

Chapter 2.0 | Proposal and Alternatives



2.1 Introduction

2.1.1 Overview of Proposal

The City of Poulsbo is updating the Poulsbo Growth Management Act Comprehensive Plan (“the comprehensive plan”) consistent with the Growth Management Act (GMA; [RCW 36.70A](#)). The comprehensive plan is designed to help the City meet its long-term vision for land use and growth management. The comprehensive plan:

- allocates population, and employment growth to various areas of the county, with a majority of growth occurring in Urban Growth Areas (UGAs);
- reduces sprawl in rural areas and maintains rural character;
- addresses housing needs of all economic segments of the population;
- supports economic development;
- conserves agricultural, forest, and mineral lands of long-term commercial significance;
- protects open space, cultural, and scenic resources;
- provides for parks, recreation, and capital facilities and utilities; and
- develops a transportation network necessary to serve the population and employment.

In accordance with GMA, the 2024 Update addresses and 2044 horizon year, and considers new population, housing and job targets, changes to the future Land Use map, a fair share of affordable housing, housing policy amendments to address racially disparate impacts, and supporting investments in parks and multimodal/active transportation, utilities, and public services. The comprehensive plan is also required to be consistent with the Kitsap Countywide Planning Policies (CPPs), and with regional plans such as the Puget Sound Regional Council’s (PSRC’s) Vision 2050 which contains the Multi-County Planning Policies (MPPs).

The Draft Environmental Impact Statement (Draft EIS or DEIS) studies four land use and growth alternatives that include a no action and three action alternatives for the city and UGA. All three alternatives assume growth consistent with [PSRC’s Vision 2050](#) and [Appendix B and F of the Kitsap CPPs](#): 5,646 new persons, 4,000 new jobs and 1,977 new housing units.

The following is a summary of the alternatives studied:

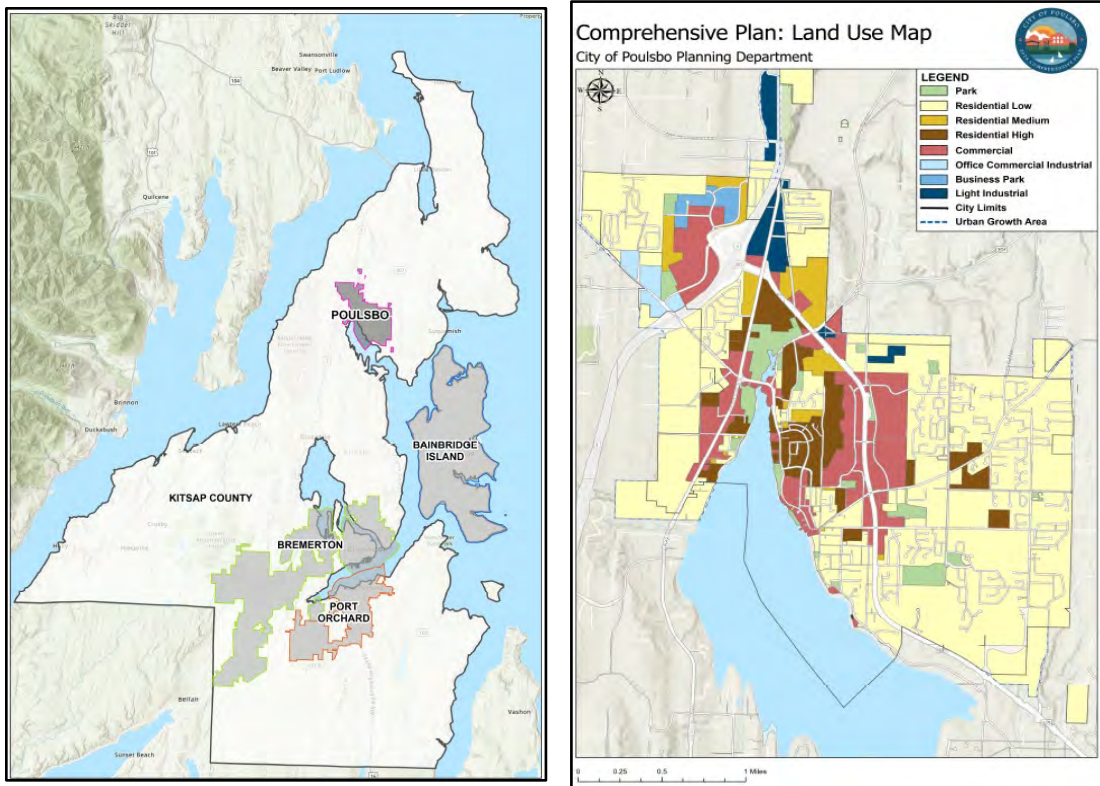
- 1) **Alternative 1 – No Action, Current Adopted Plan:** This alternative assumes no changes to the future land use designations currently shown on the City’s Comprehensive Plan Land Use Map, and there will be no policy, zoning or regulation changes associated with this alternative. This alternative is required under SEPA.
- 2) **Alternative 2 – Adopted Plan + Missing Middle Housing Emphasis:** This strategy will focus on adding policies and development regulation amendments that would promote missing middle housing within the residential zoning districts. Examples of Missing Middle Housing that would be considered in zoning regulations are reduced minimum lot sizes; attached units (duplex, triplex, etc.) allowed in Residential Low zoning districts; infill; multiplex buildings; town or rowhouses; accessory dwelling units; and cottage/courtyard developments.
- 3) **Alternative 3 – Growth focused within SR 305 Corridor Center:** This alternative would evaluate the C-3 Commercial zone for opportunities to increase residential development along an existing transit corridor, while also maintaining a vital employment area. There are opportunities for development within this area and future code amendments may include increased building height, reduced parking requirements, and other incentives. A substantial portion of the population and new jobs will be assigned to this alternative. Residential designations and densities (Residential Low, Residential Medium and Residential High) remains the same as Alternative 1 Current Adopted Plan and includes Alternative 2 Missing Middle Emphasis.
- 4) **Alternative 4 – Growth focused within SR 305 Corridor Center and increase to density in Residential Medium and Residential High zoning districts:** This alternative would include the SR 305 Corridor Center evaluation and add increased densities to the City’s Residential Medium (RM) and Residential High (RH) zoning districts. RM density would increase from 6-10 units/acre to 6-14 units/acre; and RH would increase from 11-14 units/acre to 15-22 units/acre. Residential Low (4-5 unit/acre) remains the same as currently adopted.

2.1.2 Study Area

The primary study area includes all of the City of Poulsbo and associated unincorporated urban growth area. Exhibit 2.1.2-1 below. Centrally located in North Kitsap County, Poulsbo is served by three state highways: SR 3, SR 307 and SR 305. Poulsbo’s natural setting has highly recognizable characteristics that define the city as a unique and special place. Encompassing 5.36 square miles, Poulsbo has numerous hills and valleys, streams, and frontage on the waters of Liberty

Bay. Elevations range from sea level to 440 feet, with two ridges running along each side of Liberty Bay, which gradually rise in elevation and merge to the north. The western leg of the ridge slopes gradually towards Liberty Bay, while the eastern leg slopes in a broken pattern of knolls, valleys and benches to the eastern shore of the Bay. Liberty Bay and the Liberty Bay Estuary are the two major bodies of water in Poulsbo. Relatively narrow and shallow, the bay serves as the receiving waters for Dogfish Creek, as well as a number of other streams at the edges of the city limits. Dogfish Creek is the largest stream system in Poulsbo and extends extensively outside of the city limits. The South Fork of Dogfish Creek is completely within the city limits, on the east side of Poulsbo, generally along the SR 305 corridor.

