

Port Gamble Redevelopment

Port Gamble Master Plan Public Outreach
September 2019



Purpose

Updates on:

- Conservation and trails project
- Environmental clean-up
- Master plan development

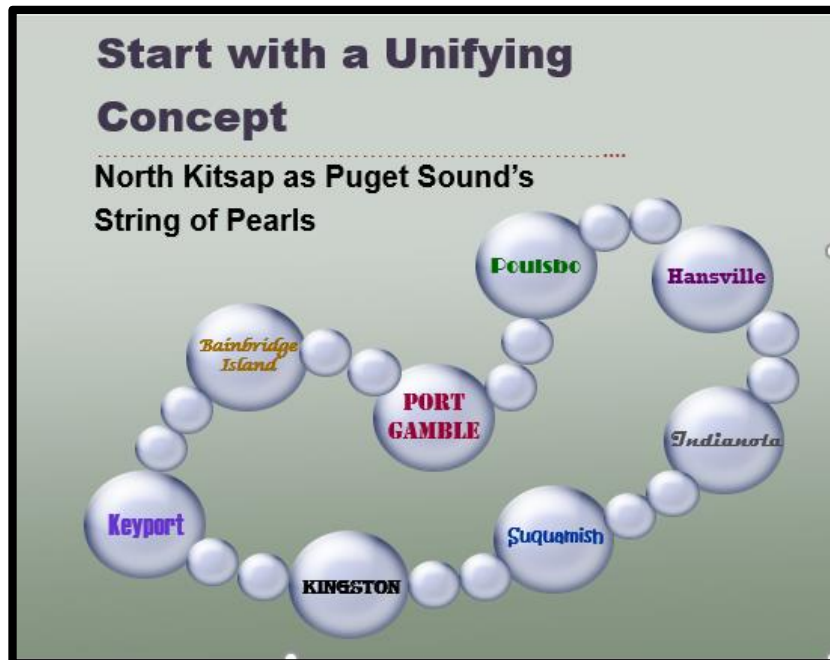
Preliminaries

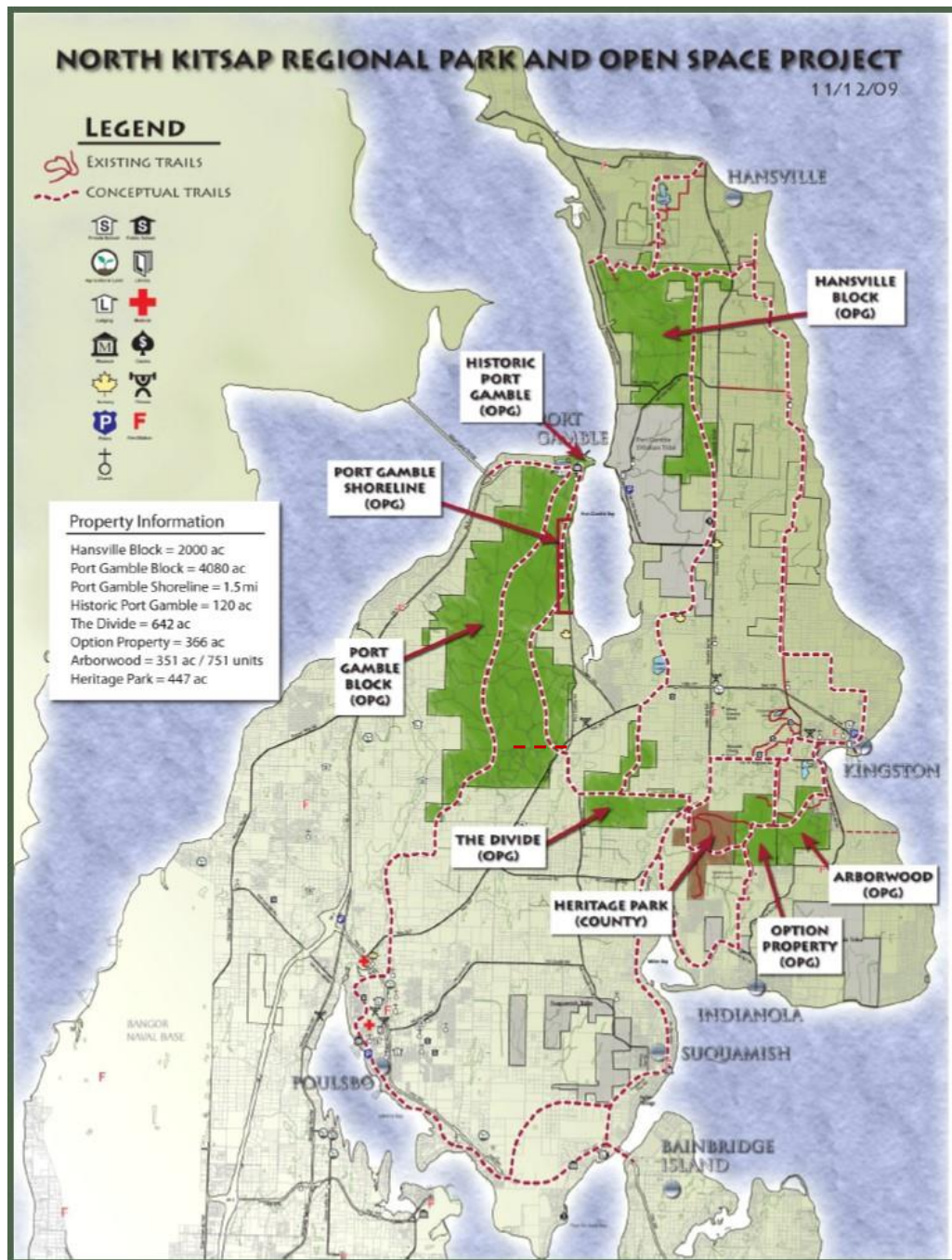
- Meeting goal: education on project
- Not part of official County process
- Video and presentation will appear on www.portgamble.com/masterplan



