



B

Element 2  
LAND USE





## VISION

**Bremerton is a metropolitan city that provides for economic vitality and diverse lifestyles through a broad variety of jobs, housing, and strategically located commercial and recreational opportunities.**

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### Land Use Introduction

Over the past century, Bremerton firmly established itself as the primary city within the larger West Sound community. Centrally located and well connected to the region, Bremerton has well established urban character and distinctive neighborhoods. Bremerton remains the hub of the County despite growth patterns in suburban development occurring in formerly rural places like Silverdale. Looking to the next century, Bremerton must attract new quality development with clear opportunities that take advantage of the city's superior setting.

The Plan's land use strategy seeks to return Bremerton's vitality, economic strength, and desirability as a place to live and work. Called the Centers Concept, this strategy also capitalizes on new demographic trends and new opportunities.

This Comprehensive Plan strives for Bremerton's communities and established neighborhoods to each have a distinctive focus, yet all are walkable and well connected to each other, including a vibrant downtown with a mixture of activities.

### Concerns of a Wider Public: State and Regional Issues

A comprehensive plan ensures that the wider public interest frames the planning process. First, a plan must reflect the general goals of the State's Growth Management. Second, a plan must be consistent with a regional planning approach. In Kitsap County, the Countywide Planning Policies (CPP's) and the Puget Sound Regional Council (PSRC) Multi-County Planning Policies in Vision 2040 must be met. This ensures general consistency between comprehensive plans as well as regional concerns.

As identified by PSRC, the Regional Growth Strategy in Vision2040 has identified Bremerton as a metropolitan city for Kitsap County. The metropolitan cities are intended to serves as a civic, cultural, and economic hub. Metropolitan cities are also intended to accommodate a significant share of future population and employment growth.

### Responding to the Technical Challenges

This Land Use Element – like other sections of this Comprehensive Plan – responds to the type and scale of change expected over the next twenty years. In the simplest terms, the Land Use Element must accommodate the projected population and employment growth with sufficient areas for housing, businesses, and industry. The Land Use Appendix provides a detailed discussion of population projections, resultant land needs, and other calculations and discussions that support this Element.

### Discussion: User Guide

The following section of the Land Use Element includes the Goals, Policies and specific land use designations. The reader should review the Citywide Land Use goals and Citywide Policies. Next, identify the designations on the Land Use Map. If your property is located within a Center, please review the overall policies that are for all Centers. The remaining land use information will follow within the Land Use Designations, which includes specific policies for the designation.



# Land Use

## Vision, Goals & Policies

### Vision

*Bremerton is a metropolitan city that provides for economic vitality and diverse lifestyles through a broad variety of jobs, housing, and strategically located commercial and recreational opportunities.*

### Goals & Policies

The following goals and policies form the foundation of Bremerton’s land use strategy for the future. These goals and policies are to support the overall land use vision stated above.

### Land Use Goals:

*LU1. Plan for Bremerton’s population and employment growth.*

*LU2. Encourage economic development within the City.*

*LU3. Protect Bremerton’s natural environment.*

*LU4. Promote community health by allowing opportunities for healthy lifestyle choices.*



### Citywide Policies

The four land use goals (described on previous page) were developed to support the Land Use Vision. Associated policies have been created to support and implement the Land Use goals and vision. The following are policies that should be considered citywide:

#### Goal LU1. Plan for Bremerton's population and employment growth.

##### Implementing Policies for Goal LU1:

*LU1(A): Designate neighborhoods, communities, and centers throughout the City and encourage the implementation of design guidelines for new development and redevelopment that complement the designated purpose and scale.*

*LU1(B): Coordinate Bremerton's growth consistent with the Kitsap Countywide Planning Policies and the Puget Sound Regional Council's Vision 2040, and state requirements.*

*LU1(C): Coordinate with Naval Base Kitsap to minimize conflicts between development and naval operations, and consider the Kitsap County Joint Land Use Study, 2015.*

*LU1(D): On an annual basis review and provide amendments, if necessary, to the goals and policies and the Land Use Map to address changing circumstances and/or emergencies.*

*LU1(E): Preserve regional historic, visual and cultural resources including public views, landmarks, archaeological sites, historic and cultural landscapes, and areas of special character within Bremerton. Coordinate with proper agencies and tribal governments to ensure preservation.*



#### Goal LU2. Encourage economic development within the City.

##### Implementing Policies for Goal LU2:

*LU2(A): In order to combat chronic vacancy experienced in select areas, the City should consider zoning regulations that promote occupancy for buildings that are experiencing prolong vacancy.*

*LU2(B): Support flexible development regulations to allow transitions of uses over time.*

*LU2(C): Support adaptive reuse of existing buildings with uses that are compatible with surrounding neighborhoods.*

*LU2(D): Provide development incentives and flexibility within regulations to encourage desirable design elements.*

*LU2(E): Promote exposure of City businesses and community events by signage that is proportion to the intensity of the Land Use designation, while recognizing the existing character of the neighborhood. Discourage off-premise signage throughout the City (including billboards), with exceptions for special events to be considered.*

*LU2(E): Coordinate and work cooperatively with the State of Washington, Kitsap County, and appropriate agencies for the siting of essential public facilities that develops criteria in such a way as to minimize negative impacts to neighborhoods and other areas of Bremerton, while recognizing the needs of the people of the State and region for these facilities.*

- *Public facilities should showcase community design interests, guidelines, or standards, especially in their design and building processes.*
- *Encourage flexibility of use and maximum efficiency so that facilities and services will be harmonious with neighborhood needs, adjacent uses, and the environment.*
- *Develop citing criteria and processes to assure timely and consistent locating of essential public facilities.*

### **Goal LU3. Protect Bremerton’s natural environment.**

#### **Implementing Policies for Goal LU3:**

*LU3(A): Review and update as necessary Bremerton’s regulations that protect critical areas, including anadromous fisheries, using the best available science as defined by and required in the Growth Management Act (per RCW 36.70A.172 (1)).*

*LU3(B): Utilize existing public land for better access to shoreline and recreation areas such as street ends, parks, and open space.*

*LU3(C): Promote land use patterns and development phasing to minimize impacts on natural systems, maximize returns on infrastructure investment, and reduce greenhouse gas emissions.*

*LU3(D): Adopt site and building standards that contribute to reduced greenhouse gas emissions and result in more sustainable development.*



*LU3(E): Assure that future land uses and land use patterns conserve and protect groundwater resources including well-head protection and protecting the aquifer recharge areas.*

*LU3(F): Protect Natural Resource Lands as defined and required under the Growth Management Act by discouraging incompatible uses in or near Natural Resource Lands and develop criteria for designation of Natural Resource Lands consistent with RCW 36.70A.050 and 365-190 WAC.*

*LU3(G): Adopt and implement appropriate standards and regulations for stormwater management, including Low Impact Development technologies and encouraging watershed planning efforts. The City of Bremerton should adopt and implement regional plans, strategies, and standards as appropriate.*

*LU3(H): Encourage preservation of existing healthy and safe trees on private, commercial and public property.*

*LU3(I): Promote infill and concurrent infrastructure improvements in areas that are already developed in order to preserve rural areas, open spaces, and ecological functioning lands within the City.*

*LU3(K): Establish and encourage standards for implementing Low Impact Development (LID) Best Management Practices (BMPs) where appropriate.*

### **Goal LU4. Promote community health by allowing opportunities for healthy lifestyle choices.**

#### **Implementing Policies for Goal LU4:**

*LU4(A): Preserve regional historic, visual and cultural resources including public views, landmarks, archaeological sites, historic and cultural landscapes, and areas of special character within Bremerton. Coordinate with proper agencies and tribal governments to ensure preservation.*

*LU4(B): Provide multimodal options and standards that have connectivity throughout the City, especially linking centers and neighborhoods for all modes of transportation.*

*LU4(C): Provide land use regulations that give opportunities for the community to have fair access to livelihood, education, and resources.*

