Downtown Subarea Plan Proposed Amendments Update Sheet:

The Downtown Subarea Plan can be seen: http://www.ci.bremerton.wa.us/371/Downtown or at the City of Bremerton website: www.ci.bremerton.wa.us: Home-Our Government-Community Development-Downtown. The following are proposed amendments to the Comprehensive Plan and development regulation portions of the Downtown Subarea Plan.

Page	Title or Figure for Proposed Revisions	Proposed Revisions to the Comprehensive Plan Portion	Other Information
Introduction: page I-5	1.0 Introduction, Purpose and Need; second paragraph	Revise second paragraph to reference 2016 Comprehensive Plan Update: "The Sub Area Plan supports and implements the policies presented in the 2004 and the updated 2016 City of Bremerton Comprehensive Plan…"	Updated to be current with Comprehensive Plan Update.
Introduction: page I-5	Downtown Subarea Study Area Boundaries Map	Revise map to provide additional area that was identified in the Comprehensive Plan Update.	This includes the area west of Warren Avenue between Burwell and 6th Streets. Replacement page has been included as **Exhibit 1.**

Page	Title or Figure for Proposed Revisions	Proposed Revisions to the Development Standards Portion	Other Information
Circulation: page 5-70	5.4 Street Typologies Map	(a) Revised map to include the street from the Center expansion proposed in the Comprehensive Plan Update. Street Typologies should be the following: Burwell Avenue is a Regional Arterial typology; and 4th Street, 5th Street, 6th Street, Chester Avenue, and Broadway Avenue are proposed as Residential Streets. (b) Include the following provision at the beginning of Street Typologies: In following sections of descriptions of street typologies, existing right-of-ways that do not meet the identified width for all improvements will be required to coordinate with Department Public Works and Utilities on appropriate streetscapes.	Replace page with revised map – it has been included as **Exhibit 2**. (b) This was an issue for a project that had an existing right of way that was 40' yet, the improvements required 60'. This provision will allow Staff to work within the Code.

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Circulation: page 5-76	Graphic image of "Green Streets" layout	Revise the total lineal feet of roadway from "~~40'~~" to "60'."	The number is incorrect and should be 60'.
Circulation: page 5-79	5.4.7 Street Typology Summary Table	Within the Primary Pedestrian column, under the Furniture row, it states that Newspaper boxes are allowed. That checkmark should be removed to not allow newspaper boxes on primary pedestrian roadways.	On page 5-75, the Pedestrian Primary Street identifies that "No newspaper boxes are allowed as street furniture." This will provide consistency within the code sections.
Development Standards: page 6-100	Land Use Map Figure 6.1	Revised map to include the additional Downtown Subarea Plan (DSAP) areas proposed in the Comprehensive Plan Update.	Replace page with revised map as **Exhibit 3**
Development Standards: page 6-102	6.3.4 Height Requirements within the Downtown Core zone	This code references "Figure 6.5.1" for a Height map. Should be "Figure 6.3"	Typo that needed to be corrected. That Figure can be seen on Page 6-101.
Development Standards: pages 6-103 and 6-104	6.3.10 Parking Design Standards within Downtown Core zone	(1) Proposing to add requirement to subsection that states: "(6) Parking shall meet the requirements of Chapter 20.48 BMC except where conflicting the principles of this Chapter supersede." (b) Numbering of the requirements should be corrected to not have two #2 provisions.	This chapter in the code addressed parking requirements, but requirements were not included such as parking stall dimensions, lighting requirements, circulation, etc. This reference to the BMC 20.48 Off-Street Parking chapter addresses those dimensional items to the citywide standards.

