



District 2 Digest

2024 COMPREHENSIVE PLAN UPDATE



October 2024



What is the Comprehensive Plan?

This Comprehensive Plan is the umbrella policy document that guides virtually all decisions made by City government and, in many cases, by local organizations and individual citizens. It seeks to assure that each community decision, expenditure, and action is consistent with our shared visions, values and goals.



Denise Frey
District #2 Representative

*Have comments, suggestions,
want to stay informed?
Please participate at*
Bremerton2044.com

Comprehensive Plan Update 2024

Our Comprehensive Plan is a 20-year vision and roadmap for Bremerton's future. Our plan guides City decisions on where to build new jobs and homes, how to improve our transportation system, and where to make capital investments such as utilities, sidewalks, and public facilities. Our Comprehensive Plan is the framework for most of Bremerton's big-picture decisions on how to grow while preserving and improving our neighborhoods.

Our Comprehensive Plan meets the requirements of the Washington State Growth Management Act (GMA) by helping protect our environment, quality of life, and economic development. Our plan must be consistent with both the multi-county planning policies in Puget Sound Regional Council's (PRSC) Vision 2050 and Kitsap County's Countywide Planning Policies.

Many communities amend their comprehensive plan annually and regularly adopt changes to the development regulations that implement them. In addition to these regular amendments, the state GMA requires cities and counties to update comprehensive plans every seven years; however legislation approved an extension due to the economic recession. In the City of Bremerton's case, an updated plan must be approved by December 31, 2024 to comply with State GMA (RCW 36.70A.130(5)).



Scan or [click](#) to view the Plan in its entirety



Now We Know Why, What's Next?

As the City embarks on the update to the Comprehensive Plan, we are encouraging everyone to consider current Comprehensive Plan goals and policies and where you see Bremerton in 20 years—do the policies and your vision match? The following pages summarize the current plan and trends. When you're considering this information, keep the following questions in mind:

1

What makes Bremerton a special place?

2

What makes people want to become part of this community?

3

What attracts new vigor and activity to Bremerton?

4

What are the qualities that make Bremerton unique in the world and special to its citizens, both old and new?

5

What changes would you make to the Plan to make it match with your response to the questions above?



Scan or [click](#) to view the Plan in its entirety



Contents

DISTRICT OVERVIEW

Vicinity Map & Overview	6
Vision Board	9
Permit Statistics	10

CURRENT COMPREHENSIVE PLAN

Current Code Designations	12
Current Mapping	17

ACTIVE TRANSPORTATION PLAN

Active Transportation Plan	25
----------------------------	----

2024 PLAN UPDATE

Housing Considerations	27
EIS Alternatives Overview	31
EIS Alternative 1 Mapping	33
EIS Alternative 2 Mapping	34
EIS Alternative 3 Mapping	35
Community Outreach	36



SECTION 1

District 2 Overview

CITY COUNCIL DISTRICT 2
Vicinity Map



June 2022 Aerial imagery provided by Environmental Systems Research Institute (Esri)



District Overview

DEMOGRAPHICS

General population and demographic information for District 2 are shown below. District 2 contains a more diverse population than that of Washington State, where nearly 77% of the population is white.

Population of Two or More Races, 11%

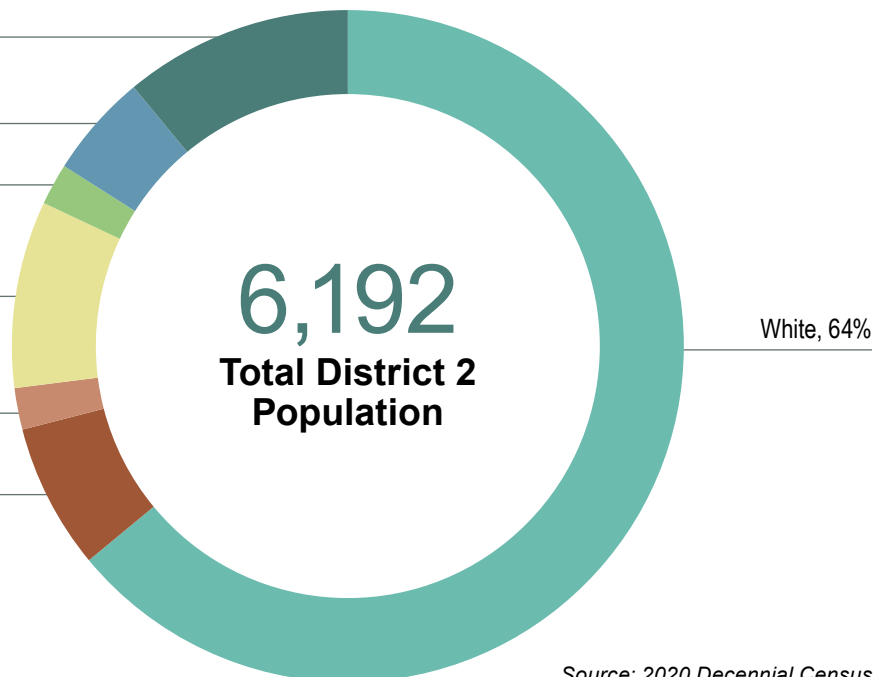
Other, 5%

Native Hawaiian and Other Pacific Islander, 2%

Asian, 9%

American Indian and Alaska Native, 2%

Black or African American, 7%



Source: 2020 Decennial Census

District Overview (continued)

Recreation

District 2 contains quality City parks and other destinations. Residents in this district have ample access to play fields, the Kitsap Regional Library, and the Illahee Preserve just to the north of the district. New sidewalks give this residential area excellent walkability from the northernmost point of Lebo Boulevard to Downtown.

DISTRICT PARKS

Bataan Park	Madrona Trails
East Park	Sheridan Park
Legion Field	Community Center



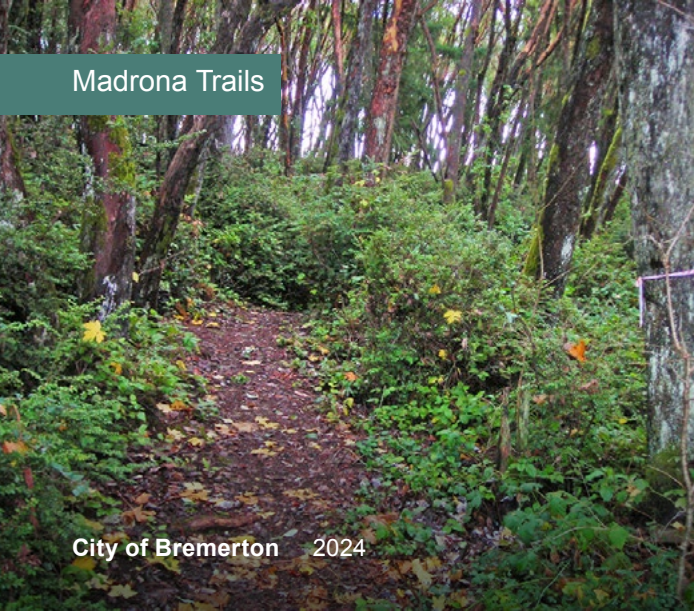
Bataan Park



East Park



Public Art, Perry Avenue Mall



Madrona Trails



Sheridan Park Community Center

DISTRICT ASSETS



Three City growth Centers with anticipated mixed-use redevelopment.



Highway 303 corridor future high-capacity transit network.



Ongoing prominent new construction projects.

Vision Board

What items would you like to be considered within your district with the Comprehensive Plan Update?

Send a comment to compplan@ci.bremerton.wa.us

Items identified for evaluation thus far are shown below.

Increased recreational opportunities within the District and their alignment with the Active Transportation Plan.



Maintain good relationship with business/development community, and increase communication with new projects as they come forward.



Permit Statistics

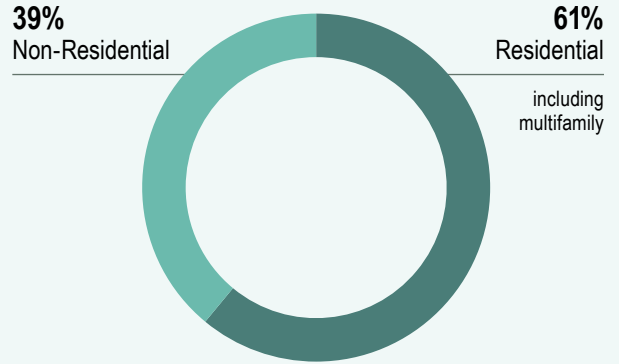
With the exception of a drop in 2020, the valuation of permits issued in District 2 has remained consistent over the past five years. 61% of permits were for new residential structures or for remodeling existing housing. District 2 had the second highest number of permits issued and the second highest permit valuation of permits between the seven City Council Districts.

