SMP Update

Bremerton Planning Commission
Workshop Meeting

March 15, 2011

Shoreline Environment Designations

What is a Shoreline Designation?

SMA Guidelines: WAC 173-26-211(5)

Those that can apply to the city include:

- Natural
- Urban Conservancy
- Residential
- High Intensity

Bremerton's Existing Designations

- Urban Conservancy
- Urban Residential (Single-Family & Multi-Family)
- Downtown Waterfront
- Urban Commercial
- Urban Industrial

Very little change is proposed to these designations.

Urban Conservancy

Primarily for areas with high biological functions. This area is intended to have minimal adverse impacts to the shoreline.

Unlike the “Natural” Designation this area does not have to be undisturbed.

Single Family Residential

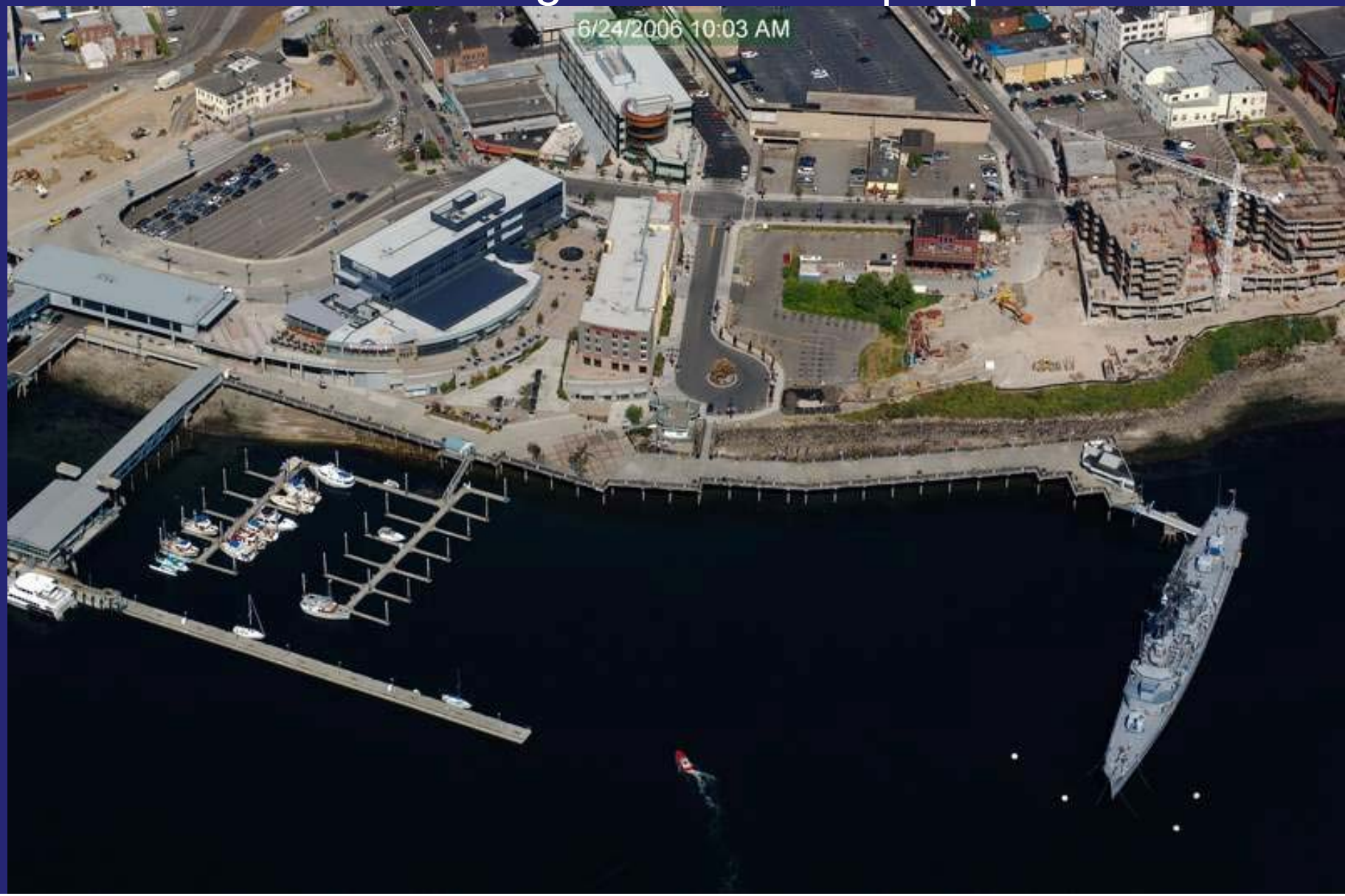
Primarily low density residential use

Multi Family Residential

Primarily high density residential use

Downtown Waterfront

Special commercial district to create vital attractive water oriented area for large numbers of people.



