



TABLE OF CONTENTS

I. Introduction..... 1

A. Background 1

B. Public Involvement Program 1

C. Overview of Planning Process..... 3

II. Community Preferences Report 4

A. Community Input to Obtain Preferences 4

CAC & TAC Focus Group Discussions..... 4

Kent Narrows Land Use Checklist..... 4

Visual Preference Survey (VPS) 5

 Definition of a VPS..... 5

 Methodology..... 5

 Results 5

 Summary of Slides 9

Community Survey 11

Study Area Tour..... 11

 Figure 2: Northeast Quadrant 12

 Figure 3: Southeast Quadrant 13

 Figure 4: Southwest Quadrant..... 14

 Figure 5: Northwest Quadrant 15

CAC Visioning Workshop 16

B. Summary of Community Preferences & Survey Results..... 17

 Land Use Check List..... 18

 CAC Land Use Check List..... 19

 TAC Land Use Check List..... 22

C. Community Survey Results..... 25

 Vision Statement..... 25

 Conclusions 27

 Community Survey..... 27

 Comments by Question..... 31

 In general, do you support the following vision statement for the Kent Narrows community?..... 31

 What do you like about the Kent Narrows waterfront as it is now? 33

 What would you change about the Kent Narrows waterfront if you had the opportunity? 38

 What do you think are future opportunities for the Kent Narrows community? 43

 Additional Comments as written on hardcopy surveys 47

III. Development Concepts..... 49

Existing Conditions with Planned Development Depicting Concept 1 for Future Development ... 50

Existing Conditions with Planned Development Depicting Concept 2 for Future Development .. 51

Draft Future Concept Plan Depicting Expanded Growth Area..... 52

Draft Future Land Use (Map 17) Depicting Expanded Growth Area 53

IV. Build-out Report..... 55

A. Definition of Build-Out Analysis..... 55

B. Explanation of Build-Out Scenario Methodology 55

C. SCENARIO 1: RESIDENTIAL BUILDOUT 56

 Specific Assumptions..... 56

D. SCENARIO 2: NON-RESIDENTIAL BUILDOUT (COMMERCIAL) 56

 Specific Assumptions..... 56

Kent Narrows Community Plan APPENDIX



E.	SCENARIO 3: MIXED-USE BUILDOUT SCENARIO	56
	Specific Assumptions.....	56
F.	BUILD-OUT ANALYSIS	57
	Map 11 – Opportunity Sites	59
	Map 11B – Build-out Scenarios Opportunity Sites	60
	Map 11.1 – Build-out Scenario 1: Residential	61
	Map 11.2 – Build-out Scenario 2: Non-Residential	62
	Map 11.3 – Build-out Scenario 3: Mixed Use.....	63
	Growth Area Expansion Tables: Large Area	64
	Growth Area Expansion Tables (Small Area)	74
V.	Economic Impact Assessment Overview.....	84
	A. Economic Impact Assessment.....	84
	B. Explanation of Economic Impact Assessment Methodology	84
	C. Economic Impact Assessment Results	85
	Special Taxing District Ordinance	87
	Map 15: Special Taxing District.....	89
	Growth Area Expansion Tables.....	90
	Water and Sewer Impacts	95
	Water.....	95
	Sewer	96
	Growth Area Expansion Tables.....	98
VI.	Parking Report	103
	Map 12: Existing and Pending Projects Parking & Storage Facilities.....	104
	Map 12A: Future Parking & Storage Facilities	105
	Estimate Parking Tables.....	106
VII.	Marina Survey Summary.....	108
VIII.	Summary of CAC Meetings.....	116



III. Development Concepts

During the June 20, 2005 CAC meeting, members were divided into two groups to participate in a mapping exercise. The mapping exercise required each group to work collaboratively to identify possibilities for development and redevelopment of opportunity sites. Each group was given a large map of the study area with opportunity sites outlined in blue. Each group had the opportunity to identify additional opportunity sites within or around the study area for consideration. Each group was given a series of icons denoting various types of development to be identified by opportunity site. Each group was instructed to also write or draw additional development opportunities that may be important yet not depicted by the icons provided.

The groups discussed possible development opportunities for land, shoreline and waterway areas. Each group was asked to focus their ideas around establishing Kent Narrows as a year-round destination with an emphasis on geo-tourism. *Geo-tourism is tourism that sustains or enhances the geographical character of the place being visited including its environment, culture, aesthetics, heritage and the well being of its residents.* At the following meeting, the results of the mapping exercise were depicted and the CAC members were asked to provide comments. These concepts developed by the CAC members were used to develop the future concept map, future land use map and future circulation map for the plan document.

The following concepts depict the results of the mapping exercise. Please note, that one of the groups indicated that the Growth Area should be expanded to include Lippencott Marina and the farm lands just east of the Growth Area (on the south side of MD 18). This idea of expansion of the Growth Area was further discussed by the CAC, evaluated as part of the build-out analysis, and refined for inclusion in the plan document. Please note, the following figures (Figures 8 thru 11) depict the area originally considered, discussed, and analyzed through the planning process.



