



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 |



VII. Marina Survey Summary

The following Marina Survey Summary describes the methodology and results of the Kent Narrow Slip-Holder Survey (Figure 21) as conducted in September 2005. A marina survey was developed with input from members of the CAC responsible for marina management. It was hoped that the survey would widely be administered to all marinas within the study area. Responses from one marina were received. (Piney Narrows Yacht Haven) It is suggested that other marinas participate at the appropriate time to supply additional information about needs, desires and possible niche markets.



Figure 21: Kent Narrows Marina Slip-Holder Survey

Kent Narrows Marina Slip-Holder Survey

INTRODUCTION

A survey of slip holders at local marinas was completed in September 2005. The purpose of the survey was to collect data about slip holders to assist with the Kent Narrows Community Plan. Data collected included slip holders current and desired activity level regarding outdoor recreation, tourism, and spending. The survey also collected information about slip holder's level of satisfaction with boating and non-boating services and amenities. The survey was administered through the marinas in a mail-out mail-back process. Results of the survey may guide the community's decisions regarding land use, transportation, and services. A summary of the responses is provided followed by a copy of the survey instrument.

SUMMARY RESULTS

Kent Narrows slip holders, based on the 93 returned surveys use marina slips because of boating, restaurants, the location, the atmosphere, the marinas, and marina amenities. A typical slip user stays either seven days or seven weekends during the "on-season", and three days or three weekends during the "off-season". The majority of slip users (46 respondents) spend an average \$0-\$250 per stay; additional users (20 respondents) spend \$250-\$500 per stay; and five users spend over \$1,000 per stay.

Outdoor Recreational Activities

Slip users participate in power boating, walking, swimming, biking, fishing, and outdoor recreational activities and would like to participate in more crabbing, fishing, biking, and outdoor recreational activities. Other hand written responses about activities include a desire for movies, movie theatres, open air market, shooting activities (clays and target), and fish cleaning stations and charter boats.

Dinning

Slip users participate in casual dining, fine dining, outdoor dining and use coffee/breakfast shops. Slip users would like to see more opportunity for coffee/breakfast shops, delicatessens, and dinner cruises.

Tourism Attractions

Slip users are attracted to the exploration center, sightseeing, museums and guided tours; and would like more opportunity for nature preserves and slip-jack tours.

Shopping / Service Opportunities

Slip users participate in outlet shopping, antiques, and arts / crafts with secondary participation in jewelry and collectables. Written comments included a desire for boat parts, clothing stores, WalMart, Internet access, and quilting.

Events / Activities / Entertainment / Hobbies

Slip users participate in the July 4th fireworks, boat shows, reading, festivals, boat races, night clubs / bars, and cooking. Slip users seek more opportunity for outdoor concerts, movies, indoor concerts, wine tasting, and art shows. Written comments included a request for a local library and boating safety and "rules of the road" classes.



Kent Narrows Marina Slip-Holder Survey

Non-Boating Amenities

Slip users express a desire for the following non-boating amenities; newspapers / magazines, basic grocery items, farmers market, water taxi, and bicycle rentals. Specific requests included bait, pet sitting / kennel, playground, and sailing / boating classes on navigation, safety, docking and power squadron classes, among others.

SURVEY RESPONSES

The following are the responses as returned for each question posed on the slip-holder survey. A total of ninety-three surveys were completed and tallied. The following provides the number of respondents per question posed. Where appropriate, the number of selections the respondent could provides remains; for instance in some questions the respondent can select all that apply versus selecting only one response.

93 Completed Surveys

1. What makes Kent Narrows an attractive destination to you and your crew?

(select all that apply)

| | |
|--|--|
| <p>62 Atmosphere 75 Restaurants 53 Cross-Island Walking/Biking Trail 80 Boating 24 Seafood Market 15 Night Clubs/Bars 3 Local Architecture 5 Other: _____</p> | <p>70 Location 61 Marinas 56 Marina Amenities 46 Leisure (Rest/Relaxation) 41 Natural Areas/Natural Beauty 33 Boat Sales, Repair and Supplies 22 Watermen's History/Culture</p> |
|--|--|

- Cable TV*
- Close proximity to many anchorages and destinations*
- Covered Slip*
- Easy to get to- good roads*
- We live here*

