

# WASTEWATER INFRASTRUCTURE TASKFORCE SECTOR PRIORITIZATION MATRIX

**DRAFT**

The table below details various areas within the unincorporated urban growth areas of Kitsap County. These urban areas are separated into matrix with each analyzed based upon the following questions:

1. What are the characteristics of each sector (development pattern, zoning and environmental factors)?
2. What facility(s) in each sector should the public sector focus future funding?
3. What funding source(s) apply?
4. What should the public priority of providing sewer facilities to each sector be?

For maximum utility, the matrix should be used in concert with associated maps of each UGA.

Sector	Characteristics	Existing Facilities	Funding Sources	Priority?
<b>Kingston UGA</b>				
Arborwood/Taree	<ul style="list-style-type: none"> <li>Sector bound by South Kingston Road to the east, and includes the neighborhoods of Arborwood, Hillabend, Madura Drive and Kimbre Place.</li> <li>Large single-developer ownership in west half.</li> <li>Low density residential (Urban Cluster and Urban Low)</li> <li>Existing pre-GMA development patterns on septic systems.</li> <li>Includes Health District's Possible Future Septic System Failure Area (PFSSFA).</li> <li>Moderate slopes and wetlands.</li> <li>Some infill development potential in Urban Low</li> </ul>	<ul style="list-style-type: none"> <li>Within vicinity of Kingston Wastewater Treatment Facility.</li> <li>No existing conveyance systems.</li> </ul>	<ul style="list-style-type: none"> <li>Developer Extensions</li> <li>Utility Local Improvement District (ULID)</li> </ul>	

Sector	Characteristics	Existing Facilities	Funding Sources	Priority?
Jefferson Point	<ul style="list-style-type: none"> <li>• Sector bound by Puget Sound to the northeast, South Kingston Road to the west and NE Jefferson Point Road to the south.</li> <li>• Low density Urban Restricted zoning.</li> <li>• Existing pre-GMA development patterns on septic systems.</li> <li>• Minimal infill potential.</li> <li>• Moderate slopes and wetlands.</li> </ul>	None	<ul style="list-style-type: none"> <li>• ULID</li> </ul>	
The Lagoon	<ul style="list-style-type: none"> <li>• Sector includes lands relatively adjacent to the Appletree Cove.</li> <li>• Low density residential.</li> <li>• Wetlands and bald eagle habitat.</li> <li>• Very little infill development potential.</li> </ul>	<ul style="list-style-type: none"> <li>• Minimal existing sewer facilities.</li> </ul>	<ul style="list-style-type: none"> <li>• ULID</li> </ul>	
Kingston Hill	<ul style="list-style-type: none"> <li>• Sector bound by Barber Cut-Off to the south and industrial and multi-family zoning to the north.</li> <li>• Existing suburban development.</li> <li>• Limited infill/redevelopment potential.</li> </ul>	<ul style="list-style-type: none"> <li>• Moderate sewer facility system to east</li> </ul>	<ul style="list-style-type: none"> <li>• Facility Upgrades (rate payers, developer)</li> <li>• ULID</li> </ul>	
Carpenter Lake Urban Restricted	<ul style="list-style-type: none"> <li>• Sector bound by Kingston Road to the south, moderate slope to the east and UGA boundary to the north and west.</li> <li>• Low density residential Urban Restricted zoning.</li> <li>• Large number of County-owned public facilities.</li> <li>• Large number of wetland complexes and moderate slopes.</li> <li>• Low development potential.</li> </ul>	None	<ul style="list-style-type: none"> <li>• Develop extensions</li> <li>• ULID</li> <li>• Alternative Sewer Technologies</li> </ul>	

Sector	Characteristics	Existing Facilities	Funding Sources	Priority?
Tri-School Area	<ul style="list-style-type: none"> <li>• Sector is characterized as lands located north of West Kingston Road.</li> <li>• Three schools comprise a majority of the developable area.</li> <li>• Few wetlands.</li> <li>• Limited development potential.</li> </ul>	<ul style="list-style-type: none"> <li>• Sewer facilities to serve public schools</li> </ul>	<ul style="list-style-type: none"> <li>• Facility Upgrades (rate payers, developer)</li> </ul>	
Bond Road South	<ul style="list-style-type: none"> <li>• Sector is located south of Hwy. 104.</li> <li>• Industrial and multi-family zoning</li> <li>• Stream and moderate slopes.</li> <li>• Significant development potential.</li> </ul>	<ul style="list-style-type: none"> <li>• Limited sewer facilities along St. Hwy. 104 at the southeast corner</li> </ul>	<ul style="list-style-type: none"> <li>• Developer Extension</li> </ul>	
Thriftway Commercial	<ul style="list-style-type: none"> <li>• Sector is located north of Hwy. 104.</li> <li>• Existing commercial (Thriftway, etc.) and some multi-family development.</li> <li>• Moderate slopes in the north.</li> <li>• Some redevelopment potential.</li> <li>• Redevelopment potential.</li> </ul>	<ul style="list-style-type: none"> <li>• Expansive sewer facility system.</li> <li>• Some upgrades may be necessary based upon the proposed uses</li> </ul>	<ul style="list-style-type: none"> <li>• Facility improvements (rate payers, developer)</li> </ul>	
Village Green	<ul style="list-style-type: none"> <li>• Sector is located west of Old Town and north of West Kingston Road</li> <li>• Existing and planned parks facilities in the area.</li> <li>• Primarily Commercial and Urban Village Center zoning.</li> <li>• Commercial development potential.</li> <li>• Few critical areas.</li> </ul>	<ul style="list-style-type: none"> <li>• Expansive sewer facilities</li> <li>• Some upgrades may be necessary based upon the proposed uses</li> </ul>	<ul style="list-style-type: none"> <li>• Developer extensions</li> <li>• Parks and other grants</li> </ul>	

