Commission Meeting Date: November 18, 2014 Agenda Item: V.B.1

CITY OF BREMERTON, WASHINGTON
PLANNING COMMISSION AGENDA ITEM

AGENDA TITLE:	Workshop for Comprehensive Plan Update: Land Use Chapter and Map
DEPARTMENT:	Community Development
PRESENTED BY:	Allison Satter, Senior Planner; (360) 473.5845

MEETING PURPOSE

The purpose of this workshop is to discuss the Comprehensive Plan Update, Bremerton2035, specifically the Land Use Chapter. As the Bremerton2035 schedule outlines, Planning Commission will have Workshops on each individual chapter. Because the Land Use Chapter is extensive and provides overall direction for the rest of the Plan, this Chapter will be discussed over two Workshops (November and January). Staff is seeking Planning Commission's guidance and direction for creating a more user friendly Comprehensive Plan, while still meeting all Growth Management Act's Requirements.

PROJECT OVERVIEW

Bremerton2035, is the City of Bremerton's Comprehensive Plan Update. A major update like this happens every eight years and is focused on evaluating which aspects of the plan are working and what needs to be adjusted. This Growth Management Act requirement looks towards how Bremerton will grow over the next 20 years (2016 to 2035). The overarching principles and general concepts within the 2004 Comprehensive Plan continue to be applicable, however some minor alterations are necessary to reflect the changes related to the economic climate and overall goals of the community.

The first chapter of the Comprehensive Plan that Staff will be discussing with Planning Commission is the Land Use Chapter which sets the Land Use Vision, sets goals and policies to accomplish said vision, establishes Centers and zoning designations parameters, and includes the Land Use Map.

STAFF GUIDE TO ATTACHMENTS

- ***Attachment A:*** *Example of Proposed "Hot Sheets"*
- ***Attachment B****: Draft Land Use Map Areas of Potential Amendments*
    - ***B-1:*** *Work Program Summary*
- ***Attachment C****: Comments Matrix and Comments 19-25 regarding Bremerton2035*

WORKSHOP DESIRED OUTCOME

This information is presented for Planning Commission consideration and discussion. Additional discussions on the Land Use Element are scheduled for January's Workshop. Staff is requesting guidance from the Planning Commission to direct staff regarding the following items:

1. Confirmation that the proposed consolidated Land Use Goals seem appropriate; and
2. Direction of Land Use Element streamlining is desirable.

CURRENT COMPREHENSIVE PLAN LAND USE CHAPTER

The Land Use Chapter should be consistent with the communities vision's on the growth of the City, while complying with the Countywide and Multi-countywide Planning Policies, State and Federal Regulations, and the Growth Management Act (GMA) requirements. The Land Use Element in the 2004 Comprehensive Plan is 60 pages and separated into 7 keys sections. The following will highlight and describe each section of the current Land Use Chapter:

1. Land Use Vision: The Land Use Vision is the following:
   "Bremerton is a metropolitan city that provides for economic vitality and diverse lifestyles. Throughout the city, there is a broad variety of jobs, housing, transportation options, convenient services, and strategically dispersed commercial activities. Communities and established neighborhoods within the city each have a distinctive focus, yet all are walkable and well connected to each other, including a vibrant downtown with a mixture of activities. Accessible waterfronts, water and mountain views, and urban parks add to the city's setting for everyone's enjoyment. New development merges with established styles, protecting the charming, historical character of the city and its cultural heritage."
   The overall vision's mission of this Comprehensive Plan is proposed to remain the same for this update.
2. Centers Concept: The Foundation of the Land Use Element: This portion of the Chapter details the Center's Concept which the City adopted with this 2004 Comprehensive Plan. It discusses why centers are beneficial, such as that Centers plan for growth in the most efficient manner possible from a land use perspective as it concentrates higher density and development at locations where there is already high capacity infrastructure to support such uses. It also discusses in detail the difference in Centers from Neighborhood Center (being the least intensive Center), District Center (middle intensity center), Employment Centers, and Regional Center (our most intense Center, which is Downtown). It was important to highlight the benefits and detailed analysis of Centers at this time because this was new to the City. However as we have been working with Centers Concept for a decade, Staff can see opportunity to simplify this section without losing the importance of identifying as a community using the Center's concept.
3. Centers Descriptions: This provides the General description of the six Neighborhood Centers, three District Centers, the Downtown Regional Center, and three Employment Centers. It also discusses the need for Subarea Planning (area-specific planning in a supporting document), compliance with the GMA requirement to consider Urban Growth Area (UGA), and Joint Planning Areas (areas that could become UGAs). Again, Staff sees opportunity to simplify this chapter while still identifying the difference in Centers, and complying with the GMA requirements.

4. Open Space Map: GMA requires that the Comprehensive Plan identify open spaces. This map will be reviewed by the Park Department's Parks, Recreation, & Open Space Plan and will be updated if necessary.
5. Land Use Goals and Policies: The goals and policies represent the community's responses to the challenges implied by future growth and were developed through an intense series of public meetings, workshops, and committee meetings prior to the Comprehensive Plan adoption in 2004. These goals and polices are the basic foundations of the Land Use Element. Though Staff acknowledges their importance, it is a little overwhelming for any reader, as there are 21 Goals in this section, and within those goals there are an additional 120 policies. These goals and policies support the Land Use Vision and also help direct how future development should be designed. Later described in this Report, Staff is proposing to consolidate these 21 goals into five that capture the essence of the current goals.
6. Land Use Map: This is the Land Use Map that identifies what is the Land Use Designation for every parcel in the City. This map is most utilized by the public as it identifies which land use designation is applicable to their property (commercial, residential, industrial, etc.). All proposed amendments that Planning Commission will consider for the Comprehensive Plan Update, as outlined in the Work Program, may change this Land Use Map. Further discussions about amending the Map are provided later in this report.
7. Land Use Designations: These designations identified on the Land Use Map described above are further described in this portion of the chapter. The section illustrates each designation and its general development parameters including use, form, design and compatibility of development. There are 21 Land Use Designations in our current Comprehensive Plan: three residential designations, ten commercial designations, three industrial designations, and five general designations (Higher Education, Watershed, Open Space, City Utility Land, and Utilities & Public Facilities). The Work Program identifies the potential to consolidate several designations to create a more simplified, user-friendly document.

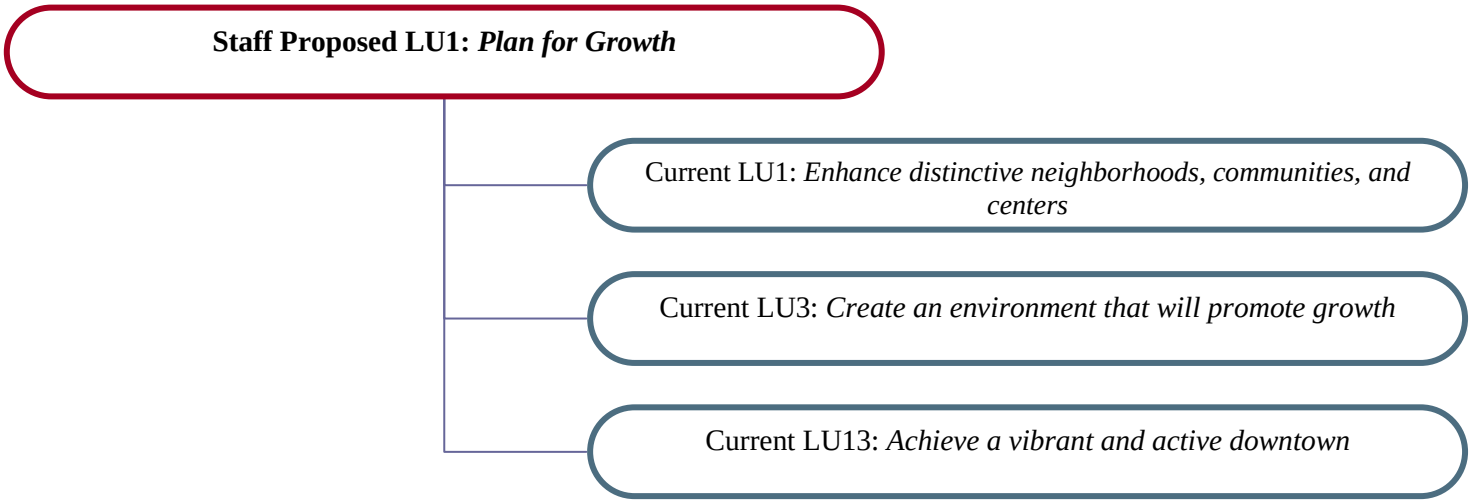
The above information helps direct the Land Use Vision of the City. However, due to the amount of information that this Comprehensive Plan provided, this document has become widely unused and sometimes difficult to recognize the bigger goal when there are so many goals and policies. An example: If a property owner would like to rezone their property, they need to prove that their proposal is complaint with the Comprehensive Plan. Just to illustrate the proposal meets the Land Use Element (not to discuss the whole 214 page Plan), they would have to review the Land Use Map, many pages of goals and policies, the Center's portion if their property was within a center, and their associated Land Use designation in the last portion of the chapter. This can be cumbersome for an applicant.

