

# Rediscover

# Charleston

## AREA-WIDE PLANNING STUDY

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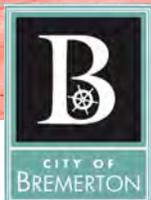
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# ACKNOWLEDGMENTS

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Appreciation is also extended to representatives from the local development, investment and real-estate community and study area property owners. This plan was shaped with their input and direction—we appreciate the investment of their time throughout the planning process.

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# Executive Summary

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## Community Vision:

*“Rediscover Charleston as a distinctively creative historic district that celebrates its eclectic, imaginative, and artisan character through capital investments, local traditions, diverse tenants, and quality housing”*





Existing Callow Avenue Streetscape north of Burwell Street

## Project Overview

**The City of Bremerton and community stakeholders have a common vision to “Rediscover Charleston as a distinctively creative historic district that celebrates its eclectic, imaginative, and artisan character through capital investments, local traditions, diverse tenants, and quality housing”. This study document details the area-wide planning vision and strategy to bring investment and vitality to Bremerton’s Charleston District Center (“Charleston” or “District”).**

This Charleston is a distinctive neighborhood nestled in the center of the City and at the crossroads of the major routes of entry. After years of stagnation and disinvestment, Charleston is showing signs of reinvestment and beginning to reemerge as an economically vibrant, mixed-use district rooted in artisan trades, entertainment, and neighborhood-oriented businesses that serve residents, day-time employees, and visitors alike. Charleston’s primary corridor, Callow Avenue, is a compact walkable urban environment and is lined with heritage buildings arranged to form a traditional main street. Its business clusters include a mix of retail, restaurant, and service enterprises, as well as light manufacturing and artisan businesses that have been a part of Charleston’s commercial legacy since its beginning. Artist murals are scattered throughout the neighborhood. Artisan food makers, service operations, and repair centers demonstrate the presence of a skilled working class.

Charleston was once a bustling retail core that could service most daily household needs including food, dining, and clothing. Today, Charleston’s commercial character can be described as a collection of specialty service businesses including antique sales, repair, service, printing, and building materials – and

to a lesser extent, entertainment and restaurants. However, the District does not function as a thriving “main street” that is commonly associated with other neighborhood business districts in the Puget Sound region. The District has several vacant storefronts and abandoned properties; these conditions isolate active businesses and create a neighborhood character that feels disconnected and less cohesive. There is opportunity to reimagine the District’s specialty businesses as community assets and destinations, and to add complementary uses that will create a more robust commercial core with continuous commercial activity along Callow Avenue.

Charleston struggles with blight, a lack of civic activity, and a scarcity of amenities. However, the area is beginning to see signs of renewed interest and revitalization – such as several recent business startups in buildings on Callow Avenue and plans by the City for several public improvement projects in and around Charleston. There is opportunity to revive Charleston to better serve the adjacent neighborhoods as well as the nearby Puget Sound Naval Shipyard and Intermediate Maintenance Facility. Both the City and neighborhood stakeholders want to see positive change, investment, and the reemergence of Charleston as a distinctive historical district in Bremerton.



FIGURE ES 1. CHARLESTON COMMUNITY MAP



## Charleston Planning Assets

The Charleston community has several assets that could be a foundation for area-wide planning and redevelopment efforts. It is important that the City and community stakeholders build upon these existing assets in their redevelopment activities.

- **Existing Main Street and Urban Grid:** Callow Avenue is Charleston’s historic Main Street; it has a collection of commercial and mixed-use buildings built directly along the public sidewalks. The larger District is arranged on a traditional urban street grid with multiple circulation options and site access.
- **Heritage Buildings and Storefronts:** Callow Avenue from 1st Street to 13th Street has an almost continuous grouping of heritage buildings and storefronts that are ripe for future tenants; whereas, there are some breaks in this building pattern which create opportunities for infill development. Several of the side streets have existing buildings that can be adaptively reused for new uses.
- **Residential Neighborhood:** Well-established residential neighborhoods surround Callow Avenue which include a variety of housing types – single-family detached is the prominent housing type, although apartments and townhouses are interspersed around the neighborhoods. Nearby residents provide market potential to support existing and future commercial businesses.
- **Grocery Anchor:** A large, full-service grocery store (Safeway) is located on Callow Avenue at 11th Street. Having a grocery store in the neighborhood provides a local food source for residences and business workers. A full-service grocer is a fundamental asset for strong neighborhoods.
- **Vacant and Underutilized Sites:** Wycoff Avenue, Callow Avenue, and Montgomery Avenue have vacant or underutilized sites that present opportunities for redevelopment and reuse project that could provide jobs, commercial services, and housing. The variety of sites allow for both large- and small-scale infill projects.
- **Recreation and Institutions:** Forest Ridge Park and the Bremerton Gateway are significant recreational amenities located just outside the Charleston area-wide planning (AWP) focus area. Naval Avenue Elementary School is nestled in the neighborhoods just east of the focus area. There is an opportunity to improve the connection of Callow Avenue with these nearby community destinations.



## Community Planning Process and Primary Objectives

The City of Bremerton and community stakeholders saw an opportunity to complete an AWP study for Charleston that would define a vision and create a strategy plan to help bring economic prosperity and future redevelopment projects to the District. Early in the process, the City established a core project team that included City staff, stakeholder advisors and its planning consultants, Stantec Consulting Services, Inc. (Stantec) and ECONorthwest. The project team also established a formal focus area that includes the city blocks along Callow Avenue, Montgomery Avenue, and Wycoff Avenue from 1st Street to 13th Street.

As the core of the AWP process, the City wants to focus on revitalization and reuse of abandoned properties and confirmed/perceived brownfield sites within the District. The City and stakeholders identified a set of initial planning objectives at the beginning of the AWP process. A work plan for the AWP process was prepared which defined the proposed data collection and community/stakeholder engagement process, as well as defined the following primary objectives for the AWP:

- **Create a Community Vision:** Engage the community to define their vision and aspirations for the Charleston District Center in terms of future uses, urban design, and amenities.
- **Explore Opportunities:** Facilitate opportunities for the community to explore and define options for Charleston in terms of capital improvements, redevelopment of underutilized properties, and adaptive reuse of existing buildings.
- **Enhance the Public Realm:** Identify the capital improvements, policies, and management plans needed to create a distinctive, functional, and exciting public realm for streets, parks, and other community spaces in Charleston.
- **Address Abandoned Properties and Brownfield Sites:** Identify and evaluate abandoned properties and prominent brownfield sites in and around Charleston to enhance their prospects for redevelopment and reuse in alignment with the community's vision.
- **Repurpose Existing Buildings:** Explore opportunities and strategies to repurpose existing buildings for new uses. Utilize existing buildings to retain the community character, add vibrancy, and support the ability of local businesses to flourish in the City.
- **Develop Strategies and Action Plan:** Organize the community's vision, opportunities, and action items in a strategy plan. Identify project milestones, local champions, and phasing for Charleston.

# EPA Assistance in Brownfields and Redevelopment Activities

**The United States Environmental Protection Agency (EPA) provides funding and technical assistance to local communities to address brownfield conditions and to advance redevelopment activities in neighborhoods, corridors, and districts that have a history of blight, abandonment, and disinvestment, as well as the potential presence of environmental hazards and liabilities linked to brownfield sites.**

A brownfield is defined by the EPA as “a property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant.” Former industrial sites, abandoned properties, and vacant or underutilized structures with potentially hazardous building materials are included in the EPA definition of brownfields.

In 2017, the EPA awarded a \$300,000 Brownfield Community-Wide Assessment (CWA) Grant to the City of Bremerton to inventory, prioritize, assess, and plan the cleanup/reuse of brownfield sites throughout the City. The City of Bremerton has revitalization goals to transform neglected, underutilized properties into new community-serving uses. Over time, brownfield sites have complicated the City’s revitalization goals as they present a variety of redevelopment challenges in terms of potential environmental and other liabilities.

**Brownfield Challenges:** Brownfield sites can present a multitude of challenges for local communities as a consequence of their blighted condition, documented (and undocumented) environmental liabilities, underutilized status, small size (in some instances), and location/layout relative to competing “greenfield” development sites. The environmental liabilities can include the presence of hazardous chemicals or petroleum products in soil, groundwater, and soil vapor, as well as hazardous building materials—such as asbestos, lead-based paint, and polychlorinated biphenyls (PCBs)—commonly used in the construction or maintenance of older buildings. These conditions can pose a hazard to both humans and the natural environment. Many times, brownfield sites remain fallow due to uncertainties of the property conditions and clean up requirements. The presence of the environmental liabilities can significantly complicate the redevelopment of



Top: Existing former automobile service station along Burwell Street at Montgomery Avenue



Left: Before image of a vacant Callow Avenue storefront



Right: After image of a Callow Avenue storefront that was repurposed for a new local business (2019)

these sites, as well as result in significant added costs (and delays) for abatement of hazardous building materials, demolition, and environmental investigation and cleanup. In extreme cases, brownfield cleanup costs can far exceed a site's market value. Thus, many developers avoid brownfield sites and focus on the development of other properties, including "greenfield" sites located on the edges of cities –both contributing to urban sprawl and disinvestment in established neighborhoods. Many brownfield sites remain underutilized and hinder revitalization efforts in the larger community due to their blighted condition and documented (or feared) environmental liabilities. Thus, it is important to identify brownfield sites that are subject to environmental liabilities and other challenges, and to devise plans for assessment, cleanup, infrastructure improvements, and other actions that may be necessary to return these properties to productive use.

**Area-wide Planning:** An eligible activity under EPA CWA grants is the performance of area-wide planning in target areas such as Charleston that are impacted by the presence of multiple brownfield sites. The resulting plans/studies can provide communities with a defined vision and action plan that will help bring positive change to these areas. An AWP process considers several brownfields simultaneously in the context of other properties in a defined focus area. An effective AWP process identifies a reuse strategy for the focus area and considers other shared impediments to

redevelopment (such as missing or inadequate public or private infrastructure components, regulatory barriers, and market challenges).

The brownfields AWP process allows communities to explore redevelopment options for brownfield sites and the surrounding urban setting. The AWP program allows local governments to partner with area stakeholders and citizen groups to define a vision and action plan to the subject areas. Brownfields AWP process considers surrounding conditions, community assets, public needs, and barriers to brownfield redevelopment. Parallel to the AWP process for Charleston, the City conducted a brownfield inventory and incorporated the findings into its planning approach – see Chapter 3 for more detail pertaining to the brownfield conditions in the District.

## EPA Brownfield Definition:

*"a property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant."*



1: Existing Kitsap Way / Callow Avenue from Wycoff Avenue | 2: Existing vacant storefronts on Callow Avenue | 3: Existing local restaurant near Callow Avenue | 4: The Charleston music/concert venue | 5: Existing mixed-use building on Wycott Avenue.

# Charleston AWP Components

////////////////////////////////////  
This AWP document includes a technical analysis of the existing conditions, stakeholder engagement, an exploration of community improvement projects, analysis of market conditions, a review of potential redevelopment barriers, and an implementation plan. The AWP includes four key components that the City believes will advance the community's redevelopment objectives for the Charleston District Center.

## Key Area-Wide Planning Components



### Community Vision and Priorities:

The AWP document articulates the community's vision and priorities for the future. These serve as the guiding principles that all recommendations were designed to support. The project team defined the vision and priorities through public engagement, stakeholder interviews, and review of the City's adopted policy documents (e.g., the Comprehensive Plan). The Community Vision and Priorities are discussed in Chapter 5 of this document.



### Planning Strategies:

The AWP includes Planning Strategies are organized into categories pertaining to streetscape enhancements, urban design, marketing and management, and regulatory standards. The strategies are aimed to support redevelopment and reuse in the District including brownfield sites. This is discussed in Chapter 6 of this document.



### Urban Design Plan and Planning Initiatives:

The AWP strategies include an Urban Design Plan and its associated Planning Initiatives that articulate the land use/urban design components, capital projects, and actions the community can employ to bring the District closer to its vision. The Urban Design Plan is a diagrammatic map that shows individual projects, land uses, and improvements for the District. The Planning Initiatives provide written detail on individual projects/outcomes as depicted on the Urban Design Plan. This is discussed in Chapter 6 of this document.



### Action Plan:

The AWP includes an Action Plan that will serve as a manual to guide the City, its government partners, and community stakeholders through implementation. The Action Plan organizes the planning strategies by sequence, schedule, partners, and individual actions. This is discussed in Chapter 7 of this document.

# Vision and Community Priorities for Charleston

**The community's vision is to "Rediscover Charleston as a distinctively creative historic district that celebrates its eclectic, imaginative, and artisan character through capital investments, local traditions, diverse tenants, and quality housing".**

This Vision includes a celebration of Charleston's past, physical character, and its artisan trades and businesses. The Vision also directs the City and the community to enhance the neighborhood with (1) infrastructure investments, (2) aesthetic improvement projects, (3) annual events/traditions, and (4) social capital/relationship support. This Vision will be realized with new housing, businesses, and public gathering spaces that create a lively, artistic, and inclusive neighborhood environment.

Through a community engagement process, the public and stakeholder participants identified four

primary community priorities for the Charleston District - the "Priorities" are issues that the community wants to address and solve. These priorities support the community's vision and aim to address specific issues and challenges occurring in Charleston. Each community priority includes a list of supporting actions that, when employed, are believed to improve quality of life in Charleston and set the stage to attract reinvestment in the vicinity.



## **Priority 1. Improve community perceptions of the Charleston District.**

Charleston has a somewhat negative public perception and is viewed as an area that is blighted and has a lack of commercial services. When a neighborhood has a negative perception, it is difficult to attract new tenants, residents and customers. There is opportunity for Charleston to be rebranded as an exciting, mixed-use district with unique community destinations, businesses, and housing

options. The City and community stakeholders can be instrumental in changing the local perception from negative to positive through the following actions.

### **Priority 1 - Supporting Actions**

- Attract community serving businesses and tenants
- End vandalism and dumping
- Make the District family friendly
- Create a gathering place for the community
- Provide quality, affordable housing
- Celebrate the District's history
- Build upon the District's makers/artisan industries



## Priority 2. Address blight and property maintenance.

Charleston has several buildings and streets that show signs of deferred maintenance, trash/debris, and vandalism. When a neighborhood has blight and exhibits poor property maintenance, people perceive the area as unsafe, economically depressed, and risky for investment. At the same time, the City and community stakeholders should take incremental

actions to address blighted conditions and property maintenance concerns.

### **Priority 2 - Supporting Actions**

- Create green spaces/gardens
- Enhance the arts and provide grants for murals and art installations
- Address inconsistent streetscapes
- Improve building facades
- Plant more trees
- Clean up junk and debris



## Priority 3. Increase walkability and pedestrian safety.

Most of Callow Avenue and the surrounding neighborhoods follow a traditional development pattern with sidewalks, pedestrian-oriented buildings, and an urban street grid. Over time, Burwell Street, 6th Street, and 11th Street have been widened and have increased with traffic volumes. Furthermore,

some streets have gaps in the sidewalk network, poor lighting, lack signage, and have deteriorating paved areas. The City and community stakeholders can improve walkability and pedestrian safety through capital improvement projects.

### **Priority 3 - Supporting Actions**

- Add/improve crosswalks
- Address sidewalk gaps
- Improve accessibility for the mobility challenged
- Improve the Callow Avenue streetscape



## Priority 4. Address vacancies and underutilized properties.

Charleston has several abandoned buildings and Callow Avenue has numerous vacant storefronts. Furthermore, there are multiple vacant and underutilized properties. These conditions contribute to negative perceptions of the area, but also present multiple opportunities for attracting new tenants and completing infill redevelopment projects that will bring vibrancy to the neighborhood. The City and community stakeholder partners can implement short term actions to activate these sites with

interim/temporary uses and pursue longer term actions to attract permanent tenants to empty storefronts, and redevelopment projects on vacant/underutilized properties.

### **Priority 4 - Supporting Actions**

- Address empty signs/lack of signage
- Attract businesses for community gathering (e.g., coffee shop/restaurants)
- Recruit neighborhood serving businesses (e.g., childcare, food)
- Recruit developers and infill development
- Recruit building tenants
- Plan for interim uses to activate vacant lots/buildings



Example of an active retail street in Seattle's Ballard Neighborhood

# Charleston Community Planning Strategies

**The City and the community stakeholders want to foster and support redevelopment/reinvestment to achieve a bustling, creative, and mixed-use environment in Charleston. Through the AWP process, the project team identified four (4) Community Planning Strategies that will aid the community in realizing their vision and aspirations for the District.**

The following Community Planning Strategies address four specific elements of neighborhood planning: (1) streetscape enhancements, (2) urban design and land use elements, (3) marketing and management programs, and (4) regulatory and policy support. The Strategies support the vision, address the community's priorities, and respond to the public feedback.

The following sections describe each Community Planning Strategy and outline specific actions the City and community stakeholders can employ now

and well into the future. These strategies can serve as the community's work plan for advancing redevelopment and reinvestment in Charleston.

## Charleston's Community Planning Strategies



**Strategy 1:**  
District Streetscape



**Strategy 2:**  
Urban Design and Land Use



**Strategy 3:**  
Marketing and Management



**Strategy 4:**  
Regulatory and Policy

# Strategy 1: District Streetscapes

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Great streets support vibrant neighborhoods, create positive perceptions, and provide access to businesses and destinations. One community planning strategy is to focus on streetscape enhancements on Callow Avenue and Wycoff Avenue with landscaping, new sidewalks, lighting, and decorative details so that the public realm is attractive, functional, and reflects the area’s intended character.

## **Strategy Actions**

- Design and complete a streetscape enhancement plan for Callow Avenue (1st Street to 13th Street).
- Create a “Callow Avenue Festival Street” segment (6th Street to 9th Street) that can be periodically closed to vehicular traffic to support neighborhood events.
- Design and complete a streetscape enhancement plan for Wycoff Avenue (6th Street to 11th Street).

## **Callow Avenue Streetscape**

Callow Avenue is the District’s “main street” and most commercial storefronts line this corridor, whereas, it has relatively narrow sidewalks and wide vehicular travel lanes. The corridor is devoid of trees and landscaped areas though its ~60-foot wide right-of-way allows for a variety of streetscape elements. There is opportunity to enhance the Callow Avenue streetscape with wider sidewalks, vegetation, furniture, signage, and paving detail to enhance the public realm.

Callow Avenue can be improved to create a more attractive streetscape with the urban design elements that create a distinctive business district, strengthen a mixed-use environment, and encourage community gathering/activity. The project team created a series of conceptual cross sections to identify a potential enhanced streetscape for Callow Avenue. The Callow Avenue streetscape designs include wider sidewalks and landscaping to support the business character and anticipated pedestrian activity. The designs also maintain on-street

parking for local shops and district conditions that encourage patrons to park once and then shop at multiple businesses.

**Festival Street Segment:** The roadway segment between 6th and 9th Street is conceptually designed as a “Festival Street” that can be periodically closed to motor vehicle traffic and used for neighborhood events and public gatherings. This streetscape design is intended to create a central public gathering space since Charleston does not have a centrally located park or plaza. The design includes a curbside street section that would enable the right-of-way to function as a continuous community space at times of street closures. Furthermore, pedestrian-scaled lighting and overhead string lights will softly illuminate evening/nighttime events. This segment was chosen because the traffic circulation patterns in the area can be temporarily diverted to 9th Street/Wycoff Avenue at times of a Callow Avenue street closure. Furthermore, the “Festival Street” is envisioned to support adaptive reuse of adjacent buildings as neighborhood activity is expected to increase through regular community events.

## **Streetscape Elements**

- Wider public sidewalks (10 feet average)
- On-street, parallel parking
- Multi-modal travel lanes (for motor vehicles and bicycles)
- Specialty pavement along sidewalks, at crosswalks and within major intersections
- Trees and landscaping
- Decorative lighting with neighborhood/event banners
- Wayfinding and signage
- Street furniture including benches, trash receptacles, and bicycle racks

FIGURE ES 2: CALLOW AVE. PROPOSED STREETScape DESIGN – TYPICAL SECTION

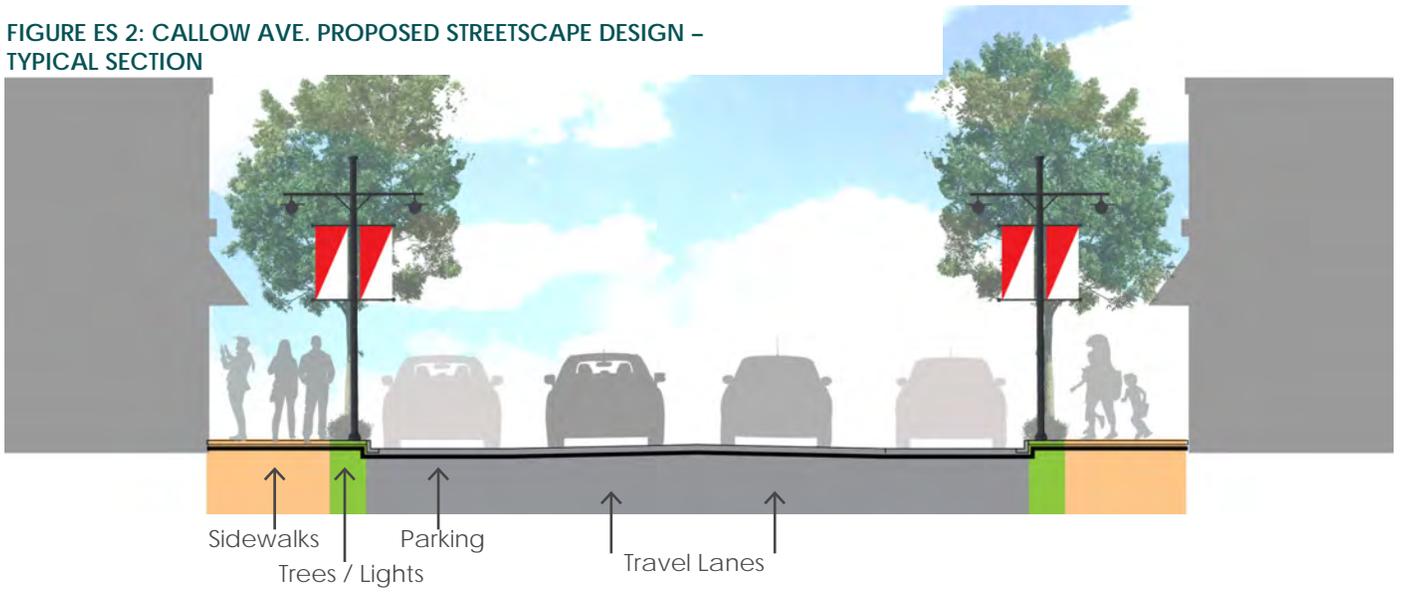
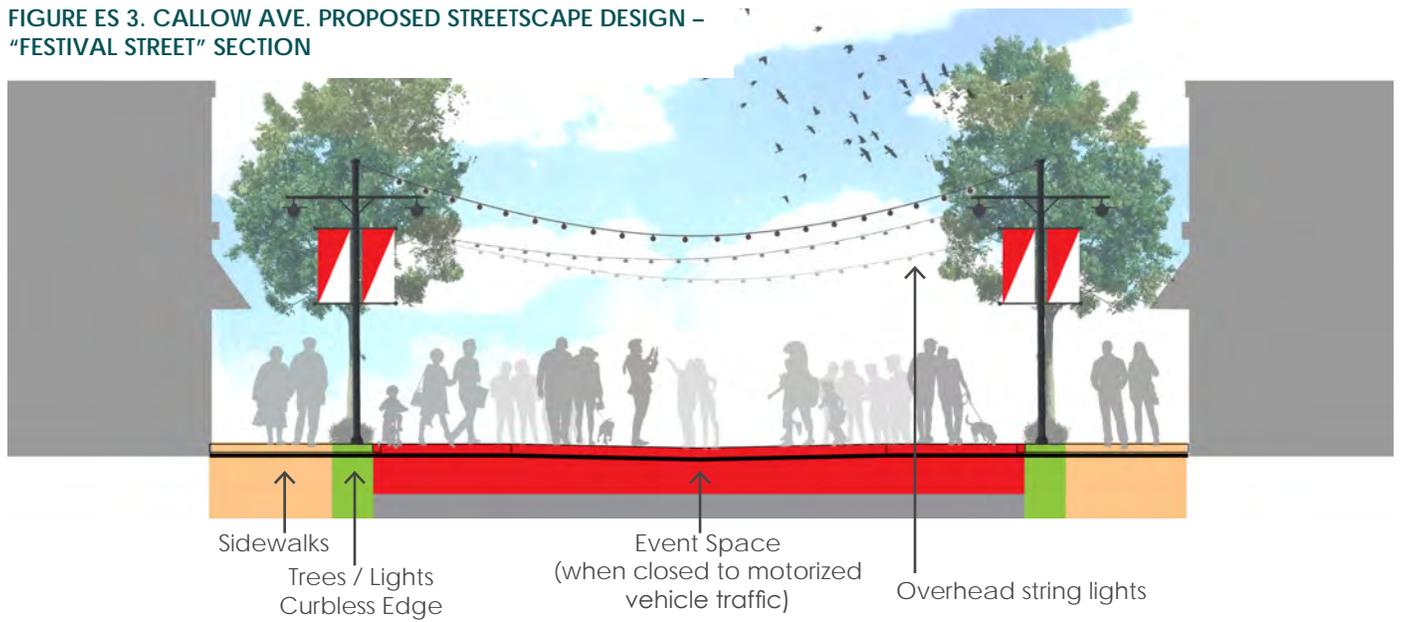


