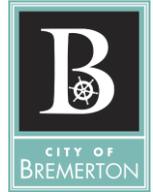




GORST WATERSHED AND SUBAREA PLAN

Preliminary Alternatives Public Workshop Summary



February 12, 2013
Kitsap Square Dance Association Hall
6800 West Belfair Valley Road

INTRODUCTION

At a February 12, 2013 workshop, the City of Bremerton and Kitsap County asked public input about preliminary land use alternatives that should be evaluated in a draft subarea plan and environmental impact statement (EIS) under the State Environmental Policy Act (SEPA). The alternatives are proposed to test *a range* of land use and growth options in the Gorst Urban Growth Area (UGA).

This summary presents results of the February 12, 2013 preliminary alternatives workshop. The preliminary alternatives may be refined as a result of the February 2013 public meeting summarized in this document. Following analysis in the draft EIS and preparation of a draft plan in spring 2013, the public and decision-makers will have another chance to weigh in to help select a preferred alternative in fall 2013.

Proposals

The City of Bremerton, in partnership with Kitsap County and other state, federal, and tribal agencies, is in the process of preparing a proposed Gorst Creek Watershed Plan, including a framework plan for the watershed as a whole and a subarea plan for the Gorst Urban Growth Area (UGA). Also under preparation are implementing land use and environmental regulations. It is also anticipated that a capital facilities plan (CFP) will be prepared to support the plan and to implement infrastructure. The plan and regulations will undergo public review and refinement through late 2013. The planning efforts in the Gorst Creek Watershed and Gorst Urban Growth Area (UGA) are intended to:

- To plan the future of the Gorst area over the next 20-30 years by defining the land use options,
- To protect water quality, habitat and fish while fostering economic development,
- To establish areas for development, restoration and protection based on science,
- To develop a long-range capital improvement plan to provide for future utility services, public services and transportation needs, and
- To make Gorst a place where people want to live, shop and recreate.

Part of the process entails the preparation of a SEPA EIS to evaluate natural and built environment topics and alternative land use patterns, particularly in the Gorst UGA.

To facilitate development and restoration in the Gorst UGA, the City anticipates adopting a planned action ordinance as part of the EIS. Designating a planned action streamlines environmental review for development proposals consistent with EIS mitigation measures that are adopted in a planned action ordinance. Planned actions would be allowed if they meet or exceed proposed land use and environmental performance standards.

Meeting Notices and Attendance

A postcard meeting announcement was sent by mail to each property owner in the Gorst UGA. A flier was emailed to persons who had participated in prior Gorst scoping events in fall 2012, and also to persons indicating a general interest in County and City planning efforts. An article was published in the Kitsap Sun on February 7, 2013.¹ Copies of the meeting flier and postcard are attached.

Thirty-five persons attended the public meeting on preliminary Gorst alternatives and signed the sign-in sheet. More were observed, for a total meeting attendance of between 35-40 persons.

Elected officials attending included Bremerton Mayor Patty Lent, City Councilmember Jim McDonald, and Kitsap County Commissioner Charlotte Garrido.

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, and Kim Anderson with AECOM, and Lisa Grueter, Erik Rundell, and Kevin Gifford with BERK.

Workshop Activities

The workshop included periods of one-on-one conversations where participants could review maps and information and ask questions. A presentation was made by City, County, and consultant staff. Small group discussions were held to review the preliminary maps. The agenda was as follows:

5:00-5:30	Open House
5:30-5:50	Presentation
5:50-6:20	Map Exercise – Preliminary Land Use Alternatives Small Group Discussions
6:20-6:30	Group Reporting
6:30-7:00	Open House

Bremerton Mayor Patty Lent and Kitsap County Commissioner Charlotte Garrido welcomed workshop participants. Allison Daniels, City Planner, Eric Baker, Kitsap County Special Projects Manager, and consultant team members Bill Webb and Lisa Grueter gave a presentation. Following general questions and answers, meeting participants broke up into three small groups and discussed the preliminary alternatives including the following questions:

- What are the advantages & disadvantages of the 3 alternatives?
- Is anything missing? What ideas would you add?
- Do the alternatives test a reasonable range of ideas about the future of Gorst?

It was noted that the point of the questions was not to choose a preferred alternative, but rather to discuss ideas about the range of alternatives.

¹ See article link: <http://www.kitsapsun.com/news/2013/feb/07/planners-seek-ideas-for-future-of-gorst/?partner=popular#axzz2KLKekMAs>

Each small group reported back its results to the full group. Citizens were asked to give the summary where there were volunteers.

Results of the general question and answer period and small group discussions are presented below. In addition, some comments were sent by mail or email to the City or County and these are also summarized following workshop results.

Public comments are being considered in finalizing the range of the alternatives to consider in the draft EIS. Following analysis in the draft EIS and preparation of a draft plan in spring 2013, the public and decision-makers will have another chance to weigh in to help select a preferred alternative in fall 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 Q&A Comments

- **Comment:** Regarding Project Partners, comment opportunities should be the same as for the public. The Washington State Department of Transportation (WSDOT) needs to be a partner. 20 Year Plan – New lanes and HOV are planned.
 - **Response:** Partners are contributing time and money to this process. WSDOT has been contacted and we will ensure we coordinate with them.
- **Comment:** SR3 is a dangerous bottleneck; we should be moving growth away.
- **Comment:** Heinz Lake is located in the Gorst Creek watershed. (Commenter provided some maps and an excerpt of a Kitsap County hearing examiner report from 2009. These are available at City Hall in the project file.)
 - **Response:** The Consultants will contact the Washington State Department of Ecology, the agency that conducted much of the environmental analysis for the watershed characterization to see if they have any thoughts on why they drew the watershed boundary as they did.

Small Group Table 1 (Facilitators Erik Rundell and Kim Anderson)

Advantages

No Action Alternative

- Lower traffic impacts if mine area is left as a mine.

Alternative 2

- Gets rid of industrial areas/uses.

Alternative 3

- Gets rid of industrial areas.
- More recreation and scenic orientation.

Disadvantages

No Action Alternative

- No clear direction of uses.
- Transportation bottleneck.

Alternative 2

- Too much development in mine area.
- Too much commercial.
- Gorst is not a shopping destination.

Alternative 3

- Doesn't reduce development pressure in the area. Still allows too much.
- Commercial area in northeast. (Drawing on map suggests Medium Density Residential or Low Intensity Waterfront.)

Missing

- Return mine to natural or recreation area.
- Need bridge across the bay/inlet for transportation.
- More green space with walking areas and trails, especially along the waterfront.
- Make Low-Intensity Waterfront all open space.

Add

- Run-off issues with more development, especially in mine area.

Small Group Table 2 (Facilitators Allison Daniels and Kevin Gifford)

Advantages

- If it isn't broken, don't fix it. (Pro-No Action)
- Alternative 2 allows property owners to expand to new uses (specifically the mine area).

Disadvantages

- Development of rock quarry (open space).
- New alternatives erode private property rights.