2. What is your average length of stay per season?

Where *x.x* = Average responses (*xxx* = sum of responses). For example # of days, the average length of days of the 93 respondents was 6.8 days while the total number of days the 93 respondents indicated as staying was 633.

| | |
|---|--|
| <p>85 During the "On-Season" (May 1 – Sept.30) # of Days __ 6.8 (633) # of Weekends 7.4 (686) # of Weeks __ 0.5 (46) # of Months __ 1.1 (104)</p> | <p>75 During the "Off-Season" (Oct. 1 – April 30) # of Days __ 3.3 (311) # of Weekends 3.0 (277) # of Weeks __ 0.1 (6) # of Months __ 0.9 (83)</p> |
|---|--|



Kent Narrows Marina Slip-Holder Survey

3. Please indicate average amount you and your crew spent for non-boating activities per stay. (select one):

- 46 \$0 - \$250
- 20 \$251 - \$500
- 2 \$501 - \$750
- 4 \$751 - \$1,000
- 5 \$1,000+
- 16 No Answer

4. Please identify activities you and your crew participate in or desire to participate in at Kent Narrows.

| Outdoor Recreation Activities | | | | | |
|---------------------------------------|-----------------------|---------------------------------|--|-----------------------|---------------------------------|
| | <u>Participate In</u> | <u>Desire to Participate In</u> | | <u>Participate In</u> | <u>Desire to Participate In</u> |
| Walking | 58 | 8 | Outdoor Amusements | | |
| Hiking | 13 | 1 | What types? <u>4</u> | | |
| Biking | 41 | 10 | Any | | |
| Fishing | 34 | 10 | Open air market | | |
| Crabbing | 20 | 13 | Six flags | | |
| Golfing | 14 | 3 | Theme park | | |
| Paddle Boats | 1 | 2 | | | |
| Miniature Golf | 5 | 9 | Kiting | 1 | 2 |
| Wave Runners / Jet Ski's | 3 | 8 | Water Skiing | 5 | 1 |
| Parasailing | 0 | 3 | Guided Tour | 1 | 3 |
| Water Park | 4 | 4 | Hot Air Ballooning | 0 | 7 |
| Tennis | 2 | 5 | Water low hunting | 4 | 1 |
| Picnicking | 22 | 4 | Bird Watching | 19 | 3 |
| Playground | 5 | 4 | Other: <u>6</u> | | |
| Sailing | 18 | 1 | Clay shooting, target shooting | | |
| Power Boating | 74 | 0 | Fish cleaning station/ charter boats | | |
| Canoeing | 5 | 6 | Keep KI low key and pristine, rebuild fishing pier | | |
| Kayaking | 15 | 8 | KIYC | | |
| Swimming | 53 | 1 | Touring | | |
| Nature Exploration | 27 | 8 | | | |
| Indoor Amusements | | | | | |
| What types? <u>11</u> | | | | | |
| Anything in the off season (1) | | | | | |
| Movie house, Movie theatre, Movies(4) | | | | | |
| Museums, shopping | | | | | |



Kent Narrows Marina Slip-Holder Survey

5. Please identify non-boating activities you and your crew participate in or desire to participate in at Kent Narrows.

| Dining | | | | | |
|----------------|-------------|----------------|--------------------------------------|-------------|----------------|
| | Participate | Desire to | | Participate | Desire to |
| | In | Participate In | | In | Participate In |
| Casual Dining | 89 | 0 | Fast Food | 34 | 0 |
| Fine Dining | 60 | 4 | Delicatessen | 34 | 13 |
| Outdoor Dining | 55 | 4 | Coffee/Breakfast Shop | 40 | 18 |
| Food Vendors | 22 | 3 | Take-Outs | 34 | 3 |
| Dinner Cruise | 5 | 11 | Other: _____ | 2 | |
| | | | <i>Talking with our dock friends</i> | | |
| | | | <i>Thai food</i> | | |

| Tourism Attractions | | | | | |
|----------------------|-------------|----------------|---------------------|-------------|----------------|
| | Participate | Desire to | | Participate | Desire to |
| | In | Participate In | | In | Participate In |
| Museums | 26 | 8 | Skip-Jack Tours | 0 | 13 |
| Sightseeing | 29 | 4 | Nature Preserves | 21 | 16 |
| Guided Tours | 26 | 6 | Exploration Center | 32 | 8 |
| Educational Exhibits | 20 | 8 | Other: _____ | 1 | |
| Charter Fishing | 7 | 8 | <i>Local Events</i> | | |