LAND USE GOALS AND POLICIES

As identified above as #5, the Comprehensive Plan contains 21 goals which are further outlined with the 120 policies. As the City's Vision directs the goals and policies, the goals and policies create the zoning code and are implemented through the local planning process. It is important to clearly identify the City's objectives so all following actions can have clear guidance. As Staff was reviewing the goals, We identified that many of the goals have similarities and support each other. As such, there is an opportunity to consolidate the 21 goals into fewer goals, while maintaining the overall City Vision. Staff is proposing within the Land Use Chapter the following consolidated goals:

LU1. Plan for Growth
LU2. Make a Vibrant and Active City
LU3. Encourage Economic Development
LU4. Protect the Environment
LU5. Encourage Community Health

The chart below illustrates Staff's proposal to consolidated goals. The red box identifies the proposed Land Use goal, "*Plan for Growth"*. The blue boxes are the existing goals that may be considered under the Staff's proposed goal.

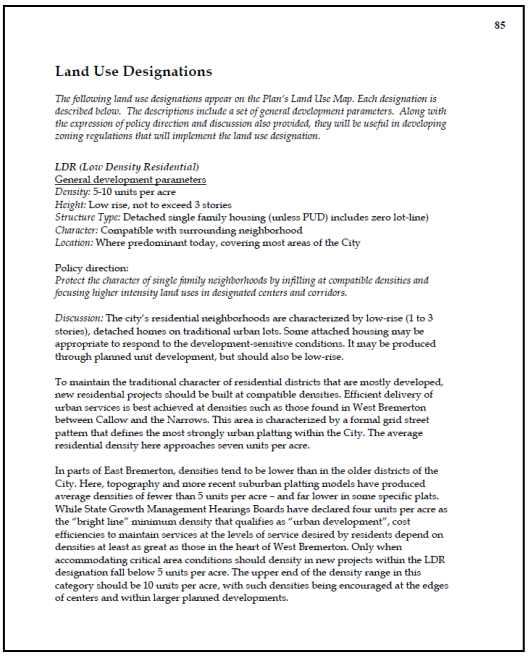


Please note there are about ten policies to every existing Land Use goal so with this proposal, all existing land use goals and policies will be considered under the Staff's proposed goals. Such as Staff's LU1: *Plan for Growth* can address part of Current LU13: *Achieve a vibrant and active downtown*, though the policies under the LU13 also may be better served under another proposed goal such as Staff's Proposed LU2: *Make a Vibrant and Active City*.

As Staff will be working over the next few months on the Land Use Chapter proposed amendments to present at the January's Workshop, Staff is requesting that Planning Commission consider the current 21 goals and supporting policies, and provide confirmation that this is an appropriate step to proceed with consolidating the Land Use Goals into the Staff's proposed five. During the Workshop presentation we will show the commission more details about how the goals and policies will be streamlined.

FORMAT REVISIONS

The image to the right is a page from the current Comprehensive Plan Land Use Designation portion of the Chapter. As described previously in the "Land Use Chapter Outline" as #7, there are 21 land use designations, with specifically three residential designations, ten commercial designations, three industrial designations, and five general designations. Each Land Use designation addresses the targeted Density, Height, Structure Type, Character, Location, Policy Direction and Discussion.



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Land Use Designations

The following land use designations appear on the Plan's Land Use Map. Each designation is described below. The descriptions include a set of general development parameters. Along with the expression of policy direction and discussion also provided, they will be useful in developing zoning regulations that will implement the land use designation.

LDR (Low Density Residential)
General development parameters
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.

In parts of East Bremerton, densities tend to be lower than in the older districts of the City. Here, topography and more recent suburban platting models have produced average densities of fewer than 5 units per acre – and far lower in some specific plats. While State Growth Management Hearings Boards have declared four units per acre as the "bright line" minimum density that qualifies as "urban development", cost efficiencies to maintain services at the levels of service desired by residents depend on densities at least as great as those in the heart of West Bremerton. Only when accommodating critical area conditions should density in new projects within the LDR designation fall below 5 units per acre. The upper end of the density range in this category should be 10 units per acre, with such densities being encouraged at the edges of centers and within larger planned developments.

In the same concept as described throughout this report and as defined in the Comprehensive Plan Update Work Program, Staff is proposing to create a more user friendly document. In addition, the Work Program does propose the consolidation of the designations but that will be further discussed in the January Workshop. A more user friendly document is desired. Staff is proposing a new format that the public and staff can more easily utilize. A draft of the format proposal can be seen in **Attachment A**, that Staff is calling "hot sheets". The goal of the hot sheets is to consolidate as much of the Land Use Chapter into these key pages.

The hot sheet would still include each of the land use general development parameters (the density, height, character, etc.) for each Land Use Designation, but instead of having a three paragraph discussion about the "policy direction" (in addition to the 141 goals and policies), Staff is proposing to move all the goals and policies to the specific designation that are affected by that specific goal/policy.

An example can be seen in **Attachment A**, but further describe here: The hot sheet example references Commercial Corridor Land Use designation. The first half of the page is the development parameters on how to develop the site (density of 20 units per acre, with three stories, etc.). The second part of the hot sheet would be the specific policies that effect the Commercial Corridor designation, such as LU1: *Promote Growth*; with supporting policies to *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*. Instead of having the public review all 141 goals and policies, Staff can print out the two page hot sheet for their designation and that should have the most valuable information to review.

LAND USE MAP

As discussed at the previous September Workshop and October Hearing, the Work Program identified the scope of work for the Planning Commission to consider for this update. **Attachment B** illustrates the areas to be considered for possible amendments to the Land Use Map. The numbers on the map are directly correlated with the numbers identified in the Work Program summary that was approved by Planning Commission October's Hearing. Example: **Attachment B** identifies "#14" in east Bremerton near Blueberry Park and near Lions Park. Within the Work Program, the proposed

amendment #14 is to consider removing Sylvan/Pine Neighborhood Center and potentially establishing another Neighborhood Center near Lebo Ave.

This map is to help establish areas of focus, and to help provide additional items to assist Planning Commission deliberation. The proposed amendments to the map will be further discussed in January. Planning Commission is tasked with considering the Work Program Summary, District Profiles, and this Attachment B (Land Use Map areas of consideration), prior to the January Workshop in order to be equipped for those discussions.

COMMENTS RECEIVED

Attachment C contains the updated Comments Matrix and the additional comments received regarding the Comprehensive Plan Update. Planning Commission reviewed comments 1 through 18 previously, and additional comments have been provided for your consideration (Comments 19, 20, 21, 22, 23, 24 and 25). All comments are encouraged and will be provided to Planning Commission all Bremerton2035 Workshops/Hearing. In addition, all comments will be posted at the www.Bremerton2035.com website for public's consideration.

Attachment A

LAND USE ELEMENT

EXAMPLE

Designation (such as Commercial Corridor)

Purpose/Intent:

- Purpose or intent of the designation

Land Uses

- General Type of Land Uses outrightly or conditionally allowed.
- Example: Retail, Offices, Residential, etc.

