

North Kitsap  
United



December 12,  
2023



FOR YOUTH DEVELOPMENT®  
FOR HEALTHY LIVING  
FOR SOCIAL RESPONSIBILITY

Rotary  
Kingston North Kitsap



NKU

# Agenda

## Raydient

- A. Meeting Flow
- B. Purpose and Process
- C. Timber Discussion
- D. Concept
- E. GMA and Zoning
- F. Studies and Topics

Update Rotary

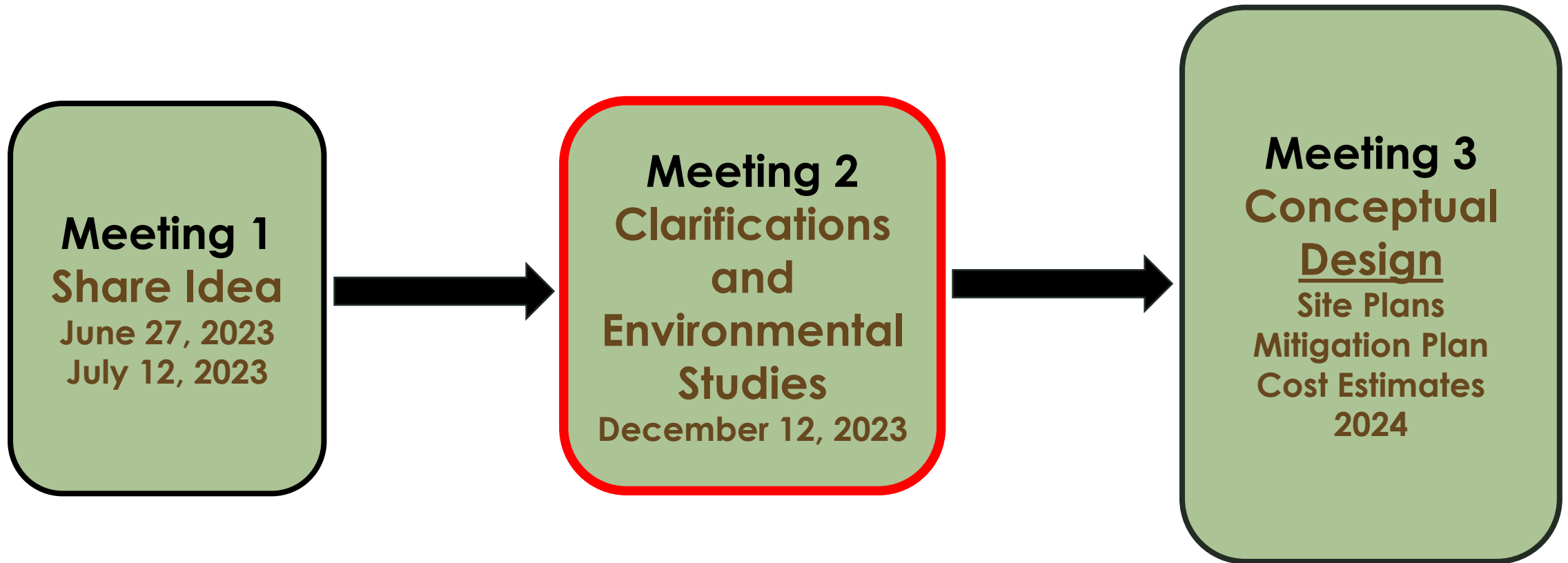
Update YMCA

Q & A as time permits

Agenda

# Meeting Flow

# Purpose and Process



# Timber Discussion

- 160 years – Tree Farm
- Our 4<sup>th</sup> harvest
- All mature trees will be harvested
- What will happen after that?



Figure 4. Google Earth 1990 aerial photo of the API

# Concept: Plan A

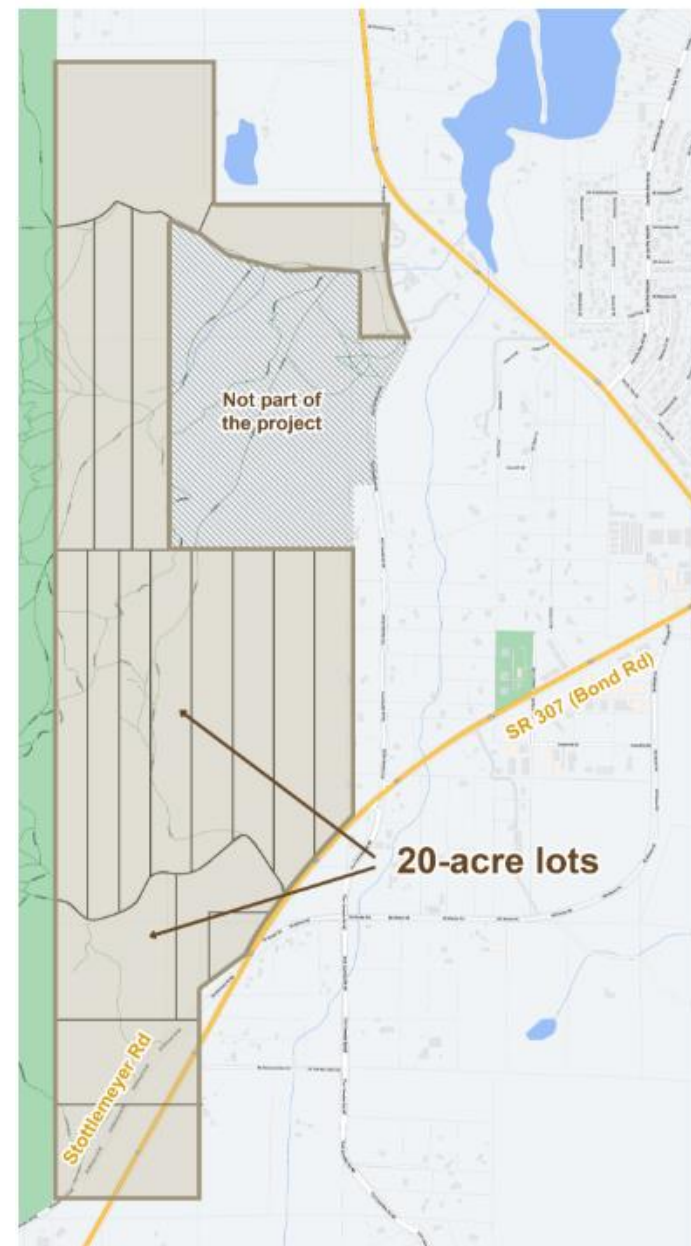
400 acres

Existing 20-acre lots

Raydient sell to:

- Individuals
- Another developer

No trails or public space



# Concept: Plan B

## Clarification:

- No use of Heritage Parks
- Not “hundreds or thousands of homes”

# Concept: Plan B

Rezone: increase from 20 lots to 80 lots

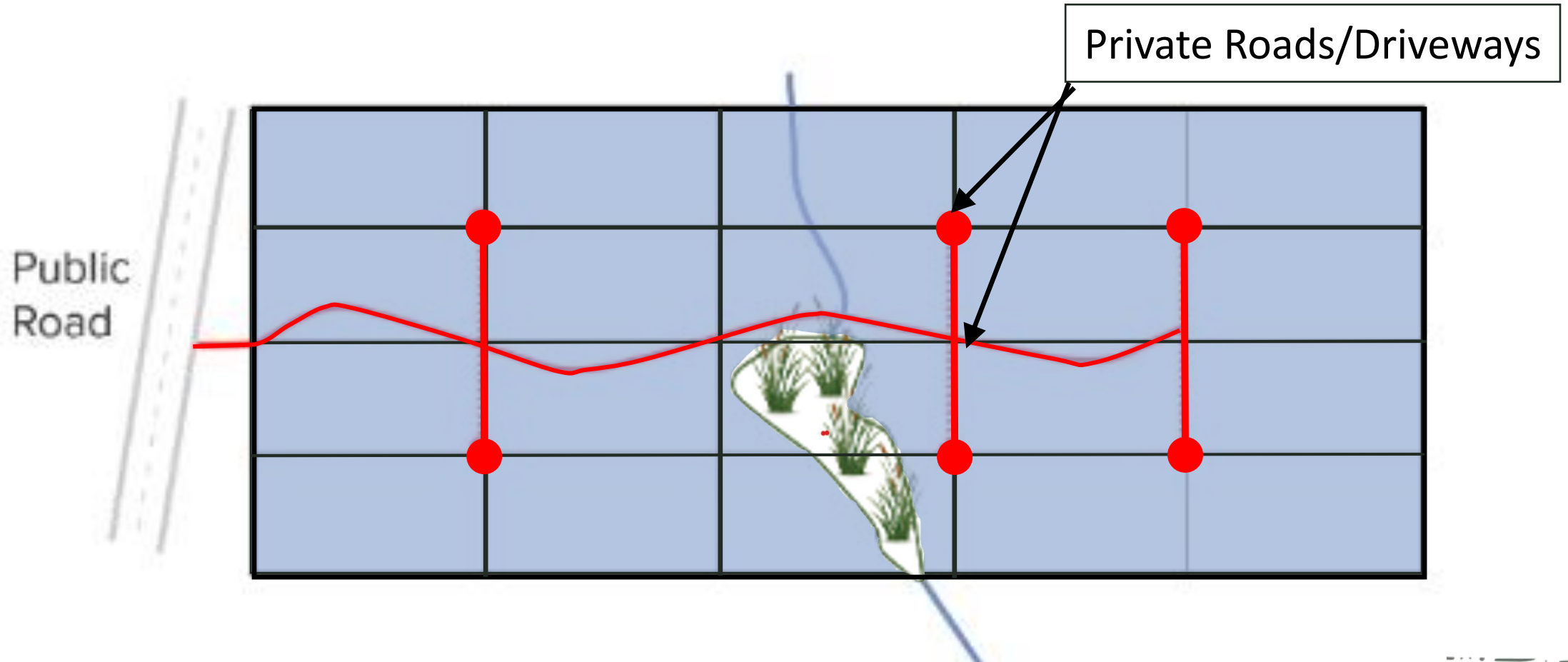
Lot clustering to create 200 acres or more of **publicly owned** open space

- Sports, Recreation, YMCA
- Trail/Wildlife Corridors, PHFHP Addition
- Reduced lot size = Increased open space



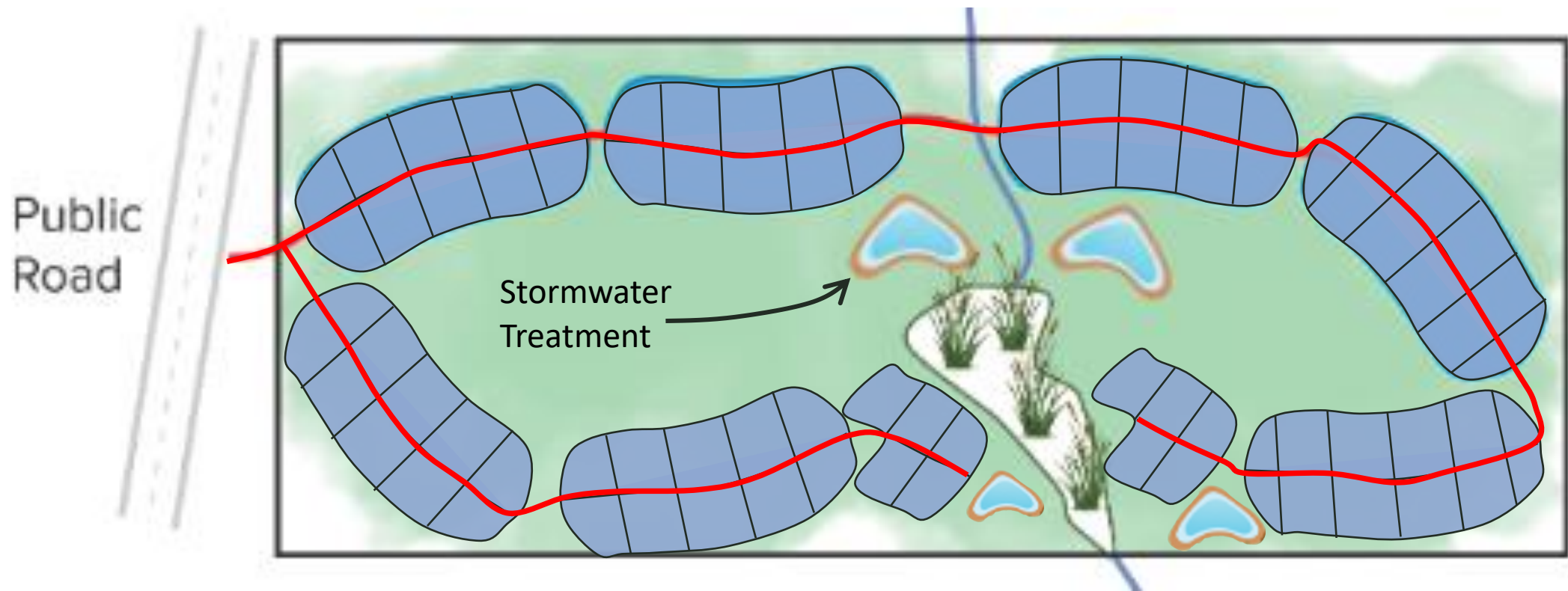
# Concept: Plan A – Hypothetical 400-acre Project

Twenty 20-acre lots – No Clustering



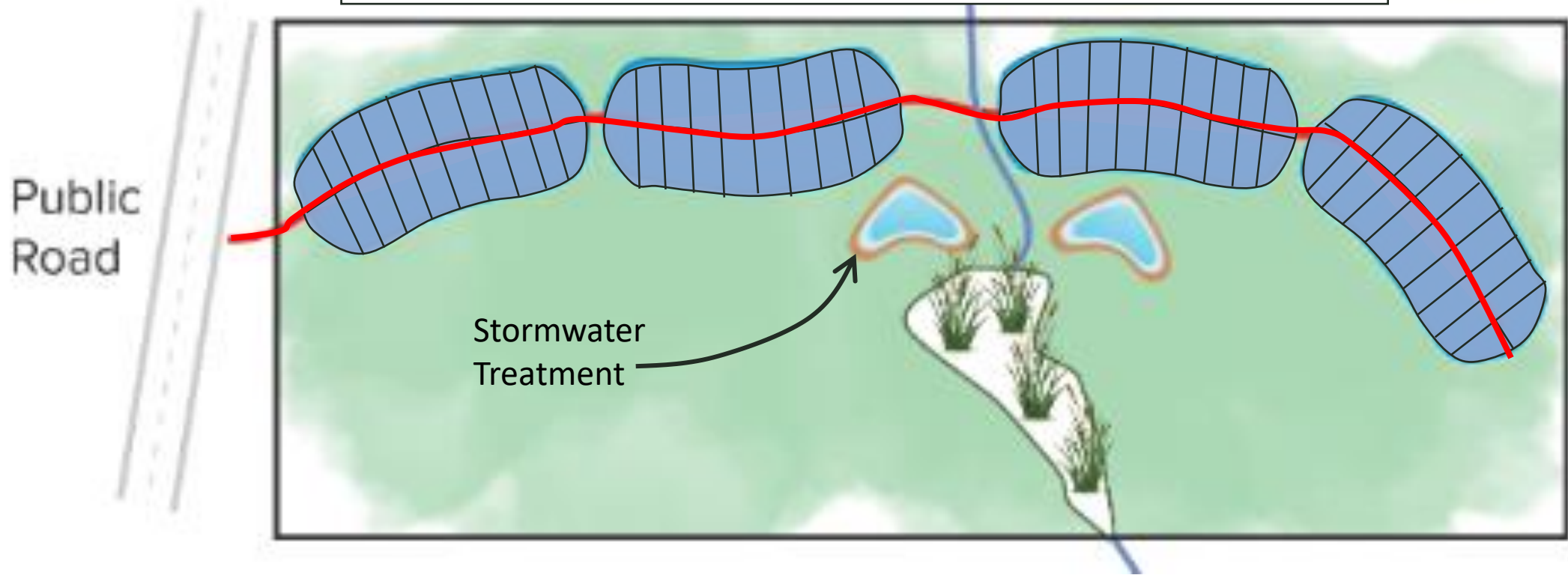
# Concept: Plan B – Hypothetical 400-acre Project

80 two-acre lots – With Clustering  
**200 acres± Open Space**



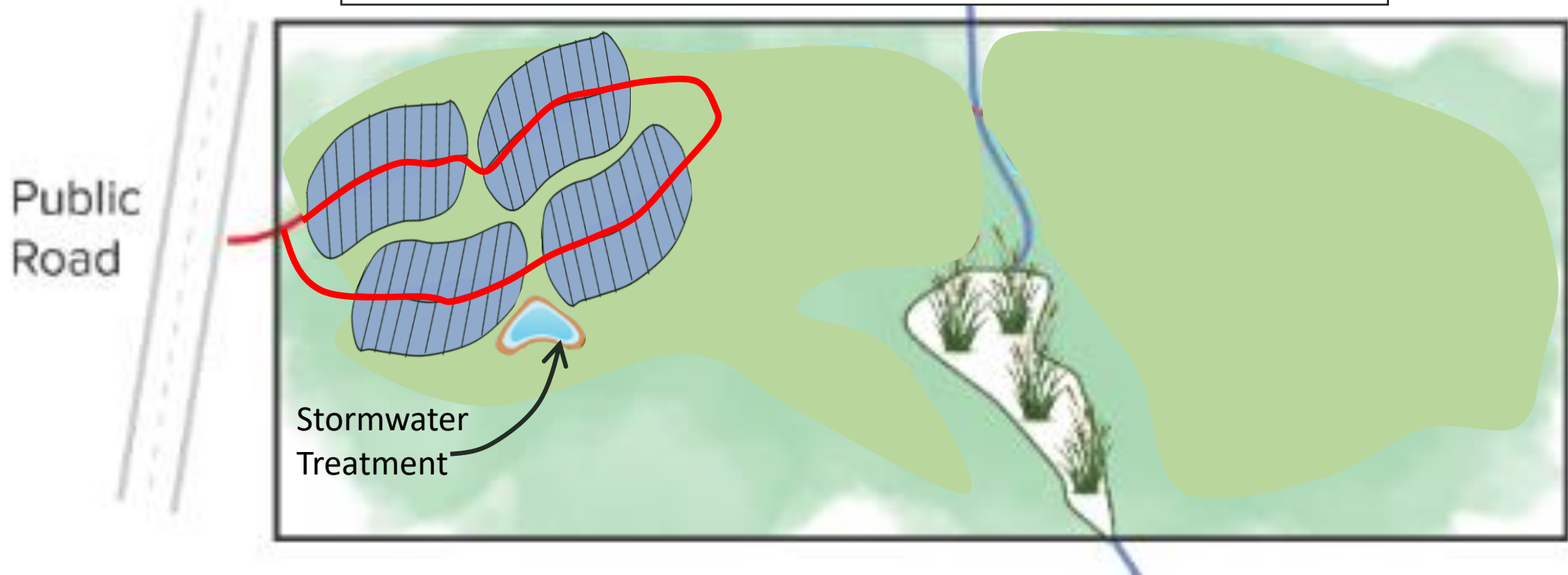
# Concept: Plan B – Hypothetical 400-acre Project

80 one-acre lots – With Clustering  
**300 acres± Open Space**



# Concept: Plan B – Hypothetical 400-acre Project

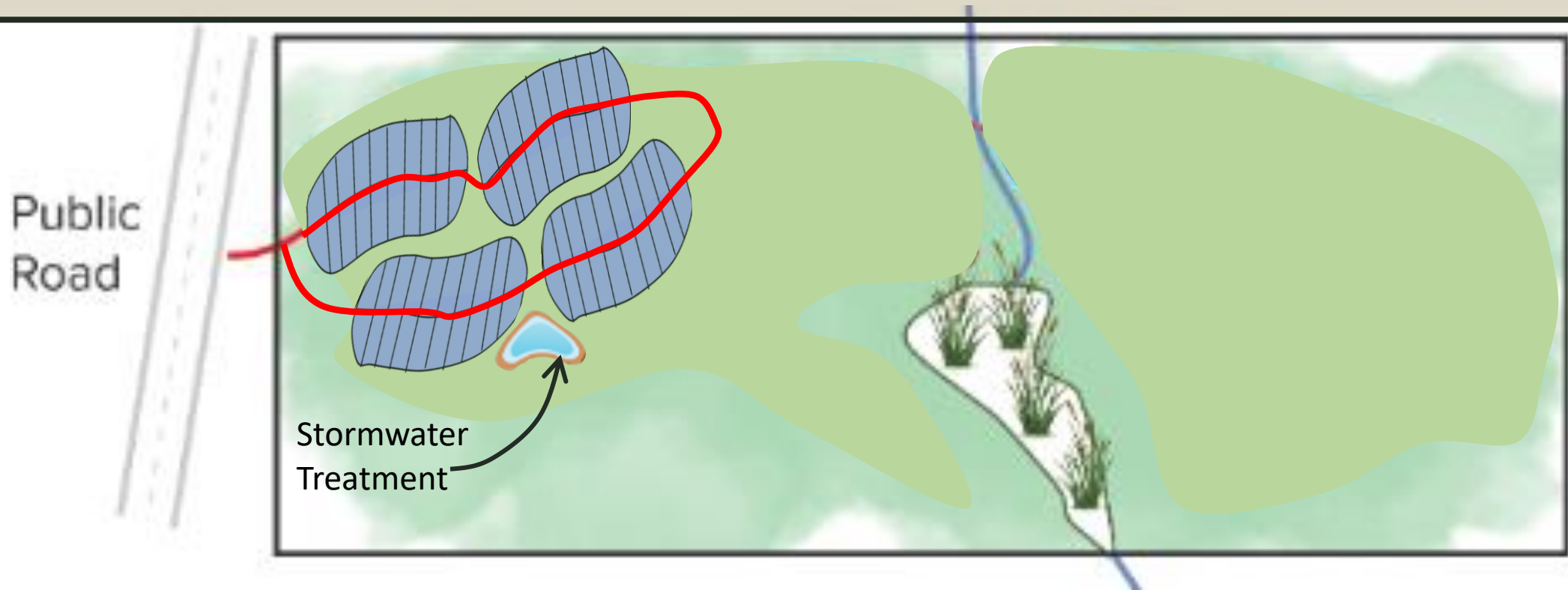
80 half-acre lots – With Clustering  
**350 acres± Open Space**



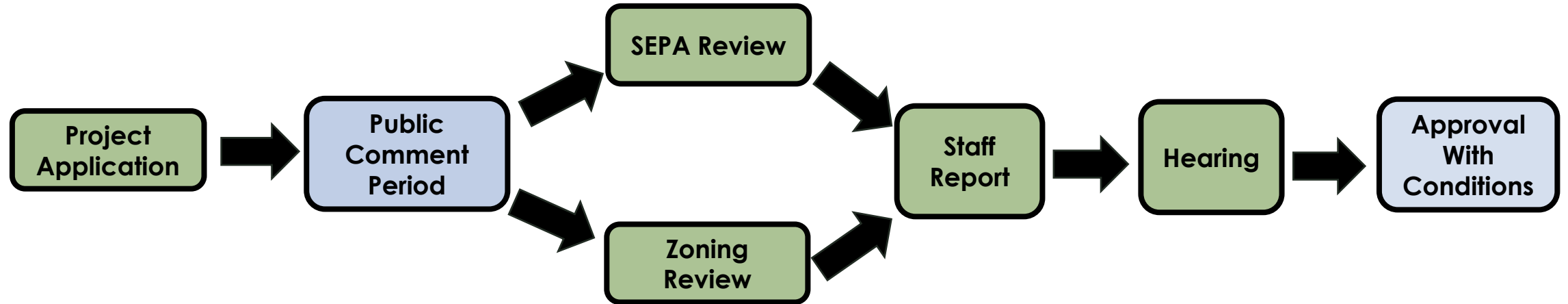
# Concept: Plan B – Hypothetical 400-acre Project

