

# KEYPORT PROPOSED DESIGN GUIDELINES

---



Kitsap County  
Department of Community Development

[WWW.KITSAPGOV.COM/DCD](http://WWW.KITSAPGOV.COM/DCD)



# KEYPORT DESIGN GUIDELINES

---



## Projects Approved before Kingston Design Guidelines\*:

(\* not required to but may have used Kingston Community Design Study for assistance)

Princeton Point  
Condominiums: 1995  
(4 Story + basement)



# KEYPORT DESIGN GUIDELINES

---



## Projects Approved after Kingston Design Guidelines:

American Marine  
Bank: 2004  
(2 story)



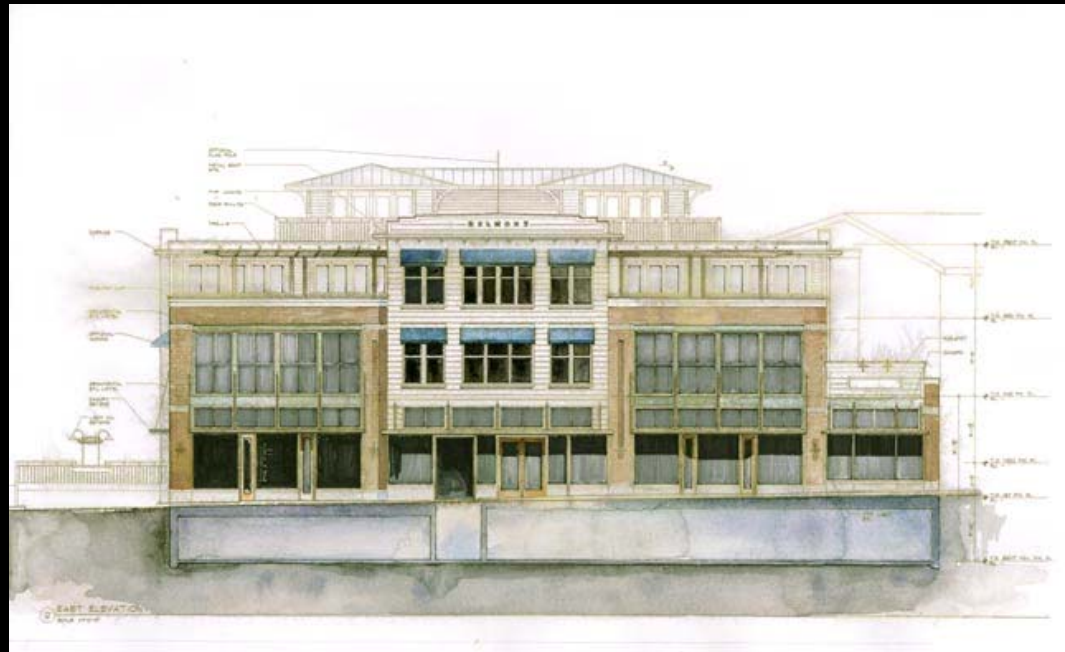
# KEYPORT DESIGN GUIDELINES

---



## Projects Approved after Existing Design Guidelines:

Belmont Building  
Mixed Use: 2006  
(4 Story)



# KEYPORT DESIGN GUIDELINES



## Local Kitsap Projects :

- Madison Square Condominium Project, Winslow Bainbridge Island (2 Story)



# KEYPORT DESIGN GUIDELINES

---



## Local Kitsap Projects :

- San Juan Building,  
Winslow  
Bainbridge  
Island  
(3 Story)



# KEYPORT DESIGN GUIDELINES

---



## Local Kitsap Projects :

- Alliance  
Condominium  
Project, Winslow  
Bainbridge  
Island  
(2 1/2 Story)



# KEYPORT DESIGN GUIDELINES



## Local Kitsap Projects :

- Harbor Square Condominium Project, Bainbridge Island (4 Story)



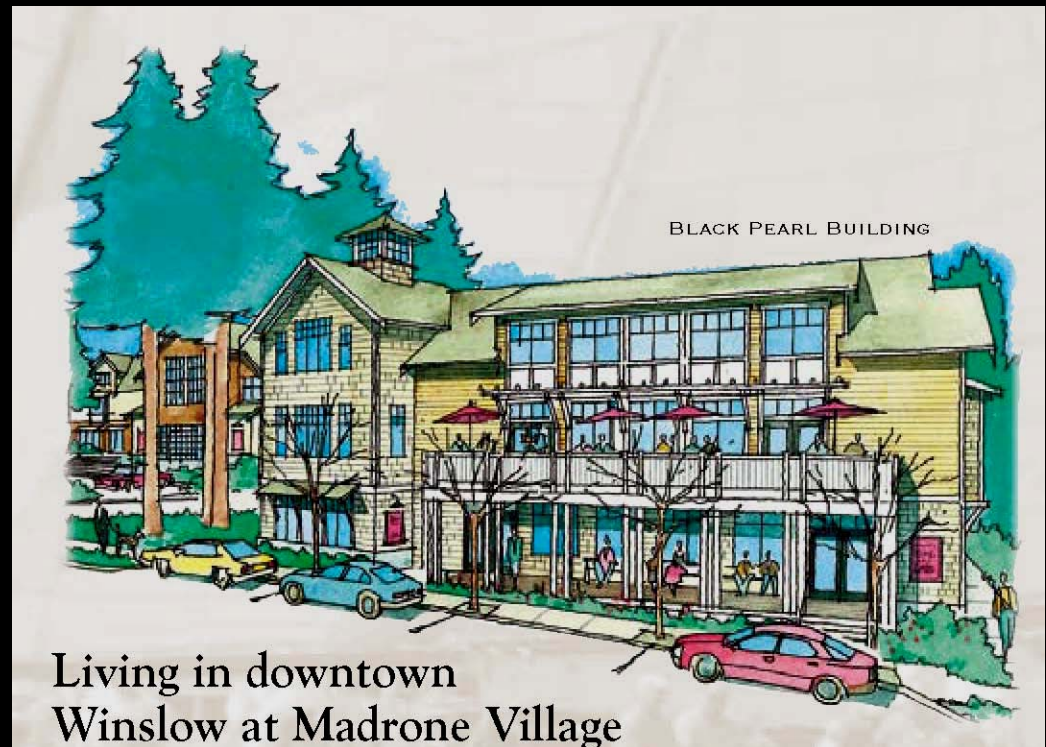
# KEYPORT DESIGN GUIDELINES

---



## Local Kitsap Projects :

- Madrone Village Project, Bainbridge Island (3 Story)



