

COMPREHENSIVE PLAN UPDATE

BREMERTON2035



City Council Briefings

May 4, 2016

Presenters: Allison Satter

Updating:

Zoning Code

Zoning Maps

Subarea Plans

AGENDA

- Summary of Updating:
 - Zoning Maps
 - BMC Title 20 (Land Use)
 - Subarea Plans



CITY COUNCIL PUBLIC HEARINGS – May 18th

More info: www.bremerton2035.com

BACKGROUND TO WORK PROGRAM

- Council set the WORK PROGRAM (Resolution No. 3237 on Nov. 2014)
 - Developed from: District Profiles (City Council walk-throughs, publication and multiple public workshops and hearings)
 - Created extensive Public Participation (25+ public presentations to-date)
 - Set scope of work and schedule
 - Update: Comprehensive Plan, Zoning Code, and SMP elements
 - Maintain 2004 Growth Strategy for Centers
- From the set Work Program, Planning Commission:
 - November 2015 recommended to Council: 2016 Comprehensive Plan
 - September 2014-November 2015 monthly Workshops and Hearings
 - April 2016 recommended to Council: Zoning Code & SAP update
 - January and April 2016 monthly Workshops and a Hearing

TODAY'S BRIEFINGS: To present the Planning Commission's Recommended Zoning Code & affiliated Subarea Plans proposed amendments

ZONING CODE UPDATE

- **Zoning** is the way the governments control the physical development of land and the kinds of uses to which each individual property may be put.
- Public Protection / Compatibility / Growth Strategy

Zoning Code is derived from
Comprehensive Plan



Title 20 LAND USE*	
Chapters:	
20.02 PROJECT PERMITS	Division I. Permitting
20.04 STATE ENVIRONMENTAL POLICY ACT	
20.10 COMPREHENSIVE PLAN AMENDMENTS	Division II. Land Development
20.12 LAND DIVISION	
20.14 CRITICAL AREAS	
20.16 SHORELINE DEVELOPMENT	
20.18 TEXT AMENDMENTS	
20.40 ADMINISTRATION	Division III. Zoning
20.42 DEFINITIONS	
20.44 GENERAL DEVELOPMENT STANDARDS	
20.46 SPECIAL DEVELOPMENT STANDARDS	
20.48 OFF-STREET PARKING REQUIREMENTS	
20.50 LANDSCAPING	
20.52 SIGN STANDARDS	
20.54 NONCONFORMING PROVISIONS	
20.58 LAND USE PERMITS	
20.60 LOW DENSITY RESIDENTIAL (R-10)	
20.62 COMMERCIAL CORRIDOR (CC)	

COMP PLAN CONTEXT FOR THE ZONING CODE UPDATE

- The Comp Plan sets vision for how Bremerton should grow over the next 20 years (2016-2036)
 - Address existing conditions
 - Evaluating growth potential.
- Ensures compliance with multiple state, multicounty and Countywide agencies:
 - GMA, PSRC's VISION 2040 & Transportation 2040, and Kitsap Countywide Planning Policies.
- Standardizing document format – streamline
- Maintain fundamental principles of 2004 Plan
 - Metropolitan City of Kitsap County
 - “Centers” Growth Strategy



Proposed Centers

**Bremerton in 2036:
14,000 people &
18,000 jobs**

Over **1/2** population
and jobs are within
Centers

**+3,200 people
+1,500 jobs**

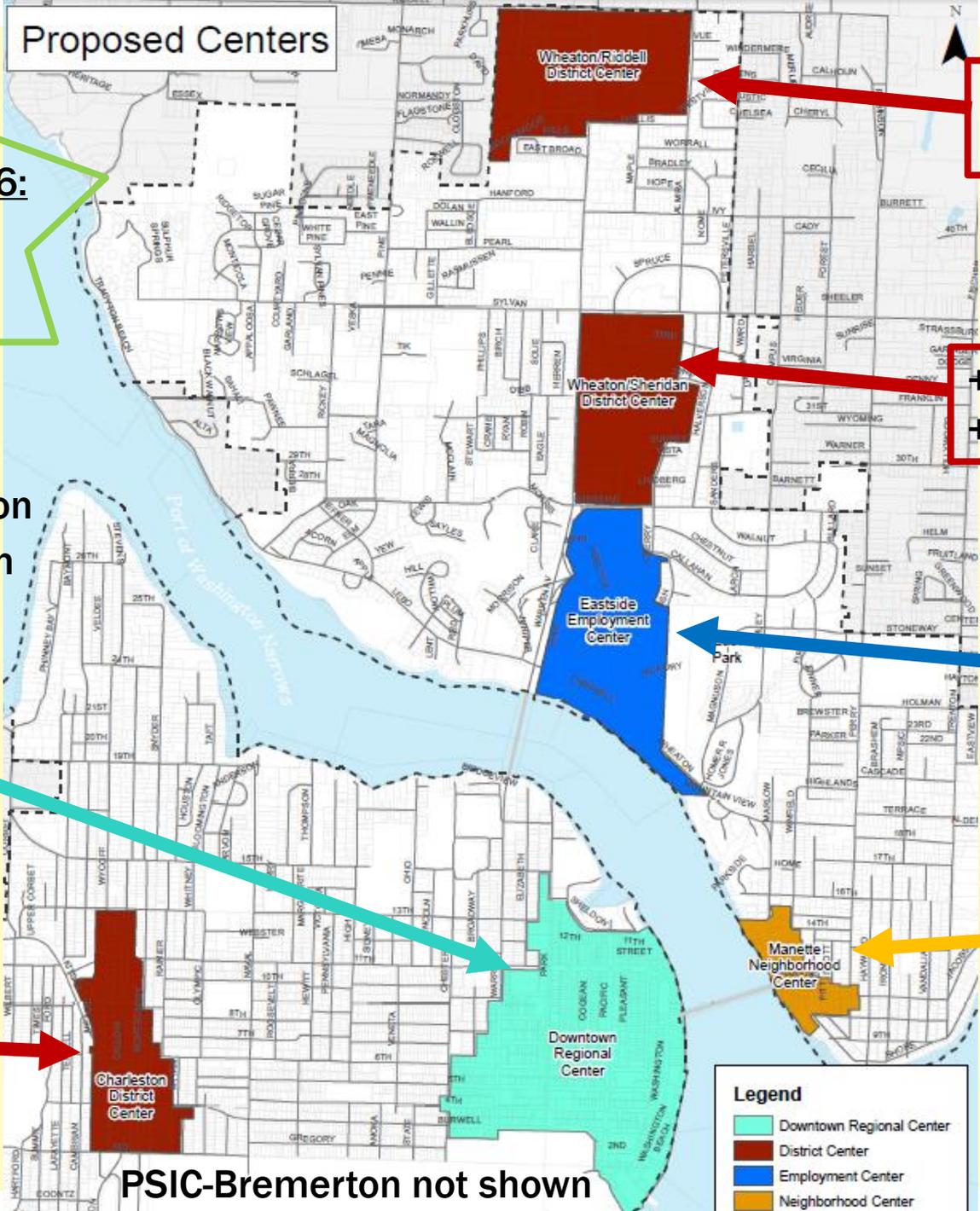
**+300 people
+100 jobs**

**+2,000 people
+ 650 jobs**

**+1,300 people
+300 jobs**

**+750 people
+300 jobs**

**+100 people
+50 jobs**



Legend

- Downtown Regional Center
- District Center
- Employment Center
- Neighborhood Center

