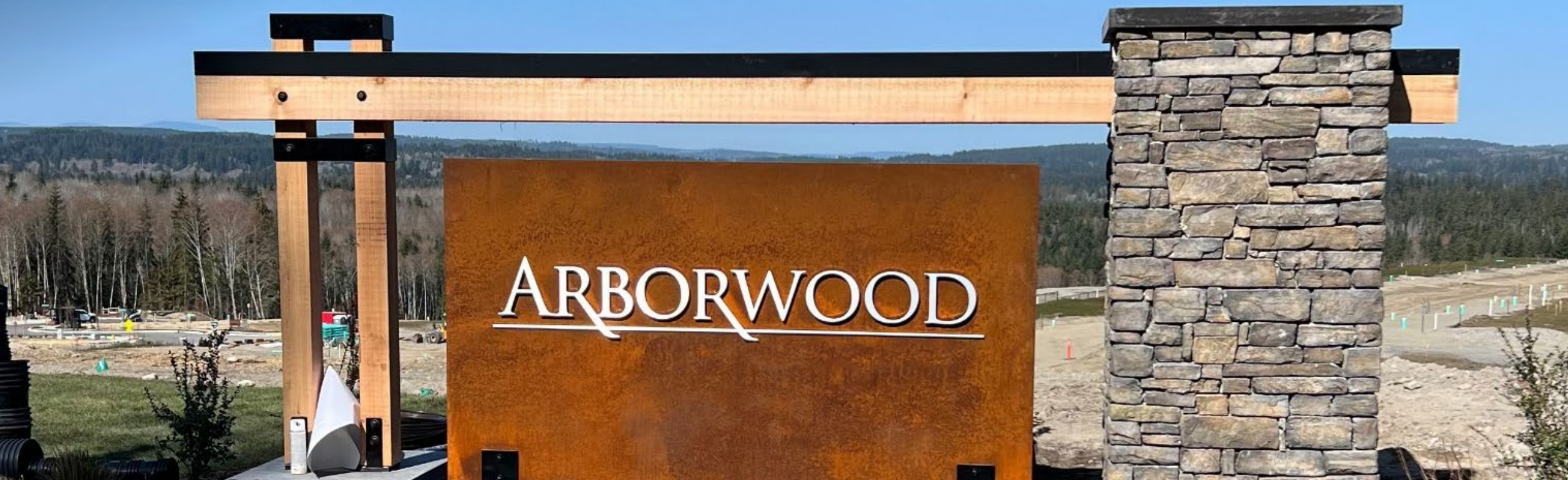


# Arborwood Kingston Community Advisory Council

June 2023



# Agenda

Introductions

Recent History

About the Builders

Community Overview

Timeline of Events

Product Offering





WHITE HORSE  
GOLF COURSE

NORTH KITSAP  
HERITAGE PARK  
800 Acres

ARBORWOOD

KINGSTON  
MIDDLE SCHOOL

KINGSTON  
HIGH SCHOOL

ARNESS WATERFRONT PARK

KINGSTON COMMUNITY  
CENTER & LIBRARY

PORT OF KINGSTON MARINA,  
PARK & BOAT LAUNCH

SEATTLE FERRY

DOWNTOWN  
