

KEYPORT COMMUNITY PLAN



KITSAP COUNTY
DEPARTMENT OF COMMUNITY DEVELOPMENT
JULY 2007

KEYPORT COMMUNITY PLAN

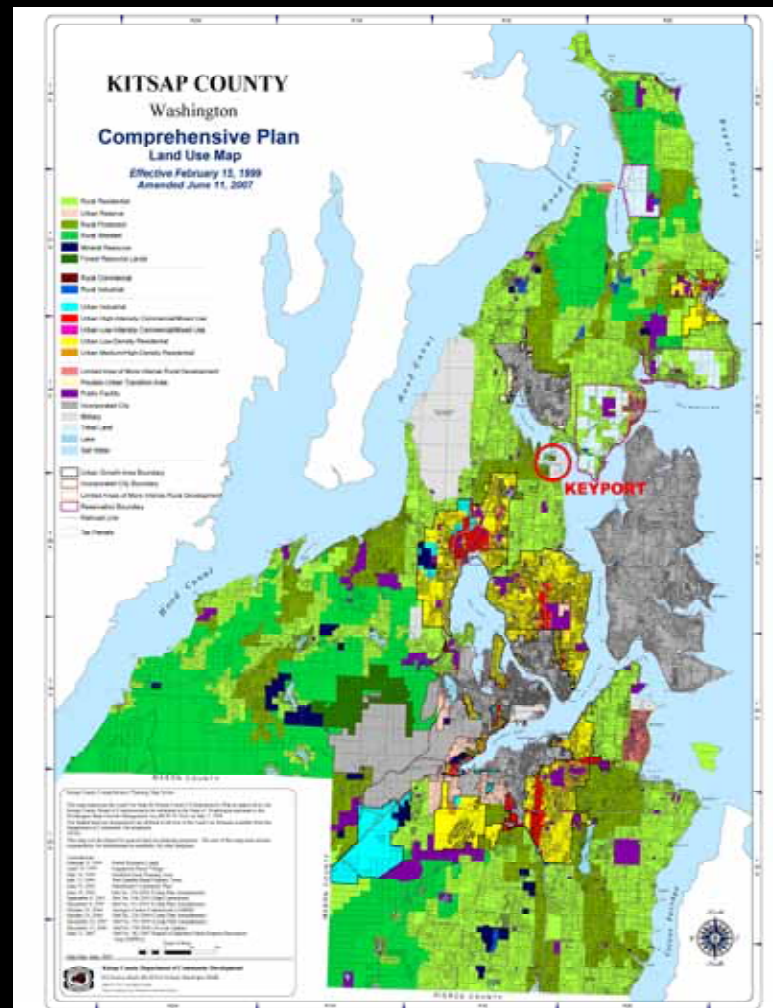
PLANNING COMMISSION TASKS



- Collect Public Comments on Draft Plan.
- Provide Clear Direction for:
 - Preferred LAMIRD Boundary
 - Lot Clustering Provision
 - View Protection
- Recommendation to Board of County Commissioners.