Intensity/Density:

- This should describe the level of development expected in this designation or density of housing units.
- Example: High Intensity commercial uses with residential component in street fronting buildings. 20 units per acre maximum density.

Character/Development Features:

- This should describe the general development standard expected in this designation.
- Example: Height three stories, plentiful parking to the side or rear of building that is oriented to the front property line.

Location:

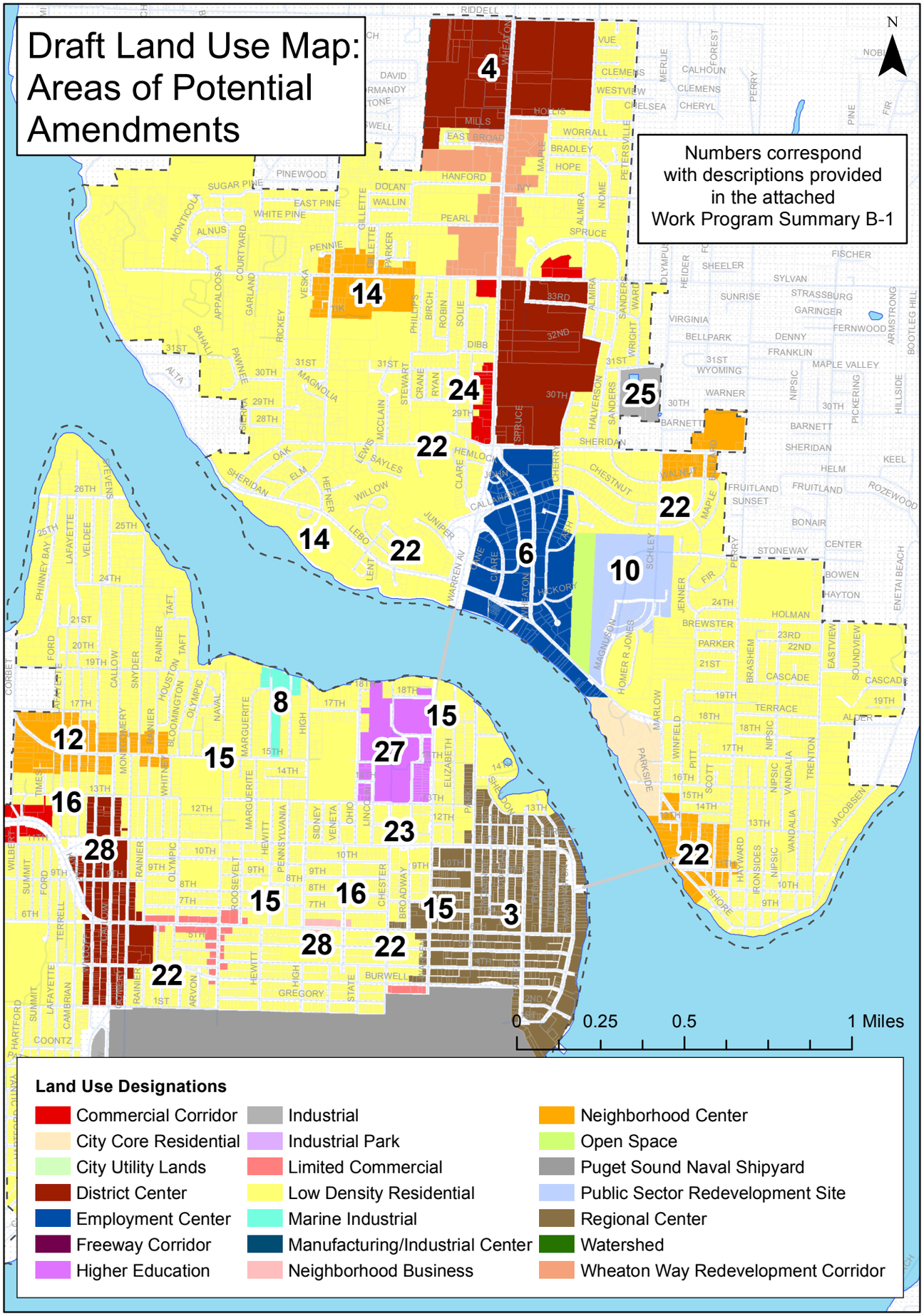
- General Location of Designation
- Example: Along high traffic corridors/primary arterials as mapped (Kitsap Way and Wheaton Way).

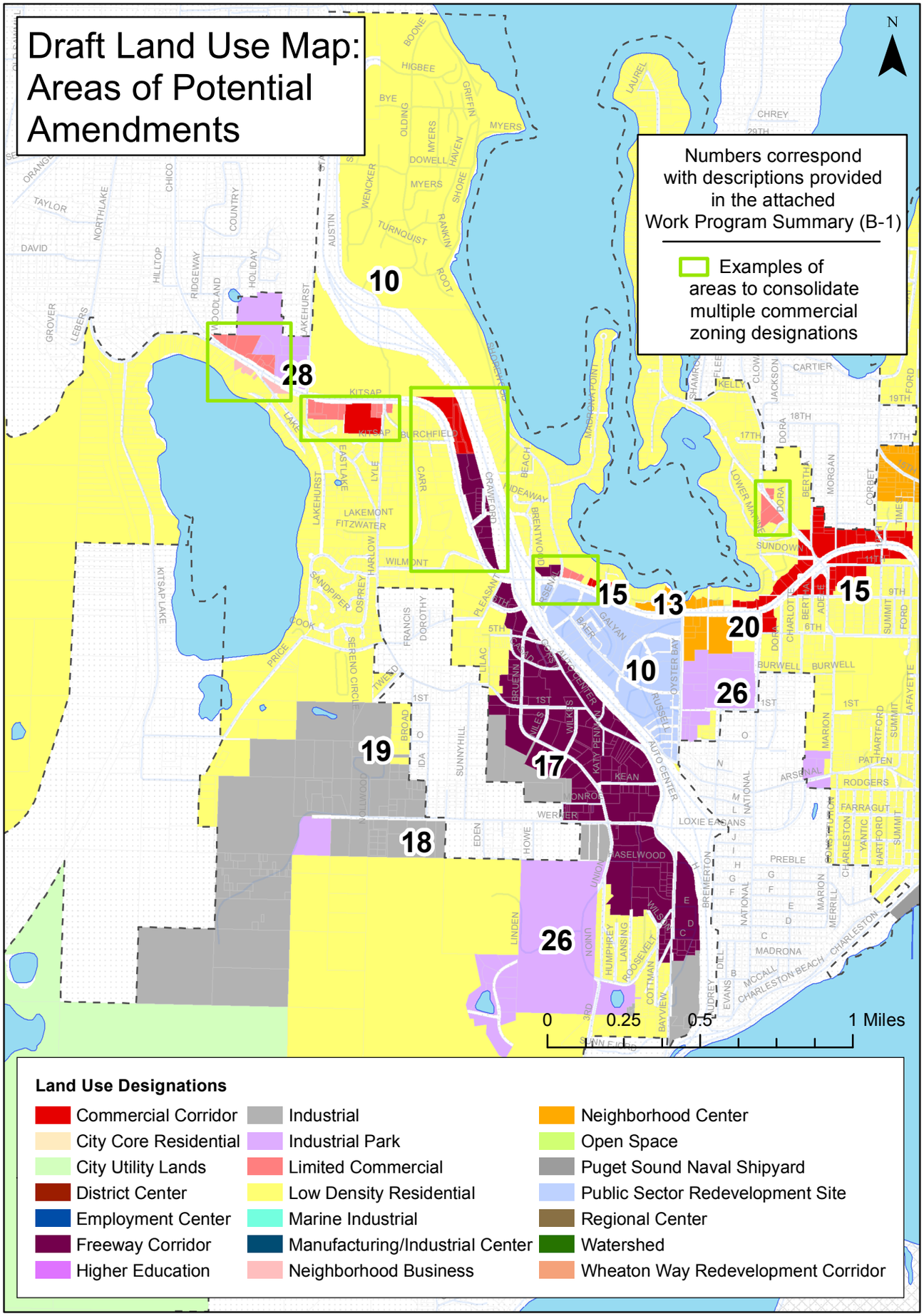
Goals/Policy Direction:

Example:

- **LU1: *Promote Growth***
  - LU1A: *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*
- **LU2: *Make a Vibrant and Active City***
  - LU2A: *Encourage the implementation of design elements for new development and redevelopment that compliment the designated purpose and scale of its community*
- **LU3: *Encourage Economic Development***
  - LU3A: *Adaptive re-use of existing buildings should be encouraged through incentive*

A building or structure located at the corner provides an anchor for that intersection. This site layout is encouraged.


