



The City has created these maps to facilitate the conversations about the proposed Comprehensive Plan annual amendments for 2019. The City of Bremerton is currently looking into the MR district for potential Code amendments, including increasing the density from 20 dwelling units per acre to 40 dwelling units per acre.

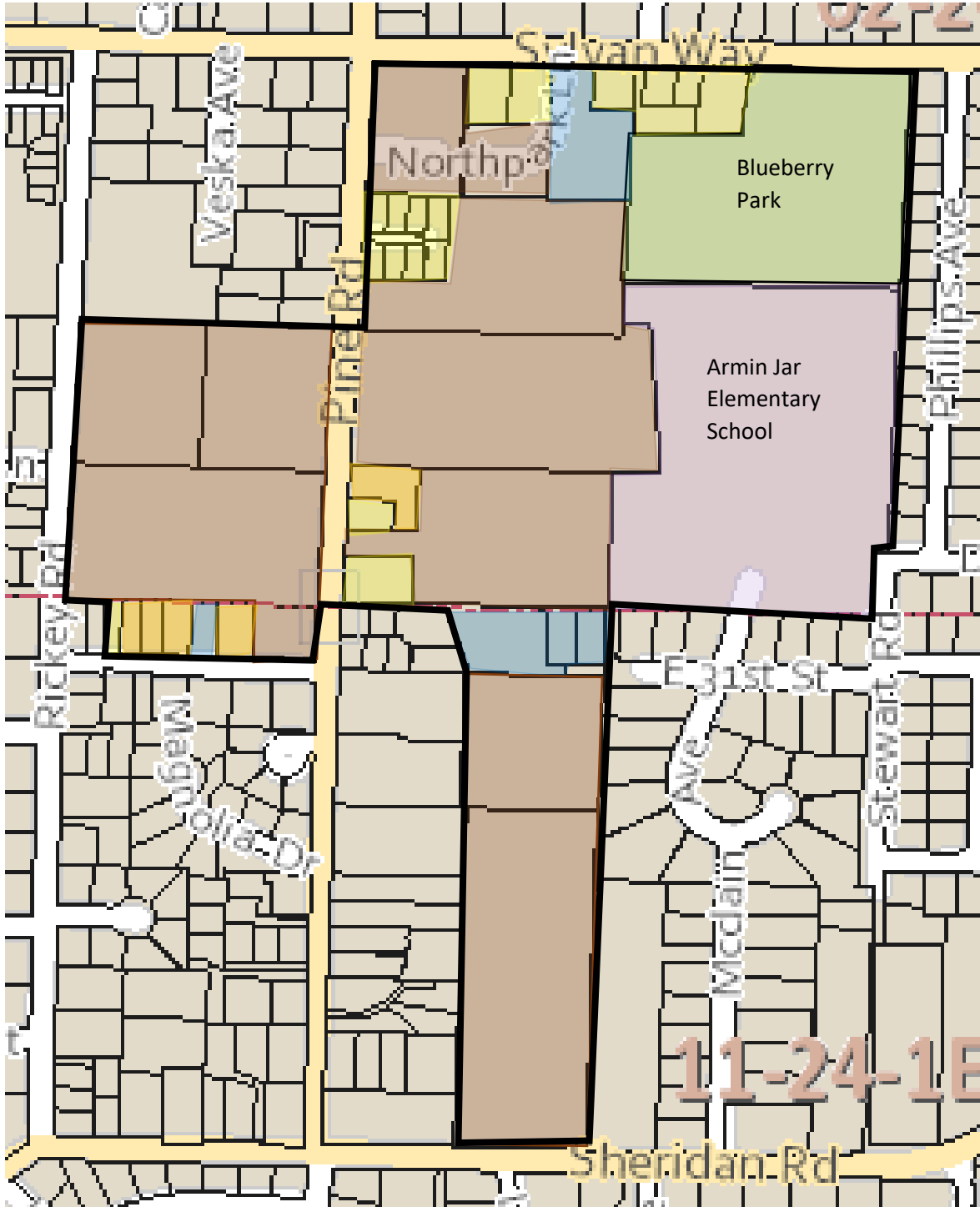
What is this document's purpose?

