



GORST CREEK WATERSHED CHARACTERIZATION & FRAMEWORK PLAN, GORST SUBAREA PLAN & EIS

Preferred Alternative Community Workshop



June 20, 2013, 5-7 pm
Family Worship Center, 3649 W. Frontage Road
Port Orchard, WA 98367

INTRODUCTION

On June 20, 2013, the City of Bremerton and Kitsap County jointly hosted a community workshop to:

- Introduce three documents
 - Volume 1 – Draft Gorst Watershed and Framework Plan
 - Volume 2 – Draft Planned Action Environmental Impact Statement (EIS)
 - Volume 3 – Draft Subarea Plan
- Share:
 - Draft Plan & Draft EIS Alternatives
 - Results of the Draft EIS Analysis
 - Opportunities to provide Public Comment
- Ask community member thoughts on: What features should be included in a Preferred Alternative around which a Final Plan & EIS can be developed?

Meeting Notices and Attendance

A notice of availability and meeting announcement was sent by mail to each property owner in the Gorst UGA. The same flier was emailed to persons who had participated in prior Gorst meetings in fall 2012 and winter 2013, and also to persons indicating a general interest in County and City planning efforts. An article was published in the Kitsap Sun on June 13, 2013.¹ Copies of the meeting flier and notice of availability are attached.

Eighteen persons attended the preliminary alternative workshop and signed the sign-in sheet. More were observed, for a total meeting attendance of about 20-25 persons. In addition, City and County officials attending included Bremerton Mayor Patty Lent, City Councilmember Jim McDonald, Kitsap County Commissioner Charlotte Garrido, and City Planning Commission Chair Greg Jose.

Kitsap County staff available included Eric Baker, Special Projects Division Manager. City staff in attendance included Andrea Spencer, Director of Community Development and Allison Daniels, City Planner. Consultant staff included Bill Webb with AECOM, and Lisa Grueter and Kevin Gifford with BERK.

¹<http://www.kitsapsun.com/news/2013/jun/11/plans-come-together-for-gorst/?partner=popular#axzz2W6qhKXM>

Workshop Activities

The meeting agenda included the following activities:

5:00-5:15	Open House
5:15-5:45	Presentation
5:45-6:30	Map Exercise Preferred Alternative Dot Voting & Small Group Discussions
6:30-6:45	Group Reporting
6:45-7:00	Open House

After a brief open house period, Kitsap County Commissioner Charlotte Garrido welcomed workshop participants. Allison Daniels, City Planner and Eric Baker, Kitsap County Special Projects Manager gave a presentation.

Following general questions and answers, meeting participants participated in a mapping exercise:

- Workshop participants reviewed three maps illustrating EIS and Plan Alternatives 1, 2, and 3 and their environmental and land use plan features.
- Workshop participants were given green & red dots – they could place dots to represent likes (green) and dislikes (red) next to the features of each alternative.
- Participants were also provided sticky notes to write in “changes” or “what’s missing”.

Workshop participants then broke up into three small groups and discussed the preliminary alternatives including the following questions:

- What features in Alternatives 1, 2, or 3 do you think are most important to include in a Preferred Alternative?
- What features in Alternatives 1, 2, or 3 were you:
 - Happy to see included?
 - Concerned to see included?
 - Think are missing?
- What strategies do you think would 1) do the most to improve Gorst and 2) can be accomplished by the City or County?

Results of the general question and answer period, mapping exercise, and small group discussions are presented below.

Public comments are being considered in developing a preferred alternative, and this summary has been provided to City and County planning commission members for meetings held on July 16 and at an Advisory Committee meeting on August 7, 2013. The preferred alternative may be one of the draft EIS alternatives or may be a “mix and match” of various alternative features. The preferred alternative will be in the range of the Draft EIS alternatives.

WORKSHOP INPUT

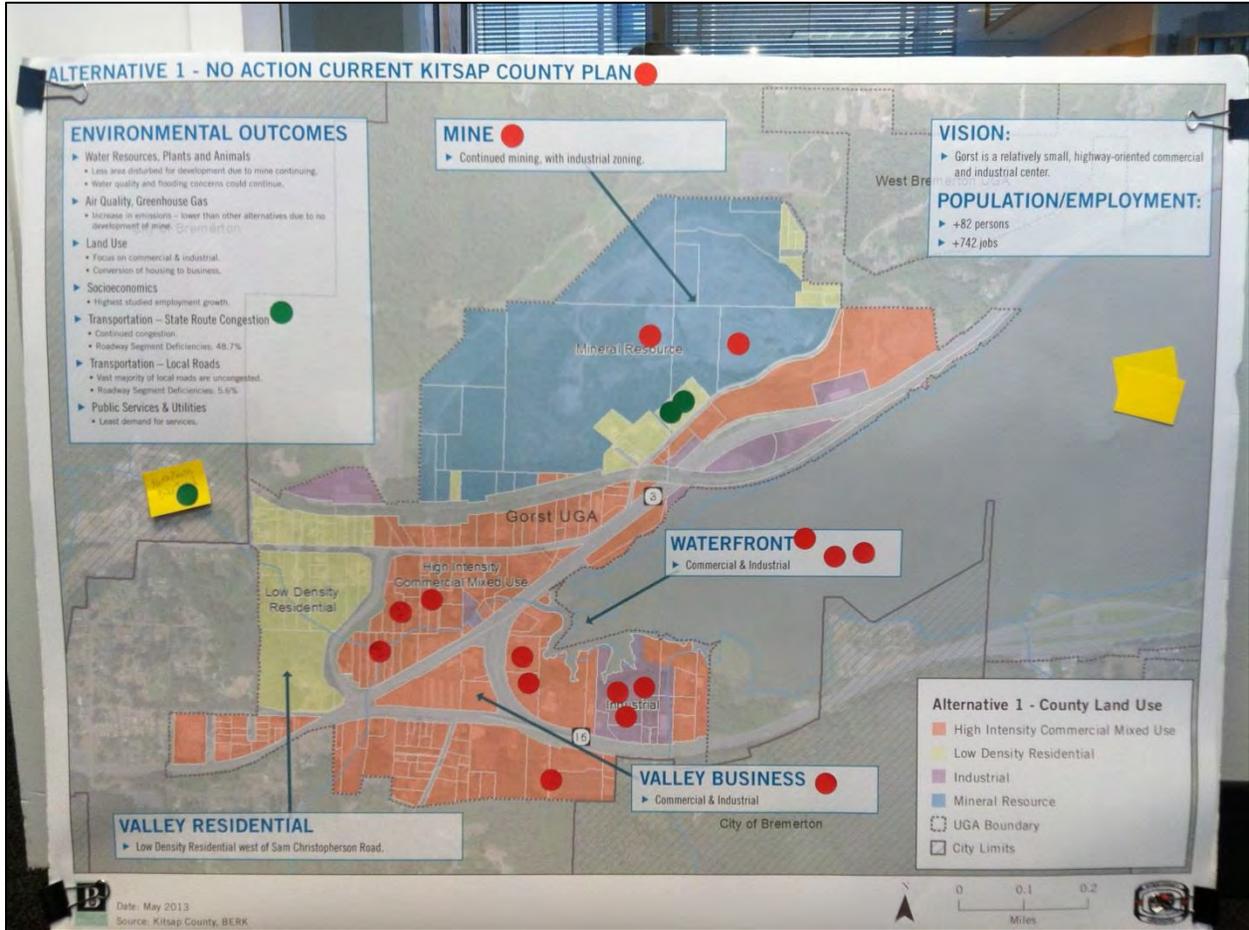
General Questions and Answers

- Question: What happens to individual water rights/dams?
 - Answer: The Gorst Creek Watershed Characterization Study & Framework Plan does not alter legally obtained water rights or legally installed stream alterations. The Plan may incentivize stream restoration.
- Comment: The rail line impacts trail routes. Does it impact open space?
 - Answer: The south shore of Sinclair Inlet will have public access behind commercial uses on County land. The development of the Boardwalk depends on funding.
- Comment: Need pedestrian access across roads.
 - Answer: The Gorst Subarea Plan does consider above grade crossings.

