



*"When all is said and done, the real citadel of strength of any community is in the hearts and minds and desires of those who dwell there."*

*-- Everett Dirksen, U.S. Senator (1896-1969)*

## **CHAPTER 9: COMMUNITY BUILDING / PLAN IMPLEMENTATION**

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### **9.1 Keyport Community Building**

Keyport residents have a strong affinity for their small community and express a desire to maintain the organizational and interpersonal aspects of that the rural village. The value placed in the community goes far beyond the built or even the natural environment and places a great deal of importance upon the social institutions and the importance of the social connections within the community for the foundations of any proposed growth.

The community parades, potluck dinners, picnics, and barbeques that exist in Keyport are the quality of life elements that most new subdivision developments and bedroom communities strive to attain and often lament have been lost in the pursuit of "progress". It is this social component of historic main street / small town quality in Keyport that has persevered through the years, and that Keyport residents fiercely want to protect.

In the Keyport Online Survey, over 90 % of the respondents supported the maintenance of the Keyport's peaceful, quite small town ambiance and they overwhelmingly support the Keyport Improvement Group as the official community organization to interact with local, state, and federal agencies.

## **9.2 Implementation**

The goals and policies set forth in the Keyport Community Plan provide direction for Keyport's growth and change over time. The goals and policies, however, do not specifically describe how they will be achieved. Consequently, more specific strategies that describe how the policies are to be implemented are necessary. This is the purpose of the Implementation chapter of the Keyport Community Plan.

In addition, the County recognizes the need for cooperation in the provision of public services, concurrency requirements and rural resource needs. The goals, policies and implementation strategies of this chapter are intended to guide the future actions of the community. The goals and policies of this chapter will be further accomplished by the implementation of coordinated water system plans, water system management plans, sanitary sewer plans, transportation plans, capital improvement plans, zoning changes and other actions undertaken by Kitsap County.

### **9.3. Implementation / Community Building GOALS AND POLICIES**

**Goal 23 Foster an environment that supports the active and meaningful involvement of the community in local, county-wide and regional issues.**

Policy Key-45 Ensure that Keyport residents have access in the community to information regarding future land uses and activities.

Policy Key-46 Encourage the support and maintenance of the Keyport Improvement Group to represent the citizens of Keyport in furthering of the Plan's goals and policies.

### **9.4. Implementation / Community Building Key Projects**

Designation and support of the Keyport Improvement Group as the official representative organization.

The Keyport Improvement Group is a non-profit organization set up to represent the interests of the Keyport Community and to assist in the maintenance of the Keyport Central Park and the Keyport Saltwater Park. The organization has historically led the community in matters involving land use, finance, infrastructure, and the interaction with the adjacent Navy installation. The community appears to have confidence the Improvement Group is contentious and unbiased in its approach to the various issues and stewardship of Keyport. Designation as an official organization and recognition by Kitsap County would

provide the organization with the ability to further pursue partnerships in funding and capital improvement projects.

## 9.5 Implementation Strategies Matrix

The Implementation chapter compiles key projects from all of the chapters of Plan. Implementation strategies are identified according to chapter of the Plan, the County department or other agency most likely to assume responsibility for implementation; and the priority of the action.

Priority levels are divided into:

1. High – To be implemented in the first five years of the plan;
2. Medium – To be implemented in the second five years of the plan; and
3. Low – To be implemented in the last ten years of the planning period.

The list of implementing strategies also distinguishes one-time tasks from on-going activities. While the list that follows is intended to be complete, other additional tasks may be identified over time.

