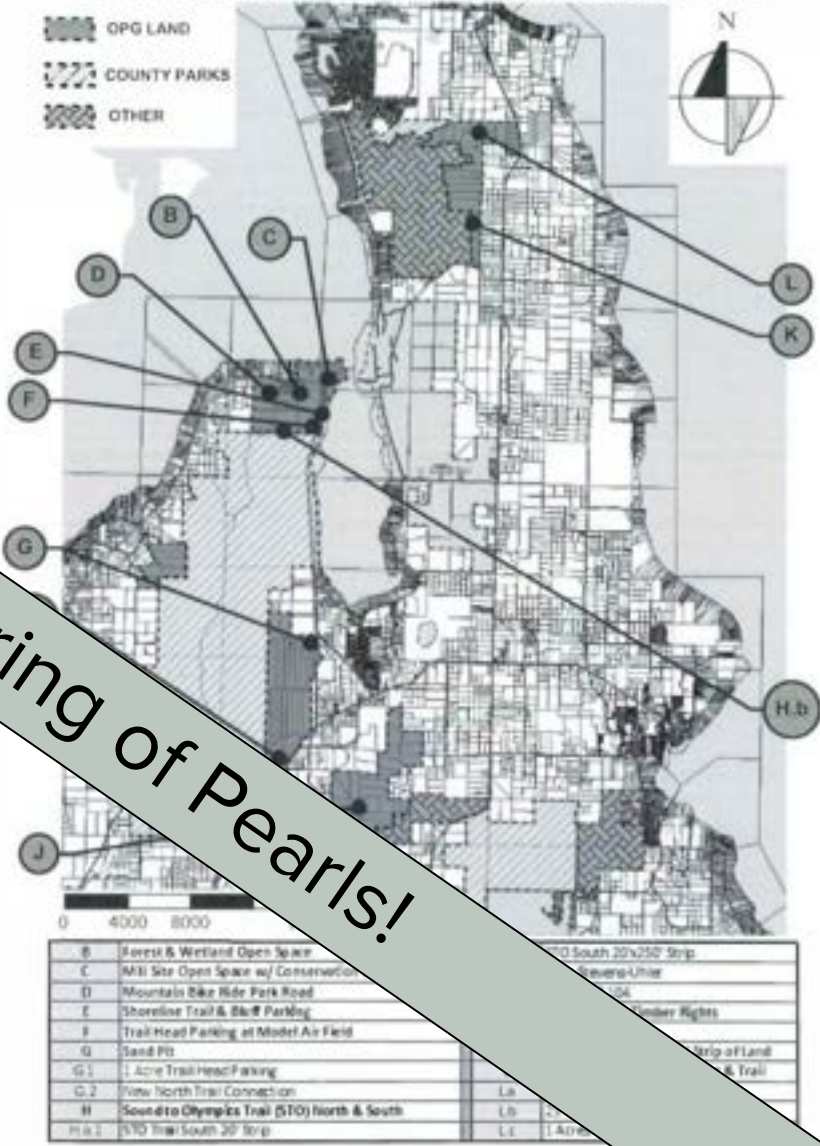
MEMORANDUM OF AGREEMENT

...ING COLLABORATION ON TRAILS AND OPEN SPACE IN NORTH KITSAP

... Agreement ("Agreement") is entered into on the date of the last... ("Effective Date"), by and among POPE RESOURCES, a Delaware corporation, OPG PROPERTIES LLC, a Washington limited liability company ("OPG") and KITSAP COUNTY, a municipal corporation organized under the laws of the State of Washington ("County").

1. The County, through its Parks and Open Space (PROS) Plan and its Comprehensive Plan, has established policies for the expansion, enhancement and improvement of parks countywide.
2. To implement these goals and policies, the County has been planning, acquisition, and construction efforts in regional parks for more than two decades.
3. These efforts have required meaningful collaboration with Tribal, community and private partners to plan improvements, gain negotiate acquisitions and provide maintenance and stewardship.
4. Examples of these initiatives include: 1) the Kitsap Forest and Bay Project which acquired the 3,500-acre Port Gamble Forest Heritage Park and portions of the Divide property, and expanded the North Kitsap Heritage Park, 2) planning, feasibility studies and design of the Sound to Olympics regional trail connecting the east side of the Puget Sound to the Olympic Peninsula, 3) the Hansville Greenway and 4) the Kitsap Peninsula Water Trail System.
5. Important private partners in these efforts have been the undersigned private entities, collectively called OPG, which own large areas of land, including the Port Gamble Town site, the Arborwood planned development in Kingston, and substantial lands in the Gamble block, the Divide, and near Hansville, which are generally depicted in Attachment A to this Agreement. These lands were previously controlled by Pope Resources, prior to Rayonier Inc.'s acquisition of its assets through a merger completed in May of 2020 (the "Merger").
6. Beginning in 2007, Olympic Property Group and Pope Resources partnered with Kitsap County and the community to create a vision for north Kitsap County referred to as the North Kitsap String of Pearls. In 2011, Kitsap

ATTACHMENT A: GENERAL DEPICTION OF CURRENT AND PAST OPG LAND OWNERSHIP



Completing the String of Pearls!

