



## Chapter 12. Kingston Sub-Area Plan

Kingston is Kitsap County's northern most urban growth area (UGA), located north of Bainbridge Island and Port Madison Bay along Puget Sound. The Kingston UGA was established in May 1998 through the adoption of the Kitsap County Comprehensive Plan (Plan) and modified in 2003 and 2005. Currently, the UGA encompasses approximately 1,650 acres.

Originally adopted in 2003, the Kingston Sub-Area Plan was revised in December 2005, and again in December 2006 with the 10-Year Update to the Kitsap County Comprehensive Plan, to incorporate the 2025 countywide population forecast and updated land capacity estimates (Figure 12-1). Below are goals and policies from Chapters 3, 4, 5, and 6 of the Kingston Sub-Area Plan. These include goals and policies that form the framework for the plan as well as more specific goals and policies for land use, environmental protection, and transportation. For additional information on the sub-area, its planning process, and capital facilities, please refer to the Kingston Sub-Area Plan in its entirety.

### 12.1. Goals and Policies

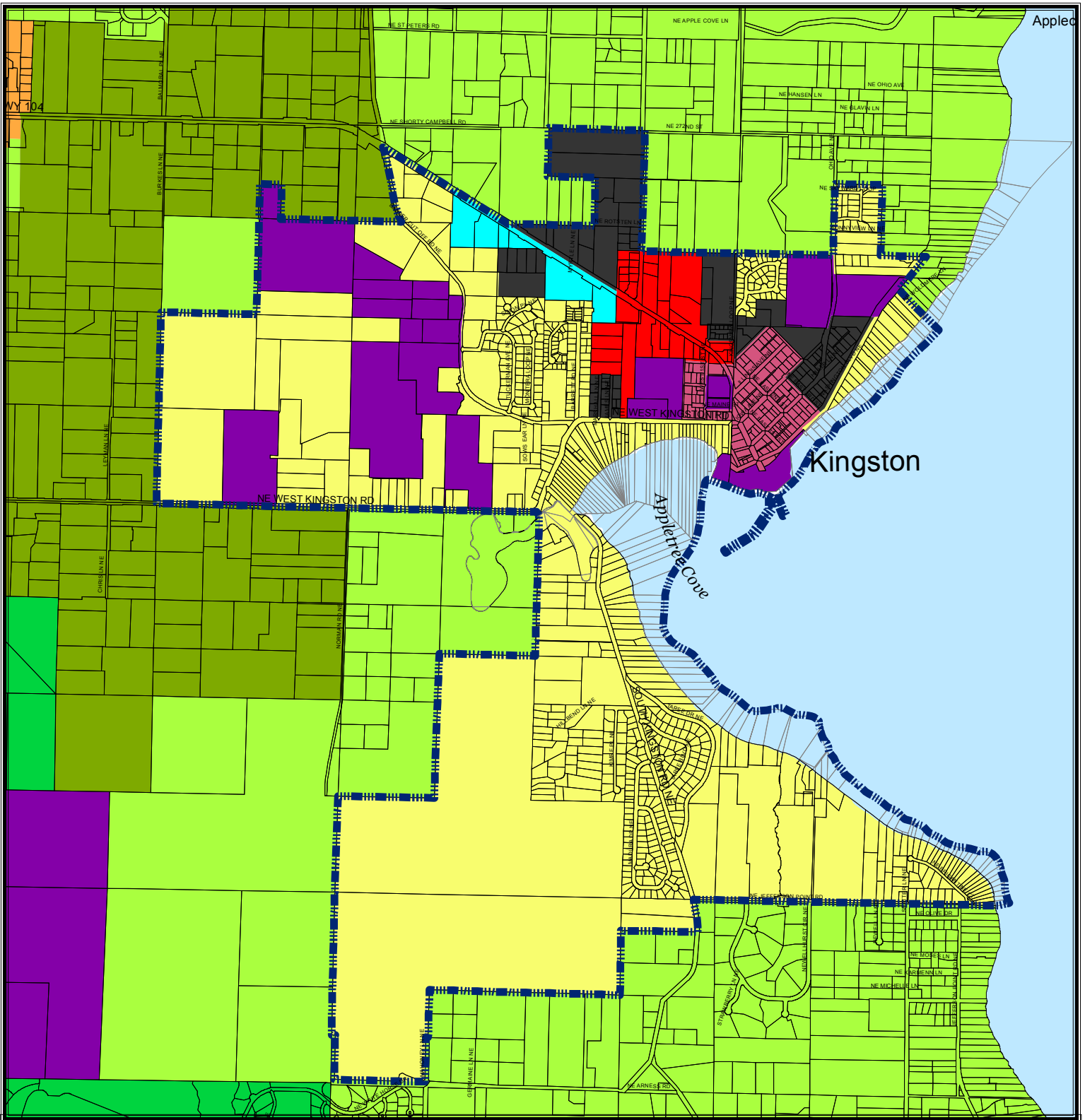
#### 12.1.1. Framework

##### Build a Sense of Community

**Goal 1. Foster an environment that supports the active and meaningful involvement of the community in local, countywide and regional issues.**

Policy King-1 Ensure that Kingston residents have access in the community to information regarding future land uses and activities.

Policy King-2 Enhance opportunities for the multiple-use of public spaces and facilities.



**Kingston Urban Growth Area**  
*Comprehensive Plan Land Use Map*



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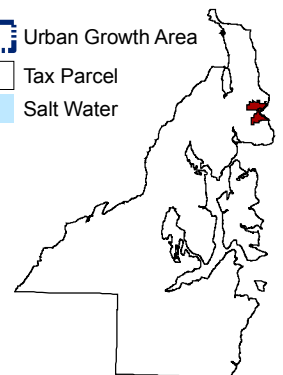
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This map was created from existing map sources, not from field surveys. While great care was taken in using the most current map sources available, no warranties of any sort, including accuracy, fitness, or merchantability accompany this product. The user of this map assumes responsibility for determining its suitability for its intended use.