PSIC-Bremerton not shown



More information can be seen at:
WWW.BREMERTON2035.COM

Planning Commission recommendation
(proposed amendments & staff's analysis)

Planning Commission Packets

Got Questions? Allison Satter 473-5845

SUMMARY

Updating:

BMC Title 20

Zoning Maps

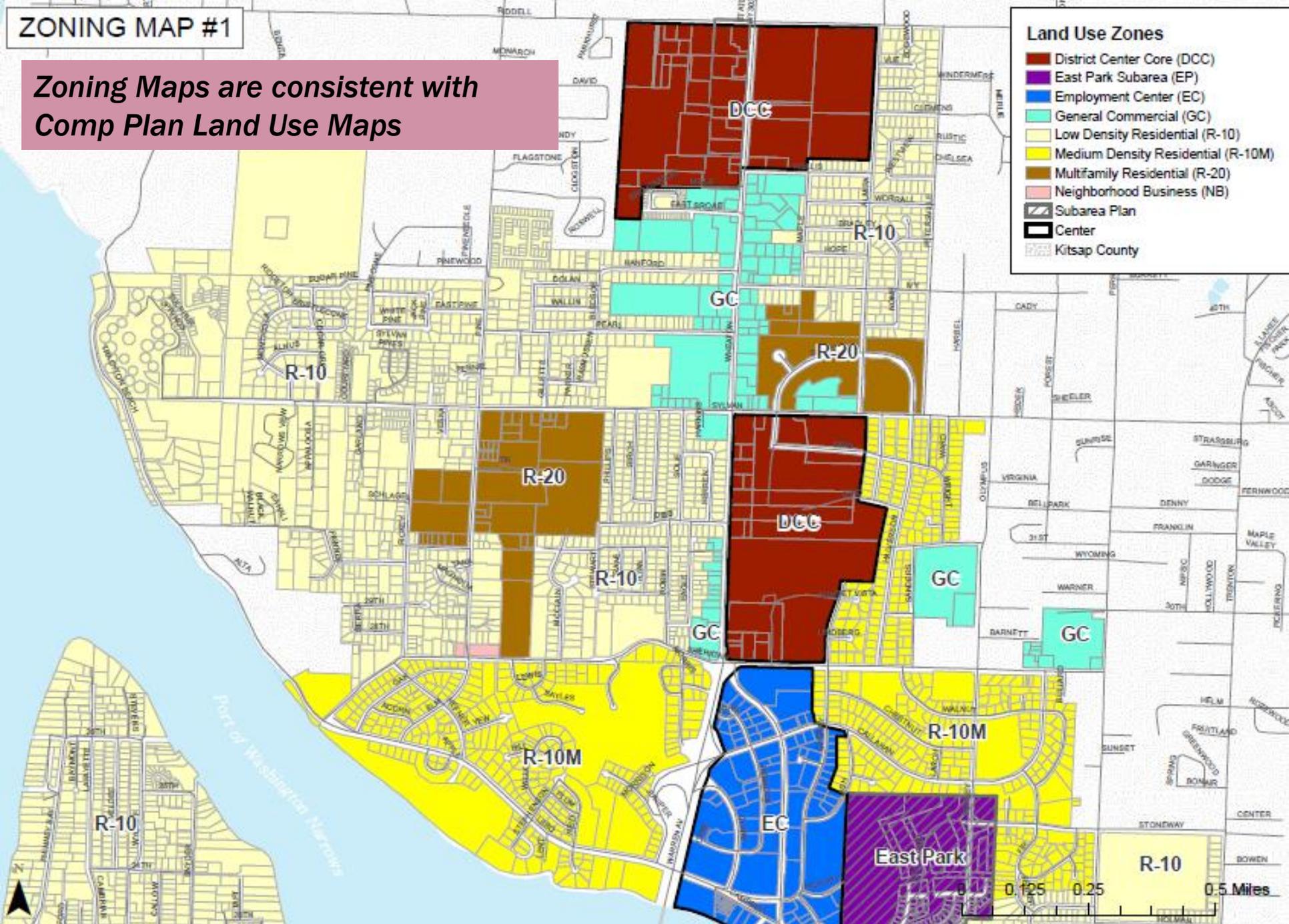
Subarea
Plans

ZONING MAP #1

*Zoning Maps are consistent with
Comp Plan Land Use Maps*

Land Use Zones

- District Center Core (DCC)
- East Park Subarea (EP)
- Employment Center (EC)
- General Commercial (GC)
- Low Density Residential (R-10)
- Medium Density Residential (R-10M)
- Multifamily Residential (R-20)
- Neighborhood Business (NB)
- Subarea Plan
- Center
- Kitsap County