Commercial

Primarily high intensity businesses and light industrial

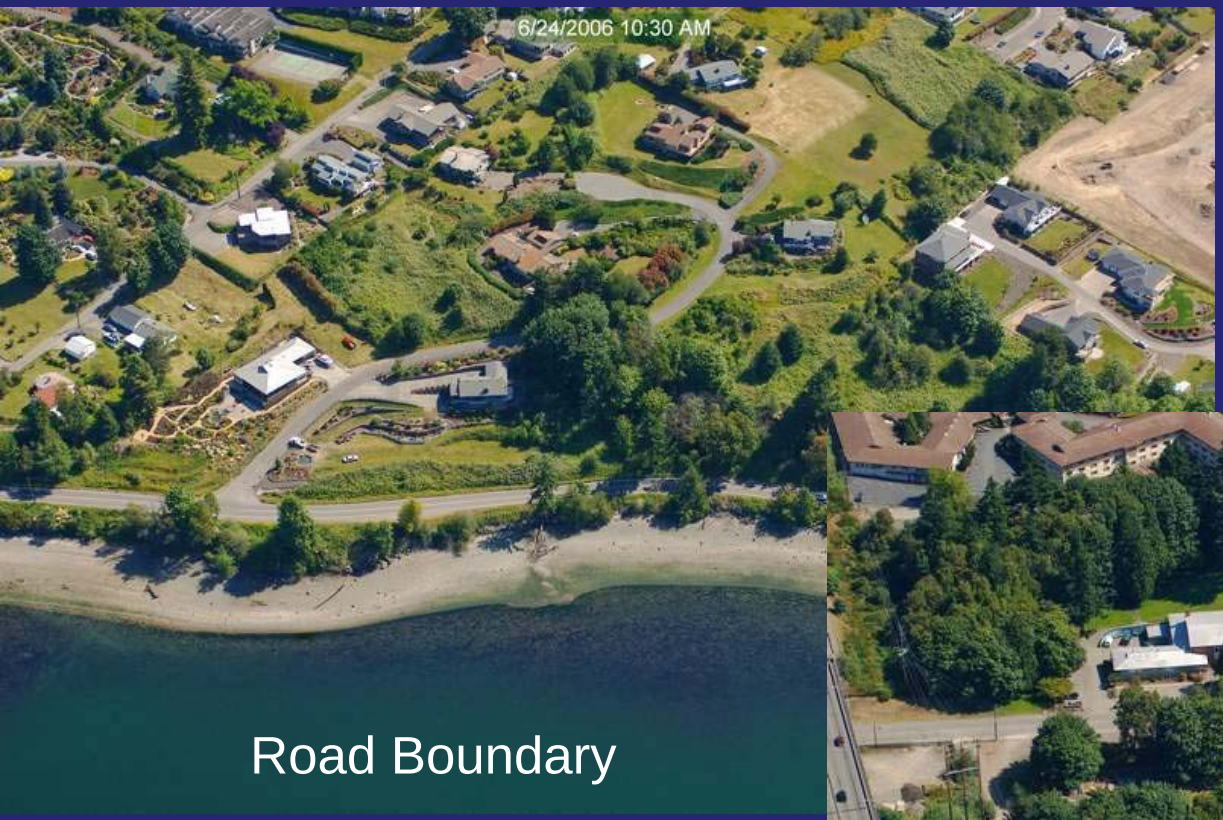
Industrial

Primarily for water dependent commercial and industrial use

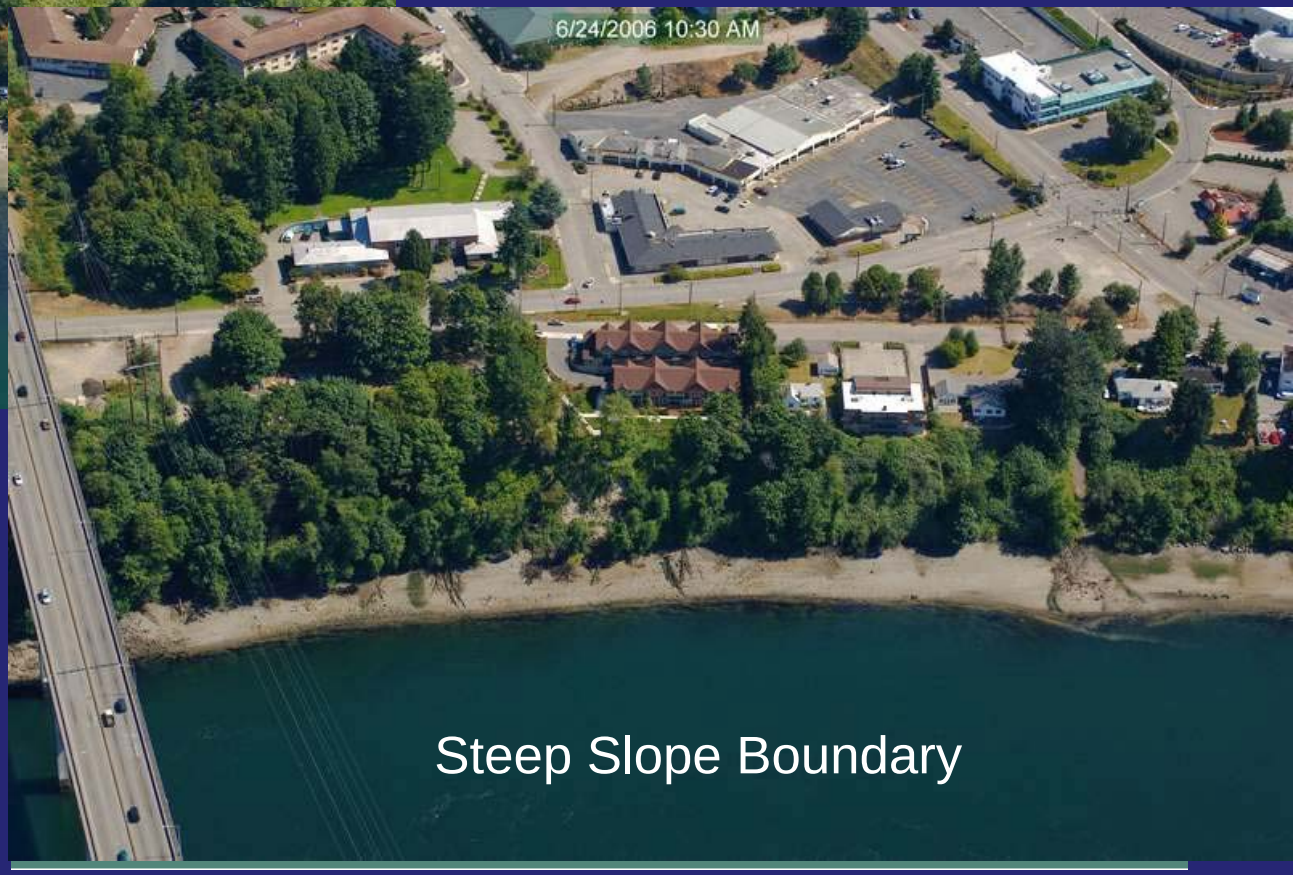
Proposed Additions:

- Addressing Urban Growth Areas
- Parallel (side by side)
- Isolated (cut-off from shoreline)
- Recreational (parks & marinas)