# KEYPORT DESIGN GUIDELINES

---



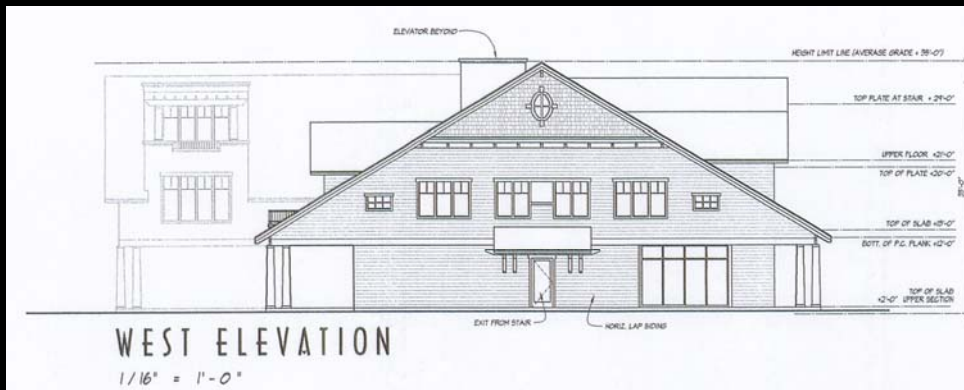
## Local Kitsap Projects :

- Winslow Building,  
Bainbridge  
Island  
(3 Story)



# KEYPORT DESIGN GUIDELINES

## MANCHESTER COMMONS - MANCHESTER



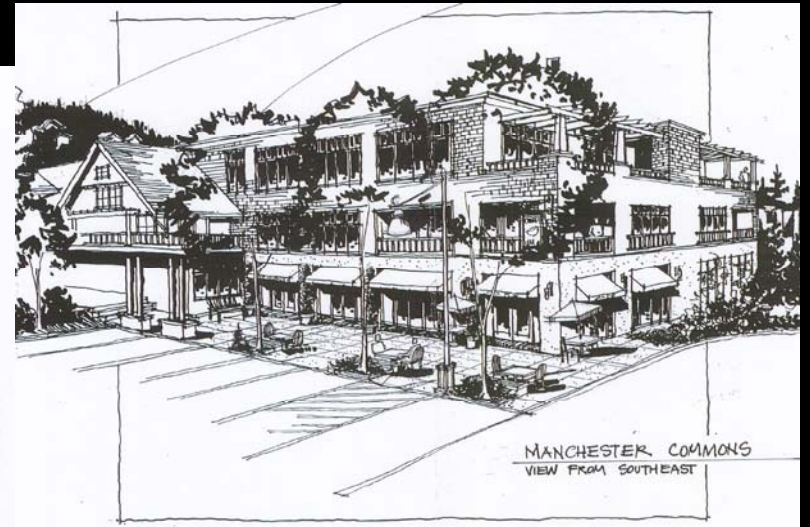
# KEYPORT DESIGN GUIDELINES

## MANCHESTER COMMONS - MANCHESTER



EAST ELEVATION

1/16" = 1'-0"



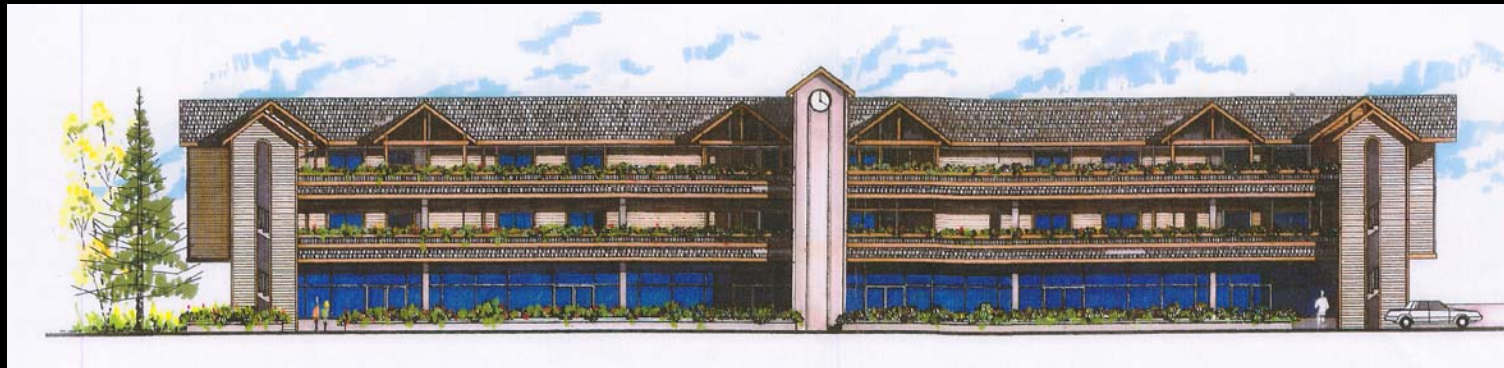
SOUTH ELEVATION

1/16" = 1'-0"

