Hansville Community Plan
1993

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The Kitsap Land Trust,

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and

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Coastal Management Zone Program.

In addition,

Mr. Stephan Kalinowski, Wildlife Biologist
Washington State Department of Wildlife,
gave freely of his time and advice.
Hansville Community Plan  
Design Advisory Group  

The following citizens of the Hansville area gave unselfishly of their time and energy and articulated their visions for the future.

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Introduction

In recognition of the need for a plan to respond positively to growth pressures affecting North Kitsap County and Hansville, the Kitsap County Department of Community Development and the Hansville Open Space Committee have initiated the creation of the Hansville Community Plan. This plan will allow public and private sector projects to proceed within an established framework of planning goals and criteria which reflect the communities' desires.

The scope of the planning process included analysis and evaluation of the existing community development patterns, leading the community in a process of goal-setting, evaluation and selection of alternatives, and developing a Community Design Plan which will become the basis for future public and private projects.

The general concepts set forth in this plan do not preclude the possibility of a change in demographic or development pressures on the Hansville Peninsula over time. While the Plan does recommend specific courses of action, it recognizes that the incremental and more detailed nature of the implementation process may require some limited modifications or revisions to this preferred alternative. Further, while this plan addresses most areas of concern, there are a number of issues which will require more in-depth study (see Appendix E). This plan is designed to coordinate with the planning efforts of adjacent communities, as well as with the larger planning context of the Kitsap County Comprehensive Plan.

The Hansville Community Plan is the result of an interactive process of goal-setting and design which involved the community directly. The process allowed participants to discuss and learn about the range of community goals, and the associated physical and economic constraints. Through an understanding of the community context and the larger, regional issues, this dialog has moved individuals to a consensus.

This Plan document serves also as the Final Chapter for the Hansville Community Plan 1992 Workbook, a compilation of information and concepts developed during the workshop sessions. This workbook contains analyses, specific goals and recommendations, as well as the full range of alternatives explored during the workshops. It is the complete record of community interaction and decision-making during the planning process. The workbook is available for review at the Kitsap County Department of Community Development.

The study area for the Hansville Community Plan includes all land north of the intersection of Hansville Road and Eglo/Long Little Boston Road N.E. Representatives from the Eglo/Long/Community participated in this planning process. The Eglo Improvement Club Board of Directors has requested that a statement identifying the Eglo Community, and its goals and policies be included in this document (Appendix C).
The Planning Process

Local residents have a wealth of ideas and knowledge about their community, the opportunities and constraints of the area, and a variety of visions for the future. Planning professionals bring specific expertise in delineating the problems and opportunities associated with community planning and economic development. Creative interaction between these two groups can produce a plan that is a true reflection of the values of the community. Such a plan must have the long-term support of the community, and be economically achievable, so that development programs defined by the plan will be implemented.

Public input to the planning process was utilized for the following purposes:

- To identify and prioritize the range of uses desired in the community;
- To develop a common understanding of the community's history, significance, and relationship to the surrounding area;
- To provide an informed forum for the discussion of the opportunities and constraints on community development; and
- To test and approve alternative development concepts for community acceptance.

Public input and responses were gathered in the following ways:

- Interviews were conducted with groups and individuals;
- A citizens group, the "Hansville Community Plan Design Advisory Group", assisted the planning team in the setting and prioritizing of community goals. This group participated in three all-day workshops to set community goals and to give direction to the design team regarding alternative design scenarios;
- Visioning Workshop (29 August 1992) The Design Advisory Group assisted in the analysis of existing conditions and the creation of community-wide planning goals which subsequently form the basis for work by the design team in the creation of alternative design scenarios;
- Design Workshop (03 October 1992) The Design Advisory Group created and reviewed alternative planning concepts and selected a final "preferred alternative" for resolution into the Hansville Community Plan;
• Affirmation Workshop (05 December 1992)
The Design Advisory Group participated in a workshop to review, critique and affirm the consultant's final draft of the "preferred alternative;"

• Community Presentation (13 January 1993)
The greater Hansville Community reviewed and commented on the work of the Design Advisory Group and the consultant team.

• Second Community Presentation (04 February 1993)
The greater Hansville Community provided further review and comment on the work of the Design Advisory Group and the consultant team.

• Meeting with Finn Creek Agricultural Community (08 February 1993)
At a meeting with the private property owners of the Finn Creek Agricultural Community, the issues and importance of this area were further discussed.

• Project Workbook
The workbook constitutes the record of progress and decision-making for the Community Design Plan. It was written as the group moved through the planning process, and served as a vehicle for information distribution and collection by the Design Advisory Committee. It also serves as a supplement to the Final Plan Document, offering background and details not contained in the Final Plan Document.
Overview of the Plan

The planning goals of the Hansville Community Plan respond to the community goals expressed by the people of Hansville. This plan further provides a framework for the creation of open space and the retention of rural character through the application of design guidelines and regulations.

Planning Goal 1

The plan shall establish Open Space corridors to support diversity and continuity of natural systems.

Stated Community Goals:

Establish a Continuous North South Corridor.

Encourage and maintain diversity and range of habitat to preserve wildlife, including large mammals.

Identify and protect wildlife corridors of appropriate size and vegetative density.

Preserve, maintain and enhance stream corridors and habitat for fish.

Purchase and/or acquire viable pieces of land.

Concept

Hansville has an extensive variety of wildlife, each with its own habitat needs and range. It is the goal of this plan to provide a comprehensive wildlife corridor and open space system. One corridor will link Puget Sound with Hood Canal, and will include a number of stream beds and the county park and wetlands at Point No Point. Another corridor will reinforce the connection between the Beaver Ponds and the Buck Lake area and the complex geography and stream beds to the south. Through coordinated planning efforts, this north/south corridor should link up with a larger, countywide greenway corridor system. Open space corridors should follow natural edges such as fields, forests, streams and lake systems or contour levels, rather than political or ownership lines.
Preferred Alternative: Open Space Corridors
Planning Goal 2

The Plan shall balance the creation of open space with the preservation of private property rights.

Stated Community Goals:

Create a comprehensive open space system with all developments contributing to a collective and continuous system.

Do not force people out for economic reasons.

Promote cluster housing to preserve open space.

No increase in current allowable development densities.

Establish development guidelines which encourage preservation of rural character and natural systems with credits (bonus densities) for set-asides or other contributions.

Concept

If left unchecked, current development patterns could spell the end of the rural lifestyle which is so important to the residents of the Hansville Peninsula. The major goal of this plan is to preserve that rural character, while meeting the needs of both the human and wildlife inhabitants. Appropriate planning can encourage availability, affordability, and variety of housing types. Further, through a variety of mechanisms, including voluntary contributions, the Plan can create a comprehensive open space system. In all cases, the rights of private property owners to enjoy the use, privacy and value of their property, shall not be diminished.
Preferred Alternative:
Significant Places

- Wetland
- Significant Place
- Stream
Planning Goal 3

The Plan shall establish mechanisms which preserve rural character.

Stated Community Goals:

- Maintain forested qualities, i.e. buffers, screening, some larger tracts of land;
- Make decisions using a holistic, ecosystem approach;
- Provide pre-purchase and pre-permit educational material;
- Use native species in landscaping;
- Retain character of "houses in the woods;"
- Establish effective development guidelines which provide credits for set-asides or other beneficial contributions.

Concept

Proper definition and appropriate responses to specific landscape types are the keys to maintaining the rural character of the Hansville Peninsula. A meadow and a forest have widely differing characteristics, yet both are integral to the understanding of the rural nature of a place. The plan outlines the design responses for developments and roadways of varying sizes which will maintain and enhance this quality.
Principal Existing Landscape Types

Examples of Design/Development Guides
Planning Goal 4

The Plan shall interconnect the Hansville community with a Pathway Network consisting of both on-road and off-road pathways.

Stated Community Goals:

Establish broader shoulders for walking;

Create pathway systems to connect all sub-communities, roadways and natural areas;

Design pathways to coexist with buffers and wildlife corridors, and provide linkage to other human systems;

Interconnect communities both within our area and to those to the south;

Establish new standards for roadway design.

Concept

Hansville is an aggregation of many settlements on the Peninsula. A goal of the Hansville Community Plan is to maintain and reinforce this concept by weaving the communities together with a web of pathways. This network will take advantage of partially completed on-road pathways which will be finished and improved. Additional off-road pathways will traverse the peninsula featuring views of Buck Lake, Upper and Lower Hawks Pond, and the Finn Creek Farm area.
Principal Connectors: Pathways

Example of Pathway Along Road
The Hansville Community Plan

The Plan has four principal components:

1. Open Space Corridors;
2. Balance between creation of open space and preservation of private property rights;
3. Preservation of rural character;

Together, these four components constitute a comprehensive planning framework. This framework will allow private property owners and public agencies to pursue projects in a way which is responsive to the goals of the community. It is important to recognize that the greatest influence on the character of the community are the actions of individual property owners. Each owner has the power to add to or subtract from the rural character or open space on their property. It is clear from the community design process that the preservation and enhancement of rural character and open space are the over-riding goals of the community. There is equally strong sentiment that no property owner shall suffer the loss of use or value of their property. How then, do we balance these two, apparently conflicting, goals?

We can provide property owners with the tools to resolve this conflict by first understanding those qualities which give an area rural character, and then by writing development guidelines which specifically address the preservation of those qualities. Such guidelines will allow for use and development of property in a way which is supportive of community goals.

A full scale copy of the Hansville Community Plan is available for reference at the Kitsap County Department of Community Development, as well as through the Hansville Open Space Committee.
Section 1: Open Space Corridors and Places

Open Space Corridors

The intent of the open space system is to create large, contiguous areas of undeveloped land in order to preserve and protect wildlife and natural systems. This open space system will consist of a major north-south corridor linked to two east-west corridors. These corridors are formed primarily by encapsulating both existing sensitive and critical areas, such as wetlands, streams and steep slopes, and their required buffers. Further, the plan provides mechanisms for addition to these systems through donation, outright sale, density credit/transfer, or other means. It is important to remember that the creation of these larger open space systems does not automatically allow public access to private properties contributing to or adjacent to the system. The creation of an access system is discussed in the "Connecting Pathways" portion of this document.

These open space corridors are illustrated on the accompanying map. The specific locations and boundaries of these corridors must be established by the county and individual property owners. Open space corridors should follow natural edges such as fields, forests, streams and lake systems or contour levels, rather than political or ownership lines. Reference should be made to the mechanisms outlined in Appendix A, as well as to State and County regulations regarding sensitive area buffers and setbacks.

