THE INTRODUCTION CHAPTER

Port Orchard is a small but growing city in the Puget Sound region of Washington State. It is located in close proximity to major urban and employment centers and enjoys an outstanding natural setting. Port Orchard’s residents have a strong community spirit and value the area’s important maritime history. These aspects contribute to a high quality of life that influences people’s choice to live and work in Port Orchard.

However, several long term trends may threaten the environment, economy, and social life of Port Orchard. Recent annexations and dispersed development have created challenges in integrating different areas of the city and have increased per-capita infrastructure and service costs. A once-vibrant downtown has declined, frustrating community desires for an attractive and lively center that capitalizes on its historic character and proximity to the waterfront. A limited variety of jobs and housing reduces opportunities for young workers and families to reside in Port Orchard, while the aging population requires increased social services. Community members and city leaders alike perceive a disconnect in the decision-making process that does not capitalize on existing community pride, vitality, and social cohesion.

Bolstered by its rich history, strong community members, and fantastic location, Port Orchard has the opportunity to build on its many assets to create a more connected and vibrant city. There are great opportunities to revitalize the downtown area, draw more attractions to the city, and encourage appreciation for the city’s natural resources and friendly, close-knit community. Port Orchard will take determined steps to strengthen its ties between the built environment, community members, and government to further the goals of a cohesive community based

Statement of Purpose

The Port Orchard Comprehensive Plan establishes a framework for taking on the challenges of today and the future. The Plan integrates the desires of the community and best practices in contemporary city planning, making the government more responsive to the needs of the community and more connected with residents. Used properly, this document will guide decision-making and development in the City by ensuring that ordinances, regulations, programs and projects are developed in accordance with community values and goals. The goals and policies of the Plan specify measurable, achievable actions that most effectively utilize limited resources, retain the small-town character of Port Orchard, and build an even stronger community.

Targeted Outcomes and Vision Statements

With continued hard work that is focused and coordinated in accordance with the goals and policies in this comprehensive plan, Port Orchard will remain one of the best small cities in Washington State. By carefully planning for the future, Port Orchard’s increasing number of residents will enjoy a sustained high quality of life that is founded upon its supportive community, healthy economy, and pristine environment. Using the community’s vision for the future, by the year 2035 the City will have built upon these positive attributes and will have achieved the following:

- The city has retained its small town character and strong community spirit.
- The historic downtown is more attractive and vibrant.
- More efficient patterns of development have reduced real per capita infrastructure costs.
- Housing has remained affordable, and the diversity of housing types has expanded.
- Walking, biking, driving, and transit infrastructure make it easy to get around the city.
- The city’s waterfront and open space resources are highly enjoyed by the community.
- Community organizations are better empowered to coordinate events and activities.
- Citizens enjoy a comfortable and productive relationship with city government.
- Local businesses are supported by the community and government policies.
- Citizens are better informed and connected to the planning process.
The Connections Theme
The city is defined by its physical and social environments and the ways in which they are connected. This comprehensive plan seeks to lay out a vision for Port Orchard that is founded on connectivity and the idea that stronger connections will ultimately lead to a stronger community. In addition to meeting state laws, addressing local and regional planning goals, and serving as a record of community input, this Plan seeks to bridge the specific goals and policies of the different elements to the needs and desires of the community through this connections framework. It is important to think of Port Orchard not just as its parts, but as a cohesive whole. Port Orchard aims to improve the connections between land uses, housing, businesses, transportation, and the natural environment and to promote a higher level of interaction between the city government and citizens. There are some key ways in which this can be achieved.

- Connect individual neighborhoods to the greater city
- Connect people to the waterfront
- Connect people to downtown
- Connect downtown and the waterfront
- Connect people via land use choices that encourage meaningful interactions (i.e. housing within walking distance to shops and restaurants that allows people to encounter and interact with each other on the street)
- Connect separate areas of the city with a variety of transportation options
- Connect people to the history of the city through the built environment
- Connect neighborhoods to the regional trail network
- Connect parks to housing and to other parks
- Connect citizens and government officials
- Connect business and government through a high level of partnership and cooperation
THE LAND USE CHAPTER
The Land Use chapter describes the proposed distribution, location, and extent of land uses. The purpose of this section is to provide a framework to guide future land use to help the city grow in an orderly, rational, and efficient way and help the community realize its potential in the 20-year planning horizon. Managing new growth to protect the small town character of the community while allowing for new and innovative development that responds to changing household needs and growth pressures is critical.

