


Port Blakely



A SHORT HISTORY

In the 1850s, Blakely Harbor was home to the largest lumber mill in the world. The population of the area now known as Kitsap County was significantly greater than King County.

Blakely Harbor was the focal point for much of that era's economic activity. Trees from the Puget Sound area were harvested, milled here and sent out to points far beyond.

The Last Good Land...

Ironically, the success of that venture is what has protected this area from development for so many years. Port Blakely Tree Farms, LP developed into a successful timber company with thousands of acres of land in several states. Over the years, the company focused on timber and not land development.

All or most of the good property on Bainbridge had been developed in one way or another. By the late 1980s, there were very few parcels of undeveloped land over 20 acres. The major exception, of course, was Port Blakely Tree Farms which represented nearly 7% of the island.

Early Development Plans...

In the early 1990s, Port Blakely Tree Farms, L.P. had plans for developing the entire area. Responding to the neighborhood's resistance to more general development plans, Port Blakely prepared to sell off the land in smaller, twenty-acre lots.



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Privacy and Seclusion...

Instead of high density - the 880 homes that Port Blakely planned, or the 550 allowed by the City of Bainbridge Island - we now estimate that only 250 to 300 homes will be built on the same 1,050 acres. This number could even be less depending on other decisions made in the future.

The current estimate is due to several factors:

- 1) Port Blakely Tree Farms, LP agreed to sell some of the prime waterfront land to the City of Bainbridge Island for a waterfront park. (Please see the Bainbridge Island Land Trust newsletter on Blakely Harbor Park.)
- 2) Social Venture Partners, a charitable trust started by the Brainerds, has purchased nearly 330 acres for its "Puget Sound Educational Learning Center" (PSELC). Please see the PSELC newsletter for more information on this as well.)
- 3) A consortium of existing Country Club families has purchased 100 acres as part of an expansion plan for the owners of the Country Club area around Bean's Bight.
- 4) A couple of buyers have purchased 30+ acres for their own private residences.
- 5) Finally, and most importantly, more than half the property is being significantly underdeveloped by the Samson Family Land Company, LLC. These are the parcels which are currently being marketed as part of this package.

Certain large areas of 100 acres or more have been platted to have large parcels, from 5 acres up to 12 acres or more. These parcels have covenants placed on them which keep them from being further subdivided.

The resulting low density described above means that many areas will remain at their current density level for the foreseeable future. Zoning restrictions can change at the whim of the City Council, but covenants require the signatures of all the neighboring property owners and all "affected parties", which makes such a change all but impossible.

Unique Opportunity...

If ten or even five years ago, someone wanted to purchase a large acreage parcel on Bainbridge next to a park with trails and access to waterfront, this would have been difficult to find. This is a very rare chance to own beautiful land in a very special place.

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Frequently Asked Questions ...

What about water and sewer?

All of the Port Blakely properties described here use septic systems. Actually, only a small portion of Bainbridge Island has access to municipal sewer; the vast majority of homes have septic systems. Almost all the available lots have soil logs and most have approved septic designs. If these are available, they will be provided on request.

Water is provided by Island Utility Company, a separate state-regulated water utility company. While the water line is installed in the road and access is provided up to the property boundary line, it will be necessary to purchase a "water share" or "hookup" from Island Utility Company. Although the price of a hookup is highly regulated and generally does not change for over a year at a time, it is subject to change without notice. The last price quoted is \$12,900.

It is important to note that there are brand new 8" water lines - installed according to standards used in most major metropolitan areas. In fact, these are among the few lines which are in compliance on Bainbridge Island providing adequate flow for fire protection.

What utilities are included?

Telephone, power, cable and water lines are provided underground to the property. In most cases, these are in the road and either run along the edge of the property, or touch the property on one corner or another. As mentioned above, the water hookup is provided by Island Utility Company and needs to be purchased separately from them.



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Frequently Asked Questions (cont)



What about the CCR's?

Short for Conditions, Covenants and Restrictions, CCR's are the controls placed on a property to insure that future owners will use the property with the same vision or philosophy that the original seller or developer had in mind.

The first and most important idea is to keep the rural feeling so important to Bainbridge Island. Consequently, almost every lot sold has a covenant against further subdivision. Each lot can only have one main residence and the neighborhood should stay relatively undeveloped.

Another idea is that the homes should somehow be in keeping with the style and character of the area, at the same time allowing individual choice. Consequently, there are two mechanisms for helping owners. The first is the Design Review Committee (DRC), charged with reviewing and approving a purchaser's building plans. The DRC can greatly assist a buyer in flexibly working out home designs to make everyone happy.

On the other hand, the Design Review Committee doesn't want to control the neighborhood. The second mechanism is designed to counterbalance this by publishing Design Guidelines which an owner can follow. These Design Guidelines can override any comments which the DRC might have and still allow owners latitude in the design of their homes.

Do I have to build right away?

Do I have to use certain builders?

There are no restrictions on the time frame for construction in these neighborhoods. In fact, some buyers have purchased with the idea of not building for 5 to 10 years.

There is no restricted builder list. However, some builders, such as James Woehr Homebuilders, Central Highlands, MRJ Construction, Fairbank Construction Co., Inc. and The Reijnen Company already have extensive experience with the design guidelines.

