



DOWNTOWN MANCHESTER, WA

CHAPTER 11

# Manchester Subarea Plan



# Manchester Subarea Plan

## VISION FOR MANCHESTER

The Manchester Community Plan is a statement of the community values and aspirations for the future. This is an effort to recognize what originally attracted visitors in the past combined with a phasing process of improvements to enhance the atmosphere and visual character of the area. When posed with the question, "What would the perfect Manchester look like?" residents envisioned a village center that acts as a social center with restaurants and cafes, augmented by a food or general store to provide basic needs. It would strive to maintain the small-town charm and quaintness that Manchester currently offers. Of parallel importance is the preservation of the spectacular views of the Puget Sound, the cosmopolitan city of Seattle, Cascade Mountain ranges, and the breathtaking view of Mount Rainier. Residents wish to maintain and enhance their high quality of life as well as the quality of the natural environment. Protection of wetlands, streams and wildlife habitat is highly emphasized. This can be accomplished by expanded infrastructure and environmental protections while maintaining Manchester's Village atmosphere for visitors and a safe and inviting home for residents.

Figure 31. Manchester LAMIRD Zoning map



## PUBLIC PARTICIPATION

### Manchester Goal 1.

*Increase public participation in the implementation of the Manchester Community Plan.*

**Manchester Policy 1.1.** Use the Manchester community website and vehicles such as: Manchester Days, community activities (such as tree lighting) and the Manchester Community Association’s educational programs.

## ZONING AND DEVELOPMENT REGULATIONS

### Manchester Goal 2.

*Maintain and manage growth, density, zoning, and land use consistent with the requirements and policies of the Manchester LAMIRD.*

**Manchester Policy 2.1.** Ensure development is consistent with existing community character.

**Manchester Strategy 2.a.** Maintain maximum height limits of 28 feet consistent with Manchester view protection overlay.

**Manchester Strategy 2.b.** Maintain and enforce existing code regarding legacy and nonconforming lots.

**Manchester Strategy 2.c.** Protect Manchester’s existing views including but not limited to Mt. Rainier, the Cascade Mountain Range, Puget Sound, and the Seattle skyline by addressing vegetation height and density regulations.

**Manchester Strategy 2.d.** All parking lots in the Commercial District should incorporate separate entrance and exit lanes, where possible.

**Manchester Strategy 2.e.** Increase available parking in the Manchester Village Commercial district by ensuring all new development in the Manchester Village Commercial district provides parking consistent with the Manchester Design Standards.

## ENVIRONMENT

### Manchester Goal 3.

*Protect and enhance the shoreline resources that add to the unique character of the Manchester LAMIRD.*

**Manchester Policy 3.1.** Coordinate with Port of Manchester to achieve a balanced use of their public shoreline facilities to create minimal environmental impact.

**Manchester Policy 3.2.** Educate the public on issues of wildlife habitat, critical area and shoreline protection, stormwater management and air quality.

**Manchester Policy 3.3.** Create a plant list that includes native, water retaining, non-invasive, and height-limited vegetation, to encourage replanting native tree and plant species on all properties.

## TRANSPORTATION

### Manchester Goal 4.

*Provide the residents the opportunity to participate in the development of transportation planning policy regarding street designs and development patterns that accommodate pedestrians, vehicles, transit users and bicyclists in a balanced way.*

**Manchester Policy 4.1.** All future County projects including but not limited to Beach Dr., Colchester Dr., Chester Rd., Main Street, Madrone Street, Alaska Avenue and California Avenue, should include continuous paved trails/bike lanes for non-motorized use.

**Manchester Policy 4.2.** Involve the Manchester Community Advisory Committee in the Kitsap County Public Works transportation improvement planning (TIP) process to provide input for and act on all public works plans that affect the Manchester LAMIRD.

### Manchester Goal 5.

*Encourage design practices to reduce accidents and potential accidents by providing a safe transportation system.*

**Manchester Policy 5.1.** Assess opportunities for traffic calming techniques to improve safety for pedestrians, bicyclists, and vehicles, where feasible.

## CAPITAL FACILITIES AND UTILITIES

### Manchester Goal 6.

*Provide the availability of sewer service to all residents within the Manchester LAMIRD boundary without expansion of the existing sewer treatment plant.*

**Manchester Policy 6.1.** Provide education to property owners on benefits to sewer service versus existing septic systems.



**Manchester Goal 7.**

*Encourage expansion of the sewer system to all properties within the Manchester LAMIRD boundary through the formation of utility local improvement districts (ULIDs) and other mechanisms.*

**Manchester Policy 7.1.** Require property owners along shorelines or near wetlands or streams to connect to the sewer system if their current system has failed.

**Manchester Goal 8.**

*Support development of a comprehensive approach to stormwater management that encourages coordination between transportation, sewer, stormwater, and private development projects.*

**Manchester Policy 8.1.** Involve the Manchester community in the assessment and prioritization of stormwater capital facility projects.

**Manchester Policy 8.2.** Continue to identify areas needing improved stormwater infrastructure within Manchester.

**Manchester Goal 9.**

*Promote stormwater management systems that preserve natural drainage systems, such as streams, and construct facilities that complement these systems by taking advantage of opportunities for filtration, infiltration, and flow control where feasible.*

**Manchester Policy 9.1.** Encourage the use of permeable surfaces and other Low Impact Development technologies in new building construction and property development.

**Manchester Policy 9.2.** Educate property owners through public outreach on the benefits and potential implications when new stormwater regulations are proposed.

**Manchester Policy 9.3.** Assess cumulative impacts of development on surrounding properties and minimize negative consequences of stormwater runoff on properties.

**Manchester Goal 10.**

*Maintain clear communication between government agencies including the Kitsap Public Health District and Kitsap Sewer Utility as it relates to septic and sewer issues.*

**Manchester Policy 10.1.** Provide materials for residents regarding the importance of septic system maintenance and the process for connection to the public sewer system.

## PUBLIC FACILITIES AND PARKS

### Manchester Goal 11.

*Ensure public participation for future improvements to public facilities and parks within the Manchester LAMIRD.*

**Manchester Policy 11.1.** Develop strategies for balancing private property rights with public benefit when furthering the public's interest in the waterfront, views, and recreation.

### Manchester Goal 12.

*Maintain current public facilities.*

**Manchester Policy 12.1.** Coordinate with the Friends of the Manchester Library, the Manchester Foundation Board, and the Port of Manchester Commissioners and Kitsap County concerning any development plans for public facility improvements and additions.

### Manchester Goal 13.

*Plan for a community center within Manchester.*

**Manchester Policy 13.1.** Encourage discussion of a future community center with groups, agencies, non-profits, and residents to find a location and secure funding for construction.

### Manchester Goal 14.

*Expand pedestrian and biking paths.*

**Manchester Policy 14.1.** Develop public right-of ways for the purpose of creating trails and providing foot access along and between the main thoroughfares to connect with Mosquito Fleet Trail and Kitsap Peninsula Water Trails.

**Manchester Policy 14.2.** Create a walkability map of the Manchester LAMIRD.