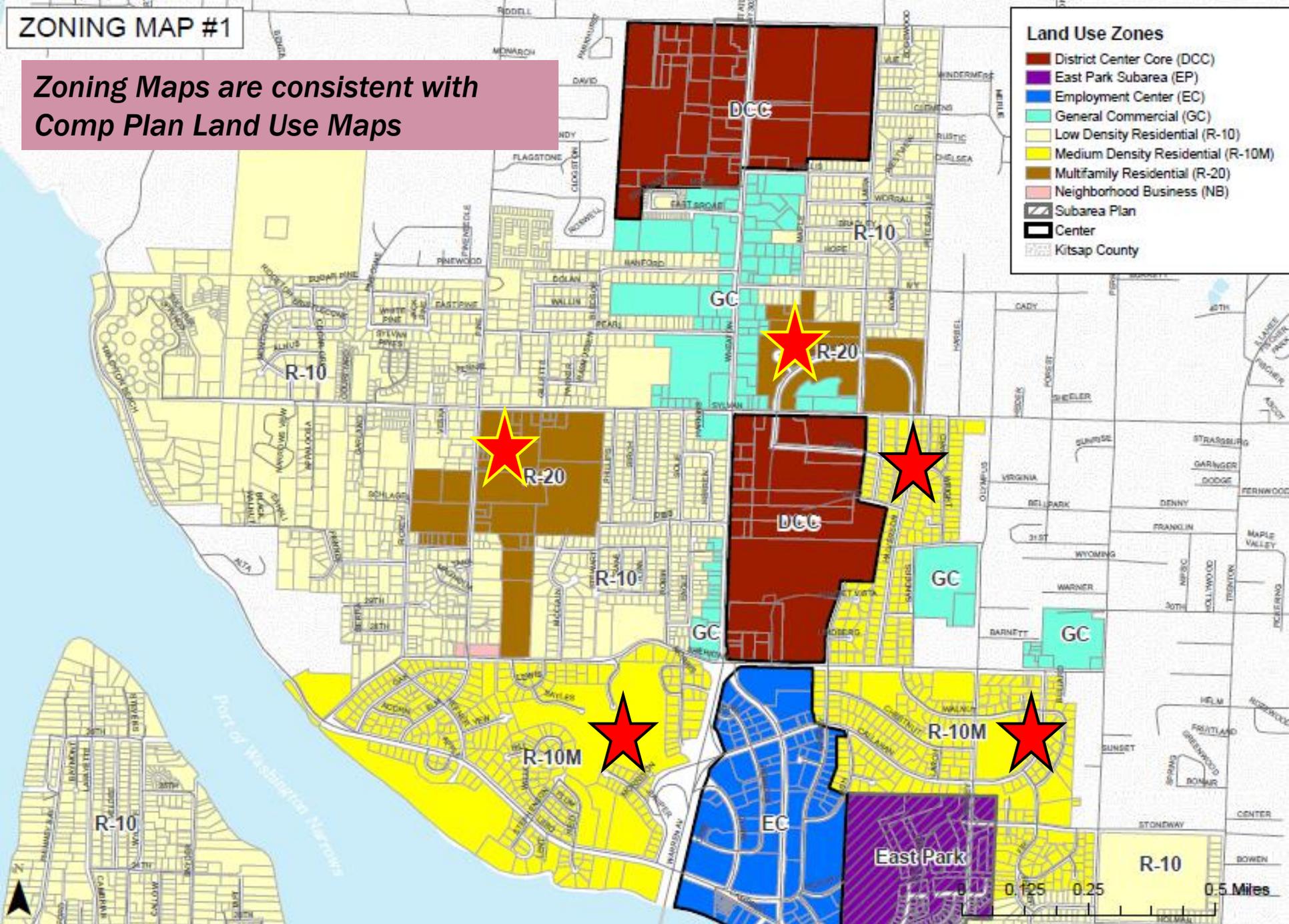


ZONING MAP #1

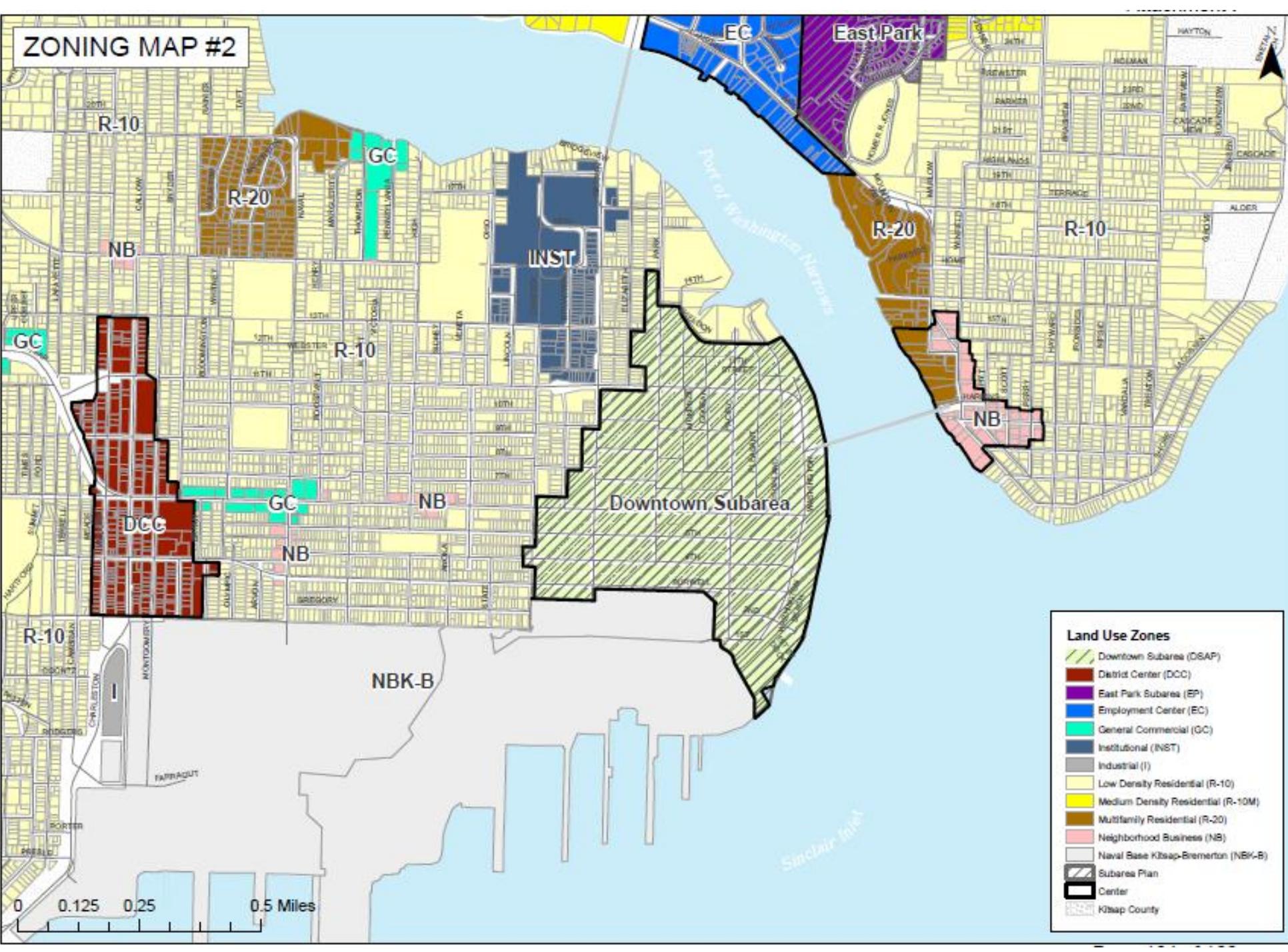
*Zoning Maps are consistent with
Comp Plan Land Use Maps*

Land Use Zones

- District Center Core (DCC)
- East Park Subarea (EP)
- Employment Center (EC)
- General Commercial (GC)
- Low Density Residential (R-10)
- Medium Density Residential (R-10M)
- Multifamily Residential (R-20)
- Neighborhood Business (NB)
- Subarea Plan
- Center
- Kitsap County



