Commission Meeting Date: January 20, 2015 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 and map. Staff is seeking Planning Commission's guidance on the first proposed draft of the Land Use Element. Staff is asking Planning Commission to consider the reworking of the core element to create a more user friendly Comprehensive Plan, while still meeting all Growth Management Act's Requirements.

PROJECT OVERVIEW

"Bremerton2035" is title of the City of Bremerton's Comprehensive Plan Update, which focuses 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 alterations are necessary to reflect changes related to the economic climate and overall goals of the community.

This workshop will focus on the first element of the Comprehensive Plan which is the Land Use Chapter. This chapter sets the Land Use Vision, goals and policies, establishes Centers and zoning designations parameters, and includes the Land Use Map.

STAFF GUIDE TO ATTACHMENTS

- ***Attachment A:*** *Draft Land Use Chapter including Staff Proposed Land Use Map*
- ***Attachment B****: Comments Matrix and Comments 36 & 37 regarding Bremerton2035*

WORKSHOP DESIRED OUTCOME

Staff is requesting the Planning Commission consider and deliberate the following Staff draft documents:

1. Draft Land Use Chapter; and
2. Draft Land Use Map.

PROPOSED CHANGES TO THE COMPREHENSIVE PLAN LAND USE CHAPTER

The Land Use Chapter should be consistent with the community's visions 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 key sections: Land Use Vision, Centers Concept, Centers Descriptions, Land Use designations, Goals and Policies, Open Space Map, and Land Use Map.

The core information provided in the current plan is still relatively applicable, and staff is not proposing to remove the core themes, but there is an opportunity for streamlining this document to a more user-friendly plan while making necessary revisions to update the current plan for compliance with State and Federal requirements, Countywide and Multicounty-Wide Planning Policies, and recognizing community opportunities. The 2004 Land Use Chapter can be seen within the current Comprehensive Plan at www.Bremerton2035.com or http://www.ci.bremerton.wa.us/185/Comprehensive-Plan.

As the proposed Land Use chapter (**Attachment A)** demonstrates, there are some key changes that Staff would like to bring to your attention for your review:

- Centers Description: The 2004 major Comprehensive Plan Update introduced the Centers Concept into the City of Bremerton. In 2004, this approach was vastly different from the previous Plan, thus there was a very thorough description of this concept. While it is important to identify the City's planning approach, the Centers concept has now been in effect for a decade and is used widely throughout the region. As such, the detailed description is no longer necessary, thus staff has simplified this section.
- Land Use Designations: Land use designations identify general development parameters including use, form, design, and compatibility of development on each parcel within the City. Staff is proposing to simplify the designations as a simpler method has been identified. The table below outlines the differences:

Type	2004 Plan Land Use Designations	Proposed Land Use Designations
Residential	Low Density Residential, Core Centers Supporting Res., Public Sector Redevelopment Sites	Low Density Residential (LDR), Medium Density Residential (MDR), Multifamily Residential (MR)
The 2004 Plan allows three residential designations: primarily single family development (LDR), multifamily in a very limited area (20 acres), and large sites that had great potential for redevelopment (Bay Vista and East Park). Please note that duplexes have been primarily prohibited through the current plan. Staff's proposal is for single family development (LDR), medium density development such as duplexes and townhomes (MDR), and multifamily development (MR). Staff is promoting MDR and MR in existing neighborhoods where similar development is prevalent to be compatible with existing development patterns.		

Type	2004 Plan Land Use Designations	Proposed Land Use Designations
Commercial/ Mixed Use	Downtown Regional Center, District Center, Employment Center, Neighborhood Center, Reserve Center, Freeway Corridor, Commercial Corridor, Wheaton Dev. Corridor, Neighborhood Business, Limited Commercial	Downtown Regional Center, District Center, Employment Center, Freeway Corridor, General Commercial, Neighborhood Commercial,
The 2004 plan has three commercial designations that support neighborhood-scale development, two designations that support commercial business locate on a road corridor (such as Wheaton or Kitsap) but would be compatible with surrounding residential neighborhoods, and one designation that would support commercial activities that may not be compatible with residential uses. Staff's proposal is to consolidate the six existing commercial designations into three: Neighborhood Commercial, General Commercial (commercial development that is compatible with residential uses), and Freeway Corridor (development that is incompatible with residential uses).		
Industrial	Industrial, Industrial Park Marine Industrial	Industrial
The three industrial designations in the current Plan can be generally described as such: Industrial is incompatible with residential neighbors, Industrial Park is activities light industrial in nature that are compatible with residential neighbors, and Marine Industrial which is industrial marine-related uses compatible with residential neighbors (which is currently undergoing Superfund action for the next 10+ years and has minimal access to the waterfront). Staff is proposing to keep the Industrial designation as is, and to consolidate the Marine Industrial (for the interim during the clean-up) and the Industrial Park into the General Commercial designation, as the General Commercial allows for light industrial activities provided the uses are compatible with neighboring residential.		
General	Higher Education, Watershed, Open Space, City Utility Land, Utilities & Public Facilities	Higher Education, Watershed, City Utility Land, Bay Vista, East Park, and Puget Sound Industrial Center-Bremerton
Staff is proposing to keep majority of general designations but consolidating where the designations have common objectives, however staff is adding into this update the acknowledgment of the areas that have undergone additional subarea review, such as Bay Vista, East Park and the PSIC-Bremerton.		

- Land Use Goals and Policies: As the City's Vision directs the goals and policies, the goals and policies shape the zoning code which is implemented through the local planning process. It is important to clearly identify the City's objectives to provide clear guidance. As Staff reviewed the goals, they noticed that many of the goals have similar objectives and support each other. As such, there is an opportunity to consolidate the 21 goals into four goals, while maintaining the overall City Vision (discussed in detail in November 2014 Workshop).

  In addition to Staff consolidating the 21 goals into 4 goals, Staff made great efforts to include corresponding policies with the land use designations. Majority of the policies from the 2004 version remain in today's Plan, however to create a user friendly plan, the corresponding policy has been reorganized in the text to aid in readability. In addition, some additional policies have been development to comply with the Growth Management Act requirements.

LAND USE MAP

The Land Use Map for Bremerton identifies every parcel's land use designation, which provides descriptions on how the land can be managed (residential, commercial, etc.). Staff has proposed the Bremerton2035 Draft Land Use Map, which can be located in **Attachment A** on page LU-7**.** The proposed revisions to the map are a direct result of the Work Program set by City Council (by Planning Commission recommendation) in November 2014.

SCHEDULE

Though staff has proposed the Land Use Element, Planning Commission will continue to revisit this chapter throughout this update. The following are a few reasons why Planning Commission could revisit the Land Use Element:

- Additional decisions in later elements may effect the Land Use element,
- Staff has posted the draft document at www.Bremerton2035.com for public comment, and will be receiving input for Planning Commission to consider.
- Comprehensive Plan Amendments from public applicants that will be considered in this update, including revising elements of the Land Use Chapter or Land Use Map> Please note that application to be considered in this update will be accepted from now until April 1, 2015.

COMMENTS RECEIVED

Attachment B contains the updated Comments Matrix and the additional comments received regarding the Comprehensive Plan Update. Planning Commission reviewed comments 1 through 35 previously, and additional comments have been provided for your consideration (Comments 36 and 37). All comments are encouraged and will be considered during the

process. In addition, all comments will be posted at the www.Bremerton2035.com website for public's consideration.

COUNTY DOCUMENT RELEASED

The 2015 Kitsap County Buildable Lands Report (BLR) is now available for review and comment at http://www.kitsapgov.com/press/2014/NR14-133.htm. This report is a key component of the 2016 Comprehensive Plan Update as the purpose of the BLR is to determine if the County and its Cities are achieving planned urban densities and whether sufficient land is available to accommodate the next 20 years of residential and employment growth. Comments on the draft BLR are being accepted until January 31, 2015 and should be submitted to the Kitsap County Department of Community Development. Individuals who do not have access to a computer and wish to view a hard copy should contact Kitsap 1 for further guidance (360.337.5777)

WHAT'S COMING NEXT?

