

An aerial photograph of a waterfront town. On the left, a large white ferry is docked at a pier. To its right is a large marina filled with numerous sailboats. Further inland, there are several large parking lots filled with cars, a green lawn, and various commercial buildings. The town is situated along a body of water, with a forested hillside in the background.

# The “State” of Kingston

Kingston Community Advisory Council  
Nancy Langwith, Chair Kingston Stakeholders  
November 12, 2025

# The Old Map of Kingston: "when times were good"

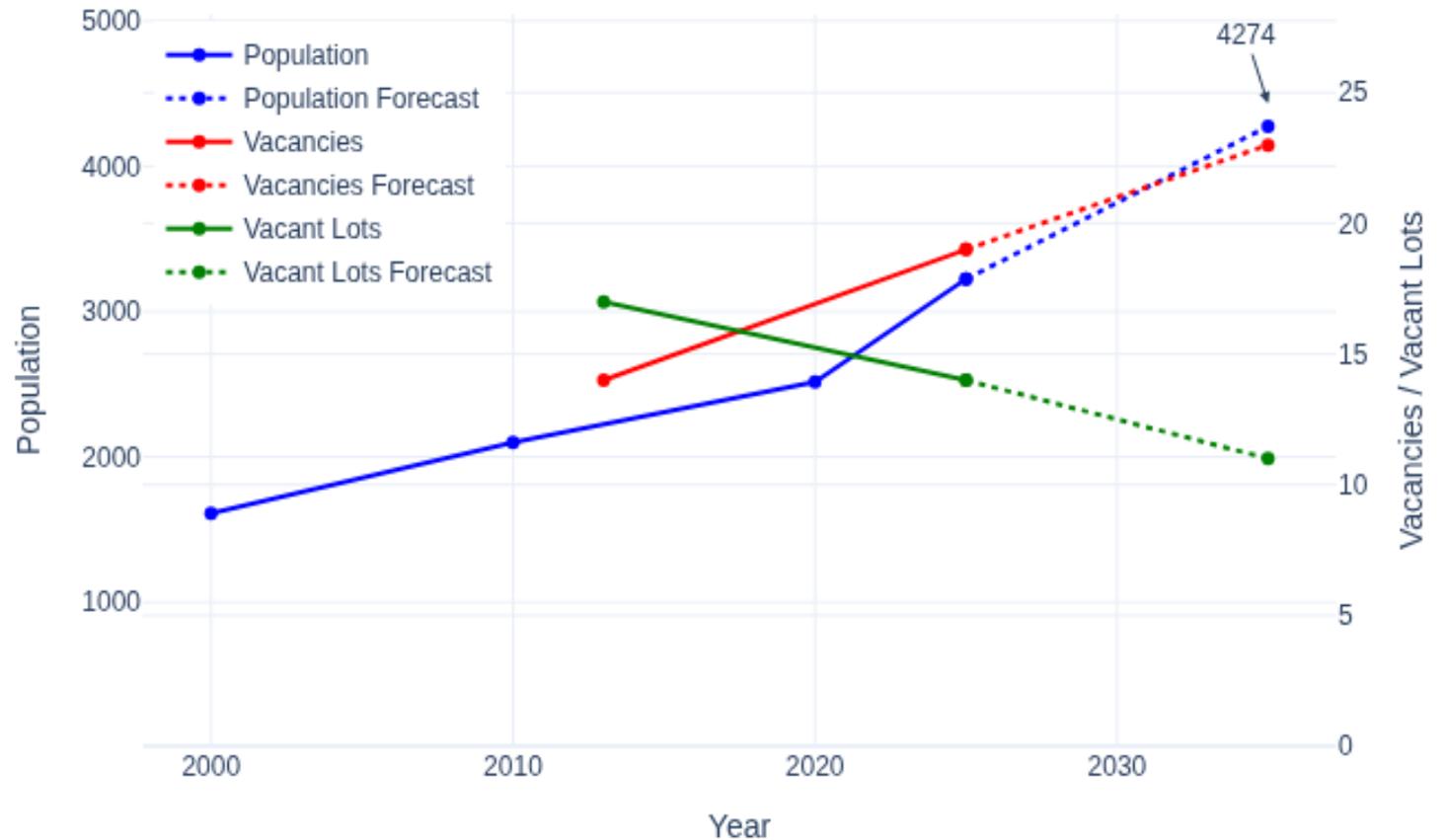


# More vibrant?

Increase in vacancies 15 to 19  
Constant turnover

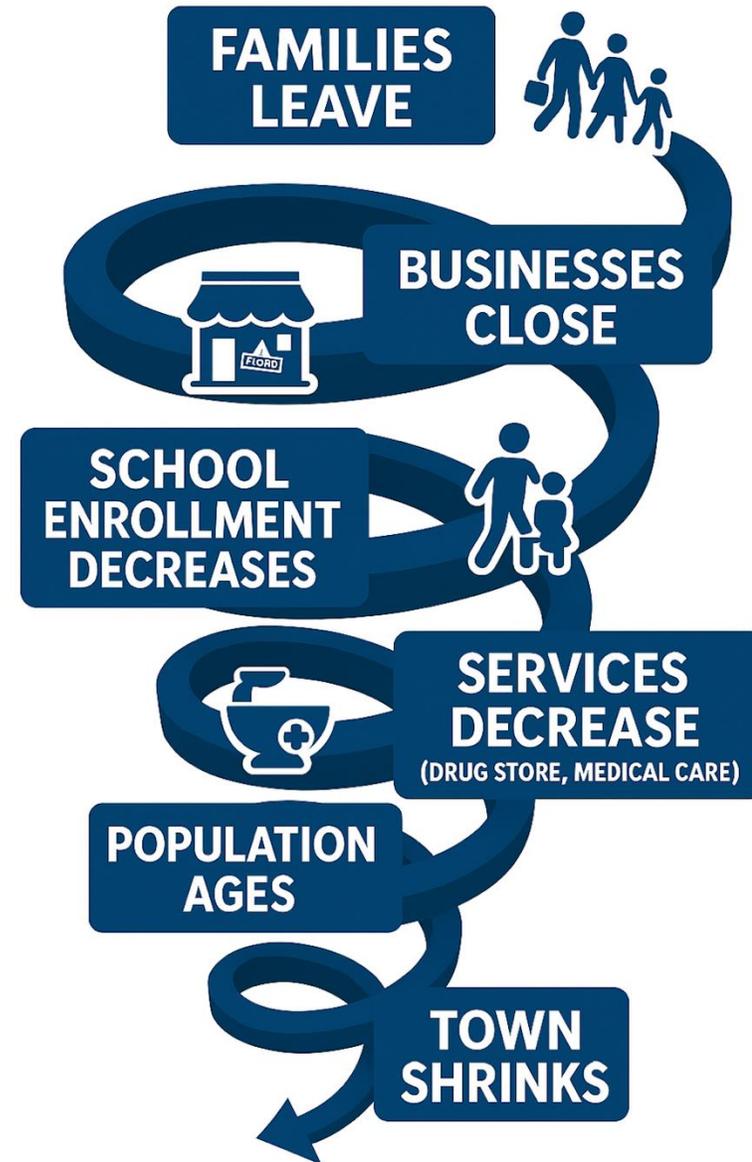
Vacant lots decrease 17 to 14  
Tanner Building  
(mostly vacant)  
Seaside Residential  
(very slow)  
Park

Population Growth vs Vacancies and Vacant Lots (Actual & Forecast to 203)



# Why Does This Matter?

**Change is inevitable.  
Progress is optional.**



# What is preventing progress?

## Kingston UGA Challenges

Small lots with different owners. Must aggregate.

Vacant lots

Lack of affordable housing

Blighted, vacant buildings

Unmotivated property owners

Inability to capture 2 M ferry customers

Ability of businesses to survive the winter

## County Regulatory Challenges

Redevelopment requirements too restrictive

Downtown sewer service inconsistent

Stormwater regulation understanding and cost

Lengthy, confusing permitting process. Metrics? Guidebook?

ADU incentives in UGA only

High and inflexible commercial parking regulations

Small UGA. High % critical areas.