Sector	Characteristics	Existing Facilities	Funding Sources	Priority?
Ohio Ave.	<ul style="list-style-type: none"> <li>• Sector is east of Washington Ave and north of Old Town.</li> <li>• Some suburban sized residential development.</li> <li>• Existing public facility in the north portion of the area.</li> <li>• Moderate slopes.</li> <li>• Urban Low and Urban Medium zoning.</li> </ul>	<ul style="list-style-type: none"> <li>• Moderate sewer facilities</li> </ul>	<ul style="list-style-type: none"> <li>• Developer extensions</li> <li>• ULID</li> </ul>	
Washington Ave.	<ul style="list-style-type: none"> <li>• Sector includes lands east of Washington Ave.</li> <li>• Severe steep slopes.</li> <li>• Some existing residential development.</li> <li>• Urban Restricted zoning.</li> <li>• Limited development potential.</li> </ul>	<ul style="list-style-type: none"> <li>• Pump Station at base of Washington Ave,</li> <li>• No other facilities</li> </ul>	<ul style="list-style-type: none"> <li>• Environmental grants/loans</li> <li>• ULID</li> </ul>	
Old Town Kingston	<ul style="list-style-type: none"> <li>• Sector described as predominately Puget sound to the east, portion of Ohio Avenue to the northeast, Pennsylvania Avenue to the northwest and Appletree Cove to the southwest.</li> <li>• Ferry terminal and accessory uses.</li> <li>• Mixed-use and medium density residential lands.</li> <li>• Infill and significant redevelopment potential.</li> </ul>	<ul style="list-style-type: none"> <li>• Expansive sewer facility system.</li> </ul>	<ul style="list-style-type: none"> <li>• Developer Extension</li> <li>• ULID</li> <li>• Possible new funding sources (CDDs, LIFT, etc.)</li> </ul>	
Appletree Cove	<ul style="list-style-type: none"> <li>• Sector represents urban low and waterfront lands northwest of Appletree Cove.</li> <li>• Largely shoreline properties.</li> <li>• Low density suburban residential.</li> <li>• Some redevelopment potential.</li> </ul>	<ul style="list-style-type: none"> <li>• Minimal existing sewer facilities.</li> <li>• Pump stations on shoreline properties likely</li> </ul>	<ul style="list-style-type: none"> <li>• ULID</li> <li>• Individual hook-ups</li> <li>• Developer extensions</li> <li>• Facility Upgrades (rate payers, developer)</li> </ul>	
<b>Silverdale UGA</b>				

Sector	Characteristics	Existing Facilities	Funding Sources	Priority?
Chico West	<ul style="list-style-type: none"> <li>• Sector bounded by Newberry Hill Road to the north, Willamette-Meridian Road to the west, and generally Hwy 3 to the east (excludes Eldorado Hills development).</li> <li>• Low density residential and a small amount of industrial activity to the north.</li> <li>• Steep to moderate slopes.</li> <li>• Few wetlands.</li> <li>• Several large vacant lands in single ownerships.</li> </ul>	<ul style="list-style-type: none"> <li>• No existing facilities</li> <li>• Alternative technologies possible</li> </ul>	<ul style="list-style-type: none"> <li>• Developer Extension</li> </ul>	
Chico East	<ul style="list-style-type: none"> <li>• Sector bound by Dyes Inlet to the east, Chico Bay to the south, and Hwy 3 to the west.</li> <li>• Low density residential.</li> <li>• Significant shoreline development.</li> <li>• Steep to moderate slopes.</li> <li>• Pre-GMA development patterns on septic systems.</li> </ul>	<ul style="list-style-type: none"> <li>• Trunk main along Chico Way</li> <li>• Upgrade may be necessary</li> </ul>	<ul style="list-style-type: none"> <li>• Individual hook-ups</li> <li>• Facility Upgrades (rate payers, developer)</li> </ul>	
Provost	<ul style="list-style-type: none"> <li>• Sector is located south of Whisper St. with Old Frontier Road to the east, Newberry Hill Road to the south and Dickey Road to the west.</li> <li>• Low density Urban Low residential</li> <li>• Mixture of pre-GMA development patterns on septic systems and urban lots on sewer.</li> <li>• Moderate slopes.</li> <li>• Minimal infill potential.</li> </ul>	<ul style="list-style-type: none"> <li>• Some existing sewer facilities.</li> </ul>	<ul style="list-style-type: none"> <li>• Developer Extension</li> <li>• ULID</li> <li>• Facility Upgrades (rate payers, developer)</li> </ul>	

Sector	Characteristics	Existing Facilities	Funding Sources	Priority?
Old Frontier	<ul style="list-style-type: none"> <li>• Sector contains Urban Low and some Industrial and Commercial zoning along Old Frontier Road.</li> <li>• Low density suburban development pattern.</li> <li>• Significant development potential for residential and industrial lands and moderate for commercial.</li> </ul>	<ul style="list-style-type: none"> <li>• Limited existing sewer facilities</li> </ul>	<ul style="list-style-type: none"> <li>• Developer Extensions</li> <li>• ULID</li> </ul>	
Dickey	<ul style="list-style-type: none"> <li>• Sector bound by Westgate Road to the north, Old Frontier Road to the east, Newberry Hill Road to the south and Dickey Road to the west.</li> <li>• Industrial and with minimal low density residential uses.</li> <li>• Existing mineral resource activities within the area. Future reclamation possible.</li> </ul>	<ul style="list-style-type: none"> <li>• Minimal existing sewer facilities.</li> </ul>	<ul style="list-style-type: none"> <li>• Developer Extension</li> <li>• Facility Upgrades (rate payers, developer)</li> </ul>	
Downtown Silverdale	<ul style="list-style-type: none"> <li>• Sector bound by Hwy 3/303 to the north and Dyes Inlet to the south</li> <li>• Predominantly Regional Commercial with some mixed-use and high-density residential uses.</li> <li>• Number of stream corridors and associated wetlands (Clear Creek).</li> <li>• Largely developed.</li> <li>• Redevelopment potential, particularly south of Bucklin Hill Road and in the Silverdale Loop area.</li> </ul>	<ul style="list-style-type: none"> <li>• Expansive sewer facility system.</li> <li>• Future upgrades may be necessary.</li> </ul>	<ul style="list-style-type: none"> <li>• Developer Extension</li> <li>• Facility Upgrades (rate payers, developer)</li> <li>• Possible new funding sources (CDDs, LIFT, Hospital Benefit District, etc.)</li> </ul>	