KINGSTON

# Arborwood Locational Overview

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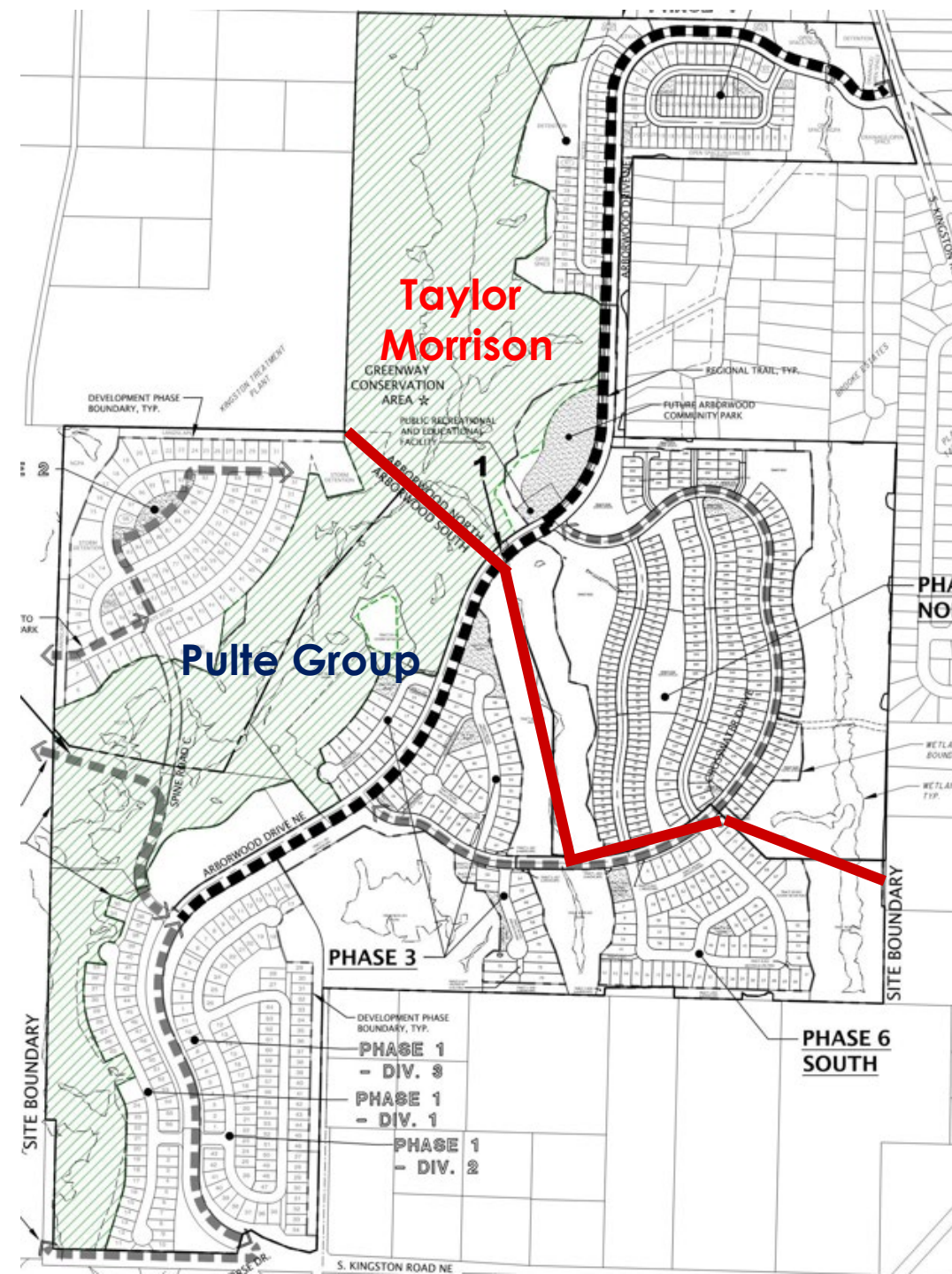
# Recent History of Arborwood

- Initial Entitlement activity by Olympic Property Group
- Purchased by PulteGroup and Taylor Morrison September 2021
- Initial Development began in Fall of 2021
- PulteGroup first models open November of 2022
- Currently working toward Final Plat of Phase 1
- Taylor Morrison to potentially begin Development mid Summer 2023?