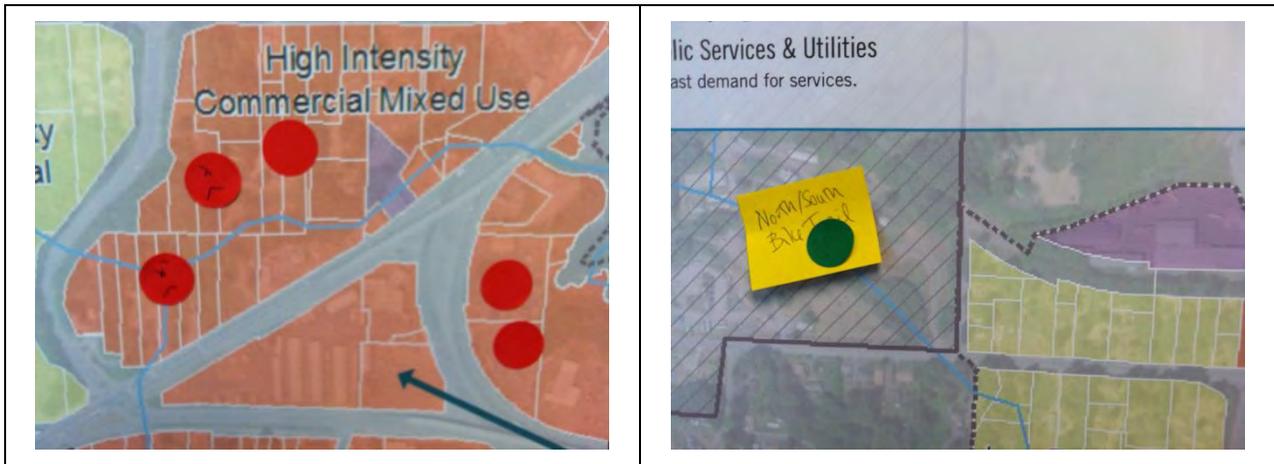
Mapping Exercise

Based on the general location of red and green dots, workshop participants appeared favorable to open space/recreation in Alternatives 2 and 3. Regarding Alternative 3, the Low Intensity Waterfront, Gorst Creek Residential, and Mixed Use concepts were supported. Expansion of residential along the creek was suggested. There was some dislike of more intensive commercial and industrial uses in Alternatives 1 and 2.