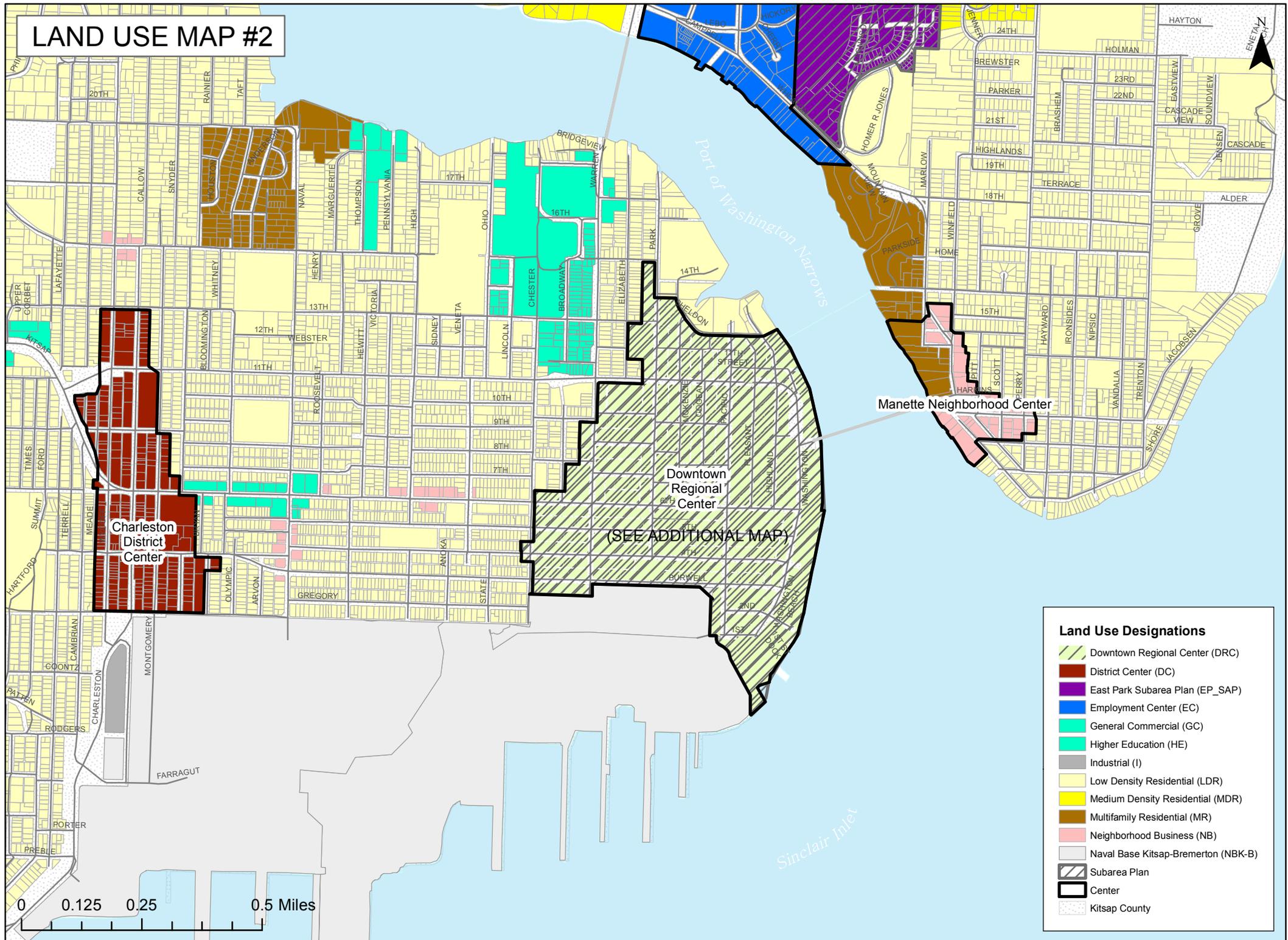
*LU4(D): As there are no lands appropriate for designation as agricultural lands within the City or its Urban Growth Area, the City does encourage the local food movement and small urban gardens for the benefit of the neighborhoods; with prioritizing low-income neighborhoods.*

*LU4(E): Promote healthy communities design that make it easier for people to live healthy lives through coordination with community groups, agencies, and businesses.*





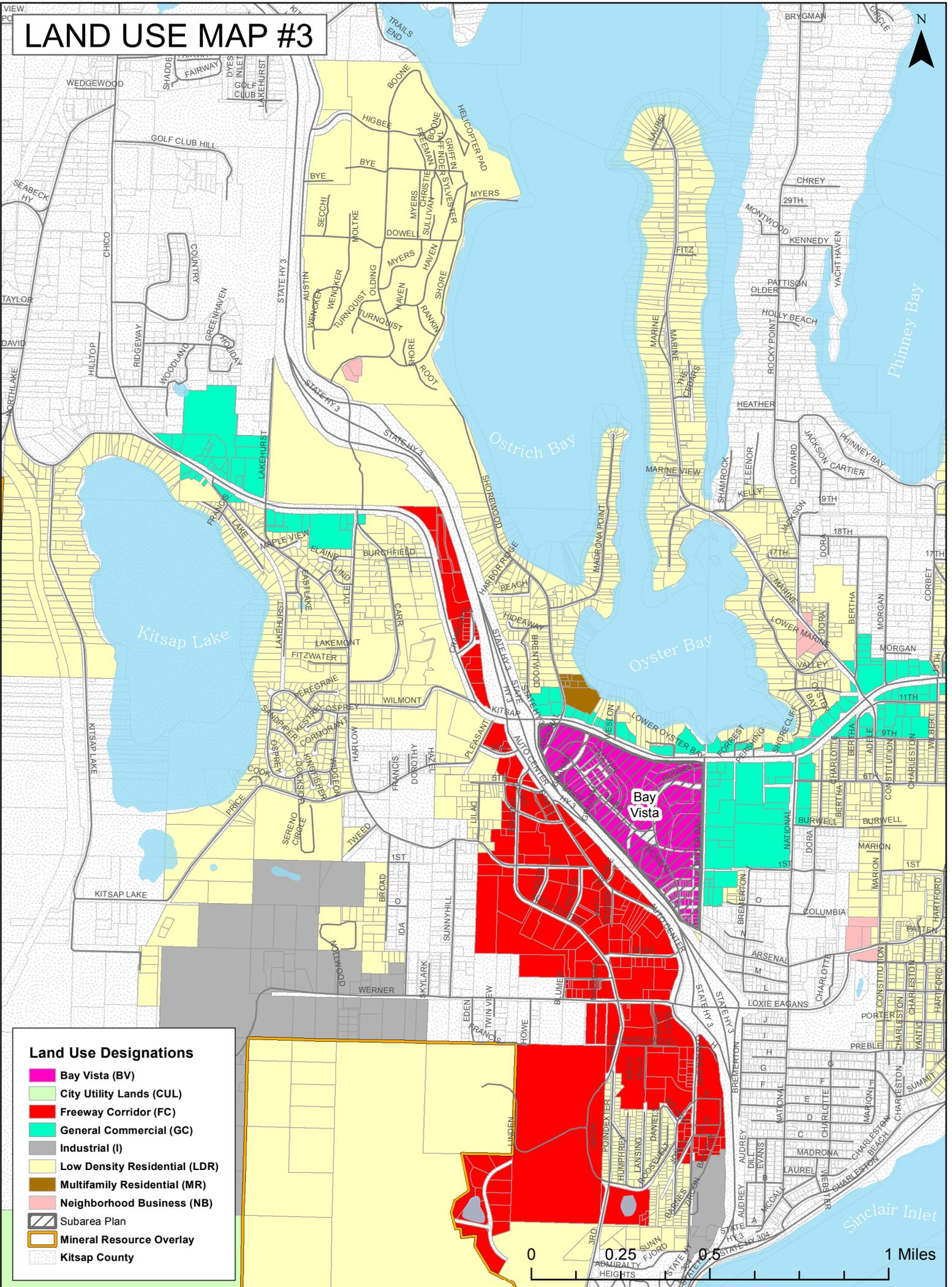
# LAND USE MAP #2



**Land Use Designations**

- Downtown Regional Center (DRC)
- District Center (DC)
- East Park Subarea Plan (EP\_SAP)
- Employment Center (EC)
- General Commercial (GC)
- Higher Education (HE)
- Industrial (I)
- Low Density Residential (LDR)
- Medium Density Residential (MDR)
- Multifamily Residential (MR)
- Neighborhood Business (NB)
- Naval Base Kitsap-Bremerton (NBK-B)
- Subarea Plan
- Center
- Kitsap County

# LAND USE MAP #3



## Land Use Designations

- Bay Vista (BV)
- City Utility Lands (CUL)
- Freeway Corridor (FC)
- General Commercial (GC)
- Industrial (I)
- Low Density Residential (LDR)
- Multifamily Residential (MR)
- Neighborhood Business (NB)
- Subarea Plan
- Mineral Resource Overlay
- Kitsap County





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## Centers General Description

In general, a Center is a mixed-use area. It places residences, basic services for residents, employment opportunities, and amenities such as public spaces and parks, in a well-designed area. Centers will have the “look and feel” of a small downtown, with moderate to high density uses at their core, transitioning out to surrounding single family areas.

This Plan employs five types of Centers:

- Downtown Regional Center
- District Centers
  - Charleston
  - Wheaton/Riddell
  - Wheaton/Sheridan
- Employment Centers
  - Eastside
- Neighborhood Centers
  - Manette
- Manufacturing and Industrial Center
  - Puget Sound Industrial Center-Bremerton



While the Centers’ types are based on sound planning principles that assess proper mixes of uses, critical quantities of residential and commercial uses, and proven design principles, there is a range of mixes and design approaches that can be successful. Specific policies for specific centers are discussed in the following pages. The following are Centers’ Policies are applicable to all centers mentioned above.

## Centers Policies

### Goal LU1. Plan for Bremerton’s population and employment growth.

*LU1-Cen(A): Development regulations should encourage pedestrian oriented mixed-use design in Centers and address such issues as:*

- (1) Locating buildings or features in the core of the Center at sidewalk edge,*
- (2) Providing windows and other architectural features that foster pedestrian interest along street fronts,*
- (3) Adopting sign standards that reflect pedestrian scale,*
- (4) Encouraging and/or requiring architectural features that are of a scale and type appropriate for viewing by pedestrians at the building front and immediately nearby, and*
- (5) Development projects should be encouraged to provide amenities such as street furniture, street trees, small public spaces and plazas, etc.*

*LU1-Cen(B): Provide for advanced utility planning to offer upgraded, ready-to-serve services for development designed to achieve maximum density.*

*LU1-Cen(C): Building facades shall utilize architectural features that provide for horizontal and vertical modulation.*

*LU1-Cen(D): Alternative circulation for automobiles should be provided as much as possible with consideration for freight circulation for local businesses. The goals of alternative circulation designs should include: (1) reducing traffic in pedestrian oriented core of the Center, and (2) placing parking away from the street.*

*LU1-Cen(E): Consider the existing built environment when creating development regulations.*

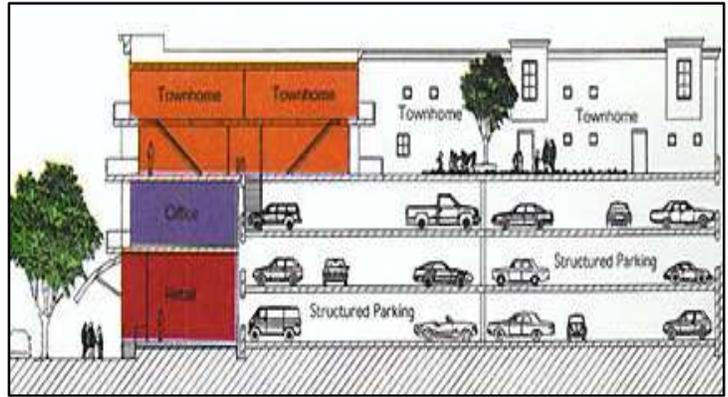


Figure LU-2 Parking Ratios

*LU1-Cen(F): Implement parking ratios that reflect the least amount of spaces required for development approval where transportation options other than the automobile are available to serve travel needs.*