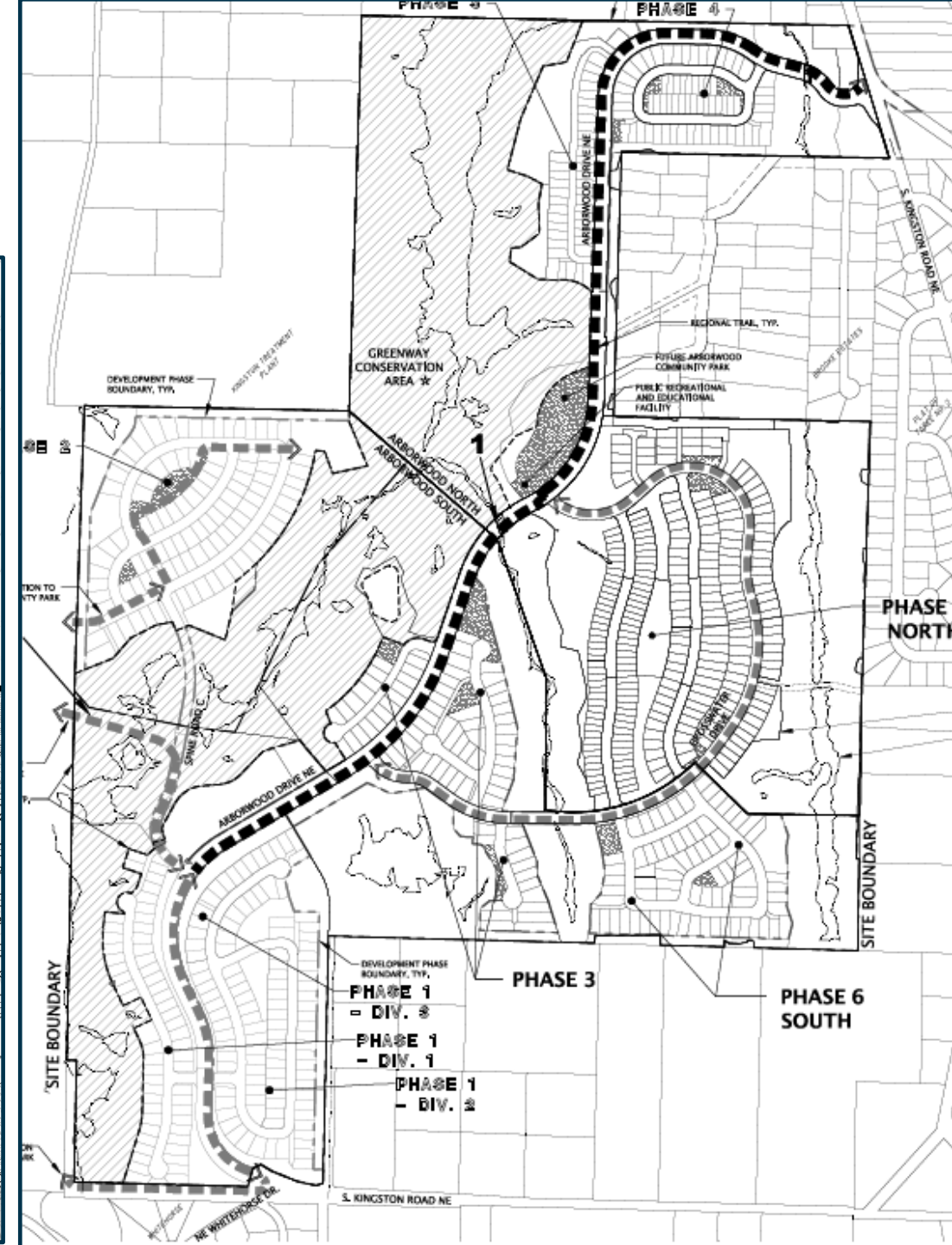