The following is five maps that illustrates how each property is used within the Multifamily Residential (MR) district (per Kitsap County Parcel Map from 2019). These are ALL the MR zones within the City of Bremerton. Within those districts, the maps identify what the existing uses are on the property; if the property is vacant, has residential uses, or has other uses such as parks and schools.

Why is the City considering such a proposal to revise the Multifamily District?

- In the last major update to the Comprehensive Plan, the City expanded the MR District to those areas that are predominately existing multifamily development. With this update, it significantly reduced the nonconformities within those existing neighborhoods (the previous zoning only allowed single-family homes at a density of 10 dwelling units per acre, though many of the existing structures in this area has an existing density greater than 20+ units). Nonconforming uses have additional code provisions that make it more difficult for an existing building to make significant upgrades. By changing the zoning in the last major update, it made it easier for existing multifamily uses to get permitting.
- The current proposal includes increasing the density from the current 20 dwelling units per acre to 40 dwelling units per acre.
 - This will further reduce the nonconformities as the existing development within that area typically exceeds 20 dwelling units per acre.
 - Throughout the MR District within the City, there is about 6 acres that are vacant between all five MR areas (through multiple properties). If this amendment was accepted, the City does not anticipate an influx of multifamily development in this area as most of the area is built out.
- In addition to considering an increase in density within the Comprehensive Plan, the City is also proposing to amend the Zoning Code to be consistent with the Comprehensive Plan changes. Those changes to the Zoning Code include additional protections to the neighborhood including requiring taller buildings adjacent to Low Density Residential district to provide more distance from the property line and requiring larger multifamily buildings to provide open space.

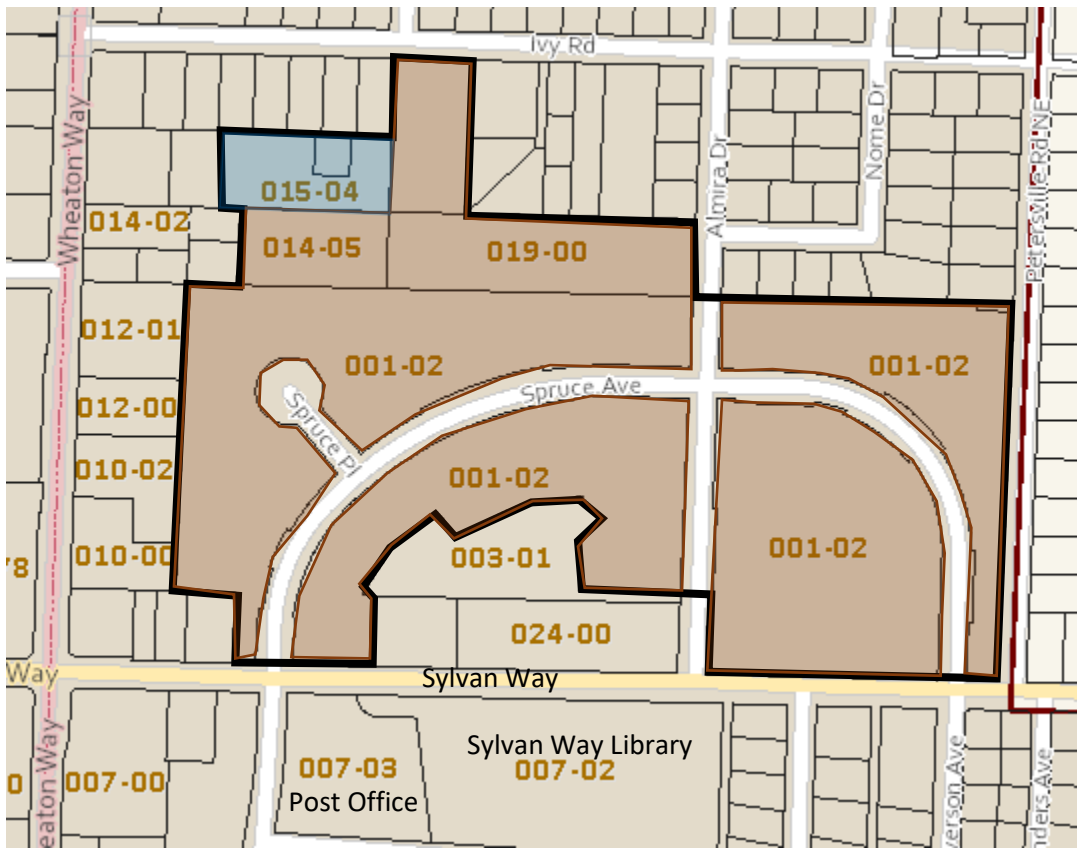
*Have questions or comments? Please contact City of Bremerton Staff, Allison Satter, for more details:
Allison Satter, Senior Planner – (360) 473-5845 or Allison.Satter@ci.bremerton.wa.us*