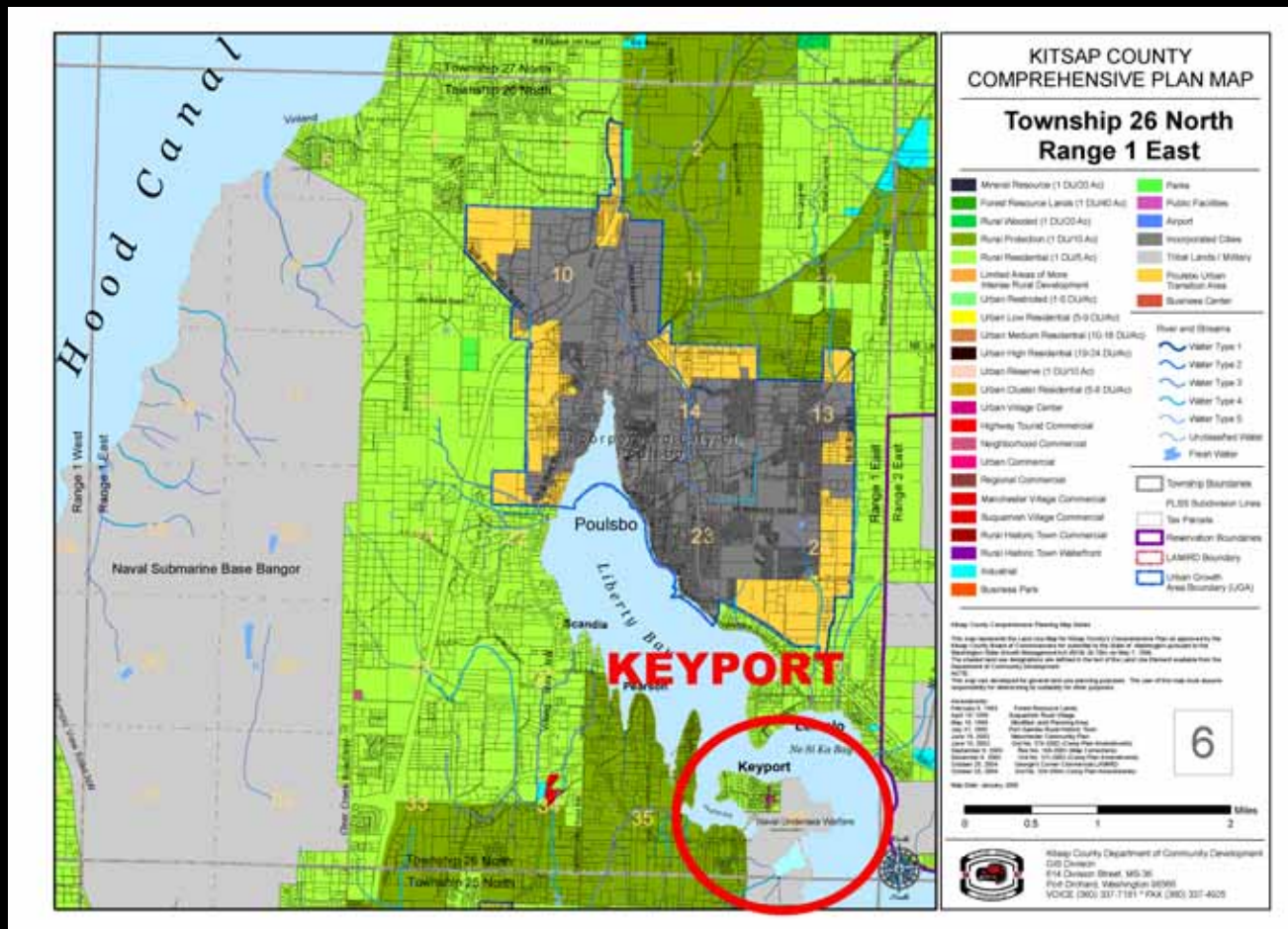
KEYPORT COMMUNITY PLAN

KEYPORT PLANNING AREA



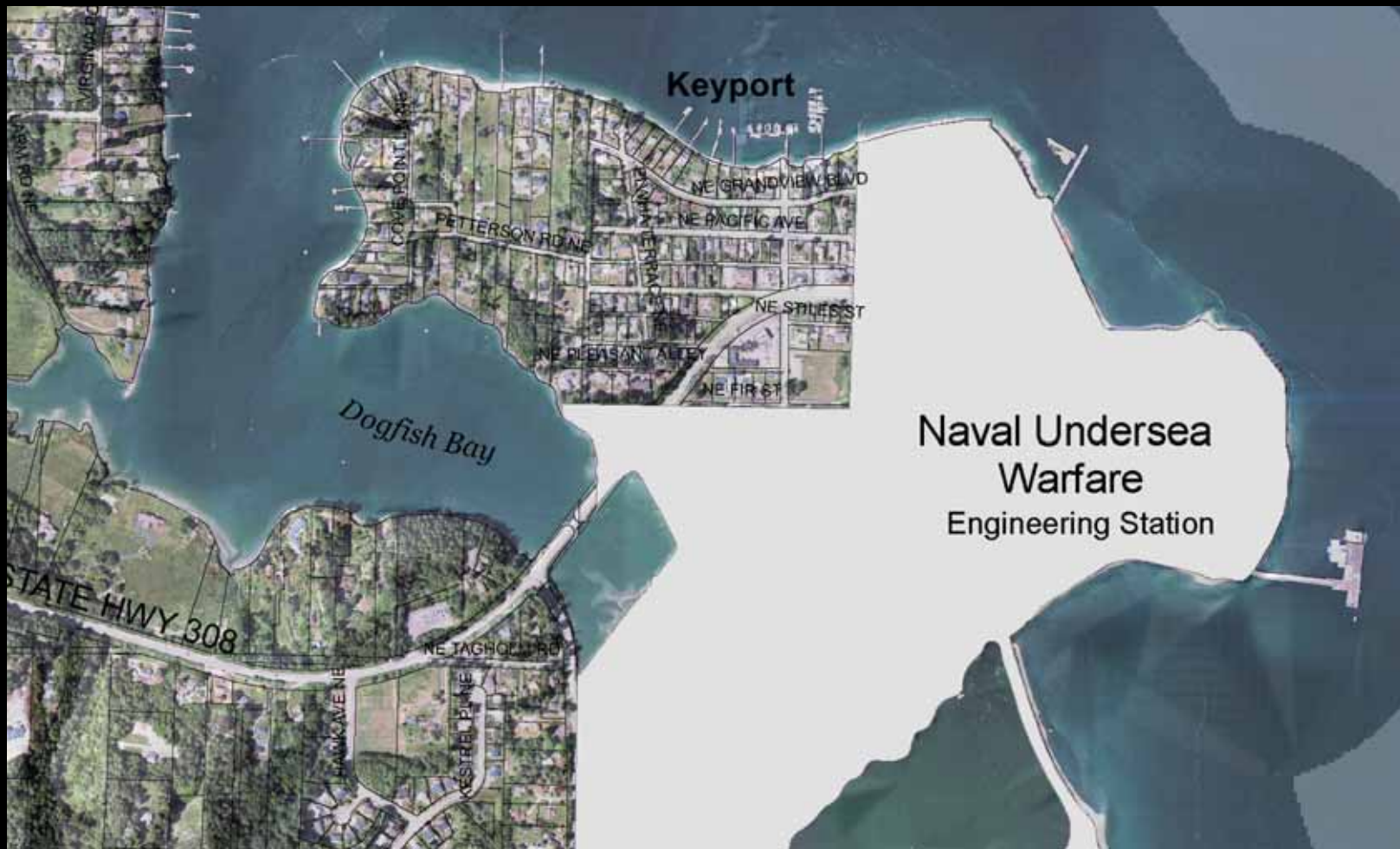
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KEYPORT PLANNING AREA



KEYPORT COMMUNITY PLAN

KEYPORT PLANNING AREA



KEYPORT COMMUNITY PLAN

COMMUNNITY PLAN CHAPTERS



1. Introduction
 2. Land Use & Development
 3. Transportation & Pedestrian Improvements
 4. Public Facilities & Infrastructure
 5. Port Improvements & Waterfront Development
 6. Natural Environment / Parks & Recreation
 7. Arts & Culture
 8. Sustainability
 9. Community Building / Plan Implementation
 10. Glossary of Terms & References
- APPENDICES

KEYPORT COMMUNITY PLAN

CHAPTER 1: Introduction



CHAPTER ELEMENTS:

- History of Keyport
- Purpose and Organization of Community Plan
- Public Participations & Keyport Online Survey
 - Appendix A: Keyport Online Survey Results
- Keyport Vision Statement
- Limited Area of More Intense Rural Development (LAMIRD)
 - LAMIRD Definition
 - LAMIRD Boundary Alternatives
 - Preferred LAMIRD Boundary

KEYPORT COMMUNITY PLAN

KEYPORT VISION STATEMENT



KEYPORT VISION STATEMENT

Keyport is a rural, historic waterfront village bounded and limited in size by its natural borders of water and the Naval Undersea Warfare Center. The community consists primarily of single family homes, a few small businesses, and a community park system. The community is close-knit, where people know and greet their neighbors, and has an active community club which provides social events. The Keyport community wants to limit urban growth to retain its sense of community and small-town ambience.

Keyport citizens would prefer that future business expansion would be limited to small businesses and services serving the community, consistent with historical usage located near the downtown core. The Keyport community desires to re-establish certain historic commercial zoning and to establish appropriate land use zoning to maintain historic rural character where it is consistent with historical public services. The community would like to establish development patterns, including lot sizes, which may encourage infill development consistent with the Growth Management Act. These infill development patterns would be consistent with historical progressive development, yet limit urban-like sprawl and high density growth.

The Keyport community would like to improve existing transportation infrastructure and services to make it easier and safer to get around the community, make the community more pedestrian friendly, and improve parking for visitors. Improvements would be requested from Kitsap County as feasible to improve public infrastructure and facilities, including expansion of the sewer lines, upgrading the storm water drainage system, improving street lighting, and improving marine access.

The community would like to retain a flexible community park system attractive as gathering and recreational centers for both children and adults. Keyport citizens would like to preserve and enhance the small-town atmosphere and visual character of the area for the community as well as visitors, where one can enjoy a safe and pleasurable walk, enjoy the spectacular marine and mountain views, and have easy access to a village center that acts as a social center with restaurants and services providing for basic needs.