The Housing Element will be discussed in February 17, 2015 Workshop. This element suggests creative and incremental strategies to serve the existing population, combined with necessary redevelopment opportunities to help bring new growth and a healthier residential mix to the City of Bremerton. Staff and Planning Commission will be discussing existing housing stock and future needs. The existing Housing Chapter in the Comprehensive Plan can be seen at www.Bremerton2035.com or http://www.ci.bremerton.wa.us/display.php?id=843.

Attachment A –

Draft Land Use Chapter

This is a working draft and items are subject to change throughout this 18-month process

Land Use Element

Land Use Vision

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 walk-able 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.

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Land Use Contents

Land Use Vision **1**

Land Use Introduction **3**

Concerns of a Wider Public: State and Regional Issues *3*

Responding to the Technical Challenges *3*

Citywide Goals **4**

Citywide Policies **5**

Land Use Map **7**

Centers General Description **9**

Centers Policies **9**

DRC (Downtown Regional Center) *11*
DC (District Center) *13*
PSIC-Bremerton (Puget Sound Industrial Center – Bremerton) *16*
EC (Eastside Employment Center) *17*
Neighborhood Center *18*
NC (Neighborhood Commercial) *20*
GC (General Commercial) *21*
FC (Freeway Corridor) *22*
HE (Higher Education) *23*
I (Industrial) *24*
LDR (Low Density Residential) *25*
MDR (Medium Density Residential) *26*
MR (Multifamily Residential) *27*
BV (Bay Vista) *28*
EP (East Park) *29*
CUL (City Utility Lands) *30*
WS (Watershed Lands) *31*

Specific Area Plans **32**

Urban Growth Areas **33**

Urban Growth Area Map **34**

Open Space **35**

Open Space Map **36**

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Land Use Introduction

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. Citizens fully recognize the importance of the moment, stepping forward in the Comprehensive Plan process to advance their concerns and aspirations. This is seen in this Land Use Element and especially in its Land Use Map.

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.

Concerns of a Wider Public: State and Regional Issues

Two requirements for a comprehensive plan ensure that the wider public interest frames the planning process. First, a plan must respond to general goals, shared by the citizens of the State of Washington. The State's Growth Management Act states those goals along with related planning requirements. Second, a plan must be consistent with a regional planning approach. In Kitsap County, the Countywide Planning Policies and the Puget Sound Regional Council multi-countywide Planning Policies set forth planning principles ratified by all jurisdictions within the County. This ensures general consistency between comprehensive plans as well as regional concerns.

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 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.

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Land Use Goals

The goals and policies represent the community's response to the challenges implied by future growth. They were developed through an intense series of public meetings, workshops, and committee meetings. They represent the vision, values and desires for the future of a wide cross-section of the community. In short, they are the community's preferred solutions to the development questions it faces.

Discussion: Goals & Policies

The 2004 version of this Plan had a very thorough goal and policy section which identified 21 goals and 120 policies. During the development of the 2016 Update of the plan it was recognized that many of the original 21 goals have communal objectives and could be consolidated into 4 goals (as seen below).

As for the policies, majority of the policies from the 2004 version remain in today's Plan, however to create a user friendly plan, the corresponding policy has been reorganized in the text to aid in readability.

Citywide Goals

The following are the primary Land Use goals for the City of Bremerton:

LU1. ***Plan for Growth within the City, Neighborhoods and Communities***

LU2. ***Encourage Economic Development***

LU3. ***Protect the Natural Environment***

LU4. ***Foster Community Health***

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Land Use Policies

Citywide Policies

The four land use goals (described on pervious 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:

LU1: Plan for Growth

LU1(A): Identify and enhance distinctive neighborhoods, communities and centers throughout the City.

LU1(B): Designate neighborhoods, communities, and Centers throughout the City and encourage the implementation of design elements for new development and redevelopment that complement the designated purpose and scale.

LU1(C): Coordinate planning efforts with the Kitsap Countywide Planning Policies and the Puget Sound Regional Council's Vision 2040.

LU2: Economic Development

LU2(A): Provide development incentives and flexibility within the Zoning Code to encourage desirable design elements with flexibilities for all new development and redevelopment.

LU2(B): In order to encourage new/re-development to occur in locations and patterns consistent with the Vision(s), Goals and Policies of this Plan, promote adaptive reuses for existing structures in good condition that may be non-conforming to code standards but are compatible with surrounding neighborhood.

LU2(C): Coordinate and work cooperatively with the State of Washington, Kitsap County, and appropriate agencies for the siting of essential public facilities that develops criteria for the siting of essential public facilities 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.

LU3: Natural Environment

LU3(A): Adopt or amend regulations to designate and protect critical areas, including anadromous fisheries, using the best available science (per RCW 36.70A.172 (1)) as defined by and required in the Growth Management Act.

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.

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LU3: Natural Environment (continued)

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): Recognize that there are no lands appropriate for designation as agricultural lands within the City or its Urban Growth Area.

LU3(H): Adopt and implement appropriate standards and regulations for stormwater management. The City of Bremerton should adopt and implement regional plans, strategies, and standards as appropriate.

LU4: Community Health

LU4(A): Reinforce city-wide features, activities, culture, and historic character.

LU4(B): Provide multimodal options and standards that have connectivity throughout the City, especially linking centers.

LU4(C): Establish and prioritize multimodal linkages and provide recreational space and trails for pedestrians and bicyclists between Centers and neighborhoods.