# KEYPORT DESIGN GUIDELINES

## COLCHESTER COMMONS

---



**WEST ELEVATION**



**EAST ELEVATION**

# KEYPORT DESIGN GUIDELINES

## COLCHESTER COMMONS - MANCHESTER

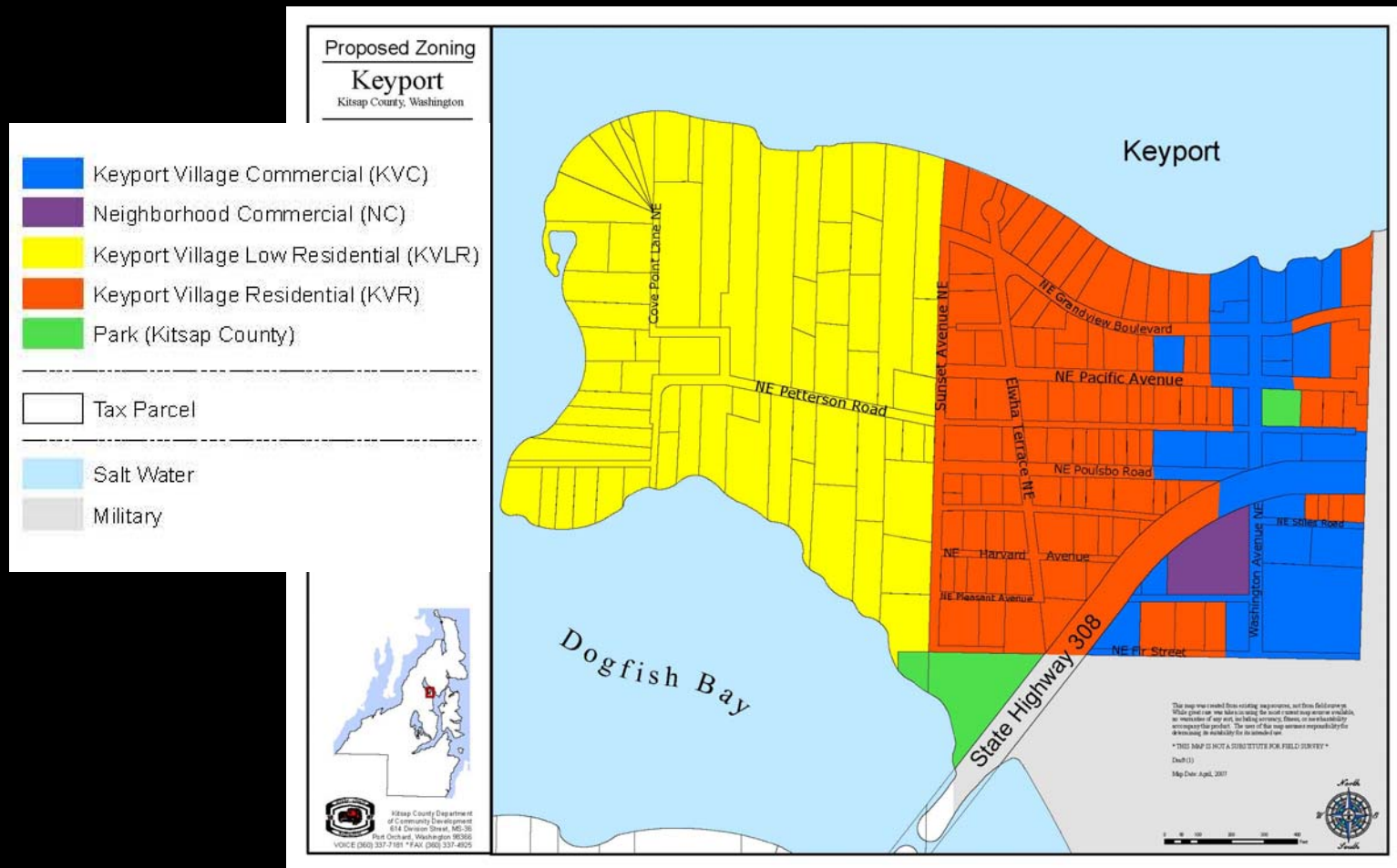
---



# KEYPORT LAMIRD

(Limited Area of More Intense Rural Development)