| Shopping Services Opportunities | | | | | |
|---------------------------------|-------------|----------------|--|-------------|----------------|
| | Participate | Desire to | | Participate | Desire to |
| | In | Participate In | | In | Participate In |
| Art/Crafts | 23 | 5 | Jewelry | 15 | 1 |
| Antiques | 23 | 6 | Collectibles | 15 | 2 |
| Outlet Shopping | 61 | 8 | Toys/Hobbies | 11 | 1 |
| Day Care | 1 | 0 | Other: _____ | 7 | |
| | | | <i>Boat parts</i> | | |
| | | | <i>Clothing stores</i> | | |
| | | | <i>Do not need any more shopping centers</i> | | |
| | | | <i>Movie</i> | | |
| | | | <i>Need Walldart, bowling, movie theatre</i> | | |
| | | | <i>On-line</i> | | |
| | | | <i>Quilting</i> | | |



Kent Narrows Marina Slip-Holder Survey

| Events/Activities/Entertainment /Hobbies | | | | | |
|--|-------------------|-----------------------------|--|-------------------|-----------------------------|
| | Participate In | Desire to Participate In | | Participate In | Desire to Participate In |
| Festivals | 36 | 11 | Scrap Booking | 1 | 0 |
| Art Shows | 13 | 13 | Puzzles | 7 | 0 |
| Boat Shows | 59 | 8 | Painting | 1 | 1 |
| Boat Races | 33 | 3 | Coin Collecting | 1 | 0 |
| Indoor Concerts | 6 | 14 | Arts/Crafts Events | 13 | 10 |
| Outdoor Concerts | 19 | 29 | Video Games | 1 | 0 |
| July 4 th Fireworks | 72 | 6 | Models (cars/trains/ boats/airplanes) | 6 | 4 |
| Movies | 10 | 17 | Antiques Show | 9 | 6 |
| Night Club / Bars | 23 | 1 | Board Games | 5 | 0 |
| Reading | 37 | 0 | Other: _____ | 2 | |
| Cooking | 26 | 5 | | | |
| Wine Tasting | 19 | 13 | | | |

Local Library
Boating safety and rules of the road classes

6. What non-boating amenities should be available in Kent Narrows to make your stay more pleasurable? (select all that you feel strongly about)

- | | |
|--|--|
| <ul style="list-style-type: none"> 23 Bicycle Rentals 3 Auto Rentals 27 Water Taxi 32 Basic Grocery Items 10 Taxi/Van Service | <ul style="list-style-type: none"> 32 Newspapers / Magazines 0 Daycare 11 Delivery Service (meals, cleaning & groceries) 28 Farmers Market 12 Activities for Children Other _____ 9 _____ <i>Bait?</i> <i>Clubhouse bar</i> <i>Less road noise from rt. 50, no jake brakes</i> <i>Local vegetables</i> <i>Mexican restaurant</i> <i>No water park! Need boat rentals</i> <i>Pet sitting/ kennel</i> <i>Playground</i> <i>Sailing/ boating classes on navigation, safety, and docking, power equipment classes</i> |
|--|--|

Other General Comments:

I do not stay on a boat, I live nearby
 I lease my slip out, so I am not here very much
 I live in the area
 Red-eye dock bar music is annoying after 10 pm. Lack of sound barriers to stop noise from highway.
 Straighten and deepen the channel. It discourages lots of larger sailboats, and lots of small ones with money to spend.



Kent Narrows Marina Slip Holder Survey

Please help us determine community development opportunities within Kent Narrows.