The open space corridors are generally described in the following sections. See full scale plan for further detail on these corridors.

North South Corridor

This corridor forms the central spine of the system. Starting at Little Boston Road NE, approximately 3000 feet west of Hansville Road, it will run generally north-north-west towards Lower Hawks Pond. From there it will continue north to Upper Hawks Pond, Buck Lake and finally, along the dry wash from Buck Lake to Admiralty Inlet. The southern end of this system can be established through negotiations of density transfers with the large land owner of this area. The wetlands associated with the ponds and lakes will be protected by regulation. Certain properties in section 21 are under consideration for possible acquisition through purchase with funds from conservation futures tax. Property owners will be encouraged to participate in the creation of this system through the mechanisms outlined in Appendices A and B.
Principal Open Space Corridors

- Wetland
- Open Space Corridor
- Stream
North West Corridor

This corridor runs from Lower Hawks Pond along Hawks Hole Creek to its outlet at Hood Canal in the Shorewoods development.

South West Corridor

This corridor runs from the North-South spine along West No Name Creek (drainage basin #166) to the outfall at the "Hairpin" on Hood Canal. It includes an area of complex, possibly unstable slopes, centered approximately 3000 feet north-east of the "Hairpin".

South East Corridor

This corridor runs from the uppermost reaches of West No Name Creek (approximately 1000 feet west of Hansville Road at Weaver Pass) across Hansville Road and along East No Name Creek (drainage basin #171) to its outfall at Puget Sound.

North East Corridor

This corridor runs from Lower Hawks Pond east along the northern boundary of section 28 to the Hansville Water District spring site #1. From here it continues north easterly towards the County Park and Point No Point Wetlands. Continued agricultural use of the Finn Creek Agricultural area is strongly supported by this plan. Agricultural uses are seen as supportive of the intentions of this open space system. Again, the specific location of the corridor, as well as mechanisms for its preservation and use by private owners, will be negotiated between the County and the property owners.
Open Space Places

In addition to the corridors previously discussed, the Hansville Community Plan identifies certain areas of principal significance to the quality and maintenance of rural character and natural systems. Where possible, these significant areas have been linked to the corridors in order to fully integrate places and connectors into a comprehensive and continuous system.

These significant places would be acquired, preserved or protected through a variety of mechanisms, some of which are outlined in Appendices A and B. The basic principle of preservation of private property rights is a central feature of these mechanisms. These places would be studied on a case-by-case basis in order to identify the correct mechanism for inclusion in the system. With the possible exception of the Hansville Village, studies of the impacts on wildlife should be an integral part of the decision-making process involved in the future use of each of these places.

The Nature Foulweather Bluff Preserve

This existing preserve is of great importance to the residents of Hansville. The Preserve needs to be linked to the overall pathway system in order to improve access for local residents.

Hansville Village

This existing center of commerce and community shall continue to serve as the "village center" for the residents of Hansville. Cottage industries should be encouraged to locate here, along with other support and service businesses. A study should be made of the design and character appropriate to a rural waterfront village, resulting in design guidelines which are responsive to the community goals. It is specified in this plan that the village not become a "destination" retail center, but remain primarily for the convenience of local residents.

Hansville Wetlands

These wetlands are directly adjacent to the Village of Hansville. As such, they are important in establishing the rural character of the village. Within the context of the evolution of the Village, these wetlands should be preserved and protected. It is important to stress that these wetlands can form a highly diverse and educational edge to the village. Rather than attempting to ignore or overprotect this area, the opportunity exists to integrate the wetlands into the design of the village by providing pedestrian access along their northeastern edge. This will allow for human observation and interpretation of this ecosystem, and establish a second public access system in the town, the other being along the beach.
Point No Point Area

Current negotiations between the County and the Coast Guard will result in the establishment of a park at the old Light House Station. In addition, there are significant wetlands in this area which should be actively protected under current and future regulations. The proximity of the County Park in the uplands suggests that integration of the wetlands into this public space system would be highly beneficial on several levels.

Buck Lake and Upper and Lower Hawks Ponds

These areas form the centerpiece for the wildlife habitat of the central peninsula area. By maintaining and preserving their connections with the uplands to the south, their beneficial effects on natural systems is greatly enhanced. Here again, negotiations with individual property owners to protect and preserve these areas beyond what is required by statute will be an early focus of the Plan.

The Finn Creek Agricultural Community

The agricultural lands in the Finn Creek Agricultural Community are a primary visual resource to all residents and visitors to Hansville. It is here that one "enters" Hansville. This area is clearly defined by stands of large trees which are essential to the sense of space captured within. The County and the property owners of this area should initiate discussions regarding the continued agricultural use of this land, the maintenance of the surrounding tree mass, and the impacts these actions may have on the owners. Creative means to ensure the continued agricultural use of the Finn Creek Agricultural Community are essential to the area's survival. Appendix A and B may form a point of departure for these discussions. It is important to note that the maintenance of these areas in an agricultural setting does not preclude the residential development of appropriate portions of the area (see recommended development response diagram on pages 34 and 36).

The Hairpin at West No Name Creek (drainage basin #166)

This is one of the few public access points along Hood Canal, and an important terminus of the open space corridor system. The roadway itself has been identified as dangerous, and may be re-configured in the future. This location should become a primary access point to the open space system for residents of Hansville. With the reconfiguration of the roadway it may be possible to re-establish the stream as an open (non-culverted) stream for the benefit of wildlife.

Eglon Agricultural Community

This area serves as a visual resource for the residents of Eglon. It is here that one "enters" Eglon. As with the Finn Creek Agricultural Community, this area is also clearly defined by stands of large trees. The County and
the Property owners of this area should initiate discussions regarding the continued agricultural use of this land, the maintenance of the surrounding tree mass, and the impacts these actions may have on the owners. Creative means to ensure the continued agricultural use of the Egion Agricultural Community are essential to the area's survival. Appendix A and B may form a point of departure for these discussions. It is important to note that the maintenance of these areas in an agricultural setting does not preclude the residential development of appropriate portions of the area (see recommended development response diagram on pages 34 and 36). These discussions should be held with representatives from Egion.
Section 2: The Balance of Open Space Creation and Private Property Rights

It has been clearly expressed by the community that the creation and implementation of this plan shall include the preservation of private property rights. At the same time, the goals of the community, as expressed in the plan, make recommendations regarding the utilization of private property. Such recommendations may include preservation of a particular viewshed, habitat area, visual resource or other element of the environmental quality of the Hansville area. There is broad agreement that the actions described in this plan are of value to the community, and that contributions from private property owners which fulfill the intentions of the plan should be recognized to have value. Appendix A outlines some of the mechanisms available to allow and encourage owners to participate in the Plan. While individual property owners will continue to have the right to develop their property as allowed under Kitsap County Zoning and Land Use Codes, the plan proposes and recommends ways in which such development can support the retention of open space and rural character.

There is considerable community support among the citizens of the area to not only preserve and protect the land designated as the "Finn Creek Agricultural Community" and the "Eglon Agricultural Community" as agricultural land, but also to provide additional financial incentives for owners of agricultural land to continue farming the land. There is general agreement that the owners shall not lose their property rights as a result of such designation and that their property not be condemned for the purpose of retaining the agricultural use. It is clearly the intent of this report that all land owners are entitled to maximum return on development of their land as permitted by government regulations.

The Plan accepts current allowable development types, which are:

RU 2.5ac: 1 dwelling per 2.5 acres
R-2: 2 dwelling units per acre
Short Plat: creates four or fewer lots, each less than five acres

and, under the Planned Unit Development ordinance:

RU 2.5ac: 1 dwelling unit per acre
R-2: 2 dwelling units per acre

Also:
BC: Business Convenience
Open Space Types

Regulated Open Space

Regulated Open Space consists of those areas that are currently controlled by Federal, State or County agencies. The most obvious examples in this category are lakes, streams and wetlands. Much of the area associated with Buck Lake and Upper and Lower Hawks Ponds falls within this classification. Generally these regulations include some limitation on development. Many of the limitations have to do with the preservation of natural systems, water quality and supply, erosion control etc. Open space is also created through setback and buffer requirements, which represent limitations on the location of development.

Through sensitive and appropriate controls of the edges of properties, it is possible to reinforce the landscape qualities of the area without imposing limits on the amount of development. The Hansville Community Plan recognizes these areas and regulations, and recommends that the controls outlined for these areas be both rigorously and fairly applied. In so far as development is limited in these areas, an additional class of open space is created. It is important to note that "open space" is simply property which is not built upon, and does not necessarily include public access.

Dedicated Open Space

This category of open space consists of land in private ownership which has had conditions or covenants applied to preserve open space, limit use and development, or otherwise encumber the land to the benefit of the larger community. Such conditions may include the right of public access, may prescribe a particular duration, or may involve compensation for the dedication. Appendix A and B offer a variety of mechanisms for contributing to the open space system. These actions are purely voluntary. Kitsap County maintains the policy that no private property will be acquired for Public Open Space through the right of eminent domain.

Visual Character Preservation Zones

Rural character and landscape is in many ways dependent on the continuity of compatible systems. Buffers and setbacks have been used in County zoning to mediate between incompatible uses. The Hansville Community Plan suggests an alternative approach. This plan recommends the adoption of "Visual Character Preservation Zones" which identify those elements of the landscape which contribute to rural character, and recommends appropriate development responses which will support the continuity of the rural experience.
Section 3:
The Preservation of Rural Character

Preserving the rural character of the Hansville peninsula is a principal goal of all residents of the area. The rural character is the primary reason influencing most residents' decision to make their homes here. In order that this character may be preserved, it is first important to understand what it is, and then to recommend actions which are consistent with its maintenance. It must be recognized, however, that the most important component in this endeavor is the individual property owner. If rural character is important to everyone, then each property owner must do as much as possible, on an individual basis, to understand and preserve that character. Preservation will not be done by agencies, clubs, committees or "everyone else."

Rural character has many components. Various elements contribute in differing ways to the overall mix of landscape and buildings which constitute "rural". This Plan has identified the primary attributes associated with rural character, and recommends particular actions for its preservation on a range of land and development types.