Conservation and Trails: Background

- PR Announced long term exit from Kitsap
- PR/OPG allowed Public Access on private property for decades and knew there would be concern that public use would be lost
- 2007 Community meeting
- String of Pearls Vision
- NKTA formed





Conservation: 2007 Vision

Regional network of trails & open space

- Land and water trails
- Regional bike trail separated from traffic
- Land conservation

2008-2011 NKTA receives NPS grant assistance for Trail Plan

- Tremendous community participation
- 2011 County adopts NK String of Pearls Trail Plan into the Comprehensive Plan

Land and water trails

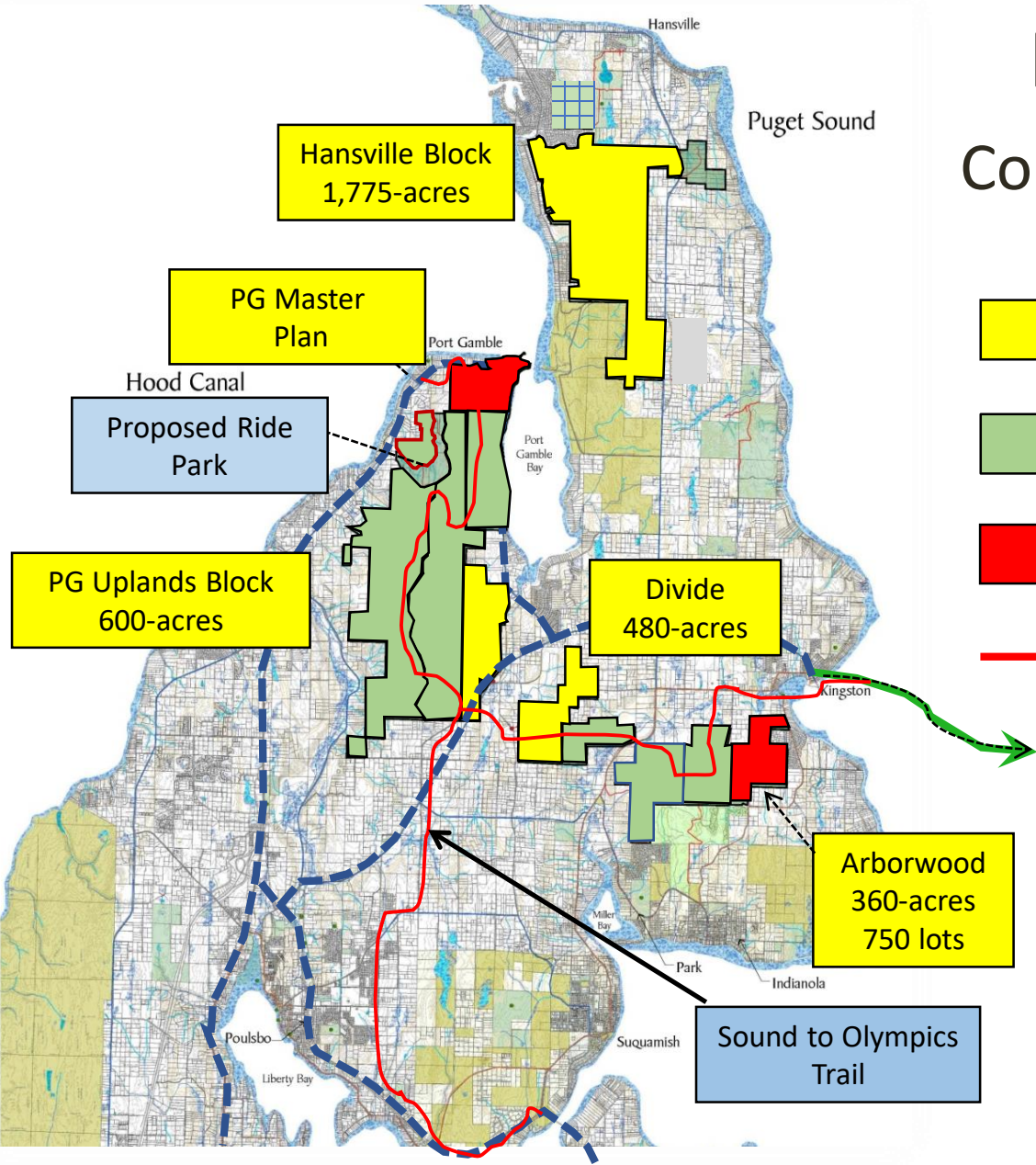


Special thanks to Visit Kitsap's Patty Graf-Hoke, John Kuntz & NKTA for working tirelessly on Kitsap Peninsula **National** Water Trails projects

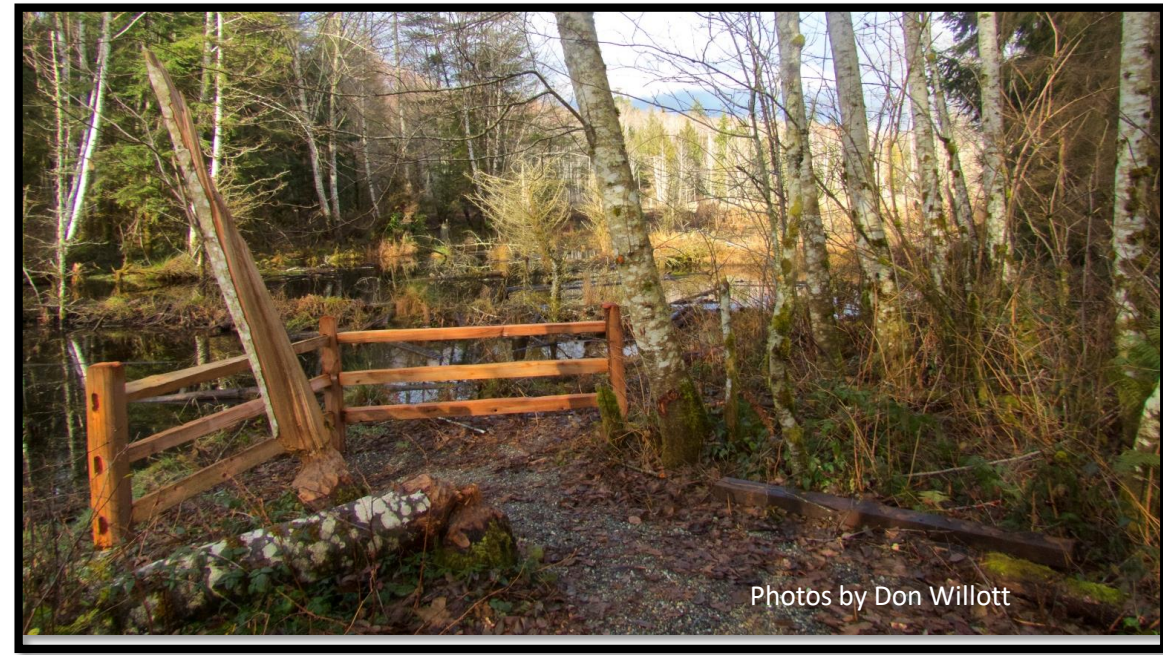
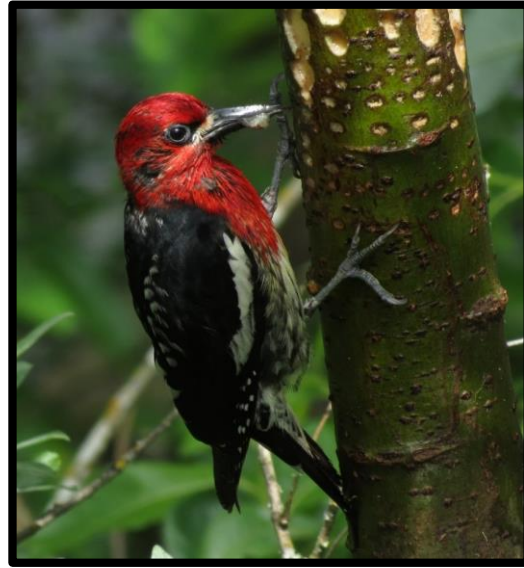