# NK Collaboration Agreement County's Contributions

## Kitsap County

- Sound to Olympics Trail
- Mountain Bike Ride Park
- Stottlemeyer Parking
- PGFHP Master Plan
- Gamble Bay Waterfront Trail
- Master planning PGFHP

## Raydient

- Port Gamble Open Space
- Ride Park Road incl. portion of STO
- **4 Parking areas**
- **Land for 4 Miles of trail**

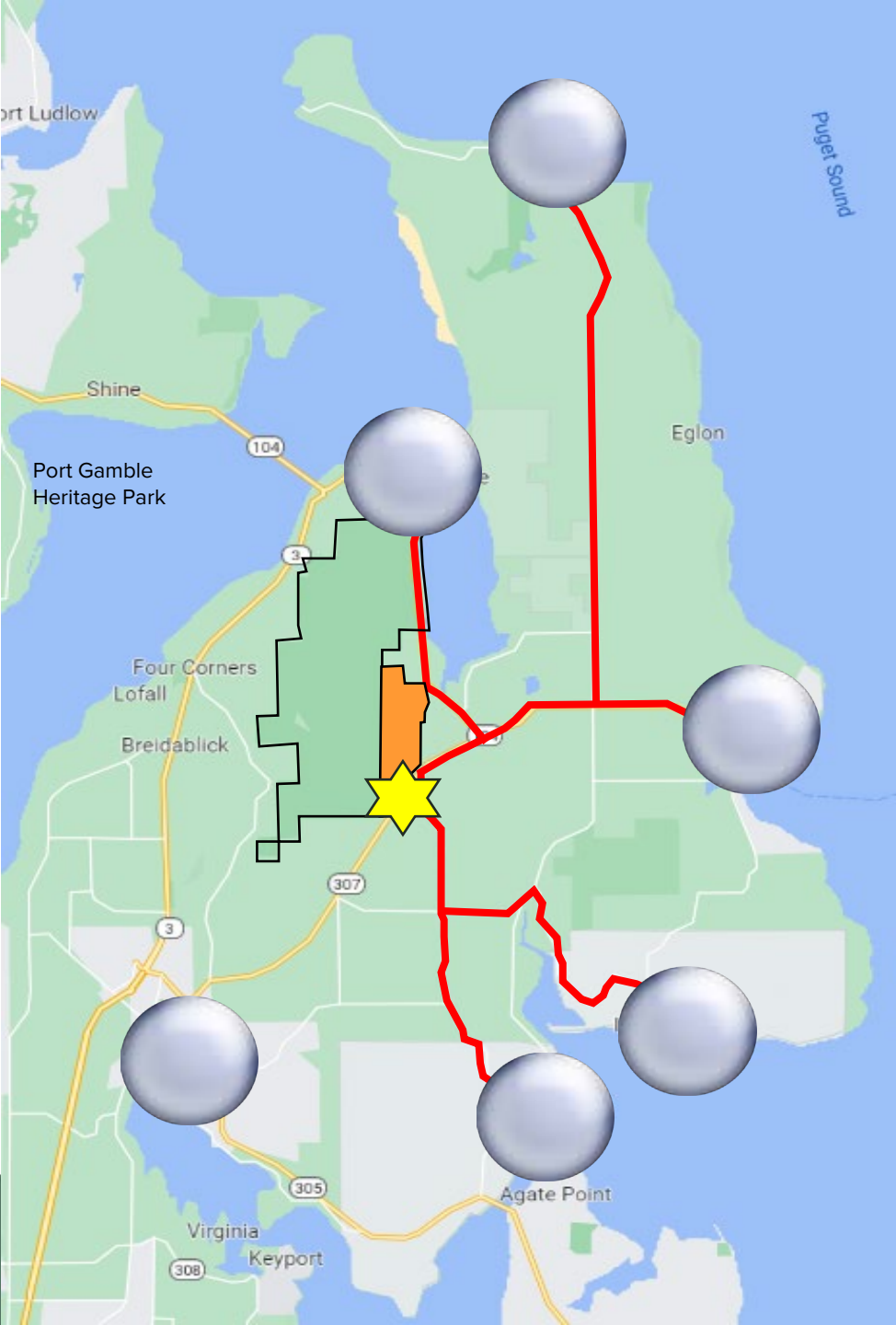
Thank you, Eric Baker, Rob Gelder  
and the Kitsap County  
Commissioners !!!