ZONING MAP #2

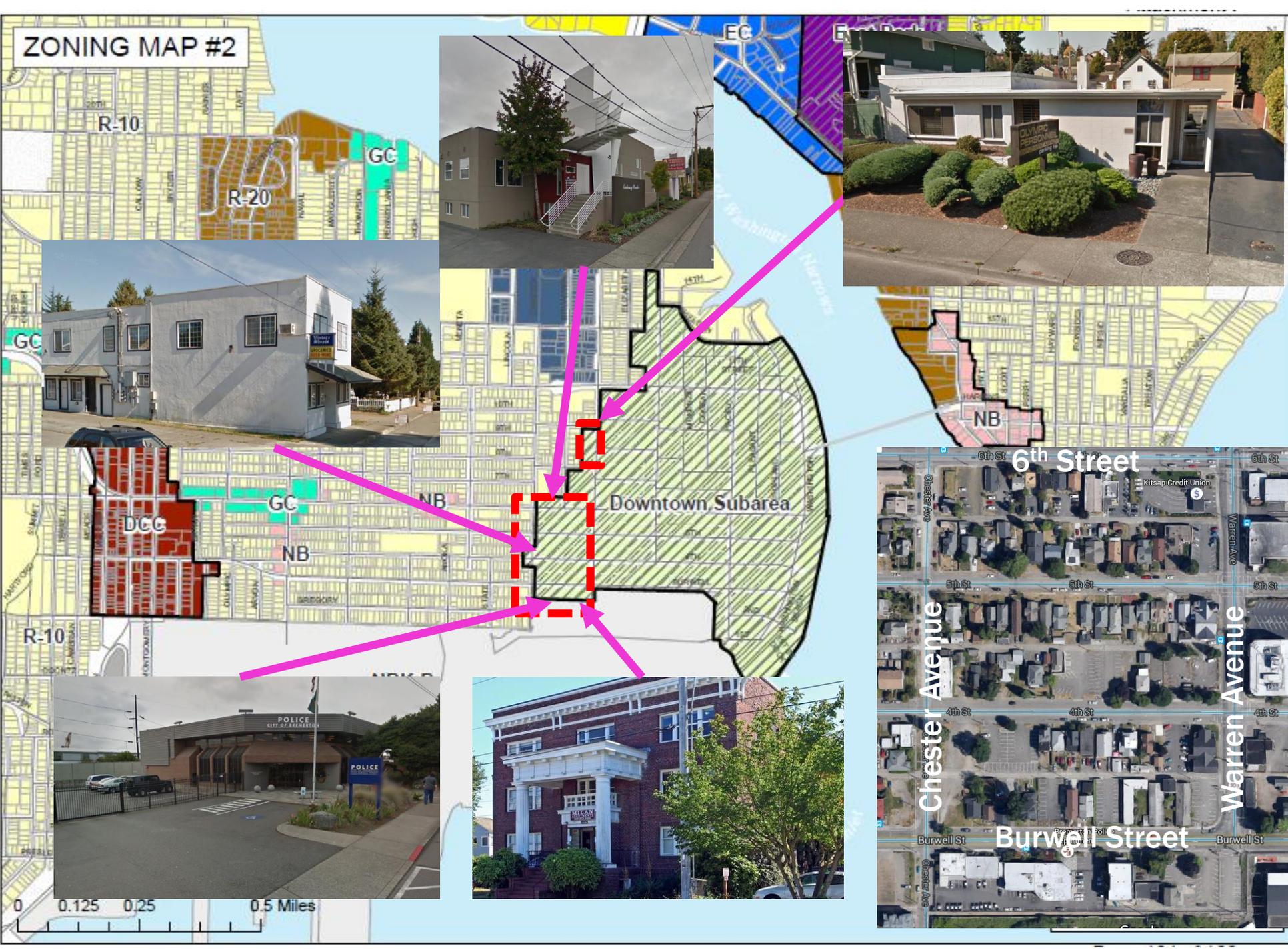


Land Use Zones

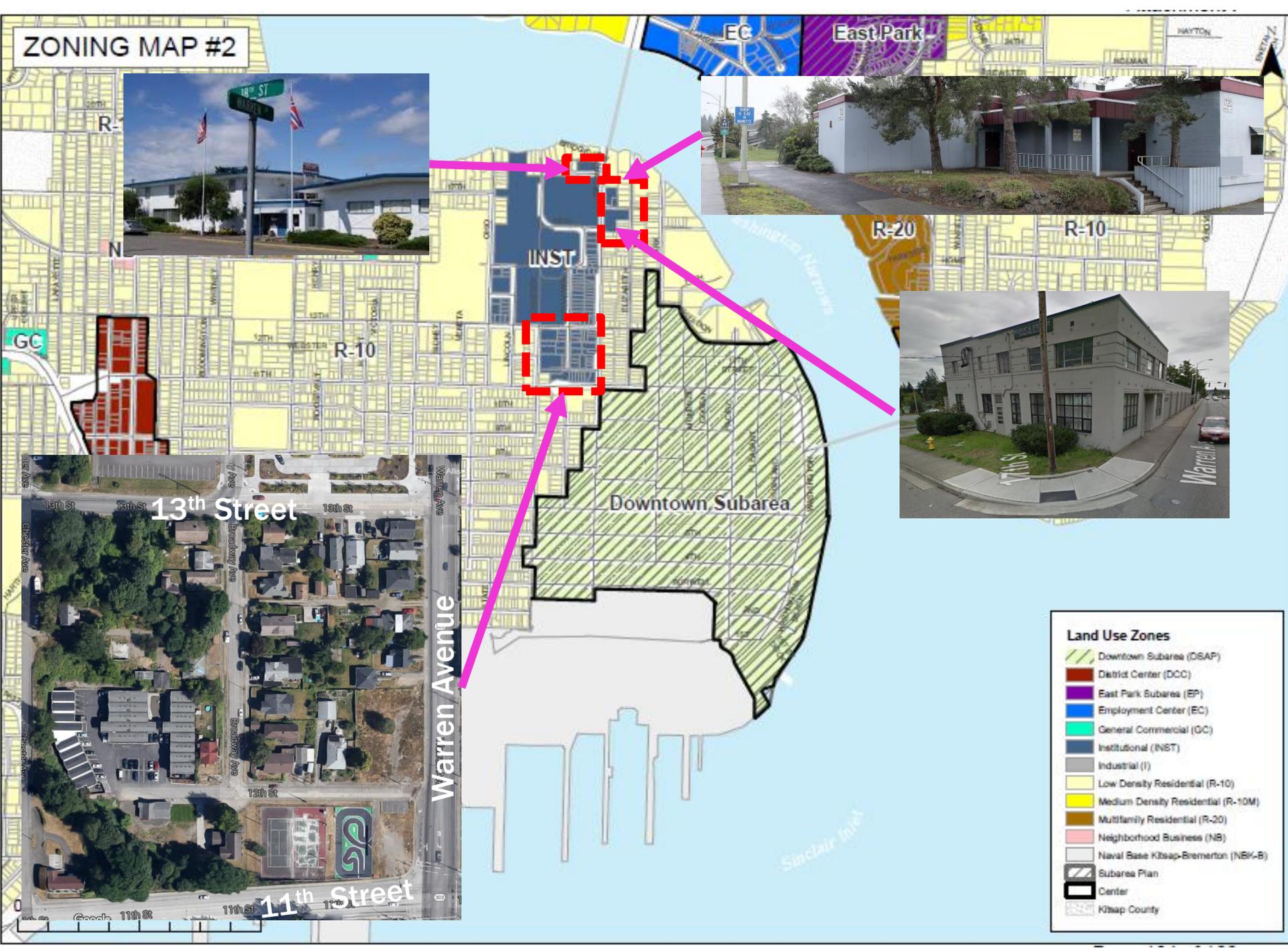
- Downtown Subarea (DSAP)
- District Center (DCC)
- East Park Subarea (EP)
- Employment Center (EC)
- General Commercial (GC)
- Institutional (INST)
- Industrial (I)
- Low Density Residential (R-10)
- Medium Density Residential (R-10M)
- Multifamily Residential (R-20)
- Neighborhood Business (NB)
- Naval Base Kitsap-Bremerton (NBK-B)
- Subarea Plan
- Center
- Kitsap County