## State Challenges

Uncertainty around 104 Re-alignment due to Whisper Creek

State owned dilapidated properties

Ferry traffic gridlock – real issues and perceptions



## Stakeholder Vision for Vibrancy Supports Economic Vitality

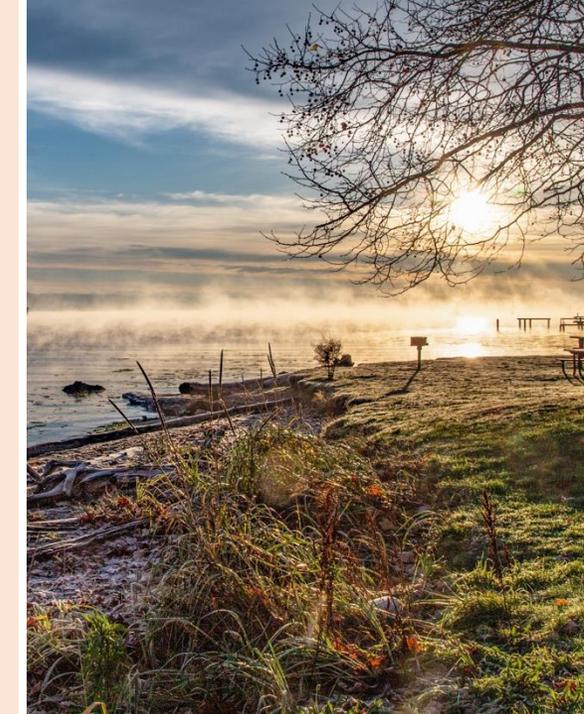
*A vibrant village surrounding Apple  
Tree Cove*

*with thriving businesses,*

*loved by locals and visitors alike,*

*set in the natural beauty of Puget  
Sound*

*and providing opportunities for  
adventure, exploration, and memories  
for families of all ages.*



# Mission

*To actively support and advocate  
for economic vitality  
that enhances the livability of  
our community.*

**KINGSTON  
STAKEHOLDERS**



**ECONOMIC VITALITY  
COMMUNITY LIVABILITY**

# What do we value? – Guiding Principles

Bring community groups together to focus on issues of economic vitality.

Actively encourage partnerships and involvement with community groups.

Actively encourage membership to anyone that is interested in economic vitality.

Be leaders and advocates in forward thinking in the advancement of Kingston projects.

***NORM: Speaking and acting with a single voice on key issues***

# Significant Contributions since 1998

*Formed in 2005, but founders were active!*

## Passenger Only Ferry

- 1998-Present
- Active support and continuous advocacy

## SR104 Traffic Mitigation

- 1998-Present Active Support and continuous advocacy
- Long-time Member of SR104 Working Group

## Support for Kingston

- \$50,000 donated to events/projects – concerts, mural, SKC, NKTC
- Conceptual Town Masterplan in 2005