Draft Land Use Map: Areas of Potential Amendments
Numbers correspond with descriptions provided in the attached Work Program Summary B-1
N
0 0.25 0.5 1 Miles
Land Use Designations
Commercial Corridor
City Core Residential
City Utility Lands
District Center
Employment Center
Freeway Corridor
Higher Education
Industrial
Industrial Park
Limited Commercial
Low Density Residential
Marine Industrial
Manufacturing/Industrial Center
Neighborhood Business
Neighborhood Center
Open Space
Puget Sound Naval Shipyard
Public Sector Redevelopment Site
Regional Center
Watershed
Wheaton Way Redevelopment Corridor


Draft Land Use Map: Areas of Potential Amendments
N
Numbers correspond with descriptions provided in the attached Work Program Summary (B-1)
Examples of areas to consolidate multiple commercial zoning designations
10
28
15
13
20
26
19
17
18
0 0.25 0.5 1 Miles
Land Use Designations
Commercial Corridor
City Core Residential
City Utility Lands
District Center
Employment Center
Freeway Corridor
Higher Education
Industrial
Industrial Park
Limited Commercial
Low Density Residential
Marine Industrial
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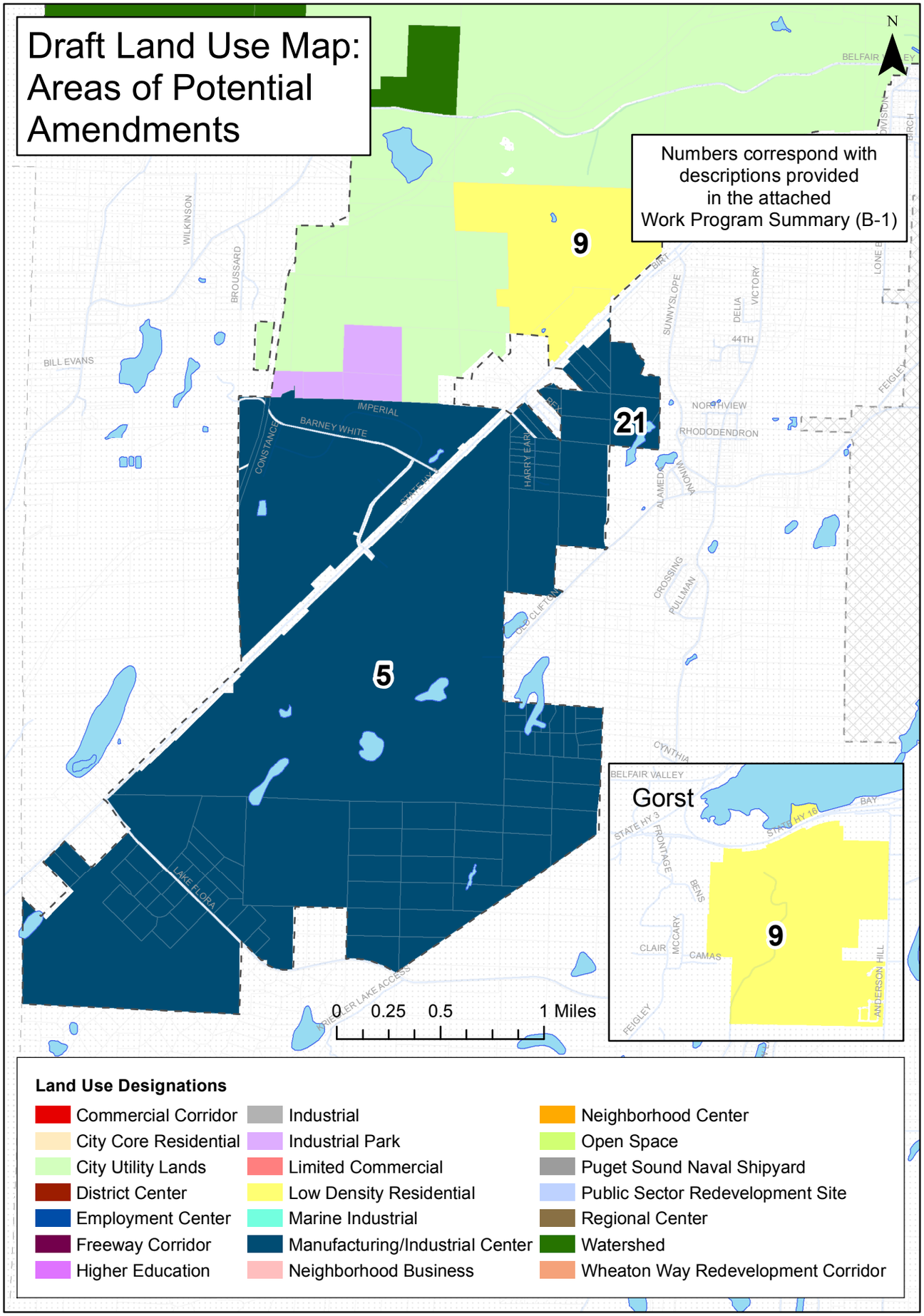
Draft Land Use Map: Areas of Potential Amendments
Numbers correspond with descriptions provided in the attached Work Program Summary (B-1)
N
9
21
5
9
Gorst
BELFAIR VALLEY
BILL EVANS
WILKINSON
BROUSSARD
IMPERIAL
BARNEY WHITE
CONSTANCE
HARRY EARL
SUNNYSLOPE
DELIA
VICTORY
44TH
NORTHVIEW
RHODODENDRON
ALAMEDA
WINONA
CROSSING
PULLMAN
OLD CLIFTON
CYNTHIA
LAKE FLORA
FEIGLEY
STATE HY 3
FRONTAGE
BENS
MCCARY
CLAIR
CAMAS
ANDERSON HILL
BAY
0 0.25 0.5 1 Miles
Land Use Designations
Commercial Corridor
City Core Residential
City Utility Lands
District Center
Employment Center
Freeway Corridor
Higher Education
Industrial
Industrial Park
Limited Commercial
Low Density Residential
Marine Industrial
Manufacturing/Industrial Center
Neighborhood Business
Neighborhood Center
Open Space
Puget Sound Naval Shipyard
Public Sector Redevelopment Site
Regional Center
Watershed
Wheaton Way Redevelopment Corridor

Planning Commission Recommended Work Program Summary Report

This outline broadly summarizes the recommendations made within the District Profiles that establish the Work Program for the Comprehensive Plan Update. To see the field note and full recommendation as presented by Planning Commission, please review the corresponding District Profile (identified in the chart below). The District Profiles can be found at www.Bremerton2035.com under the "Project Documents" tab.