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

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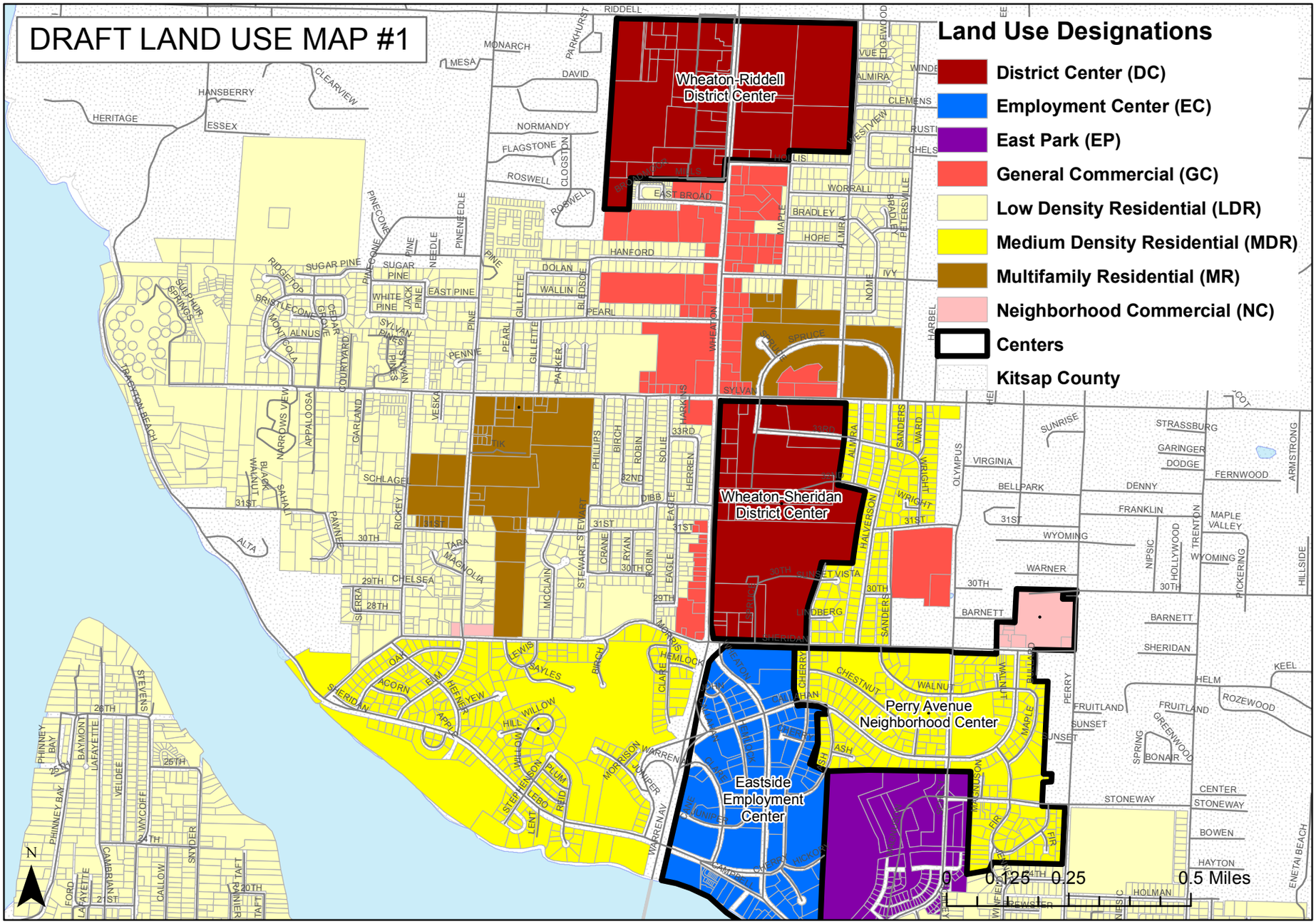
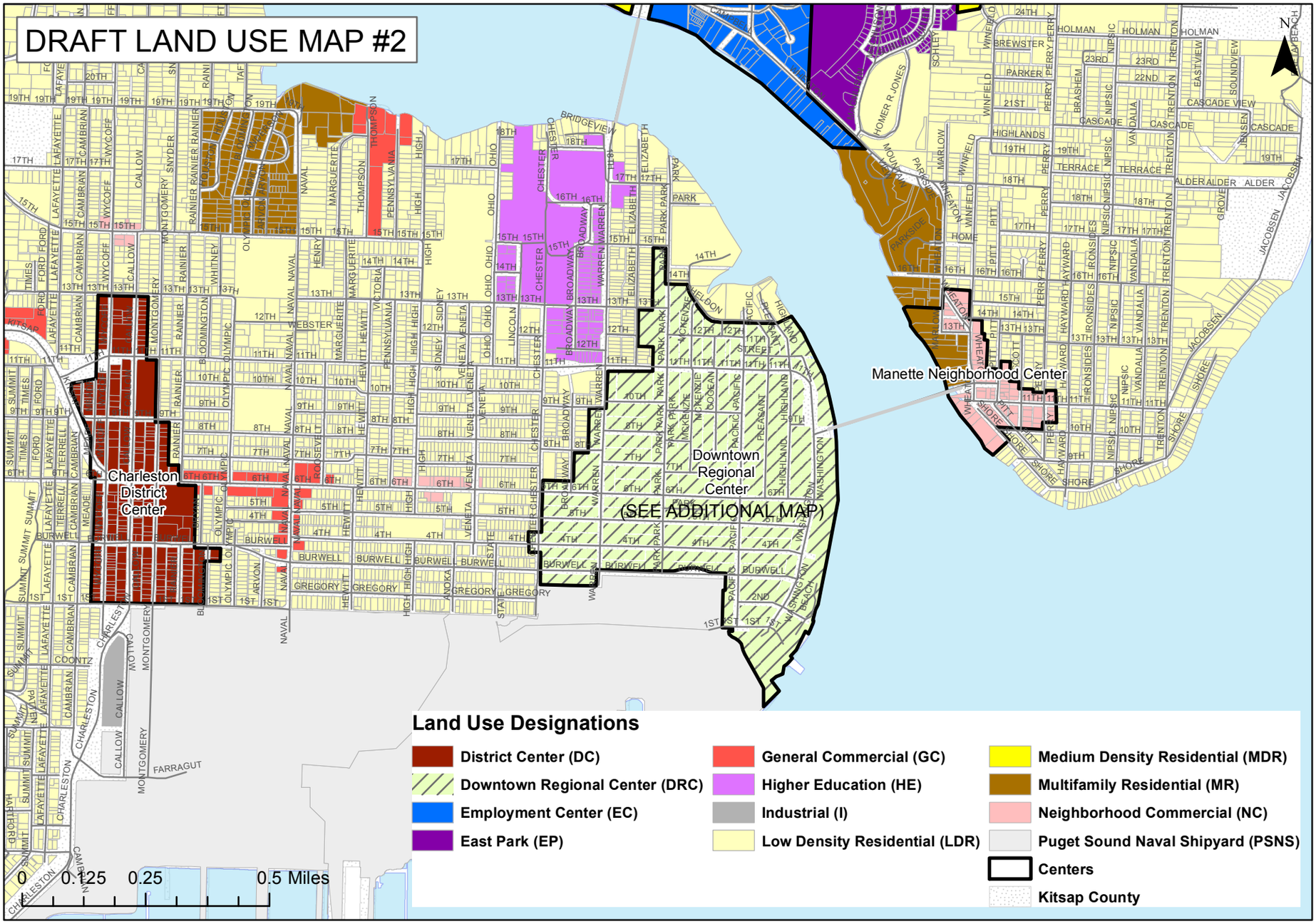
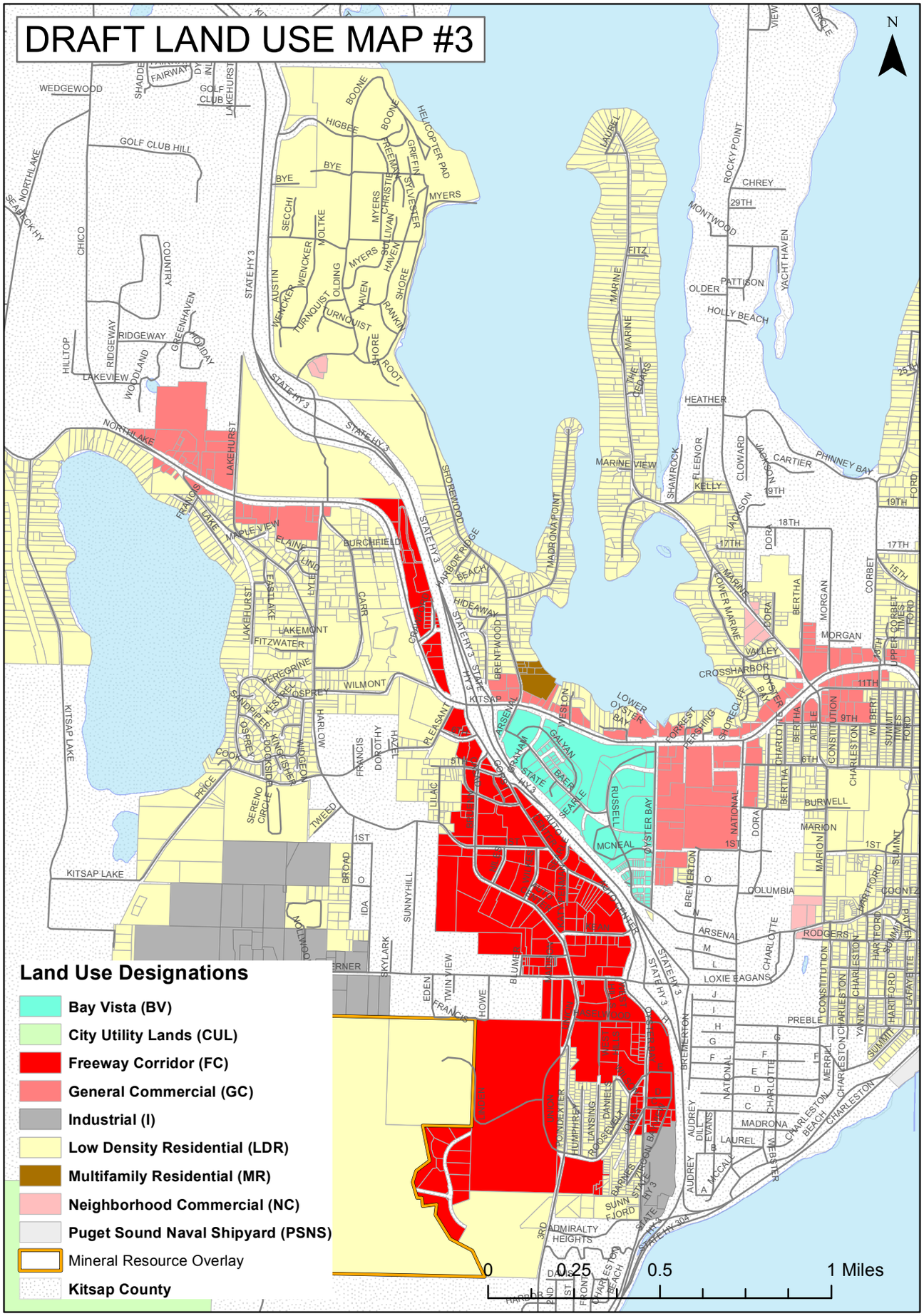