1. What makes Kent Narrows an attractive destination to you and your crew?

- | | |
|---|---|
| <input type="radio"/> Atmosphere | <input type="radio"/> Location |
| <input type="radio"/> Restaurants | <input type="radio"/> Marinas |
| <input type="radio"/> Cross-Island Walking/Biking Trail | <input type="radio"/> Marina Amenities |
| <input type="radio"/> Boating | <input type="radio"/> Leisure (Rest/Relaxation) |
| <input type="radio"/> Seafood Market | <input type="radio"/> Natural Areas/Natural Beauty |
| <input type="radio"/> Night Clubs/Bars | <input type="radio"/> Boat Sales, Repair and Supplies |
| <input type="radio"/> Local Architecture | <input type="radio"/> Watermen's History/Culture |
| <input type="radio"/> Other: _____ | <i>(select all that apply)</i> |

2. What is your average length of stay per season?

- | | |
|---|---|
| <input type="radio"/> During the "On-Season" <i>(May 1 - Sept. 30)</i> | <input type="radio"/> During the "Off-Season" <i>(Oct. 1 - April 30)</i> |
| # of Weekends _____ | # of Weekends _____ |
| # of Weeks _____ | # of Weeks _____ |
| # of Months _____ | # of Months _____ |

3. Please indicate average amount you and your crew spent for non-boating activities per stay. (select one) \$0 - \$250 \$251 - \$500 \$501 - \$750 \$751 - \$1,000 \$1,000+

4. Please identify non-boating activities you and your crew participate in or desire to participate in at Kent Narrows.

| Outdoor Recreational Activities | | | | | |
|---------------------------------|-----------------------|--------------------------|-----------------------|-----------------------|--------------------------|
| | Participate In | Desire to Participate In | | Participate In | Desire to Participate In |
| Walking | <input type="radio"/> | <input type="radio"/> | Sailing | <input type="radio"/> | <input type="radio"/> |
| Hiking | <input type="radio"/> | <input type="radio"/> | Motor Powered Boating | <input type="radio"/> | <input type="radio"/> |
| Biking | <input type="radio"/> | <input type="radio"/> | Canoeing | <input type="radio"/> | <input type="radio"/> |
| Fishing | <input type="radio"/> | <input type="radio"/> | Kayaking | <input type="radio"/> | <input type="radio"/> |
| Crabbing | <input type="radio"/> | <input type="radio"/> | Swimming | <input type="radio"/> | <input type="radio"/> |
| Sniffing | <input type="radio"/> | <input type="radio"/> | Nature Exploration | <input type="radio"/> | <input type="radio"/> |
| Paddle Boats | <input type="radio"/> | <input type="radio"/> | Indoor amusements | <input type="radio"/> | <input type="radio"/> |
| Miniature Golf | <input type="radio"/> | <input type="radio"/> | Outdoor amusements | <input type="radio"/> | <input type="radio"/> |
| Wave Runners / Jet Ski's | <input type="radio"/> | <input type="radio"/> | Kiting | <input type="radio"/> | <input type="radio"/> |
| Parasailing | <input type="radio"/> | <input type="radio"/> | Water Skiing | <input type="radio"/> | <input type="radio"/> |
| Water Park | <input type="radio"/> | <input type="radio"/> | Guided Tour | <input type="radio"/> | <input type="radio"/> |
| Tennis | <input type="radio"/> | <input type="radio"/> | Hot Air Ballooning | <input type="radio"/> | <input type="radio"/> |
| Picnicking | <input type="radio"/> | <input type="radio"/> | Water fowl hunting | <input type="radio"/> | <input type="radio"/> |
| Playground | <input type="radio"/> | <input type="radio"/> | Bird Watching | <input type="radio"/> | <input type="radio"/> |
| | | | Other: _____ | <input type="radio"/> | <input type="radio"/> |

Return Completed Survey to:



4. (continued) Please identify non-boating activities you and your crew participate in or desire to participate in at Kent Narrows.

Dining

| | Participate In | Desire to Participate In | | Participate In | Desire to Participate In |
|----------------|-----------------------|-----------------------------|--------------|-----------------------|-----------------------------|
| Casual Dining | <input type="radio"/> | <input type="radio"/> | Fast Food | <input type="radio"/> | <input type="radio"/> |
| Fine Dining | <input type="radio"/> | <input type="radio"/> | Delicatessen | <input type="radio"/> | <input type="radio"/> |
| Outdoor Dining | <input type="radio"/> | <input type="radio"/> | Coffee Shop | <input type="radio"/> | <input type="radio"/> |
| Food Vendors | <input type="radio"/> | <input type="radio"/> | Take-Outs | <input type="radio"/> | <input type="radio"/> |
| Dinner Cruise | <input type="radio"/> | <input type="radio"/> | Other: _____ | <input type="radio"/> | <input type="radio"/> |