Missing

- WSDOT has plans to add HOV lanes through Gorst area. This would make it difficult to access all the new commercial development that is proposed under Alternatives 2 and 3.

Small Group Table 3 (Facilitators Bill Webb and Lisa Grueter)

Alternatives 1 and 2

- Sucks – don't add commercial, don't expand West Belfair Road
- Alternative 1: Don't like industrial.
- Alternative 2: Can't support that amount of commercial development.

Alternative 3

Advantages

- Low Intensity Waterfront – More likely to go to (patronize) businesses if they were environmentally sensitive.
 - Natural shoreline – recreation trails.
 - Restaurants with a view.
 - Need bike trail.

Disadvantages

- Gorst Creek Residential designation – doesn't actually follow the creek; do the whole thing.
- Mixed Use – includes residential and retail.
- Commercial on north bank and "tail" – why spread out?
- Mine site residential – Could these homes get access to Highway 3?

General Comments

- Missing – Pedestrian bridge over Highway 3.
- Culvert replacement – Gorst Creek culvert has water issues with tides.
- There is a lack of finished development with stormwater improvements.
- Plans should look out beyond 20 years. Global warming, salt water rising. This is why Alternative 2 is a concern – heavy commercial.
- Review seismic issues, including liquefaction soils.
- Area in residential next to UGA – why is this area not in the UGA?

ADDITIONAL WRITTEN COMMENTS

Table 1 below presents a summary of comments received in response to the preliminary alternatives meeting solicitation. Copies of citizen comments are available at City Hall.

Table 1. Summary of Written Comments

Date/Name/Agency	Summary
2/11/2013 Katie Manz, student at WSU, grew up in Bremerton	Bremerton residents are spiritual, recreational, and artistic, where Gorst offers poor quality development (e.g. strip joints). With lower incomes, Bremerton citizens cannot afford development that appeals to a higher class (e.g. the movie theater recently placed downtown). Given downtown hotels and condos are empty why build more along the "desolate and dirty shoreline of the Sinclair Inlet"? The commenter prefers free recreation and a return to the natural environment." If a bike trail was built between Bremerton and Port Orchard, and the estuary was restored, it would not only benefit the current population by providing us with an easy and versatile outlet for healthy activities, as opposed to spending money on mindless entertainment, it would also draw the residents that the city council is clearly so desperate to appeal to." Avoid more generic construction in Gorst, ruining the beauty of the area.
2/12/2013 Max and Yvonne Sadtler, Mattress Ranch	Zoning should be mixed use throughout the area; this would be beneficial to property owners as well as added future revenue for the county. "Anything less than mixed use will devalue current property and prohibit possible future 'community' projects." Comments included thanks for the opportunity to participate and have a voice; they understand progress and change and hope that it will be fair and reasonable for all parties.
2/17/2013 Mike McCuddin, Gorst Resident	Feels strongly that none of the Alternatives is appropriate for Gorst due to the dangerous traffic conditions and limited options for fixing the transportation problems, short of a bridge across Sinclair Inlet to bypass Gorst. "There needs to be an Alternative 4 that would focus on improving the

Date/Name/Agency	Summary
	<p>transportation nightmare in Gorst, not making it even worse. Alternative 4 would have fewer, not more commercial and industrial sites competing for access to Highway 3. Adding more residential areas would not be part of Alternative 4 either, since more homes means more vehicles and more traffic problems. The number of vehicles with Gorst as a destination each day should be reduced, not increased. There are places in Washington that are appropriate for growth and more intensive development and land use. Gorst is not one of them. In 20 years, Gorst should become a place with a coordinated development pattern that demonstrates best management practices for land use, traffic congestion management, green infrastructure, and habitat protection and restoration. None of the three alternatives does that. Gorst should not be a focus of industrial uses, a rival for Downtown Bremerton waterfront development, or a place where traffic congestion worsens beyond 'no action' levels."</p>

Two questionnaires distributed at the public meeting were returned by Mary Bienek and Leslie Kabelac. Both responses are summarized in Table 2 and are also available for review at City Hall.

Table 2. Questionnaire Summary

Question	Summary
<p>A. Is Gorst a neighborhood? Is there more than one neighborhood?</p>	<p>Comment 1: Gorst has 3 neighborhoods. East of the triangle, i.e. "Pleasant Valley" area. West at old Belfair Highway. Sherman Heights/Sand Dollar.</p> <p>Comment 2: Gorst has 2 neighborhoods. Confusion exists because of the old abandoned homes on Hwy 16. These were at one time part of a neighborhood.</p>
<p>B. In 20 years, what should Gorst become?</p>	<p>Comment 1: A commercial center that promotes economically viable regional commercial uses that benefit from regional traffic patterns. Also, improved traffic flow at peak hours. 20 years ago, a plan was put forth to bypass freeway south from Werner Road to and past Gorst. What happened? Nothing.</p> <p>Comment 2: A place with a coordinated development pattern that demonstrates best management practices for land use, traffic congestion management, green infrastructure, and habitat protection and restoration. Also, Hwy 16 needs to be moved away from open space, waterfront.</p>
<p>C. What Gorst should <u>not</u> be:</p>	<p>Comment 1: A focus of industrial uses that compete with the South Kitsap Industrial Area (around Airport) A rival for Downtown Bremerton waterfront development A place with no opportunity to provide economically and environmentally sustainable development Anything else? No sidewalks.</p>

Question	Summary	
	Comment 2: A place where traffic congestion worsens beyond “no action” levels.	
D. What are the “pros” or positive aspects of: Alternative 1 (No Action – Current Plan)?	Alternative 2 (Gorst is a well-designed regional commercial center)?	Alternative 3 (Gorst becomes a complete community)?
Comment 1: Low impact. Dis = Transportation bottleneck	Comment 1: Quarry rights for foreseeable time.	Comment 1: “NIMBY”. Who would want to live there?
Comment 2: Adding commercial use when traffic on Hwy 16 and Hwy 3 is so congested – BAD.	Comment 2: More traffic??	Comment 2: This is better.
E. What are the “cons” or negative aspects of: Alternative 1 (No Action – Current Plan)?	Alternative 2 (Gorst is a well-designed regional commercial center)?	Alternative 3 (Gorst becomes a complete community)?
Comment 1: No clear use.	Comment 1: Too much commercial development.	Comment 1: See pro #3 which is really a con.
Comment 2: No pressure on State of WA Highways to attempt to fix traffic problems on Hwy 16 and Hwy 3.	Comment 2: Will just make traffic a problem worse!	Comment 2: Will remove traffic problem.
F. Is there anything “missing” from: Alternative 1 (No Action – Current Plan)?	Alternative 2 (Gorst is a well-designed regional commercial center)?	Alternative 3 (Gorst becomes a complete community)?
Comment 1: No recreation plan – influx on watershed by trespass.	Comment 1: How would commercial development get an EIS? Not likely.	Comment 1: Can’t get to beach. Not much open space to deal with high tides and run-off.
Comment 2: No traffic fix!	Comment 2: Traffic!	Comment 2: No response.
G. Is there anything else you would like to share?	<p data-bbox="662 1297 1495 1556">Comment 1: 20 years ago, a plan was put forward to go around Gorst with an alternative route in case of emergency evacuation. Studies were made, no funding came. Kent Street between 3rd and Prospect is now falling into Wright Creek, which is less than 50 feet away. The county keeps filling with rocks & asphalt which fall into the creek. Commenter would like to be contacted about how to solve this temporarily.</p> <p data-bbox="662 1566 1495 1682">Comment 2: Unless a plan is agreed to that will fit in with what will be done about congestion around the <u>head of the bay</u> we may as well do nothing.</p> <p data-bbox="662 1692 1495 1808">Additional letter attached: Noting the history of traffic problems, having difficulty exiting driveway on Hwy 16, and the effort to have State change the speed limit – this simple inexpensive move did help.</p>	