North Kitsap County

Company Properties Preserved



- Pope Resources retained timberlands
2,783-acres
- Owned by Kitsap County by 2018 (175-acres
by GPC) approx. 4,500-acres
- Port Gamble and Arborwood Projects
- Planned Sound To Olympics Trail (STO)



Photos by Don Willott

Special thanks to:



Kitsap
Audubon
Society



Kitsap Forest and Bay Project:

- 30 community partners & 10 years:
- North Kitsap Heritage Park Expansion
- Grovers Creek
- Port Gamble Forest Heritage Park
- 4,000 acres
- Ten years of delayed timber harvest

And...Commissioner Rob Gelder, Congressman
Derek Kilmer, Senator Christine Rolfes, 23rd
Legislators, State & Federal grants and 1200
individual donors!



1.5 miles of shoreline

Ten years in the making: Port Gamble Heritage Park

- 540-acre shoreline park
- 3,060 acres of uplands & trails

What made it work:

- County owns land & development rights
- Pope Resources retains 25 year timber deed



Future County Efforts:

- Mountain Bike Ride Park
- Sound to Olympics Trail



Future OPG Contributions:

Completing String of Pearls and Sound to Olympics Trail

- Easement for Sound to Olympics (STO) Trail through Port Gamble
- Easement for STO trail connection through Divide
- Easement for STO trail connection from Stottlemeyer to Divide