Map 1: Sylvan Way & Pine Road area

The boundary of the Multifamily Residential (MR) district is shown in the thick black outline.

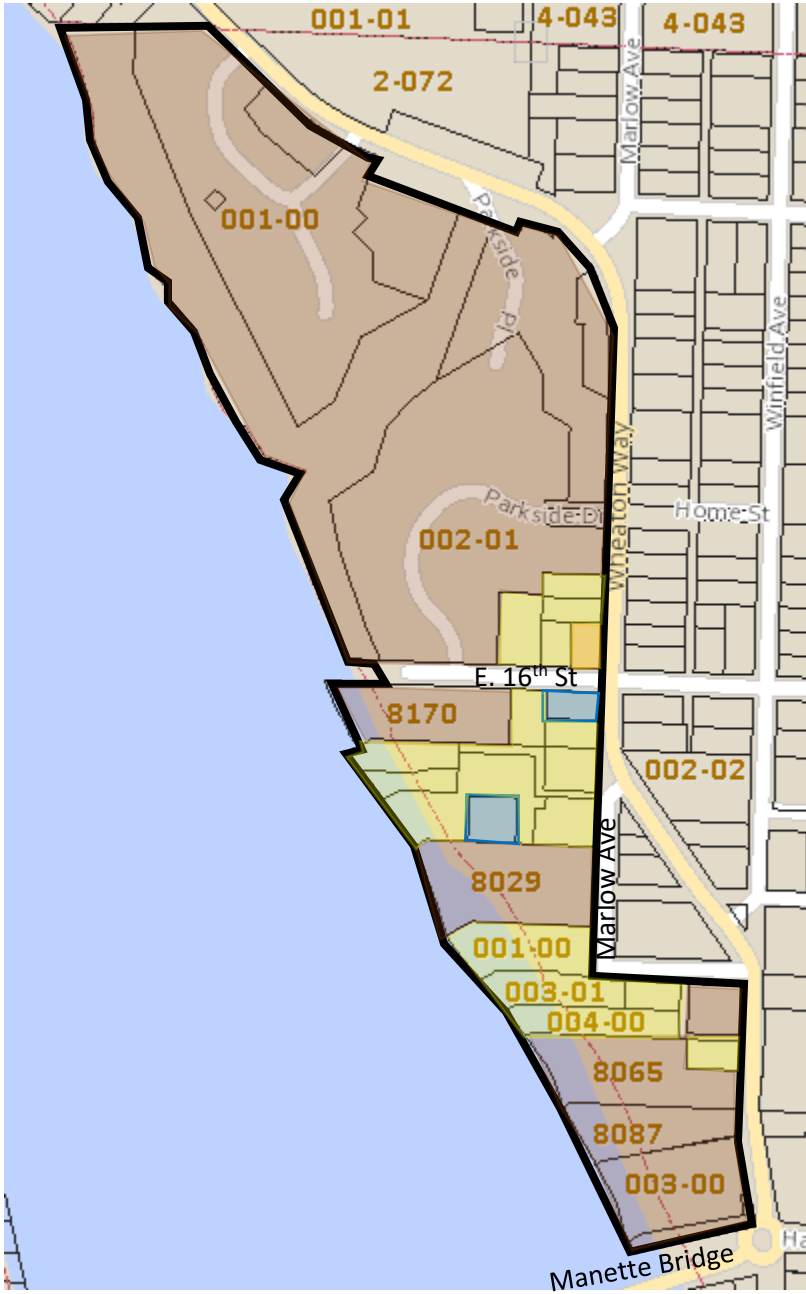
Legend	
■	Vacant/Undeveloped (Less than 3 acres total)
■	Park
■	School
■	Single Family Homes
■	Duplex
■	Multifamily Units



Map 2: Sylvan Way & Almira Drive





The boundary of the Multifamily Residential (MR) district is shown in the thick black outline.

