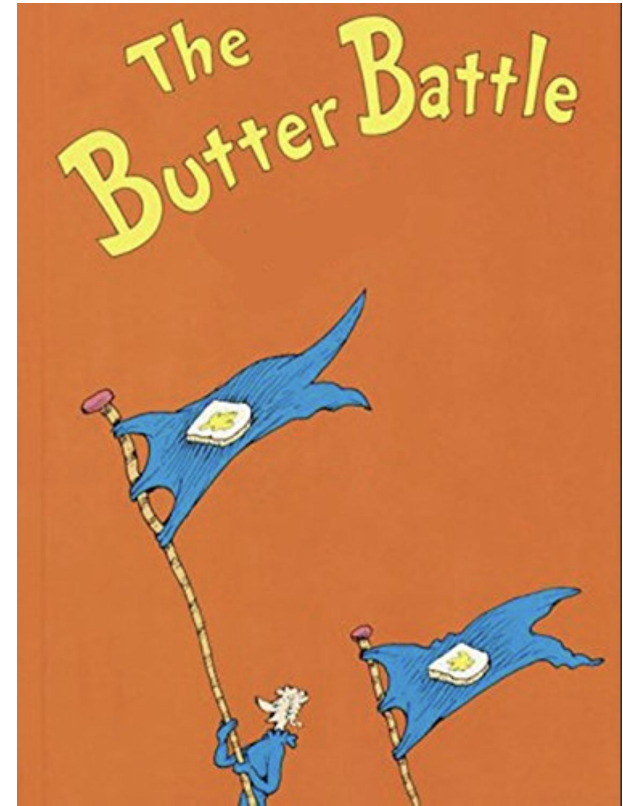
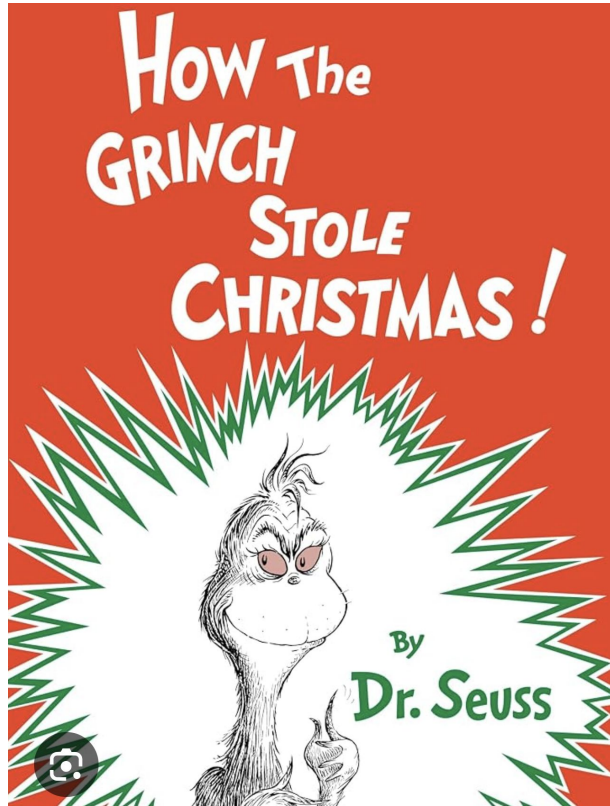
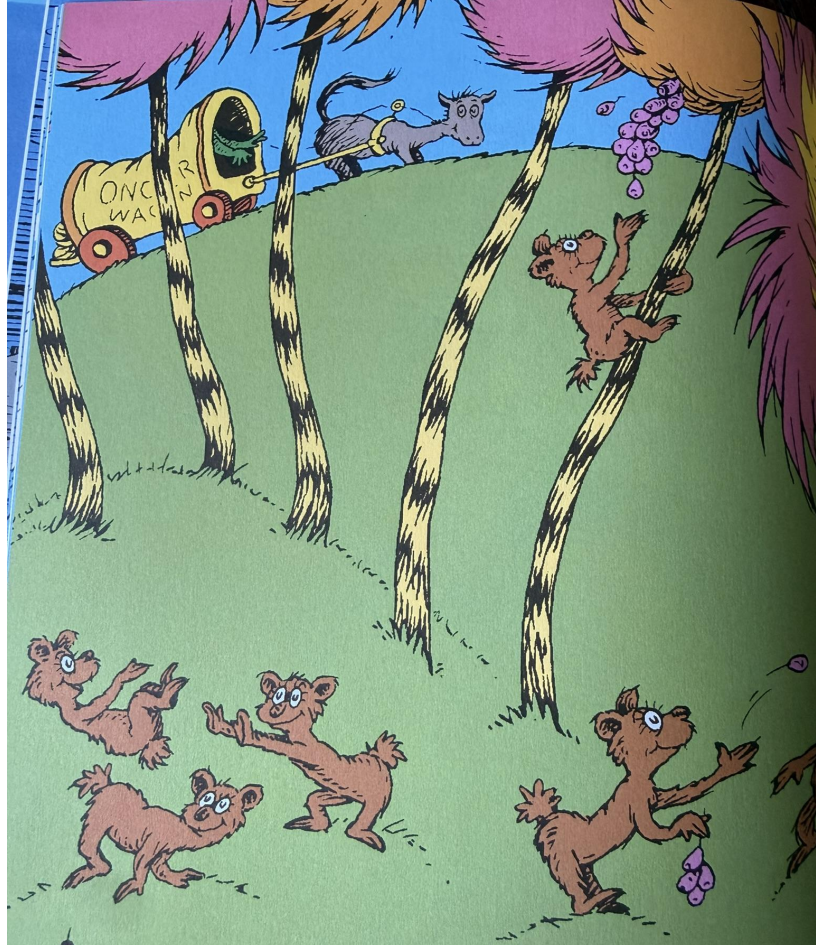