Attachments

Flier and Postcard advertising February 12, 2013 meeting

Workshop Presentation – February 12, 2013

Project Fact Sheet – February 2013

Preliminary Alternatives and Images Chart – February 2013

Questionnaire – February 2013



You're Invited!



What **Preliminary Land Use Alternatives Workshop** for the Gorst Creek Watershed Plan & Environmental Impact Statement (EIS)

When Tuesday, February 12, 2013
5:00 PM - 7:00 PM

Where Kitsap Square Dance Association, Dance Hall
6800 W Belfair Valley Road

Why **Join us** for an open house and workshop to talk about the Gorst Urban Growth Area Preliminary Land Use Alternatives under development by the City of Bremerton, together with Kitsap County, Suquamish Tribe and other agencies. At the meeting, you can review available information, participate in a mapping exercise, ask questions and provide comments on the future of Gorst.

Visit the project web site at: www.gorstwatershed.com



For More Information

Allison Daniels
City Planner
City of Bremerton
Community Development Department
Allison.Daniels@ci.bremerton.wa.us
360-473-5845





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345 6th Street, Suite 600
Bremerton, WA 98337

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GORST CREEK WATERSHED PLAN

February 2013

PRELIMINARY ALTERNATIVES MEETING




AGENDA

- 5:00 **Open House**
- 5:30 **Presentation**
- 5:50 **Map Exercise**
 *Preliminary Land Use Alternatives Small Group Discussions
- 6:20 **Group Reporting**
- 6:30 **Open House**
- 6:50 **Adjourn**

Project Overview & Schedule

MEETING PURPOSE

- **Public Workshop Objectives**
 - Share information
 - Describe 3 preliminary alternatives
 - Hear from residents & business owners:
 - What are the advantages & disadvantages of the 3 alternatives?
 - Is anything missing? What ideas would you add?
 - Do the alternatives test a reasonable range of ideas about the future of Gorst?



Note: We are not asking you to choose a preferred alternative – just for ideas on the range of alternatives.

PURPOSE OF PLANNING EFFORT

- To plan the future of the area over the next 20-30 years by defining the land use options
- To protect water quality, habitat and fish while fostering economic development
- To establish areas for development, restoration and protection based on science
- To develop a long-range capital improvement plan to provide for future utility services, public services and transportation needs
- To make Gorst a place where people want to live, shop and recreate

PRODUCTS

- Watershed Characterization
- Land Use Plan & Development Regulations
- Stormwater Plan
- Capital Improvement & Corrective Action Plan
- Outreach & Information Transfer Plan





PROJECT PARTNERS

- City of Bremerton
- Kitsap County
- The Suquamish Tribe
- Kitsap County Heath District
- Port of Bremerton
- Puget Sound Partnership
- USEPA
- Washington Department of Fish and Wildlife
- Washington Department of Ecology
- Sustainable Bremerton
- West Sound Watershed Council
- City of Port Orchard

GORST CREEK WATERSHED PLAN SCHEDULE 2012 - 2013

We are here: Winter 2013

SCHEDULE

Goal is to be completed by January 1st 2014

Currently defining a range of land use alternatives

Next step - develop and evaluate alternatives using an Environmental Impact Statement (EIS)

The Gorst subarea plan would address UGA land uses, services & annexation

Background Information - Watershed Analysis - Fall 2012 Public Outreach

STUDY AREA

Entire Watershed vs. Urban Growth Area

Part Bremerton, Part County, Part Port Orchard

Boundaries are based on Hydrology—NOT Jurisdiction

WATERSHED CHARACTERIZATION

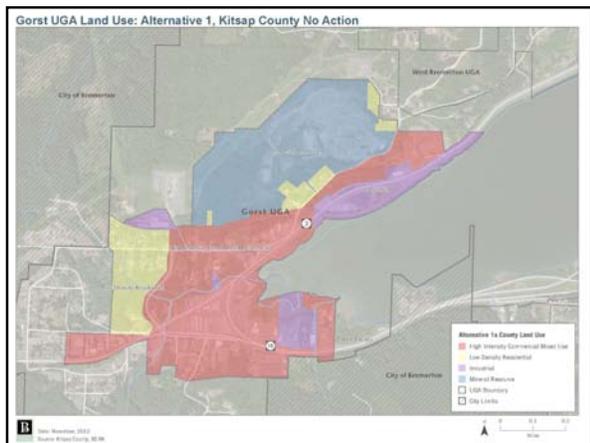
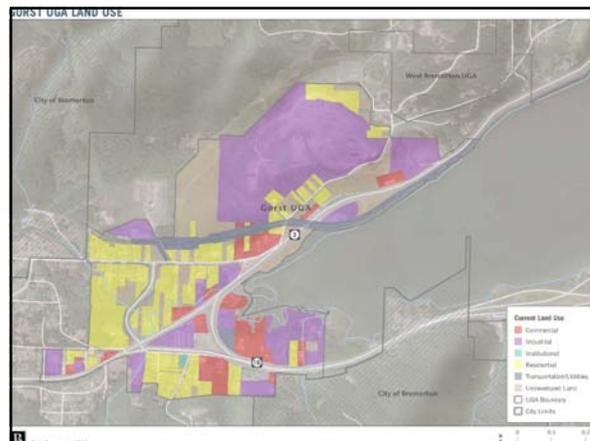
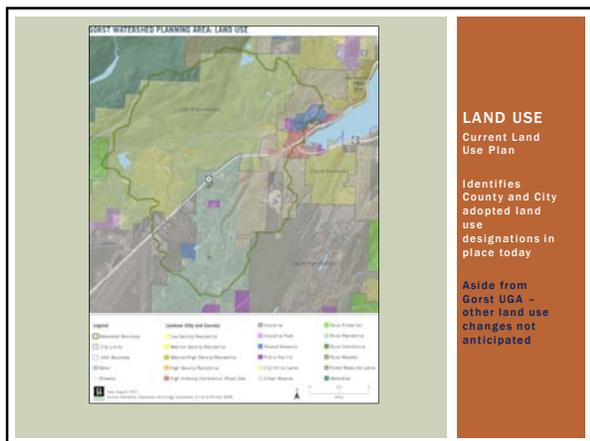
- Evaluated critical habitat areas
- Evaluated critical areas for water quality processes
- Overlaid these areas to define areas of protection, restoration, and development

