



December 22, 2023

RE: Additional Education Session in Kingston

Dear Kingston Citizens' Advisory Council:

This letter is our invitation to please attend our informational meeting on January 24th at 6:30 pm in the Village Green Community Center. Because of your important role as community leaders, advocates, and representatives, we have picked that time and location to make it as easy for you to attend as possible.

Our team of engineers and scientists have recently completed an initial round of environmental studies for the North Kitsap United site. While not the last word, the studies have given us a very clear picture of the site's characteristics and unique advantages and challenges.

I believe you'll find the program touches on nearly all the environmental concerns raised since our project announcement in June:

- Status of existing mature trees on-site
- Zoning and GMA context
- Project concept (including fiscal relationship with the potential YMCA and Sports/Recreation facilities)
- Site geology
- Streams and wetlands
- Potential wastewater treatment solutions
- Cultural resources
- Stormwater and other Utilities
- Public services contacted (i.e., transit, emergency services, ambulance)

There will NOT be a presentation from Kingston/North Kitsap Rotary as they have already done a thorough job presenting their findings to the Kingston community. However, Harold Shea of the YMCA will share the results from a new market study focused on demand at the NKU site.

These studies create the foundation for the next step in our process: designing mitigations and site plans. If you attend this meeting and the next, you will not only get a deep education on the NKU site, but a very helpful education on how land and community development projects are created (and regulated).

We will allow for a robust question and answer session after the presentation.

I hope you will not only join us but also invite others. Those in support, undecided, or opposed are always welcome at our meetings and will gain useful information.

Sincerely,

Jon Rose
Vice President, Real Estate
Raydient Places + Properties

cc:

Drew Hansen, Washington State Senator
Greg Nance, Washington State Representative
Kitsap County Commissioners
Eric Baker, Kitsap County
Colin Poff, Kitsap County
Kingston Rotary
Port of Kingston
Kingston Chamber of Commerce