Growth, housing and rural-urban collaboration

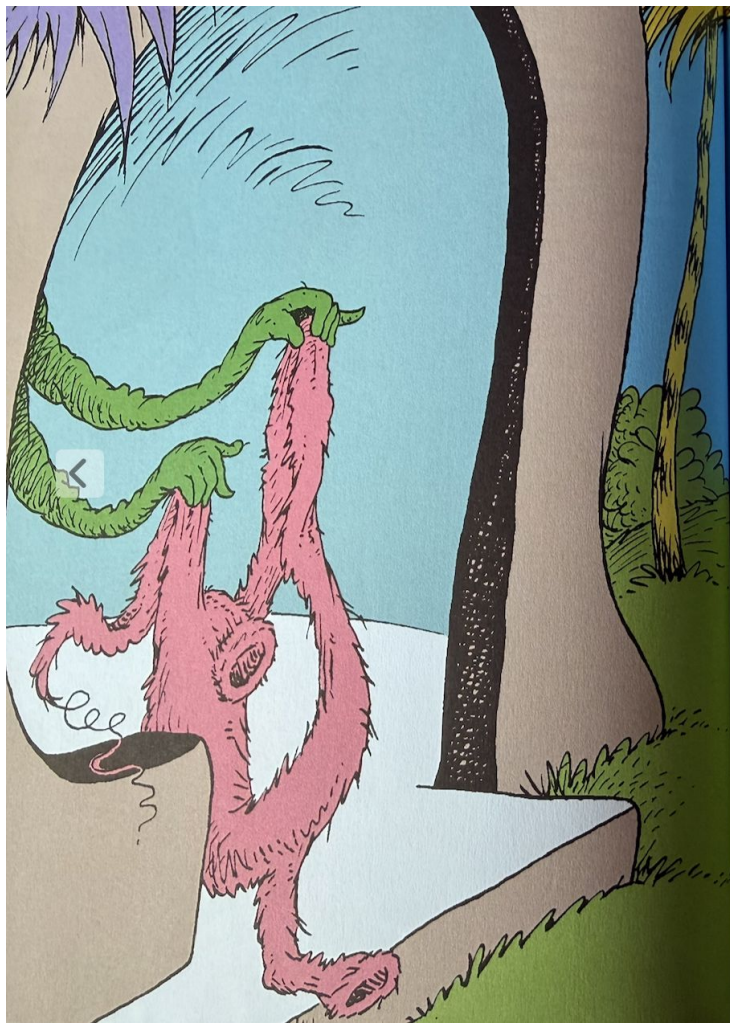
Dr. Seuss' Morality Tales





And, under the trees, I saw Brown Bar-ba-loots
frisking about in their Bar-ba-loot
as they