STORMWATER STUDIES

- Reviewing locations of drainage deficiencies
- Developing stormwater actions & strategies
- All alternatives will need to address

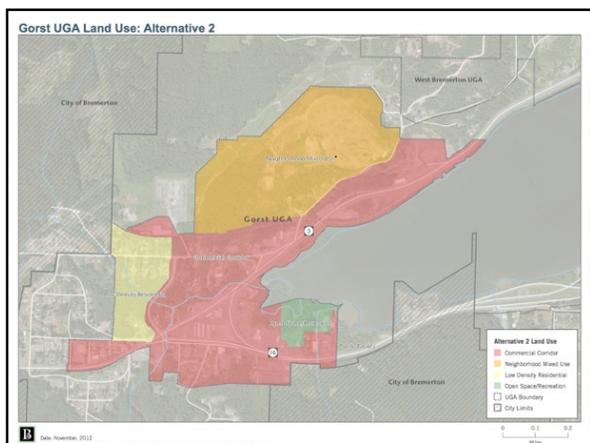






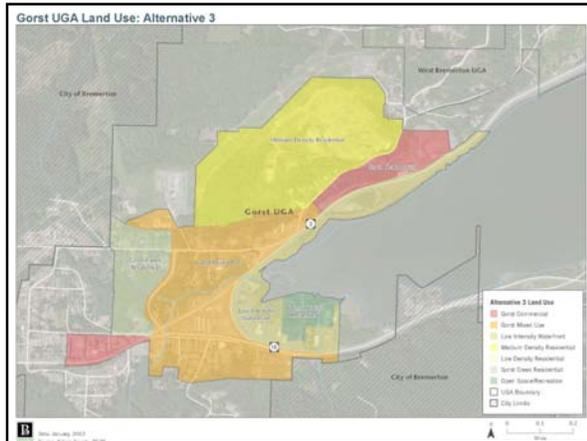
PRELIMINARY ALTERNATIVE 2 - VISION

Gorst is a well-designed Regional Commercial Center



PRELIMINARY ALTERNATIVE 3 - VISION

Gorst becomes a Complete Community



WHAT WILL THE EIS COVER?

Three alternatives will be reviewed with respect to many natural & built environment topics:

- Geology/soils
- Air quality
- Water resources
- Stormwater
- Plants and animals
- Noise
- Hazardous Materials
- Land Use Patterns
- Plans and Policies
- Socioeconomics
- Aesthetics
- Cultural Resources
- Transportation
- Public Services & Utilities

WHAT IS A PLANNED ACTION?

Prepare EIS → **Adopted Planned Action Ordinance** → **Review Planned Action Projects**

A Planned Action EIS:

- Is allowed by the State Environmental Policy Act
- Studies proposals in advance, shifts environmental review from the permit review stage to the planning stage
- Means future proposals would not need additional SEPA review when consistent with the Planned Action EIS assumptions and mitigation measures. However, proposals still go through permit review.
- Can help facilitate private and public investment in the study area.

Questions:

Q1 If a project is a Planned Action with no further SEPA environmental review, can the City add additional conditions to the project?
A1 Yes, but not for aspects that are addressed by the Planned Action Ordinance, and only if authorized by city regulations.

Q2 How will citizens know about a Planned Action project?
A2 Public notice of Planned Action projects is tied to the development review process. If public notice is required, then the notice will indicate that this is a Planned Action project.

Developer submits application and environmental checklist

City verifies the following for each proposed project:

- Is it within the Planned Action area?
- Is the project within the scope of the Planned Action Ordinance?
- Are environmental impacts within the scope of the Planned Action EIS?
- Does it include mitigation measures or conditions outlined in Planned Action Ordinance?

NO → Additional environmental review required → Standard City permit process

YES → Standard City permit process

Next Steps

NEXT STEPS

- Share Preliminary Visions & Land Use Alternatives
 - February 12 – Public Open House
 - February 19 – Bremerton & Kitsap County Planning Commissions
- Prepare Draft Planned Action EIS & Draft Plan
 - Spring/Early Summer 2013
 - 30-day comment period minimum
 - Public workshop

GENERAL Q & A

SMALL GROUP QUESTIONS

■ Small Group Discussion Questions:

- What are the advantages & disadvantages of the 3 alternatives?
- Is anything missing? What ideas would you add?
- Do the alternatives test a reasonable range of ideas about the future of Gorst?

Note: We are not asking you to choose a preferred alternative – just for ideas on the range of alternatives



GORST CREEK WATERSHED PLAN, GORST SUBAREA PLAN, AND PLANNED ACTION EIS



Project Fact Sheet

What is the purpose of the Gorst planning effort?

The planning efforts in the Gorst Creek Watershed and Gorst Urban Growth Area (UGA) are intended to:

- To plan the future of the Gorst area over the next 20-30 years by defining the land use options,
- To protect water quality, habitat and fish while fostering economic development,
- To establish areas for development, restoration and protection based on science,
- To develop a long-range capital improvement plan to provide for future utility services, public services and transportation needs, and
- To make Gorst a place where people want to live, shop and recreate.

What is the study area?

The Gorst Creek Watershed and Gorst UGA together comprise the study area, and encompass over 6,000 acres in the southwestern portion of Kitsap County.

- About 3,597 acres comprise Bremerton city limits.
- The unincorporated Gorst UGA is approximately 335 gross acres in area (about half of which are in the watershed).
- Approximately 178 acres are in the McCormick Woods area of the City of Port Orchard.
- The balance of the watershed, about 1,941 acres, consists of Rural unincorporated land.

Who is planning for the area? What plans will be prepared?

The City of Bremerton, in partnership with Kitsap County and other state, federal, and tribal agencies, is in the process of preparing a proposed Gorst Creek Watershed Plan, including a framework plan for the watershed as a whole and a subarea plan for the Gorst UGA. Also under preparation are implementing land use and environmental regulations. It is also anticipated that a capital facilities plan (CFP) will be prepared to support the plan and to implement infrastructure. The plan and regulations will undergo public review and refinement through late 2013. An environmental impact statement (EIS) will be prepared to evaluate possible environmental effects of the plans and alternatives (see below).

How is the plan funded?

The planning effort is funded through the US Environmental Protection Agency's Watershed Management Assistance Program Grant and from the participation of Gorst government agencies, regional stakeholders, and property owners.

Is annexation under consideration?

Under the Growth Management Act (GMA), the preferred urban service providers in UGAs are cities. Kitsap County has associated the *Gorst UGA* with the City of Bremerton, meaning the City is the designated future service provider for the UGA and may annex it. The subarea plan and implementing zoning are anticipated to serve as pre-annexation planning and zoning pursuant to RCW 35.13.177. The subarea plan will also address the transition from County to City services. The City proposes to annex the Gorst UGA following the completion of the subarea plan. The City intends to work closely with the Gorst community now during the planning process and following annexation.