Rural character is primarily perceived as we drive or walk to and from our homes on the public roadways. Rural character is created by the way in which we use the land, and the relationship of uses across property boundaries. It is the result of an overall, cohesive system. It becomes very obvious when it is interrupted. For this reason, the continuity of the system is equally as important as the individual contributions. The following elements are primary indicators of rural character:

- Two-lane roadways with densely wooded edges
- Driveways disappearing into the forest with no house visible
- Stands of trees as a backdrop to open fields and meadows
- Homes in the woods
- Agricultural lands
- Rolling fields and meadows
- Occasional vistas of mountains or sea
- Farm building including original farmhouses
- Rural fences: split rail, white tipped metal stake with barbed wire (cattle fence), "Kentucky" horse fence, picket fences, log fences, rock walls
• Clusters of houses along beaches
• Dense single-family homes in community clusters (Hansville Village, Point No Point, Skunk Bay, Driftwood Key)
• Privacy (homes in the woods)
• Community (homes in clusters)
• Right to use private land (farming, forestry, hobby farms and gardens, animal husbandry, storage of "stuff", etc.)

The following pages identify the four major rural character zones identified in the Hansville Community Plan, and the recommended development responses for each. It is important to recognize that while these recommendations do not limit the amount of development (which is unchanged from current County policy), they do place limitations on the location of development.

It should also be recognized that rural lands are in constant transition. What was once a forest is now a farm; similarly, fields left inactive or abandoned quickly revert to wild meadows and then to young forests. It is not the intention of this plan to "lock up" any property in its current state of use. Rather, the intention is to encourage the orderly and appropriate transition from use to use by offering a range of development and preservation techniques, all of which contribute to the preservation of Rural Character.

To preserve areas which are deemed significant, whether for visual or wildlife reasons, lots larger than 10 acres may be conceptually subdivided into "sending areas" and "receiving areas." "Sending areas" include land which is visually or environmentally important to preserving the rural nature of Hansville. The remainder is designated as "receiving area."

The development rights of the "sending areas" are limited to a lower net density. These rights are transferred to the "receiving area" where a higher net density is achieved. This concept allows the significant area to be minimally impacted by development. Overall, there is no increase in the gross density of the property. Employing this concept, a 10 acre planned unit development will still yield the allowable gross density of 1 unit/acre, or 10 units.
## Definitions

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<th>Term</th>
<th>Description</th>
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<tr>
<td>Forest lands</td>
<td>Areas which are 75% covered by tree mass.</td>
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<tr>
<td>Meadow lands</td>
<td>Areas which are 75% not covered by tree mass and not currently cultivated.</td>
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<tr>
<td>Agricultural lands</td>
<td>Areas which are used for cultivation of crops or cattle.</td>
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<tr>
<td>Wetlands</td>
<td>Areas defined by state and local agencies as wetlands.</td>
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<tr>
<td>Right of Way</td>
<td>Public Rights of Way (primarily roads).</td>
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<td>Visual Character Preservation Zone</td>
<td>An area on private properties along Right of Ways where land utilization is regulated in order to preserve the visual character of the area. (previously called Buffers).</td>
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<td>Open Space Requirement</td>
<td>Open space (either forest, meadow or agricultural land type) required as part of a Planned Unit Development. These areas may remain in forestry, agricultural or other &quot;rural&quot; uses.</td>
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<tr>
<td>Domesticated Landscape</td>
<td>The area around a dwelling which can be planted in non-native species, and used for non-rural human activities.</td>
</tr>
<tr>
<td>Visually Significant Area</td>
<td>Areas identified as having extraordinary value to the preservation of rural character. Can be identified by property owner, community process or County process. Designation as a visually significant area must be through Public Hearing Process.</td>
</tr>
<tr>
<td>Buffer</td>
<td>Landscape type (often forest) which forms an edge to, or transition from, differing uses.</td>
</tr>
<tr>
<td>Sensitive Area Setback</td>
<td>Setbacks from sensitive areas as defined by Kitsap County DCD.</td>
</tr>
<tr>
<td>Habitat Zone</td>
<td>Areas identified as having extraordinary value to the preservation of local wildlife systems. May be forest, field, meadow, wetland, etc. and be identified by either property owner, community process or County process.</td>
</tr>
</tbody>
</table>
Designation as a habitat zone must be through Public Hearing Process.

<table>
<thead>
<tr>
<th>Regulated Open Space</th>
<th>Defined area of land where use is limited by the application of state or local ordinances.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Dedicated Open Space</td>
<td>Areas which by initiative of the property owner are limited in use.</td>
</tr>
<tr>
<td>Enhanced Undergrowth</td>
<td>Within Visual Character Preservation Zones, new growth of lower story planting and young conifers which will form a more dense visual screen, and allow for the selective thinning of more mature trees.</td>
</tr>
<tr>
<td>Open Space</td>
<td>Open space is any land or water area which is undeveloped. Designation of land as open space does not preclude commercial use, nor does it require public ownership. Four types of open space are:</td>
</tr>
</tbody>
</table>

1. **Open space for the preservation of natural resources**, including habitat for fish and wildlife species, rivers, streams, bays and estuaries, banks of rivers and streams, and watershed lands.

2. **Open space for the managed production of resources**, including forest lands, agricultural lands, areas required for recharge of ground water basins, bay estuaries, marshes, rivers and streams.

3. **Open space for outdoor recreation**, including areas of outstanding scenic, historic and cultural value, and areas which serve as links between major open space reservations, including utility easements, bicycle paths, trails and scenic highway corridors.

4. **Open space for public health and safety**, including unstable soil areas, flood plains and watersheds, areas which present high fire risks, areas required for the protection of water quality and water reservoirs, or for the protection and enhancement of air quality.
Rural Character Zone 1:  
Forest

Forested areas occupy most of the Hansville Peninsula. The primary attributes of this landscape type are that it forms the edges of roadways and meadows by containing views; it provides privacy by screening views; it provides habitat for forest dwelling wildlife; it protects the underlying soil from erosion by runoff. The maintenance of forests relies on a certain density and proximity of trees to prevent blow-down during storms. Forests evolve over time. Ten to twenty year old trees provide better visual buffers than more mature stands of trees. Trees are also a product, in the agricultural sense of the word, and will be harvested from time to time. The continued use of land for tree-growing is by no means guaranteed, since the complexities of resource management in a global economy may change the way in which forest lands are used.

There is consensus that the retention of significant tree mass is of benefit to the Hansville Community. By including forested areas in the guidelines for development in such a way that the positive attributes of the forest are maximized, the Plan offers property owners the ability to retain both forest areas and flexibility of use on the property.

The following diagrams illustrate development concepts for forested areas. Lots of less than 10 acres may be developed in accordance with the concepts illustrated in this plan. Lots of more than 10 acres may be developed in accordance with Planned Unit Development guidelines, which should incorporate the concepts illustrated in this plan.
Development Response:
Forest Zone
10 acres or more

- Planned Unit Development
  1 dwelling unit / 1 acre
- 50% open space requirement
- Maintain a 100' Visual Character Preservation Zone as forest.

[Diagram showing existing forest, natural meadow, existing forest with enhanced undergrowth, domesticated open landscape]
Development Response:
Forest Zone
10 acres or more
Development Response:
Forest Zone
Under 10 acres

No Planned Unit Development
1 dwelling unit / 2.5 acres
Maintain a 100' Visual Character Zone as forest.
Shared drive should be encouraged
Rural Character Zone 2: Meadow

Meadow landscapes are an important contrast to forested areas. It is the interplay of these areas which gives diversity and interest to the rural landscape. Meadow landscapes offer near and distant views.

Because of its' open nature, development within meadow areas will be more visible, requiring larger visual character preservation zones, and greater care in the placement of development. The Plan strongly recommends that development in this landscape type be clustered in order to preserve the continuity of the open landscape, and that open space requirements under the Planned Unit Development ordinance be utilized to add to or create other continuous spaces. Existing features on the site may serve as organizing elements for the development plan -- stands of trees can provide shelter or ponds can form a focus, giving a sense of order and logic to the development. Domesticated landscaping should be limited to individual home sites. Drives should be of minimum dimensions, preferably without curbs, and meander in response to site topography.
Development Response:

Meadow Zone

10 acres or more - Case 1

- **Case 1:**
  
  Lot is less than 400' deep when measured perpendicular to the existing right of way.

- **Planned Unit Development**
  
  1 dwelling unit / 1 acre

- **50% Open Space Requirement**

- Maintain land designated as Visual Character Zone as meadow or agricultural use.

- The Visual Character Preservation Zone must equal 50% of the total area and be contiguous with the existing Right of Way.

- The minimum dimension of the Visual Character Zone is 100' when measured perpendicular to the right of way.
Development Response:
Meadow Zone
10 acres or more
Development Response:

Meadow Zone

10 acres or more - Case 2

- **Case 2:**
  - Lot is 400' deep or greater when measured perpendicular to the existing right of way.
  - Planned Unit Development
    - 1 dwelling unit / 1 acre
    - 50% Open Space Requirement, half of which is contiguous with the Visual Character Zone.
  - Maintain land designated as Visual Character Zone as meadow or agricultural use.
  - The minimum dimension of the Visual Character Zone is 200' when measured perpendicular to the right of way.

![Diagram of Development Response: Meadow Zone]
Development Response:
Meadow/Agriculture Zone
Under 10 acres

- No Planned Unit Development
  1 dwelling unit / 2.5 acres
- The area within 200' of the right of way is to be maintained as Meadow or land in agricultural use, serving as a Visual Character Preservation Zone.
- Shared drives should be encouraged.
Rural Character Zone 3: Agricultural Lands

Agricultural lands constitute the third primary component of Rural Character. The continuance of agricultural uses has been identified as a primary goal of the Hansville Community Plan. However, agricultural lands are in private ownership, and while the current owners have expressed a commitment to continue the agricultural use, this is not guaranteed. Agriculture is a difficult land use in today's economy, and the flexibility to change uses must be preserved. The value of these lands to the Hansville Community must be established, and some form of mechanism for the preservation of the land be established. It is important to note that these lands have a particular character due to on-going maintenance and use. Mechanisms which address only the land will not preserve the agricultural nature of the place -- there must be a maintenance component.

The right to develop these lands can be an important part of a preservation and maintenance program. By identifying and acting to preserve those lands which are Visually Significant (the strongest and most visually accessible agricultural imagery), and allowing development to occur, within guidelines, on the remainder of the land, an income stream can be generated which may help to offset the costs of preservation.

