

Planning Commission Recommended District 7 Profile

*2016 Comprehensive Plan Update –
Growth Management Act Monitoring*

November 2014



**2004 City of Bremerton
Comprehensive Plan
States:**

This Comprehensive Plan is the umbrella policy document that guides virtually all decisions made by City government and, in many cases, by local organizations and individual citizens. It seeks to assure that each community decision, expenditure, and action is consistent with our shared visions, values and goals.



Eric Younger
District #7 Representative

Have comments, suggestions, want to stay informed? Please participate at: www.Bremerton2035.com

Comprehensive Plan Update 2016 – Work Program

Comprehensive Plan Update

Our Comprehensive Plan is a 20-year vision and roadmap for Bremerton's future. Our plan guides City decisions on where to build new jobs and homes, how to improve our transportation system, and where to make capital investments such as utilities, sidewalks, and public facilities. Our Comprehensive Plan is the framework for most of Bremerton's big-picture decisions on how to grow while preserving and improving our neighborhoods.

Our Comprehensive Plan meets the requirements of the Washington State Growth Management Act (GMA) by helping protect our environment, quality of life, and economic development. Our plan must be consistent with both the multi-county planning policies in Puget Sound Regional Council's (PRSC) [Vision 2040](#) and [Kitsap County's Countywide Planning Policies](#).

Many communities amend their comprehensive plan annually and regularly adopt changes to the development regulations that implement them. In addition to these regular amendments, the state GMA requires cities and counties to update comprehensive plans every seven years; however legislation approved an extension due to the economic recession. In the City of Bremerton's case, an updated plan must be approved by June 30, 2016 to comply with State GMA (RCW 36.70A.130(5)).

Now We Know Why, What's Next?

As the City embarks in the update for the Comprehensive Plan, we are encouraging everyone to consider what the current Comprehensive Plan goals and policies say and where do you see Bremerton in 20 years (do the policies and your vision match?). The following pages are a summarization of the current plan and current trends. When you are considering the following information, keep the following questions in mind:

- 1. What makes Bremerton a Special Place?**
- 2. What makes people want to become part of this community?**
- 3. What attracts new vigor and activity to this community?**
- 4. What are the qualities that make Bremerton unique in the world and special to its citizens – both old and new?**
- 5. What changes would you make to the Plan to make it match with your response to the last four questions?**

The Plan can be seen in its entirety at
www.ci.bremerton.wa.us/compplan.html

Growth Targets and Land Supply

Washington State Law requires that the City plan for the growth targets established by the Washington State Office of Financial Management. The following table summarizes those growth targets:

Jurisdiction	Census 2010	Target Growth within 20 years	Additional Residents to Plan For
City of Bremerton limits	37,729	52,017	14,288 people

An Updated Land Capacity Analysis (ULCA) has been conducted for this Comprehensive Plan update. The ULCA reports can be seen at www.Bremerton2035.com. In the ULCA, staff has identified all vacant and underutilized lands for residential and commercial capacity. The growth targets of the City of Bremerton are to accommodate 14,288 people and 18,003 jobs within the next 20 years. After performing the ULCA, it has been identified that with our current designations approximately 34,000 people can be accommodated and 19,000 jobs. As such, the land supply for residential and commercial is in excess from the predicted growth targets.

This table summarizes the District's residential data that was used in the [Update Land Capacity Analysis](#):

District 7	Total Acres	Identified as Underutilized*	Underutilized Lot Potential (@7.5 units/acre)	Underutilized Lot Potential Population (@2.24/unit)
Low Density Residential (R10)	2,643.9	1169.6acres	8,772 lots	19,649 people could be accommodated within District 7

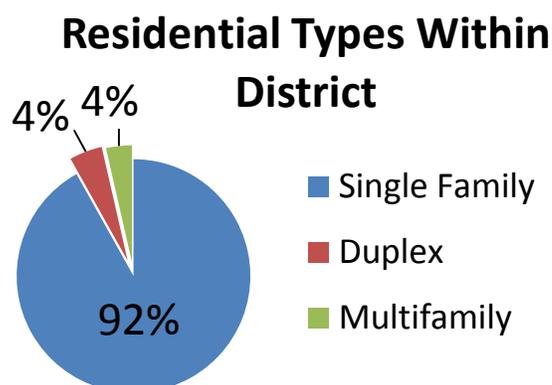
* Underutilized is identified in Bremerton Land Capacity Analysis; includes vacant land or lots that could be subdivided. These numbers are in draft form, as the analysis is still in draft form until Kitsap County's adoption late 2014.

This table summarizes the District's commercial data that was use in the [Update Land Capacity Analysis](#).

Commercial Zone	Acres	Square Footage of Buildings	Land Supply Capacity and Jobs that can be accommodated within District
Bay Vista	88.2	220,548	103,499 sq ft or 345 jobs
Commercial Corridor	16	64,992	48,725 sq ft or 97 jobs
Freeway Corridor	177.4	1,212,020	416,475 sq ft or 833 jobs
Industrial	323	189,129	1,089,873 sq ft or 1,125 jobs
Institutional	14.6	55,098	4,586 sq ft or 9 jobs
Limited Commercial	14.4	99,954	38,388 sq ft or 77 jobs
Neighborhood Business	3.8	19,243	19,676 sq ft or 39 jobs
Neighborhood Center Core	5.2	37,203	10,313 sq ft or 21 jobs
SKIA	3,616	895,277	10,872,525 sq ft or 11,220 jobs

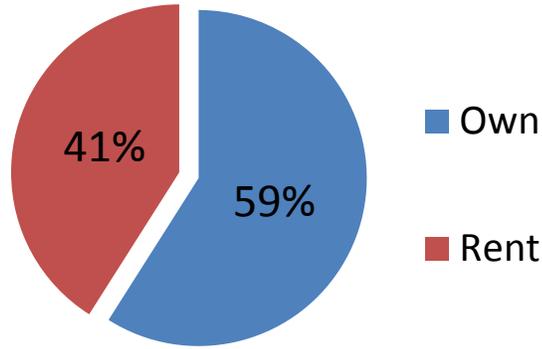
*These numbers are in draft form, as the analysis is still in draft form until Kitsap County's adoption late 2014

Current Stats of District 7:



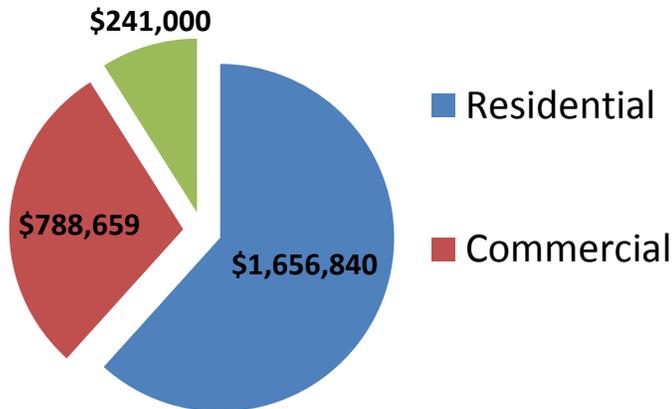
Current Stats of District 7 (continued):

**Single Family Residences
Ownership**



This analysis was performed using Kitsap County Assessor data as of August 2014 to compare tax payer address to owner’s home address. Breakdown is in the file within Department of Community Development.

Residential Type	Median Year Built	Median Building Value	Median Total Value (land & structure)
Single Family	1968	\$132,367	\$197,219
Duplex	1978	\$88,866	\$127,969
Multifamily	1972	\$431,583	\$529,393

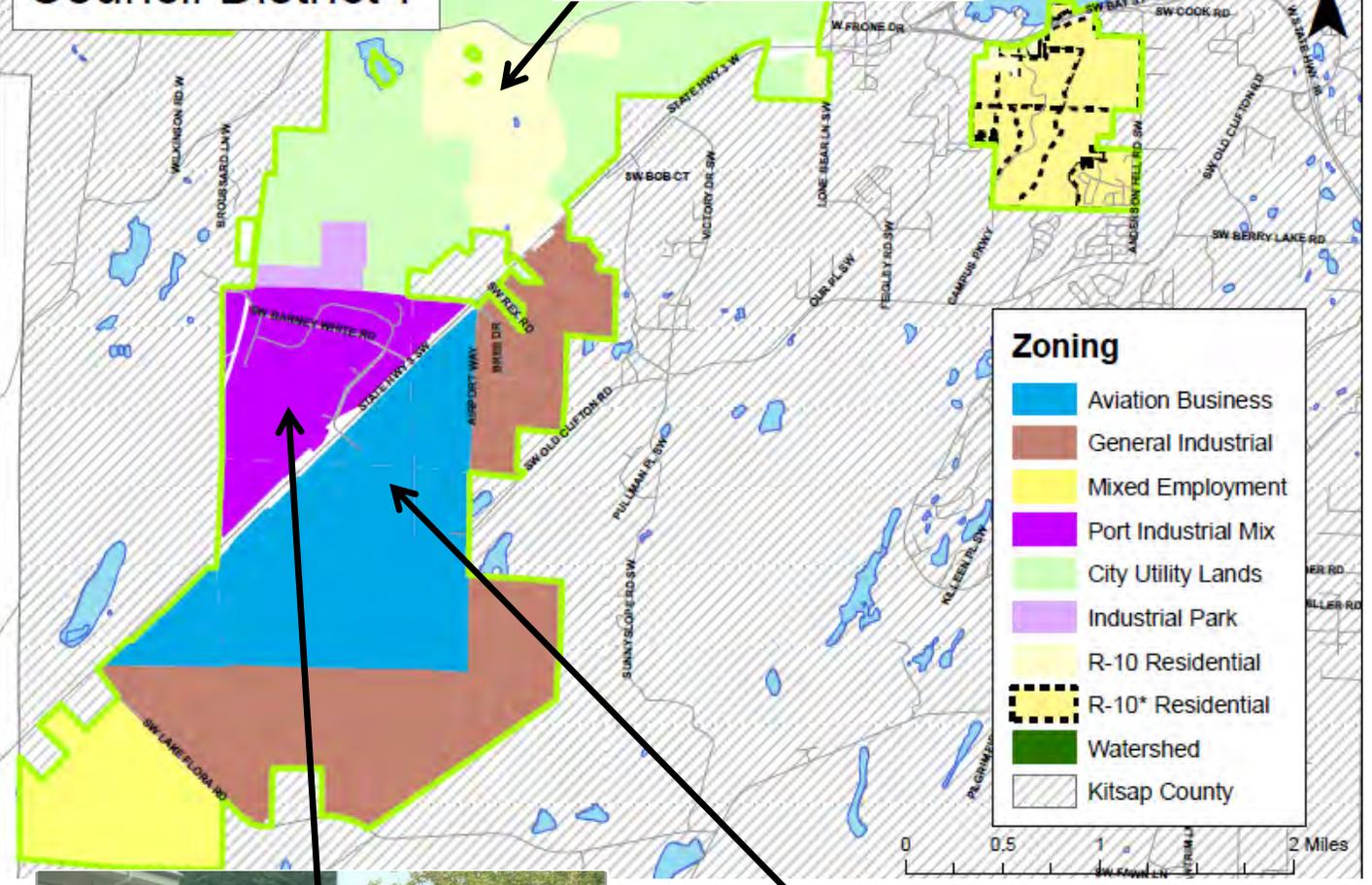


Permit Submittals

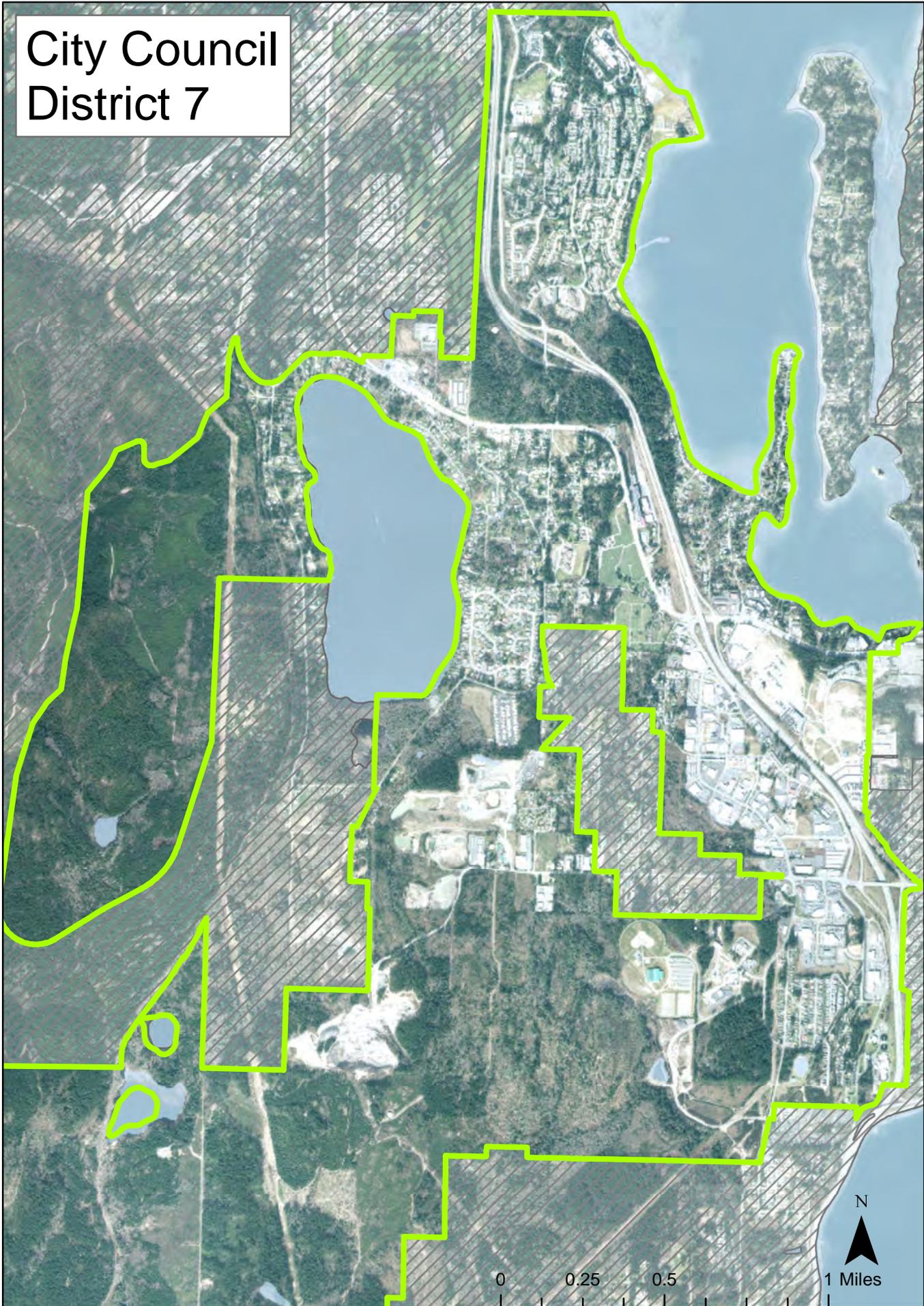
Graph to the left shows where money is being spent on improvements (by permit value) within this district between January – July 2014.