DRAFT LAND USE MAP #1
Land Use Designations
District Center (DC)
Employment Center (EC)
East Park (EP)
General Commercial (GC)
Low Density Residential (LDR)
Medium Density Residential (MDR)
Multifamily Residential (MR)
Neighborhood Commercial (NC)
Centers
Kitsap County
Wheaton-Riddell District Center
Wheaton-Sheridan District Center
Perry Avenue Neighborhood Center
Eastside Employment Center
0 0.125 0.25 0.5 Miles
N


DRAFT LAND USE MAP #2
Charleston District Center
Downtown Regional Center
(SEE ADDITIONAL MAP)
Manette Neighborhood Center
N
Land Use Designations
District Center (DC)
Downtown Regional Center (DRC)
Employment Center (EC)
East Park (EP)
General Commercial (GC)
Higher Education (HE)
Industrial (I)
Low Density Residential (LDR)
Medium Density Residential (MDR)
Multifamily Residential (MR)
Neighborhood Commercial (NC)
Puget Sound Naval Shipyard (PSNS)
Centers
Kitsap County
0 0.125 0.25 0.5 Miles

DRAFT LAND USE MAP #3



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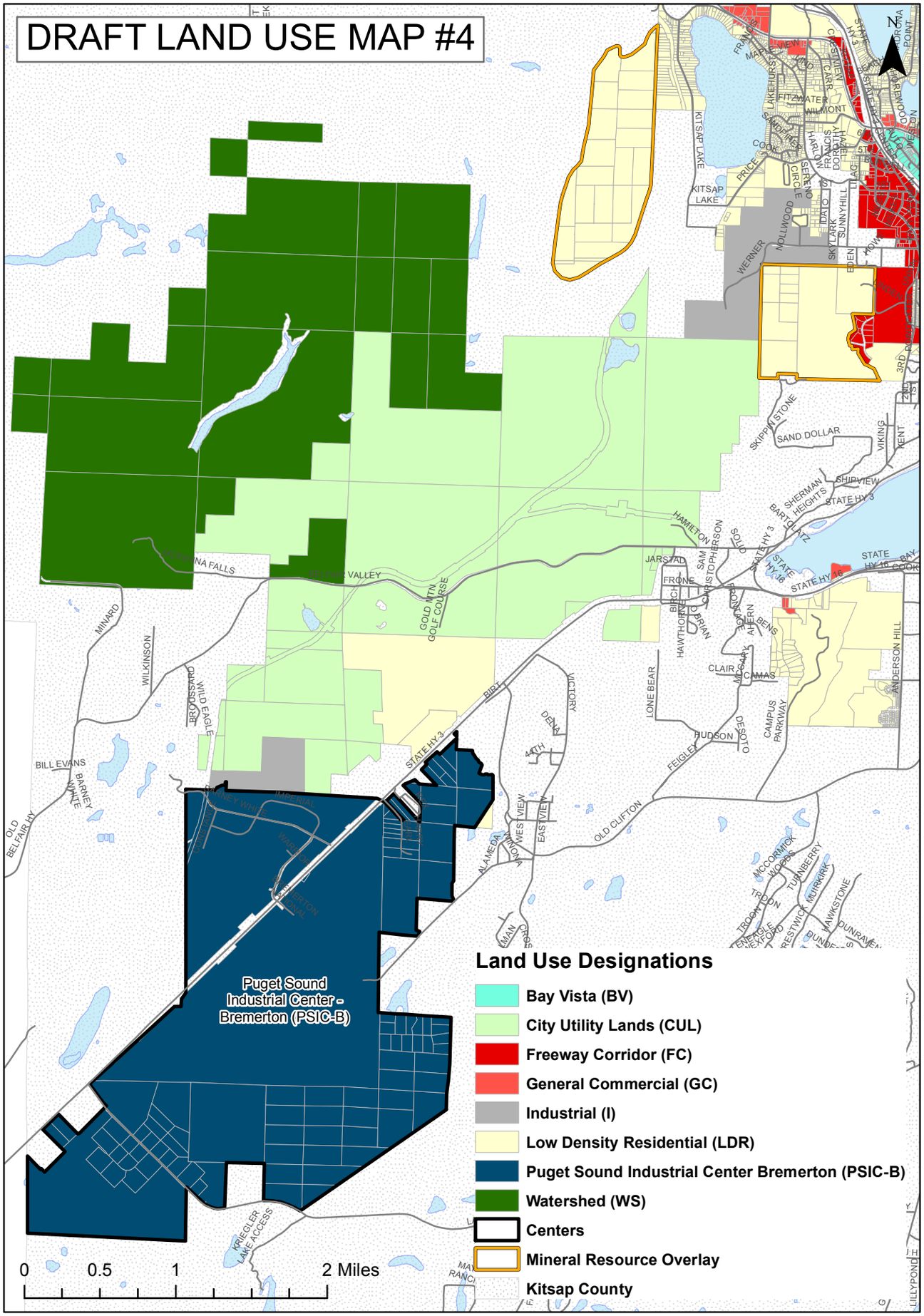