232
Average
Yearly #
of Permits

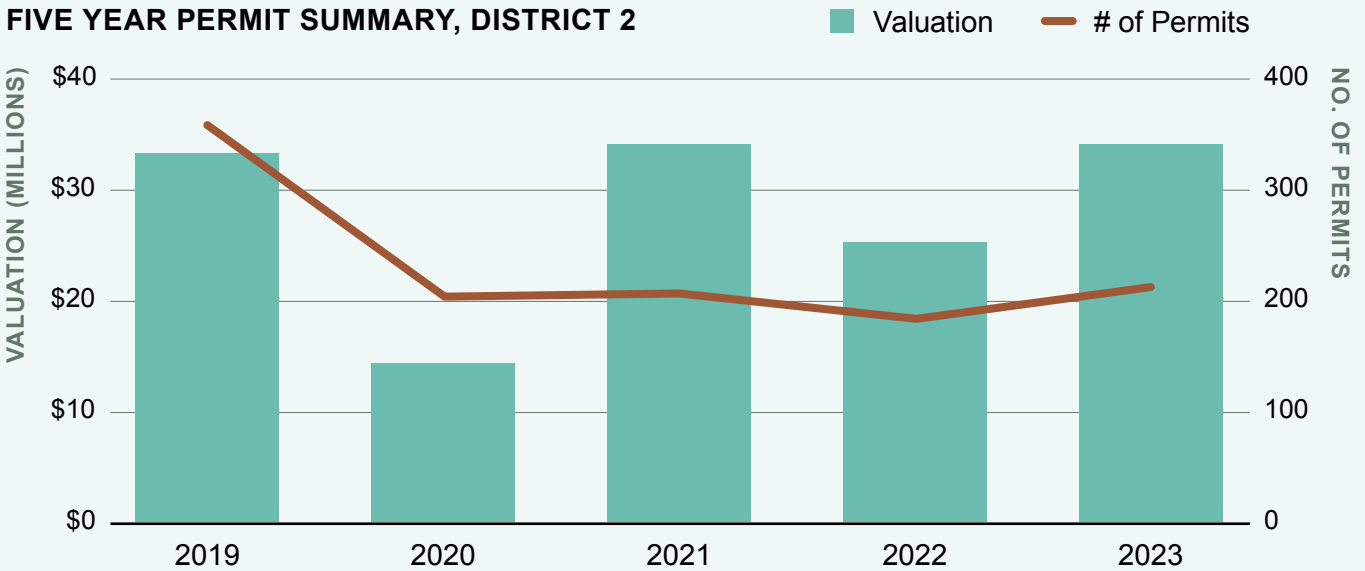
\$28M
Average Yearly
Valuation of
Permits

PERMITS ISSUED BY TYPE, 2019-2023

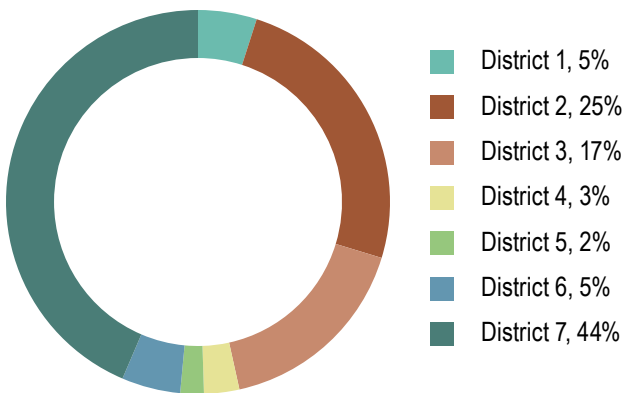
This chart shows where money is being spent on improvements (by permit value) within this district from 2019–2023.



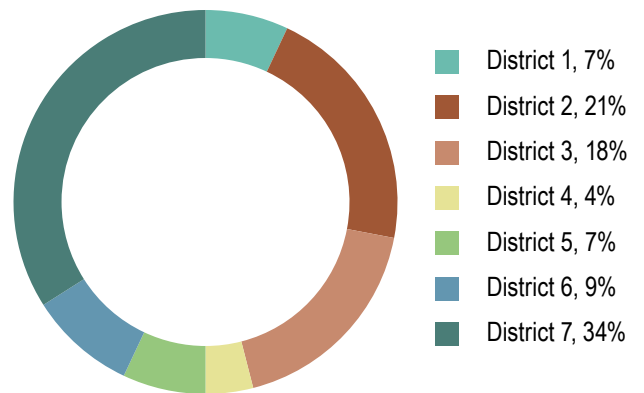
FIVE YEAR PERMIT SUMMARY, DISTRICT 2



PERMIT VALUATION BY DISTRICT, 2019-2023



PERMITS ISSUED BY DISTRICT, 2019-2023





SECTION 2

Current Comprehensive Plan (2016)

Current Comprehensive Plan (2016)

Within District 2, eight zoning designations have been identified by the 2016 Comprehensive Plan as outlined in this section. In conjunction with this Comprehensive Plan update, this could be revised.



LOW DENSITY RESIDENTIAL (LDR)

Purpose/ Intent	To create new and support existing single-family neighborhoods.
Location	Residential neighborhoods located throughout the city as mapped.
Land Uses	Single-family residential homes, duplexes and townhouses, and low intensity compatible uses such as churches, schools, senior housing, and parks. Accessory dwelling units are encouraged.
Intensity/ Density	5 to 10 dwelling units per acre Three stories and conditionally allowed uses may be four stories
Character	The City's residential neighborhoods are characterized by single-family homes on traditional urban lots. There are some existing small-scale commercial structures with LDR, which should be encouraged to be redeveloped by adaptive reuses to provide services to the neighborhood.

MEDIUM DENSITY RESIDENTIAL (MDR)

Purpose/ Intent	To create a designation that recognizes the existing built environment of medium density-type development and encourages redevelopment opportunities. This designation will be for neighborhoods which are primarily developed with duplexes and similar uses.
Location	Neighborhoods that consist primarily of duplex type structures as mapped.
Land Uses	Single-family dwelling units (attached or detached), duplexes, and townhomes. Low intensity compatible uses such as churches, schools, senior housing, and parks.
Intensity/ Density	18 dwelling units per acre Three to four stories
Character	The designation consists of neighborhoods that are currently developed predominantly with duplexes. As many of these duplexes were constructed from the World War II boom, much of this area could benefit from redevelopment. By outrightly allowing duplexes, single-family homes, and townhouses, this area may be able to be revitalized and continue to provide a wide variety of housing types.

Current Comprehensive Plan (2016)

Within District 2, eight zoning designations have been identified by the 2016 Comprehensive Plan as outlined in this section. In conjunction with this Comprehensive Plan update, this could be revised.



High Density Residential located in District 2

HIGH DENSITY RESIDENTIAL (HDR)

Purpose/ Intent	To provide a high standard of development for residential multifamily type structures and to provide a variety of housing options for a wide diversity of people. This designation should be limited to those neighborhoods that are currently developed with multifamily housing.
Location	Neighborhoods that consist primarily of multifamily type structures as mapped.
Land Uses	Residential uses of multifamily dwelling units, townhomes, duplexes, and single family (attached or detached). Supporting residential uses, such as schools, parks and churches, and nursing homes/senior complexes should be allowed within this designation.
Intensity/ Density	40 units per acre Three stories and supporting residential uses could be up to five stories
Character	This designation is for areas that generally have an existing intense level of development and includes properties that are primarily multifamily development, such as condominiums, apartments, and senior housing complex/nursing homes. Most structures are one to three story multifamily structures.

EAST PARK (EP)

Purpose/ Intent	The East Park Subarea Plan (SAP) establishes the vision and the development standards for this area. The East Park Subarea Plan reflects Bremerton's vision to continue as the metropolitan center of the West Sound by adding a unique and dense urban neighborhood. The East Park SAP is adopted as a functional plan within the Land Use Appendix.
Location	East Bremerton off of Lower Wheaton Way
Land Uses	Commercial and residential uses as identified in the East Park Subarea Plan. High-density multi-family and commercial activities are situated along lower Wheaton Way.
Intensity/ Density	Low density 10 units per acre; medium density 25 units per acre; and high density 50 dwelling units per acre Four to six stories
Character	East Park has been undergoing residential redevelopment since 2007. Redevelopment consists primarily of single-family lots, but the southern portion of this area can support small commercial activity. Wildlife corridors through the subdivision connect the Madrona forest to the west with the forest creek to the west.

Current Comprehensive Plan (2016)

Within District 2, eight zoning designations have been identified by the 2016 Comprehensive Plan as outlined in this section. In conjunction with this Comprehensive Plan update, this could be revised.



Businesses located in the General Commercial Zone

GENERAL COMMERCIAL (GE)

Purpose/ Intent	To provide locations for general commercial uses serving the entire community while buffering impacts to adjacent residential areas. The designation accommodates access to businesses by automobile while also creating a pedestrian-friendly, transit-supporting corridor.
Location	Along high traffic corridors/primary arterials as mapped such as Kitsap Way and Wheaton Way. Also includes area near 15th Street and Pennsylvania Avenue, and Perry Avenue.
Land Uses	Commercial uses, mixed-use, and stand-alone residential if it is located away from major arterials.
Intensity/ Density	No residential density requirement Three to five stories
Character	The General Commercial designation provides for intense commercial activities. It focuses growth along transportation corridors and is intended to provide appropriate locations for activities that require high levels of access by automobile traffic. Design considerations include encouraging multistory buildings near the street frontage, with street trees, attractive landscaping, benches, and frequent transit stops. Transit-oriented residential uses are appropriate on second or third floors near the street and transit stops. Office uses may also be appropriate near the street frontage. Uses in areas away from the street include parking and more intense retail uses. Special design provisions should be utilized to provide adequate buffering and transitions to less intense land uses in adjacent areas. Parking for larger commercial operations is encouraged to be located behind or beside street-fronting structures. Sites should include adequate landscaping, architectural standards, and other site design considerations to assure compatibility with neighboring uses. Stand-alone residential uses are encouraged provided they are not located on a major arterial.

Current Comprehensive Plan (2016)

Within District 2, eight zoning designations have been identified by the 2016 Comprehensive Plan as outlined in this section. In conjunction with this Comprehensive Plan update, this could be revised.

City Centers

EASTSIDE EMPLOYMENT CENTER (EC)

Intent	Employment Centers are mixed-use environments characterized by co-location of employment activities, residential, and commercial amenities for workers. The center type allows for large scale employment activities that may draw workers from a large geographic area, where workers can also choose to live and shop near work.
Location	East Bremerton, just west of the Warren Avenue Bridge
Land Uses	Mixed-use, residential, commercial, retail and offices. Employment Centers are anticipated to have significant commercial space for jobs that are well integrated with areas that provide a mix of housing types nearby. Mixed-use or stand-alone residential uses should be supported.
Intensity	40 units per acre Six to eight stories
Character	Through mixed-use design, the Employment Center integrates employment activities with housing and commercial activities scaled to serve the employee population at the center. Development standards should support additional residential uses to the area which as a result will increase support for commercial services. Development should be compatible with minimal impacts to neighboring residential uses. Nearby living opportunities for employees will reduce commuting as well as employee parking demands. The community will be going through a transition period over the next several years with the change of Harrison Hospital campus use. The implementing regulations of the EC designation should have maximum flexibility for building re-use.