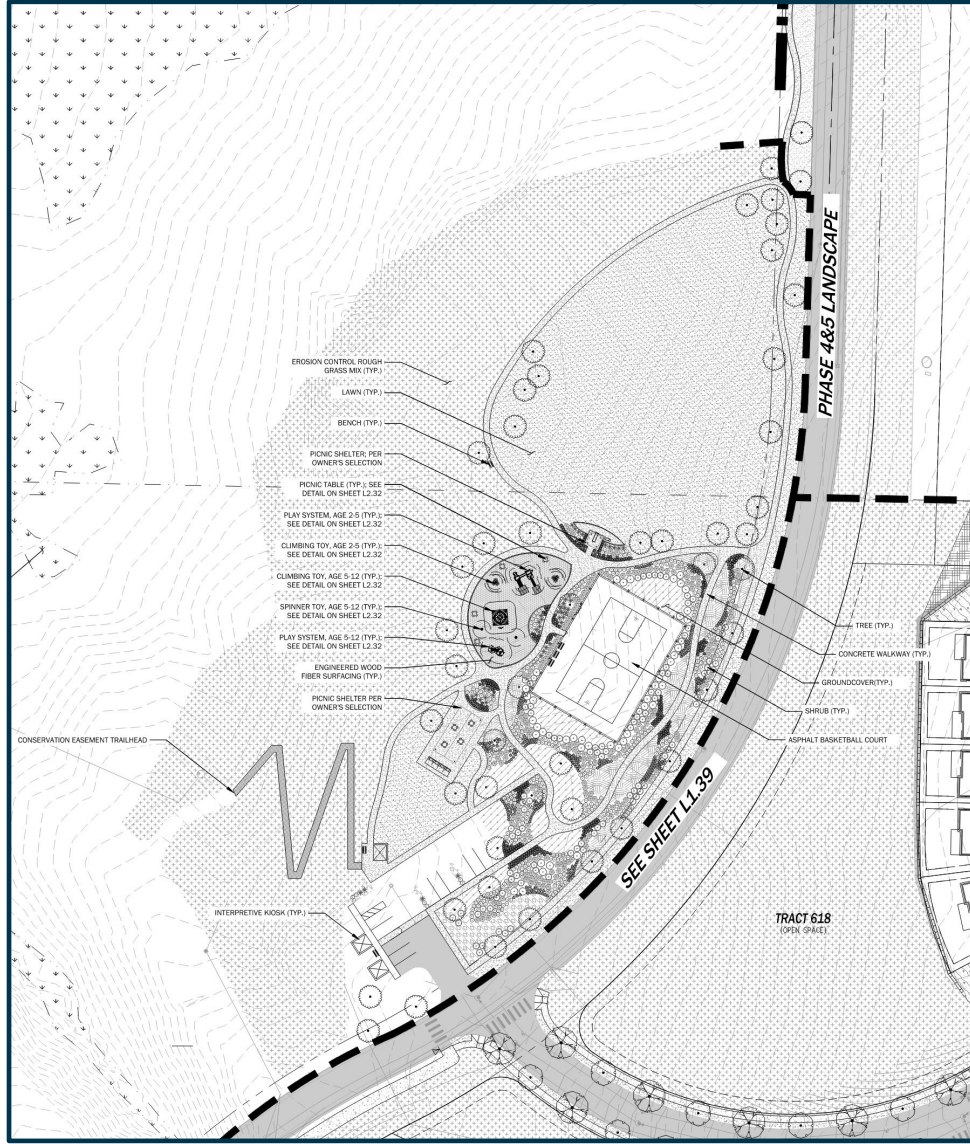
# Community Overview