Goal: County, Port, or Non-profit ownership  
Owners Association

90%  
10%



# How Does it Work? Approval Process and Conditions



Enforcement: Conditions of Approval

# GMA and Zoning

## Rezone Not Needed

- Sports facilities (indoor/outdoor)
- Recreation (indoor/outdoor)
- YMCA

## Need Rezone

- Increased density 20 lots to 80 lots
- Restaurant
- Commercial



North Kitsap United

Compliance with Kitsap County Land-Use Regulations

and

The Washington State Growth Management Act

## GMA and Zoning

Proposed Zone: Rural Residential (RR)

Current Zone: Rural Wooded (RW)

RW Purpose (From KC Chapter 17)

***“.....This zone is further intended to discourage activities and facilities that can be considered detrimental to the maintenance of timber production.....”***

(emphasis added)



# GMA and Zoning

Current:

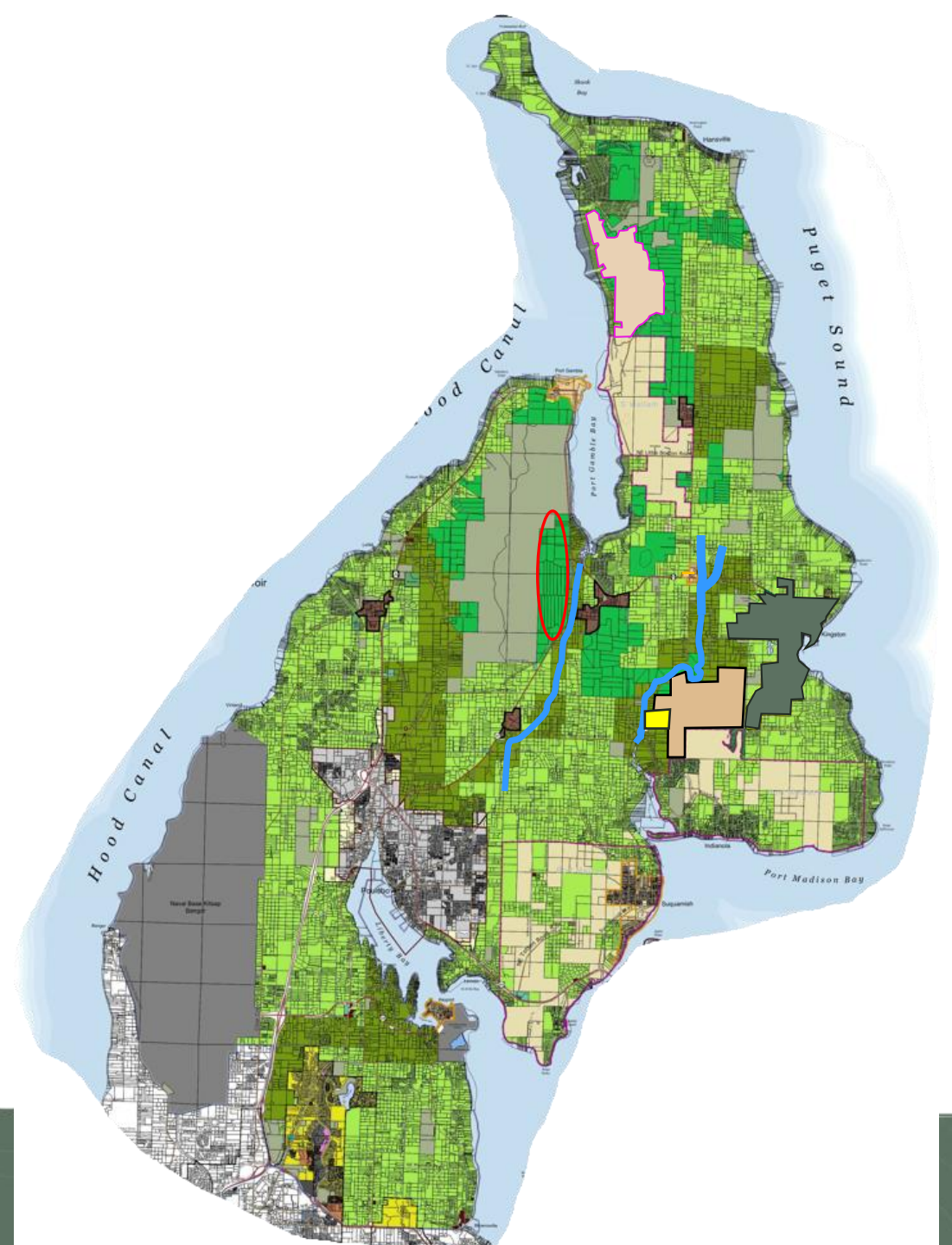
Rural Wooded

Requested:

Rural Residential

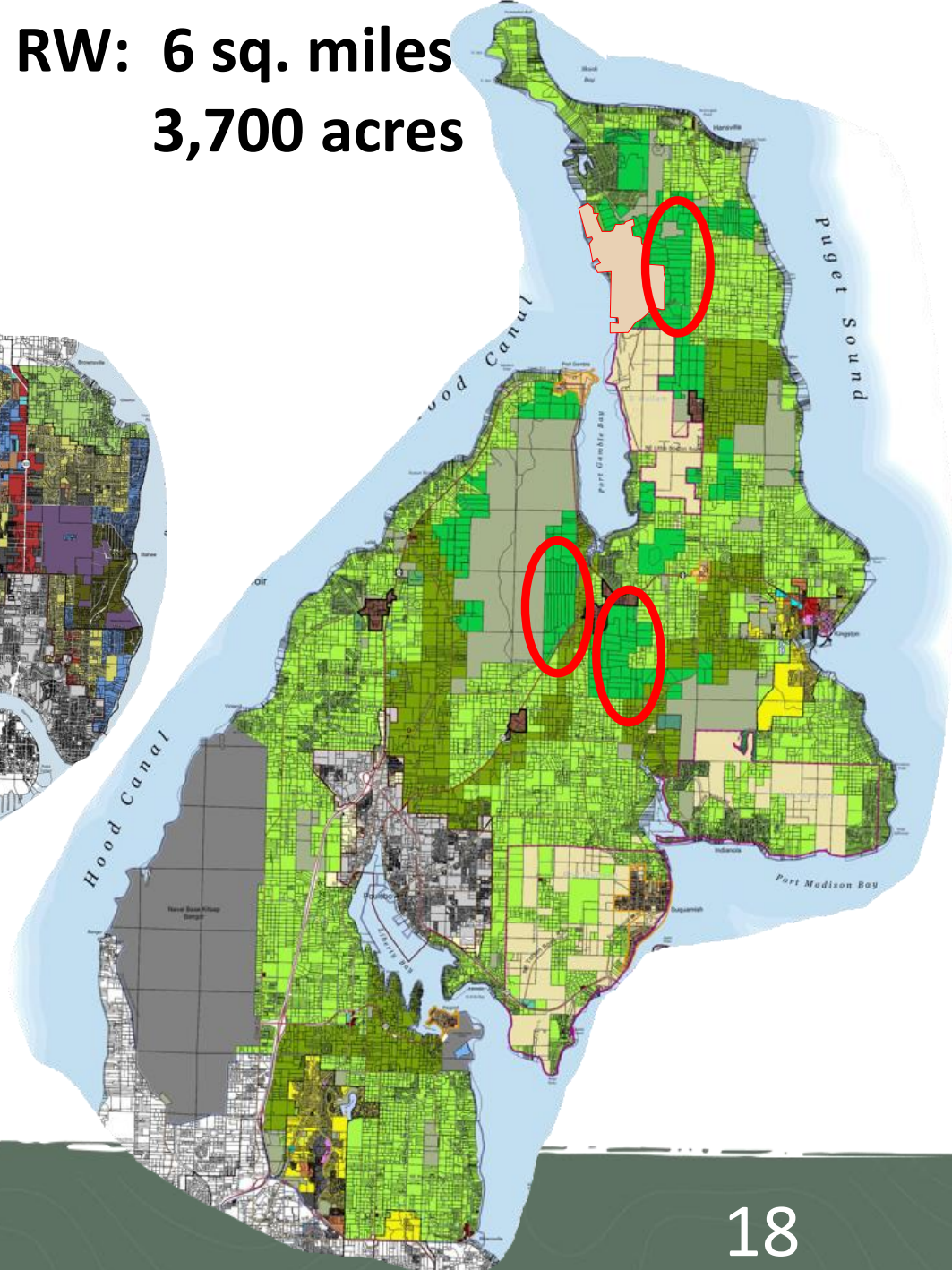
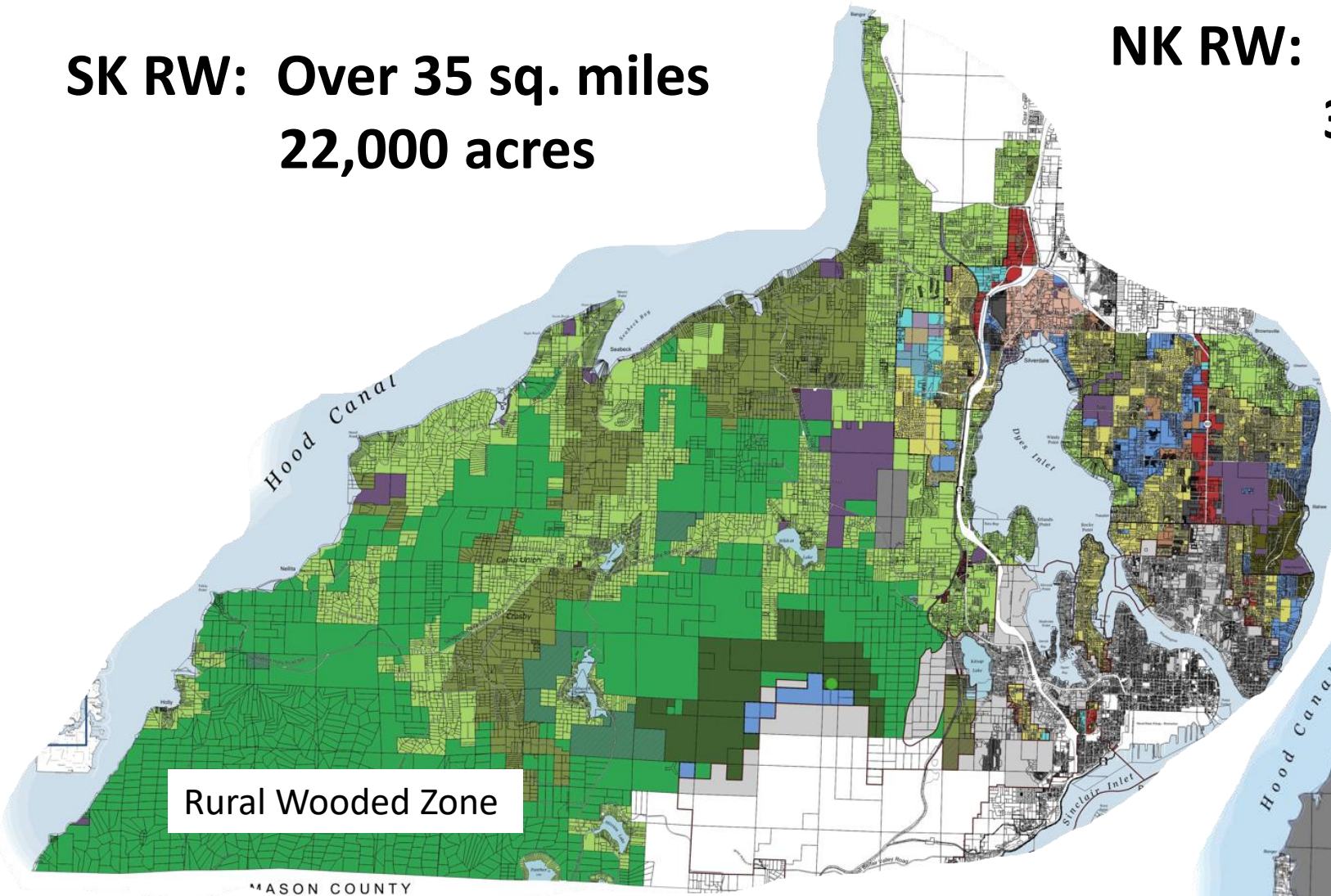
**MOST of NK is Rural Residential**

52% of all Kitsap rural lands are RR

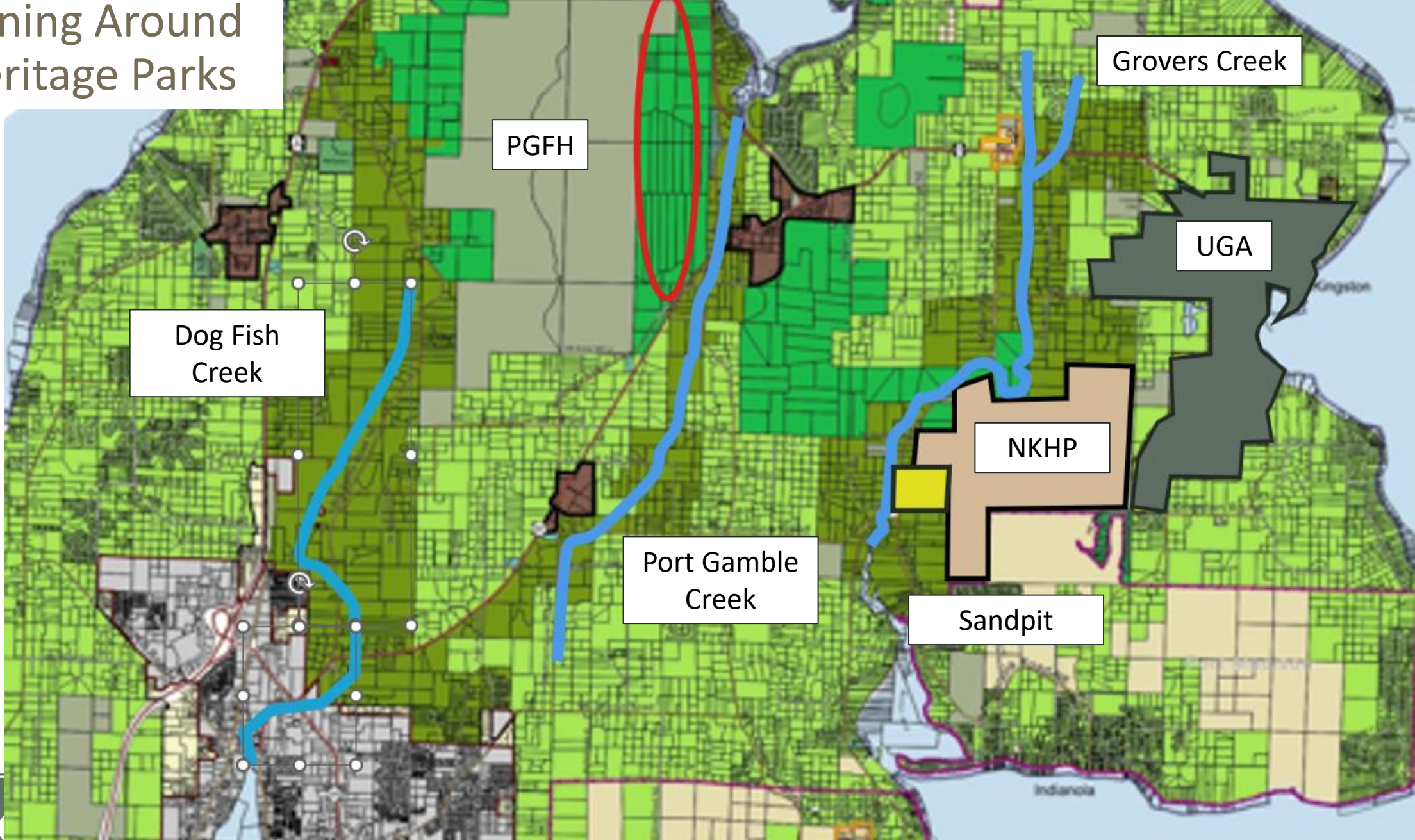


**SK RW: Over 35 sq. miles  
22,000 acres**

**NK RW: 6 sq. miles  
3,700 acres**

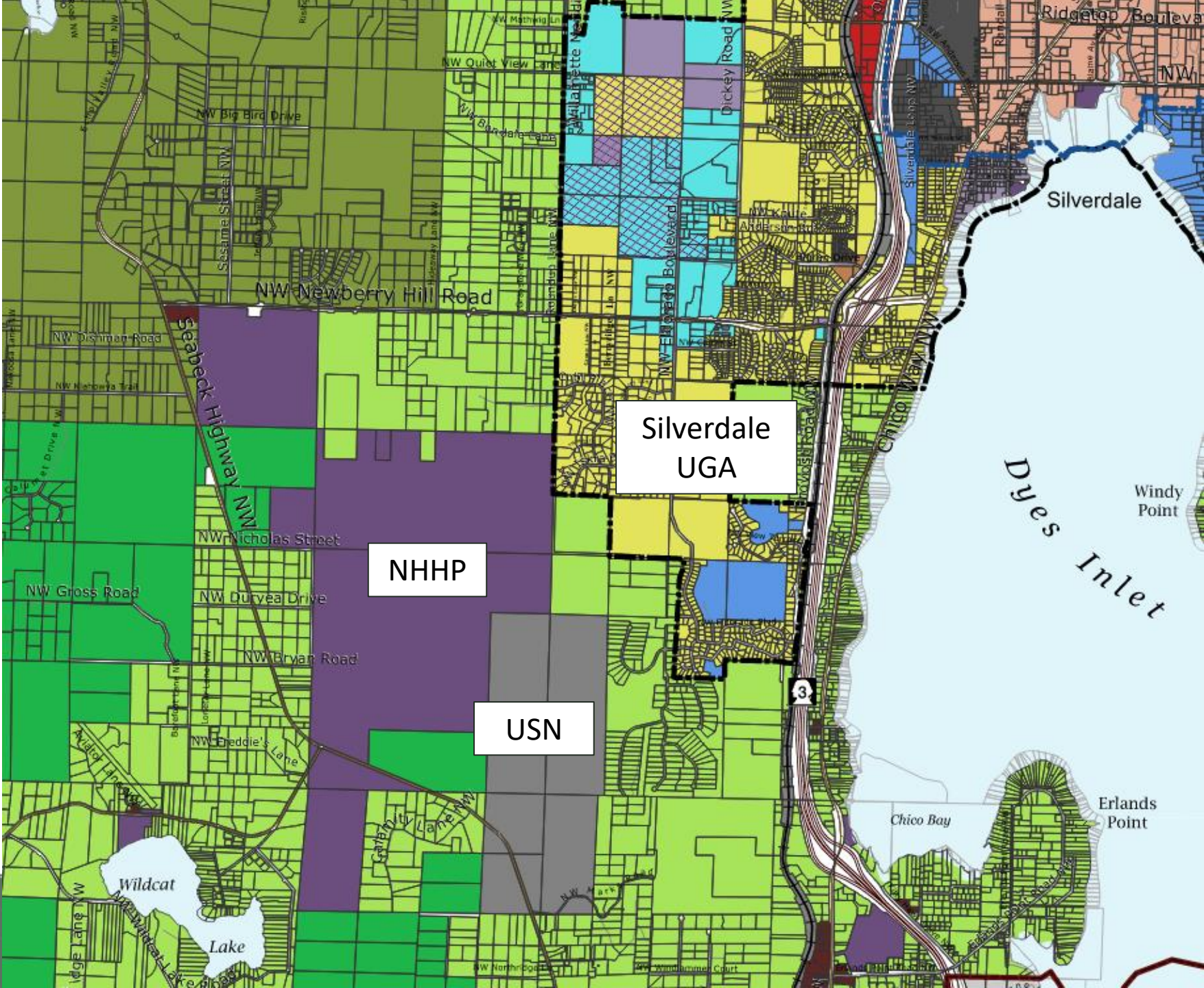


# Zoning Around Heritage Parks



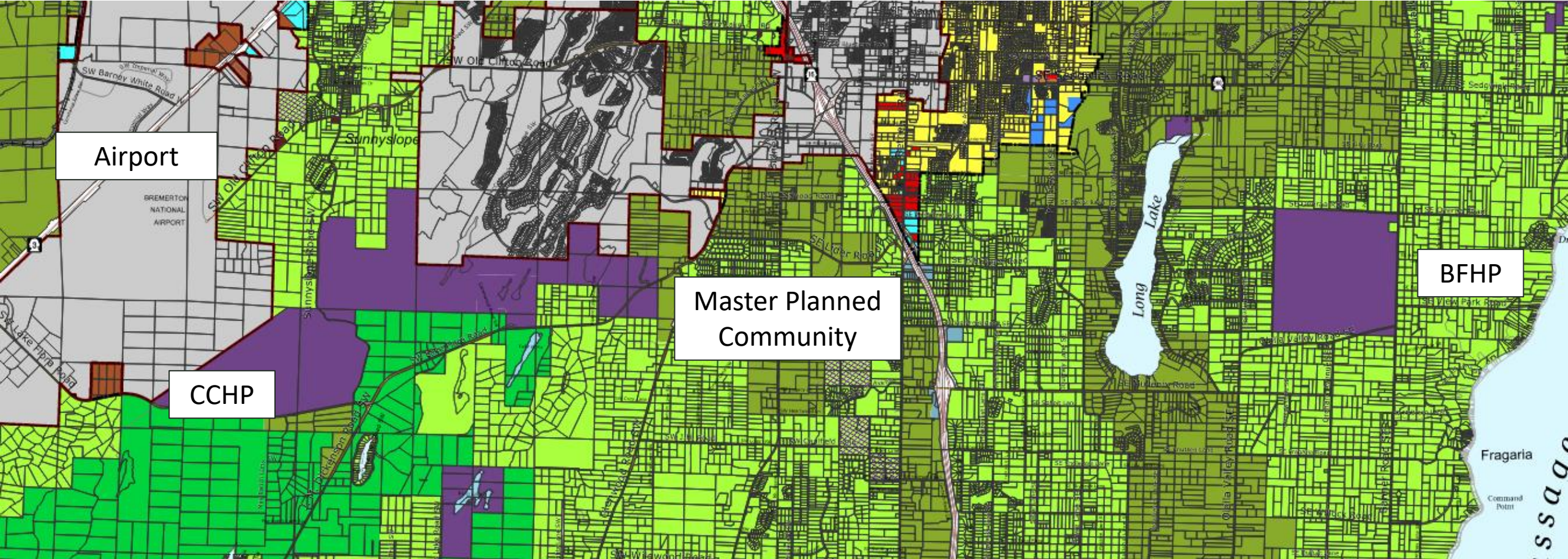
# Zoning Around Heritage Parks

## Newberry Hill Heritage Park



# Zoning Around Heritage Parks

# Banner Forest Heritage Park Coulter Creek Heritage Park



# Studies and Topics

- Our Team
- Geology
- Streams and Wetlands
- Wastewater
- Traffic
- Cultural Resources
- Storm and Other Utilities
- Public Services