Easements for trailhead parking

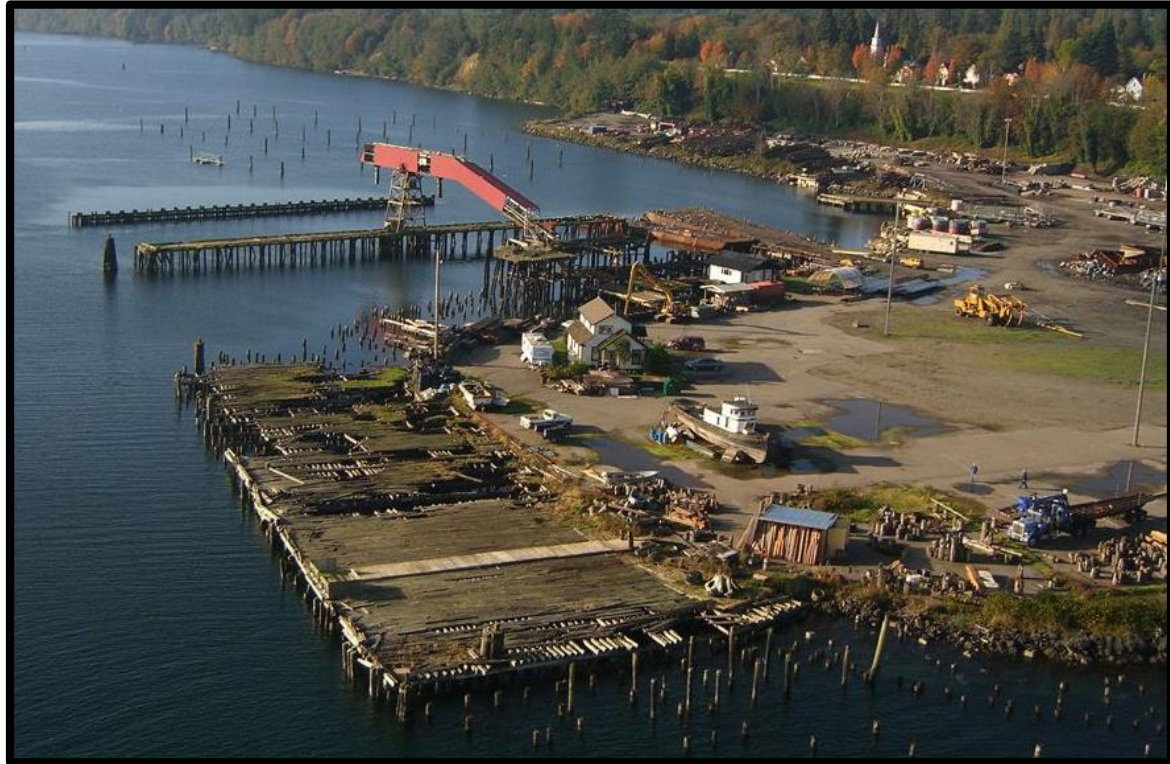
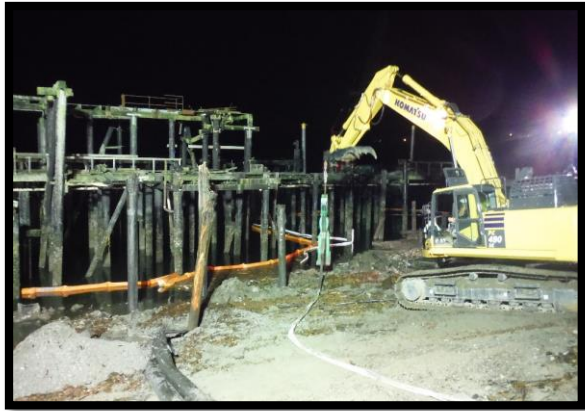
- Port Gamble trailheads
 - Former Model Airplane Field
 - Shoreline trailhead south of town
 - Access to future Mtn. Bike Ride Park

Shoreline trail & access in P.G.

- New shoreline trail access from west side of Port Gamble
- New shoreline trail connection from Port Gamble to shoreline park



Environmental Cleanup



1995 Mill Closed

2002-2015 Began Environmental Cleanup

- 4 landfills mitigated
- Buried tanks removed
- DNR/Pope & Talbot dredged first wood waste from bay
- Over 50,000 CY of contaminated soils removed
- Opened all of bay to shellfish harvesting

2007 Pope & Talbot Bankruptcy

- Pope Resources and DNR as only PLPs

2015-2017 Major In-Water Bay Cleanup

- 106-acres cleaned up
- 8,592 creosote pilings removed
- 110,000 CY of wood waste removed
- 200,000 tons of clean cap placed
- 1.3 acres over-water structures removed
- *Over a half mile of rip rap removed from shoreline*