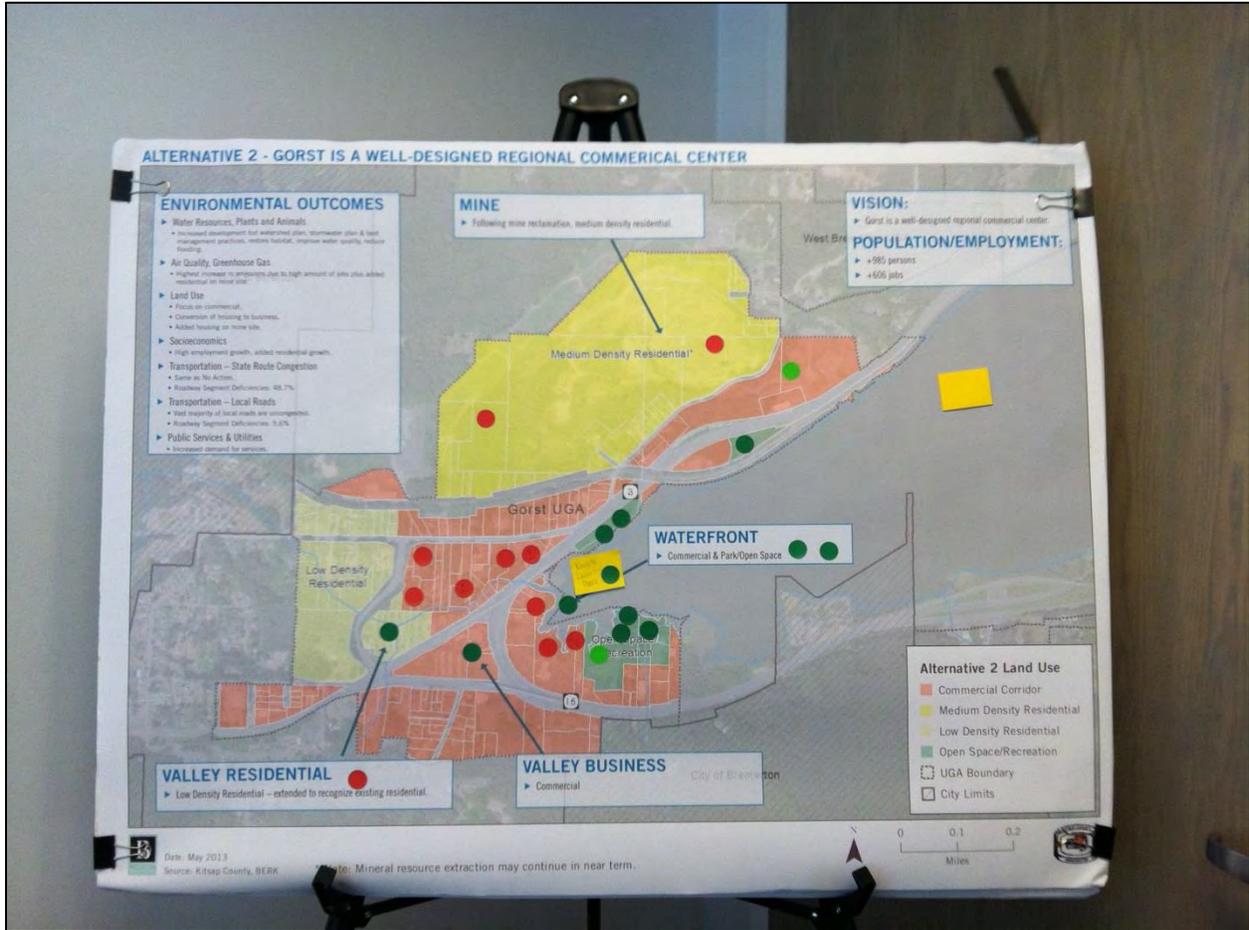
Alternative 1 – Whole Map



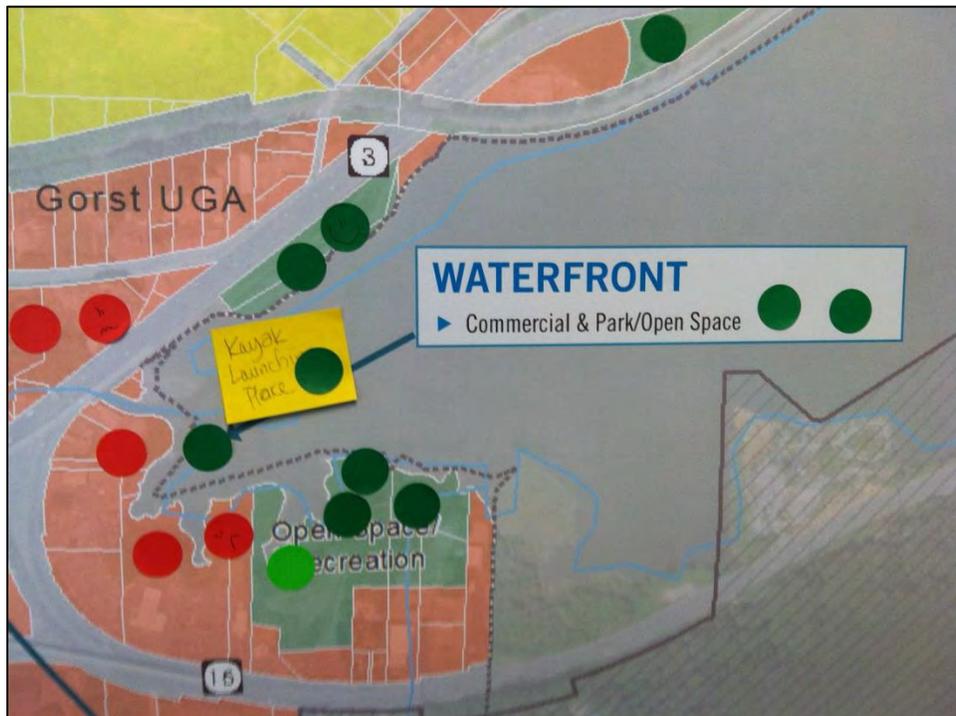
Alternative 1 – Notes



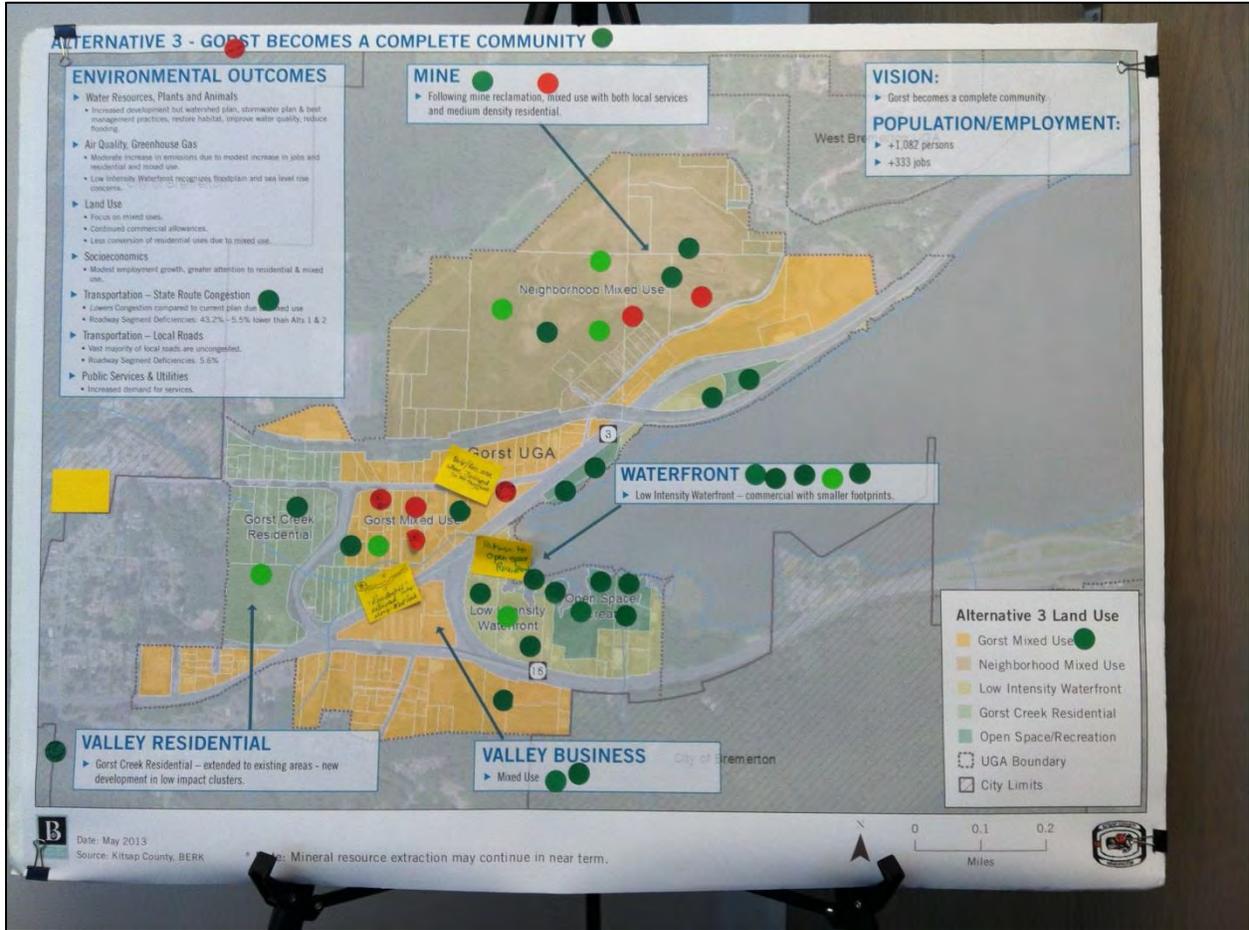
Alternative 2 – Whole Map



Alternative 2 – Note



Alternative 3 – Whole Map



Alternative 3 – Notes



Small Group Discussions

Group 1

1. **Question:** What features in Alternatives 1, 2, or 3 do you think are **most important** to include in a Preferred Alternative? Give at least 3.

2. **Question:** What features in Alternatives 1, 2, or 3 were you:

- Happy to see included?
- Concerned to see included?
- Think are missing?

• **Answers:**

- Alternate 3: Open Space
 - Connect it with trails
 - Educational Component
- Alternate 3: More people living in the area.
- Alternate 3: Mix of uses; more walkable.
- Alternate 3: Low to mid-rise by waterfront. Don't disrupt views.
- Add trees and greenery on mine-site.
- Alternate 2 & 3: Don't add more traffic from mine site to Highway 3.
- All Alternates: Keep bikes off major roads.
- All Alternates: How do you access the commercial on the Highway? (West side)
 - Divided highway access issues.

3. **Question:** Which Alternative as a whole would you most support:

- **Answer:** Alternate 3, but concerned about highway access.

4. **Question:** What strategies do you think would 1) do the most to improve Gorst and 2) can be accomplished by the City or County?

• **Answers:**

- Opportunities for new employment and residential development? It depends – needs balance.
- Improve streetscape/ landscape on state routes and arterials? **Dots** * * *
- Public/ private partnerships to fix storm water and flooding problems? **Dots*** * *
- Seek funding/ provide incentives to restore habitat (Gorst Creek/ Sinclair Inlet) Yes, but no taxes.
- Improve utilities?
- Add trails/ sidewalks/ non-motorized connections? **Dots** * + half dot
 - Make sure trail users abide by traffic rules at street crossings.

Group 2

1. **Question:** What features in Alternatives 1, 2, or 3 do you think are **most important** to include in a Preferred Alternative? Give at least 3.

2. **Question:** What features in Alternatives 1, 2, or 3 were you:

- Happy to see included?
- Concerned to see included?
- Think are missing?

• **Answers:**

- Fix North Gorst Creek – Residential (all along). Environmental protection.
- Like- Mixed Use
 - Alternate 3: Plan for sea-level rise.
 - Environmental Pro +
 - Mine Area – Residential go to Gorst for shopping downtown.
 - Mixed-use, small scale.
- No industrial =)
- Develop more residential.
 - Eyes on the Streets (Police).
 - More protection.
- Streetscape!!! – Sidewalks
 - Buffers from commercial to residential.
- New Plan – New Name
 - Sinclair? Community on Gorst Creek.
- Going to get worse **Dots** *
 - Storm water needs to be fixed.
 - Help encourage upland storm water management.
- End of day: Alternative 3, expand residential along Gorst Creek **Dots** * *
 - No industrial =)
 - More police and population: eyes on street.
 - Mine area
 - Residential
 - Can shop in Gorst

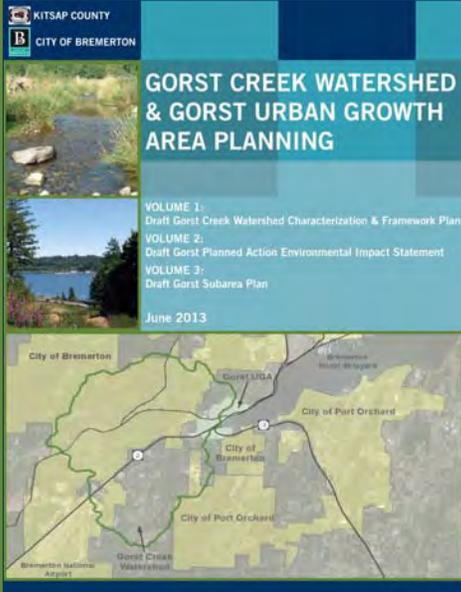
3. **Question:** What strategies do you think would 1) do the most to improve Gorst and 2) can be accomplished by the City or County?

- Enhance streetscapes!
- Buffers to commercial (visual buffers).

Group 3

1. **Question:** What features in Alternatives 1, 2, or 3 do you think are **most important** to include in a Preferred Alternative? Give at least 3.