Current Comprehensive Plan (2016)

Within District 2, eight zoning designations have been identified by the 2016 Comprehensive Plan as outlined in this section. In conjunction with this Comprehensive Plan update, this could be revised.

City Centers

DISTRICT CENTERS (DC)

Intent	This center is intended to provide a mixed-use “Town Center” to support the surrounding neighborhoods and general public.
Character & Location	For specific character description and location, please see below
Land Uses	Mixed-use, commercial and residential
Intensity	30 units per acre Six to eight stories, with consideration for lower building heights to transition to Low Density Residential

Wheaton/Sheridan DC

Character & Location

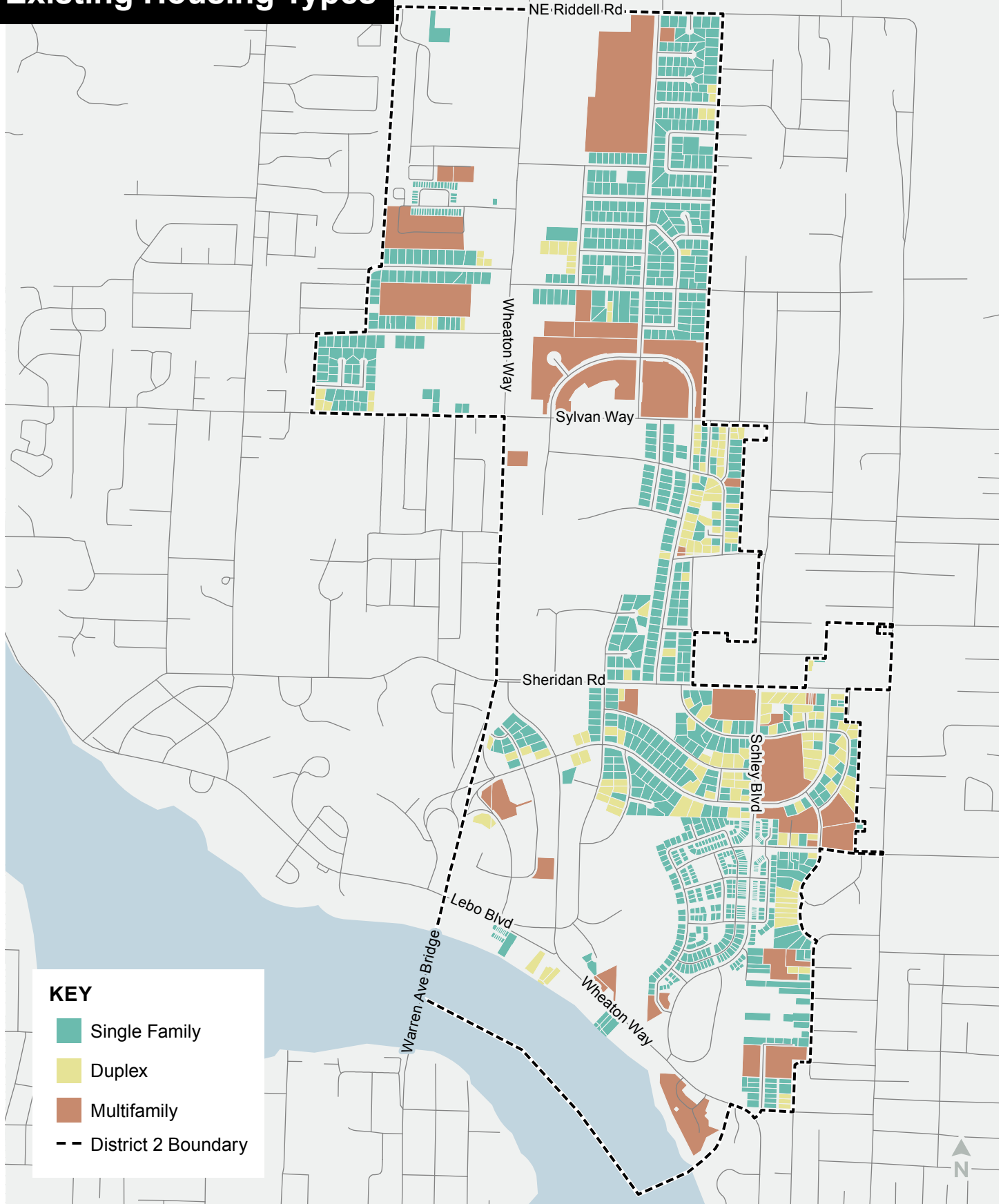
This center is anticipated to become an urban village that will provide residential opportunities along a major transit route, close to downtown, and within easy pedestrian reach of a large variety of employment and shopping sites. Recognizing the surrounding neighborhood significance, existing commercial development, and the redevelopment of the Bremerton School site, there is still opportunity to serve mixed uses in a pedestrian-based urban village atmosphere. Residential units will benefit from an orientation towards the interior and green spaces. Commercial uses, mostly expected along an interior network of streets, can accommodate parking areas that do not disrupt the pedestrian design of the Center Core.

Wheaton/Riddell DC

Character & Location

This center will serve a regional population, some of whom must access the center by car. Higher levels of parking are retained here than in other centers. Parking is generally placed behind street-fronting buildings or moved to areas near the perimeter of the center. Careful attention is necessary in the planning and design of this center to create a pedestrian friendly environment while still accommodating a certain level of regional, auto-dependent uses. Development of the center will also need to take into consideration the fact that the area is already developed and will need to infill over a long period of time and several phases before the overall center is realized.

CITY COUNCIL DISTRICT 2 Existing Housing Types

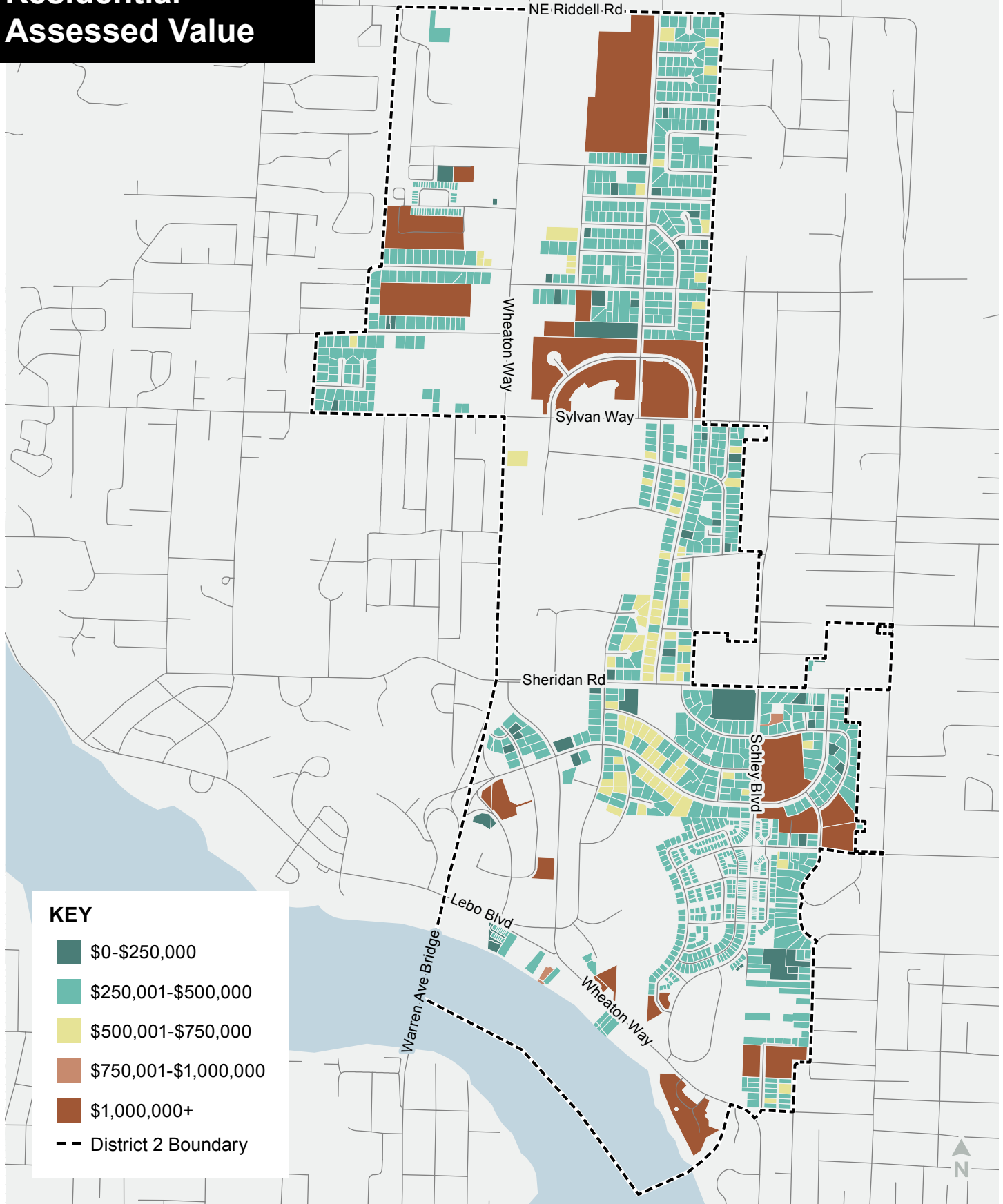


KEY

- Single Family
- Duplex
- Multifamily
- - District 2 Boundary

This map is created from a subset of Kitsap County GIS data accessed 9/2024. The City of Bremerton makes no claims concerning the accuracy of the GIS data products.