Tourism Attractions

| | Participate In | Desire to Participate In | | Participate In | Desire to Participate In |
|----------------------|-----------------------|-----------------------------|--------------------|-----------------------|-----------------------------|
| Museums | <input type="radio"/> | <input type="radio"/> | Skip-Jack Tours | <input type="radio"/> | <input type="radio"/> |
| Sightseeing | <input type="radio"/> | <input type="radio"/> | Nature Preserves | <input type="radio"/> | <input type="radio"/> |
| Guided Tours | <input type="radio"/> | <input type="radio"/> | Exploration Center | <input type="radio"/> | <input type="radio"/> |
| Educational Exhibits | <input type="radio"/> | <input type="radio"/> | Other: _____ | <input type="radio"/> | <input type="radio"/> |

Shopping/Service Opportunities

| | Participate In | Desire to Participate In | | Participate In | Desire to Participate In |
|-----------------|-----------------------|-----------------------------|--------------|-----------------------|-----------------------------|
| Art/Crafts | <input type="radio"/> | <input type="radio"/> | Jewelry | <input type="radio"/> | <input type="radio"/> |
| Antiques | <input type="radio"/> | <input type="radio"/> | Collectibles | <input type="radio"/> | <input type="radio"/> |
| Outlet Shopping | <input type="radio"/> | <input type="radio"/> | Toys/Hobbies | <input type="radio"/> | <input type="radio"/> |
| Day Care | <input type="radio"/> | <input type="radio"/> | Other: _____ | <input type="radio"/> | <input type="radio"/> |

Events/Activities/Entertainment/Hobbies

| | Participate In | Desire to Participate In | | Participate In | Desire to Participate In |
|--------------------------------|-----------------------|-----------------------------|------------------------------------|-----------------------|-----------------------------|
| Festivals | <input type="radio"/> | <input type="radio"/> | Scrap Booking | <input type="radio"/> | <input type="radio"/> |
| Art Shows | <input type="radio"/> | <input type="radio"/> | Puzzles | <input type="radio"/> | <input type="radio"/> |
| Boat Shows | <input type="radio"/> | <input type="radio"/> | Painting | <input type="radio"/> | <input type="radio"/> |
| Boat Races | <input type="radio"/> | <input type="radio"/> | Movies | <input type="radio"/> | <input type="radio"/> |
| Indoor Concerts | <input type="radio"/> | <input type="radio"/> | Coin Collecting | <input type="radio"/> | <input type="radio"/> |
| Outdoor Concerts | <input type="radio"/> | <input type="radio"/> | Arts/Crafts | <input type="radio"/> | <input type="radio"/> |
| July 4 th fireworks | <input type="radio"/> | <input type="radio"/> | Video Games | <input type="radio"/> | <input type="radio"/> |
| Movie | <input type="radio"/> | <input type="radio"/> | Model (aircrafts/ boats/planes) | <input type="radio"/> | <input type="radio"/> |
| Night Club / Bar | <input type="radio"/> | <input type="radio"/> | Antiques | <input type="radio"/> | <input type="radio"/> |
| Reading | <input type="radio"/> | <input type="radio"/> | Board Games | <input type="radio"/> | <input type="radio"/> |
| Cooking | <input type="radio"/> | <input type="radio"/> | Other: _____ | <input type="radio"/> | <input type="radio"/> |
| Wine Tasting | <input type="radio"/> | <input type="radio"/> | | | |

5. What non-boating amenities should be available in Kent Narrows to make your stay more pleasurable? (select all that you feel strongly about)

- | | |
|---|---|
| <input type="checkbox"/> Bicycle Rentals | <input type="checkbox"/> Newspapers / Magazines |
| <input type="checkbox"/> Canoe Rentals | <input type="checkbox"/> Daycare |
| <input type="checkbox"/> Water Taxi | <input type="checkbox"/> Delivery Service (meats, clothing & groceries) |
| <input type="checkbox"/> Basic Grocery Disp | <input type="checkbox"/> Family Market |
| <input type="checkbox"/> Taxi/Van Service | <input type="checkbox"/> Other _____ |

Thank you for your participation!