2. **Question:** What features in Alternatives 1, 2, or 3 were you:
- Happy to see included?
 - Concerned to see included?
 - Think are missing?
- **Answers:**
- Waterfront Boardwalk
 - Will environmental groups concerns prevent it from use (disturb birds)?
 - Low Impact Development
 - Higher impervious even if clustering.
 - FEMA: Flood plain will affect.
 - Need to consider high water table.
 - No houses on waterfront.
 - Low intensity waterfront not enough.
 - Extend idea of low intensity waterfront to Gorst Creek Floodplain.
 - What's in mud flats contamination?
 - What about Navy Metal? Can it stay? What does each plan say? Add incentives to back away from creek.
 - Smaller footprint and more people lower need for storm water.
 - Impact on Sherman Heights Road traffic of developing mine.
 - Like green parks/ open space.
 - Like idea of more attractive commercial like Poulsbo.
 - Triangle no residential.
 - Would like more single family.
 - May be a checkerboard with some other housing like townhomes.
 - Impact of new homes on schools.
 - Like to protect city watershed.
 - Septic can help replenish aquifer – however, not on till which is prevalent in Gorst.
- **Question:** What strategies do you think would 1) do the most to improve Gorst and 2) can be accomplished by the City or County?
- Want more clustered development with trails – contiguous clustered.
 - Better control of road access.
 - Better pedestrian crossings.
 - Better access to accommodate new development.
 - More sidewalks
 - Feigly/ Sherman Heights



KITSAP COUNTY
CITY OF BREMERTON

**GORST CREEK WATERSHED
& GORST URBAN GROWTH
AREA PLANNING**

VOLUME 1:
Draft Gorst Creek Watershed Characterization & Framework Plan
VOLUME 2:
Draft Gorst Planned Action Environmental Impact Statement
VOLUME 3:
Draft Gorst Subarea Plan
June 2013

City of Bremerton
Gorst UGA
City of Port Orchard
City of Port Orchard
Bremerton National Airport
Gorst Creek Watershed

**Community Meeting
June 20, 2013**

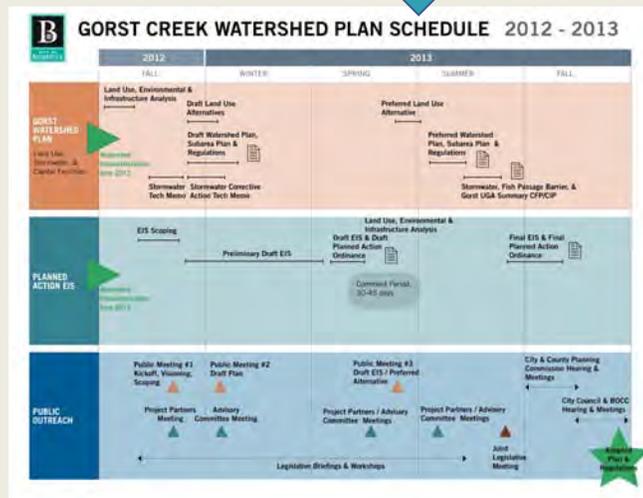
MEETING PURPOSE

- **Introduce three documents**
 - Volume 1 – Draft Gorst Watershed and Framework Plan
 - Volume 2 – Draft Planned Action Environmental Impact Statement (EIS)
 - Volume 3 – Draft Subarea Plan
- **Share:**
 - Draft Plan & Draft EIS Alternatives
 - Results of the Draft EIS Analysis
 - Opportunities to provide Public Comment
- **Ask your thoughts on:**
 - What features should be included in a Preferred Alternative around which a Final Plan & EIS can be developed?

PROJECT OBJECTIVES

- Make Gorst a place where people want to live, shop and recreate,
- Protect water quality, habitat and fish while fostering economic development,
- Identify areas for development, restoration and protection based on science,
- Adopt a land use plan for Gorst, and
- Implement a long-range capital improvement plan to provide for future utility services, public services and transportation needs.

CURRENT SCHEDULE



Community Vision & Economic Development

Make Gorst a place where people want to live, shop and recreate.
Facilitate development of economically valued land.²
Recognize environmental restoration as a tool that can support the local economy.²

Development Pattern

Identify and prioritize land that can be more intensely developed with less environmental consequences.
Promote green infrastructure for both new and existing facilities, such as by identifying areas to target for stormwater retrofits.
Support development incentives and evaluate options such as off-site mitigation, mitigation banking, and other tools where appropriate.

Environmental Protection

Identify and protect critical areas.
Prioritize areas to be protected and restored.
Protect and enhance water quality/quantity for fish and wildlife habitat as well as for human use.
Promote shoreline reclamation.

Urban Design, Land Use & Transportation

Create a cohesive and attractive urban character in the Gorst urban growth area (UGA) such as by improving building design, and creating and enhancing public spaces such as parks, trails, pedestrian corridors and streetscapes.
Allow an environmentally sustainable pattern of forestry, low density residential, small scale employment, and recreation uses in the rural areas of watershed.
Improve transportation mode choices including transit, bicycle, pedestrian, and autos, recognizing local as well as regional travel needs.
Promote interpretive art, signage, and public spaces that recognize cultural history and environmental features.
Reduce collisions and improve safety.