The Present, Continued

The Land

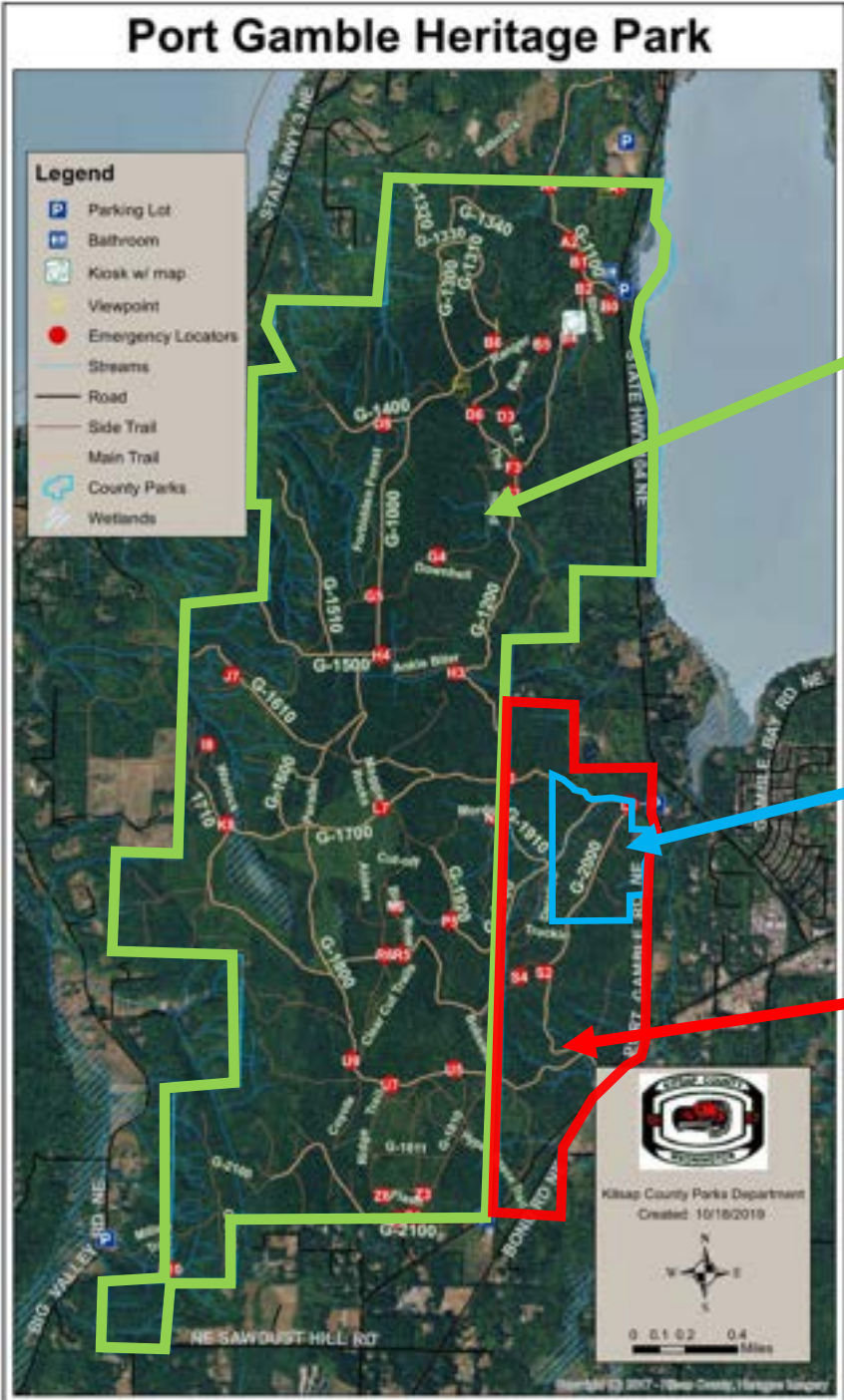
# The Land



 Stottlemeyer Trailhead

# Port Gamble Heritage Park

# The Land

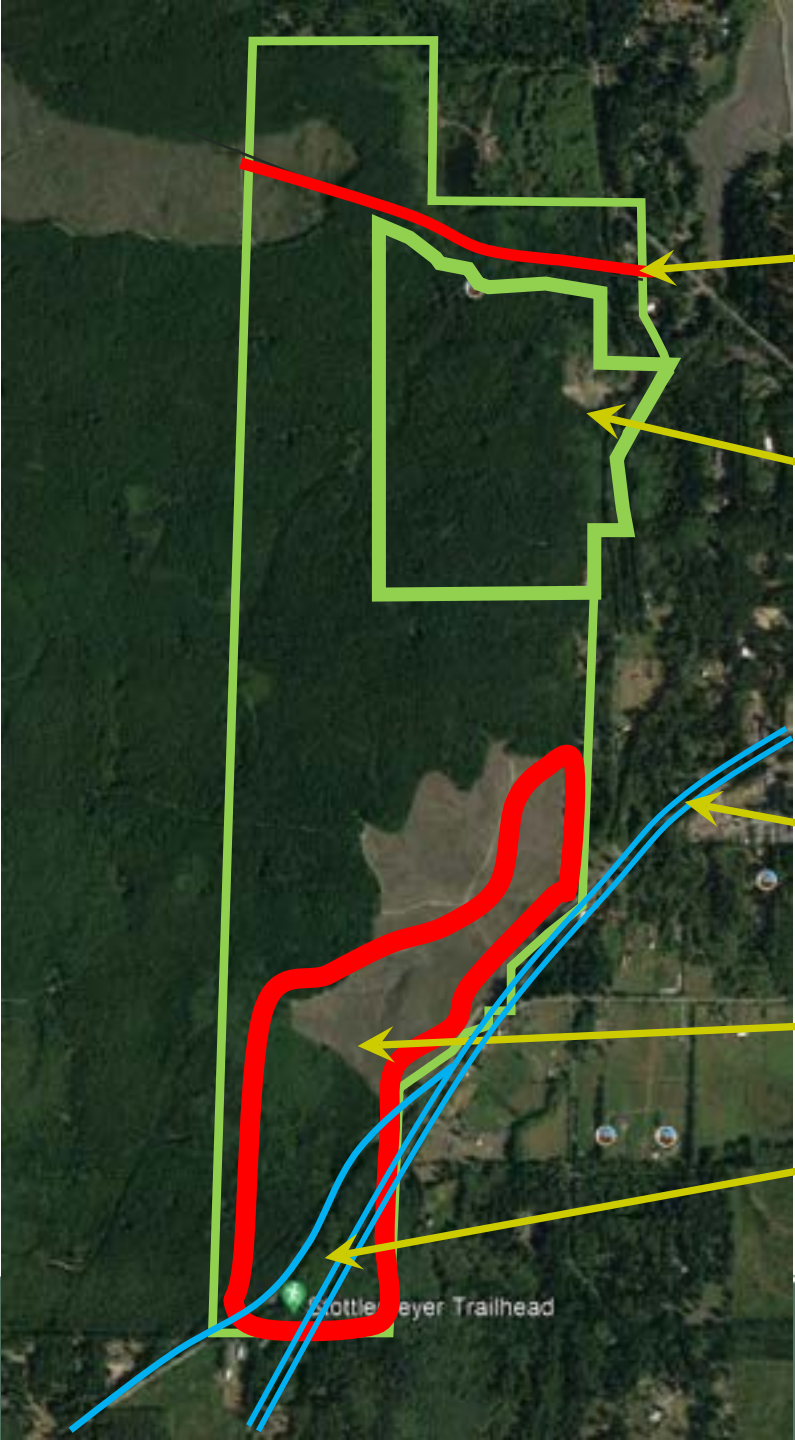


PGFHP

Sand Pit

Bond Road Parcel

# Land



Approximate Location of Derailed Trail

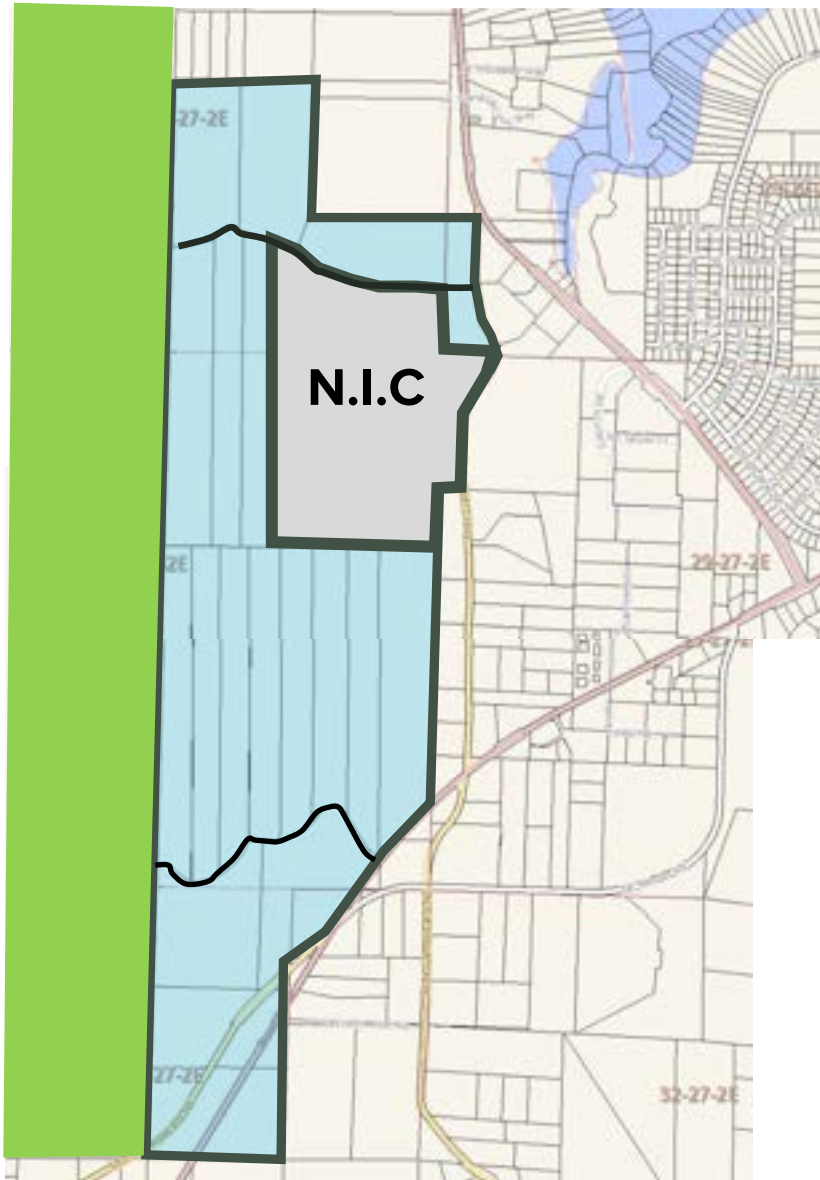
Sand Pit and Property NIC in Proposal

Bond Road/SR 307