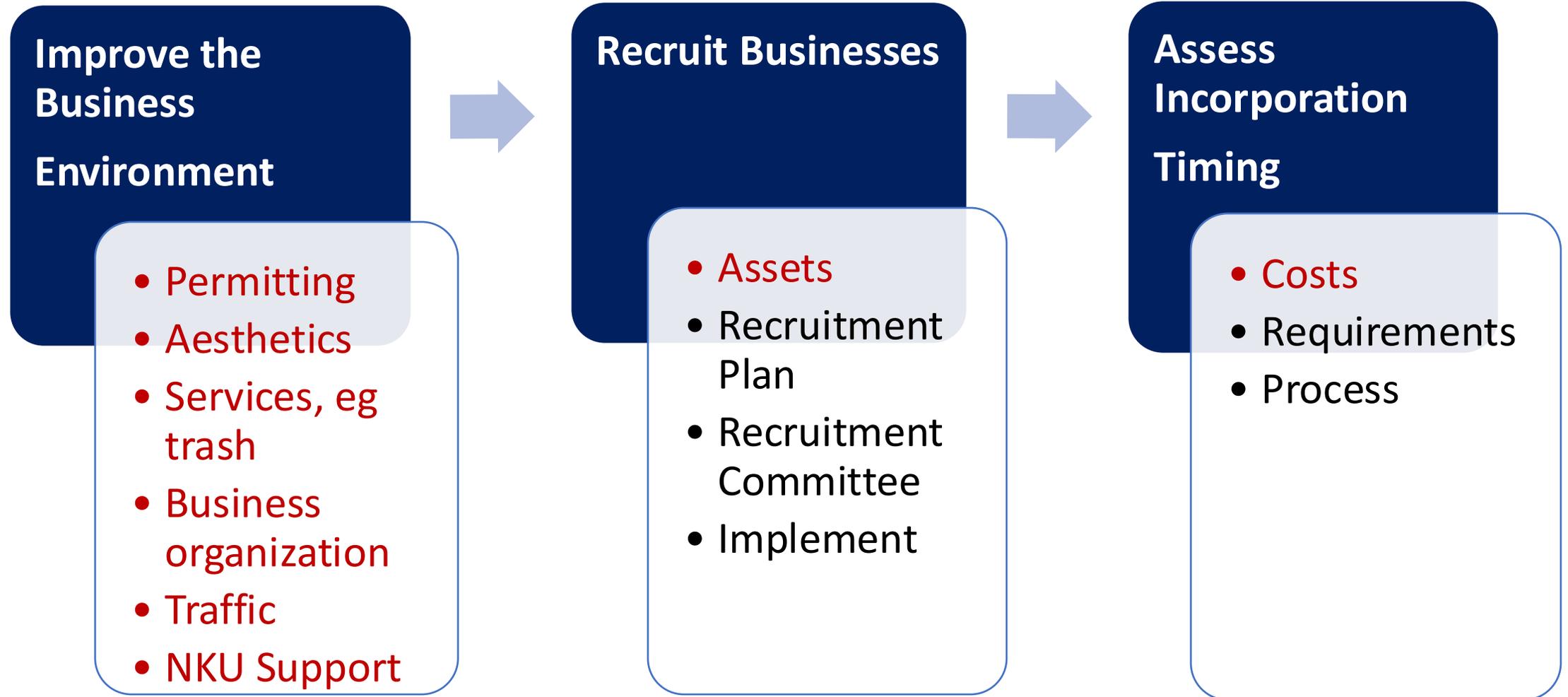
## Support for Kingston Chamber

- Assisted initial establishment/location. Became affiliated.
- ED Training. Changed dues structure to better support Chamber

## Increased Kingston Visibility in County and State

- Cultivated long-term relationship with Rep/Sen/Comm Rolfes
- In person lobbying with legislature since 1998 -2019
- Kitsap Economic Development Alliance Partner

