



Historic Town & Development Opportunity

Olympic
Property
Group

Olympic Property Group
19950 Seventh Ave NE
Poulsbo, WA 98370
(360) 697-6626
www.portgamble.com



Olympic Property Group (OPG), a Pope Resources subsidiary, is seeking interest from developers, builders, investors and potential partners, for Port Gamble, its historic company town in Kitsap County, Washington.



OPG has been preparing for the development and disposition of the town for over a decade:

- Revitalizing the commercial core
- Building a new high-tech sewer plant and updating water utilities
- Environmental clean-up
- Filing a master plan and environmental impact statement with Kitsap County

Port Gamble is the last company-owned town in Puget Sound and has been in the Pope Resources corporate family since 1853. It is designated as **National Historic Landmark District**



OLYMPIC
NATIONAL PARK

Setting

PORT GAMBLE

Port Gamble's future residents will:

- Commute to downtown Seattle in less than an hour via Kitsap's Transit's new high-speed passenger ferry
- Enjoy 1.4 miles of community waterfront
- Live in an authentic, walkable community with a thriving town center and restaurants
- Enjoy the adjacent Port Gamble Heritage Park with 3,500-acres, 50+ miles of trails, and 1.5 miles of additional waterfront
- Drive to the Olympic National Park in an hour





Commute Times

MINUTES TO SEATTLE

PORT GAMBLE

54-62

EVERETT

50-110

ISSAQUAH

30-110

FEDERAL WAY

45-100

Olympic National Park

Port Gamble

Everett
Paine Field

Hood Canal Bridge

Edmonds

Kingston
Arborwood

Poulsbo

Silverdale

Bainbridge
Island

Bellevue

Seattle

Bremerton

Fauntleroy

Southworth

Vashon

SeaTac

Tacoma





EXISTING CONDITIONS

Area

- 318-acres total
- 120-acres in developed townsite
- 1.4 miles of waterfront

Existing buildings

- 28 residences (46,384 SF)
- 19 Commercial buildings (85,449 SF)

Served by Kitsap P.U.D. water

- Two 285,000-gallon reservoirs

New Waste Water Treatment Plant

- Current capacity 65,000 gallons, future capacity 100,000 gallons
- High tech Membrane Bio-Reactor technology operated by Kitsap PUD

Roads

- Frontage on State Route 104
- Annual Average Daily Trips: 5,600
- Roads in town 80% asphalt, 20% compact gravel



Over 60,000 Visitors Annually

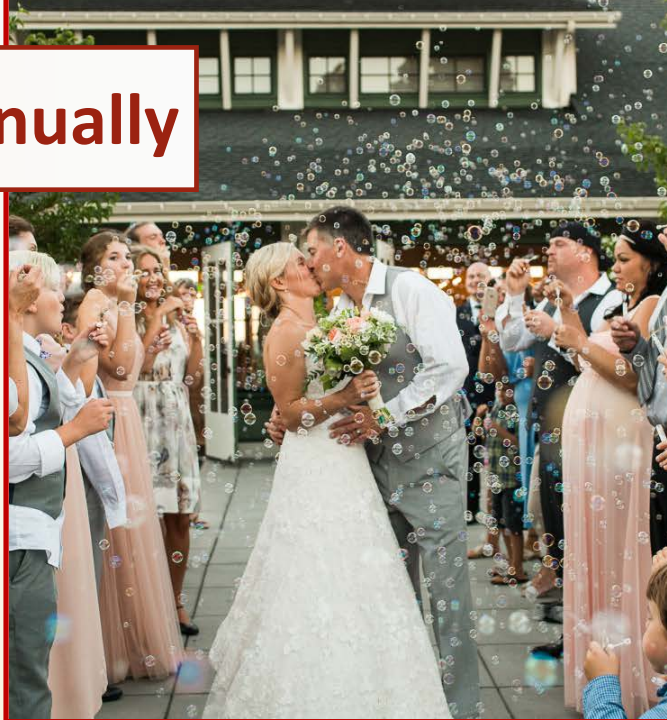
EVENTS

Top wedding destination in Kitsap County

- Hosted 84 weddings & 72 private events in 2018
- 1879 St. Paul's Church with adjacent terrace seats up to 150 guests
- Hood Canal Vista Pavilion has panoramic water views, landscaped gardens, and patio for up to 180 guests