# Studies and Topics

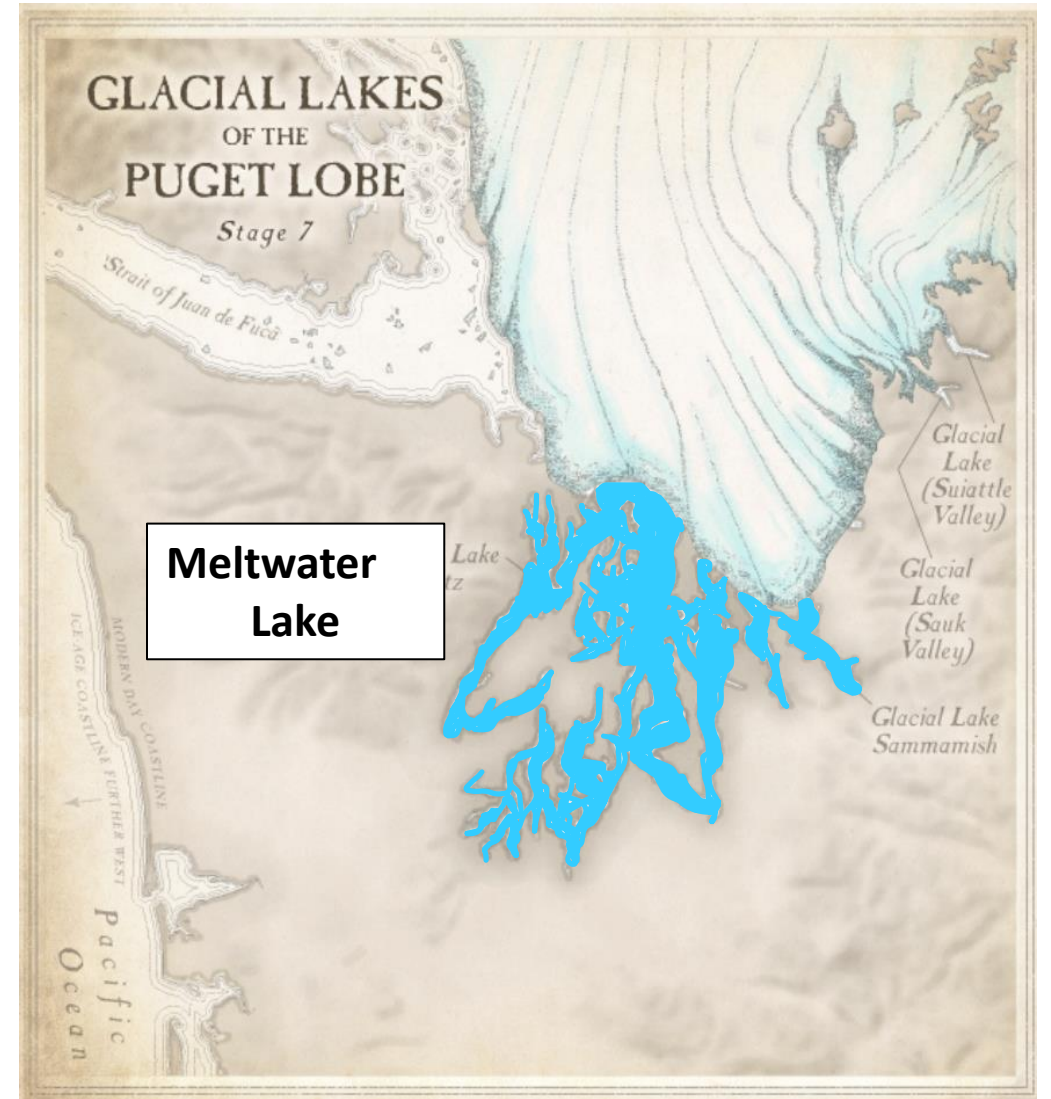
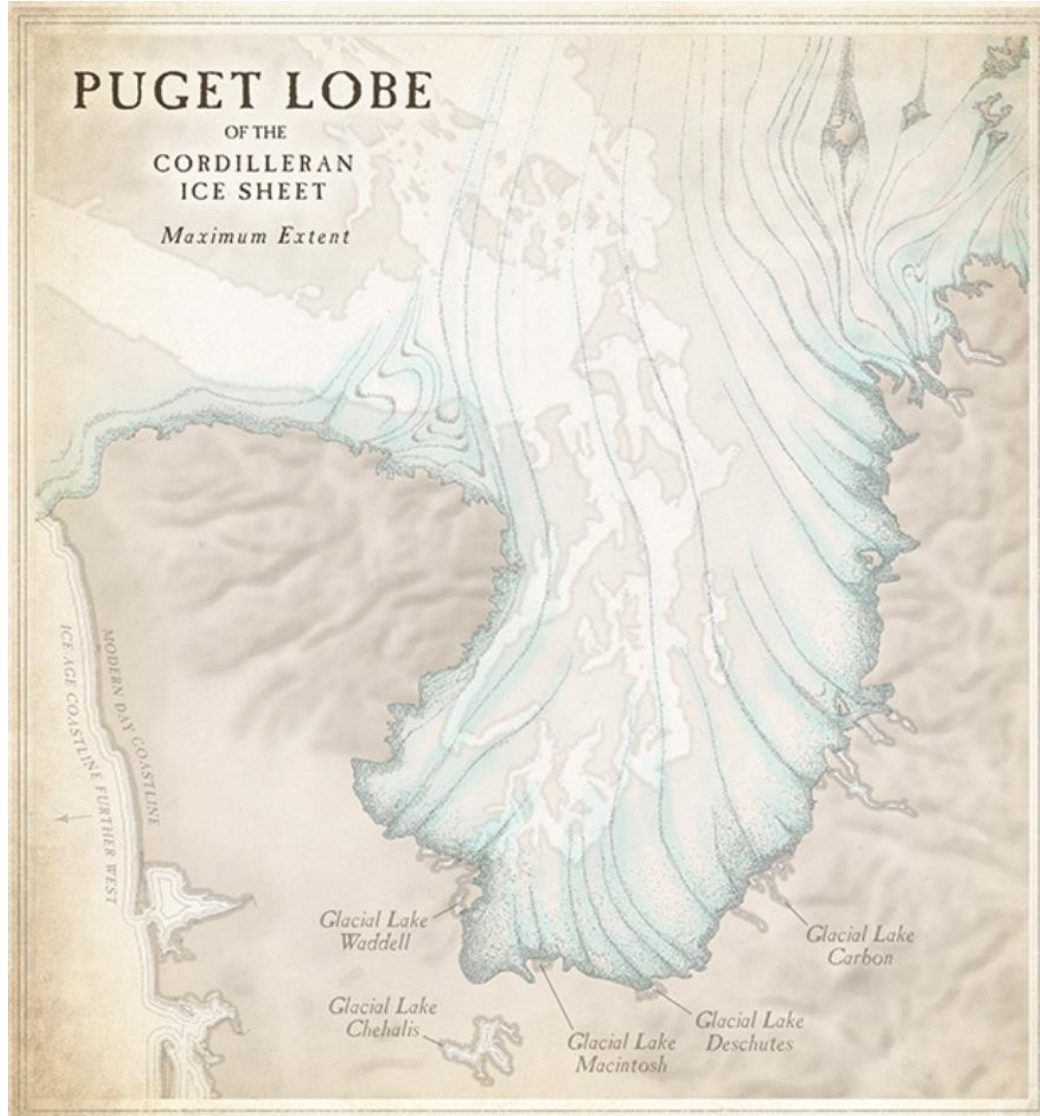
- Purpose: Site plans and mitigation design
- Promised to share with community
- Desktop research versus field investigation
- **Need to re-visit in WET WEATHER conditions**

# Geology – Broad Results

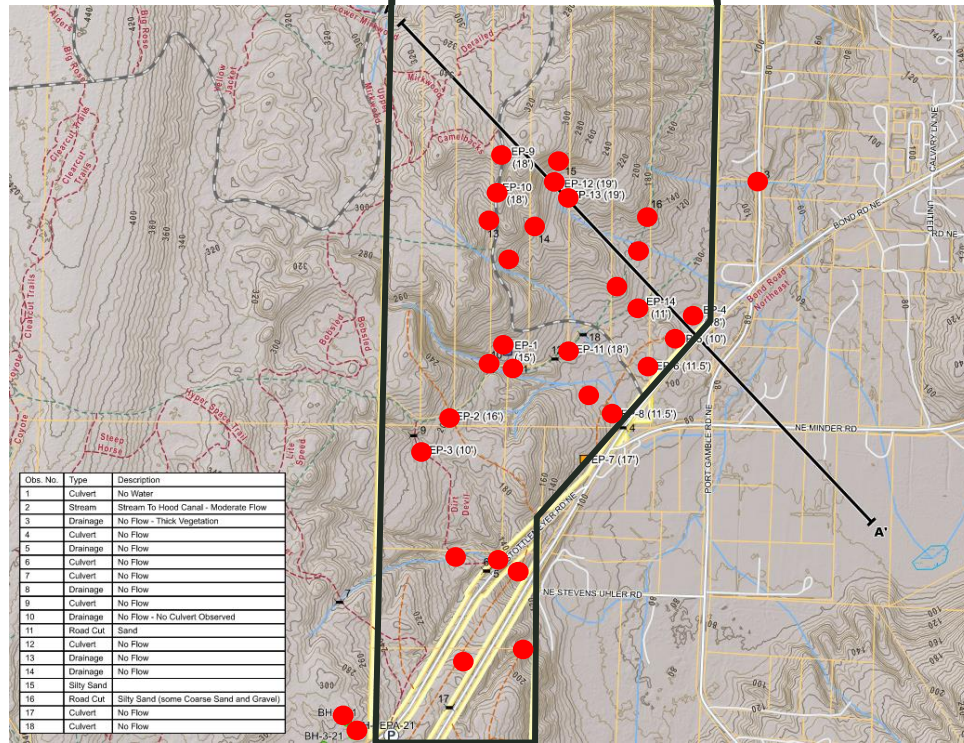
- Very clear geologic history and conditions
- Site is characterized by glacial “retreat” or recession
- Glacier was 3,000 feet thick
- As temperatures rose:
  - Runoff began creating channels in the ice and land below
  - Sand and other materials got deposited
  - Lakes formed and then drained when connected to saltwater
- Typically tops of ridges are dense, impermeable
- Side slopes looser, more pervious, **mostly sand**




# Geology – Glacial History



# Geology



# Field Investigation

- Focus on southern half of site
- Backhoe: 18' depth
- No water detected
- October – need to revisit during wetter weather
-  Field observation or excavation pit

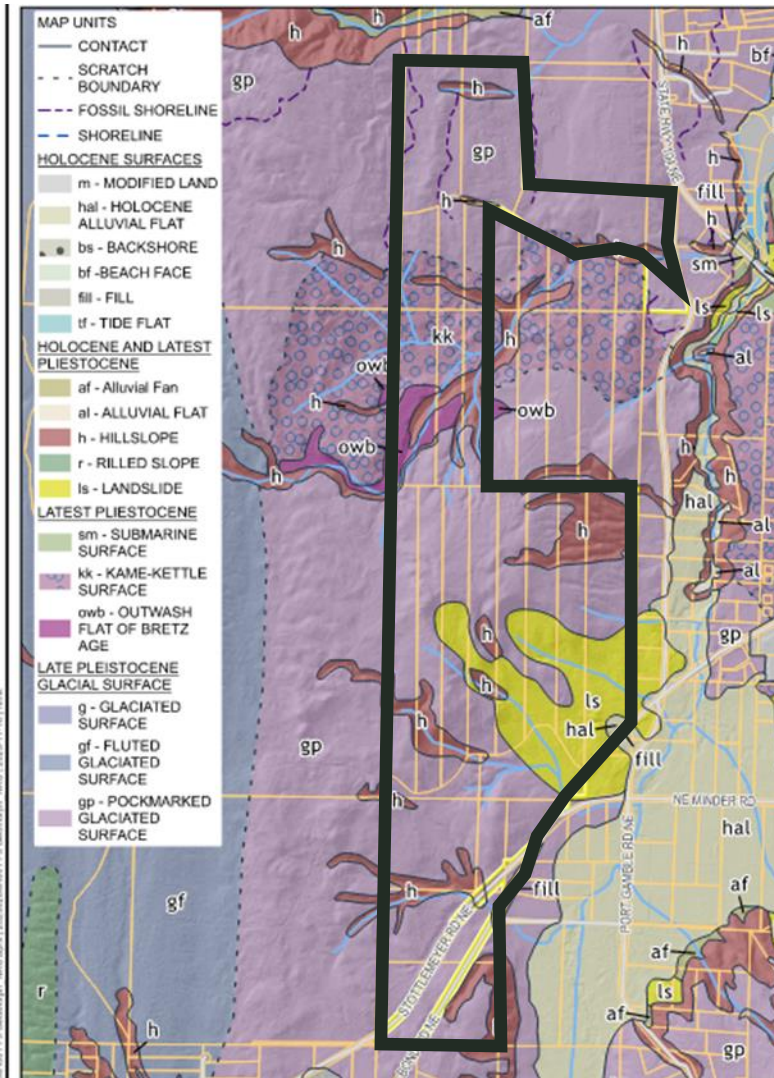
# Geology – Desktop Research

- Kitsap County Critical Areas Maps
- Erosion hazard (steep slopes, erodible soils)
- Landslide hazard (steep slopes, hydrology, soil quality)
  - One mapped landslide
- Seismic hazard (hydraulic soils, liquefaction)
- Aquifer recharge

# Geology – Results: Erosion Hazards

- Erosion hazard exists
- Anywhere slopes greater than 15%
- Can be mitigated Best Management Practices (BMP's)
  - Controlling runoff
  - Diversions around steep slopes
  - Erosion control fence

# Geology – Results: Landslide Hazards



- One mapped landslide
- Remnant of ancient landslide deposit
- Likely occurred when a glacial lake drained
- Inactive

# Geology – Results: Seismic Hazard

- No hydric soils discovered
- **Wet weather** tests required to confirm water depth

# Geology – Results: Category 2 Aquifer Recharge

- Critical ARA's: Very permeable soils
- Category 1: Generally deep aquifer, often source of public drinking water
- Category 2: Shallower aquifer, separated from deep aquifer  
Areas with regional drinking water wells
- Good infiltration characteristics

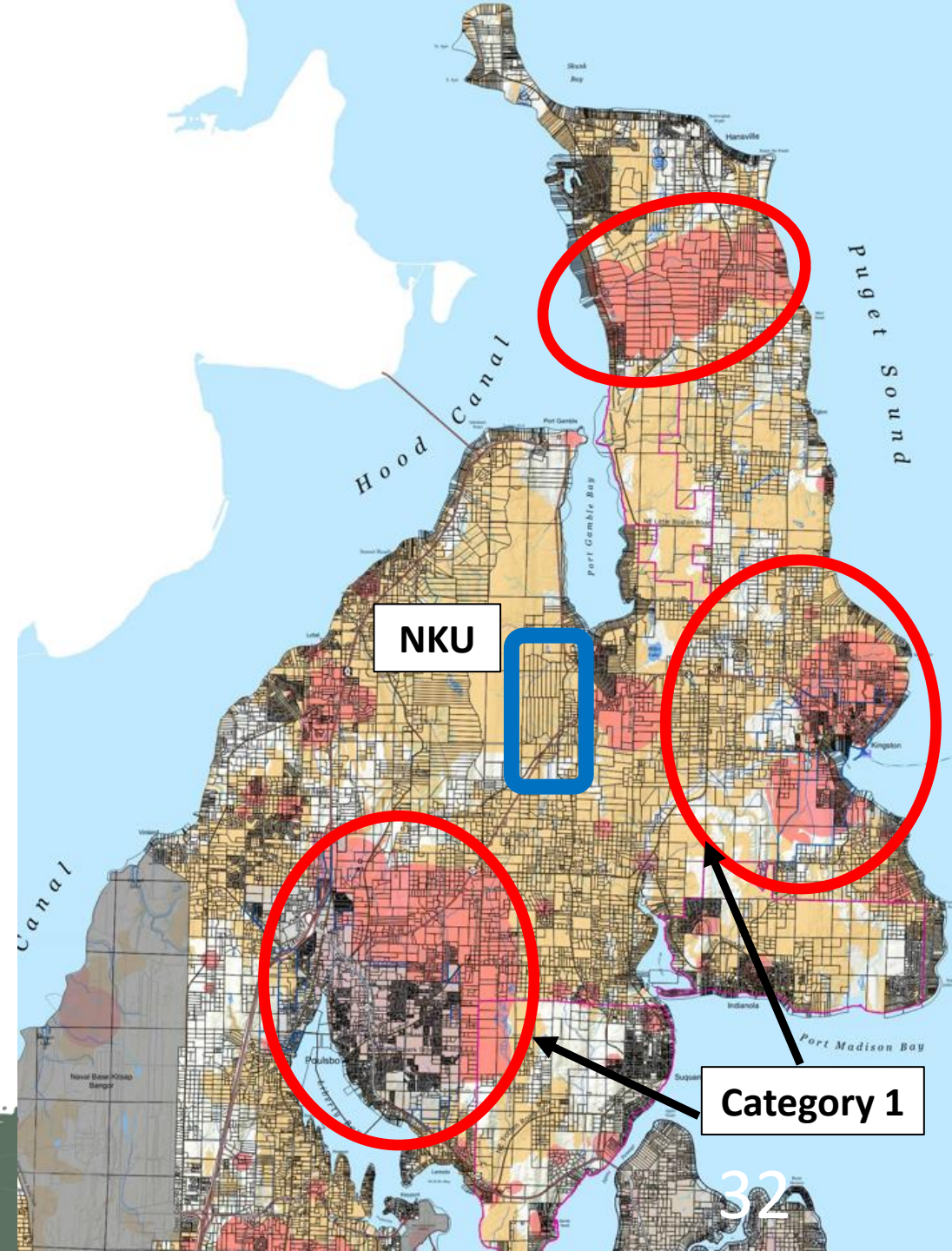
# Geology – Results: Category 2 Aquifer Recharge

Nearly ALL of NK is a Category 2

With:

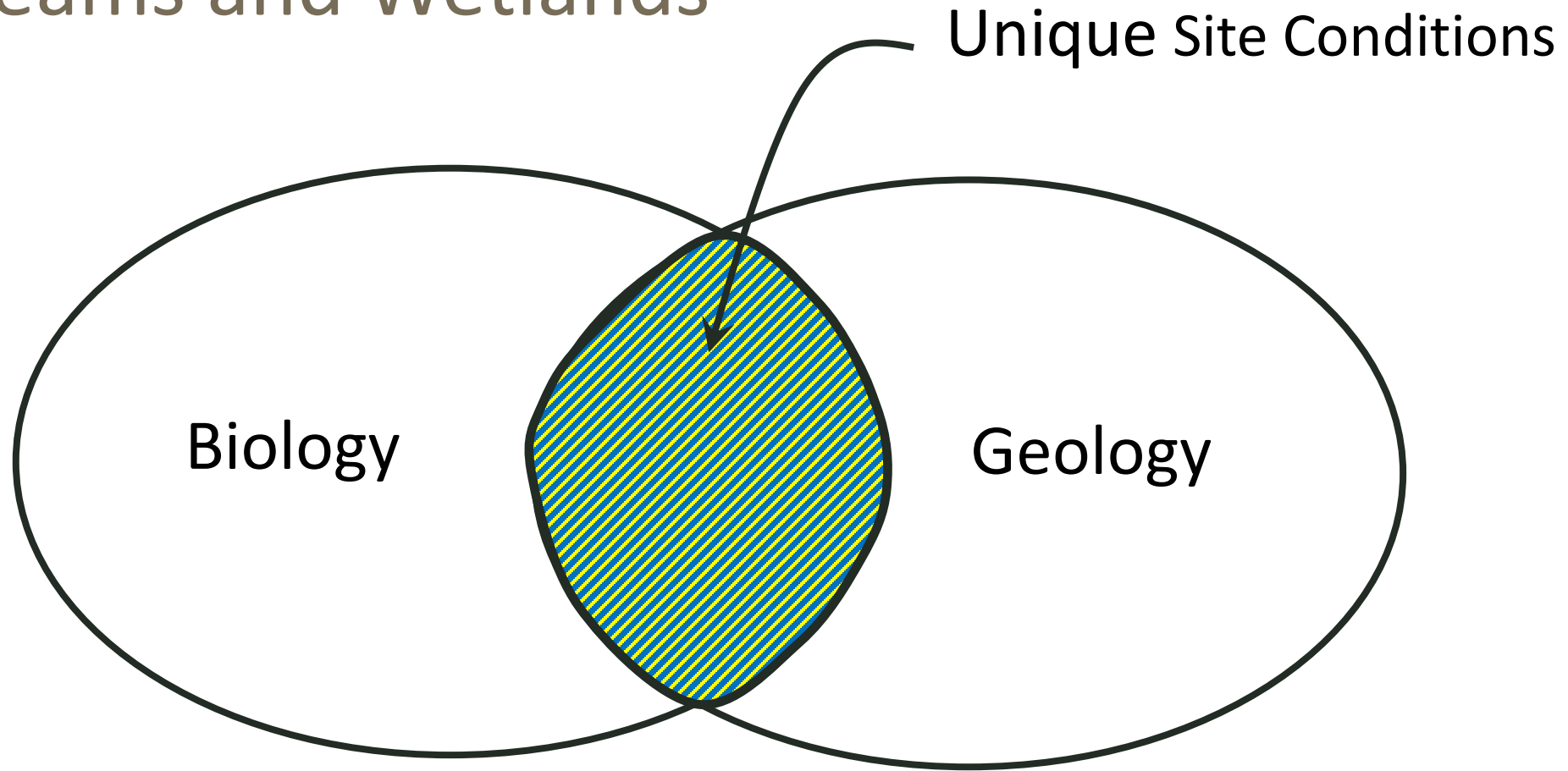
- 100's of rural lots and homes
- 100's of miles of road Majority: untreated stormwater\*

\*KCPW: Maintains 900 miles of public road in the county, not including state and private roads, driveways, tribal and navy roads, parking lots, etc.





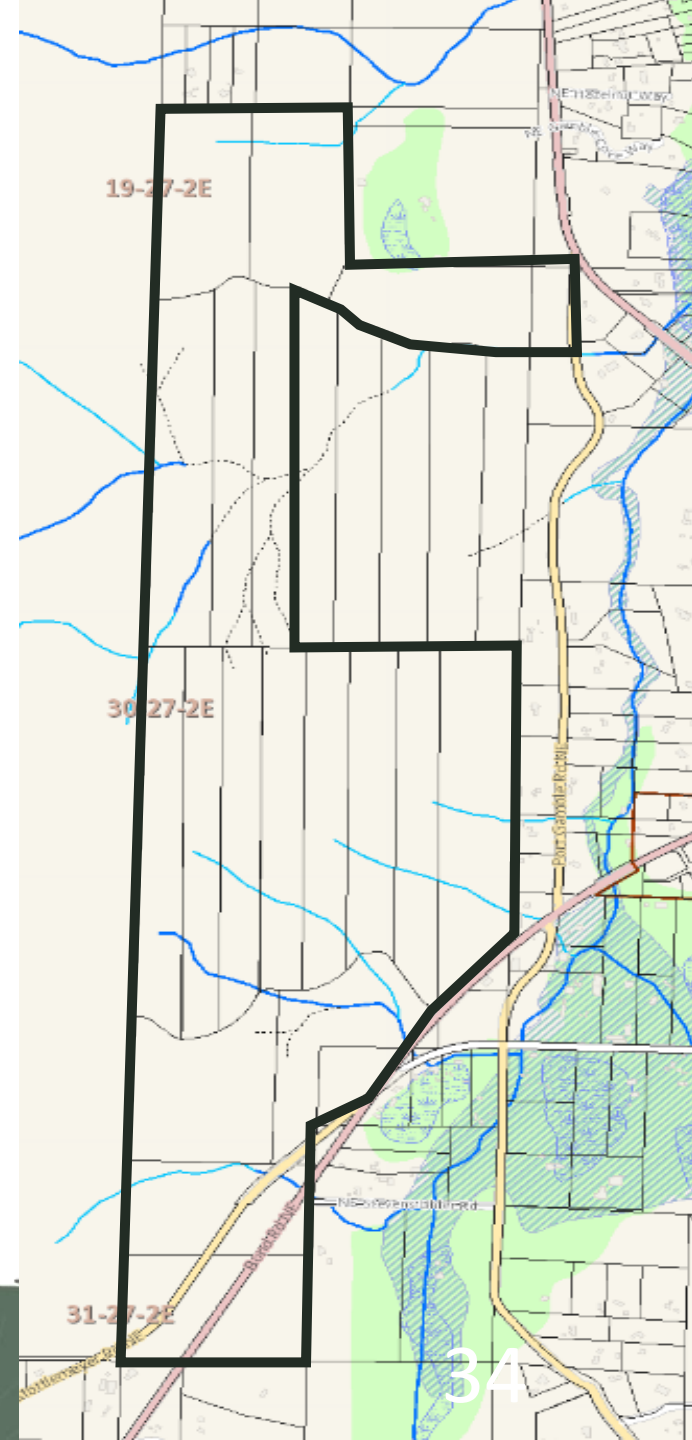
# Streams and Wetlands



# Streams and Wetlands - Desktop Studies

The KCC Title 19 defines a stream as:

“...an area where surface water flow is sufficient to produce a defined channel or bed.....”