Sector	Characteristics	Existing Facilities	Funding Sources	Priority?
Schold Farm	<ul style="list-style-type: none"> <li>• Sector bound by Hwy 3 to the west, Schold Road to the east and the Hwy 3/303 interchange to the south.</li> <li>• Low-density Urban restricted residential.</li> <li>• Contains County-owned park land and wetland mitigation area.</li> <li>• Large wetland system associated with Clear Creek.</li> </ul>	None	<ul style="list-style-type: none"> <li>• Individual hook-ups</li> <li>• Facility Upgrades (rate payers, developer)</li> </ul>	
East Bucklin	<ul style="list-style-type: none"> <li>• Sector bound by Dyes Inlet and Barker Creek urban separator to the south-east, Hwy 303 and Ridgetop Blvd to the northeast and Mickleberry Road to the west.</li> <li>• Existing low density residential with some potential for high density redevelopment.</li> <li>• Wetland systems</li> </ul>	<ul style="list-style-type: none"> <li>• Moderate existing sewer facilities.</li> </ul>	<ul style="list-style-type: none"> <li>• Individual hook-ups</li> <li>• Facility Upgrades (rate payers, developer)</li> </ul>	
Ridgetop	<ul style="list-style-type: none"> <li>• Sector bound by Hwy 303 to the south east, UGA boundary to the east and commonly referred to as the llama neck of the UGA.</li> <li>• Master planned development approved in the 1980's</li> <li>• Largely built-out</li> <li>• Low and high density residential.</li> <li>• Infill development potential</li> <li>• Large single-ownership properties (DNR, etc.) in the southwest portion.</li> <li>• Moderate slopes.</li> </ul>	<ul style="list-style-type: none"> <li>• Expansive sewer facility system.</li> </ul>	<ul style="list-style-type: none"> <li>• Individual hook-ups</li> <li>• Developer Extensions</li> <li>• Facility Upgrades (rate payers, developer)</li> </ul>	

Sector	Characteristics	Existing Facilities	Funding Sources	Priority?
Island Lake	<ul style="list-style-type: none"> <li>• Sector includes lots within the immediate vicinity east of the Island Lake County Park and Island Lake Road to the north.</li> <li>• Historic lots subdivided in the early 1900's</li> <li>• Low density residential development pattern.</li> <li>• Some infill/redevelopment opportunity.</li> <li>• Includes PFSSFA.</li> </ul>	None	<ul style="list-style-type: none"> <li>• ULID</li> <li>• Environmental grants/loans</li> </ul>	
North Island Lake	<ul style="list-style-type: none"> <li>• Sector includes top northeast portion of the Silverdale UGA boundary and north of the Island Lake facility.</li> <li>• Existing semi-rural development pattern</li> <li>• Large quantity of vacant or underutilized lots.</li> <li>• Low density residential Urban Low zoning.</li> </ul>	None	<ul style="list-style-type: none"> <li>• Developer Extension</li> <li>• ULID</li> </ul>	
<b>Central Kitsap UGA</b>				
Windy Point Urban Low	<ul style="list-style-type: none"> <li>• Sector bound by Windy Point to the west, Stampede Blvd to the east and Fairgrounds complex to the north.</li> <li>• Low-density Urban Low residential zoning.</li> <li>• Pre-GMA development patterns on septic systems.</li> <li>• Moderate infill/redevelopment potential.</li> </ul>	None Pump stations likely necessary for development of shoreline lots	<ul style="list-style-type: none"> <li>• Developer Extension</li> <li>• Facility Upgrades (rate payers, developer)</li> <li>• ULID</li> </ul>	

Sector	Characteristics	Existing Facilities	Funding Sources	Priority?
Tracyton Urban Low	<ul style="list-style-type: none"> <li>• Sector bound by Dyes Inlet to the west, Riddell Road to the south and McWilliams and Central Valley Roads to the north and northwest.</li> <li>• Low density Urban Low zoning</li> <li>• Mix of early-1900's platting and more recent pre-GMA suburban development.</li> <li>• Includes PFSSFA.</li> <li>• Moderate infill/redevelopment potential.</li> </ul>	<ul style="list-style-type: none"> <li>• Minimal existing sewer facilities.</li> </ul>	<ul style="list-style-type: none"> <li>• Developer Extension</li> <li>• Facility Upgrades (rate payers, developer)</li> <li>• ULID</li> <li>• Environmental grants/loans</li> </ul>	
Mosher Creek Urban Restricted	<ul style="list-style-type: none"> <li>• This sector is located east of Hwy 303 and follows generally the Mosher Creek watershed basin.</li> <li>• Primarily low density Urban Restricted zoning with minor medium density residential in the northern portion.</li> <li>• Pre-GMA development patterns on septic systems.</li> <li>• Significant creek and associated wetland features.</li> <li>• Some infill/redevelopment potential.</li> </ul>	<ul style="list-style-type: none"> <li>• Minimal existing sewer facilities.</li> </ul>	<ul style="list-style-type: none"> <li>• Developer Extension</li> <li>• ULID</li> </ul>	
303 Mixed Use Corridor	<ul style="list-style-type: none"> <li>• This sector is predominately all commercial, mixed-use and high density residential zoning within the CK UGA along Hwy 303 corridor.</li> <li>• High-intensity commercial and high-density residential zoning.</li> <li>• Largely developed.</li> <li>• Some redevelopment potential.</li> </ul>	<ul style="list-style-type: none"> <li>• Expansive facility system.</li> </ul>	<ul style="list-style-type: none"> <li>• Developer Extension</li> <li>• Facility Upgrades (rates payers, developer)</li> <li>• Possible new funding sources (CDDs, LIFT, etc)</li> </ul>	
Gilberton Urban Restricted	<ul style="list-style-type: none"> <li>• Sector represents the Urban Restricted zoning in the Gilberton area.</li> <li>• Moderate and severe steep Slopes.</li> <li>• Low density residential.</li> <li>• Very limited development potential.</li> </ul>	None	<ul style="list-style-type: none"> <li>• ULID</li> <li>• Developer Extension</li> </ul>	