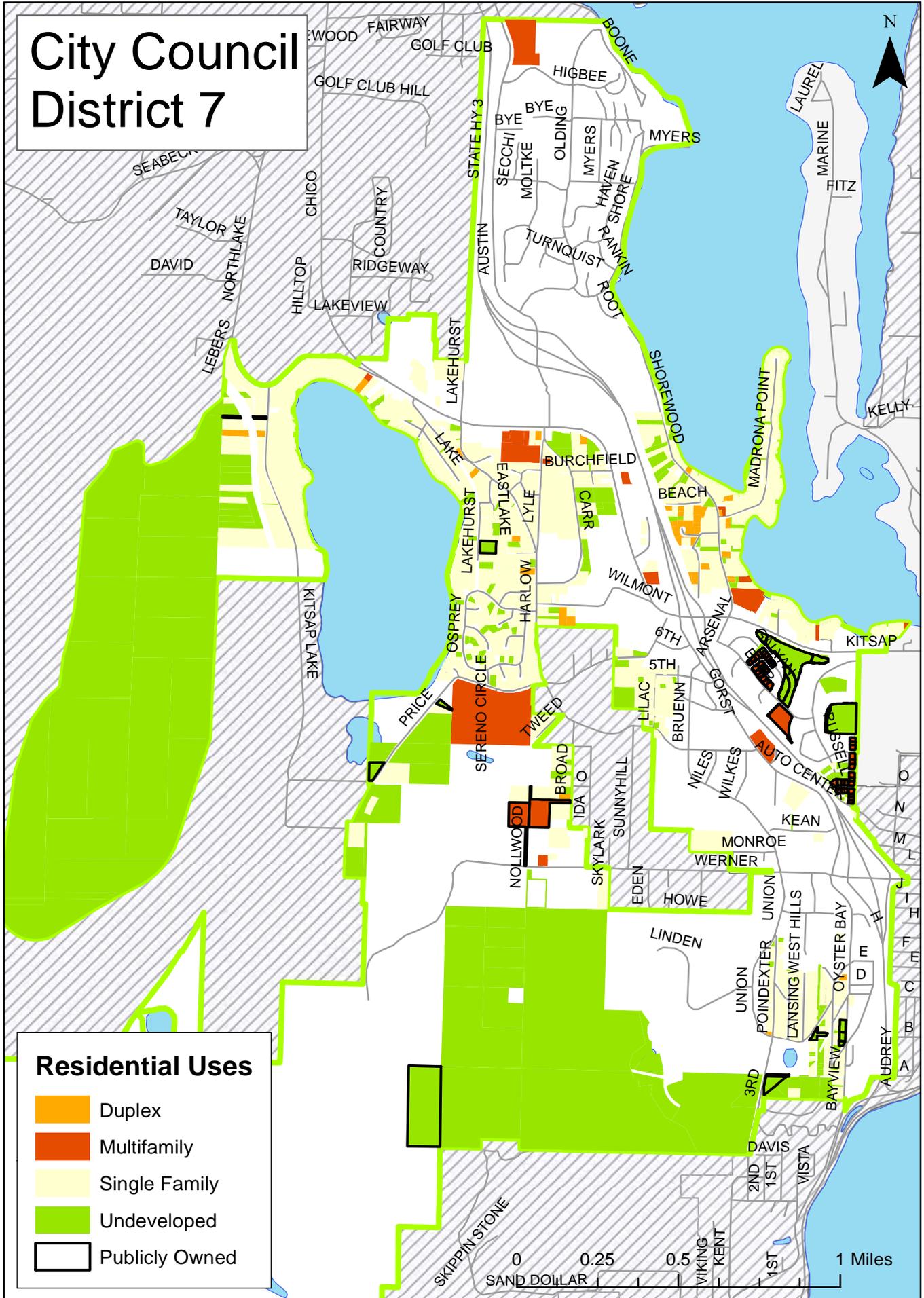
Council District 7



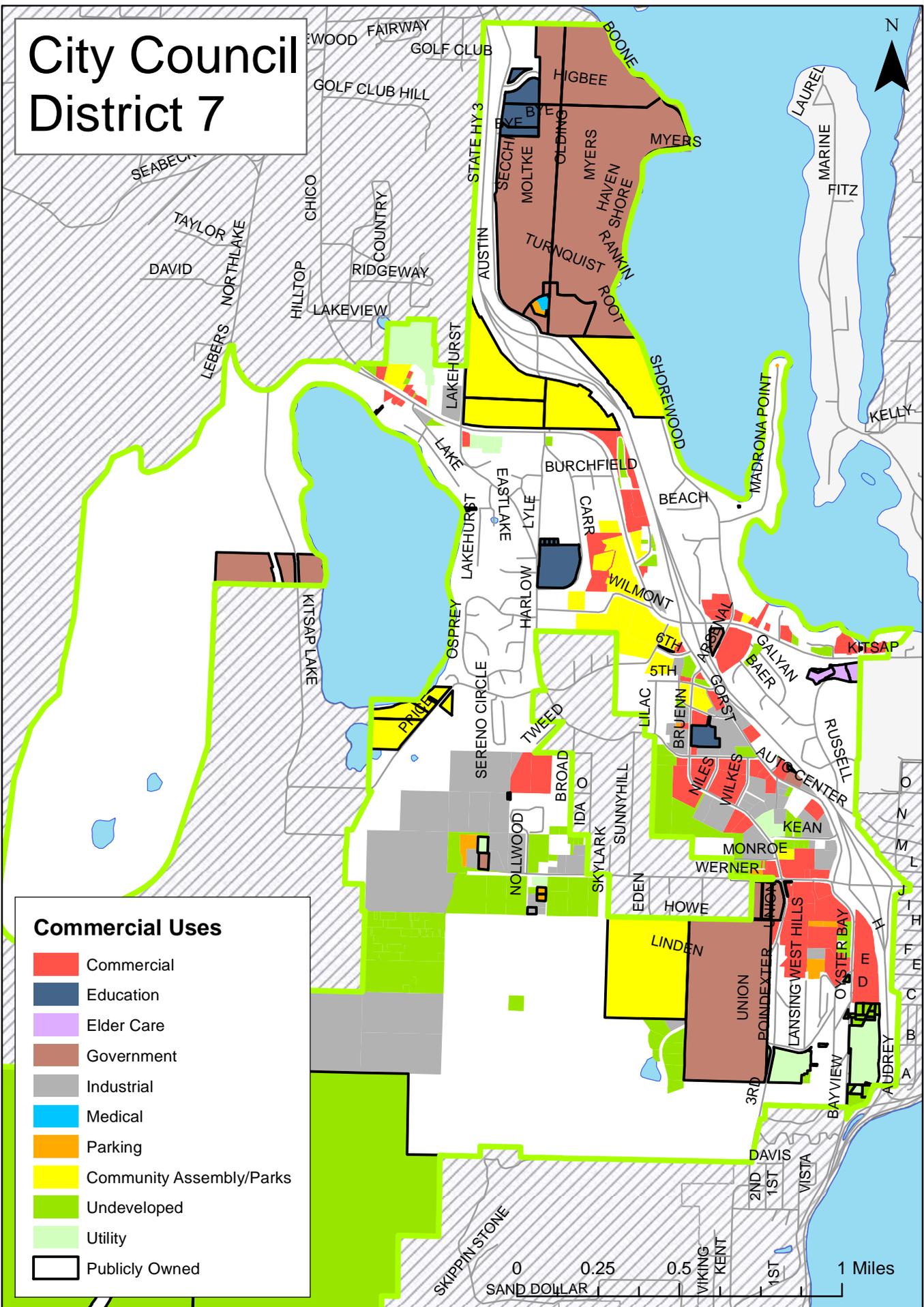
City Council
District 7



City Council District 7

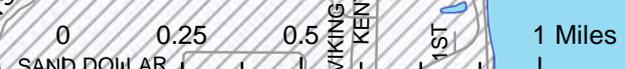


City Council District 7

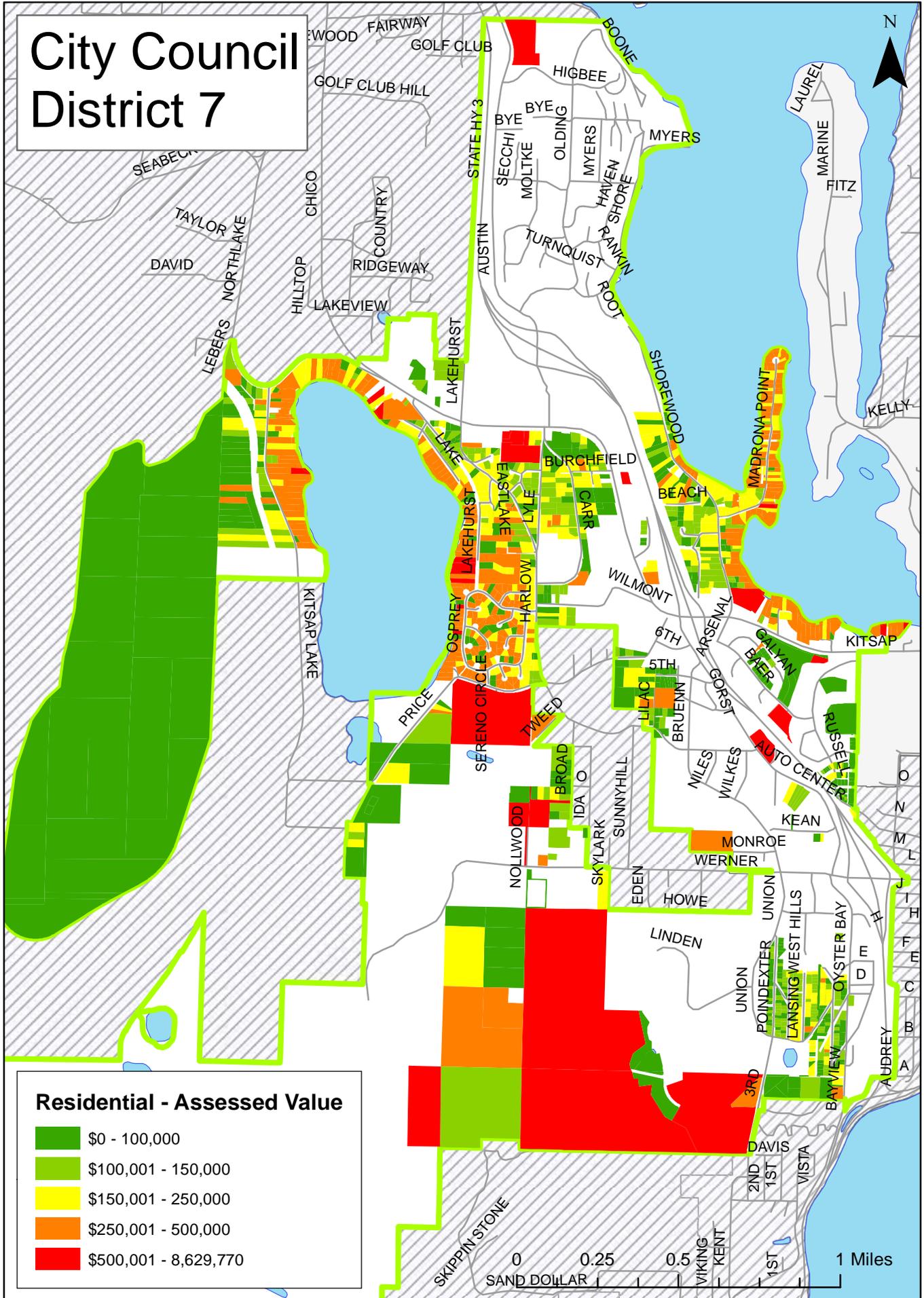


Commercial Uses

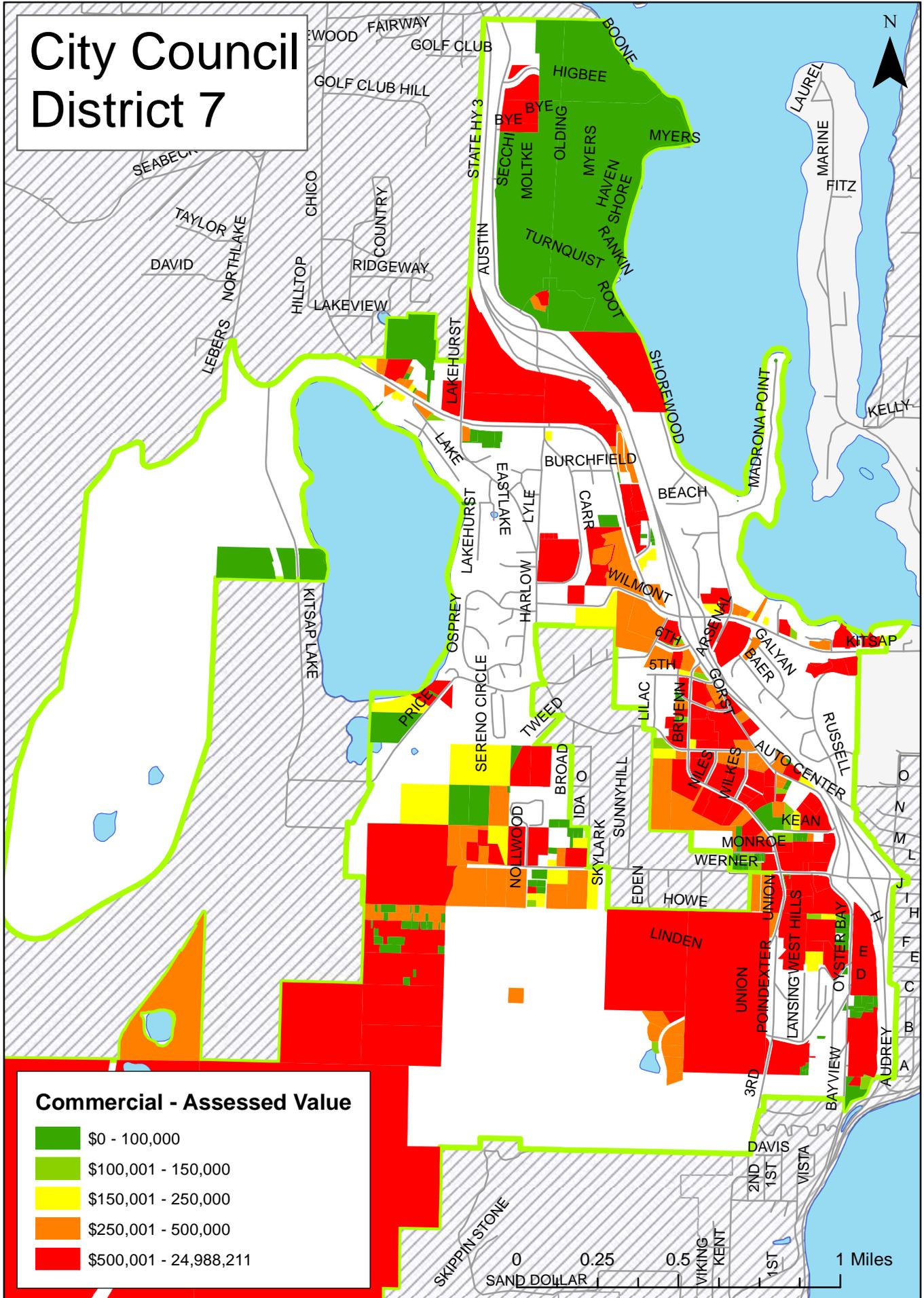
- Commercial
- Education
- Elder Care
- Government
- Industrial
- Medical
- Parking
- Community Assembly/Parks
- Undeveloped
- Utility
- Publicly Owned