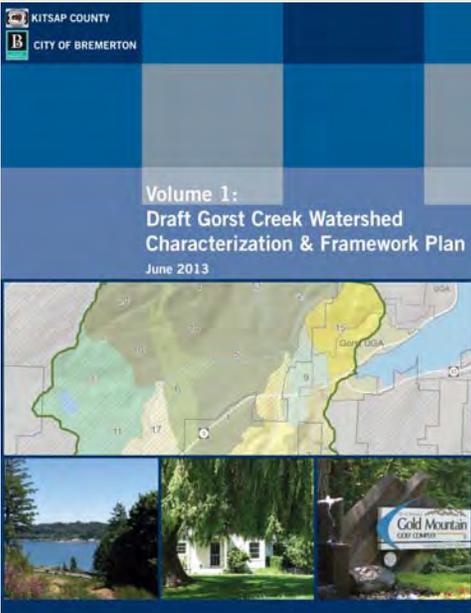




GUIDING PRINCIPLES

Developed through Visioning

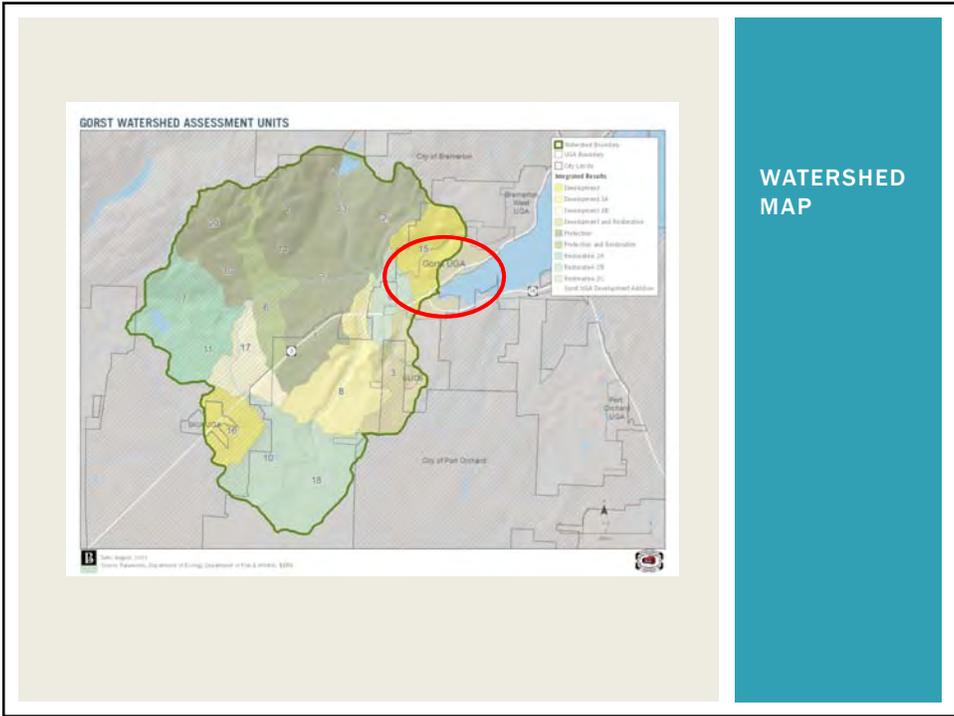
Common to all aspects of project



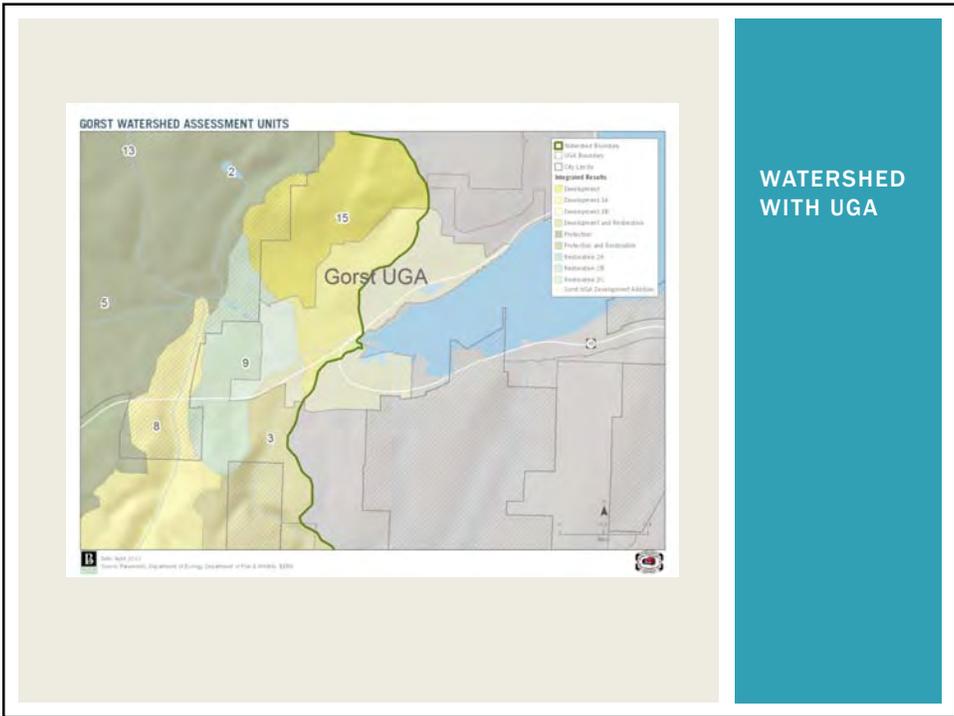
VOLUME 1

Common set of goals, policies, and best management practices for 6,000-acre watershed

Guide water quality, habitat, and land use plans and activities



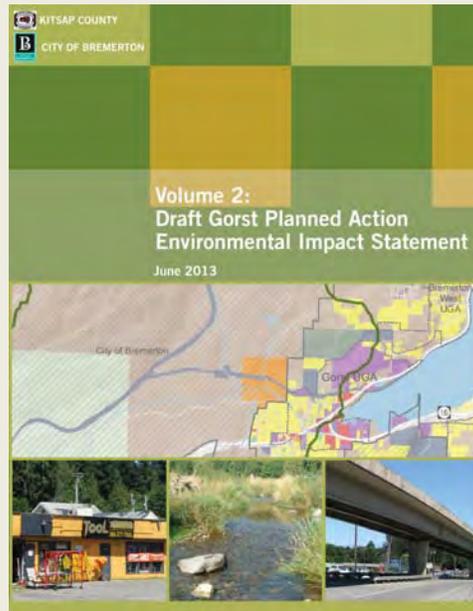
**WATERSHED
MAP**



**WATERSHED
WITH UGA**

WATERSHED PLAN: KEY TOPICS

- Use of watershed characterization to guide:
 - best locations for growth
 - habitat restoration
 - infrastructure (stormwater) investments
- Develop measurable objectives to implement this Watershed Characterization & Framework Plan



VOLUME 2

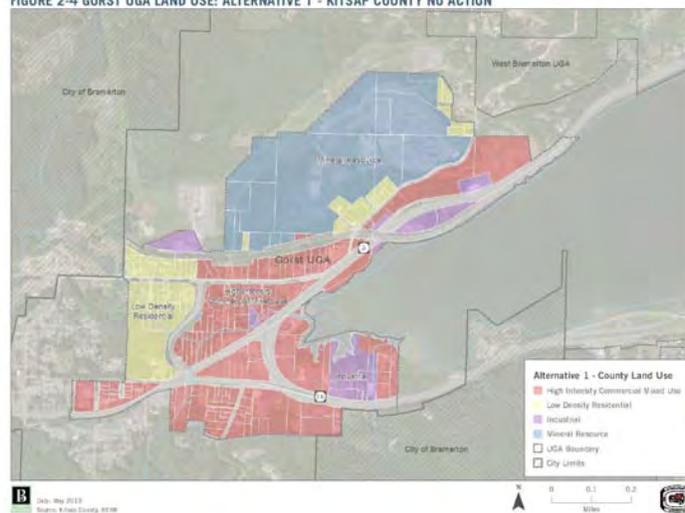
Informational document that evaluates land use alternatives & potential mitigation measures

Allows the City and County to consider designating a planned action for some or all of the Gorst UGA

TABLE OF CONTENTS

1. Summary
2. Alternatives - bookends
3. Affected environment, significant impacts, and mitigation measures
 - Soils, water resources, air quality, plants and animals, noise, hazardous materials, land use patterns, socio-economics, aesthetics, cultural resources, transportation, public services (fire, police, schools), utilities, water, wastewater, stormwater, telecommunications, relationship to existing plans and policies.
4. References
5. Distribution List
6. Appendices

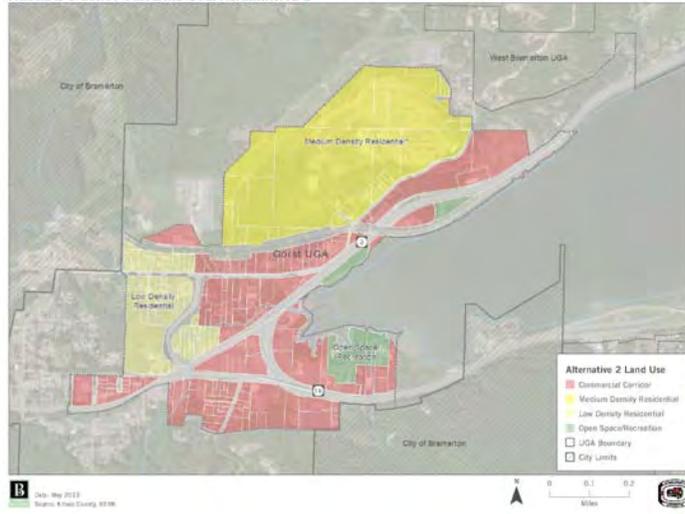
FIGURE 2-4 GORST UGA LAND USE: ALTERNATIVE 1 - KITSAP COUNTY NO ACTION



ALT. 1

A small highway-oriented commercial and industrial center

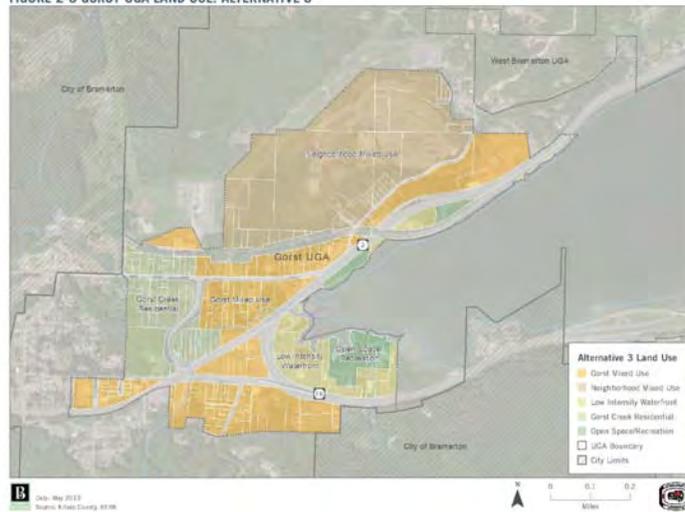
FIGURE 2-6 GORST UGA LAND USE: ALTERNATIVE 2



Following January Advisory Committee & February public input
 *Tests PAO boundaries excluding area waterward of SR 3 / SR 16
 *Extends LDR along Gorst Creek
 *Shows more full extent of County open space/recreation land

ALT. 2
 A well-designed
 Regional
 Commercial
 Center

FIGURE 2-8 GORST UGA LAND USE: ALTERNATIVE 3



Following January Advisory Committee & February public input
 *Proposes Low Intensity Waterfront on Sinclair Inlet
 *Allows PAO throughout UGA
 *Extends Gorst Creek Residential along Gorst Creek
 *Shows more full extent of County open space/recreation land