Area of potential Recreation Project

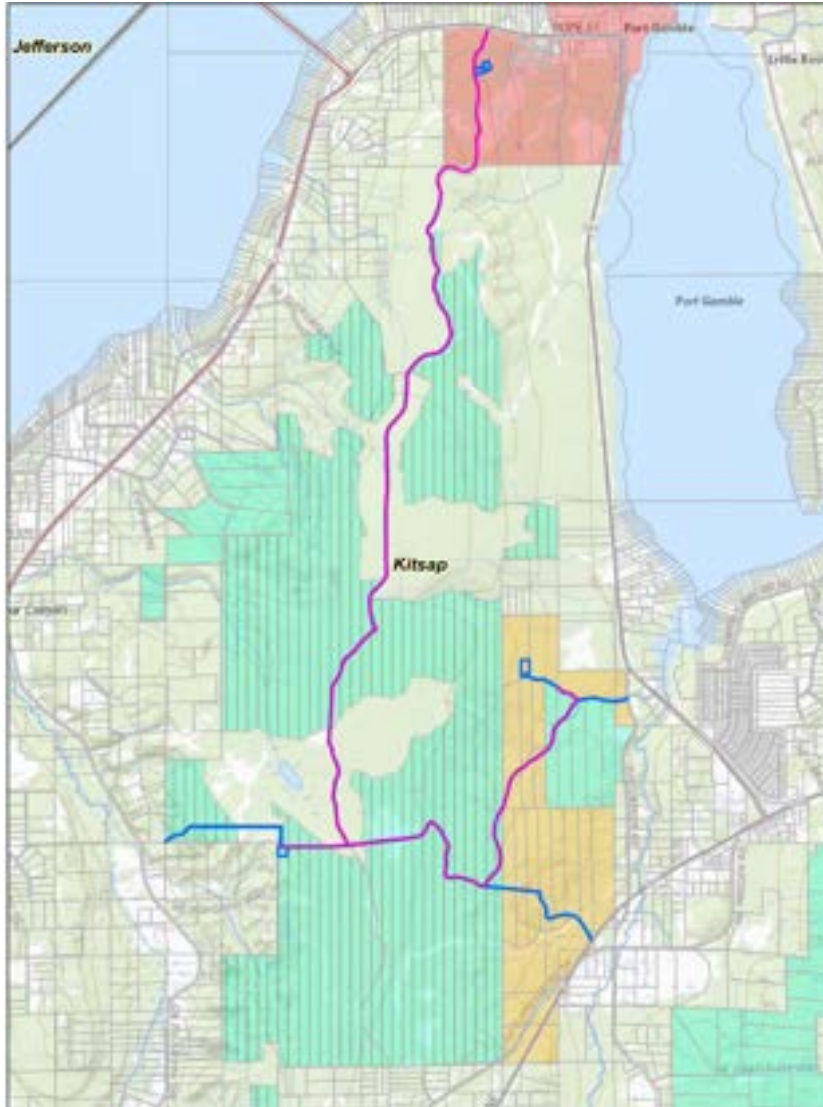
Stottlemeyer Road

Stottlemeyer Trailhead



# The Land

Size	400 acres, approximately
Lots	21 parcels <sub>+</sub>
Lot size	Twenty-acre lots
Access	Bond/Stottlemeyer Port Gamble
Road NE	
Water	KPUD
Zoning ac)	Rural Wooded (1DU/20
Topo	Varies
Cover	Wooded, clear cuts Other
	Trails
Public Ownership	No public ownership



