



Kitsap Regional Coordinating Council

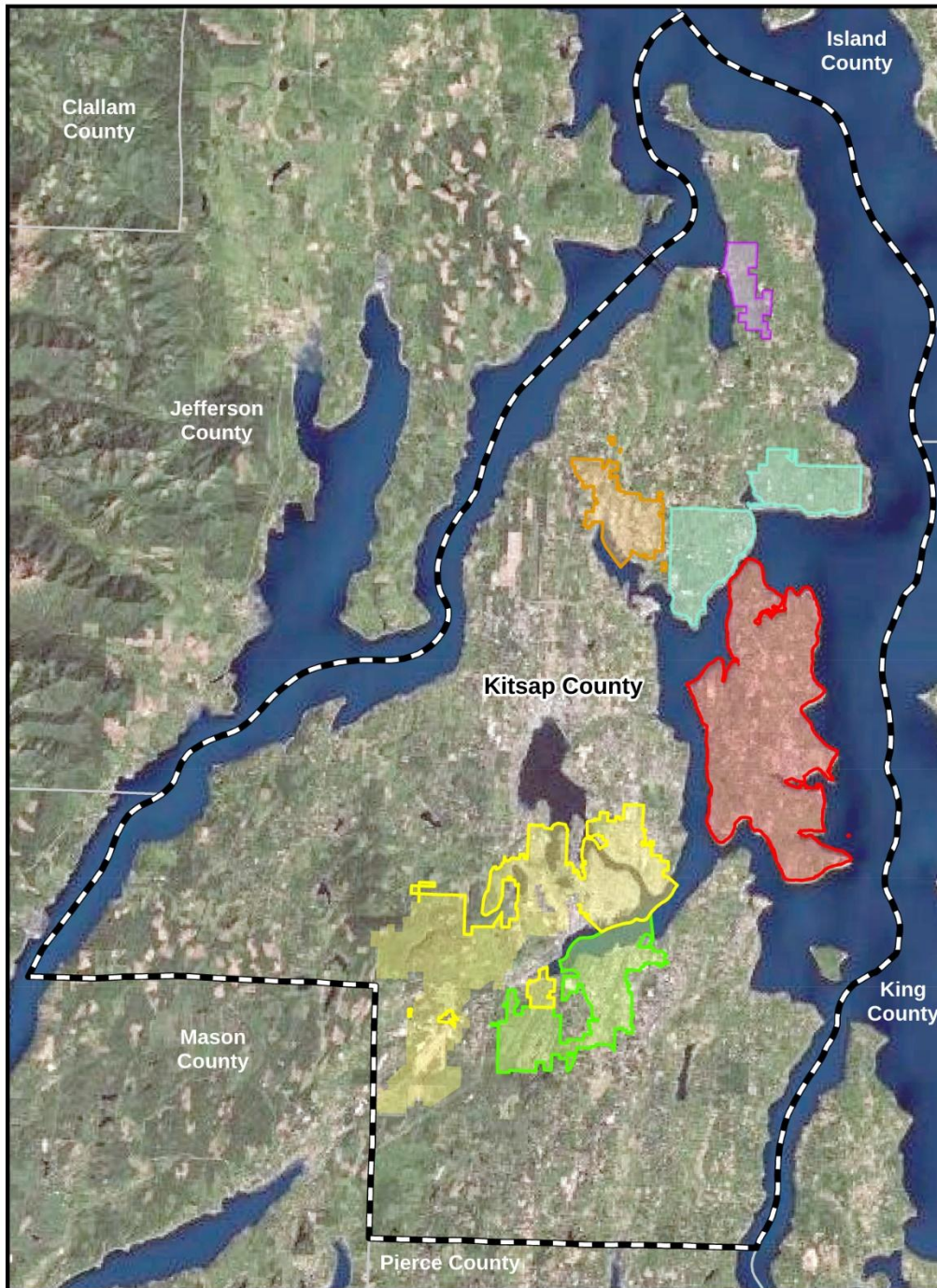
PSRC GROWTH MANAGEMENT POLICY BOARD **PRE-APPROVED ADU PLAN SET PROJECT OVERVIEW**