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LAMIRD DEFINITION



Limited Area of More Intense Rural Development (LAMIRD):

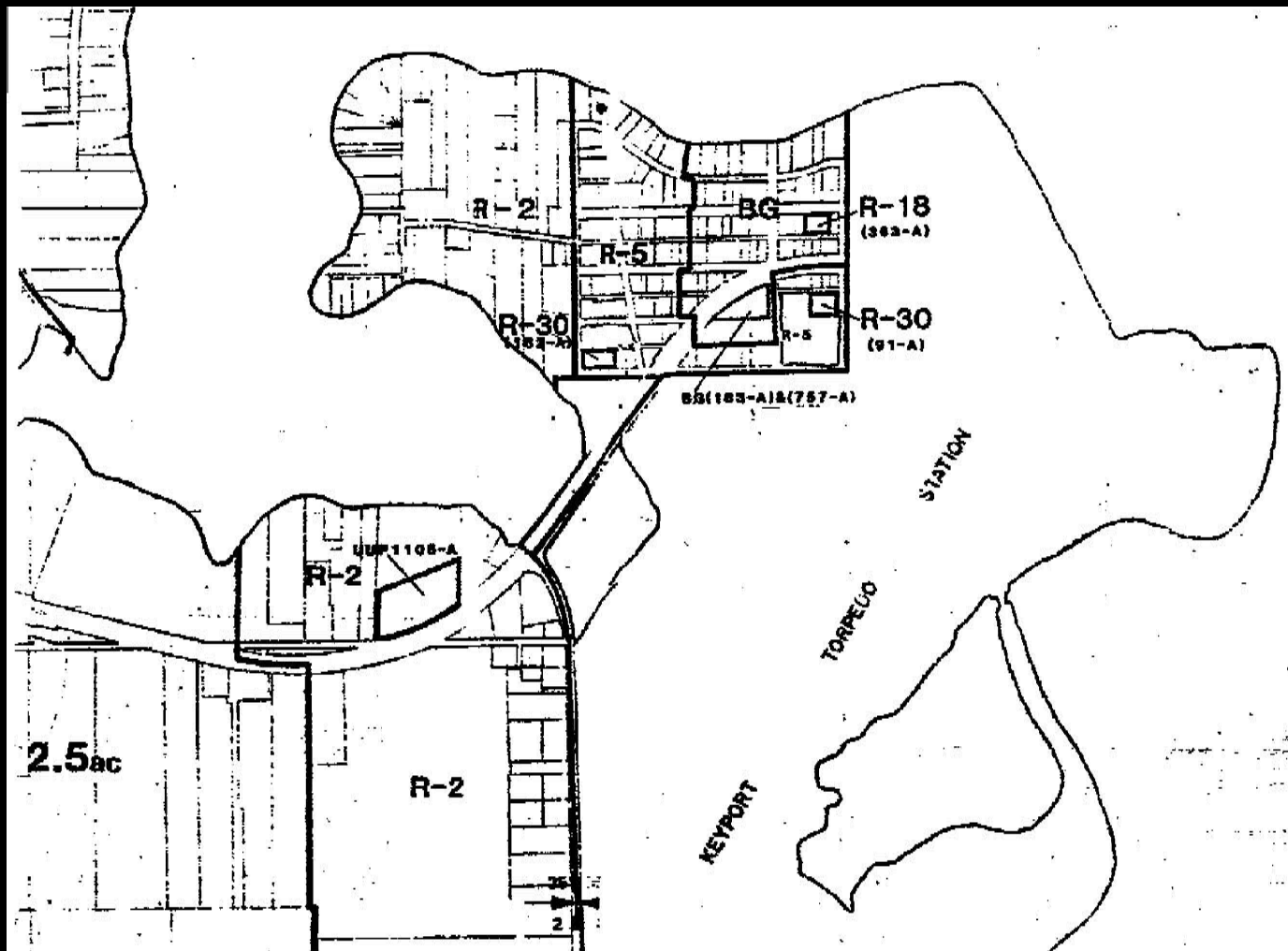
In order to determine what should be included in the Keyport Village, guidance was taken from the GMA, the Washington State Department of Community Trade and Economic Development and the Kitsap County Comprehensive Plan. Significant elements from these documents were utilized to develop general guidelines for determining the Keyport Village boundary as a Type 1 LAMIRD per RCW 36.70A.070 (5)(d)(i).

These elements include:

- Identify residential parcels that were platted prior to July 1, 1990, according to chapter 36.70A RCW, particularly noting those at urban densities of less than 3 units/acre;
- Identify all commercial, industrial and community services platted prior to July 1, 1990;
- Identify existing structures;
- Identify the existing public services, ie, water and sewer;
- Address: (a) the need to preserve the character of existing natural neighborhoods and communities, (b) physical boundaries such as bodies of water, streets and highways, and land forms and contours, (c) the prevention of abnormally irregular boundaries, and (d) the ability to provide public facilities and public services in a manner that does not permit low-density sprawl; and
- Identify critical areas (ie, wetlands, areas of geological concern, frequently flooded areas, fish and wildlife conservation areas, critical aquifer recharge areas or wellhead protection zones and resource lands).

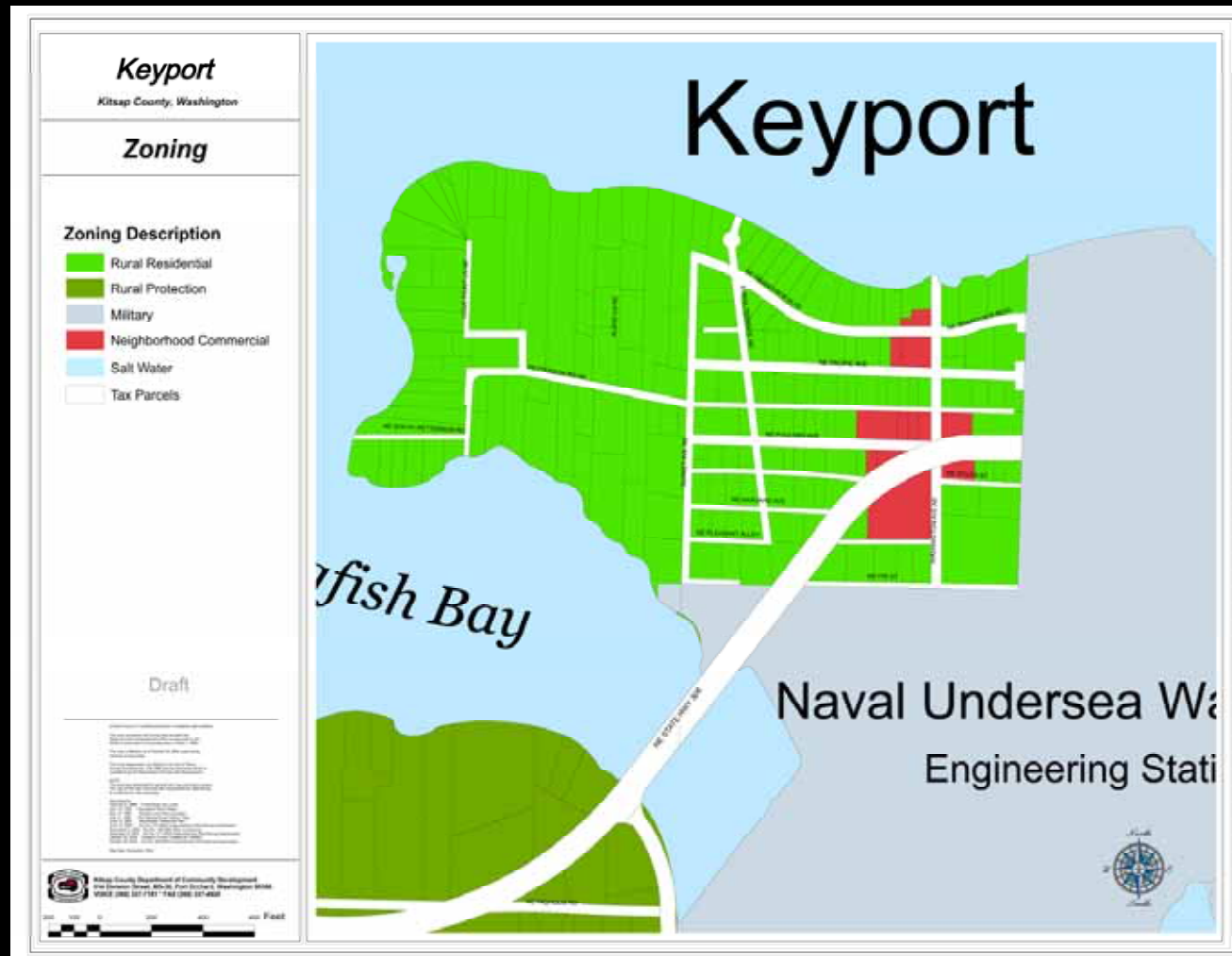
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HISTORY OF KEYPORT