- Aquatic (in water)
- Aquatic Conservancy (high function in water)

Parallel



Road Boundary

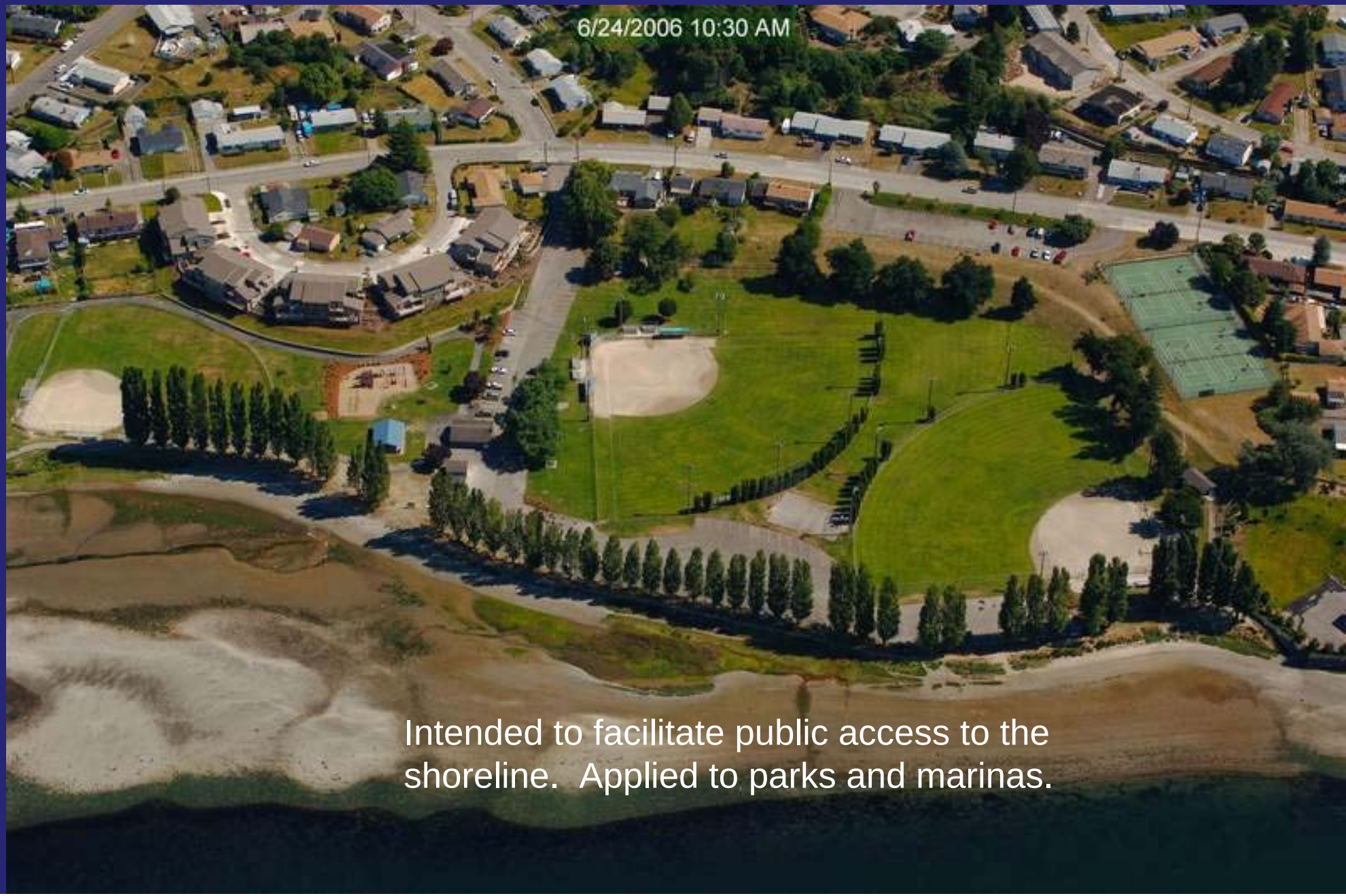


Steep Slope Boundary

Isolated

Highway 16 creates total isolation from upland uses and shoreline functions.

Recreation



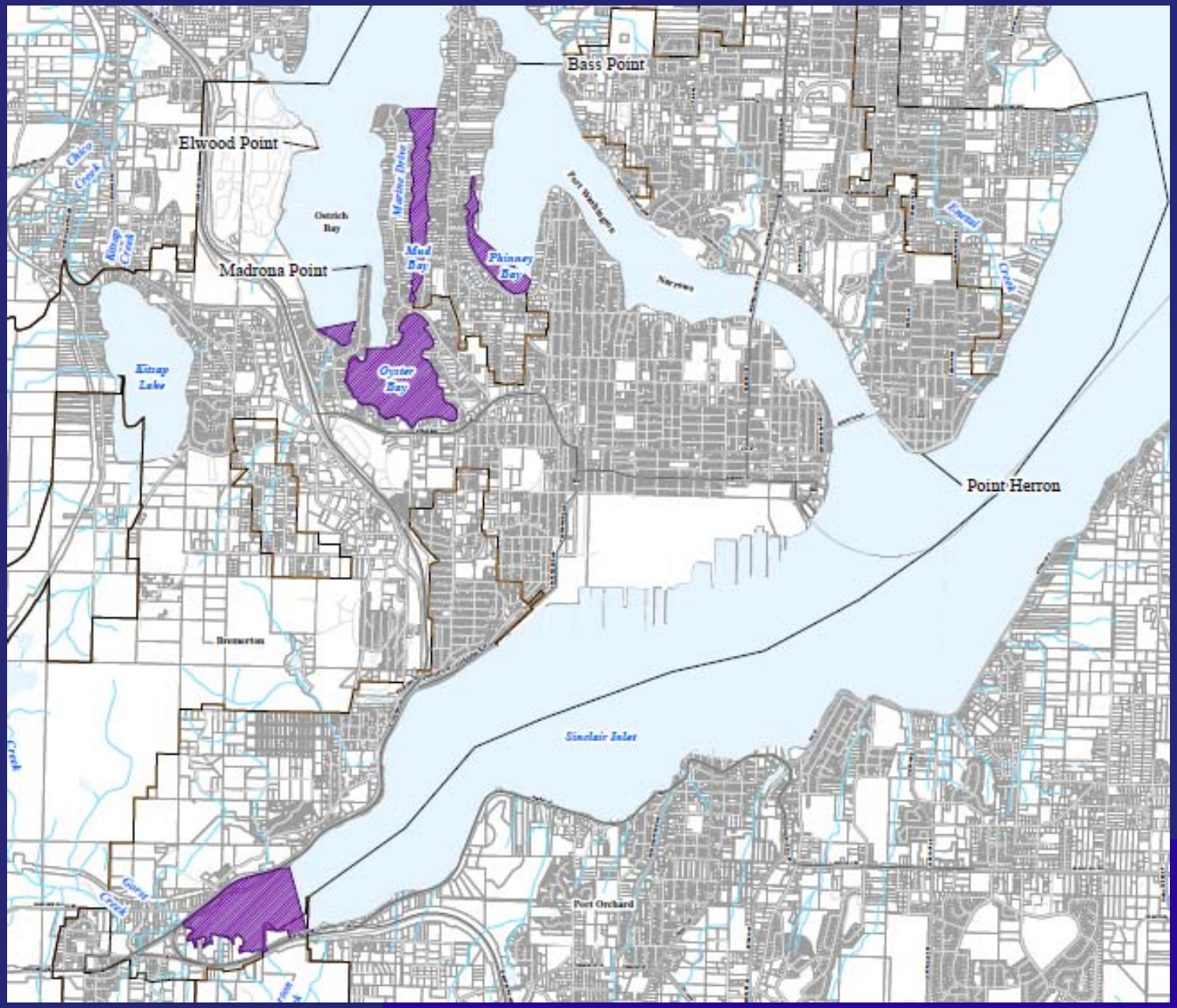
Intended to facilitate public access to the shoreline. Applied to parks and marinas.