"Mister!" he said with a sawdusty sneeze,
"I am the Lorax. I speak for the trees.
I speak for the trees, for the trees have no ton
And I'm asking you, sir, at the top of my lur
he was very upset as he shouted and puffed—
"What's that **THING** you've made out of my T





Moral #1

“But *now*,” says the Once-ler,
“Now that *you’re* here,
the word of the Lorax seems perfectly clear.
UNLESS someone like you
cares a whole awful lot,
nothing is going to get better.
It’s not.

Take-homes

Housing is the primary challenge & opportunity

Only coalitions make change.

They are coming: +60,000 new residents



60,000 people: where will they all live?

60,000 people =

2.5 people per home =

24,000 new homes

Most important question:

what type of homes?



Three housing types

High Density



Medium Density



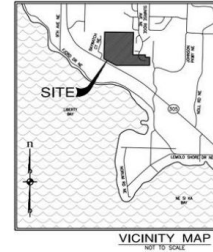
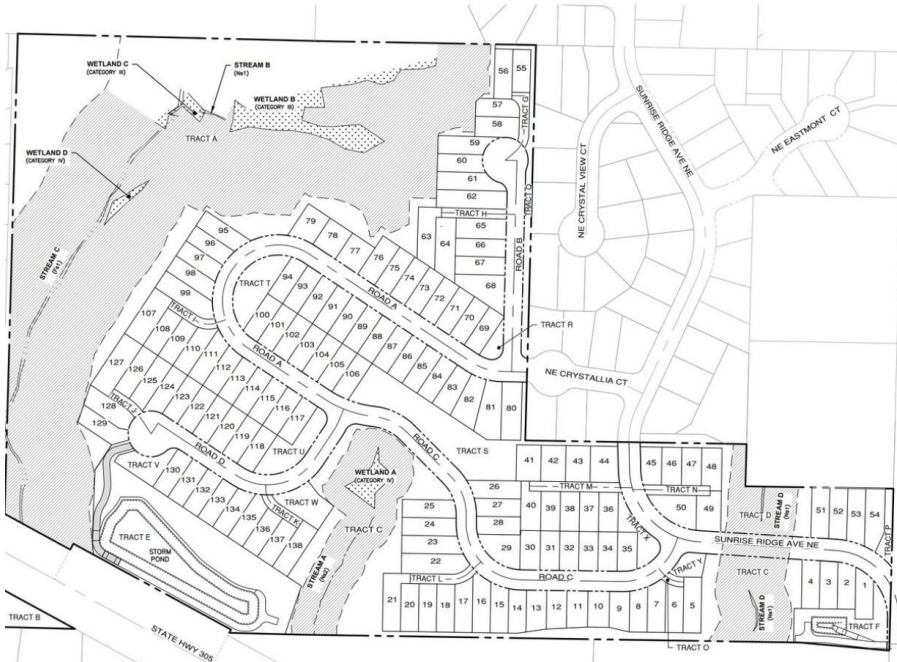
Low Density



Low Density: Pinnacle at Liberty Bay

A PORTION OF THE SE 1/4 OF SECTION 23, TWP. 26 N., RGE. 1 E., WM

PINNACLE AT LIBERTY BAY PRELIMINARY PLAT



n

0

100

200

SCALE: 1" = 100'