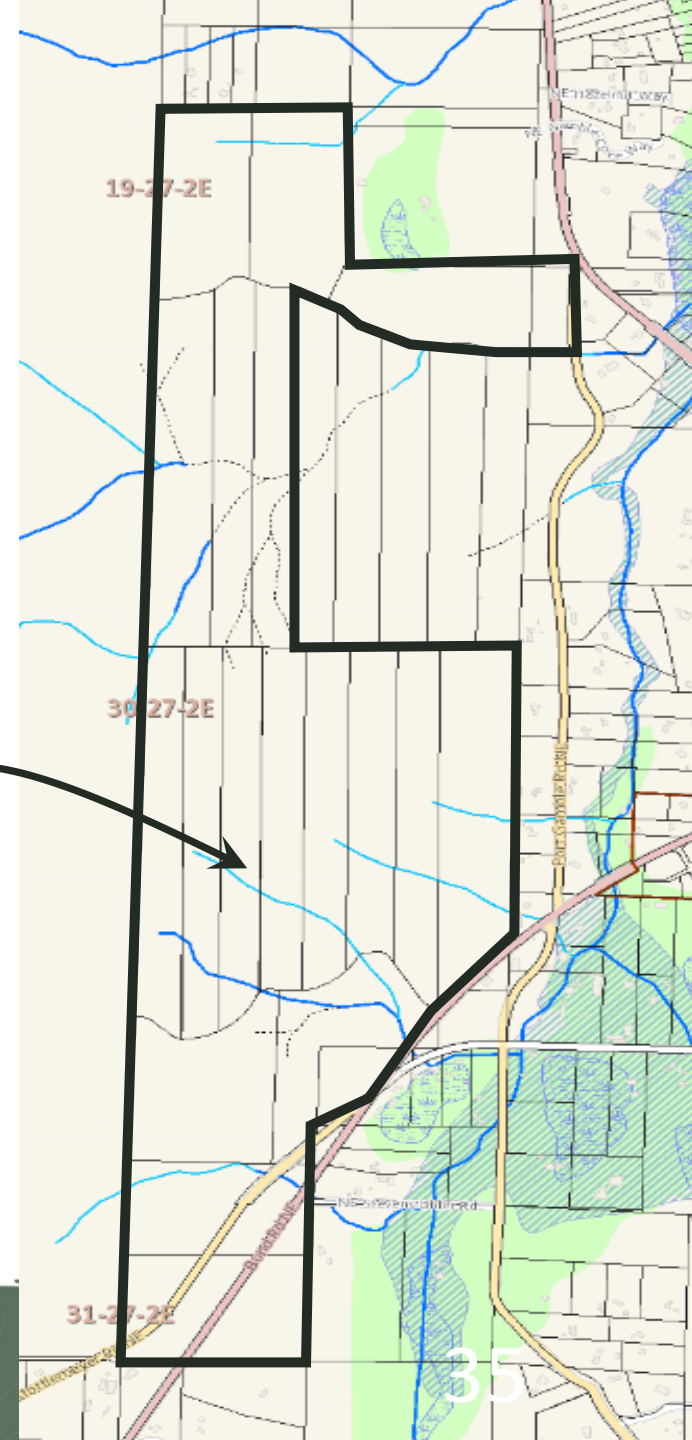


# Streams and Wetlands - Desktop Studies

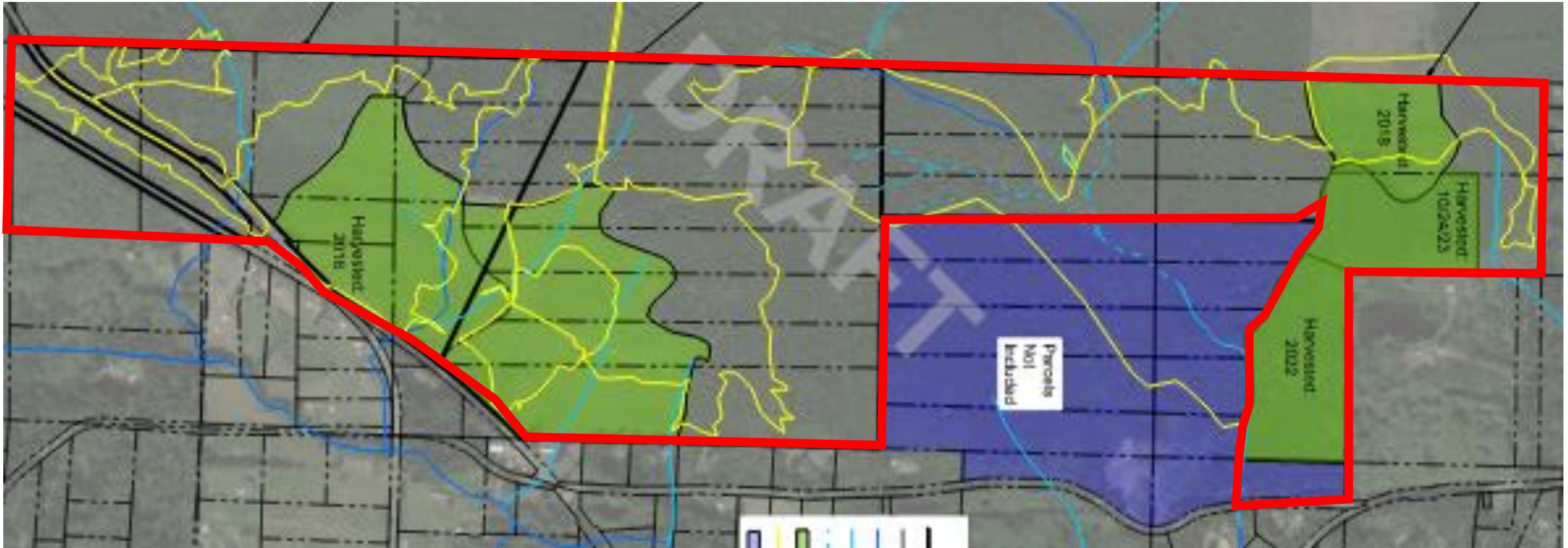
Mapping resources consulted:

- National Wetlands Inventory
- Washington State Dept. of Fish and Wildlife (web)
- Statewide Integrated Fish Distribution
- Kitsap County Critical Area Maps

From Kitsap County  
Critical Areas Mapping



# Streams and Wetlands – Field Investigation

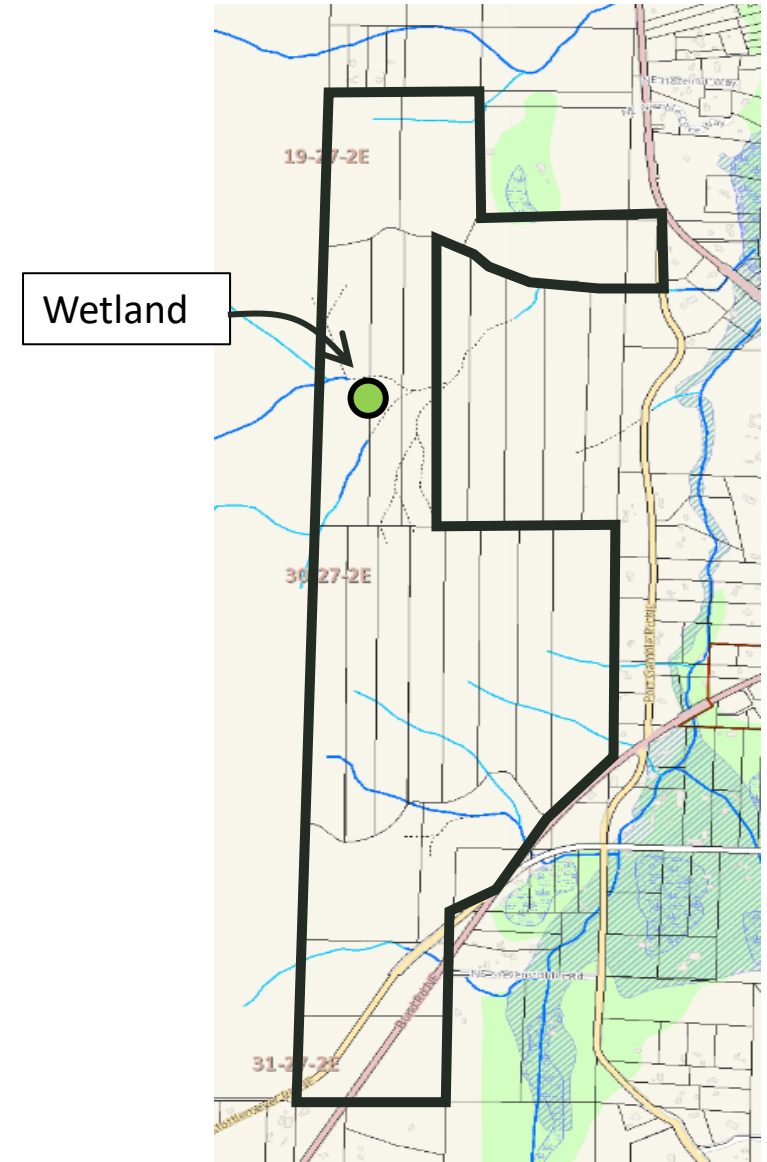


- Consultant visited site 5 times in October, 23

# Streams and Wetlands – Field Results

Consultants found:

- **No** evidence of streams
- 1 wetland
- Need wet-weather inspection



# Streams and Wetlands – Field Results



**Photo 1**-Test Plot 3 within the lower end of mapped stream in South Segment. No stream channel this location.



**Photo 2**-Test Plot 3 looking east toward Bond Road/SR 307 along the mapped stream.



**Photo 3**-Test Plot 8 in the middle segment of the mapped stream within the South Segment. Upland vegetation and no stream channel.



**Photo 4**-Test Plot 8 looking upslope and west along the mapped stream. No stream channel and presence of upland vegetation.

# Streams and Wetlands – Field Results



**Photo 9**-Test Plot 20 conducted at the east end of a ravine parallel to Stottlemeyer Road. Not mapped as a stream and none observed.



**Photo 10**-Test Plot 20 looking north toward culvert under Stottlemeyer Road. Bare ground with no evidence of water flow.



**Photo 11**-Test Plot 21 (east of Stottlemeyer Road) in the southernmost stream in South Segment. Along path cleared for easy access.



**Photo 12**-Test Plot 21 looking east toward Bond Road (SR 307). Dense vegetation with no channel observed within the mapped area.

# Streams and Wetlands – Field Results



**Photo 33**-Shows the inlet of the culvert under Stottlemeyer Road, which is at the end of the non mapped stream just west of the road.



**Photo 34** shows the culvert under Bond Road in the upland between Bond and Stottlemeyer Roads in the south segment.



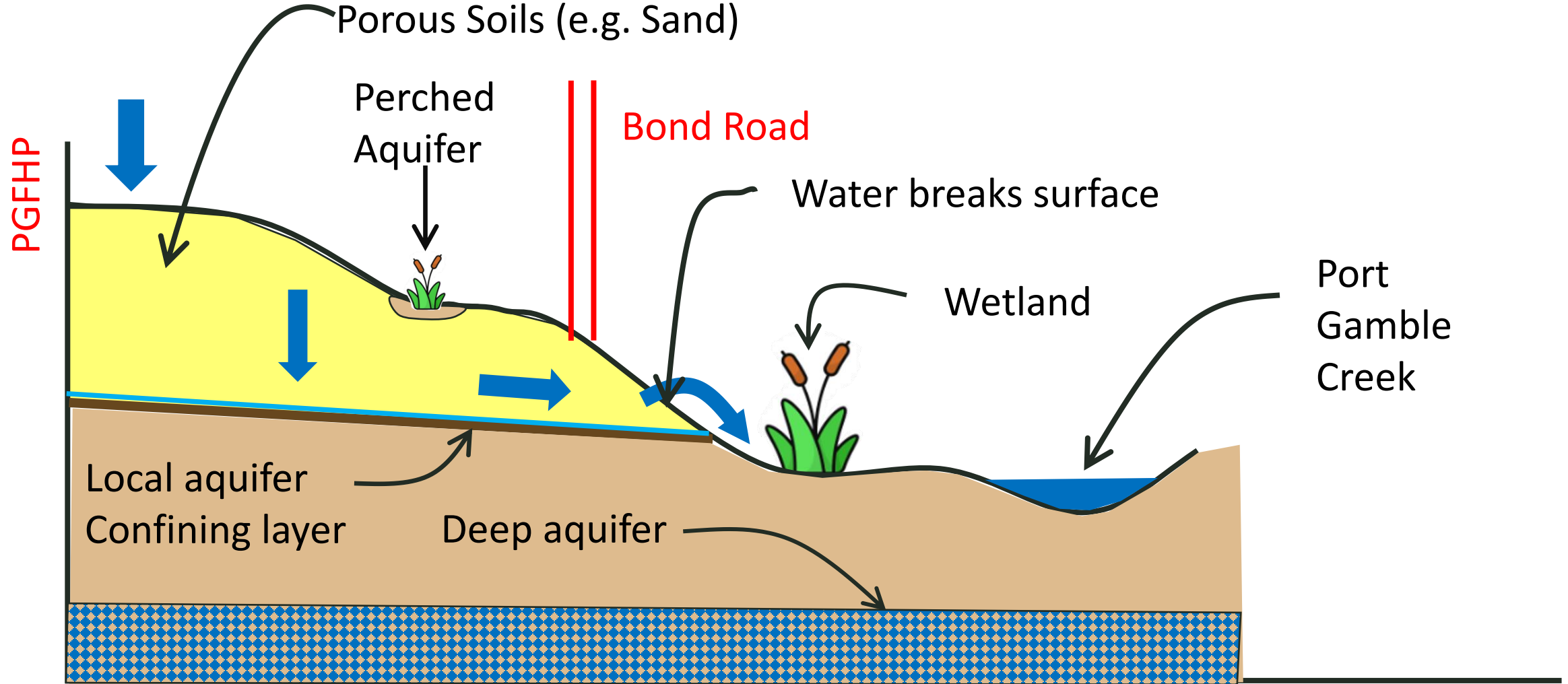
**Photo 35** shows the culvert under Bond Road at the north end of the South Segment.



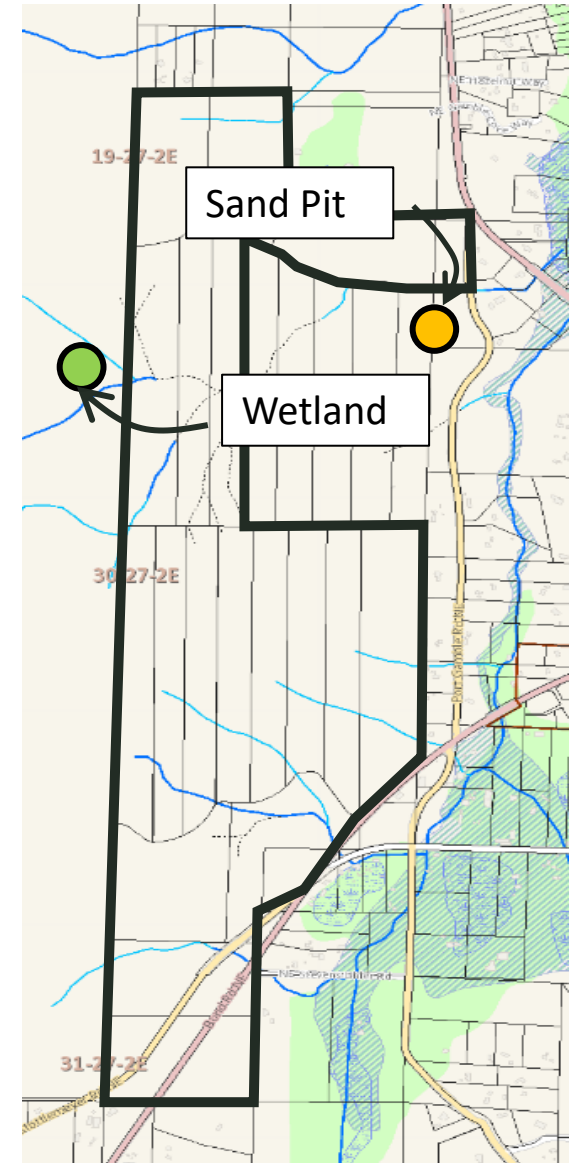
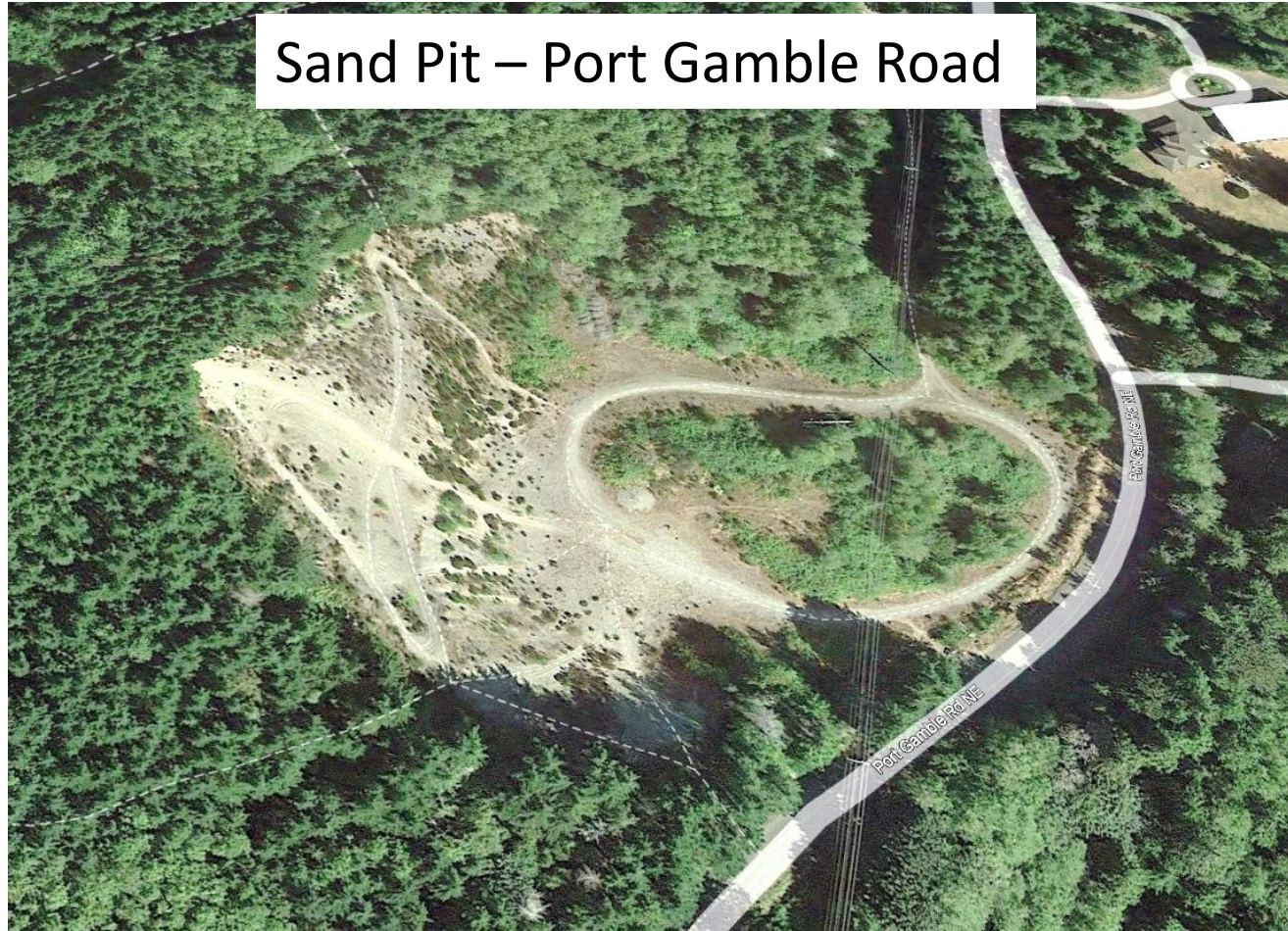
**Photo 36** shows a culvert under one of the service road. It appears that the culvert was installed during construction of logging roads.



# Streams and Wetlands – On the NKU Site



# Streams and Wetlands – Field Results



# Streams and Wetlands – Next Steps

- There **may be** streams and other wetlands on the property
- Re-visit site during **wet weather** to confirm findings
- Confirmation field visit with:

Suquamish Tribe

Port Gamble S’Klallam Tribe

Washington State Department of Fish and Wildlife

Kitsap County

# Wastewater Flow (gallons per day)

At maximum buildout: 100,000 gallons per day

# Wastewater Flow: Treatment options

## Standard septic tank and drain fields

- Individual or community
- Total area needed: 10-acres

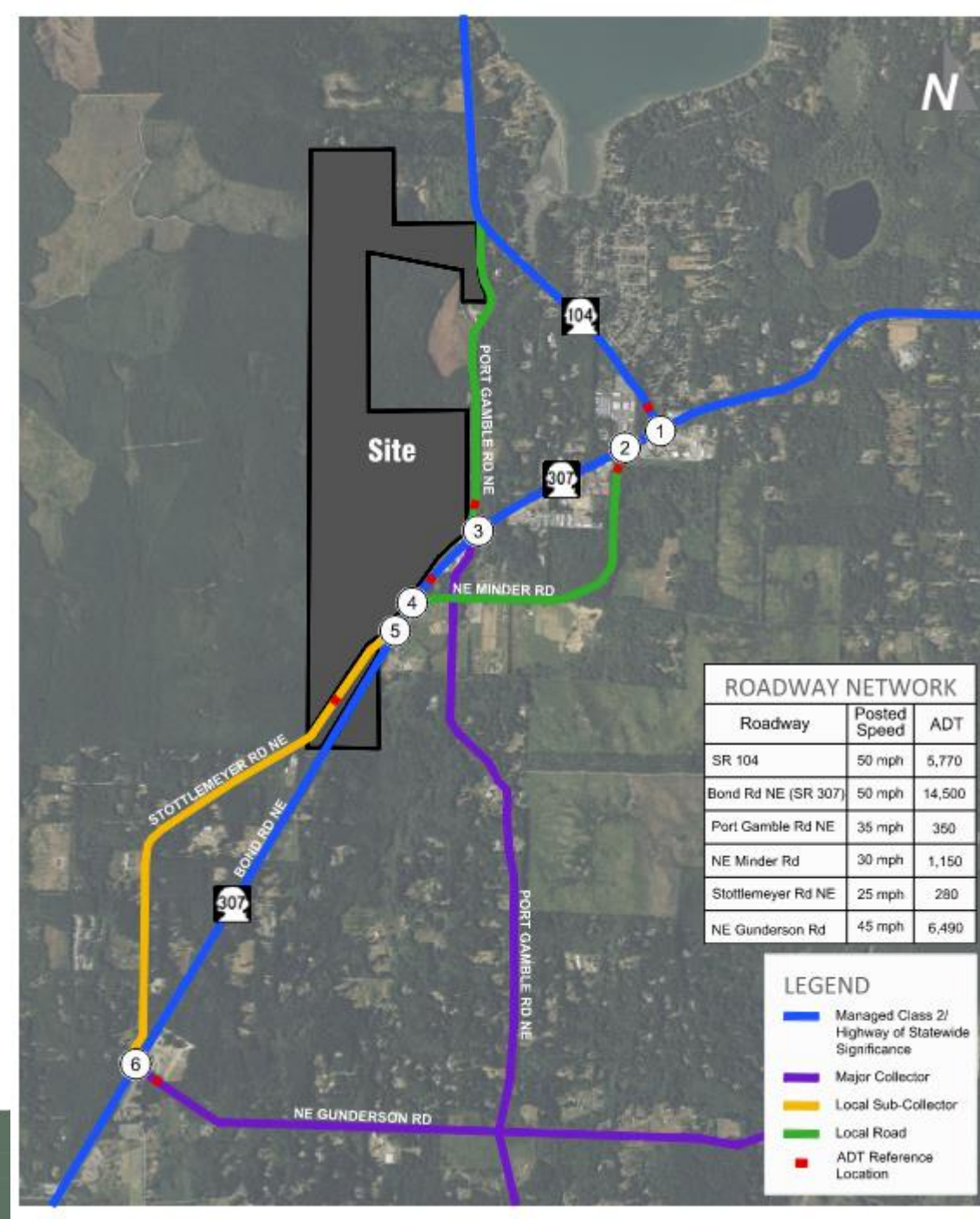
## Pre-treatment system

- AX-Max Treatment Systems by AdvanTex
- Total area needed: 5-acres
- 95% BOD removal
- 65% nitrogen removal