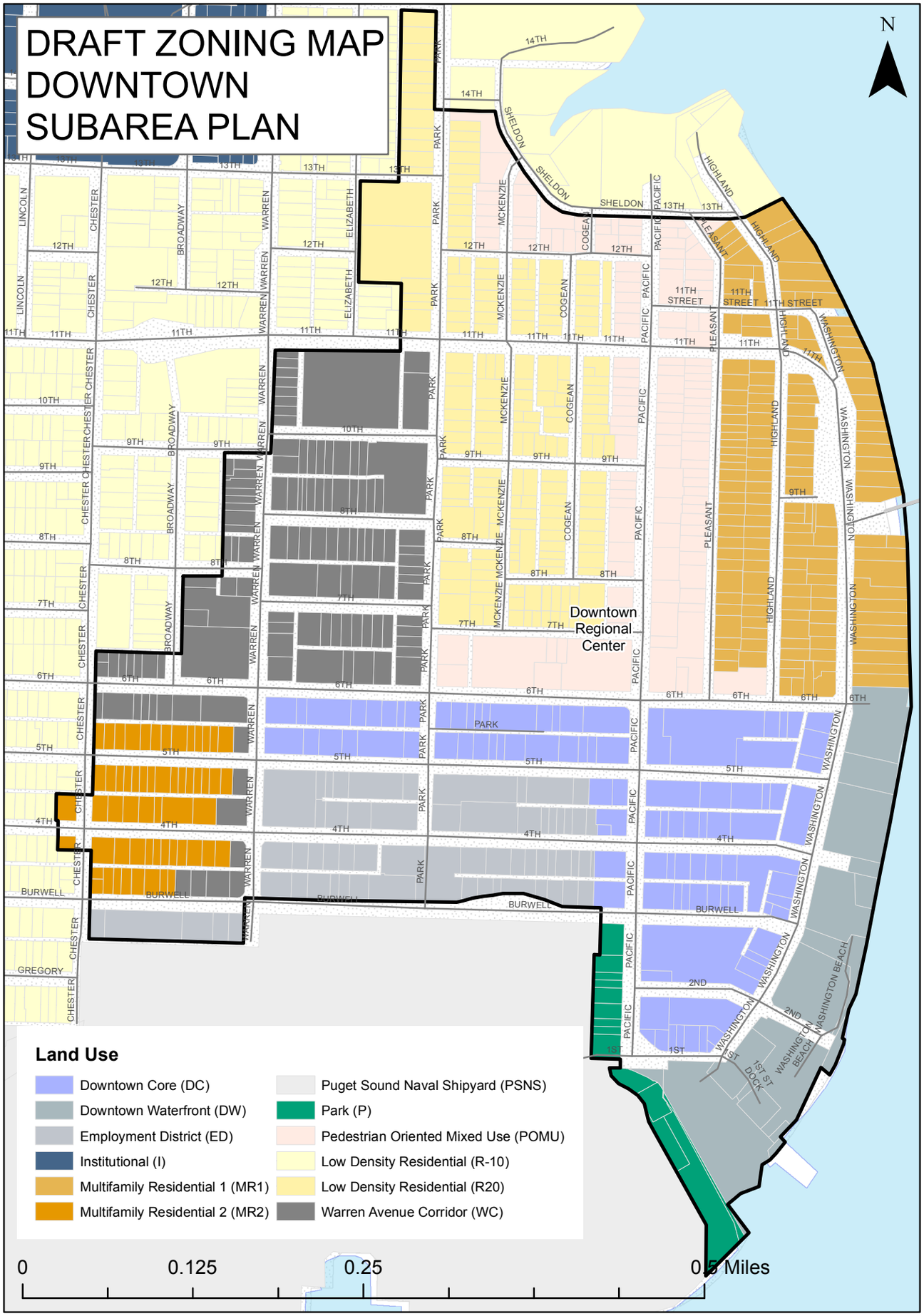
DRAFT ZONING MAP
DOWNTOWN
SUBAREA PLAN
N
Downtown Regional Center
Land Use
Downtown Core (DC)
Downtown Waterfront (DW)
Employment District (ED)
Institutional (I)
Multifamily Residential 1 (MR1)
Multifamily Residential 2 (MR2)
Puget Sound Naval Shipyard (PSNS)
Park (P)
Pedestrian Oriented Mixed Use (POMU)
Low Density Residential (R-10)
Low Density Residential (R20)
Warren Avenue Corridor (WC)
0
0.125
0.25
0.5 Miles

Centers Policies

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:

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

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. Many policies are discussed in the following pages for specific Centers. The following are Centers' Policies that are citywide.

Centers Policies

LU1: Plan for Growth

LU1-Cen(A): Zoning development regulation or design guidelines should encourage pedestrian oriented mixed-use design in Centers. Design standards and/or guidelines should 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): Alternative circulation for automobiles should be provided as much as possible. The goals of alternative circulation designs should include: (1) reducing traffic in pedestrian oriented core of the Center, and (2) placing parking and busier streets away from the core.

LU1: Plan for Growth (continued)

LU1-Cen(C): Consider the existing built environment when creating zoning code regulations including re-establishing existing uses and associated parking areas.

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

LU2: Economic Development

LU2-Cen(A): Pre-qualify key areas and sites for environmental permitting through such tools as subarea plans and related programmatic EIS's. Work toward enabling development in Centers to proceed as a Planned Action under SEPA.

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.

LU3: Natural Environment

LU3-Cen(A): Include pedestrian, bicycle, open spaces, and recreation opportunities within centers.

LU4: Community Health

LU4-Cen(A): Improve and provide for walkability, and other non-motorized transportation routes throughout Centers.

LU4-Cen(B): Encourage the creation of non-motorized transportation links between centers.

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Designation: Downtown Regional Center

DRC (Downtown Regional Center)

Purpose/Intent

To maintain the Bremerton core area as supported in the 2007 Bremerton Downtown Subarea Plan (DSAP). 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
- Four stories to eight stories with some areas as market driven

Character

The Downtown Regional Center designation facilitates the ongoing creation of a vibrant, attractive downtown, a critical need for the entire West Sound region. Parking should be 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 amenities. It provides housing for a wide variety of income levels in an environment that allows less reliance on the automobile. The potential juxtaposition of employment, living, cultural, and recreation opportunities, allows the greatest efficiency of public expenditures and infrastructure of any development envisioned in this Plan

Downtown Regional Center Specific Policies

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. Create user-friendly development and street standards that will foster active street life, support the public realm, and add appropriate development intensity with an aim towards building a superior identity for downtown Bremerton. Create a functional and accessible downtown by designing streets that act as links between neighborhoods and public spaces.

LU1-DRC(B): Promote fine grained and pedestrian-oriented development by enabling desired intensification to be achieved through a public bonus amenity system in downtown core and downtown waterfront areas.

LU1: Plan for Growth (continued)

LU1-DRC(C): Provide incentives and flexibility that encourage and enable development in Centers.

LU1-DRC(D): Development should be coordinated with the Naval-Base Kitsap to minimize impacts to national security.

LU1-DRC(E): Encourage the implementation of design elements for new development and redevelopment that complement the designated purpose and scale of the Downtown Regional Center.

LU1-DRC(F): Support the development standards within the Subarea Plan by using a Design Review Board as a key tool to ensure that design remains compatible and consistently high quality.

LU2: 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: Community Health

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

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Designation: District Center

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 page.

Land Uses

Mixed-use, Commercial and Residential

Intensity

- 20 units per acre
- Five to eight stories, three stories to transition into residential neighborhoods

District Center Specific Policies:

LU1: Plan for Growth

LU1-DC(A): Encourage increased density with development incentive 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 its Center and surrounding neighborhoods. Buildings should demonstrate efforts to accommodate a human scale and urban livability.

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

LU2: Economic Development

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

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

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

LU3: 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.

LU4: Community Health

LU4- DC(A): Improve and provide for walkability, and other non-motorized transportation routes.

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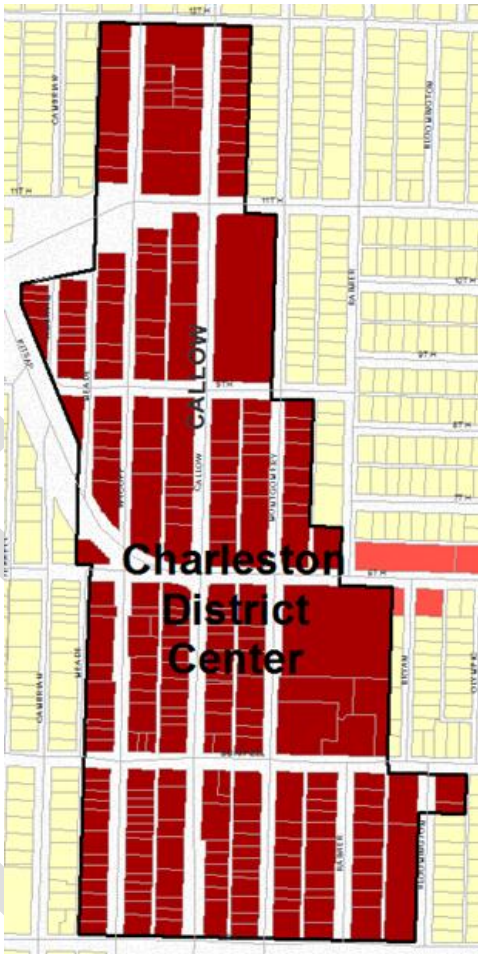
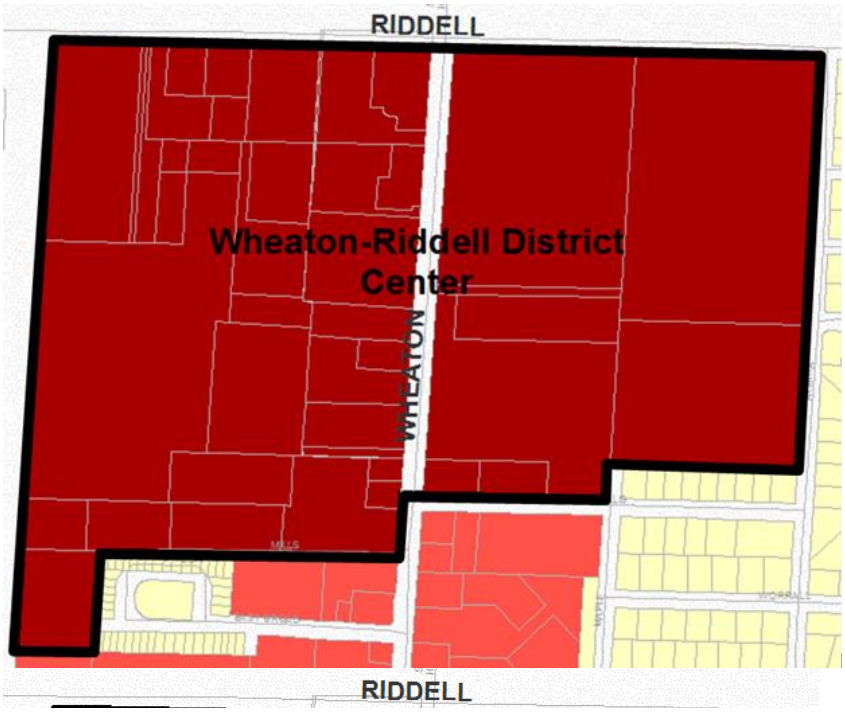
District Center Character & Location