SHEET INDEX

DWG.	Description
PP-01	COVER SHEET
PP-02 - PP-04	EXISTING CONDITIONS
PP-05	BOUNDARY CONDITIONS
PP-06	BUFFER MITIGATION PLAN
PP-07	OVERALL SITE PLAN & LOT/TRACT
PP-08 - PP-10	PRELIMINARY SITE PLANS
PP-11	PRELIMINARY TESC PLAN
PP-12 - PP-14	PRELIMINARY GRADING PLANS
PP-15	OVERALL INFRASTRUCTURE PLAN
PP-16	INFRASTRUCTURE PLAN - PHASE
PP-17	INFRASTRUCTURE PLAN - PHASE
PP-18	INFRASTRUCTURE PLAN - PHASE
PP-19 - PP-21	PRELIMINARY ROAD & UTILITY PLANS
PP-22 - PP-25	PRELIMINARY ROAD & UTILITY PLAN
PP-26	PRELIMINARY POND E LAYOUT

138 units / 43 acres =

3.2 units/acre

24,000 units:

24k units ÷ 3.2/acre =

7,500 acres

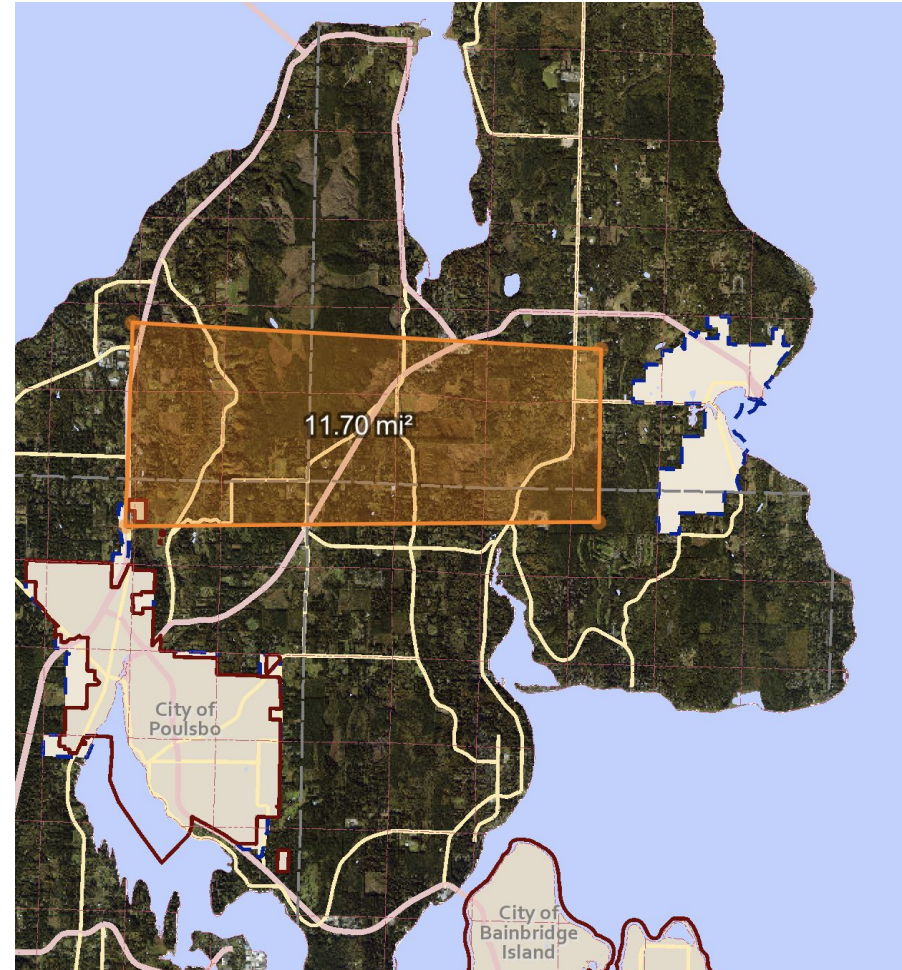
Sprawl: 7,500 acres
(11.7 sq miles)

5,700 football fields (1.3 acres)