## KEYPORT COMMUNITY PLAN - LAND USE MAP



# KEYPORT DESIGN GUIDELINES

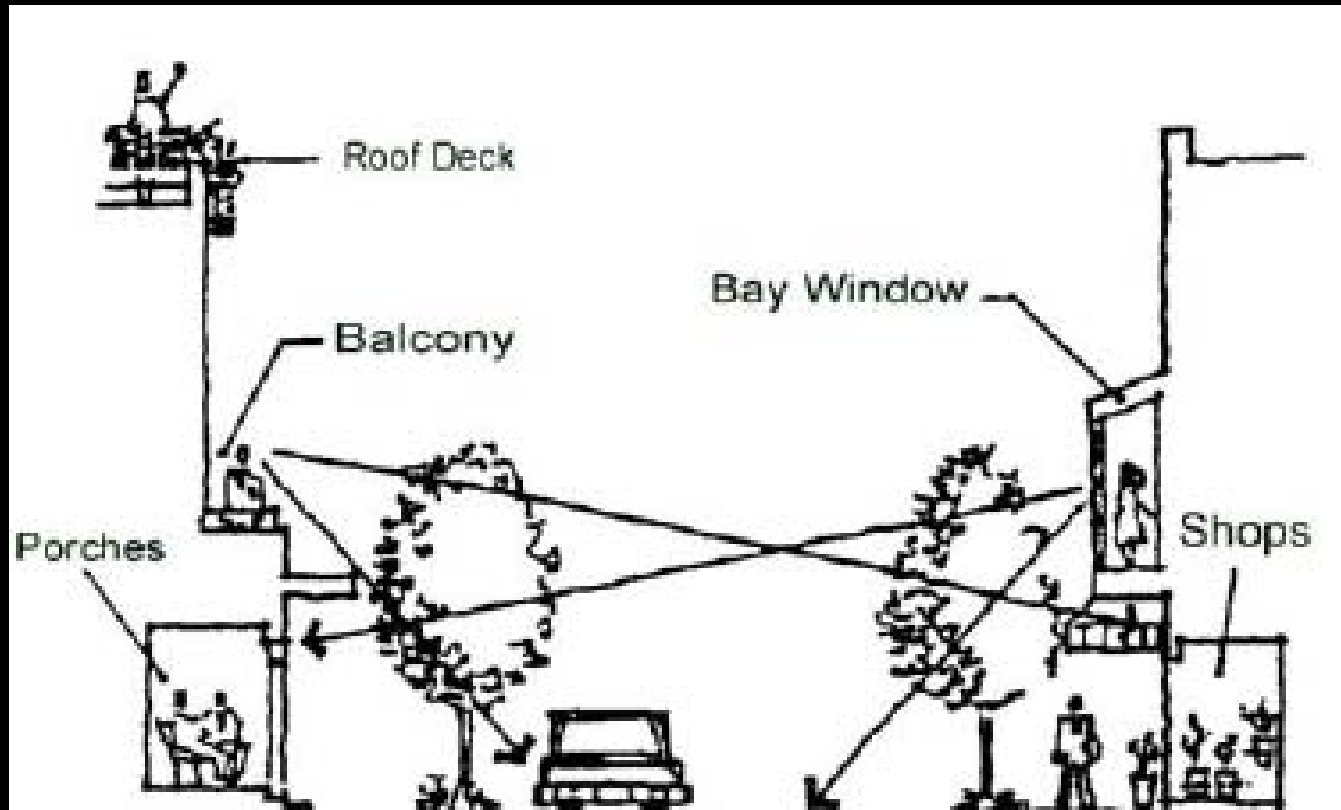
## PROPOSED WASHINTON AVENUE ELEMENTS

---



# KEYPORT DESIGN GUIDELINES

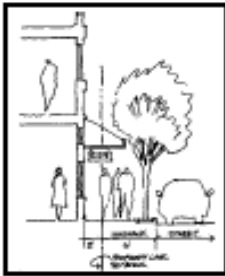
## PROPOSED WASHINGTON AVENUE ELEMENTS



**Figure 1: Building elements can enliven the street edge creating safer places to walk and congregate.**

# KEYPORT DESIGN GUIDELINES

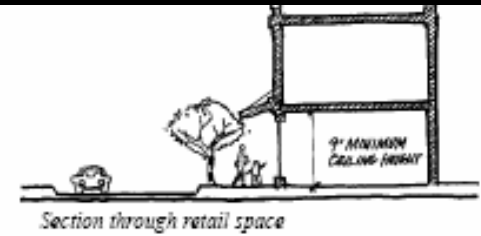
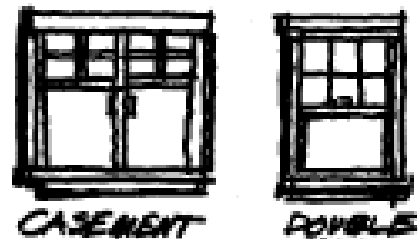
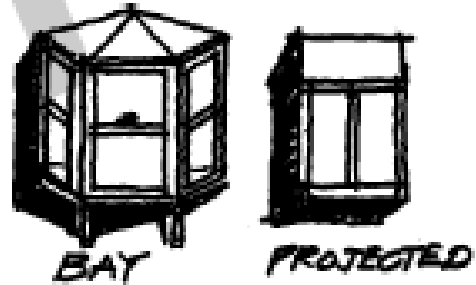
## PROPOSED WASHINGTON AVENUE ELEMENTS



*Downtown Commercial properties provide 2' of additional sidewalk area to encourage pedestrian traffic.*



*An example of awnings.*



*Section through retail space*



*Transparent canopies provide protection from the rain but allow light to filter through.*

# KEYPORT DESIGN GUIDELINES

## PROPOSED WASHINGTON AVENUE ELEMENTS

Figure 4:  
Blank walls can be screened with trellises and climbing plants.

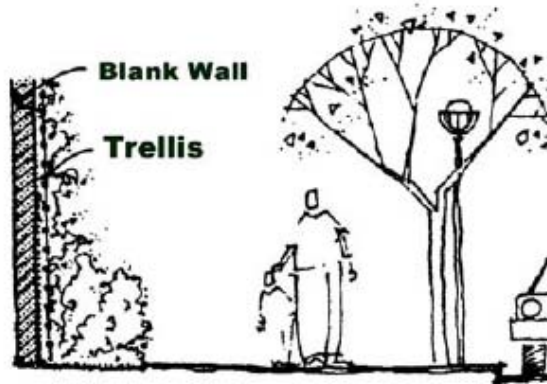


Figure 5:  
A planting bed and generous landscaping used to screen a blank wall.