Aquatic Designations

Aquatic - Areas waterward of the Ordinary High Water Mark.

Aquatic Conservancy – Areas with particularly sensitive or productive habitat function.

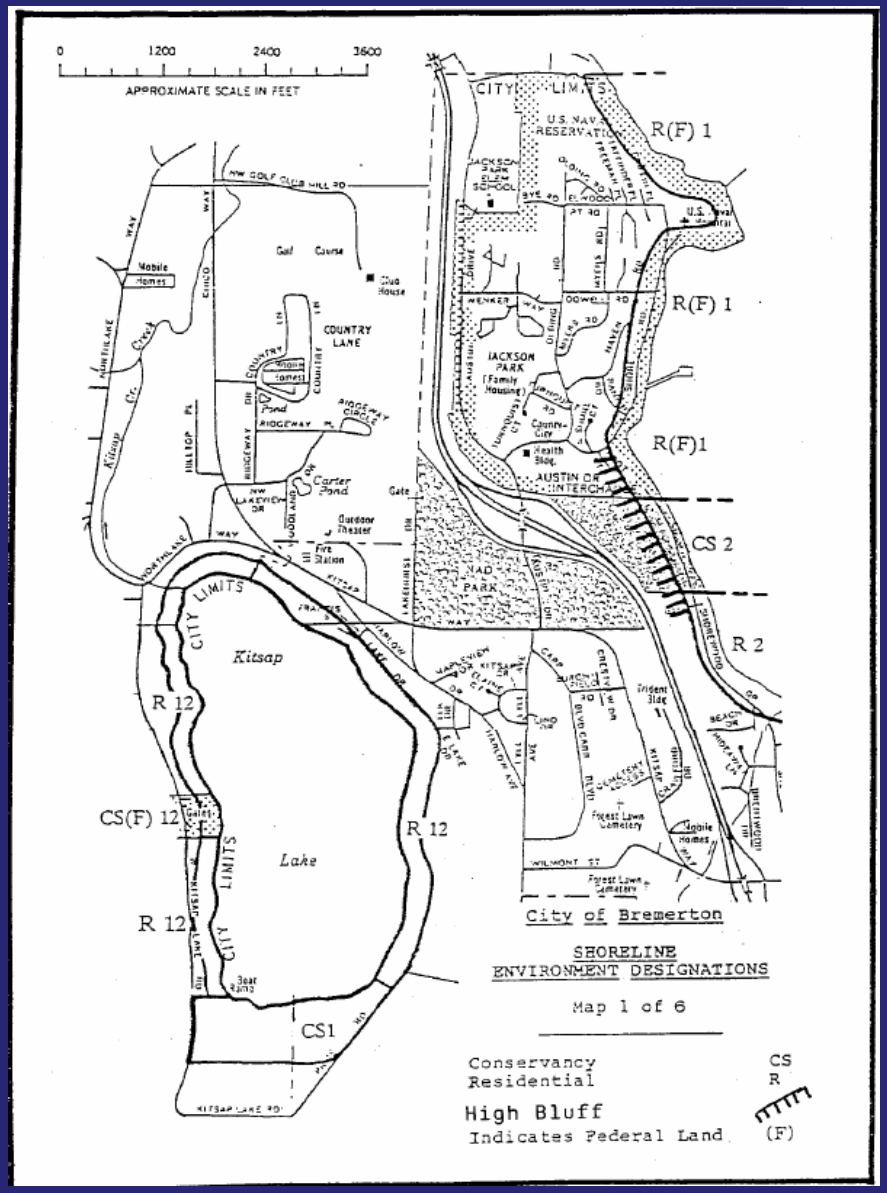
Aquatic Conservancy

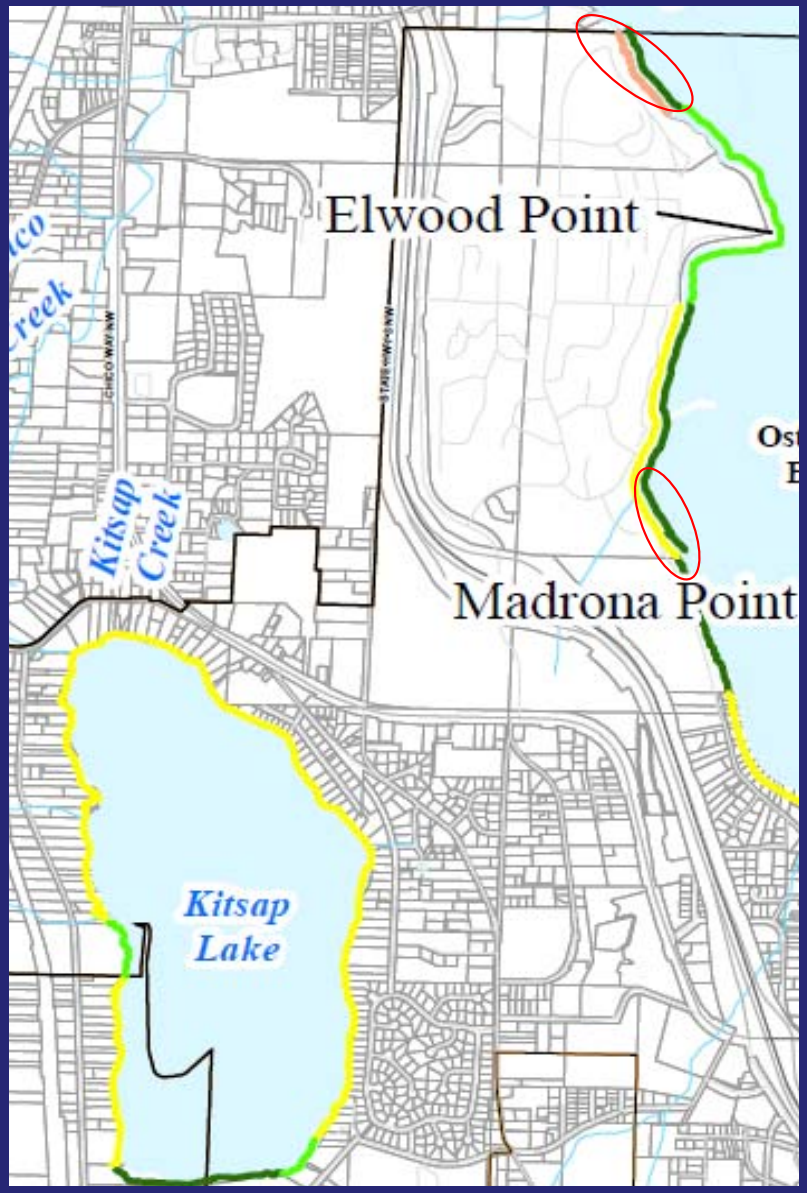


Aquatic Conservancy

Aquatic Conservancy

Existing and Proposed Maps