Page	Title or Figure for Proposed Revisions	Proposed Revisions to the Development Standards Portion	Other Information
Development Standards: page 6-114	6.5.8 Parking Requirements within the Multifamily Residential 1+2 zones	Proposing to add subsection (4) to this section that states: "(4) Parking shall meet the requirements of Chapter 20.48 BMC except where conflicting the principles of this Chapter supersede."	This chapter in the code addressed parking requirements, but requirements were not included such as parking stall dimensions, lighting requirements, circulation, etc. This reference to the BMC 20.48 Off-Street Parking chapter addresses those dimensional items to the citywide standards.
Development Standards: page 6-120	6.6.8 Parking and 6.6.9 Garage Requirements within the One and Two Family Residential zone.	The sections should be revised as the following: "6.6.9 Parking Requirements" and "6.6.10 Garage."	Revised numbering to not have duplicative "6.6.8" code citation for two sections.
Development Standards: page 6-122	Neighborhood Business Overlay Map	Map should reflect map on page 6-101 for the Neighborhood Overlay	Mapping error that needed to be corrected.

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Development Standards: page 6-122	6.7.2 Use Standards within Neighborhood Business Overlay	(1) Part of section (2) should be changed from "BMC Chapter 20.80.020" to "BMC Chapter 20.82.020" (b) In subsection (2)(i) there is a requirement that should be revised to the following: "i. Free-standing neighborhood serving commercial businesses, such as corner stores and restaurants are permitted ~~only on corner lots~~." Staff is requesting that this provision be revised to allow standalone commercial uses on the whole block and not just the corners.	(a) Citing correct Bremerton Municipal Code (BMC) link. The appropriate code is the Neighborhood Business zone, BMC 20.82 (not the Master Development zone, BMC 20.80) (b) There is an existing commercial building (formerly Northwest Radio & TV) that would no longer be nonconforming and this revision would allow more opportunities to this neighborhood surrounding Park Avenue (and leads to Evergreen Park).
Development Standards: page 6-139	Setbacks within Warren Avenue Corridor Zone	As proposed Amendment #3 for the Downtown Subarea Plan Road Typology Map is proposed to be revised to include *Residential Streets*, the Warren Avenue Corridor needs to be revised to include the following addition to the chart:	Use same criteria for Residential Streets with Multifamily 1+2 zone development standards for *Residential Streets*.

Setbacks WC Zone

Street Type	Structure Height Condition	Building Frontage (Front Setback)	Street Allocation	Minimum Side	Minimum Rear
Residential Street	Less than 40' in height	10'	4'	5'	15'
	Greater than 40' in height	16'*	4'	15'	15'

*Portions of the front façade above forty (40) feet must include a change in material to designate street wall.

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Development Standards: page 6-140	6.10.10 Parking Design Standards in Warren Avenue Corridor (WC)	Revise scriveners error: (3) For surface parking lots greater than five thousand (5,000) square feet require clearly identifiable, lighted and landscaped pedestrian paths of at least ~~eight~~ five (5) feet in width through surface parking lot to building entrance… A continuous landscape area of three (3) feet wide on at least one side of path except where pathway crosses vehicular travel lanes.	This section requires that surface parking lots (which are only allowed when constructed with an approved use, and not stand-alone surface parking lots) have a path that is 5' with 3' wide landscape area on one side (which equates to the 8').
Page 6-143	Chart for Public Amenity or Benefit	Revised Public Amenity #2 for *Public Plazas (a) Uncovered* (b) Covered to remove "2B" under Land Use Ratio for DW: "N/A see 2A ~~and 2B~~"	There is no "2B"

Exhibit 1

1.1 Sub Area Plan Goals

1.1.1

Optimize Bremerton's existing infrastructure investments by increasing the downtown population without sacrificing livability.

1.1.2

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.