- Urban High-Intensity Commercial/Mixed Use
- Urban Low-Intensity Commercial/Mixed Use
- Urban Industrial
- Urban Low-Density Residential
- Urban Medium/High-Density Residential
- Rural Protection
- Rural Residential
- Rural Wooded
- Public Facility
- Limited Area of More Intense Rural Development

- Urban Growth Area
- Tax Parcel
- Salt Water



\* THIS MAP IS NOT A SUBSTITUTE FOR FIELD SURVEY  
 \*\*REFER TO THE KITSAP COUNTY ZONING MAP FOR PARCEL SPECIFIC ZONING\*\*

**Figure 12-1 Kingston Comprehensive Plan Map**

- Policy King-3 Evaluate potential joint-use facilities and/or public/private partnerships that would provide facilities and spaces for community meetings and events.
- Policy King-4 Implement the Urban Village Center (UVC) to accommodate a central gathering site.
- Policy King-5 Encourage all educational facilities to accommodate multiple-uses, with consideration to:
- Potential traffic impacts.
  - Pedestrian safety around the immediate school site.
  - Pedestrian connectivity to trail corridors.
  - Compatibility of the site with surrounding neighborhoods.

**Goal 2. Strive to maintain and create a diversity of housing opportunities for all incomes and ages in the Kingston community.**

- Policy King-6 Provide appropriately zoned vacant and underutilized lands to accommodate the future needs for all types of housing, including single-family, multi-family and manufactured.
- Policy King-7 Encourage innovation and variety in housing and site design. Support unique and sustainable housing development such as co-housing, open-space based cluster development, live-work mixed use buildings and small-lot urban cottages.

**Goal 3. Support proposals for affordable housing that are consistent with the use and density provisions of this plan.**

- Policy King-8 Establish a mix of housing types, densities and costs suitable for Kingston's diverse population.