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KEYPORT PRESENT ZONING



KEYPORT COMMUNITY PLAN

PROPOSED LAMIRD BOUNDARY



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CHAPTER 2: Land Use & Economic Development



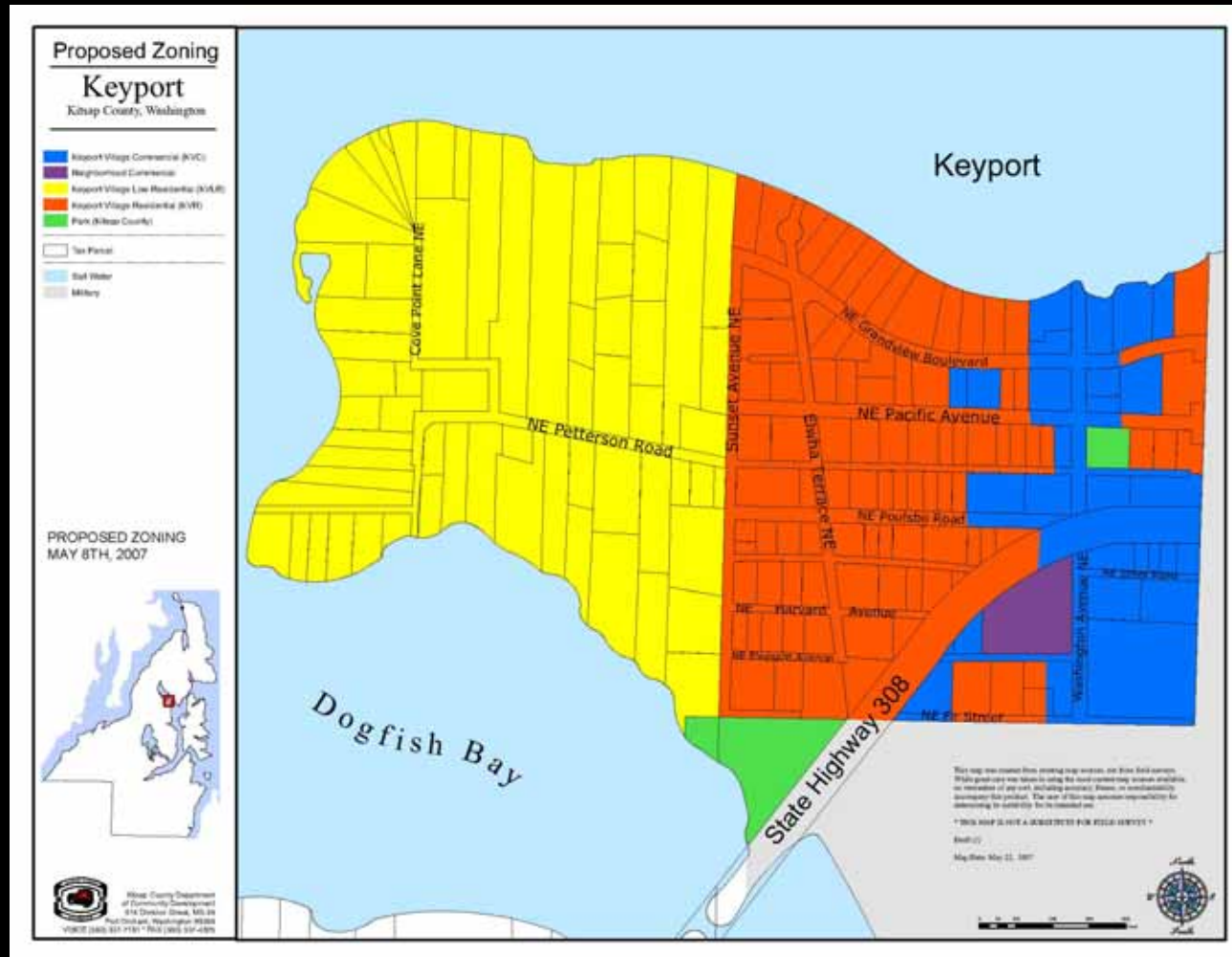
CHAPTER ELEMENTS:

- Residential Land Use
- Housing
- Keyport Historic Buildings
- Commercial Land Use
- Economic Development
- View Protection



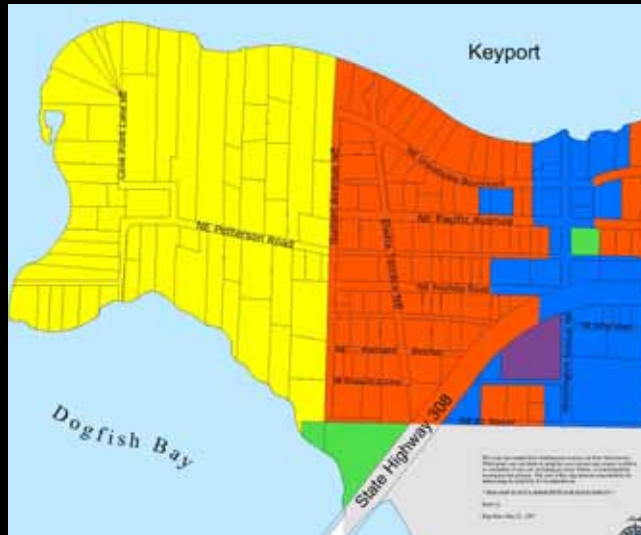
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KEYPORT PROPOSED ZONING



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KEYPORT PROPOSED ZONING



Keyport Village Residential (KVR)

- Density 5 units / Acre (orange)

Keyport Village Low Residential (KVLR)

- Density 2 units / Acre (yellow)
- Cluster Provision 3 Units / Acre

Parks (green)

Keyport Village Commercial (KVC)

- Density 5 units / Acre for Mixed-Use (blue)

Neighborhood Commercial (NC)

- 1 Parcel Retains Historical Vested Density. (purple)

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KEYPORT ECONOMIC DEVELOPMENT