Exhibit 2.1.2-1: Poulsbo Vicinity Map and Study Area Map



2.1.3 Objectives of Proposal

SEPA requires a statement of proposal objectives and the purpose and need to which the proposal is responding. Alternatives are different means of achieving objectives. The objectives of the Poulsbo Comprehensive Plan 2024 Update include the following:

- Address state and regional goals and requirements.
- Comply with comprehensive plan periodic review requirements to meet state laws including changes to the GMA since the last periodic review and to align with the regional growth strategy in the PSRC VISION 2050.
- Demonstrate capacity to accommodate housing and jobs growth targets through 2044.
- Meet legislative requirements and countywide planning policies for affordable housing and housing types
- Provide a variety of employment opportunities and commercial services for Poulsbo residents and visitors.
- Support economic development and business for prosperous community and economic vitality.
- Support transit, non-motorized and other alternative transportation modes through appropriate housing choices, employment opportunities, and multimodal transportation infrastructure.
- Ensure that public services, multimodal transportation infrastructure and capital facilities can be efficiently and effectively provided to support forecast development at appropriate levels of service.
- Enhance access to parks, recreation, and cultural amenities.

2.2 Planning Context and Public Outreach

2.2.1 Growth Management Act Requirements

Comprehensive plans and development regulations within Kitsap County must be consistent with the provisions of the GMA, which provides a framework for land use planning and regulation of development in Washington State. The purpose of the GMA is to manage growth to support a high quality of life, sustainability, economic development, and environmental conservation (RCW 36.70A.010).

The GMA directs regional and countywide planning to be coordinated, therefore the PSRC's regional planning framework, VISION 2050 informs CPPs and the locally adopted comprehensive plans and development regulations of individual cities and counties. Counties and cities in most parts of the state, including Central Puget Sound, must prepare comprehensive plans that include objectives, principles, standards, and a Future Land Use Map. Required elements of the comprehensive plan include land use, housing, capital facilities plan, utilities, rural, transportation, economic development, and parks and recreation. Local governments may include other elements if they wish. Development regulations, such as zoning, must be consistent with the local government's comprehensive plan. Counties and cities must be up to date with the requirements of the GMA, including the periodic update requirements, to be eligible for grants and loans from certain state infrastructure programs.

The GMA also establishes a comprehensive framework for counties and cities to manage growth, including guidance for designating, sizing, regulating, and providing public services to urban and rural areas. Under the GMA, there are three general categories of land: urban, resource, and rural. The GMA directs most population and employment growth to be focused in urban areas to avoid sprawl, provide efficient and effective services and infrastructure within adopted levels of service, and protect environmentally critical areas

2.2.2 VISION 2050 & Multicounty Planning Policies (MPPs)

VISION 2050 is the long-range growth management, environmental, economic, and transportation strategy for King, Pierce, Snohomish, and Kitsap counties. It was adopted by PSRC in October 2020 and is endorsed by more than 100 member cities, counties, ports, state and local transportation agencies, and Tribal governments within the region. VISION 2050 includes the MPPs for the four counties that are required by the GMA and a regional strategy for accommodating growth through 2050.

VISION 2050 builds on prior growth management plans, including a continued commitment to directing future development into the urban growth areas, while focusing new housing and jobs in cities and within a limited number of designated regional growth centers and near current and future HCT facilities. The strategy also aims to keep rural areas, farmland, and forests healthy and thriving. The roles of different communities in implementing the growth strategy are described in the Regional Growth Strategy chapter. VISION 2050 allocates Kitsap County a population growth of approximately 96,100 new individuals countywide from 2020 to 2050.

VISION 2050 is implemented through PSRC's policy and plan review of each county and city comprehensive plan and their amendments. PSRC also certifies transportation elements, as well as the regional transportation improvement program, and evaluates performance measures. The 20-year planning period for GMA purposes extends to 2044, whereas VISION 2050 extends to the year 2050. It is anticipated that comprehensive plans would adopt policies, land use plans, and growth allocations respecting the VISION 2050 objectives.

2.2.3 Countywide Planning Policies (CPPs)

The GMA requires counties and cities to collaboratively develop CPPs to set the general framework for coordinated land use and population planning between a county and its cities to ensure comprehensive plans are consistent with each other (RCW 36.70A.210). The CPPs are prepared by an interjurisdictional body called Kitsap Regional Coordinating Council, that makes recommendations on the policies to the Kitsap County Board of County Commissioners. All comprehensive plans prepared by Kitsap County and its cities and towns are to be consistent with CPPs per GMA.



Relationship between the GMA, VISION 2050 and MPPs, CPPs, and local comprehensive plans. Source: PSRC, 2022

Kitsap County's CPPs, updated in 2024, are consistent with VISION 2050's MPPs and Regional Growth Strategy. The updated CPPs include an increased focus on areas such as updated population, housing and employment growth targets, centers framework, public and interjurisdictional and Tribal coordination.

All four alternatives studied in this Draft EIS accommodate the Poulsbo growth targets consistent with the 2044 targets identified in the Kitsap Countywide Planning Policies.

2.2.4 Poulsbo Comprehensive Plan

2.2.4.1 Plan Components

The Poulsbo Comprehensive Plan addresses a wide variety of elements and supporting system plans, including population and employment, land use, housing, economic development, natural environment, transportation, capital facilities and utilities, and parks and recreation. The Comprehensive Plan was originally adopted in 1995, with major updates in 2009 and 2016. Less extensive revisions are allowed every year through the annual docketing process. The existing Comprehensive Plan currently applies to the year 2036 and is composed of the following components:

- The Comprehensive Plan (Section 1) is the principal document of Poulsbo's Comprehensive Plan and contains policies addressing population and employment, land use, housing, community character, transportation, capital facilities, utilities, economic development, natural environment, parks and recreation, and participation, implementation, and evaluation. The Future Land Use Plan is included in the Land Use Element and identifies urban lands adequate for the expected population and employment growth. Zoning and development regulations implement these designations.
- The Capital Facilities Plan (Section 2) contains an inventory of the County's public facilities and utilities, transportation and parks and recreation establish level of service (LOS) standards necessary to support development, and prioritizes facilities needed to support the forecasted population.
- Land Development Review and Evaluation (Section 3) contains detailed analysis of land development to evaluate effectiveness of City's growth strategies, land capacity analysis from Kitsap County 2021 Buildable Lands Report.