## Enhance Kingston's Visual Identity as a Community

**Goal 4. Support the implementation of the Design Standards for the Community of Kingston, which appropriately integrate new construction and redevelopment into Kingston's commercial areas while maintaining the special character of the community.**

- Policy King-9 Preserve the small town character of Kingston's commercial areas by enforcing the adopted design standards for commercial development.

**Goal 5. Preserve the small town character.**

- Policy King-10 Encourage contextually-based, clustered single and multi-family residential development as a means of preserving open spaces and natural areas.
- Policy King-11 Adopt street development standards that functionally address public safety and level of service (LOS) standards, while maintaining existing community character.
- Policy King-12 Work collaboratively with the Kingston Revitalization, Kingston Chamber of Commerce, the Port of Kingston, County Parks and Public Works to develop possible gateway/entry improvements such as signage, landscaping and special lighting to enhance and define the entrance to Kingston.

**Goal 6. Locate community-oriented public facilities such as the post office, community center, library, etc., within the UGA. Schools, parks and transportation facilities serving populations outside the UGA may be an exception.**

**Goal 7. Preserve, highlight and maintain the historic features and characteristics of Kingston in community planning and development.**

**Establish Predictable and Defined Land Use Patterns that Support Kingston’s Community Vision**

**Goal 8. Promote the use of buffer areas and protected natural systems as a means of establishing an appropriate transition between the Kingston UGA and surrounding rural areas.**

**Goal 9. Recognize that Kingston is comprised of different neighborhoods (e.g., Jefferson Beach, Kingston Highlands, Saltair Point, etc.), and where appropriate, maintain, enhance or create neighborhood identity.**

- Policy King-13 Encourage well-designed residential infill development and redevelopment that protects and enhances community character in established residential areas. Specific design and development standards for the UVC designation considers the following:



- Buffering for infill and re-development.
- View protection.
- Lot size and setbacks.
- Landscaping.
- Architectural characteristics and building scale.

Policy King-14 Establish a land use pattern through zoning that supports the following:

- A wide range of residential lot sizes.
- Housing development types and densities to meet the needs of a diverse population.
- Affordable housing choices for all income levels.

**Goal 10. Promote infill development in areas that have pre-existing services and adequate reserve capacity.**

Policy King-15 Support new development in areas that have planned for the logical extensions of existing infrastructure. Partial provision of required infrastructure shall be avoided. In either case, new development shall not be located in a manner that compromises the integrity of protected natural systems.

Policy King-16 Encourage residential densities to be based on an assessment of the land’s natural capacity for development, the ability to provide required public facilities and services, and the maintenance of community character.

Policy King-17 Factors such as surrounding uses, natural systems, adequacy of public facilities, parking and community character should be considered in determining areas that could accommodate redevelopment to higher densities.

## **Improve and Encourage Economic Development Opportunities and Downtown Revitalization**

**Goal 11. Support the establishment and on-going viability of locally owned businesses, cottage industries and home occupations.**

Policy King-18 Encourage local utilities to install state-of-the-art telecommunication infrastructure (fiber-optic cable, etc.) to serve the Kingston UGA.

Policy King-19 Establish appropriately scaled home office and “cottage” businesses as an important contributor to the local economy.

Policy King-20 Work collaboratively with the Kingston Chamber of Commerce, Kitsap Peninsula Visitors and Convention Bureau, the Kitsap Economic Development Council (KEDC) and the Port of Kingston to create an information system infrastructure and promote a business atmosphere that encourages and supports technology-based industry.

**Goal 12. Support the establishment and maintenance of local retail businesses that provide basic consumer goods.**

Policy King-21 Establish programs targeted at area residents that increase their awareness of the diversity of local shopping opportunities and of how patronage of local businesses contributes to the overall vitality and quality of life of the community.