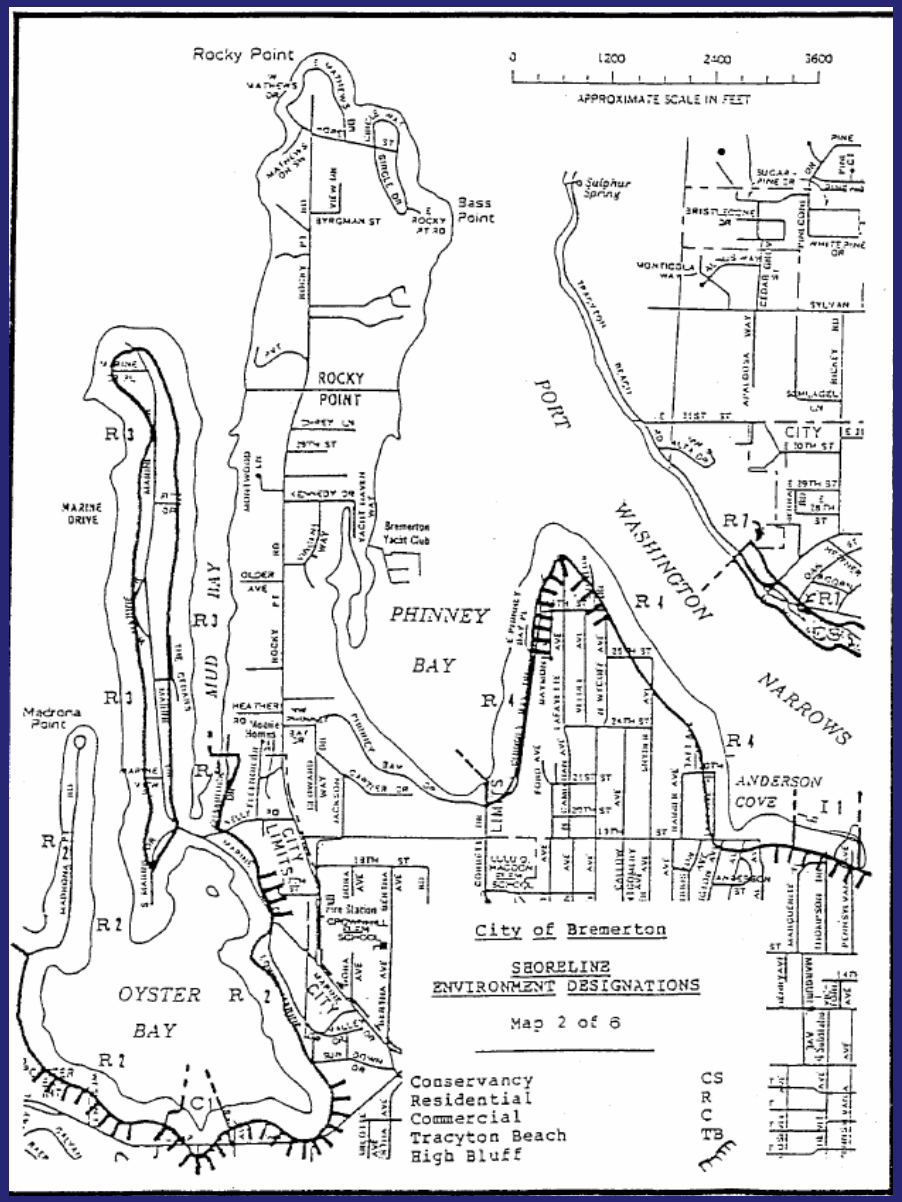


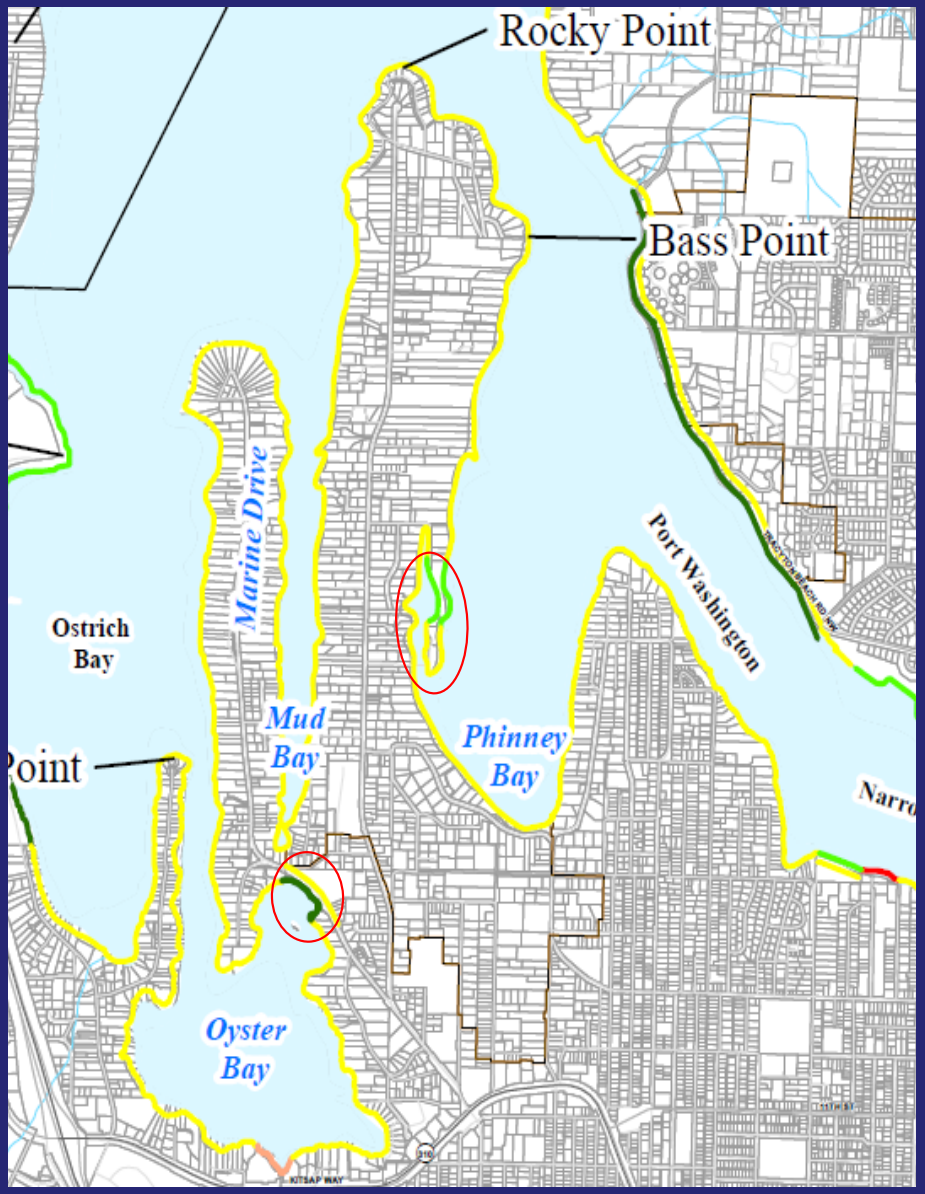


Parallel – Commercial / Conservancy

Parallel - Residential / Conservancy

Existing and Proposed Maps





Oyster Bay – Parallel

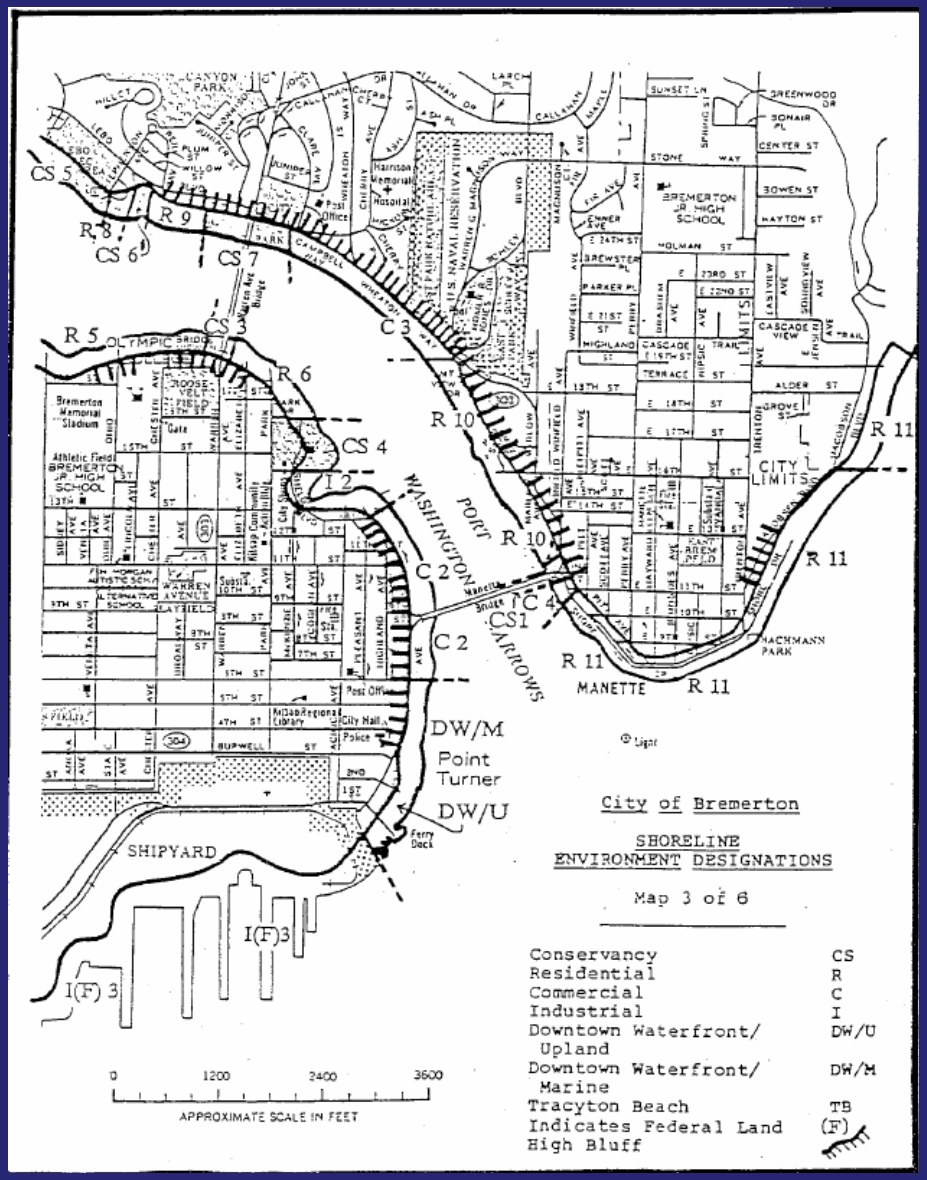
5 Acre Site Split by Road

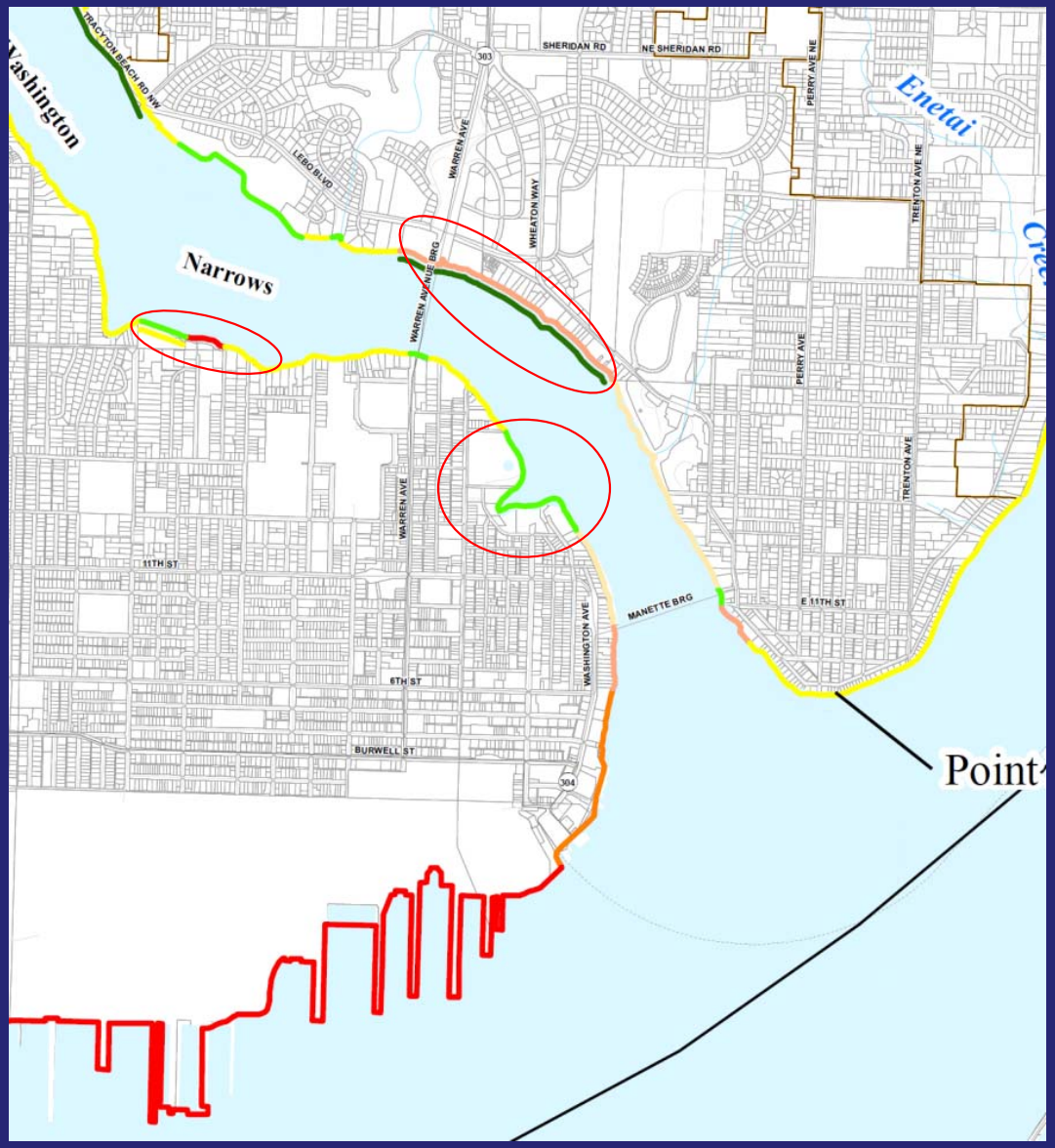
- Urban Conservancy Designation.