0 0.125 0.25 0.5 Miles

ZONING MAP #2

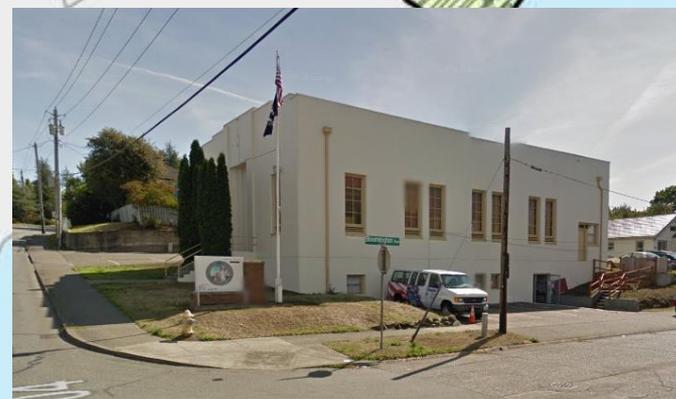
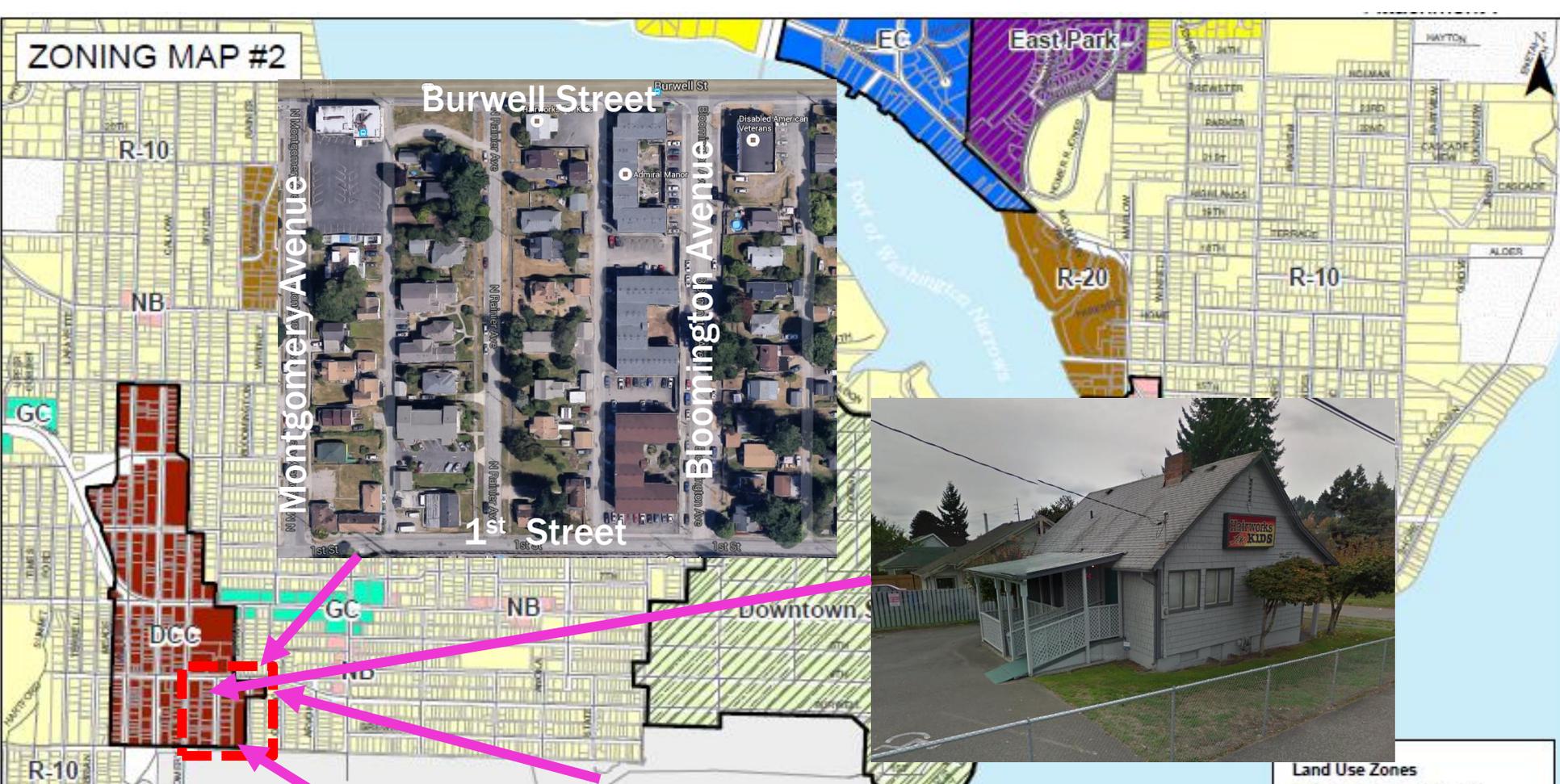