Multiple destination events & conferences

- Four to six large public festivals, including Summer Faire (1,500-2,000 attendees)
- Numerous mountain bike and running events on Port Gamble Trails. Includes largest mountain bike race in WA
- Multiple Holiday events include Country Christmas (1,000-1,500 attendees) and Halloween events





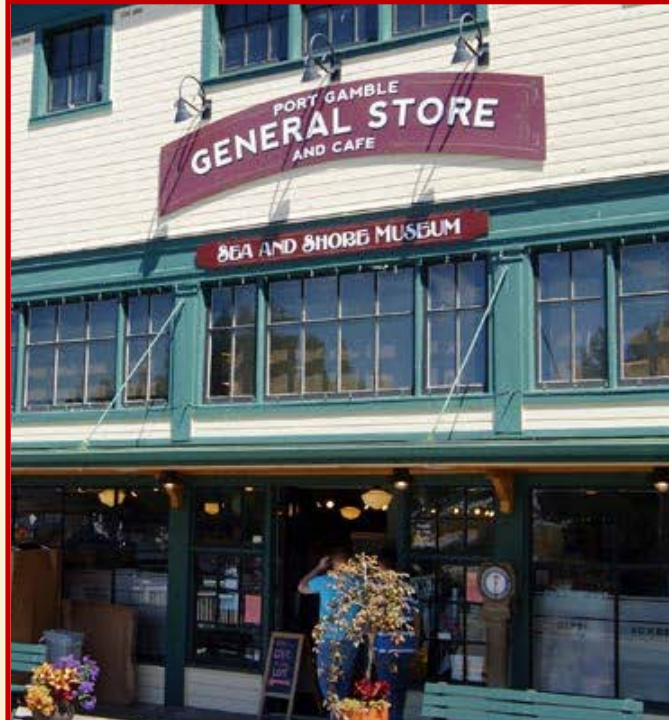
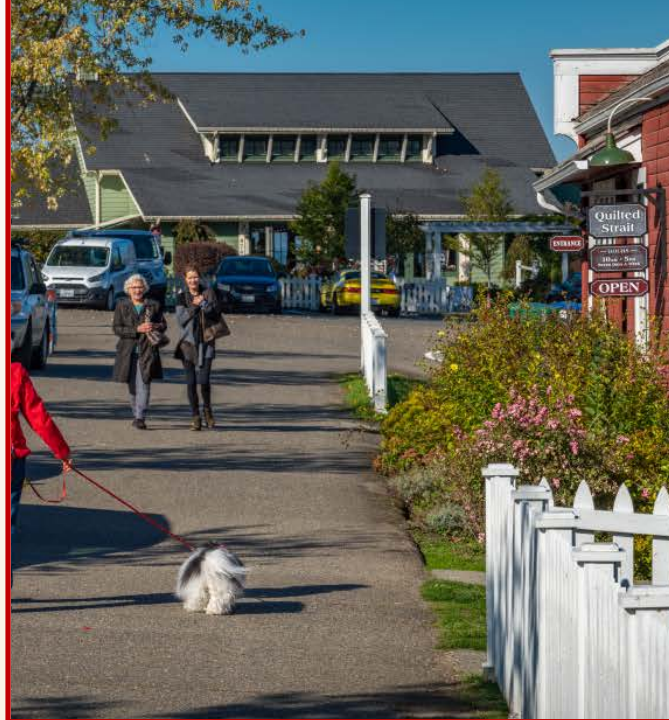
BUSINESSES

Multiple Businesses and Attractions

- 23 businesses
- 2 popular restaurants
- Historic General Store, Port Gamble Museum & Port Gamble Theatre
- Easy access to 50+ miles of trails and 3500-acre park with 1.5 miles of shoreline

Shopping

- Olympic Outdoor Center rents and sells kayaks and bicycles
- Multiple retail & gift shops--most lining historic Rainier Ave
- Diverse businesses including high tech marine lab, wholesale nursery, offices & post office





SEATTLE

SHOPPING & SERVICES

SEATTLE/BREMERTON

SEATTLE/BAINBRIDGE

26 miles

SILVERDALE

BAINBRIDGE ISLAND

18 miles

16 miles

KINGSTON/SEATTLE (FAST FERRY)

KINGSTON

8 miles

5 miles

EDMONDS/KINGSTON

SAFeway



SAFeway



WAL*MART

9 miles

305

307

104

104

3

3600 ACRE
COUNTY PARK

MOUNTAIN BIKE
SKILLS PARK

PORT GAMBLE

WATER TRAILS

HOOD CANAL BRIDGE



OLYMPIC NATIONAL PARK

8

North



SEATTLE

OUTDOOR RECREATION

SEATTLE/BREMERTON

SEATTLE/BAINBRIDGE

BAINBRIDGE ISLAND

SILVERDALE

KINGSTON/SEATTLE (FAST FERRY)