### **Goal LU2. Encourage economic development within the City.**

*LU2-Cen(A): Pre-qualify key areas and sites for environmental permitting through such tools as subarea plans and related programmatic Environmental Impact Statement's. Work toward enabling development in Centers to proceed as a Planned Action under the State Environmental Protection Act (SEPA) including coordination with the local tribal government for protection of treaty cultural and natural resources.*

*LU2-Cen(B): Coordinate with Kitsap Transit to provide transit access to centers.*

*LU2-Cen(C): Provide incentives and flexibility that encourage and enable development in Centers, including alternative parking options like payment in lieu of parking spaces.*

### **Goal LU3. Protect Bremerton's natural environment.**

*LU3-Cen(A): Provide recreation opportunities within centers including access to the shoreline.*

### **Goal LU4. Promote community health by allowing opportunities for healthy lifestyle choices.**

*LU4-Cen(A): Improve and provide for walkability, and other nonmotorized transportation routes throughout Centers and provide links between the centers and neighborhoods.*

## DRC (Downtown Regional Center)

### Purpose/Intent

To maintain the Bremerton core area as supported in the 2007 Bremerton Downtown Regional Subarea Plan (DSAP) which is adopted as a functional plan as identified in the appendix. The DSAP provides a long term, coordinated outlook to help direct decision making affecting the ongoing revitalization and regeneration of the downtown. This will allow the City to continue to build upon its existing natural, social and physical assets.

### Location

West Bremerton in the Downtown area.

### Land Uses

Residential, Commercial, and/or Mixed use structures.

### Intensity/Density

- 40 units per acre
- Various height limits as defined in DSAP.  
Range from four stories with some areas as market driven.



### Character

The Downtown Regional Center (DRC) designation facilitates the ongoing creation of a vibrant, attractive downtown; a critical need for the entire West Sound region. New development is incentivized to place parking underground or within structures, not in surface lots. Street trees, well-designed public gathering areas, and lighting should be employed to create a safe, inviting experience at the street level day and night. Residents will find access to employment, transportation, and basic amenities, along with a concentration of community activities. The DRC provides housing for a wide variety of income levels in an environment that allows less reliance on the automobile. This rare juxtaposition of employment, housing, cultural, and recreation opportunities, provides the high mark for efficiency of public expenditures and infrastructure of any development envisioned in this Plan.

The shared border with the nearly 400 acre Naval Base Kitsap-Bremerton (as shown on next page) provides an employment boon to the DRC and the remainder of Kitsap. Each day thousands pass between the common border shared by Naval Base Kitsap-Bremerton and the Downtown Regional Center. The DRC/Naval Base Kitsap relationship provides a model of intense compact development unmatched in a West Sound region typified by continued sprawl. The symbiotic nature of the DRC and Naval Base ensures the ongoing success of each respective entity, while providing an opportunity to showcase a form of urbanism to the region.

Downtown Regional Center Specific Policies (for streamlining purposes, goals and policies currently addressed in the DSAP will not be repeated in this section but remain applicable).

# Land Use

## Designation: Downtown Regional Center

### **LU1: Plan for Growth**

*LU1-DRC(A): Implement the plan for population and employment growth as detailed in the Downtown Subarea Plan to ensure that the center meets the growth expectations outlined in Puget Sound Regional Coordinating Council's Vision 2040.*

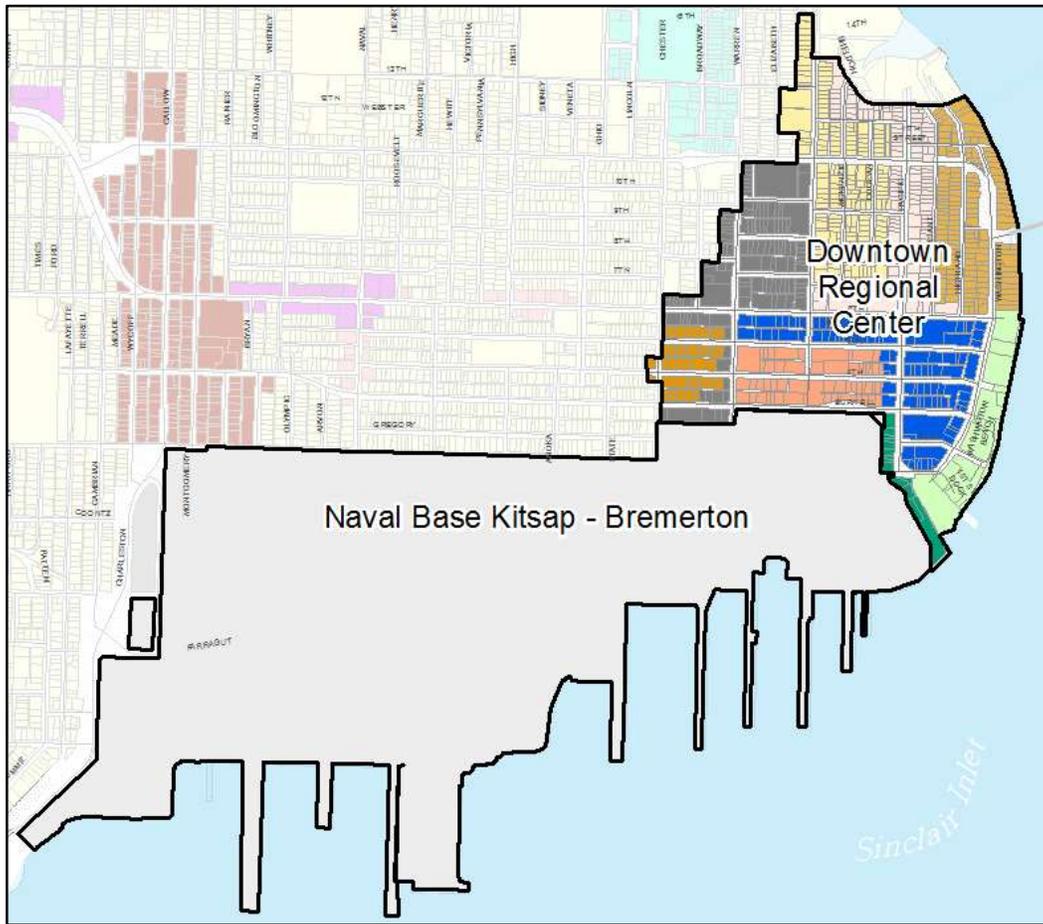
### **LU2: Encourage Economic Development**

*LU2-DRC(A): Partner with Community Development Block Grant and other applicable programs and funding sources to encourage redevelopment in downtown.*

*LU2-DRC(B): Utilize the slum and blight designation and other Department of Housing and Urban Development tools as appropriate to facilitate redevelopment opportunities in downtown.*

### **LU4: Promote Community Health**

*LU4-DRC(A): Buffer surrounding communities allowing for transitional and sensitive development patterns.*



## DC (District Center)

### Intent

This center is intended to provide a mixed-use “Town Center” to support the surrounding neighborhoods and general public.

### Character & Location

For specific character description and location, please see following pages.

### Land Uses

Mixed-use, Commercial and Residential

### Intensity

- 30 units per acre
- Six to eight stories, with consideration for lower building heights to transition to Low Density Residential

### District Center Specific Policies:

#### **LU1: Plan for Growth**

*LU1-DC(A): Encourage increased density that uses clustering by offering development incentives and zoning flexibility.*

*LU1-DC(B): Encourage the implementation of design elements for new development and redevelopment that complement the designated purpose and scale of the Center and surrounding neighborhoods. Buildings should be designed to accommodate a human scale and urban livability.*

*LU1-DC(C): Building facades shall utilize architectural features that provide for horizontal and vertical modulation.*

*LU1-DC(D): Encourage the use of Low Impact Development (LID) techniques and Best Management Practices (BMPs).*

#### **LU2: Encourage Economic Development**

*LU2-DC(A): Encourage commercial, mixed-use and higher density residential development within district centers.*

*LU2-DC(B): Promote commercial infill of higher densities into district centers.*

*LU2-DC(C): Encourage adaptive reuse and preservation of existing commercial buildings that are compatible with surrounding community.*

#### **LU3: Protect the Natural Environment**

*LU3-DC(A): Encourage compact urban environments in district centers which have existing high-intensity infrastructure and contain very few environmental sensitive areas, therefore preserving other areas in the city for open space and less intensive uses.*

# Land Use

## Designation: District Center

### District Center Character & Location

#### Charleston District Center Character:

This Center designation seeks to encourage redevelopment of a historic business district that has long been considered as Bremerton's second downtown with many different international appeals.

The existing developments provide a variety of services for adjacent residential areas and are part of a pedestrian-oriented streetscape with potential for stories to be added above active street-level uses. The Center designation seeks to build on this existing nucleus. Areas on the surrounding blocks will be designated for mixed-use or fairly dense residential structures. Emphasis in the Charleston District Center should be on preserving the stores fronting on the streets, better utilization of existing second floor spaces, and the addition of new residential uses in the immediate vicinity.