CITY COUNCIL DISTRICT 2
Residential
Assessed Value

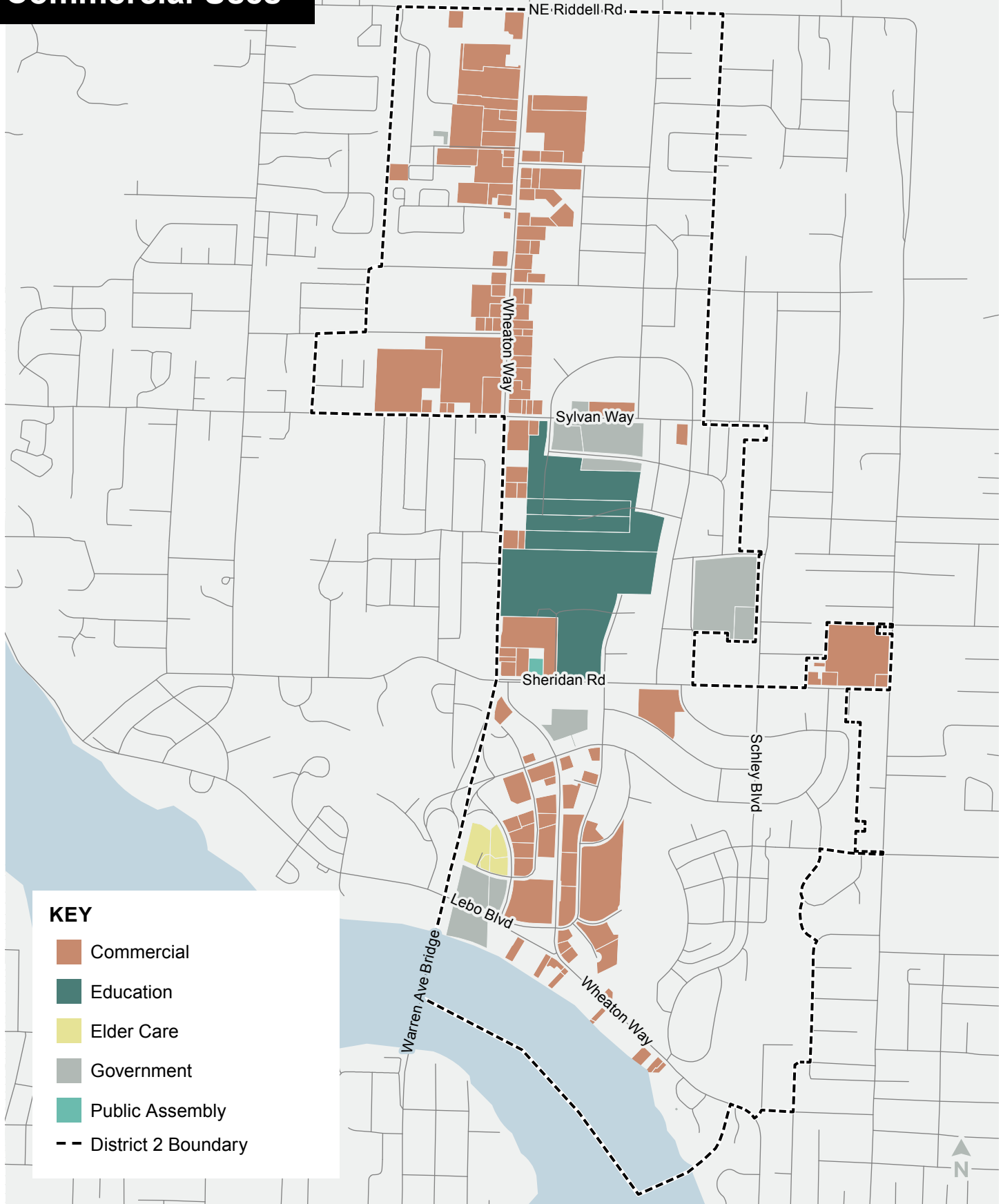


KEY

- \$0-\$250,000
- \$250,001-\$500,000
- \$500,001-\$750,000
- \$750,001-\$1,000,000
- \$1,000,000+
- District 2 Boundary

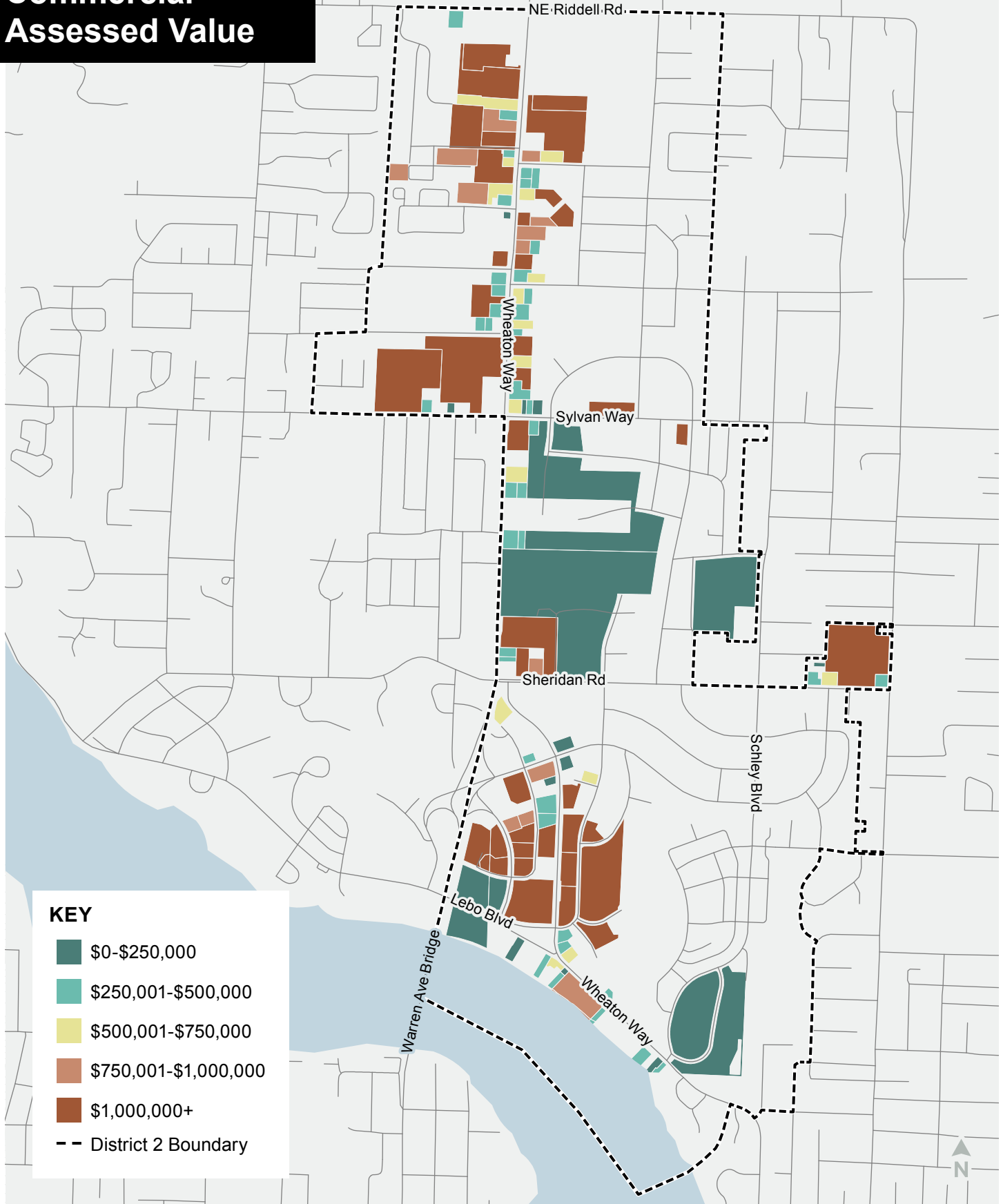
This map is created from a subset of Kitsap County GIS data accessed 9/2024. The City of Bremerton makes no claims concerning the accuracy of the GIS data products.

CITY COUNCIL DISTRICT 2 Commercial Uses



This map is created from a subset of Kitsap County GIS data accessed 9/2024. The City of Bremerton makes no claims concerning the accuracy of the GIS data products.

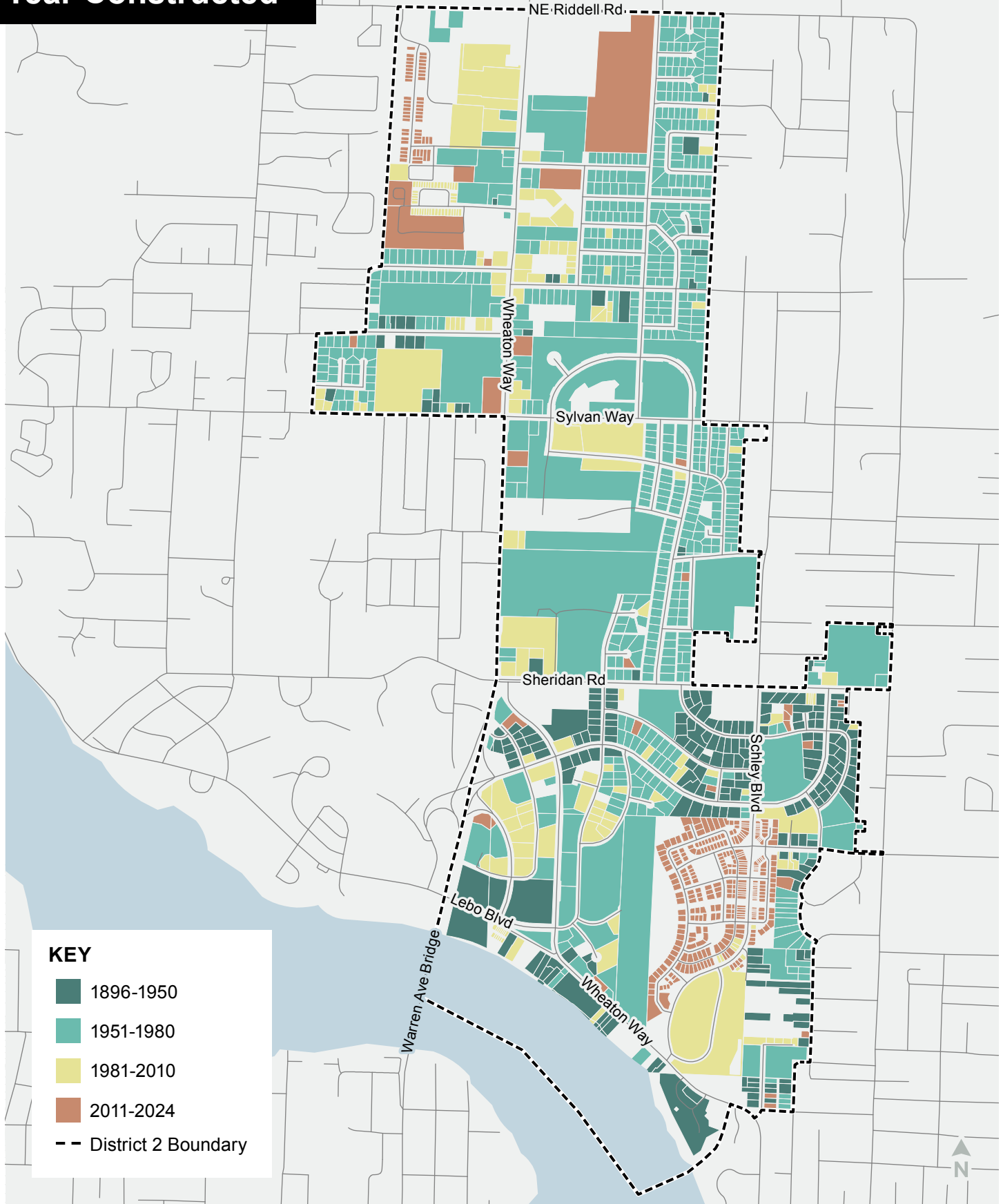
CITY COUNCIL DISTRICT 2
Commercial
Assessed Value