1.1.3

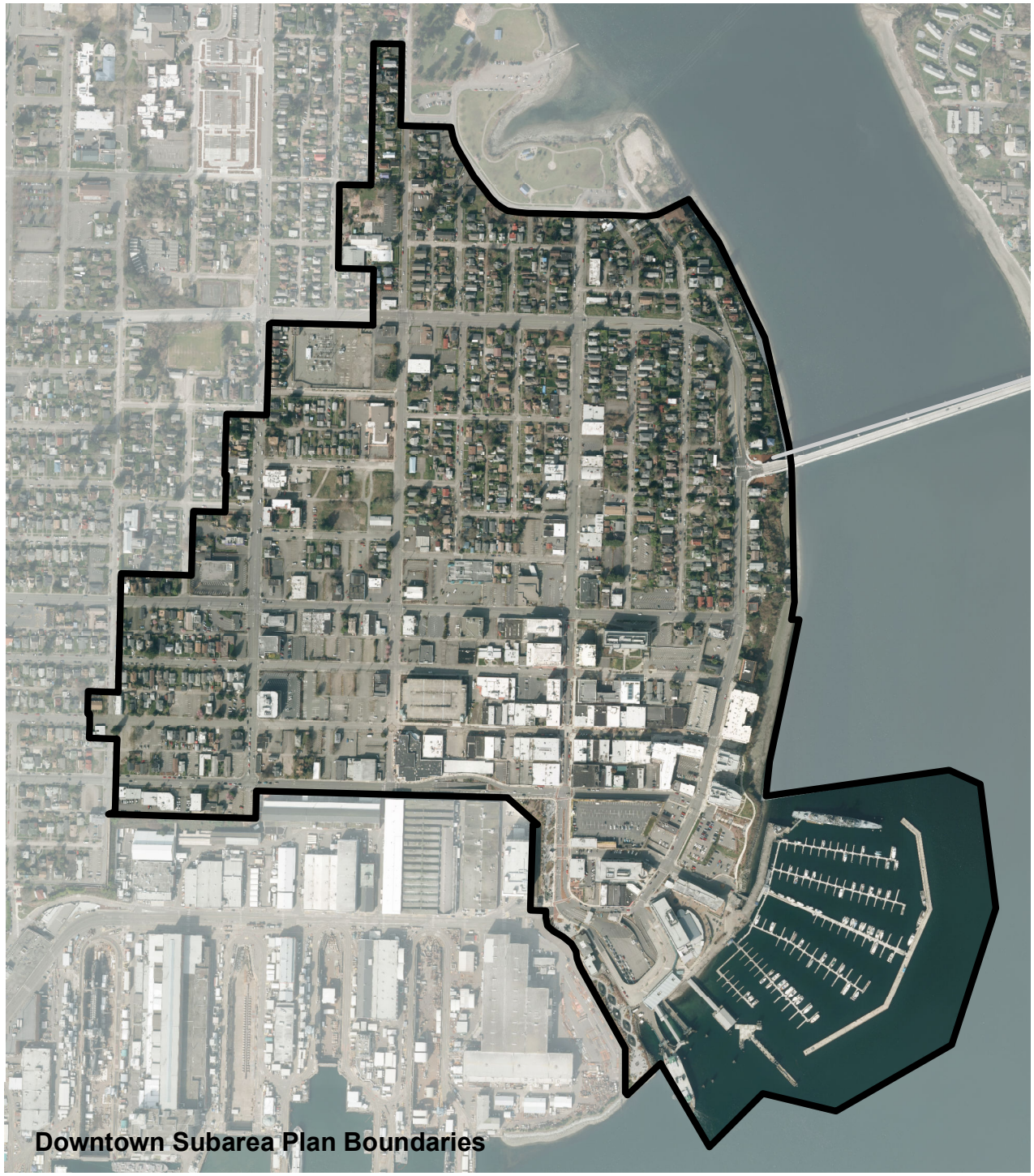
Promote fine grained and pedestrian-oriented development by enabling desired intensification to be achieved through a public bonus amenity system in downtown core and downtown waterfront areas.

1.1.4

Create a functional and accessible downtown by designing streets that act as links between neighborhoods.

1.1.5

Recommend a centralized and strategic management plan for both long- and short term parking in downtown bremerton to reduce existing spill over impacts.