- 751 Lots
- 8 Land Construction Phases
- ~104 acres of open preservation space dedicated
  - Expand Kitsap Heritage Park
  - Currently conservation easement, to complete dedication when adjacent final plat is complete
- 1 3-Acre Community Park / 18 Phase Parks
- Amount of open space
  - 3 spaces totaling ~150 acres
  - Nature trails
- Roundabout at South Kingston Road NE
- Add off-site improvements at SR-104 and West Kingston Road and South Kingston Intersection



# Parks & Nature Trails

- Trail System to connect to Kitsap Heritage Park
- More than 8,000 feet of new trails
- ~ 3-Acre Community Park (Basketball, trails, gardens, picnic, parking)
- 18 Pocket Parks throughout the community

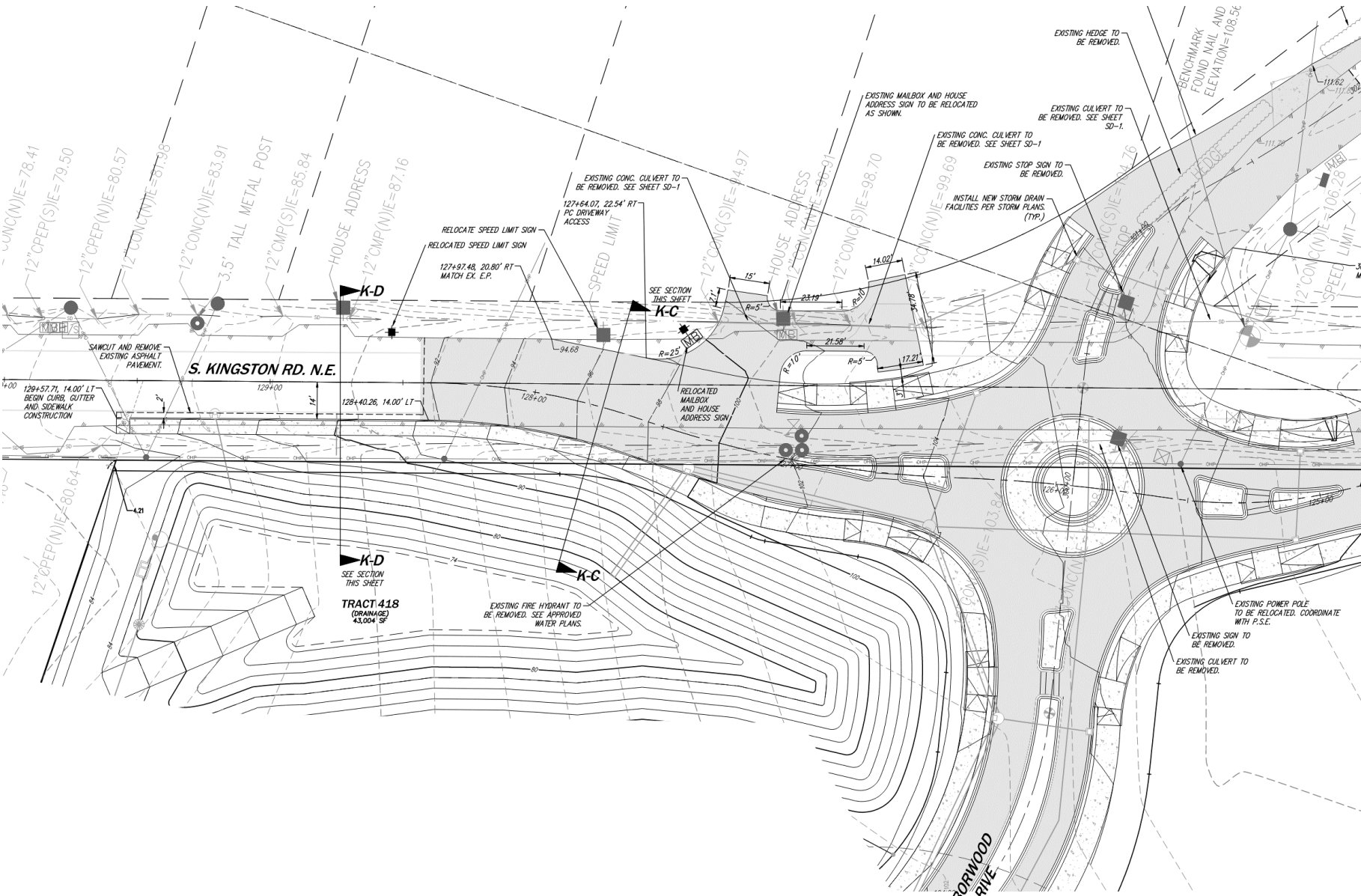


# Surrounding Area Road Improvements



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# Surrounding Area Road Improvements : Roundabout at South Kingston Road and Arborwood Drive