KEY

- \$0-\$250,000
- \$250,001-\$500,000
- \$500,001-\$750,000
- \$750,001-\$1,000,000
- \$1,000,000+
- District 2 Boundary

CITY COUNCIL DISTRICT 2 Year Constructed

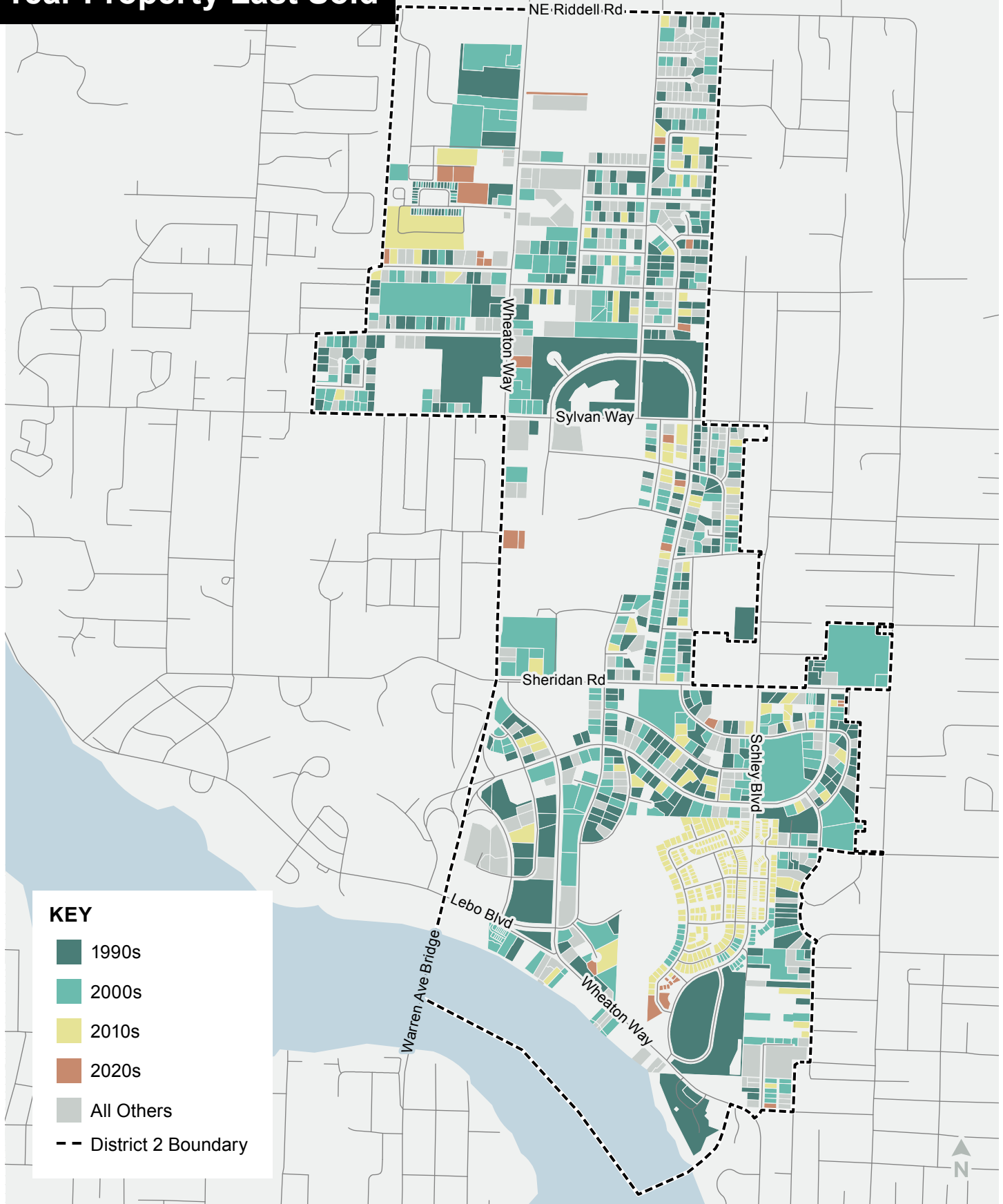


KEY

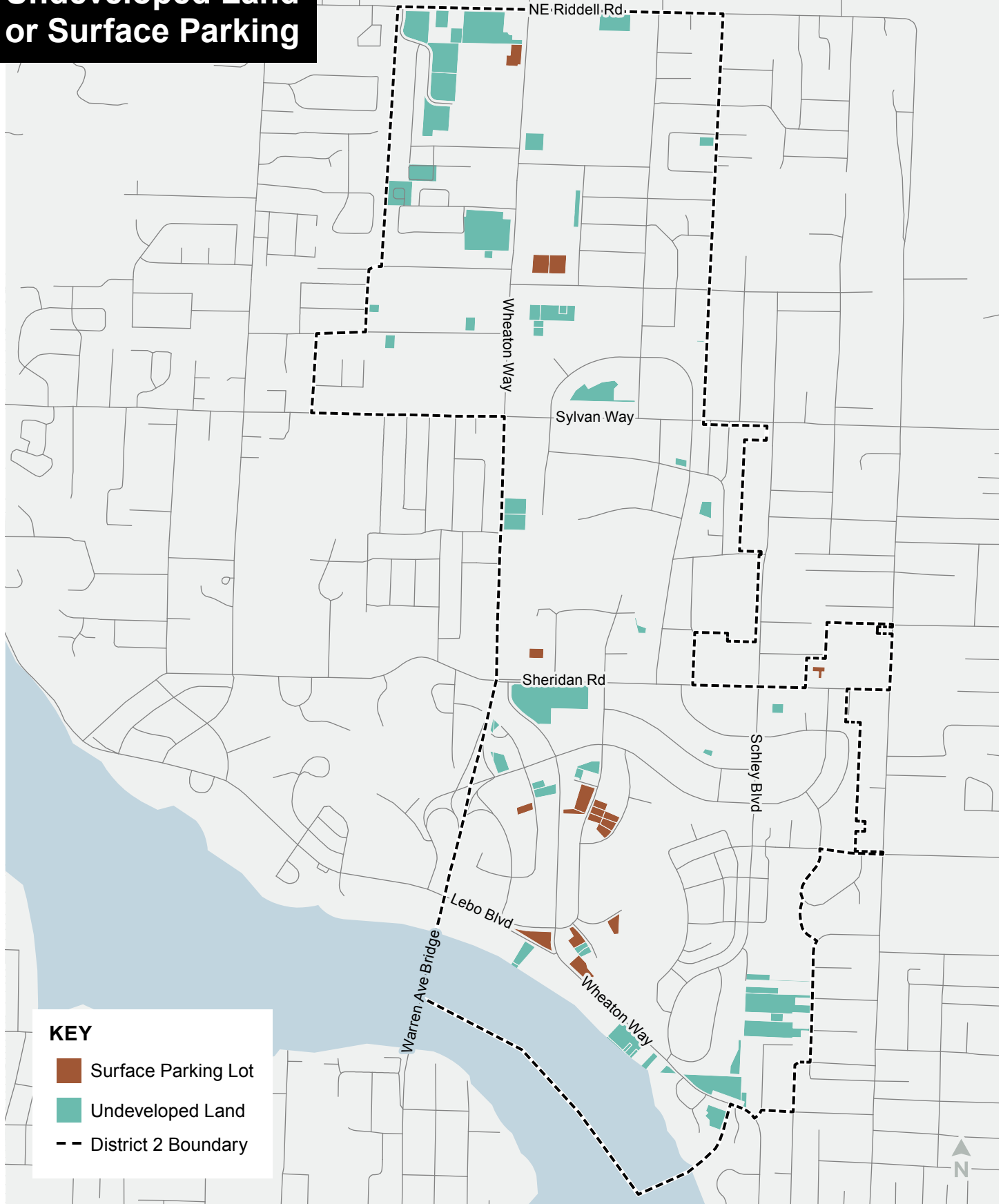
- 1896-1950
- 1951-1980
- 1981-2010
- 2011-2024
- District 2 Boundary

This map is created from a subset of Kitsap County GIS data accessed 9/2024. The City of Bremerton makes no claims concerning the accuracy of the GIS data products.