FIGURE ES 3. CALLOW AVE. PROPOSED STREETScape DESIGN – “FESTIVAL STREET” SECTION



Left: Existing Callow Avenue Streetscape



Right: Example of a "Festival Street" section in Bremerton's 4th Street

## Wycoff Avenue Streetscape

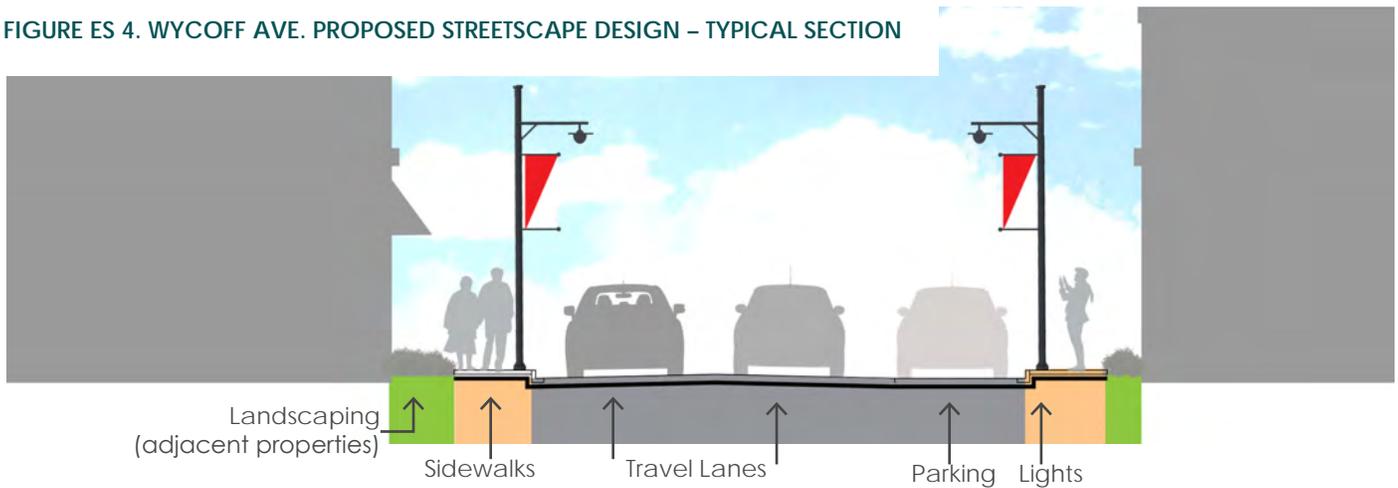
Wycoff Avenue is Charleston's secondary corridor and provides access to the manufacturing and residential enclaves west of Callow Avenue. Wycoff Avenue is an asphalt two-lane road with no streetscape embellishments; most segments lack curbs, continuous sidewalks, lighting, and landscaping. The community envisions the properties around Wycoff to be redeveloped as an artisan, live-work enclave, whereas, redevelopment projects require good access, attractive streets, and a functional public realm. The ~40-foot wide right-of-way is rather narrow to accommodate an abundance of streetscape elements; however, the desired urban character supports a compact street design. There is opportunity to redevelop Wycoff Avenue between 6th Street and 11th Street with new travel pavement, sidewalks, lighting, and vegetation to improve aesthetics, enhance pedestrian travel, and install the necessary public infrastructure to support new infill development projects.

Wycoff Avenue can be improved to create a more attractive streetscape, better define the street edges, and set the stage for redevelopment of the area's vacant properties. The project team created a potential cross section design for the narrow Wycoff Avenue right-of-way that focuses on new sidewalks, narrow travel lanes, and street parking (on one side). The design includes new pedestrian-scaled lighting and assumes that landscaping will occur on adjacent properties concurrent with redevelopment projects.

### Streetscape Elements

- New public sidewalks (5 feet average)
- On-street, parallel parking (one side)
- Multi-modal travel lanes (for motor vehicles and bicycles)
- Specialty pavement at crosswalks and within major intersections
- Decorative lighting with neighborhood/event banners
- Street furniture including trash receptacles, planting pots, and bicycle racks

FIGURE ES 4. WYCOFF AVE. PROPOSED STREETScape DESIGN – TYPICAL SECTION



Left: Existing Wycoff Avenue Streetscape



Right: Existing Wycoff Avenue Streetscape



*Example of an eclectic, mixed-use environment in Tacoma's Proctor District*

## Strategy 2: Urban Design and Land Use

Good urban design and a mixed-use land use pattern support neighborhood revitalization in a holistic and coordinated manner. The City and the community should focus on multiple urban design projects and land use actions that include adaptive reuse, infill redevelopment, and amenities that, collectively, contribute to a lively neighborhood environment.

The project team identified near- and long-term urban design and land use strategies for various areas of Charleston to improve aesthetics, function, and investment opportunities in the area. These include capital improvement projects, interim uses, park enhancements, and designation of multiple opportunity sites that can support new, community serving uses. The overarching idea of the Urban Design and Land Use Strategies is to identify a set of community enhancements that will enliven the neighborhood, attract investment, and place brownfield sites and underutilized properties back into productive use.

### **Urban Design Plan**

The Vision for Charleston could be achieved through several neighborhood enhancement projects and land use initiatives to create a holistic community. The project team created the Urban Design Plan to visually illustrate and summarize future neighborhood enhancement initiatives on a diagrammatic map. The Urban Design Plan includes an associated Planning Initiatives List that identifies its components and community ideas. The Planning Initiatives List organizes the community enhancement ideas into categories that include: (i) overlay district planning, (ii) reuse/redevelopment, (iii) streetscape, and (iv) open space and recreation. The subsequent subsections describe these planning initiatives in more detail.



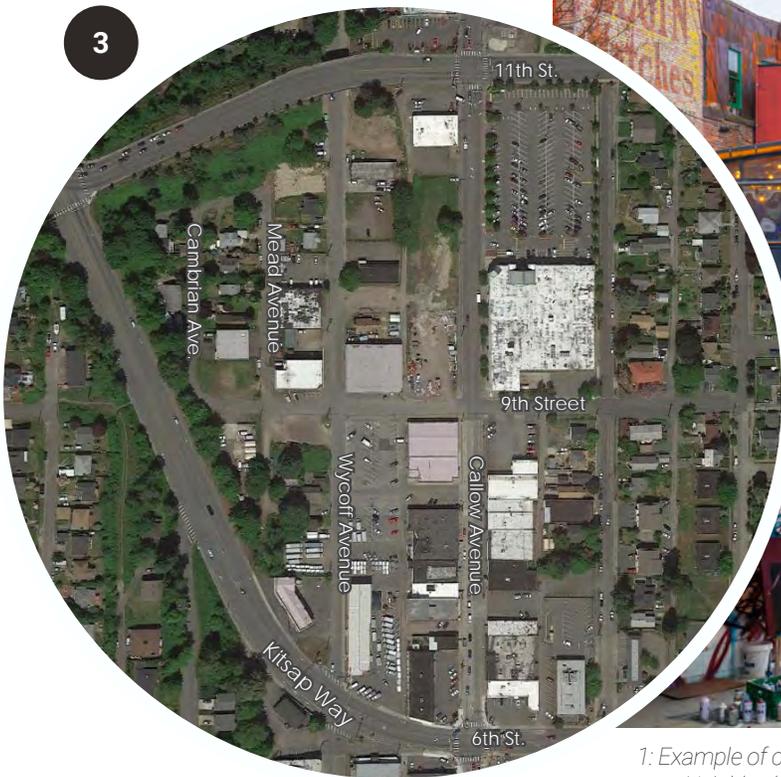
FIGURE ES 5. URBAN DESIGN PLAN

**Table 6.3.a. Planning Initiatives List**

Planning Group	Map Number	Planning Initiative	Description
Overlay District Planning	1	<b>Wycoff Artisan / Live-work Overlay District</b>	<ul style="list-style-type: none"> <li>• Designate the city blocks along Wycoff Avenue north of 6th Street/ Kitsap Way as the “Wycoff Artisan / Live-work Overlay District” (this can be applied in conjunction with the underlying DCC zone)</li> <li>• Support artists, artisan trades, small scale manufacturing, and specialty restoration</li> <li>• Recruit housing development with live-work and artist-in-residence units</li> <li>• Allow light manufacturing, fabrication, and restoration businesses where activity is conducted indoors</li> </ul>
Reuse/Redevelopment	OS # (1 – 9)	<b>Opportunity Sites</b>	<ul style="list-style-type: none"> <li>• Prioritize and actively seek out developers to construct housing, develop mixed-use projects, and/or adaptively reuse structures on designated “Opportunity Sites” throughout Charleston</li> <li>• Support adaptive reuse projects that repurpose existing structures/buildings for new uses</li> <li>• Allow a broad range of land uses with a priority on housing, the arts, entertainment, retail, restaurant, and artisan trades/service</li> <li>• Prioritize and actively seek out developers to construct an urban-scale housing and/or mixed-use development on the Gateway Center Plaza (OS #9) property</li> </ul>
	Various <i>(noted with a red star)</i>	<b>Interim Uses</b>	<ul style="list-style-type: none"> <li>• Plan for and recruit interim uses on vacant sites throughout Charleston to activate the properties in the near-term</li> <li>• Identify interim uses and activities that may include a food truck court, community gardens, outdoor games, and pop-up shops</li> </ul>
Streetscape	2	<b>Callow Avenue Streetscape and Festival Street Segment</b>	<ul style="list-style-type: none"> <li>• Enhance Callow Avenue to be a signature shopping street</li> <li>• Redevelop the Callow Avenue segment between 6th and 9th as a multi-purpose, flexible “Festival Street” that can be periodically closed off to motor vehicles to support community events.</li> <li>• Enhance mid-block pedestrian crossings with bulb outs, lighting, signage, and textured pavement</li> <li>• Add bicycle racks and links to transit stops</li> </ul>
	3	<b>Wycoff Avenue Streetscape</b>	<ul style="list-style-type: none"> <li>• Improve Wycoff Avenue between 6th and 11th Streets to support redevelopment</li> <li>• Devise a compact urban streetscape plan that responds to the narrow right-of-way - adding lighting, furniture, and bike racks</li> </ul>

**Table 6.3.a. Planning Initiatives List**

Planning Group	Map Number	Planning Initiative	Description
<b>Open Space and Recreation</b>	<b>4</b>	<b>Charleston Triangle</b>	<ul style="list-style-type: none"> <li>• Transform the triangular-shaped excess right-of-way at 6th and Wycoff Avenue into a pocket park</li> <li>• Install historic placards to inform visitors of Charleston’s history</li> <li>• Create a plan that responds to the topography and interfaces well with the adjacent commercial building</li> </ul>
	<b>5</b>	<b>Bremerton Gateway Active Recreation Enhancements</b>	<ul style="list-style-type: none"> <li>• Create a playground and shelters in the public greenspace along Charleston Boulevard at 1st Street</li> <li>• Plant additional trees and landscaping material</li> </ul>
	<b>6.a</b>	<b>Forest Edge</b>	<ul style="list-style-type: none"> <li>• Enhance the forested hillside along Kitsap Way with additional trees and understory plantings</li> <li>• Remove invasive plant species</li> <li>• Develop a management plan</li> </ul>
	<b>6.b</b>	<b>Forest Edge Hillside Park</b>	<ul style="list-style-type: none"> <li>• Create a new pedestrian gateway on the hillside east of Wycoff Avenue along 11th Street</li> <li>• Construct stairs and slide feature.</li> <li>• Create a community overlook</li> <li>• Enhance landscaping</li> </ul>
	<b>7</b>	<b>Artist Tunnel</b>	<ul style="list-style-type: none"> <li>• Enhance the Wycoff Avenue tunnel under 11th Street with an artist mural and other art installations</li> <li>• Add lighting</li> </ul>
	<b>8</b>	<b>Town to Forest Urban Trail</b>	<ul style="list-style-type: none"> <li>• Designate an urban trail along Burwell Street to link Forest Ridge Park with Callow Avenue</li> <li>• Install wayfinding and other pedestrian-scaled signage</li> <li>• Address sidewalk gaps</li> </ul>



1: Example of converted warehouse space into a restaurant in Seattle's Ballard Neighborhood | 2: Example of an artist studio (Source: matthieu-comoy / Unsplash) | 3: Aerial Image of the subdistrict (Source: GoogleEarth Pro)

## Wycoff Artisan / Live-work Overlay District

The properties along Wycoff, Mead, and Cambrian Avenues between Kitsap Way and 11th Street include an assorted collection of houses, light manufacturing, commercial services, and institutional uses, and there are large vacant lots that could support new urban infill projects. This district enclave has several older buildings that possess the potential to be adaptively reused as creative living environments or tenant spaces.

There is opportunity to build upon the existing uses to grow a unique mixed-use enclave in Charleston that focuses on the artisan trades, artist studios, and live-work housing units. The Urban Design Plan designates this area as the Wycoff Artisan / Live-Work Overlay District and the City can employ zoning controls to promote new infill and adaptive reuse projects with an artisan/makers theme – an overlay can be established in conjunction with the underlying DCC zone

Artisan trades include light manufacturing of art and consumer goods in limited quantities using traditional methods and locally sourced materials

(e.g., specialty food, brewing, furniture making, and art pieces). The overlay district will promote artisan activities and light manufacturing while providing living options for workers, artists, tradespeople, and other individuals that value this urban atmosphere. Since Callow Avenue will reemerge as the District's primary retail street, the Wycoff Artisan / Live-work Overlay District will prioritize other complementary uses.

## Opportunity Sites

Through the AWP process, the project team identified nine (9) Opportunity Sites that could support strategic redevelopment activities that may well catalyze other investment in the Charleston District. These Opportunity Sites are depicted on the Urban Design Plan and coincide with the medium and high priority sites identified in the brownfield inventory for Charleston (refer to Chapter 3 for the inventory findings). The Opportunity Sites are either underutilized or have the capacity for additional development that would expand or further support their current uses. Reuse/redevelopment on these properties could be instrumental in the implementation of the community's vision and redevelopment goals. While some of the Opportunity



Sites have existing structures, there is potential to either adaptive reuse these buildings or entirely redevelop the properties. The City can focus its developer recruitment and economic development

### Interim Uses

Temporary or interim uses should be employed to activate Charleston’s vacant storefronts/lots in the near-term before they are redeveloped with new permanent structures. Some interim uses could include food cart courts, open air markets, or periodic event spaces that provide economic opportunity for small businesses and vendors. In other situations, interim uses could be more community focused including gathering spaces, gardens, or art installations. The Urban Design Plan identifies ideal locations for interim uses on vacant sites throughout Charleston - denoted with a red star. Community stakeholders should identify which types of interim uses they would like to see in Charleston, seek approval/support from property owners, and then recruit individual vendors or participants to implement specific projects. The City could provide grants, staff support, and funding resources to aid interim uses that bring economic opportunity to Charleston and/or improve blighted properties.

### Open Space and Recreation

The Charleston District can benefit from formalized open space and recreational amenities. The District does not have a large, central park/plaza, however, there are opportunities to leverage existing, underutilized areas to create open space and recreational amenities that will complement the community’s vision. The Urban Design Plan identifies three strategic open space and recreational enhancements that include (i) enhancements to the Forest Edge on the hillside on the southside of 11th Street, (ii) active recreation enhancements to the Bremerton Gateway property along Charleston Boulevard at 1st Street, and (iii) the creation of the Charleston Triangle pocket park on the excess street right-of-way at Kitsap Way/Wycoff Avenue. The planned Callow Avenue “Festival Street” segment would provide periodic community event space. There are also opportunities to better connect Charleston with other outlying recreational destinations such as Forest Ridge Park and the play fields at Naval Avenue Elementary School with sidewalks and wayfinding.

1 Example of a community garden in a vacant urban lot | 2: Example of a food truck court (Source: Vladyslav\_Dukhin | Pexels) | 3: Example of a pop-up venue in Bremerton’s Manette neighborhood



1: Example of revegetation, new stairs and slides on a hillside | 2: Existing hillside along 11th Street 3: Existing Memorial Plaza in Downtown Bremerton

FIGURE ES 6. CHARLESTON TRIANGLE CONCEPT PLAN

## Forest Edge

The Forest Edge describes the wooded hillside on the south side of 11th Street and wrapping around the residential/manufacturing enclave along Wycoff Avenue and Cambrian Avenue. While this area is sloped and cannot be used for active recreation, the Forest Edge has aesthetic and buffering value for Charleston. There is an opportunity to enhance the Forest Edge with new native plantings, additional fir trees, and invasive species removal to improve its appearance, increase shade, and air quality. Most notably, there is an excess right-of-way segment just east of the 11th Street underpass at Wycoff Avenue that could include a new staircase and, potentially, a slide to provide pedestrian access and to incorporate recreational use in this area of Charleston.

## Charleston Triangle Pocket Park

The neighborhood has excess right-of-way at the southeast corner of Kitsap Way/6th Street at Wycoff Avenue that could be developed as the Charleston Triangle Pocket Park. The excess right-of-way is on a gradual slope and lined with restaurant spaces; currently, the area is used for street parking. There is opportunity to create a 0.07-acre terraced plaza space that provides a leisure community gathering space, allows for outdoor dining (for the adjacent restaurants), and showcases Charleston's history through informational placards. The project team created a conceptual design plan to illustrate potential improvements for the pocket park. Raised planting beds could introduce additional trees and shrubs to the area and respond to the site's grade change. Decorative pavers can add texture and visual interest and racks will serve bicyclists. The final design and construction methods should guard against potential vehicle collisions from Kitsap Way.



**FIGURE ES 7. BREMERTON GATEWAY CONCEPT PLAN**

### Bremerton Gateway Enhancements

The current Bremerton Gateway is a ½ mile linear open space feature that extends from the south end of the focus area along Charleston Boulevard. The current gateway is mostly a narrow, grassed open space area, whereas, the northern areas at 1st Street form a wide, 0.87-acre lawn area at the edge of residential neighborhoods and the Callow Avenue commercial corridor. The northern area is devoid of active recreational amenities, shelters, and planting beds. There are opportunities to improve this northern portion with a playground, picnic shelters, a defined lawn area, and other recreational enhancements to bring meaningful active recreation to Charleston and the surrounding residences. The project team created a conceptual design plan to illustrate potential park improvements to the northern portions of the Bremerton Greenway. This includes a central playground area, new sidewalk connections, bicycle racks, and shelters.



1. Existing Wycoff Avenue / 11th Street underpass | 2. Visualization of potential artist enhancements to the underpass | 3. Existing Bremerton Gateway

### Artist Tunnel

The underpass at the north end of Wycoff Avenue that passes under 11th Street is devoid of sidewalks, lighting, and other urban aesthetics, this creates an uninviting space and psychological barrier that separates the northern neighborhoods from the commercial services near Callow Avenue. There is opportunity to enhance the Wycoff Avenue underpass (or tunnel) with an artist mural and other art installations to create a more inviting entry into the adjacent neighborhoods.

### Town to Forest Urban Trail

Forest Ridge Park is located atop a hill that overlooks the Charleston District and at the western terminus of Burwell Street; though the vehicular connections have been removed, there is pedestrian and bicycle access directly into the park. Today, there is a lack of a visual or directional connection between Callow Avenue and Forest Ridge Park. However, there is an opportunity to psychologically connect Charleston with the park through creation of a designated urban trail from Callow Avenue to the park entrance with wayfinding and sidewalk improvements.

# Strategy 3: Marketing and Management

**In addition to capital improvement projects, Charleston can become a successful mixed-use district through well-coordinated marketing and management strategies.**

This includes community stewardship, neighborhood governance activities, branding, wayfinding, event planning, and efforts to activate sites or improve their near-term appearance. This requires local stakeholders to put various initiatives into motion that will improve neighborhood appearance, function, and activity. Both the City and community stakeholders play a vital role. The following lists the marketing and management strategies that will aid in Charleston's redevelopment.

## Community Stewardship and Governance

Communities thrive when residents, neighbors, and businesses become active stewards in terms of maintenance, programs, and blight removal. This stewardship can be coordinated through self-governance such as a formal business/neighborhood association. There is an opportunity to formalize a Charleston business association (or similar entity) with an active membership that meets on a regular basis (generally monthly or quarterly), has continual income streams to fund operations, and maintains a federal nonprofit status (e.g., 501.c.3 federal tax status). For Charleston to thrive, a formal business/neighborhood association is needed to oversee neighborhood improvement programs. The membership can create annual work plans that aim to improve community conditions, recruit businesses, plan/host events, and provide ongoing neighborhood support. The membership should also connect like-minded individuals with a common purpose to make Charleston a great neighborhood and viable business district.

## District Branding

Charleston should have a district brand that builds upon the community's vision and markets the neighborhood to both City-wide and regional audiences. The brand will help tell the outside world what Charleston has to offer in terms of businesses, urban character, amenities, and lifestyle. In successful business districts, outsiders know what to expect of the area by its name, logo, and business collaboration. There is an opportunity for the future business/neighborhood association to develop a unique brand that is conveyed through a logo, area banners, promotional items, and community events. The City should aid and recognize the brand through technical support, policy documents, and long-range planning.

## Signage and Wayfinding

The Charleston brand can be strengthened, and community assets can be interlinked through a comprehensive signage and wayfinding strategy that aids visitors in navigating the neighborhood. Future directional signage and wayfinding investments should utilize a similar design that includes the Charleston brand in terms of colors, fonts, and logos. Signage and wayfinding features should highlight major destinations such as Forest Ridge Park, the Bremerton Gateway, Naval Elementary School, transit stops, and planned overlay district within Charleston. Additionally, the business/neighborhood district may choose to create business directory signs at key locations along Callow Avenue.