*Heather Wright, Poulsbo Planning and Economic
Development Director*

*Pauline Mogilevsky, Kitsap Regional Coordinating
Council (KRCC)*

BACKGROUND


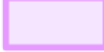
City and Tribal Boundaries




Cities

- | | | | |
|---|-------------------|---|--------------|
|  | Bainbridge Island |  | Port Orchard |
|  | Bremerton |  | Poulsbo |

Tribal Reservations

- | | |
|---|--------------------------------|
|  | Suquamish Tribe |
|  | Port Gamble
S'klallam Tribe |

 County Boundaries

 Kitsap County Boundary



0 3 6 9 Miles

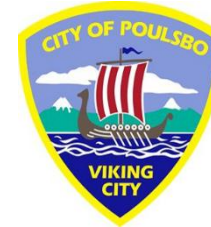
MEMBERS



Kitsap County



Port Orchard



Poulsbo



**CITY OF
BAINBRIDGE ISLAND**

Bainbridge Island



Suquamish Tribe



**Port Gamble
S'Klallam Tribe**



Bremerton



Port of Bremerton



Naval Base Kitsap



Kitsap Transit



**PORT OF KINGSTON
Port of Kingston**

CONTEXT

KRCC
Planning
Directors
meet
quarterly



Population,
employment
& housing
targets



None of the
jurisdictions
had pre-
approved
ADUs



Examples
across the
state & US



BACKGROUND

- Inspired by other jurisdictions (e.g., Seattle, Renton)
- Partnerships between multiple jurisdictions (e.g., Olympia/Lacey/Tumwater)
- California mandating pre-approved plan sets
- How many more could we reach if we partnered?

The screenshot shows a webpage from 'The Urbanist' with a navigation bar containing 'Transportation', 'Housing', 'Politics', 'Events', and 'Donate'. The article title is 'City Launches "ADUniverse" Website for Pre-approved Backyard Cottage Designs' by Doug Trumm, dated September 15, 2020. Below the title are social media share buttons for Facebook, X, YouTube, LinkedIn, Email, and Print. The main image is a rendering of a modern, dark-colored backyard cottage with a gabled roof, situated in a landscaped yard with a wooden fence and trees. A woman is standing on the patio in front of the cottage. The 'artisansgroup' logo is visible in the bottom left corner of the image. To the right of the image is a 'Recent Posts' sidebar with several article titles and dates.

Recent Posts

- Op-Ed: Anti-Speeding Technolc Have Saved My Son
April 14, 2025
- Five Things to Watch at Sound Under CEO Dow Constantine
April 14, 2025
- Sunday Video: How Big Box Re Are Bankrupting Cities
April 13, 2025
- City of Seattle Prevails Against Growth Plan Appeals
April 12, 2025
- Op-Ed: Clark County Rallies Ag Republican Plan to Block Light

The pre-approved backyard cottage from Artisan Group on the City of Seattle's ADUniverse website.

COORDINATION

ARCHITECT: ARTISANS GROUP



KITSAP REGIONAL COORDINATING COUNCIL
ADU BASIC PLANS PROJECT

STATEMENT OF QUALIFICATIONS
ARTISANS GROUP
ARCHITECTURE + PLANNING
AUGUST 2024

KRCC ran a qualifications-based selection process. Artisans Group had experience creating pre-approved plans for other jurisdictions.

03 PORTFOLIO



SOUTH SOUND ADU PROGRAM Lacey, Olympia and Tumwater, WA | 800sf

Initially begun as a pilot project with the City of Lacey, the South Sound ADUs were further developed in partnership with the cities of Olympia and Tumwater in an effort to help bring down the cost of small home development in one of the United States' fastest growing regions. The pre-approved engineered plans are available for free to all eligible residents looking to provide a home for family, a guest house for visitors, or additional short or long-term rental income stream.

