Mixed Use Zoning
-Nick Bond, Development Director

Mixed Use zoning allows two or more different land uses to coexist on one property or even in one building. The City of Port Orchard’s mixed use zones are located on SW Old Clifton Road, Beach Drive, the intersection of Tremont St and Pottery Avenue, and downtown. The purpose of mixed use zoning is to allow innovative, pedestrian oriented sites and buildings that serve the community with retail, service and other uses on the ground floor and residential units above. Other zoning districts throughout the City typically allow only one type of land use per property: for instance, a house in a residential district or a lawyer’s office in a Business Professional district. By allowing compatible uses to locate on the same property, mixed use zoning promotes denser development with higher property values, more efficient use of land and infrastructure, and alternative modes of transportation.

Historically, urban areas and downtowns were almost always mixed use: retail shops and offices would typically be located at street level and residences would be located on the higher floors. In the mid-twentieth century, American commercial

December Point of Light Awards Recipients
-Mayor Matthes

The song “Point of Light” by Randy Travis is the inspiration for Port Orchard Points of Light Awards.

“There are heroes whose names you never hear. A dedicated army of quiet volunteers, reaching out to feed the hungry, reaching out to save the land. Reaching out to their fellow man. Giving shelter to the homeless, giving hope to those without. Isn’t that what this land is all about?

One by one, from the mountains to the sea, points of light are calling out to you and me. All it takes is a point of light, a ray of hope in the darkest night. If you see what’s wrong and you try to make it right, you will be that point of light.”

Thanks to this year’s recipients and to you, the yet unrecognized Port Orchard Points of Light.

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Upcoming Events
-Clerk’s Office

- Council Meetings, January 13, City Hall, 7:00 p.m.
- Martin Luther King, Jr. Day, January 19, City Hall Closed
- Work Study Session, January 20, City Hall, 7:00 p.m.
- Council Meetings, January 27, City Hall, 7:00 p.m.
Delilah Renee

This famous radio personality hosts her radio show from her home in South Kitsap. She is truly an ambassador of our City.

She is the founder of the humanitarian, non-profit, Point Hope, where she helps children here at home and around the world. Check out her website at PointHope.org.

Delilah is always ready to donate her time and talents for worthy causes in Port Orchard. A few years ago, she purchased the paint and found volunteers to help paint the town. She has donated her pavilion space to many non-profit causes over the years. She also created and maintains beautiful flower beds downtown.

James Goodman

James works for the Washington National Guard as a Family Assistance Specialist serving our service people and their families.

James quit a very good paying job to take this one for less money, because he has a heart for helping people. James, or “Goody” as he is often called, can be counted on to go that extra mile to serve our guardsmen, guardswomen, and their families. He is ready and willing to help anyone that calls on him to suggest solutions and contact information.

When he is not working on Guard projects, he is volunteering his time for South Kitsap Helpline, Eagles, his church, and many other causes.

Helene Jensen

Helene is the Director of Fathoms O’ Fun pageant and supervisor of the Royal Court. She attends with the Royal Court countless appearances each year. She accompanies the court to parades around the Northwest.

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Helene also volunteers for the Port Orchard Chamber, Eagles Club, South Kitsap Soroptimist, Sidney Museum, and still finds to hold down a full-time job.

She is an example of what the Points of Light song says, “There are dreamers who are making dreams come true. Taking time to teach our young adults, there is nothing they can’t do.”

**Merlyn & Ann Lehmkuhl**

This team works tirelessly for the Fathoms O’ Fun organization. Merlyn has taken thousands of pictures of all the Fathoms activities. When he had some medical problems, Ann was always ready to take pictures and lend a hand.

Both Ann & Merlyn can be seen helping at all of the Fathoms activities and at the Port Orchard Chamber, Sidney Museum, and the Eagles Club just to name a few organizations they volunteer for.

**Jonathan Reed**

Jonathan is an active member of several churches. He and Joni lead the piano and song service at the Pavilion of Prayer meeting in Port Orchard.

Jonathan has been blessed with a concert quality voice and is an extremely talented pianist. He, along with Joni, co-produced and directed this year’s Point of Light Awards Program for me.

**Joni Sonneman**

Joni has a heart for her savior and has been gifted with a voice like an angel. Joni did all of the set design and co-produced and directed the Program with Jonathan.

Joni on keyboard and Jonathan on the piano starred in the program. And what a great program it was. Some in attendance said it was the best Christmas program that they have attended.

Joni manages the Port Orchard Pavilion and has donated countless hours of her time to Port Orchard Organizations.
and residential preferences shifted to the suburbs where land uses are generally separated and an automobile is necessary to travel from one to the other. Walkable neighborhoods and urban areas with a mixture of housing, shops, restaurants and other amenities have become more popular in recent years to the point that mixed use downtown properties can yield two to three hundred dollars more tax revenue per acre than car-oriented, single use zoning districts according to one study.

Higher densities increase land-use efficiency while reducing energy consumption and transportation costs compared to low-density subdivisions which require extra miles of streets, sewers, etc. to connect to existing systems. Tax revenues generated by new subdivisions do not always pay for the cost of creating and maintaining the infrastructure they require. Mixed use infill development in the City’s downtown, on the other hand, would fit within existing infrastructure systems and yield much higher profits per acre for the developer and the City. Research also suggests that residential prices per square foot are higher for higher density housing types and prices were more resilient during the housing market collapse.

Higher density mixed use neighborhoods also promote resident health and well-being by encouraging pedestrian-oriented design, physical activity and alternative transportation. Mixed uses make it easier for residents to combine trips and walk, bike or use public transportation to reach retail, services, and other destinations rather than driving from a residential-only subdivision to a commercial district miles away. One way to measure walkability is Walk Score, which assigns addresses a score between 0 (most car-dependent) and 100 (completely walkable). One study found that each additional Walk Score point added an average $850 to home sale prices while another study calculated a range of $700 - $3,000 in added value for every Walk Score point.

The City of Port Orchard Planning Commission will discuss raising the number of housing units permitted in mixed use districts at their meeting on February 23rd, 2015. Currently, Port Orchard’s zoning code allows only three residential units on a quarter acre lot. This is not a high enough density for economies of scale to entice developers and does not support the kind of residential density that could yield the benefits of mixed use development discussed above. City staff have recommended increasing the maximum number of residential units in the mixed use district to 30 per acre and up to 48 units per acre in the downtown area specifically. All building size and parking restrictions would remain unchanged, which would prevent any new development from blocking views of the water and would require sufficient parking for every unit. Cities like Vancouver, WA do not limit the number of residences in their higher density zoning districts at all and maintain parking, height, setback and lot coverage restrictions, instead. The City of Port Orchard hopes to encourage infill development in its downtown and other mixed use zones by increasing residential density while maintaining neighborhood character through otherwise unchanged development standards.

Higher density mixed use areas cost less in road creation and repair, sewer and water infrastructure, and environmental impacts than lower-density single use projects. Mixed use projects in local centers yield higher profits and property taxes than single use projects in the suburbs. Mixed uses also decrease the number of trips taken by car, which furthers both the City’s and the State’s environmental goals. By keeping the same restrictions on building’s size and placement, we can allow and promote vibrant mixed use areas while preserving neighborhood character.