These lands often include more than one property owner. One of the most visible and important attributes of these areas is the continuity of land use and landscape across property boundaries to the defining enclosure (forests and ridges). Coordinated development/preservation policies which can cross property lines should be pursued to maintain the integrity of these systems. Creative ways must be found for participating land owners to realize value for their land within the context of a planning system based on comprehensive land-type preservation. The Hansville community and the County should work with the land owners to create an equitable, sustainable approach to the preservation of these lands, which is based not only on physical planning, but also on economic, political and legal factors.
Development Response:
Agriculture Zone
10 acres or more
Development Response: Agriculture Zone

10 acres or more

- Establish a Visually Significant Area defined by an existing forest and/or ridges as viewed from the existing right of way.
- Planned Unit Development Ordinance allows 1 dwelling unit / 1 acre
- 50% Open Space Requirement
- Within Visually Significant Area:
  1 dwelling unit / 10 acres (net)
  Cluster units outside the visually Significant Area.

- Where the edge of the Visually Significant Area is defined by forest, maintain a 75' buffer of trees.
- Where existing right of way is forested, maintain a buffer of trees within 100' of the right of way
- Where the existing right of way is set in meadow or land in agricultural use, maintain a 200' Visual Character Zone in the existing use.
- Maintain existing site access from the right of way with a minimum of additional access.
Rural Character Zone 4: Wetlands and Habitat Zones

Development near wetlands is currently regulated by state and county codes. The Hansville Community Plan affirms that these regulations be strictly adhered to and enforced.

In addition, the Plan recommends the establishment of a Habitat Zone. This zone would be based on habitat requirement studies, and be associated with existing sensitive areas and setbacks. The intent is to form a more complete system of natural and habitat areas for the preservation and encouragement of wildlife species of the Hansville Peninsula. It is important to remember that the presence of humans or their houses is not, in and of itself, a major threat to current wildlife species on the peninsula. Rather, it is the loss of nesting and feeding areas and the connections between them through loss of vegetation (both forest and field) that constitutes the greatest threat. Therefore, it is not the intent to preclude the development of dwelling units in the Habitat Zone, but rather to encourage the transfer of these units to other portions of the property, or if units are developed within the zone, to prescribe how the existing landscape and natural systems can be maintained to the greatest extent possible.
Development Response:
Wetlands Zone

10 acres or more
- Planned Unit Development
  1 dwelling Unit / acre
- Within Habitat Zone: 1 dwelling unit / 2.5 acres (built)
  domesticated lot radius = 50'
  transfer development rights to outside Habitat Zone

For views, thin understory and 50 % of the canopy in a 100' wide zone (maximum) contiguous with the domesticated lot and not including any required setback.
Development Response:

Wetlands Zone

Under 10 acres

- No Planned Unit Development
- 1 dwelling unit / 2.5 acres
- Domesticated lot radius = 50'
- For views, thin understory and 50% of the canopy in a 100' wide zone (maximum) contiguous with the domesticated lot and not including any required setback.

![Diagram of wetland zones and conservation areas]

- **Existing Forest**
- **Natural Meadow**
- **Existing Forest with Enhanced Undergrowth**
- **Domesticated Open Landscape**
Section 4: Network of Pathways

The linkages between the various communities which make up the area known as Hansville are a central component of this plan. Just as corridors for wildlife and vegetation are important to the maintenance of the natural systems, so are connections which link the human and social systems. The ability to utilize and inhabit one's community, to visit one's neighbors, to enjoy the public recreation and outdoor areas of the community are central to the participation in community life. Most residents make their homes in Hansville because of its proximity to nature and recreation, however, there has been no comprehensive approach to the creation of a public outdoor network which is accessible to all the residents of Hansville. This Plan outlines principal pathways which must be established to link the communities, provide recreational access, and complement the open space system as described earlier in this document. This pathway system has the support of the Hansville community, and shall serve as the basis for the Pathway and Greenway Plan for the Hansville area.

These pathways are of two basic types; on-road and off-road. The following pages describe the intentions and concepts associated with each. Again, this plan provides a framework based on community consensus, not specific designs. This pathway system will be developed over a period of time, conceivably associated with other design and development activities. The pathways will be created on public land such as road right of ways, public parks and open space. Some may be developed as part of a larger development such as a Planned Unit Development. Others may be created by mechanisms outlined in Attachment A such as donation, easement or dedication. Each segment of the system will require a specific design to ensure that it is compatible with the natural systems, ownership patterns, safety concerns and range of user type.
On-Road Pathways

The residents of Hansville walk on road shoulders for exercise, enjoyment of nature and visits with neighbors. In most cases, these shoulders are not specifically developed for walking which leads to unpleasant and often unsafe conflicts between pedestrian and vehicular traffic. This plan recommends the gradual implementation of a dedicated pathway system along both existing and proposed roads, reducing dependence on automobiles, and increasing pedestrian safety. These pathways should be separated from the roadway by color, material, topography, or vegetation. They should be able to respond more specifically to localized conditions such as views, vegetation, and streams etc. Greater safety and interest in the walking experience can be achieved by clearly delineating the path from the road in both the horizontal and vertical planes. Pathways can be located between the edge of the travel lanes to the edge of the right of way at the property line. In most cases, the property owner will not be developing right to the property's edge. In addition to this, the guidelines regarding Visual Character Preservation Zone should make possible the full utilization of the right of way. When pathways are located away from the edge of a roadway, special safety consideration must be considered at crossings with roads or driveways. The following diagrams illustrate possible locations and design principles for on-road pathways.
On-Road Pathways

- Existing Regional Road
- New Regional Road
- Rural Road
- Rural Village Road
Off-Road Pathways

The second component of the overall pathway system will be the off-road network. This will allow residents to access and enjoy the natural and rural areas of the peninsula. The principal connectors are illustrated on the accompanying diagram. Many individual segments of the system will follow existing and recommended open space corridors and natural systems such as streams. Development regulations in the form of setbacks, buffers and character preservation zones can be used, with agreement of the property owner through easements or dedications, to establish the system. Planned Unit Developments can add to the system by attaching the open space and public access components of their projects to the emerging pathway system in order to form linkages with adjacent properties.

The off-road pathways are for the use and enjoyment of the residents of Hansville. There should be no indicators or signage to attract visitors to this part of the system. There should be no parking facilities at the paths' termini. The system should be maintained by local community groups. This will insure that the residents have responsibility for and control of the character and accessibility of the off-road system. These pathways should begin as pedestrian ways, although the considerable interest in bicycle, horse and llama trails indicates that a more detailed study should be conducted to allow a greater range of user groups in the future. The trail system would include unobtrusive signage to indicate which of these uses are permitted on specific trails.

An important aspect of this system is that it have a minimal impact on the rural or natural quality of the environments through which it passes. It is a pathway system which should blend and harmonize with its setting. It should change to meet its context, in this way providing diversity, interest and the ability to coexist with a variety of conditions. There should be frequent resting places with logs or stumps to sit on. There should be a coordinated sign system which is unobtrusive in its setting.

This system will be created by assembling land which can be purchased, with land which may be donated or dedicated, and linking these with lands already in public ownership. It will be a complex effort, and require pro-active, long-term leadership and management to assemble.
Off-Road Pathways
Existing Regional Road

In a few locations, roadside bicycle/pedestrian paths already exist. These are the result of previous efforts to make pedestrian friendly routes of travel on the Hansville peninsula. These should be upgraded and should form the basis for future pathway construction efforts.

**Motor vehicle path**
- Paving should be kept light in color.
- Bold striping should be used to delineate the edge of the road.

**Bicycle path**
- Design standards must accommodate commuting bicyclists at higher speeds.
- Construction should be of an impervious surface for safe and easy travel.
- Paving in a dark asphalt surface will define the edges of the road and also diminish the road's apparent overall width.

**Pedestrian path**
- Construction should be of a permeable surface to minimize runoff of ground water.
- Using a dark colored aggregate will diminish the road's apparent overall width.
- Where possible, newly created pathways should be separated from the vehicle lanes. In this way, the pathway can respond to topographic and natural features, provide a greater sense of security, and be more integrated with the rural character.
New Regional Road

Motor vehicle path
- Paving should be kept light in color for maximum contrast and visibility in the generally dark context.
- Bold striping should be used to delineate the edge of the road.

Bicycle path
- Design standards must accommodate commuting bicyclists at higher speeds.
- Construction should be of an impervious surface for safe and easy travel.
- Paving in a dark asphalt surface to contrast with vehicle lanes will define the edges of the road and also diminish the road's apparent overall width.

Pedestrian path
- Construction should be of a permeable surface to minimize runoff of ground water.
- Because the road is of new construction, full advantage should be taken of the right of way to separate the pathway from the vehicle lanes. In this way, the pathway can respond to topographic and natural features, provide a greater sense of security, and be more integrated with the rural character.
Rural Road

In a few locations, roadside bicycle/pedestrian paths already exist. These are the result of previous efforts to make pedestrian friendly routes of travel on the Hansville peninsula. These should be upgraded and should form the basis for future pathway construction efforts.

Motor vehicle path
- Paving should be kept light in color.
- Bold striping should be used to delineate the edge of the road.

Bicycle path
- Design standards need only accommodate recreational bicyclists at slower speeds.
- Construction should be of an impervious surface for safe and easy travel.
- Paving in a dark asphalt surface to contrast with vehicle lanes will define the edges of the road and also diminish the road's apparent overall width.

Pedestrian path
- Construction should be of a permeable surface to minimize runoff of ground water.
- Narrow width and sharing of the bicycle path can be incorporated when there are topographic or other constraints.
Rural Village Road

This type of road is located in Hansville Village. As has been previously stated, this area should be the subject of a "Rural Village" design study. Many of the issues concerning the design standards of roads in this area would be developed during such a study. The following characteristics can serve as a basis for this study.

**Motorized vehicle path**
- The roadway should only be wide enough to accommodate one lane of travel in each direction causing traffic to slow down within this area.
- On road parking should be limited to one side of the street minimizing the width of the paved area.
- On site parking should be located behind the buildings.
- The edge of the road should be formalized with a curb.
- Buildings should be encouraged to be constructed to the edge of the right of way, defining the spatial edge of the road and sidewalk.
- Bold striping should be used to delineate the edge of the road where sidewalks do not exist.

**Bicycle path**
- Design standards need only accommodate bicyclists at slower speeds.

**Pedestrian path**
- This area should be treated as a sidewalk and thus be of impervious paving or wooden boardwalk.
- As the Village is essentially the "living room" of the community, particular attention should be paid to the provision of street furnishings such as pedestrian scale lighting fixtures, benches and trash receptacles. These should be appropriate to the nature of a small waterfront village, and may vary considerably in their style.
Pathways Along Streams

- Path construction, as opposed to simply clearing undergrowth, should be kept to a minimum incorporating natural materials such as split logs and wood chips to ease travel through wet areas.