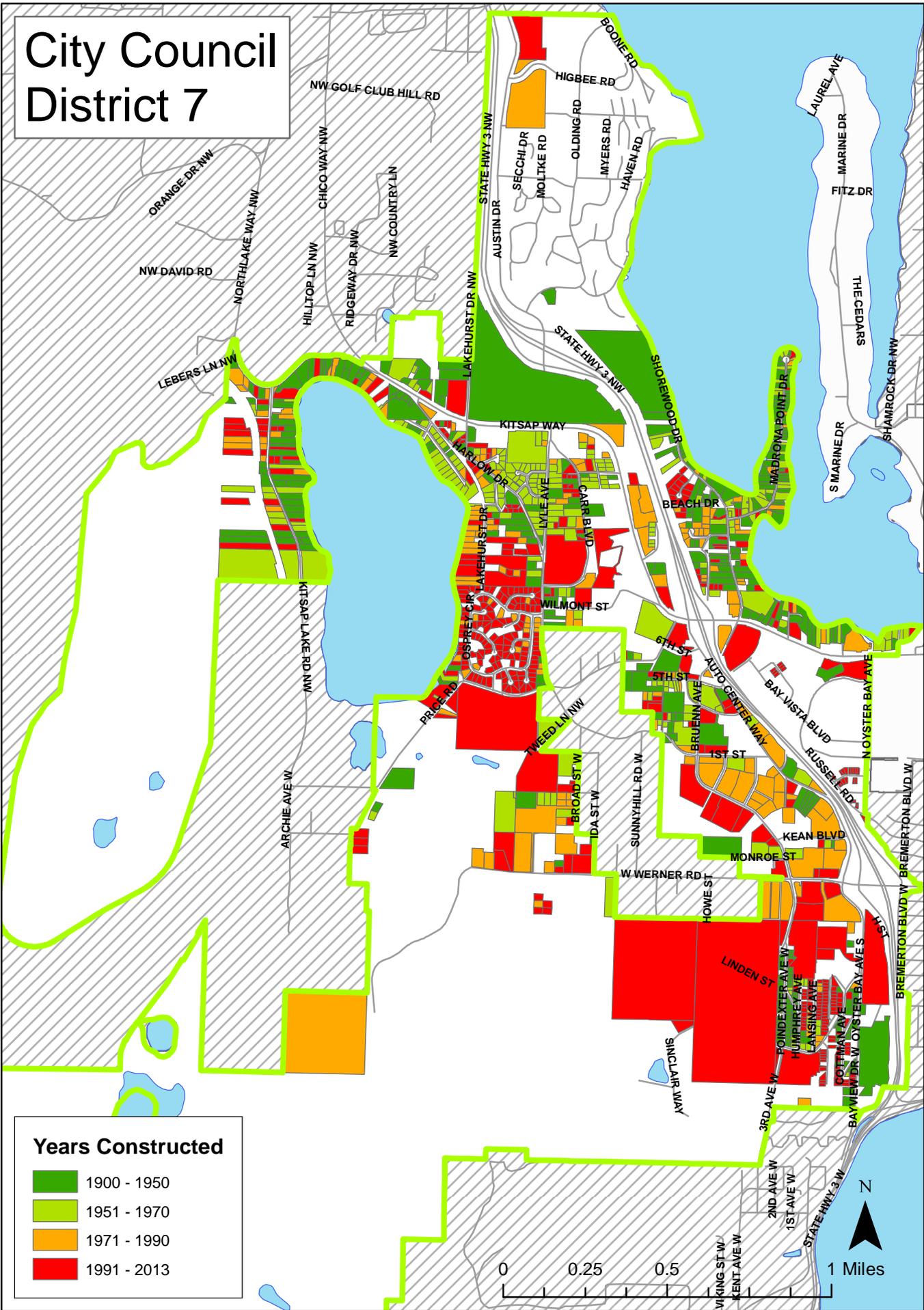
City Council District 7



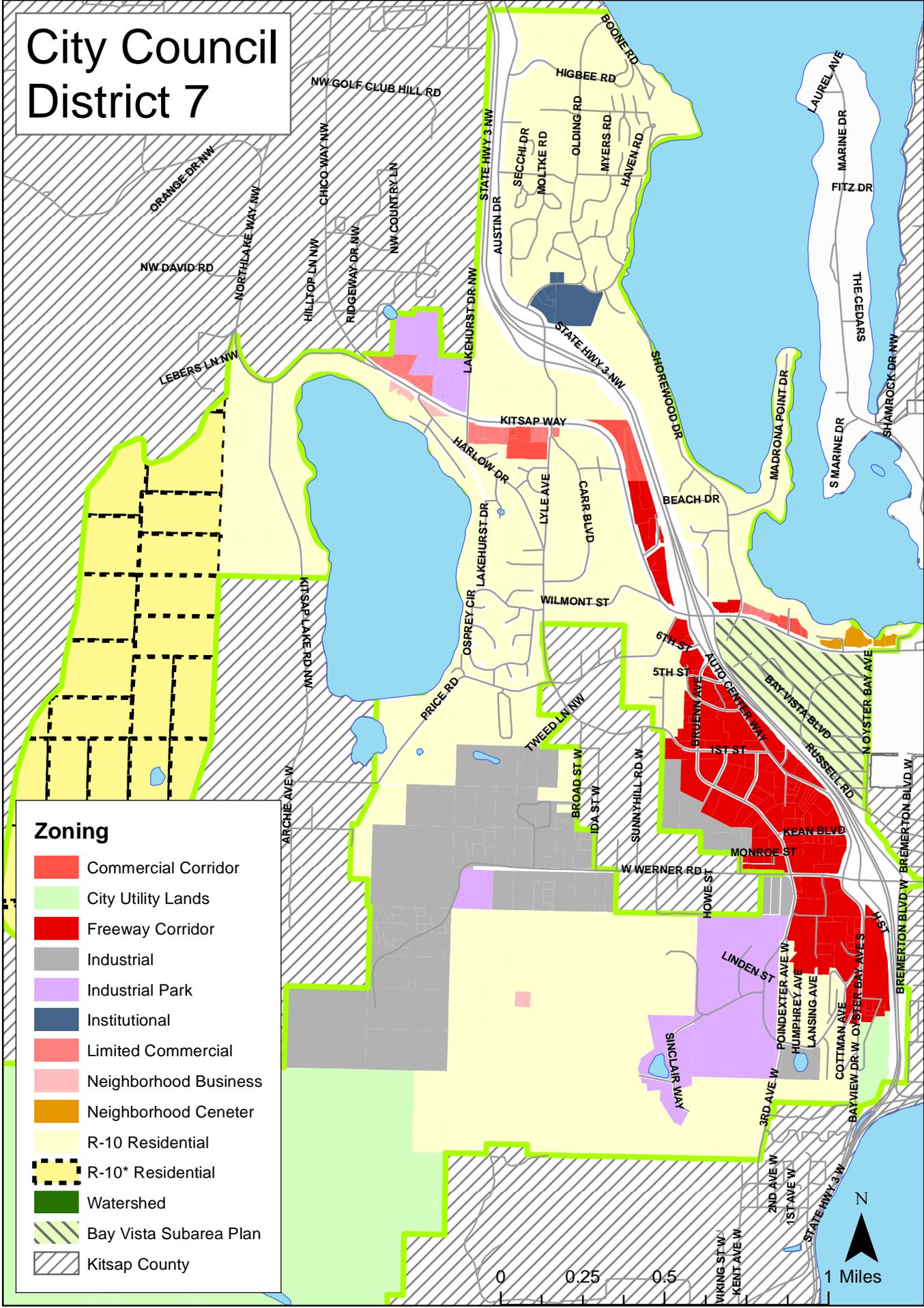
City Council District 7



City Council District 7



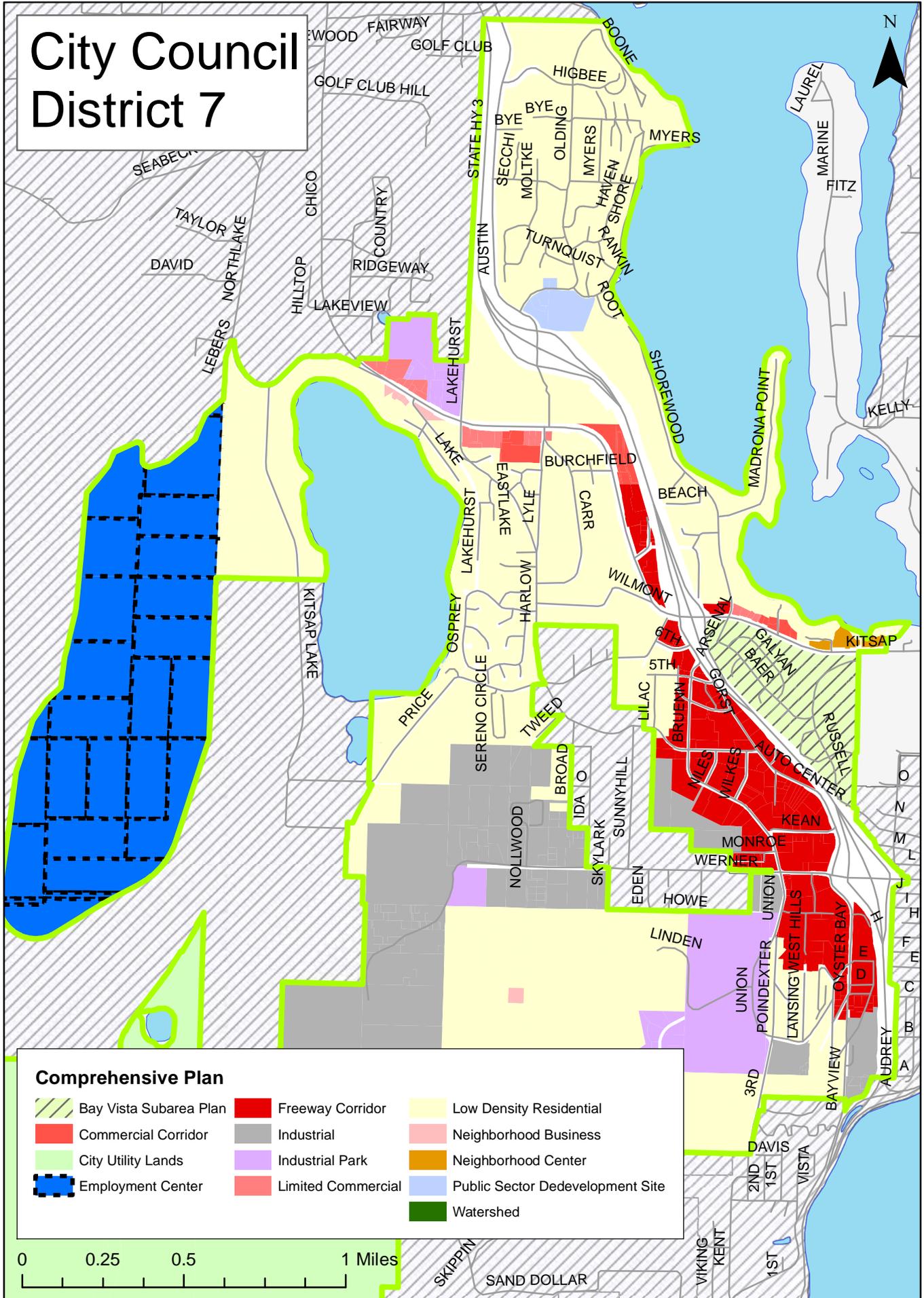
City Council District 7



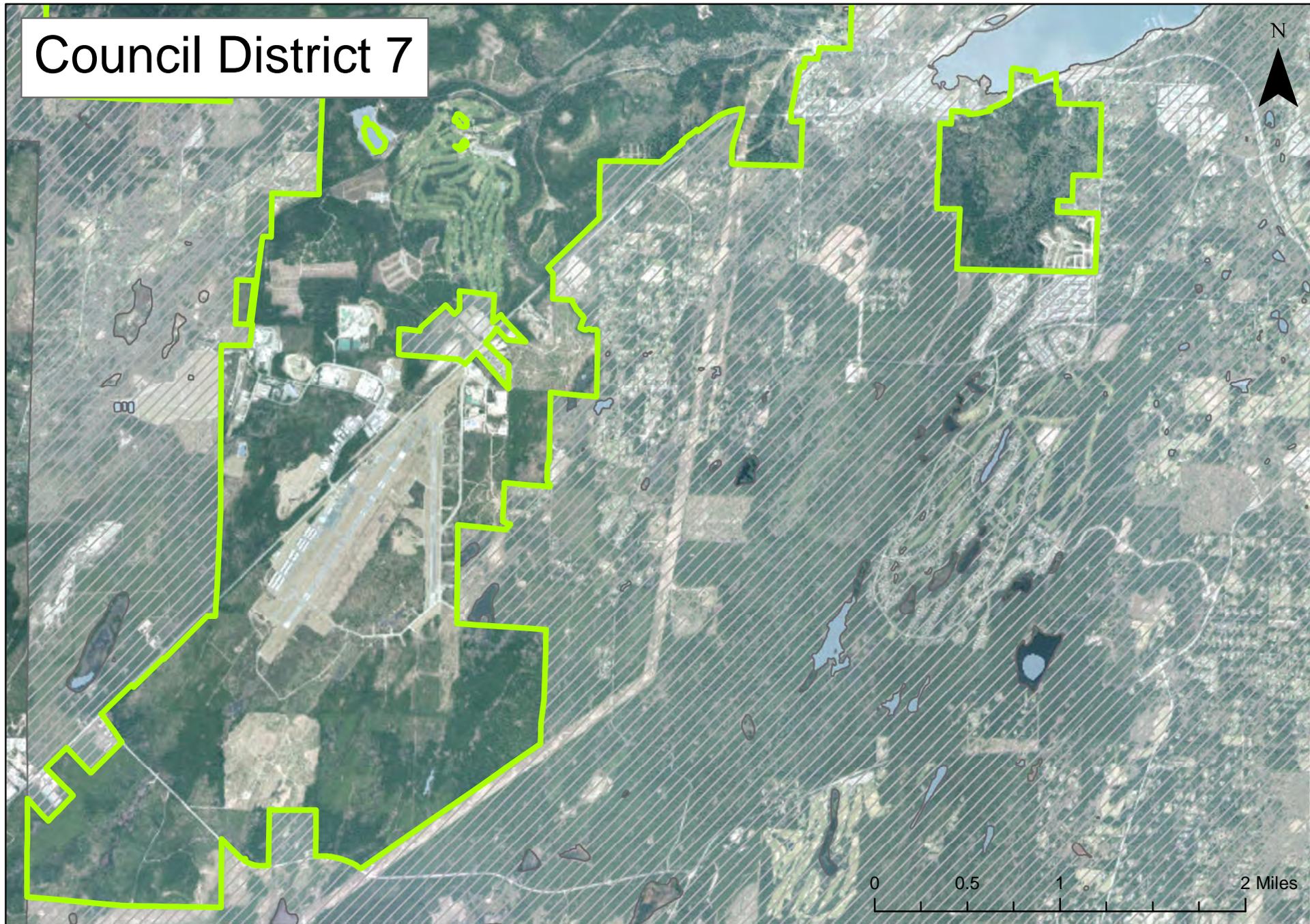
Zoning

- Commercial Corridor
- City Utility Lands
- Freeway Corridor
- Industrial
- Industrial Park
- Institutional
- Limited Commercial
- Neighborhood Business
- Neighborhood Center
- R-10 Residential
- R-10* Residential
- Watershed
- Bay Vista Subarea Plan
- Kitsap County