What is an Environmental Impact Statement (EIS)?

Generally an EIS is an informational document, prepared in accordance with the State Environmental Policy Act (SEPA), that provides the City, public, and other agencies with environmental information to be considered in the decision-making process for new development. It also allows residents, businesses, and other government agencies to comment on proposals and alternatives. An EIS describes: proposed actions and alternatives; existing conditions of the study area; impacts that may occur if an alternative were implemented; mitigation measures to reduce or eliminate impacts; and potential significant, unavoidable, and adverse impacts. A draft EIS is anticipated to be issued in spring 2013 for Gorst planning proposals. After a minimum 30-day comment period, a final EIS will be prepared to respond to comments and to evaluate a preferred alternative.

What is a Planned Action?

A planned action provides more detailed environmental analysis during an areawide planning stage rather than at the project permit review stage. Designating a planned action streamlines environmental review for development proposals consistent with EIS mitigation measures that are adopted in a planned action ordinance. Planned actions would be allowed if they meet or exceed proposed land use and environmental performance standards. This tool has been used elsewhere by local governments in Washington State, including Bremerton. The City is considering designating a planned action for the Gorst UGA. Some Gorst land use alternatives may vary which areas are included in the planned action.

What are the alternatives?

As of February 2013, the City and County are proposing to study the following preliminary alternatives in the draft EIS:

- Alternative 1 – No Action: Reflecting the Current Comprehensive Plan for the Gorst UGA (required by SEPA)
- Alternative 2 – Gorst is a well-designed regional commercial center
- Alternative 3 - Gorst becomes a complete community

These are described on a separate handout. The alternatives are proposed to test *a range* of land use and growth options in the UGA. The preliminary alternatives may be refined as a result of the February 2013 public meeting and City and County decision-maker input. Following analysis in the draft EIS and preparation of a draft plan in spring 2013, the public and decision-makers will have another chance to weigh in to help select a preferred alternative in fall 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.

How do I comment?

You may comment at public meetings and forums, such as the Preliminary Alternatives meeting held February 12, 2013. More meetings will be scheduled in the future – please see the project website (see link below). You may also comment at the project website throughout the project (see link below). Public comment will be available following the preparation of the draft plans and draft EIS. The draft plan and draft EIS are anticipated to be available in late spring 2013. A minimum 30-day comment period will be held.

For More Information:

Visit the project web site at: www.gorstwatershed.com

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City of Bremerton

Department of Community Development

345 6th Street, Suite 600

Bremerton, WA 98337

PRELIMINARY LAND USE ALTERNATIVES

Gorst Urban Growth Area

A set of land use alternatives will be tested in a planned action environmental impact statement (EIS) and will be addressed in a draft subarea plan and draft development regulations. These documents will be available later in spring 2013 for public review. While the No Action Alternative (current plan) is required to be studied by the State Environmental Policy Act (SEPA) other alternatives can be studied that present a range of options. Alternatives 1, 2, and 3 have been developed preliminarily in order to test a range of options in the draft EIS and draft plan. After the draft EIS and draft plan are prepared there will be additional opportunities for public review so that a preferred alternative can be developed. 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.

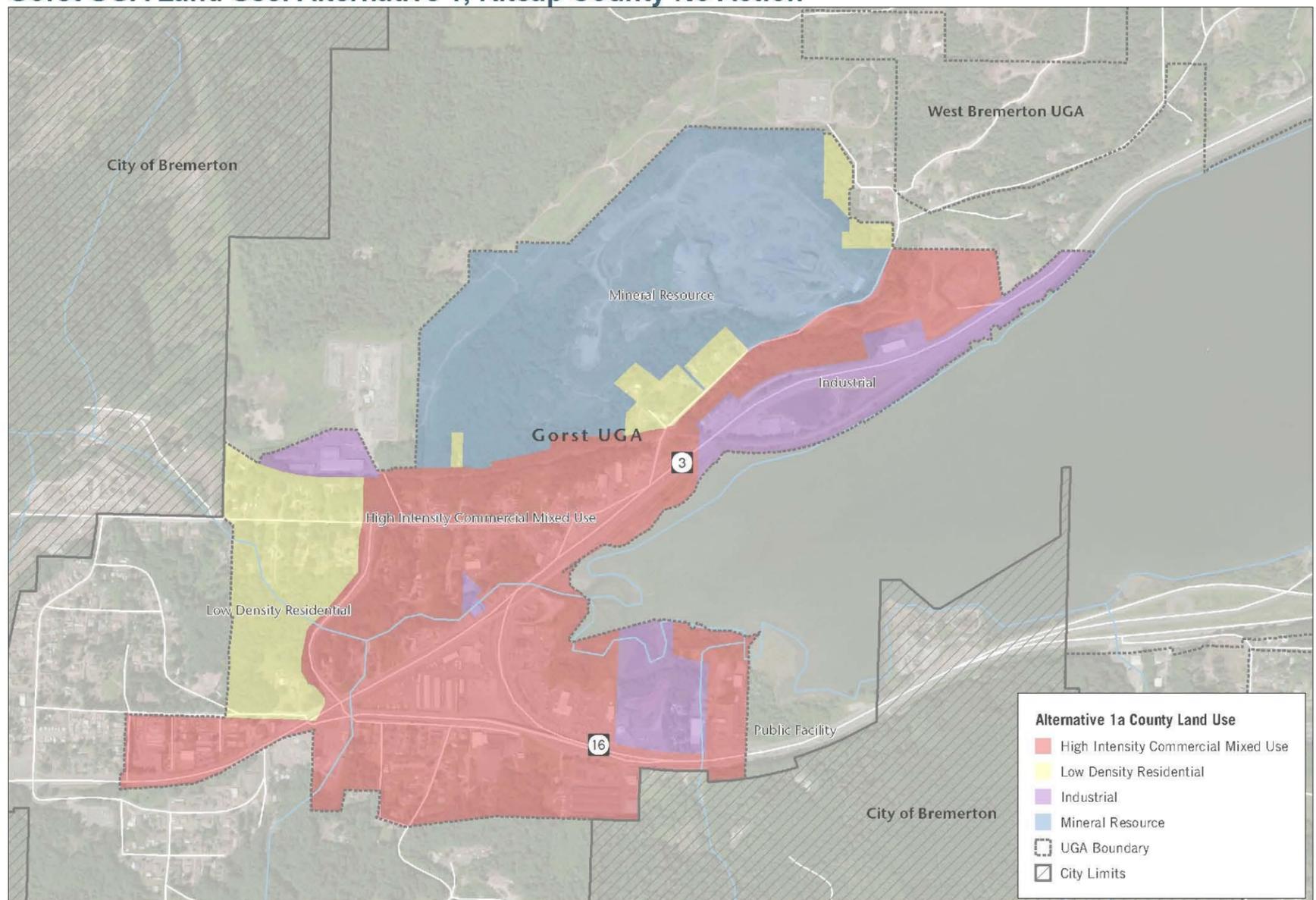
ALTERNATIVE 1 NO ACTION VISION – KITSAP COUNTY COMPREHENSIVE PLAN

The Gorst Urban Growth Area (UGA) is a relatively small highway-oriented commercial and industrial center.