# Stakeholders have a plan – 10+ years



Workplan = Items in Red

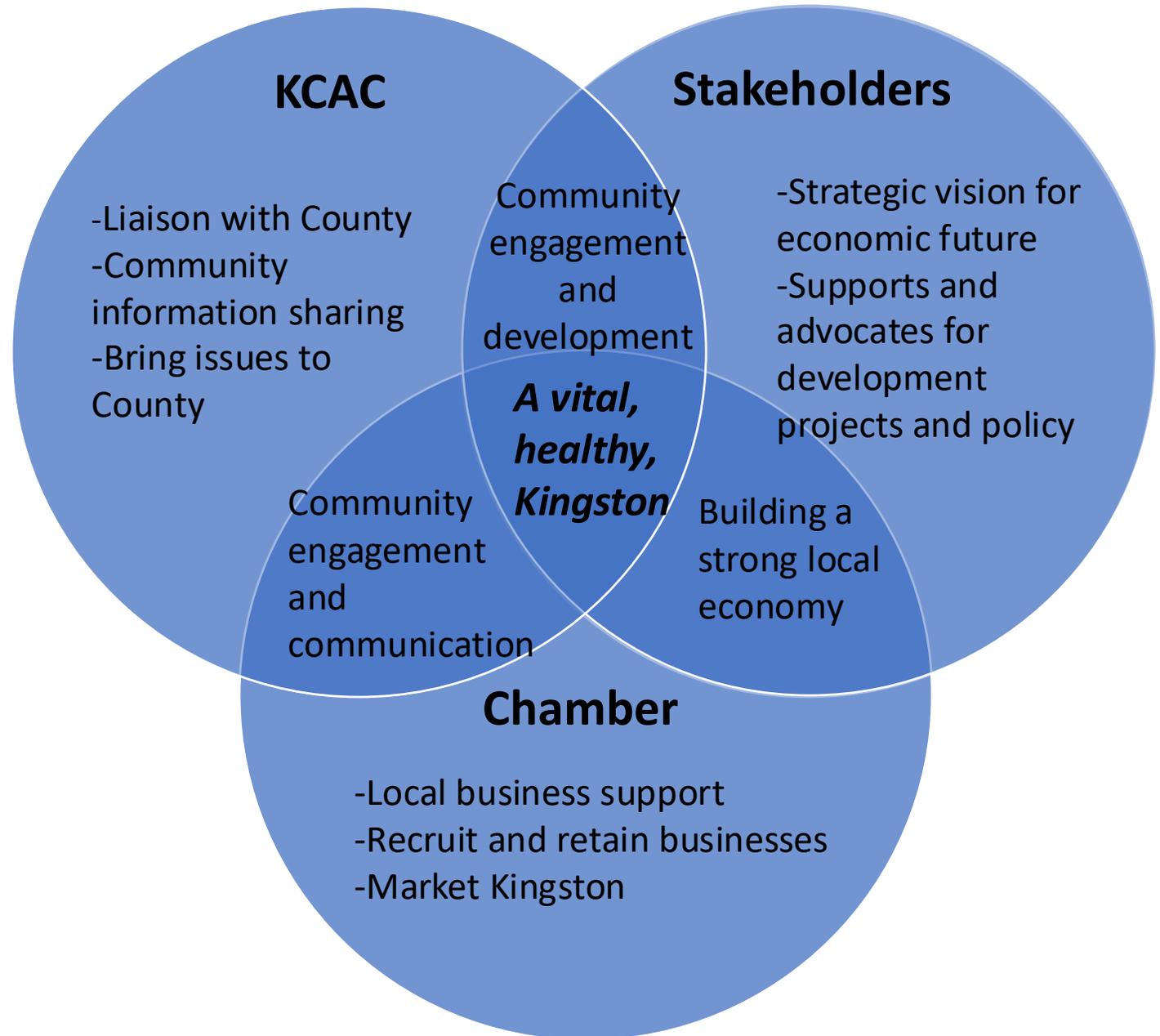
# 2024-25 Work Plan – *Improve Business Environment*

<b>SR 104 Traffic Mitigation</b>	<b>Permitting Issues</b>	<b>Trash Collection Downtown</b>
<i>Re-activate Working Group</i>	<i>Identify business issues</i>	<i>Identify needs, estimated costs</i>
<i>ATMS Implementation begins</i>	<i>Dialogue with DCD</i>	<i>Interview businesses</i>
<b>KCAC and Stakeholders working together</b>	<b>Monitor improved DCD system</b>	<i>Better understanding of costs and complexity!!</i>
<b>Monitor implementation of ATMS</b>	<b>Actively pursue redevelopment requirements</b>	<b>Continue to explore options</b>

<b>Understanding of Development</b>	<b>Support for North Kitsap United</b>	<b>Comprehensive Plan</b>
<i>Database of Commercial and Residential Activity for monitoring</i>	<i>Informative Community Forum</i>	<i>Provided platform for discussion with POK and KCAC</i>
<i>ID'd Barriers to Development – Basis for Strategic Plan Update</i>	<i>Advocated with letters and in person</i>	<i>Advocacy letter</i>
<i>Created Inventory of downtown businesses 2013 vs 2025</i>	<i>Community Partner. <b>Continue advocacy</b></i>	<b>Year of the Rural Monitoring</b>