**Goal 13. Development in the retail core must be consistent with the adopted Design Standards for the Community of Kingston.**

Policy King-22 Within the UVC create places that have pedestrian emphasis, connectivity, mixed use, and centralized public spaces.

**Goal 14. Minimize conflicts between ferry and local business traffic.**

**Goal 15. Stimulate economic vitality and enhance the opportunities for success for local businesses through the application of architectural and urban design standards.**

**Goal 16. Acknowledge the importance of tourism to the local economy and seek to encourage local business opportunities that serve "day visitors."**

Policy King-23 Promote a balanced mix of visitor-related commercial uses to complement the natural and unique cultural amenities of Kingston. Focus on developing activities for pedestrian day-use (e.g., kayaking, bicycle rentals, shuttle tours to surrounding points of interest, etc.)

## Create an Integrated System of Parks, Trails and Open Space

**Goal 17. Create an integrated network of multi-use trails and pedestrian pathways, which provide access to destinations and businesses, links open-space areas and recreational facilities, expands recreational opportunities for both residents and visitors, and takes advantage of Kingston's visual amenities.**

- Policy King-24 Pursue a variety of techniques that result in the establishment of an integrated network of trails, pathways and sidewalks. These techniques should include:
- Encouraging new projects to provide land for future open spaces and/or trails.
  - Acquiring land for open spaces and trails through municipal or state programs, such as stormwater management and wildlife and wetland protection.
  - Applying for grants from public and private funding sources to acquire land for open space and trails.
  - Working with non-profit groups (Great Peninsula Land Trust, Cutthroats of Carpenter Creek, etc.) to obtain conservation easements and create incentives for open space and trail system development.
  - Encouraging the use of property tax deferral programs to promote the retention of valuable open space.
  - Supporting a community or regional bond issue for the dedicated purpose of acquiring environmentally sensitive areas, open spaces and trail easements.
  - Encouraging innovative methods and volunteerism to achieve maintenance of open spaces and trails.
  - Ensuring that all recreational opportunities and facilities comply with the Americans with Disabilities Act (ADA).
- Policy King-25 Accommodate multiple functions within the open space and trails system, including stormwater management, viewpoints, wildlife habitat, retention of mature vegetation and passive recreation.
- Policy King-26 Design the integrated trail and open-space network in a manner which links neighborhoods with parks, schools, the commercial core, and other public facilities.

**Goal 18. Ensure that safety and security considerations are addressed when establishing multi-use trails and/or pedestrian pathways.**

Policy King-27 Promote the establishment of a coordinated sign program that provides identification of access points and destinations associated with the trails system.



**Goal 19. Encourage that multi-use trails and pedestrian pathways are established in a manner that is consistent with the vision of the Kingston community.**

Policy King-28 Promote new municipal or public facilities to consider access or connection to the trails system during location selection and/or project design.

Policy King-29 Establish trail and open-space connections to adjacent communities and regional amenities.

**Goal 20. Encourage community participation in all stages of park, trails and open-space planning, siting and project prioritization.**

Policy King-30 Provide an interconnected system of permanently protected and/or publicly-owned trails, and improved road shoulders in the Kingston Area. The Kingston Citizens' Advisory Committee's (KCAC) Parks, Trails, and Open Space Subcommittee are responsible for updates and recommending an interconnected system of publicly-owned open space and park lands in the Kingston area.

**Goal 21. Establish the governmental financial responsibilities for local-level parks, trails and open-space facilities in Kingston.**

Policy King-31 The maintenance and operation support for parks, trails and open space between Kitsap County, Port of Kingston, North Kitsap School District and community groups should be coordinated.

**Goal 22. Ensure early and continuous public participation in planning and development of community facilities, including, but not limited to, community centers, libraries, schools and senior centers.**

### **Improve Port Facilities and the Waterfront**

**Goal 23. Preserve visual access to the water while protecting view corridors.**

Policy King-32 Encourage waterfront development that maintains and enhances view corridors to natural water bodies and Mt. Rainier.