**Table 9.5.1 Implementation Strategies for Key Projects**

| <b>Chapter</b>   | <b>Key Project Description</b>   | <b>Coordination</b>  | <b>Priority Level</b> |
|--|--|--|-----------------------|
| <b>Chapter 2<br/>Land Use &amp; Economic Dev.</b>                | <b>Washington Avenue Key Projects</b>  | Department of Community Development & Kitsap County Public Works   | Medium                |
| <b>Chapter 3<br/>Transportation<br/>Project 1</b>                | <b>Mosquito Fleet Trail Segment - Keyport</b>  | Kitsap County Parks, Public Works, & Special Projects Departments & Washington State Department of Transportation. | High                  |
| <b>Chapter 3<br/>Transportation<br/>Project 2</b>                | <b>Traffic Calming through special pavement for Keyport Town Square (Washington Ave. &amp; Highway 308 Intersection)</b> | Kitsap County Public Works and Washington State Department of Transportation.                                      | Medium                |
| <b>Chapter 4<br/>Public Facilities &amp; Infrastructure</b>      | <b>Sewer Improvement District</b>  | Kitsap County Public Works, Landowners, & Port of Keyport  | Medium                |
| <b>Chapter 5<br/>Port &amp; Waterfront Dev.</b>                  | <b>Update the Port Master Plan</b>   | Port of Keyport & Kitsap County Department of Community Development  | High                  |
| <b>Chapter 6<br/>Natural Resources &amp; Parks<br/>Project 1</b> | <b>Public Access Improvements to Keyport Saltwater Park</b>  | Kitsap County Parks & Public Works Departments, Washington State Department of Transportation & U.S. Navy          | High                  |

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|--|---|---|--------|
| <b>Chapter 6<br/>Natural Resources &amp;<br/>Parks<br/>Project 2</b> | <b>Keyport Central Park – Transfer of<br/>Development Rights Funding Pilot<br/>Program</b>  | Kitsap County Parks &<br>Department of Community<br>Development.  | High   |
| <b>Chapter 7<br/>Arts &amp; Culture</b>                              | <b>Keyport Public Art Project</b>   | Kitsap County Arts Board,<br>Pomegranate Center and<br>similar non-profits, Keyport<br>Improvement Group.                   | Medium |
| <b>Chapter 8<br/>Sustainability</b>                                  | <b>Port of Keyport - Energy Pilot<br/>Project</b>   | Port of Keyport, Kitsap Public<br>Utility District, Washington<br>State, Washington State<br>Energy Office, Dept. of Energy | Medium |
| <b>Chapter 9<br/>Community Building</b>                              | <b>Designation of Keyport Improvement<br/>Group as representative body for<br/>Keyport.</b> | Kitsap County Board of<br>Commissioners & Keyport<br>Improvement Group  | High   |

### Tables 9.5.2 Compilation of all Goals & Policies

| CHAPTER 2: LAND USE AND ECONOMIC DEVELOPMENT |   |
|--|---|
| Goal / Policy<br>Number                      | Related Goal / Policy Language  |
| Goal 1                                       | Protect and enhance the Keyport Village character.  |
| Goal 2                                       | Provide zoning that is consistent with Keyport’s existing built environment and lot sizes that allow for beneficial infill development. |
| Policy Key-1                                 | Set minimum lot sizes, set backs, heights, and densities for residential development.   |
| Policy Key-2                                 | Require application of Design Guidelines for all new commercial development in Keyport.   |
| Goal 3                                       | Encourage property owners to cluster newly subdivided lots.   |
| Policy Key-3                                 | Reinstate the historical density bonus for all future clustered developments in the Keyport Village Low Residential (KVLR) zone.        |
| Goal 4                                       | Promote the establishment and support of a vital Keyport Village Commercial zone.   |
| Policy Key-4                                 | Establish a commercial zone appropriate for the population and transportation network of the Keyport Village.                           |
| Policy Key-5                                 | Promote businesses that further the economic vitality of Keyport as a “destination”.  |
| Goal 5                                       | Encourage mixed-use development within the commercial zone.   |
| Policy Key-6                                 | Modify County parking requirements to levels appropriate for the Keyport Village.   |
| Policy Key-7                                 | Encourage the development of design standards for the Keyport Village Commercial zone.  |
| Policy Key-8                                 | Allow structures within the Keyport Village Commercial zone to achieve a height of 35 feet.   |
| Goal 6                                       | Protect Keyport’s existing views of the Olympic mountain range, Liberty Bay, Dogfish Bay and Puget Sound.                               |
| Policy Key-9                                 | Encourage development that creates the least impact to existing views.  |