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# Known Sensitive Areas/Issues

- Port Gamble Creek/Port Gamble Bay
- Traffic
- Wetlands
- Streams
- Steep slopes
- Aquifer
- Rural Character
- Zoning/GMA
- Wastewater treatment

## Current Exit Plan

- Continue harvesting
- Sell 20-acre parcels
- 21 families





The Present, Continued

The Trees

## Every Large Douglas Fir

- Tree farm
- Planted by hand
- Cared for over 30 years
- Roads, culverts maintained
- Thinning
- Garbage removed continuously
- Public access for decades

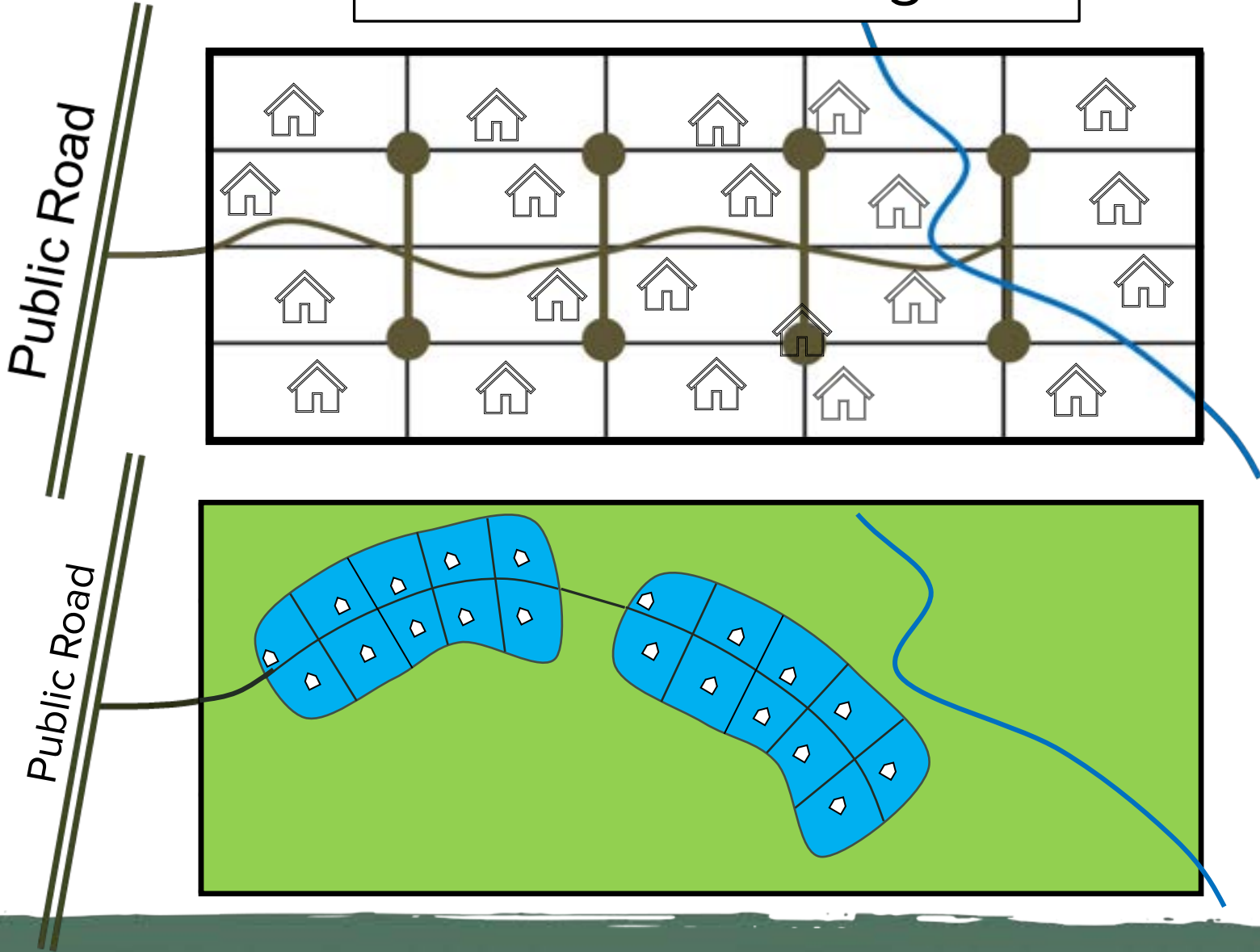
# The Future

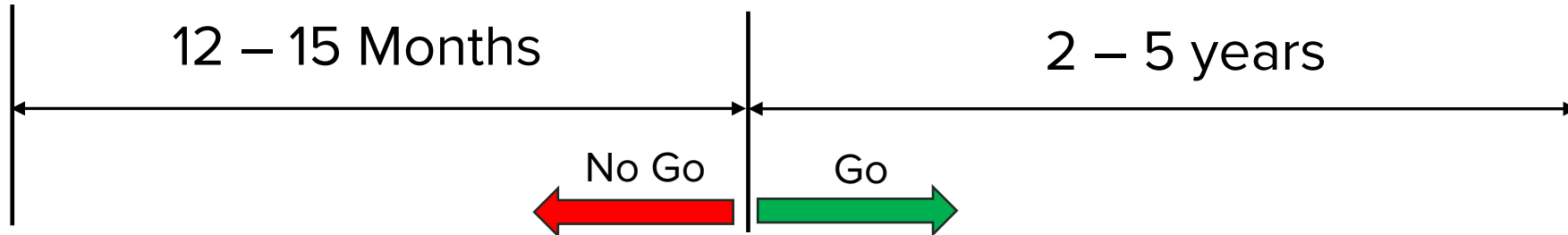
But first...