- Lot is potentially buildable.
- Required public access for subdivisions.

Marina - Recreation

Shaw Island

Existing and Proposed Maps





Penn Plaza

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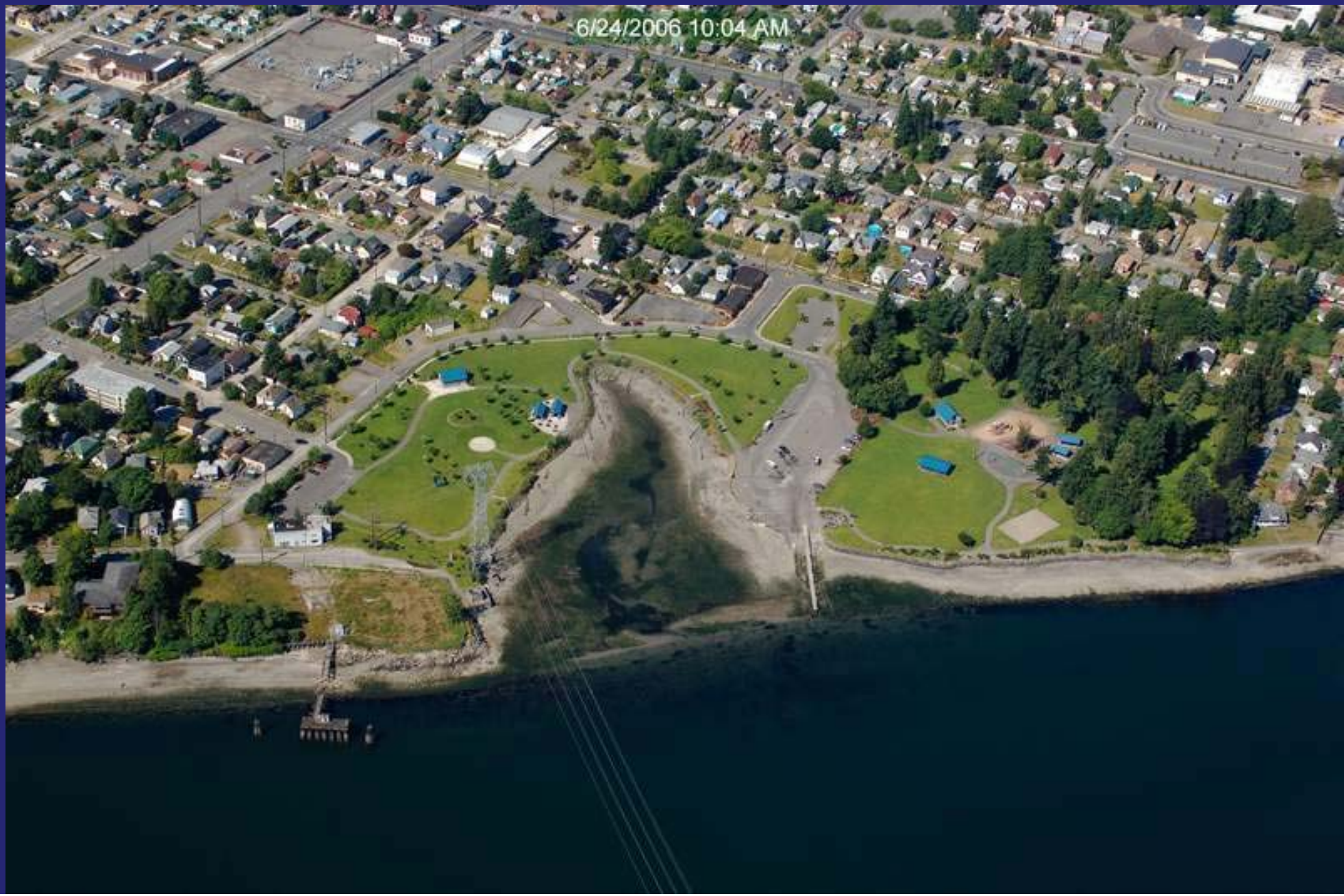
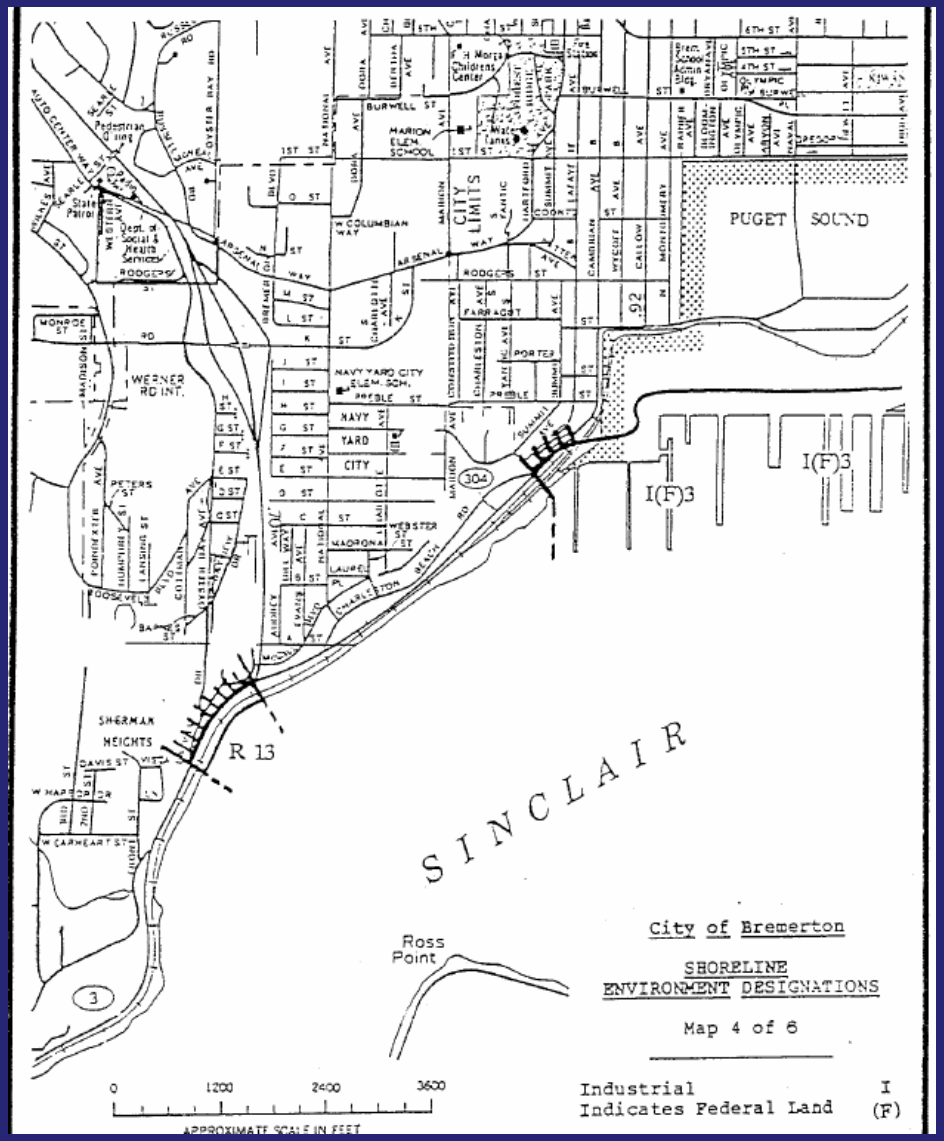
Shoreline Industrial
Parallel –
Residential/Recreational