2.2.4.2 2024 Update Process

Poulsbo is currently preparing the 2024 Comprehensive Plan Update, due in December 2024 in accordance with GMA review cycles (RCW 36.70A.130). The 2024 Comprehensive Plan Update will address a 20-year planning horizon to the year 2044 and consider new population, housing, and job targets, updates to the future land use map, a fair share of affordable housing, racially disparate impacts of housing policies, and supporting investments in parks, multimodal transportation, public facilities, utilities, and services. All Comprehensive Plan components are under review in the 2024 Update.

The comprehensive planning process includes the following components (see also Exhibit 2.2.4.2-1):

- **Buildable Lands Report.** The report evaluates whether there is sufficient suitable land within UGAs to accommodate the 20-year forecasted residential, commercial, and industrial growth.
- **Countywide Planning Policies Update.** Updating the CPPs that establish a countywide framework for developing and adopting County and city comprehensive plans.
- **2044 Growth Targets.** Population, Employment, and Housing targets for the period from 2024 to 2044 negotiated between Kitsap County and the cities/towns.
- **Comprehensive Plan Policy Review.** Review comprehensive policies that provide the direction of ongoing and future planning efforts, development regulations, and the vision of Poulsbo.
- **Compliance Review.** Ensures the comprehensive plan and development regulations are consistent with changes made to GMA since 2016.
- **State Environmental Policy Act Review.** The SEPA process identifies and analyzes environmental impacts associated with different future growth scenarios.
- **Capital Facilities Plan Update.** Updating the inventory of existing capital facility and utility infrastructure, transportation and parks forecast of future needs, LOS standards, cost of future facilities, and funding mechanisms to finance projects over a 20-year horizon.

Exhibit 2.2.4.2-1: 2024 Comprehensive Plan Update Project Timeline						
	2020	2021	2022	2023	2024	2025
PSRC Vision 2050 Update						
Buildable Lands Report						
Kitsap Countywide Planning Policies Update						
Shoreline Master Program Update						
Parks, Recreation, and Open Space Plan Update						
Housing Action Plan						
Countywide Population and Employment Allocations						
Countywide Housing Target Allocations						
Joint Planning Commission/City Council Meetings						
Planning Commission Review of Chapters						
SR 305 Market Analysis and Feasibility Study						
EIS Scoping						
Housing Needs Assessment Update						
Functional Plans Update						
Racially Disparate Impact Report						
City Council Review of Chapters						
Draft EIS Release						
Final EIS Release						
Comprehensive Plan Adoption						
Critical Areas Ordinance Update						
Development Regulations Update						
Impact Fee Review						

2.2.4.3 Public Engagement Opportunities

The [Public Participation Plan](#) specifies how the City of Poulsbo will engage and inform its citizenry during the 2024 Comprehensive Plan Update (update). The overarching goals are to provide the public with timely information, an understanding of the process, and opportunities to review and comment on the comprehensive plan update, to ensure that information about the process is provided to the public early in the process and at regular intervals thereafter, to maximize public awareness and participation in the process, and to actively solicit information from citizens, property owners and stakeholders about their concerns, questions and priorities for the update. Poulsbo is employing a range of communication methods to encourage and facilitate its public participation for the update:

- The City hosts a project website throughout the duration of the 2024 Comprehensive Plan Update at <https://cityofpoulsbo.com/planning-economic-development/2024compplanupdate/>. The site includes background information; ways to get involved, including signing up for periodic e-mail updates, published resources and reports, newsletters; a link to the SEPA scoping StoryMap; and other relevant project context and announcements. The project website was updated on a weekly basis, which included a calendar of opportunities to participate and draft documents.
- An online community survey was launched on January 21, 2023, and remained open until February 21, 2023. The survey was translated into Spanish and flyers in English and Spanish were posted throughout the community. In addition, the survey was advertised via social media, email, website, and various city newsletters. The survey received 410 responses.
- An introduction to the Comprehensive Plan Update Story Map (ArcGIS product) was included with the link to the community survey and remained on the website throughout the process.
- The Spotlight is the monthly newsletter for the Planning and Economic Development Department. Articles on the update were included, along with links to materials and photos, about every other month.
- Email updates were provided to the “2024 Comprehensive Plan Update” email list on a quarterly basis.
- The Planning Commission held 15 workshops on the Comprehensive Plan Update in 2023. All meetings are advertised and open to the public. Public testimony is permitted and encouraged.
- Throughout the summer of 2023, staff set up at various locations and events to answer questions, listen to the public’s ideas, and raise awareness of the update. Staff visited community events such as the Farmers Market and Summer Nights at the Bay and provided opportunities for engagement at a local coffee shop, popular family park, and public library.

- When requested, presentations were provided to various community organizations and businesses, such as the Chamber of Commerce and Windemere Real Estate.

2.3 SEPA Process

2.3.1 Environmental Review

2.3.1.1 Process

A key part of the 2024 Update process is the preparation of a non-project EIS addressing the requirements of SEPA. Agencies conduct environmental review of actions that could affect the environment under SEPA. Preparation of an EIS is required for actions that have the potential for significant impacts. An EIS is a useful tool that provides detailed information to the public, agencies, Tribes, and City decision-makers about the environmental effects of a plan or project before a decision is made. Through the SEPA review process, the City will consider the natural and built environment implications of the proposed 2024 Plan Update and alternative means to address its growth strategy and address the needs of its community today and tomorrow.

The EIS process involves the following steps: (1) scoping the contents of the EIS with agencies, Tribes, and the public; (2) preparing a Draft EIS with a comment period; (3) responding to comments and identifying a preferred alternative; (4) release the comprehensive plan and final EIS; (5) adopting updated comprehensive plan; and (6) developing legislation.

2.3.1.2 Non-Project EIS

This document is a non-project Draft EIS that analyzes the proposals and alternatives broadly across the study area. See Exhibit 2.3.1.2-1 below for features of a non-project EIS. SEPA identifies that a non-project EIS is more flexible and studies a range of alternatives comparatively to support the consideration of plans, policies, or programs (WAC 197-11-442). A non-project EIS does not provide site-specific detailed analysis. Additional environmental review will occur as other project or non-project actions are proposed in the county in the future. Future review could occur in the form of supplemental EISs, SEPA addenda, or determinations of non-significance.

Exhibit 2.3.1.2-1: Comparison of Project and Non-Project Environmental Review

Feature	Project Environmental Review	Non-Project Environmental Review
Location	Site-Specific	Areawide
Analysis Level of Detail	Detailed	Broad/order of magnitude
Alternatives	Specific construction projects	Conceptual based on vision
Mitigation	Specific, alters project or imposes conditions, project proponent responsibility	Broader, changes policies, plans or code. City or future developer responsibility
Future Environmental Review	No additional SEPA review	Subject to additional SEPA review

Source: WAC 197-11-442, -774

2.3.2 EIS Public Comment Opportunities

2.3.2.1 Scoping

The scoping process is intended to identify the range of potential significant impacts on the built and natural environment that should be considered and evaluated in the EIS. The City issued a Scoping Notice on April 14, 2023, with a 45-day public comment period that ran through May 29, 2023.

Efforts to engage Tribes, agencies, and community members included:

- A Story Map highlighting scoping information on the 2024 Update central project website.
- A 45-day written comment period where Tribes, agencies, and community members were solicited to provide comments on the scope of the EIS.