Alternative 1 Land Use Designations

	<p>Urban High-Intensity Commercial/Mixed Use</p> <p>This designation primarily focuses on larger commercial centers, including commercial uses that require large sites and draw customers at the community and regional scale. Examples of commercial uses appropriate to this designation include but are not limited to superstores, department stores, automotive parts and sales, home improvement stores, hotels and motels, and restaurants. Mixed use developments incorporating residential units are also appropriate in this designation. Zones that implement the Urban High-Intensity Commercial/Mixed Use designation include: Highway Tourist Commercial, Regional Commercial, and Mixed Use.</p>
	<p>Mineral Resource Overlay</p> <p>The intent of the Mineral Resource Overlay is to protect sand, gravel, and rock deposits identified as significant. Commercial quality deposits should be recognized as non-renewable resources and managed accordingly.</p>
	<p>Urban Industrial</p> <p>This designation includes both industrial and business uses, such as light manufacturing, hi-tech, warehousing, bio-tech, park-like business, 4-year educational institutions, equipment and vehicle repair, as well as heavy industrial activities and those requiring access to major transportation corridors. Zones that implement the Urban Industrial designation include: Business Center, Business Park, Industrial, and Airport.</p>
	<p>Urban Low-Density Residential</p> <p>This designation primarily focuses on single-family dwellings but also may include innovative types such as clustered housing. It also includes regulated environmentally critical areas within the UGAs and other areas identified for low-density urban development. Zones that implement the Urban Low-Density Residential designation include: Urban Restricted Residential, Illahee Greenbelt Zone, Urban Low Residential, and Urban Cluster Residential and Senior Living Homestead.</p>

Gorst UGA Land Use: Alternative 1, Kitsap County No Action



B Date: November, 2012
Source: Kitsap County, BERK

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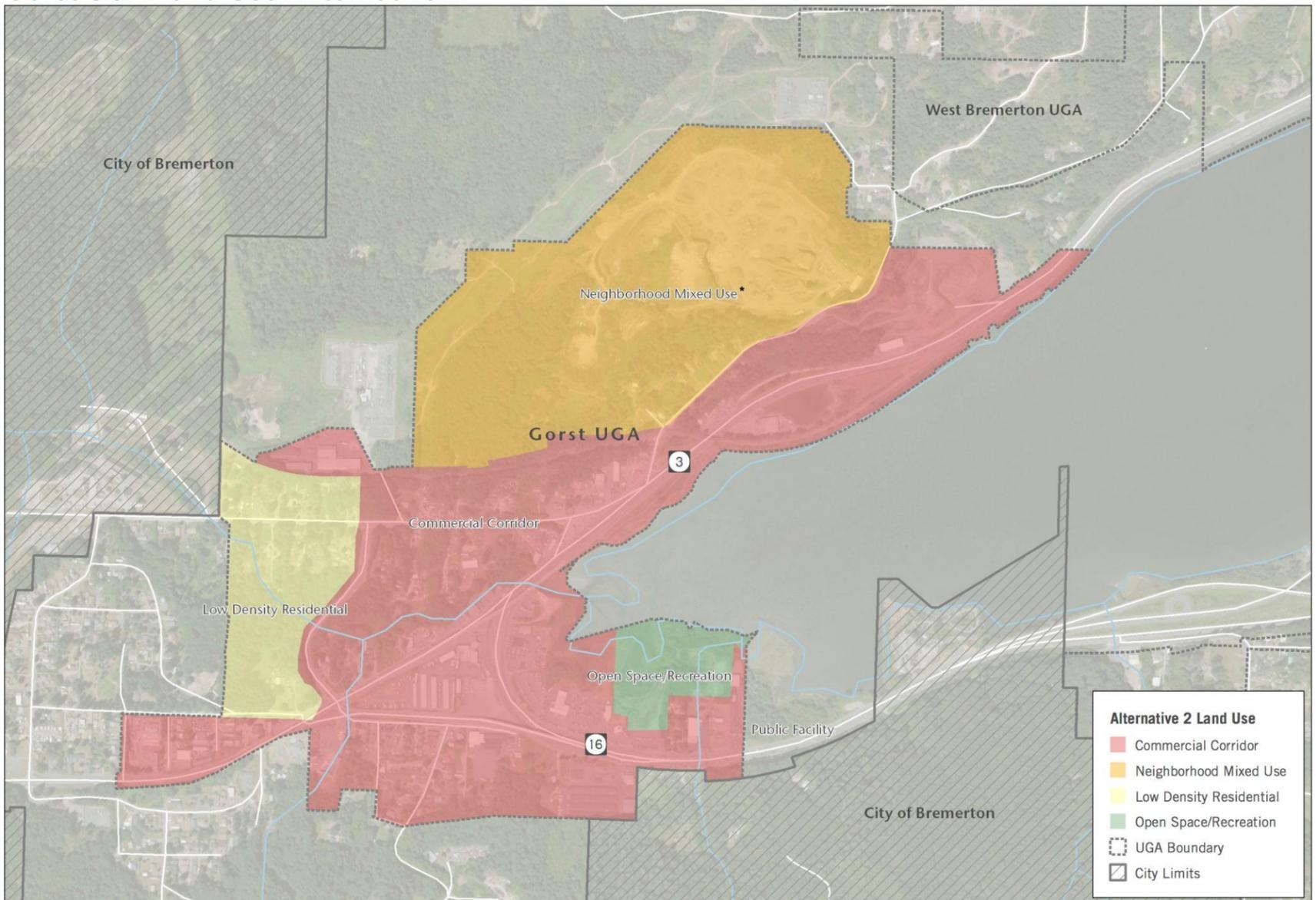
ALTERNATIVE 2 VISION – GORST IS A WELL-DESIGNED REGIONAL COMMERCIAL CENTER

Gorst is a regional commercial corridor along the waterfront providing locations for the Bremerton community and Kitsap County residents to shop for major purchases such as autos, home furnishings, and other goods and services. Gateway treatments, boulevard style streetscape improvements, and access improvements invite the community to Gorst and allow convenient travel to regional businesses. Shoreline public access is emphasized along Sinclair Inlet and portions of Gorst Creek connecting to a regional non-motorized trail network. Along the west and north boundaries of the UGA are low and medium density residential neighborhoods and small scale commercial uses providing daily conveniences. The development pattern includes a range of low-scale detached and attached residential choices in traditional and clustered development patterns. A comprehensive watershed plan guides development and provides land use, green infrastructure, and habitat best management practices in the UGA and watershed.