Major Themes
- Accommodate changes in population and demographics
- Encourage development in urban areas, reduce sprawl, and deliver services efficiently
- Ensure land use designations reflect need and demand
- Minimize traffic congestion and encourage the development of a multimodal transportation system
- Protect open spaces and the natural environment
- Promote physical activity
- Support a range of employment opportunities

Growth Allocation and Capacity
Port Orchard is currently home to 13,150 people and 6,809 employees. Kitsap County has allocated the City over 8,000 additional residents and 3,000 jobs over the next 20 years. Planning ahead now can make sure Port Orchard is as great a place to live and work in 2036 as it is now. The graph here illustrates our current population and employment numbers compared to our allocation and land capacity. Port Orchard has surplus land capacity, but we’ve heard that new growth should be somewhat concentrated to increase investments in infrastructure and to preserve Port Orchard’s small town feel in its many neighborhoods.

<table>
<thead>
<tr>
<th>Land Use Designations</th>
<th>Zoning Designations</th>
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<tbody>
<tr>
<td>Open Space / Conservation</td>
<td>Open Space / Conservation</td>
</tr>
<tr>
<td>Low Density Residential</td>
<td>Residential 4.5 units/acre</td>
</tr>
<tr>
<td>Medium Density Residential</td>
<td>Residential 8 units/acre</td>
</tr>
<tr>
<td>High Density Residential</td>
<td>Residential 20 units/acre</td>
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<tr>
<td>Public and Community Spaces</td>
<td>Community Facilities</td>
</tr>
<tr>
<td>Commercial</td>
<td>Commercial Retail and Office</td>
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<tr>
<td>Urban Industrial</td>
<td>Employment-Industrial and Office</td>
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Table 2-1: Land Use and Zoning Matrix
One change proposed by the draft Land Use chapter is a new residential zone allowing up to 30 units per acre. This will facilitate future annexations of unincorporated land currently zoned the same by Kitsap County.
Centers of Local Importance
Centers are intended to be compact and centralized working, shopping and/or activity areas that can accommodate significant population and/or employment growth. Each Center should exist as a community-wide focal point linked to other Centers by transit and non-motorized facilities. Centers should incorporate opportunities for parks, civic, and public space development. At the end of this Land Use Element there is a section that summarizes a strategy and process for making Centers a reality. This process includes evaluating existing overlay districts to potentially reformulate them under the overarching Centers strategy in an effort to streamline existing regulations, which is supportive of the development of a more unified and cohesive development strategy.

Land Use Goals
1. Retain Port Orchard’s small town commercial and residential character while accommodating allocated growth.
2. Ensure that sufficient land is available for development to accommodate allocated growth in population and employment.
3. Provide a variety of housing types and employment opportunities that cater to diverse interests.
4. Establish, adopt, and implement a strategy to develop local Centers.
5. Ensure that both public services and infrastructure are developed in an efficient and cost-effective manner.
6. Protect, enhance, and maintain the values and functions of Port Orchard’s natural areas, open spaces, and critical areas.
7. Reduce congestion and greenhouse gas emissions, promote public health, reduce auto dependency, and increase multimodal transportation opportunities for accessing retail services, health care services, and places of employment.
8. Encourage the development of active, vibrant, and attractive places.
9. Connect new and existing neighborhoods to each other, to commercial and employment centers, and to public facilities.
10. Encourage the ongoing redevelopment of the historic downtown into an active, vibrant community, commercial, social, and civic center.
11. Maximize public access to Sinclair Inlet.
This map was created from existing map sources, but has been updated to reflect changes in the area. It has been designed to provide an overview of the current land use and development patterns within the city, including residential, commercial, and industrial zones.

Legend:
- Residential
- Commercial
- Industrial
- Parks and Community Areas
- Waterfront

The map shows the locations of major roads, rivers, and bodies of water, as well as the boundaries of various districts and neighborhoods. It also includes key landmarks and points of interest, making it a useful tool for planning and decision-making.

The map is intended for use by city officials, developers, and the general public as a planning tool. It is not to be used for legal or engineering purposes without consultation with the appropriate authorities.

This map is a snapshot of the current state of the city's development and is subject to change as new projects and developments occur. Always consult the most current sources for the most accurate information.
THE HOUSING CHAPTER

The Housing Element addresses the availability, choice and quality of housing as well as neighborhood preservation. Provisions that ensure suitable housing opportunities for all socioeconomic levels are a primary consideration in enhancing the quality of life found in Port Orchard. The population allocations for the City of Port Orchard show that approximately 8,235 new residents will arrive between 2010 and 2035. These residents will need a variety of housing types. The updated land capacity analysis found that the City of Port Orchard has room to develop, through vacant or underutilized lands, a total of 6,225 dwelling units, or enough space for 12,184 residents using a variety of housing types, assuming 1.96 people per housing unit. However, an updated Housing Report prepared by City staff show that the City’s average people per unit is closer to 2.42, which means potentially even more space for residents would be available.