ZONING MAP #2



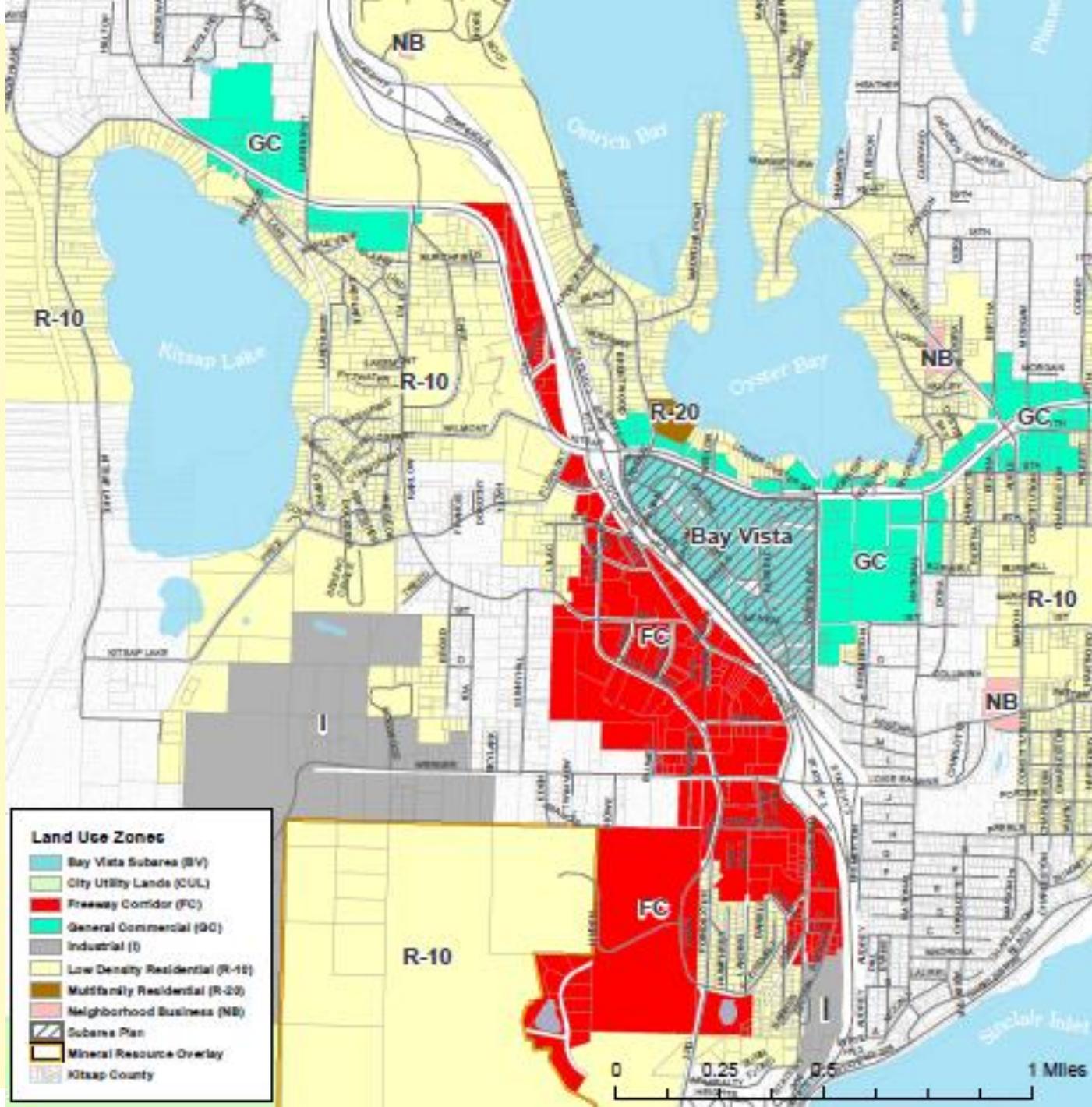
Land Use Zones	
	Downtown Subarea (DSAP)
	District Center (DCC)
	East Park Subarea (EP)
	Employment Center (EC)
	General Commercial (GC)
	Institutional (INST)
	Industrial (I)
	Low Density Residential (R-10)
	Medium Density Residential (R-10M)
	Multifamily Residential (R-20)
	Neighborhood Business (NB)
	Naval Base Kitsap-Bremerton (NBK-B)
	Subarea Plan
	Center
	Kitsap County