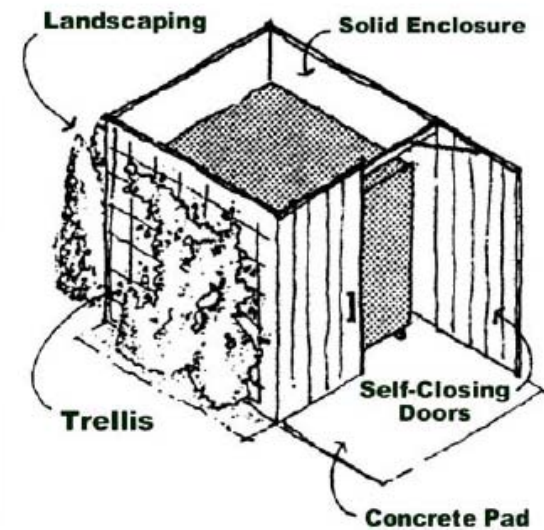
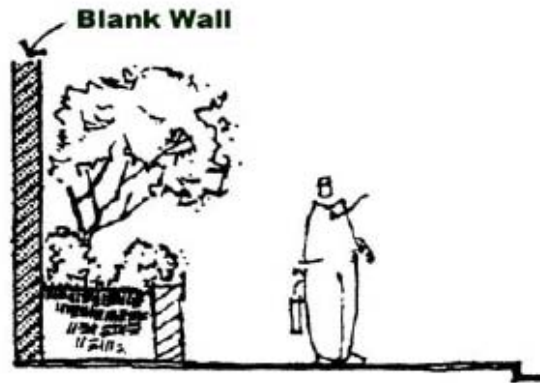


Figure 8: A well-designed screen for dumpsters.

# KEYPORT DESIGN GUIDELINES

## PROPOSED WASHINGTON AVENUE ELEMENTS

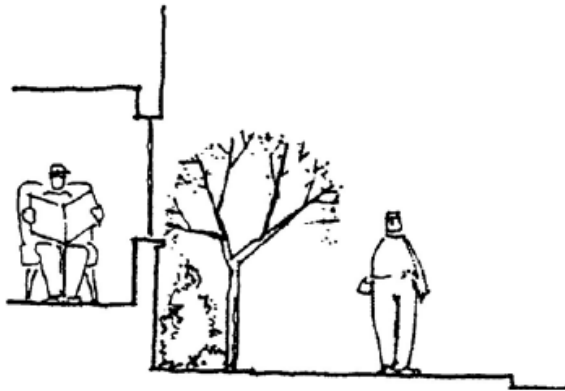


Figure 21: Where a setback from the sidewalk is small, raising the floor level up more than 4' above the sidewalks and/or providing a planting bed can provide a sufficient transition.

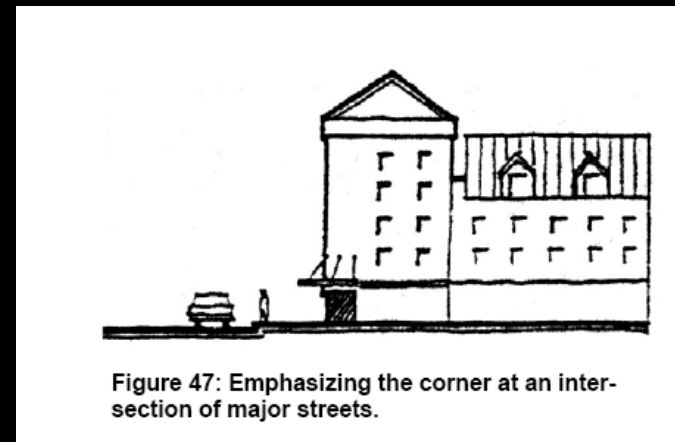
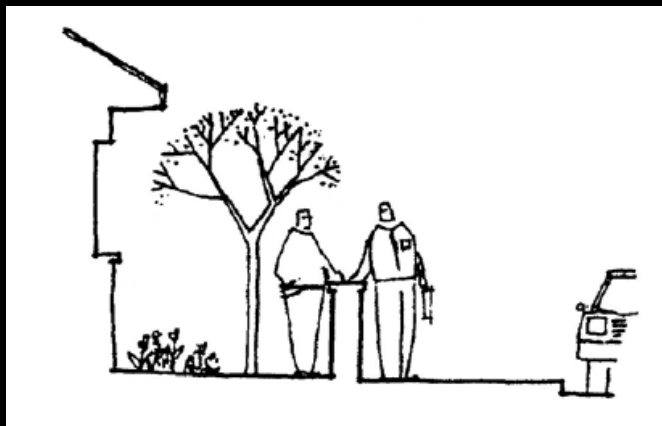
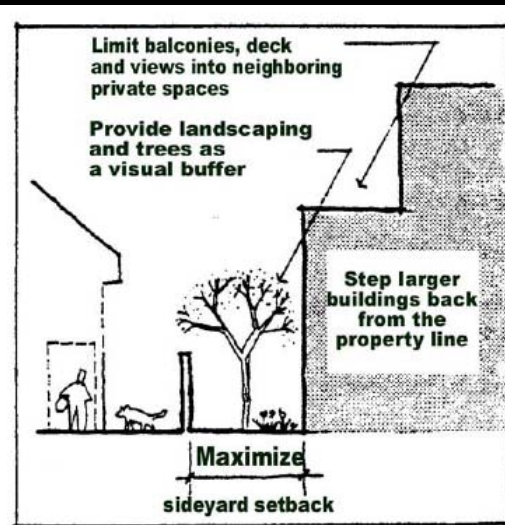
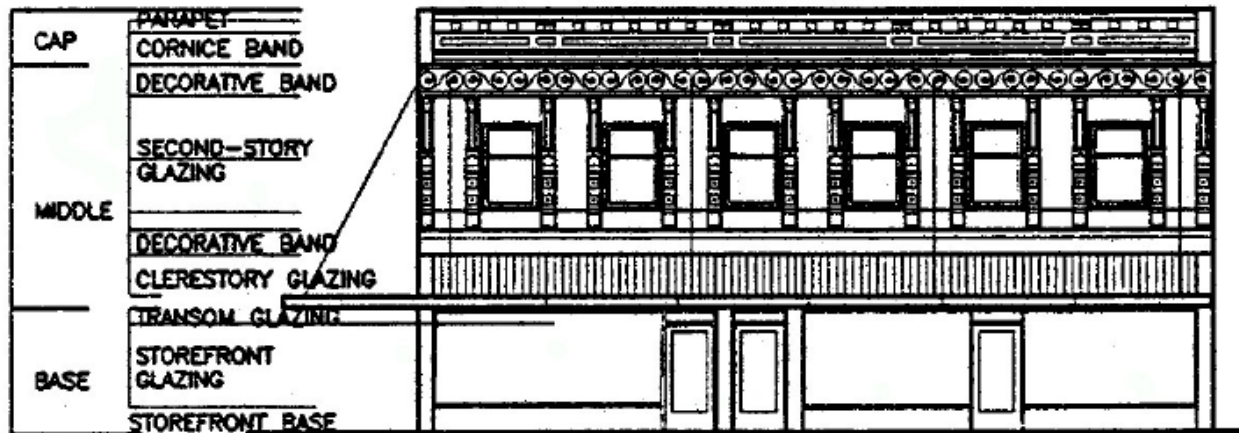
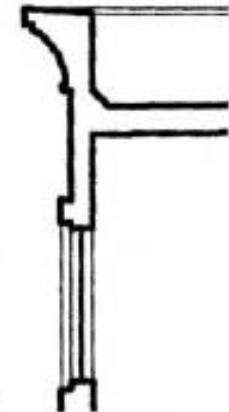
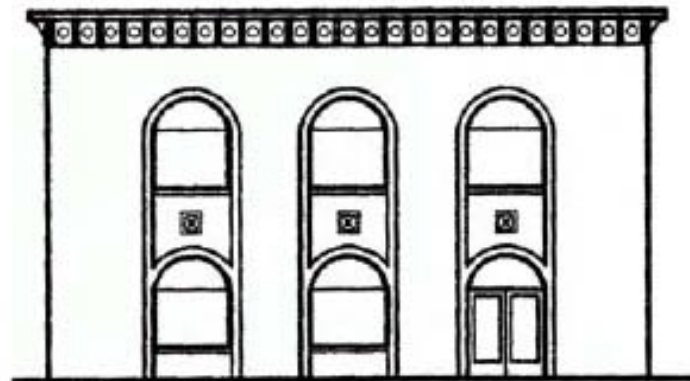
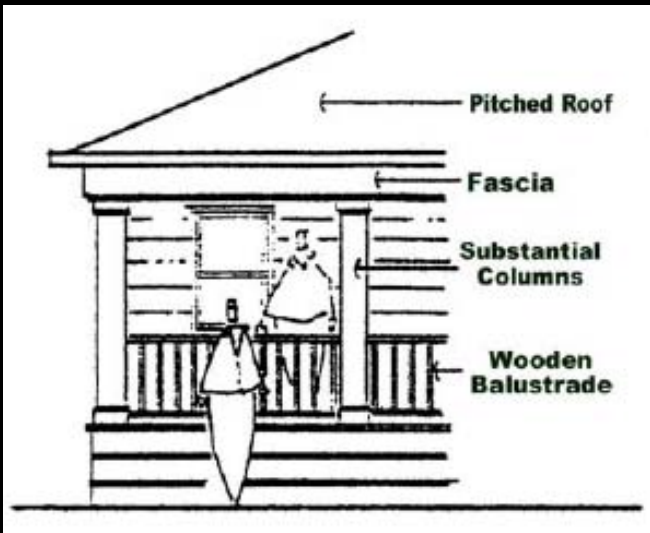