1. Ensure that the City's housing stock accommodates desired housing types based on changing demographics and growth.
2. Ensure the affordability and accessibility of housing for all economic levels in the City.
3. Promote the efficient provision of municipal infrastructure and services to new housing developments.
4. Promote the efficient and innovative use of land in order to maximize land potential.
5. Formulate and implement innovative development regulations and design standards that maintain and strengthen neighborhood character.
6. Maintain the time associated with processing and approving proposed development while ensuring housing and design standards are suitable for maintaining an efficient, attractive and safe housing supply.
7. Provide on-going support to homeowners to preserve, maintain and improve their properties in order to enhance the quality and character of neighborhoods and the overall City.
8. Ensure that future residential development protects and maintains natural ecosystems including wetlands, streams and wildlife habitats.

Issues in Focus: Housing Diversity and Changing Demographics

Diversity and variety of housing are related to longterm vitality. People of different ages, cultural backgrounds, and economic means have different preferences for housing types and varying capabilities to afford a place to live. Housing variety and affordability directly affect the city’s ability to attract a diversity of people to Port Orchard, particularly young people, and therefore a diverse workforce. A diverse housing stock will contribute to the city's longterm economic vitality, growth in critical sectors including health care, and increase resilience to shocks, particularly as more of Port Orchard’s residents enter retirement.

Port Orchard has experienced a dramatic change in its demographics over the past ten years. This is largely due to a number of annexations, which brought in over 3,000 new residents to the City. The most notable is a rise in the population ages 50 and above. In the near future many people in this age group will be moving out of their single-family houses into more shared living situations. In order to keep this age group within the Port Orchard community rather than having them move out, the City needs to support the development of housing types that appeal to them. Typically older adults seek smaller, attached housing as they become “empty nesters.”

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THE ECONOMIC DEVELOPMENT CHAPTER

The purpose of the Economic Development element is to outline the City’s goals and policies for types, intensity, and location of employment, commercial services for residents, and industrial businesses. This chapter also outlines goals for balancing environmental protection and economic growth, creating connections with the business community, and improving the overall economic state of Port Orchard. In addition, this chapter will briefly discuss employment goals in Port Orchard and the potential benefits of the City as an employment center. The 2004 Port Orchard Economic Development Plan, which was primarily focused on the downtown, also established an economic vision for the future of Port Orchard as a whole:

- Unify the business community.
- Establish investment priorities.
- Plan for a vital sustainable economy.
- Work in concert with current plans and processes.
- Continually strive to promote, attract, and maintain a diversity of jobs and businesses to create and a dynamic, diverse, and vigorous employment and economic base.
- Honor and value Port Orchard’s unique maritime past by preserving the downtown historic district.

<table>
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<tr>
<th>2013 Port Orchard Jobs (PSRC)</th>
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<tbody>
<tr>
<td><strong>Classification</strong></td>
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<tr>
<td>Commercial</td>
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<td>Public sector, excluding education</td>
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<td>Industry</td>
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<td><strong>Total</strong></td>
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**Economic Development Goals**

1. Support a vital diversified economy that provides primary living wage jobs for residents, supported by adequate land for a range of employment uses, and that encourages accomplishment of local economic development goals.
2. Encourage new commercial development to occur within designated centers of activity near housing, multi-modal transportation connections, and urban services.
3. Encourage economic growth and diversification that maximizes employment, leverages the strengths of the national defense industry, and improves the opportunity for residents to work and live in the same community.
4. Promote and support a healthy, diverse economy that provides for a strong and diverse tax base, maintains an industrial base in Port Orchard, and encourages retention, attraction, and expansion of business.
5. Increase residents’ ability to enjoy a high quality of life and access to healthy living opportunities, such as locally produced food, nearby grocery stores, parks and open space, and safe streets for walking and bicycling.
6. Balance business and industrial development with environmental protection in a manner that enhances quality of life in as Port Orchard grows.
7. Coordinate economic expansion that is concurrent with capital facilities, multi-modal transportation networks, and urban services, especially within designated centers of local importance.
8. Foster and facilitate partnerships and cooperation among government, private corporations, and nonprofit entities to promote economic development goals.
9. Attract and encourage expansion of educational and medical institutions to assure a highly skilled work force.