#### Wheaton/Riddell District Center Character:

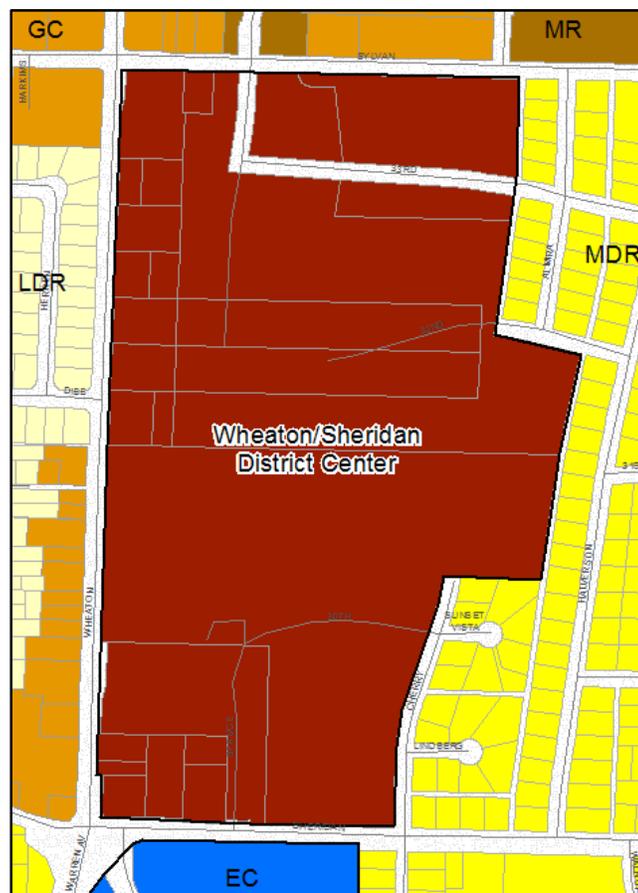
This center will serve a regional population, some of whom must access the center by car. Higher levels of parking are retained here than in other centers. Parking is generally placed behind street-fronting buildings or moved to areas near the perimeter of the center. Careful attention is necessary in the planning and design of this center to create a pedestrian friendly environment while still accommodating a certain level of regional, auto-dependent uses. Development of the center will also need to take into consideration the fact that the area is already developed and will need to infill over a long period of time and several phases before the overall center is realized.



Wheaton/Sheridan District Center Character:

This center is anticipated to become an urban village will provide residential opportunities along a major transit route, close to downtown, and within easy pedestrian reach of a large variety of employment and shopping sites. Recognizing the surrounding neighborhood significance, existing commercial development, and the redevelopment of the Bremerton School site, there is still opportunity to serve mixed uses in a pedestrian-based urban village atmosphere.

Residential units will benefit from an orientation towards the interior and green spaces. Commercial uses, mostly expected along an interior network of streets, can accommodate parking areas that do not disrupt the pedestrian design of the Center Core.



# Land Use

## Designation: Employment Center

### EC (Eastside Employment Center)

#### Intent

Employment Centers are mixed-use environments characterized by co-location of employment activities, residential, and commercial amenities for workers. The center type allows for large scale employment activities that may draw workers from a large geographic area, where workers can also choose to live and shop near work.

#### Location

East Bremerton, just west of the Warren Avenue Bridge.

#### Land Uses

Mixed-use, Residential, Commercial, Retail and Offices.

Employment Centers are anticipated to have significant commercial space for jobs that are well integrated with areas that provide a mix of housing types nearby. Mixed-use or stand-alone residential uses should be supported.

#### Intensity

- 40 units per acre
- Six to eight stories

#### Character

Through mixed-use design, the Employment Center integrates employment activities with housing and commercial activities scaled to serve the employee population at the center. Development standards should support additional residential uses to the area which as a result will increase support for commercial services. Development should be compatible with minimal impacts to neighboring residential uses. Nearby living opportunities for employees will reduce commuting as well as employee parking demands.

The community will be going through a transition period over the next several years with the change of Harrison Hospital campus use. The implementing regulations of the EC designation should have maximum flexibility for building re-use.

#### Eastside Employment Center Specific Policy

##### **LU2: Encourage Economic Development**

*LU2-EC(A): Provide flexibility in the setback, height, density, building footprint, and lot area development regulations to encourage redevelopment of this area and promote use of Low Impact Development (LID) techniques and Best Management Practices (BMPs).*



## Neighborhood Center

### Intent

A small-scale commercial designation that serves surrounding residential areas.

### Character & Location

For specific character description and location, please see following page.

### Land Uses

Mixed-use, commercial and residential.

### Intensity/Density

- 10 to 15 units per acre, dependent on the designation.
- Three or four stories



### Neighborhood Center Specific Policies:

#### **LU1: Plan for Growth**

*LU1-NCen(A): Preservation of a the neighborhood where significant consideration should be given to the scale, size, quality, and compatibility of future development.*

*LU1-NCen(B): Support infill with consideration of the existing built environment.*

*LU1-NCen(C): Building facades shall utilize architectural features that provide for horizontal and vertical modulation.*

#### **LU2: Encourage Economic Development**

*LU2-NCen(A): Encourage small-scale businesses that support the surrounding residential population.*

*LU2-NCen(B): Attract high quality housing, including mixed uses, to increase the demand for new retail services..*

#### **LU4: Promote Community Health**

*LU4-NCen(A): Support the creation of community space that provides opportunities for social gatherings within a walkable environment.*

# Land Use

## Designation: Neighborhood Center

### *Neighborhood Center Character & Location*

#### Manette Neighborhood Center Character:

The scale and design characteristics of this center will respect the existing character and built environment. This unique neighborhood center will have small commercial/mixed-use district surrounded by single family and multifamily residential neighborhoods that enjoy spectacular views to the Narrows, Sinclair Inlet, Downtown Bremerton and other points. In the Center Core, along 11th Street and vicinity, residential uses above traditional sidewalk-facing storefronts will be encouraged. The map to the right includes Neighborhood Business in pink, Multifamily Residential in brown and Low Density Residential in yellow.



## **NB (Neighborhood Business)**

### Purpose/Intent

The intent is to provide for small-scale business districts that reflect the scale and character of surrounding neighborhoods. Mixed-use development with residential above the commercial space will be encouraged within this designation.

### Location

Neighborhood Business should be only placed in areas that have existing small scale commercial development and can support adjacent areas.

### Land Uses

Commercial, and Mixed-Use Residential

### Intensity/Density

- 15 units per acre, but also must be accessory to an allowed commercial use
- Three to four stories

### Character

Small-scale commercial or mixed-use nodes with uses such as grocers in converted residential structures or purpose built structures that are sensitive to the small-scale residential context.

### Neighborhood Business Specific Policies

#### **LU1: Plan for Growth**

*LU1-NB(A): Provide nearby residential areas with convenience shopping and service facilities; reduce traffic congestion; and to discourage industrial and other development capable of adversely affecting the localized commercial character.*

#### **LU4: Promote Community Health**

*LU4-NB(A): Support multimodal transportation options, including pedestrian and bicycling options, to this designation through supportive development regulations.*

# Land Use

## Designation: General Center

### GC (General Commercial)

To provide locations for general commercial uses serving the entire community while buffering impacts to adjacent residential areas. The designation accommodates access to businesses by automobile while also creating a pedestrian-friendly, transit-supporting corridor.

#### Location

Along high traffic corridors/primary arterials as mapped such as Kitsap Way and Wheaton Way. Also includes area near 15<sup>th</sup> Street and Pennsylvania Avenue, Perry Avenue, and Olympus.

#### Land Uses

Commercial uses, Mixed-use, and stand-alone residential if it is located away from major arterials.

#### Intensity/Density

- 30 units per acre
- Three to five stories

#### Character

The General Commercial 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 encouraging multistory buildings near 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 should be utilized to provide adequate buffering and transitions to less intense land uses in adjacent areas. Parking for larger commercial operations is encouraged to be located behind or beside street-fronting structures. Sites should include adequate landscaping, architectural standards, and other site design considerations to assure compatibility with neighboring uses. Stand-alone residential uses are encouraged provided they are not located on a major arterial.

#### General Commercial Specific Policy

##### **LU1: Plan for Growth**

*LU1-GC(A): Encourage the formation and continuance of a compatible and economically healthy environment for uses which benefit from being located in close proximity to each other; and to discourage any encroachment by uses capable of adversely affecting the basic commercial character of the district.*

## FC (Freeway Corridor)

### Purpose/Intent

To provide areas in the City that are regional serving in nature and scale, with signs and structures that are visible to motorists on nearby freeways, and require parking for high volumes of customers.

### Location

Adjacent to freeways.

### Land Uses

Commercial, Light Industrial, and Offices

### Intensity/Density

- No density
- No specific height

### Character

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.

### Freeway Corridor Specific Policy

#### **LU1: Plan for Growth**

*LU1-FC(A): Encourage the formation and continuance of a compatible and economically healthy environment for uses which benefit from being located in close proximity to each other and busy highways; and to discourage any encroachment by uses capable of adversely affecting the basic commercial character of the district.*

# Land Use

## Designation: Higher Education

### HE (Higher Education)

#### Purpose/Intent

The Higher Education designation recognizes the Olympic College (OC) Campus and supporting uses. The designation provides for growth at the OC Campus, but promotes growth that is compatible with the surrounding neighborhoods and other nearby areas.

#### Location

In the vicinity of Olympic College, in West Bremerton near Warren Avenue Bridge

#### Land Uses

Educational Facilities, Residential (including dormitories), and Open Spaces (such as parks).

#### Intensity/Density

- 20 units per acre
- Four to six stories

#### Character

This designation recognizes public collegiate campuses and the uses that may need to be developed to support the campus.