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|---------------|--|
| Goal 7        | Archaeological, cultural, and historic structures or places are an important community asset, are a part of Keyport's character, and should be identified, evaluated, and preserved.   |
| Policy Key-10 | The Keyport community, in conjunction with the Poulsbo historical society, should identify and seek funding to institute a historic survey, implement a local, historic registry program and/or the creation of a landmark commission. |
| Policy Key-11 | If feasible, the County should be encouraged to implement a local historic preservation ordinance.   |
| Goal 8        | Historic structures or places are an important feature of community design and should be preserved and enhanced.   |
| Policy Key-12 | Design Guidelines should be implemented for design of projects adjacent to a historic structure to ensure that new development is compatible with the structure and that its surroundings are preserved.                               |

#### CHAPTER 3: TRANSPORTATION & PEDESTRIAN IMPROVEMENTS

| Goal / Policy Number | Related Goal / Policy Language  |
|----------------------|---|
| Goal 9               | Encourage development of an efficient multimodal transportation system and develop a funding strategy and financing plan to meet its needs.   |
| Policy Key-13        | All future Washington State Route 308 Improvements, are encouraged to include separated, continuous, 5-foot paved bicycle / pathways for pedestrian use. These walkways shall be coordinated with the Mosquito Fleet Trail Plan as necessary. |
| Policy Key-14        | Developments abutting County rights-of-way within the Keyport Village Commercial zone necessitate sidewalk construction.  |
| Policy Key-15        | Set minimum lot sizes, set backs, heights, and densities for residential development.   |
| Policy Key-16        | Require application of Design Guidelines for all new commercial development in Keyport.   |
| Goal 10              | Provide the citizens the opportunity to participate in the development of transportation planning policy.   |
| Policy Key-17        | Encourage Keyport citizen participation, organizations or individuals, in County and State transportation planning efforts within or adjacent to the Keyport Village.   |
| Goal 11              | Reduce accidents and potential accidents by providing a safe transportation system through good design practices.   |
| Policy Key-18        | Analyze accident data to determine where safety-related improvements are necessary. Prioritize and implement safety-related improvements during the transportation planning process.  |
| Goal 12              | <b>Minimize negative environmental impacts by the transportation system.</b>  |
| Policy Key-19        | Maintain environmental standards and mitigation requirements that are the same or higher than those placed upon the private sector, especially adjacent to or upstream from salt-water marine environments.                                   |

#### CHAPTER 4: PUBLIC FACILITIES & INFRASTRUCTURE

| Goal / Policy Number | Related Goal / Policy Language  |
|----------------------|---|
| Goal 13              | <b>Encourage expansion of the existing sewer distribution system to all properties within the Keyport Limited Area of More Intense Rural Development boundary.</b>                                |
| Policy Key-20        | Encourage all new construction and remodel projects involving an increase in sewage beyond the existing capacity of the septic system to connect to sewer if within 200 feet of an existing line. |