**Goal 24. Promote cooperative efforts between the Port of Kingston and Washington State Ferries to provide services to the community.**

Policy King-33 Work cooperatively with the Port of Kingston to enhance opportunities for water related recreation, public access and economic development.

**Goal 25. Strive to provide more waterfront/beach access with managed, well-defined public access points.**

Policy King-34 Acquire shoreline property and easements whenever possible. Provide public access and recreation opportunities and/or natural environmental enhancements at Kingston Slough, Appletree Cove, and Carpenter Lake. Connect shoreline and recreational resources with trails and greenways.

## **12.1.2. Land Use**

### **Urban Residential**

**Goal 26. Encourage majority of growth to locate within designated UGAs, at higher densities.**

**Goal 27. Provide guidelines and incentives to encourage higher density development that is appropriate in scale and design and enhances community livability.**

Policy King-35 Where densities are expressed as a range on the Comprehensive Plan Land Use Map and/or in the zoning code, the lower end of the density range should be considered as a minimum density for new development within urban residential classifications. All new residential development within the UGA



should achieve these minimum densities as consistent with adopted land use maps to recognize the presence of critical areas—including streams, wetlands, fish and wildlife habitat, geologically hazardous areas, floodprone areas and aquifer recharge areas--and to recognize the existence of neighborhoods or subdivisions which have little vacant land and little or no opportunity for infill or redevelopment.

- Policy King-36 Develop and apply density incentives in the UGA to encourage the provision of affordable housing, significant open space, community amenities, transportation-oriented planning and high quality design.
- Policy King-37 Kitsap County shall use the Buildable Lands as a means to identify any pattern of significant under-building within various residential designations of the sub-area. In the event that development is not achieving established target densities, Reasonable Measures for remedying any regulatory problems inhibiting achievement of established targets will be identified and developed. Failure to achieve target densities shall not be used as a basis for amending the UGA until such program has been implemented.
- Policy King-38 Incentives should be developed to make small, vacant parcels within Urban Growth Areas more attractive for development at higher densities.
- Policy King-39 The zoning code shall allow for the approval of accessory dwellings within each residential zone.

**Goal 28. Provide a variety of housing types within UGAs to meet the housing needs of all Kitsap residents.**

**Goal 29. Provide public services and capital facilities to support planned growth.**

**Goal 30. Encourage infill developments on vacant land within UGAs that have been bypassed in the development process.**

- Policy King-40 Possible approaches may include a variety of regulatory, incentive and program strategies. Guidelines should address the following issues: a) preservation of historic and natural characteristics of neighborhoods and sites; b) provision of community space, pedestrian mobility and safety; c) creation of usable open spaces, community facilities and non-motorized access; d) design variety through lot clustering, flexible setback requirements and mixed attached and detached housing types; and e) design variations in multi-family buildings such as variations in facades, roof lines and other building design features.

**Goal 31. Encourage urban medium- and high-density residential uses to be located near commercial areas and public open space on sites with good access to major streets and served by public water and sewer.**

Policy King-41 The zoning code should establish specific design standards for medium- and high-density developments to ensure compatibility with existing low-density neighborhoods.

**Goal 32. Encourage land use patterns that ensure compatibility with established residential areas.**

**Goal 33. Encourage the maintenance and enhancement of views.**

## Commercial

**Goal 34. Focus commercial growth within UGAs where the county's future population growth will be guided and where public services and facilities will be focused.**

Policy King-42 County shall designate sufficient land for anticipated commercial land uses on its Land Use Map. Designation of new commercial areas should consider countywide population and employment forecasts and the local needs of the surrounding community.

**Goal 35. Identify land and variety of sites for commercial land uses that are reasonably scaled to the needs of the community.**

Policy King-43 Kitsap County is encouraged to develop standards for commercial development that identify appropriate site size for different types of centers, appropriate types of uses, and guidelines for design that encourage attractive and efficiently functioning centers.