#### Higher Education Specific Policies

##### **LU1: Plan for Growth**

*LU1-HE(A): Provide for continued operation and facilitate managed growth of the existing major educational institutions within the City.*

*LU1-HE(B): Provide housing options for the students in the vicinity of the college.*

##### **LU4: Promote Community Health**

*LU4-HE(A): Ensure development is consistent with the surrounding residential neighborhood.*

*LU4-HE(B): Develop pedestrian connections between residential areas and College. Ensure street design and orientation that encourage pedestrian and bicycle use.*



## Designation: Puget Sound Industrial Center - Bremerton

**PSIC – B (Puget Sound Industrial Center – Bremerton)**Purpose/Intent

Puget Sound Industrial Center – Bremerton (formerly South Kitsap Industrial Area) is an industrial employment center for which a Subarea Plan was adopted in 2012. The Subarea Plan is a functioning plan. This area has been identified by the Puget Sound Regional Council's Vision2040 Plan as one of eight Manufacturing/Industrial Centers (MICs) in the Puget Sound region. This area includes important employment locations that serve both current and long-term regional economic objectives and calls for the provision of infrastructure and services necessary to serve intensive manufacturing and industrial activity.

Location

Located in the southwestern region of the City including the Bremerton National Airport.

Land Uses

Manufacturing and Industrial Activity and Supporting Commercial.

Intensity/Density

- No density
- Market driven except some areas five stories or less to transition into the airport overlay and residential designated areas

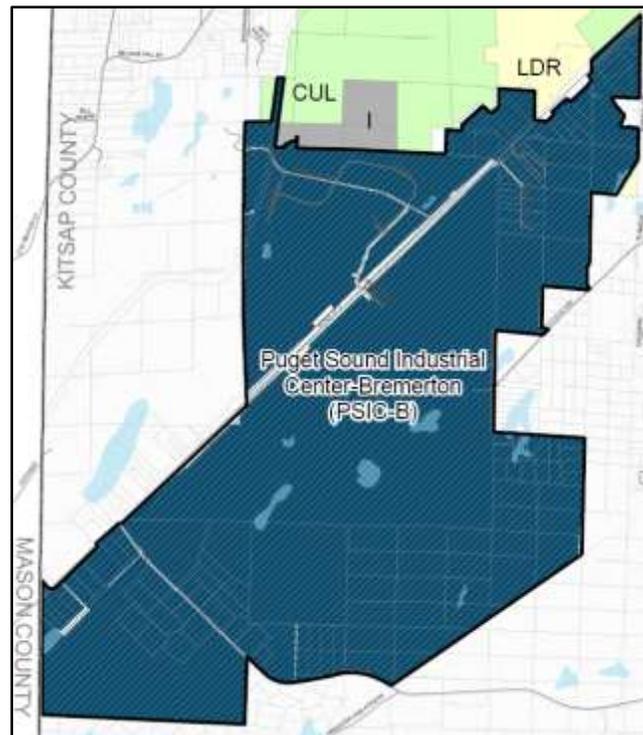
Character

Heavy industrial and manufacturing development that has provisions to protect the surrounding forested area. The area supports green economic development, ensures that future development will result in reduced greenhouse gas emissions versus traditional development, promotes sustainable low-impact development and environmental stewardship. Structure type should be large scale industrial scale buildings.

Puget Sound Industrial Center – Bremerton Specific Policies (for streamlining purposes, goals and policies currently addressed in the PSIC-Bremerton Subarea Plan will not be repeated in this section but remain applicable)

**LU1: Plan for Growth**

*LU1-PSIC(A): Implement the development standards and incentives outlined in the Subarea Plan.*



# Land Use

## Designation: Industrial

### **I (Industrial)**

#### Purpose/Intent

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

#### Location

Primarily in the southwestern region of Bremerton.

#### Land Uses

Industrial Uses.

#### Intensity/Density

- No density
- No specific height

#### Character

The district focuses on providing efficient, highly accessible sites for industry. These uses should have screening or buffers in place for bordering designations that may have less intense activities. The structure type shall be industrial in nature development. Must comply with all noise and odor regulations. In some areas of industrially designated land it will be appropriate to designate areas for mineral resource extraction. It is expected that these properties will undergo several years of extraction activities and then transition to another industrial use.

#### Industrial Specific Policies

##### **LU1: Plan for Growth**

*LU1-I(A): Promote the development and continued use of land for large scale basic or primary industrial purposes which involve extensive manufacturing, processing or assembly operations; and preserve sizable tracts of undeveloped land with potential for industrial use.*

##### **LU2: Encourage Economic Development**

*LU2-I(A): Support mineral resource lands that require proper management of extraction activities of mineral resource deposits.*

## LDR (Low Density Residential)

### Purpose/Intent

To create new and support existing single family neighborhoods.

### Location

Residential neighborhoods located throughout the city as mapped.

### Land Uses

Single family residential homes and low intensity compatible uses such as churches, schools, senior housing, and parks. Accessory dwelling units are encouraged.

### Intensity/Density

- 5 to 10 dwelling units per acre
- Three stories and conditionally allowed uses may be four stories

### Character

The City's residential neighborhoods are characterized by single-family homes on traditional urban lots. There are some existing small-scale commercial structures with LDR, which should be encouraged to be redeveloped by adaptive reuses to provide services to the neighborhood.

### Low Density Residential Specific Policies

#### **LU1: Plan for Growth**

*LU1-LDR(A): Promote neighborhoods that foster interaction among residents, contribute to well-being of citizenry, and create and sustain a sense of community and personal safety.*

*LU1-LDR(B): Use front yard averaging to encourage residential infill that is consistent with the existing neighborhood's built environment.*

*LU1-LDR(C): Allow accessory units associated with, and subordinate to, existing or new single family dwellings when appropriate.*

#### **LU2: Encourage Economic Development**

*LU2-LDR(A): Encourage adaptive reuse and preservation of existing commercial structures that are compatible with surrounding community.*

*LU2-LDR(B): Support mineral extraction in limited areas on larger undeveloped parcels as long as there are no adverse effects on other environmental resources or living systems, or on public health, safety, and welfare.*

*Discussion: A Mineral Resource Overlay allows for mineral extraction in areas where the grading could prep a site for future residential development, including areas in West Bremerton.*

#### **LU3: Protect Natural Environment**

*LU3-LDR(A): Proper noticing for development within or around the Mineral Resource Overlay should be given to neighboring properties. The notice should inform that resource activities are permitted in the area including a variety of activities that may not be compatible with residential use for certain periods of limited duration.*

# Land Use

## Designation: Low Density Residential

*LU3-LDR(B): Use the Mineral Resource overlay to serve as interim protection of mineral resource areas until a comprehensive geologic study is undertaken to determine the extent of mineral deposits. Conduct a comprehensive geologic study to identify commercial quality deposits, establish criteria so that the City may designate deposits of long-term commercial significance, recognizing that commercial quality aggregates, sand, rock and metal deposits are non-renewable resources. Such a study should be undertaken in conjunction and cooperation with other geologic studies, such as the study of aquifers, and shared with property owners.*

*LU3-LDR(C): Prohibit development under the underlying zoning of a mineral resource reclamation site until completion of the reclamation.*

*LU3-LDR(D): Resource designations for lands for mineral resource use may only be added or deleted during the annual review of the adopted Comprehensive Plan. Any additions or deletions will be based upon submission of a geologic study, conducted by a qualified geologist, pertaining to the presence, or lack of commercial quality mineral deposits.*

*LU3-LDR(E): Coordinate with the Department of Natural Resources (DNR) to ensure that future reclamation plans are consistent with the comprehensive planning for the site and surrounding area, as well as any permits issued by the DNR.*

*LU3-LDR(F): Identify and consider classification of mineral lands of long-term commercial significance based on geologic, environmental, and economic factors, existing land uses, and land ownership. The City may consider and classify lands that have valid State surface mining permits and sites identified by individual property owners that meet the Overlay policies, City zoning standards, and the Criteria for Classifying Mineral Resource Lands (WAC 365-190-070).*

*LU3-LDR(G): Require mineral extraction and processing operations to implement best management practices to reduce or mitigate environmental impacts in order to protect the long-term integrity of the natural environment, adjacent uses, and the productivity of the mineral lands.*

### **LU4: Promote Community Health**

*LU4-LDR(A): Develop pedestrian connections between residential areas and neighborhood services and parks. Ensure street design and orientation that encourage pedestrian and bicycle use.*

## MDR (Medium Density Residential)

### Purpose/Intent

To create a designation that recognizes the existing built environment of medium density-type development and encourages redevelopment opportunities. This designation will be for neighborhoods which are primarily developed with duplexes and similar uses.

### Location

Neighborhoods that consist primarily of duplex type structures as mapped.

### Land Uses

Single family dwelling units (attached or detached), duplexes, and townhomes. Low intensity compatible uses such as churches, schools, senior housing, and parks.

### Intensity/Density

- 10 dwelling units per acre
- Three to four stories

### Character

The designation consists of neighborhoods that are currently developed predominantly with duplexes. As many of these duplexes were constructed from the World War II boom, much of this area could benefit from redevelopment. By outrightly allowing duplexes, this area may be able to be revitalized and continue to provide a wide variety of housing types.

This designation is similar to LDR in regards to density and scale, however medium density type development is encouraged.

### Medium Density Residential Specific Policies

#### **LU1: Plan for Growth**

*LU1-MDR(A): Provide wider variety in residential designations throughout the city to achieve a greater diversity of housing.*

#### **LU2: Encourage Economic Development**

*LU2-MDR(A): Encourage adaptive reuse and preservation of existing commercial spaces that are compatible with surrounding community.*

#### **LU3: Protect the Environment**

*LU3-MDR(A): Encourage clustering to reduce total site footprint and help maintain natural hydrologic characteristics of the site.*

#### **LU4: Promote Community Health**

*LU4-MDR(A): Promote neighborhoods that foster interaction among residents, contribute to well-being of citizenry, and create and sustain a sense of community and personal safety.*

*LU4-MDR(B): Develop pedestrian connections between residential areas and neighborhood services. Ensure street design and orientation that encourage pedestrian and bicycle use.*

# Land Use

## Designation: Multifamily Residential

### MR (Multifamily Residential)

#### Purpose/Intent

To provide a high standard of development for residential multifamily type structures and to provide a variety of housing options for a wide diversity of people. This designation should be limited to those neighborhoods that are currently developed with multifamily housing.