The first item addressed in this Summary Report for this Work Program Summary is for State Regulation and Law Compliance which is outlined in the Department of Commerce Expanded Comprehensive Plan Update Checklist. This complete checklist and analysis can be found at www.Bremerton2035.com under "Project Documents" called "State Law and Policy Compliance Checklist"

Summary of Planning Commission Recommendations	General Vicinity	Districts Possibly Affected
Revising – Streamlining/simplifying/revising the Plan, such as text revisions		
1. Update the Comprehensive Plan to comply with all State Law and Regulations. Further analysis can be found at www.Bremerton2035.com under "Project Documents" called "State Law and Policy Compliance Checklist".		Citywide
2. To assist in simplicity and creating a more user-friendly document, staff is recommending revising descriptions to help clarify all land use designations and remove reference to previous Comprehensive Plans.		Citywide
3. Integrate work performed by Community of Development Block Grant (CDBG) into the Comprehensive Plan Update. This includes identification of slum and blight areas which includes Downtown (blight).		District 3 and Citywide
4. Fine tuning of Wheaton Way District Center language in the Plan regarding future development, with additional discussions of the goals and policies of how the District Center relates to the Wheaton Way Redevelopment Corridor designation located just to the south of the Center.	Located along Wheaton Way between Riddell Rd and Sylvan Way	District 2
5. As South Kitsap Industrial Area has been renamed to Puget Sound Industrial Center – Bremerton (PSIC – Bremerton), proposal is to revise language to updated name.		District 7

6. Employment Center Designation should remove references to Harrison Hospital		District 2
7. Explore options to consolidate the various commercial designations. The current Comp Plan has five commercial designations, and many areas change commercial zoning within a few parcels making difficult for consistency with developers and staff.	Citywide, but specifically along (1) Kitsap Way and Highway 3 and (2) an area near Shorewood Drive	District 7 and citywide
8. Waterfront superfund site located within the Marine Industrial designation reduce the ability for marine related businesses. Cleanup anticipated within 10 years. May consider interim use provisions for this area until cleanup is completed.	Located on 15th Street and Thompson Drive and Pennsylvania Avenue	District 4
9. Explore options to create a policy to support large tracts of Low Density Residential designated land having a central portion of the area be redesignated for neighborhood commercial (for small scale neighborhood supporting businesses).	Most large tracts are in District 7, but could citywide	District 7 and citywide
10. Public Sector Redevelopment Sites are no longer necessary. Staff recommends removal or revising of this designation.	Bay Vista, East Park and area near Jackson Park Housing	District 2 and 7
11. Consider consolidating current Subarea Plans that have similar goals and policies into the current Comprehensive Plan.	Citywide, Manette Subarea Plan	District 3
<u>Reduce</u> – Due to excess residential and commercial land capacity based on current land use designations, these recommendations are aimed to bring the land use plan into alignment with our growth targets.		
12. Consider removing Haddon Neighborhood Center, and establish as commercial and Low Density Residential designations.	Located off 15th St and includes Lafayette Cambrian, Wycoff and Callow Avenue	District 6
13. Explore options to remove Oyster Bay Neighborhood Center, and establish as commercial and Low Density Residential designations.	Kitsap Way and Oyster Bay	District 6 and 7
14. Consider removing Sylvan/Pine Neighborhood Center (Blueberry Park area), and establish as residential designation. Establish a Neighborhood Center in the area around Lions Park, where there is commercial uses and denser housing types.	Lebo Boulevard near Lions Park to Sheridan Road	District 1

<u>Conforming</u> – Proposals to reduce nonconforming properties due to improper designations for existing commercial, industrial and residential structures		
15. Consider allowing commercial designations, instead of residential designation, on areas that are have existing commercial uses, and utilizing smart planning principles when redesignating.	(1) Warren Avenue between 6th Street and 9th Street; (2) 6th Street between Pennsylvania Avenue and High Avenue; (3) Warren Avenue and 17th Street; (4) 15th Street and Naval Avenue; (5) Along 9th Street between Adele Avenue and Wilbert Avenue; (6) Kitsap Way and Shorewood Drive	Citywide (1), (2) & (3) District 4; (4) & (5) District 6; (6) District 7
16. Consider allowing residential designation, instead of commercial designation, on areas that are have existing residential uses and/or physically separated due to topography, or have limited access.	(1) 6th Street and Veneta Avenue (2) Parcels to the east of Kitsap Way Commercial Corridor area	Citywide (1) District 4 (2) District 6
17. Consider allowing commercial designations, instead of industrial designation when adjacent to existing commercial uses, and utilize smart planning principles when redesignating.	West of Auto Center Way (behind existing Cash & Carry) and Blumer Street	District 7
18. Consider allowing industrial designations, instead of residential designation, on areas that are have existing industrial uses or have high potential for mineral resources, and utilize smart planning principles when redesignating.	Areas within District 7, especially located near Werner Road	District 7
19. Consider allowing residential designations, instead of industrial designation, on areas that have existing residential uses and in a residential neighborhood.	Nollwood Ln and Ida Street	Citywide District 7
20. Consider redesignating a single Low Density Residential parcel to a commercial or industrial designation because all adjacent parcels are non-residential designations.	Parcel located on National Avenue (south of Rite Aid)	District 6

21. Explore options to remove parcel from PSIC – Bremerton designation, since wetlands and topography make it an isolated parcel which only has access through residential neighborhood (Sunnyslope). Redesignation would be required.	Southeastern lot of PSIC-Bremerton, located near Sunnyslope Rd SW and SW Rhododendron	District 7
22. Determine how to address existing multifamily developments that are not in conforming land use designations. This could include expansion of some centers or the creation of a new land use designation in the Comprehensive Plan.	(1) South of Sylvan/Pine Neighborhood Center; (2) south of Perry Avenue Neighborhood Center (3) Sylvan Way and Spruce Avenue; (4) west of Downtown Regional Center; (5) Manette Center and area just south; (6) southeast of Charleston Neighborhood Center	(1) District 1 (2) & (3) District 2 (4) & (5) District 3 (6) District 5
23. Consider the area south of Olympic College campus to allow housing that supports the college, such as multifamily or dormitories.	Chester Avenue to Warren Avenue and 11th Street to 13th Street	District 4
24. Consider split designations (commercial and residential designations) for lots that fronts on both: (1) major arterials and (2) residential neighborhoods (through-lot) to reduce neighborhood impacts.	Wheaton Way and Eagle Avenue between Sheridan Road and Dibb Street	District 1
25. City of Bremerton Public Works building may be sold in the next 20 years; an alternate designation other than Industrial may be considered, due to surrounding residential neighbors.	3027 Olympus Drive	District 2
26. Explore options to redesignate Westsound Technical Skills Center and the Washington Youth Academy from the existing Industrial Park (IP) designation, due to the educational use of these properties	Parcels along National Avenue and Union Avenue	District 6 and 7

27. Consider Higher Education designation to be expanded to include all parcels owned by Olympic College.	North of 17th Street (Sophie Bremer Childcare and old Sons of Norway building) and west of Warren Avenue (WSU Engineering)	District 3 and 4
28. Evaluate options for reuse of existing nonconforming commercial structures. Potentially add goals and policies to help expedite the permitting process and consideration for redevelopment and reuse of existing buildings within the City	Citywide. (1) on 4th Street at the corners of Anoka Avenue, High Avenue and Chester Avenue (and (2) bottom floor of 11th Street and Callow Avenue (Little Caesars/7-Eleven) or Kitsap Way and Harlow Drive (old Abbey Carpet bldg).	Citywide (1) District 3 and 4; (2) District 5 and 7

To Find More Information:

The Work Program Summary consists of analysis from eight separate documents, which are listed below. Those documents they can be found at www.Bremerton2035.com or for convenience, just click on the links below.

- District 1 Profile
- District 2 Profile
- District 3 Profile
- District 4 Profile
- District 5 Profile
- District 6 Profile
- District 7 Profile
- State Law and Policy Compliance Checklist
- Public Comments for Bremerton2035.