## But first...

- PERC
- Need rezone for YMCA and commercial uses to fit GMA
- Rezone allows more homes - may not be able for Rayonier
- Transparency happens – like it or not
- Field work begins now
- Has to be **win-win** for company and community
- Tonight ideas – Gauge support
- Past success: **COLLABORATION**
- No guarantees

# Lot Clustering





Meeting 1	Meeting 2	Meeting 3	Step 4	Step 5	Step 6
Announce Idea (\$10k)	Studies (\$50k)	Concept Design (\$50k)	Partner Agreements (\$50k – 100k)	County Process (\$400k – 800K)	Construct ((???)
Inform Engage Go/No Go	Wetlands Soils Traffic Zoning  New ideas Longer Q/A	Conceptual Design/Eng.  Costs  Business plan		Application  Grant Application  Fund Raising	

# 77,000

more people by 2044

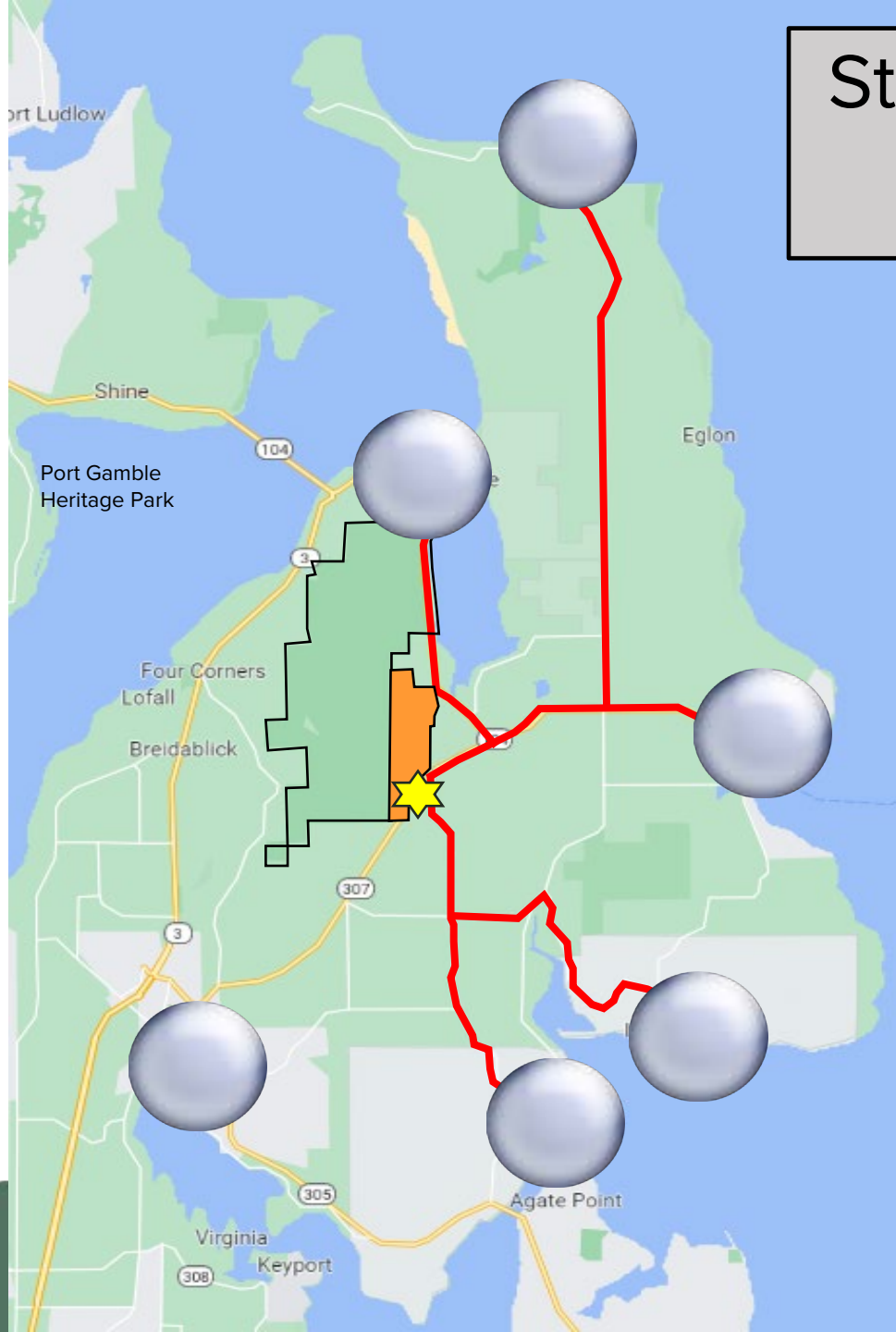
Kitsap County is mandated by **Washington State** through the **Growth Management Act** to plan for and accept this population increase.



# Stottlemeyer/Bond Parcel Unique Location

- On state highway
- 3,600-acre park
- Geographic center
- On a transit route
- No dense subdivision
- Public water

 Stottlemeyer Trailhead



# Central Location

Start Location	Specific Starting Point	Travel to Trailhead*	
		Miles	Minutes
Poulsbo	Safeway Fuel Station	4.6	11
Kingston	The Grub Hut	5.2	9
Hansville	Hansville Grocery and Provisions	10.7	15
Suquamish	Suquamish Museum	6.5	11
Indianola	Indianola Country Store and Deli	7.2	13
Port Gamble	Port Gamble General Store	5.4	9
<b>Average</b>		<b>6.6</b>	<b>11.3</b>

\* Miles and times taken from Google Maps. When more than one route was offered, this table chooses the shortest travel time.