- Whenever possible, the path should be located toward the outside edge of the required sensitive area setback.

- The path could occasionally produce an offshoot to dead end near the stream incorporating a viewing/resting area. These should be kept to a minimum and strategically placed so that the impact on the natural system is reduced.

- When absolutely required, the crossing of a stream should be done with the construction of a bridge constructed of a pair of logs.
Pathways Along Wetlands

- Path construction, as opposed to simply clearing undergrowth, should be kept to a minimum and utilize natural materials such as split logs and wood chips to ease travel through wet areas.

- Whenever possible, the path should be located toward the outside edge of the required sensitive area setback.

- The path could occasionally produce an offshoot to dead end near the wetland incorporating a viewing/resting area. These should be kept to a minimum and strategically placed so as to reduce the impact on the natural systems.
Pathways in Dedicated Open Space

- Path construction, as opposed to simply clearing undergrowth, should be kept to a minimum incorporating natural materials such as split logs and wood chips to ease travel through wet areas.

- Whenever possible, pathways should be located along existing private drives or existing farming and logging roads.

- When traversing through open meadows or agricultural areas, the path should be located along a forested edge.

- Pathway locations should be decided upon with primary input from the property owner to minimize impacts on privacy or use.

- Signage should clearly identify dedicated pathways and note that right of access is not granted to areas off of the pathway.

- Pathways must connect to the overall pathway network.
Appendix A:
Techniques for Land Conservation
APPENDIX A

TECHNIQUES FOR LAND CONSERVATION

A major goal of the Hansville Community Plan is to maintain the rural character of the Hansville area. There are many tools to accomplish this goal and the tools that are most applicable to land conservation in the Hansville area are discussed in the following paragraphs.

1. **Purchase fee simple interest.** Purchase of full title of the resource lands to be preserved by a government entity or private land trust.

   **Advantages.** Provides full and permanent control over the use and management of the land.

   **Disadvantages.** High cost, decreased tax base, and liability & maintenance costs.

2. **Purchase and leaseback (land banking).** Full title of the land to be preserved is purchased with agreement to lease the land back to the seller for open space uses, such as farming. This land bank procedure is operated by a government entity or private land trust. Real estate transfer taxes can be used to fund governmental entities implementing such a program. Land banking has been used very successfully in Maryland and Vermont.

   **Advantages.** Provides full and permanent control over the use of the land.

   **Disadvantages.** High cost and decreased tax base.

3. **Purchase and resale.** Full title of the land is purchased and then resold after limiting its' subsequent use through deed restrictions or removing a portion of the parcel. This program may be operated by a governmental entity or private land trust. Big Sur Land Trust has used this process.

   **Advantages.** Provides opportunity to place development restrictions on the land to conserve the resource use. There is a partial rollover of program funds as properties sell.

   **Disadvantages.** High initial program costs to purchase the land. Entity absorbs cost of deed restriction.
4. **Option to buy.** This is a contract between the owner and a potential buyer that states the buyer may purchase the property within a certain period of time, often ninety days to a year. The buyer makes a payment for this option that if not exercised, is forfeited. Options are frequently used to afford the organization time to raise money for the purchase.

   *Advantages.* Provides a time period for raising funds.

   *Disadvantages.* Option to buy contracts provide a non-refundable deposit if property is not purchased.

5. **Right of first refusal.** The right of first refusal contract legally obligates the seller to notify the purchaser of the intended sale when the property comes on the market so that they may match any bona fide offer.

   *Advantages.* Provides a time period for raising funds.

   *Disadvantages.* High program cost to purchase the land.

6. **Pre-acquisition.** Private land trust acquires a property and holds it until a public agency can acquire and manage it.

   *Advantages.* Private land trust can acquire properties faster in time-dependent cases. Public agencies can manage the land at lower costs, over the long term.

   *Disadvantages.* High program cost to purchase the land. Decreased tax base. Liability and maintenance costs.

7. **Purchase of development rights (PDR) programs.** PDR programs purchase the development rights portion of the "bundle of rights" associated with land ownership. Landowner receives funds equal to the difference between developing the land and the existing resource use. A conservation easement is recorded to prevent development of the land. PDR programs are typically used for high priority lands due to the acquisition costs. Purchased by a governmental entity or private land trust. King County, WA. has preserved over 12,000 acres of farmland through a PDR program.

   *Advantages.* Preserves existing use of the land, typically agriculture. No liability or maintenance costs to the easement holder. Land remains in tax base as resource land.

   *Disadvantages.* High program costs to purchase the easement. Additional administrative costs.
8. **Conservation easements.** A deed restriction on the uses of the land to protect natural resources or to protect the land for a certain type of use, such as farming. Some or all of the development rights are removed from the land and/or other restrictions on land use are specified. It legally binds all present and future owners of the land to the specified restrictions, thus providing permanent or long-term protection.

Conservation easements can be tailored to protect specific attributes of all or part of a piece of property. Depending on which particular activities are restricted, easements can range from keeping the land in a wild, natural state to allowing limited farming, timber harvesting or building. Also an easement may be dedicated in perpetuity or for a specified period time. Essentially, easement restrictions are tailored to the attributes of the property, the desires of the landowner, and the requirements of the grantee.

To set up a conservation easement a "holder" or "grantee" must be named as the willing recipient responsible for oversite of the terms. This would be a government agency or a private non-profit land trust which is interested in preserving the natural values of the land. It is their responsibility to ensure that present and subsequent owners of the property abide by the terms of the easement. They monitor the property and enforce the easement restrictions in court if necessary. For this service they usually require that a cash "endowment" accompany the easement grant to defray these long-term costs.

In addition to the satisfaction gained by protecting valuable land, the landowner gains a financial incentive for entering into an easement. A conservation easement affects the market value of the land to the extent that it limits development and potential use. A reduction in the market value will reduce the land's assessed value, and the estate tax due upon the owner's death. In addition, the landowner would be able to claim any loss in value as a charitable contribution for income tax purposes.

**Advantages.** Provides permanent protection. Provides income and estate tax benefits to landowner. Land remains in tax base as resource land.

**Disadvantages.** Costs of monitoring compliance with easement restrictions.

9. **Deed restrictions.** In the case where a recipient of a conservation easement is not available, a deed restriction can be applied. Deed restrictions are similar to conservation easements, in that they are recorded on the deed and run with the land.
Advantages. Property tax reductions.

Disadvantages. Enforcements must be carried out by the landowner. Therefore, maintaining the restrictions beyond the original landowner's lifetime may be a problem should subsequent owners not agree with them. Also, the landowner cannot claim any reduction in value caused by the deed restrictions as a charitable deduction.

10. Mutual covenants. A group of landowners can limit the future use of their land through the imposition of a mutual covenant. This tool is often used when no agency or non-profit organization can be found to accept a conservation easement. Neighboring landowners having a common conservation interest may sign and record an agreement containing restrictions similar to an easement. The agreement, like an easement, would then bind subsequent owners. These covenants can be enforced by any of the landowners entering into the agreement or by any future owners of the land or enforcement could be "assigned" to a land trust.

Advantages. Receive same treatment as easements in regard to property, estate and gift taxes.

Disadvantages. Legally they would be subject to the doctrine of changed conditions; where a court could refuse to enforce the covenants if it felt that it was no longer possible to achieve the benefits sought when the covenants were imposed. The landowner is not allowed to claim a loss in market value as a charitable deduction on income tax returns.

11. Transfer of development rights (TDR). Landowner sells rights to develop property to another landowner who can develop another piece of property beyond the density level that would be otherwise allowed. Over twenty communities across the nation have TDR programs to protect farms or the open space environment. New Jersey's protection of the Pinelands is through a successful TDR program. Montgomery County, MD protected 10,300 acres of farmland in six years using TDR's.

Advantages. Open space is permanently preserved. Cost of preservation is absorbed by purchaser of development rights. Landowner receives monetary value for land's development potential.

Disadvantages. Need a healthy market to stimulate participation in the program. Difficult to locate receiving areas for increased densities. May be complicated to
administer program. These disadvantages could be minimized with a modified "contiguous TDR" plan, allowing higher density in one area if TDR's are acquired from contiguous areas - like cluster development.

12. Right to farm/right to forestry ordinances. Ordinances that protect farmers or foresters from nuisance suits by non-farm/non-forest neighbors. Farm or forest-related industries are also protected. Skagit County has adopted a right-to-farm ordinance.

Advantages. Farmer or forester can operate farm or forestry business without nuisance claims from surrounding residents.

Disadvantages. In practice, it is difficult to ensure that all new buyers and renters adjacent to resource lands are well informed of the ordinance provisions.

13. Cluster developments. A subdivision design with smaller lots than those allowed in conventional subdivisions to be clustered on a portion of a parcel, thereby providing open space areas exceeding the minimum required for conventional subdivisions. Cluster developments can be either mandatory or voluntary. Mandatory cluster ordinances have been adopted by cities and counties in Massachusetts and Maine. Many counties encourage voluntary clustering through incentives such as density bonuses.

Advantages. Preserves open space for resource use. Facilitates development of community wells and septic systems, reducing the amount of disturbed area and reducing costs of infra-structure.

Disadvantages. Open space may be too small or inappropriately designed for resource use, or not permanently protected. Too many small lots would be incompatible with rural character and rural services. Difficult to encourage landowners to cluster without density bonuses, which can adversely affect rural character and service demand.

14. Density bonuses. Developer can exceed certain zoning ordinance regulations (e.g. height, density), in return for providing public benefits such as preserving land in open space, including resource production. Cluster housing developments are encouraged through density bonuses in some jurisdictions.

Advantages. Encourages open space preservation. Could be used as an incentive to improve site design for compatibility with resource use.
Disadvantages. Density bonuses may result in inappropriate residential densities for rural areas. Soils, ecosystems may be overdeveloped.

15. Land exchanges/joint acquisitions. Land is exchanged between public agencies and/or private landowners. Joint acquisitions can be by public agencies or by a private land trust with a public agency. Thurston County, DNR and private property owners established the Thurston County Prairie Preserve through a combination of land exchanges and acquisitions.

Advantages. Substantial savings in acquisition costs.

Disadvantages. Complicated to implement.