Have comments or questions about the Work Program Summary, please contact Allison Satter, Senior Planner: CompPlan@ci.bremerton.wa.us or (360) 473-5845 or check out the website for more information: www.Bremerton2035.com

COMMENTS RECEIVED FOR COMPREHENSIVE PLAN UPDATE						
	Commenter	**Date**	**Address**	**City**	**Comment Summary**	**Staff Response Regarding Comprehensive Plan Update**
1	Dan Webster	9/8/2014	1350 N Callow Ave	Bremerton	Strongly object to rezone property in District 6 (casino proposal)	Staff has proposed within District 6 Profile to not support rezoning of this area due to: (1) established neighborhood and (2) the findings in the Update Land Capacity Analysis, indicates that the City has ample land zoned to accommodate Residential and Commercial uses for the City's Growth targets.
2	Cary Clayton	9/12/2014	PO Box 15 B	Newport Beach, CA	Own properties at: 1350 N. Wycoff, 2712 15th Street, and 2720 15th Street. Does not agree with rezone of property for casino proposal	Staff has proposed within District 6 Profile to not support rezoning of this area due to: (1) established neighborhood and (2) the findings in the Update Land Capacity Analysis, indicates that the City has ample land zoned to accommodate Residential and Commercial uses for the City's Growth targets.
3	Tiffany Gay	9/14/2014	1309 N. Montgomery Ave	Bremerton	Interested in hearing all sides of proposal in regards to the casino.	Staff has proposed recommendations within the Work Program to maintain residential zoning in this area, however applications from the property owners for the Plan Update are accepted from January 5, 2015 to April 1, 2015. All complete applications will come before Planning Commission Public Hearing for deliberation.
4	Leigh LeMar	9/15/2014	1333 N. Montgomery Ave	Bremerton	Object to rezoning property at 1333 N. Montgomery Ave for casino but recommend area near freeway	Staff has proposed within District 6 Profile to not support rezoning of this area due to: (1) established neighborhood and (2) the findings in the Update Land Capacity Analysis, indicates that the City has ample land zoned to accommodate Residential and Commercial uses for the City's Growth targets. The City has zoning districts established by the freeway where casino uses are allowed.
5	Robert Reiher	9/20/2014	1715 N Wycoff Ave	Bremerton	Crime is already a concern in neighborhood, the Casino will increase the crime. Please keep neighborhood safe	Staff has proposed within District 6 Profile to not support rezoning of this area due to: (1) established neighborhood and (2) the findings in the Update Land Capacity Analysis, indicates that the City has ample land zoned to accommodate Residential and Commercial uses for the City's Growth targets.
6	Robert Ragge	9/23/2014	1324 N. Liberty Lake Rd. #273	Liberty Lake, WA	In support of casino proposal on Callow Avenue	An application for Comprehensive Plan Amendment will be accepted from January 5, 2015 to April 1, 2015. Applications must be made by property owners or their authorized representatives.
7	Douglas Whittle	10/9/2014	3238 Ridgeview Drive	Bremerton	Owns property at 1305 N. Callow Ave. Supports rezoning parcel to commercial for casino proposal. States that City should provide opportunity for additional commercial development.	Staff has proposed within District 6 Profile to not support rezoning of this area due to: (1) established neighborhood and (2) the findings in the Update Land Capacity Analysis, indicates that the City has ample land zoned to accommodate Residential and Commercial uses for the City's Growth targets.
8	Shane Trepasso	10/10/2014	1320 N, Callow Ave	Bremerton	Owns property at 1320 N. Callow Ave. Supports rezoning parcel to commercial for casino proposal. States that City should provide opportunity for additional commercial development.	Staff has proposed within District 6 Profile to not support rezoning of this area due to: (1) established neighborhood and (2) the findings in the Update Land Capacity Analysis, indicates that the City has ample land zoned to accommodate Residential and Commercial uses for the City's Growth targets.
9	Greg & Michelle Dawson	10/10/2014	1424 Lindberg Place	Bremerton	Owns property at 1330 and 1326 N. Callow Ave. Supports rezoning parcel to commercial for casino proposal. States that City should provide opportunity for additional commercial development.	Staff has proposed within District 6 Profile to not support rezoning of this area due to: (1) established neighborhood and (2) the findings in the Update Land Capacity Analysis, indicates that the City has ample land zoned to accommodate Residential and Commercial uses for the City's Growth targets.
10	Priscilla Bailey	10/10/2014	4171 Wheaton Way	Bremerton	Owns commercial property on Wheaton Way, and supports recent change to commercial zoning within the Wheaton Way District Center. Concern about property between Hanford and Broad St, and should support Senior Housing and small commercial in area. Supports adding housing to East Bremerton and encouraging small businesses.	The current Work Program supports Wheaton Way District Center as currently designated. The area between Hanford and Board Street currently allows for a Senior Housing Complex and small commercial business, no changes are proposed with this process. East Bremerton consists of many designations, but they do include residential and commercial uses to support her recommendations.
11	Billy Kay	10/10/2014	Kitsap Lake Area	Bremerton	Visiting musician first impressions of Bremerton: too many police patrols/red-light cameras, too many taxes on controlled substances (cigarettes), but the people are wonderful.	Comment has been noted and forwarded to the Police Department regarding Police enforcement.

	Commenter	Date	Address	City	Comment Summary	Staff Response Regarding Comprehensive Plan Update
12	Kono Enterprises	10/14/2014	3512 141th Street	Gig Harbor	Owns property at 1338 & 1519 N. Wycoff Ave. Supports rezoning parcel to commercial for casino proposal. States that City should provide opportunity for additional commercial development.	Staff has proposed within District 6 Profile to not support rezoning of this area due to: (1) established neighborhood and (2) the findings in the Update Land Capacity Analysis, indicates that the City has ample land zoned to accommodate Residential and Commercial uses for the City's Growth targets.
13	Ron Ragge	10/14/2014	1324 N. Liberty Lake Rd. #273	Liberty Lake	Bremerton has an opportunity to host a casino which would greatly benefit the City with employment and bringing additional businesses. Please consider allowing 18 parcels within the Callow Area to be considered to be rezoned commercial. Additional discussions regarding Fireworks sales, and encouraging City Council to hear proposal of Casino.	An application for Comprehensive Plan Amendment will be accepted from January 5, 2015 to April 1, 2015. Applications must be made by property owners or their authorized representatives.
14	Dan Grimbly	10/14/2014	1333 Ford Ave	Bremerton	Supports rezoning parcel to commercial for casino proposal. States that City should provide opportunity for additional commercial development.	Staff has proposed within District 6 Profile to not support rezoning of this area due to: (1) established neighborhood and (2) the findings in the Update Land Capacity Analysis, indicates that the City has ample land zoned to accommodate Residential and Commercial uses for the City's Growth targets.
15	Tiffany Gay	10/16/2014	1309 Montgomery Ave	Bremerton	Supports rezoning parcel to commercial for casino proposal. States that City should provide opportunity for additional commercial development.	Staff has proposed within District 6 Profile to not support rezoning of this area due to: (1) established neighborhood and (2) the findings in the Update Land Capacity Analysis, indicates that the City has ample land zoned to accommodate Residential and Commercial uses for the City's Growth targets.
16	Dan & Jean Webster	10/20/2014	1350 N Callow Ave	Bremerton	Against rezoning parcels for casino proposal due to traffic concerns and criminal activity.	Staff has proposed within District 6 Profile to not support rezoning of this area due to: (1) established neighborhood and (2) the findings in the Update Land Capacity Analysis, indicates that the City has ample land zoned to accommodate Residential and Commercial uses for the City's Growth targets.
17	Vic Caba (assumed)	10/20/2014	1301 N Callow Ave	Bremerton	Supports rezoning parcel to commercial for casino proposal. States that City should provide opportunity for additional commercial development. No signature or identification was provided on formed letter. Pre-addressed envelope was to Vic Caba so staff assumed was the originator of letter, but origin can not be confirmed.	Staff has proposed within District 6 Profile to not support rezoning of this area due to: (1) established neighborhood and (2) the findings in the Update Land Capacity Analysis, indicates that the City has ample land zoned to accommodate Residential and Commercial uses for the City's Growth targets.
18	John Hogan	10/21/2014	N/A	N/A	Owns Milan Apartments at 1019 Burwell Street which is currently designated as Limited Commercial. Supports redesignating this area to be included into Downtown Regional Center as this block includes multifamily buildings and the nonconforming provisions hinders potential improvements to the site.	Staff has proposed this change within the District 3 Profile. Proposal is to considering expanding Downtown Regional Center to areas that predominately consist of nonconforming buildings in this area.
19	Phil Hamlin	10/21/2014	N/A	N/A	Does not support rezoning of area for casino in any part of the City.	Staff has proposed within District 6 Profile to not support rezoning of this area due to: (1) established neighborhood and (2) the findings in the Update Land Capacity Analysis, indicates that the City has ample land zoned to accommodate Residential and Commercial uses for the City's Growth targets. However, there are existing areas within the City that allow for Casinos, such as the Freeway Corridor.
20	Adam Simon	10/29/2014	1107 N. Callow Ave	Bremerton	Supports a expedited process to utilized existing buildings (or portions of buildings) that have been classified as nonconforming uses since the 2004 adoption and cannot reasonably be used for a use permitted by the current zone.	Staff has proposed within Work Program Summary #28 to evaluate options for reuse of existing nonconforming commercial structures.