1: Example of wayfinding signage in Downtown Victoria | 2: Existing wayfinding signage in Downtown Bremerton





1: Example of street fair in Port Townsend | 2: Example of weekly Tacoma Farmers Market | 3: Example of pop-up market with food vendors (Source: arturo-rey | Unsplash) | 4: Example of a community activity to activate otherwise vacant storefronts (Source: adam-kring | Unsplash)

## Events and Traditions

Regularly scheduled, annual events create memorable traditions that help define a neighborhood district and bring repeated customer activity. There is an opportunity for both the City and community stakeholders (namely the business/neighborhood association) to plan and host multiple annual events in the Charleston District with an emphasis on Callow Avenue. Annual events could include street fairs, pop-up markets, concert events, art gallery tours, or charity benefits. The idea is to welcome outsiders and other Bremerton area residents into Charleston for a specific purpose and create opportunities for a critical mass of customers to patronize local businesses. Over time, Charleston's reputation will change for the good and the neighborhood may experience increased investment, business activity, and, potentially, new residents.

## Site and Building Activation (interim uses/activities)

Successful business districts must create and maintain their appearance and minimize perceptions of disinvestment and blight. Charleston has several vacant lots and empty storefronts that present opportunities for activation on an interim basis before long-term tenants are in place or new buildings constructed. For vacant sites, community stakeholders should identify ways to remove debris and introduce interim uses such as art installations, food trucks, outside vendors, or gardens. For empty buildings, community stakeholders should identify ways to enliven storefronts – including art installations, historical photographs, and business directories. There are opportunities to use vacant buildings for pop-up markets, periodic event spaces, and meeting venues. Finally, the community can also facilitate organized volunteerism to remove debris, paint buildings, and plant landscaping on abandoned properties. The City can support these efforts through flexible zoning standards and provide resources when possible (e.g., landscaping material).

# Strategy 4: Regulatory and Policy

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The City of Bremerton can use its policy and regulatory framework to support redevelopment and adaptive reuse efforts in Charleston. The City can identify and address perceived regulatory barriers to the ideas and objectives expressed in this study. Next, the City can acknowledge the community's vision and planning initiatives in its Comprehensive Plan, Capital Improvement Plans and other policy documents to ensure future investment and long-range plans support Charleston.

## **Comprehensive Plan Additions**

The City of Bremerton Comprehensive Plan is the primary policy document that guides land use and capital improvement projects (and investment). The City may choose to either reference this AWP document or incorporate the significant components/findings into the Comprehensive Plan as part of the next a major periodic review.

## **Flexible Parking Standards**

The current Bremerton Municipal Code (Sections 20.48.030 & 20.48.040) currently includes flexible parking standards for existing structures and urban infill projects. However, there is an opportunity to add additional refinements and clarification to ensure that the City's parking requirements do not impede new investment in Charleston. There is an opportunity to add more clarity to the City's parking standards to allow for minor building expansion without providing additional parking. Additionally, there is an opportunity to specifically exempt mobile food trucks and/or pop-up markets from providing on-site parking. Many times, these uses benefit from customers that work or live in surrounding neighborhoods, thus reducing the dependence on motor vehicle travel.

## **Interim / Temporary Uses**

Charleston's DCC zoning district does not specifically address interim or temporary uses such as food truck courts or pop-up outdoor markets. Furthermore, the DCC zone imposes specific site design criteria that are appropriate for permanent structures but may be problematic for interim/

temporary uses. There is an opportunity to add more clarity to the DCC zoning provisions to accommodate interim/temporary uses in Charleston.

## **DCC Overlay (Wycoff Artisan / Live-Work Overlay District)**

The Charleston AWP planning study recommends the creation of an artisan / live-work overlay district along Wycoff Avenue and the surrounding properties that can be applied in conjunction with the underlying DCC zone. The overlay district should allow for indoor light manufacturing and live-work environments; whereas, the underlying DCC zone does not specifically allow these land uses and development types. There is an opportunity to amend the zoning map and associated zoning standards to facilitate the creation of the overlay district and allow its associated land uses.

## **Capital Improvement Plan Additions**

The City of Bremerton Capital Improvement Plan (CIP) is a multiyear plan that provides a scheduled and programmed approach to utilize the City's financial resources in the most efficient manner to meet service and infrastructure needs. The City prioritizes capital investments to those projects expressly listed in the CIP. In the upcoming years and as part of the regular budget cycles, there is an opportunity for the City to incorporate Charleston capital improvement projects, as expressed in this study document, into the CIP to ensure budget is allocated to construct these projects. Future CIPs should include the following Charleston public investment projects:

- Callow Avenue Streetscape Enhancement Project
- Wycoff Avenue Streetscape Enhancement Project
- Bremerton Gateway Recreation Enhancements
- Charleston Triangle Pocket Park
- Forest Edge Enhancement Project
- Miscellaneous public utilities that are needed to support adaptive reuse and infill projects

# Chapter 1: Introduction and Project Overview



# Section 1.1: Project Introduction and Objectives

**Bremerton’s Charleston District Center (“Charleston” or “District”) is a distinctive Bremerton neighborhood that has remarkable adaptive reuse and infill redevelopment potential to reemerge as an economically vibrant, mixed-use district rooted in artisan trades, entertainment, and neighborhood-oriented businesses to serve residents, day-time employees, and visitors alike.**

Today, Charleston has an eclectic mix of businesses along Callow Avenue and a variety of housing types on the immediately surrounding streets. Charleston’s primary corridor, Callow Avenue, is a compact walkable urban corridor lined with heritage buildings arranged to form a traditional main street. Artist murals are scattered throughout the neighborhood demonstrating an emerging creative class. The business operations include a mix of retail, restaurant, and service enterprises – light manufacturing and artisan trades have been a part of Charleston’s commercial legacy since its beginning.

Over recent decades, the District experienced decline and disinvestment – resulting in vacant storefronts, abandoned properties, and overall neglect. Charleston was once a bustling retail core that could service most daily household needs including food, dining, and clothing. Today, Charleston’s commercial character can be described as a collection of specialty service destinations, where customers generally patronize a single business for a specific purpose and then leave the area (rather than patronize multiple shops in the same visit). Charleston’s specialty businesses include antiques, repair, service, printing, and building materials – and to a lesser extent, entertainment and restaurants. There is an opportunity to reenvision these specialty destinations as community assets and to add complementary uses to create a more robust commercial core with continuous active storefronts along Callow Avenue. Charleston struggles with blight, a lack of civic activity, and a scarcity of amenities. Now, the area is starting to see signs of renewed interest and revitalization – there are several recent business startups established along Callow Avenue and the City has plans for public improvement projects in and around Charleston. Both the City and neighborhood stakeholders want to

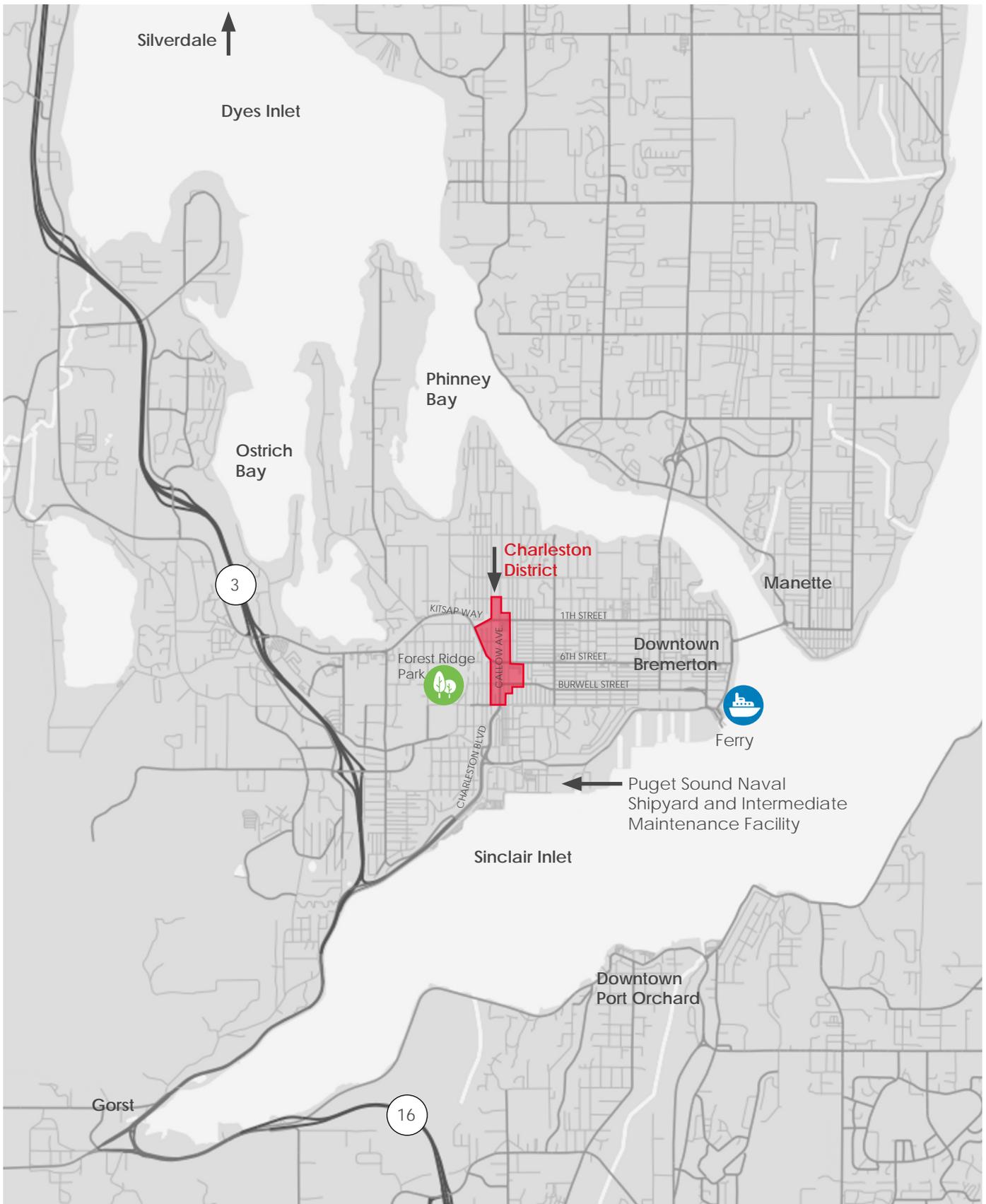
see positive change, increased investment, and the reemergence of Charleston as a distinctive historical district in Bremerton.

Charleston started as its own city and was later annexed into the City of Bremerton and is locally referred to as the City’s second downtown. Charleston has a strong presence in the community’s past as the historical commercial district that served the adjacent neighborhoods and the nearby Puget Sound Naval Shipyard and Intermediate Maintenance Facility. The District also rests at the intersections of several of the City’s prominent crossroads – Burwell Street, 6th Street, 11th Street, and Callow Avenue.

The City of Bremerton and community stakeholders saw an opportunity to complete an area-wide planning (AWP) study for Charleston to define a vision and strategy plan to bring economic prosperity and redevelopment projects to the District. At the core of the AWP process, the City wants to address abandoned properties and confirmed/perceived brownfield sites throughout the area. Using this process, the City aims to create a vibrant urban center that capitalizes on existing assets, aligns public resources, and embodies the community’s desires for the District.



*Existing Callow Avenue Streetscape north of Burwell Street*



**FIGURE 1.1.1. BREMERTON/CHARLESTON VICINITY MAP**

(Source: Alvar Carto)

## Charleston Planning Assets

The Charleston community has several assets that could be a foundation for area-wide planning and redevelopment efforts. It is important that the City and community stakeholders build upon these existing assets in their revitalization activities.

- **Existing Main Street and Urban Grid:** Callow Avenue is Charleston's historic Main Street; it has a collection of commercial and mixed-use buildings that aligned with the outer edge of the public sidewalk. The larger District is arranged on a traditional urban street grid with multiple circulation options and site access.
- **Heritage Buildings and Storefronts:** Callow Avenue from 1st Street to 13th Street has an almost continuous grouping of heritage buildings and storefronts that are ripe for future tenants. The breaks in this building pattern associated with a number of vacant lots present opportunities for infill development. Several of the site streets have existing buildings that can be adaptively reused for new uses.
- **Residential Neighborhood:** Well-established residential neighborhoods surround Callow Avenue which include a variety of housing types – single-family detached is the prominent housing type, although apartments and townhouses are interspersed around the neighborhoods. Nearby residents provide a source of local market demand that can support existing and future commercial businesses.
- **Grocery Anchor:** A large, full-service grocery store (Safeway) is located on Callow Avenue at 11th Street. Having a grocery store in the neighborhood provides a local food source for residences and business workers. A full-service grocer is a fundamental asset for strong neighborhoods.
- **Vacant and Underutilized Sites:** Wycoff Avenue, Callow Avenue, and Montgomery Avenue have vacant or underutilized sites that create opportunities for redevelopment projects that could provide jobs, commercial services, and housing. The variety of sites provides opportunities for both large- and small-scale infill projects.
- **Recreation and Institutions:** Forest Ridge Park and the Bremerton Gateway are significant recreational amenities located just outside the Charleston AWP focus area. Naval Avenue Elementary School is nestled in the neighborhoods just east of the focus area. There are opportunities to strengthen connections between Callow Avenue with these nearby community destinations.



## Community Planning Objectives

The City and its stakeholder participants identified their initial community planning objectives at the beginning of the AWP process. The AWP work plan was structured to gather data, engage the community and stakeholders, and explore redevelopment options that can help realize these objectives:

- **Create a Community Vision:** Engage the community to define their vision and aspirations for the Charleston District Center in terms of future uses, urban design, and amenities.
- **Explore Opportunities:** Facilitate activities that enable the community to meet and explore and define opportunities for Charleston in terms of capital improvements, redevelopment on underutilized properties, and adaptive reuse of existing buildings.
- **Enhance the Public Realm:** Identify the capital improvements, policies, and management plans needed to create a distinctive, functional, and exciting public realm for streets, parks, and other community spaces.
- **Address Abandoned Properties and Brownfield Sites:** Identify, study, and evaluate options/requirements for redevelopment and reuse of abandoned properties and prominent brownfield sites in and around Charleston so they are repurposed for uses aligned with the community's vision.
- **Repurpose Existing Buildings:** Explore opportunities and strategies to repurpose existing buildings for new uses. Repurpose existing buildings to as a primary strategy for retaining the community character, adding vibrancy, and providing additional options for local businesses to flourish in the City.
- **Develop Strategies and Action Plan:** Organize the community's vision, opportunities, and action items in a strategy plan. Identify project milestones, local champions, and phasing for Charleston.





## Project Team and Focus Area

Early in the process, the City established a core project team that included City staff, stakeholder advisors and its planning consultants, Stantec Consulting Services, Inc. (Stantec) and ECONorthwest. The project team also established a formal focus area that include the city blocks along Callow Avenue, Montgomery Avenue, and Wycoff Avenue from 1st Street to 13th Street.

Through the AWP process, the project team (i) engaged community stakeholders (ii) articulated the neighborhood vision (iii) analyzed existing conditions and infrastructure, (iv) identified near-

term market opportunities (market analysis), (v) explored redevelopment/reuse opportunities, and (vi) identified redevelopment strategies to bring meaningful reinvestment to the focus area.

This study documents the project vision, findings, recommendations, and strategy to guide future decision-making and implementation actions in the Charleston District Center including Callow Avenue and the immediately surrounding neighborhood.

*1: Existing Kitsap Way / Callow Avenue from Wycoff Avenue | 2: Existing vacant storefronts on Callow Avenue | 3: Existing local restaurant on Callow Avenue*



FIGURE 1.1.2. CHARLESTON COMMUNITY MAP

# Section 1.2: Environmental Protection Agency (EPA) Assessment Program

**The United States Environmental Protection Agency (EPA) provides funding and technical assistance to local communities to address brownfield conditions and to advance redevelopment activities in neighborhoods, corridors, and districts that have a history of blight, abandonment, and disinvestment, as well as the potential presence of environmental hazards and liabilities linked to brownfield sites. A brownfield is defined by the EPA as “a property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant.” Former industrial sites, abandoned properties, and vacant or underutilized structures with potentially hazardous building materials are included in the EPA definition of brownfields.**

In 2017, the EPA awarded a \$300,000 Brownfield Community-Wide Assessment (CWA) Grant to the City of Bremerton to inventory, prioritize, assess, and plan the cleanup/reuse of brownfield sites throughout the City. The City of Bremerton has on-going revitalization goals focused on transforming neglected and underutilized properties into vibrant new uses. Over recent decades, brownfields sites have complicated the City’s revitalization goals as they present a multitude of redevelopment challenges, in particular, assessing and addressing known or perceived environmental liabilities. To help administer the grant, the City formed a Brownfields Advisory Committee (BAC) comprised of City staff, government partners, property/business owners, residents, and other stakeholders.

**Brownfield Challenges:** Brownfield sites can present a multitude of challenges for local communities associated with their blighted condition, documented (and undocumented) environmental liabilities, underutilized status, and prolonged disinvestment. The environmental liabilities can include the presence of hazardous chemicals or petroleum products in soil, groundwater, and soil vapor, as well as hazardous building materials—such as asbestos, lead-based paint, and polychlorinated biphenyls (PCBs)—commonly used in the construction or maintenance of older buildings. These conditions can pose a hazard to both humans and the natural environment. Frequently, brownfield sites remain underutilized due to uncertainties regarding various potential environmental liabilities, in particular, the potential need for lengthy, complex, and costly environmental clean ups.

The presence of the environmental liabilities can significantly complicate the redevelopment of these sites, as well as result in significant added costs (and delays) for abatement, demolition, and environmental investigation and cleanup. In extreme cases, brownfield cleanup costs can far exceed a site’s market value. Thus, many developers avoid brownfield sites and focus on the development of other properties, including “greenfield” sites located on the edges of cities – an indirect effect of brownfields which contributes to urban sprawl. Many brownfield sites remain underutilized and hinder revitalization efforts on neighboring properties and within the larger community due to their blighted condition and possibility that contamination originating at these sites may extend onto other properties. Thus, it is important in development revitalization plans for a neighborhood or community to put significant effort into identifying brownfield sites, evaluating their potential environmental liabilities and other redevelopment challenges, and devising plans for assessment, cleanup, , and other actions that may be necessary to return these properties to productive use.

**Area-wide Planning:** An eligible activity under EPA CWA grants is the performance of area-wide planning in target areas such as the Callow Avenue corridor that are impacted by the presence of multiple brownfield sites. The resulting area-wide plans or studies can provide communities with a defined vision and action plan that will help bring positive change to these areas. Rather than a site-by-site approach, an AWP process considers multiple brownfields simultaneously in the context of other



Top: Existing store, buildings along Callow Avenue at 6th Street

properties in a defined focus area. An effective AWP process identifies a reuse strategy for key “catalyst” brownfield sites as well as for a larger focus area and considers other shared impediments to redevelopment (such as missing or inadequate public or private infrastructure components, regulatory barriers, and market challenges).

The brownfields AWP process allows communities to explore redevelopment options for brownfield sites and the surrounding urban neighborhoods. The AWP program allows local governments to partner with area stakeholders and citizen groups to define a vision and develop an action plan for the subject areas. Brownfields AWP is an inclusive place-based planning strategy that considers surrounding conditions, community assets, public needs, and barriers to brownfield redevelopment.

**Charleston AWP Focus Area:** The BAC selected the Charleston District Center for area-wide planning activities and specifically the commercial blocks bordering Callow Avenue. The Corridor has several brownfield sites that include large vacant parcels and the District’s original commercial buildings. For many decades, the focus area has experienced stagnation and disinvestment.

Many of the properties contain or once supported industrial land use activities and, as a result, have greater potential to have been subject to activities that included storage, use, and potential release of petroleum products and various industrial chemicals and hazardous materials. In addition, as an older district, there is increased potential for properties to

be impacted by contaminated historic fill materials, buried foundations or debris from former buildings, and various sources of background contamination (from air emissions from historic industrial facilities, exhaust from motor vehicles, etc.). Many of the sites contain buildings or structures constructed prior to 1978, which are more likely to contain asbestos, lead-based paint, and other types of hazardous building materials that may need to be abated to accommodate reuse.

On the positive side, properties that are abandoned or underdeveloped possess the capacity to be redeveloped for new uses. Underutilized buildings can often cost effectively be adapted for new uses. Finally, the Bremerton urban area continues to see population growth and there is a near and long-term need to increase housing, commercial services, and recreational assets in the community – conditions that are supportive of redevelopment and reuse of brownfields.

The City recognized that the EPA CWA Grant and the AWP process presented a tremendous opportunity to identify and define strategies that would not only help eliminate the negative impacts associated with brownfields in Charleston, but which would also help spur redevelopment of the properties for new land uses that would address the community’s growth demands as well as help create an attractive, functional, and economically vibrant mixed-use district.

# Section 1.3: Charleston AWP Components

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This AWP document includes a technical analysis of the existing conditions, stakeholder engagement, an exploration of community improvement projects, analysis of market conditions, a review of potential redevelopment barriers, and the presentation of an implementation plan. The AWP includes four key components that will aid in advancing the City's redevelopment objectives for the Charleston District Center.



## **Community Vision and Priorities:**

The AWP document articulates the community's vision and defines its priorities for the future. These serve as the guiding principles that all recommendations were designed to support. The project team developed the vision and defined the priorities through public engagement, stakeholder interviews, and review of the community's adopted policy documents (e.g., the Comprehensive Plan). The Community Vision and Priorities are discussed in Chapter 5 of this document.

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## **Planning Strategies:**

The AWP includes Planning Strategies that are organized into categories pertaining to streetscape enhancements, urban design, marketing and management, and regulatory standards. The strategies are aimed to support redevelopment and reuse in the District including brownfield sites. This is discussed in Chapter 6 of this document.

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## **Urban Design Plan and Planning Initiatives:**

The AWP strategies include an Urban Design Plan and its associated Planning Initiatives that articulate the land use/urban design components, capital projects, and actions the community can employ to bring the District closer to its vision. The Urban Design Plan is a diagrammatic map that shows individual projects, land uses, and improvements for the District. The Planning Initiatives provide written detail on individual projects/outcomes as depicted on the Urban Design Plan. This is discussed in Chapter 6 of this document.

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## **Action Plan:**

The AWP includes an Action Plan that will serve as a manual to guide the City, its government partners, and community stakeholders through implementation. The Action Plan organizes the planning strategies by sequencing, schedule, partners, and individual actions. This is discussed in Chapter 7 of this document.

# Section 1.4: Planning Scope

The following outlines the scope and main tasks for the Charleston District Center area-wide planning process. This AWP process included community engagement, data collection, market analysis, evaluation of redevelopment/reuse opportunities, and a creation of a redevelopment strategy plan.

The City of Bremerton hired consultant partners to facilitate the process, provide technical assistance, and package the AWP components. The City and its consultant partners conducted a brownfields inventory and site assessment as a separate but parallel project; whereas, this AWP process incorporated brownfield findings. The following lists the main project tasks.