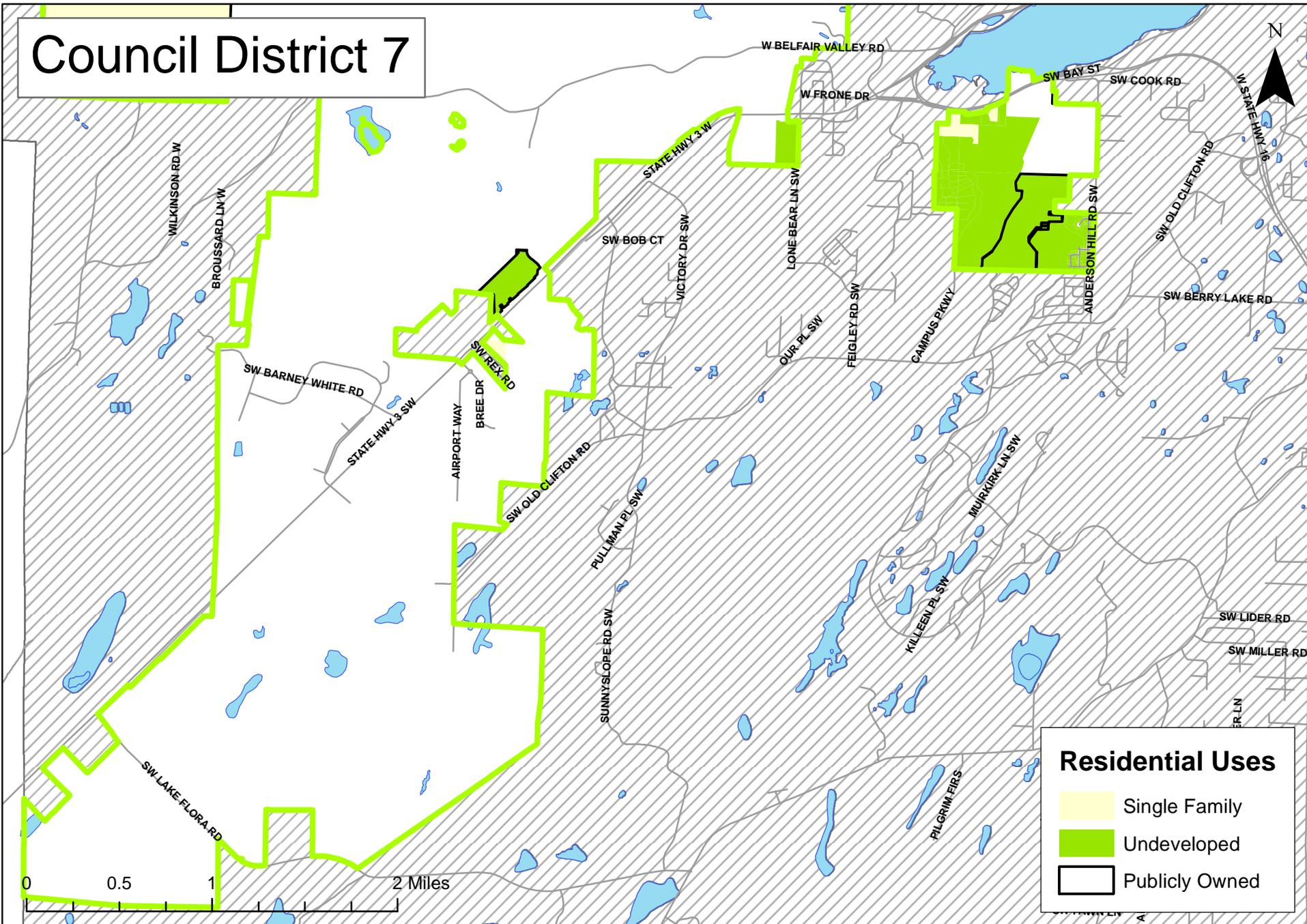
City Council District 7



Council District 7



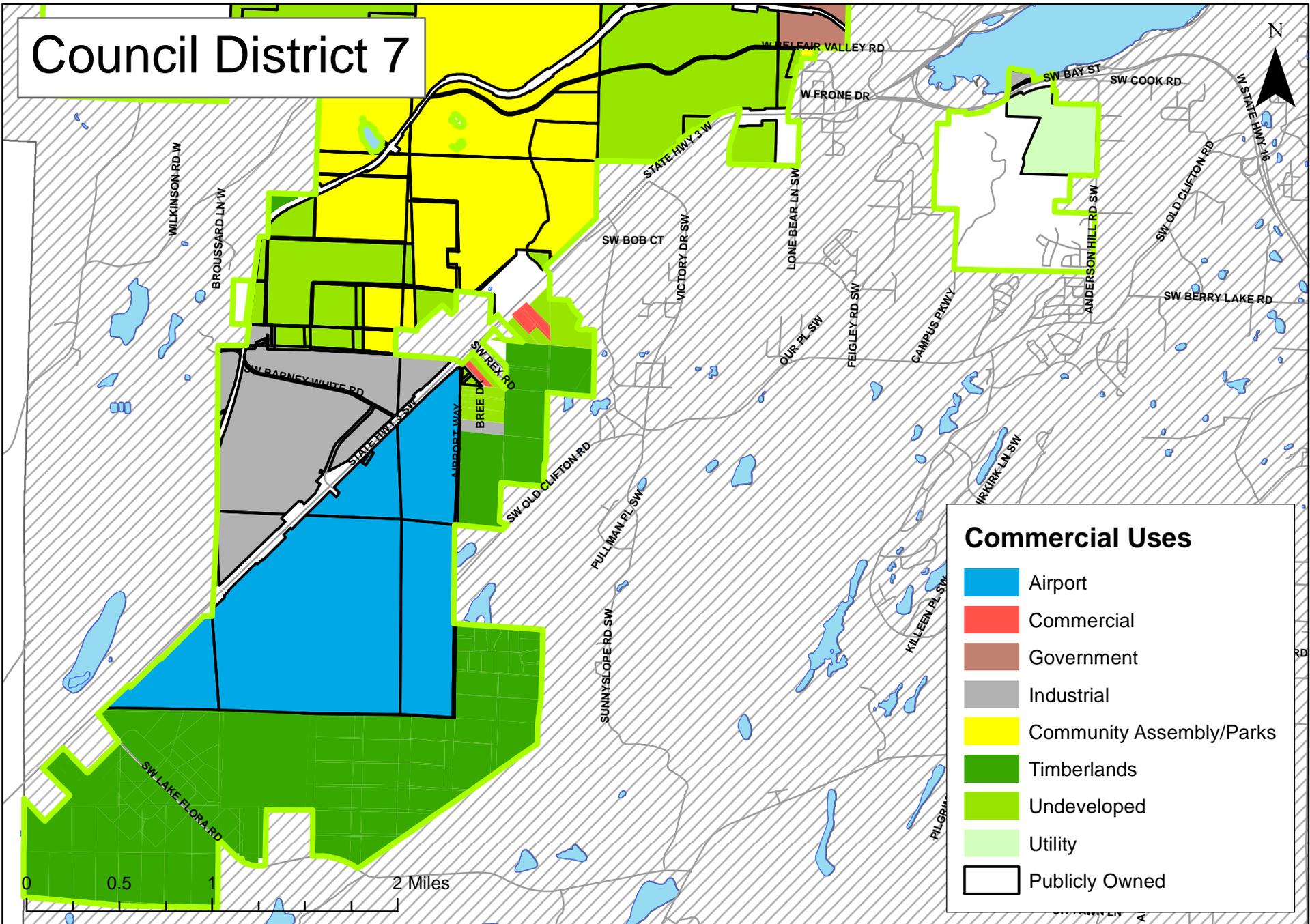
Council District 7



Residential Uses

- Single Family
- Undeveloped
- Publicly Owned

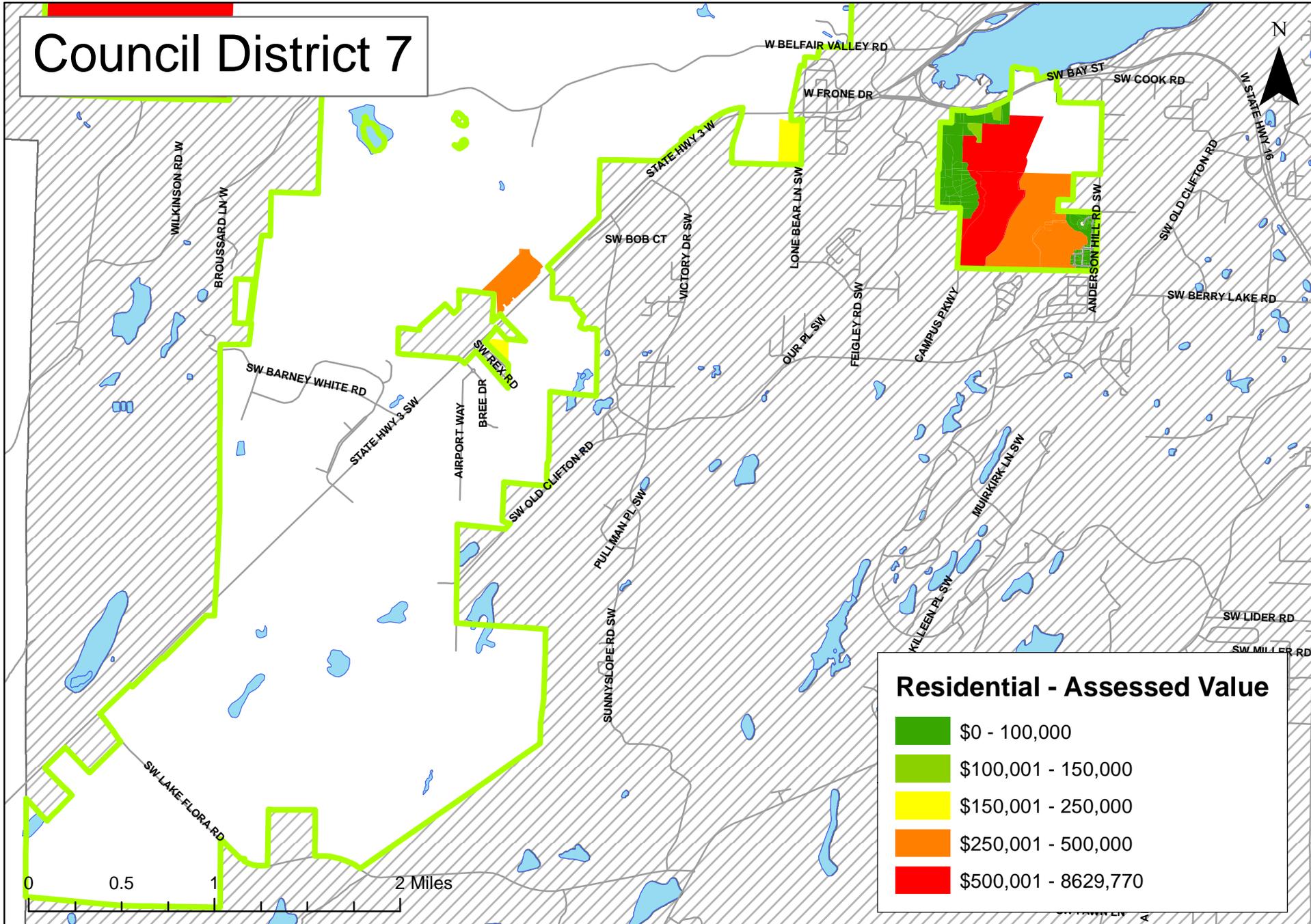
Council District 7



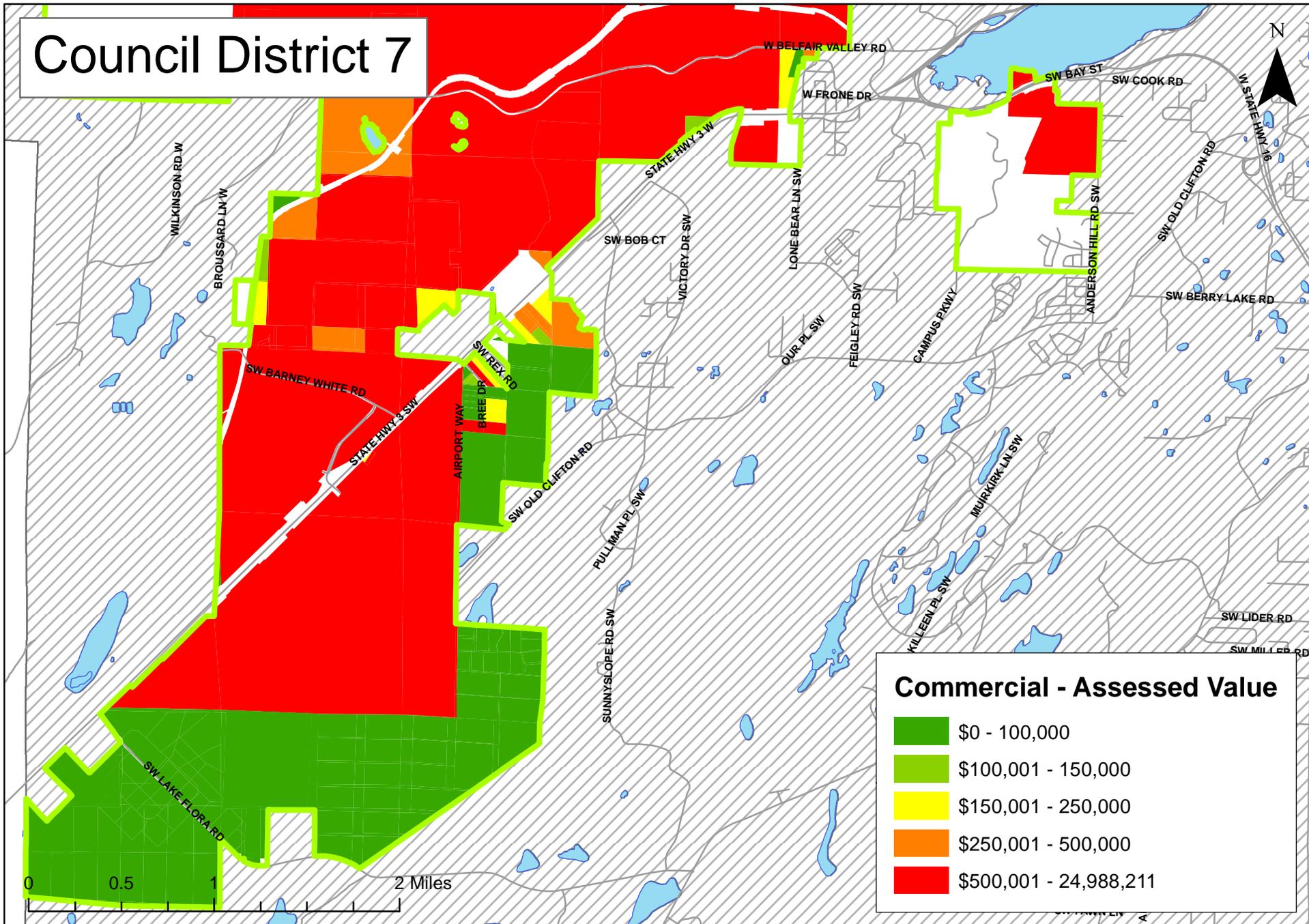
Commercial Uses

- Airport
- Commercial
- Government
- Industrial
- Community Assembly/Parks
- Timberlands
- Undeveloped
- Utility
- Publicly Owned

