

LAND USE AND ECONOMIC DEVELOPMENT

MEETING DISCUSSION QUESTIONS

Land Use

How is growth affecting Kitsap County?

- Congested roads, lack of connected sidewalks for pedestrians and folks with mobility needs
- Congested roads, shortage of housing, pressure on housing needs – balanced with environmental concerns (trees/water quality), growth impacts all of it
- Lack of housing diversity county wide, especially middle housing missing
- Some recent growth needed to be more thoughtful – tree cutting,
- Schools are over capacity, having to use portables
- Loss of trees = loss of privacy = lower quality of life (Poulsbo)
- Road safety issues due to added traffic, high speeds, narrow shoulders
- How do we provide facilities/infrastructure for growth?
- Need better livability – if we go vertical, how can it be more livable? Trees in parking lots, bike paths
- Clearcutting for development
- Need more bike lanes at local level
- 10 years ago was the great recession, were not building a lot of housing, now we are
- Not anti-growth, but some growth was negative, a lot of trees were removed, developments not thought through
- Issues with traffic and parking, blind driveway approaches
- Used to be more rural, the pace has changed
- Need to focus on areas suitable for growth

What communities are best suited for additional growth?

- Lives in Kingston and doesn't think the targets are ample and we need more support than what the targets are pointing at, review the forecast and prepare for growth
- Hard to answer without the capital facility plans and utility capacity, where are they adequate, where to target capital improvements
- Upzoning near transit hubs, including park and rides

What thoughts do you have about increased densities?

- Increase in light pollution due to increased development, impacts to environment, priority species and habitats, misuse of sensitive areas
- Mixed use where there's cooperative living, with live/work options is desired, seems like there's an expectation that housing and businesses are separated
- Zoning and densities seem pre-set and don't encourage connectivity of community or community building
- Density should be properly placed near schools, economic hubs, services, healthcare
- Commercial on ground floor with housing above, walkable and bikeable, up instead of out – European style
- Infrastructure, especially sewage treatment issues (recent spills) – impacts people's enjoyment (swimming) as well as habitat and wildlife. Need to consider infrastructure needs
- UVC in Kingston, mixed use not required anymore but should be (only recommended)
- Focus on livability – bike paths, more trees in parking lots, etc.

What infrastructure (roads, schools, transit, sidewalks, etc.) is most needed to address growth?

- Balance between environment and people (trees, water, wildlife, air, etc.)
- Better roads and shoulders, maintenance
- Difficulty of going north on Hwy 3 – transportation and housing go together
- Water, aquifer recharge issues as everything gets paved
- Need to coordinate even better with those that provide capital improvements, including WSDOT (Gorst congestion)
- Transit between UGAs, as well as to Seattle is important – ferries as well as other public transit improvements.
- Internet infrastructure (work from home) to support growing/changing economy
- Public transportation
- electricity

Not enough time to get to the following questions:

What areas of the community are best suited for new “missing middle” housing (duplex, triplex, four-plex)?

For areas where densities may increase, what urban features would make those areas more livable? What housing opportunities are missing in Kitsap County?

What areas are best suited for multi-story apartments and condominiums?

Should commercial areas be separated from residential ones?

Should garages be considered parking spaces when meeting parking requirements?

Economic Development

What kinds of jobs or employers should Kitsap be promoting in our community?

- So many new types of jobs – energy change, climate change, work preferences (different habits and preferences), work from home, etc. Let’s be as flexible as we can for the new things that will come, as things are changing quickly in society
- Need for more socio-emotional support, especially for transient residents such as military families, need more non-profits that would provide those services as well trade schools, educational needs
- Should try to encourage students to go to college instead of working at PSNS (can literally see the Shipyard from PO’s high school), more professional jobs that would locate here to bring those students back after college – see other job options. Don’t want students wasting their talents.
- Lack of skilled tradespeople, especially in building/construction, need a balance of professional trades and degreed jobs
- Childcare/daycare – very big lack
- How does the county promote? What would we do in the future? KEDA? Ports?
- Give more thought to green technology – installation/promotion, manufacturing, research groups about ecosystem, virtual tourism
- Small businesses concentrated in downtowns – tourist draws (Poulsbo), farm to table restaurants. Businesses connected to the people who live here
- Olympic College can help fill these gaps, workforce shortage in all sectors
- This is an opportunity to take advantage of proximity to shoreline/critical areas and lead green economy. Ex: restoration projects. Enhancement of environment is positive for Kitsap and for economy.
- Healthy foods – permaculture, green economy. Example of jobs that are available and important for young people.

- Those that want to collaborate with the community
- Energy change, climate change, differences in work preferences (work from home, etc.) - need to be flexible to new ideas
- More medical
- Higher education
- Maritime industry
- More diversity of businesses, move away from military sector
- Green collar jobs to help the environment (habitat restoration, bulkhead removal)
- Healthy food production, cottage businesses

What obstacles do businesses face locating in Kitsap?

- Housing, especially affordable/workforce housing
- Finding workers
- Finding educated workforce, in the right fields
- How do we grow businesses within Kitsap, rather than bringing in outside businesses, growing local business as an equity issue
- Business incubators don't seem to be a thing anymore, should be – KEDA, Ports used to, how to get them + County to make it happen

What importance does tourism have in our growing economy?

- Kitsap has very strong potential, but issue is infrastructure. We have ferry and highways, but the arterials limit festivals, big access limitations
- Need better facilities for large groups/events
- Need more bike routes/trails, especially along waterways
- Tourism is great for “soft dollars”: don't need to build anything new, but promoting existing businesses like local restaurants, etc.
- Bike trails along waterways.
- Vacation rentals can be a negative issue, need to be regulated

What strategies can promote redevelopment of existing commercial areas?

- Incentives, so that it's not easier to tear down and start over rather than redevelop
- Obstacles include permitting/getting through the county process
- Not doing frontage improvements when redevelopment occurs
- Fast track permitting – especially for mixed use
- Partnerships to get redevelopment done
- Not tax incentives

Not enough time to get to the following questions:

What kinds of rural businesses should be promoted?

What kinds of incentives are appropriate to support new or expanded businesses (tax incentives, infrastructure investments, etc.)?

Should Kitsap focus more on retaining existing businesses or bringing new business to the community?