**Goal 36. Commercial land uses should be focused in defined areas and minimize future strip commercial development.**

Policy King-44 Strip commercial developments shown on the Land Use Map along major roads and highways shall not be extended; infill in these areas will be encouraged.

Policy King-45 No new strip commercial developments shall be permitted along major or secondary routes.

**Goal 37. Develop an attractive designed commercial land use pattern (consistent with the adopted Kingston Urban Design Guidelines) that ensures a convenient and adequate supply of goods and services to the residents of the county as well as the commuting public.**

Policy King-46 Commercial areas shall be compact to encourage pedestrian and non-motorized travel and transit use.

Policy King-47 Commercial uses along major streets and highways in UGAs shall be subject to special development standards relating to landscaping, setbacks, signs and median strips.

Policy King-48 All commercial development shall be subject to special development standards relating to setbacks, landscaping, physical buffers, screening, access, signs, building heights and design review.

Policy King-49 Commercial developments that abut residential zones or residential use shall be subject to special setback and screening provisions consistent with the Kingston Design Standards.

**Goal 38. Recognize existing commercial development patterns.**

**Goal 39. Provide suitable and sufficient opportunities for commercial and service activities within the urban areas while encouraging intensive development of these areas.**



**Goal 40. Protect and recognize the character of the county's historical "old town" commercial areas.**

**Goal 41. Encourage mixed use development to include but not limited to retail, professional offices, personal services and high-density residential in the UVC within the urban area.**

Policy King-50 The zoning code shall allow for attractive, integrated, mixed use development within planned commercial centers to provide affordable housing and reduce auto trips.

## Industrial

**Goal 42. Create new jobs and improve the overall tax base of the county by encouraging industrial activities and their related land uses.**

Policy King-51 Most future employment growth should be accommodated in the designated UGA.

**Goal 43. Sufficient land area for future industrial use should be identified and protected.**

Policy King-52 An industrial lands inventory report that identifies vacant land without major natural limitations and that is or could be zoned for industrial use should be maintained.

Policy King-53 Encourage new industrial activities to locate in the areas most conducive to industrial development, such as few or no natural limitations to development and reasonable accessibility to major streets, highways and available services and facilities.

**Goal 44. Encourage any future industrial uses located near residential uses or on sites visible from public roadways to develop in an industrial-park setting.**

Policy King-54 Industrial park developments may be allowed in all industrial designations and shall include a landscaped setback, berms, walls or other structures to adequately buffer the industrial activities from adjacent residential land uses.

Policy King-55 The zoning code shall contain minimum performance standards for noise, vibration, smoke and particulate matter, odors, heat and glare and other aspects as appropriate, which shall ensure compatibility with adjacent land uses including residential neighborhoods.

### 12.1.3. Natural Systems

**Goal 45. Protect and enhance shoreline resources.**

**Goal 46. Protect critical areas and natural systems.**

Policy King-56 Protect environmentally sensitive areas, open spaces and wildlife habitat and corridors through public and private initiatives such as:

- Open-space tax incentives.



- Transfer of development rights.
- Public land acquisition.
- Establishing conservation easements.
- Encouraging donations of land for permanent open space
- Limiting the amount of lot coverage and clearing.

Policy King-57 Acknowledge that Kingston will accommodate increased urban densities, and that the cumulative effect of these increases may require more environmental protection strategies: Adequately protect the unique environmental systems within the Kingston UGA with appropriate regulations. Achieve adequate environmental protection by evaluating existing Endangered Species Act (ESA) regulations, and placing specific emphasis on “Urban Restricted” zones.

Policy King-58 Identify critical area designations in the Kingston UGA and surrounding area as new information becomes available.