Sector	Characteristics	Existing Facilities	Funding Sources	Priority?
John Carlson Urban Low	<ul style="list-style-type: none"> <li>• Sector represents majority of Urban Low zoning the east side of Hwy 303 and north of McWilliams Road.</li> <li>• Low density Urban Low residential, with minor medium to high density developments to the south.</li> <li>• Pre-GMA development patterns on primarily on septic systems in the northern and eastern portions.</li> <li>• Significant infill potential.</li> <li>• Includes PFSSFA.</li> </ul>	<ul style="list-style-type: none"> <li>• Moderate existing sewer facilities.</li> </ul>	<ul style="list-style-type: none"> <li>• Developer Extension</li> <li>• ULID</li> <li>• Facility Upgrades (rates payers, developer)</li> <li>• Environmental grants/loans</li> </ul>	
Steele Creek Urban Restricted	<ul style="list-style-type: none"> <li>• Sector bound by Old Military Road to the west, Hwy 303 to the east and Fairgrounds Road to the south.</li> <li>• Low density Urban Restricted residential.</li> <li>• Limited infill or redevelopment potential.</li> <li>• Moderate slopes</li> <li>• Significant creek and associated wetland systems.</li> <li>• Pre-GMA development patterns on septic systems.</li> </ul>	<ul style="list-style-type: none"> <li>• Moderate existing sewer facilities</li> </ul>	<ul style="list-style-type: none"> <li>• Developer Extension</li> <li>• ULID</li> <li>• Facility Upgrades (rates payers, developer)</li> </ul>	
Barker-Foster	<ul style="list-style-type: none"> <li>• Sector bound by Foster Road to the south, Barker Creek to the northwest and Hwy 303 to the north and Old Military Road to the east.</li> <li>• Predominantly Urban Low zoning with existing pre-GMA suburban development pattern.</li> <li>• Limited infill potential.</li> </ul>	<ul style="list-style-type: none"> <li>• Minimal existing sewer facilities.</li> </ul>	<ul style="list-style-type: none"> <li>• Developer Extension</li> <li>• ULID</li> <li>• Facility Upgrades (rates payers, developer)</li> </ul>	

Sector	Characteristics	Existing Facilities	Funding Sources	Priority?
Fairgrounds-Mixed	<ul style="list-style-type: none"> <li>• Sector described as the Kitsap County Fairgrounds and surrounding residential uses that includes majority of lands located within the northwestern portion of the UGA.</li> <li>• Low density Urban Low residential and public facilities.</li> <li>• Mixture of pre-GMA development patterns on septic systems and urban-type of development.</li> <li>• Little to no infill/redevelopment potential.</li> </ul>	<ul style="list-style-type: none"> <li>• Moderate existing sewer facilities</li> </ul>	<ul style="list-style-type: none"> <li>• Facility Upgrades (rates payers, developer)</li> </ul>	
Rolling Hills	<ul style="list-style-type: none"> <li>• Sector described as the Rolling Hills Golf course, Illahee Preserve and open space lands between McWilliams Road to the north, Riddell Road to the South and generally Sunset Avenue to the east.</li> <li>• Primarily zoned Parks with a small island on Urban Low</li> <li>• Little infill or development potential.</li> </ul>	<ul style="list-style-type: none"> <li>• Minimal existing sewer facilities.</li> </ul>	<ul style="list-style-type: none"> <li>• ULID</li> </ul>	
North Illahee	<ul style="list-style-type: none"> <li>• Sector includes lands north of Illahee Creek, slightly south of McWilliams Road, and east of the Illahee Preserve.</li> <li>• Low density Urban Low residential.</li> <li>• Many existing lots based upon early-1900's platting</li> <li>• Moderate to steep slopes.</li> <li>• Low redevelopment or infill potential.</li> <li>• Includes PFSSFA.</li> <li>• Apprehension amongst community regarding sewer, its associated density and its watershed effects.</li> </ul>	<ul style="list-style-type: none"> <li>• Minimal existing sewer facilities.</li> </ul>	<ul style="list-style-type: none"> <li>• Developer Extension</li> <li>• ULID</li> <li>• Facility Upgrades (rates payers, developer)</li> <li>• Environmental grants/loans</li> </ul>	

Sector	Characteristics	Existing Facilities	Funding Sources	Priority?
South Illahee	<ul style="list-style-type: none"> <li>• Sector generally describe as low density residential lands to the south of Illahee Creek and north of Sylvan Way and west of Forest Drive.</li> <li>• Primarily Urban Restricted zoning.</li> <li>• Wetlands, moderate to steep slopes and bald eagle habitat.</li> <li>• Moderate infill or redevelopment potential.</li> <li>• Apprehension amongst community regarding sewer, its associated density and its watershed effects.</li> </ul>	<ul style="list-style-type: none"> <li>• Minimal existing sewer facilities.</li> </ul>	<ul style="list-style-type: none"> <li>• Developer Extension</li> <li>• ULID</li> <li>• Facility Upgrades (rates payers, developer)</li> </ul>	
<b>West Bremerton UGA</b>				
Rocky Point	<ul style="list-style-type: none"> <li>• Sector comprises of the Rocky Point and bounded by Phinney Bay and Port Washington Narrows.</li> <li>• Includes PFSSFA.</li> <li>• Moderate infill potential.</li> <li>• Primarily Urban Low residential with limited medium density uses.</li> <li>• Moderate slopes and bald eagle habitat.</li> </ul>	<p style="text-align: center;">None</p> <p style="text-align: center;">Pump stations necessary on most shoreline lots</p>	<ul style="list-style-type: none"> <li>• Developer Extension</li> <li>• ULID</li> <li>• Environmental grants/loans</li> </ul>	
West Hills	<ul style="list-style-type: none"> <li>• Sector is bound by Bremerton jurisdiction on all sides with Werner Road to the south and Harlow drive to the north.</li> <li>• Low and medium density residential and industrial zoning.</li> <li>• Moderate infill/redevelopment potential.</li> <li>• Includes PFSSFA.</li> <li>• Moderate slopes.</li> </ul>	<ul style="list-style-type: none"> <li>• Minimal existing sewer facilities in southeast corner.</li> </ul>	<ul style="list-style-type: none"> <li>• Developer Extension</li> <li>• ULID</li> <li>• Environmental grants/loans</li> </ul>	