**NAVAL UNDERSEA
MUSEUM
PEDESTRIAN GATE
PROJECT**

**KEYPORT
SATURDAY
STREET FAIR
PROJECT**

**KEYPORT
VILLAGE SQUARE
PROJECT**

**WASHINGTON
AVE. PEDESTRIAN
IMPROVEMENTS
PROJECT**

**MARINA
IMPROVEMENTS FOR
PORT OF KEYPORT
PROJECT**

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CHAPTER 3: Transportation & Pedestrian Improvements



CHAPTER ELEMENTS:

- Vehicular Transportation
- Transit
- Other Transportation Options
- Pedestrian Improvements & Non-Motorized Infrastructure & Services



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CHAPTER 4: Public Facilities & Infrastructure



CHAPTER ELEMENTS:

- Naval and other Federal Facilities
- Sewer & Wastewater Collection & Treatment
- Public Water Systems
- Storm Water Management
- Electrical & Natural Gas
- Fire, Emergency Services, & Law Enforcement
- Public Education & Library Services
- Solid Waste



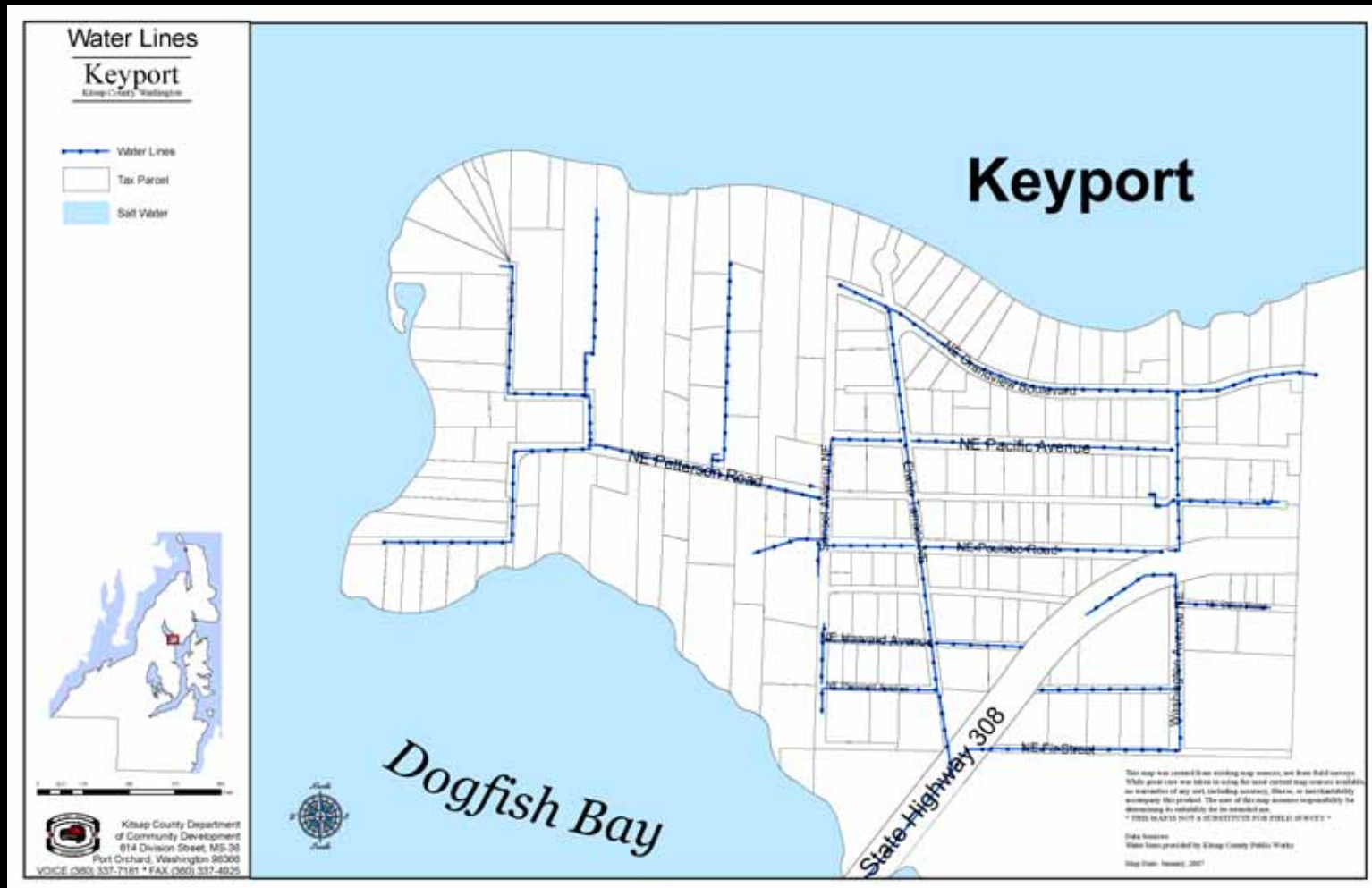
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KEYPORT SEWER LINES



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KEYPORT WATER LINES



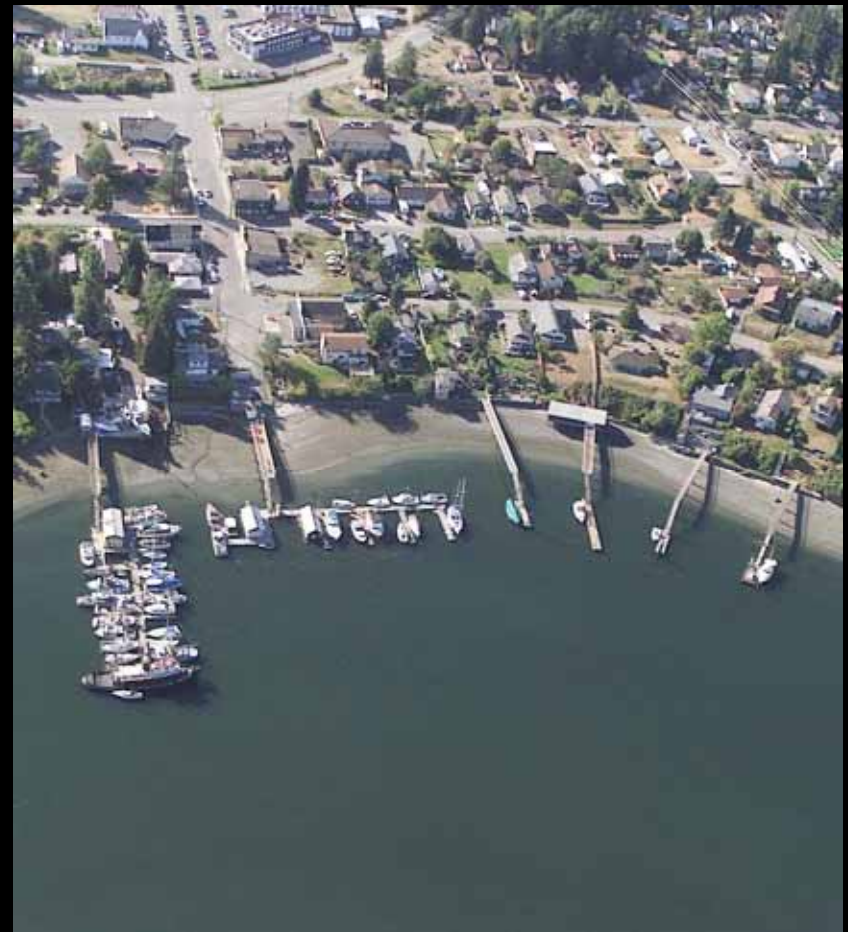
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CHAPTER 5: Port Improvements & Waterfront Development