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|--|---|
| Policy Key-21  | Immediately respond to all failed septic systems.   |
| Policy Key-22  | Encourage property owners on shorelines or near other critical areas to connect to the sewer system.  |
| Policy Key-23  | Create a Limited Improvement District for properties west of Sunset Avenue.   |
| <b>Goal 14</b>   | <b>Encourage enhanced Library Services in Keyport.</b>  |
| Policy Key-24  | Encourage regular service of the Kitsap Regional Library Bookmobile within Keyport.   |
| <b>CHAPTER 5: PORT IMPROVEMENTS AND WATERFRONT DEVELOPMENT</b> |   |
| <b>Goal / Policy Number</b>                                    | <b>Related Goal / Policy Language</b>   |
| <b>Goal 15</b>   | <b>Encourage expansion of the existing Port of Keyport Facilities</b>   |
| Policy Key-25  | Update the Port of Keyport Master Plan.   |
| Policy Key-26  | Identify specific projects for a Port of Keyport funding measure.   |
| Policy Key-27  | Search out grant opportunities for shoreline improvement or replacement of marine facilities.   |
| <b>Goal 16</b>   | <b>Minimize additional private docks in Keyport.</b>  |
| Policy Key-28  | Encourage joint use docks for any new dock development.   |
| <b>CHAPTER 6: NATURAL ENVIRONMENT / PARKS &amp; RECREATION</b> |   |
| <b>Goal / Policy Number</b>                                    | <b>Related Goal / Policy Language</b>   |
| <b>Goal 17</b>   | <b>Protect, restore, and enhance the natural and shoreline resources that add to the unique character of the Keyport Village.</b>                                       |
| Policy Key-29  | Encourage public ownership and permanent preservation of lots with significant critical areas or wildlife habitat.  |
| Policy Key-30  | Monitor private septic systems and immediately respond to any failed system within Keyport that may flow into Dogfish Bay or Liberty Bay.                               |
| Policy Key-31  | Encourage the replanting of native tree and plant species on all properties, especially those publicly-held.  |
| Policy Key-32  | Encourage creation of Keyport natural greenways, vegetated pathways, backyard natural habitat corridors, and street plantings.  |
| <b>Goal 18</b>   | <b>Maintain current public facilities, parks, and port facilities, and add new facilities when determined by the community.</b>   |
| Policy Key-33  | Coordinate with the Keyport Village community on any development plans for public facility improvements and additions.  |
| Policy Key-34  | Pursue creative funding strategies, grants, and opportunities to leverage federal, state, local, and volunteer sources for maintenance and capital improvement budgets. |
| <b>Goal 19</b>   | <b>Provide facilities to serve the variety of ages and needs in the community.</b>  |
| Policy Key-35  | Explore the planning and construction of a community center within the Keyport Village boundary.  |

| CHAPTER 7: ARTS & CULTURE                             |  |
|---|--|
| Goal / Policy Number                                  | Related Goal / Policy Language   |
| Goal 20   | <b>Encourage local support for a creative and economic environment that allows artists to continue to live and work in and for the community.</b>  |
| Policy Key-36   | Create a stimulating visual environment through the public and private artworks programs, and create a greater understanding and appreciation of art and artists through community dialogue, education and involvement.  |
| Policy Key-37   | Advocate for the inclusion of quality public art in projects built by both private developers and public agencies, promote quality design in both the natural and built environments and use artists on design teams   |
| Goal 21   | <b>Preserve and share the community's unique setting, character, history, arts and culture by developing partnerships, resources and attractions that respect the needs and desires of Keyport residents.</b>  |
| Policy Key-38   | Identify and record Keyport's "Sense of Place" through a continuous public dialogue about the influence of the arts, history, and culture.   |
| Policy Key-39   | Use artistic, historic, and cultural events as vehicles for sharing Keyport's uniqueness with residents and visitors while cultivating partnerships among the local artists, organizations and those interested in the arts, economic development, tourism, and historic preservation. |
| Policy Key-40   | Identify local artists and publicize their value to the community through opportunities for public dialogue, and online database, and directory of artists, and residency programs, with support through non-profit organizations.   |
| CHAPTER 8: SUSTAINABILITY                             |  |
| Goal / Policy Number                                  | Related Goal / Policy Language   |
| Goal 22   | <b>Encourage sustainable practices and green building in Keyport.</b>  |
| Policy Key-41   | Implement Low Impact Develop Standards for Keyport Stormwater development and improvements.  |
| Policy Key-42   | Promote Solar, Wind, Tidal, Wave Generation and other renewable energy generation infrastructure to serve the Keyport Community.   |
| Policy Key-43   | Promote installation of energy efficient fixtures (both electric and water based)  |
| Policy Key-44   | Promote U.S. Green Building Council's; Leadership in Energy & Environmental Design (LEED) silver certification standards for all future public buildings in Keyport.   |
| CHAPTER 9: COMMUNITY BUILDING AND PLAN IMPLEMENTATION |  |
| Goal / Policy Number                                  | Related Goal / Policy Language   |
| Goal 23   | <b>Foster an environment that supports the active and meaningful involvement of the community in local, county-wide and regional issues.</b>   |
| Policy Key-45   | Ensure that Keyport residents have access in the community to information regarding future land uses and activities.   |
| Policy Key-46   | Encourage the support and maintenance of the Keyport Improvement Group to represent the citizens of Keyport in furthering of the Plan's goals and policies.  |

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