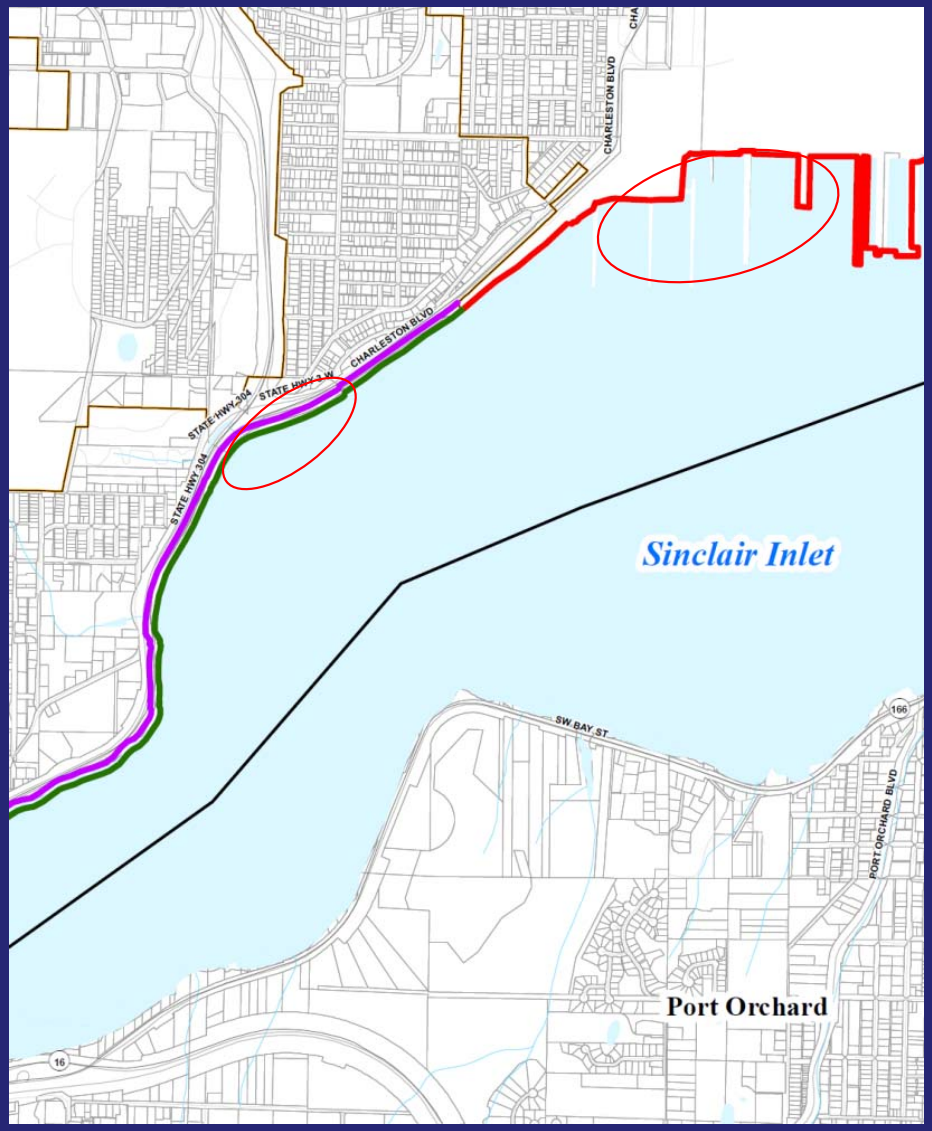
Evergreen Park



Parallel – Commercial / Conservancy

Existing and Proposed Maps

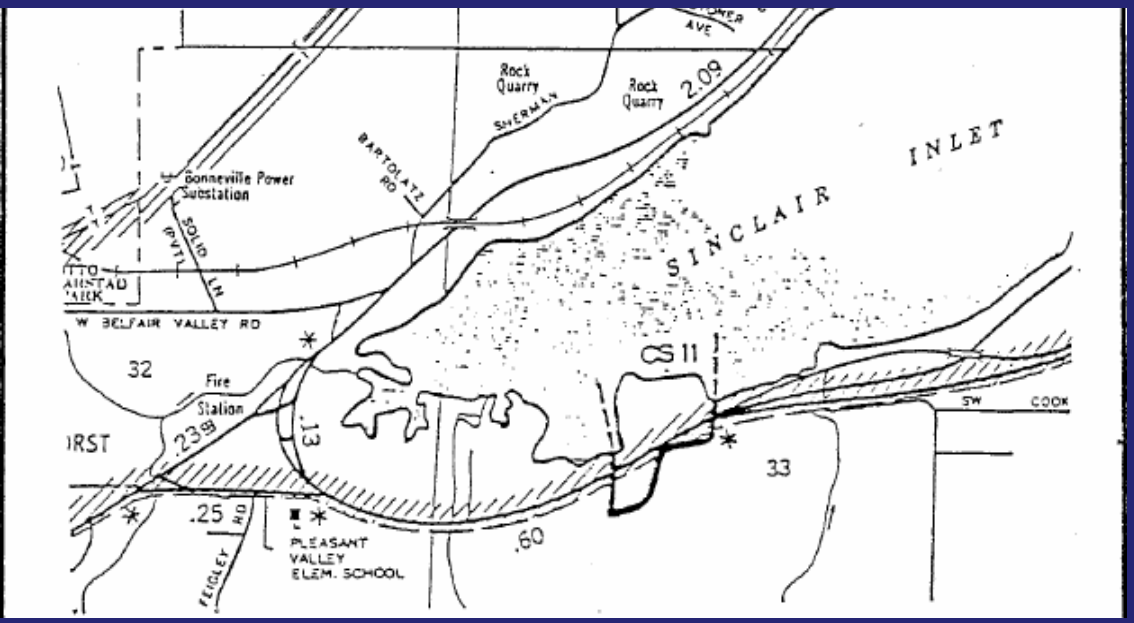


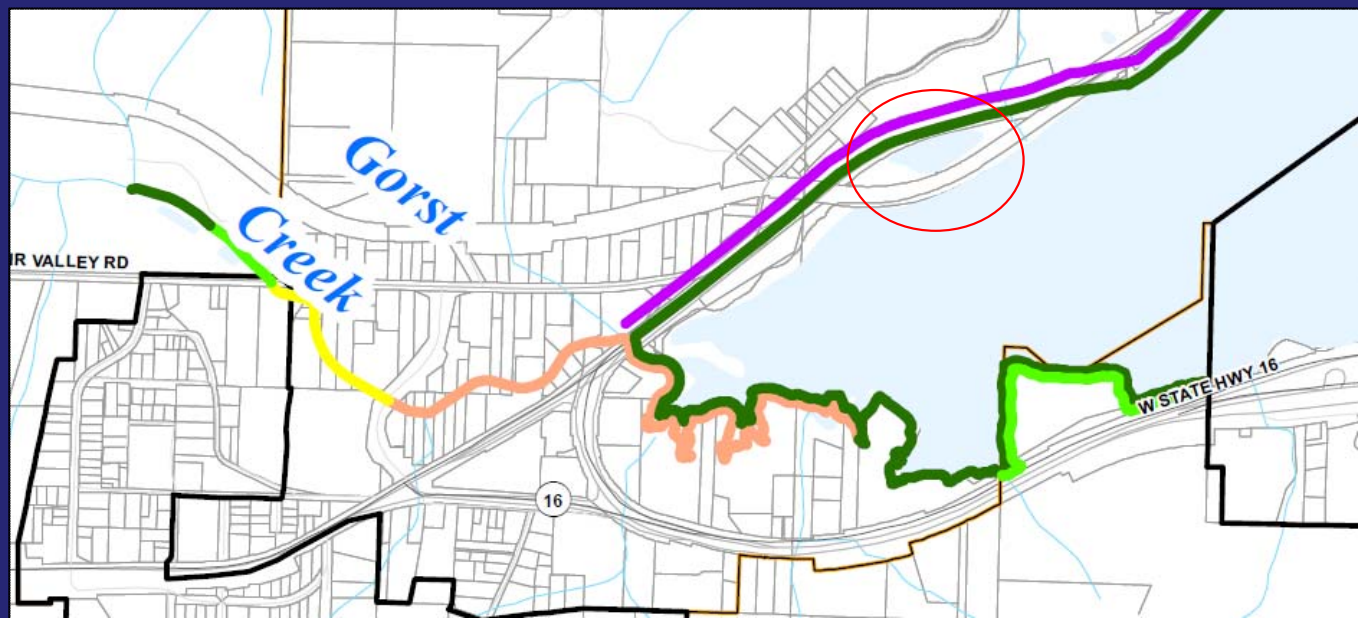


The Shipyard

Highway 16 - Isolated

Existing and Proposed Maps

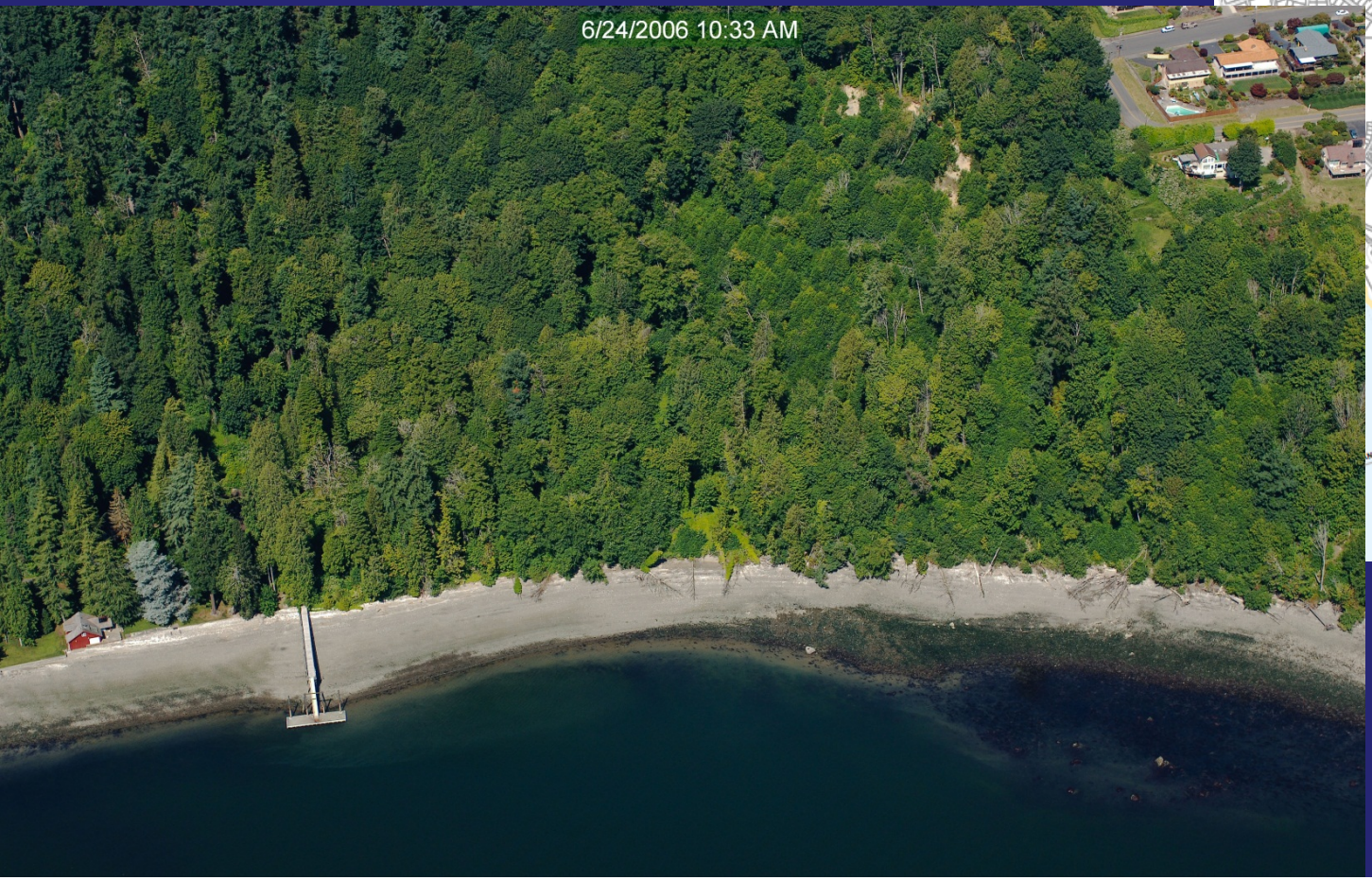


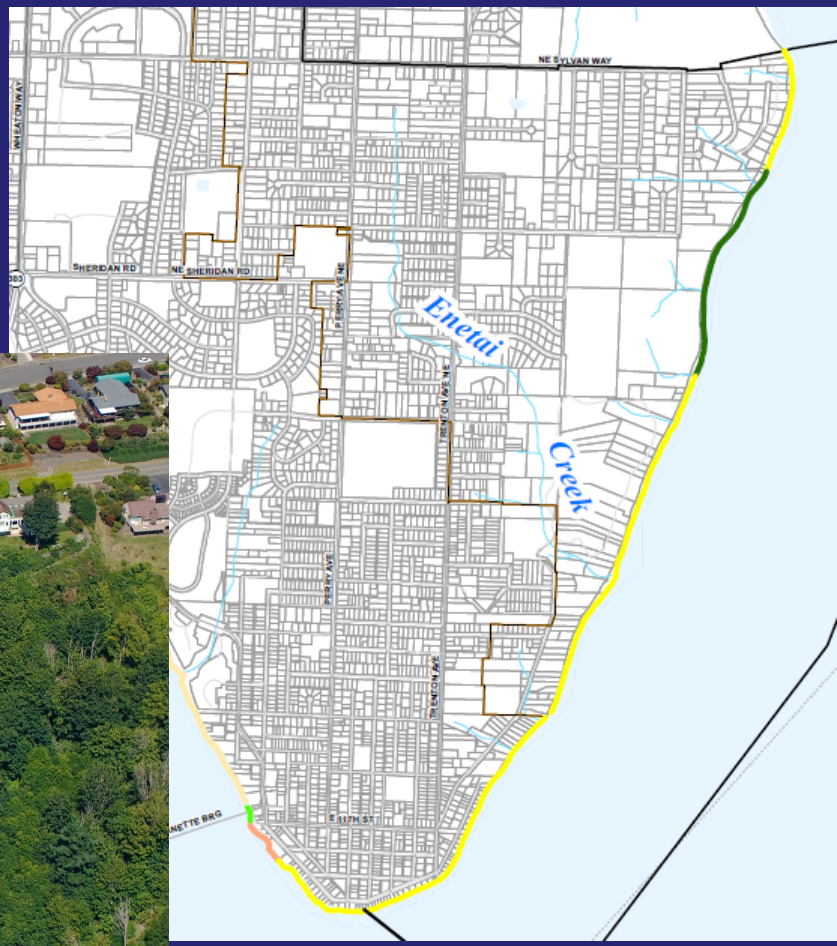


Gorst

Commercial / Conservancy

East Bremerton Urban Growth Area





Shoreline Master Program Update
City of Bremerton

Proposed Shoreline Designations

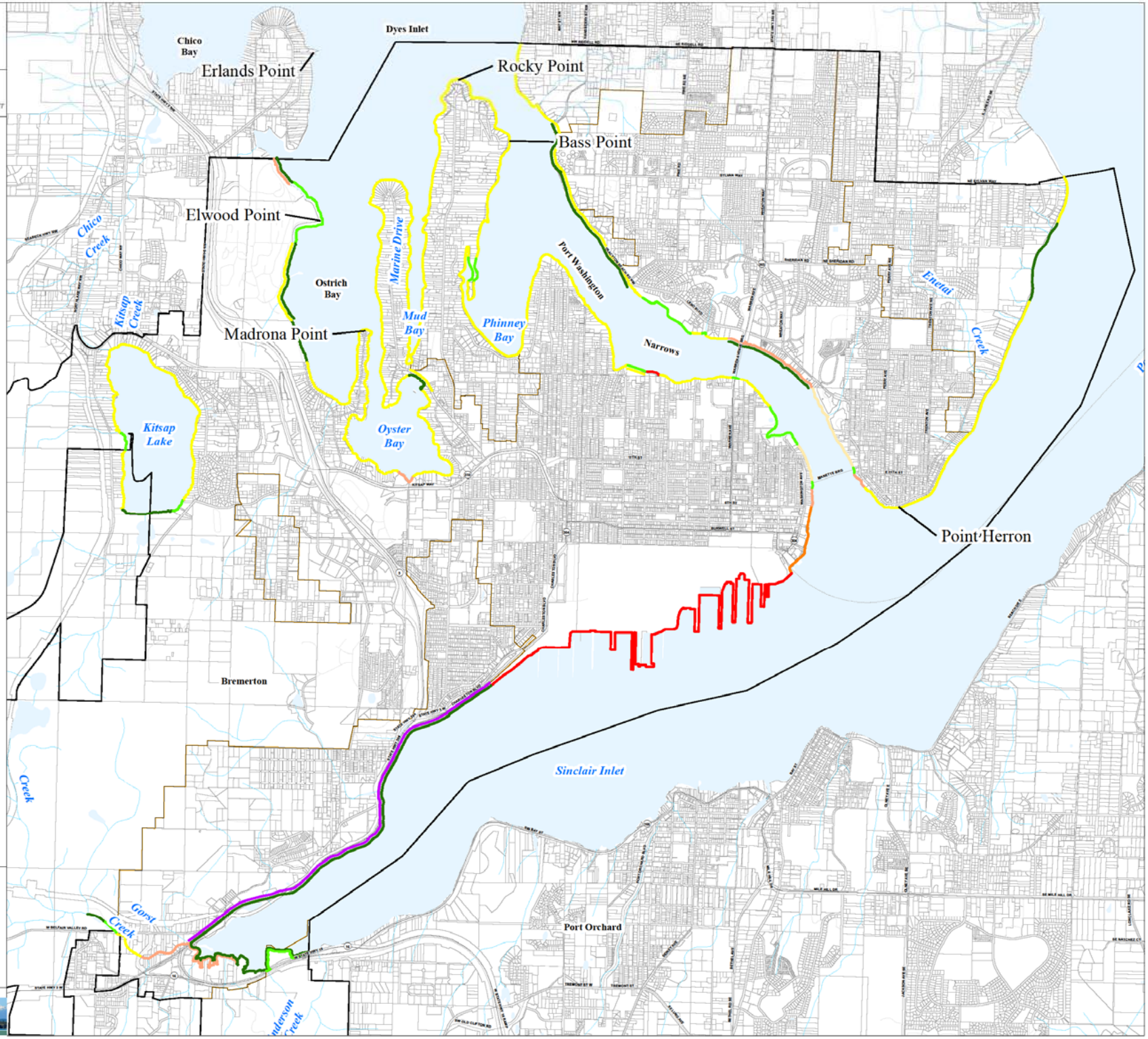
DRAFT

Legend

- Study Area
- Rivers and Streams
- City Boundary
- Road
- Parcels
- Waterbody
- County Boundary

Recommended Shoreline Designations

- Urban Conservancy
- Shoreline Recreation
- Urban Multi-Family
- Shoreline Residential
- Shoreline Commercial
- Downtown Waterfront
- Urban Industrial
- Shoreline Excluded