**Goal 47. Protect critical aquifer recharge areas, as well as water quality and quantity.**

**Goal 48. Protect, conserve and enhance wildlife habitat and wildlife corridors for the good of natural and human systems alike.**

**Goal 49. Preserve natural vegetation to minimize visual impacts and maintain natural systems.**

**Goal 50. Ensure that federal, state and County standards that support salmon recovery are appropriately applied in the Kingston Sub-Area.**

**Goal 51. Encourage (re)development to incorporate the principles of sustainability into the design objectives, construction materials and proposed uses.**

Policy King-59 Work with the Home Builders Association of Kitsap County, the Solid Waste Division of the Kitsap County Public Works Department and other community groups to educate and inform the community on methods of integrating principles of sustainability into new development proposals. Specifically, encourage the design and siting of structures in a manner that acknowledges and is responsive to the surrounding environment. In addition, encourage the use of recycled and/or renewable materials in building construction.

**Goal 52. Consider community interests in public agency decision-making processes that affect Kingston.**

Policy King-60 Ensure that the community is informed and participates in the Kingston-related decision-making process of public agencies through briefings of the KCAC. Should specific issues require greater participation from the community, form ad-hoc subcommittees comprised of KCAC and community members as required.

### 12.1.4. Transportation

**Goal 53. Improve safety for pedestrians, bicycles, and vehicles.**

Policy King-61 Provide pedestrians and bicyclists with an integrated system of pathways, trails, dedicated bike lanes, and sidewalks that support connections between residential areas, employment centers, shopping, schools, recreational facilities, public transit, and other similar destination-oriented uses. Kingston should develop a safe and convenient environment for pedestrians and bicyclists by:

- Physically separating pedestrian and vehicle traffic.
- Placing special consideration on accommodating pedestrians and bicyclists in school, park, commercial areas, and community facilities.

Policy King-62 A “safest route to school” map should be prepared to assure that safety and accident prevention for pedestrian and bicycle travel to school receives highest consideration.

Policy King-63 Complete to the greatest extent feasible, construction of sidewalks, pathways, bikeways and pedestrian trails from the downtown waterfront through the Village Green Park complex to Lindvog Road, SR104 and along West Kingston Rd. To the extent possible, direct pedestrian routes away from SR104 corridor.

**Goal 54. Provide a range of transportation options including walking, bicycling, riding on transit, as well as in private automobile.**

Policy King-64 Encourage Kitsap Transit and the Washington State Department of Transportation (WSDOT) Ferry System to design and provide facilities that foster increased pedestrian, transit and bicycle use through:

- The provision of secure bicycle parking at the ferry terminal, transportation centers and employment centers.

- Accommodation of bicycles on bus routes where designated as part of a bicycle route system.
- Future vessels and vehicles should be designed to safely accommodate bicycles

**Goal 55. Upgrade local access streets to promote increased pedestrian and vehicular safety, provide traffic calming (where appropriate), and enhance the aesthetic values of the streetscape.**

Policy King-65 Traffic calming techniques should be integrated into new and redeveloping residential areas in order to reduce “cut-through” trips, as well as to provide enhanced pedestrian safety.

Policy King-66 Sub-standard roads should be improved to meet current road standards and LOS. Reconstruct non-standard arterial roads to current road standards as funding becomes available and as prioritized in the 6-year Transportation Improvement Program.

**Goal 56. Reduce the adverse effects of ferry-generated traffic:**

- Develop appropriate measures to minimize or eliminate adverse effects of speeding cars, parking demand from ferry users and on-street vehicle holding.
- Improve pedestrian and bicycle access to the ferry dock.
- Reduce conflicts between ferry and local access traffic.

Policy King-67 Ensure that the short- and long-term impacts to the community from ferry-related traffic are addressed in a proactive and effective manner.

**Goal 57. Ensure that an appropriate balance of commuter (long-term) and local short-term) parking is provided in the downtown area.**

**Goal 58. Improve community awareness and access to public transit.**

**Goal 59. Create transportation systems that balance accessibility and mobility.**

Policy King-68 Kingston will work collaboratively to reduce the negative impacts of transportation improvements on the community.

Policy King-69 The County will work to improve access management along major Kingston streets to improve mobility.