ZONING MAP #2

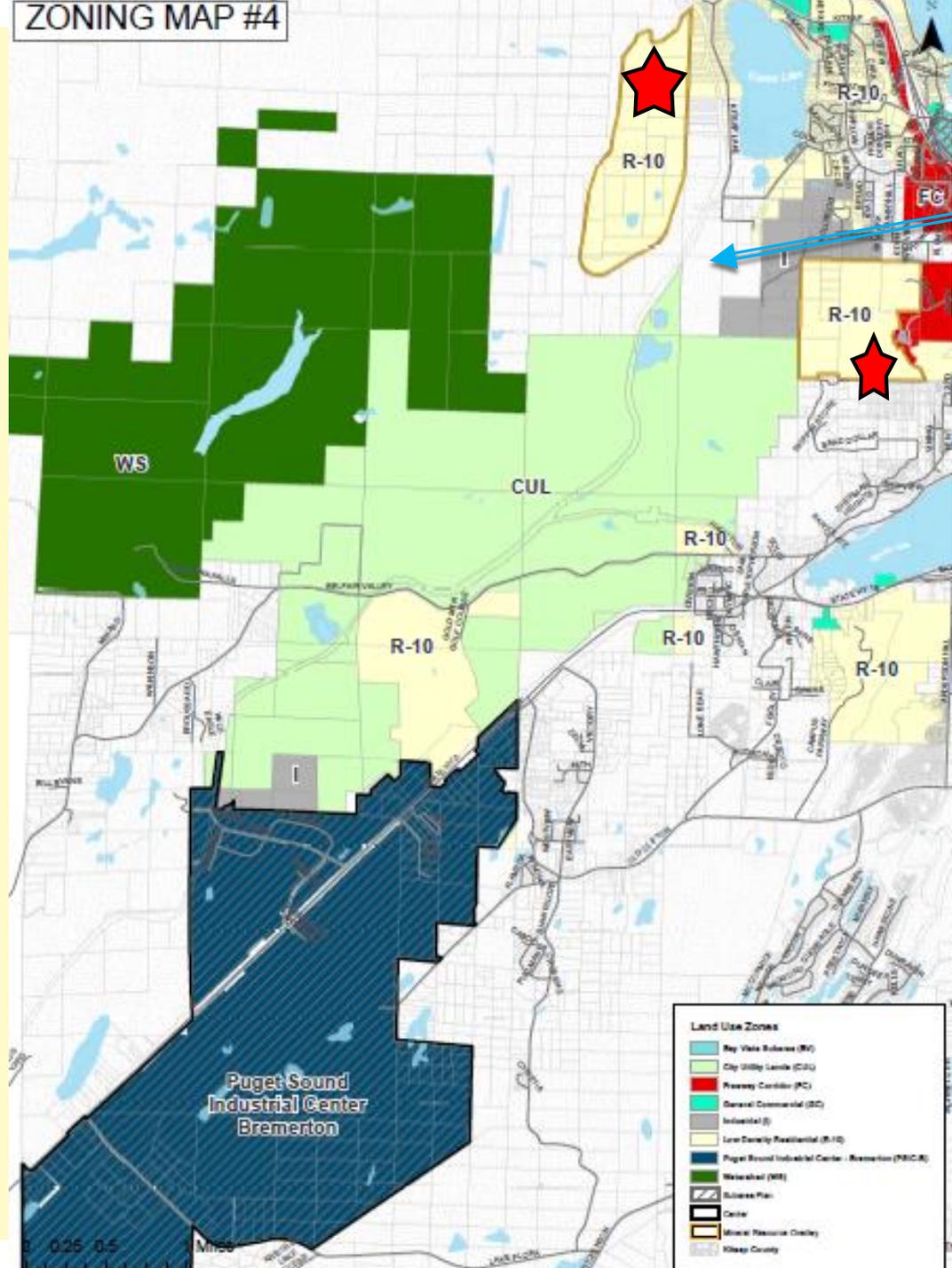


Land Use Zones

- Downtown Subarea (DSAP)
- District Center (DCC)
- East Park Subarea (EP)
- Employment Center (EC)
- General Commercial (GC)
- Institutional (INST)
- Industrial (I)
- Low Density Residential (R-10)
- Medium Density Residential (R-10M)
- Multifamily Residential (R-20)
- Neighborhood Business (NB)
- Naval Base Kitsap-Bremerton (NBK-B)
- Subarea Plan
- Center
- Kitsap County



Kitsap County:
Mineral
Resource, and
Urban
Restricted Low
Designations



CLARITY/CONSISTENCY

- **BMC 20.42 Definitions**
 - Added, removed or amended approximately 30 definitions

- **BMC 20.54 Nonconforming Provisions**
 - Clarified regulations for nonconforming development
 - Consistent with Shoreline Master Program definition
 - Included Accessory structures (garages)

- **BMC 20.14 Critical Area provisions**
 - Consistency between Shoreline Master Program and Critical Areas
 - Incorporation of Best Available Science (BAS)



NEW REGULATIONS

■ BMC 20.46 – Wireless Communication Facilities

- Primary goal of WCF code: Provide superior services to citizens, and protect views as seen from residences and the right-of-way
 - Limited multiplying
 - Be strategic on placement



- Low Impact Development code for NPDES Stormwater permit

REDUCE VACANCIES/OPPORTUNITIES

■ BMC 20.46 – Adaptive Reuses

- Revitalizing vacant building in residential zones
- Expanded use from public/semi-public to Commercial buildings
- Expanded allowed uses to include hotels, restaurant or retail.



■ District Center Core (20.70) and Downtown Commercial zones

- Allow Mini-storage as accessory use to non-fronting portions of the building



ENCOURAGING (RE)DEVELOPMENT

- **BMC 20.62 General Commercial (GC)**
 - Added Outrightly: Residential Uses and Automobile sales to GC zone
 - Conditional Allow: Mini-storage (design standards); light industrial uses (except marijuana production)
- **BMC 20.70 District Center Core**
 - Allowed for “transitional uses” of ground floor from multifamily to commercial to encourage mixed use in the future.
- **Allowing duplexes/townhomes in R-10M and multifamily in R-20**



ENCOURAGING (RE)DEVELOPMENT

- **BMC 20.48 Off-street Parking**
 - Revised to allow existing structures (not expanding), no additional parking is required.
 - Acknowledge Bremerton's built environment
 - Consolidated parking reductions from multiple BMC Title 20 Chapters and coordinated with Kitsap Transit for new parking reduction.
 - Revised Center parking standards (Table in BMC 20.48.060)
 - Item #7: To incentivize the creation of multifamily in a center, the Planning Commission recommended 0.5 parking space required per unit





SUBAREA PLAN AMENDMENTS

Bay Vista

Downtown

**South
Kitsap
Industrial
Area**

Manette

East Park

Gorst

SUBAREA PLANS

- Subarea Plans – specific planning for a specific area
 - Extensive public process when adopted.
- Proposed Amendments consistent with Comp Plan? **YES!**
 - Provided clarity
 - Fixed errors
 - Acknowledged the built environment
 - Recognized development constraints
 - Relatively minor in nature



BAY VISTA SUBAREA PLAN

- Adopted in 2006, revised in 2012.
- Revised to cite appropriate references to BMC
 - Consolidated commercial designations
- Revise sidewalk standard to be compliant with ADA
- Maximum Parking Standards to be removed