Figure 47: Emphasizing the corner at an intersection of major streets.

# KEYPORT DESIGN GUIDELINES

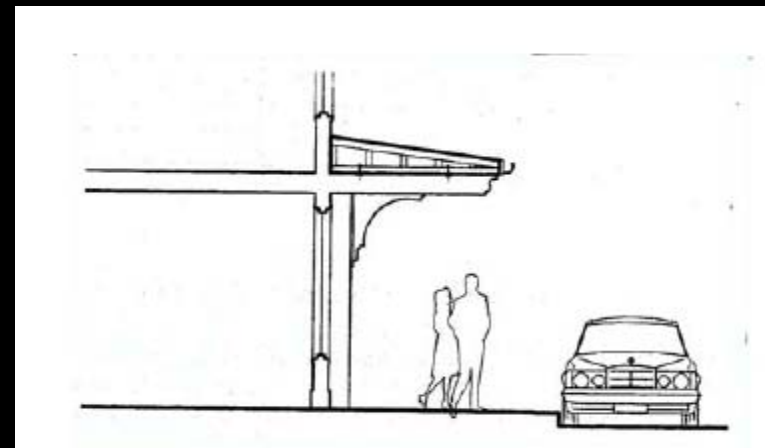
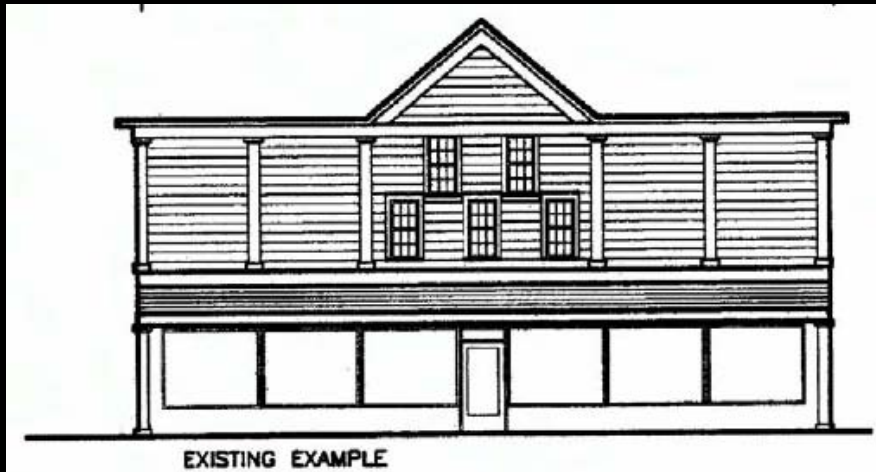
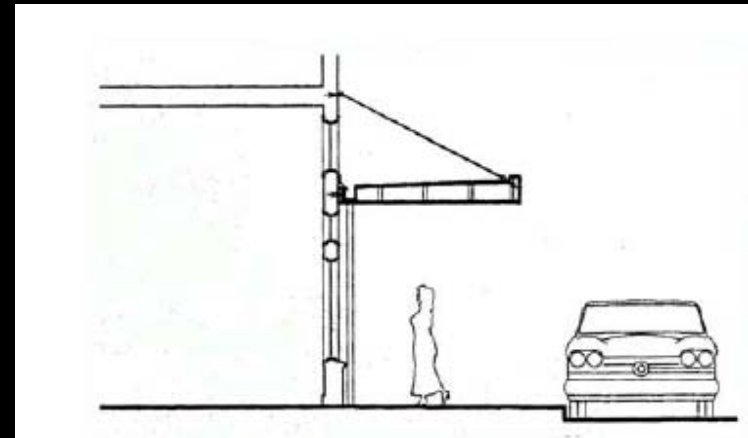
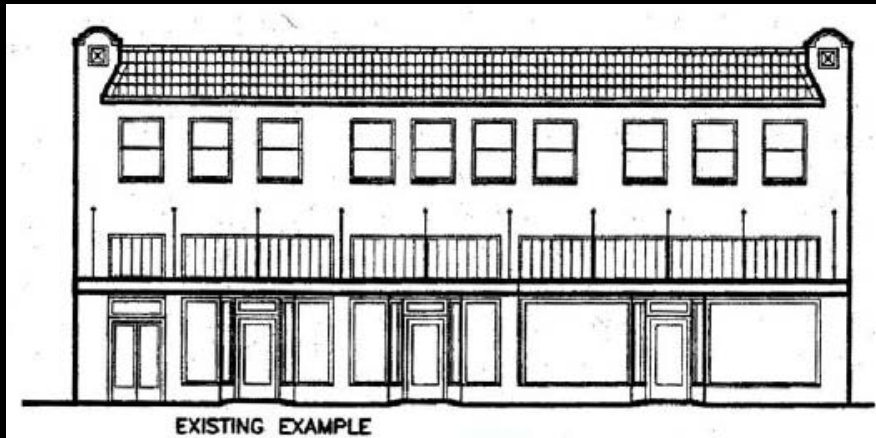