*Black – completed.    Red – on-going*

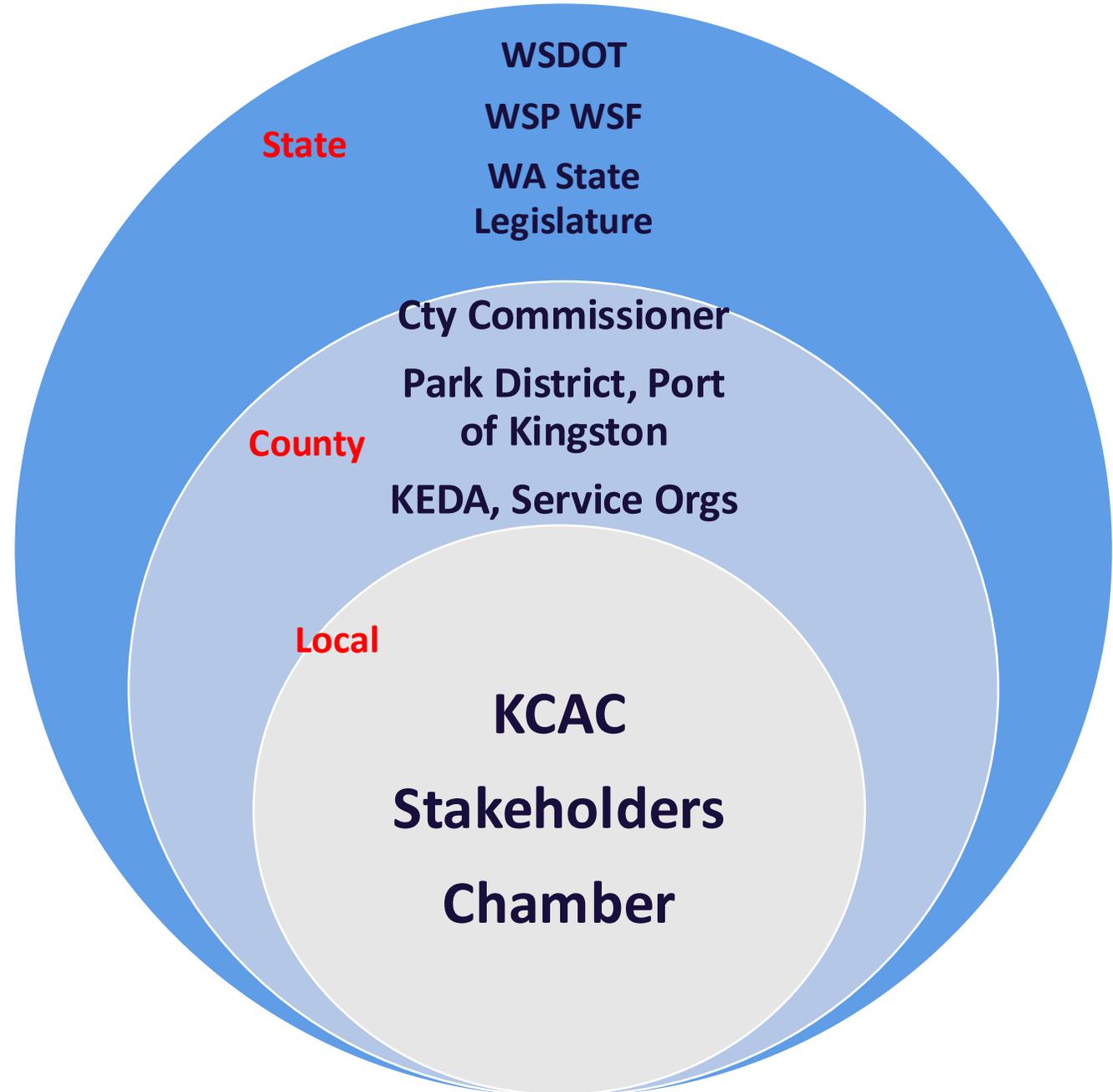
Different missions.  
Work together.  
Same goal.



We have:

The benefit of many partners.