Council District 7



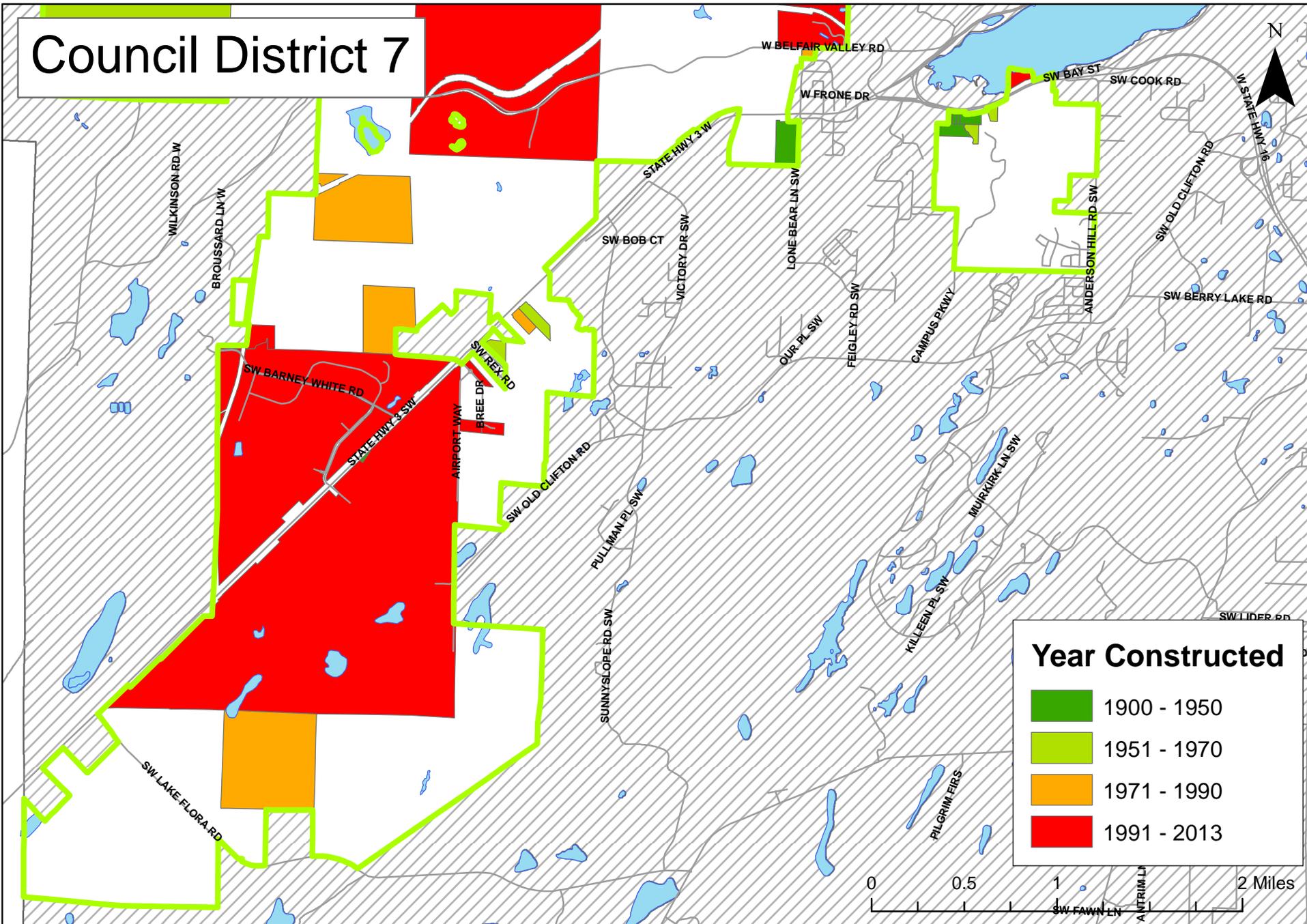
Council District 7



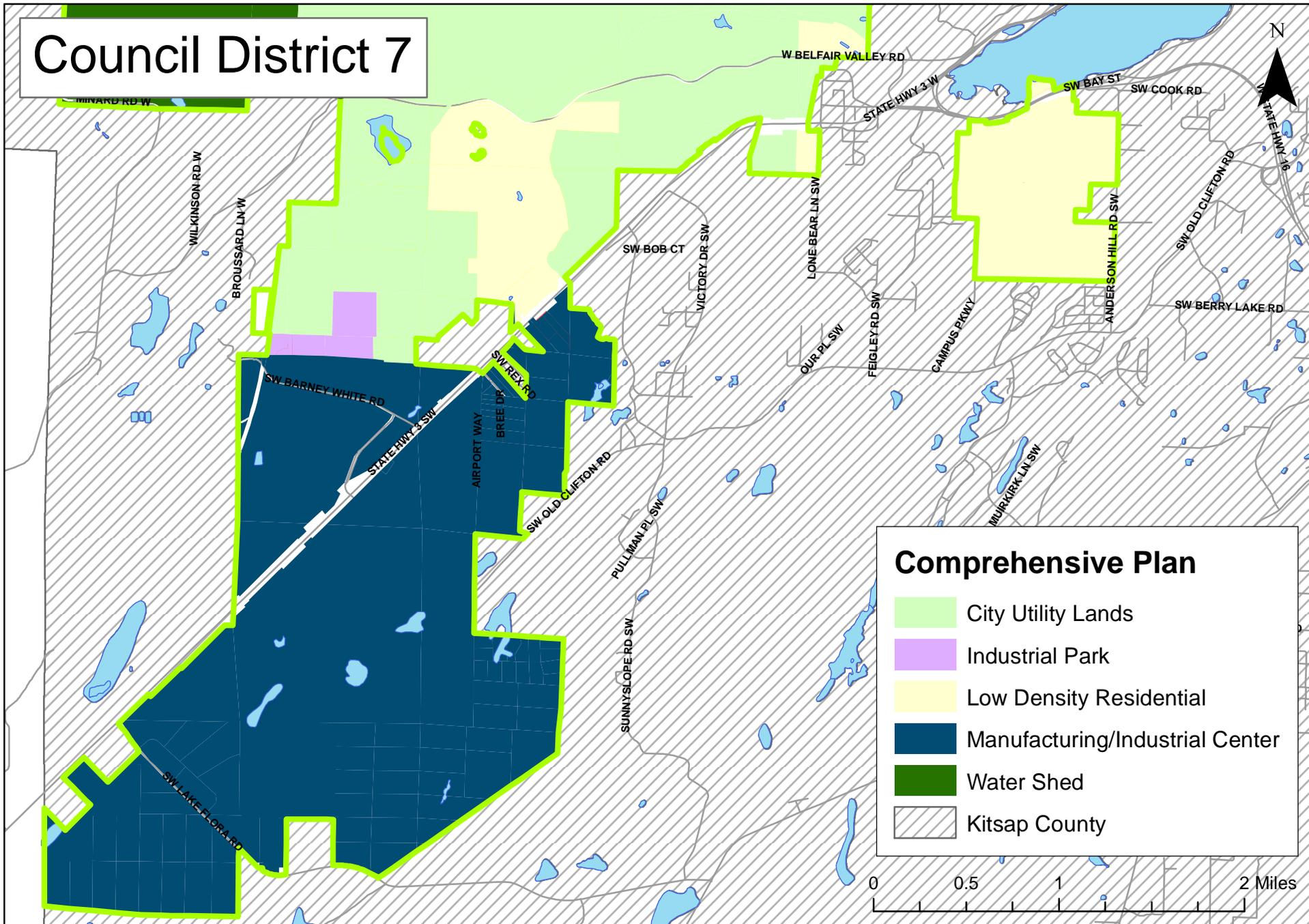
Commercial - Assessed Value

■	\$0 - 100,000
■	\$100,001 - 150,000
■	\$150,001 - 250,000
■	\$250,001 - 500,000
■	\$500,001 - 24,988,211

Council District 7



Council District 7



2004 Comprehensive Plan – Current Code

Within District 7 twelve designations have been identified within the 2004 Comprehensive Plan below. In conjunction with this Comprehensive Plan update, this could be revised. This area includes Puget Sound Industrial Center – Bremerton and Bay Vista Neighborhood Center.

Low Density Residential (LDR)

Density: 5-10 units per acre

Height: Low rise, not to exceed 3 stories

Structure Type: Detached single family housing (unless PUD) includes zero lot-line)

Character: Compatible with surrounding neighborhood

Location: Where predominant today, covering most areas of the City

Policy direction: Protect the character of single family neighborhoods by infilling at compatible densities and focusing higher intensity land uses in designated centers and corridors.

Discussion: The city's residential neighborhoods are characterized by low-rise (1 to 3 stories), detached homes on traditional urban lots. Some attached housing may be appropriate to respond to the development-sensitive conditions. It may be produced through planned unit development, but should also be low-rise.

To maintain the traditional character of residential districts that are mostly developed, new residential projects should be built at compatible densities. Efficient delivery of urban services is best achieved at densities such as those found in West Bremerton between Callow and the Narrows. This area is characterized by a formal grid street pattern that defines the most strongly urban platting within the City. The average residential density here approaches seven units per acre.

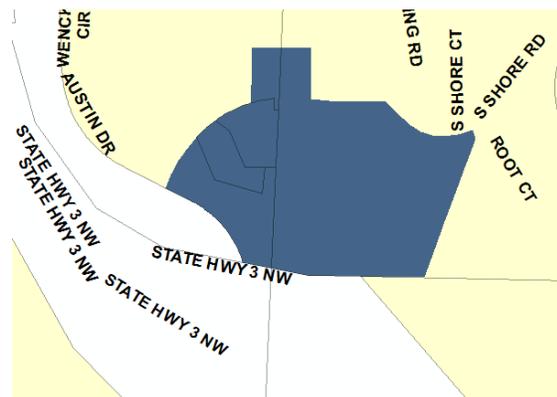
Institutional (INST) / HE (Higher Education)

Density: N/A

Height: 60

Structure Type: Educational facilities

Character: This designation recognizes public collegiate campuses



Policy Direction and Discussion: The Higher Education designation recognizes the Olympic College Campus. The designation provides for growth at the OC Campus, but promotes growth that is compatible with the surrounding neighborhoods and other nearby areas. In general, the College is encouraged to seek to accommodate new facility needs by growing “up” rather than by occupying lands in the surrounding areas. Increased building height is suggested to accommodate such growth. In addition, campus growth through infill of underutilized ground area within the existing campus boundary is also encouraged. The City will re-asses maximum lot coverage standards and consider other regulatory measures to accommodate the desired infill.

Neighborhood Center Core (NCC)

General development parameters

Density: 20 units per acre (average)

Height: Mid- rise, ranging from one to four stories.

Structure Type: Mixed, ranging from small-lot single family near the center edge to four story mixed-use structures at the focal point of the center

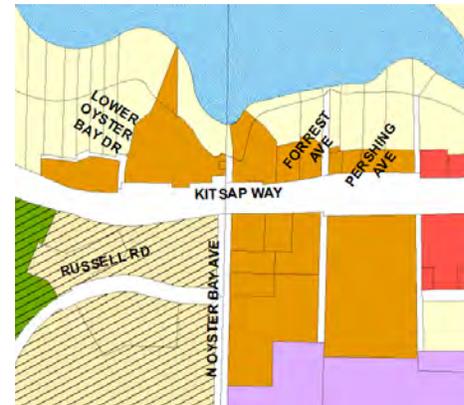
Character: Mixed-use, walkable environment with urban amenities serving center and surrounding neighborhood

Location: Specifically mapped locations, arranged to serve supporting neighborhood of approximately one mile diameter

Policy direction: Focus significant portions of new development into high quality urban centers providing services to a surrounding neighborhood in a pedestrian oriented, mixed use environment.

Discussion: The NC designation establishes Neighborhood Centers. Neighborhood Centers are mixed-use environments with an emphasis on mixed use structures, pedestrian oriented design, mixed and varied housing types, and the provision of neighborhood scale commercial, professional, and community services. The size and scale of a Neighborhood Center is such that it provides a focus and services for an area of approximately one mile in diameter surrounding the center. Neighborhood Centers are typically provided with at least one “focus amenity” such as a park, school, public facility, or public plaza. Neighborhood centers have an identifiable central area with building heights of at least two or three stories with retail or office uses at ground level and residential above. Building height is stepped down and density of housing is lower as distance from the focus area increases. Away from the central focus area, residential uses may predominate. Initially, design standards will be created, guiding development in all Neighborhood Centers. Over time, more focused neighborhood planning efforts will be conducted through which a specific plan that serves as an addendum to the Comprehensive Plan will be developed for each center.

Centers provide for efficiencies in the provision of public services such as utilities and transit. In addition, centers provide living environments attractive to a growing segment of society that desires a more active, stimulating setting, offering ability to access key amenities and conveniences without driving.



Commercial Corridor (CC)

General development parameters

Density: 20 units per acre, maximum

Height: 3 stories

Structure Type: Various commercial types, mixed commercial/residential types near street frontages are preferred

Character: High intensity commercial uses with residential component in street front buildings. Plentiful parking provided in locations behind or beside primary structures Location: Along high traffic corridors/primary arterials as mapped (initially indicated along Kitsap Way)

Policy direction: Provide appropriate locations for high intensity commercial uses in a setting based on an urban design ethic that creates a pedestrian-friendly, transit-supporting corridor, while accommodating a wide variety of commercial activities.

Discussion: The Commercial Corridor designation provides for intense commercial activities. It focuses growth along transportation corridors and is intended to provide appropriate locations for activities that require high levels of access by automobile traffic. Design considerations include multistory buildings on wide sidewalks at the street frontage, with street trees, attractive landscaping, benches, and frequent transit stops. Transit-oriented residential uses are appropriate on second or third floors near the street and transit stops. Office uses may also be appropriate near the street frontage. Uses in areas away from the street include parking and more intense retail uses. Special design provisions are employed to provide adequate buffering and transitions to less intense land uses in adjacent areas. Parking for larger commercial operations is provided behind or beside street fronting structures.