Membrane Bio Reactor: Close to drinking water quality

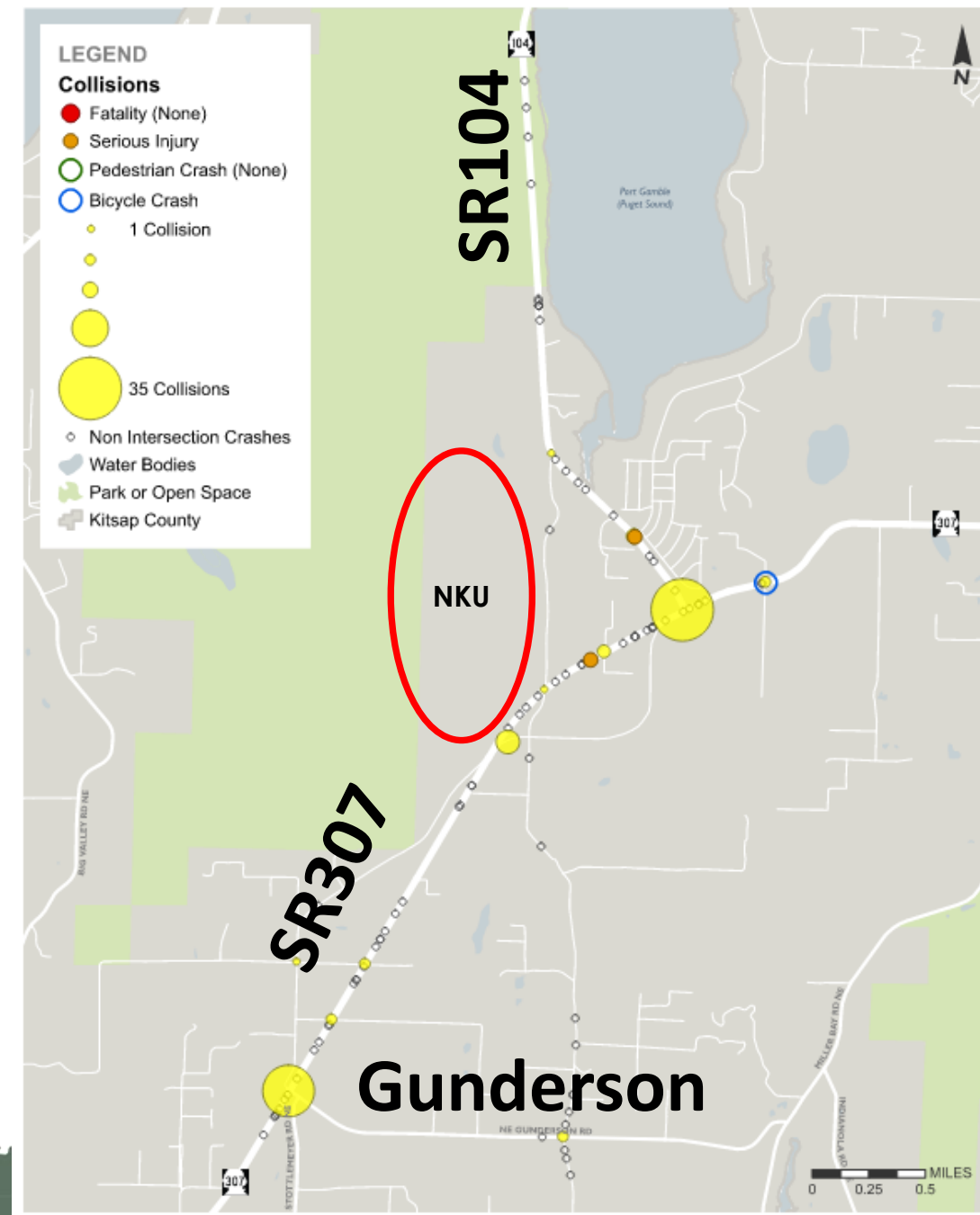
# Traffic: Intersections Studied

- Focus: AM and PM peak hours
- Left hand turns onto SR307
- Range of assumptions from lower to higher impacts
- Rating: Level of Service (A-F)



# Accidents: Last 5 Years

- No fatalities
- SR307/SR104 is the worst
- SR307/Gunderson 2<sup>nd</sup> worst

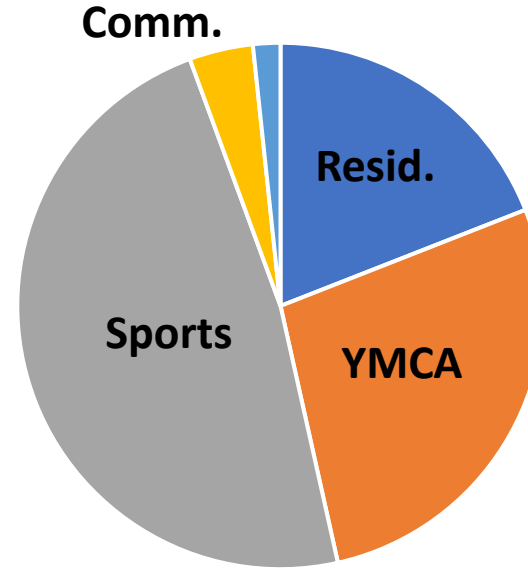


Five-Year Collision Summary (2018-2022)

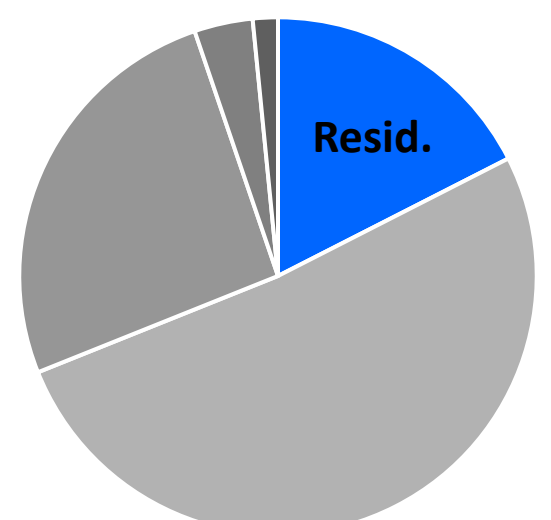
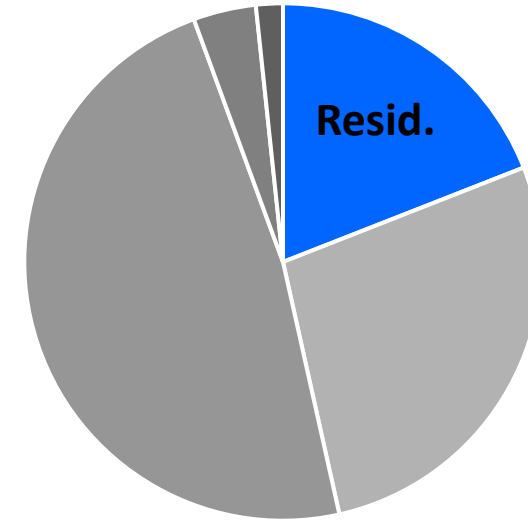
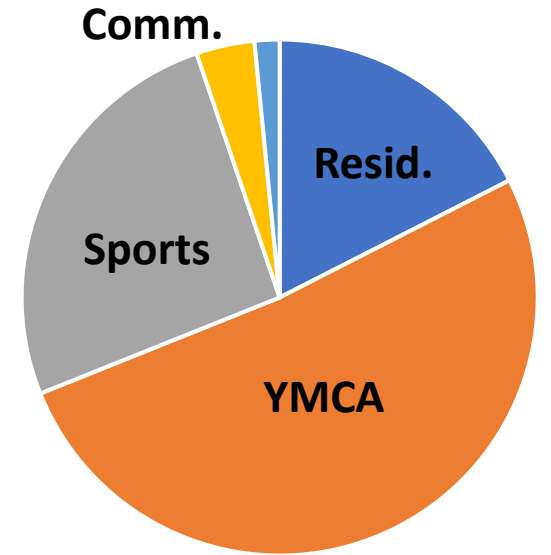
# Traffic

Total new trips during PM Peak Hour			Percentage of Total
		Total	
High Estimate	Residential	136	20%
	YMCA	196	28%
	Sports Complex	342	50%
	Commercial	28	4%
	Passby	-12	-2%
	<b>Total New Trips</b>	<b>690</b>	<b>100%</b>
Low Estimate	Residential	67	18%
	YMCA	197	53%
	Sports Complex	99	27%
	Commercial	14	4%
	Passby	-6	-2%
	<b>Total New Trips</b>	<b>371</b>	<b>100%</b>

Higher Impacts



Lower Impacts





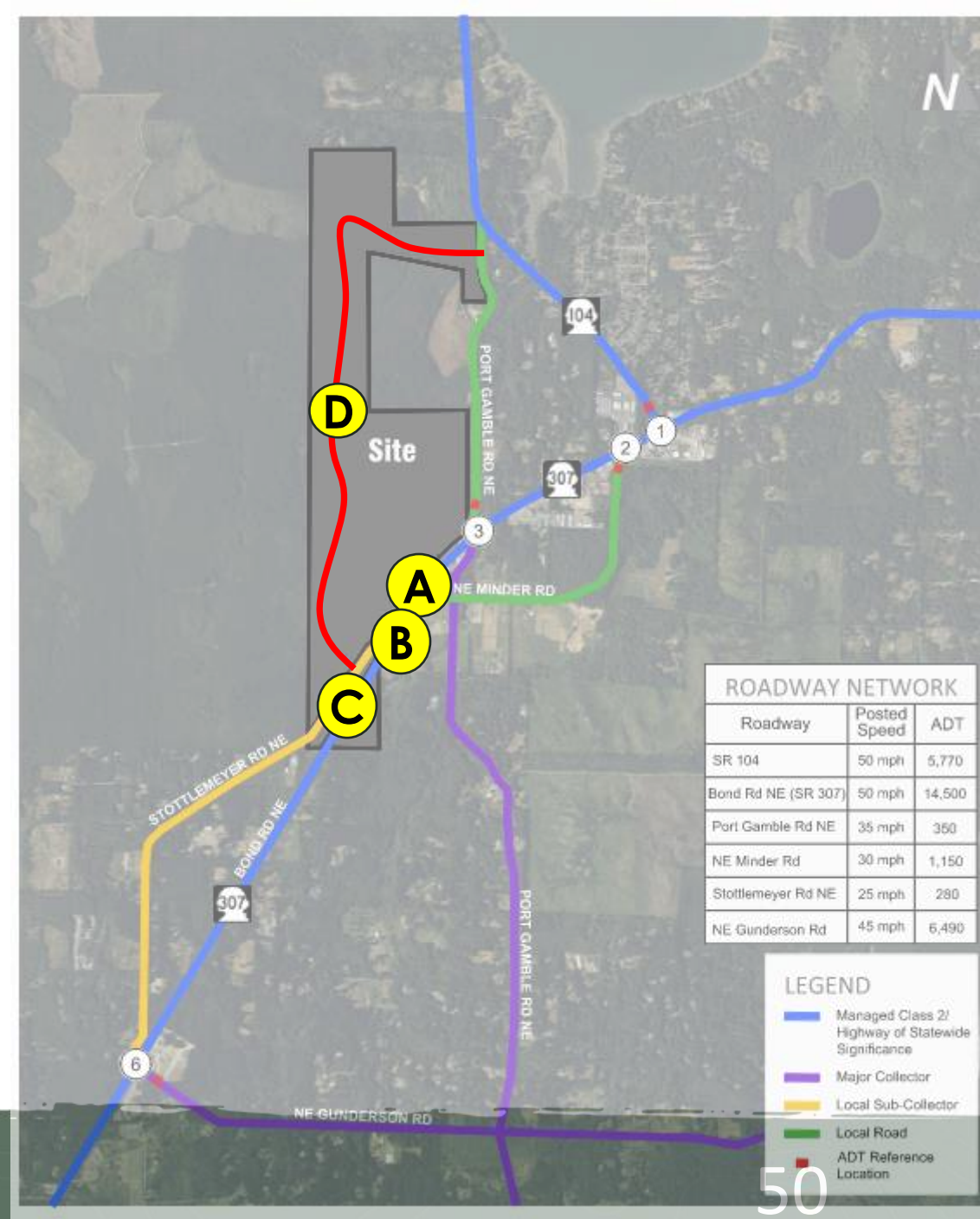
# Traffic

Intersection	Traffic Control	2028 Without-Project			2028 With-Project		
		LOS <sup>1</sup>	Delay <sup>2</sup>	WM <sup>3</sup>	LOS	Delay	WM
1. SR 104/Bond Rd NE (SR 307)	Signal	B	19	-	C	24	-
2. NE Minder Rd/Bond Rd NE (SR 307) <sup>4</sup>	TWSC	E	36	SB	F	78	SB
		E	36	NB	F	95	NB
3A. Port Gamble Rd NE (N of SR 307)/SR 307	TWSC	B	13	SB	C	17	SB
3B. Port Gamble Rd NE (S of SR 307)/SR 307	TWSC	B	15	NB	C	18	NB
4. Bond Rd NE (SR 307)/NE Minder Rd	TWSC	D	30	WB	F	54	WB
5. Bond Rd NE (SR 307)/Stottlemeyer Rd NE (North)	TWSC	D	28	EB	F	1,003	EB
6. Bond Rd NE (SR 307)/Stottlemeyer Rd NE (South)/NE Gunderson Rd	Signal	C	24	-	C	33	-

# Traffic: Potential Mitigations

Roundabout/Signal New Intersection:

- A. SR307/Minder
- B. SR307/Stottlemeyer
- C. New intersection on NKU
- D. Make northern connection to Port Gamble Road/SR104



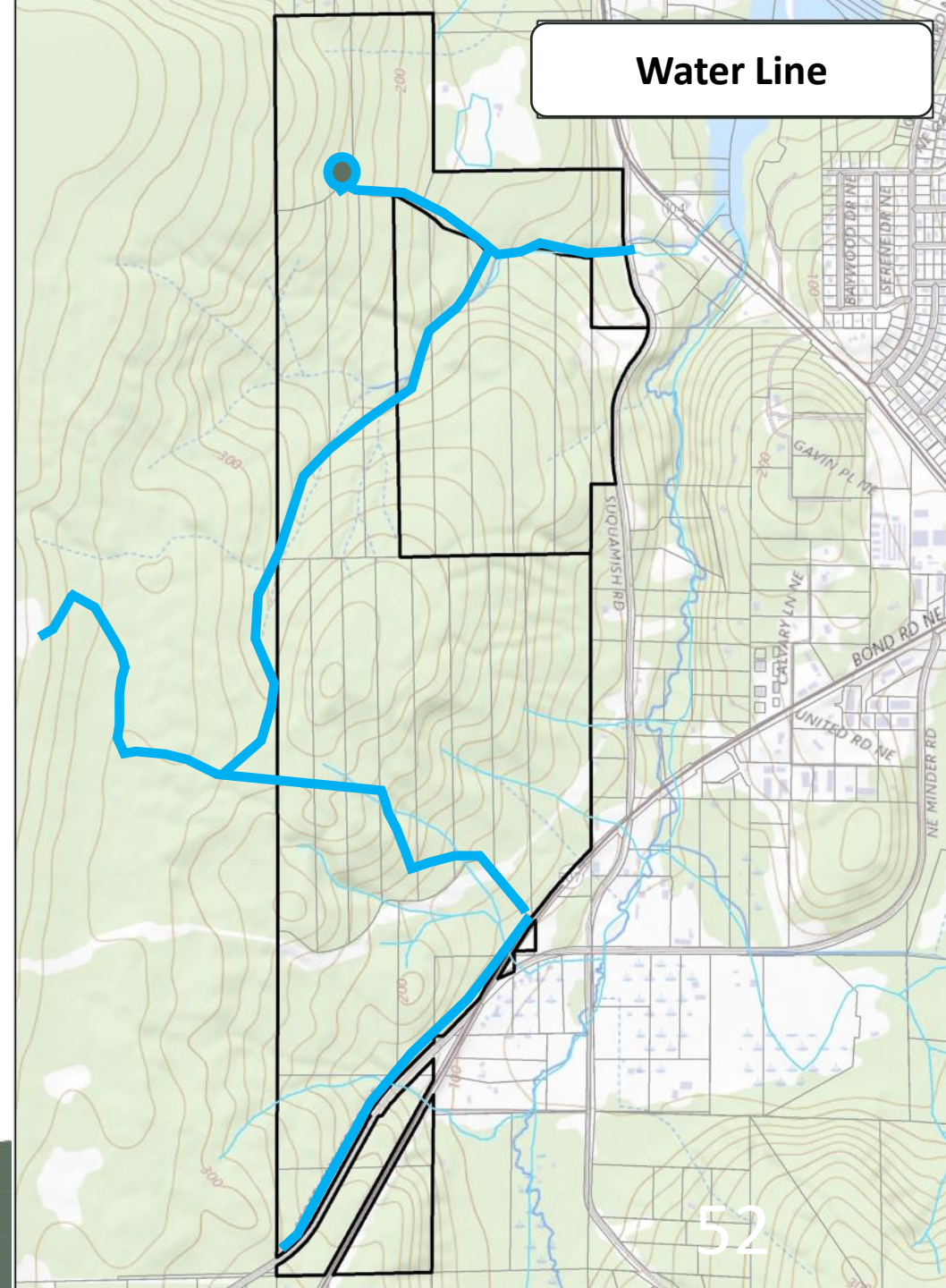
# Cultural Resources

- Cultural resources = Historic and pre-settlement
- Desktop review completed (dated 10/26/23)
- Both tribes consulted
- No recorded archaeological sites or listed historic
- Odds of finding archaeological sites **low**

# Other Utilities

- Storm water
  - Most if not all infiltrated
  - Runoff from streets/parking need to be treated for water quality
  - Research is needed to understand potential impacts from sports fields

Water: 12" main, KPUD  
Power: Available  
Phone: Available  
Fiber: Available Minder Road



# Public Service Providers Contacted

- Kitsap Transit
- NK School District
- KC Public Works
- WSDOT
- Puget Sound Energy
- Port of Kingston
- Poulsbo Fire and Rescue
- NK Fire and Rescue
- Olympic Ambulance
- Airlift NW
- Kitsap Sheriff's Dept.

# Key Take Aways

## Pleasant Surprises

- Soils infiltrate well
- Favorable to field construction
- Stream/wetland issues

## Biggest Challenges

- Wastewater quality
- Stormwater quality
- Traffic



# Stop Bond Rezone





# Rotary

Kingston North Kitsap



# Rotary

## Kingston North Kitsap



- \*1.4M+ Members Worldwide, 46,000+ Clubs
- \*51-Members of Kingston-North Kitsap Club
- \*All Volunteers

# Rotary



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\***Our Mission:** provide service to others, promote integrity, and advance understanding, goodwill, and peace through fellowship with businesses, professionals, and community members & leaders



# Past Projects:

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



# Next Project?

## **Multi-Generational Sports & Recreation Complex**

# Rotary



Kingston North Kitsap

## Brainstorming Meeting

May 12, 2018

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NKU

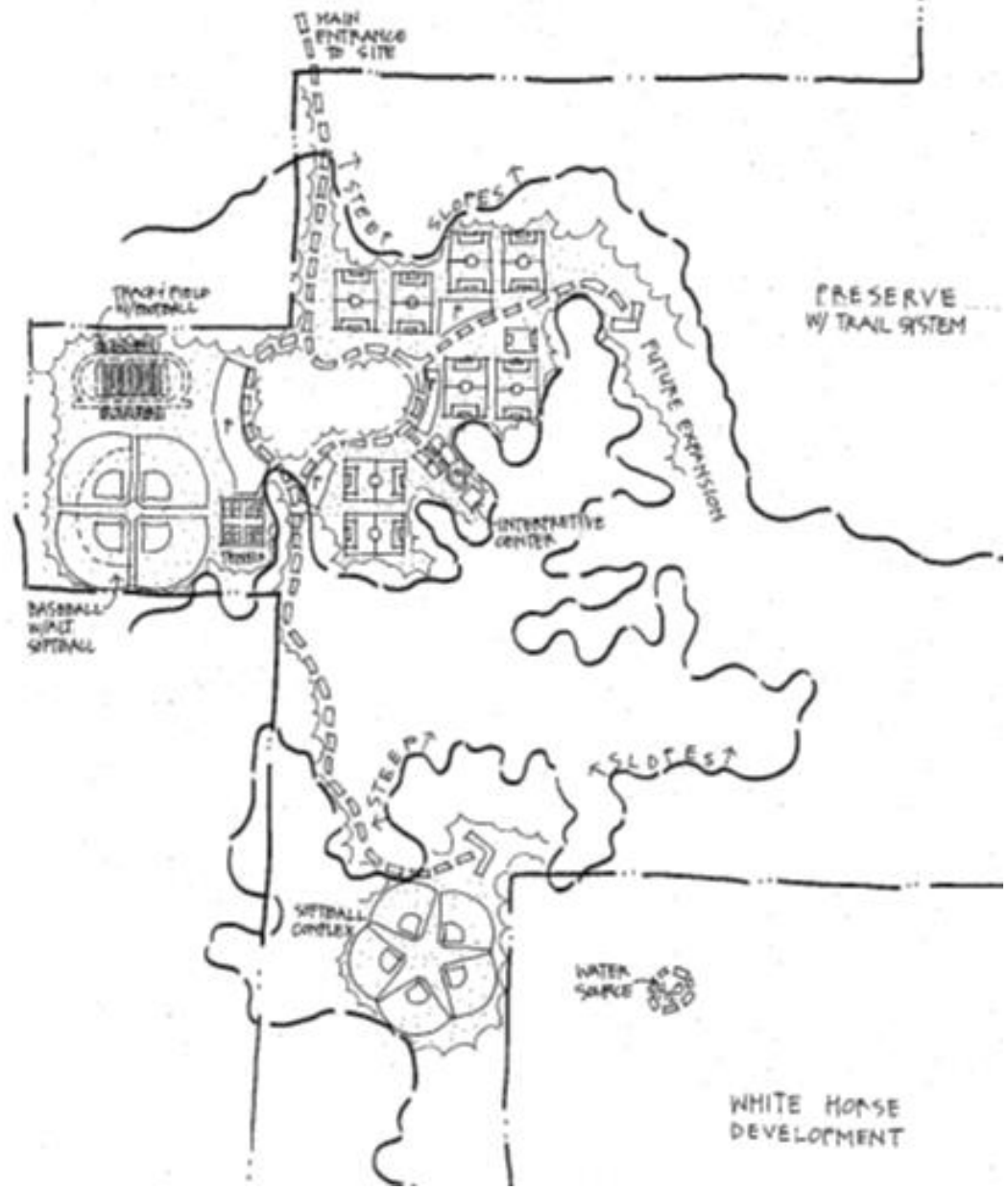
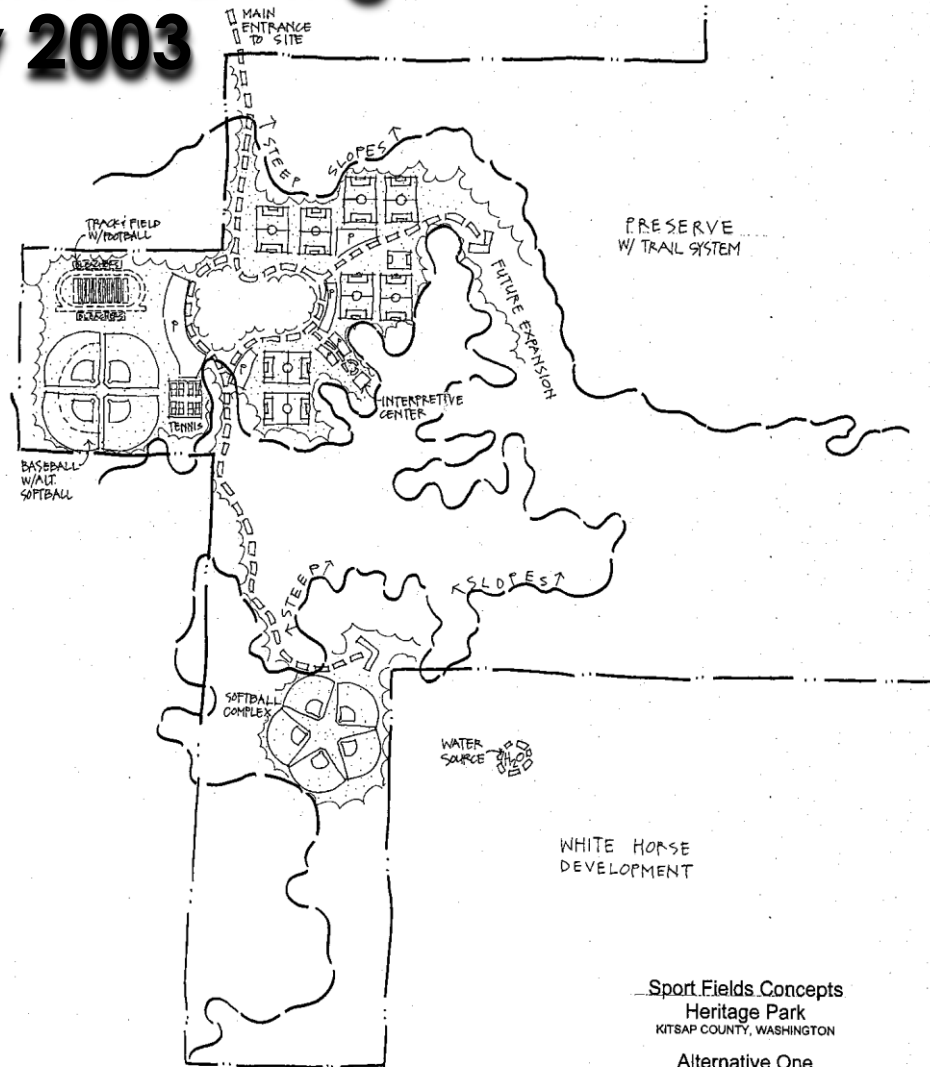
### Community Service