The input received during the scoping period included 2 written comments. Themes of the input received included:

- Impacts to documented critical areas and impacts to these areas by proposed roadways.
- Consideration of an additional alternative “Consequences of Doing Nothing.”
- Impacts to parks and recreation level of service by proposed new roadways.
- Analysis of estimated traffic impacts to transportation facilities
- Consideration of housing and transportation needs of low, very low, and extremely low income households.
- Complete Streets components in transportation projects.

- Reduction of vehicle miles traveled.
- Climate planning.
- Multimodal transportation planning and analysis.

2.3.2.2 Draft EIS

This DEIS identifies environmental conditions, potential impacts, and measures to reduce or mitigate any unavoidable adverse impacts that could result from the 2024 Update. The DEIS alternatives and topics were developed based on a review of scoping comments and prior engagement results.

Public and agency comments are invited on this DEIS. Written and verbal comments are invited during the 45-day public comment period following the issuance of this DEIS. The city will hold future public engagement events during or following the 45-day comment period to help refine its preferred alternative. Public comments will be considered and addressed in the Final EIS. Please see the Fact Sheet at the beginning of this DEIS for the dates of the public comment period. Comment periods regarding the proposals are described on the City’s project webpage: <https://cityofpoulsbo.com/planning-economic-development/2024compplanupdate/>

2.3.2.3 Final EIS & Legislative Review

A Final EIS will be issued in Spring 2025 and will include responses to public comments received during the DEIS comment period. Following the EIS, the city will hold public hearings on the Draft Comprehensive Plan and Final EIS before the Planning Commission and City Council.

2.4 Proposed Action & Alternatives

2.4.1 Proposal

The City of Poulsbo is updating the Poulsbo Growth Management Act Comprehensive Plan (“the comprehensive plan”) consistent with the Growth Management Act (GMA; [RCW 36.70A](#)). The comprehensive plan is designed to help the City meet its long-term vision for land use and growth management. The comprehensive plan:

- allocates population, and employment growth to various areas of the county, with a majority of growth occurring in Urban Growth Areas (UGAs);
- reduces sprawl in rural areas and maintains rural character;
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The Draft Environmental Impact Statement (Draft EIS or DEIS) studies four land use and growth alternatives that include a no action and three action alternatives for the city and UGA. All three alternatives assume growth consistent with [PSRC’s Vision 2050](#) and [Appendix B and F of the Kitsap CPPs](#): 5,646 new persons, 4,000 new jobs and 1,977 new housing units.

The following is a summary of the alternatives studied:

- 1) **Alternative 1 – No Action, Current Adopted Plan:** This alternative assumes no changes to the future land use designations currently shown on the City’s Comprehensive Plan Land Use Map, and there will be no policy, zoning or regulation changes associated with this alternative. This alternative is required under SEPA.
- 2) **Alternative 2 – Current Plan + Missing Middle Housing Emphasis:** This strategy will focus on adding policies and development regulation amendments that would promote missing middle housing within the residential zoning districts. Examples of Missing Middle Housing that would be considered in zoning regulations are reduced minimum lot sizes; attached units (duplex, triplex, etc.) allowed in Residential Low zoning districts; infill; multiplex buildings; town or rowhouses; accessory dwelling units; and cottage/courtyard developments.

- 3) **Alternative 3 – Growth focused within SR 305 Corridor Center:** This alternative would evaluate the C-3 Commercial zone for opportunities to increase residential development along an existing transit corridor, while also maintaining a vital employment area. There are opportunities for development within this area and future code amendments may include increased building height, reduced parking requirements, and other incentives. A substantial portion of the population and new jobs will be assigned to this alternative. Residential designations and densities (Residential Low, Residential Medium and Residential High) remain the same as Alternative 1 Current Adopted Plan and includes Alternative 2 Missing Middle Emphasis.
- 4) **Alternative 4 – Growth focused within SR 305 Corridor Center and increase to density in Residential Medium and Residential High zoning districts:** This alternative would include the SR 305 Corridor Center evaluation and add increased densities to the City’s Residential Medium (RM) and Residential High (RH) zoning districts. RM density would increase from 6-10 units/acre to 6-14 units/acre; and RH would increase from 11-14 units/acre to 15-22 units/acre. Residential Low (4-5 unit/acre) remains the same as currently adopted.

2.4.2 Alternative 1, No Action

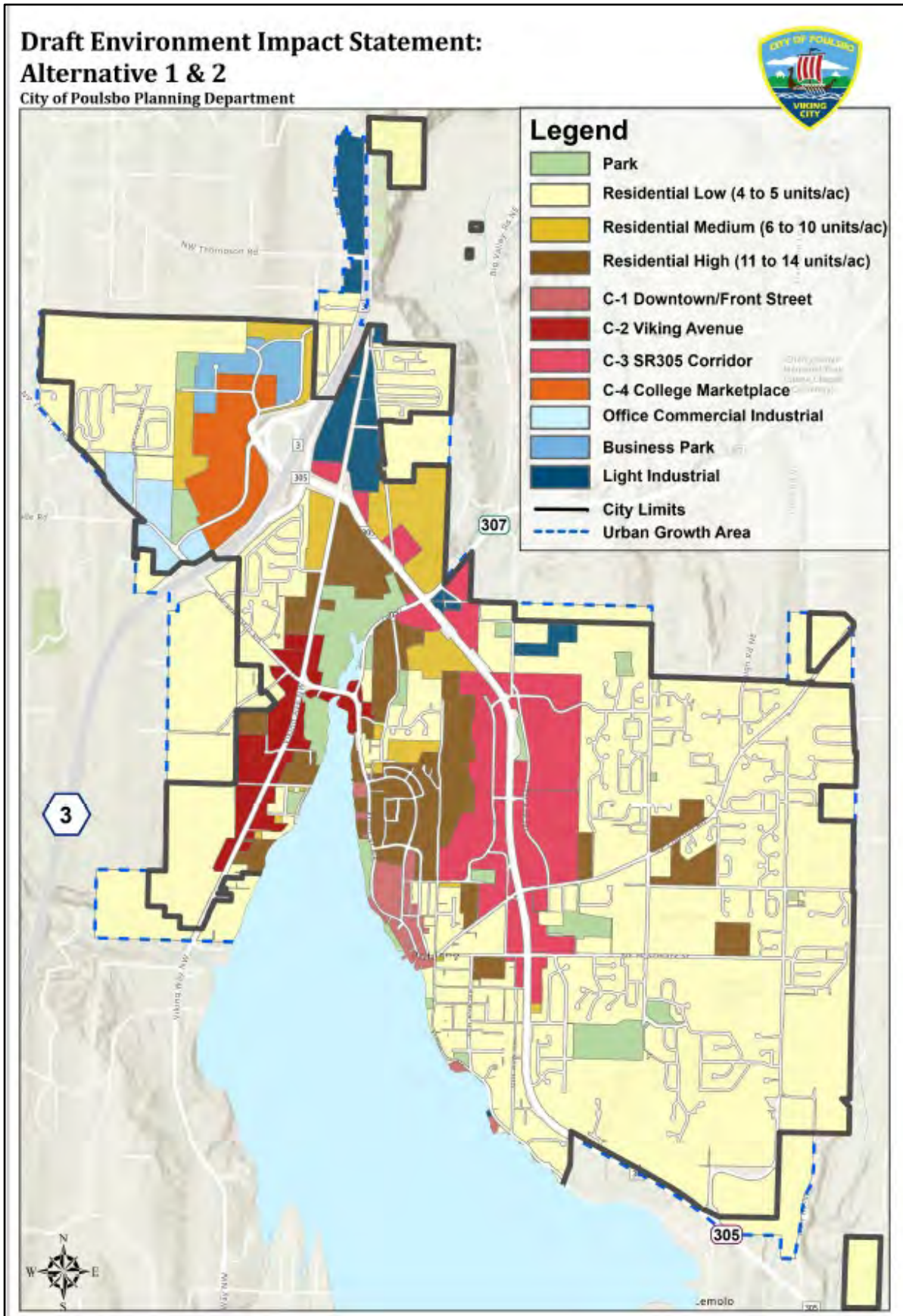
This alternative assumes no changes to the future land use designations currently shown on the City’s Comprehensive Plan Land Use Map, and there will be no policy, zoning or regulation changes associated with this alternative. Current zoning continues the current Future Land Use Map and zoning. Exhibit 2.4.2-2 maps the future land use designations and zoning. Exhibit 2.4.2-1 summarizes the employment, population, and housing capacity by land use category. Alternative 1 No Action assumes the City and UGA grow consistently with available buildable land capacity. Net growth would equal:

- Employment: 4,165 new jobs between 2024-2044
- Population: 6,022 new people between 2024-2044
- Housing: 2,578 new housing units³ between 2024-2044

Exhibit 2.4.2-1: Alternative 1 - No Action Current Plan			
Land Use Category	Employment Capacity	Population Capacity	Housing Unit Capacity
Residential Low	0	3,795	1,512
Residential Medium	0	1,233	590
Residential High	0	994	476
C-1 Downtown/Front Street	221	0	0
C-2 Viking Avenue	604	0	0
C-3 SR 305 Corridor	1,954	0	0
C-4 College Marketplace	348	0	0
Office Commercial Industrial	435	0	0
Business Park	441	0	0
Light Industrial	162	0	0
Total	4,165	6,022	2,578
<i>KRCC Growth Allocation</i>	<i>4,000</i>	<i>5,646</i>	<i>1,977</i>
<i>Surplus/Deficit</i>	<i>+165</i>	<i>+376</i>	<i>+601</i>

³ For all Alternatives, the household size for single family and multifamily as set forth in the Kitsap County 2021 Buildable Lands Report was used to calculate housing unit capacity. Population/Household size = capacity. Single Family = 2.51 household size; Multi Family = 2.09 household size. SF household size was applied for RL zoning; MF household size applied for all other zoning districts.

Exhibit 2.4.2-2: Alternative 1 - No Action Future Land Use Map



2.4.3 Alternative 2, Current Plan + Missing Middle Housing Emphasis

This alternative assumes no changes to the future land use designations currently shown on the City’s Comprehensive Plan Land Use Map, but there will be policy, zoning or regulation changes associated with this alternative. Exhibit 2.4.2-1 maps the future land use designations and zoning for Alternative 2 as well.

Alternative 2 Current Plan + Missing Middle Housing Emphasis assumes the City and UGA grow consistently with available buildable land capacity, and additional land capacity could be realized due to modifications to the City’s zoning ordinance which would remove barriers and incentive missing middle housing types. Amendments identified include reduced minimum lot sizes for single family detached; increased opportunities for attached units (duplex, triplex, fourplex) allowed in Residential Low zoning districts; density bonus infill; multiuse buildings; town or rowhouses; accessory dwelling units; and cottage/courtyard developments. Exhibit 2.4.3-1 summarizes the employment, population, and housing capacity by land use category. Net growth would equal:

- Employment: 4,165 new jobs between 2024-2044
- Population: 6,201 new people between 2024-2044
- Housing: 2,649 new housing units between 2024-2044

Land Use Category	Employment Capacity	Population Capacity	Housing Unit Capacity
Residential Low	0	3,974	1,583
Residential Medium	0	1,233	590
Residential High	0	994	476
C-1 Downtown/Front Street	221	0	0
C-2 Viking Avenue	604	0	0
C-3 SR 305 Corridor	1,954	0	0
C-4 College Marketplace	348	0	0
Office Commercial Industrial	435	0	0
Business Park	441	0	0
Light Industrial	162	0	0
Total	4,165	6,201	2,649
<i>KRCC Growth Allocation</i>	<i>4,000</i>	<i>5,646</i>	<i>1,977</i>
<i>Surplus/Deficit</i>	<i>+165</i>	<i>+555</i>	<i>+672</i>

This results in approximately 180 new persons in the RL zoning district from Alternative 1. Alternative 2 assumed a 4% increase in housing unit capacity in the RL zoning district due to missing middle housing emphasis zoning regulation amendments based on results from national and other state’s studies indicating housing unit stock increased through a missing middle housing emphasis is likely between 2-4% unit increase.

2.4.4 Alternative 3, Growth focused within SR 305 Corridor Center

This alternative assumes changes to the future land use designations currently shown on the City’s Comprehensive Plan Land Use Map, as well as policy, zoning and regulation changes associated with this alternative. Exhibit 2.4.4-2 maps the future land use designation and zoning for Alternative 3, identifying a SR 305 Corridor Center.

Alternative 3 SR 305 Corridor Center assumes the City and UGA grow consistently with available buildable land capacity, and additional population capacity would be realized due to modifications to the City’s zoning ordinance which would increase residential development within the SR 305 transit corridor. Amendments identified include increased building height, reduced parking requirements, and other incentives.

Alternative 3 assumes residential designations and densities remain the same as Alternative 1 Current Adopted Plan while also including Alternative 2 Missing Middle Emphasis capacity increase in the RL zoning district. Exhibit 2.4.4-1 summarizes the employment, population, and housing capacity by land use category. Net growth would equal:

- Employment: 4,099 new jobs between 2024-2044
- Population: 7,270 new people between 2024-2044
- Housing: 3,161 new housing units between 2024-2044