ALT. 3
 A Complete
 Community

THE NUMBERS

Alternative	Dwellings	Population	Jobs
Vision 1: No Action - A small highway-oriented commercial and industrial center	33	82	742
Vision 2: Well Designed Regional Commercial Center	538	985	606
Vision 3: Gorst Becomes a Complete Community	597	1,082	333

- Need to [reallocate population](#) through amendments to the Countywide Planning Policies recognizing new growth capacity of Alternatives 2 and 3

HEADLINE RESULTS

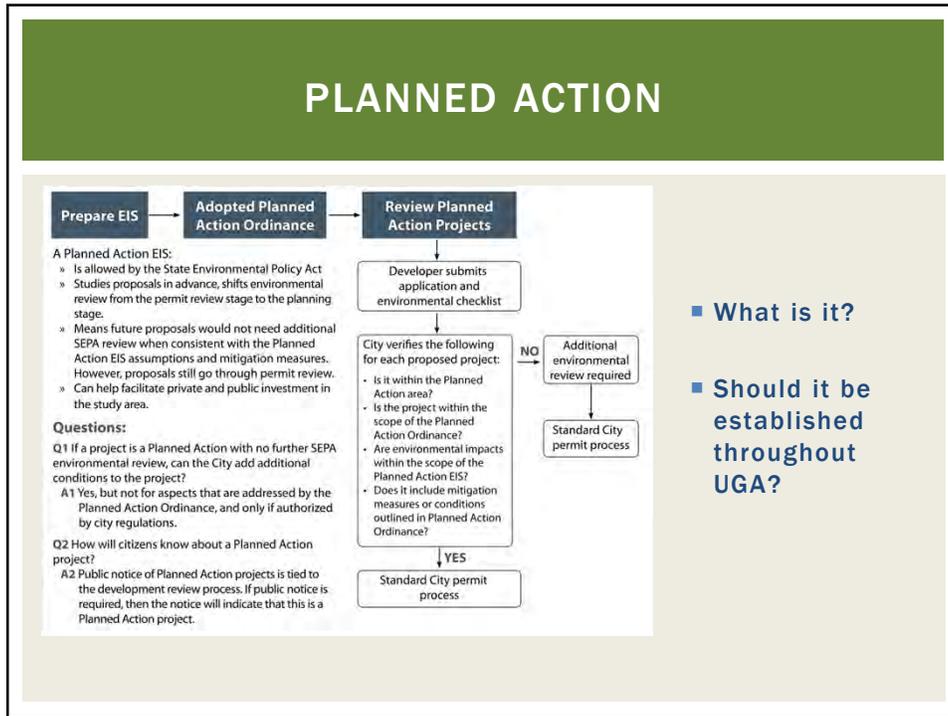
- **Air Quality**
 - Alternative 3 lesser increase in Air Emissions/GHG than Alternative 2 – due to mix of uses
 - Consider sea level rise in future public & private development plans
- **Earth, Water, Haz Mat**
 - Alternatives 2 & 3 increase development but watershed plan, stormwater plan & BMPs improve water quality, reduce flooding
 - Suggest extending concept of Alt 3 Low Intensity Waterfront to Gorst Creek Corridor in floodplain
- **Plants & Animals, Policies**
 - City buffers greater on Sinclair Inlet, County buffers greater on Gorst Creek – EIS includes options for coordinating regulations & adding watershed characterization BMPs
- **Transportation**
 - Alternative 3 has less impacts to state routes over Alternatives 1 & 2
 - Suggest pedestrian crossings (grade separated) on state routes

HEADLINE RESULTS, CONT.

- **Land Use & Aesthetics & Policies**
 - Alternatives 2 & 3 would change intensity and character – application of design guidelines especially in public realm/right-of-way is important to providing for compatible development
 - Need to amend CPPs to address Alternatives 2 & 3 increased growth
- **Cultural Resources**
 - All alternatives similar potential for disturbance
 - Map provided of high & moderate probability – can screen planned action projects
- **Public Services & Utilities**
 - Alts 2 & 3 increase population/demand for services
 - Mine site development would require extension of utilities by developer

PREFERRED ALTERNATIVE

- **Can select one of the EIS alternatives, mix and match, or come up with new alternative in the range**
 - In concert with Preferred Land Use Plan, develop basic standards & mix of incentives & incorporate BMPs
 - Should some zoning & incentives be phased post annexation?
- **To be determined with City and County decision makers**
 - Worst public meeting & Planning Commission input June/July
 - Advisory Committee meeting in early August to solidify a preferred alternative



**Volume 3:
Draft Gorst Subarea Plan**
June 2013

VOLUME 3

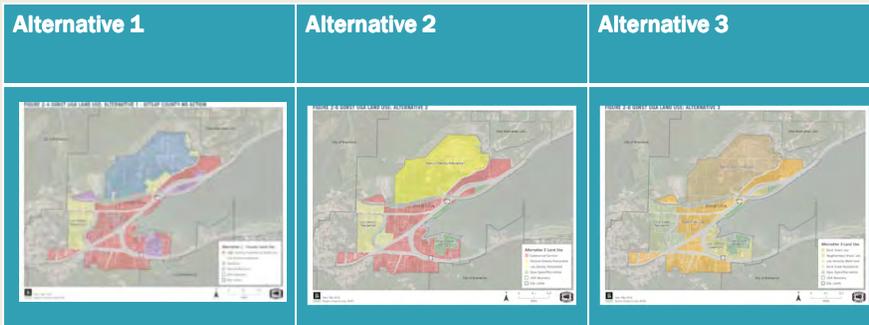
Provide greater detail, guidance and predictability to future development within the 335-acre Gorst UGA

DRAFT SUBAREA PLAN CONTENTS

- Guiding Principles, Goals & Policies
- Land Use Plan – [Shows same range of 3 Draft EIS Alternatives](#)
- Urban Design Concepts
- Best Management Practices & Incentives
- Gorst Zoning & Development Regulations Outline
- Design Guidelines Outline
- Preliminary Capital Facilities Planning Issues

In concert with [Preferred Land Use Plan](#), develop basic standards & mix of incentives & incorporate BMPs

LAND USE PLAN



- Preferred Alternative: Can select one of the EIS alternatives, mix and match, or come up with new alternative in the range

Figure 15. Land Use and Scale Image Examples

Alt 2		Alt 3		
IMAGES: LAND USE AND SCALE				
Scale	Base Height 2 stories	Maximum Height 4 stories - allowed by reducing impervious area		
Low Intensity Waterfront				
	Retail with Landscaping	Improved Streetscape	Commercial Site Plan with Reduced Parking and added Plantings	Narrow Footprint Commercial Buildings with Habitat Buffer and Shoreline Protection
Gross Mixed Use				
	Regional Commercial Retail Center, Retail	Horizontal Mixed Use - Retail & Apartments	Neighborhood Convenience Retail	Live Work Townhouses

DEVELOP PREFERRED PLAN, MIX & SCALE

Incentives are

A relaxation in development standards or allowances for greater development in exchange for providing public benefits or amenities

.... such as stormwater, habitat, or access improvements above & beyond standards

INCENTIVES

- Walkability
- Complete Streets
- Identifiable Character
- Efficient and Coordinated Use of Land and Infrastructure

DESIGN GUIDELINES



CAPITAL FACILITIES PLAN

Walkability

MEETING ACTIVITIES

- Questions & Answers
- Dot Voting - Small Groups

SMALL GROUP QUESTIONS

- What features in Alternatives 1, 2, or 3 do you think are most important to include in a Preferred Alternative?
- What features in Alternatives 1, 2, or 3 were you:
 - Happy to see included?
 - Concerned to see included?
 - Think are missing?
- What strategies do you think would 1) do the most to improve Gorst and 2) can be accomplished by the City or County?

ALTERNATIVE 1 - NO ACTION CURRENT KITSAP COUNTY PLAN

ENVIRONMENTAL OUTCOMES

- ▶ Water Resources, Plants and Animals
 - Less area disturbed for development due to mine continuing.
 - Water quality and flooding concerns could continue.
- ▶ Air Quality, Greenhouse Gas
 - Increase in emissions—lower than other alternatives due to no development of mine.
- ▶ Land Use
 - Focus on commercial & industrial.
 - Conversion of housing to business.
- ▶ Socioeconomics
 - Highest studied employment growth.
- ▶ Transportation – State Route Congestion
 - Continued congestion.
 - Roadway Segment Deficiencies: 48.7%
- ▶ Transportation – Local Roads
 - Vast majority of local roads are uncongested.
 - Roadway Segment Deficiencies: 5.6%
- ▶ Public Services & Utilities
 - Least demand for services.