Sector	Characteristics	Existing Facilities	Funding Sources	Priority?
NYC North	<ul style="list-style-type: none"> <li>• Sector describes as lands located within Navy Yard City, north of Preble Street.</li> <li>• Moderate redevelopment potential.</li> <li>• Commercial and industrial zoning primarily with existing low density residential uses.</li> <li>• Some low and medium density residential zoning.</li> <li>• Moderate slopes.</li> </ul>	<ul style="list-style-type: none"> <li>• Expansive existing sewer facilities</li> </ul>	<ul style="list-style-type: none"> <li>• Facility Upgrades (rates payers, developer)</li> <li>• Developer Extension</li> </ul>	
NYC South	<ul style="list-style-type: none"> <li>• Sector describes as lands located within Navy Yard City, south of Preble Street.</li> <li>• Moderate slopes.</li> <li>• Minimal redevelopment or infill opportunity.</li> <li>• Primarily low-density Urban Low zoned land.</li> <li>• Few mixed-use, commercial and industrial zoned properties located in nodes or along St. Hwy. 304.</li> </ul>	<ul style="list-style-type: none"> <li>• Minimal existing sewer facilities.</li> <li>• Facility upgrades likely.</li> </ul>	<ul style="list-style-type: none"> <li>• Facility Upgrades (rates payers, developer)</li> </ul>	
Sand Dollar	<ul style="list-style-type: none"> <li>• Sector generally follows of St. Hwy. 304 to Gorst.</li> <li>• Low and medium density residential zoning.</li> <li>• Few large property owners in area</li> <li>• Several pre-GMA plats.</li> <li>• Moderate to steep slopes.</li> <li>• Significant infill/redevelopment potential.</li> </ul>	<ul style="list-style-type: none"> <li>• Minimal existing sewer facilities in the northern portion.</li> </ul>	<ul style="list-style-type: none"> <li>• Facility Upgrades (rates payers, developer)</li> <li>• Developer Extension</li> </ul>	

Sector	Characteristics	Existing Facilities	Funding Sources	Priority?
Sinclair View	<ul style="list-style-type: none"> <li>• Sector generally follows portion of Hwy 304 and remainder of UGA boundary to the southwest.</li> <li>• Pre-GMA plats.</li> <li>• Low density residential.</li> <li>• Moderate slopes.</li> <li>• Infill potential.</li> </ul>	<ul style="list-style-type: none"> <li>• Minimal existing sewer facilities.</li> </ul>	<ul style="list-style-type: none"> <li>• Facility Upgrades (rates payers, developer)</li> <li>• Developer Extension</li> </ul>	
<b>Gorst UGA</b>				
Lockhart	<ul style="list-style-type: none"> <li>• Sector includes large portion of mineral resource and industrial lands and located on the northeast portion of the UGA.</li> <li>• One property owner.</li> <li>• Lands located in portion of PFSSFA .</li> <li>• Moderate slopes.</li> </ul>	None	<ul style="list-style-type: none"> <li>• Developer Extension</li> <li>• Environmental grants/loans</li> </ul>	
Gorst	<ul style="list-style-type: none"> <li>• Sector contains remaining lands of UGA situated along Sinclair Inlet.</li> <li>• Commercial and low density residential zoning.</li> <li>• Modest commercial uses currently in the area</li> <li>• Contains County</li> <li>• Includes PFSSFA.</li> <li>• Redevelopment and infill potential.</li> </ul>	None	<ul style="list-style-type: none"> <li>• Environmental Grants/Loans</li> <li>• Developer Extension</li> <li>• ULID</li> </ul>	

Sector	Characteristics	Existing Facilities	Funding Sources	Priority?
<b>SKIA UGA</b>				
Olympic View Industrial Park	<ul style="list-style-type: none"> <li>• Sector described as lands located north of Hwy 3, specifically northwest corner of the UGA.</li> <li>• Owned by Port of Bremerton.</li> <li>• Existing OVIP Master Plan in place.</li> <li>• Significant development and infill potential.</li> <li>• Moderate slopes.</li> <li>• Industrial zoning.</li> </ul>	<ul style="list-style-type: none"> <li>• Existing lagoon sewer facility with moderate additional capacity</li> <li>• Moderate sewer lines to serve the area</li> </ul>	<ul style="list-style-type: none"> <li>• Developer Extension</li> <li>• Possible multi-jurisdictional or public/private partnership</li> </ul>	
Airport	<ul style="list-style-type: none"> <li>• Sector is primarily southeast of St. Hwy. 3 lands and related Bremerton National Airport.</li> <li>• Owned by Port of Bremerton.</li> <li>• Airport Master Plan in place.</li> <li>• Existing aviation uses.</li> <li>• Industrial zoning and existing aviation uses.</li> <li>• Wetlands.</li> <li>• Other use and building restrictions based upon FAA regulations.</li> </ul>	<ul style="list-style-type: none"> <li>• Moderate existing sewer facilities served by existing lagoon system.</li> </ul>	<ul style="list-style-type: none"> <li>• Possible multi-jurisdictional or public/private partnering</li> </ul>	
Northeast SKIA	<ul style="list-style-type: none"> <li>• Sector described as northeast portion of UGA boundary.</li> <li>• Moderate slopes and minimal wetlands.</li> <li>• Existing low-intensity industrial uses.</li> <li>• Infill/redevelopment potential.</li> </ul>	None	<ul style="list-style-type: none"> <li>• Developer Extension</li> <li>• Possible multi-jurisdictional or public/private partnering</li> </ul>	