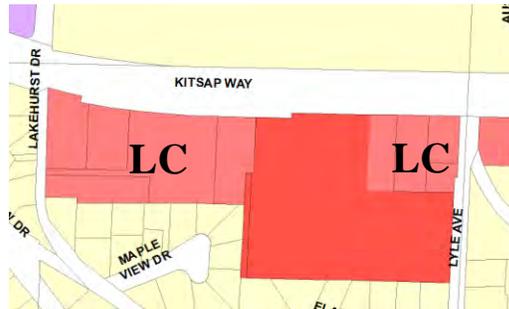
Limited Commercial (LC)

General development parameters

Density: Zero

Height: 60 feet

Structure Type: Commercial structures



Character: This designation recognizes commercial uses outside of centers that existed upon adoption of this Comprehensive Plan in 2004

Location: Various locations as mapped on the Comprehensive Plan Land Use Map

Discussion: The Limited Commercial designation recognizes General Commercial (CG) designations that existed prior to adoption of this 2004 Comprehensive Plan Update and on which development consistent with that designation exists. The designation operates to identify those existing uses and identify their physical extent in 2004. Expansion of those areas is not consistent with the intent of this plan.

Neighborhood Business (NB)

Density: Residential uses accessory to an allowed commercial use

Height: 2 story

Structure Type: Small scale commercial structures, residential as an accessory use

Character: Small scale commercial nodes with uses such as groceries in converted residential structures or purpose built structures that are sensitive to the residential context

Location: Neighborhood Business districts should only be placed in areas where access to neighborhood supporting commercial activities cannot be provided in a Neighborhood Center, District, Center, Employment Center, Downtown Regional Center, or Commercial Corridor district within walkable distance – usually one mile or less.

Policy direction: Support viable neighborhoods without walkable access to services by providing locations for limited, small scale neighborhood serving commercial uses.

Discussion: The Neighborhood Business designation provides for small scale business locations outside of centers, the downtown area, or a commercial corridor. Neighborhood Business districts are typically areas of at least several parcels, but no larger than one acre. Uses under this designation are small scale retail and business activities serving the immediate surroundings. These include small groceries, convenience stores, and small offices and restaurants. The NC designation is reserved for use in locations where similar services cannot be provided within one mile at a Neighborhood, District, or Employment Center; a Commercial Corridor; or in the Downtown Regional Center. No designated Neighborhood Business area should be closer than one mile to any other such designated area. Minimal design standards should be employed to assure compatibility with surrounding uses.



Freeway Corridor (FC)

General development parameters

Height: None specified

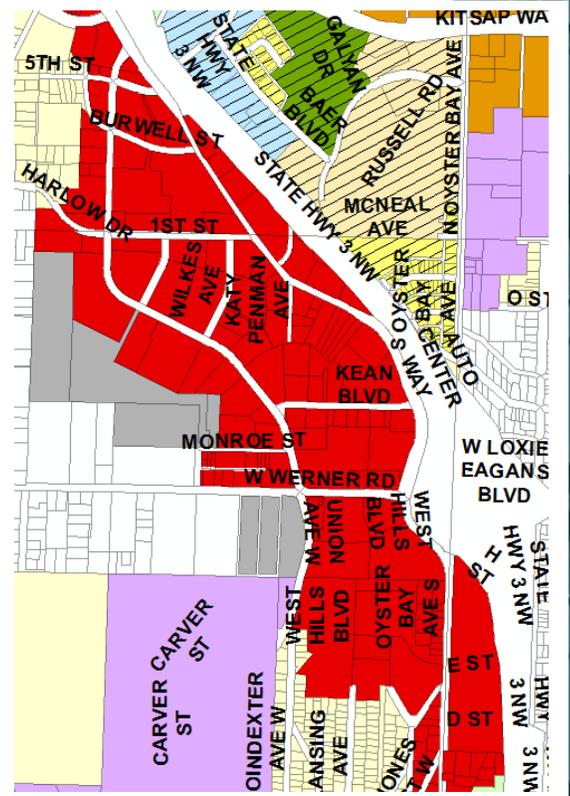
Structure Type: Medium to large scale commercial structures

Character: High intensity commercial activities including large retail structures; activities that include intense outdoor sales, and automobile related retailing; region serving/automobile oriented hotels and restaurants

Location: Adjacent to freeways

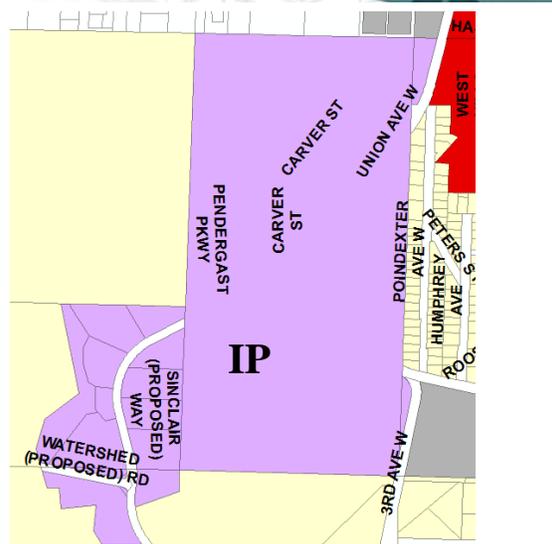
Policy direction: Provide appropriate locations for larger scale commercial uses.

Discussion: Uses in this district will typically be regional serving in nature and scale, desire signs and structures that are visible to motorists on nearby freeways, and require parking for high volumes of customers. The Freeway Corridor designation provides appropriate locations for large retail uses (including “big box”), other uses that generate high levels of traffic such as automobile repair and retailing, and uses requiring large amounts of outdoor display space such as new and used car sales lots. In addition, motels and hotels for travelers and restaurants for freeway travelers may be appropriate. Development standards in this district balance a recognized need for large amounts of parking, somewhat more signage than in the typical commercial area, and large scale buildings, with good design practices. The design practices that apply will focus on adequate landscaping in parking areas, well designed and placed signs, and adequate buffering for less intensive adjacent uses.



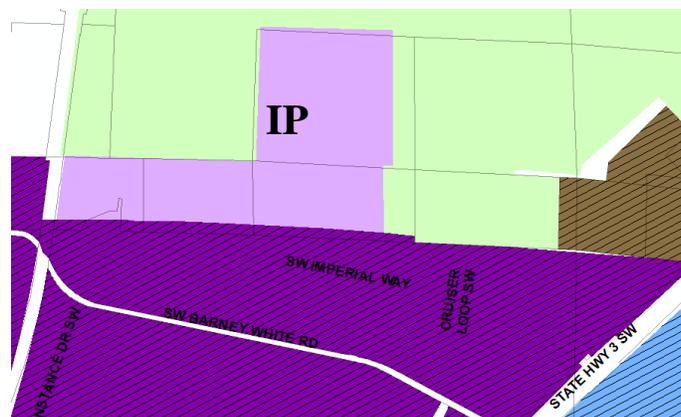
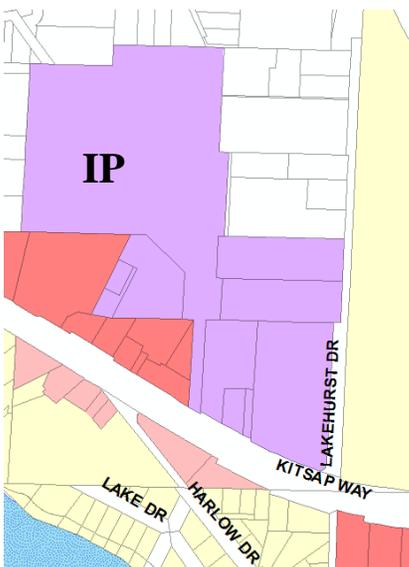
Industrial Park (IP)

Structure Type: Industrial, office, light manufacturing
Character: Well planned office and light industrial complexes that display good site design. Emphasis of providing transition to nearby less intense uses (if any)
Location: As mapped



Policy direction: Provide for appropriate locations for light industrial uses in a well planned complex. Industrial Parks should include adequate landscaping, architectural standards, and other site design considerations to assure compatibility with neighboring uses – especially residential areas. Developments must be consistent with any shorelines and critical areas designations.

Discussion: The Industrial Park designation provides for existing and future areas of light industrial and office uses. Industrial park areas feature well designed sites with landscaping and unified architectural features. Because such uses are sometimes located near residential or important commercial corridors, care must be given to the interface with those less intense areas. In cases where industrial parks are near shoreline areas, uses should be consistent with the shorelines designation and must protect shorelines values.



Industrial (I)

General development parameters

Height: None specified

Structure Type: Industrial

Character: Large scale and heavy industrial uses; the district focuses on providing efficient, highly accessible, sites for industry

Location: As mapped primarily in western region of the City

Policy direction: Provide appropriate locations for large scale and/or heavy industries in a manner that reduces impact to the community while addressing industrial users needs for easy access, large sites, and locations that do not cause conflicts with residential and other less intense use areas.

Discussion: The industrial designation is intended to accommodate heavy industrial uses in locations where there is limited interaction with residential uses.

Watershed Lands (WL)

General development parameters

Density: None

Height: N/A

Structure Type: N/A

Character: This designation provides for the judicious use of publicly owned watershed property. The primary use of the property is the protection of crucial public water sources. This land is primarily part of the Union River Watershed and should continue to be totally protected.

Location: Land designated WS is located along the west and southwest edges of the City

Policy direction: Prohibit or restrict development on lands that serve as critical watersheds affecting the sources of public water supply

Discussion: The Watershed Lands designation is applied to lands for the primary purpose of protecting the City's public water supply. Lands designated WS also provide significant open space and animal habitats.

City Utility Lands (CUL)

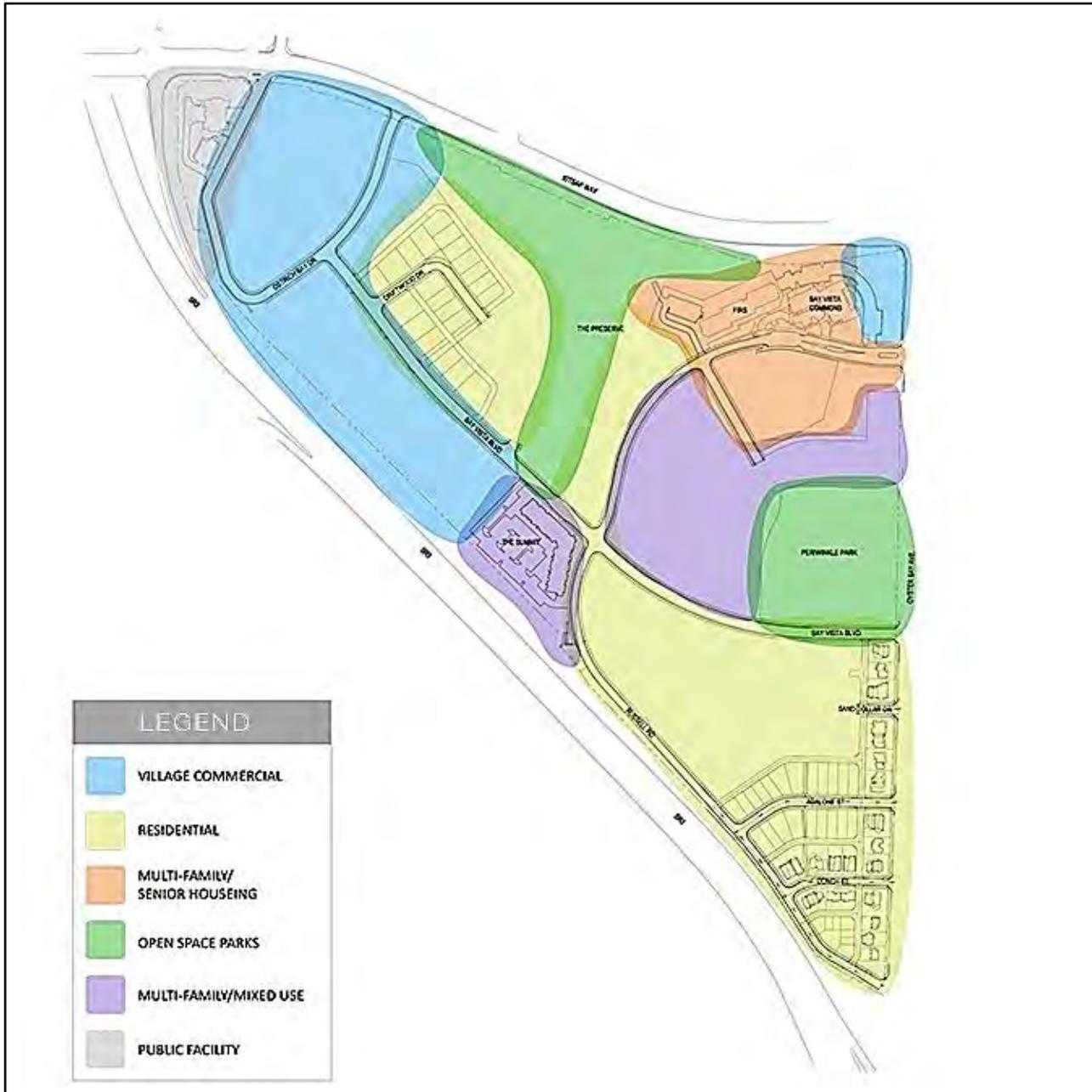
General development parameters: The City’s management objectives for these lands shall be resource-related and structured to protect the watersheds and timberlands. These lands are vital to protect water quality and quantity in Bremerton, ensure a healthy forest cover, dispose of biosolids created from wastewater treatment, protect fish (including salmon), and provide essential habitat for wildlife. While resource management is the primary objective, there are some commercial activities that are allowed on utility lands such as the location of antenna sites.

Location: As mapped

Policy direction: Maintain the primary character of this land as resource-related. All development should be limited, and demonstrate no significant environmental impact.

Discussion: While the primary use of this land shall continue to be used for the protection of natural resources, there will continue to be a limited amount of commercial and recreation development within the lands designated as “utility.” Wherever possible, colocation should be utilized for commercial structures such as antennas. Minimal footprints shall be required. Any future development that associates with current adjacent recreational uses (such as the Gold Mountain Golf Course or Jarsted Park) should be limited to that portion of the designation south of Old Belfair Highway and adjacent to existing similar development. Moreover, any development within this fairly pristine environment shall conform to shoreline and critical lands ordinances and be designed in an environmentally sensitive way. All developments should go through rigorous environmental review. Where development can be allowed should conform to the recommendations made by other regional watershed planning efforts such as the Chico Watershed Alternative Futures Project.

