

ATTACHMENT A



KITSAP COUNTY COMPREHENSIVE PLAN UPDATE PRELIMINARY ALTERNATIVE DESCRIPTIONS AND MAJOR POLICY AND REGULATION REVISIONS

ALTERNATIVE 1 “NO ACTION”

Alternative uses current land use, urban growth area sizes and configurations, zoning and development regulations. Generally, it does not accommodate future population and employment growth or document its environmental impacts or capital facility needs. Establishes baseline for environmental review and potential changes in action alternatives (Alternatives 2 and 3).

Growth Accommodation: Does not meet growth targets for population, housing or population.

Reclassification Requests: None

UGA Boundaries: Unchanged.

Urban Center Development: Unchanged. No incentives included.

Rural Rezones: None

Housing Diversity: Remains focused on single-family residential. Limited multi-family opportunities or incentives.

Environment/Climate Change Policies: Unchanged.

ALTERNATIVE 2 “COMPACT GROWTH/URBAN CENTER FOCUS”

Alternative is based on meeting proposed population and employment distributions set by VISION 2050 and the Countywide Planning Policies (“bending the trend” of past growth patterns). Targets growth around high-capacity transit facilities and routes. Focuses growth in multi-family and commercial zones with an emphasis on the Silverdale regional center and Kingston countywide center as well the associated UGAs of Bremerton, Port Orchard and Poulsbo. Reduces pressure of growth on rural areas by keeping UGA boundaries limited. Proposes substantial increased housing diversity with an emphasis on new multi-family housing types (e.g. row houses, low-story multifamily, cottage housing). New residential and employment development encouraged to be constructed vertically in areas of infill or redevelopment. Proposes incentives and regulation revisions to promote these new development patterns.

Growth Accommodation: Exceeds population growth targets to meet housing need based on Commerce guidance.

Reclassification Requests: Includes those increasing housing diversity opportunities, facilitating urban service expansions to existing UGAs and/or upzoning in existing UGA boundaries.

UGA Boundaries: Limited expansions to accommodate growth, specifically employment and increased housing diversity.

Urban Center Development: Significant incentives and regulation amendments for multi-family development in multi-family and commercial zones. Special emphasis given to Silverdale and Kingston centers. Greater planned densities, heights and employment intensities.

Rural Rezones: Only those that promote limited rural employment opportunities.

Housing Diversity: Residential options significantly increased through incentives for multi-family and removing unnecessary regulatory barriers to missing middle housing types.

Environment/Climate Change Additions: Sets GHG emissions targets (VISION 2050). Includes tree canopy replacement requirement for urban areas.

Kingston Countywide Center: Does not require commercial on the ground floor of multi-family development.

ALTERNATIVE 3 “DISPERSED GROWTH FOCUS”

Alternative based closer to past growth trends, housing, and employment types. Minor increased growth opportunities in rural areas. Some UGA expansions but, countywide, UGAs are generally stable. Proposes new policies and regulations that may reduce development potential in UGAs. Opportunities are provided in the rural areas for additional rural housing and employment.

Growth Accommodation: Exceeds employment growth targets and includes less population growth than Alternative 2.

Reclassification Requests: Includes most requests except those that are GMA-non-compliant (e.g. urban zones in rural areas, one-acre zoning, etc.)

UGA Boundaries: More expansions than Alternative 2 to accommodate growth predominantly in Silverdale, Kingston and Bremerton.

Urban Center Development: Unchanged. No new incentives or regulatory revisions included.

Rural Rezones: Yes. As proposed in reclassification requests. Type 1 LAMIRDs (Manchester, Suquamish and Keyport) to be analyzed with additional development capacity based on platted lot pattern.

Housing Diversity: Single-Family centric. Limited multi-family opportunities or incentives.

Environment/Climate Change Additions: Tree retention requirements for development in urban areas. Decreased impervious surface allowances for Urban Restricted and Greenbelt zones.

Kingston Countywide Center: Requires commercial space on the ground floor of multi-family development.