Alternative 2 Designations

	<p>Commercial Corridor</p> <p>The commercial corridor designation provides locations for high intensity commercial uses serving the entire community while preserving maritime views, forested areas, and buffering impacts to adjacent residential areas. The corridor accommodates access to businesses by automobile while also creating a pedestrian-friendly, transit-supporting corridor. A planned action would not apply waterward of SR 16 and SR 3, along Sinclair Inlet.</p>
	<p>Neighborhood Mixed Use</p> <p>This district promotes low and medium density housing including detached single family, attached single family, cottages, townhomes, small scale flats, and accessory dwelling units. Developments are accomplished in an environmentally sustainable pattern, such as clustering, low impact development techniques, energy conservation, and similar methods. Small scale commercial uses that serve local residences are allowed. Public and private open spaces are also promoted.</p>
	<p>Low Density Residential</p> <p>The intent of the low density residential designation is to accommodate single-family housing by infilling at a range of lot sizes consistent with urban growth patterns. Some attached single-family housing may be appropriate when responding to sensitive areas or with innovative design. Residential development at higher densities is encouraged at the edge of designated centers.</p>
	<p>Open Space/Recreation</p> <p>The Open Space/Recreation designation allows for active and passive parks, recreation, and open space facilities. Secondary uses include accessory commercial such as concessions, recreation equipment rental, and other small-scale facilities that support and enhance public access and recreation.</p>

Gorst UGA Land Use: Alternative 2



Date: November, 2012
Source: Kitsap County, BERK

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



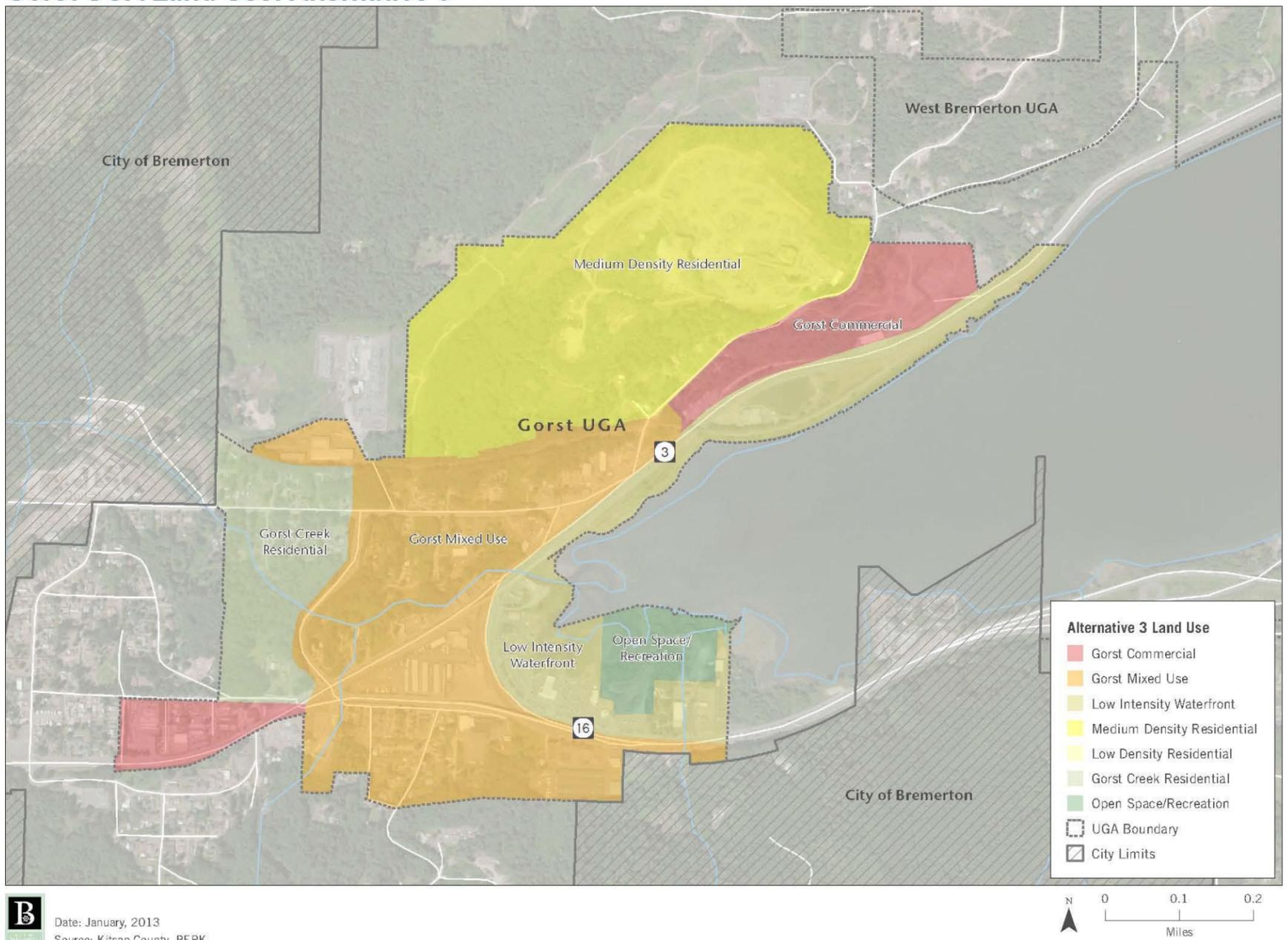
ALTERNATIVE 3 VISION – GORST BECOMES A COMPLETE COMMUNITY

As the South Kitsap Industrial Area grows as an employment center, and demand increases for housing such as along Sinclair Heights Road, Gorst evolves into a complete community with places to live, play, shop, and work, in a waterfront setting. Gorst also serves as a community-wide demonstration of low-impact development techniques to create a sustainable, compact and enduring place. Views, cultural resources, critical areas are protected and enhanced through a coordinated watershed development, restoration, and protection plan and best management practices. Along the waterfront a lower intensity land use pattern emerges with commercial uses occurring on smaller impervious footprints interspersed by trails, parks, and reclaimed shoreline habitat. A secondary circulation network improves business access, creates a pedestrian scale, and provides non-motorized access to waterfront properties. Central Gorst allows more intensive regional commercial, office, hotel, and mixed use residential developments. Small-scale mixed use neighborhoods along West Belfair Road and West Frone Road provide gathering places and daily conveniences for Gorst residents as well as medium density housing as part of horizontal and vertical mixed use development patterns. Along Gorst Creek, a restored riparian corridor is created, made possible in part by development incentives such as cottages, small lot single family, medium density residential and mixed use development. A residential neighborhood along Sinclair Heights Road provides a range of detached and attached residential choices in clustered patterns.