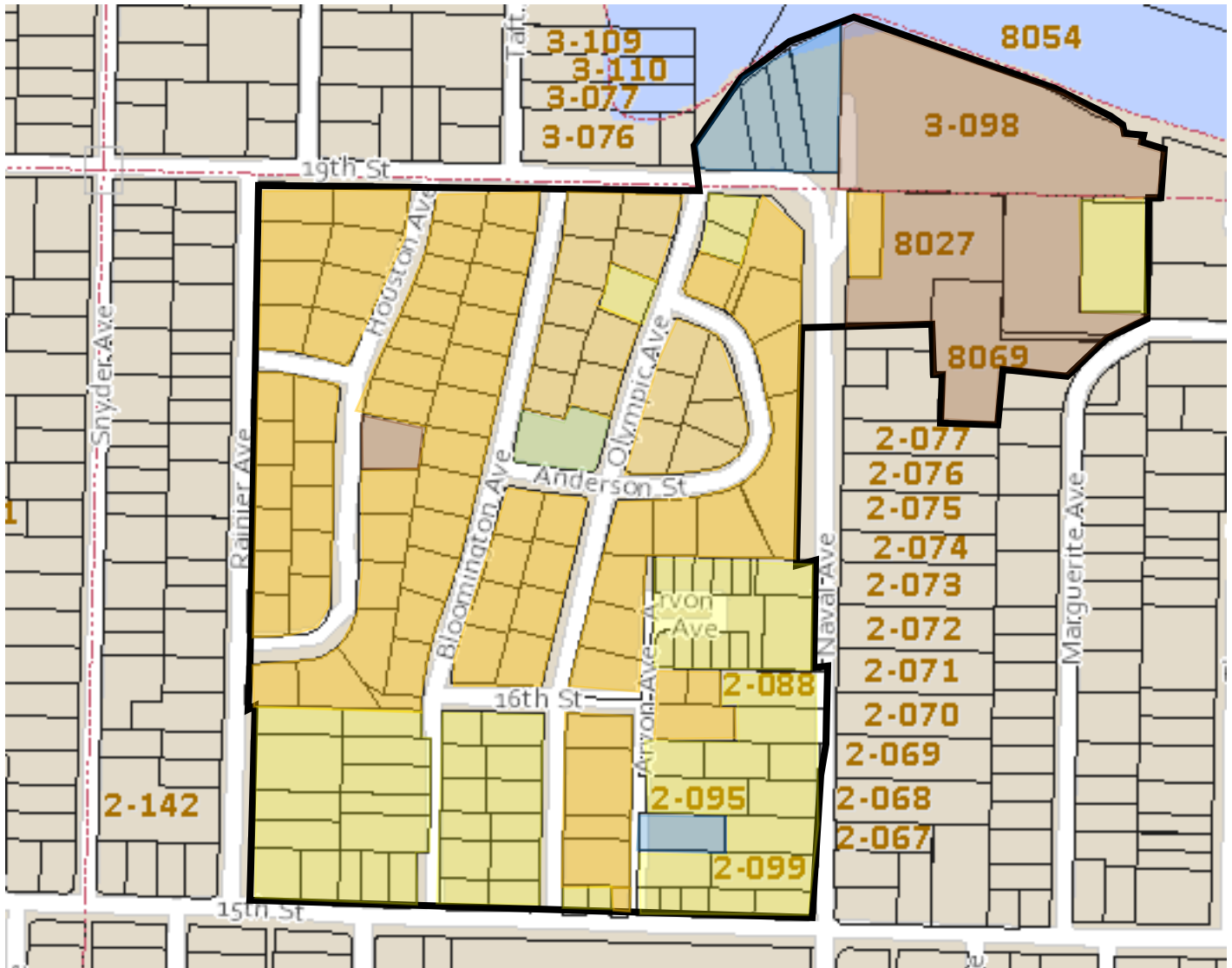
Legend	
	Vacant/Undeveloped (about 1.3 acres)
	Multifamily Units



Map 3: Lower Wheaton Way area (just north of the Manette Bridge)

The boundary of the Multifamily Residential (MR) district is shown in the thick black outline.