16. Exclusive agriculture or forestry zoning district. Land use is limited to agriculture or forestry uses. Residential (other than farmsteads), commercial or industrial uses are limited or prohibited. A differential tax assessment may be assigned to properties within the zone. Primarily used for agriculture, generally with acreage minimums. Increasing use for forestry protection.

Advantages. Protects agricultural and forestry operations from conflicting land uses. Preserves prime resource land for future resource production. Maintains low service costs by preventing scattered residential development.

Disadvantages. Does not allow flexibility to the landowner to convert to a non-resource land use.

17. Large lot zoning district. Minimum lot sizes of 10-30+ acres to preserve parcels large enough for resource production. The National Agricultural Lands Study found that this option was the most commonly used for resource protection.

Advantages. Minimizes the potential conflicts between residential uses and resource production.

Disadvantages. Residential owners may discontinue resource use on their property.

18. Outright donation. Property owner donates full title to the land to a public agency or private land trust. Resource lands valued at development potential can increase tax benefits to donor while preserving future use of the land.
Advantages. Substantial income tax savings to owners in high tax brackets. No acquisition costs.

Disadvantages. Land removed from tax base. Maintenance costs.

19. Bequest. A donation at the time of death provided for in a will or living trust, including title or the creation of a conservation easement.

Advantages. The landowner retains full use of the land until death and may revoke the bequest at any time should circumstances change, and estate taxes will be reduced if the land is donated to a qualified party.

Disadvantages. The landowner would not benefit from income tax deductions for the gift and would pay real estate taxes on the land until death.

20. Reserved life estate. The landowner donates the land or a conservation easement to a public agency or private land trust but reserves the right to use the property during the owner's lifetime and/or lifetimes of other family members. Thus lifetime use of land is assured to the owner(s) or other specified individuals.

Advantages. The donor only pays real estate taxes on the portion of the land retained for personal use and may be able to claim an income tax deduction on the value of what is actually given up prior to death.

Disadvantages. The donation may not be revoked even if circumstances change within the owner's lifetime. If outright donation the land is removed from the tax base.

21. Bargain sale. Property owner donates part of the title and sells the remainder of the title at less than fair market (bargain) value to a public agency or private land trust.

Advantages. Provides landowner with benefits of both charitable tax deductions and funds from the sale. Low acquisition costs.

Disadvantages. Land removed from tax base. Maintenance costs.

22. Installment sale. There are three types of installment sales. In one, a price is agreed on, title to the entire property is transferred, and payment is received in installments.
In another, a price for the entire property is agreed on, but the property is physically divided to transfer title in stages with payment. In the third, the property is not physically divided, but an undivided interest is transferred from time to time with payment.

**Advantages.** The income from the sale is spread over a number of years, thus minimizing the amount of capital gains tax that must be paid. They also help the buyer by allowing them more time to raise funds and reducing the initial outlay of capital.

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**23. Estate taxes.** Outright donation of property or a conservation easement to a public agency or private land trust, either by a will or living trust, or during the lifetime of the donor.

**Advantages.** Reduced estate taxes. No acquisition costs.

**Disadvantages.** Land removed from tax base if outright donation.

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**24. Special valuation tax programs.** "Current use" taxation programs reduce taxes from "highest and best use" assessment to taxation based on existing use. These programs have not proven to be effective in permanently protecting resource lands from development pressure.

**Advantages.** Provides incentive to conserve resource lands and open space. Voluntary enrollment.

**Disadvantages.** In a strong development market, a property removed from the program can absorb back taxes and penalty costs.

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**25. Public education programs.** The public is informed on the value of resource conservation by public agencies or private interest groups. American Farmland Trust provides public education materials to promote farmland conservation.

**Advantages.** Builds support for new ideas and programs. Increases citizen involvement.

**Disadvantages.** Success of program may not be apparent within the short-term.

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**26. Mutual agreements.** This is an agreement between the
landowner and an agency or land trust that each will do certain things in regards to the property. The agreement may take the form of a handshake, a letter, or a contract that allows each party to cancel as specified. Generally, both parties sign a document that states the objectives and obligations of each party. The owner may agree to notify the organization of plans for any change in the property, while the organization may provide technical advice on property management.

27. **Land exchange.** Land exchange can be used if the landowner is willing to accept another property of "like-kind" from the party interested in the special features on their current parcel. The interested party may be a government agency or conservation organization. The exchange may be for equal values, or values may be equalized by a cash payment. This approach enables the landowner to defer capital gains taxes. The major limitation to this approach is that the interested party must consider the property of high enough priority to swap other lands for it, and they must have other lands available to make the trade.

28. **Limited development.** Limited development is sometimes the only feasible way to preserve a piece of property in an area with high land values or where the owner finds all other options unaffordable. In limited development, part of the property which is less sensitive is developed to provide the owner with the funds needed to preserve the sensitive area. To permanently preserve the remaining sensitive features from further activity a conservation easement is the preferred option.

This approach can be used by an individual landowner whose primary interest is preservation, or by a developer with concern for maintaining existing community values. For the latter, often the profits forgone by not developing all the land are offset by the increased marketability of a development which contains desirable amenities.

The "limited" nature of this approach must be stressed. It can only be used on large parcels where conditions allow for development, without endangering the sensitive features. A sufficient buffer around features is also critical in preventing the impacts of development. Therefore, it must be recognized that certain types of development near sensitive features are incompatible with preservation.

29. **Environmentally sensitive areas ordinances.** Critical areas and natural systems are recognized and protected with non-development or limitations on uses coupled with specific maps.
30. Narrowing the choices. The following flowchart and questions should prove helpful to property owners in deciding how to protect their property.

Do you wish to protect your property permanently?

- **YES**
  - Do you wish to continue to own your property?
    - **YES**
      * conservation easement
      * partial undivided interest
    - **NO**
      * long-term lease
      * management agreement
      * mutual agreements
      * nonbinding agreement

Do you wish compensation?

- **YES**
  - Sale:
    * at market value
    * bargain sale
    * limited development
    * option
    * reserved life estate
    * right of first refusal
    * sale by installment
    * self finance
    * undivided interest
  - Donation:
    * bequest
    * leaseback
    * outright
    * reserved life estate
    * undivided interest

Do you wish to restrict future use when you transfer title?

- **YES**
  * conservation easement
  * deed restrictions
  * mutual covenants
  * reversionary interest

- **NO**
  * normal transfer of title


(Much of the information in this appendix was obtained from a paper prepared by Mary Jorgensen under contract to Thurston County Regional Planning Council or from Washington State Department of Ecology Publication #90-5.)
Appendix B: Funding Sources for Land Conservation
APPENDIX B

FUNDING SOURCES FOR LAND CONSERVATION

A. PRIVATE FOUNDATIONS

1. The Bullitt Foundation, Inc.
   Emory Bundy, Director
   1011 Boren Ave, Suite 821
   Seattle, WA. 98104  (206) 343-0807

   Interest: Conservation, environment, energy, transportation, urban development, etc.

   Limitations: Pacific Northwest (primarily)

   Application info: Letter with proposal

   Financial data year ending 02/28/91: 55 grants, average gift $8,000-15,000, high $300,000, low $500

   Types of support: General purposes, operation budgets, special projects, etc.

2. Forest Foundation
   820 A Street, Suite 345
   Tacoma, WA 98402  (206) 627-1634

   Interest: Environment, native americans, etc.

   Limitations: Primarily western Washington with emphasis on Pierce County and SW Washington.

   Application info: Application form required.

   Financial data year ending 10/31/90: 91 grants, average gift $1,000-35,000, high $100,000, low $17

   Types of support: Operating budgets, capital campaigns, special projects, etc.

3. The Foster Foundation
   1201 Third Ave Suite 2101
   Seattle, WA. 98101

   Interest: Environment, etc.

   Limitations: Primarily in the Pacific NW and Alaska.

   Application info: Initial approach send letter.
Financial data year ending 12/31/89: 31 grants, average ?, high $50,000, low $1,000.

Types of support: Seed money, building funds, special projects, equipment, research, matching funds, etc.

4. Laird, Norton Foundation
801 Second Ave. Suite 1300
Seattle, WA. 98104 (206) 464-5292

Interest: Higher education, environment, conservation, economics, etc.

Limitations: No grants to individuals and no loans.

Application info: Application form required.

Financial data year ending 12/31/89: 209 grants, average $500-1,500, high $20,000, low $40.

Types of support: Special projects, publications, land acquisition, matching funds, seed money, etc.

5. Charlotte Y. Martin Foundation
 c/o Security Pacific Bank Washington, N.A., Tax Serv
777 - 108th Ave N.E. Suite 360
Bellevue, WA. 98004

Interest: Higher education, wildlife, etc.

Limitations: Primarily Washington.

Application info: ?

Financial data year ending 03/31/90: 10 grants, average ?, high $104,780, low $3,089.

Types of support: Scholarship funds, student aid, and also support for wildlife.

6. New Horizon Foundation:
820 A Street, Suite 345
Tacoma, WA. 98402 (206) 627-1634

Interest: Environment, community development, etc.

Limitations: Primarily in western Washington with emphasis on Pierce County and SW Washington.

Application info: Application form required.
Financial data year ending 10/31/90: 128 grants, average $5,000-25,000, high $263,854, low $78.

Types of support: Equipment, special projects, general purposes, matching funds, etc.

7. The Norcliffe Fund
First Interstate Ctr.
999 Third Ave, Suite 1006
Seattle, WA. 98104 (206) 682-4820

Interest: The environment and conservation, wildlife organizations, plus numerous cultural areas.

Limitations: Primarily in the Pacific NW - especially Seattle.

Application info: Letter with one copy of proposal. Application form not required. Write to Theiline P. Scheumann, President.

Financial data year ending 11/31/90: 275 grants, average $1,000-5,000, high $128,477, low $50.

Types of support: Seed money, land acquisition, special projects, etc.

8. Norman Archibald Charitable Foundation

Interest: Environment, etc.

Limitations: Puget Sound region of Washington. No support for government agencies or private foundations.

Application info: No form required. Letter or telephone plus 3 copies of proposal.

Financial data year ending 09/30/90: 101 grants, average ?, high $15,000, low $484.

Types of support: General purpose, seed money, land acquisition, special projects, etc.