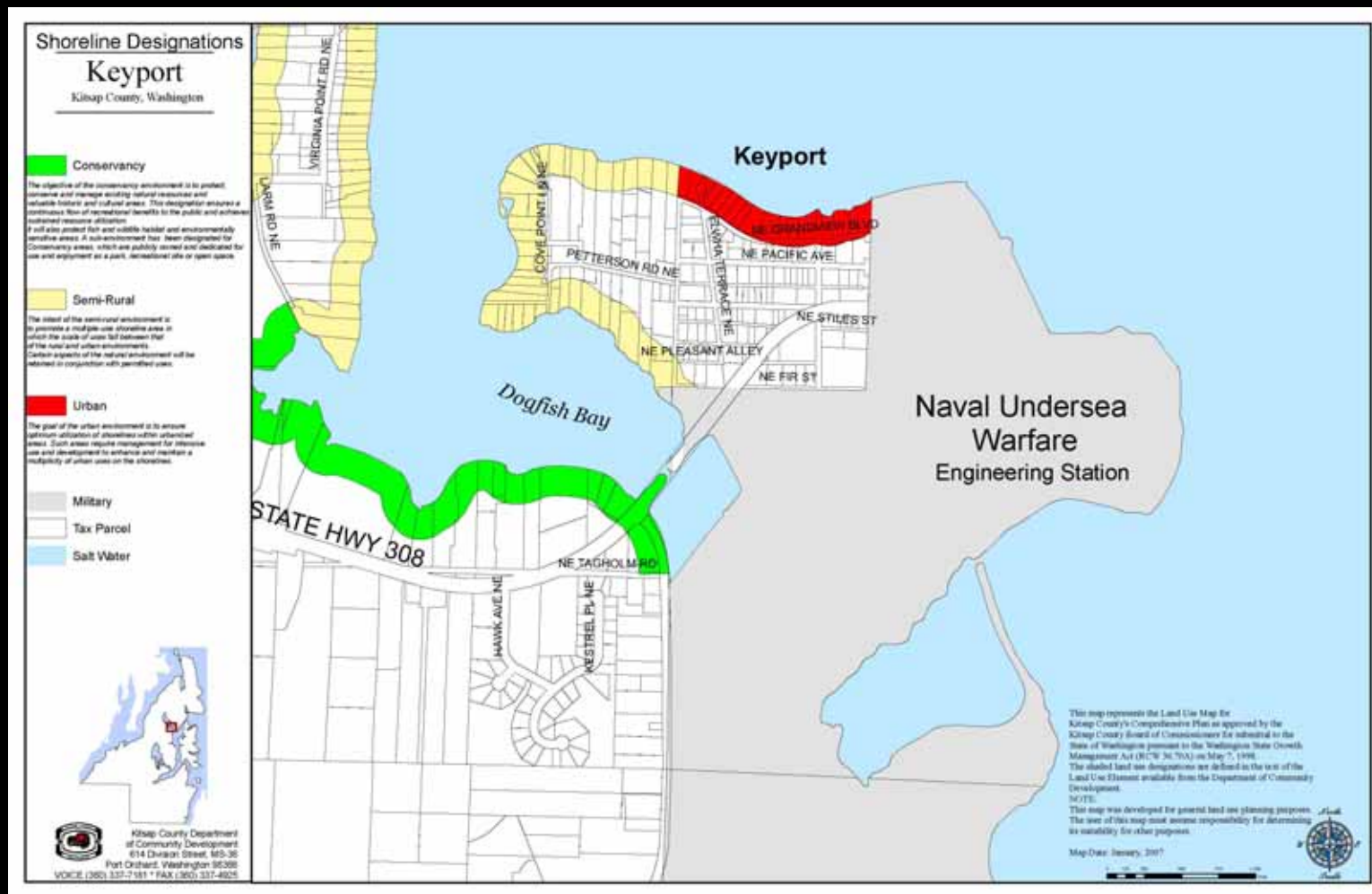
CHAPTER ELEMENTS:

- Port of Keyport
- Keyport Marine Services
- Waterfront Development
- Shoreline Waterborne Spill & Incident Response Plans



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KEYPORT SHORELINE DESIGNATIONS



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CHAPTER 6: Natural Environment / Parks & Recreation



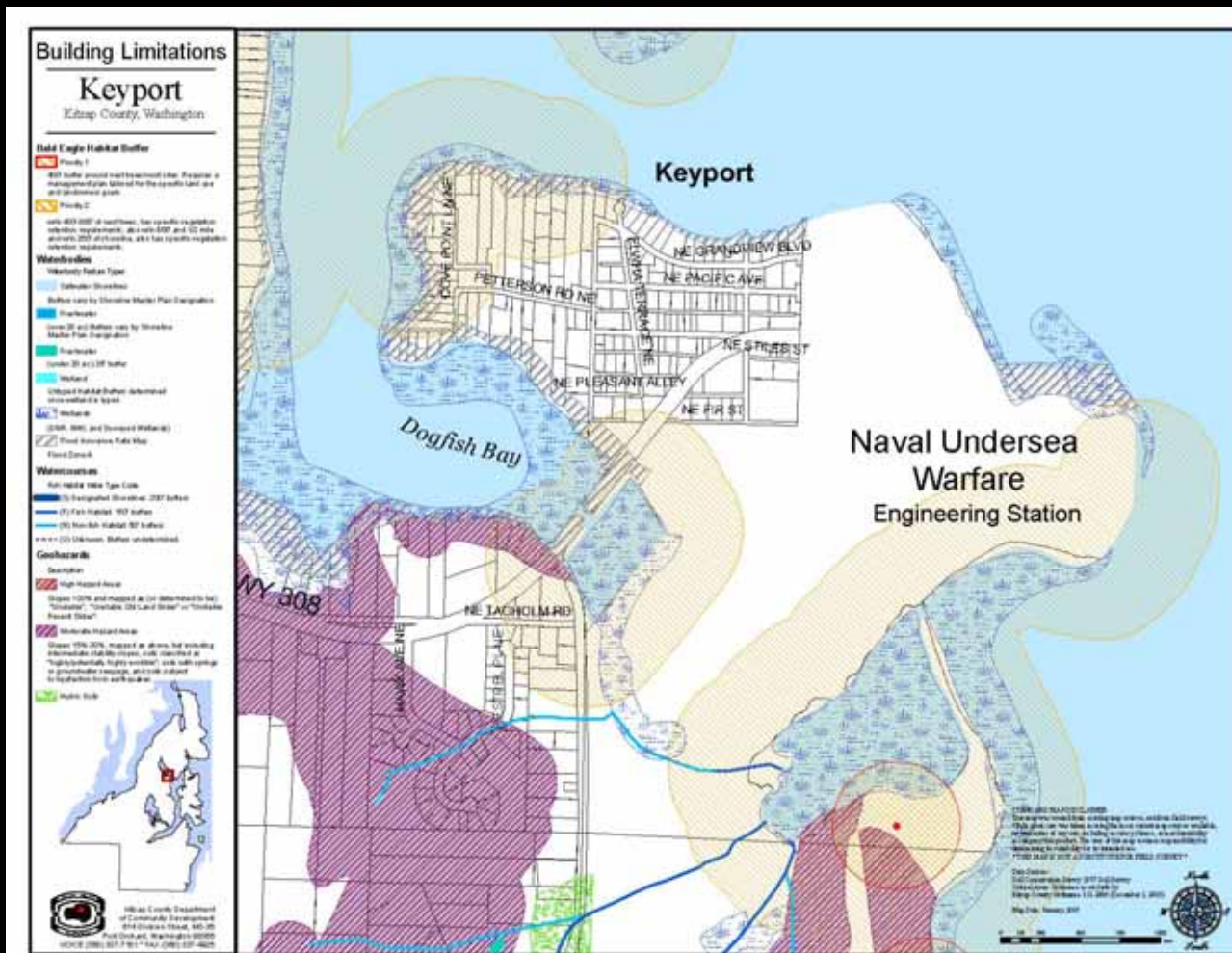
CHAPTER ELEMENTS:

- Natural Environment
- Kitsap County Critical Areas
- Parks & Recreation
- Meeting Facilities



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KEYPORT NATURAL ENVIRONMENT



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CHAPTER 7: Arts & Culture



CHAPTER ELEMENTS:

➤ Arts

- Promoting Artists, Galleries, & Art Studios in Keyport
- Public Art & Art Events
- Art Classes & Resident Artists.

➤ Culture

- Promoting a Farmer's Market in Keyport
- Musical Concerts
- Activities for Children.



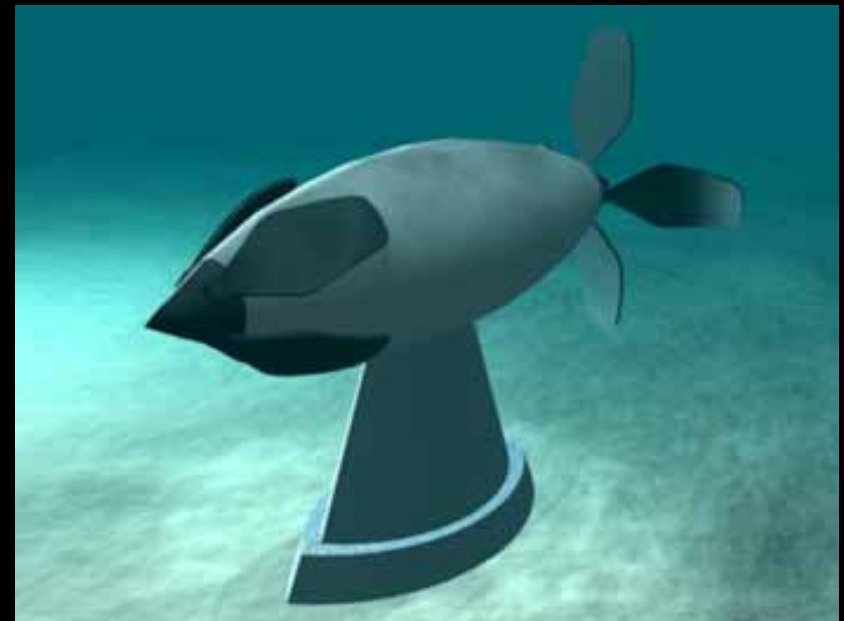
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CHAPTER 8: Sustainability



CHAPTER ELEMENTS:

- **Low Impact Development**
 - Promoting Low Impact Development for Storm Water Management
- **Renewable Energy**
 - Promoting Solar, Wind, Tidal, & Wave Energy Generation Projects.
- **Low Energy Lighting**
 - Promoting Low Energy Lighting for Port and Public Lighting
- **Green Building**
 - Promoting Green Building / US Green Building Council LEED Standards.



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CHAPTER 9: Community Building / Plan Implementation



CHAPTER ELEMENTS:

- **Keyport Community Building**
 - Ensure Community Involvement in land use and governmental activities
 - Support of Keyport Improvement Group
- **Implementation**
 - Promoting Completion of Key Projects.
 - All Goals & Policies

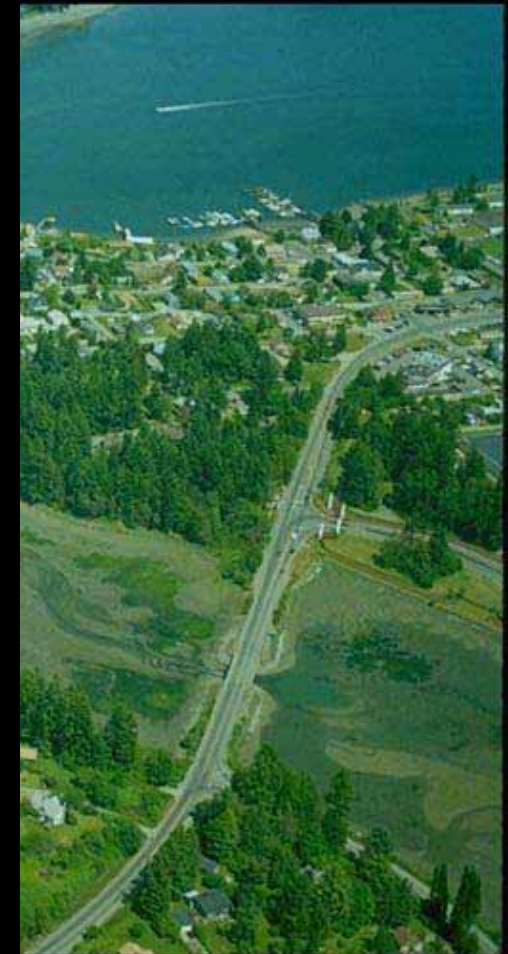


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KEYPORT "KEY" PROJECTS



1. WASHINGTON AVENUE - ECONOMIC DEVELOPMENT PROJECTS (Chapter 2)
2. MOSQUITO FLEET TRAIL SEGMENT COMPLETION (Chapter 3)
3. TRAFFIC CALMING FOR STATE ROUTE 308 / WASHINGTON AVENUE INTERSECTION (Chapter 3)
4. KEYPORT SEWER IMPROVEMENT DISTRICT (Chapter 4)
5. PORT OF KEYPORT MASTER PLAN UPDATE (Chapter 5)
6. KEYPORT SALTWATER PARK - PEDESTRIAN IMPROVEMENTS (Chapter 6)
7. KEYPORT CENTRAL PARK - TDR PILOT PROJECT (Chapter 6)
8. KEYPORT PUBLIC ART PROPOSAL (MURAL, STATUE, KIOSK, ETC.) (Chapter 7)
9. PORT OF KEYPORT - TIDAL ENERGY GENERATOR (Chapter 8)
10. KEYPORT IMPROVEMENT GROUP - OFFICIAL DESIGNATION (Chapter 9)