Environmental Cleanup

2016 New waste water treatment plant constructed

2017 Sewer outfall removal

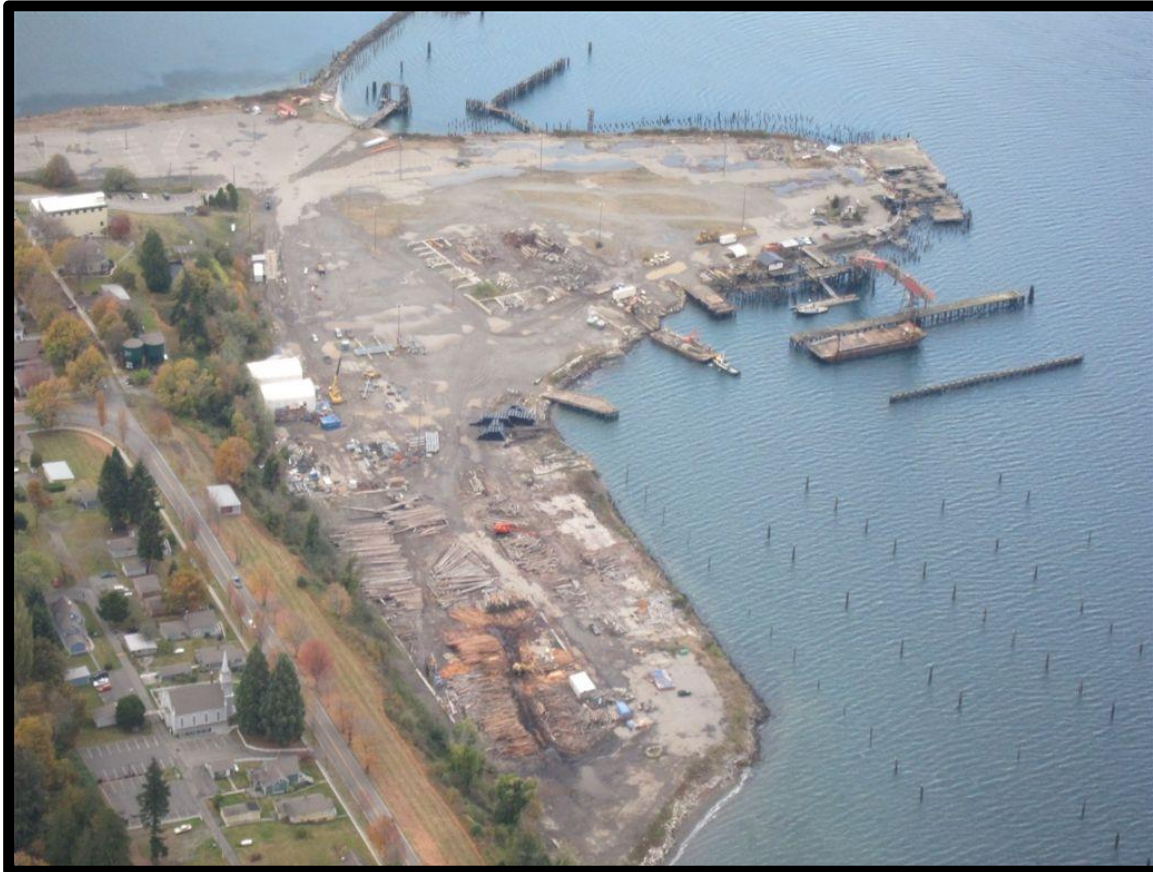
2018 90-acres of shellfish beds re-opened

2020 Final mill site cleanup



Cleanup of Port Gamble Bay: Completed 2017

Before



After



Port Gamble: Past, Present, Future



Port Gamble's Past

- Est'd 1853 by Puget Mill Company
- Peak population 700 – 800 people
- Traditional New England town planning: walkable, small lots, dense
- Self-sufficient (cradle to grave)
- Kitsap's only town that is a National Historic Landmark District
- Longest running timber mill in U.S., ended with 1995 mill closure



Port Gamble: Present

- Nearly all homes and major commercial buildings upgraded and rehabilitated
- Top Wedding & Event business in Kitsap, hosted 150+ events in 2018
- Extended KPUD public water
- New WWTP (waste water treatment plant)
- 23 businesses and restaurants in town
- Yet, the town loses \$250,000 to \$350,000 annually since mill closure – ***not sustainable***