EDMONDS/KINGSTON

KINGSTON

Abuts 3500-acre park with:
50+ miles of trails
1.5 miles of shoreline
200-acre Mountain Bike Park (Planned)

Sound to Olympics Trail
(Planned) paved regional
trail to connect to Olympic
Discovery Trail & Burke
Gilman Trail to run through
Port Gamble

POULSBO

Kitsap Peninsula Water
Trails (National Water Trail)
One hour from Olympic
National Park

3600 ACRE
COUNTY PARK

MOUNTAIN BIKE
SKILLS PARK

PORT GAMBLE

WATER TRAILS

HOOD CANAL BRIDGE

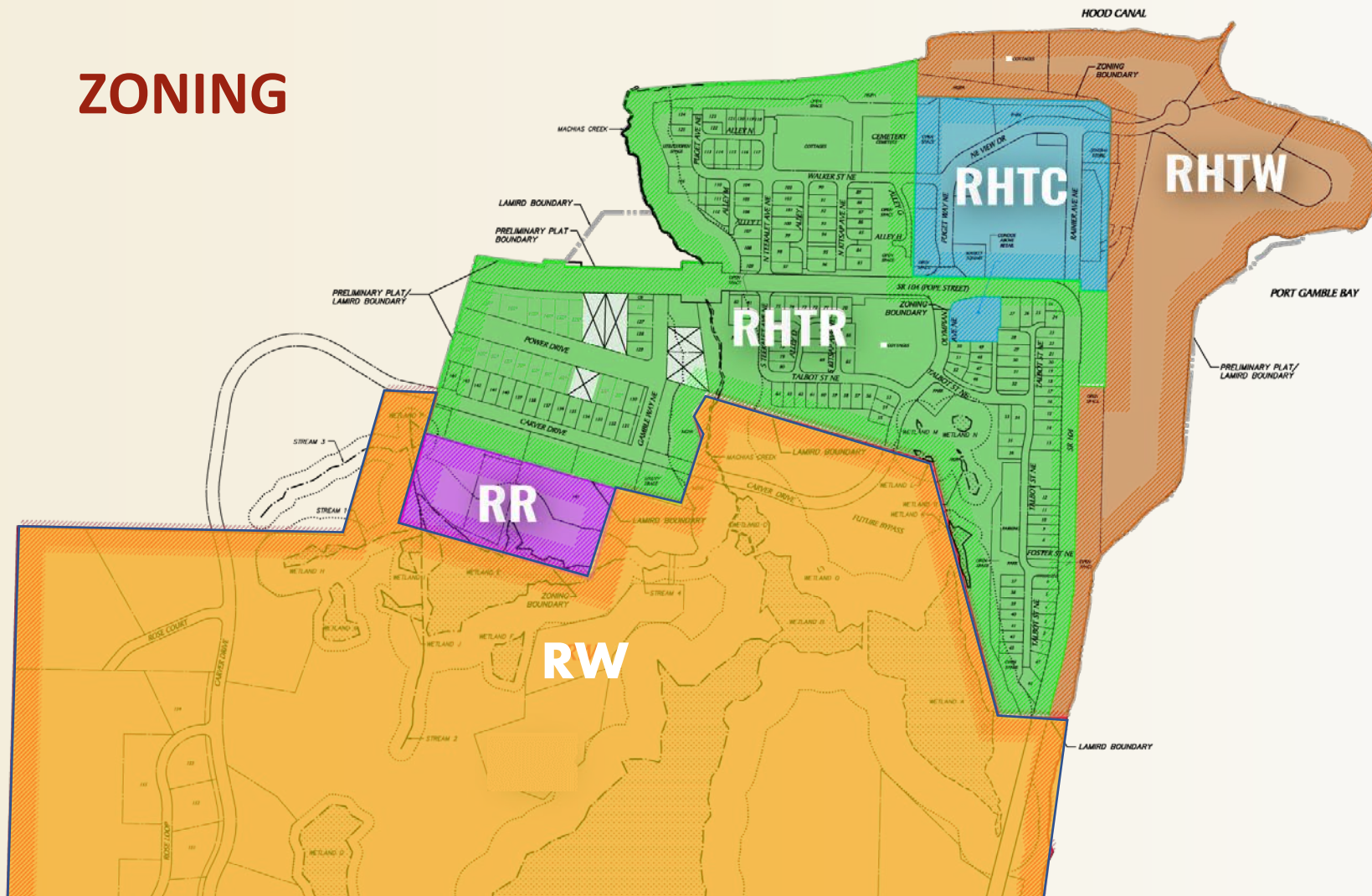


OLYMPIC NATIONAL PARK





ZONING



RW: RURAL
WOODED AND
AGRICULTURE

RR: RURAL
RESIDENTIAL

RHTR:
RESIDENTIAL AND
COTTAGES

RHTC:
COMMERCIAL,
RESIDENTIAL AND
MIXED USE

RHTW:
WATERFRONT
COMMERCIAL, MIXED