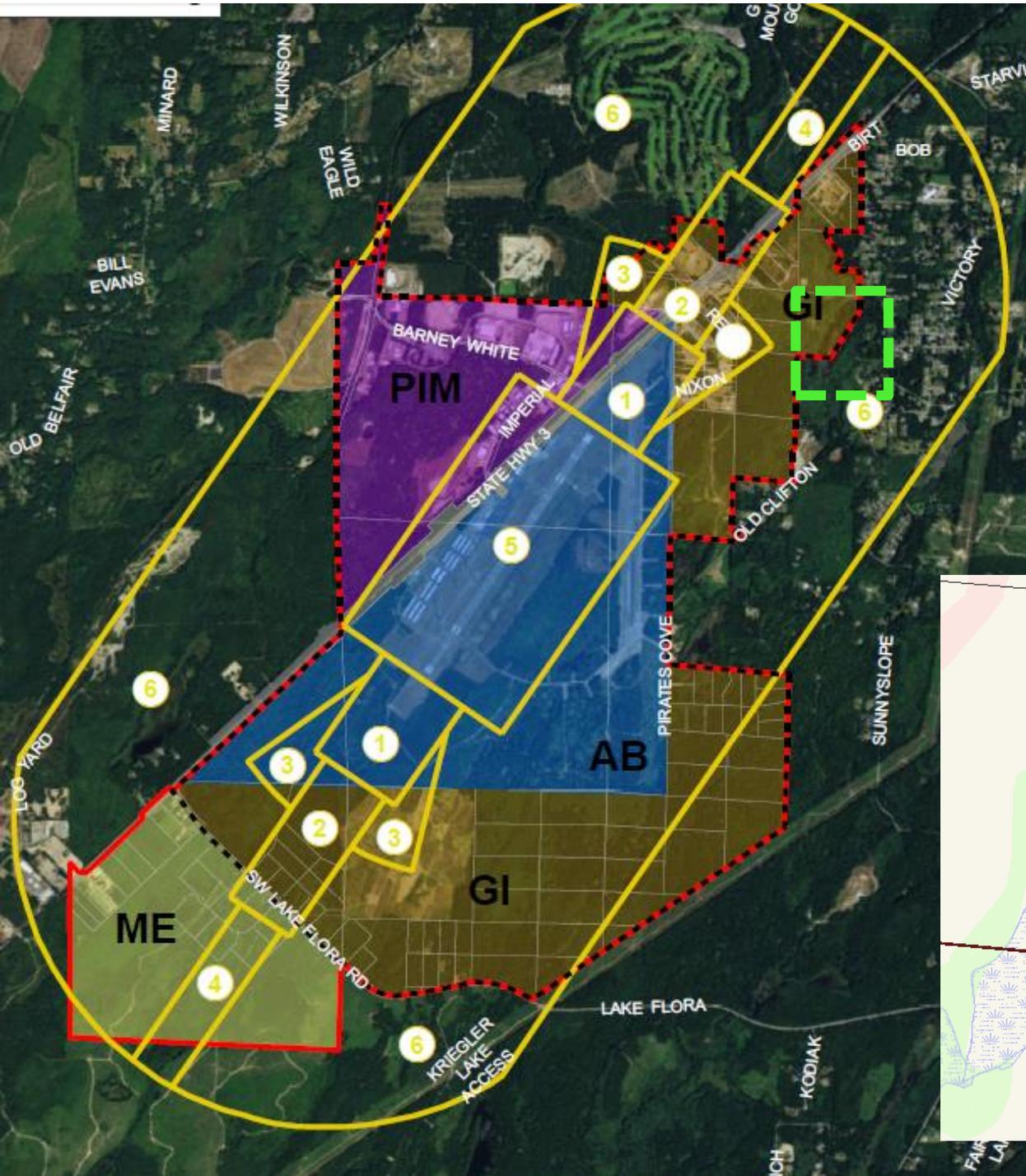


SOUTH KITSAP INDUSTRIAL AREA SAP

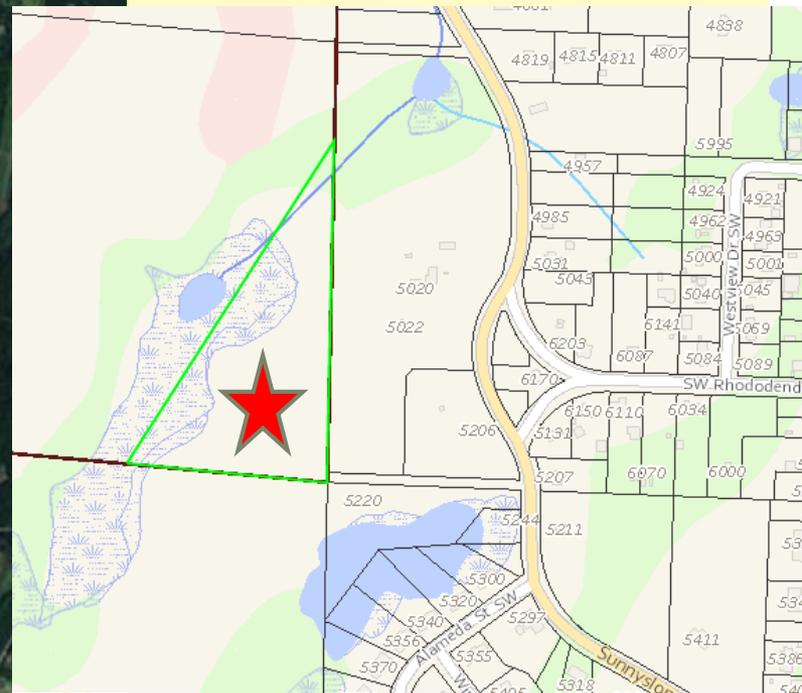
- South Kitsap Industrial Area (SKIA) Subarea Plan: 2012
 - Rebranded to Puget Sound Industrial Center-Bremerton



- Removed one parcel from MIC (Manufacturing Industrial Center)



From Industrial in SAP to Low Density Residential regulated by BMC



DOWNTOWN AMENDMENTS

- Downtown was adopted in 2007
- Comprehensive Plan edits:
 - Expanded the district
 - Revised zoning to be more consistent with neighborhoods
 - Multifamily Residential to Warren Avenue Corridor



DEVELOPMENT STANDARDS

6-100

-  Downtown Core (DC)
-  Downtown Waterfront (DF)
-  Employment 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)

Land Use Map

figure 6.1



OTHER SAP INFO

- East Park Subarea Plan

- Adopting as is

- Revoking Manette Subarea Plan

- Though still a Center – development provisions in plans were incorporated in BMC (NB) and the plan is not necessary

- Gorst Subarea Plan

- Adopting as is



DID WE MEET OUR VISION INTENT?

■ Provide consistency and clarity

- Reduces number of different zones, differing development standards
 - Consolidated Commercial zones
- Consistent with new regulations:
 - Wireless Communication Facilities
 - Critical Areas (BAS, Department of Ecology Wetland Rating System)
 - Low Impact Development (NPDES Permit)

■ Reduce nonconformities

- Proposed Adaptive Reuse (BMC 20.46)
- Allow duplexes, townhomes in existing areas
 - Lebo, Sylvan, Anderson Cove
- Mapping errors fixed



DID WE MEET OUR VISION INTENT?

- Reduce vacancies/more economic opportunities
 - Expanded outright and accessory uses
 - Multi-family structures,
 - Mini-storage,
 - Mineral Resource Overlay
 - Expanded Auto Dealership into GC
 - Institutional (Olympic College) expanded to allow dormitories
- Zoning Maps are consistent with Comp Plan Land Use Maps



NEXT STEPS

- PUBLIC HEARING ON MAY 18th
 - 2016 Comprehensive Plan
 - Zoning Code Update (BMC Title 20)
 - Shoreline Master Program
 - Multifamily Tax ExemptionTargeted Area Boundary to all Centers



City Council

Feb 3 – Comp Plan: Land Use

Feb 17 – Housing

Mar 2 – Econ Develop

Mar 16 – Transportation

Apr 6 – Environment

Apr 20 – City Services

May 4 – Zoning Code Update

May 18 – Public Hearing

HAVE A COMMENT?

www.Bremerton2035.com

***The Zoning Code
is unified with
the growth
vision of the
Comprehensive
Plan***



Send in a comment or question

CompPlan@ci.bremerton.wa.us

or

Allison Satter (360-473-5845)