- Task 1: Public Engagement:** Conduct meaningful public engagement to enable and empower the local community to define local preferences pertaining to development scale, future amenities, public investment, and economic opportunities.
- Task 2: Existing Conditions Analysis:** Review, identify, and understand the key existing conditions that affect influence the redevelopment potential of individual sites and which will enable future project to build upon community assets. (e.g., land use/building inventory, zoning, transportation, utilities, and brownfield site inventory)
- Task 3: Market Assessment:** Conduct a market assessment to understand the demographics, real estate, income, and investment conditions in and around the study area. Engage market experts to provide insights and recommendations pertaining to future land uses and redevelopment/reuse opportunities.
- Task 4: Redevelopment Strategy:** Explore site redevelopment scenarios for the focus area and the key brownfields sites that coincide with public preferences and market assessment findings. Engage the public to identify capital improvements, events, policies and programs that will help bring vibrancy to the District. Define a redevelopment strategy that removes investment barriers and defines and prioritizes future actions.
- Task 5: Area-Wide Planning Document:** Create an area-wide planning document that records the process, key findings, local preferences, and action items. Create a document that serves as an implementation manual for future actions.



FIGURE 1.4.1. AREA-WIDE PLANNING (AWP) PROCESS DIAGRAM

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# Chapter 2: Community Conditions



# Section 2.1: Community Context

**The Charleston District Center is a distinct mixed-use neighborhood that rests in central Bremerton. The District is nestled at the crossroads of several of the City's main thoroughfares (Burwell Street, 6th Street, 11th Street, and Callow Avenue) and is located just 1 mile west of downtown.**

Specifically, Kitsap Way and South Charleston Boulevard are the primary entryways into the City; in many ways, the Charleston District provides the first impression of Bremerton for many visitors. Several residential neighborhoods surround the District and include a mix of single-family homes and small-

scale apartments. The Puget Sound Naval Shipyard and Intermediate Maintenance Facility is located to the south, and brings visitors, workers, and service members from across the greater Puget Sound Region to Bremerton and the District.



1: Existing Callow Avenue streetscape | 2: Existing storefronts oriented to a side parking lot off Callow Avenue | 3: Existing Callow Avenue storefronts | 4: Existing Safeway allowing Callow Avenue at 11st Street | Center: Existing art on utility box



FIGURE 2.1.1. CHARLESTON COMMUNITY AND VICINITY MAP

(Source: GoogleEarth Pro)

# Section 2.2: Development and Land Use Patterns

**The Charleston District Center and the surrounding neighborhoods have a distinct development pattern and urban character. This area is characterized by a traditional city street grid, mixed-use land use pattern, and a walkable urban environment. Mixed-use and commercial buildings align Callow Avenue and residential neighborhoods radiate from this core.**

## **Callow Avenue**

Callow Avenue serves as the primary commercial corridor within the Charleston District Center. Historically, this corridor emerged as a traditional, pedestrian-scaled main street with storefronts constructed directly adjacent to the public sidewalk. The corridor has street-parking, supplemented by several surface lots scattered throughout the area. The area was once a much more vibrant business district but over time, Callow Avenue has experienced increasing vacancies and disinvestment. Many of the vacant and underutilized properties meet the definition of brownfields with the associated characteristics that complicate the redevelopment of both the individual sites and the area as a whole.

Callow Avenue can be described as three distinct corridor blocks which vary in their land use mix and overall character: The South Corridor Blocks (blocks 1 and 2), The Central Corridor Blocks (blocks 3 and 4), and the North Corridor Blocks (block 5). Each corridor block has its own planning opportunities and constraints.

Callow Avenue benefits from an almost continuous collection of storefronts between Burwell and 9th Streets. The other blocks have a patch work of buildings and vacant lots. One and two story-buildings line the corridor. The heritage buildings provide ground floor commercial space and are conducive to many small and startup businesses

due to their size, affordability, and location within what is increasingly perceived to be a “creative” neighborhood. Some buildings have office and residential space on the upper floors. The corridor has a handful of vacant lots in mid-block locations.

The Callow Avenue corridor has an eclectic business mix that includes restaurants, antique stores, entertainment venues, bars, auto service businesses, and specialty repair shops. Most of the retail and entertainment businesses are clustered in the South Corridor Blocks. The majority of the building supply and auto service businesses occupy the Central Corridor Blocks. Mid-way in the Corridor, the Safeway at 9th Street is a full-size grocer with a surface parking lot. The Northern Corridor Blocks feel somewhat disconnected from the rest of the Corridor due to 11th

Street’s width and traffic volumes. Multiple adult-oriented businesses exist on Callow Avenue; whereas, they are considered nonconforming uses since they are not permitted in the DCC zone. The existing adult-themed businesses may remain but if they cease operation for more than one year they may not reestablish in the zone. Overall, the corridor is ideal for startup businesses and Callow Avenue has several vacant buildings that could be repurposed for new uses.

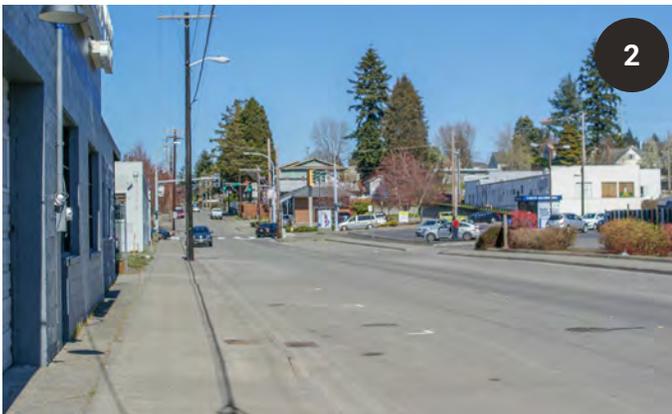


*Center: Existing iconic McGavins Bakery Sign on Callow Avenue | Opposite Page - 1: Existing vacuum service store on Callow Avenue | 2: Existing storefronts along Callow Avenue south of 6th Street | 3: Existing Callow Avenue storefronts south of 9th Street | 4: Existing vacant site mid-block along Callow Avenue. | 5: Aerial image of the Callow Avenue corridor and surrounding streets (Source: GoogleEarth Pro)*



## Montgomery Avenue

The commercial areas along Montgomery Avenue have a dramatically different character than Callow Avenue. The blocks between Burwell and 6th Street have a suburban, auto-oriented development style. A large strip center fronts on 6th Street; the multi-tenant building sits on the back portions of the property and a large surface parking lot fronts the street. A gas station with car wash is located at the intersection with Burwell Street. A vacant building pad sits mid-block along Burwell. Residential buildings occupy the eastern portion of the block and are uphill from the commercial businesses as a result of a dramatic grade change.



1: Existing underutilized Gateway Center at Montgomery and 6th Street | 2: Existing Montgomery Avenue streetscape between 6th Street and Burwell Street | 3: Aerial image of the Montgomery Avenue and Burwell Street corridors with surrounding streets (Source: GoogleEarth Pro)





1

## Burwell Street

Burwell Street runs perpendicular to Callow Avenue and Montgomery Avenue. Burwell serves as a secondary main street and a major gateway that leads into Downtown Bremerton. A row of heritage buildings line the north side of the street between Callow and Montgomery Avenues. Buildings directly border the right of way, although the sidewalk is narrow and adjacent traffic volumes are less conducive for main street retail. An abandoned service station is a notable building located at the southwest corner at the intersection with Montgomery Avenue, and has roll up doors, service bays and a covered portico. A vacant parcel is located at the southeast corner of Burwell Street and Callow Avenue.

1: Existing storefronts along Burwell Street | 2: Existing Burwell Street/Callow Avenue intersection | 3: Former service station on Burwell Street | 4 & 5: Existing storefronts at Burwell Street and Callow Avenue



2



4



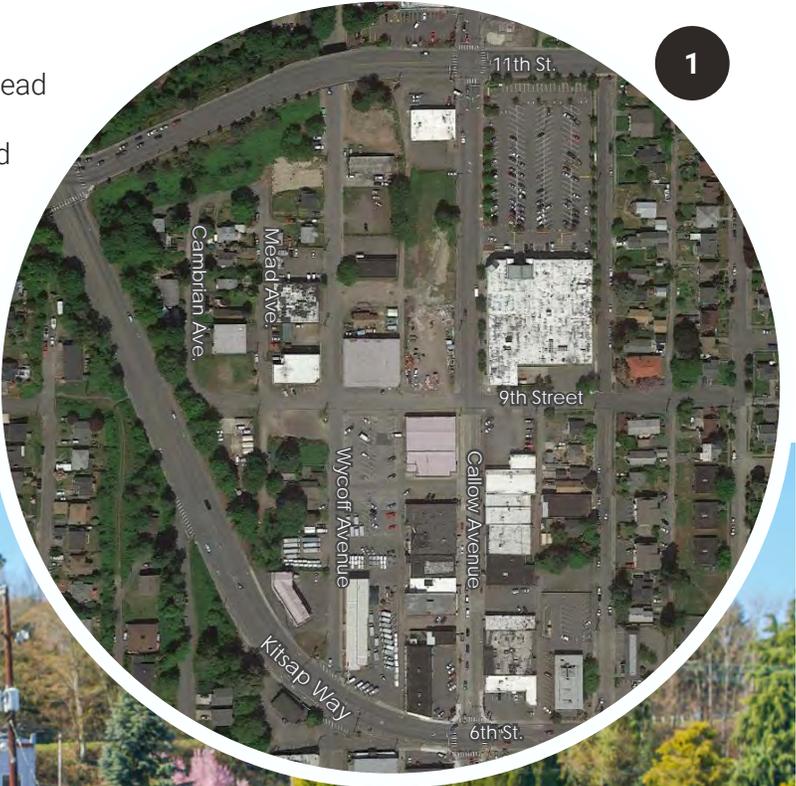
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5

# Wycoff, Cambrian and Mead Avenues

The properties along, Wycoff, Cambrian and Mead Avenues create a mixed-use enclave located within a downhill bowl between Kitsap Way and 11th Avenue. The properties include a mix of residential and industrial-type buildings – several lots are vacant and await future uses. Trees and vegetation cover the hillside and buffers the enclave from the busy thoroughfares. Streets are in disrepair and lack continuous sidewalks.



1: Aerial image of properties along Wycoff, Cambrian and Mead Avenues (Source: GoogleEarth Pro) | 2, 3, & 4: Existing mix of retail and warehouses along Wycoff Avenue

## Creative Culture

The Charleston District Center manifests its creative culture in part through public art installations and clusters of creative businesses. Several buildings have murals and these local art installations serve to enliven otherwise empty lots. The Callow Avenue corridor and the side streets have a number of entertainment and night life venues; these include the Charleston concert hall and local bars/lounges. The District also serves as a makers/artisan enclave that includes a brewery, bakeries, and cannabis goods, furniture repair, ceramics, and auto service businesses.



1: Existing mural along Kitsap Way | 2: The Charleston music venue along Callow Avenue | 3: Existing Bad Bulldog's Brewery at 11th Streets | 4: Amy's Chocolates along Wycoff Avenue

## Section 2.3: Historical Context

Present day Bremerton (plus the Charleston District) was first inhabited by native populations including the Dwamish, Suquamish, and other allied tribes of Washington.<sup>1</sup> The Charleston District was originally established by American settlers as its own, independent townsite dating back to the late 1800's – in 1891 it was platted as "Port Orchard No. 2" and in 1903 its name was changed to "Charleston".<sup>2</sup> In its early years as a townsite, Charleston was physically separated from, what is today, downtown Bremerton and the surrounding neighborhoods with a heavily wooded forest. Travelers could pass between the two towns through forested trails or via a boardwalk along the bay and through the Navy Yard (formal roads between the two towns were not constructed until the early 1900s).

Charleston grew with a collection of homes, churches and schools that were fueled by the worker activity at the nearby shipyards. Charleston grew into a bustling commercial district with a hardware store, a motion picture theater, millinery shop, sheet-metal and black smithery, and a painting and tinting business. Charleston also once had a large collection of saloons that were patronized by military personnel and workers at the shipyards.

In the early 1900s, streets were extended to interconnect Charleston with Bremerton. Callow Avenue and Burwell Avenue (formally 3rd Street) were paved between 1919 and 1922. Kitsap Way was constructed at Callow Avenue in 1926 which provided a new, major roadway to the other communities on the Kitsap peninsula and throughout Washington. In 1927, Charleston was annexed into the City of Bremerton. In the following years, Charleston existed as a formal neighborhood within the City. By the 1980s a regional mall in Silverdale contributed to the decline of downtown shops and neighborhood commercial districts across Bremerton. Recently, Downtown Bremerton is reemerging with local shops and restaurants, while commercial vibrancy has not yet recovered in Charleston.



1 Fredi Perry, *Bremerton and Puget Sound Navy Yard* (Bremerton, Perry Publishing, 2002), 2-3.

2 Nina Hallett, Bonnie Chrey, Eric Dahlberg, Carolyn McClurkan, Jack Swanson, *Kitsap County: A History* (Kitsap County Historical Society Museum, 2012) 230-237.

3 Nina Hallett, Bonnie Chrey, Eric Dahlberg, Carolyn McClurkan, Jack Swanson, *Kitsap County: A History*, 230-237.

4 Fredi Perry, *Bremerton and Puget Sound Navy Yard*, 152

5 Fredi Perry, *Bremerton and Puget Sound Navy Yard*, 77



1



2



3



4



5

Center: Historic Town Hall and Theater, unknown date (Source: Kitsap County Historical Society) | 1: Charleston Independent Order of Odd Fellows Hall, 1910 (Source: KCHS) | 2: Historic Charleston School, 1907 (Source: KCHS) | 3: Historic Edward Duff General Store in Charleston, unknown date (Source: KCHS) | 4: Historic view of Charleston from the wharf, unknown date (Source: KCHS) | 5: Historic view of Charleston, 1905 (Source: KCHS)

# Section 2.4: Land Use and Zoning Designations

**The Bremerton Comprehensive Plan designates the Charleston District Center as a significant mixed-use district. The Comprehensive Plan describes an ambitious vision for this area to grow as a vibrant, urban-scaled mixed-use town center to support the surrounding neighborhoods and general public.**

The Comprehensive Plan calls for the City to promote commercial infill of higher densities into district centers and to encourage adaptive reuse and preservation of existing commercial buildings. The City's zoning and development regulations support these goals in terms of allowed land uses and dimensional standards. The following subsections summarize the existing City policies and standards for the Charleston District Center.

## **Comprehensive Plan**

The Comprehensive Plan further describes the most of the area within the AWP focus area as the "Charleston District Center" and its Land Use Map designates these properties as District Center (DC); whereas, the AWP focus area boundary encompasses only a portion of the DC designation. Three parcels in the northeast limits have a Low Density Residential (LDR) designation – however this AWP does not recommend changes to the land use designations. The Comprehensive Plan includes several goals and policies that guide activity in the District and the City's planning actions. The following summarizes the DC land use designation and the applicable Comprehensive Plan goals/policies.

- **District Center (DC) Description:** The District Center designation seeks to encourage redevelopment of a historic business district that has long been considered as Bremerton's second downtown. The existing developments provide a variety of services for adjacent residential areas and are part of a pedestrian-oriented streetscape with potential for stories to be added above active street-level uses. Areas on the surrounding blocks will be designated for mixed-use or fairly-dense residential structures. Emphasis in the Charleston District Center should be on preserving the stores fronting on the streets, better utilization of existing second floor spaces, and the addition of new residential uses in the immediate vicinity.
- **DC Allowable Land Uses:** Mixed-use, commercial and residential
- **DC Intensity:** 30 units per acre and six to eight stories, with consideration for lower building heights to transition to the surrounding Low Density Residential designated areas.

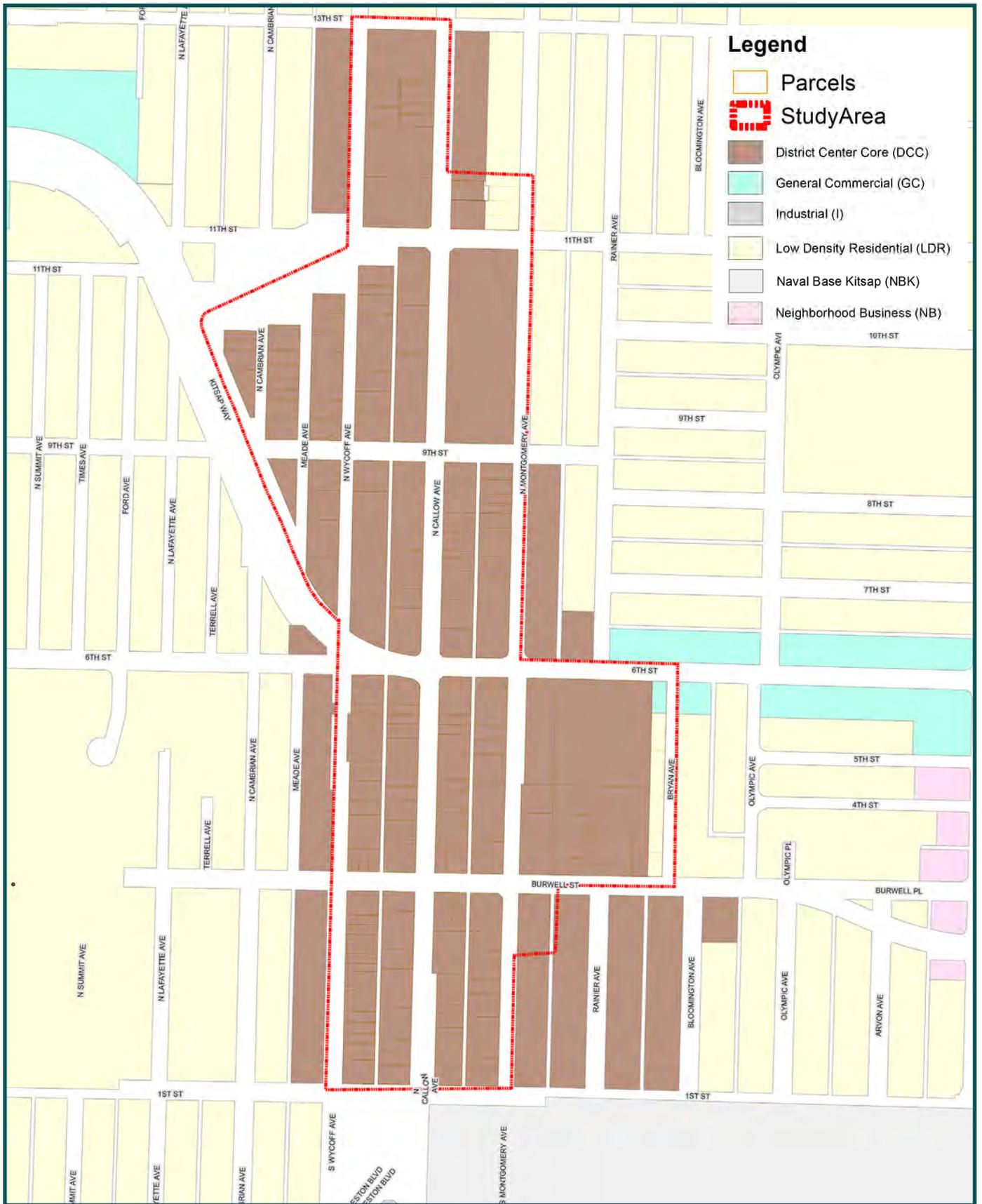


FIGURE 2.4.1. COMPREHENSIVE PLAN LAND USE MAP

<b>Table 2.4.a. District Center Goals and Policies</b>	
<b>Goals/Objective</b>	<b>Policies</b>
LU1: Plan for Growth	<ul style="list-style-type: none"> <li>• LU1-DC(A): Encourage increased density that uses clustering by offering development incentives and zoning flexibility.</li> <li>• LU1-DC(B): Encourage the implementation of design elements for new development and redevelopment that complement the designated purpose and scale of the Center and surrounding neighborhoods.</li> <li>• Buildings should be designed to accommodate a human scale and urban livability.</li> <li>• LU1-DC(C): Building facades shall utilize architectural features that provide for horizontal and vertical modulation.</li> <li>• LU1-DC(D): Encourage the use of Low Impact Development (LID) techniques and Best Management Practices (BMPs).</li> </ul>
LU2: Encourage Economic Development	<ul style="list-style-type: none"> <li>• LU2-DC(A): Encourage commercial, mixed-use and higher density residential development within district centers.</li> <li>• LU2-DC(B): Promote commercial infill of higher densities into district centers.</li> <li>• LU2-DC(C): Encourage adaptive reuse and preservation of existing commercial buildings that are compatible with surrounding community.</li> </ul>
LU3: Protect the Natural Environment	<ul style="list-style-type: none"> <li>• 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.</li> </ul>

## **Zoning / Development Standards**

The AWP focus area is subject to Title 20 – Land Use of the Bremerton Municipal Code. The properties within the focus area are mostly within the District Center Core (DCC) zoning district - three parcels in the northeast limits are zoned Low Density Residential (R-10) - this AWP does not recommend changes to the zoning districts. The DCC is a mixed-use zone and allows for a variety of land uses including commercial and residential, whereas, the zone does not specifically allow for manufacturing activities. The development/design standards require projects to exhibit a relatively dense urban character. The following tables summarize the dimensional standards (e.g. setbacks, height), permitted uses, and parking requirements.