MINE

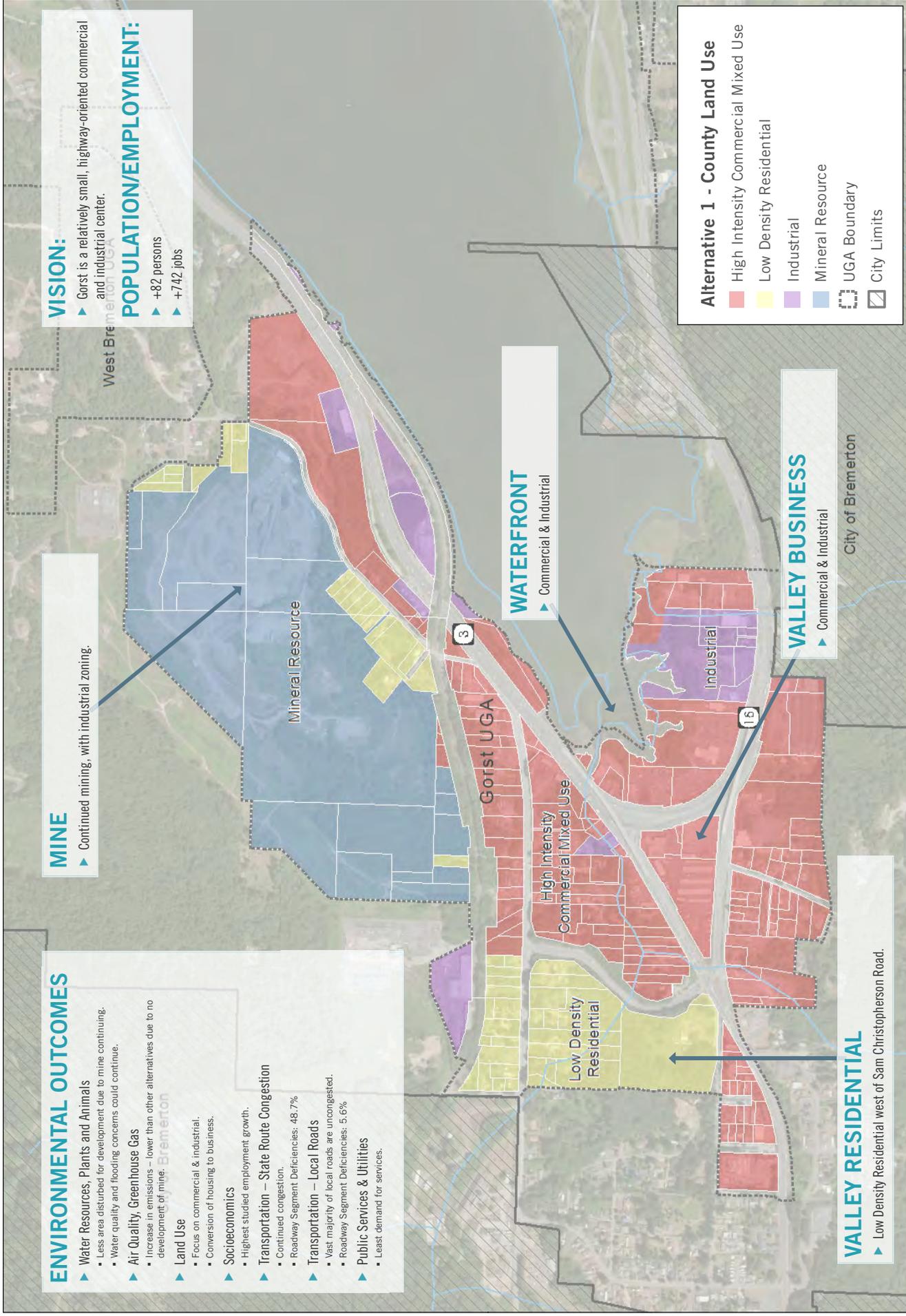
- ▶ Continued mining, with industrial zoning.

VISION:

- ▶ Gorst is a relatively small, highway-oriented commercial and industrial center.

POPULATION/EMPLOYMENT:

- ▶ +82 persons
- ▶ +742 jobs



Alternative 1 - County Land Use

- High Intensity Commercial Mixed Use
- Low Density Residential
- Industrial
- Mineral Resource
- UGA Boundary
- City Limits

VALLEY RESIDENTIAL

- ▶ Low Density Residential west of Sam Christopherson Road.

WATERFRONT

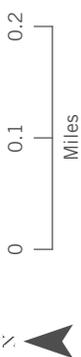
- ▶ Commercial & Industrial

VALLEY BUSINESS

- ▶ Commercial & Industrial



Date: May 2013
Source: Kitsap County, BERK



ALTERNATIVE 2 - GORST IS A WELL-DESIGNED REGIONAL COMMERCIAL CENTER

ENVIRONMENTAL OUTCOMES

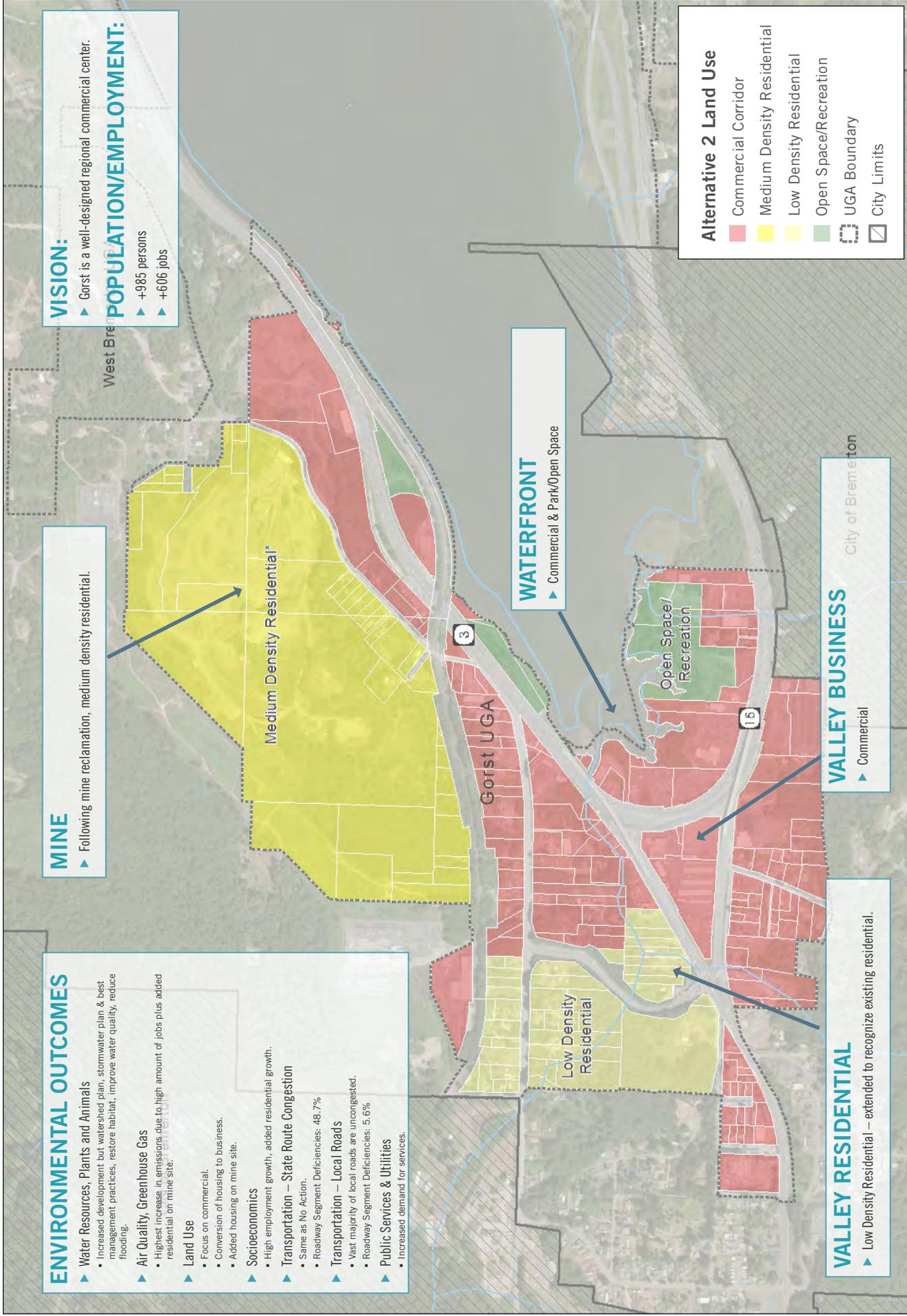
- ▶ **Water Resources, Plants and Animals**
 - Increased development but watershed plan, stormwater plan & best management practices, restore habitat, improve water quality, reduce flooding.
- ▶ **Air Quality, Greenhouse Gas**
 - Highest increase in emissions due to high amount of jobs plus added residential on mine site.
- ▶ **Land Use**
 - Focus on commercial.
 - Conversion of housing to business.
 - Added housing on mine site.
- ▶ **Socioeconomics**
 - High employment growth, added residential growth.
- ▶ **Transportation – State Route Congestion**
 - Same as No Action.
 - Roadway Segment Deficiencies: 48.7%
- ▶ **Transportation – Local Roads**
 - Vast majority of local roads are uncongested.
 - Roadway Segment Deficiencies: 5.6%
- ▶ **Public Services & Utilities**
 - Increased demand for services.

