

PORT BLAKELY KITSAP LAKE PROJECT

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Port Blakely Communities:

Port Blakely Communities is a division of Port Blakely Tree Farms, which is a family owned company that has operated tree farms in Kitsap County and throughout Washington state since the late 1800's. They hope to break ground in the Spring of 2004 on a mixed use project in Central Kitsap County, just west of Kitsap Lake.

Planning and Zoning Process:

The 1998 Kitsap County Comprehensive Plan designated 440 acres of property owned by Port Blakely, located west of Kitsap Lake, as an Urban Joint Planning Area for Business and Light Industrial Land uses. The designation was made to achieve the County's goal of having land zoned and available for businesses to locate on and to help create jobs. A Subarea Plan was prepared by Bremerton and Kitsap County that identifies the zoning for the property and specifies the environmental protections that must be included for the project to be built. It was approved in September 2000.

Projected Land Use Mix:

The land use being considered for the site, is a mixed use project that would include approximately 900 homes and 2,225,000 square feet of business uses such as offices, light assembly and manufacturing facilities and business park. In addition, a maximum of 100,000 square feet of retail and commercial services will be included in the project to serve the needs of the community. The project will also include public trails, a public park and a buffer adjacent to neighboring properties.

Environmental Protection:

The project will only proceed if it is demonstrated that there will not be adverse impacts to the productive salmon resources of Chico Creek or to the water quality of Kitsap Lake. A master drainage plan will be prepared at the time there is a specific project that will include the best management procedures for protecting water quality and controlling water runoff. A monitoring plan that establishes construction and post-construction monitoring will also be developed. If it is found that mitigation measures are not achieving the desired results, mitigation will be adjusted.

Annexation to the City of Bremerton:

The property was annexed to the City of Bremerton in December 2000. A Development Agreement that reiterates the goals and requirements contained in the subarea plan and establishes the zoning for the site was approved in the same time-frame. Master planning and environmental review is planned to take place in 2002 and 2003 with construction beginning in the Spring of 2004.

Access and Services:

Access to the site will be from SR 3 to two new access roads to the project. A “traffic corridor study” will commence in late 2001. There are currently 12 potential corridors being looked at. The “traffic corridor study” will reduce this to 4 to 6 corridors, which will then be evaluated in an “Environmental Impact Statement”. The project will be served with water and sewer by the City of Bremerton.

Other Projects:

Issaquah Highlands is another planned community that the Port Blakely company is currently developing. This project includes 3,000 homes, parks, trails, recreation, a regional retail center and a business center. Port Blakely also developed Montrues, a residential community of 300 homes in the City of Issaquah and has recently started construction of McGarvey Park, a residential community of 500 homes in the Renton area.

Port Blakely is dedicated to developing environmentally sensitive communities and growing sustainable forest to benefit current and future generations.