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 development provides 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 historic preservation, 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 before the overall center is realized.



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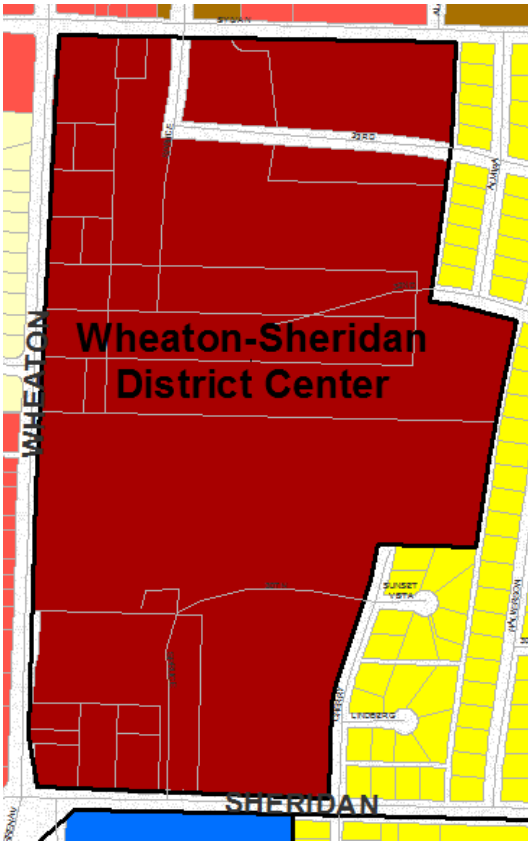
District Center Character & Location (continued)



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 into a Youth Campus, 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. Office uses, mostly expected along an interior network of streets, can accommodate parking areas that do not disrupt the pedestrian design of the Center Core or result in parking lots fronting Wheaton Way.

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Designation: Puget Sound Industrial Center - Bremerton

PSIC-Bremerton (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. This area has been identified by the Puget Sound Regional Council's Vision 2040 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

Intensive manufacturing and industrial activity and supporting commercial.

Intensity/Density

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

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

LU1: Plan for Growth

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

LU1-PSIC(B): Development must coordinate with the Bremerton Airport to minimize impacts.

LU2: Economic Development

LU2-PSIC(A): Promote a compact intensive industrial land use pattern and development phasing to minimize impacts on natural systems, maximize returns on infrastructure investment, and reduce greenhouse gas emissions.

LU3: Natural Environment

LU3-PSIC(A): Promote sustainability of ecosystem functions through protection, restoration, and enhancement of native vegetation, waterways, wetlands, buffers, and protection of aquifer recharge areas.

LU4: Community Health

LU4-PSIC(A): Restrict uses that are incompatible with intensive industrial development, encourage compatibility with airport operations, and ensure consistency with regional planning policies and criteria for designated Manufacturing/Industrial Centers.

DRAFT

Designation: Eastside 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

Employment Centers are anticipated to have significant office, and light industrial that create large numbers of jobs, well integrated with areas that provide a mix of housing types nearby. Small to medium scale commercial uses will also be provided, allowing residents and workers easy access to services. Mixed-use or stand-alone residential uses should be supported.

Intensity

- 15 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. This reduces home to workplace commuting and offers workers opportunities to lunch, or do shopping for essentials on-site, without additional travel. Establishment of a formal designation as an Employment Center will enable future zoning and development standards that support addition of residential uses to the area. As a result, residents will be added to increase support for commercial services. 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 code that area adopted to implement the EC designation should have maximum flexibility for building re-use.

Eastside Employment Center Specific Policies

LU1: Plan for Growth

LU1-EC(A): Encourage the implementation of design elements for new development and redevelopment that complement the designated purpose and scale of Employment Center.

LU2: Economic Development

LU2-EC(A): Employment Centers should be located in areas with unique opportunities for the development of a mixed use environment that includes large employment activities and supporting residential and commercial activities. Such locations will typically be separated and/or well-buffered from primary residential areas.

LU2-EC(B): Encourage adaptive reuse and preservation of existing buildings that are compatible with surrounding community.

DRAFT

Designation: Neighborhood Center

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, small scale commercial and residential.

Intensity/Density

- 15 units per acre
- Three or four stories

Neighborhood Center Specific Policies:

LU1: Plan for Growth

LU1-NCen(A): Preservation of a unique 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: 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 desired by the community.

LU4: Community Health

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

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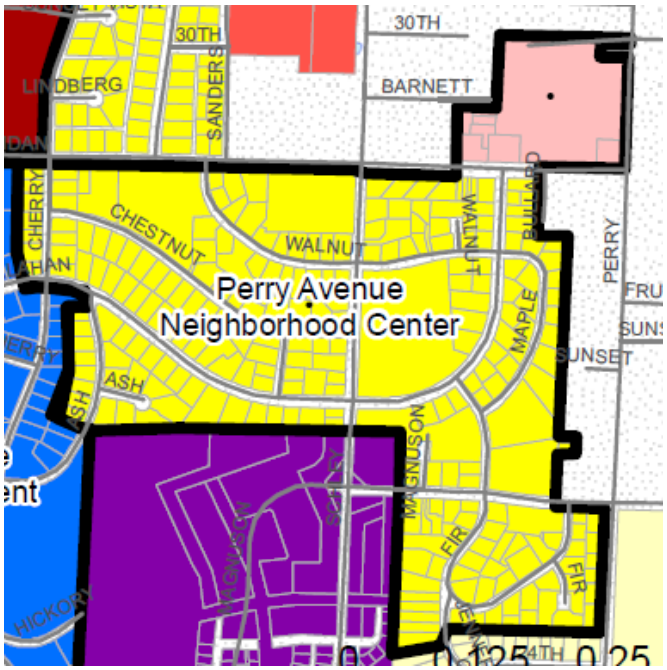
Neighborhood Center Character & Location