USE AND RESIDENTIAL



PLANNING

Residential South

Agricultural Area

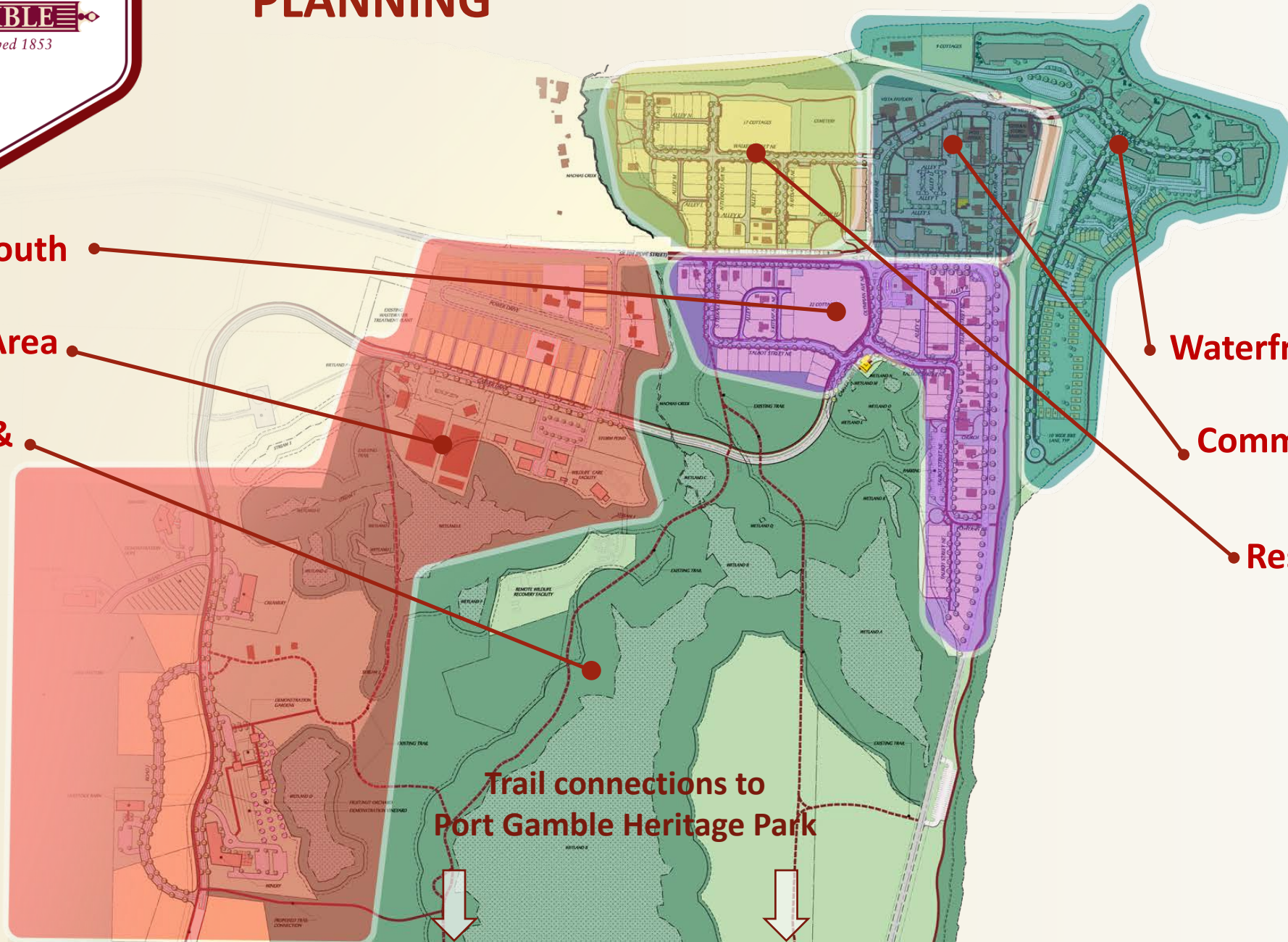
**Open Space &
Trailheads**

Waterfront Mixed Use

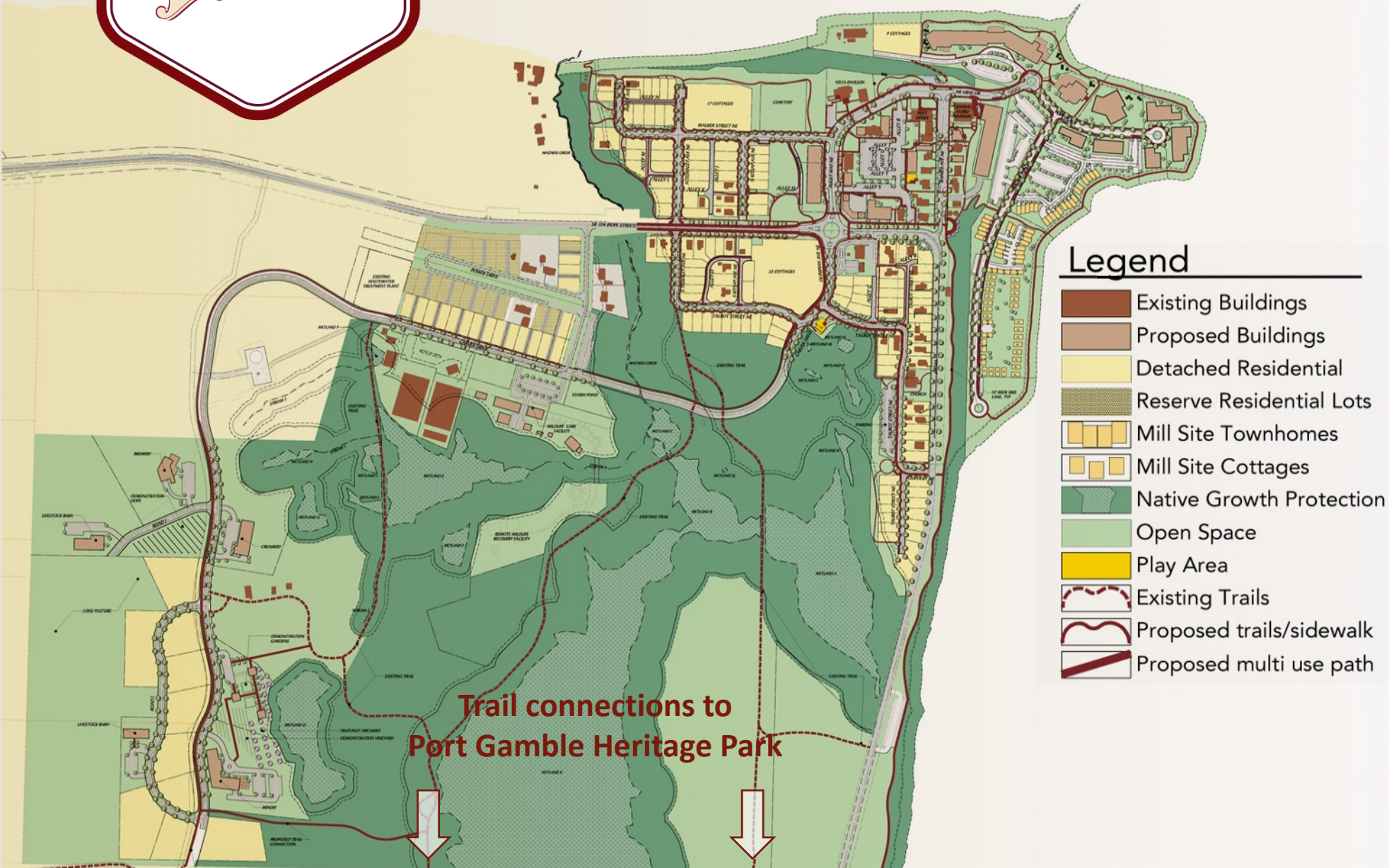
**Commercial/Historic
Core**

Residential North

**Trail connections to
Port Gamble Heritage Park**



MASTER PLAN ALTERNATIVE 1



Full development on mill site

100-room hotel