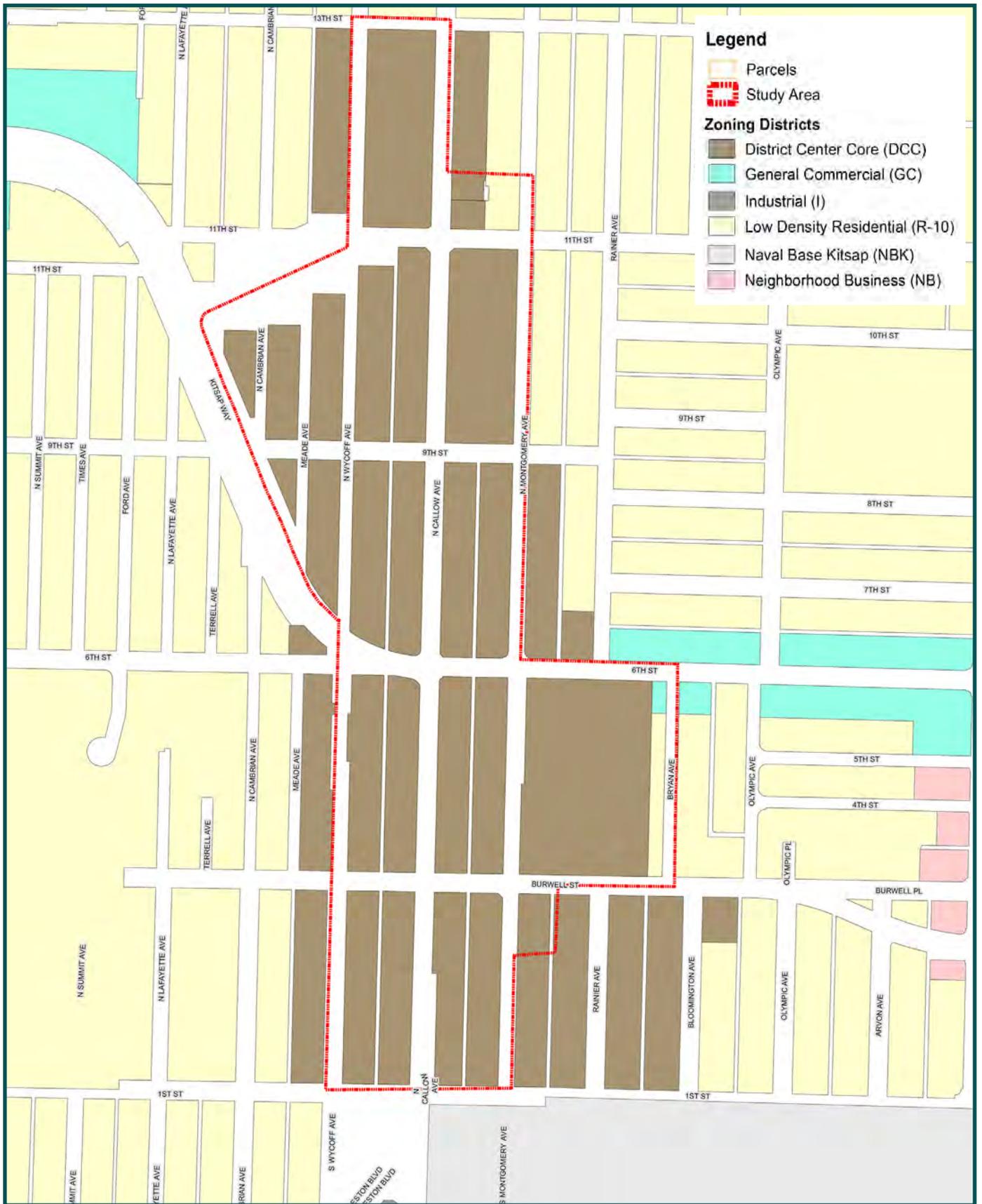


FIGURE 2.4.2. ZONING MAP

**Table 2.4.b. Charleston District Center AWP Focus Area – Zoning Dimensional Standards (DCC District)**

Topic	Standard(s)
Front Setback	<p>65% of the front facade shall be within 10-ft of the street-facing property line. Additional setbacks are allowed pursuant to the following situations:</p> <ol style="list-style-type: none"> <li>(1) When the site includes more than one (1) street frontage;</li> <li>(2) To accommodate existing topography, utilities, or other physical site constraints that make compliance with the setback infeasible;</li> <li>(3) To accommodate phasing of infill development;</li> <li>(4) On sites that are significantly developed with existing legally established nonconforming uses or structures whereby strict code compliance will not facilitate effective circulation; or</li> <li>(5) For projects with public amenities within the setback area.</li> </ol>
Side / Rear Setback	zero (0) except when adjacent to the low or medium density residential zones where a ten (10) to twenty (20) foot visual screen is required.
Height (max.)	<p>Eighty (80) feet except:</p> <ol style="list-style-type: none"> <li>(1) Structures within fifty (50) linear feet of parcels zoned for low density residential shall not exceed four (4) stories in height; and</li> <li>(2) Structures within fifty (50) and one hundred (100) linear feet of parcels zoned for low density residential shall include architectural features to gradually transition the building height from four (4) stories to a maximum height of eighty (80) feet at the one hundred (100) foot distance from the low density residential zoned parcel.</li> </ol>
Density	No maximum density
Building Coverage (max.)	<p>Sixty (60) percent base maximum;</p> <p>Bonus: Building coverage may be increased up to eighty-five (85) percent through a combination of the following:</p> <ol style="list-style-type: none"> <li>(1) Projects containing mixed uses: ten (10) percent bonus.</li> <li>(2) Projects with a three (3) or four (4) story building: ten (10) percent bonus; projects with five (5) or more story building: fifteen (15) percent bonus.</li> <li>(3) Projects providing a pedestrian-oriented plaza or area of at least one hundred fifty (150) square feet along a pedestrian walkway at an intersection corner, bus stop or other key pedestrian area approved by the City: twenty (20) percent bonus.</li> <li>(4) Projects providing a through-block corridor that facilitates pedestrian access in a location approved by the City: five (5) percent bonus.</li> <li>(5) Projects providing at least fifty (50) percent of their required parking underground or within the building: twenty (20) percent bonus.</li> </ol>

**Table 2.4.b. Charleston District Center AWP Focus Area – Zoning Dimensional Standards (DCC District)**

Topic	Standard(s)
Development Coverage / Impervious (max.)	<p>Seventy-five (75) percent</p> <p>Bonus: up to ninety-five (95) percent maximum development coverage may be allowed. through the use of any combination of the mechanisms listed above (building coverage)</p>
Mixed-Use Requirement.	<p>All structures that include residential uses located adjacent to, are oriented towards, or are viewable from a public right-of-way (not required on private streets) shall provide retail/commercial uses along a minimum of fifty (50) percent of the ground floor building facade.</p>
Design Standards	<p>The following design standards shall be applied to all new structures and redeveloped structures. Residential development of three (3) units or fewer is exempt from this section. When development involves the remodel or expansion of existing structures, the Director may modify these requirements to reasonably fit the scope and scale of the remodel or expansion.</p> <p>(a) Primary Design Features. The following criteria shall be applied to all primary building facades and facades facing public streets:</p> <p>(1) Top and Base. Buildings shall convey a visually distinct base and top. A “base” can be emphasized by a different masonry pattern, more architectural detail, visible plinth above which the wall rises, storefront, canopies, or a combination. The top edge is highlighted by a prominent cornice, projecting parapet or other architectural element that creates a shadow line.</p> <p>(2) Orientation. All properties adjacent to a public right-of-way shall orient structures toward the primary street. Properties located at intersections should orient their structures toward the intersecting corner.</p> <p>(3) Minimum Transparency. At least sixty (60) percent of all facades facing the public sidewalk, or sidewalks providing circulation within a site, measured to eight (8) feet above the sidewalk or surface grade, shall be comprised of transparent windows or doors.</p> <p>(4) Blank Facades. Building facades shall not present a blank facade to view from public rights-of-way, common parking areas, or residential properties. Such facades may be broken by windows, trellises, columns, variations in plane, or other devices that add variation and interest to the facade.</p> <p>(5) Mechanical Equipment Screening. Rooftop and ground-level mechanical equipment shall be screened from view from public streets. Screening materials shall be architecturally similar to the primary structure.</p> <p>(6) Ground-Floor. Ground-floor frontage of a structure facing a public right-of-way must conform provide pedestrian-oriented uses. Furthermore, the ground floor building area shall meet commercial construction standards to allow for future businesses.</p>

**Table 2.4.b. Charleston District Center AWP Focus Area – Zoning Dimensional Standards (DCC District)**

Topic	Standard(s)
Design Standards (continued)	<p>(b) Secondary Design Features. Four (4) secondary design features are required from the following list:</p> <p>(1) Multiple Roof Lines. Structures shall have at least three (3) horizontal roof lines, as viewed from the front facade.</p> <p>(2) Modulation. The horizontal plane of a structure shall not extend for more than thirty (30) feet, as measured from any one (1) point of the structure, without a significant architectural variation of at least two (2) feet in depth.</p> <p>(3) Facade Materials. At least three (3) different facade materials shall be incorporated into the exterior appearance of the structure (wood, brick, stucco, tile, shingles, other).</p> <p>(4) Additional Transparency. An additional fifteen (15) percent transparency to what is required per subsection (a)(3) of this section.</p> <p>(5) Weather Protection. Recessed or protruding building features, of no less than four (4) feet in depth, which extend along at least fifty (50) percent of the front facade.</p> <p>(6) Main Entry. Pedestrian entrances are preferred from buildings facing the street. Entries shall be easily identifiable from the street or sidewalk; this can be accomplished through architectural or ornamental features.</p> <p>(7) Public Amenity. Outdoor eating area, artwork, street furniture, plantings in window boxes, public trash receptacles, or other alternative public amenity approved by the Director. Any proposed amenity shall be architecturally compatible with the principal structure. Any approved amenity shall be maintained for the life of the project.</p>
Parking Ratios (min.)	<p>The minimum parking ratios are based on the proposed land use activity pursuant to code section 20.48 "Off-street Parking Requirements". Below are standards for select land uses:</p> <p>(a) For many nonresidential uses, the minimum parking requirement is one (1) space per employee.</p> <p>(b) On-site parking for nonresidential uses shall not exceed four (4) spaces per one thousand (1,000) square feet of floor area.</p> <p>**The Code does not include allowances to use street parking to meet the minimum parking ratios.</p>
Parking Dimensions	<p>Parallel Stalls: 8-ft X 22-ft</p> <p>Standards Perpendicular Stalls: 8.5-ft X 18-ft (17'11")</p> <p>Aisle Width: 22.5-ft</p>

**Table 2.4.b. Charleston District Center AWP Focus Area – Zoning Dimensional Standards (DCC District)**

Topic	Standard(s)
Parking Design (corners)	All efforts shall be taken to avoid placing parking on street corners. Parking located between the building frontage and street corners shall be fully screened with walls and/or dense landscaping.
Parking Design (Access)	<p>Access to parking shall be provided per the following priority:</p> <ol style="list-style-type: none"> <li>(1) First, from an alley if available; if an alley is not available, then from local street;</li> <li>(2) If neither is available, then from a non-principal arterial street;</li> <li>(3) If none of the above are available then from a principal arterial street.</li> </ol>
Parking Design (front setback)	<p>Residential Driveways - No parking shall be located within the front yard setback area of the zone, except within paved driveways, unless allowed otherwise by law</p> <p>Non-Residential - Parking spaces shall be set back a minimum of ten (10) feet from the front lot line.</p>
Parking Allowance/ Flexibility for Nonconforming uses/structures	<p>Remodeled, Improved, or a Change of Use. When an existing structure is remodeled, improved, or a change of use or tenancy occurs on a legally established site, it shall be exempt from providing additional off-street parking; provided, that:</p> <ol style="list-style-type: none"> <li>(1) The structure is not enlarged, extended, or structurally altered outside the existing building envelope in a manner that would require additional parking pursuant to this chapter. In the case of a structure expanding, the number of additional spaces shall be computed only to the extent of the enlargement, regardless of whether or not the number of previous existing spaces satisfies the requirements of this chapter.</li> <li>(2) In residential structures, alterations do not increase the number of dwelling units.</li> <li>(3) The number of off-street parking spaces is not decreased, except in cases where the resulting decrease in parking conforms to the minimum number required by this chapter.</li> </ol>
Parking Design (landscaping)	<p>Minimum Parking Lot Landscaping: Parking lots shall have at least ten (10) square feet of interior landscaping for each parking space.</p> <p>Landscaping Islands: For every ten (10) parking stalls one (1) tree shall be installed within a landscaped area</p> <p>Perimeter visual screening: Surface parking lots, if they abut public sidewalks, shall provide a perimeter landscaping strip containing a combination of trees (with no fewer than three (3) trees per one hundred (100) linear feet of frontage) and shrubs. Masonry walls no lower than fifteen (15) inches nor higher than thirty (30) inches may be substituted for shrubs</p>

**Table 2.4.c. Charleston District Center AWP Focus Area – Land Use Allowances**

Zoning District	Permitted Uses
DCC District	(a) Bed and breakfast; (b) Co-location of wireless communications facility per BMC 20.46.140; (c) Community facility; (d) Day care facility; (e) Drinking place; (f) Entertainment use; (g) Finance, insurance and real estate; (h) General office and business services; (i) General retail; (j) Group residential facilities - Class I; (k) Hotel and lodging place; (l) Hospital, medical office and clinic; (m) Motion picture theater; (n) Museum and gallery; (o) Nursing/convalescent home; (p) Park, playground and open space; (q) Personal services business; (r) Physical fitness and health club; (s) Public or private park, playground or open space; (t) Public administration; (u) Residential of all types except group residential facility - Class II; (v) Restaurant; (w) School and education; (x) Senior housing complex; (y) Transportation facility; (z) Veterinary clinic.

# Section 2.5: Transportation Systems

## Primary Streets and Roadways

The existing streets within the Charleston District Center AWP focus area form a traditional urban grid. The area has a clear street hierarchy ranging from arterials to local residential streets. The following summarizes the primary streets within the focus area and their associated roadway elements.

The City of Bremerton Comprehensive Plan outlines several transportation-related goals, plans, and designations for transportation facilities and services within the focus area. The following subsections summarize current transportation-related policies and designations.

**Table 2.5.a. Charleston District Center AWP Focus Area – Existing Street Conditions**

Yes (Y) = complete coverage / Intermittent (Int) = some coverage but not continuous / No (N) = no coverage

AWP Street	Travel Lanes	Sidewalks	Bicycle Lanes	Street Parking	Transit Lines (Bus Routes)	Truck Route
11th Street	4	Y	N	N	Y (11)	Y
9th Street	2	INT.	N	INT.	N	N
6th Street	4	Y	N	N	Y (1 & 22)	N
Kitsap Way	4	Y	N	N	Y (1, 11, 22, & 26)	Y
Burwell Street	4	Y	N	N	Y (19 & 20)	Y
Wycoff Avenue	2	INT.	N	Y	N	N
Montgomery Ave.	2	Y	Y	Y	N	N
Callow Avenue	2	Y	N	Y	N (**south of Burwell, Y)	Y

## Roadway Classifications

The Comprehensive Plan – Transportation Element assigns roadway classifications to City streets. Furthermore, Kitsap Way, Burwell Street and Callow Avenue (south of 6th Street) are state facilities. The following lists the roadway classifications, their description, and the associated streets in the AWP focus area.

<b>Roadway Classification</b>	<b>Description</b>	<b>AWP Focus Area Streets</b>
Principal Arterial (Major)	Principal arterials serve regional through trips and connect Bremerton with the rest of the region. These facilities are the focus of using technology to enhance and preserve capacity for moving vehicles and freight. Increasingly, principal arterials are used by pedestrians due to the direct connections they provide. However, in Bremerton, pedestrian facilities on principal arterials are generally outdated.	Kitsap Way 11th Street Callow Avenue (south of 6th Street) Burwell Street
Minor Arterial	Minor arterials are designed for higher volumes but tend not to be major regional travel ways. Minor arterial streets provide inter-neighborhood connections. Similarly, technology to enhance and preserve capacity are a focus. These corridors could be the focus of targeted bicycle and pedestrian improvements.	6th Street
Collectors	Major Collectors distribute trips between local streets and arterials and serve as transition roadways to or from commercial and residential areas. These are streets should be designed to maintain vehicular mobility at lower speeds to improve safety for motorists, bicyclists, and pedestrians.	Callow Avenue (between 6th and 15th Streets) N. Montgomery Avenue
Local Streets	These streets also distribute trips between local streets and arterials and serve as transition roadways to or from commercial and residential areas. Minor Collectors have low volumes and can include select traffic calming elements to balance experience for all modes, while also providing vehicular mobility.	All other roadway in the focus area.



## Pedestrian & Bicycle Facilities

The Comprehensive Plan – Transportation Element identifies the City’s pedestrian/ bicycle priority corridors and associated infrastructure improvements. The following table summarizes the Comprehensive Plan’s pedestrian / bicycle designations and the associated streets in the AWP focus area.

Table 2.5.c. Charleston District Center AWP Focus Area – Pedestrian Facilities		
Topic / Designation	Description	AWP Focus Area Streets
Pedestrian Priority Networks	The designated Pedestrian Priority Network specifies where pedestrian infrastructure should be provided in the long-term. The Comprehensive Plan designates specific streets as Pedestrian Priority Networks.	Kitsap Way 11th Street 6th Street Callow Avenue (south of 6th Street) Burwell Street
Planned Pedestrian Facilities	The Comprehensive Plan identifies specific pedestrian improvements.	None within the focus area
Bicycle Priority Network	The designated Bicycle Priority Network specifies where bicycle infrastructure should be provided in the long-term. The Comprehensive Plan designates specific corridors as Bicycle Priority Networks.	Kitsap Way 6th Street
Planned Bicycle Facilities	The Comprehensive Plan identifies specific bicycle-related improvements.	Bike lanes in 6th Street from Callow Avenue to Downtown Bremerton

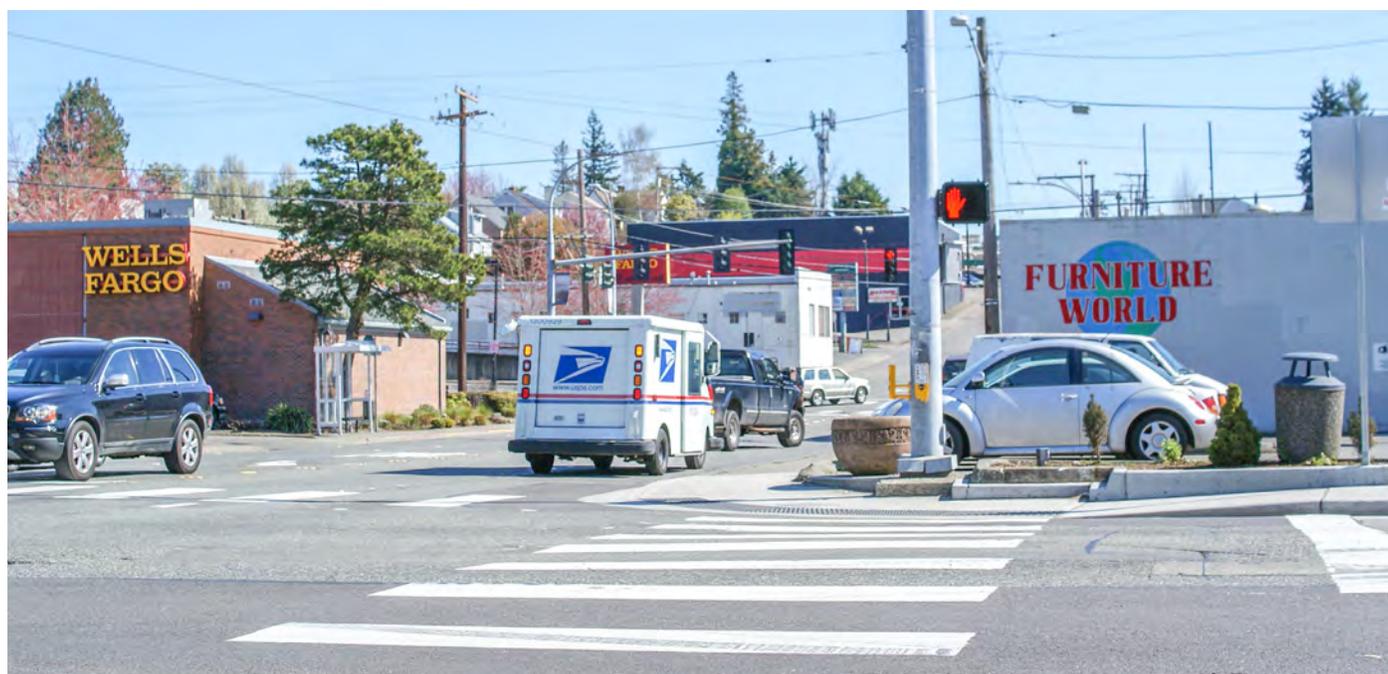


Top: New user-activated crossing on Burwell Avenue | Right: Recent crosswalk improvements at Burwell/Montgomery

## Non-Motorized Transportation Plan

The City of Bremerton’s Non-Motorized Transportation Plan (NMTP) provides an updated inventory and assessment of existing bicycle and pedestrian conditions. The NMTP also provides recommendations and strategies to improve bicycle and pedestrian access in the City. The NMTP designates several planned improvements in the Charleston AWP focus area and the following table provides a summary.

Table 2.5.d. Charleston District Center AWP Focus Area – Non-Motorized Trans. Plan Proposed Improvements		
AWP Street	Pedestrian Improvements	Bicycle Improvements
11th Street	<i>None specified within the focus area</i>	None specified within the focus area
9th Street	<i>None specified within the focus area</i>	None specified within the focus area
6th Street	<i>None specified within the focus area</i>	Proposed Bicycle Lane or Shoulder
Kitsap Way	Sidewalk Improvements	Proposed Bicycle Lane or Shoulder
Burwell Street	<i>None specified within the focus area</i>	Proposed Bicycle Route or Sharrow
Wycoff Avenue	<i>None specified within the focus area</i>	None specified within the focus area
Montgomery Ave.	<i>None specified within the focus area</i>	Proposed Bicycle Route or Sharrow
Callow Avenue	<i>None specified within the focus area</i>	Proposed Bicycle Lane or Shoulder (1st to 6th St)



Top: Existing Callow Avenue & 6th Street intersection - the City has long-range lands to improve pedestrian and bicycle facilities in this vicinity

## Transit Service

There are transit lines on major streets within the AWP focus area – Kitsap Way/6th Street and Burwell Street. All transit routes provide direct connections to Downtown Bremerton / ferry service. There are no north-south transit routes within the focus area and no transit service runs along Callow Avenue between Burwell Street and 13th Street. The following summarizes the transit routes and corresponding streets within the focus area.