125 Kitsap Malls (60 acres)

6 Kingstons (1,400 acres)

2.1 Port Gamble Forest (3,500 acres)



Medium Density: Highlands in Silverdale



26 acres / 570 units =

22 units per acre

24,000 homes =

1,100 acres

High density: Skyglass in Bremerton



151 units / 0.43 acres =

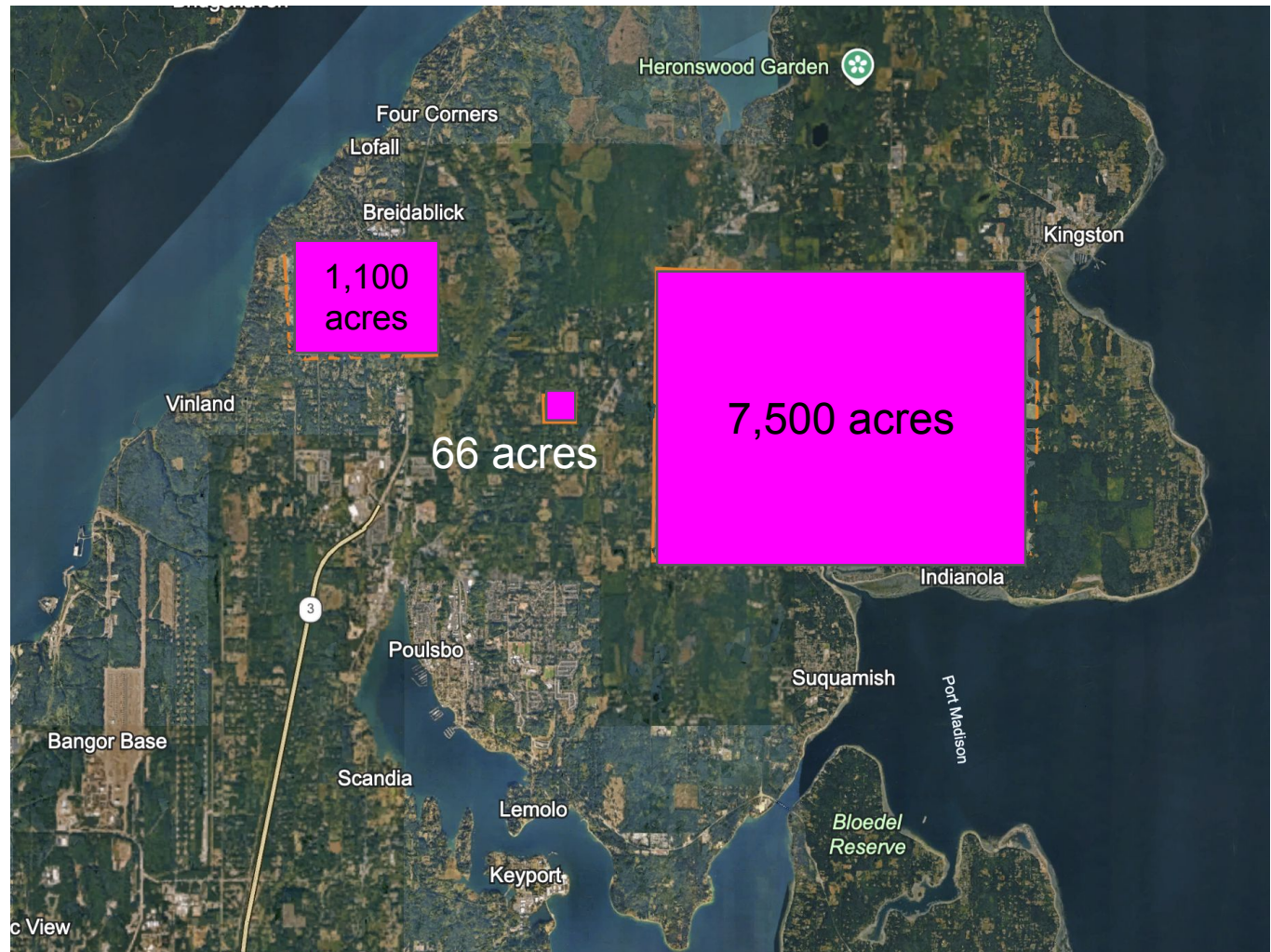
351 units/acre

+ 4 downtown shops

24,000 units =

66 acres

Space for housing



Housing's negative externalities

Land use (sprawl)