202,000 sf new commercial

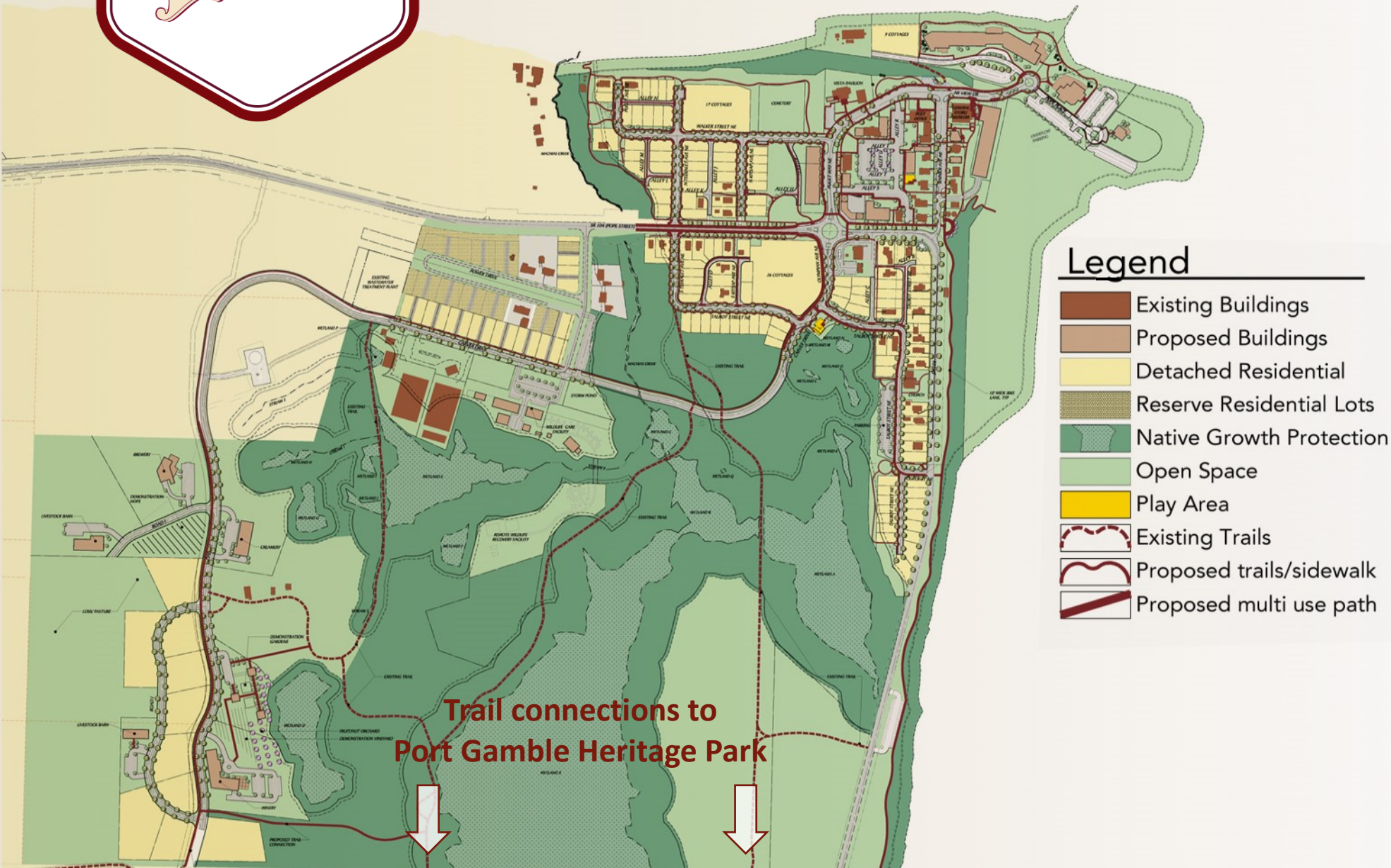
265 new residences (293 total)

Rural development parcels

160 acres of open space

Adjacent to 3,500-acre shoreline park

MASTER PLAN ALTERNATIVE 2



Smaller millsite development

16-acres of waterfront open space

100-room hotel

80,000 sf new commercial

226 new residences (254 total)