Top: Existing transit shelter on Charleston Blvd

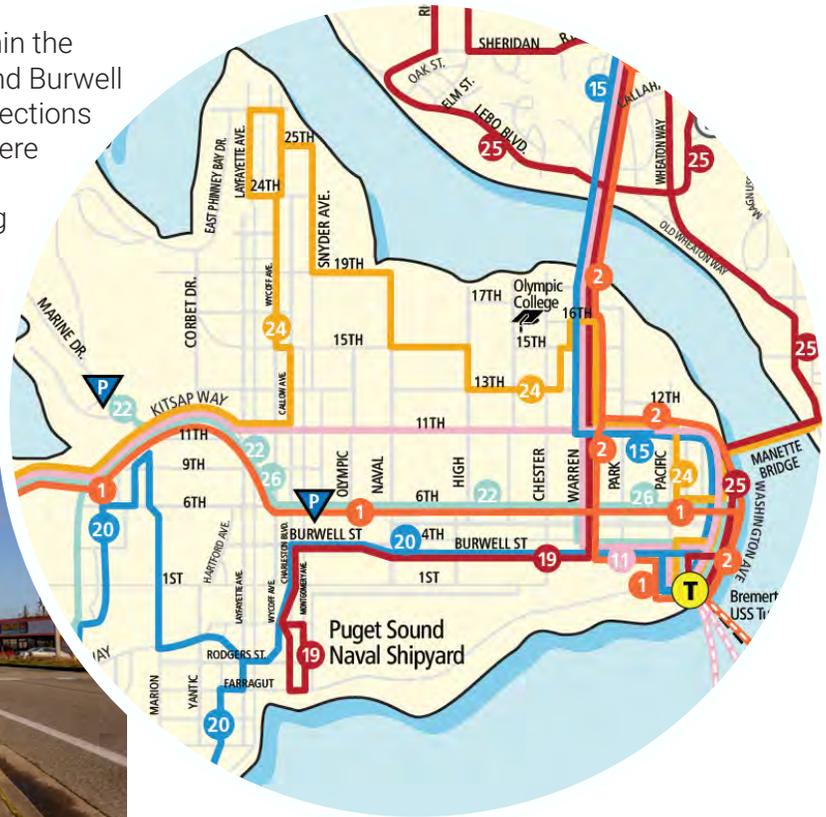


FIGURE 2.4.3. KITSAP TRANSIT: BUS ROUTE MAP

**Table 2.5.e. Charleston District Center AWP Focus Area – Transit Service**

Routes	AWP Streets
Route 1	Kitsap Way 6th Street
Route 11	Kitsap Way 11th Street
Route 19	Callow Avenue (south of Burwell St) Burwell Street
Route 20	Callow Avenue (south of Burwell St) Burwell Street
Route 22	Kitsap Way 6th Street
Route 26	Kitsap Way 6th Street

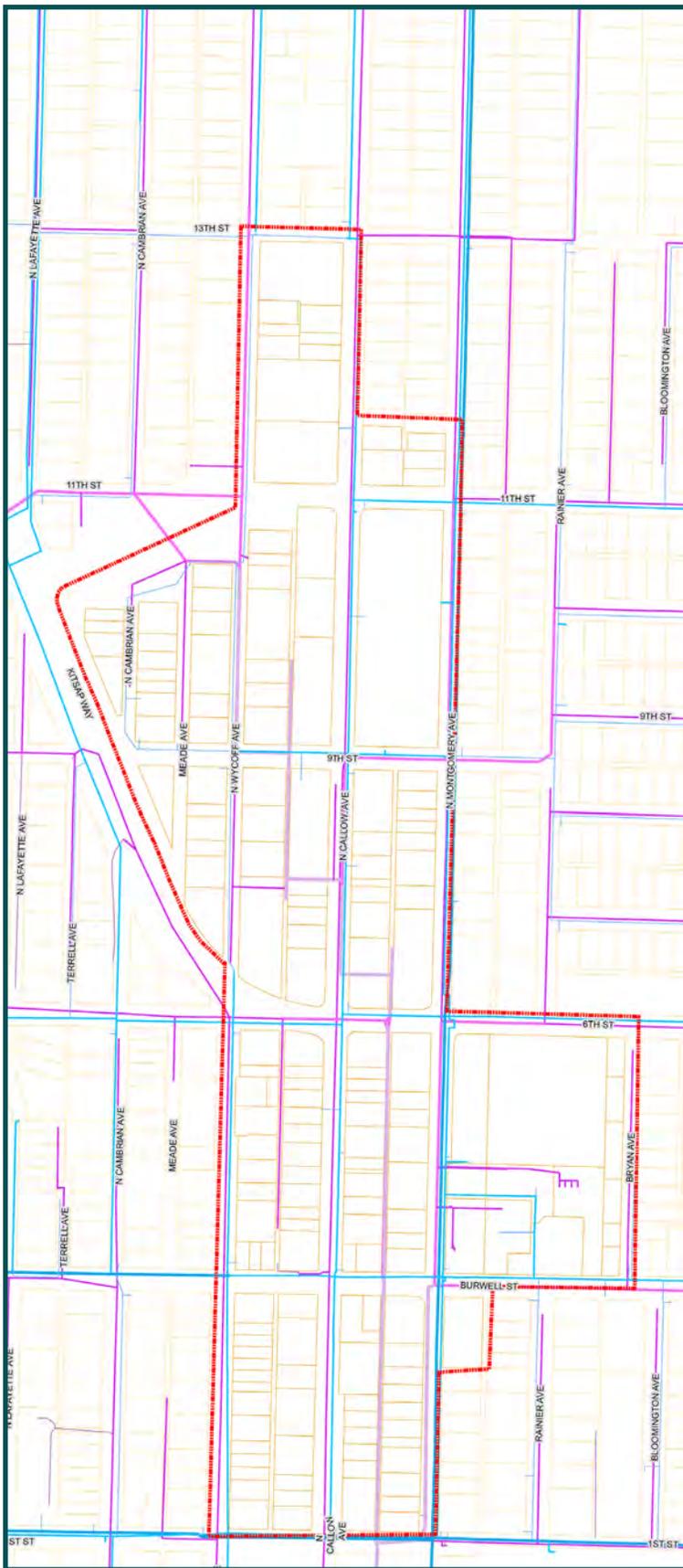
## Active Transportation Improvement Initiatives

The City is planning four transportation projects that will occur in the near term. The following summarizes the planned projects in the Charleston District Center:

- **11th / Callow** – Add access ramps to comply with Americans with Disabilities Act (ADA) standards.
- **Kitsap Way** – Add bike lanes to the roadway segment west of Callow Avenue.
- **Burwell Street** – Add/integrate adaptive signals.
- **6th Street Preservation Plan** – Create a plan to improve multi-modal access on 6th Street from Callow to Naval (phase I) and Naval to Washington Avenue (phase II). Explore other improvements as part of the planned re-paving projects.

## Water and Sanitary Sewer

Fortunately, all properties within the Charleston District Center are serviceable by public water and sanitary sewer lines. The project team reviewed the existing utility infrastructure to identify line locations and sizes, whereas, a detailed utility analysis was not included in the AWP scope of work. The City should review utility capacity to ensure it can service future dense infill development especially in areas with smaller line sizes. Figure 2.4.4. shows the current water and sanitary service lines in and around Charleston.



### Legend

- Water Line Less Than 6 inches diameter
- Water Line 8 to 12 inches diameter
- Water Line 16 to 24 inches diameter
- Sewer Line Less Than 6 inches diameter
- Sewer Line 7 to 12 inches diameter
- Sewer Line 14 to 24 inches diameter
- Sewer Line Greater Than 27 inches diameter
- Parcels
- Study Area

FIGURE 2.4.4. CHARLESTON WATER AND SANITARY SEWER LINE MAP

# Section 2.6: Demographics and Population Statistics

**It is important to understand the population and household characteristics to effectively plan for neighborhood revitalization and future services. The project team reviewed U.S. Census data to better understand the existing and forecasted population, housing, and household characteristics for the Charleston District, Bremerton, and Kitsap County.**

Unless otherwise noted, the project team reviewed data from the American Community Survey 5-year estimates for the time period between 2013-2017. The focus area is located in portions of Census Tracts (CT) 806, 811, and 812. Those Census Tracts were used for this study.

## Community Population and Future Growth

### Population

The population of Kitsap County is 258,903 while Bremerton has 39,584 people. The population of the focus area is estimated at 10,565 based on the census tract data, which represents 26.7% of Bremerton's population and 4.1% of Kitsap County's. Charleston, therefore, represents a significant portion of the City's population.

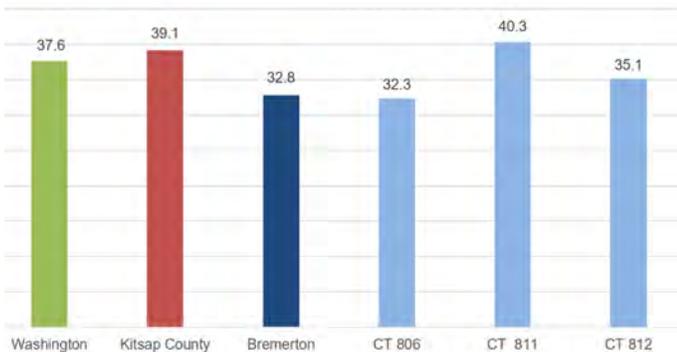
	<b>Population</b>
Washington State	7,169,967
Kitsap County	258,903
Bremerton	39,584
Focus Area (Census Tracts 806, 811, 812)	10,565

### Age Distribution

The project team identified the median age and the various age cohorts to compare the focus area with the State and Kitsap County population characteristics. In summary, populations in and around Charleston are younger than the County and State averages.

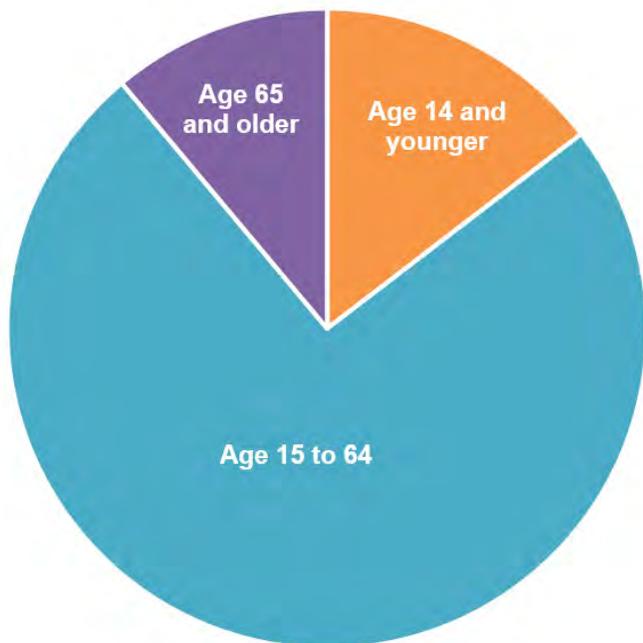
- **Median Age:** The median age of Bremerton is younger than Kitsap County and Washington State. This is most likely due to the military population, which generally includes younger service members. Bremerton's median age is 32.8 compared to 39.1 for Kitsap County and 37.6 for Washington State.
- **14 Years of Age and Younger:** 14.6% of the focus area population is aged 14 or younger which is similar to that for Bremerton (14.9%). These are both lower than the values for Kitsap County ((17.3%) and Washington State (18.8%).
- **15 to 64 Years of Age:** For those aged 15 to 64 years of age, 66.8% of Washington's population falls into this range. Kitsap County is in line with the state at 66.4% while Bremerton is higher at 71.3%. The focus area is even higher with 74.3% of the total population within the age range of 15 to 64.
- **65 and Older:** For those aged 65 and older, 14.4% of Washington State's population falls within this range while Kitsap County is slightly older at 16.4%. Bremerton and the focus area have lower percentages of elderly residents (13.8% and 11.1%, respectively).

	<b>Washington State</b>	<b>Kitsap County</b>	<b>Bremerton</b>	<b>Focus Area (Census Tracts 806, 811, 812)</b>
Median Age	37.6	39.1	32.8	N/A
Age 14 and younger	18.8%	17.3%	14.9%	14.6%
Age 15 to 64	66.8%	66.4%	71.3%	74.3%
Age 65 and older	14.4%	16.4%	13.8%	11.1%



**FIGURE 2.6.1. MEDIAN AGE COMPARISON**

(Source: American Community Survey 2013-2017)



**FIGURE 2.6.2. AGE DISTRIBUTION IN THE AWP FOCUS AREA CENSUS TRACTS**

(Source: American Community Survey 2013-2017)

### Racial Composition

The focus area has a smaller minority population when compared to the City of Bremerton as a whole. In the census tracts that encompass the focus area, 79.5% of the population is white and 92.2% are not Hispanic or Latino. The following table summarizes and compares the racial composition in the focus area to that for the City as a whole.

	<b>Focus Area (Census Tracts 806, 811, 812)</b>	<b>Bremerton</b>
White	79.5%	75.0%
Black or African American	3.9%	5.7%
American Indian and Alaska Native	1.3%	1.2%
Asian	5.6%	5.2%
Native Hawaiian and Other Pacific Islander	0.0%	0.7%
Two or More Races	8.6%	9.1%
Ethnicity		
Hispanic or Latino	7.8%	8.8%
Not Hispanic or Latino	92.2%	91.2%

## Income and Employment Characteristics

The project team examined income and employment characteristics to compare the economic conditions of those living in the AWP focus area with the City, County, and State conditions. Kitsap County's median household income is higher than the State's - Washington State's median household income is \$66,174 while Kitsap County's is \$68,336. Bremerton's median household income is much lower at \$48,757. The focus area's median household income is lower than the State and Kitsap County, and varies from \$51,846 in CT 806, to \$49,191 for CT 811, and \$39,564 for CT 812.

### Household Income Distribution

The table below shows the income distribution for households in Washington, Kitsap County, Bremerton, and the CTs that fall within the AWP focus area. The lowest percentages are shown in green and the highest are in red.

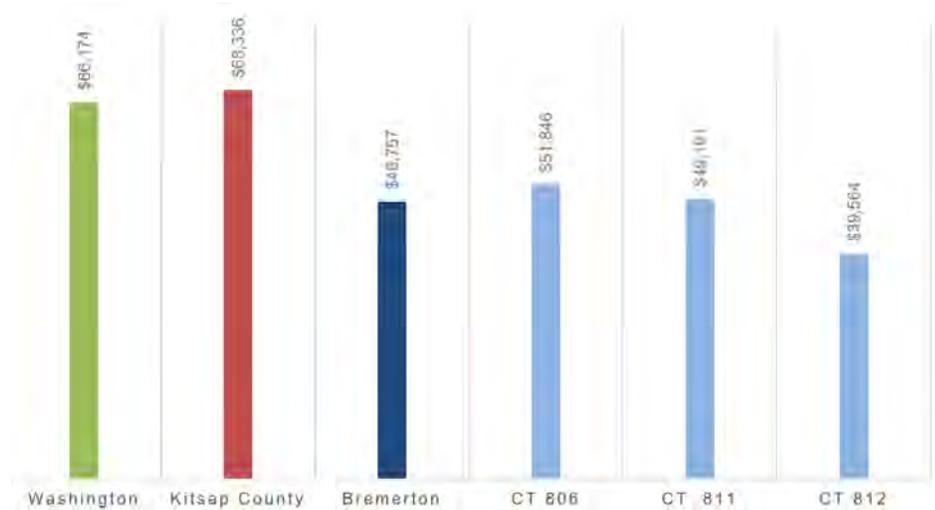


FIGURE 2.6.3. MEDIAN INCOME COMPARISON

(Source: American Community Survey 2013-2017)

Household Median Income Categories	Washington State	Kitsap County	Bremerton	Focus Area (Census Tracts 806, 811, 812)
Less than \$10,000	5.6%	5.2%	9.4%	8.6%
\$10,000 to \$14,999	3.7%	3.2%	5%	3.9%
\$15,000 to \$24,999	7.9%	7.6%	11.6%	11.3%
\$25,000 to \$34,999	8.3%	7.9%	11.9%	15.6%
\$35,000 to \$49,999	12.2%	11.7%	13.2%	11.5%
\$50,000 to \$74,999	18.1%	18.9%	20.9%	20.6%
\$75,000 to \$99,999	13.5%	15.7%	12.7%	13%
\$100,000 to \$149,999	16.4%	17.7%	10%	11.1%
\$150,000 to \$199,999	7.1%	6.5%	3.3%	3.4%
\$200,000 or more	7.3%	5.7%	2%	0.8%

## Education Attainment

90.8 percent of Washington State's population are high school graduates or have the equivalent of a high school diploma. Kitsap County and Bremerton are higher than the state average at 94.3% and 93.4% respectively. Parts of the focus area are even higher at 95.6% for CT 806, 95.4% for CT 811, and 92.9% for CT 812.

However, Washington State overall has a higher percentage of those with a Bachelor's degree or higher at 34.5% of the population compared to 31.8% for Kitsap County and 22.3% for Bremerton. The focus area's education attainment of a bachelor's degree or higher is 27.4% for CT 806, 20.4% for CT 811, and 21% for CT 812.

## Employment Rates

For the population 16 years and over, 64.3% of Washington's population are in the labor force. This is in line with Bremerton's employment rate of 64.6% in the labor force and 62% of Kitsap County. Within

the focus area, 63.9% of the population is within the labor force. Due to the proximity of the shipyards, there is a higher percentage of Armed Forces workers in the area. Overall, Washington has 0.9% of workers in the Armed Forces compared to 5.8% for Kitsap County. Within the County, Bremerton's population in the Armed Forces increases greatly to 11.6%.

## Unemployment Rates

Bremerton's unemployment rate is higher than the State's. Washington's unemployment rate is 6% while Bremerton's is 7.1%. However, Kitsap County's unemployment rate is lower than the State average at 5.7%. Within the focus area, unemployment rates vary. Within CT 811, which has the lowest unemployment rate within the focus area, 6.3% of the labor force is unemployed. CT 812 has an unemployment rate at 7.6% while CT 806, which covers most of the Charleston District, has a rate of 8.7%. This may indicate economic hardship for the focus area households.

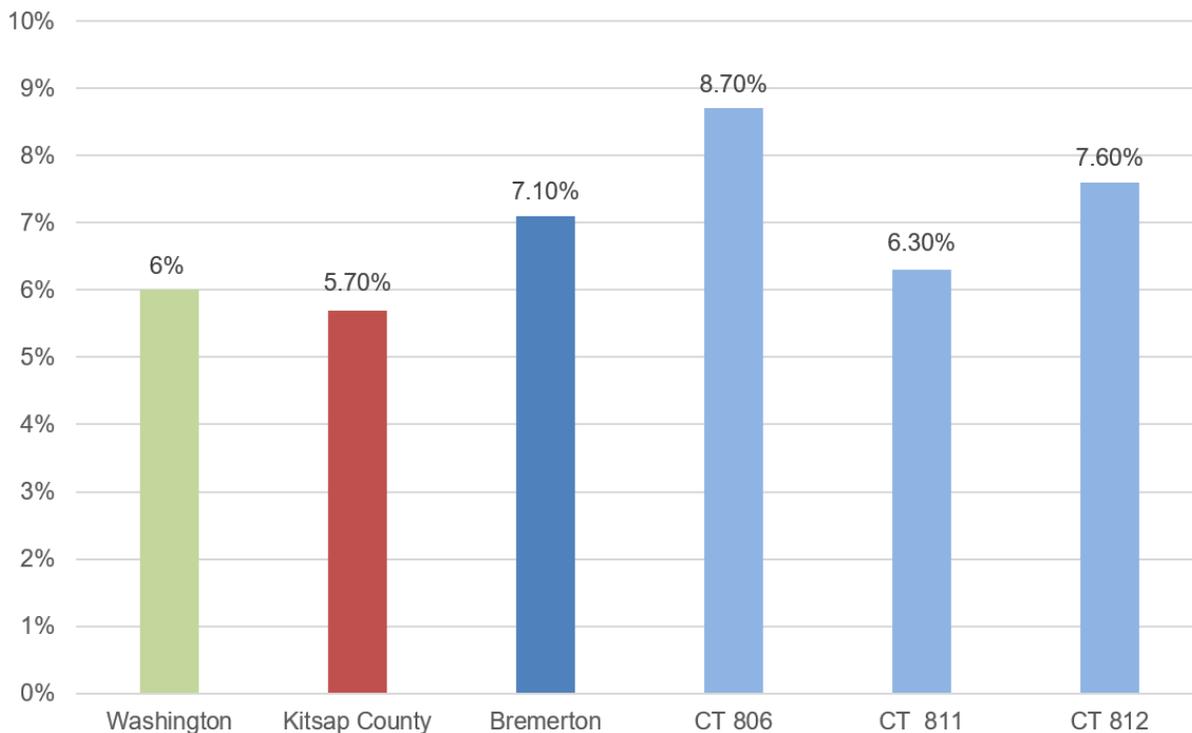


FIGURE 2.6.4. UNEMPLOYMENT RATES COMPARISON

(Source: American Community Survey 2013-2017)

## Households and Housing Characteristics

The project team also examined data pertaining to household characteristics and housing conditions. The analysis suggests that the focus area average household size and rental rates are lower than the County and State averages. Furthermore, the focus area has a larger variety of housing types and sizes than the City, County, and State. The following subsections identify the household and housing characteristics in greater detail.

### Households

The focus area has smaller average household sizes, when compared to the State and County. In the focus area the average household sizes are 2.3 in CT 806, 2.18 in CT 811, and 2.06 in CT 812. The average household size in Bremerton is 2.91, in the County is 2.51, and the State is 3.1. The average family size in the City is 2.91, and the focus area is 2.71 in two CTs and 2.96 in CT 811. The County's average family size is 2.98 and the State is 3.1.

### Total Housing Units

There are 5,313 housing units within the census tracts that cover the focus area. Of those units, 88.5% are occupied and 11.5% are vacant. This is similar to Bremerton whose occupancy rate is 89.1% and vacancy rate is 10.9%. Of the occupied units in the focus area census tracts, 48.8% of the housing units are owner-occupied while 51.2% are renter occupied.

**Table 2.6.e. Household Characteristics**

	Washington State	Kitsap County	Bremerton	Focus Area (Census Tracts 806, 811, 812)
Total Number of Households	2,755,697	100,484	16,516	4,700
Family Households	64.7%	67.6%	52%	56.2%
Non-Family Households	35.3%	32.4%	48%	43.8%
Average Household Size	2.55	2.51	2.2	2.3, 2.18, 2.06
Average Family Size	3.1	2.98	2.91	2.71, 2.96, 2.71

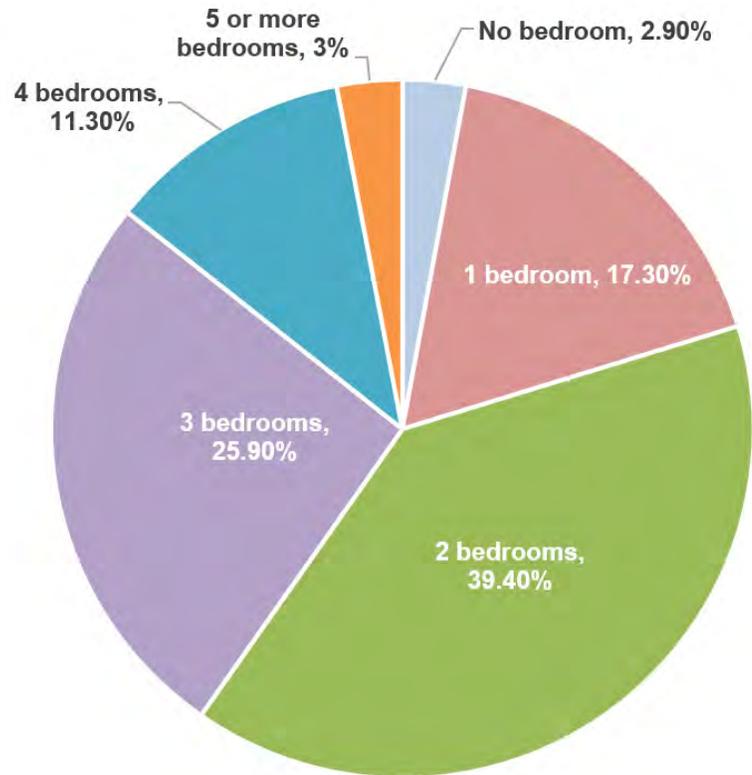
**Table 2.6.f. Housing Unit Total and Tenure**

	Washington	Kitsap County	Census Tract 806	Census Tract 811	Census Tract 812	Focus Area – Combined	Bremerton
Total Housing Units	3,025,516	110,944	2,424	1,318	1,571	5,313	18,541
Occupied Housing Units	91.1%	90.6%	86.8%	89.5%	90.2%	88.5%	89.1%
Vacant Housing Units	8.9%	9.4%	13.2%	10.5%	9.8%	11.5%	10.9%

## Number of Bedrooms

Most housing units in both the focus area and the City of Bremerton have two-bedrooms; 39.4% in the focus area and 36.3% in the City. Three-bedroom units are the next highest percentage at 25.9% in the focus area census tracts and 30.4% in the City.

	<b>Focus Area</b>	<b>Bremerton</b>
Total Housing Units	5,313 (100%)	18,541 (100%)
No bedroom	2.9%	3.9%
1 bedroom	17.3%	18.5%
2 bedrooms	39.4%	36.3%
3 bedrooms	25.9%	30.4%
4 bedrooms	11.3%	9.2%
5 or more bedrooms	3%	1.7%



**FIGURE 2.6.5. DWELLING UNITS BY NUMBER OF BEDROOMS IN THE AWP FOCUS AREA**

(Source: American Community Survey 2013-2017)

## Age of Housing

Housing units constructed before 1950 account for 38% of the total housing units in Bremerton. Within the focus area, 81.4% of the total housing units were constructed before 1950. Furthermore, the majority of the housing structures in the focus area were built before 1939. This suggests that a portion of the aging housing units may need to be replaced or remodeled in the next decade due to age and potential disrepair.

## Units in Structure

Most of the housing units in the City of Bremerton are single-family detached houses; whereas, the focus area has a variety of housing types, ranging from houses to large multi-tenant apartment buildings. This indicates that the focus area has a variety of housing choices.