- Homeless House Building Facility for 30+ Kids
- Part of Success of Oasis Coffee
- Emergency Prep - Plan/System
  - Received 5 Grants from District
- Hands-on/Daily Assistance for others in Need - (Yard Care/Ramps - chores)
- Kirk ~~is~~ / Your club - is leader for Regional Project
- Establish Athletic Complex (Unify all teams together)
  - Sport ~~scholarship~~ 5 5K / 15-20 Families
- ↑ Supporting the Arts (Festival & the Arts - in School)
  - 5K - for Youth + Arts
- Bleacher Expansion
- Become the "Idea Exchange" w/ All clubs
- Build <sup>Digital</sup> tiny Homes for homeless (5 homes)



# Kitsap County Sports Field Complex - Heritage Park Drawing - May 2003

*Heritage Park  
- By David Post. 5/03*



Sport Fields Concepts  
Heritage Park  
KITSAP COUNTY, WASHINGTON  
Alternative One

NK<sub>U</sub>

scale  
edge  
interpretive  
Future design: interpretive building  
Community parkway | outdoor natural design

**Why this? Why Now?**



# North Kitsap Field Analysis:

<b>FIELDS:</b>	<b>NUMBER:</b>	<b>PLAYING SHAPE (1 (poor) to 5 (great)):</b>
Buck Lake Park	2 or 3 field space (soccer) + Playground Structure 2-Beach Volleyball Court	2
Gordon Elementary	1-Baseball + 1-field space	1
<u>Breidablik</u> Elementary	1-Baseball & Playground Structure	3
Indianola Orca Field	1-Baseball + 1 field space & Playground Structure	2
Kola Kole Park	1-Baseball + 1 field space	2
Kington Middle School	2-Baseball + 2 field space & Track, Football	1
Kingston High School	1-Baseball, 1-Softball & 1-Track, 1-Turf Football	2
	1-Outdoor Basketball, 2-Tennis/Pickleball Courts (Tennis/Turf/Track – 4 or 5)	
North Kitsap High School	4-Baseball/Softball + 3 field space & Track, Turf Football 6-Tennis/Pickleball Courts	4
Pearson Elementary	1-Baseball + 1 field space + Playground Structure	3
S'Klallam Tribe Fields	1-Baseball + 1 field space + Playground Structure 1-Indoor Basketball Court	4
Poulsbo Elementary	1-Baseball + 1 field space + Playground Structure	3
Poulsbo Middle School	3-Baseball + 2 field space & Track, Football	1
Snider Park (Little League)	6-Baseball (All Tournament Play Eligible)	4
Suquamish Elementary	1-Baseball plus field space (+1)	
Suquamish Community	1-Baseball + Outdoor Basketball Court	3
Strawberry Field	3 or 4 field space (soccer), 1-Turf Soccer/Football	3 or 4
Vinland Elementary	3 or 4 field space (soccer) + Playground Structure	3
<u>Wofle</u> Elementary	2 or 3 field space (soccer) + Playground Structure	2 or 3
Village Green Community	Playground, Half Indoor Basketball, 2-Tennis/Pickleball	4.5

# North Kitsap Field Analysis:

## KEY TAKEAWAYS (AMONG OTHERS):

\*19 Indoor & Outdoor Facilities in NK

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- \*7 "poor/almost unplayable conditions" majority of year (36%)

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- \*6 "acceptable condition" but not great (32%)
- \*6 deemed as "good or very good" (32%)
- \*Biggest need Spring/Fall – 5-sports competing for field space

# North Kitsap Field Analysis:

## KEY TAKEAWAYS (AMONG OTHERS):

- \*19 Indoor & Outdoor Facilities in NK
- \*Many with multiple fields/courts but not enough to meet today's needs
- \*7 "poor/almost unplayable conditions" majority of year (36%)
- \*6 "acceptable condition" but not great (32%)
- \*6 deemed as "good or very good" (32%)
- \*Biggest need Spring/Fall – 5-sports competing for field space
- \*Outdoor fields – very daylight dependent (74%)



# 2023 Field Conditions











# Today's Youth Sports Number Issues:

## SPRING 2023 BASEBALL CURRENT NEEDS:

- 78-teams x 2-practices/week x 1.5 – 2-hour practices = 312
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## AVAILABLE FIELD SPACE:

- 18-available practice fields x 3-hours/weekday x 5-days/week = 270
  - 6-game day fields x 5-games/field x 2-weekend days/week = 60
- 330 hr/wk

\*\*\*Current Shortage = 60/hrs per week...

# Poulsbo Events & Recreation Center (PERC):

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\*PERC is one of many needed recreational and sports facilities to meet today's needs

# NKSD School Bond Vote:

\*Bond Measure (February) - \$0.10 per \$1,000 assessed... ~\$242M

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\*New Buildings – Wolfle, Gordon, Pearson & Poulsbo Elementary

-Upper Field Drainage Completed – Gordon Elementary

Rotary  
Kingston North Kitsap



# Involvement:

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- \*Fun Run w/ KHS Athletics Boosters (September?)
- \*Gathering Data – Working w/ County – Fundraising for Future

# The Needs

# Sports Summit Meeting:

\*September 15th – 25-people, 15-NK sports/rec organizations

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\*10%+ growth YOY in nearly every youth sport activity

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- \*NK Soccer Club – 560-kids (45-teams)
- \*Peninsula Flag Football League – 3-conferences (NK, CK, SK)  
753-kids participating (fall season)

# Today's Kitsap Youth Sports Numbers:

	<u># of Kids</u>	<u># of Teams</u>
*Baseball (KYSA, NKLL)	923	78
*Soccer (BIFC, KYSA, NKFC)	1,440	118
*Basketball (KYSA, PPR)	550+	51
*Flag Football (PFFL)	1,000+	40
*Lacrosse (BILC, KYLA, NKLC)	352	23
*Volleyball	300+	17
*Cheerleading: (Youth - 33), (Middle School & High School - 51)		

=====

\*Pickleball (Adults)      Too many to count...

**\*\*\*Youth = Ages 5-14\*\*\***

# Our Needs Assessment:

	<u># of Outdoor:</u>	<u># of Indoor:</u>
*Baseball	4 (2-Turf)	2

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*Tennis	2	2
*Cheerleading	1	1
*Wrestling		
*Gymnastics		

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*Pickleball	4	4
*Tennis	2	2
*Cheerleading	1	1
*Wrestling		
*Gymnastics		
*Swimming		6-8 Lane Lap

# Our Vision:

## 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'

## Other Recreational Needs/Desires?

- Frisbee Golf
- Ropes Course
- Ice Skate Rink
- Dog Park
- Laser Tag
- Yard Games
- Arts/Theatre Center

*What do you think?*

# Our Vision:



## Indoor Facility:

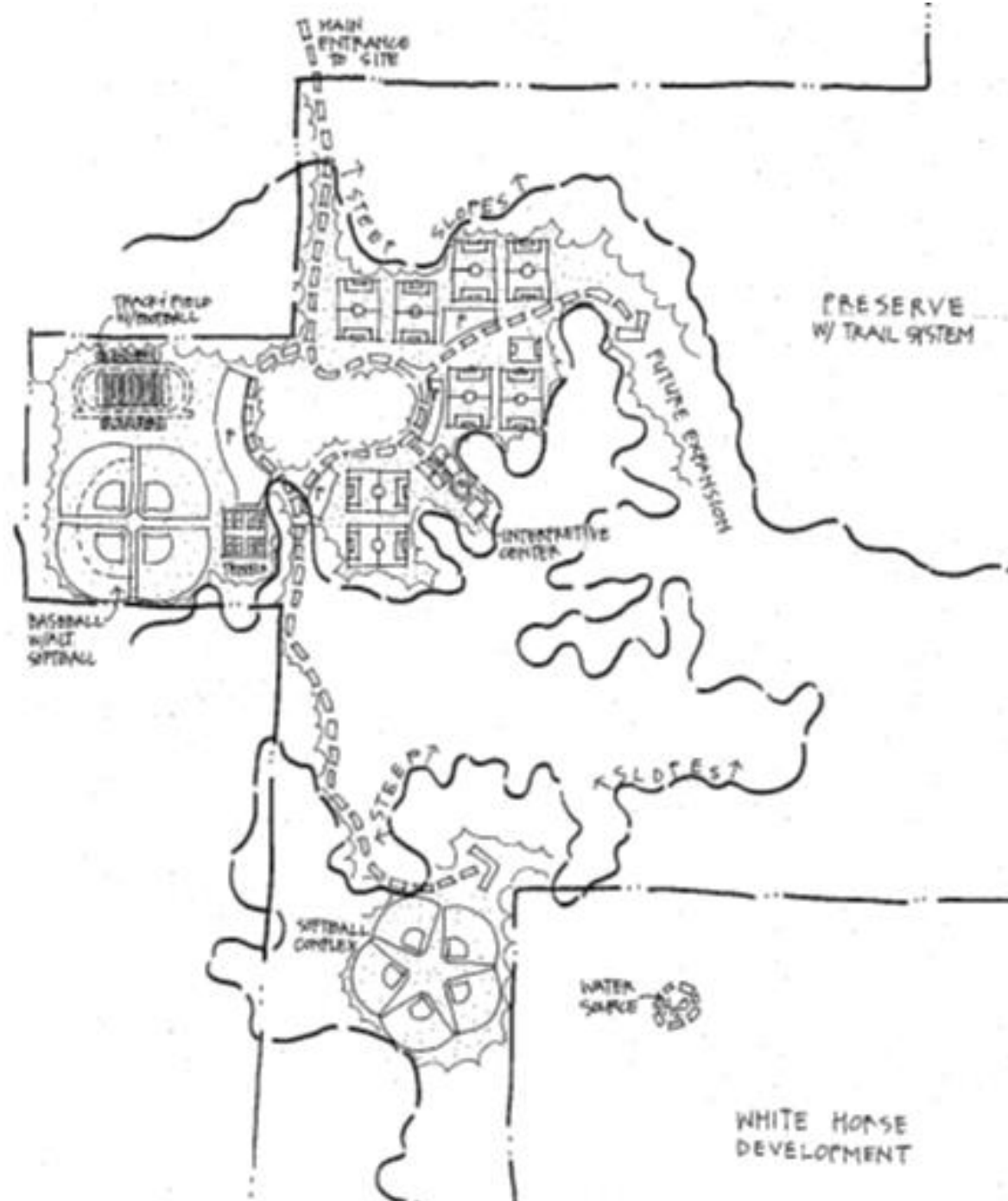
\*Hardwood Courts – multi-use (Basketball, Cheer, Volleyball, Pickleball, Practice Space, etc.)

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

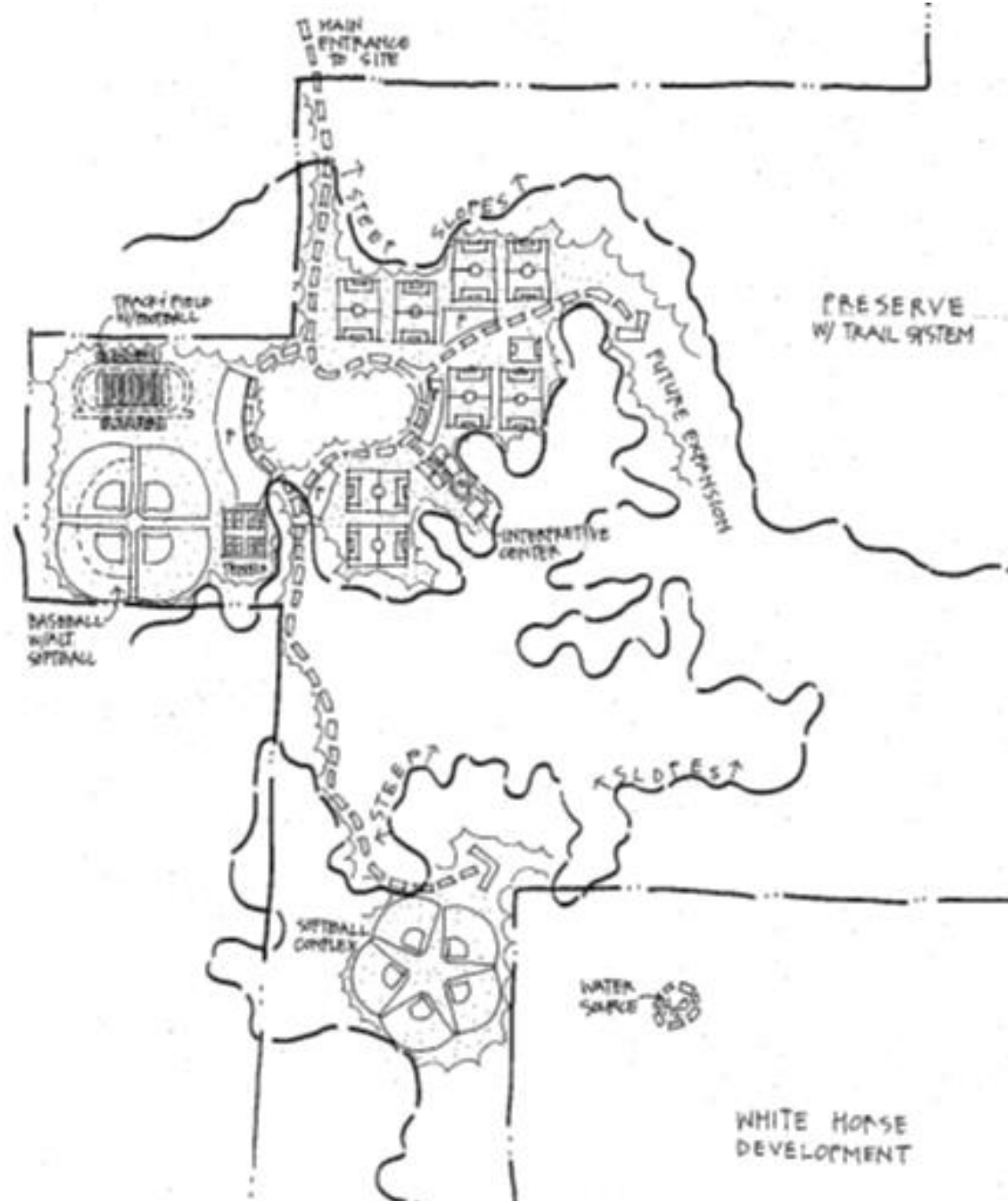
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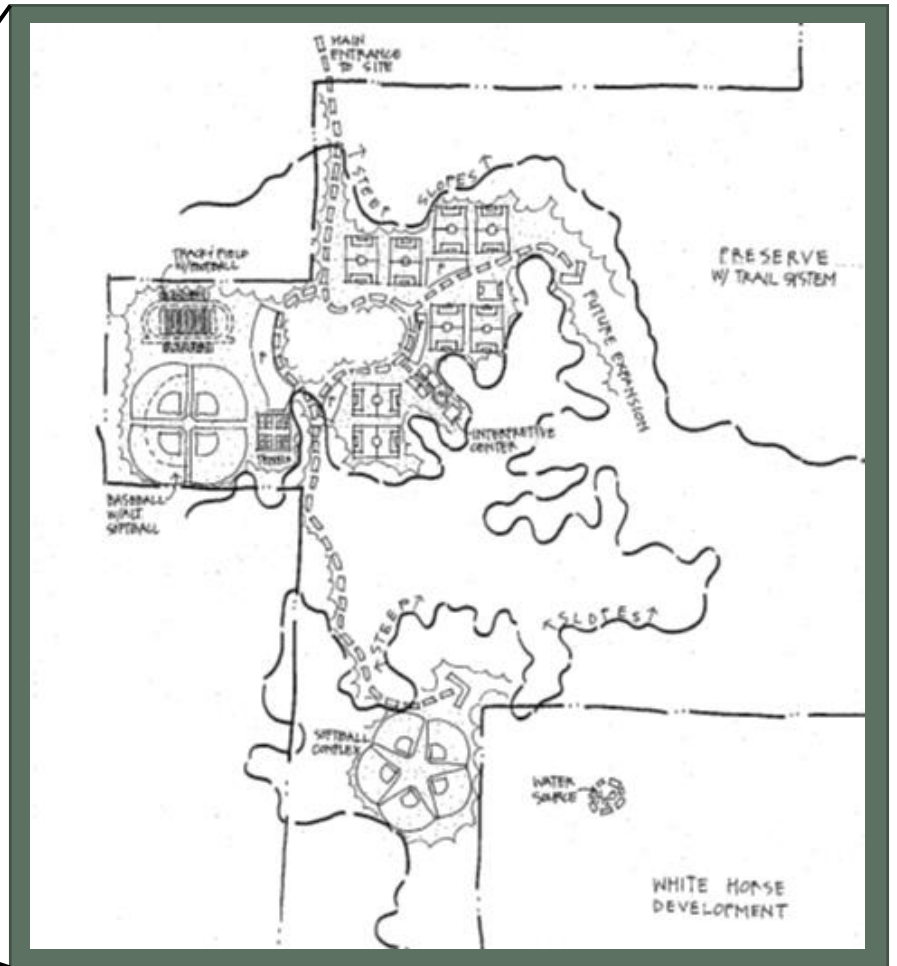
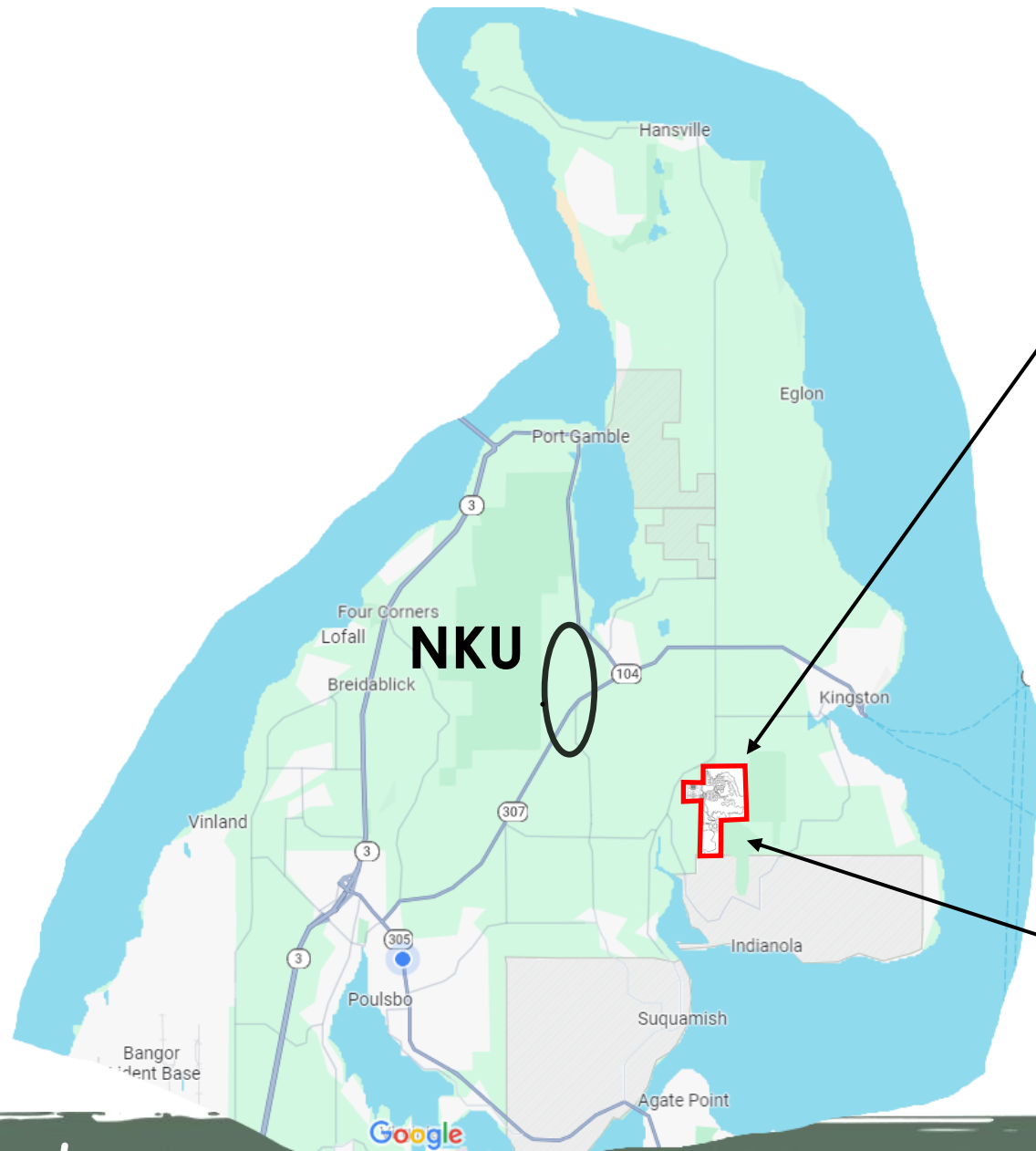


# Kitsap County Sports Field Complex - Heritage Park Drawing - May 2003



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**Heritage  
Park**



# Why This Location?:

**Kingston  
Urban Growth Area**

**Topography and  
Natural Resources**

- Unincorporated Urban Growth Area
- Incorporated City
- Tax Parcels
- Right-of-Way
- 100' Contours
- 20' Contours

**Bald Eagle Management Nest and Communal Roost Buffers**  
Management Zone Description

- Priority 1: 400' buffer around nest trees/roost sites.
- Priority 2: within 400'-800' of nest tree or 500' of shoreline