Downtown Subarea Plan Boundaries

Exhibit 2

5.4 Street Typologies

- Regional Arterial
- Multimodal Street
- Community Boulevard
- Pedestrian Primary
- Green Street
- Residential Street

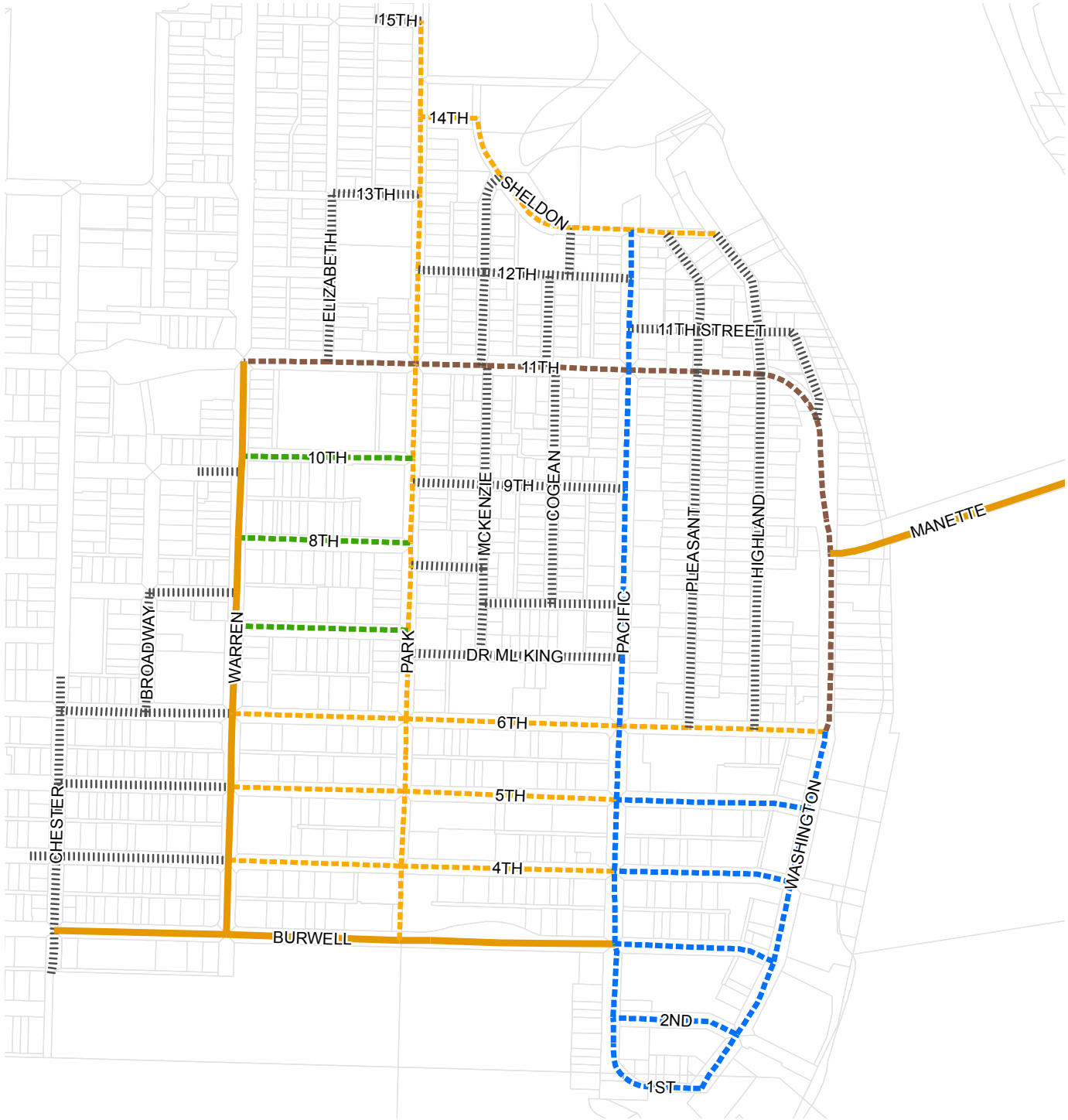
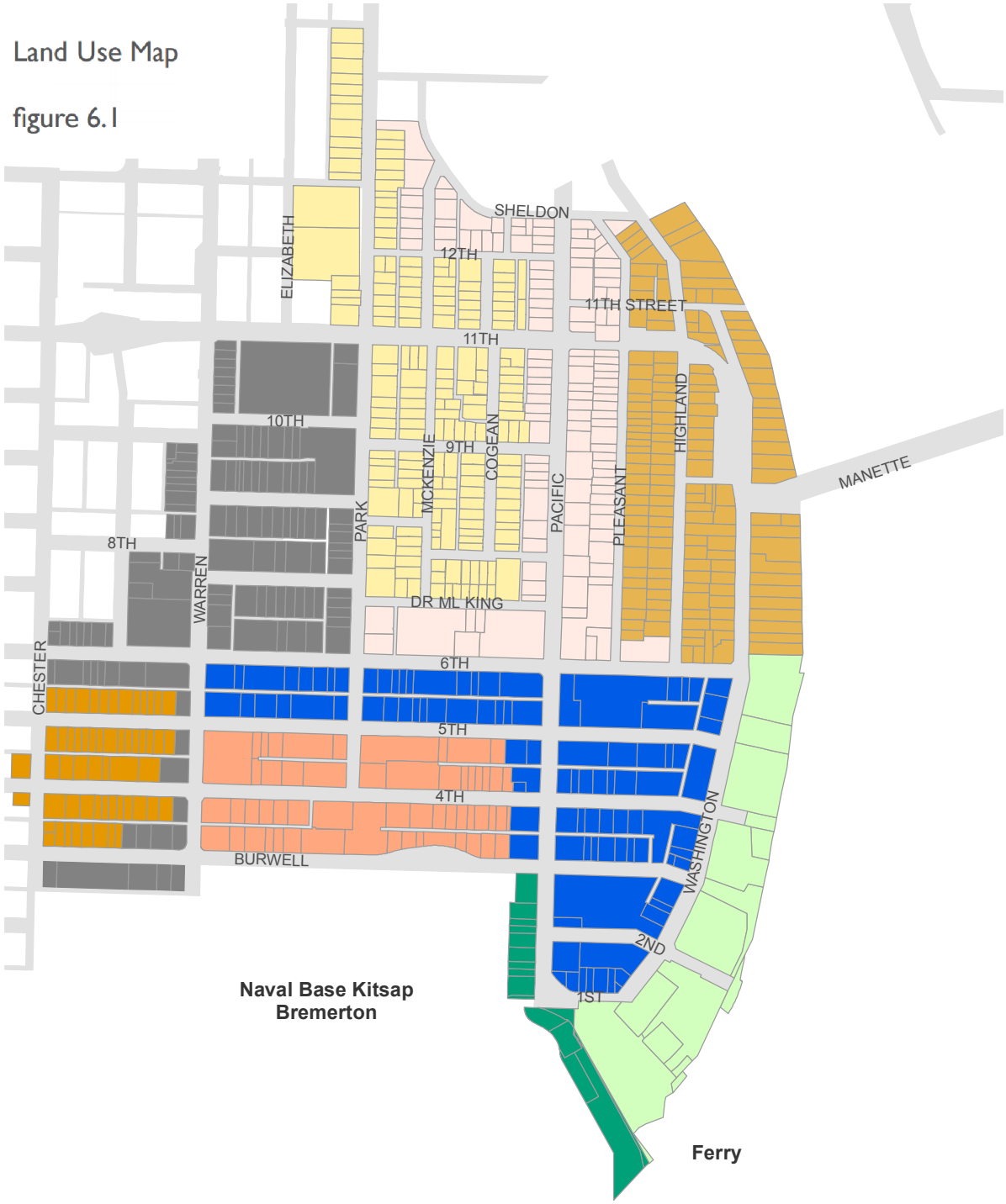


Exhibit 3

DEVELOPMENT STANDARDS

6-100

Land Use Map

figure 6.1

- Downtown Core (DC)
- Downtown Waterfront (DF)
- Empolyment District (ED)
- Multifamily Residential 1 (MR1)
- Multifamily Residential 2 (MR2)
- Parks (P)
- Pedestrian Oriented Mixed Use (POMU)
- One and Two Family Residential (R-20)
- Warren Avenue Corridor (WC)