Rural development parcels

160 acres of open space

Adjacent to 3,500-acre shoreline park



ANTICIPATED APPROVAL PROCESS TIMELINE

2018

9/2018 - Master Plan
reinitiated

12/2018 - New stormwater
outfall permit application

2019

4/2019 - Draft EIS Issuance
anticipated

7/2019 - Approval of Legislative
Amendments (to add
agritourism) anticipated

8/2019 - Final EIS anticipated

9/2019 - Public hearing on Plat
anticipated

11/2019 - Final approval of
Development Agreement
anticipated

11/2019 - Final approval of Plat
utilizing Legislative Amendments
and Development Agreement
anticipated

2020

Construction of new storm
water outfall anticipated in
spring

First phase construction
planned

DEMOGRAPHICS

	Kitsap County	Bainbridge Island	Seattle	King County
Population (Households)	270,565 (105,632)	23,576 (9,655)	730,400 (341,809)	2,152,906 (876,639)
Median House Price	\$422,700 (North Kitsap)	\$802,900	\$752,400	\$648,000
Average Family Household Income	\$94,628	\$162,761	\$140,999	\$129,453
Median Family Household Income	\$77,893	\$124,270	\$108,358	\$100,658
% of Households Income >\$100K	35.2%	63.1%	54.2%	50.4%
Housing Units	115,357	10,486	356,568	882,655

Sources: US Census Bureau, KEDA, Zillow



Highway Access

17



- Fronts on State Route 104: Average Daily Trips (ADT): 5,600 • 1 mile from Hood Canal Bridge/SR 3 (19,000 ADT)



- Gateway to Olympic National Park (3.4 million annual visitors) • Master Plan includes 1.4 miles of shoreline



Port Gamble Forest Heritage Park

- 3,500 acres (7x size of Seattle's Discovery Park, 20% size of Bainbridge Island)
- 50+ miles of trails open to walking, running, bicycling, dog walking & horseback riding
- Abuts Port Gamble with two direct trails
- 6 trailheads, including one in Port Gamble
- 1.5 miles of shoreline (open to clamming)
- Wetlands with birding & wildlife viewing opportunities
- County plans for a 200-acre Mountain Bike Ride Park
- Plan for Sound to Olympics Trail, connecting Kitsap to the Olympic Discovery Trail and via ferry, to Seattle, Edmonds & the Burke Gilman Trail to run through Port Gamble

PORT GAMBLE FOREST HERITAGE PARK

- TRAILS
- BEGINNER
- INTERMEDIATE
- ◆ ADVANCED
- 🚲 BIKE ONLY
- 🚶 HIKE ONLY
- WATER TRAIL
- SERVICE ROAD
- PAVED ROAD
- ▨ POPE PROPERTY
- PARK BOUNDARY
- P PARKING
- A1 RESCUE MARKER

.25 mile

Pope Resources extends park patron usage on their lands. Please respect any posted closures.

Notice: Pope Resources will be logging from time to time throughout the Park, as well as on its own property. Please respect their property rights and check Pope and County websites <http://orm.com> and <http://kitsapgov.com/parks> for closure information.

In collaboration with Kitsap County this park is maintained by volunteer stewards. The stewards assist with park planning and trail maintenance. You can assist them and make everyone's visit more enjoyable by:

- Staying on developed trails
- Keeping dogs leashed so they don't disturb other trail users or wildlife
- Following trail etiquette
- Packing out trash, including dog poop and disposing of it at home
- Additional Park information is available at on the Kitsap County Park Department's website at: <http://kitsapgov.com/parks>

Port
Gamble

18



RESCUE
IN CASE OF EMERGENCY
DIAL 911 AND PROVIDE
RESCUE NUMBER
PG-A1
LOCATOR

For Emergency Help, Rescue Trail Markers are placed at trail intersections to identify your location in the park. In an Emergency, Dial 911 and give the dispatcher the Trail Rescue Marker Code nearest you. Example PG-A1