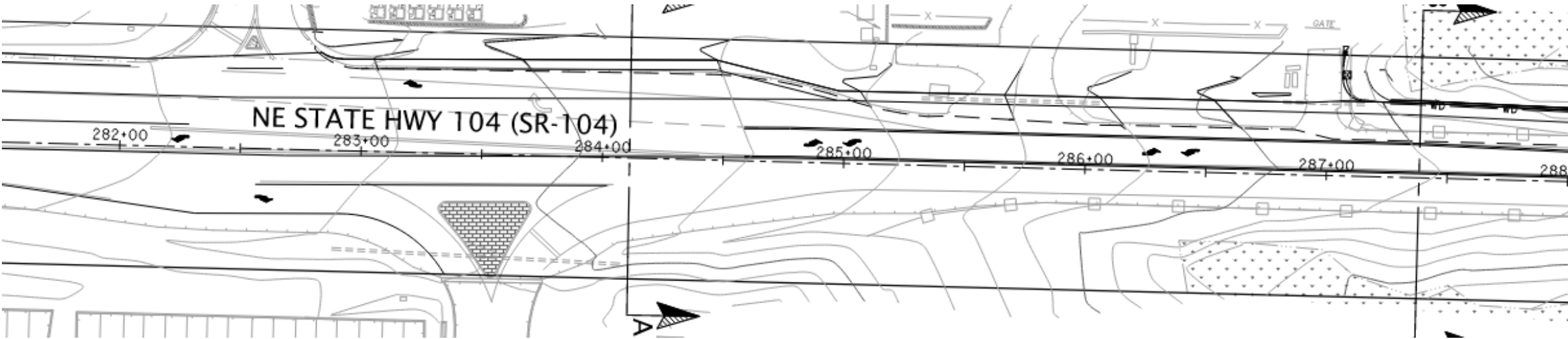
SEE SHEET G-13

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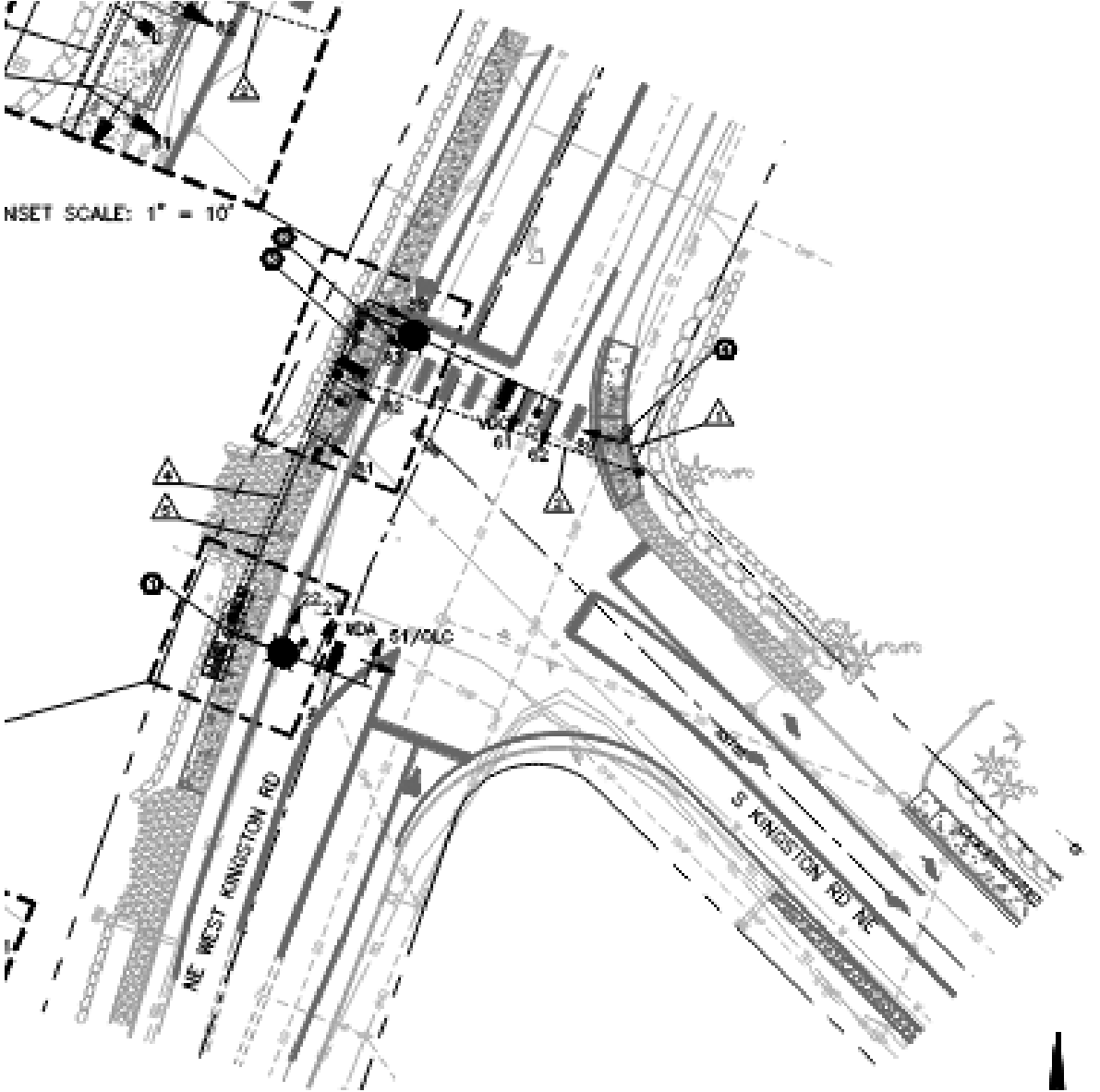