Bay Vista

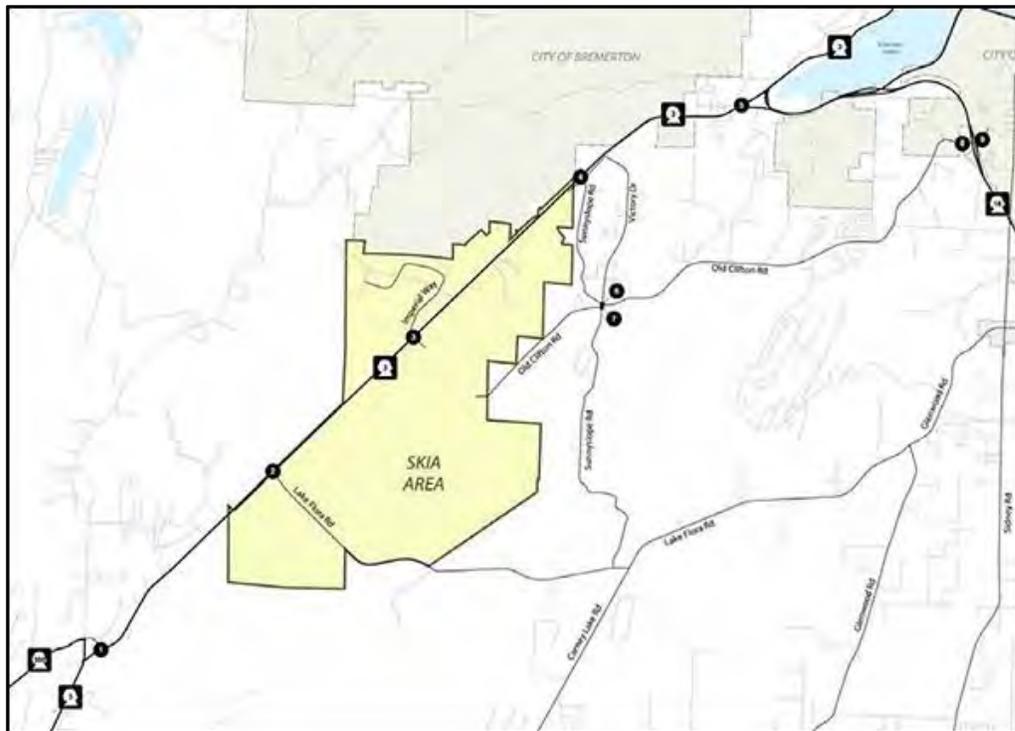


Plan Vision, Goals and Objectives:

The vision of the Bay Vista Sub-Area Plan is to provide a modern, mixed-use, mixed-income, pedestrian friendly and amenity-rich neighborhood for residents, neighbors and visitors. Redevelopment will create a particular kind of place, one that provides space for the community to gather and interact. Streets, plazas and other public spaces will all be designed with the care and attention to detail required to make them function as outdoor public “living rooms” of the new Bay Vista. The pedestrian-oriented design is reflected in a clearly defined “main street”, small-scaled blocks, and pedestrian-scale buildings on landscaped streets. Public art parks, and stands of significant trees also contribute to this definition.

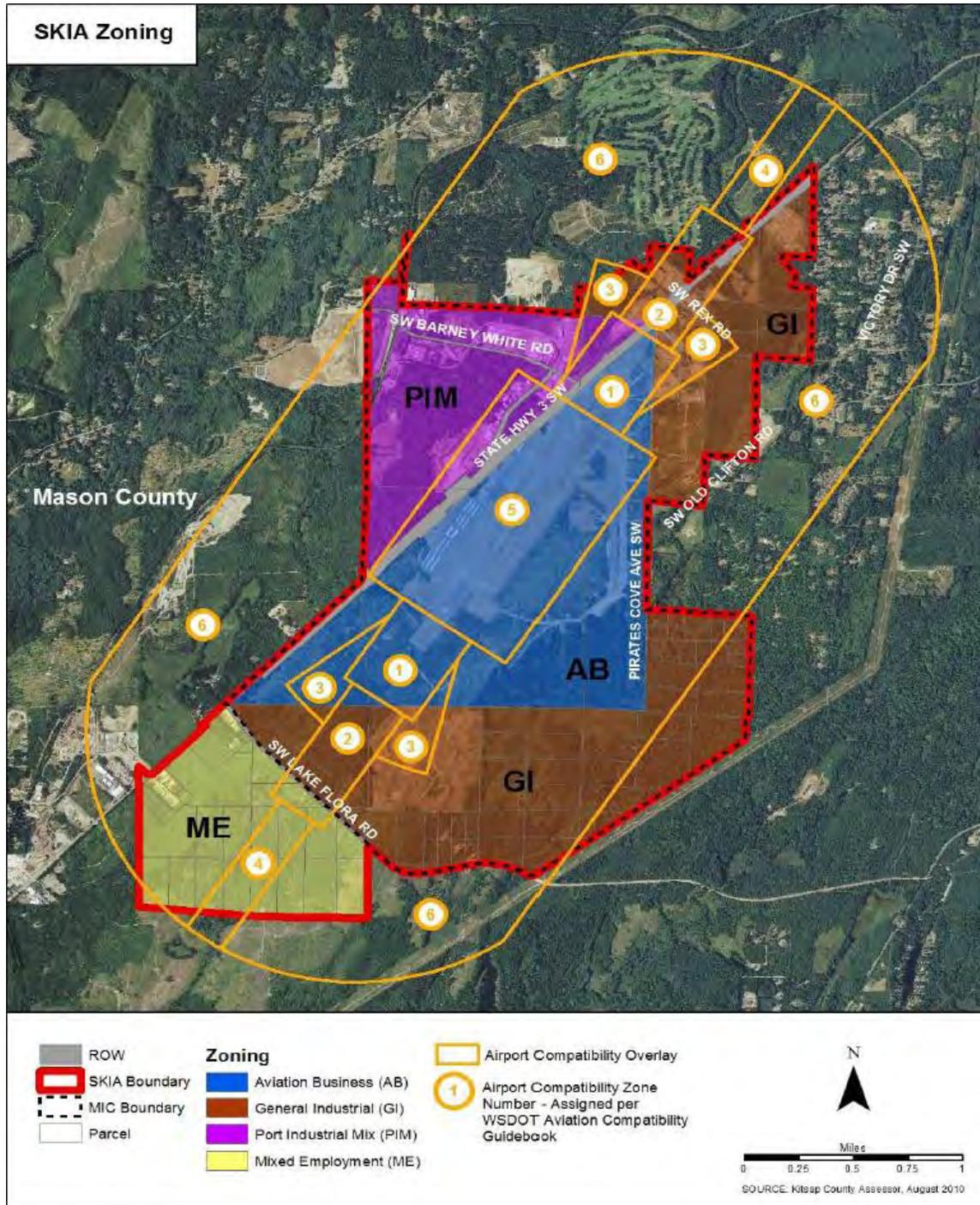
Puget Sound Industrial Center - Bremerton (PSIC) Formerly South Kitsap Industrial Area (SKIA)

The Puget Sound Industrial Center (PSIC) – Bremerton was formerly known as South Kitsap Industrial Area (SKIA) in the last Plan and is referenced as such. SKIA contains about 3,700 acres planned for industrial development and use. The goals and strategies in this section of the Subarea Plan support a vibrant industrial center that is a model of environmental stewardship and sustainability.



This area is recognized as an important industrial employment center that is “expected to retain a different form of urban development than Bremerton’s current regional or district centers. The physical size and location of this center allows strategic focused economic growth and it is expected to receive a significant proportion of Kitsap County’s employment growth in the manufacturing and industrial sectors.”

Zones



Puget Sound Industrial Center - Bremerton (PSIC) Zoning Districts

Formerly South Kitsap Industrial Area (SKIA)

General Industrial (GI)

The purpose of this zone is to promote a wide range of light and heavy industrial uses and compatible support retail and service uses.

Port Industrial Mix (PIM)

The purpose of this zone is to promote a wide range of light industrial, support retail and service uses, government uses and compatible service uses within a business park built form, as well as recreational facilities that are designed and operated in a manner that is compatible with industrial uses. Heavy industrial uses are also allowed in this zone, provided additional measures are taken to reduce the potential negative impacts of these uses on adjacent property through site design, screening, buffers and landscaping.

Aviation Business (AB)

The purpose of this zone is to provide areas for aviation related business, manufacturing and service-related uses, while ensuring compatibility with aircraft operations. A broad range of non-aviation industrial uses that do not include significant outdoor operations are also allowed in this zone, provided measures are taken to reduce the potential negative impacts of these uses on adjacent property through site design, screening, buffers and landscaping.

Mixed Employment (ME)

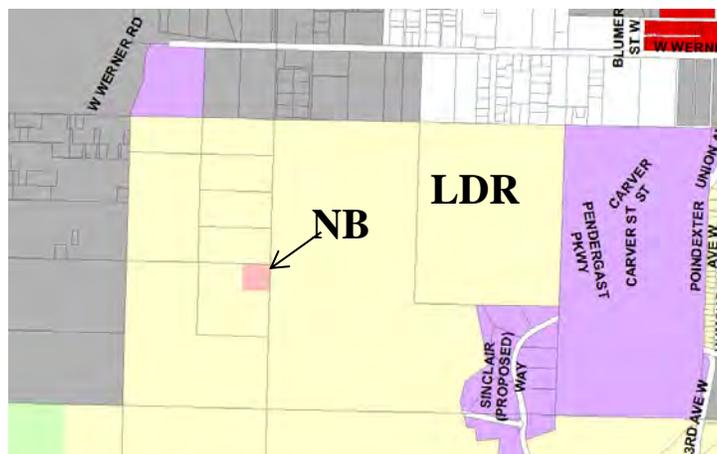
The purpose of this zone is to promote a range of commercial, office and light industrial uses outside of the MIC boundaries that are compatible with land uses in the MIC, with improved non-motorized connections and amenities. Light industrial activities in this zone should occur within enclosed buildings and heavy industrial uses are discouraged.

Airport Compatibility Overlay (ACO)

The purpose of this overlay zone is to protect the viability of Bremerton National Airport by discouraging incompatible land uses and requiring the evaluation and consideration of potential safety impacts when siting certain land uses in proximity to the airport while retaining City zoning authority.

Field Notes and Recommendations

- Low Density Residential (LDR) designation:
 - FIELD NOTE: District 7 is the largest in land area of all the Districts. There is approximately 2,600 acres of LDR designated land. Most of this area is currently undeveloped, and there are large tracts of land that have received preliminary subdivision approvals
 - STAFF RECOMMENDATION: Staff is recommending a policy within the Comprehensive Plan to allow small commercial pockets be proposed to support the residential population in the immediate vicinity. An example of this is existing and shown below. This would require an applicant some time on the future to apply for a change in the Comprehensive Plan Land Use designation at the point that a neighborhood-scaled business (such as a convenience/grocery store) would be necessary to support new residential growth. If a supporting Comprehensive Plan policy existed, a developer would have some assurances that the city would be open to the proposals. This would allow us to set the policy framework but not change the land use map until more detailed analysis could be completed.

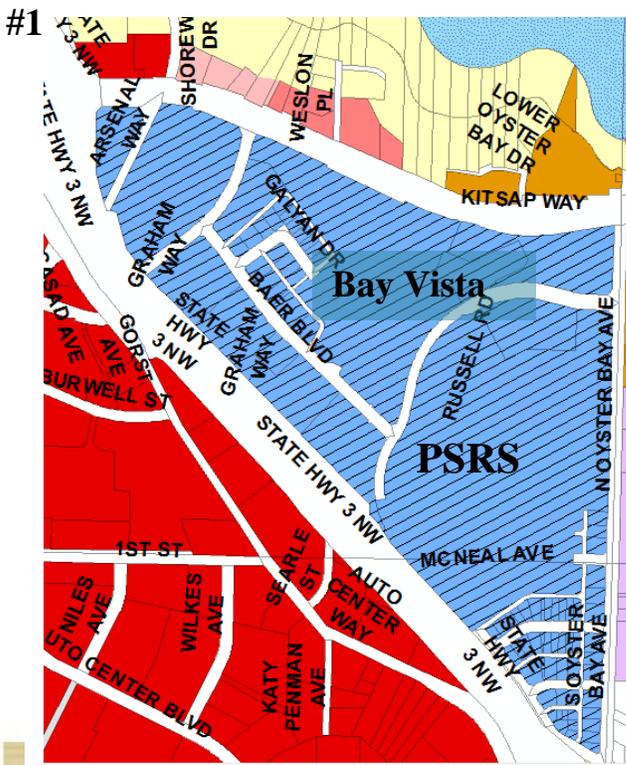


Within the LDR designation, a Neighborhood Business (NB) designation has been identified in 2004 Plan

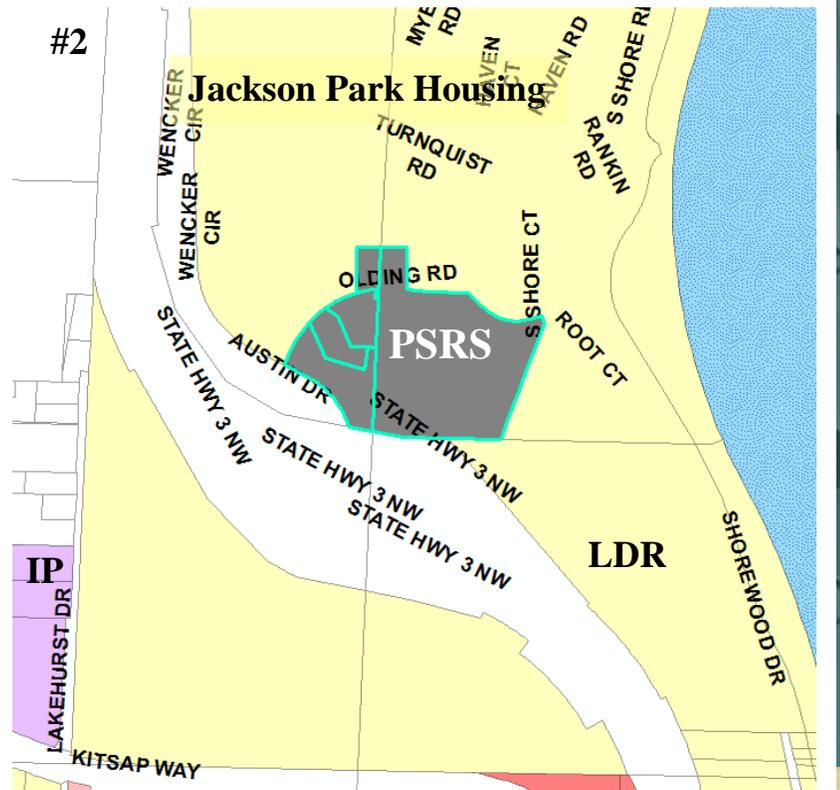
- FIELD NOTE: This contains many acres of undeveloped LDR. This area is known for having rich mineral resources. Consideration to re-designate the larger parcels that are LDR to Industrial designation near Werner Road may be warranted or potentially designed with a mineral resource overlay.
- STAFF RECOMMENDATION: Consider Industrial designation for large LDR parcels or a mineral resource overlay.