	Commenter	Date	Address	City	Comment Summary	Staff Response Regarding Comprehensive Plan Update
21	Larry Taylor	10/30/2014	N/A	Bremerton	Supports Staff proposal to rezone property on 13th as identified in the Work Summary #15 only if 13th Street no longer connects to Kitsap Way. He is the owner of the proposed property to be redesignated from CC to LDR.	Staff will consider the comments when revising the Land Use Map and review with the Public Works Department regarding the road closure.
22	Donna Nielson	11/4/2014	7986 Diane Ct. NE	Bremerton	Supports rezoning the area north of St. Vincent's from Residential to Commercial. Major road connection, and this is an great economic	Staff has proposed within District 6 Profile to not support rezoning of this area due to: (1) established neighborhood and (2) the findings in the Update Land Capacity Analysis, indicates that the City has ample land zoned to accommodate Residential and Commercial uses for the City's Growth targets.
23	Donna Nielson	11/5/2014	7986 Diane Ct. NE	Bremerton	Would like commercial zoning on her property at 1333 N. Callow Avenue.	Staff has proposed within District 6 Profile to not support rezoning of this area due to: (1) established neighborhood and (2) the findings in the Update Land Capacity Analysis, indicates that the City has ample land zoned to accommodate Residential and Commercial uses for the City's Growth targets.
24	Greg Dawson	11/6/2014	1424 Lindberg Place	Bremerton	Please redesignate my properties south of 15th Street and north of 11th Street on Callow Ave to commercial.	Staff has proposed within District 6 Profile to not support rezoning of this area due to: (1) established neighborhood and (2) the findings in the Update Land Capacity Analysis, indicates that the City has ample land zoned to accommodate Residential and Commercial uses for the City's Growth targets.
25	Greg Dawson	11/6/2014	1424 Lindberg Place	Bremerton	Same request as Comment #26.	Staff has proposed within District 6 Profile to not support rezoning of this area due to: (1) established neighborhood and (2) the findings in the Update Land Capacity Analysis, indicates that the City has ample land zoned to accommodate Residential and Commercial uses for the City's Growth targets.

Comment #19

Allison Satter

From: Christine Grenier on behalf of City Council
Sent: Wednesday, October 22, 2014 12:09 PM
To: 'pahofwa@comcast.net'
Subject: Citizen Letter - Proposed Casino on Callow (Phil Hamlin)
Attachments: Proposed Casino - City Response.pdf

Mr. Hamlin,

It is my understanding that a developer has been discussing this proposal with the City of Bremerton and residents, and more recently has attended a Council Meeting to garner support. However, the City has ruled out a casino and attached is the City's response dated September 10, 2014.

Thank you for your comments, which have been provided to the Council Members, Mayor Lent, City Attorney, and Community Development staff for their consideration now and during the Comprehensive Plan Update.

Sincerely,
Christine Grenier
Council/Auditor Assistant
City of Bremerton
(360) 473-5280

From: pahofwa@comcast.net [mailto:pahofwa@comcast.net]
Sent: Tuesday, October 21, 2014 1:36 PM
To: City Council
Subject: casino on Callow

All: I do not support nor believe there is any justification for approving a re-zoning ordinance which allows ANY casino within the City of Bremerton. There are enough casinos in Washington State now. We don't need more. Phil Hamlin

Comment #20

Real Assets
Property Services, Inc.

October 29, 2014

City Council
City of Bremerton
345 6th Street, Suite 600
Bremerton, WA 98337

Re: Updates to Comprehensive Plan— Re-establishing Uses

Dear City Council,

I understand the City council in considering updates to their Comprehensive Plan that will permit non-conforming uses to be maintained in districts where the zoning has been modified disallowing such uses. For example and old auto garage in an area that's zoning was changed to downtown core.

As a building owner, I strongly support this update to the Comprehensive Plan.

I am seeking to re-establish the use of a space in a building I own. The address of the building is 1107 N Callow Avenue. Callow is located in a DCC zone that allows retail and business services. While most of my business is suitable for retailers and occupied by several; there is a basement space that is accessed from Wycoff Avenue, which is on a street that has a more industrial character. Since it was used previously for light industrial and suitable only for that (overhead door, no natural light, huge fenced yard), re-establishing that use should be allowed outright. Instead I have been required to seek a conditional use permit, which is both time consuming for the City and for me.

Occupying the space, and other such spaces, will have a positive impact on the neighborhood that already suffers too much from excessive vacancy. It is hard enough for me to lease the upstairs retail storefronts to retailers! Locating a tenant for the basement will require the use to be broadened to include light manufacturing and warehouse tenants.

The proposals to update the Comprehensive Plan will have a positive impact on occupancy and heath of our communities. I support their adoption and hope you will too.

Adam Simon
Manager
SYMBAL LLC

270 S Hanford Street, Suite 205 Seattle, WA 98134
206.686.6362 phone 206.652.4412 fax
realassets@realassetsps.com

Comment #21

Allison Satter

From: Larry T <yrralt@comcast.net>
Sent: Thursday, October 30, 2014 10:04 PM
To: Allison Satter
Subject: Fwd: Reasons why '3131-13th Street, Bremerton, WA 98312' should remain commercial

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From: "Georgia" <georgia2293@comcast.net>
To: "Larry Taylor" <yrralt@comcast.net>
Sent: Thursday, October 30, 2014 8:15:12 PM
Subject: Reasons why '3131-13th Street, Bremerton, WA 98312' should remain commercial

It is bordered by commercial property on most of its perimeter .

It is already being used as commercial property as part of the parking lot for 'Napa' and the 'Total Video' building.

It is between a major highway (Kitsap Way) and 13th Street.
and has become an arterial to shortcut 11th and Callow. 18 school buses a day use 13th Street. That is at least 36 trips a day by school buses on an unsafe residential street.

The Police and Fire Departments objected to closing off 13th Street because they use it as a shortcut. The way 13th is used it is unsafe to have residential housing on it. No one wants to live on an arterial because of the traffic and the noise.

In rezoning '3131', you create an unusable piece adjacent to the West End of my property.

I would support a rezone to residential only if 13th Street no longer connected to Kitsap Way. Twenty Three (23) of twenty five (25) residents supported this because of the traffic on 13Th Street.

Sincerely,
Larry Taylor

Sent from my iPad

Comment #22

October 31, 2014

Bremerton Planning Commission
345 6th Street Suite 600
Bremerton, WA 98337-1873

Dear Planning Commission Member,

It has come to my attention that the area north of St. Vincent's has not been included within the Master Plan for rezoning to commercial. I am a property owner in the area of question and eligible to vote. I am aware that there is at least one party interested in developing this area commercially and others would certainly consider such an area for development. A map showing the desired area is enclosed. The area has tremendous access off 11th Street, which has four lanes, and is very close to Kitsap Way.

Bremerton has had several serious setbacks on the economic front. Your job is to provide the opportunity for economic advancement. This is an opportunity to do so.

I support this change. Please place this area into consideration by including it in the Master Plan for consideration of a zone change to commercial immediately. Thank you.