Redevelopment Priorities

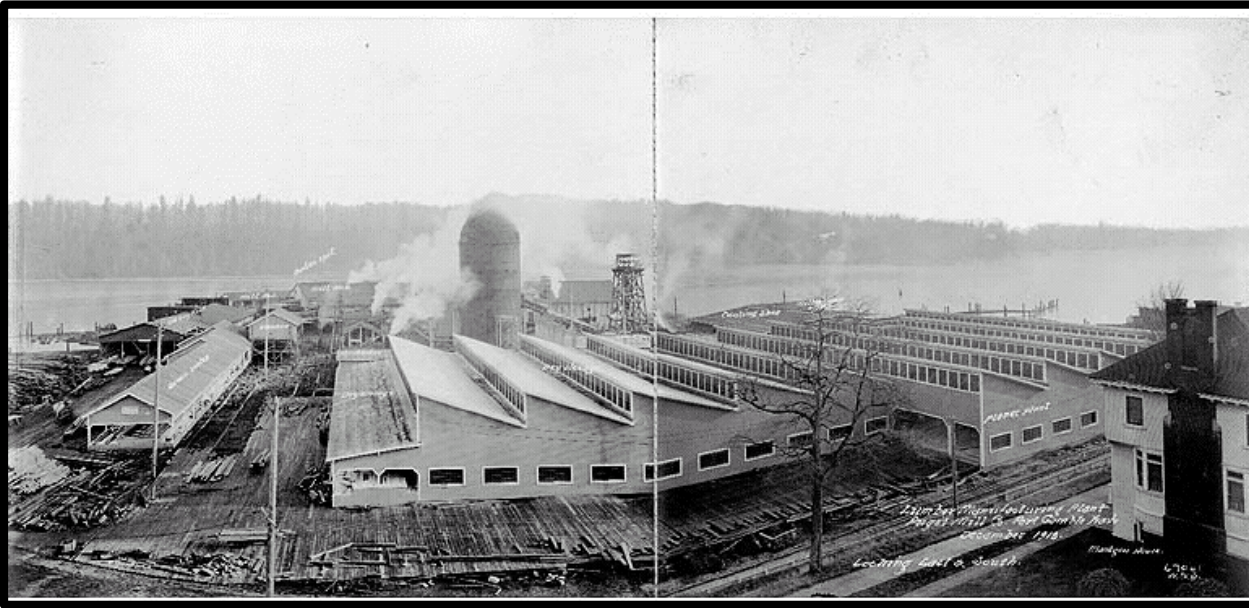
- Character Preserve and enhance historic, small-town character of Port Gamble and retain historic residences and commercial buildings
- Vitality Reinvigorate Port Gamble to its past vitality and prepare for a greener, more sustainable future
- Community Asset Continue to share Port Gamble w/ the community and visitors



Port Gamble's Future

- 2006 first presentation of master plan
- Ongoing community input informed plan
- Move from industrial past to greener, visitor-oriented future
 - Current zoning: Heavy industry and manufacturing allowed on mill site
 - Desired zoning: Recreation, tourism, agri-tourism:
 - Integrate locally grown and produced ag products in historic farm district
 - Integrate new 3,600-acre Port Gamble Heritage Park
 - Maintaining historic fabric while “cleaning up” existing town
 - Storm water systems will treat new and nearly all existing pavements
 - Over 50% open space in town
 - Advanced wastewater treatment that recharges groundwater
 - Mixed-use and walkability encourages walking/cycling and reduces automobile use
- New buildings will be compatible w/ historic character of town