MINE

- ▶ Following mine reclamation, medium density residential.

VISION:

- ▶ Gorst is a well-designed regional commercial center.
- ▶ **POPULATION/EMPLOYMENT:**
 - ▶ +985 persons
 - ▶ +606 jobs



Alternative 2 Land Use

- Commercial Corridor
- Medium Density Residential
- Low Density Residential
- Open Space/Recreation
- UGA Boundary
- City Limits

VALLEY RESIDENTIAL

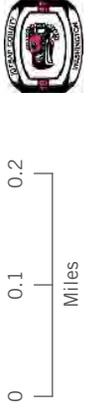
- ▶ Low Density Residential – extended to recognize existing residential.

VALLEY BUSINESS

- ▶ Commercial

WATERFRONT

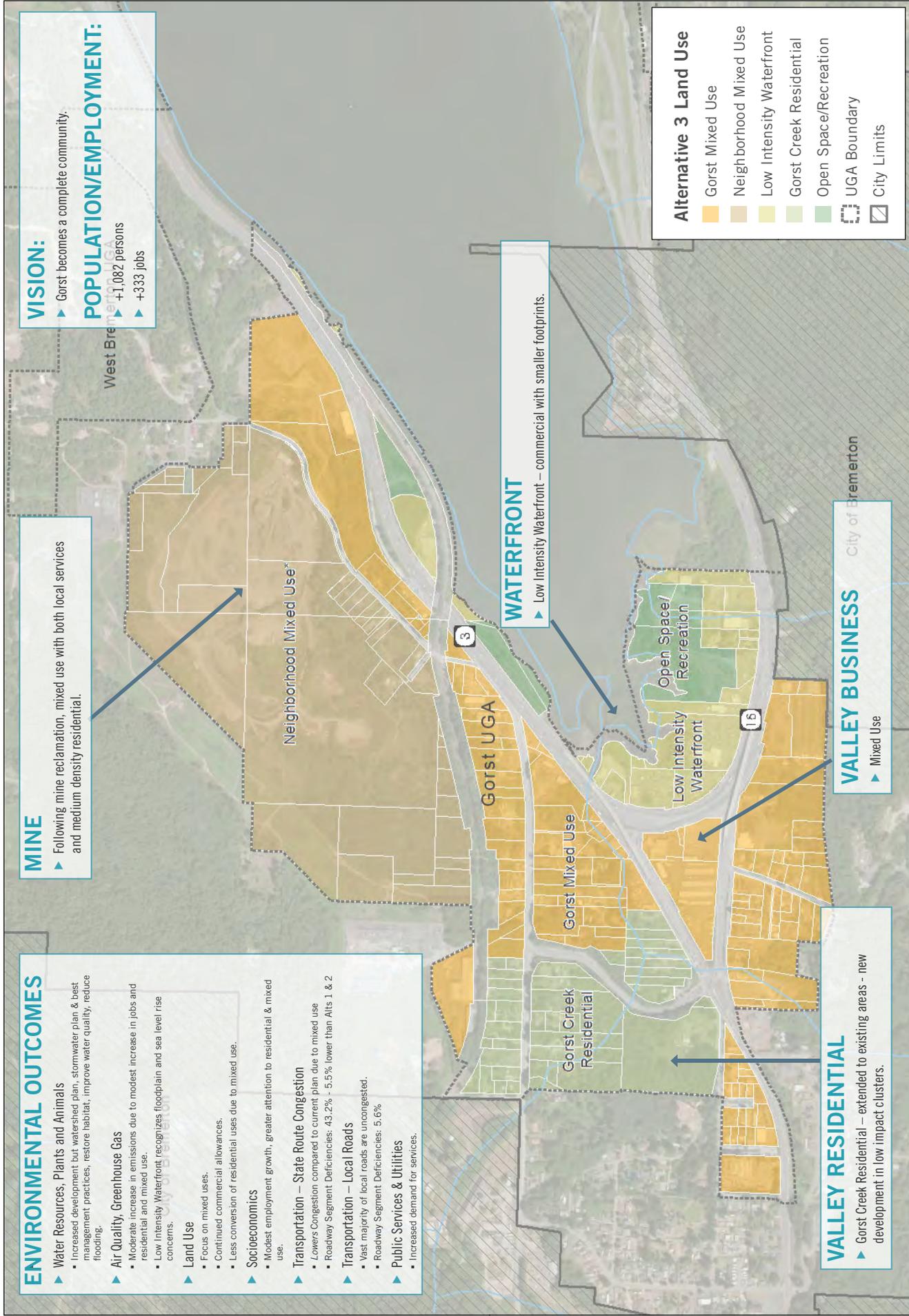
- ▶ Commercial & Park/Open Space



* Note: Mineral resource extraction may continue in near term.



ALTERNATIVE 3 - GORST BECOMES A COMPLETE COMMUNITY



ENVIRONMENTAL OUTCOMES

- ▶ **Water Resources, Plants and Animals**
 - Increased development but watershed plan, stormwater plan & best management practices, restore habitat, improve water quality, reduce flooding.
- ▶ **Air Quality, Greenhouse Gas**
 - Moderate increase in emissions due to modest increase in jobs and residential and mixed use.
 - Low Intensity Waterfront recognizes floodplain and sea level rise concerns.
- ▶ **Land Use**
 - Focus on mixed uses.
 - Continued commercial allowances.
 - Less conversion of residential uses due to mixed use.
- ▶ **Socioeconomics**
 - Modest employment growth, greater attention to residential & mixed use.
- ▶ **Transportation – State Route Congestion**
 - Lowers Congestion compared to current plan due to mixed use
 - Roadway Segment Deficiencies: 43.2% - 5.5% lower than Alts 1 & 2
- ▶ **Transportation – Local Roads**
 - Vast majority of local roads are uncongested.
 - Roadway Segment Deficiencies: 5.6%
- ▶ **Public Services & Utilities**
 - Increased demand for services.

MINE

▶ Following mine reclamation, mixed use with both local services and medium density residential.

VISION:

▶ Gorst becomes a complete community.

POPULATION/EMPLOYMENT:

▶ +1,082 persons
▶ +333 jobs

VALLEY RESIDENTIAL

▶ Gorst Creek Residential – extended to existing areas - new development in low impact clusters.

VALLEY BUSINESS

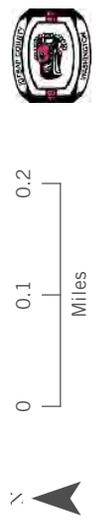
▶ Mixed Use

WATERFRONT

▶ Low Intensity Waterfront – commercial with smaller footprints.

Alternative 3 Land Use

- ▶ Gorst Mixed Use
- ▶ Neighborhood Mixed Use
- ▶ Low Intensity Waterfront
- ▶ Gorst Creek Residential
- ▶ Open Space/Recreation
- ▶ UGA Boundary
- ▶ City Limits



* Note: Mineral resource extraction may continue in near term.