# Rotary

Kingston North Kitsap



**Rotary**  
Kingston North Kitsap



## Past Rotary Projects

- \*Kingston HS Lights
- \*Heritage Park Trail Markers
- \*Kingston Coffee Oasis
- \*Village Green Community Center
- \*Village Green Picnic Pavilion
- \*Kingston Electronic Readerboard



# Next Rotary Project?

## **A Sports & Multigenerational Recreation Complex**

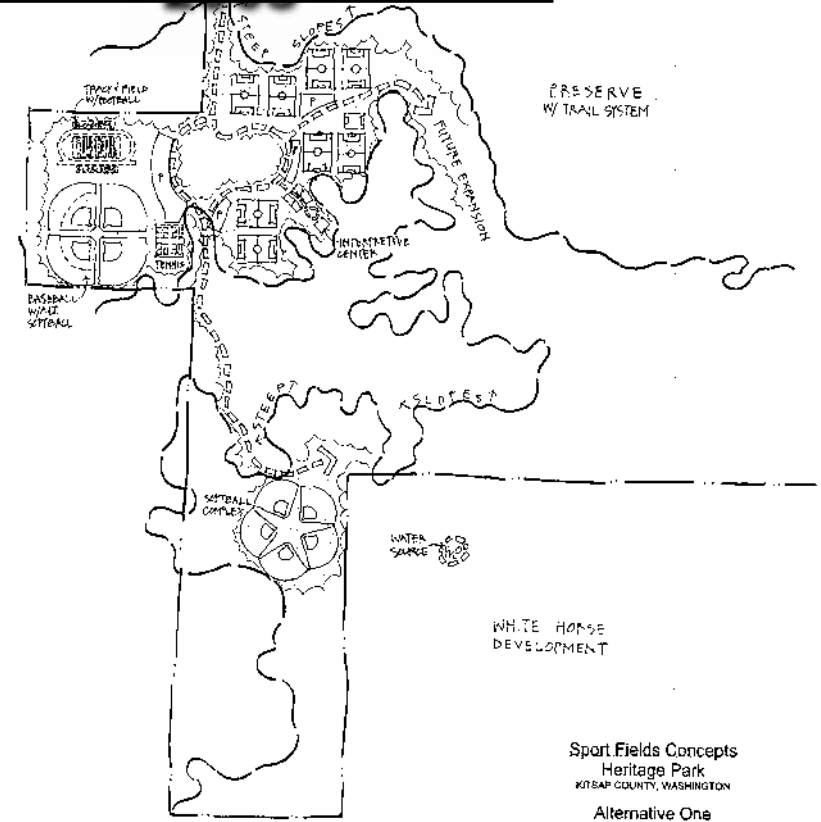
Community Service

- Homeless House Building Facility for 30+ KIDS
- Part of Success of Oasis Coffee
- Emergenc Prep - Plan/Spoken
- Received 5 Grants from from District
- Hands-on/Daily Assistance for others in Need - (York Care/Ramps - chairs)
- KICK ~~for~~ /yard club - is leader for Regional. *Prudent*
- Establish Athletic Complex **\*\*\*\***  
(Unify all teams together)
- Sport ~~scholarship~~ 5K/15.26 build
- Supporting the Art 5 (Cashid LTR) 5K - for Youth Arts (Art. in School)
- Bleacher Expansion

**Rotary Brainstorming Meeting  
May 12, 2018**

*Heritage Park  
By School Dist. 5/03*

**Kitsap County Sports  
Field Complex – Heritage  
Park Drawing – May  
2003**





Why this? Why Now?

## 2023 Field Conditions





## 2023 Field Condition



## 2023 Field Conditions



# 2023 Field Conditions





## 2023 Field Conditions



2023 Field Conditions



## 2023 Field Conditions



## 2023 Field Conditions

**BASEBALL CURRENT NEEDS:**

78-teams x 2-practices/week x 1.5-hour practices and 1-game/week = **390**  
**hr/wk**