Sector	Characteristics	Existing Facilities	Funding Sources	Priority?
Lake Flora	<ul style="list-style-type: none"> <li>• Sector represents southwest portion of UGA boundary.</li> <li>• Industrial and business center zoning.</li> <li>• Area owned by a few large property owners.</li> <li>• Moderate slopes and several wetland complexes.</li> <li>• With infrastructure, significant development potential.</li> </ul>	None	<ul style="list-style-type: none"> <li>• Developer Extension</li> <li>• Possible multi-jurisdictional or public/private partnering</li> </ul>	
Southeast SKIA	<ul style="list-style-type: none"> <li>• Sector represents southeast portion of UGA boundary.</li> <li>• Industrial and business center zoning.</li> <li>• Moderate slopes and wetlands.</li> <li>• Area owned by a few large property owners.</li> <li>• With infrastructure, significant development potential.</li> </ul>	None Alternative sewer technology opportunities	<ul style="list-style-type: none"> <li>• Developer Extension</li> <li>• Possible multi-jurisdictional or public/private partnering</li> </ul>	
<b>ULID # 6/McCormick Woods UGA</b>				
McCormick West	<ul style="list-style-type: none"> <li>• Sector represents west portion of UGA, west of McCormick Woods and south of Old Clifton Road.</li> <li>• Single property ownership.</li> <li>• Undeveloped</li> <li>• Existing Master Plan for area</li> <li>• Low density Urban Cluster residential.</li> <li>• Moderate wetlands.</li> </ul>	<ul style="list-style-type: none"> <li>• Minimal existing sewer facilities along Old Clifton Road.</li> </ul>	<ul style="list-style-type: none"> <li>• Developer Extension</li> <li>• Facility Upgrades (rates payers, developer)</li> </ul>	

Sector	Characteristics	Existing Facilities	Funding Sources	Priority?
Feigley	<ul style="list-style-type: none"> <li>• Sector represents northwest portion of UGA, north of Old Clifton Road.</li> <li>• Largely owned by one property owner.</li> <li>• Undeveloped.</li> <li>• Includes future South Kitsap school site.</li> <li>• Existing Master Plan for the area</li> <li>• Low density Urban Cluster residential.</li> <li>• Moderate to steep slopes and wetlands.</li> </ul>	<ul style="list-style-type: none"> <li>• Minimal existing sewer facilities along Old Clifton Road.</li> </ul>	<ul style="list-style-type: none"> <li>• Developer Extension</li> <li>• Facility Upgrades (rates payers, developer)</li> </ul>	
McCormick Town Center	<ul style="list-style-type: none"> <li>• Sector is described as the Town Center of the UGA, located northwest of McCormick Woods.</li> <li>• Commercial, Business Park and multi-family zoning.</li> <li>• Undeveloped.</li> <li>• Minimal wetlands.</li> </ul>	<ul style="list-style-type: none"> <li>• Minimal existing sewer facilities along Old Clifton Road.</li> </ul>	<ul style="list-style-type: none"> <li>• Developer Extension</li> <li>• Facility Upgrades (rates payers, developer)</li> </ul>	
McCormick North	<ul style="list-style-type: none"> <li>• Sector includes all properties west of Anderson Hill Road and north of Old Clifton Rd.</li> <li>• Low density Urban Cluster zoning.</li> <li>• Single ownership.</li> <li>• Existing Master Plan for the area</li> <li>• Stream and wetland complexes in the western portion.</li> </ul>	<ul style="list-style-type: none"> <li>• Expansive existing sewer facilities</li> </ul>	<ul style="list-style-type: none"> <li>• Developer Extension</li> <li>• Facility Upgrades (rates payers, developer)</li> </ul>	
McCormick Golf District	<ul style="list-style-type: none"> <li>• Sector is described as the existing 1980s master planned PUD with golf course.</li> <li>• Minimal infill potential.</li> <li>• Low density Urban Low residential.</li> <li>• Multiple ownerships.</li> </ul>	<ul style="list-style-type: none"> <li>• Expansive existing sewer facilities</li> </ul>	<ul style="list-style-type: none"> <li>• Developer Extension</li> <li>• Facility Upgrades (rates payers, developer)</li> </ul>	

Sector	Characteristics	Existing Facilities	Funding Sources	Priority?
<b>Port Orchard/South Kitsap UGA</b>				
Port Orchard Industrial Park	<ul style="list-style-type: none"> <li>• Sector is situated northwest portion of the City of Port Orchard with Cook and Old Clifton Roads providing access.</li> <li>• Industrial zoning</li> <li>• Industrial park largely developed and within the City of Port Orchard.</li> <li>• Moderate slopes</li> <li>• Moderate development potential.</li> </ul>	<ul style="list-style-type: none"> <li>• Expansive existing sewer facilities</li> </ul>	<ul style="list-style-type: none"> <li>• Developer Extension</li> <li>• Facility Upgrades (rates payers, developer)</li> </ul>	
Sidney Sedgwick	<ul style="list-style-type: none"> <li>• Sector follows the Hwy 16 corridor to the west.</li> <li>• Commercial zoning.</li> <li>• Largely vacant land in multiple ownerships.</li> <li>• Some existing residential uses in the southern portion.</li> <li>• Moderate slopes and creeks and wetland complexes.</li> <li>• Moderate development potential.</li> </ul>	<ul style="list-style-type: none"> <li>• Few existing sewer facilities.</li> </ul>	<ul style="list-style-type: none"> <li>• Developer Extension</li> <li>• Facility Upgrades (rates payers, developer)</li> </ul>	
McCormick East	<ul style="list-style-type: none"> <li>• Sector is located on the southwest portion of the UGA, west of Hwy 16.</li> <li>• Split between the County and the City of Port Orchard.</li> <li>• Low density Urban Low residential.</li> <li>• Primarily single-ownership.</li> <li>• Few wetlands.</li> </ul>	None	<ul style="list-style-type: none"> <li>• Developer Extension</li> <li>• Facility Upgrades (rates payers, developer)</li> </ul>	