B. STATE GOVERNMENT

9. Aquatic Lands Enhancement Account (ALEA) (Chapter 79.24 RCW). This account supports the purchase, improvement, or protection of aquatic lands and access to those lands for the public. ALEA is funded by money generated from lease of state-owned lands. The Department of Natural Resources (DNR) administers the account. Some of the ALEA funds are available to
state agencies and local governments in a competitive process that requires a 25% match. DNR dedicates a portion of the ALEA funds specifically to wetlands acquisition. Present acquisition efforts within the Puget Sound Basin are being funded at about $600,000 per year and areas outside of the Sound are receiving about $250,000 per year. Also, about $500,000 a year in ALEA funds support the Volunteer Cooperative Fish & Wildlife Enhancement Program.

10. **Interagency Committee for Outdoor Recreation (Chapter 43.99 RCW)**. The Interagency Committee for Outdoor Recreation (IAC) administers funding, from state and federal sources, to other public agencies for acquisition and development of recreational lands. IAC has authority to enter into contracts and agreements with private non-profit corporations to further State goals of preserving, conserving, and enhancing recreational resources and open space for the public benefit and use. Also, IAC may be administering funds which could be used by state and local governments for wetlands preservation.

11. **Migratory Waterfowl Stamp/Artwork Program (RCW 77.12.670)**. Funds from the sale of state duck stamps and related artwork are administered by the Department of Wildlife for wetland enhancement and acquisition. These funds are to be exclusively used for migratory waterfowl projects which preserve habitat and protect waterfowl species. Over $500,000 a year are collected. Some of these funds are used to assist private non-profit organizations enhance wetlands and acquire valuable, threatened wetlands. Lands secured with these funds must be open to reasonable public access.

12. **Natural Area Preserves Act (Chapter 79.70 RCW)**. This Act establishes a state system of natural area preserves and a means for the Department of Natural Resources (DNR) to acquire them. Natural area preserves are those lands which meet criteria established in the state Natural Heritage Program Plan, such as features having rare plants or animals, rare plant communities, or unique geologic features. No consistent funding source is committed to the Natural Area Preserves Act, but funding has been received from the state general fund. This act provides several options for permanently protecting rare lands by authorizing DNR to purchase private lands or acquire them by gifts, devise, or mutually agreed dedication.

13. **Current use property tax exemptions**. Washington State Law provides property tax relief for special use properties. If the property meets certain use requirements, its taxable value will be based on its use, rather than market value. Applications for current use property tax exemptions can be obtained by
calling the Kitsap County tax assessor's office (206) 876-7087 or toll free 1-800-872-4503. The current use categories are:

**Open space general.** The intent is to preserve ecologically sensitive land for the enjoyment of the Washington residents. The land must have certain ecological features such as ponds, streams, wetlands or wildlife habitat, and/or be a scenic resource or historic site.

**Open space agriculture.** The intent is to preserve lands used for the commercial production of agricultural products. The land must be primarily devoted to raising agricultural products for commercial purposes, including cultivated Christmas tree farms.

**Open space timber.** The intent is to promote the growth of quality timber for production. There must be a minimum of five contiguous acres which must be primarily devoted to the growth and production of timber. Any property 20 acres or larger will be classified under Designated Forest Land.

**Designated forest land.** The intent is to promote the growth of quality timber for production. There must be a minimum of 20 contiguous acres which must be primarily devoted to the growth and production of timber.

14. **Coastal Zone Management Act (1972).** The Washington Department of Ecology (DOE) administers coastal zone projects funded under Section 306A of the federal Coastal Zone Management (CZM) Act. CZM projects require 50-50 matching grants. Projects considered for 306A funding must be within the 15 coastal counties of Washington. Projects are generally limited to those which are located on or related to a marine or estuarine water body or its "associated wetlands" as defined in the Shoreline Management Act. This includes any project located on a river or stream which is tidally influenced. 306A projects include shoreline resource improvement projects such as wetlands acquisition or small construction projects such as trails, public view points, interpretive facilities and signs, etc. and generally have a total value not exceeding $75,000; they are generally in the range of $10,000 to $35,000.

15. **Community and Urban Forestry Grant Program.** The Department of Natural Resources (DNR) Community and Urban Forestry Grant Program is wholly funded through the 1978 United States Cooperative Forestry Assistance Act. This federal program of education and technical assistance is for urban areas and communities and under the law is designed to:

a. assist in conducting inventories of forest resources, identifying opportunities for energy conservation plantings, and determining the status of related
resources;
b. assist state and local organizations including schools
   in organizing and conducting urban and community
   forestry projects and programs;
c. improve education and technical support in selecting
   tree species, providing for proper tree planting,
   maintenance and protection, protecting individual trees
   and preserving existing open spaces, and identifying
   opportunities for expanding tree cover;
d. identifying opportunities for expanding tree cover;
e. assist in the development of local management plans for
   trees and associated resources; and
f. increase public understanding of the values of trees in
   urban and community environments and expand the
   knowledge of the ecological relationships and benefits
   of trees and related resources in these environments.

16. Puget Sound Wetlands Preservation Program. The Puget
    Sound Wetlands Preservation Program is a component of the
    "Wetlands Protection" element of the Puget Sound Water Quality
    Management Plan. In the Plan, the Puget Sound Water Quality
    Authority directs the Departments of Ecology (DOE) and DNR to
    form a partnership for preserving wetlands. DOE is given lead
    responsibility for identifying the high quality regionally
    significant wetlands in the Puget Sound basin, and DNR is the
    lead for acquiring or otherwise 'securing' these wetlands. No
    constant source of funding has been allocated to this program.
    However, DNR has been using the Aquatic Lands Enhancement
    Account Fund for this effort. About $600,000 per year has been
    allocated to wetland preservation in Puget Sound.

17. Volunteer Cooperative Fish & Wildlife Enhancement
    Program (Chapter 75.52 RCW). The Departments of Fish and
    Wildlife administer funds from DNR's Aquatic Lands Enhancement
    Account (ALEA), to conduct cooperative projects with volunteer
    conservation organizations or groups of individuals. The
    projects supported are restorative in nature consisting of
    habitat improvement and restoration, placement of interpretive
    facilities, replanting & transplanting vegetation, enhancing
    endangered species habitat, abating pollution, rearing fish,
    etc. Project funds are used for supplies, materials, etc., but
    not labor. Thus a volunteer effort is needed to implement a
    grant proposal. The amount of funding for this program
    fluctuates with each biennium allocation from ALEA.

18. Coastal Wetland Conservation Grants. Authorized by section
    305 of the Coastal Wetlands Planning, Protection and Restoration
    Act of 1991, the National Coastal Wetland Grants Program provides
    funding to state agencies in coastal states for acquisition,
    restoration, enhancement, or management of coastal wetlands
    ecosystems. At least a 50% match must be provided by the state
agency. Grant applications are accepted by the Fish and Wildlife Service Regional Office by October 1 of each year.

Contact: Kahler Martinson (503) 231-6128
U.S. Fish and Wildlife Service
Eastside Federal Complex
911 NE 11th Avenue
Portland, OR 97232-4181

19. North American Wetlands Conservation Grants Program. The North American Wetlands Conservation Act authorizes the North American Wetlands Conservation Grants Program. Grants are for projects which involve wetlands restoration, enhancement, or acquisition. Any person, local, state or federal agency, tribe, or private organization can apply for a grant, but there must be at least 50% non-federal matching funds applied to project costs. Proposals are accepted throughout the year, but projects are reviewed and funds allocated on a periodic basis, usually three times per year.

Contact: Carey Smith (503) 231-6164
U.S. Fish and Wildlife Service
Eastside Federal Complex
911 NE 11th Avenue
Portland, OR 97232-4181

C. NONPROFIT ORGANIZATIONS

20. Washington Parks Foundation. This foundation encourages private donations of land or money for the acquisition, development, and enhancement of park and recreation facilities throughout the State of Washington. It provides a resource for park and recreation contributions and serves as a conduit to cities, counties and state agencies for land, facilities, equipment, and money. Its focus includes the provision of recreational and/or interpretive facilities. Wetlands tolerant of public uses are included in this context. The foundation provides personal consultation and referrals regarding donations, third party agreements, and government regulations. They also have a resource library. Contact:
Donnajeanne Goheen
110 West Dayton
Edmonds, WA. 98020 (206) 774-7275

21. Washington Wildlife Heritage Foundation. This foundation is dedicated to fish and wildlife/water and land conservation through resource management, protection and enhancement of habitat, public education, and wise land and water use, with the involvement, support, and cooperation of the
public and private sector. Its' objectives are to protect habitat through innovative acquisition and enhancement efforts; support research and land planning; and to provide the general public with information, awareness, and interest in natural resource protection. Its' focus includes research, planning, implementing and managing a variety of diverse wildlife programs and projects including some wetland issues. Contact: Larry Minkler
32610 Pacific Hwy. South
Federal Way, WA. 98003 (206)874-1800

22. Washington Wildlife and Recreation Coalition. This organizations' mission is to identify the state's most important unprotected wildlife habitat and outdoor recreation lands, and funding options for acquisition of these lands. Its' objectives are to complete a habitat and outdoor recreation needs assessment and develop an action plan for acquisition and management of the most critical lands. Its' focus is to secure wetlands, old-growth forest, shrub-steppe, and other critical habitats. Their efforts are jointly sponsored by a 45 member Board of Directors representing industry, public officials, and members of conservation and outdoor recreation organizations. Contact: Russ Cahill, Executive Director
Joe La Tourette, Deputy Director
112 East 4th St. #202
Olympia, WA. 98501 (206)754-1898

23. American Greenways DuPont Awards Program. The American Greenways DuPont Awards, a partnership project of DuPont, The Conservation Fund, and the National Geographic Society, provides small grants to stimulate the planning and design of greenways in communities throughout America. The new award program was instituted in response to the President's Commission on Americans Outdoors recommendation to establish a national network of greenways. Made possible by a generous grant from DuPont, the program also honors groups and individuals whose ingenuity and creativity foster creation of greenways. The program goals are to:
*Develop new, action-oriented greenway projects.
*Assist grassroots greenway organizations.
*Leverage additional money for conservation and greenway development.
*Recognize and encourage greenway proponents and organizations.

Grant recipients are selected according to criteria that include:
*Importance of the project to local greenway development efforts.
*Extent to which the grant will result in matching funds or other support from public or private sources.
*Demonstrated community support for the project.
*Likelihood of tangible results.
*Capacity of the organization to complete the project.
*How the project serves as a model for planning and developing greenways.