CITY COUNCIL DISTRICT 2 Year Property Last Sold



CITY COUNCIL DISTRICT 2
Undeveloped Land
or Surface Parking



KEY

- Surface Parking Lot
- Undeveloped Land
- District 2 Boundary



SECTION 3

Active Transportation Plan

Active Transportation Plan

Active transportation describes human scaled and often person-powered ways of getting around, such as walking, bicycling or rolling a wheelchair. The Active Transportation Plan provides a foundation for policies, procedures, investments, and improvements to the City of Bremerton active transportation system.



Goals include increased use of active transportation modes, such as walking, biking and to improve safety and mobility for all users.



Benefits of active transportation include reducing traffic congestion, improving access to economic opportunity, reduce greenhouse gases, increase in physical activity and improving human health.



Provides connectivity to support local travel around the city to key destinations

At the right you will find examples of Active Transportation Projects in your district.

Look for Active Transportation Plan updates at [Bremerton2044.com](https://www.bremerton2044.com), and email any comments you may have to: commplan@ci.bremerton.wa.us.

District 2

EXISTING

Lower Wheaton Way Improvements (Bridge to Bridge Trail) 2016, Lebo Boulevard to the Manette Bridge (sidewalks and ADA improvements)

PROPOSED

View Ridge Elementary – 2024 – Almira Safe Routes to School (shared use path, lighting and traffic calming; Almira Drive from Sylvan Way to Ivy Road)

<https://www.bremertonwa.gov/1306/View-Ridge-Elementary-Almira-Safe-Routes>



SECTION 4

2024 Comprehensive Plan Update



Housing Considerations



11-unit apartment, 7,164 square feet, Bremerton, WA



Single family home, 7,829 square feet, Bellevue, WA

Social Equity

The U.S. Census Bureau estimates that 46.6% of Bremerton residents own their homes. Promoting land use strategies that prohibit multifamily development likely results in artificially raising rental costs for the majority of the population due to limiting multifamily rental housing to select areas of the City. This has a disproportionate impact on people of color. Per a 2022 Harvard University Study, *“Single-family only zoning and other density restrictions block the development of multifamily housing in many communities, thereby excluding renter households from those neighborhoods. Given that people of color are more likely to have lower incomes and to rent rather than own their homes, the geographic concentration of rental housing helps to perpetuate patterns of racial and socioeconomic segregation.”* No density increases are proposed in LDR and MDR designations; however, multifamily housing types are a proposed use in these zones. This means that if your lot is large enough to construct five single-family homes, the option should be available to instead construct one structure containing five residential units. For example, the image to the right illustrates two structures, one is a 7,000+ square foot apartment with 11 dwellings, and the second structure is a 7,000+ square foot single-family home. Today’s code would allow the large single-family home to be built on a lot of any size, however, the apartment is a prohibited use even though density criteria would require it to be cited on a lot greater than an acre in size in the LDR zone.

Homelessness

It may sound like an oversimplification, but areas with more available housing experience less severe levels of homelessness. The short video linked below (about 8 minutes) offers an analysis to the root cause of homelessness and identifies difficult housing regulations as a barrier perpetuating homelessness. A 2023 Housing Underproduction in the U.S. report ranked the Bremerton-Silverdale-Port Orchard region 107th in the country for the underproduction of housing.



Scan or [click](#) to learn more about the root causes of homelessness

Housing Considerations



High-Capacity Transit

In the 2022 Kitsap Transit Long-Range Transit Plan, our local transit authority identifies High-Capacity Transit (HCT) stations will be located along the highway 303 corridor at yet to be determined locations. HCT means that a bus would arrive every 15 minutes at HCT stations. To ensure this investment in transit is best utilized, regional planning commitments require the City to provide development standards conducive to high-density in areas surrounding HCT stations. That includes areas within a ½-mile radius of the Downtown ferry terminal property, and within a ¼-mile of HCT stations; this area encompasses the vast majority of Downtown. Other proposed development standard increases are largely planned along existing transportation corridors within existing commercial and high-density areas.

Visit the Kitsap Transit website to learn about HCT and other transit improvements planned for Bremerton in the next 20 years.



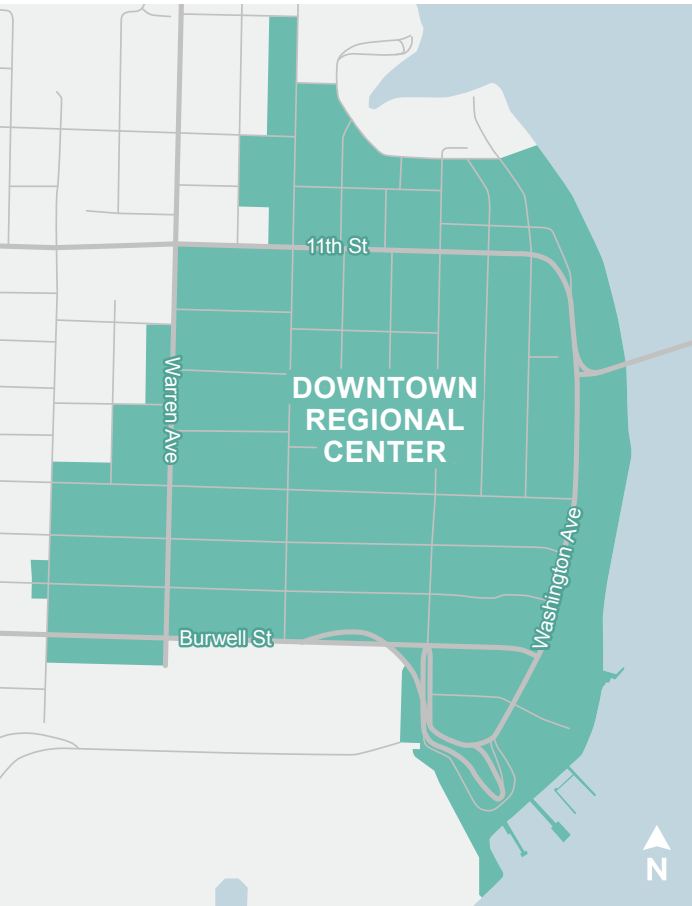
Scan or [click](#) to visit the Kitsap Transit Long Range Transit Plan



Environment

Concentrating density increases in Downtown, and increasing development conditions along transit and transportation corridors, promotes a walkable, bikeable community that doesn't require a single-occupancy vehicle to get to work, the store, or to recreate. Permitting multifamily structures in all residential zones throughout the city also contributes to meeting climate goals. As multifamily housing shares walls with other units, and is a more compact development type than single-family homes, it is inherently more environmentally beneficial. On average, a single-family home generates 42% more vehicle trips than an apartment unit. While single-family homes would continue to be a permitted use, allowing multifamily construction is integral in meeting City climate goals. Proposed density increases in Downtown, and development standard alterations along transportation corridors, ensure reduced vehicle miles traveled (VMT) by locating housing adjacent walkable/bikeable areas and transit.

Housing Considerations



Centers

Per the Kitsap Regional Coordinating Council (KRCC), *“Growth in Centers has significant regional benefits, including supporting multi-modal transportation options, compact growth, and housing choices near jobs, climate goals, and access to opportunity. As important focal points for investment and development, Centers represent a crucial opportunity to support equitable access to affordable housing, services, health, quality transit service, and employment, as well as to build on the community assets currently present within centers.”* The Downtown Regional Center is the only area within the city identified for a notable density increase with the Comprehensive Plan update, this approach is consistent with citizen feedback received during EIS Scoping and regional planning requirements from PSRC and KRCC.

Locating high-density in Downtown keeps housing within walking distance of the city’s largest employer, within proximity to the most developed mass transit hub in the city, and preserves the remainder of Bremerton from more intense development patterns.



Housing Considerations

State Requirements

The Department of Commerce forecasts that the State will need more than a million new homes to be constructed in the next 20 years. Accordingly, the State of Washington has implemented a number of measures over the last few years aimed at promoting increased housing production, particularly *Missing Middle Housing*. “Missing Middle Housing” is typically more affordable to consumers, and is compatible in scale, form, and character with single-family houses. This includes housing types like duplexes, townhomes, stacked flats, small apartment buildings, and cottage housing. The City already permits many of these housing types. HB 1220 requires the City to allow for housing types that meet the needs of all income levels within our jurisdiction. HB 1337 further eases restrictions on Accessory Dwelling Units (ADUs) in the State. The Comprehensive Plan will need to demonstrate compliance with State statute, which will later be incorporated into our local regulations.

HB 1110 requires that the City allow Missing Middle housing types. These provisions do not apply to commercial or mixed-use zones, and include development incentives to construct Middle Housing related to parking, density, and subdivision.

PARKING

The City cannot require more than one off-street parking space per residential unit on lots smaller than 6,000 square feet before any zero lot line subdivisions or lot splits, or more than two off-street parking spaces per residential unit on lots greater than 6,000 square feet.

DENSITY

The City must permit a minimum of two residential units of Middle Housing types per lot. The City must allow four residential units per lot if either of the following criteria are met: 1) At least one residential unit meets affordable housing criteria, and/or 2) the lot is located within ¼-mile of a major transit stop. Currently, Bremerton does not have any qualifying transit stops, however, they are included in the Kitsap Transit Long-range Plan.

SUBDIVISION

The City must allow separate sale of units and the land they sit upon. This includes subdivision of land into lots smaller than 1,000 square feet, if development standards such as maximum lot coverage, parking, and setback requirements are met.