## PROPOSED WASHINTON AVENUE ELEMENTS



# KEYPORT DESIGN GUIDELINES

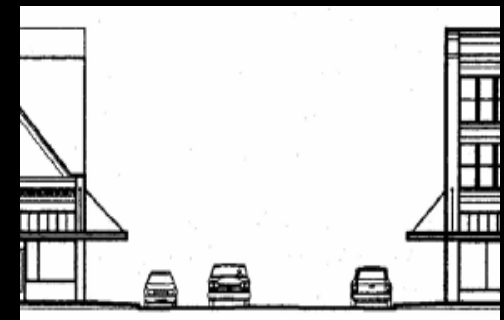
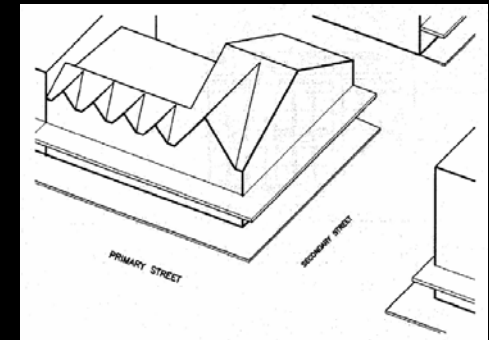
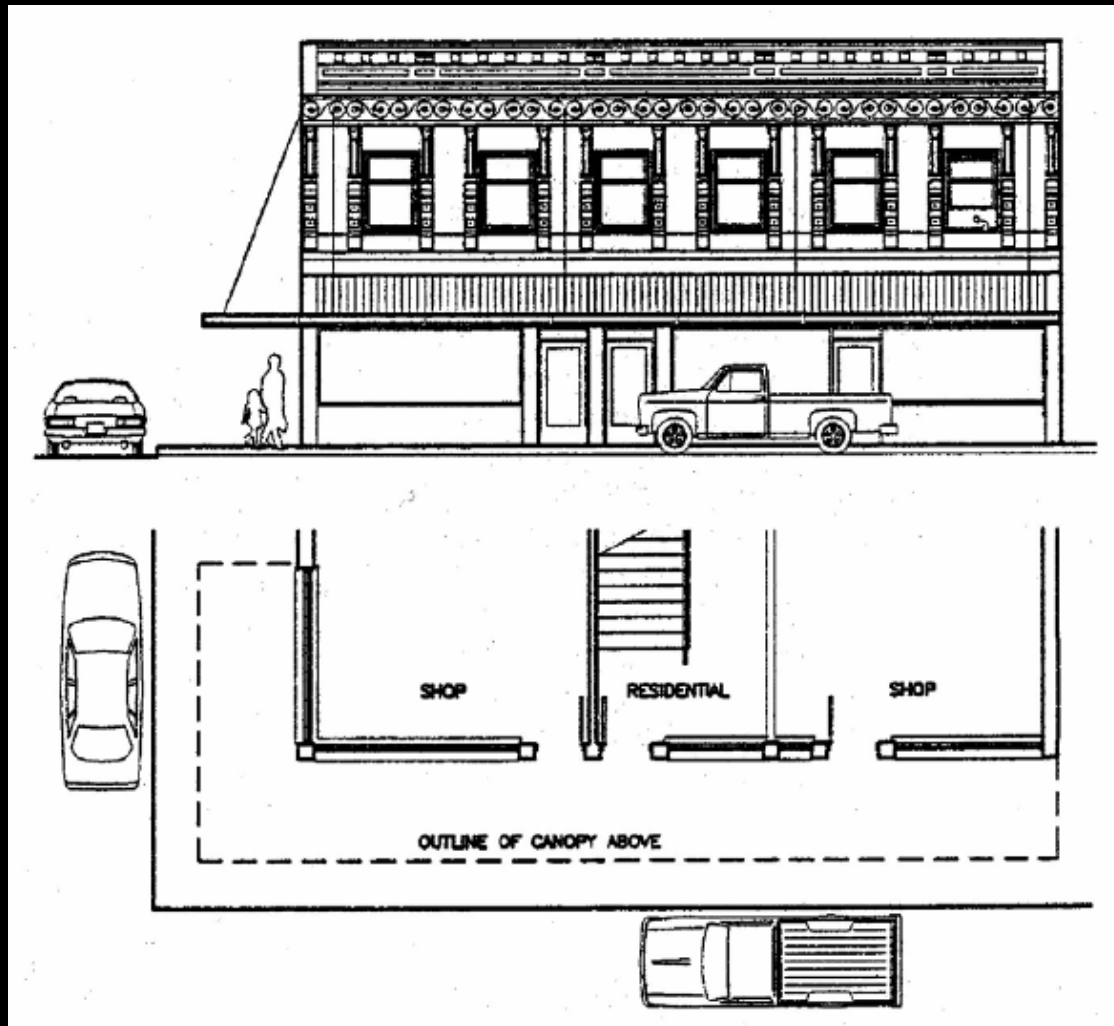
## PROPOSED WASHINTON AVENUE ELEMENTS