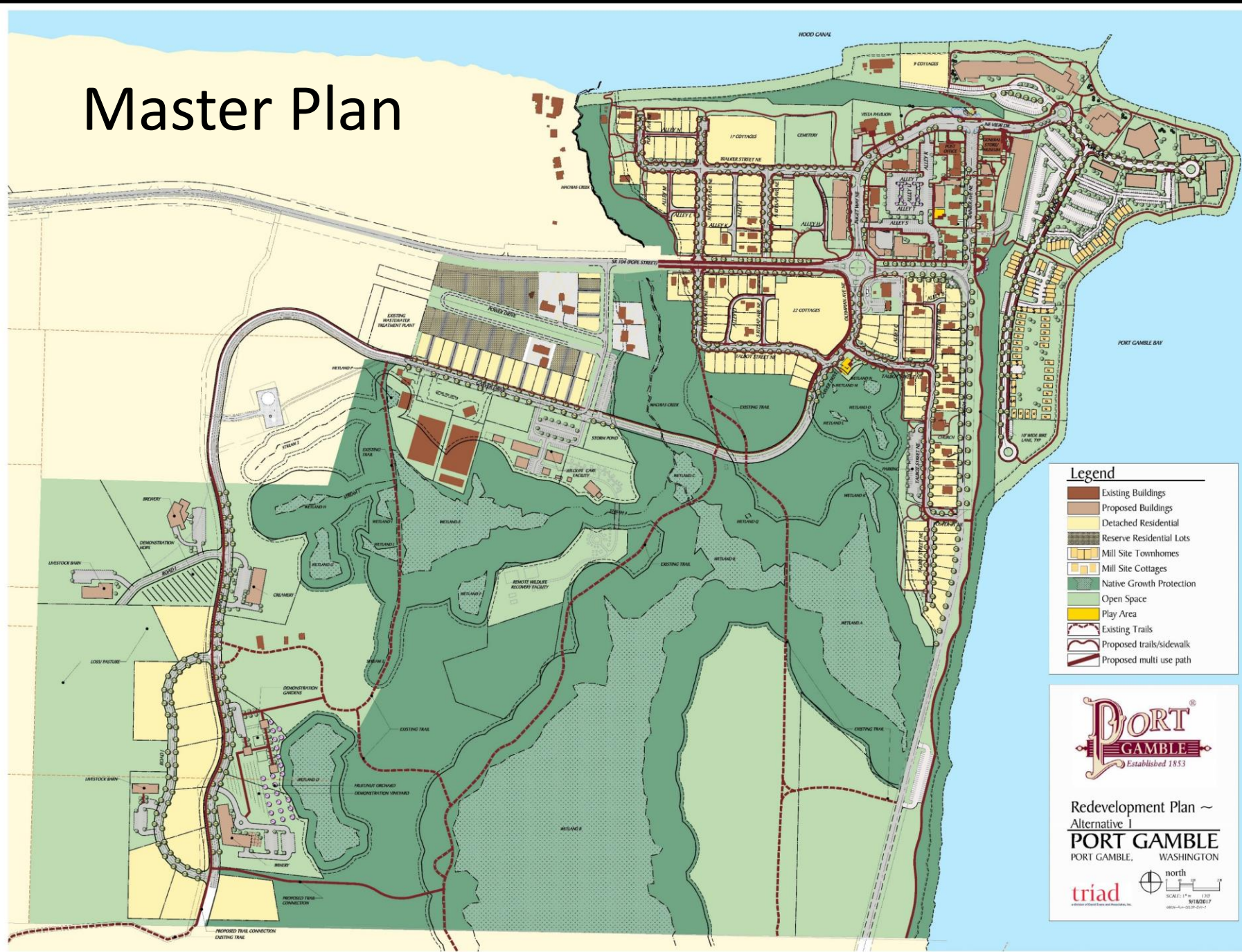
Port Gamble: An Industrial Past and a Greener Future



- Redevelop to historic density
- Walkable & respectful of historic context
- Retain historic buildings
- Walking & bicycling trails
- Open-space
- Ride Park
- Green Infrastructure
 - Storm water quality treatment
 - Membrane Bio Reactor Sewer



Master Plan



Alternative 1

265 new homes + 28 existing homes

New commercial

100 room hotel

West Sound Wildlife Shelter

Full development of mill site

Trails, bike paths, shoreline access

Agri-tourism:

- Farm to table
- Brewery & winery
- Creamery

Alternative 2

Very similar to Alternative 1 except:

- 226 new homes (fewer)
- Less new commercial
- 16-acres of open space (more)



Sale of 16 acres of Development Rights



Processes (12-24 months)

- Draft EIS will be published 9/16/19, public comment period open until 10/17/19
- Draft EIS (Public meeting 9/24/19 Kingston Village Green)
- Zoning code amendment to eliminate industrial and add agri-tourism
- Site plan review (Plat: Performance Based Development)
- Development agreement to wrap together all the elements and extend vesting to 15 years

www.portgamble.com/masterplan

Questions?

www.portgamble.com/masterplan

Port Gamble 1940s

Olympic
Property
Group

A Pope Resources Company