The maximum grant is $2,500. However, most grants range from $500 to $1,000. Grants may be used for activities such as: mapping, ecological assessments, surveying, conferences, and design activities; developing brochures, interpretative displays, audio-visual productions or public opinion surveys; hiring consultants, incorporating land trusts, building a foot bridge, planning a bike path, or other creative projects. In general, grants can be used for all appropriate expenses needed to complete a greenway project including planning, technical assistance, legal and other costs. Awards will primarily go to local, regional or statewide nonprofit organizations. Submit application to:

American Greenways
The Conservation Fund
1800 North Kent Street, Suite 1120
Arlington, Virginia 22209 (703)525-6300

(Much of the information in this appendix was obtained from Washington State Department of Ecology Publication #90-5 and from the 1992 edition of Grants and Foundations reference book).
Appendix C:
Eglon Improvement Club Addendum
This statement was approved by the Eglon Improvement Club Board of Directors for submission to the County. A Special Meeting is tentatively scheduled for Thursday, January 11, 1990, to work out the final submission.

THE NORTH KITSAP SUBAREA PLAN FOR THE EGLON COMMUNITY

EGLON IS THE AREA FROM POPE AND TALBOT LAND ON THE WEST SIDE OF THE HANSVILLE ROAD TO THE WESTERN SHORE OF PUGET SOUND FROM WEAVERS PASS TO AND INCLUDING SUNRISE BEACH. THIS WOULD INCLUDE THE NORTHERN HALF OF SECTION 10 AND ALL OF SECTION 11. THERE ARE MANY OLDER PLATTED LOTS ALONG THE BEACH WITH LARGER FARM TRACTS AND WOODED LOTS ON THE UPLANDS. AREA RESIDENTS EXPRESSED A UNANIMOUS DESIRE TO REMAIN A RURAL RESIDENTIAL AREA WITH NO DISRUPTIVE ACTIVITIES OF ANY SORT. THEY STATED THAT LOT SIZE SHOULD NOT BE ANY SMALLER THAN TWO AND ONE-HALF ACRES IN SIZE.

GOALS:  

TO PROVIDE FOR PLANNED AND ORDERLY GROWTH WHICH WILL EMPHASIZE AND PRESERVE THE AREAS' RURAL CHARACTER.

TO REMAIN A RESIDENTIAL COMMUNITY.

POLICIES:  

KITSAP COUNTY SHOULD ALLOW NO COMMERCIAL USES OTHER THAN THOSE ALREADY EXISTING UNDER GRANDFATHER PROVISIONS

HOME OCCUPATION (COTTAGE INDUSTRIES) SHOULD BE ALLOWED IF THEIR IMPACT IS NON EXISTANT (ED. NOTE: WE NEED TO CLEARLY DEFINE COTTAGE INDUSTRIES.

OPEN SPACES, GREEN BELTS AND AGRICULTURAL AND FORESTRY USES SHOULD BE ENCOURAGED AND MAINTAINED BETWEEN NEIGHBORHOODS.

ALL DEVELOPMENT SHOULD BE ENCOURAGED TO RETAIN NATURAL VEGETATION.

KITSAP COUNTY AND THE EGLON PORT COMMISSION SHOULD WORK TOGETHER TO MINIMIZE THE IMPACT THAT THE BOAT LAUNCH HAS ON THE COMMUNITY.

HIGH DENSITY, F.P.U.D. FORMS OF PROPERTY DEVELOPMENT ARE NOT WANTED.

THE COMMUNITY CLUB SHOULD BE NOTIFIED IN THE CASE OF ANY APPLICATIONS FOR ZONING VARIANCES, AND HEARINGS SHOULD BE HELD IN EGLON SO THAT EVERYONE CONCERNED WILL HAVE AN OPPORTUNITY TO BE HEARD.

THE EGLON COMMUNITY IS TO BE CONSIDERED AS A SEPARATE COMMUNITY.
Appendix D:
Potential Additions to
Open Space System - 1993
Potential Additions to
Open Space System - 1993
Appendix E: Recommendations for Further Study
Recommendations for Further Study

The following is a preliminary list of studies which may need to be done in order to more clearly define the characteristics of a particular area or system (i.e., "downtown" Hansville, pathway design, etc.). These studies should support and fulfill the concepts and goals of the Hansville Community Plan.

1. Design guidelines for the "rural waterfront village" of Hansville.

2. Future studies to identify the specific locations and details of greenway and wildlife corridors assembled through dedications or other mechanisms.

3. Size of habitat buffers adjacent to wetlands and streams.

4. Specific location and design of North-South regional road on west side of peninsula.

5. A study to examine the feasibility and desirability of higher density housing to meet the goals of affordability and allowing older residents to remain in the Hansville area.

6. Detailed design of Greenways and Wildlife Corridors - specific location and design of pathways and interpretive facilities.

7. Other studies may be identified and added to this list.
INTRODUCTION

Hansville, located on the northern part of Kitsap Peninsula, is a growing community and a tourist destination. Its proximity to Point No Point, which will become a destination park once the agencies approve the land transfer, will add the number of visitors to Downtown Hansville. The pristine, scenic, and small town character also contributed to the increasing number of visitors to the downtown.

The desire to save the small town character, as well as the need for better growth management of the downtown, prompted a group of Hansville residents to set up a committee to look into the future of their downtown. Landscape architecture students at the University of Washington, Department of Landscape Architecture assisted in the development of the downtown master plan. The students, led by Professor John Koepke, worked with the Downtown Hansville Committee throughout the planning process. It should be noted that the Committee were very much a part of the planning process, giving their ideas, suggestions, and most importantly, their energy through the discussions and workshop conducted during the planning process. This Master Plan is a generation of ideas that represent the vision of Downtown Hansville. The intent of this master plan is to assist the Committee in planning the future of downtown Hansville. The issues are plenty and further studies should occur prior to any implementation. This document will discuss the following issues:

1. Site Analysis
2. Alternatives
3. Concept Statement: Beachfront Meeting Place
4. The Master Plan
5. Implementation
DOWNTOWN HANSVILLE SITE ANALYSIS

Hansville sits on a flood plain and has a magnificent view to Puget Sound, Mount Baker, and the woods that form the background of the town. It is the meeting place of different types of ecosystems, namely, the freshwater wetland, the beach, the saltwater, and the upland forest. As one arrives, the view to the town and the Sound from the hill becomes spectacular. Private residences which surround the town block direct or visual access to the town's golden public amenity, the beach, except for a small access next to the grocery store. This access is not well defined or marked. The following are the positive and negative elements of Downtown Hansville.

Positives

1. Peaceful and quiet
2. Well maintained roads
3. View of town from hill
4. Approximately two and a half miles of trail
5. Approximately one mile from the community center
6. Beachfront property

Negatives

1. No park access or green space
2. No access to beach
3. No distinct architectural styles
4. No definition or boundary of downtown
5. Hydrology issues
6. Wetland limitations
7. Parking problem
8. Scattered commercial
BEACHFRONT MEETING PLACE

Concept

The many habitats: the beach, wetlands, woods, buildings, creek, flow into Hansville independent of each other. A beachfront meeting place will link all the habitats through a common area—the beach and green space. The public beach and green space form the central focus to link the downtown with the natural systems.

Alternatives

This concept statement produced two alternatives which were presented to the committee. Alternative One focuses on the green space or park around the village center. Alternative Two creates green space between the shops and the village center.

The workshop with the committee led to several changes and approvals on the two alternatives. Input from the workshop were incorporated during the master plan development.

Master Plan Design Elements

The Master Plan proposes to achieve two goals. First, it provides a setting that is responsive to the natural environment of the area. Second, it seeks to provide a pedestrian-friendly and safe environment for all the users.

The Master Plan calls for several improvements to the downtown. It reduces traffic speed along Hansville Road. Roadway surface treatment such as scored paving at selected areas along Hansville Road will occur to achieve this goal. Point No Point Road intersection treatment is encouraged to further reduce traffic speed, but more importantly, to announce the entrance to the downtown. A simple painted roadway surface or a change in surface materials such as bricks could be done for this purpose. The gateway to the downtown should be strengthened by a sign announcing the visitor’s arrival to Hansville. Sign materials might include the driftwood from along the beach to give it a rustic character and also to respond to the natural surroundings.
Parking - Point No Point Road would:
1. Provide parking for Point No Point visitors
2. Provide overflow parking for visitors to downtown and to the education center.

Town parking would:
1. Provide parking for town users
2. Provide parking for churchgoers.

Education Center - This is an educational building whose goal is to provide learning and research center about the ecosystem of the area. Talks have begun with local colleges for this purpose. This two story building should be made of wood and painted with colors similar to the surrounding environment. This building is also a place where the community can, on selected times, hold educational instructions for the community.

Commercial Building - A single story building, this commercial structure will house a bakery, a diner/cafe, and stores for the community to sell their products. Presently, this is done out of the residents homes. The goal of the commercial concept is to provide convenient services for the education center users, the community, and the visitors. To encourage a safe walking environment, road surface treatment would occur at two corner locations: one connecting the church and the other connecting the sidewalk.

Village Center - The old restaurant would be converted into an office for community administration, a village center, and a picnic shelter.

Park - The central focus of the downtown would be the park, which has a direct access to the beach and to all the facilities. It would have areas for both passive and semi-active uses. Looping trail would connect all the facilities including beach access to Point No Point, access to the wetland with wooden boardwalk, and a sidewalk within the commercial area.

Creek - The creek would be moved next to the church and connect the wetland to Puget Sound. A wooden boardwalk would be installed within the wetland area and across the creek along the beach as the creek flows into the Sound.

Other - The existing grocery store would remain and would have parking for its customers. Church expansion would become part of the downtown character with parking available in the heart of the downtown. Some parking would occur next to the church for staff and disabled patrons.
The landscape treatment would:
1. Buffer private residences from downtown
2. Encourage the natural and open environment through plantings at selected locations. Include formal plantings only within the commercial and the education area.
3. Use native plantings.
IMPLEMENTATION

Implementation of this plan will be one of the challenges that the committee will face. However, these improvements can be accommodated through a phasing process and can be easily adopted by the committee. Two phases were recommended and items in each phase may overlap to achieve its objectives. A recommended list of improvements in each phase are as follows:

Phase One

1. Roadway treatment
2. Parking for Point No Point
3. Gateway sign
4. Rehabilitate restaurant to house Village Center
5. Start Education Center project
6. Clean beach

Phase Two

1. Relocate creek
2. Build commercial structure
3. Provide parking for grocery store and the downtown
4. Expand church
5. Build trails
6. Build park
7. Landscape installation
8. Other improvements