Figure 8: Existing Conditions with Planned Development Depicting Concept 1 for Future Development



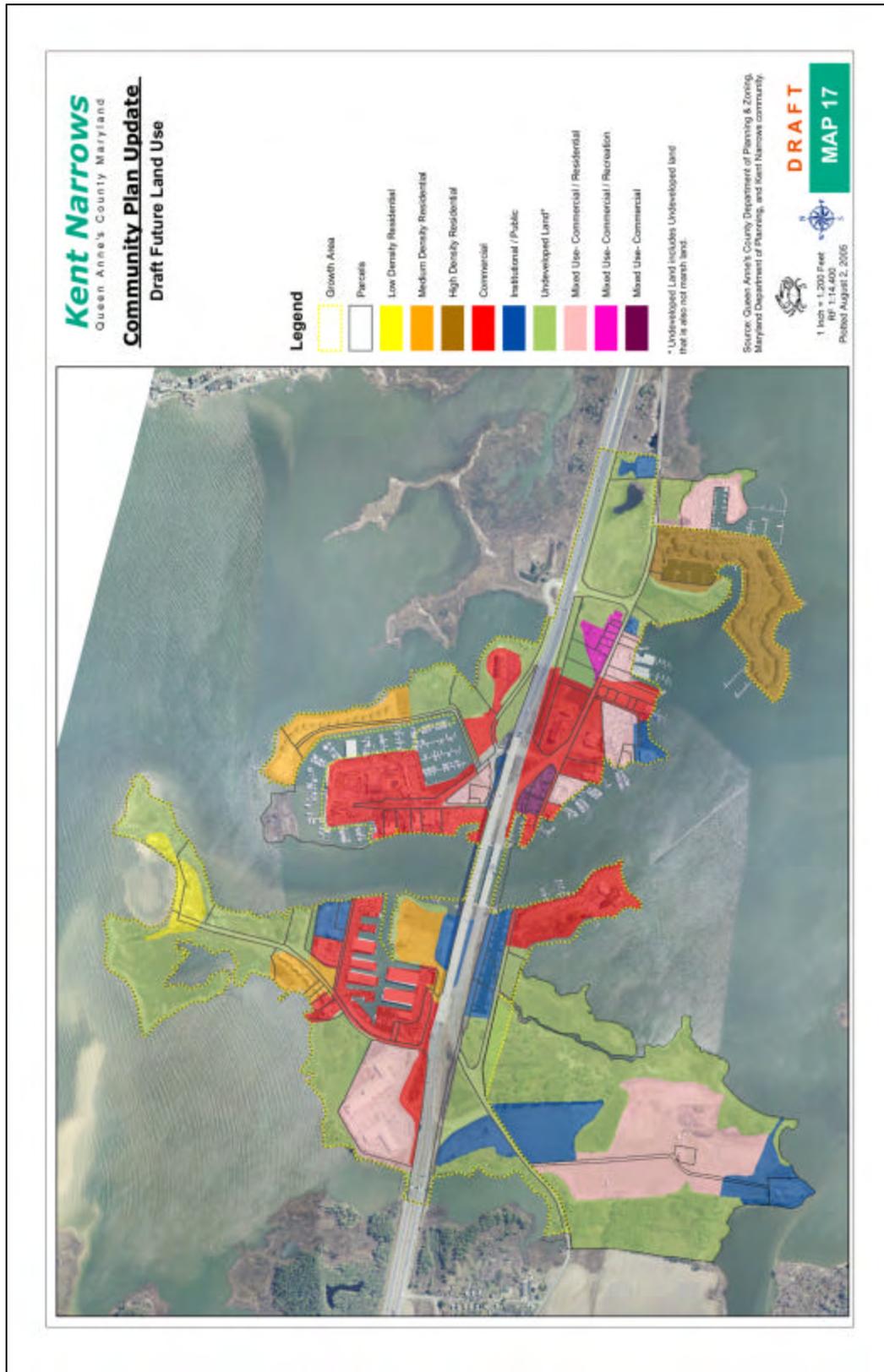


Figure 9: Existing Conditions with Planned Development Depicting Concept 2 for Future Development





Figure 11: Draft Future Land Use (Map 17) Depicting Expanded Growth Area





As CAC discussions continued focusing on the development of a future concept plan, future land use plan and future circulation plan, the CAC determined that any expansion of the Growth Area should meet community needs such as parking, boat storage on lots less desirable for development as year-round destinations and additional development necessary to support year-round destination activities and attractions. After careful consideration and debate, the CAC recommended consideration of only the Lippencott Marina site for expansion of the Growth Area as part of this plan update. In addition, the CAC considered and debated the future concept plan, future land use plan and future circulation plan. Modifications of these plans were made throughout the process. Please refer to the plan document for the final recommendation for future expansion of the Growth Area, future concept plan, future land use plan and future circulation plan.