- DNR, NWI, Surveyed Wetlands
- 100 year floodplain
- Potential Wetlands

**Waterbodies (defined in WAC 222-16-030)**  
WaterBody Cartographic Feature Code

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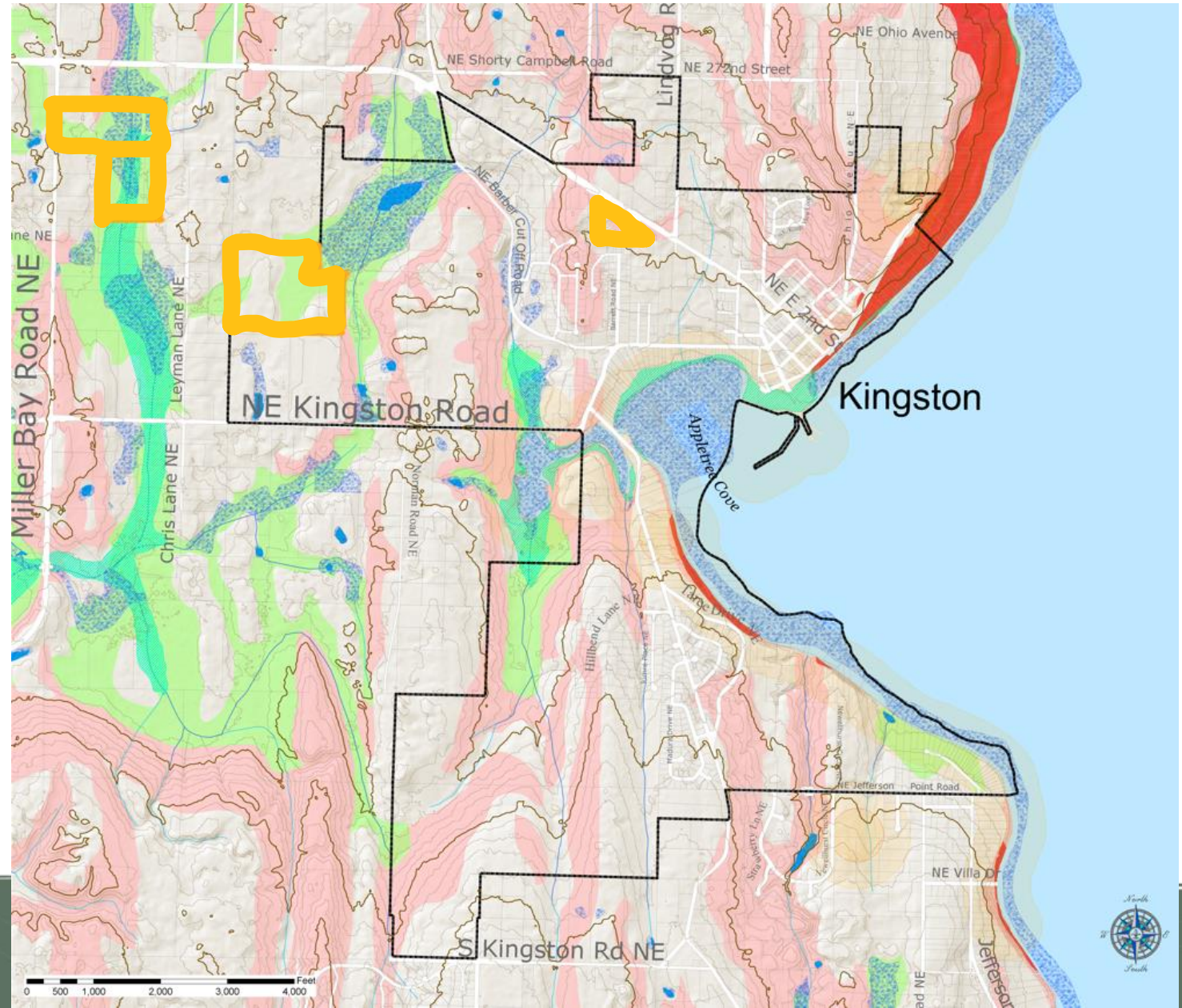
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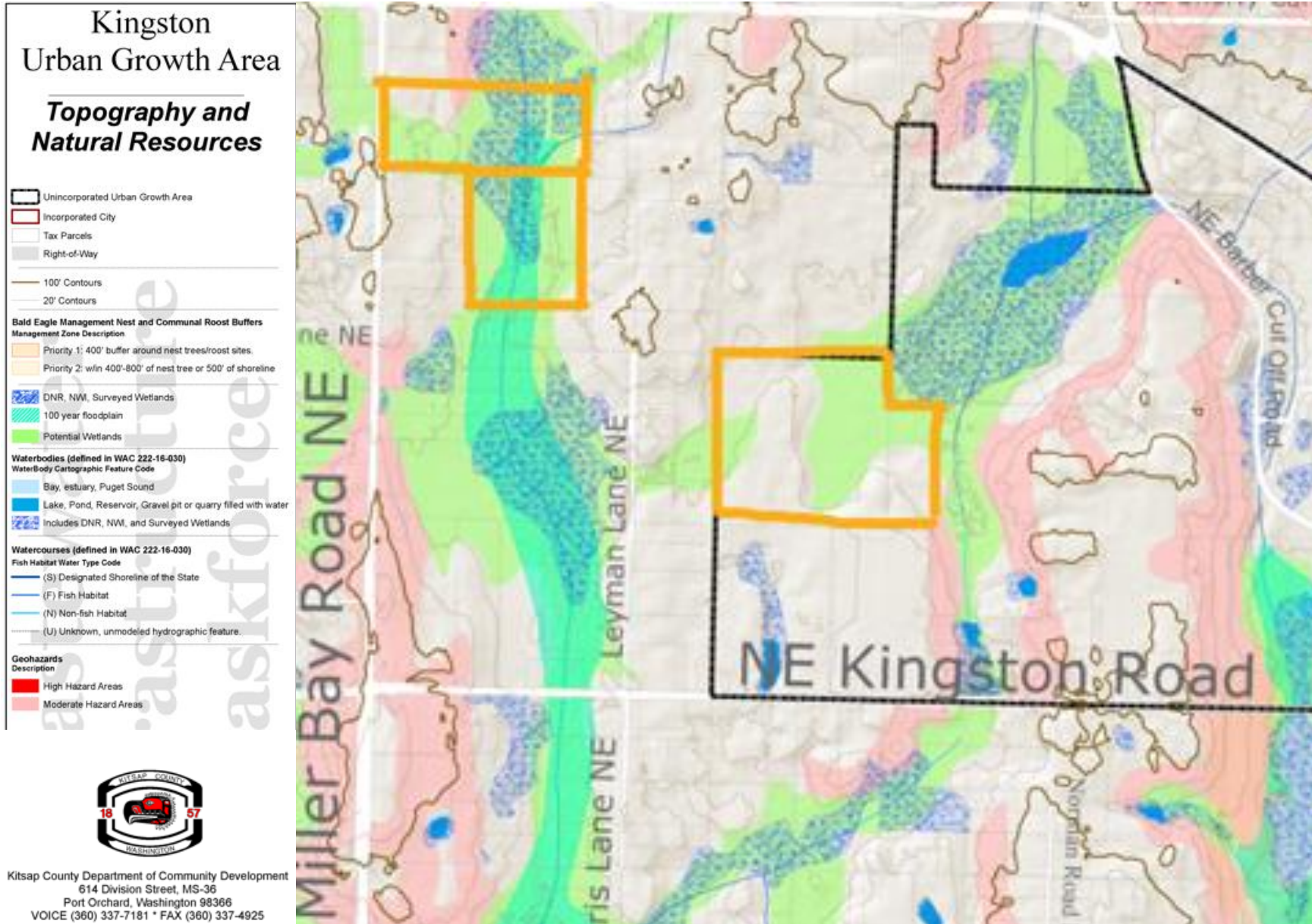
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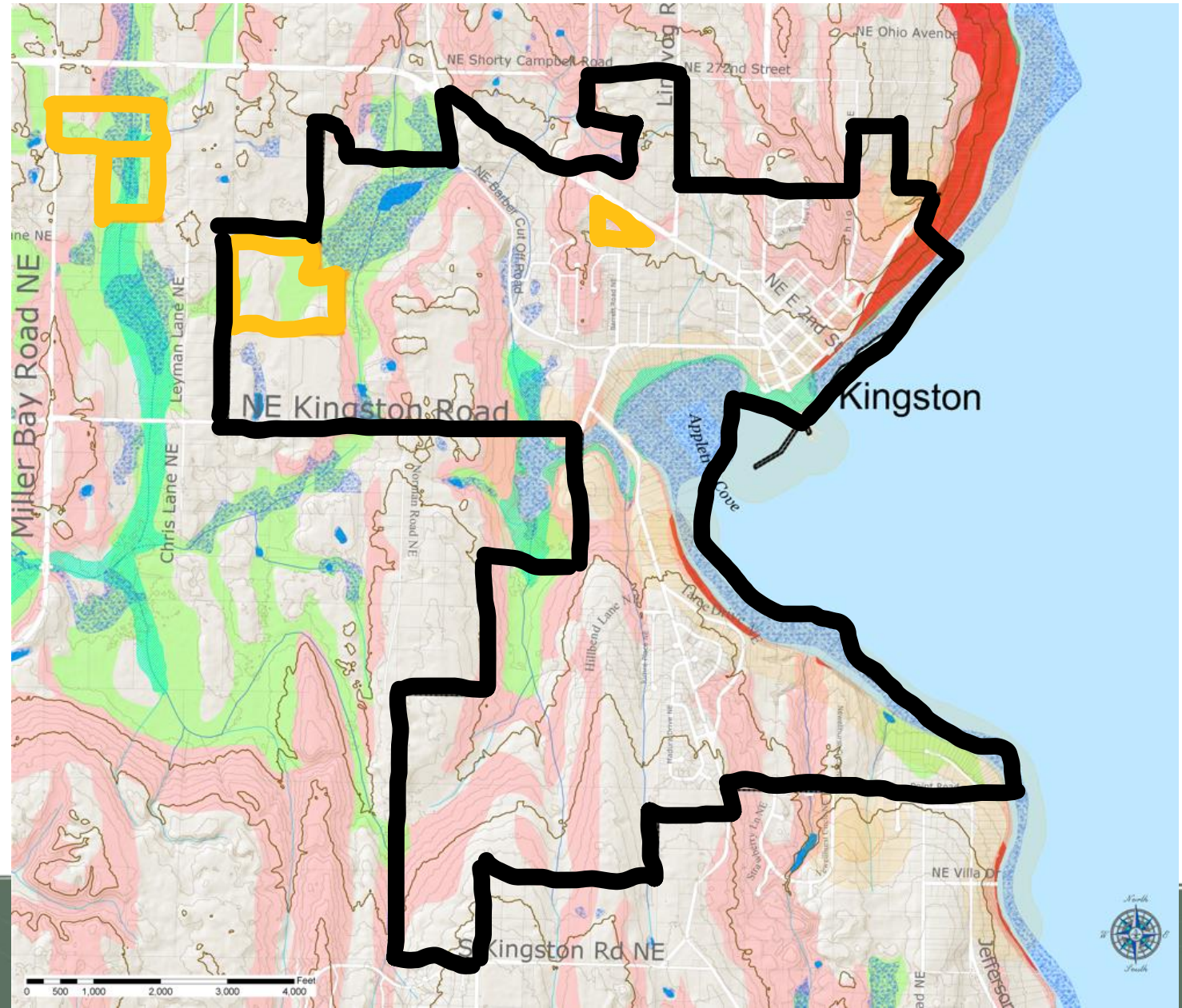
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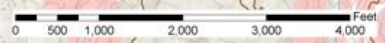
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NK<sub>U</sub>



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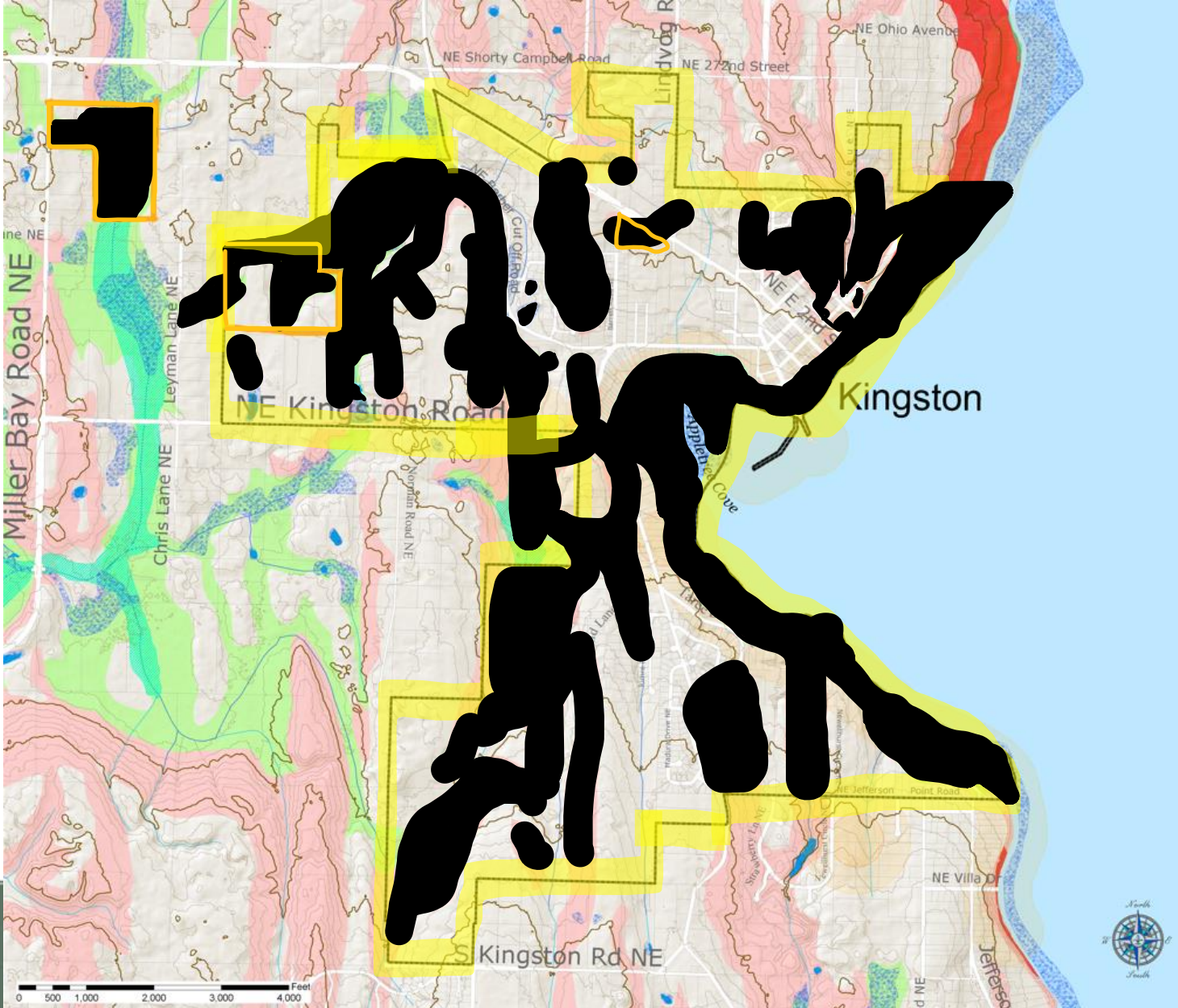
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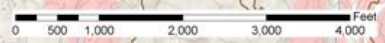
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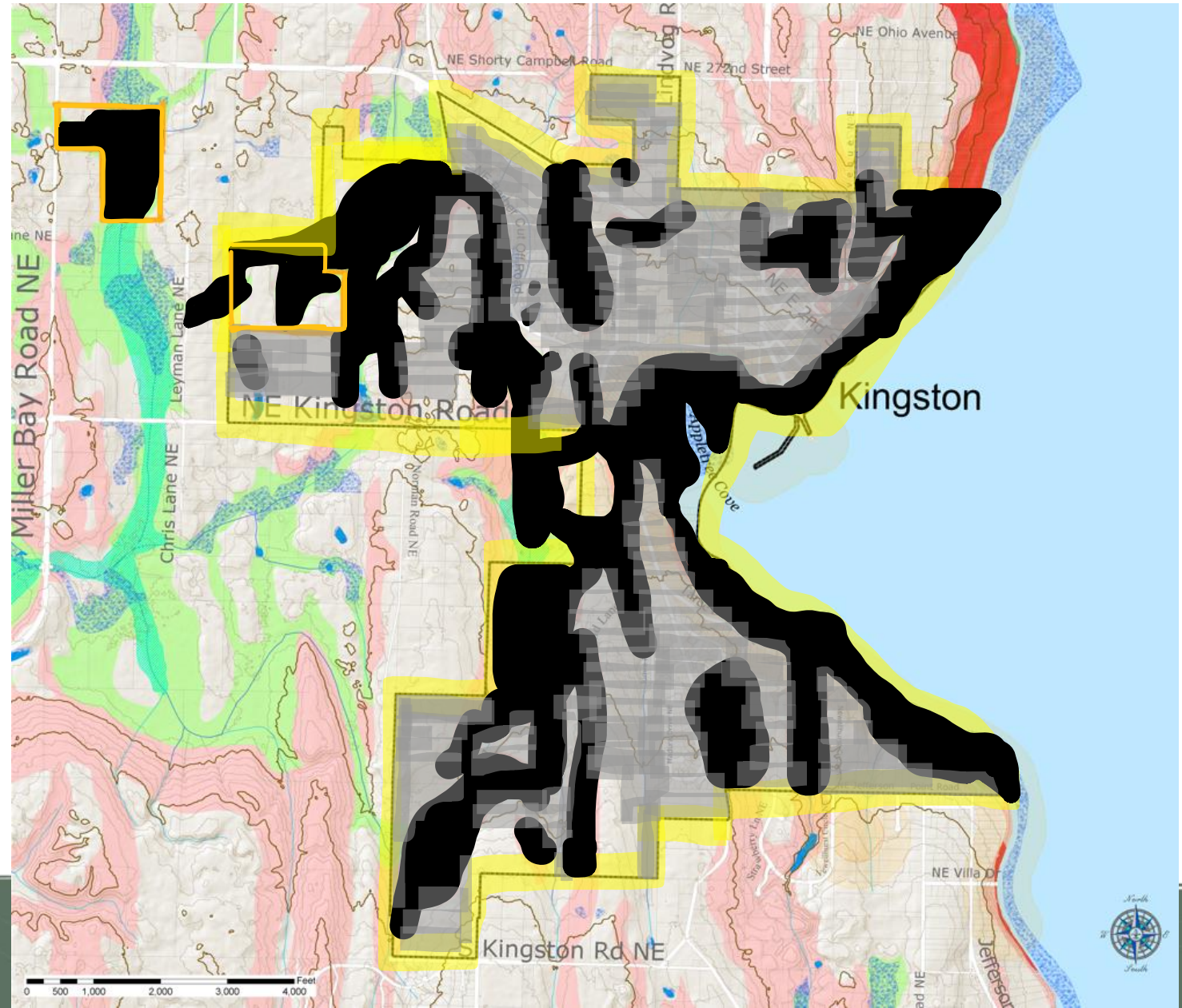
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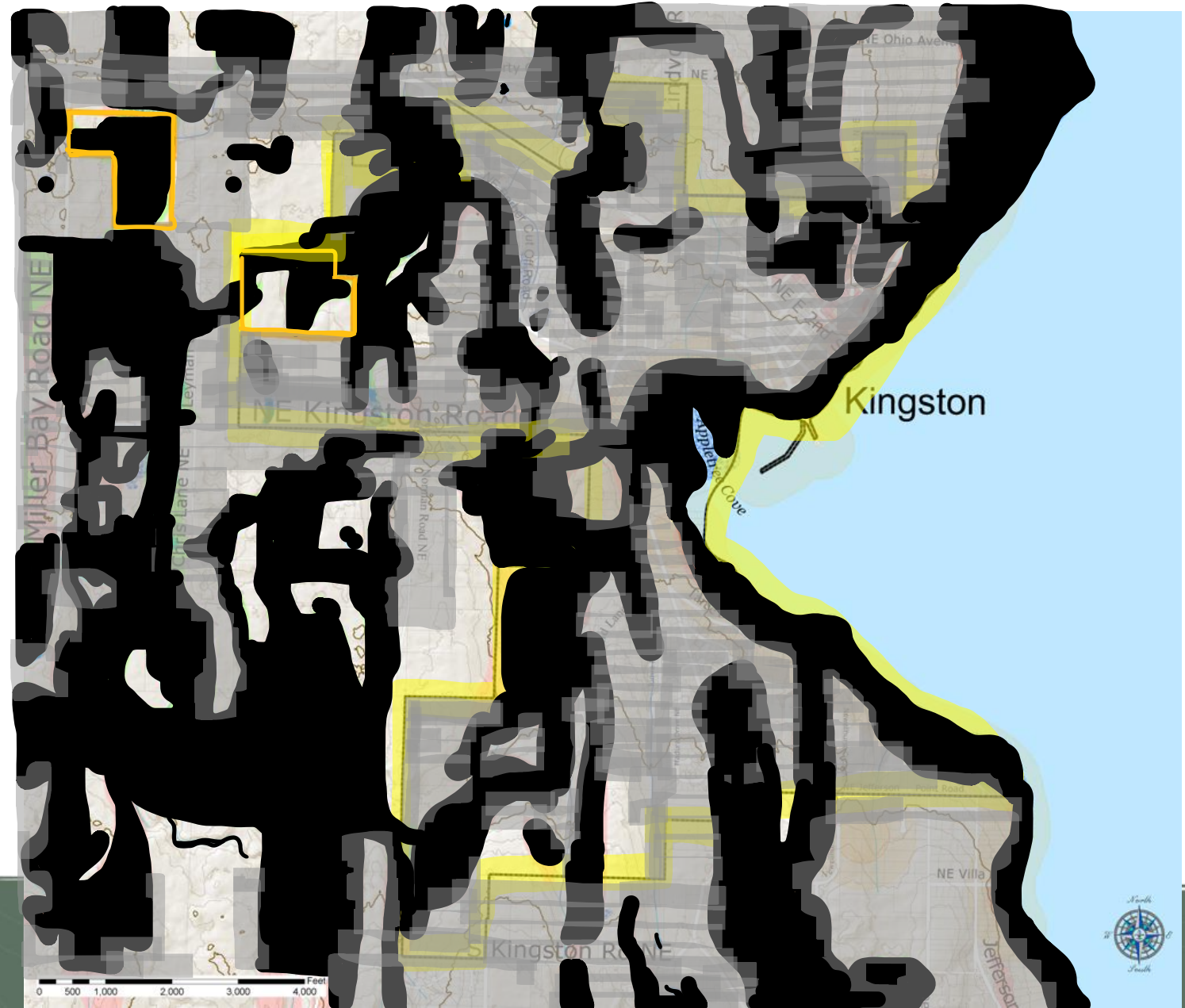
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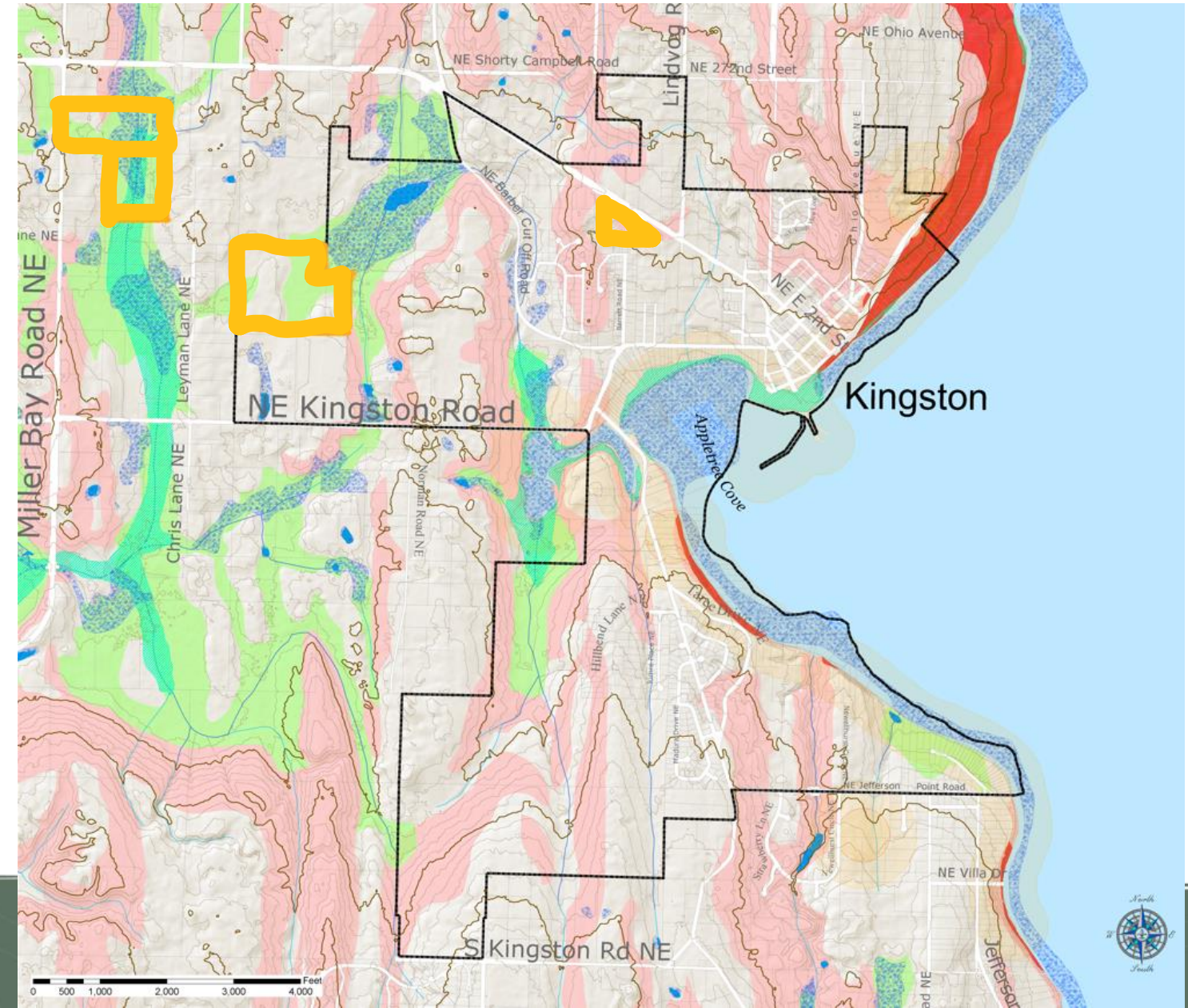
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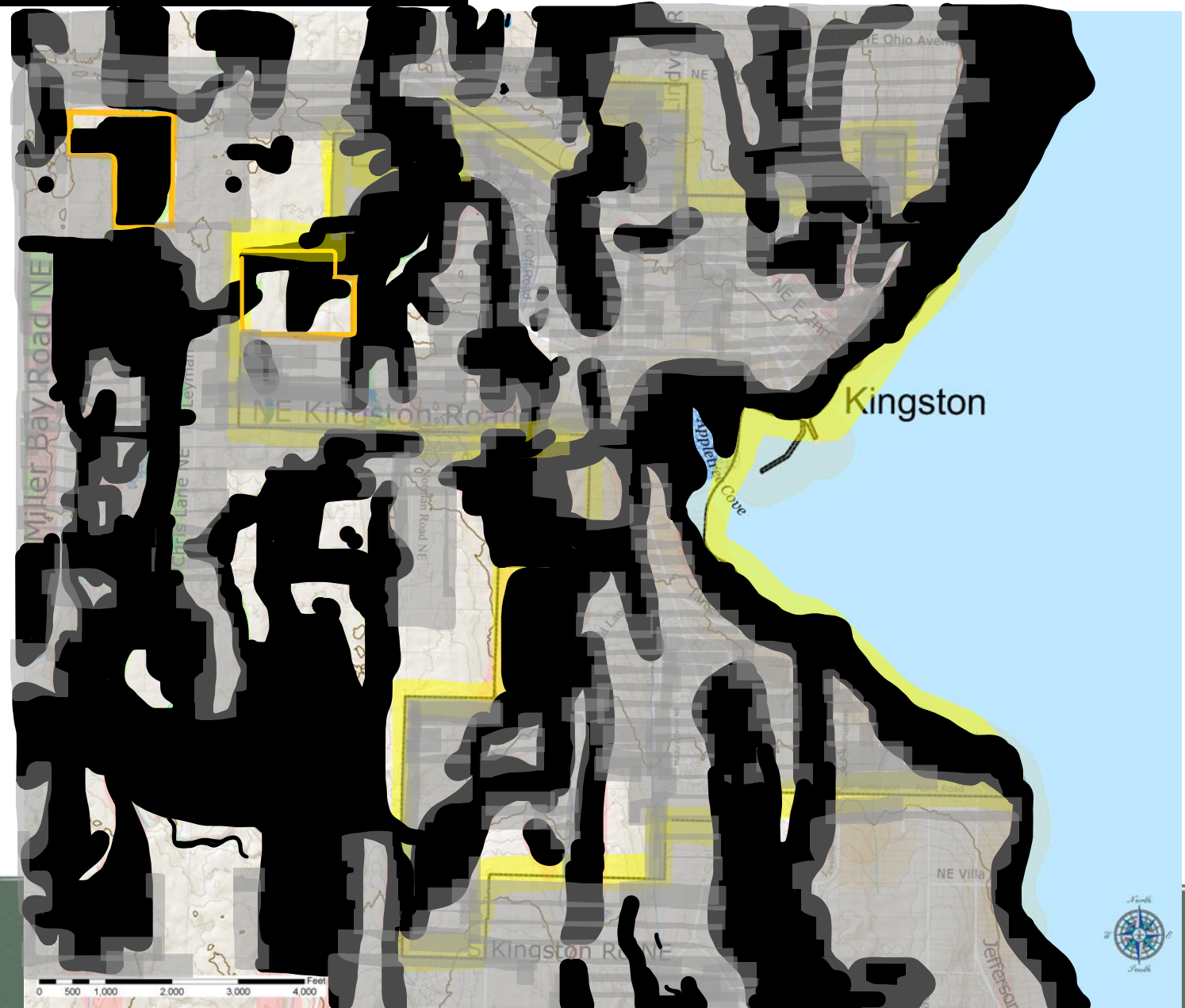
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18 57  
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- \*No rezone is needed to build a sports facility
- \*Synergy of sports complex w/ YMCA & Regional Park
- \*Shared resources to reduce overall costs
- \*Low environmental, land-use issues (setbacks, soil, water)