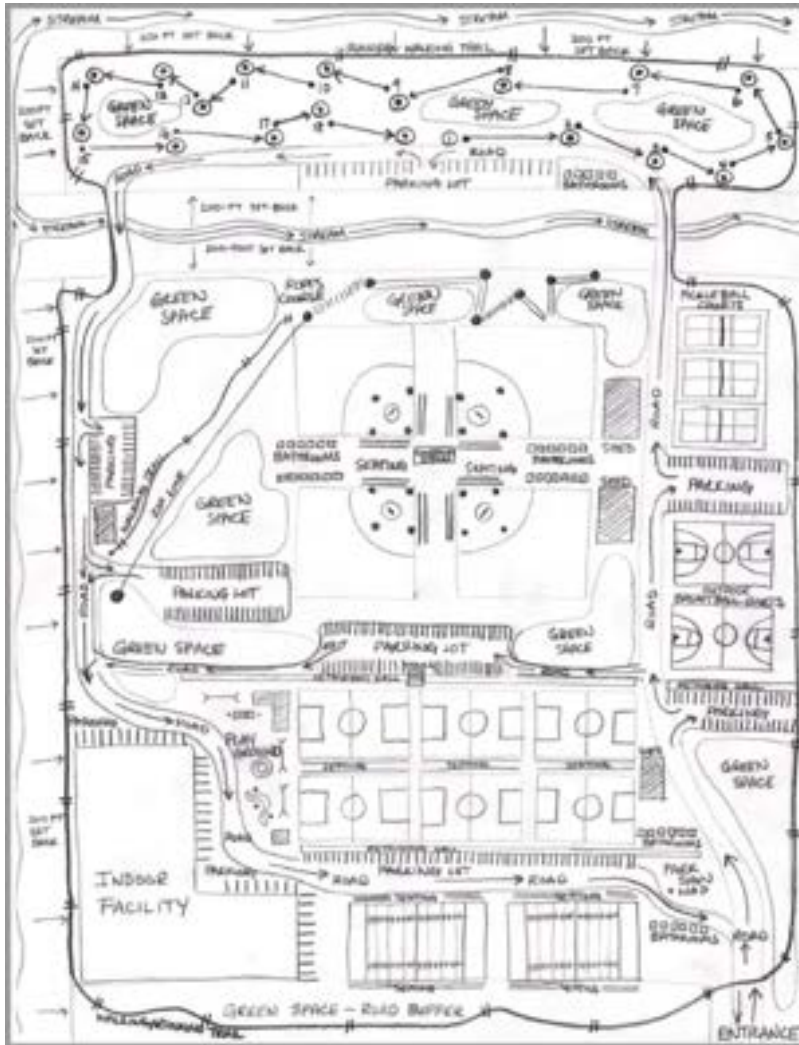
**AVAILABLE FIELD SPACE:**

18-available practice fields x 3-hours per weekday x 5-days per week =  
270

6-game day fields x 5-games per field x 2-weekend days per week  
= 60

**330 hr/wk**





### **ORIGINAL VISION:**

- Multi-Use (Sports & Recreation)
- Multi-Generational (Use for All Ages)
- Outdoor Facilities (Preferably Turf Field)
- Indoor Facility - Use Year-Round
- Baseball/Softball, (Flag) Football, Soccer, Lacrosse, Basketball, Pickleball, Volleyball, Tennis
- Other Recreational Options – Frisbee Golf Course, Ropes Course, Zip Line, Walking/Jogging Trails, Playground, etc.
- Use for Business Development, Birthday Parties, Activities for Families/Kids, etc.
- Get Ahead of Growth & Current Issues

# CONCEPTUAL PLAN



## LEGEND

- 1 MAIN PEDESTRIAN WALKWAY
- 2 SNACK SHACK/SEATING AREA
- 3 RESTROOMS
- 4 CHILDREN'S PLAYGROUND
- 5 STORAGE BUILDINGS
- 6 PICNIC TABLES / FLEX AREA
- 7 LAWN GAMES  
IE. CORNHOLE  
BOCCE  
PING PONG

## TYPICAL SPORT FIELDS AND COURT SIZES

- LITTLE LEAGUE BASEBALL - 200' HOME PLATE TO FENCE
- JUNIOR/HIGH SCHOOL BASKETBALL - 56'x90'
- PICKLEBALL - 30' x 64'
- 9v9 SOCCER FIELD - 135' x 210'
- VOLLEYBALL - 48' x 78'



## **Example - Centralia:**

\*Build in 2010

\*75,000-sq ft

\*Partnership between Lewis County Facility District, City of Centralia, Centralia School District & Private Organization (NW Sports Hub LLC.)

\*Inside a large sports complex

\*Mezzanine Seating, Concessions and Retail Space Inside

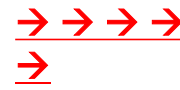


## **Indoor Facility:**

\*Hardwood Courts – multi-use (Basketball, Volleyball, Pickleball, Practice Space, etc.)

\*Turf field – multi-use (Baseball, Soccer, (Flag) Football, Practice Space, etc.)

# CONCEPTUAL PLAN



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**ORIGINAL VISION NOW  
BIGGER, BETTER  
BECAUSE OF THIS  
OPPORTUNITY!**

## WHAT ELSE ADD TO MIX?

- Splash Park
- Ice Skate Rink
- Dog Park
- Outdoor Laser Tag
- Pool

- What do you think?



**Rotary**

Kingston North Kitsap

**We want your input!**

\*Volunteers

\*Donations

\*Answer Questions

\*Address Concerns



# YMCA Community Impact

More than a gym and swim – a nonprofit organization dedicated to strengthening communities

# YMCA Community Impact

- Every dollar goes back to the community
- Our fundraising efforts benefit families/kids with financial assistance and scholarships
- Programs go well beyond fitness, wellness, and sports





# YMCA Community Impact – Access

- \$2.5 million in financial assistance to 11,000+ members
- 1,312 kids in foster care received free memberships
- 1 of 5 campers (overnight and day camp) received FA
- 1 of 3 kids in Before- and After-School Care received FA
- 165 members on FA in Poulsbo TODAY!



# YMCA Community Impact – Programs

- Free “Late Nite” program for teens relaunched (this week)
- Safety Around Water – free drowning prevention (600 kids)
  - Zero drownings in Kitsap County (cited by Sheriff)
- LIVESTRONG – 33.3% decrease in perceived pain
- Neighbors in need shower program



# YMCA Community Impact – Camp

- Camp Seymour – since 1907 – 1,036 campers in 2022
  - "Inspire and empower every camper to make environmentally sound choices today and every day."
- Outdoor Environmental Education – 123 schools and serving 9,529 participants



# Market Data Report

How likely would you be to use a Y?

**66% Very Likely**

# How convenient is the location?

**49% Very Convenient**

**25% Convenient**

How many member units currently?

**3,203**

# How many member units projected?

**5,530 +  
3,203\***

\*How many would transfer to new facility?



# CEO – Charlie Davis





Working  
Project Name

**NKU**

# Bring Together *Communities*



# Bring Together **Organizations** & **Citizens**



# Bring Together *Activities*



# What Else?

- Dog Park
- Day Care
- Frisbee Golf
- Flag football
- Overnight kids camps



# Grab a Bite After the game?



# Grab a **BEER** and Catch some **Tunes** After the game?



1.5 miles





# Straw Poll

# Next Steps

Next steps:

- Q/A
- Additional Q/A meeting?

Meeting in Fall 2023

- Share study results
- Forestry: History, background

Meeting in Spring 2024

- Conceptual plans
- Preliminary business plan

## Get Involved!

- YMCA
- Kingston Rotary
- North Kitsap Trails Association

[www.northkitsapunited.com/](http://www.northkitsapunited.com/)

Ideas – Learn – Help out!

Thank you for joining us!