Sector	Characteristics	Existing Facilities	Funding Sources	Priority?
Geiger Urban Low	<ul style="list-style-type: none"> <li>• Sector is characterized as City of Port Orchard boundaries/St. Hwy. 16 to the west, St. Hwy. 16 to the south, Ferate Avenue to the east and Sedgwick Road to the north.</li> <li>• Low density Urban Low residential.</li> <li>• Some wetlands.</li> <li>• Moderate slopes.</li> <li>• Large percentage of underutilized and vacant lands.</li> <li>• Abuts commercial and mixed use area to the east.</li> </ul>	None	<ul style="list-style-type: none"> <li>• Developer Extension</li> <li>• ULID</li> </ul>	
Bethel Mixed-Use	<ul style="list-style-type: none"> <li>• Sector is located south of Sedgwick Road, east of Ferate Avenue and west of Converse Avenue.</li> <li>• Mixed-use zoning allowing for a mix of commercial and high density residential uses.</li> <li>• Primarily pre-GMA suburban residential development with pockets of commercial.</li> <li>• Numerous underutilized and vacant lands.</li> <li>• Some wetlands.</li> </ul>	None  ULID under development	<ul style="list-style-type: none"> <li>• Developer Extension</li> <li>• ULID</li> </ul>	

Sector	Characteristics	Existing Facilities	Funding Sources	Priority?
Bethel Corridor	<ul style="list-style-type: none"> <li>• Sector is located north of Sedgwick Road, along Bethel Road all the way to the City of Port Orchard limits.</li> <li>• High intensity commercial zoning.</li> <li>• Bethel Corridor Plan for the area includes roadway improvement design and design standards.</li> <li>• Mix of existing pre-GMA suburban residential development and commercial centers.</li> <li>• Numerous underutilized and vacant lands.</li> <li>• Wetlands.</li> </ul>	<ul style="list-style-type: none"> <li>• Trunk line and pump station serves several commercial developments along the corridor.</li> </ul>	<ul style="list-style-type: none"> <li>• Developer Extension</li> <li>• Facility Upgrades (rates payers, developer)</li> </ul>	
Ramsey/Harold/Lundberg Urban Low	<ul style="list-style-type: none"> <li>• Sector follows Blackjack Creek/City of Port Orchard boundaries with Bethel Road to the east and Sedgwick Road to the south.</li> <li>• Low density Urban Low and Urban Restricted residential.</li> <li>• Pre-GMA residential development pattern.</li> <li>• Moderate infill and redevelopment potential.</li> <li>• Wetlands and moderate slopes.</li> </ul>	<ul style="list-style-type: none"> <li>• Minimal existing sewer facilities.</li> </ul>	<ul style="list-style-type: none"> <li>• Developer Extension</li> <li>• ULID</li> </ul>	
Lincoln Urban Low	<ul style="list-style-type: none"> <li>• Sector is bound by Lund Avenue to the south, City of Port Orchard and Bethel Road to the west and SK Park to the east.</li> <li>• Low density Urban Low residential.</li> <li>• Several school and church sites in the area.</li> <li>• Limited redevelopment or infill potential.</li> <li>• Moderate slopes with minimal wetlands.</li> </ul>	<ul style="list-style-type: none"> <li>• Expansive existing sewer facilities.</li> </ul>	<ul style="list-style-type: none"> <li>• Individual hook-ups</li> <li>• Facility Upgrades (rate payers, developer)</li> </ul>	

Sector	Characteristics	Existing Facilities	Funding Sources	Priority?
South Kitsap Park	<ul style="list-style-type: none"> <li>• Sector contains South Kitsap Park located west of Jackson Avenue, Lund Avenue to the south, Mile Hill Drive to the north and Lincoln Urban Low sector to the west.</li> <li>• Park zoning.</li> <li>• County-owned</li> <li>• Moderate and steep slopes.</li> </ul>	None	Parks and other grants.	
Parkwood Urban Low	<ul style="list-style-type: none"> <li>• Sector is located just south of Mile Hill Drive, Jackson Avenue to the west, UGA boundary to the east and Westminster Drive to the south.</li> <li>• Public facilities, Urban Low and medium density residential zoning.</li> <li>• Primarily built-out.</li> <li>• Wetlands and moderate slopes.</li> <li>• Little to no redevelopment or infill potential.</li> </ul>	<ul style="list-style-type: none"> <li>• Expansive existing sewer facilities.</li> </ul>	<ul style="list-style-type: none"> <li>• Facility Upgrades (rate payers, developer)</li> </ul>	
Salmonberry Urban Low	<ul style="list-style-type: none"> <li>• Sector is described as Sedgwick Road to the south, Lund Avenue to the north, UGA boundary to the east and Bethel Road to the west.</li> <li>• Low density Urban Low residential.</li> <li>• Pre-GMA development patterns on existing septic systems.</li> <li>• Isolated pockets of vacant and underutilized lands.</li> </ul>	<ul style="list-style-type: none"> <li>• Minimal existing sewer facilities.</li> </ul>	<ul style="list-style-type: none"> <li>• Developer Extension</li> <li>• ULID</li> </ul>	

Sector	Characteristics	Existing Facilities	Funding Sources	Priority?
Long Lake Urban Low	<ul style="list-style-type: none"> <li>• Sector contains portions of UGA lands that extend to Hwy 160/Sedgwick Road.</li> <li>• Low density Urban Low residential.</li> <li>• Contains Long Lake Park facility.</li> <li>• Pre-GMA development pattern in subdivision format.</li> <li>• Minimal infill or redevelopment potential.</li> <li>• Moderate slopes and stream.</li> </ul>	None	<ul style="list-style-type: none"> <li>• Developer Extension</li> <li>• ULID</li> </ul>	
Phillips Road Urban Low	<ul style="list-style-type: none"> <li>• Sector is situated south of Sedgwick Road, west of Long Lake and east of Brash and Van Skiver Roads.</li> <li>• Low density Urban Low residential with pockets of Urban Restricted.</li> <li>• Largely semi-rural development pattern.</li> <li>• Significant development potential.</li> </ul>	None	<ul style="list-style-type: none"> <li>• Developer Extension</li> <li>• ULID</li> </ul>	
Cabrini Urban Low	<ul style="list-style-type: none"> <li>• Sector is situated on the most southeast portion of the UGA boundary, with Spring Creek Road to the south.</li> <li>• Low density Urban Low residential.</li> <li>• Pre-GMA suburban development pattern largely in subdivision format.</li> <li>• Limited redevelopment and infill potential.</li> <li>• Moderate slopes.</li> </ul>	None	<ul style="list-style-type: none"> <li>• Developer Extension</li> <li>• ULID</li> </ul>	