Traffic

Infrastructure cost



Per unit infrastructure expense (EPA studies)

Capital costs: Road, sewer, power - \$48k vs \$18k [USA EPA](#)

Emergency: Sheriff & Fire - \$740 vs \$179 per unit

School bus routes: Rural districts spend 2.5x more



Research in Transportation
Economics

Date: March 2024

Article: 101401

Volume: Volume 103

Research article [Get rights and content](#)

Research paper

The many costs of operating school buses in America

William A. Ellegood  , Jason M. Riley  , M. Douglas Berg   [Show more](#) 



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Highlights

Friends of Sprawl

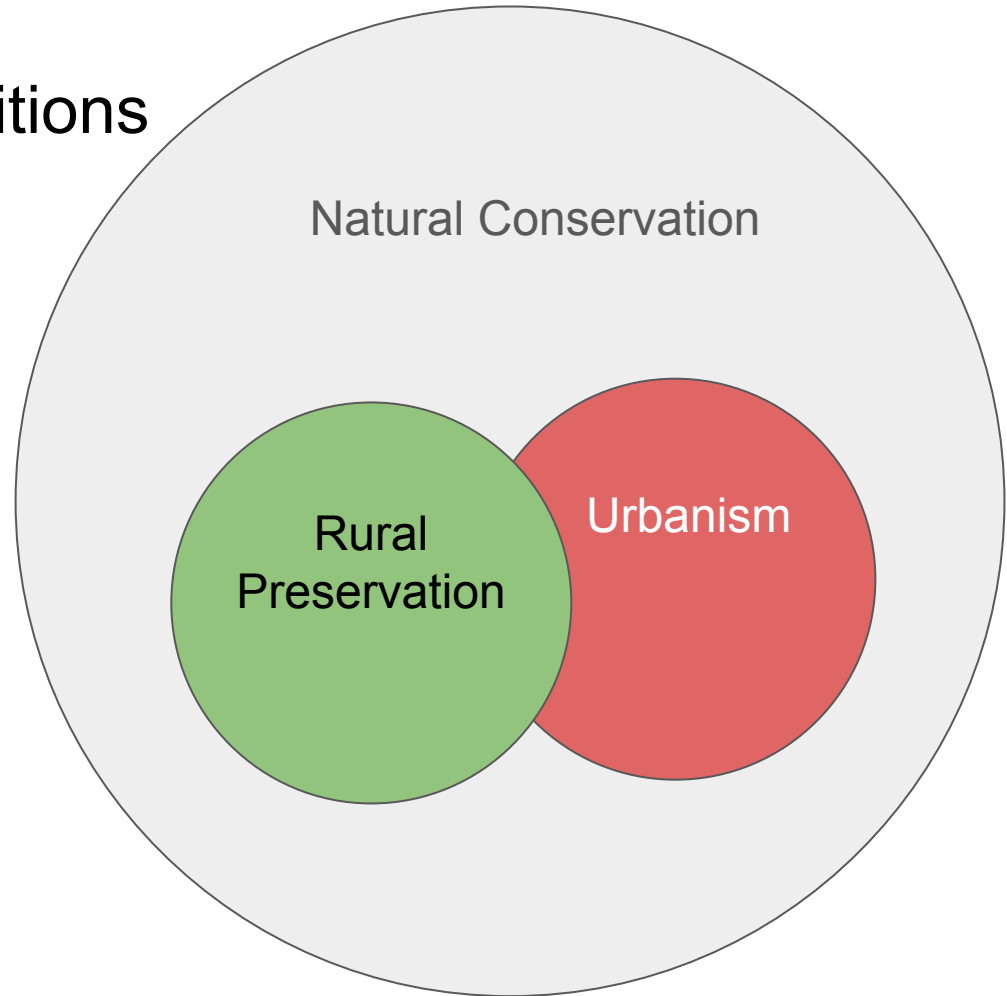
Parking minimums - too much parking

Low-density in cities

Ever-expanding UGAs

NIMBYs protesting apartments

Building Rural-Urban Coalitions



Join StreetSmart Bremerton on Facebook