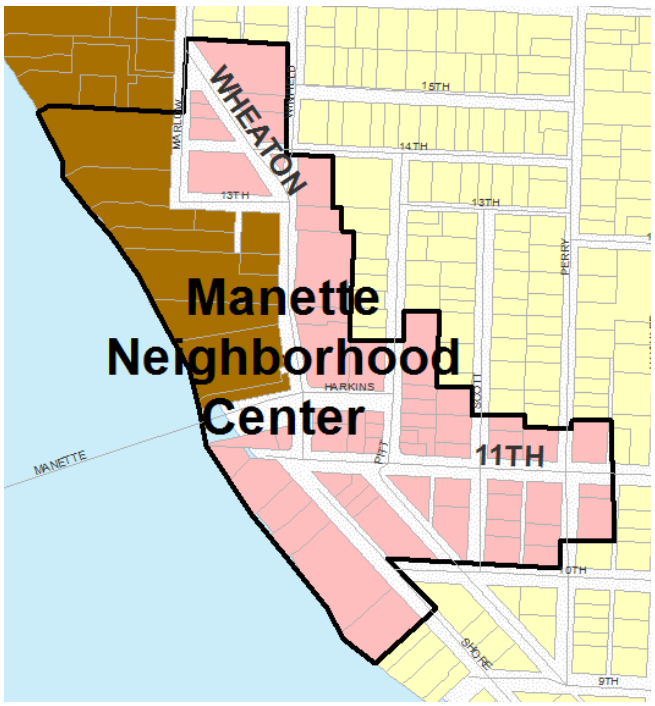


Perry Neighborhood Center Character:
A portion of the Center is currently occupied by the Perry Avenue Mall shopping center which is located on the upper right on the map in pink. The remaining center (seen in yellow) is residential development that includes single family, duplexes, and multifamily structures. Significant amounts of mid-density residential uses already exist near the eastern and southern boundaries of this center – making transition to the single family areas beyond easier

Redevelopment of the Perry Avenue Mall could provide opportunity for a civic space, retail, and/or mixed-uses. Both Perry Avenue and Sheridan Road are important secondary arterials; alternative circulation routes within the Center, and parking under or behind core structures can be created to increase the pedestrian orientation of this center.

This hilltop property, could support taller buildings that transition to less tall, mixed-use structures and smaller multifamily structures. Residential uses above street level storefronts and offices will bring fairly high levels of pedestrian activity to the Perry Avenue Center..

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 Commercial in pink, Multifamily Residential in brown and Low Density Residential in yellow.
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Designation: Neighborhood Commercial

NC (Neighborhood Commercial)

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

Land Uses

Small scale commercial uses such as small groceries, convenience stores, offices, and restaurants. Residential as a secondary use is encouraged.

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 Commercial Specific Policies

LU1: Plan for Growth

LU1-NC(A): Encourage the formation and continuance of a stable, healthy and compatible environment for uses that are located so as to 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.

LU1-NC(B): Building facades shall utilize architectural features that provide for horizontal and vertical modulation.

LU2: Economic Development

LU2-NC(A): Encourage adaptive reuse and preservation of existing good-stock commercial buildings that are compatible with surrounding community.

LU4: Community Health

LU4-NC(A): Provide for multimodal transportation including pedestrian and bicycling routes to this designation.

DRAFT

Designation: General Commercial

GC (General Commercial)

Purpose/Intent

To provide locations for general commercial uses serving the entire community while preserving views and forested areas, and 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 15th Street and Pennsylvania Avenue, Perry Avenue, and Olympus.

Land Uses

A full range of services may be accommodated, including such uses as food markets, theaters, restaurants, hardware stores and automobile-oriented businesses such as gas stations and fast-food outlets. Light Industrial uses that do not negatively impact adjacent properties could be established here. Mixed-use development with commercial on ground floor and residential as a secondary use is supported.

Intensity/Density

- 20 units per acre but also must be accessory to an allowed commercial use
- Three 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.

General Commercial Specific Policies

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.

LU2: Economic Development

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

DRAFT

Designation: Freeway Corridor

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

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

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 Policies

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.

LU2: Economic Development

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

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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.

Land Uses

Educational facilities, residential uses (including dormitories), and open spaces such as parks.

Intensity/Density

- 20 units per acre
- Six to eight stories

Character

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

Location

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

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: 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.

DRAFT

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

Large scale and heavy 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. 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 serveral 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: Economic Development

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

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Designation: Low Density Residential

LDR (Low Density Residential)

Purpose/Intent
Protect the character of existing single family neighborhoods.

Location
Residential neighborhoods located throughout the city as mapped.

Land Uses
Detached single family residential homes (including zero lot-line) and low intensity compatible uses such as churches, schools, senior housing, and parks may be allowed conditionally. Accessory dwelling units are encouraged.

Intensity/Density
- 5 to 10 dwelling units per acre
- Three stories and conditionally allowed uses may be five 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 provided services to the neighborhood.

Large undeveloped residentially designated parcels exist in West Bremerton which has a potential for mineral extraction. **A Mineral Resource Overlay** allows for mineral extraction in areas where the grading could prep a site for future residential development. The quarrying must be carried out without adverse effects on other environmental resources or living systems, or on public health, safety, and welfare and must not conflict with adjacent land uses.

Low Density Residential Specific Policies

LU1: Plan for Growth

LU1-LDR(A): Promote neighborhoods which 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: 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.

LU4: 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.

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Designation: Medium Density Residential

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 may be allowed conditionally.

Intensity/Density

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

Character

To create a 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: Economic Development

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

LU4: 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.

DRAFT

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 development to support the Center concept of promoting new multifamily in the designated centers.

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

- Up to 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: Economic Development

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

LU4: 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.

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Designation: Bay Vista

BV (Bay Vista)

Purpose/Intent
The Bay Vista Subarea Plan (separate document) establishes the vision and the development standards for this area.

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

LU1: Plan for Growth

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

LU1-BV(B): Designate neighborhoods that provide mixed-use environments which serve as the primary focus for growth.

LU-BV(C): Promote the development of areas of special character, encouraging a diversity of communities within the city.

LU3: Natural Environment

LU3-BV(A): Integrate an open space system into the land use patterns that increases the amount of open space, protects Bremerton's natural resources, and provided a source of beauty and enjoyment for all residents.

LU4: Community Health

LU4-BV(A): Provide for walkability throughout the neighborhood.

DRAFT

Designation: East Park

EP (East Park)

Purpose/Intent

The East Park Subarea Plan (separate document) 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.

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

LU1: Plan for Growth

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

LU1-EP(B): Create an environment that will promote growth for neighborhood residential and commercial uses larger arterials.

LU3: Natural Environment

LU3-EP(A): Integrate an open space system into the land use patterns that increases the amount of open space, protects Bremerton's natural resources, and provide a source of beauty and enjoyment for all residents. Protect, preserve, and restore the habitats that support Bremerton's diverse ecosystems.

LU3-EP(B): Adopt and implement appropriate standards and regulations for stormwater management

LU4: Community Health

LU4-EP(A): Provide for walkability throughout the neighborhood

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Designation: City Utility Lands

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.

DRAFT

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: 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.

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Specific Area Plans

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 Subarea Plan (2007)
- Bay Vista Subarea Plan (2009)
- East Park Subarea Plan (2006)
- Gorst Watershed Plan and Subarea Plan (2013)
- South Kitsap Indsutrial Area Subarea Plan (now known as the Puget Sound Industrial Center-Bremerton) (2012)

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Urban Growth Areas

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 pattern, transportation system, and all related development standards.

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 County and Bremerton for the planning and implementation of the City's assigned growth areas.

Policies:

LU1: Plan for Growth

LU1-UGA(A): Plan within an urban growth area and maintain area that is large enough to accommodate the expected population growth for 20 years, in a way that meets the County-wide Planning Policies

LU1-UGA(B): Apply the adopted City-wide 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 their extension in the most cost-effective manner

LU1-UGA(D): By encouraging the use of "Urban Growth Area Management Agreements" as provided in the Kitsap County Countywide Planning Policies, apply city development regulations, planned level of service, and infrastructure standards within the City's unincorporated UGAs.

LU1-UGA(E): Participate with other KRCC jurisdictions in the five-year 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 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): 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(H): Encourage and assist property owners in existing unincorporated "peninsulas" in the City's urban growth area to annex to the City. Evaluate all annexations on the basis of their short and long-term community impacts and benefits.