#### Location

Neighborhoods that consist primarily of multifamily type structures as mapped.

#### Land Uses

Residential uses of multifamily dwelling units, townhomes, duplexes, and single family attached or detached. Supporting residential uses, such as schools, parks and churches, and nursing homes/senior complexes should be allowed within this designation.

#### Intensity/Density

- 20 units per acre
- Three stories and supporting residential uses could be up to five stories

#### Character

This designation is generally for areas that generally have an existing intense level of development and includes properties that are primarily multifamily development, such as condominiums, apartments, and senior housing complex/nursing homes. Most structures are one to three story multifamily structures.

#### Multifamily Residential Policies

##### **LU1: Plan for Growth**

*LU1-MR(A): Provide wider variety in residential designations throughout the city to achieve a greater diversity of housing. Support existing multifamily neighborhoods that enhance the quality of life for the City's existing and future residents.*

##### **LU2: Encourage Economic Development**

*LU2-MR(A): Encourage adaptive reuse and preservation of existing commercial spaces that are compatible with the surrounding community.*

##### **LU3: Protect the Environment**

*LU3-MR(A): Encourage clustering to reduce total site footprint and help maintain natural hydrologic characteristics of the site.*

##### **LU4: Promote Community Health**

*LU4-MR(A): Promote neighborhoods that foster interaction among residents, contribute to well-being of citizenry, and create and sustain a sense of community and personal safety.*

*LU4-MR(B): Develop pedestrian connections between residential areas and neighborhood services and parks. Ensure street design and orientation that encourage pedestrian and bicycle use.*

## BV (Bay Vista)

### Purpose/Intent

The Bay Vista Subarea Plan (SAP) establishes the vision and the development standards for this area.

The Bay Vista SAP is adopted as a functional plan within the Land Use Appendix. Bay Vista acts much like a neighborhood center.

### Location

Located near Highway 3 and Kitsap Way.

### Land Uses

Commercial and residential uses as identified in the Bay Vista Subarea Plan.

### Intensity/Density

- Higher density is supported in this area
- Three to seven stories

### Character

The Bay Vista area (formerly known as West Park) began redevelopment in 2009 with supporting a Subarea Plan. The plan includes residential uses to the east and commercial uses adjacent to the Freeway and Kitsap Way. Open Space areas such as the Bay Vista Preserve are focal points of this area.



Bay Vista Master Plan Specific Policies (for streamlining purposes, goals and policies currently addressed in the Bay Vista SAP will not be repeated in this section but remain applicable)

### **LU1: Plan for Growth**

*LU1-BV(A): Implement the land uses and development standards outlined in the Subarea Plan.*



# Land Use

## Designation: East Park

### EP (East Park)

#### Purpose/Intent

The East Park Subarea Plan (SAP) establishes the vision and the development standards for this area. The East Park Subarea Plan reflects Bremerton's vision to continue as the metropolitan center of the West Sound by adding a unique and dense urban neighborhood. The East Park SAP is adopted as a functional plan within the Land Use Appendix.

#### Location

Located in East Bremerton off of Lower Wheaton Way.

#### Land Uses

Commercial and residential uses as identified in the East Park Subarea Plan. High-density multi-family and commercial activities are situated along the lower Wheaton Way.

#### Intensity/Density

- Low density 10 units per acre; medium density 25 units; and high density 50 dwelling units per acre
- Four to six stories

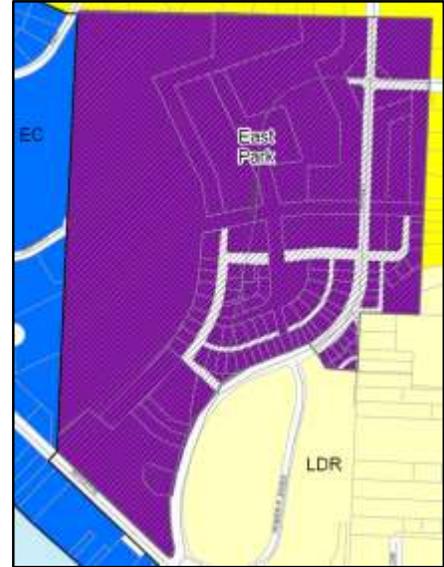
#### Character

East Park has been undergoing residential redevelopment since 2007. Redevelopment consists primarily of single family lots, but the southern portion of this area can support small commercial activity. Wildlife corridors through the subdivision connect the Madrona forest to the west with the forest creek to the west.

East Park Master Plan Specific Policies (for streamlining purposes, goals and policies currently addressed in the East Park SAP will not be repeated in this section but remain applicable)

#### **LU1: Plan for Growth**

*LU1-EP (A): Implement the land use and development standards outlined in the Subarea Plan.*



## CUL (City Utility Lands)

### Purpose/Intent

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.

### Location

Land designated CUL is located along the west and southwest edges of the City.

### Land Uses

While resource management is the primary objective, there are some residential or commercial activities that are allowed on utility lands such as the location of antenna sites or single family homes.

### Intensity/Density

- 10 units per acre
- Height should vary dependent on the site

### Character

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, co-location should be utilized for commercial structures such as antennas. Minimal footprints shall be required and all development should be limited, and demonstrate no significant environmental impact. Any future development that associates with current adjacent recreational uses (such as the Gold Mountain Golf Course or Jarstad 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, it should conform to the recommendations made by other regional watershed planning efforts such as the Gorst Watershed Plan.

### City Utility Land Specific Policies

#### **LU1: Plan for Growth**

*LU1-CUL(A): To preserve resource-related functions of land, and to protect watersheds and timberlands.*

*LU1-CUL(B): To provide adequate land to protects Bremerton's natural resources, while allowing for moderate residential development which does not adversely affect the lands resources.*

# Land Use

## Designation: Watershed Lands

### WS (Watershed Lands)

#### Purpose/Intent

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.

#### Location

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

#### Land Uses

Uses that support watershed functions, or forest and wildlife management functions. Wireless antenna facilities may be considered on a limited basis.

#### Intensity/Density:

- No density allowed
- Height that can only support the watershed functions

#### 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.

#### Watershed Lands Policies

##### **LU1: Plan for Growth**

*LU1-WS(A): Coordinate measures to protect groundwater resources with watershed plans and planning efforts.*

##### **LU3: Protect the Natural Environment**

*LU3-WS(A): Prohibit or restrict development on lands that serve as critical watersheds affecting the sources of public water supply.*

*LU3-WS(B): Assure that future land uses and land use patterns conserve and protect groundwater resources.*

*LU3-WS(C): Protect aquifer recharge areas, especially those used to provide public water supplies.*

*LU3-WS(D): Promote use of Low Impact Development (LID) Best Management Practices (BMPs) in Watershed Lands to protect public water supply.*



## Specific Area Plans

This Land Use Element provides goals and policies – as well as supporting technical analysis – to guide land use decisions for the broad community over the coming twenty years. More area-specific planning efforts, especially for the creation of Neighborhood Plans and more detailed implementation plans may be desirable in the foreseeable future. Specific Area Plans may add additional planning detail to this Plan’s general framework.

The following areas of the City and land use designations may benefit or already include specific-area planning processes:

- District Centers
- Neighborhood Centers
- Employment Centers
- Downtown Regional Subarea Plan (2007)\*
- Bay Vista Subarea Plan (2009)\*
- East Park Subarea Plan (2006)\*
- Puget Sound Industrial Center-Bremerton (formerly known as the South Kitsap Industrial Area Subarea Plan) (2012)\*
- Gorst Watershed Plan and Subarea Plan (2013)\*\*

\*These subarea plans have been adopted

\*\*The Gorst Watershed Plan & Subarea Plan is currently located within Bremerton’s Urban Growth Area. Upon annexation this plan will be utilized as an additional functional plan to the Comprehensive Plan.

## Urban Growth Areas

Under the Growth Management Act, each city must submit a proposed Urban Growth Area (UGA) for formal designation by its County which has jurisdiction on the issue. The UGA is an area outside of current city limits where a city is envisioned as the primary provider of urban services as growth occurs. As the future provider of services in urbanizing areas, cities are the appropriate lead agencies in establishing the future land use patterns, transportation improvements, and all related urban infrastructure.

Development within the City UGAs should be regulated by the City's development standards, and infrastructure should be built to City standards. These expectations are reflected in the Countywide Planning Policies, which specify a framework for agreements between the City and the County and Bremerton for the planning and implementation of the City's assigned growth areas.