Legend	
	Vacant/Undeveloped (about 0.5 acres)
	Single Family Homes
	Duplex
	Multifamily Units

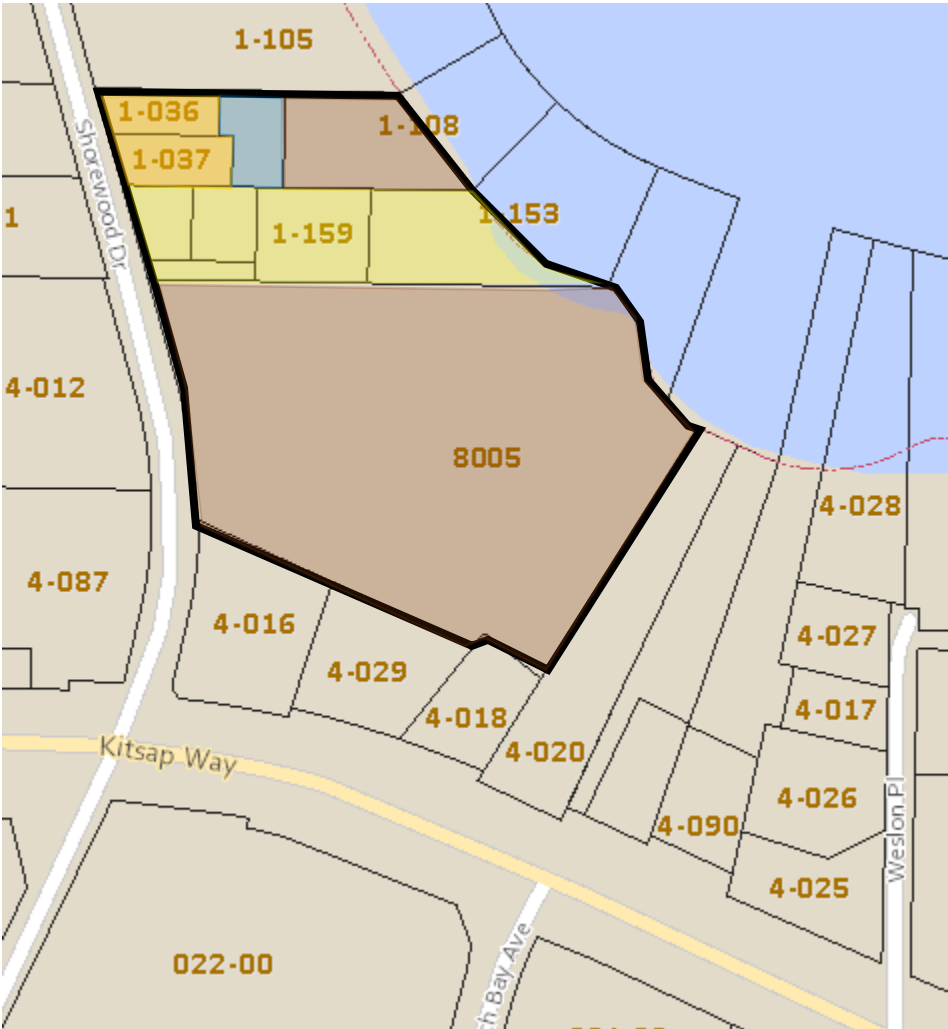


Map 4: 15th Street, 19th Street, Naval Avenue, Rainier Avenue area

The boundary of the Multifamily Residential (MR) district is shown in the thick black outline.

Legend

- Vacant/Undeveloped (1.2 acres)
- Park
- Single Family Homes
- Duplex
- Multifamily Units



Legend	
■	Vacant/Undeveloped (about 0.14 acres)
■	Single Family Homes
■	Duplex
■	Multifamily Units