The Missing Middle



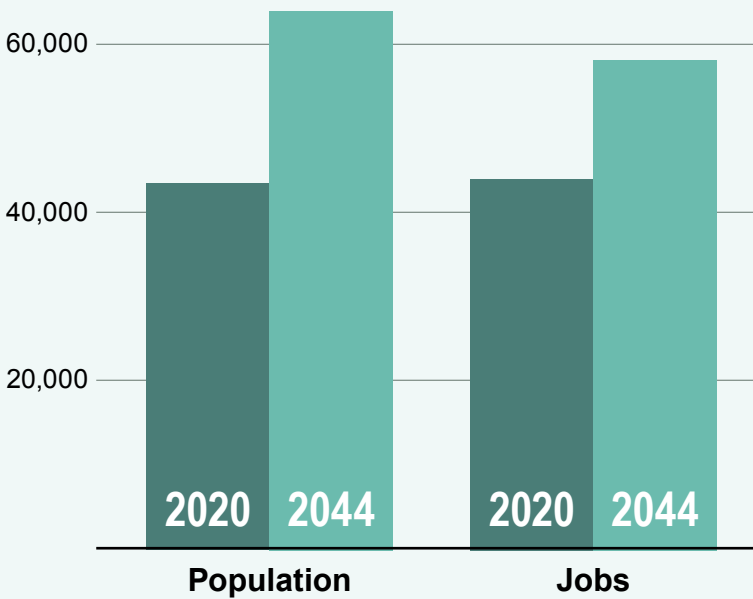
DETACHED HOUSING
Single Family Homes

MIDDLE HOUSING
Duplex, Triplex, Townhomes, Small Apartment Buildings, and Cottage Housing

MID AND HIGH RISE HOUSING
Mid- and High-Rise Apartment and Condo Buildings

Environmental Impact Statement (EIS) Preliminary Alternatives

**BREMERTON POPULATION AND JOB GROWTH
2020–2044**



43,505
2020 Estimated
Population



63,757
2044 Projected
Population

46%
Projected
Population Growth

The 2024 Comprehensive Plan update is required by the Washington State Growth Management Act (GMA) in order to demonstrate that Bremerton has the capacity to absorb population and employment increases forecast to the year 2044. Population estimates indicate that the city will grow to 63,757 persons and 58,258 jobs by 2044. As the US Census Bureau estimates that Bremerton’s population was 43,505 with 44,083 jobs in 2020, this means that **the city is forecast to increase its population by over 46%**, with 32% increase in the number of jobs. The Comprehensive Plan must also be consistent with regional planning goals established in the Puget Sound Regional Council’s (PRSC) Vision 2050 and County level planning effort per the Kitsap Regional Coordinating Council (KRCC) Countywide Planning Policies.

The City initiated the Comprehensive Plan update process in the fall of 2022. At that time a postcard was mailed to every property owner and resident in the city, requesting feedback on where forecasted population and employment increases should be absorbed in the city. **Approximately 75% of all respondents indicated that population and employment increases should be located in existing Centers and commercial areas, while 25% responded that increases should be citywide**, and no respondents supported increasing density in the low density residential zone. Descriptions for each preliminary alternative are found on the following, followed by illustrative maps for each alternative later in the document.

Environmental Impact Statement (EIS) Preliminary Alternatives

Alternative #1

In the EIS process, a baseline of existing conditions is always established in order to gauge impacts proposed changes might make to the current system. Alternative #1 represents existing conditions with no proposed changes. As current zoning cannot accommodate forecasted population and job increases, Alternative #1 is not meant to represent a viable option to demonstrate conformance with State GMA requirements for the Comprehensive Plan update.

Alternative #3

This alternative includes all proposed changes from Alternative #2, but additionally includes a citizen request to redesignate certain Medium Density Residential parcels to Low Density Residential. The specified area generally follows Halverson Avenue and would create a lower density “island” surrounded by more intense development patterns, including the Wheaton-Sheridan District Center to the west (mixed uses, 80 foot height limit, and no maximum density), High Density Residential Zone to the north (proposed 65 foot height limit and 40 dwelling units per acre), and the Medium Density Residential Zone to the east and south (proposed 45 foot height limit and 18 dwelling units per acre). Alternative #3 generally proposes citywide growth patterns counter to those adopted with the 2016 Comprehensive Plan and outside of existing Centers and commercial areas.

Alternative #2

This alternative continues the Centers development method adopted by the City in 2004. There are three centers located in District 2, 1) the Wheaton-Riddell District Center, 2) the Wheaton-Sheridan District Center, and 3) the Eastside Village Center. No changes are proposed for these Centers, as they already permit heights of 80 feet, mixed uses, and no maximum density. The list below indicates specific zones where alterations are proposed:

LOW DENSITY RESIDENTIAL (LDR)

- Add multifamily as a permitted housing type
- Allow four dwelling units per lot as required per HB 1110

MEDIUM DENSITY RESIDENTIAL (MDR)

- Add multifamily as a permitted housing type
- Increase height from 35 to 45 feet

HIGH DENSITY RESIDENTIAL (HDR)

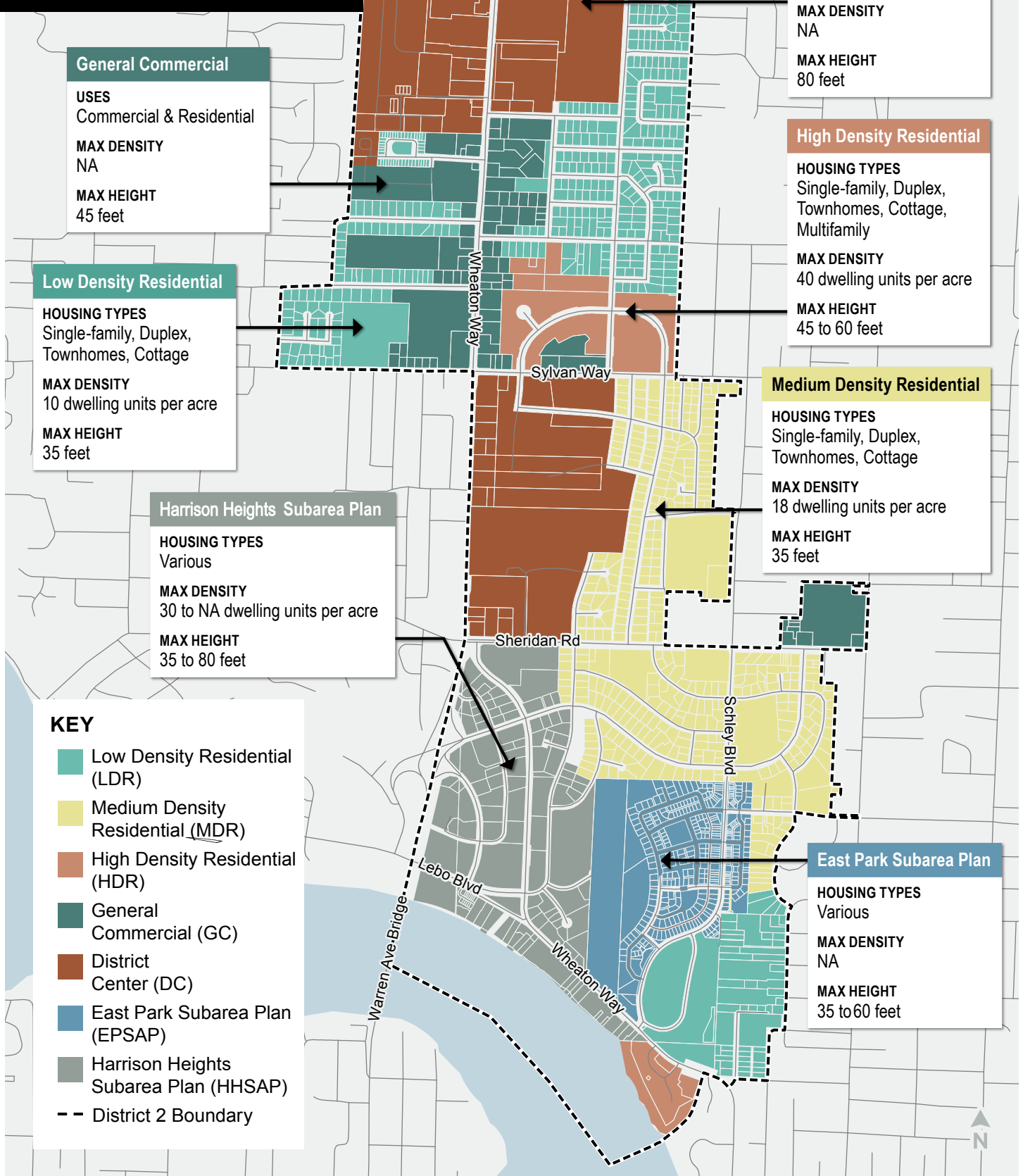
- Increase height from conditionally permitted 60 feet to outright permitted 65 feet

GENERAL COMMERCIAL (GE)

- Increase height from 45 feet to outright permitted 65 feet.