### Policies:

*LU1-UGA(A): Establish urban growth area that are large enough to accommodate the expected population growth for 20 years, in a way that meets the Countywide Planning Policies.*

*LU1-UGA(B): Apply the adopted Citywide growth strategy consistently to all of the City's urban growth areas as a basis for more localized planning.*

*LU1-UGA(C): Promote the efficient delivery of urban facilities and services within urban growth areas by phasing infrastructure extension in the most cost-effective manner.*

*LU1-UGA(D): Coordinate with Kitsap County to consider development regulations, planned level of service, and infrastructure standards within the City's urban growth areas.*

*LU1-UGA(E): Participate with Kitsap jurisdictions in the review of urban growth area boundaries relative to the Office of Financial Management's 20-year population forecast and make adjustments, as warranted, to accommodate anticipated growth.*

*LU1-UGA(F): Attract the majority of the county's population and employment in the City limits and urban growth areas in ways that ensure a balance among livability, preservation of environmental quality, open space retention, varied and affordable housing, high quality cost-efficient urban services, and an orderly transition from county to City jurisdiction.*

*LU1-UGA(G): Evaluate annexations on the basis of their short and long-term community impacts and benefits.*

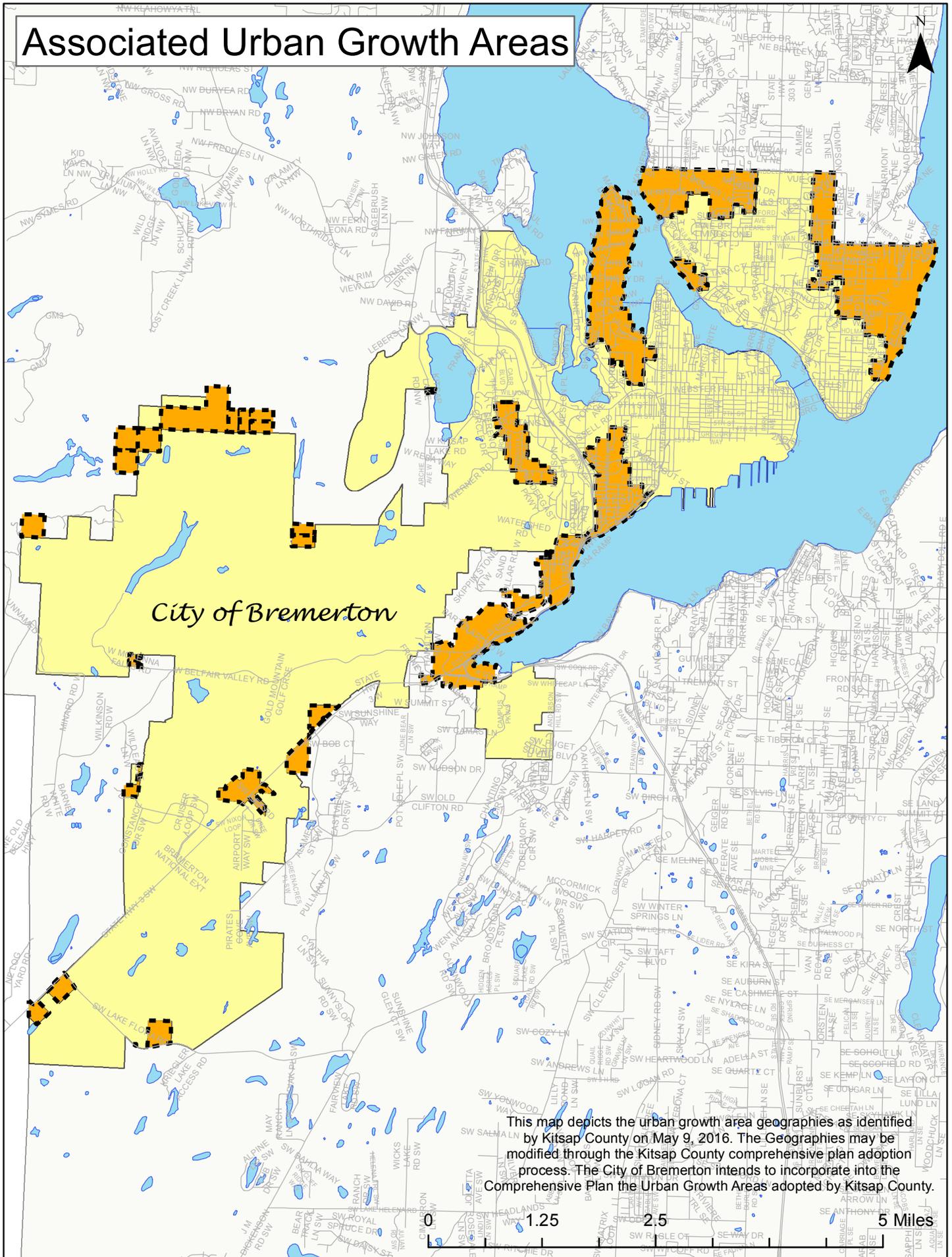
*LU1-UGA(H): Support annexations that create logical boundaries and reasonable service areas within the City's urban growth areas, where the City has the fiscal capacity to provide services, while requiring property owners within an annexing area to assume a share of the city's bonded indebtedness.*

*LU1-UGA(I): Encourage and assist property owners in existing unincorporated "islands" or "peninsulas" in the City's urban growth area to annex to the City.*

*LU1-UGA(J): Require property owners requesting City utilities to annex concurrent with utility extensions or sign a "no-protest" agreement to annex as a part of a later, larger annexation.*

*LU1-UGA(K): In cooperation with adjoining local governments, determine the ultimate extents of the City's physical growth and promote the designation of non-urban "separators" to define these limits.*

# Associated Urban Growth Areas



## Eventual Growth Intent

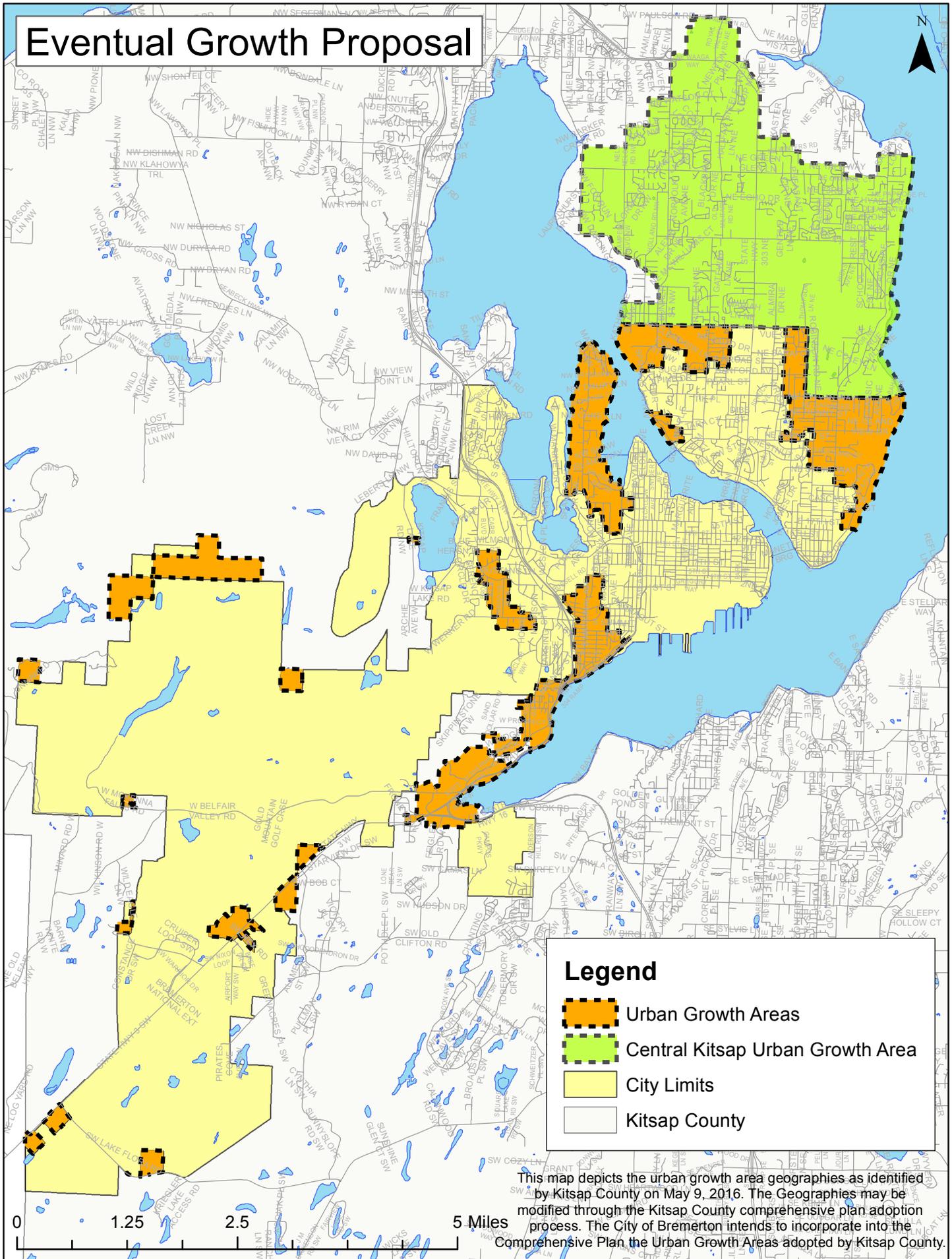
There is a broadly accepted notion – although a greatly misplaced one - that the growth of cities is fueled by their “greed” for land and tax revenues. Geography and money do figure into the growth equation, but not in the way that many observers may appreciate.

There are two prime reasons why cities may need to expand their city limits: 1) more land is needed for new people or businesses moving to the city and there is little available land for development, and 2) the tax base of adjacent urbanizing areas that generate increasing demand on City services may be needed to pay for those services. This second reason – the need for financial ability to deliver urban services to expanding urban areas – is perhaps the more significant of the two. A city’s financial capacity is driven by efficiency. Efficiency determines the cost of services to users and taxpayers, determines the level and quality of services delivered, and influences growth patterns and quality of life interests of the entire region. Bremerton’s decision about growing into unincorporated areas is primarily one of cost-efficiency.

Bremerton did not grow in population for several decades, and the loss of significant retail activity was a part of this stagnation. The City’s physical expansion could not be justified by past growth trends. However, changing demographics, downtown revitalization, and regional growth policies suggest a much different growth future for the community. The City has a legitimate interest in land to grow – the future will not be a continuation of the past trends.

The map on the next page illustrates the City's desired eventual growth intent. The City believes that our associated urban growth areas (UGA's), as well as the Central Kitsap area, has a future with the City. Routes of travel, responsiveness of emergency services, disposal of waste, opportunity for recreation, access to goods and services and all other urban functions are common to all these UGA's. Eventual annexation and incorporation of associated UGA's and the Central Kitsap UGA will help the City achieve the expectation that it become the regional growth center of Kitsap as outlined in the Puget Sound Regional Council's regional growth strategy "Vision 2040."