# Our Next Steps:

\*Continued Community Outreach & Analysis



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- \*Cost Estimates & Bids
- \*Grant Writing & Fundraising

# More Information:

\*Websites:

[www.rotaryknk.org](http://www.rotaryknk.org)

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

[Kitsap County Parks - PROS Plan \(kitsapgov.com\)](http://kitsapgov.com)

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\*Frequently Asked Questions (FAQ's for each organization)

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\*Frequently Asked Questions (FAQ's for each organization)

\*Social Media Updates – Public Meetings

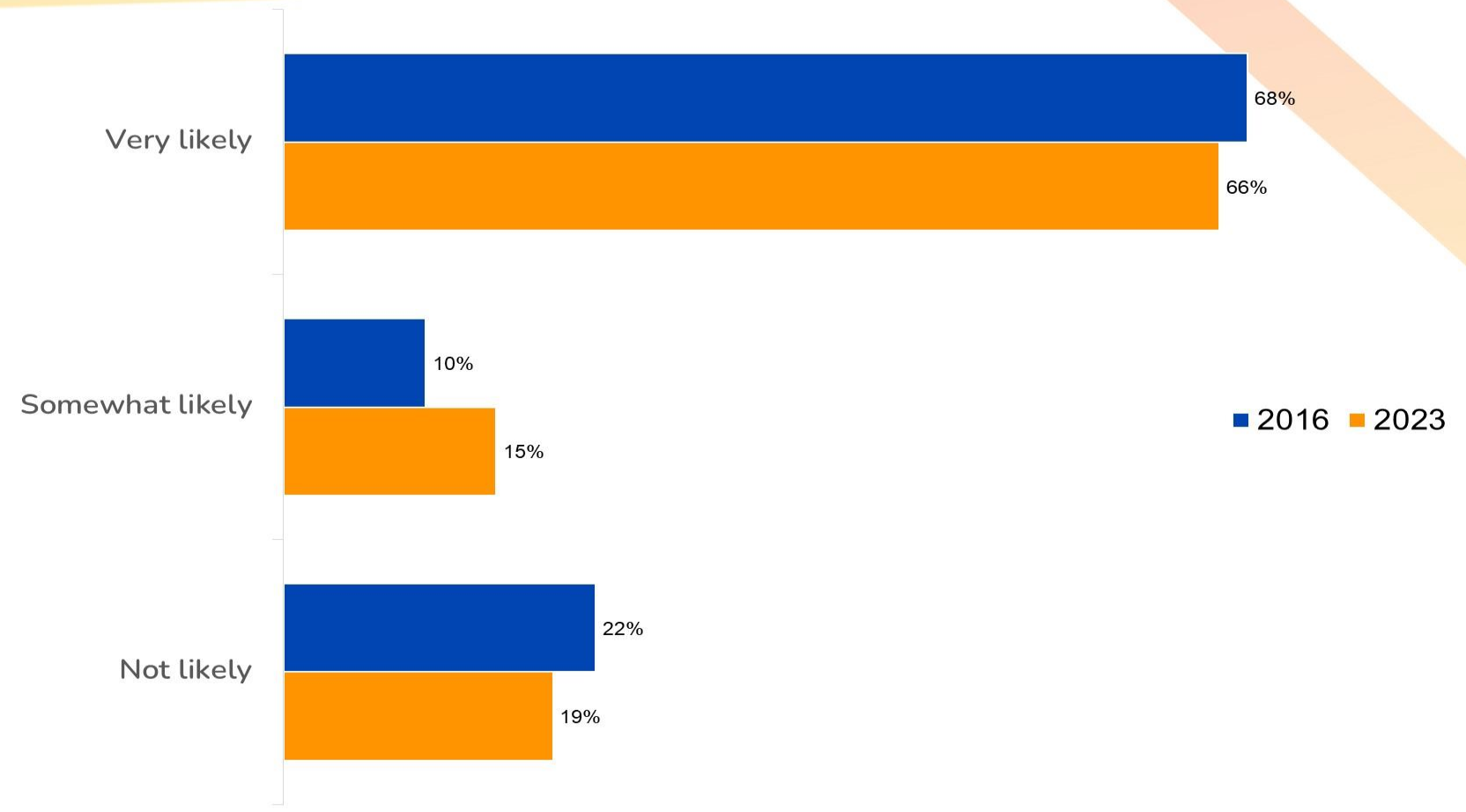




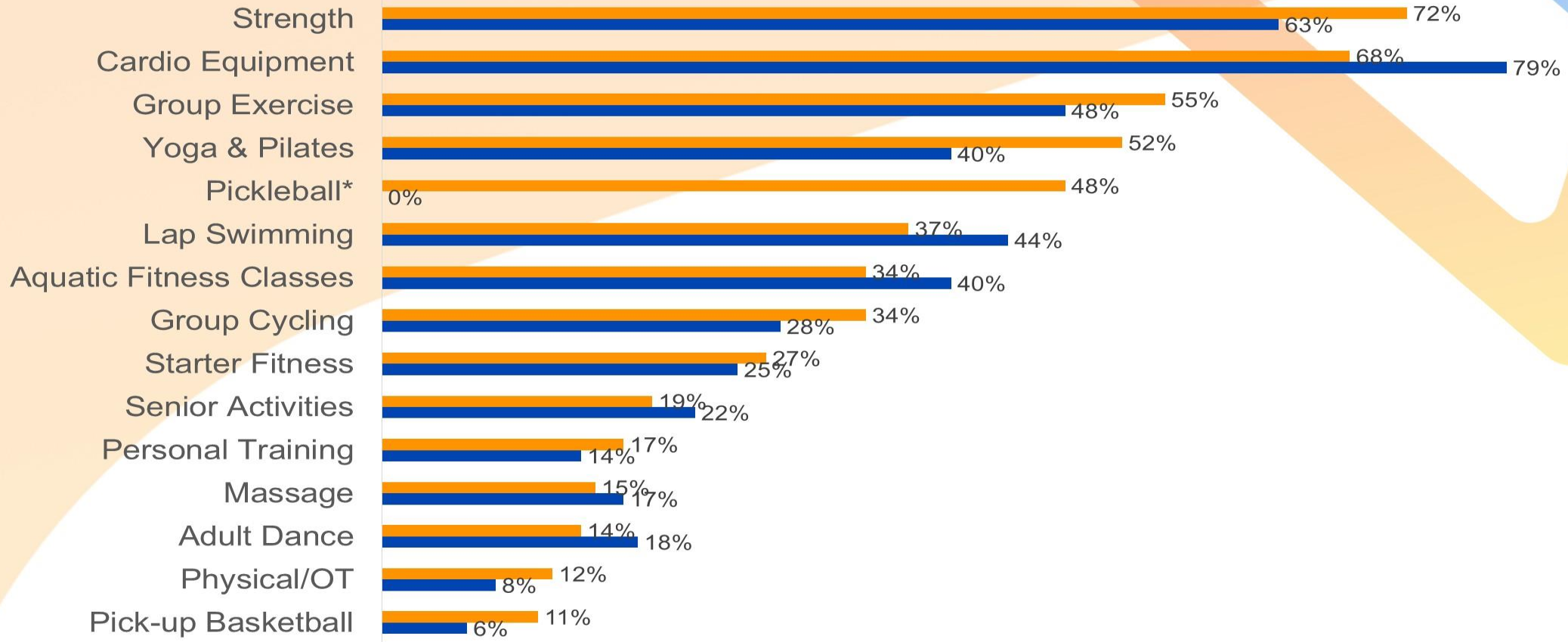
# YMCA Overview

The YMCA of Pierce & Kitsap County commissioned a study to refresh data from an original July 2016 study in North Kitsap County. The methodology for this new study included 408 completed phone interviews and a refresh of all demographic data.

If a multipurpose recreation center or YMCA was developed to serve the health and fitness needs of Poulsbo and the surrounding communities, how likely would you be to use it?



# Top Fitness Activities

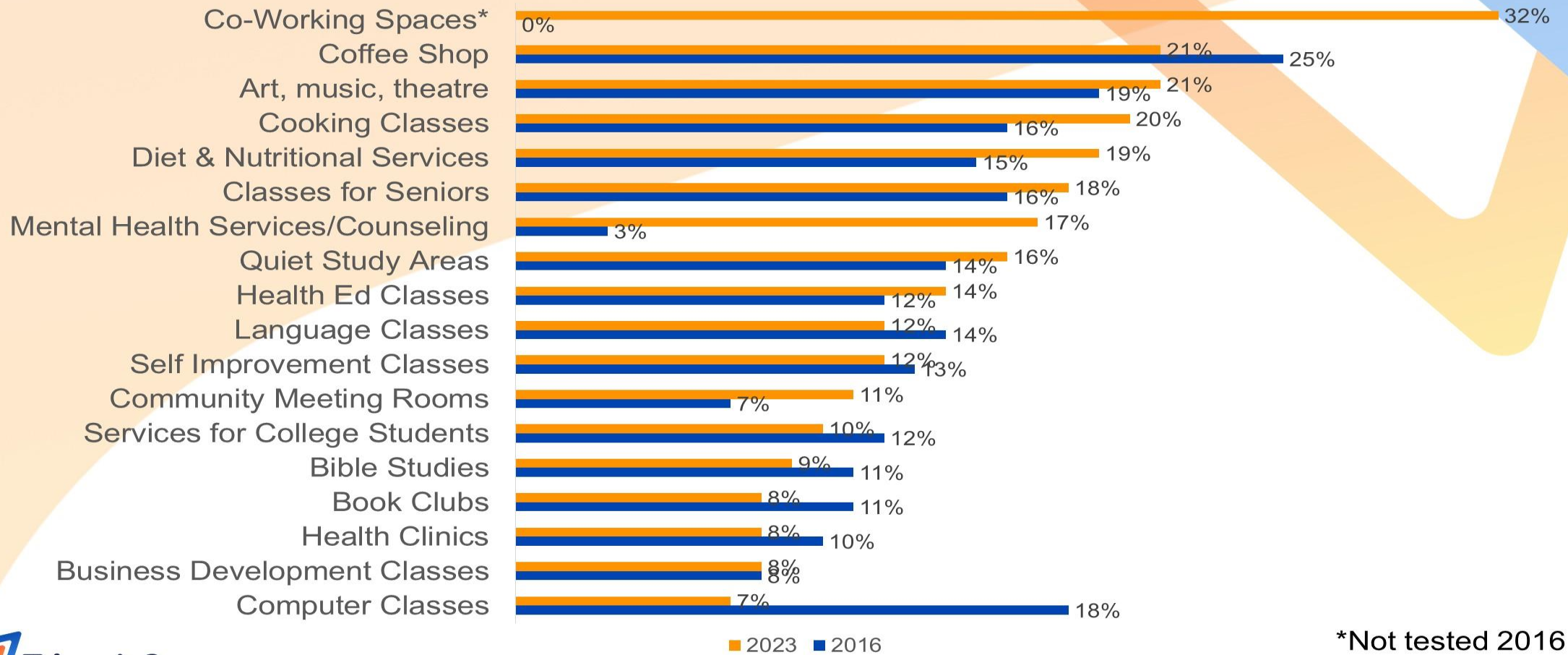


■ 2023 ■ 2016

\*Not tested 2016



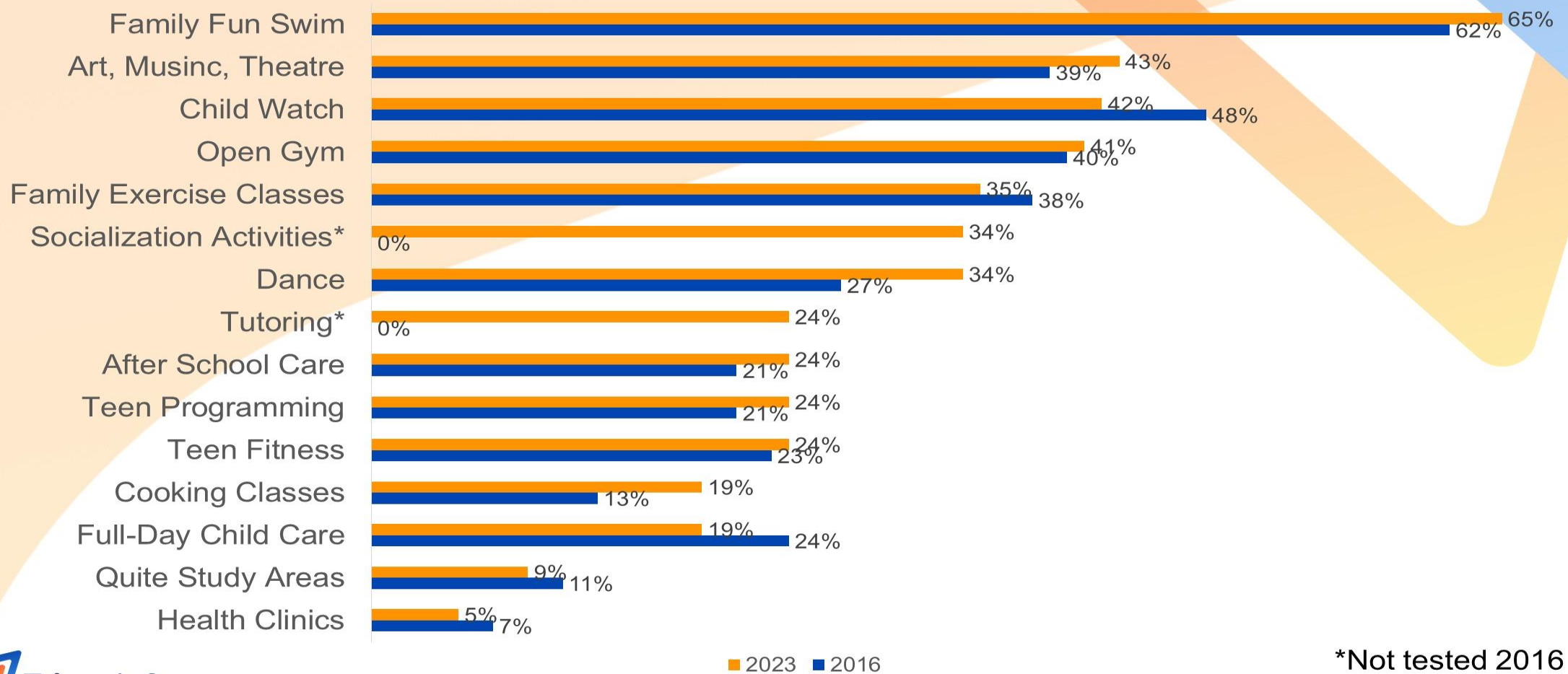
# Most in Demand Services



\*Not tested 2016

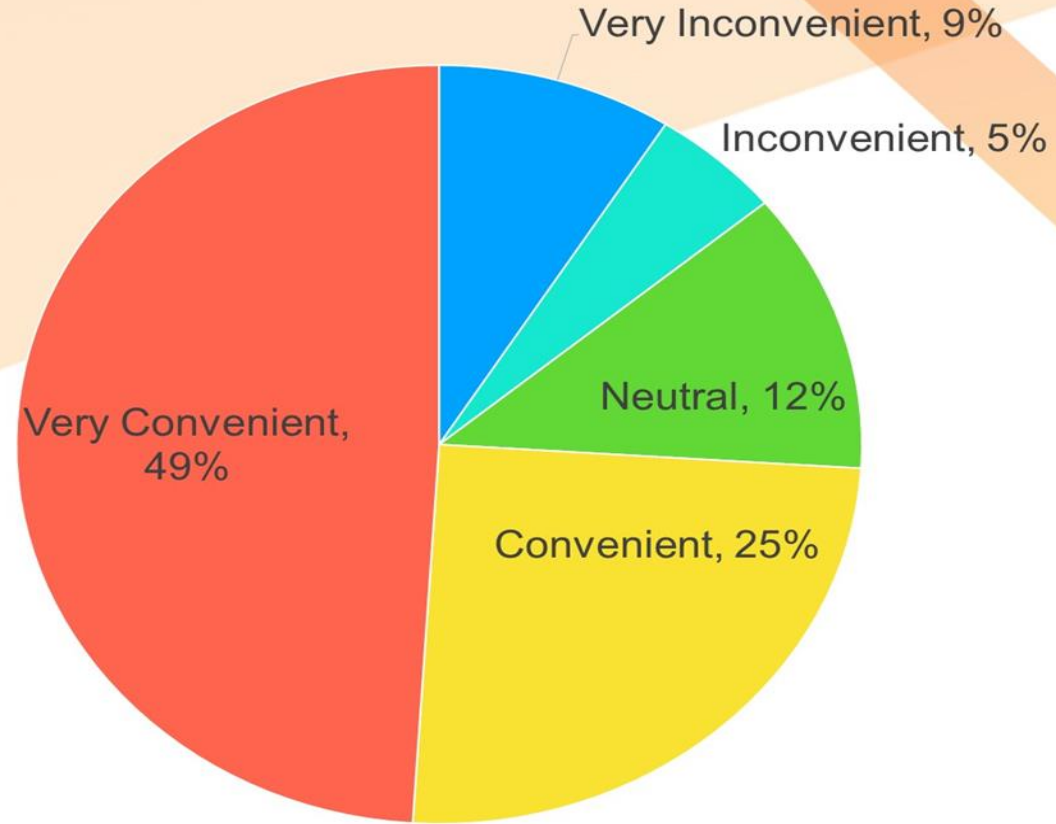


# Top Programs for Children & Youth



\*Not tested 2016

# How convenient is the location at Bond and Stottlemeyer Roads?



# Questions and Answers

THANK YOU FOR JOINING US!

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