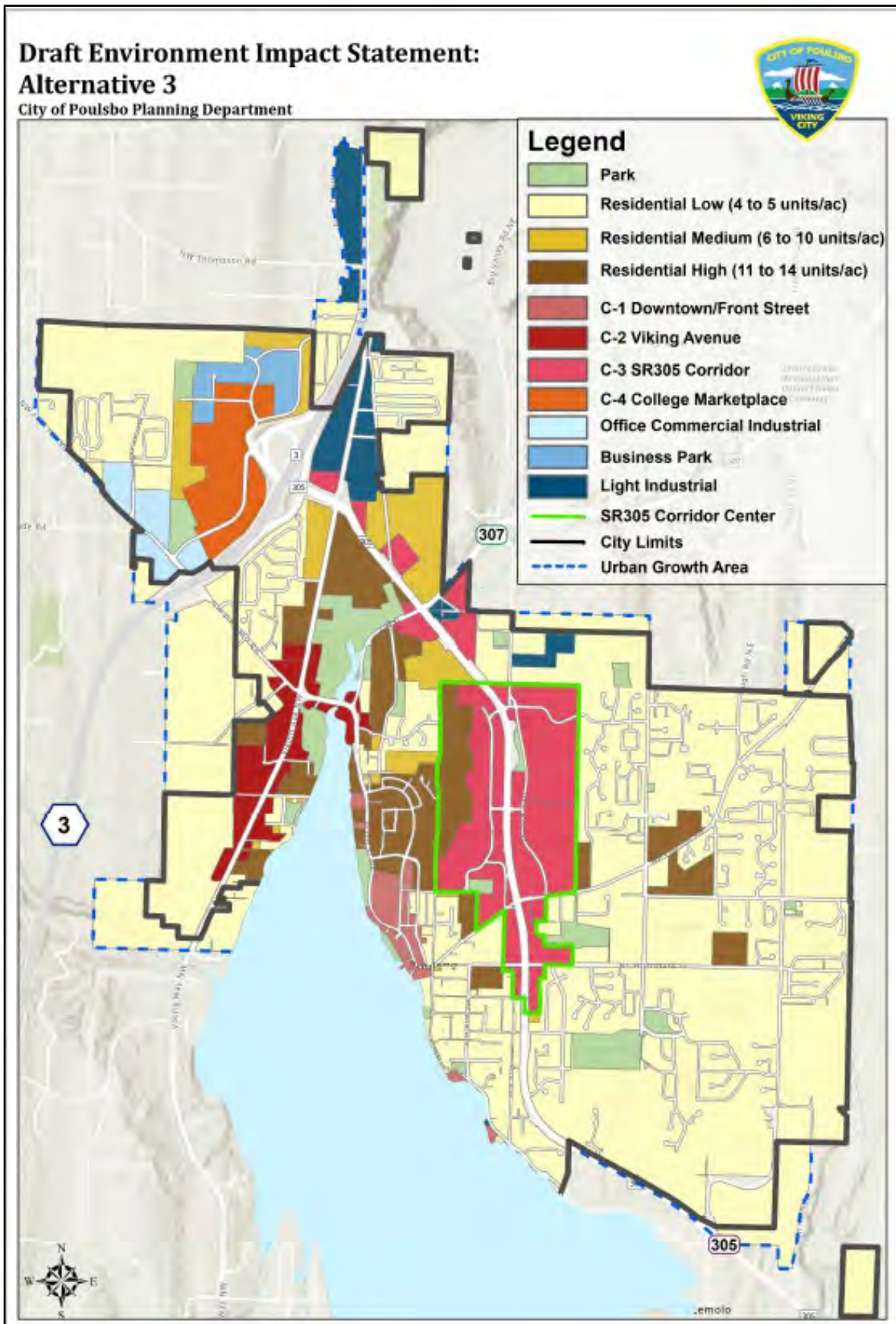
Exhibit 2.4.4-1: Alternative 3: SR 305 Corridor Center			
Land Use Category	Employment Capacity	Population Capacity	Housing Unit Capacity
Residential Low	0	3,974	1,583
Residential Medium	0	1,233	590
Residential High	0	994	476
C-1 Downtown/Front Street	118	269	129
C-2 Viking Avenue	604	0	0
C-3 SR 305 Corridor	1,991	800	383
C-4 College Marketplace	348	0	0
Office Commercial Industrial	435	0	0
Business Park	441	0	0
Light Industrial	162	0	0
Total	4,099	7,270	3,161
<i>KRCC Growth Allocation</i>	<i>4,000</i>	<i>5,646</i>	<i>1,977</i>
<i>Surplus/Deficit</i>	<i>+99</i>	<i>+1,624</i>	<i>+1,184</i>

Alternative 3 assumes additional 800 persons and 383 new housing units in the C-3 SR 305 Corridor zoning district, based upon the mixed-use methodology assumptions set forth in the Kitsap County Buildable Lands Report.⁴ A little over 100 new housing units is also assumed in the C-1 Downtown/Front Street zoning district under this Alternative due to its close proximity to the SR 305 Corridor Center and recent mixed use developments.⁵

⁴ Kitsap BLR establishes methodology to calculate jobs and population capacity for mixed use buildings. For the Alternative 3 C-3 SR 305 Corridor capacity calculation, the following was assumed: 60/40 split for population/jobs, 1.5 FAR, 35 du/acre and only included vacant properties.

⁵ For Alternative 3 C-1 Downtown/Front Street capacity calculation, the following was assumed: 60/40 split for population/jobs, 1.5 FAR, 30 du/acre.

Exhibit 2.4.4-2: Alternative 3 - SR 305 Corridor Center Future Land Use Map



2.4.5 Alternative 4, SR 305 Corridor Center and Increase Density in Residential Medium and Residential High Zoning Districts

Alternative 4 includes the SR 305 Corridor Center increased capacity assumptions and adds increased density to the Residential Medium (RM) and Residential High (RH) zoning districts by increasing the maximum density range. RM density would increase from 6-10 units/acre to 6-14 units/acre; and RH would increase from 11-14 units/acre to 15-22 units/acre. Residential Low (4-5 unit/acre) remains the same as currently adopted.

