



KITSAP COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT

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Larry Keeton, Director

MANCHESTER VILLAGE COMMERCIAL DRAFT DESIGN STANDARDS

The Manchester Downtown Design Committee has prepared a DRAFT set of design standards for the Manchester Village Commercial area. The release of the DRAFT standards is the starting point for a public and County review which begins now.

A cursory review shows the DRAFT Manchester design standards present and describe an overall design intent for the Manchester commercial core as a compact, diverse, mixed-use downtown. The standards use Manchester's uniqueness as a foundation for design intent and actions, organized to focus on physical amenities and features. The standards provide as much detail as possible—yet provides flexibility—to guide development that is compatible with existing or proposed development patterns, while remaining consistent with the look, feel, walkability and friendliness of Manchester Village.

The Design Standards require your review and comments by July 17, in order to begin review by the Planning Commission on July 24. **A Public Hearing is tentatively scheduled for August 14, where your public testimony will be considered.** Prior to attending, please verify meeting times and dates at:
http://www.kitsapgov.com/dcd/community_plan/subareas/manchester/default.htm

Provide comments to Katrina Knutson at kknutson@co.kitsap.wa.us or mail them to the address above.

Key components in the DRAFT Design Standards Document are:

- Height is limited to 28 ft and two stories.
- Commercial entrances must be oriented to the street.
- Setbacks will allow for minimum 6 ft walkways and landscaping.
- The number of driveways into uses will be limited.
- Landscaping screening and buffering will be required for certain uses or certain areas.
- Site development plans will be coordinated with adjacent developments.
- Pedestrian open space will be incorporated to the extent feasible.
- Parking design shall be pedestrian friendly and not detract from the form and function of other design standards.
- Street furniture will be provided with development.
- Architectural design character is provided, yet is flexible.
- Building materials and colors are those typical of the Northwest.
- A higher degree of landscape planning is required.
- Signage is regulated and limited.
- Lighting is regulated and restricted to on-site.
- Mechanical access and refuse areas will be screened.
- Utilities will be buried when possible.