# Surrounding Area Road Improvements : SR 104 Improvement



# Surrounding Area Road Improvements : Traffic Signals at West Kingston Road and South Kingston Intersection



# Anticipated Schedule

Phase 1, Div. 1  
56 Lots  
Summer 2023

Phase 1, Div. 2  
44/62 lots  
Fall 2023

Phase 2  
98 Lots  
2024

Phase 3  
75 Lots  
2025

Phase 6, Div. 2  
75 Lots  
2026

Phase 4  
65 Lots  
Spring 2024

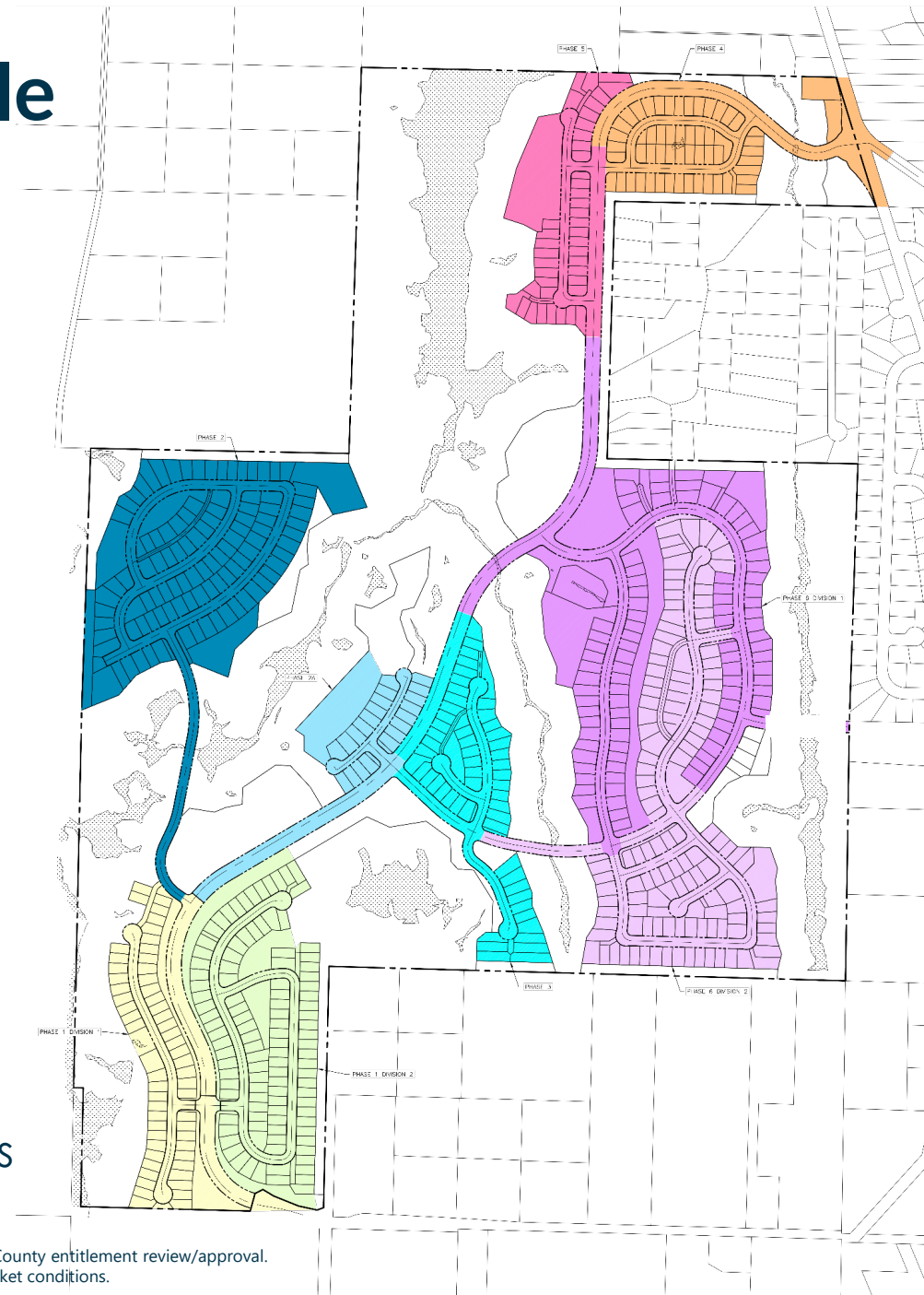
Phase 5  
41 Lots  
Spring 2024

Phase 6, Div. 1  
~ 117 Lots  
2025

Phase 6, Div. 2  
~ 117  
2026

 ~ 410 Lots

 taylor morrison. ~ 340 Lots



# Arborwood Product Offering



## Collection of Single-Family Homes

- One-Story
- Two-Story
- Basement homes
  
- 1,750 – 3,300 Sq. Ft.
  
- Varied exterior design options
- 2 Series
  - 40' All Ages
  - 42' and 54' Age Restricted (future phase)
  
- Homeowners have choice to personalize interiors and choose from multiple elevations / color schemes.



# Arborwood Product Offering taylor morrison<sup>®</sup>

## Collection of 2 Story Single Family Homes

- 2 Series of Alley Loaded Paired Homes
  - 1900-2100sf
- 2 Series of Two-story homes (30', 35')
  - 2000-3100sf
- Multiple floor plans of series
  - 3-5 bedrooms
  - Flex spaces and outdoor space.
- Homeowners have choice to personalize interiors and choose from multiple elevations / color schemes.



# Diverse Product Offering

PulteGroup and Taylor Morrison intentionally partnered on Arborwood with the intent of accelerating the community development while offering a wide range of product options to current and future residents of Kingston.



# Summary

Our mission is to deliver a best-in-class community that celebrates all Kingston has to offer

Local People

Vested in Community

Strong Partnership

Focused on a positive experience and remarkable community

Looking to drive planned timeline, but subject to permits



# Thank You Kingston Community Advisory Council

June 2023