LU1-UGA(I): 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(J): 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.

DRAFT

Urban Growth Area Map

Map to be included later in the process.

Needs to be reviewed by Kitsap County and City Staff

DRAFT

Open Space

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 Spaces 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 the 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.

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, and provides a source of beauty and enjoyment for all residents.

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

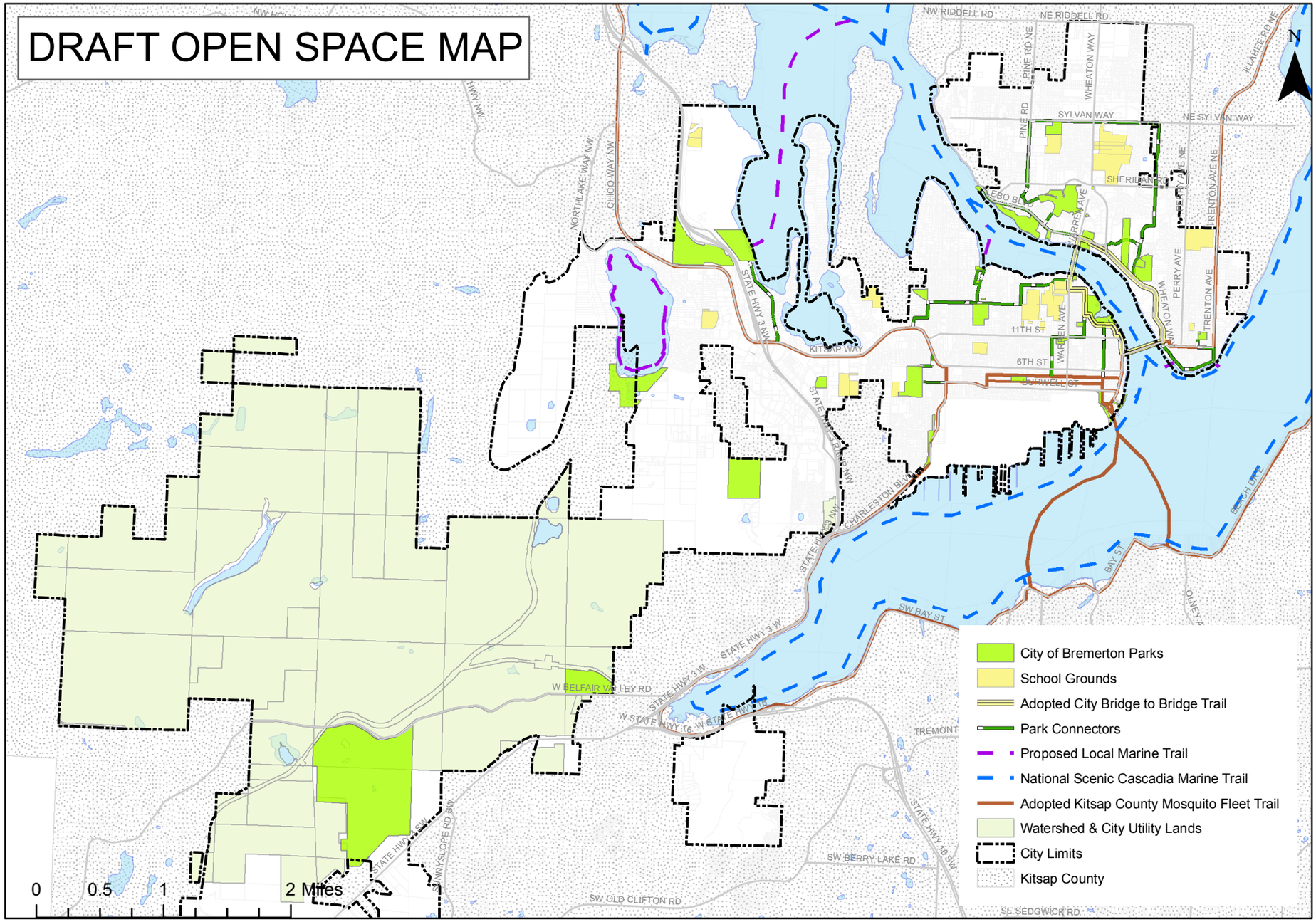
LU3-OP(C): Promote open vistas and green spaces (greenbelts) as friendly connections between the various communities in the City.

LU4: Community Health

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

DRAFT

Attachment A



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 redesignated 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.
26	Unknown	11/7/2014	Unknown	Unknown	Postcard with no identification. Supports casino as it will boost the economy.	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.
27	Unknown	11/7/2014	Unknown	Unknown	Postcard with no identification. Supports casino as all neighbors want commercial zoning.	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.
28	Kelly Hudson	11/10/2014	Unknown	Unknown	Postcard. "The majority of our neighborhoods want commercial"	Staff is uncertain of address or way of contacting individual. Uncertain which parcels she supports for rezoning.
29	Unknown	11/12/2014	Unknown	Unknown	Postcard with no identification. "Would like to zoned commercial at 1304 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.
30	J Ross	11/12/2014	Unknown	Bremerton	Postcard. "Neighboring homes are between commercial zones and the majority of neighbors want commercial zoning",	Staff assumes this is in regards to the 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.
31	Chad Mountjoy	11/13/2014	Callow Avenue	Bremerton	Postcard. "Keep this area residential. No casino please."	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.
32	HRF	11/13/2014	Unknown	Unknown	Postcard. "My home town has not changed in over 60 years. It is time for a change. Make it happen before I get too old to appreciate it."	Comments noted.
33	Unknown	11/13/2014	Unknown	Unknown	Postcard. "The neighboring homes are between two commercial areas."	Staff assumes this is in regards to the 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.
34	Shane Trepasso	11/17/2014	1320 N, Callow Ave	Bremerton	Postcard. Owns 1320 N. Callow Ave and would like property rezoned 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.

	Commenter	Date	Address	City	Comment Summary	Staff Response Regarding Comprehensive Plan Update
35	Douglas Whittle	11/17/2014	3238 Ridgeview Drive	Bremerton	Postcard. Would like to see area of his property between 13th and Callow Avenue rezoned 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.
36	Larry Taylor	11/20/2014	N/A	Bremerton	Email: Would only support re-designating my property of 3131 13th Street from Commercial Corridor to Low Density Residential is if 13th Street was closed to through traffic. It is unsafe to have this intersection, and should be discontinued.	Noted the request to not redesignated his property from Commercial Corridor to Low Density Residential unless closing 13th Street. Following initial conversations with Public Works, uncertain if 13th Street can be closed at this time, thus this property will remain as commercial, but will remain as part of the discussion.
37	Unknown	11/20/2014	Unknown	Unknown	Postcard: "It would provide employment to many people. Bring business a boost. Attracts new vigor and activity to the community."	Staff assumes this is in regards to the 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

Comment #36

Allison Satter

From: Larry T <yrralt@comcast.net>
Sent: Thursday, November 20, 2014 3:38 PM
To: Allison Satter
Subject: Closure of 13th street

More reasons why 13th street should be closed, the traffic survey done by the city of Bremerton in 2004 shows 3077 cars a day use this route, this includes a blind corner and sight limited hill with a 10 mph speed suggested, this is a residential neighborhood. The home owners on the south side of 13th have to back onto this street. A Bremerton police car backing onto this street thought it was necessary to turn on his emergency lights when doing this. Drivers are using this route to bypass lights, which means they are often in a hurry, since I've owned the property at 3131 13th street I've had four cars pass me on the left when I was attempting to make a left turn into my property, having signaled about 100 feet before attempting to turn.

part of comment #36

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 #37

postcard

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

Comments:

IT WOULD PROVIDE EMPLOYMENT TO MANY PEOPLE. BRING BUSINESS A BOOST. #3 LINE ON OTHER SIDE

KITSAP CITY 640
13 NOV 2014 PM 6 L

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

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NOV 20 2014
City of Bremerton, DCD