Sector	Characteristics	Existing Facilities	Funding Sources	Priority?
NW Bielmeier Urban Low	<ul style="list-style-type: none"> <li>• Sector is described as Hwy 16 to the southwest, Bielmeier Road to the south and Van Skiver Road to the north and northeast.</li> <li>• Mixed use along Bethel Rd. and low density Urban Low residential zoning in the remainder.</li> <li>• Pre-GMA suburban development pattern.</li> <li>• Moderate redevelopment and infill potential.</li> <li>• Wetlands and moderate slopes.</li> </ul>	None	<ul style="list-style-type: none"> <li>• Developer Extension</li> <li>• ULID</li> </ul>	
Bellingham Urban Low	<ul style="list-style-type: none"> <li>• Sector is situated on the most southwest portion of the UGA boundary, with Spring Creek Road to the south.</li> <li>• Low density Urban Low residential.</li> <li>• Pre-GMA suburban development pattern.</li> <li>• Moderate redevelopment and infill potential.</li> <li>• Wetlands.</li> </ul>	None	<ul style="list-style-type: none"> <li>• Developer Extension</li> <li>• ULID</li> </ul>	
Converse Urban Low	<ul style="list-style-type: none"> <li>• Sector is located south of Sedgwick Road, north Van Skiver Road, west of Brasch Road and east of Bethel Road.</li> <li>• Low density Urban Low residential.</li> <li>• School and County Road shed located in the area.</li> <li>• Limited redevelopment and infill potential.</li> <li>• Wetlands.</li> </ul>	None	<ul style="list-style-type: none"> <li>• Developer Extension</li> <li>• ULID</li> </ul>	

Sector	Characteristics	Existing Facilities	Funding Sources	Priority?
Brasch Urban Low	<ul style="list-style-type: none"> <li>• Sector is located south of Sedgwick Road, north Van Skiver Road, west of Phillips Road and east of Converse Road.</li> <li>• Low density Urban Low residential.</li> <li>• Mix of suburban and semi-rural development patterns.</li> <li>• Moderate slopes and wetlands.</li> <li>• Moderate redevelopment and infill potential.</li> </ul>	None	<ul style="list-style-type: none"> <li>• Developer Extension</li> <li>• ULID</li> </ul>	
Mile Hill Drive Commercial	<ul style="list-style-type: none"> <li>• Sector is located off of Mile Hill Drive.</li> <li>• High intensity commercial zoning.</li> <li>• Mix of commercial and suburban/semi-rural residential development</li> <li>• A number of underutilized and vacant lands.</li> <li>• Significant redevelopment potential.</li> </ul>	<ul style="list-style-type: none"> <li>• Minimal existing sewer facilities.</li> </ul>	<ul style="list-style-type: none"> <li>• Developer Extension</li> <li>• Facility Upgrades (rates payers, developer)</li> </ul>	
Howe Farm	<ul style="list-style-type: none"> <li>• Sector is located off of Mile Hill Drive.</li> <li>• Parks zoning</li> <li>• Owned by Kitsap County</li> <li>• No development potential</li> </ul>	None	N/A	
Baby Doll Residential	<ul style="list-style-type: none"> <li>• Sector is located north of Mile Hill Drive and northeast UGA boundary.</li> <li>• Low density Urban Low and Urban Restricted residential zoning.</li> <li>• Mix of rural and semi-rural development patterns.</li> <li>• Significant development potential.</li> <li>• Wetlands and streams.</li> </ul>	None	<ul style="list-style-type: none"> <li>• Developer Extension</li> <li>• ULID</li> </ul>	

Sector	Characteristics	Existing Facilities	Funding Sources	Priority?
Beach Drive Residential	<ul style="list-style-type: none"> <li>• Sector represents northeast portion of UGA boundary.</li> <li>• Low density Urban Low and Urban Restricted residential zoning.</li> <li>• Moderate to steep slopes.</li> <li>• Limited infill potential.</li> </ul>	<ul style="list-style-type: none"> <li>• Trunk line with limited capacity along Beach Drive.</li> </ul>	<ul style="list-style-type: none"> <li>• Developer Extension</li> <li>• Facility Upgrades (rates payers, developer)</li> </ul>	
Lidstrom Residential	<ul style="list-style-type: none"> <li>• Sector is situated south of the Beach Drive Residential sector, with Ahlstrom Road to the southwest.</li> <li>• Low density Urban Low residential.</li> <li>• Pre-GMA suburban/semi-rural development pattern.</li> <li>• Moderate redevelopment and infill potential.</li> <li>• Moderate to steep slopes.</li> </ul>	<ul style="list-style-type: none"> <li>• Trunk line with limited capacity along Beach Drive.</li> </ul>	<ul style="list-style-type: none"> <li>• Developer Extension</li> <li>• Facility Upgrades (rates payers, developer)</li> </ul>	
Retsil Urban Low	<ul style="list-style-type: none"> <li>• Sector is adjacent to City of Port Orchard to the west and south, with Port Orchard Bay to the north.</li> <li>• Area includes the joint West Sound/Port Orchard sewer treatment facility.</li> <li>• Mix of early 1900's and pre-GMA suburban subdivision.</li> <li>• Moderate infill and redevelopment potential.</li> <li>• Moderate slopes and streams.</li> </ul>	<ul style="list-style-type: none"> <li>• Moderate sewer facilities.</li> </ul>	<ul style="list-style-type: none"> <li>• Developer Extension</li> <li>• Facility Upgrades (rates payers, developer)</li> </ul>	