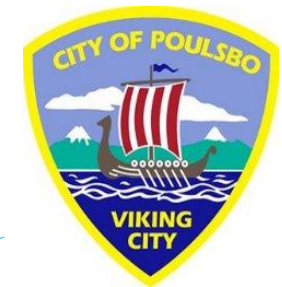
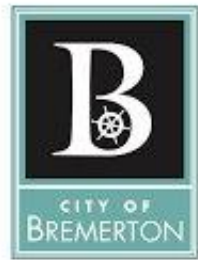
Our team worked with the City to provide numerous options in each of the four plan sets that allowed end users to customize the ADU's with regard to roof type and pitch, window configurations, siding and material choices that resulted in hundreds of possible combinations. This allowed for the units to meet the City's goals of matching the existing homes and neighborhood character and also for individual expression so they don't appear cookie cutter!

KRCC licensed Artisans' four existing ADU plan sets more affordably than creating them from scratch

Artisans created two new plan sets for KRCC

COORDINATION ACROSS JURISDICTIONS

- Each jurisdiction + KRCC itself contributed funds for six plan sets (4 licensed and 2 new)
- Plan sets were developed based on most stringent zoning and building code (Port Orchard) so the plan sets would work in every jurisdiction
- KRCC is staffed by a consultant team, and that team managed the contract with the architect firm
- ADU Crew (jurisdictions' planning directors) met monthly to coordinate



Kitsap Regional Coordinating Council

PLAN SETS

The Sinclair - 800 SF

1 STORY
2 BEDS



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The Blakely - 800 SF

2 STORY
2 BEDS



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Lille - 480 SF

1 STORY
1 OPTIONAL BED



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ARCHITECTURE + PLANNING

The Sidney - 600 SF

1 STORY
1 BED



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ARCHITECTURE + PLANNING

ARTISANS GROUP





ARTISANS GROUP

Draft Concepts for Two New Plan Sets



The Kitsap



The Salish

IMPLEMENTATION

MARKETING AND OUTREACH

Farmer's
markets

Social media

Email lists

Realtors

Press
releases and
newspapers

Puget Sound
Regional
Council

Kitsap
Building
Association

ADU Open
House

City of Poulsbo Planning and Economic Development Department



ADU Open House: Learn, Plan, Build

Planning. Financing. Building. Everything Fits Together

Tuesday, September 16, 2025 | 5-7pm | The Sip, 18801 Front St NE

Light snacks provided | Beverages available for purchase | Drop in anytime from 5-7pm

What You'll Learn:

Steps to build in Poulsbo
Permitting and zoning
Financing and legal advice
Stories from ADU owners



Q&A with city staff,
builders, bankers,
legal pros, and
realtors



Who Should Attend:

Homeowners
Realtors
Builders
Curious Neighbors



Sometimes referred to as mother-in-law unit, granny shack, or backyard cottage, Accessory Dwelling Units (ADUs) are small, independent residential units located on the same lot as the principal unit, complete with a kitchen, sleeping area, and bathroom.

Registration not required—but helpful!

Please email plan&econ@cityofpoulsbo.com if you plan to attend.



Permit Ready Accessory Dwelling Unit Program

Accessory Dwelling Units (ADUs) are small, independent residential units located on the same lot as the principal residential unit. ADUs provide the same essential functions as a typical residence, complete with a kitchen, sleeping area, and bathroom, but are smaller or "accessory" to the principal unit. The Permit Ready Accessory Dwelling Unit (PRADU) Program offers property owners pre-approved, designed, and engineered ADU model base plans ranging in size from 480 to 1,000 square feet and varying architectural styles. Two 1,000 square foot versions coming in October 2025. PRADUs provide reduced permitting wait times, streamline permit approval and provide significant cost savings.



LEARN MORE

<https://cityofpoulsbo.com/permitreadyadus/>

Plan sets also available to residents in Bremerton, Bainbridge Island, Port Orchard and part of Kitsap County. Contact those jurisdictions directly.



LESSONS LEARNED & RECOMMENDATIONS

COORDINATION VS. INDIVIDUAL JURISDICTION

Benefits of Coordination

- Can reach a broader audience
- Less costly for each jurisdiction
- More nuanced product

Challenges with Coordination

- Requires more time
- Requires political patience
- More effective with a coordinating entity

THINKING OUTSIDE THE BOX



ADU Open House event with permit specialists, lenders, builders, etc. available to answer questions

Partnership with property owners

Partnership with Kitsap Building Association to create a demonstration project in Poulsbo

QUESTIONS?