Field Notes and Recommendations (continued)

- Public Sector Redevelopment Sites (PSRS):
 - FIELD NOTE: PSRS designation identifies special sites representing high potential for innovative development, and development was to have a clearly defined community benefit such as the satisfaction of a unique public housing need.
 1. This was true for 2004, however since that time, this area has had development to become Bay Vista development, which has created its own subarea plan with Comprehensive Plan goals and policies included within that plan.
 2. The only other area designated as PSRS was the area near Jackson Park navy housing (picture below). In 2004 this area contained the Kitsap County Health District building and a church. It was assumed that this area had potential to be redeveloped. Since 2004, offices have located in the building. Also the Navy has purchased the church property (the eastern most property designated PSRS)
 - STAFF RECOMMENDATION: To re-designate the (# 1) Bay Vista area from Public Sector Redevelopment Sites to Bay Vista designation. Also to (#2) re-designate the area located near Jackson Park navy housing from PSRS to a neighborhood scale commercial designation. The parcel with the church should be designated LDR.



Public Sector Redevelopment Site designation is for Bay Vista

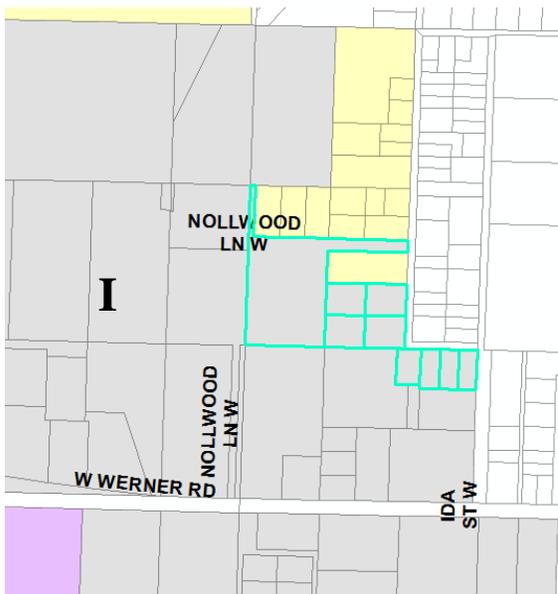


Public Sector Redevelopment Site is located off Austin Drive near Jackson Park navy housing

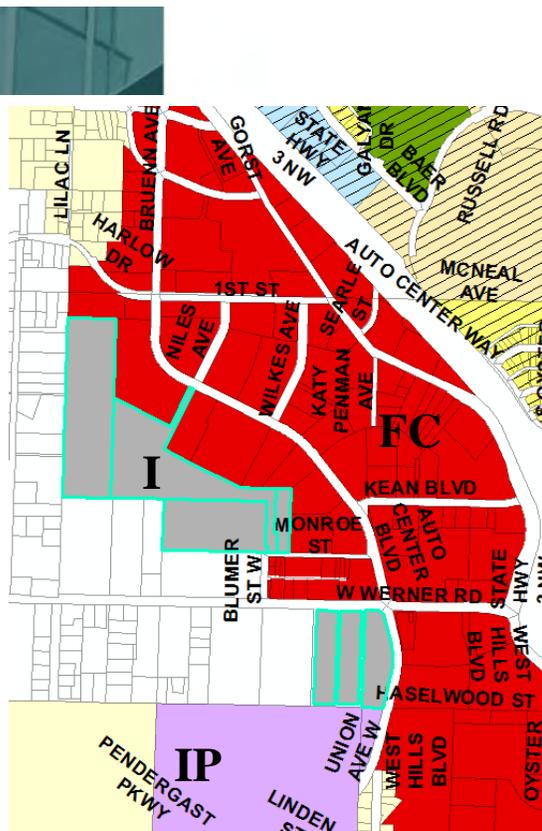
Field Notes and Recommendations (continued)

- Industrial designation:

- FIELD NOTE: This district includes 323 acres of Industrial designation. The boundaries of the Industrial designation border along many designations including Low Density Residential (LDR) designation. There are existing single family homes on parcels that are included in the Industrial designation. The parcels highlighted are single family residential but are designated Industrial.
- STAFF RECOMMENDATION: To review all single family residences in the Industrial designation and re-designate parcels if appropriate. Re-designated parcels should have consideration regarding access (is access provided in a residential neighborhood or Industrial setting) and surrounding uses.



Parcels highlighted in teal are single family homes but designated as Industrial.



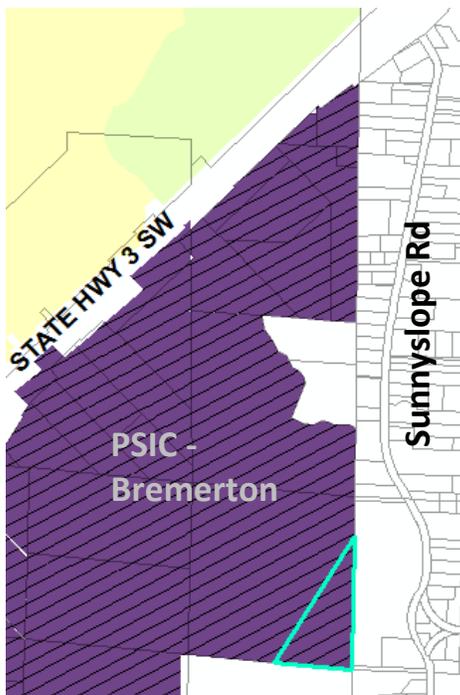
Parcel outlined in teal could be re-designated

FIELD NOTE: Existing vacant parcels are located to the west of the Freeway Corridor (FC) designation are Industrial designation as highlighted to the left. The primary access would be from Auto Center Way. Consideration to re-designate this area to FC may be warranted.

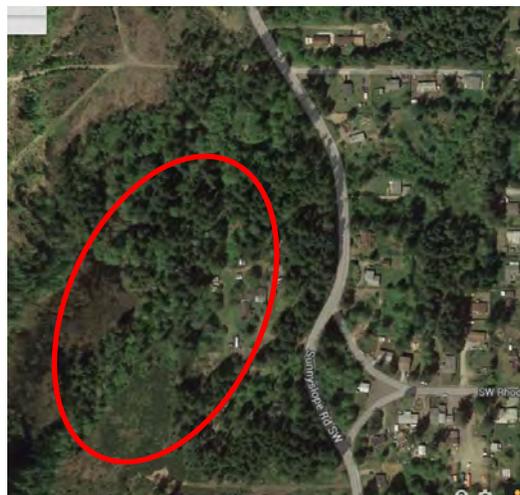
STAFF RECOMMENDATION: Consider re-designating the subject parcels to FC designation.

Field Notes and Recommendations (continued)

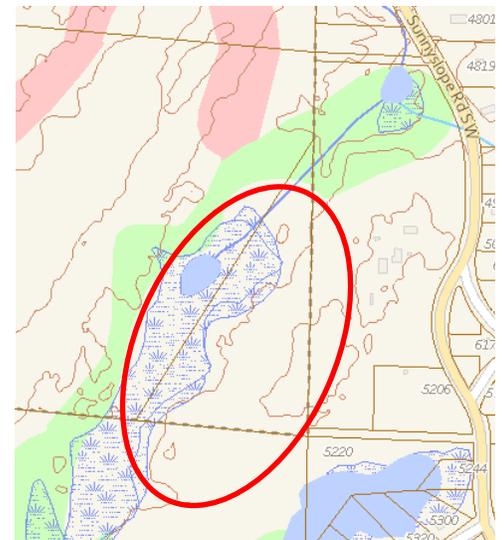
- Puget Sound Industrial Center – Bremerton (Formerly South Kitsap Industrial Center)
 - FIELD NOTE: The Puget Sound Industrial Center – Bremerton (PSIC - Bremerton) was formerly the South Kitsap Industrial Center (SKIA). This SKIA area is classified in the Comprehensive Plan as a Manufacturing/Industrial Center. The Subarea Plan for SKIA was adopted in 2012. The SKIA subarea plan supports green economic development, ensures that future development will result in reduced greenhouse gas emissions, promotes sustainable low-impact development and environmental stewardship while encouraging development through incentives. The overarching goals and policies stated in this plan seem appropriate.
 - STAFF RECOMMENDATION: All references to the SKIA should be revised to PSIC - Bremerton with this Comprehensive Plan update.
 - FIELD NOTE: As described above, the Puget Sound Industrial Area – Bremerton (PSIC - Bremerton) is one of the eight Manufacturing/Industrial Centers (MIC) within the Puget Sound area (as identified from Puget Sound Regional Council (PSRC)). Any alterations to the boundary of the MIC would require coordination with PSRC. Staff has been notified that the parcel within the MIC should not be classified as Industrial (parcel show below). Due to wetlands and topography (which can be seen in the picture), the parcel can only be accessed from Sunnyslope Road into an existing surrounding residential neighborhood.
 - STAFF RECOMMENDATION: Consider re-designating this parcel and removing it from the MIC designation required.



Subject parcel is outlined in teal.



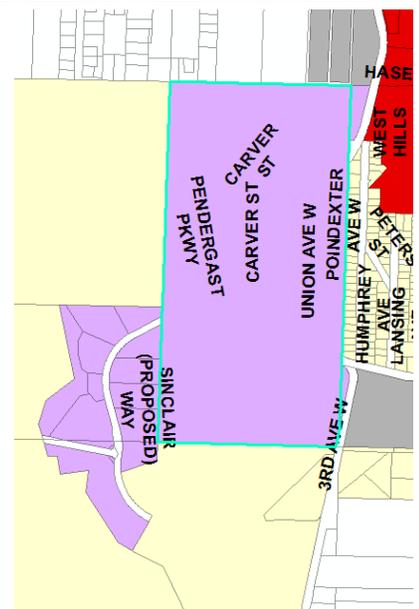
Subject parcel (triangle shape) is circled above. Please note all the residences to the right.



Subject parcel (triangle shape) is circled above.

Field Notes and Recommendations (continued)

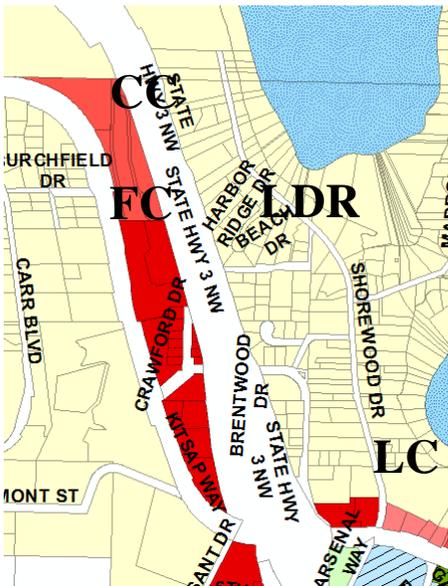
- Industrial Park (IP) designation:
 - FIELD NOTE: The parcel with the Washington Youth Academy and the Cencom building are designated Industrial Park. Re-designation of this parcel may be warranted as a school may not be classified as an Industrial Park use. Parcel shown to the right.
 - STAFF RECOMMENDATION: Consider if re-designation would be appropriate for Washington Youth Academy parcel.



Parcel outlined in teal could be re-designated

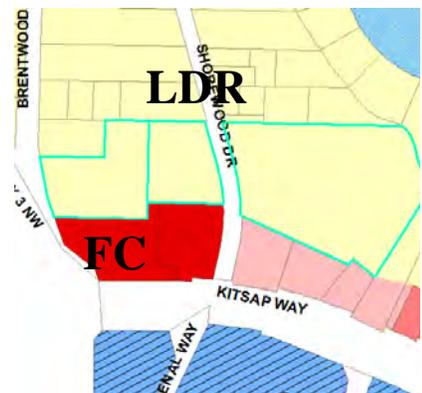
- Freeway Corridor (FC):

- FIELD NOTE: Consolidation of designations and simplifying the current Comprehensive Plan is a major goal of this process. As staff conducted the walking tour, it was complicated to follow the different land use designations along Kitsap Way as shown on the map to the left, with Freeway Corridor blending into Commercial Corridor.
- STAFF RECOMMENDATION: To assist in simplicity and creating a more user-friendly document, staff is recommending revising descriptions to simplify land use designations and remove reference to previous Comprehensive Plans. The consolidation of commercial land uses should still have consideration of intensity of zones (example: Freeway Corridor is more intense than Limited Commercial). Sites highlighted below may be considered to be re-designated.



Within this corridor land use designations change frequently

- FIELD NOTE: Three parcels located off of Shorewood Drive, identified in the picture to right, are designated as LDR. However, there is an existing office building and large multifamily in this location.
- STAFF RECOMMENDATION: To help reduce the amount of nonconforming uses within the City, these properties should be re-designated as Freeway Corridor or another commercial designation.



Parcels outlined in teal are existing commercial uses in LDR

Field Notes and Recommendations (continued)

- Common Themes:
 - FIELD NOTE: Throughout all the District tours, conversations came up about how we promote redevelopment and the reuse of existing buildings that may be nonconforming (example: a store within the LDR designation). Our current Comprehensive Plan encourages limiting commercial uses to major arterials and centers, however there are underutilized building spaces throughout the City that are just becoming blights within neighborhoods. Complicated application processes for building reuse are intimidating, so how can we expedite the process? This should be a goal of this process: to have policies that encourage redevelopment of existing buildings, as the City of Bremerton has a surplus of underutilized spaces.
 - STAFF RECOMMENDATION: Parcels with nonconforming commercial uses should be re-designated to commercial designations if appropriate (such as, adjacent to existing commercial designations). Add goals and policies to help expedite the process and consideration for redevelopment and reuse of existing buildings within the City.
 - FIELD NOTE: One of the intents of the 2004 Comprehensive Plan was to promote homeownership by encouraging single family homes in Low Density Residential (LDR) areas and in turn limiting duplexes, and multifamily structures to center designations. However, within the LDR designation, there are many existing types of housing, including duplexes and townhomes (3 or less units) and multifamily structures (4 or more units). These are currently classified as nonconforming uses.
 - STAFF RECOMMENDATION: A potential consideration for duplexes and townhouses (3 or less units) is to modify the Comprehensive Plan policies to allow them. The development would have to comply with the LDR designation of 5 to 10 dwelling units per acre (or the density assigned after this update). Such as within the LDR a 3-unit townhome could be built on a minimum 0.3 acres lot, meeting density requirements of 5 to 10 dwelling units per acre. Multifamily structures (structures with 4 or more units) would require new multifamily designations within the Comprehensive Plan, as they were removed in the 2004 Plan. Or, these multifamily units could remain limited to centers, or continue as nonconforming within the LDR.

Council District 7 Profile

Work Program

This report is one part of eight for the City of Bremerton Work Program for the Comprehensive Plan Update. The documents that comprise of the Work Program are the Report on Comprehensive Plan Consistency with State Law and Policy, and the other six District Profiles, all are under a separate cover. All these documents are out for public comment. All documents of this Work Program can be seen at www.Bremerton2035.com.



City Councilman, Eric Younger, Staff, Allison Satter, and the honorary District Mascot during the District 7 tour

The City is waiting for your comment! Get your neighbors, walk your district and help with this process. If you can provide comments about the Work Program, give us answers to the questions (1 to 5) on page one, AND identify the location of the District Mascot (picture at left), there is a prize for you (one per participant please). Must pick up prize at City Hall. Supplies are limited, but all comments are welcome and encouraged!

Please contact Allison Satter, Long Range Planner, at (360) 473-5845 or compplan@ci.bremerton.wa.us with your feedback!



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