Sincerely,

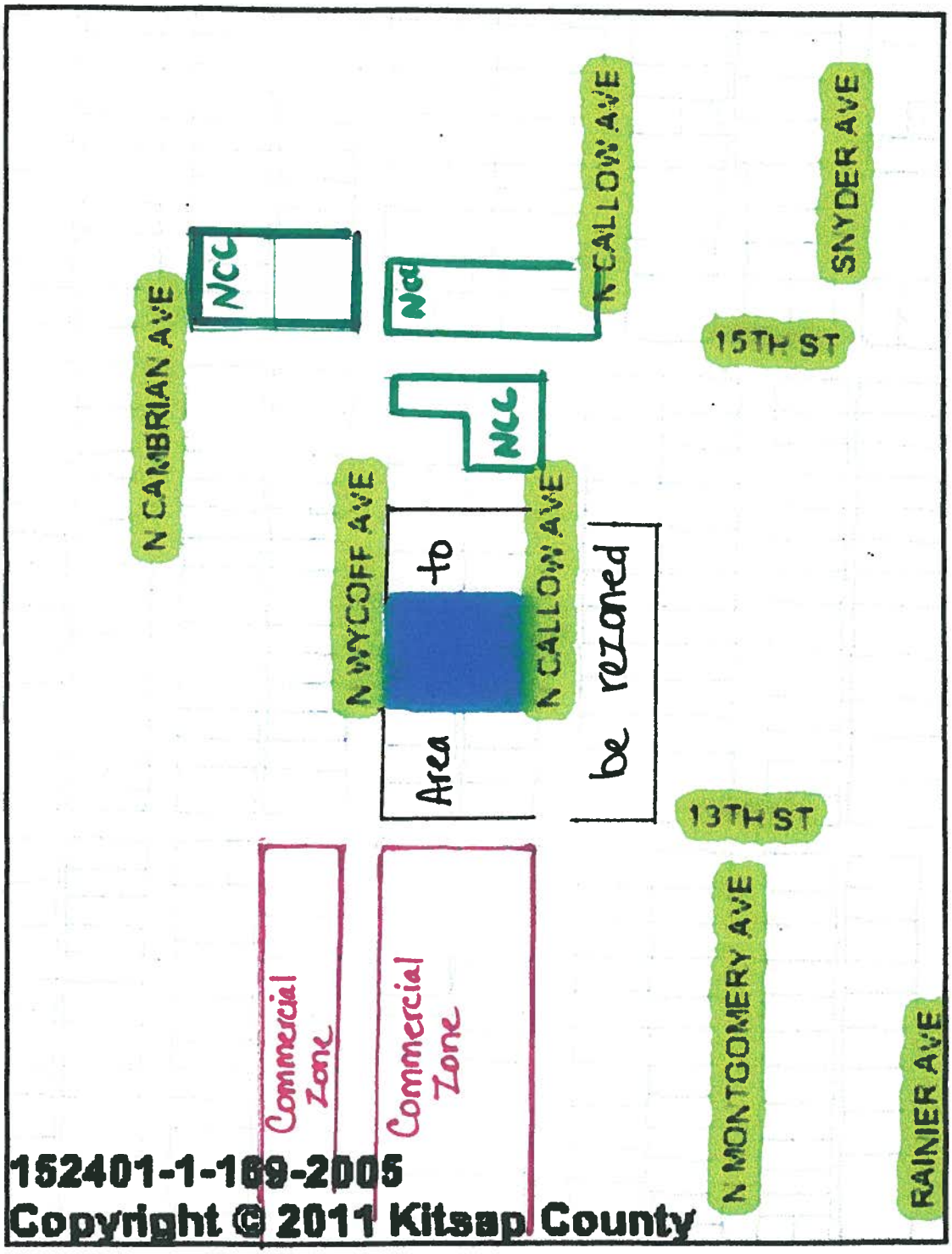
Donna F. Nielsen

For distribution to the entire Bremerton Planning Commission.

Enclosures 1

Staff note:
mailed from
7986 Diane Ct. NE
Bremerton, WA
98311
David + Donna Nielsen

Kitsap County Parce



DISCLAIMER: This map is intended for display purposes only and is not intend any legal representations.

Comment #23

postcard

There are several ways for you to provide your thoughts and ideas, including emailing to **CompPlan@ci.bremerton.wa.us** participating at upcoming meetings, and writing your comments on this postcard.

Comments:

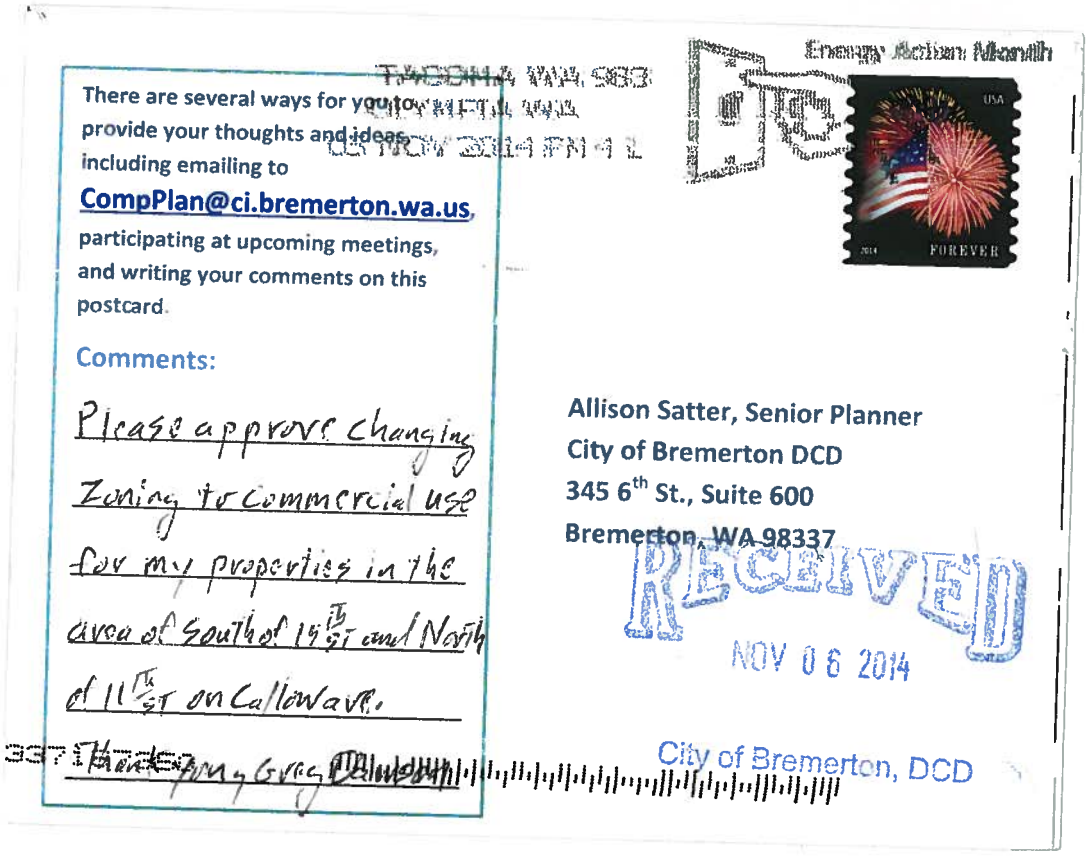
I would like commericial zoning of my property @ 1333 Callow Rd.

Dana F. Nielsen Owner

Allison Satter, Senior Planner
City of Bremerton DCD
345 6th St., Suite 600
Bremerton, WA 98337

RECEIVED
NOV 05 2014
DCD

Comment #24
Postcard



There are several ways for you to provide your thoughts and ideas, including emailing to **CompPlan@ci.bremerton.wa.us**, participating at upcoming meetings, and writing your comments on this postcard.

Comments:

Please approve changing Zoning to commercial use for my properties in the area of South of 15th St and North of 11th St on Callowave.

Thanks, Greg Dalmolin

Allison Satter, Senior Planner
City of Bremerton DCD
345 6th St., Suite 600
Bremerton, WA 98337

RECEIVED
NOV 06 2014
City of Bremerton, DCD

Comment #25
Postcard

There are several ways for you to provide your thoughts and ideas, including emailing to **CompPlan@ci.bremerton.wa.us**, participating at upcoming meetings, and writing your comments on this postcard.

Comments

Please approve a zoning change to allow commercial development of my property in the area North of 11th and South of 14th on Callow Ave

-Greg Dawson

TACOMA WA 983
CITY FTA WA
05 NOV 2014 PM 1 L

USA
FOREVER

Allison Satter, Senior Planner
City of Bremerton DCD
345 6th St., Suite 600
Bremerton, WA 98337

RECEIVED
NOV 06 2014
City of Bremerton, DCD