2018

CALENDAR OF EVENTS

PORT
GAMBLE
Established 1847



WWW.PORTGAMBLE.COM



January 6th - Ghost Walk

7pm-10pm | \$25

www.portgambleparanormal.com

January 13th - Paranormal investigation

7pm-10pm | \$35

www.portgambleparanormal.com

February 3rd - Ghost Walk

7pm-10pm | \$25

www.portgambleparanormal.com

February 17th - Paranormal investigation

7pm-10pm | \$35

www.portgambleparanormal.com

March 3rd - Ghost Walk

7pm-10pm | \$25

www.portgambleparanormal.com

March 10th - Paranormal investigation

7pm-10pm | \$35

www.portgambleparanormal.com



April 8th- Budu Racing Mountain Bike Race

Port Gamble Trails Race

www.buduracing.com

April 14th/15th- Lumberjack Run

Roots Rock Run Trail Race

www.buduracing.com

May 12th- Stottlemeyer 30/60 Race

NW Epic Series Mountain Bike Race

www.nwepicseries.com

May 13th- Mother's Day Sidewalk Sale

Treat Mom to the PG Businesses

www.portgamble.com



June 10th- Forest 5K

Roots Rock Run Trail Race

www.rootsrockrun.com

July 13th-15th- Muddy Paw Dog Agility Trials

A North American Dog Agility Council event hosted by
MUDPAK. @ Port Gamble Baseball Field

August 11th-Maritime Music Festival

A day of sea shanties and pirate-themed fun

www.portgamblemaritimemusic.com

August 12th-10th Annual Half-Marathon/Marathon

Roots Rock Run Trail Race

www.rootsrockrun.com



Every Friday & Saturday in OCTOBER - Ghost Walk

7pm-10pm | \$25 | Find Dates @

www.portgambleparanormal.com

October 28th - Spooky 12K

Roots Rock Run Trail Race

www.rootsrockrun.com

October 31st Halloween Trick or Treat

1pm-4pm | Trick or Treat the Port Gamble Businesses

www.portgamble.com

November 16th-18th - Ghost Conference

3-day Conference with speakers, classes, and
investigations of the paranormal in Port Gamble.

www.portgambleparanormal.com

November 10th - Holiday Open House

8th Annual Holiday Open House at the Port Gamble
General Store.

www.portgamblegeneralstore.com

December 8th-9th - Country Christmas

Tree Lighting, Fireworks, Santa's Workshop, wagon rides,
shopping/dining.

www.portgamble.wix.com/countrychristmas

PORT GAMBLE THEATER



April 6th - 22nd - Secret Garden

Tickets and Show Times @

www.portgambletheater.com

July 13th-29th - Scappino

Tickets and Show Times @

www.portgambletheater.com

October 5th-21st - Jekyll and Hyde

Tickets and Show Times @

www.portgambletheater.com

November 30th-December 16th - Charlie Brown

Tickets and Show Times @

www.portgambletheater.com

Festivals

Dates are subject to change!

August 11th - SUMMER FAIRE (FREE) &

Family Fun along with critters & more

www.portgamble.com

August 11th-Maritime Music Festival

A day of sea shanties and pirate-themed fun

www.portgamblemaritimemusic.com

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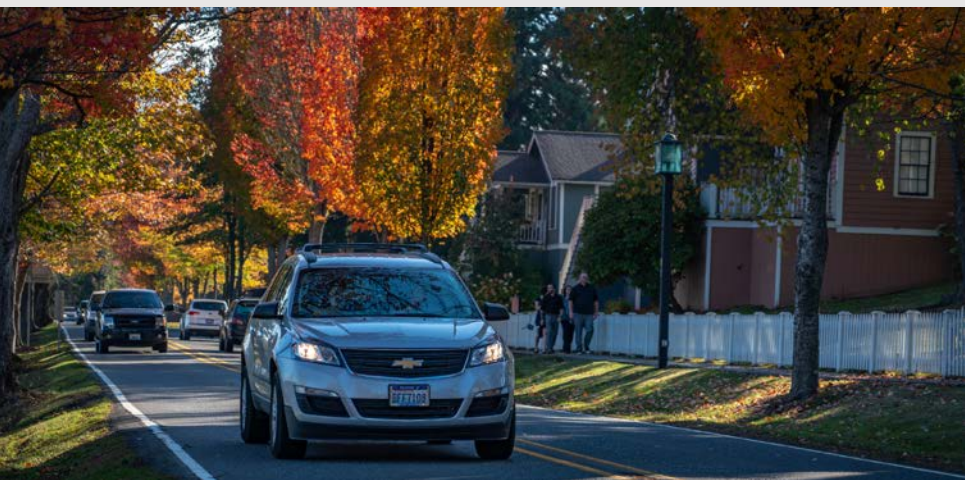
www.portgamble.wix.com/countrychristmas

Port Gamble Cruise Nights

Every Thursday | 4pm - Dusk | April 26th - Sept. 27th

Bring your cars and motorcycles to the lawn behind
Butcher & Baker Provisions for an evening of fun. All
vehicles and spectators are welcome.









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