---



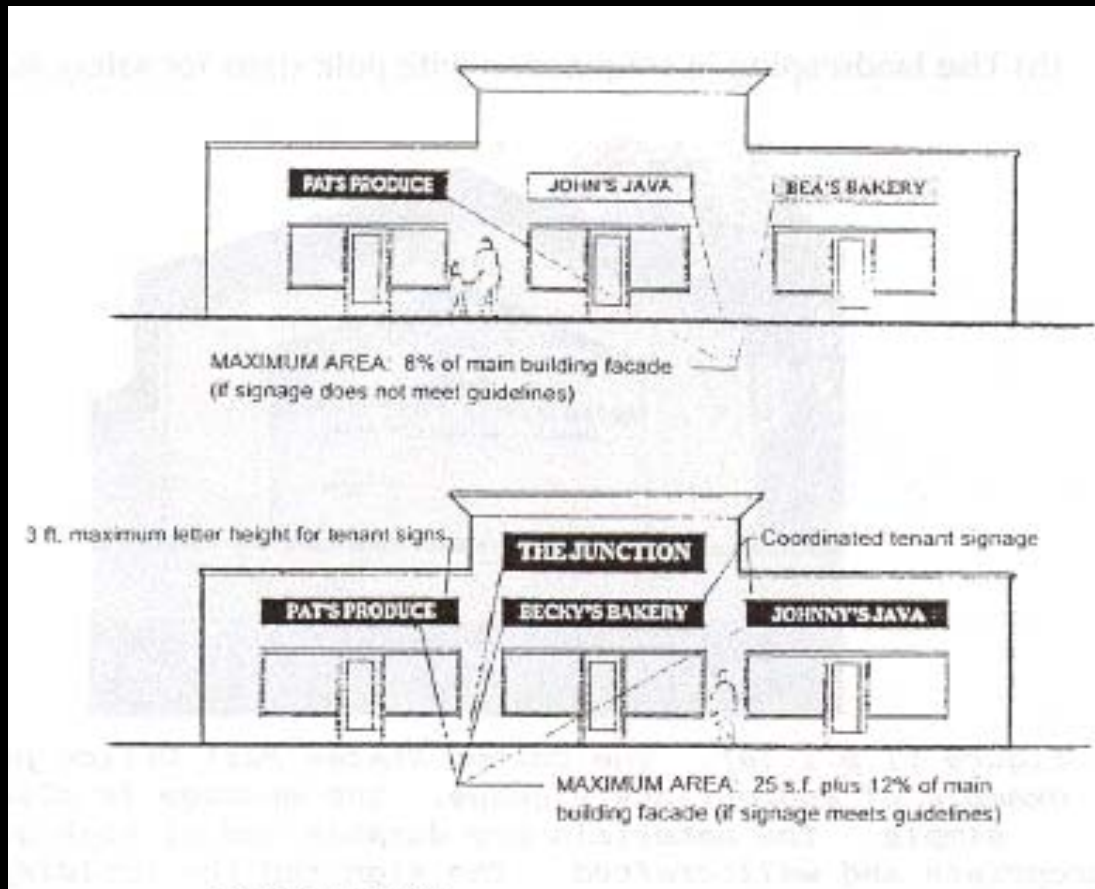
# KEYPORT DESIGN GUIDELINES

## PROPOSED WASHINTON AVENUE ELEMENTS



# KEYPORT DESIGN GUIDELINES

## PROPOSED WASHINGTON AVENUE ELEMENTS



# QUESTIONS?

---

**FOR MORE INFO VISIT:**

---

[www.kitsapgov.com/dcd](http://www.kitsapgov.com/dcd)

**James Weaver**

[jweaver@co.kitsap.wa.us](mailto:jweaver@co.kitsap.wa.us)

or

**Katrina Knutson**

[kknutson@co.kitsap.wa.us](mailto:kknutson@co.kitsap.wa.us)