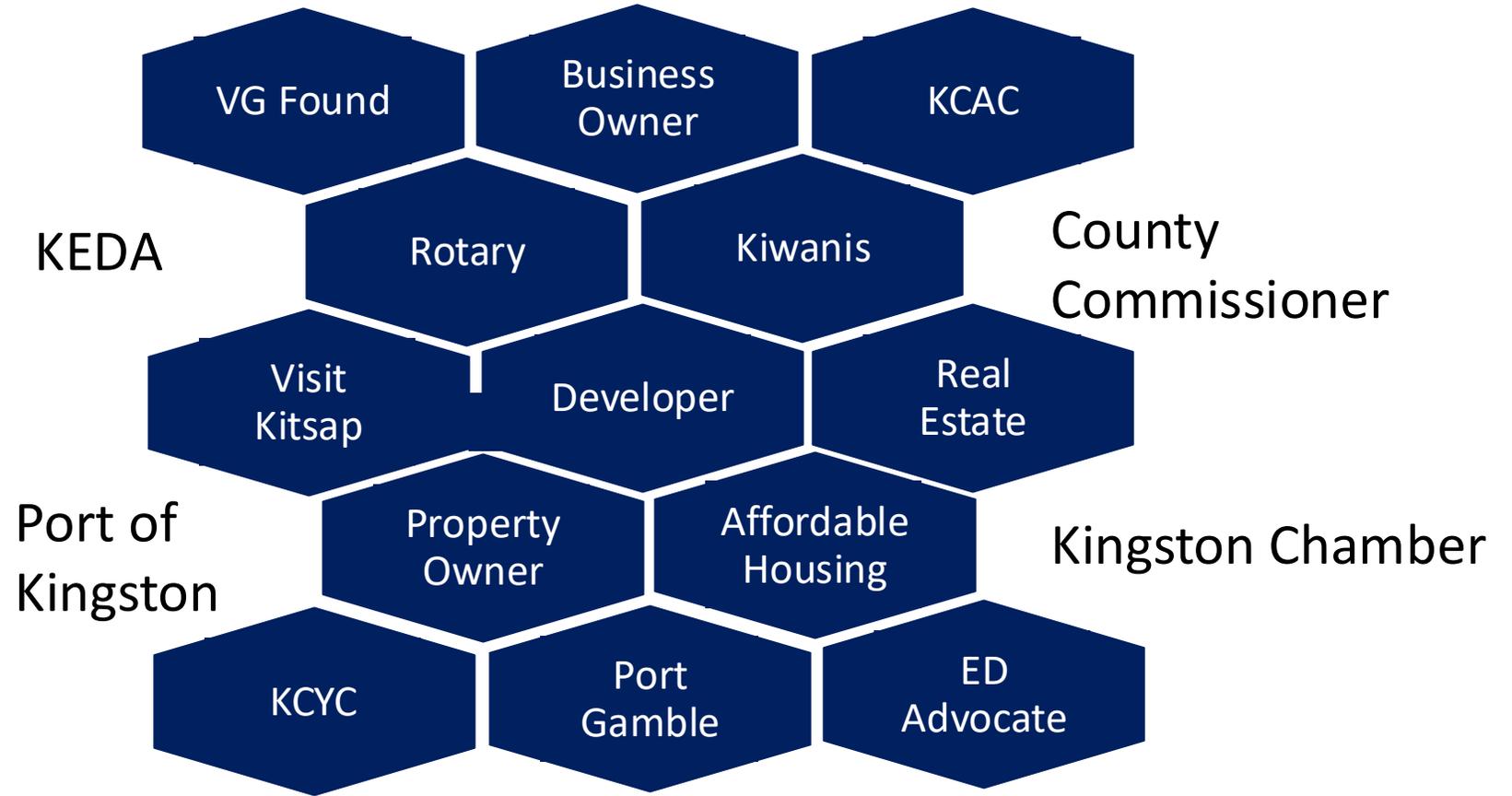
The complexity of many partners.



# Our Affiliations

We vote as individuals.

Not as representative of our various organizations



What are the takeaways?

- We can't stop change, but we can shape it.
- By managing it thoughtfully we can protect the small town feel and ensure a vibrant future.
- Kingston Stakeholders has a plan, and we welcome new members.