CITY COUNCIL DISTRICT 2

**Alternative #1:
Current Designations**



General Commercial

USES
Commercial & Residential

MAX DENSITY
NA

MAX HEIGHT
45 feet

District Center

USES
Commercial & Mixed Use

MAX DENSITY
NA

MAX HEIGHT
80 feet

High Density Residential

HOUSING TYPES
Single-family, Duplex, Townhomes, Cottage, Multifamily

MAX DENSITY
40 dwelling units per acre

MAX HEIGHT
45 to 60 feet

Medium Density Residential

HOUSING TYPES
Single-family, Duplex, Townhomes, Cottage

MAX DENSITY
18 dwelling units per acre

MAX HEIGHT
35 feet

Low Density Residential

HOUSING TYPES
Single-family, Duplex, Townhomes, Cottage

MAX DENSITY
10 dwelling units per acre

MAX HEIGHT
35 feet

Harrison Heights Subarea Plan

HOUSING TYPES
Various

MAX DENSITY
30 to NA dwelling units per acre

MAX HEIGHT
35 to 80 feet

East Park Subarea Plan

HOUSING TYPES
Various

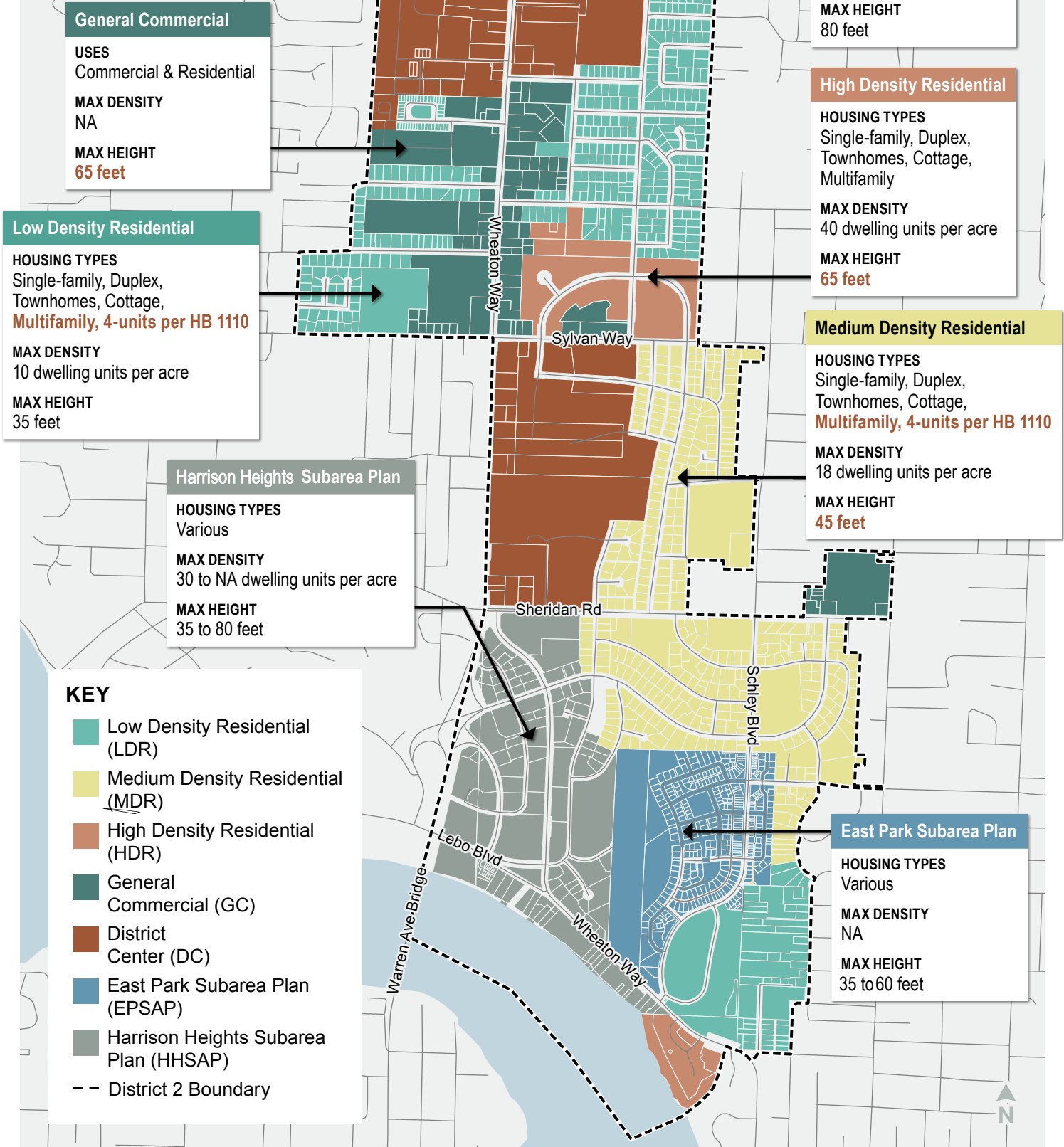
MAX DENSITY
NA

MAX HEIGHT
35 to 60 feet

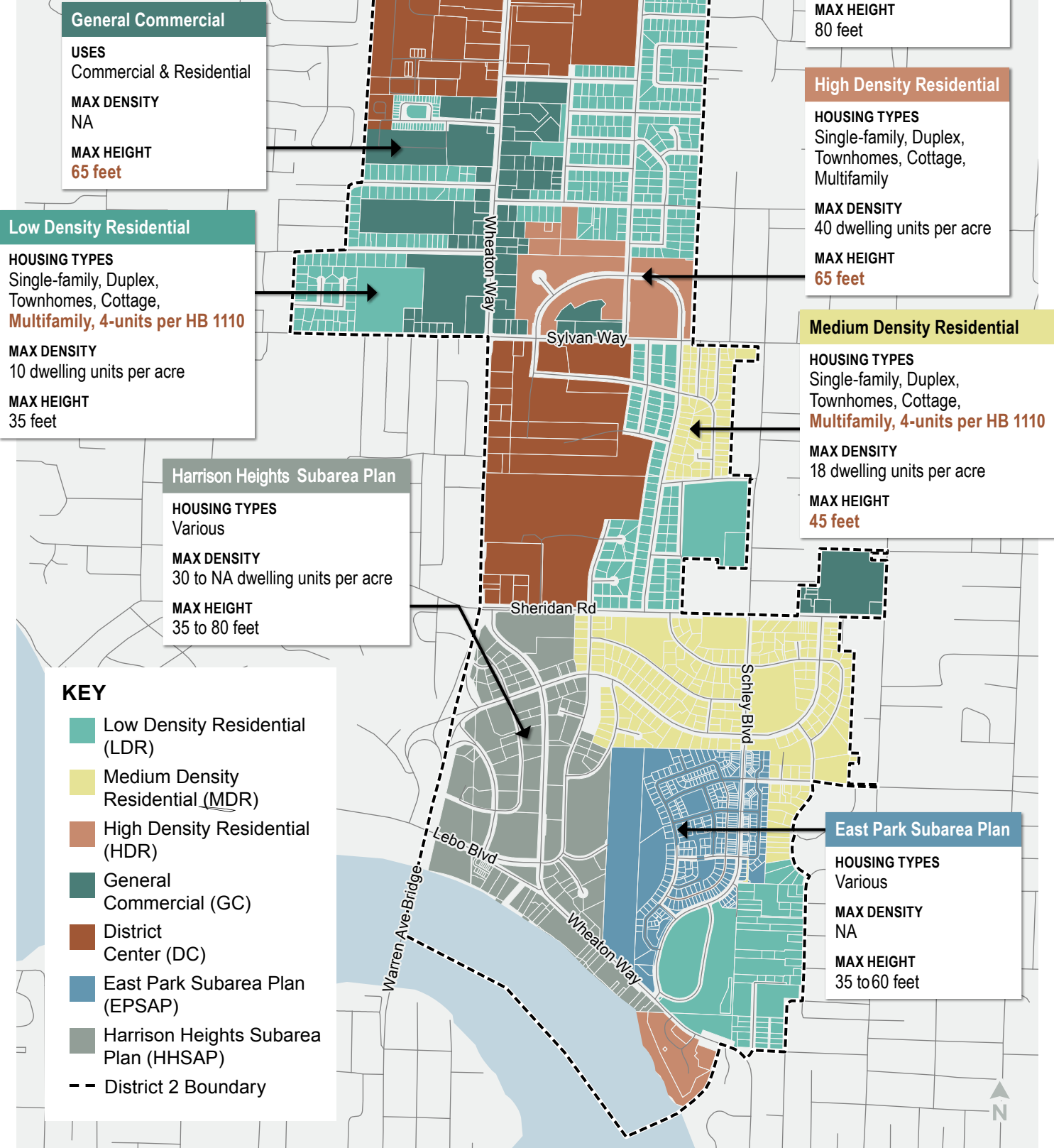
- KEY**
- Low Density Residential (LDR)
 - Medium Density Residential (MDR)
 - High Density Residential (HDR)
 - General Commercial (GC)
 - District Center (DC)
 - East Park Subarea Plan (EPSAP)
 - Harrison Heights Subarea Plan (HHSAP)
 - - District 2 Boundary

CITY COUNCIL DISTRICT 2

Alternative #2: Centers Approach



CITY COUNCIL DISTRICT 2 Alternative #3: Citywide Approach



General Commercial

USES
Commercial & Residential

MAX DENSITY
NA

MAX HEIGHT
65 feet

Low Density Residential

HOUSING TYPES
Single-family, Duplex,
Townhomes, Cottage,
Multifamily, 4-units per HB 1110

MAX DENSITY
10 dwelling units per acre

MAX HEIGHT
35 feet

Harrison Heights Subarea Plan

HOUSING TYPES
Various

MAX DENSITY
30 to NA dwelling units per acre

MAX HEIGHT
35 to 80 feet

District Center

USES
Commercial & Mixed Use

MAX DENSITY
NA

MAX HEIGHT
80 feet

High Density Residential

HOUSING TYPES
Single-family, Duplex,
Townhomes, Cottage,
Multifamily

MAX DENSITY
40 dwelling units per acre

MAX HEIGHT
65 feet

Medium Density Residential

HOUSING TYPES
Single-family, Duplex,
Townhomes, Cottage,
Multifamily, 4-units per HB 1110

MAX DENSITY
18 dwelling units per acre

MAX HEIGHT
45 feet

East Park Subarea Plan

HOUSING TYPES
Various

MAX DENSITY
NA

MAX HEIGHT
35 to 60 feet

- KEY**
- Low Density Residential (LDR)
 - Medium Density Residential (MDR)
 - High Density Residential (HDR)
 - General Commercial (GC)
 - District Center (DC)
 - East Park Subarea Plan (EPSAP)
 - Harrison Heights Subarea Plan (HHSAP)
 - - District 2 Boundary



Community Outreach

The Department of Community Development (DCD) is eager to hear your perspective! There are several ways to get involved:



Join Us at Planning Meetings

Planning Commission meetings are held on the 3rd Monday of each month



Review Draft Goals and Policies

All documents are available for review on our website at Bremerton2044.com



Look for DCD Staff at Community Events

Look for our table advertising the Comprehensive Plan update at events



Contact Us with Questions

Contact us via email at complan@ci.bremerton.wa.us or call (360) 473-5289



Submit Comments and Feedback

Submit your comments to complan@ci.bremerton.wa.us

Not sure what to say? Try answering the questions on page 3 of this document.

Every person that emails a comment to the address above will be entered to win a free tumbler, with 2 winners chosen monthly!



District 2 Digest

2024 COMPREHENSIVE PLAN UPDATE

For more information and to view the plan in its entirety, go to

Bremerton2044.com

or scan the QR code below:



345 6th Street, Suite 600, Bremerton, WA 98337

(360) 473-5289 (Garrett Jackson)

compplan@ci.bremerton.wa.us