Alternative 3 Designations

	<p>1. Low Intensity Waterfront</p> <p>The low intensity waterfront district allows commercial uses to serve the traveling public in a development pattern that reduces impervious surfaces, promotes shoreline reclamation and open space, promotes landscape and streetscape improvements, promotes pedestrian safety and comfort, and improves vehicular access. Commercial uses would occur on smaller impervious footprints interspersed by trails, parks, and reclaimed shoreline habitat.</p>
	<p>2. Gorst Mixed Use</p> <p>The Gorst Mixed Use district promotes mixed uses – retail, hotel, office, services, residential – in horizontal or small scale vertical patterns-- and regional commercial uses designed to maximize shoreline views and allow streamside public access where appropriate. A more intensive development pattern is found in Central Gorst and a less intensive pattern is found on Gorst Creek, West Belfair Road, Sam Christopherson Road West, and West Frontage Road/ West Frone Drive.</p>
	<p>3. Gorst Commercial</p> <p>The district applies to areas that provide commercial uses to serve the traveling public, including along major traffic corridors in urban areas and at highway interchanges, and for commercial establishments requiring large sites. This designation also recognizes small scale light industrial and offices as secondary uses. Site planning promoting coordinated landscape treatments, pedestrian safety and comfort as well as directed vehicular access are features of new development and substantial redevelopment.</p>
	<p>4. Medium Density Residential</p> <p>This district promotes a variety of attached and detached low and medium density housing including detached single family, attached single family, cottages, small scale flats, townhomes, and accessory dwelling units. Developments are designed in an environmentally sustainable pattern, such as through clustering, low impact development techniques, energy conservation, and similar methods.</p>
	<p>5. Gorst Creek Residential</p> <p>Gorst Creek Residential district applies to low density residential and large lot residential areas along Gorst Creek, where low impact development and riparian and wetland zone protection are priorities. Clustered development patterns and incentives for stream restoration are promoted.</p>
	<p>6. Open Space/Recreation</p> <p>The Open Space/Recreation designation allows for active and passive parks, recreation, and open space facilities. Secondary uses include accessory commercial such as concessions, recreation equipment rental, and other small-scale facilities that support and enhance public access and recreation.</p>

Gorst UGA Land Use: Alternative 3



B Date: January, 2013
Source: Kitsap County, BERK

IMAGES: LAND USE & SCALE

Scale		Base Height 2 stories	Maximum height 4 stories – allowed by reducing impervious area					
Low Intensity Waterfront	Commercial							
		Retail with Landscaping	Improved Streetscape	Commercial Site Plan with Reduced Parking and added Plantings	Narrow Footprint Commercial Buildings with Habitat Buffer and Shoreline Protection	Commercial Recreation		
Scale		Base Height 2 stories	Maximum height 6 stories					
Gorst Mixed Use	Commercial							
		Regional Commercial: Retail Center, Hotel	Aces: 4.8, Units: 180, Density 38, Commercial: 10,000 SF, 2-5 Stories Horizontal Mixed Use – Retail & Apartments	Neighborhood Convenience Retail	Live Work Townhomes	Townhomes		
Scale		Base Height 2 stories	Maximum height 4 stories					
Commercial Corridor	Gorst Commercial							
		Retail Center	Stand-Alone Retail	Auto Service	Services and Office	Secondary Use – Light Industrial		
Scale		Maximum Height 4 Stories	Density Minimum 5 du/ac	Density Maximum 20 du/ac				
Neighborhood Mixed Use	Medium Density Residential							
		2-Story, Attached Units on Slope Small Scale Flats with Open Space/Paths	14 units, Medium Density, 2 stories Townhomes	Single Family Homes on Alleys	Detached Accessory Dwelling Unit	0.53 acres Playground	Neighborhood Convenience Retail* * = Neighborhood Mixed Use Only	Live Work Townhomes* * = Neighborhood Mixed Use Only
Scale		Maximum Height 35 ft	Density Minimum 5 du/ac	Density Maximum 10 du/ac				
Low Density Residential	Commercial							
		Single Family Home	Single Family Home	Accessory Dwelling Unit				
Scale		Maximum Height 35 ft Base Density 1-5 du/ac	Density Maximum 10 du/ac (clusters)					
Gorst Creek Residential	Commercial							
		Single Family Home with Rain Garden	Aces: 1.1, Density: 7, with Open Space Cottage Cluster Development	Open Space for Detached Cottages				
Scale		Maximum Height 35 ft						
Open Space/Recreation	Open Space/Recreation							
		Natural Open Space	Boardwalk Wetlands	Soft Shore Boat Launch	Boat House and Concession Stand			

Notes: The illustrations are meant to help define scale and types of land uses. The Gorst Subarea Plan will establish design standards focusing on streetscapes and site design rather than architectural styles.



Gorst Watershed Plan & Gorst Subarea Plan: Preliminary Alternatives Questionnaire



A range of land use alternatives will be tested in a planned action environmental impact statement (EIS) and will be addressed in a draft subarea plan and draft development regulations. These documents will be available later in spring 2013 for public review. While the No Action Alternative (current plan) is required to be studied by the State Environmental Policy Act (SEPA) other alternatives can be studied that present a range of options. Alternatives 1, 2, and 3 have been developed preliminarily in order to test a range of options in the draft EIS and draft plan. **The questionnaire below asks your thoughts about the preliminary land use alternatives.** Your input can help the City and County fine-tune the range of alternatives to be tested. After the draft EIS and draft plan are prepared there will be additional opportunities for public review so that a preferred alternative can be developed.

A. Is Gorst a neighborhood? Is there more than one neighborhood? (check one)

- Gorst is one neighborhood.
- Gorst has _____ (fill in #) number of neighborhoods.
- Gorst is not a neighborhood.

Please describe your answer about neighborhoods:

B. In 20 years, what should Gorst become? (check one)

- A commercial center that promotes economically viable regional commercial uses that benefit from regional traffic patterns?
- A complete neighborhood, with places to work, play, and live, where residents actively participate in Bremerton?
- A place with a coordinated development pattern that demonstrates best management practices for land use, traffic congestion management, green infrastructure, and habitat protection and restoration?
- Other:

Please describe your answer about Gorst's future:

C. What Gorst should not be: (check all that apply)

- A focus of industrial uses that compete with the South Kitsap Industrial Area (around Airport)
- A rival for Downtown Bremerton waterfront development
- A place where traffic congestion worsens beyond "no action" levels
- A place with no opportunity to provide economically and environmentally sustainable development
- Anything else?

Questions D to F below ask you about each preliminary alternative. At this time, the City and County wish to test a variety of ideas about the future of Gorst and would like to hear from you about each alternative. There is no preferred alternative at this time.

D. What are the "pros" or positive aspects of:

Alternative 1 (No Action – Current Plan)?

Alternative 2 (Gorst is a well-designed regional commercial center)?

Alternative 3 (Gorst becomes a complete community)?

E. What are the “cons” or negative aspects of:

Alternative 1 (No Action – Current Plan)?

Alternative 2 (Gorst is a well-designed regional commercial center)?

Alternative 3 (Gorst becomes a complete community)?

F. Is there anything “missing” from:

Alternative 1 (No Action – Current Plan)?

Alternative 2 (Gorst is a well-designed regional commercial center)?

Alternative 3 (Gorst becomes a complete community)?

G. Is there anything else you would like to share?

H. Contact Information (Optional). Note – all information will become part of the public record.

Name:	Address:
Email Address:	Phone Number

For More Information, please contact:

Allison Daniels, City Planner
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Allison.Daniels@ci.bremerton.wa.us
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