# Eventual Growth Proposal



## Legend

-  Urban Growth Areas
-  Central Kitsap Urban Growth Area
-  City Limits
-  Kitsap County

This map depicts the urban growth area geographies as identified by Kitsap County on May 9, 2016. The Geographies may be modified through the Kitsap County comprehensive plan adoption process. The City of Bremerton intends to incorporate into the Comprehensive Plan the Urban Growth Areas adopted by Kitsap County.

# Land Use

## Designation: Equivalence Table

### Equivalence Table

As discussed in the previous section of this chapter, the Urban Growth Areas (UGAs) are areas within the County that the City will be expanding into as the city grows. To assist with that transition of annexation, the following chart illustrates equivalent Kitsap County Land Use designations to corresponding City designation for all the City's UGAs. For some of the City's UGAs, we have lead subarea planning efforts, such as Gorst and Puget Sound Industrial Center – Bremerton (formerly the South Kitsap Industrial Center). For those areas, their adopted Subarea Plan's designation would become enacted at the point of annexation.

Kitsap County Land Use District	Kitsap County Zoning	Allowed Uses	City of Bremerton (COB) Land Use Equivalent	COB Land Consistent Zoning
Urban and Rural Industrial	Business Center	Intended to provide for integrated grouping of medium to large size businesses within an attractive park-like setting. The Zone allows business dedicated to office use, warehousing, and/or light manufacturing operations. Permitted businesses are intended to support the creation, development and retention of primary wage employment in the professional and technical fields.	General Commercial	General Commercial
	Business Park	Provides for integrated grouping of small to medium size businesses within an attractive park-like setting. The zone allows flexibility in the amount of space within each business dedicated to office use, warehousing, and/or light manufacturing operations. Permitted businesses are intended to support the creation, development and retention of primary wage employment in the professional and technical fields, and not intended for the general retail commercial needs of the area.	General Commercial	General Commercial
	Industrial	Allows a wide range of industrial activities including heavy industry such as fabrication, warehousing, processing of raw materials, bulk handling and storage, construction, and heavy transportation. This zone is intended to provide sites for activities which require processing, fabrication, storage, and wholesale trade.	Industrial	Industrial

# Land Use

## Equivalence Table

Kitsap County Land Use District	Kitsap County Zoning	Allowed Uses	City of Bremerton (COB) Land Use Equivalent	COB Land Consistent Zoning
Urban Low Intensity Commercial	Neighborhood Commercial	Provide for the quick stop shopping needs of the immediate neighborhood in which they are located. These centers should be based upon demonstrated need and shall be sized in a manner compatible with a residential setting.	Neighborhood Business	Neighborhood Business
Urban Low-Density Residential	Urban Restricted	Applied to areas within urban growth areas that have been identified with a significant concentration of critical areas regulated, or are planned as greenbelts, and are therefore appropriate for lower-density development.	Low Density Residential	Low Density Residential
	Greenbelt	Applied to those areas which have identified parcels constrained by critical areas of fifty percent or greater and are within certified wildlife corridors.	Low Density Residential	Low Density Residential
	Urban Low Residential	Recognize, maintain, and encourage urban low density residential areas by including a full range of urban services and facilities that are adequate at the time of development.	Low Density Residential	Low Density Residential
Urban Medium-Density Residential	Urban Medium Residential	Intended to provide for higher densities where a full range of community services and facilities are present or will be present at the time of development.	Medium Density Residential	Medium Density Residential
Urban High-Density Residential	Urban High Residential	Provide for multiple-family residential and professional office development based upon compatibility with surrounding land uses. The primary use of this zone is intended to be high density residential. Professional office use is intended to compliment and support the residential use within the zone.	Multifamily Residential	Multifamily Residential
Public Facilities	Parks	Parks and County facilities are located within this zone. The City does not have a Parks specific zone and delineates these areas to low density residential.	Low Density Residential	Low Density Residential

# Land Use

## Designation: Equivalence Table

### Open Space

This Comprehensive Plan adopts by reference the “Parks, Recreation and Open Space Plan” as adopted and amended by City Council. These goals and Policies help to establish a system of open space in Bremerton. That open space system will consist of parks, school yards, and natural spaces. In addition, the cited goal and its policies call for linking these spaces with a system of trails and pedestrian pathways. The Open Space Map depicts the open space system on the following page of this element.

Many of the lands and corridors appearing on the Open Space Map are not independent land use designations. Instead, they indicate desired locations for open spaces. “Open Space” as a listed “permitted use” in all zoning designations will support the creation of this desired open space system. Public acquisition of open space, including acquisition and development of open space as part of City utility or street projects for example, will also assist in the creation of trails, parks, or other open spaces.

#### Policies

##### **LU1: Plan for Growth**

*LU1-OP(A): Implement the development standards outlined in the Parks, Recreation and Open Space Plan. Consider using permeable surfacing in open space areas where feasible.*

##### **LU3: Natural Environment**

*LU3-OP(A): Integrate an open space system into the land use pattern that increases the amount of open space, protects Bremerton’s natural resources, allows for stormwater management including LID BMPs in open spaces, and provides a source of beauty and enjoyment for all residents.*

*LU3-OP(B): Encourage open space along water ways to ensure public access both visually and physically.*

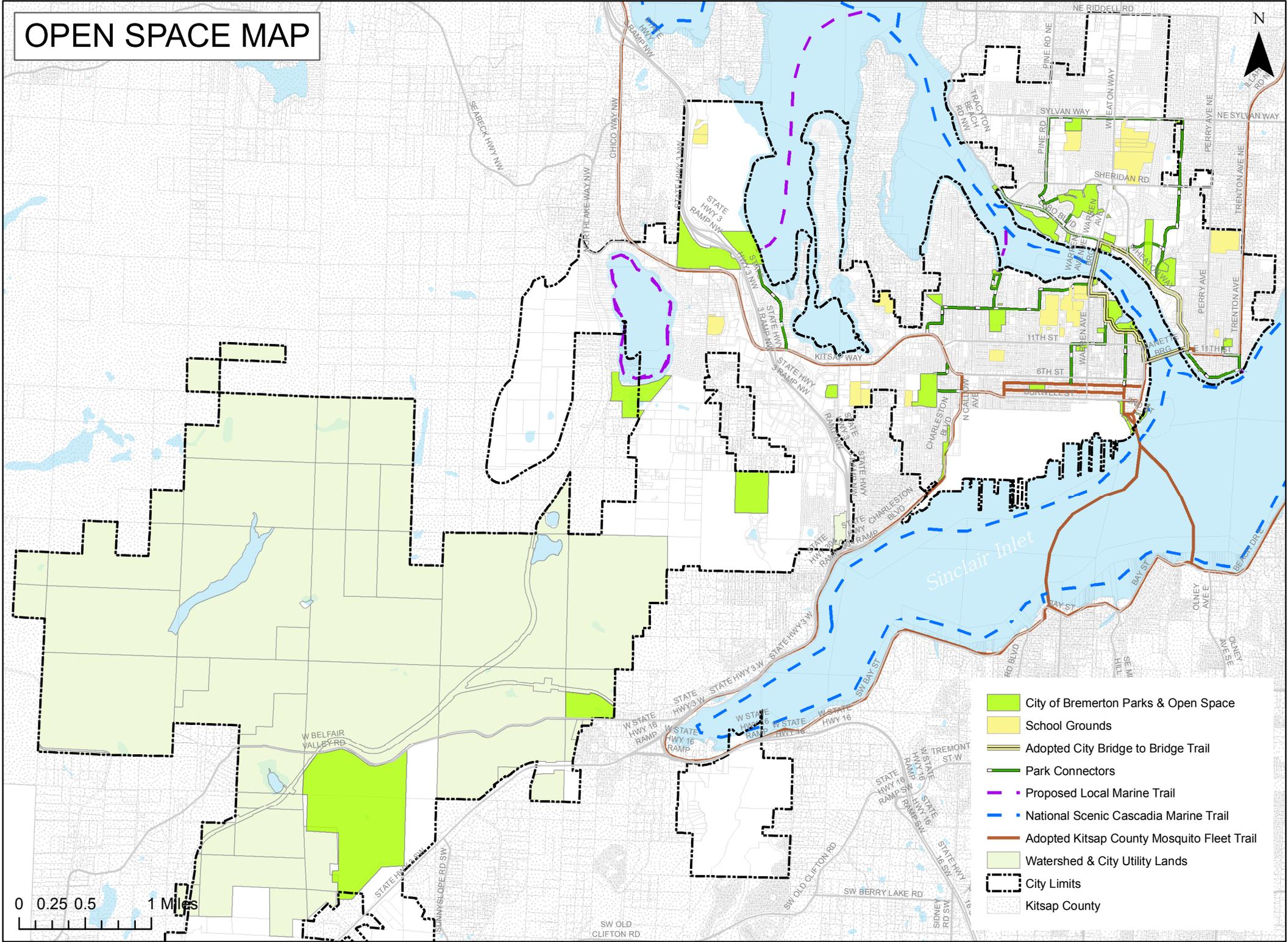
*LU3-OP(C): Promote open vistas and green spaces (greenbelts) in the City.*

##### **LU4: Community Health**

*LU4-OP(A): Include pedestrian, bicycle, and passive recreation opportunities into open spaces.*



# OPEN SPACE MAP



- City of Bremerton Parks & Open Space
- School Grounds
- Adopted City Bridge to Bridge Trail
- Park Connectors
- Proposed Local Marine Trail
- National Scenic Cascadia Marine Trail
- Adopted Kitsap County Mosquito Fleet Trail
- Watershed & City Utility Lands
- City Limits
- Kitsap County

0 0.25 0.5 1 Miles