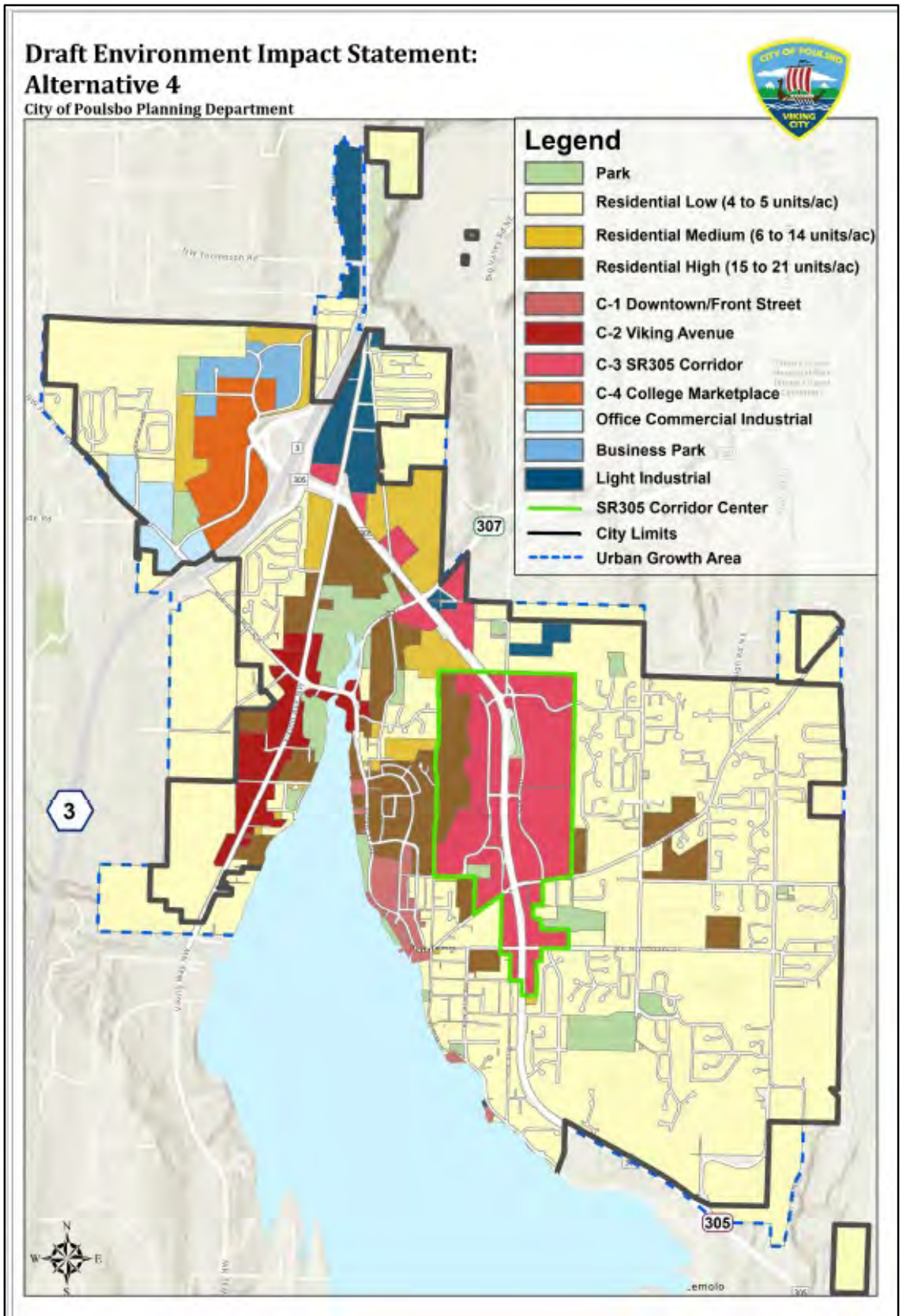
This alternative assumes changes to the future land use designations currently shown on the City’s Comprehensive Plan Land Use Map, as well as policy, zoning and regulation changes associated with this alternative. Exhibit 2.4.5-2 maps the future land use designation and zoning for Alternative 4, identifying a SR 305 Corridor Center and increased residential density ranges for the RM/RH zoning districts. Alternative 4 also continues to include Alternative 2 Missing Middle Emphasis capacity increase in the RL zoning district.

Exhibit 2.4.5-1 summarizes the employment, population, and housing capacity by land use category. Net growth would equal:

- Employment: 4,099 new jobs between 2024-2044
- Population: 7,961 new people between 2024-2044
- Housing: 3,491 new housing units between 2024-2044

Exhibit 2.4.5-1: Alternative 4 - SR 305 Corridor Center + RM/RH density range increase			
Land Use Category	Employment Capacity	Population Capacity	Housing Unit Capacity
Residential Low	0	3,974	1,583
Residential Medium	0	1,601	766
Residential High	0	1,317	630
C-1 Downtown/Front Street	118	269	129
C-2 Viking Avenue	604	0	0
C-3 SR 305 Corridor	1991	800	383
C-4 College Marketplace	348	0	0
Office Commercial Industrial	435	0	0
Business Park	441	0	0
Light Industrial	162	0	0
Total	4,099	7,961	3,491
<i>KRCC Growth Allocation</i>	<i>4,000</i>	<i>5,646</i>	<i>1,977</i>
<i>Surplus/Deficit</i>	<i>+99</i>	<i>+2,315</i>	<i>+1,514</i>

Exhibit 2.4.5-2: Alternative 4 - SR 305 Corridor Center + RM/RH density range increase Future Land Use Map



2.5 Housing Unit Capacity + Income Analysis

In 2021, the Washington Legislature changed the way communities are required to plan for housing. House Bill 1220 amended the Growth Management Act instruct local governments to “plan for and accommodate housing affordable to all economic segments of the population of the state.” These requirements include an inventory and analysis of existing and projected housing needs, including “units for moderate, low, very low and extremely low-income households” as well as “emergency housing, emergency shelters and permanent supportive housing (PSH).

Poulsbo must plan to accommodate 1,977 permanent housing units by 2044. Poulsbo staff followed the Washington State Department of Commerce guidance to conduct a land capacity analysis to determine if there is sufficient capacity to meet future housing needs under current planned zoning and development regulations. This analysis first identifies the net developable acres and planned density in each land use zone to determine total capacity in zone categories. Land use zones, for this analysis, are grouped into the following four categories:

- Low Density: Residential Low
- Moderate Density: Residential Medium
- Low Rise: Residential High. Commercial Zones

The following tables compare the aggregated housing needs of each income level to the total, existing, capacity in each zone category by each of the four Alternatives. Appendix 3 includes detailed distribution by income and zoning district for each alternative.

Alternative 1: Comparison of Projected Housing Needs to Capacity, Current Zoning			
Income Level	Projected Housing Needs	Housing Unit Capacity	Capacity Surplus or Deficit
0-80% AMI and PSH	1,139	476	-663
>80-120% AMI	278	590	312
>120% AMI	560	1,512	952
Total	1,977	2,399	601

Alternative 2: Comparison of Projected Housing Needs to Capacity, Missing Middle			
Income Level	Projected Housing Needs	Housing Unit Capacity	Capacity Surplus or Deficit
0-80% AMI and PSH	1,139	771	-368
>80-120% AMI	278	453	175
>120% AMI	560	1,425	865
Total	1,977	2,399	672