	<b>Census Tract 806</b>	<b>Census Tract 811</b>	<b>Census Tract 812</b>	<b>Focus Area – Combined</b>	<b>Bremerton</b>
Total Housing Units	2,424	1,318	1,571	5,313	18,541
Built 2014 or later	0.6%	0	0	0.2%	1.2%
Built 2010 to 2013	0	0.7%	0%	0.2%	2.2%
Built 2000 to 2009	1.2%	4.9%	1.7%	2.3%	6.2%
Built 1990 to 1999	4.8%	1.3%	0.7%	2.7%	7.8%
Built 1980 to 1989	5%	5.8%	2.3%	4.4%	8.9%
Built 1970 to 1979	12.4%	7.2%	2.7%	8.2%	15.6%
Built 1960 to 1969	5.2%	9.5%	9.7%	7.6%	10%
Built 1950 to 1959	11.5%	19.5%	3.6%	11.1%	10%
Built 1940 to 1949	27.6%	20.9%	12.4%	21.5%	16.2%
Built 1939 or earlier	31.6%	30.2%	66.9%	41.7%	21.8%

Table 2.6.i. Dwelling Units per Structure					
	Census Tract 806	Census Tract 811	Census Tract 812	Focus Area – Combined	Bremerton
Total Housing Units	2,424	1,318	1,571	5,313	18,541
1-unit, detached	66.1%	62.4%	60.8%	6.4%	49.1%
1-unit, attached	8.6%	10.2%	3.9%	7.6%	8.3%
2 units	7.3%	6.3%	9%	7.6%	6.6%
3 or 4 units	0.6%	4.5%	5.7%	3.1%	6.6%
5 to 9 units	2.8%	10.2%	10.1%	6.8%	8.2%
10 to 19 units	4%	0%	4.6%	3.2%	5.5%
20 or more units	8.5%	6.4%	5.9%	7.2%	13.3%
Mobile Home	1.9%	0%	0%	0.8%	1.9%
Boat, RV, Van, etc.	0.3%	0%	0%	0.1%	0.5%

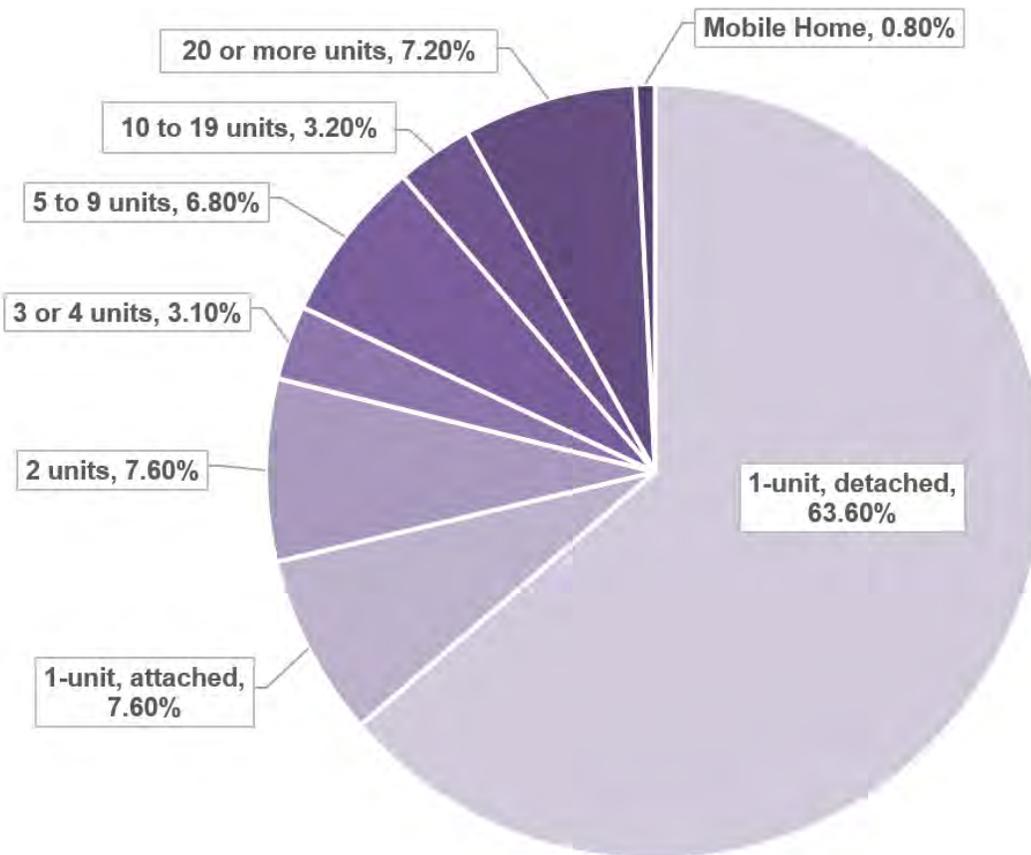


FIGURE 2.6.6. DWELLING UNITS PER STRUCTURES IN THE AWP FOCUS AREA  
 (Source: American Community Survey 2013-2017)

## Rental Housing Costs (Affordable Housing Conditions)

Median rental prices vary in the focus area, albeit rates are lower than both the County and State averages. Median rent prices vary from \$820 at the low end in CT 812, to \$892 in CT 806 and \$915 in CT 811. These are lower than the State median gross rent of \$1,120. Kitsap County's gross rent is in line with the State's at \$1,116, while Bremerton's is more in line with the focus area at \$918. The following table lists the percentage of occupied units in various rental rate categories. This provides a comparison with the State, County, and city-wide rental rate categories. This shows that the majority of the households in the focus area pay between \$500 to

\$999 in rent, an amount that is significantly less than the values for the State and County. This indicates that rental rates are less expensive in the focus area; however, this data does not identify the condition or size of the dwelling units.

## Gross rent as a percentage of household income

Housing costs are considered affordable if they account for 30 percent or less of total household income. In the State, County and the City, over half of the households pay rental rates that consume 30% or more of their monthly incomes. This is an indication that there is a need for affordable housing options at both the State and local levels.

**Table 2.6.j. Percentage of Occupied Units Paying Rent**

Gross Rent	Washington State	Kitsap County	Bremerton	Focus Area (Census Tracts 806, 811, 812)
Less than \$500	7.8%	7.1%	11.3%	6.6%
\$500 to \$999	33.3%	32.8%	50.2%	57.6%
\$1000 to \$1,499	33%	39.4%	29.9%	28.2%
\$1,500 to \$1,999	16.6%	15.8%	6.4%	6.6%
\$2,000 to \$2,499	5.8%	2.9%	1.3%	0.1%
\$2,500 to \$2,999	2%	1.2%	0.4%	0%
\$3,000 or more	1.5%	0.8%	0.5%	0%

**Table 2.6.k. Gross Rent as a percentage of household incomes**

	CT 806	CT 811	CT 812	Focus Area	Bremerton
Total Occupied Units Paying Rent	827	580	917	2324	8959
Less than 15% of Income	7.6%	18.4%	14.6%	13.1%	11.5%
15 to 19.9%	10.6%	9.5%	24.4%	15.8%	12.7%
20 to 24.9%	11.1%	13.6%	8%	10.5%	14.2%
25 to 29.9%	9.8%	10.9%	9.4%	9.9%	11.2%
30 to 34.9%	11%	5.2%	13.7%	9.5%	9.5%
35 percent or more	49.8%	42.4%	29.9%	40.1%	40.8%

# Chapter 3: Brownfields in the Charleston District Center





Top: Existing former automobile service station along Burwell Street at Montgomery Avenue

# Section 3.1: Brownfields Overview

**The EPA defines a brownfield as, “real property, the expansion, redevelopment or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant”. This is a broad definition, meaning that many developed or previously used properties, especially in an urban setting, could be classified as a brownfield. Identifying and gaining an understanding of brownfields and their associated redevelopment and adaptive reuse challenges can be a key step for communities to develop action plans to address potential and known hazards and liabilities associated with these properties and to return them to productive use.**

EPA defines a brownfield as, “real property, the expansion, redevelopment or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant”. This is a broad definition, meaning that many developed or previously used properties, especially in an urban setting, could be classified as a brownfield. Identifying and gaining an understanding of brownfields and their associated redevelopment and adaptive reuse challenges can be a key step for communities to develop action plans to address potential and known hazards and liabilities associated with these properties and to return them to productive use.

Past industrial, commercial, and other uses at brownfield sites can result in the presence of petroleum products and other hazardous constituents within soil, groundwater, and soil vapor underlying the sites. Older buildings that remain on many brownfield sites may contain hazardous building materials such as asbestos, lead-based paint, and PCBs that were commonly used in the construction and maintenance of buildings prior to approximately 1980<sup>1</sup>. For the Charleston District Center, multiple former industrial sites and fueling stations, abandoned properties, and parcels containing old buildings are present which meet the EPA’s definition for brownfields.

1. Lead-based paint was widely used in the United States (US), because of its enhanced durability, but banned from use in household paints in the US in 1978 due to health concerns. Asbestos was historically used in a wide range of building materials, because of its fiber strength and heat resistance, but was banned from select building products in a series of regulatory decisions beginning in 1973 and continuing through 1989 (although asbestos remains in use in numerous building products). PCBs were used in caulk, paint and coating, fluorescent light ballasts, and other building materials during about 1950 through 1979, but were banned from use in the US in 1979.



*Top: Existing older commercial / flexspace buildings along Callow Avenue south of Burwell Street - as seen from the alley*

In many cases, developers, investors, and potential tenants avoid brownfield sites because of concerns over potential health hazards or liability for potential environmental cleanups. This negative perception can hinder the community's ability to achieve desired redevelopment goals for the Charleston District Center. Therefore, it is important as part of the revitalization process to identify brownfield sites that are subject to known or potential environmental liabilities and to obtain a good understanding of which properties have the potential to possess these conditions.

For Bremerton's Charleston District, it is anticipated that the AWP process will provide a strategy for

property owners to redevelop or adaptively reuse sites with new uses that fit into a larger vision for the neighborhood. By demonstrating that projects have community support, and government agencies have strategies for addressing potential infrastructure and other needs, the AWP will serve as a tool for attracting increased interest of developers who will purchase, cleanup, and redevelop the sites. Brownfield redevelopment will capitalize on existing infrastructure, benefit from nearby amenities, build upon established business enterprises, and help complete the community's vision for the area.

# Section 3.2: Brownfield Inventory

In 2018, as an initial step in developing a revitalization strategy for the Charleston District Center, Stantec completed an inventory and analysis of 177 individual parcels (encompassing over 40.42 acres) within the AWP focus area. Most of the parcels are either zoned for commercial/industrial use or located adjacent to parcels zoned for commercial/industrial uses. The brownfield inventory had two primary objectives:

1. Brownfield Site Identification - to identify potential brownfields, so that these sites could be evaluated in detail as part of the AWP process, and
2. Brownfield Prioritization - to rank and prioritize the identified brownfield sites, so that the planning efforts could be focused on sites possessing the greatest redevelopment potential.

The inventory process identified 55 brownfield sites – 23 parcels are considered a “confirmed brownfield site”, and 32 were identified as a “potential brownfield site.” In general, each of these confirmed or potential brownfield sites will require or benefit from environmental site assessment (ESA) studies designed to identify and evaluate known or potential environmental liabilities and to determine potential environmental cleanup or abatement activities.

## Inventory Methodology and Database

Stantec created the brownfield inventory for the Charleston District Center using geographic information system (GIS) software and incorporating parcel data obtained from various information sources. Initial steps performed by Stantec included: a) exporting GIS parcel data provided by the Kitsap County Assessor to a working Excel spreadsheet, b) creating a parcel base map, and c) assigning a map identification number (Map ID) to each parcel. Additional data for each parcel were entered into the spreadsheet from the data sources described in this subsection.

### Data Source A: Parcel Information Database

As an initial step in the inventory process, Stantec created a parcel information database that included property characteristics from Kitsap County and the City of Bremerton. This information used to create a spreadsheet and base map. This database included the following datasets.

- **Kitsap County Assessor’s Data:** Stantec obtained the following information for each parcel in the AWP focus area from the Kitsap County Assessor: parcel identification number (PIN), acreage, building and land values, property class, and property owner contact.
- **City of Bremerton Zoning Data:** Stantec added the City of Bremerton zoning designations to each of the parcels in the inventory. Properties that were zoned for commercial or industrial use have a higher potential of being a brownfield site due to current or past land use activity.
- **Improvement to Land Value Ratio (ILVR):** Stantec used the Assessor data to calculate the ILVR for each parcel to help identify sites having the greatest future development potential. The ratio was calculated by dividing the assessed value for improvements (e.g., buildings and structures) by the assessed value of the land. Properties with high land values when compared to structure values indicate the property is underutilized and could support future development. An ILVR of 0 typically means a parcel is vacant, and a value <1 indicates that the land is more valuable than the improvements, and therefore is underutilized in terms of development potential).
- **Tax Delinquency:** Stantec used the Assessor data to identify sites that were delinquent on property tax payments by at least two years.

## Data Source B: Environmental and Historical Databases

Stantec reviewed public environmental database listings and historical records to identify parcels with potential environmental impacts caused by past property use. This included various state and federal environmental records and historical references as described below.

- **State and Federal Environmental Records:** Stantec reviewed the EPA Facility Registry System (FRS) and the Washington State Department of Ecology Environmental Information Management System (EIM) Database to identify parcels that were included in these state and federal environmental databases. Examples include sites with registered underground storage tanks, sites that have been issued federal or state permits for discharge of wastewater to surface water, and sites that have been permitted as small or large quantity generators of hazardous waste. Of the 177 parcels in the AWP focus area, 23 individual parcels were matched with 83 environmental listings from either the FRS or EIM. Being listed on one or more of these databases does not necessarily mean a site has contamination or is a brownfield. The use or storage of petroleum products or other hazardous substances does not always result in releases to the environment. Many of the sites listed in these databases are in productive use and are not in any respect underutilized or in need of redevelopment. However, some of the databases are specifically associated with sites with documented contamination. Inclusion on these databases is an indication of site's having a greater potential for contamination (even though the presence of contamination may not yet have been confirmed).
- **Historical Data:** Stantec purchased a historic property records report (from Environmental Data Resources, Inc. – EDR) to identify sites with potential environmental concerns based on documented historic land uses. The records included the following:
  - **Sanborn® Fire Insurance Maps:** Sanborn maps were reviewed to document historic uses for sites within the Charleston

neighborhood. These maps document building materials, businesses, and land uses during 1925 through 1968 (with maps provided for the years 1925, 1927, 1928, 1940, 1947 and 1968).

- **City Directories:** City directories were available in approximately five-year increments from 1980 through 2008. These directories specify active businesses in the focus area at the time they were published. The data were used to identify the type and longevity of businesses at potential brownfield sites.

## Data Source C: Other Data Sources

Stantec obtained additional information for select parcels from the additional data sources listed below:

- **CoStar (Real Estate Listings) Report:** A CoStar report dated May 1, 2018 was purchased and provided a catalog of commercial and industrial properties actively for sale or lease in the City of Bremerton at the time the report was generated. CoStar data were matched to sites in the focus area using Assessor parcel numbers. Of the 177 parcels in the focus area, 71 individual parcels had CoStar records. Select data added to the inventory included:

• Property ID	• Office Building Class
• Building Address	• Star Rating
• Building Name	• Total Taxes
• Building Status	• Tax Year
• For Sale Status	• Vacancy Rate
• For Sale Price	• Year Built
• Days on Market	• Year Renovated
• Last Sale Price	• Property Type (Primary)
• Last Sale Date	• Property Type (Secondary)
- **Sites Identified by Stakeholders:** Additionally, the inventory process incorporated sites that were nominated by project stakeholders (e.g. the City, the BAC, property owners, developers, and/or real estate brokers).

## Data Source D: Field Observations (Windshield Surveys)

In September 2, 2018, Stantec conducted field observations for all 177 parcels in the focus area to verify and supplement data collected through Data Sources A – C. The field observations confirmed current land use/occupancy and site conditions, including obvious indicators of blight and potential environmental concerns. The following information was recorded for each parcel:

- **Site Photos:** Stantec took photographs of each parcel from the adjacent street right-of-way.
- **Current Land Use:** Current land use activity was noted to indicate whether each parcel was undeveloped, commercial, residential, industrial, a parking lot, and/or mixed commercial/residential land.
- **Occupancy:** Observations were made and recorded on whether each parcel appeared to be occupied or unoccupied by a tenant, resident, business, or other functional operation.
- **Posted Business Name:** Posted business name(s) (if available) were verified and updated in the Excel spreadsheet if inaccuracies were noted.
- **Recognized Environmental Conditions (RECs):** Obvious recognized environmental conditions were noted (e.g., tanks, stained soils, chemical storage, etc.).
- **Blight Indicators:** Blight indicators were noted such as poorly maintained pavement or vegetation, cracked or damaged building exteriors, or damaged roofs.
- **For Sale/Lease Sign:** Posted sale/lease signs were noted.



Top: Existing warehouse/industrial property along Wycoff Avenue

## Site Characterization

Stantec used information compiled in the database and collected through field observations to characterize each parcel in the focus area to determine which properties were brownfield sites. This analysis resulted in classification of 55 parcels as either “Confirmed” or “Potential” brownfields. The other 122 parcels were classified as “Not a Brownfield.” The complete parcel database is presented in Appendix A of this document. Table 3.2.a. summarizes the resulting brownfield classifications and number of associated parcels. The following information was recorded for each parcel:

- **Desktop Study Observations:** A summary of historic property uses with potential environmental concerns, and location relative to other sites with environmental concerns.
- **Environmental Concerns/Liabilities:** Sites with environmental listings, historical or current uses commonly associated with potential environmental concerns, were designated as “Yes” or “Y” in the column denoting whether they sites had evidence of potential environmental concerns/liabilities. Sites directly adjacent to sites with environmental concerns/liabilities and/or sites with structures built prior to 1978 were identified as “Potential” to indicate potential environmental concerns/liabilities.
- **For Sale or Lease Status:** Combined summary of for sale or lease status as determined from County Assessor records, the CoStar report, and the windshield survey. Stantec noted sites that were either for sale (S) or lease (L) at the time of the brownfield inventory.
- **Brownfield Classification:** Stantec assigned sites to either of three classifications (i.e., “Confirmed Brownfield,” “Potential Brownfield,” or “Not a Brownfield”) based on the information gathered via the windshield survey and desktop study. The table below summarizes classifications for all parcels in the focus area.

<b>Classification</b>	<b>Total Sites</b>	<b>Description</b>
Confirmed Brownfield	23	Sites identified as vacant or significantly underutilized that have environmental listings and/or historical or current uses commonly associated with environmental concerns.
Potential Brownfield	32	Sites identified as underutilized or undergoing transition and/or identified as having current or historical uses associated with potential environmental concerns.
Not a Brownfield	122	Sites identified as well utilized and/or those with little to no redevelopment potential.
Total Parcels	177	

## Brownfield Mapping

Figure 3.2.1. AWP Property Characteristics Map graphically depicts the property conditions for the parcels within the AWP focus area. The map illustrates which parcels have various characteristics relevant to classification as confirmed or potential brownfields (i.e., listings on environmental databases, vacant or underutilized status, for sale or for lease status at the time of the inventory, or tax delinquent status).

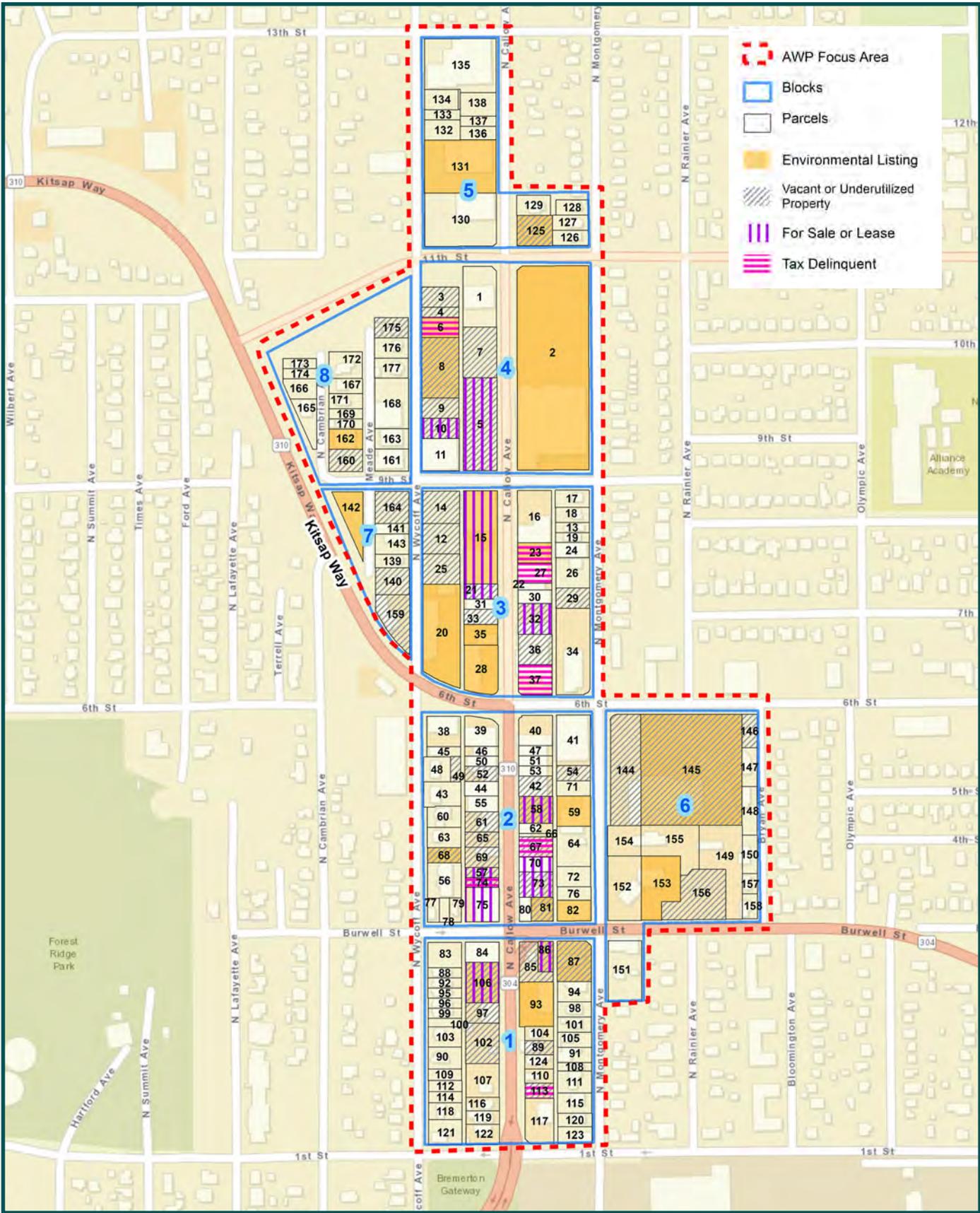


FIGURE 3.2.1. AWP PROPERTY CHARACTERISTICS MAP

# Section 3.3: Brownfield Site Prioritization

The project team engaged the City’s Brownfield Advisory Committee (BAC) on October 19, 2018 to rank the 55 brownfield sites as either high or medium priorities for redevelopment. Based on feedback from the BAC, a decision was made to focus prioritization on the project team made refinements to the initial inventory and parcel database to identify the top sites bordering N. Wycott or N. Callow Avenues, as well as six additional sites bordering Meade Ave., Burwell St. or 6th Street. The BAC recommended to remove brownfield sites that were involved in an active sale, going through redevelopment, or were less likely to be revitalized due to unmotivated owners. High and medium priority sites of interest are summarized in Table 3.3.a. and depicted on Figure 3.3.1. Table 3.3.b. includes the site characterization data for each of the high and medium priority sites.