KEYPORT COMMUNITY PLAN

CHAPTER 10: Glossary of Terms & References



CHAPTER ELEMENTS:

- Glossary of Terms
 - Definitions of Terms Used in Plan

- References
 - Sources of Information for Data, Maps, & Photos



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COMMUNUNITY PLAN APPENDICIES



- A. Keyport Online Survey Results
- B. Amendments to Kitsap County Zoning Ordinance
- C. Keyport Historic Building Analysis
- D. Kitsap County Pedestrian / Bicycle Collision Data
- E. Mosquito Fleet Plan - Keyport Excerpts
- F. View Protection
- G. Keyport Design Guidelines
- H. Zoning Maps & Keyport Land Use Capacity Analysis (KLUCA)
- I. Keyport Park - Transfer of Development Rights

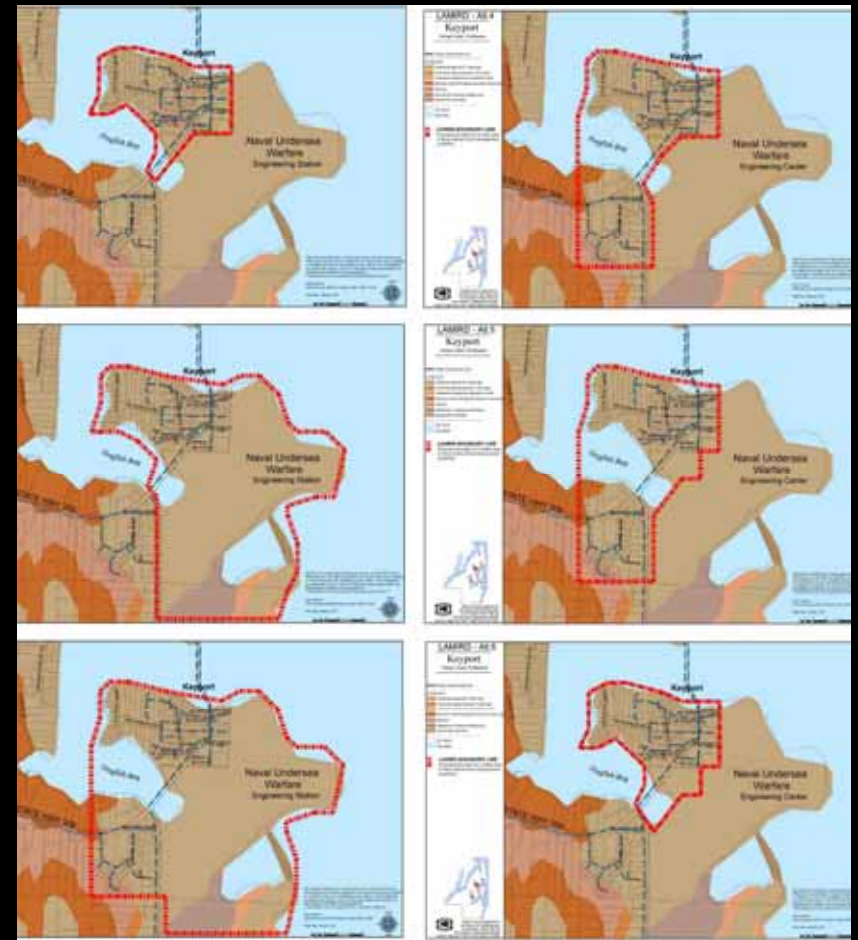
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LAMIRD BOUNDARY ALTERNATIVES



LAMIRD BOUNDARIES:

- TOTAL OF 6 ALTERNATIVES PROPOSED.
 - 3 proposals include Keyport Trace Subdivision
 - 2 proposals included entire Naval Base Keyport
 - 2 proposals only include Naval Undersea Museum.
- Keyport Survey Results supported Alternative 1
 - Appendix A: Keyport Online Survey Results



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LOT CLUSTERING PROPOSAL



PROPOSAL ELEMENTS:

- Affects Keyport Village Residential Low (KVLR) zone only.
 - Allows 3 units per acre under a Performance Based Development proposal.
 - Proposal would allow minimum lot size of 12,500 Sq.ft. (21,780 Sq.ft. normally)
- Proposal would allow a total of 13 additional dwelling units.
 - Appendix H: Keyport Land Use Capacity Analysis



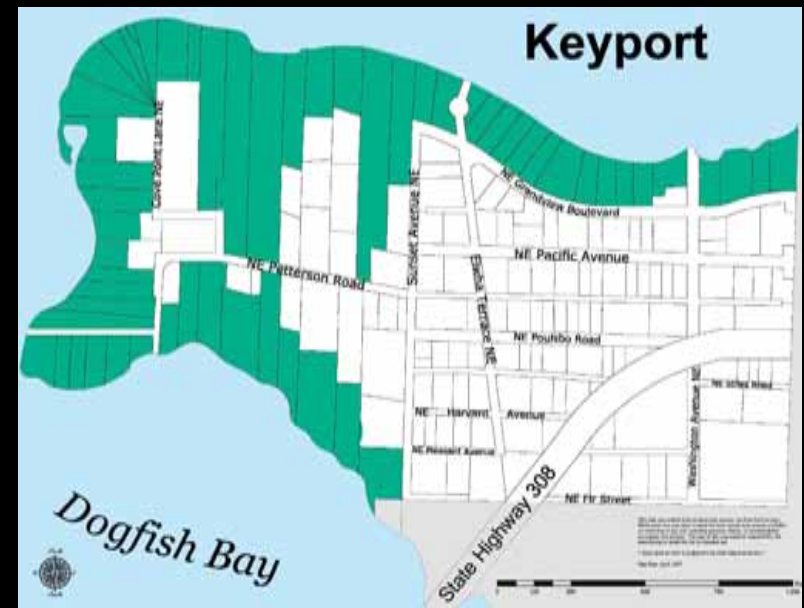
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APPENDIX F: VIEW PROTECTION



ELEMENTS:

- Proposal would limit waterfront owners to maximum height of 28 feet.
- Survey Results supported view protection:
 - 60 % Very Important (24 of 40)
 - 28 % Somewhat Important (12 of 40)
 - 12 % Not Important (5 of 40)
 - Refer to Appendix A
- Voted not to be included in Keyport Community Plan.
 - May 22, 2007 Keyport meeting 12 of 15 members present (80 %) voted for no view protection.



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PLANNING COMMISSION TASKS



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PROJECT SCHEDULE



- Community Meeting tonight in Keyport to discuss draft plan.
- Public Hearing Scheduled for Tuesday Evening (6:30 PM) August 14th, 2007.
- Deliberation & Recommendation Scheduled for August 28th, 2007.
- Anticipated presentation to Board of County Commissioners in late September / Early October 2007.

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QUESTIONS?



QUESTIONS AND COMMENTS
SHOULD BE DIRECTED TO:

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Department of Community Development

jweaver@co.kitsap.wa.us