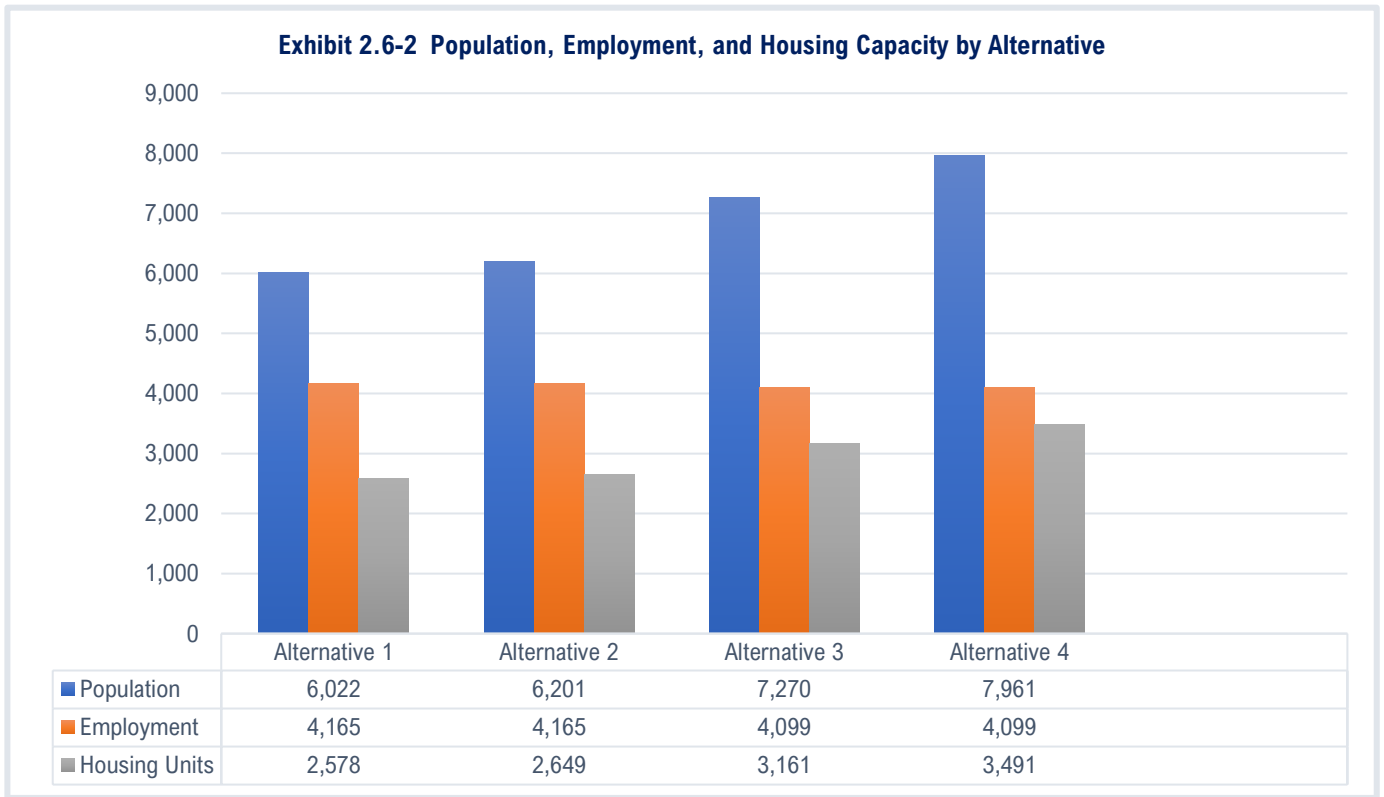
Alternative 3: Comparison of Projected Housing Needs to Capacity, SR 305 Corridor Center			
Income Level	Projected Housing Needs	Housing Unit Capacity	Capacity Surplus or Deficit
0-80% AMI and PSH	1,139	1,282	143
>80-120% AMI	278	453	312
>120% AMI	560	1,425	952
Total	1,977	2,399	1,183

Alternative 4: Comparison of Projected Housing Needs to Capacity, SR 305 Center + RM/RH Increased Density			
Income Level	Projected Housing Needs	Housing Unit Capacity	Capacity Surplus or Deficit
0-80% AMI and PSH	1,139	1,525	386
>80-120% AMI	278	541	263
>120% AMI	560	1,425	865
Total	1,977	2,399	601

2.6 Comparison of Alternatives

Exhibit 2.6-1: Summary of Alternatives Studied in Draft EIS				
Features	Alternative 1: No Action	Alternative 2: Missing Middle	Alternative 3: SR 305 Corridor Center	Alternative 4: SR 305 Corridor Center + RM/RH Density Increases
Vision 2050 Growth Strategy	Population and employment growth targets from VISION 2050 can be accommodated.	Population and employment growth targets from VISION 2050 can be accommodated.	<ul style="list-style-type: none"> Population and employment growth targets from VISION 2050 can be accommodated. Identifies a Center with intensive mixed use and housing options around transit. Active transportation and transit reliability. 	<ul style="list-style-type: none"> Population and employment growth targets from VISION 2050 can be accommodated. Identifies a Center with intensive mixed use and housing options around transit. Active transportation and transit reliability.
Kitsap Countywide Planning Policies	Population, employment, and housing growth targets from CPPs can be accommodated.	Population, employment, and housing growth targets from CPPs can be accommodated.	<ul style="list-style-type: none"> Population, employment, and housing growth targets from CPPs can be accommodated. Identifies a Center with intensive mixed use and housing options around transit. 	<ul style="list-style-type: none"> Population, employment, and housing growth targets from CPPs can be accommodated. Identifies a Center with intensive mixed use and housing options around transit.
Population Capacity	6,022 new people	6,201 new people	7,270 new people	7,961 new people
Employment Capacity	4,165 new jobs	4,165 new jobs	4,099 new jobs	4,099 new jobs
Housing Capacity	2,578 new units	2,649 new units	3,161 new units	3,491 new units
Housing Diversity	No change	Wider variety of typologies in single family neighborhood.	<ul style="list-style-type: none"> Wider variety of typologies in single family neighborhoods Mixed use residential and intensive housing options within SR 305 Corridor Center. 	<ul style="list-style-type: none"> Wider variety of typologies in single family neighborhoods Mixed use residential and intensive housing options within SR 305 Corridor Center. Increase residential density ranges for Residential Medium and Residential High zoning districts.
Housing Income Needs	0-80% AMI -663	0-80% AMI -368	0-80% AMI +143	0-80% AMI +386
Capital Facilities and Transportation Elements	Capital Facilities and Transportation Element with updated inventories, forecast of future needs.	Capital Facilities and Transportation Element with updated inventories, forecast of future needs.	Capital Facilities and Transportation Element with updated inventories, forecast of future needs.	Capital Facilities and Transportation Element with updated inventories, forecast of future needs.
Development - Regulations	Retains current zoning and housing type regulations.	<ul style="list-style-type: none"> Retains current zoning. Amends development regulations to allow for variety of housing types in RL zoning district. 	<ul style="list-style-type: none"> Amends land use and zoning map to identify a SR 305 Corridor Center. Amends development regulations to allow variety of housing types in RL zoning district. Amends development regulations to allow for mixed use in SR 305 Corridor Center, and other amendments to prioritize multi-story mixed use buildings. 	<ul style="list-style-type: none"> Amends land use and zoning map to identify a SR 305 Corridor Center; and to increase density ranges for RM/RH districts. Amends development regulations to allow variety of housing types in RL zoning district; and increase density ranges for RM/RH districts. Amends development regulations to allow for mixed use in SR 305 Corridor Center, and other amendments to prioritize multi-story mixed use buildings.

Exhibit 2.6-2 graphs the alternatives studied in this Draft EIS population, employment, and housing capacity by Alternative.



2.7 Benefits & Advantages of Delaying Proposed Action

SEPA requires that a Draft EIS discuss the benefits and disadvantages of reserving for some future time the implementation of the proposal, as compared with possible approval at this time. Particular attention should be given to the possibility of foreclosing future options by implementing the proposal (WAC 197-11-440(5)(vii)). The City would not have capacity to fulfill regional growth strategies and targets if the proposed action is delayed. Investments in multimodal improvements, parks, and other infrastructure would continue to follow existing plans and would not prepare for Poulsbo’s expected share of growth regionally. Retention of the existing Comprehensive Plan and regulations would also not provide a full range of housing meant to address recent GMA laws designed to promote more housing ownership options and to support housing for all income levels.