Data Sources: Kitsap County, City of Bremerton, Parametrix, Washington Department of Ecology, Washington Department of Natural Resources, Washington Department of Fish and Wildlife (WDFW) National Wetlands Inventory (NWI)

Note: Shoreline jurisdiction boundaries depicted on this map are approximate and are intended for planning purposes only. Additional site-specific evaluation may be needed to confirm/verify information shown on this map.

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0 1,000 2,000
Scale in Feet
March 1, 2011

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CITY OF BREMERTON

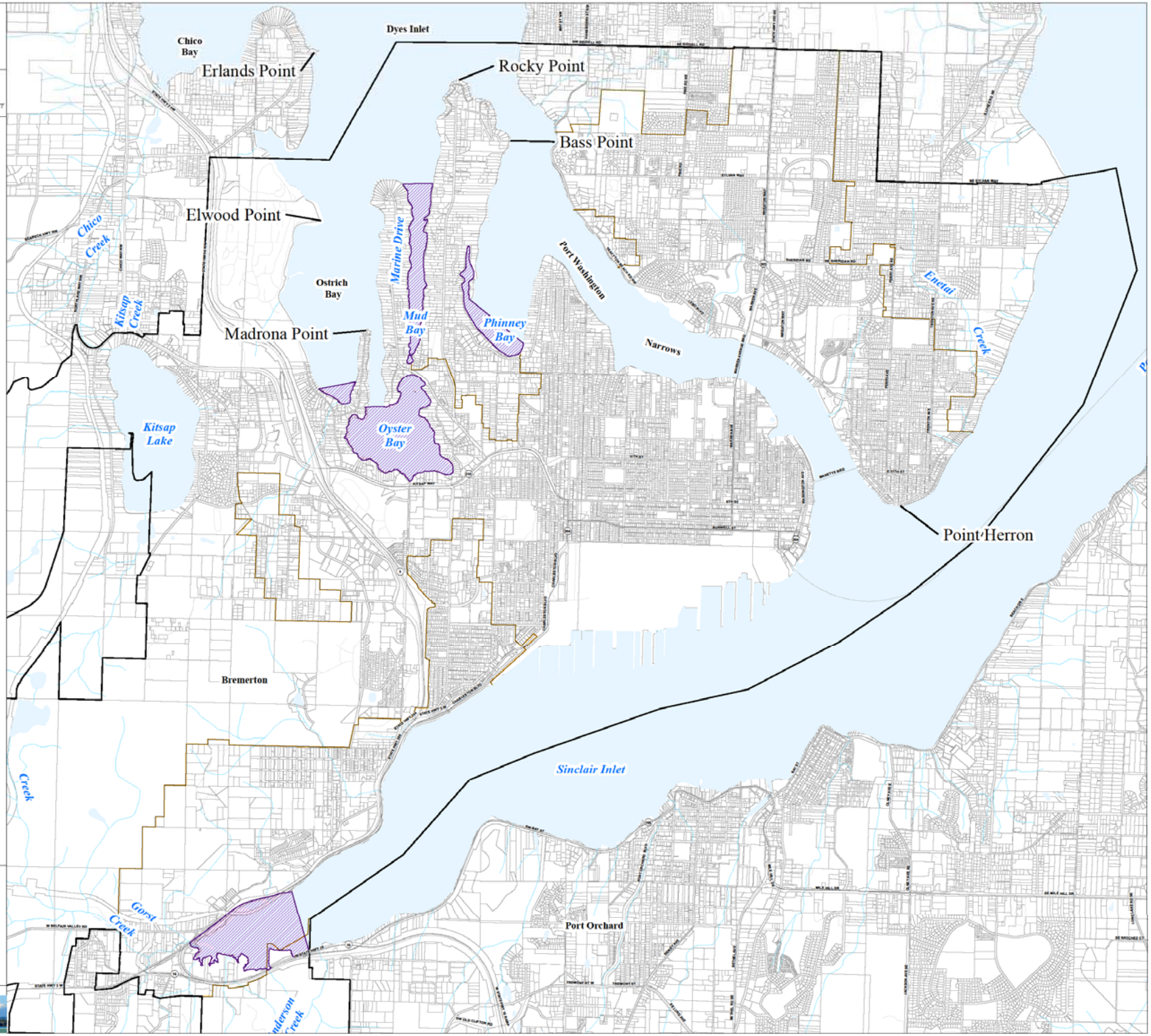
Shoreline Master Program Update
City of Bremerton

Acquatic Conservancy Designations

DRAFT

Legend

- Acquatic Conservancy
- Study Area
- Rivers and Streams
- City Boundary
- Road
- Parcels
- Waterbody
- County Boundary



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CITY OF BREMERTON