Rank	# of Parcels	Description
High Priority	16	Confirmed brownfields that appear to have high redevelopment/reuse potential.
Medium Priority	14	Confirmed or potential brownfields that appear to have moderate redevelopment/reuse potential.
Total Parcels	30	



Top: Existing abandoned/vacant storefronts along Callow Avenue



FIGURE 3.3.1. AWP SITE PRIORITIZATION MAP

**Table 3.3.b. Priority Brownfield Property Characterization Data**

Map ID	Block Number	Parcel Identification Number (PIN)	Size (Acres)	Property Use	ILVR	Desktop Study Observations	Env. Concerns/ Liabilities (Y = Yes / N = No / P = Potential)	For Sale or Lease Status (S = For Sale / L = For Lease / NA)	Confirmed Brownfield (Y = Yes / N = No / P = Potential)	Final Priority Level (H= High / M = Medium)
1	4 (West)	3735-022-001-0108	0.41	General Retail	1.50	Historical dry cleaner business.	Y	NA	N	H
3	4 (West)	3735-022-037-0007	0.15	Undeveloped	0.03	Adjacent to site with environmental records (Site #1). Same owner and use as Site #4.	P	NA	Y	H
4	4 (West)	3735-022-036-0008	0.08	Undeveloped	0.03	Adjacent to sites with environmental records (Sites #1 and #6). Same owner and use as Site #3. No structures present but structure previously occupying site was built in 1940.	P	NA	Y	H
5	4 (West)	3735-022-012-0006	0.63	Undeveloped	0.00	Former fuel shed.	Y	S	Y	H
6	4 (West)	3735-022-034-0000	0.15	Service Garage	1.41	Environmental records. Auto repair businesses. Pre-1978 construction. Tax delinquent 2+ years.	Y	NA	P	H
7	4 (West)	3735-022-007-0102	0.34	Undeveloped	0.00	Former dry cleaner on upgradient site.	Y	NA	Y	H
8	4 (West)	3735-022-028-0008	0.45	Light Warehouse	0.50	Environmental records.	Y	NA	Y	H
9	4 (West)	3735-022-026-0000	0.15	n/a	0.00	Adjacent to site with environmental records (Site #8).	P	NA	Y	H
10	4 (West)	3735-022-024-0002	0.15	Single family residence	0.01	Adjacent to previous auto repair business. Pre-1978 construction.	P	S	Y	H
11	4 (West)	3735-022-021-0005	0.24	Light Warehouse	3.41	Previous auto repair business. Pre-1978 construction.	Y	NA	P	H
21	3 (West)	3734-011-010-0002	0.10	General Retail	3.03	Adjacent to sites with environmental records (Sites #15 and #20).	Y	S	Y	M
32	3 (East)	3734-010-027-0005	0.21	General Retail	0.25	Pre-1978 construction.	P	S	Y	M

**Table 3.3.b. Priority Brownfield Property Characterization Data**

Map ID	Block Number	Parcel Identification Number (PIN)	Size (Acres)	Property Use	ILVR	Desktop Study Observations	Env. Concerns/ Liabilities (Y = Yes / N = No / P = Potential)	For Sale or Lease Status (S = For Sale / L = For Lease / NA)	Confirmed Brownfield (Y = Yes / N = No / P = Potential)	Final Priority Level (H= High / M = Medium)
33	3 (West)	3734-011-012-0000	0.10	General Retail	2.77	Adjacent to sites with environmental listings (Sites #20 and #35). Same owners as McGavin's bakery. Pre-1978 construction.	Y	NA	Y	M
81	2 (East)	3733-007-021-0107	0.10	General Retail	1.13	Environmental records. Historical auto repair and machine shop. Pre-1978 construction.	Y	NA	Y	M
85	1 (East)	3806-005-001-0008	0.19	Undeveloped	0.00	Adjacent to sites with environmental records (Sites #86 and #93). Sites #85 and #86 are both vacant and owned by same entity.	P	NA	Y	H
86	1 (East)	3806-005-001-0107	0.09	Undeveloped	0.12	Environmental records. Sites #85 and #86 are both vacant and owned by same entity.	Y	L	Y	H
97	1 (West)	3806-004-037-0009	0.14	General Retail	0.68	Adjacent to sites with environmental records (Sites #102 and #106). Pre-1978 construction.	P	NA	Y	M
106	1 (West)	3806-004-039-0007	0.28	Light Warehouse	2.57	Environmental records. Pre-1978 construction.	Y	Y	Y	M
125	5 (East)	152401-1-154-2002	0.22	Undeveloped	0.00	Environmental records.	Y	NA	Y	H
144	6	142401-3-061-2001	2.95	Neighborhood Shopping Center	0.32	Adjacent to site with environmental records (Site #145). Downgradient of historical dry cleaner business. Pre-1978 construction.	Y	NA	P	H

**Table 3.3.b. Priority Brownfield Property Characterization Data**

Map ID	Block Number	Parcel Identification Number (PIN)	Size (Acres)	Property Use	ILVR	Desktop Study Observations	Env. Concerns/ Liabilities (Y = Yes / N = No / P = Potential)	For Sale or Lease Status (S = For Sale / L = For Lease / NA)	Confirmed Brownfield (Y = Yes / N = No / P = Potential)	Final Priority Level (H= High / M = Medium)
145	6	142401-3-061-2001	2.95	Neighborhood Shopping Center	0.32	Environmental records. Downgradient of historical dry cleaner business. Pre-1978 construction.	Y	NA	P	H
146	6	3723-000-027-0009	0.10	Billboard	53.55	Adjacent to site with environmental records (Site #145).	P	NA	P	H
160	8	3735-020-019-0003	0.15	Undeveloped	0.00	Adjacent to site with environmental records (Site #162).	P	NA	Y	M
161	8	3735-021-019-0001	0.15	Light Warehouse	4.66	Historical storage facility and electrical businesses. Pre-1978 construction.	P	NA	N	M
162	8	3735-020-017-0005	0.14	Light Warehouse	3.72	Environmental records.	Y	NA	N	M
163	8	3735-021-017-0003	0.14	Parking	0.00	Downgradient of site with environmental record (Site #162).	Y	NA	N	M
168	8	3735-021-012-0008	0.34	Light Warehouse	1.41	Active electric business. Pre-1978 construction.	Y	NA	N	M
175	8	3735-021-006-0006	0.14	Undeveloped	0.00	Adjacent to historical auto freight depot (Site #176).	P	NA	P	M
176	8	3735-021-008-0004	0.14	Single family residence	0.72	Historical auto freight depot. Pre-1978 construction.	Y	NA	N	M
177	8	3735-021-010-0000	0.14	Single family residence	0.51	Adjacent to historical auto freight depot (Site #176). Pre-1978 construction.	P	NA	N	M

# Section 3.4: Environmental Site Assessments (ESAs)

A critical future step for identifying and assessing environmental and other potential liabilities associated with brownfields is to conduct ESAs for parcels identified as confirmed or potential brownfields during the inventory. There are two primary types of ESAs (Phase I and Phase II):

- **Phase I ESA:** The initial step in evaluating potential environmental liabilities associated with a property is the performance of a Phase I ESA. Phase I ESAs are nearly always completed in accordance with a detailed standard process established by the American Society for Testing and Materials (ASTM) – “Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process,” Designation E1527-13. The scope of work for a Phase I ESA includes a visual reconnaissance of the property, interviews with key individuals, and review of reasonably ascertainable documents (typically including federal, state, and other environmental databases; historical maps, city directories, and aerial photographs; and any existing environmental reports). The Phase I ESA is designed to identify “recognized environmental conditions” (REC) which, as defined by ASTM, means: “the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: 1) due to any release to the environment; 2) under conditions indicative of a release to the environment; or 3) under conditions that pose a material threat of a future release to the environment.” Phase I ESAs also identify several other categories of environmental concerns as defined by ASTM, including historical recognized environmental conditions (“HRECs”), and controlled recognized environmental conditions (“CRECs”), and business environmental risks (“BERs”).

Phase I ESA reports provide a summary of known or confirmed environmental liabilities associated with a property (and adjoining properties), as well as findings and conclusions related to potential or probable additional environmental liabilities. Phase I ESAs will typically include information on the types of contaminants that are either confirmed to be present or potentially present based on past land uses, and may also include information on the specific locations where contaminants are known or potentially present. The Phase I ESA does not include actual testing of building materials, soil, groundwater, soil vapor, or other environmental media, but the information developed is useful for developing a scope of work for a Phase II ESA (described below).

In situations where a Phase I ESA is completed and identifies no RECs or other types of significant potential environmental concerns, completion of the Phase I ESA alone may be sufficient to address previous concerns by developers over unknown or perceived environmental liabilities, and serve to enhance developer interest and redevelopment prospects. However, if the Phase I ESA identifies significant known or potential environmental liabilities, then a Phase II ESA (described below) will likely be needed to further evaluate these known or perceived liabilities.

- **Phase II ESA:** A Phase II ESA generally includes collection of samples of various types of environmental media (i.e., soil, groundwater, surface water, sediment, and/or building materials) and analysis of the samples for known or suspected “contaminants of concern.” The purpose is to confirm or refute the presence of contaminants in the sampled media. The scope of work for the Phase II ESA is typically based on the findings a Phase I ESA, and in particular, information relevant to the types of chemicals or petroleum products used or stored on a site (or neighboring properties) and the locations for this use or storage (including features such as underground storage tanks).

A Phase II ESA will often confirm the presence or absence of key contaminants of concern, as well as whether detected concentrations exceed applicable cleanup or other regulatory threshold values. If only low-level (or zero) concentrations

of contaminants are detected, then the Phase II ESA may be sufficient to address concerns related to potential contamination. However, if significant or widespread contamination is documented during a Phase II ESA, then additional follow-up testing may be required to fully assess the magnitude, nature, and extent of key contaminants in various environmental media, and/or to satisfy state or federal requirements associated with the discovery of contamination at a site at concentrations above cleanup standards or other applicable regulatory limits.

The City’s EPA CWA grant provides funding that can be used to perform Phase I and II ESAs on sites that meet the definition of a “brownfield” as well as other eligibility requirements, and for which property owners are willing to provide access and participate in the ESA process.



Top: Existing auto repair business along Wycoff Avenue

## ESAs Completed Under Bremerton's 2017 EPA CWA Grant

Following the brownfield inventory/prioritization activities, the City sent letters to owners of high and medium priority sites to inform these stakeholders of the grant program and solicit site nominations for use of funding to conduct ESAs and/or cleanup/reuse planning activities. Members of the BAC also assisted the City with property owner/stakeholder engagement by distributing project information.

Additionally, the City hosted a community luncheon on December 5, 2018 for property owners of priority sites and residents in the proposed AWP focus area. The purpose of the luncheon was to educate community members about the project; provide an opportunity for stakeholders to share their visions for the future of the Callow Avenue corridor and inform AWP activities; as well as answer questions about

the site nomination and assessment process.

A site nomination period was open through December 31, 2018. Following the end of the site nomination period, the City convened the BAC and selected five sites to use grant funding to conduct ESAs. Other property owners in the AWP focus area chose not to participate in the grant's funding of an ESA. It's recognized that some properties may have ESA reports which were not shared with the project team as part of this AWP process. To assist in property redevelopment, the City may choose to seek future state and federal grants to fund ESAs for additional high and medium priority brownfields within the focus area.

Table 3.4.a summarizes the ESAs completed in the AWP focus area under the City's 2017 EPA CWA grant. Copies of the ESA reports were provided to both the property owners and the City.



Top: Existing vacant/underutilized property along Wycoff Avenue with abandoned vehicles on adjacent site

**Table 3.4.a. Summary of ESAs Completed in the AWP Focus Areas**

(Funded as part of the City's 2017 EPA CWA Grant)

Map ID	Site Address/ Description/Property Identification Number (PIN)	ESA Type	Summary of ESA Findings or other Actions
21	623 N Callow Avenue former Maebutterfly's Antique Boutique  3734-011-010-0002	Phase I ESAs	Phase I ESA completed in June 24, 2019 that identified Recognized Environmental Conditions (RECs).  The property was later acquired, and no Phase II ESA was completed.
81, 85 and 86	2612 & 2613 Burwell Street  Former Rainer Auto Repair overflow parking  81: 3733-007-021-0107 ("North Parcel," 2612 Burwell Street)  85: 3806-005-001-0008 ("Southwest Parcel," no assigned address)  86: 3806-005-001-0107 ("Southeast Parcel," 2613 Burwell Street)	Phase II ESA	DRAFT Phase II ESA Report submitted to owner on 02/14/2020.  The ESA identified petroleum and chlorinated solvent impacts to soil and/or groundwater.  At the time of this study report, Stantec was in the process of identifying potential funding sources for supplemental assessment/ cleanup activities.
160 and 162	901 & 905 Meade Avenue (also addressed as 910 North Cambrian Avenue)  Warehouse or other commercial operation / ProNet Warehouse  160: 3734-012-001- 0001 ("South Parcel," 901 Meade Avenue)  162: 3735-020-017- 0005 ("North Parcel," 905 Meade Avenue)	Phase I/II ESAs	Phase I ESA completed that identified RECs.  Phase II ESA Sampling and Analysis Plan (SAP) was completed in 02/2020.  Phase II ESA fieldwork activities are planned for week of March 2, 2020.





Top: Before image of a vacant Callow Avenue storefront

Lower: After image of a Callow Avenue storefront that was repurposed for a new local business (2019)

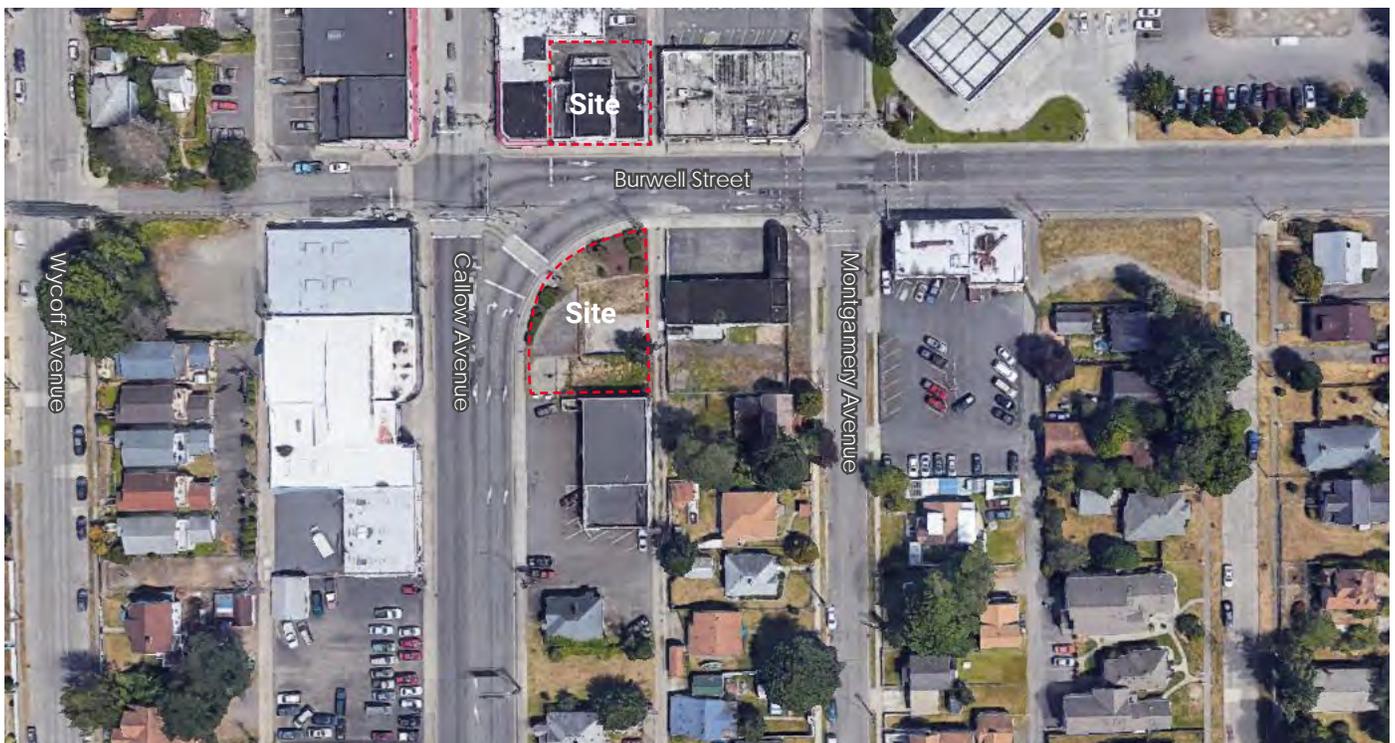
## 2612 & 2613 Burwell Street

This site includes three parcels referenced below and in Stantec reports as the “North Parcel” (Map ID 81, Parcel No. 3733-007-021-0107, 2612 Burwell Street), the “Southwest (SW) Parcel” (Map ID 85, Parcel No. 3806-005-001-0008, no assigned address), and the “Southeast (SE) Parcel” (Map ID 86, Parcel No. 3806-005-001-0107, 2613 Burwell Street). A Phase I ESA was completed for North and SE Parcels by EBI Consulting (EBI) on 10/7/2013, which identified the following two RECs:

1. A gasoline service station was located on the SE Parcel (Map ID 86) from approximately 1947 to 1988. No information regarding the operation or closure of any UST associated with this facility was identified in state or local regulatory files; however, based upon the absence of closure documentation, the potential existed that the USTs remain in the ground and that the historical operation of the gasoline service station had impacted subsurface soil and/or groundwater conditions at the property.
2. Review of historical sources showed that the North Parcel (Map ID 81) was previously operated as a machine shop and an auto repair facility.

A Phase II ESA was completed by EBI in 2013 to evaluate potential environmental impacts at the North and SE Parcels from the former gasoline service station, machine shop, and auto repair facilities. The scope of work included drilling five borings to depths of 24 feet below ground surface (bgs), each of which were completed as groundwater monitoring wells. One soil and one groundwater sample from each boring/well were analyzed for volatile organic compounds (VOCs), polycyclic aromatic hydrocarbons (PAHs), and Resource Conservation and Recovery Act (RCRA) metals (i.e., arsenic, barium, cadmium, chromium, lead, mercury, selenium, and silver). The SW Parcel (Map ID 85) was not included in the EBI investigation. The Phase II ESA documented:

- Various VOCs, PAHs, and RCRA metals were detected in soil, but none at concentrations that exceeded applicable Model Toxics Control Act (MTCA) cleanup limits (CULs) for unrestricted land use.
- Tetrachloroethylene (PCE) and three PAHs were detected in groundwater at concentrations above MTCA CULs in samples collected from the North Parcel (Map ID 81).



Top: Aerial image of the site and vicinity (Source: GoogleEarth Pro)

- PCE and five VOCs were detected at concentrations above MTCA CULs in groundwater samples collected from the SE Parcel (Map ID 86).

A Phase II ESA was completed by Stantec on 2/14/2020 that included all three parcels. The scope of work included drilling and installation eight borings/temporary wells, and analysis of three soil samples per boring and one groundwater sample per well for RCRA metals, total petroleum hydrocarbons (TPH) as diesel range organics (DRO), TPH as gasoline range organics (GROs), TPH as residual range organics (RRO), polychlorinated biphenyls (PCBs), PAHs, and VOCs. In addition two sub-slab soil gas samples were taken from beneath the floor of the building on the North Parcel (Map ID 81) and analyzed for VOCs

At the North Parcel, no constituents were detected in soil at concentrations above applicable MTCA CULs. In groundwater, PCE was detected in all three samples at concentrations above the MTCA Method A CUL. TPH-GRO was also detected in one sample at a concentration above the MTCA Method A CUL. In soil gas, PCE concentrations in both samples and trichloroethene and 1,2,4-trimethylbenzene concentrations in one sample exceeded the MTCA Method B CULs. The soil gas data suggested that there is a potential for vapor intrusion in the building on the North Parcel.

At the SE and SW Parcels, TPH-GRO, TPH-RRO, total carcinogenic PAHs (cPAHs), and up to five VOCs were detected at concentrations that exceeded

the MTCA CULs in one or more samples. In groundwater samples, TPH-GRO, TPH-DRO, up to two PAHs, and up to 11 VOCs exceeded the MTCA Method A CULs in one or more samples (with at least one exceedance in every sample). The data suggested that a petroleum release had occurred at depth from one or more USTs on the SE Parcel. The data suggested that PCE was associated with one or more as yet unidentified off-site sources.

The Phase II ESA report included the following recommendations:

- The data for analytes for which concentrations exceed MTCA CULs are reportable by the property owner to Ecology, as required by Chapter 173-340-300 Washington Administrative Code (WAC).
- A supplemental investigation is recommended to further characterize the extent of petroleum hydrocarbons and VOCs in soil and groundwater on the SE and SW Parcels and to refine the understanding of the conceptual site model.
- An evaluation of indoor air quality in the building on the North Parcel is warranted.

It is anticipated that additional assessment activities will be performed at the property in accordance with the recommendation made by Stantec in the Phase II ESA report. It is also anticipated that some cleanup activities will be required to address petroleum impacts on the SE and SW Parcels, and that vapor mitigation measures may be required for the building on the North Parcel (subject to the findings of the recommended indoor air quality evaluation).



*Top: Existing site photo of the south parcel taken during the field observations*

## 901 & 905 Meade Avenue (also addressed as 910 North Cambrian Avenue)

This site includes two parcels referenced below and in Stantec reports as the “North Parcel” (Map ID 162, Parcel No. 3735-020-017-005, 905 Meade Avenue) and the “South Parcel” (Map ID 160, Parcel No. 3734-012-001-0001, 901 Meade Avenue). A draft Phase I ESA report was completed by Stantec on 7/19/2019 and identified the following RECs:

- Historically, the presence of a residential dwelling and other structures on the pProperty, including building use conversions, additions, and demolitions represents a potential REC based on the following:
  - Historical use of lead-based paint (LBP) on former Pproperty structures may have resulted in LBP residues in surface soil at the Ssite.
  - Debris from demolition of the former pProperty structures may be buried on-sSite, and if present, the debris may contain wastes such as asbestos containing building materials.
- The historical use of the property building tenant spaces listed with addresses of 905 and 907 Meade Avenue between approximately 1981 and 2000 for automotive body repair, automotive painting and vehicle repair operations represents a potential source of releases of petroleum products and/or hazardous substances to the environment and is considered a REC.
- The Property is located in an area classified as “Flood Zone X-12”, with a minimal flood hazard.



A sampling and analysis plan (SAP) was completed by Stantec on 2/3/2020 for a proposed Phase II ESA to evaluate:

- Soil gas for potential sources of VOC or TPH contamination across the property, including beneath the existing building, due to the historical use of the property for vehicle repair and auto body repair activities.
- Soil on the South Parcel (Map ID 160) for metals contamination and asbestos containing materials related to historical use as a residential property and the subsequent building demolition.

Proposed activities in the SAP included:

- Performance of a passive soil gas (PSG) survey across the property, including in the lower floor of the building situated on the North Parcel (Map ID 162), for use as a screening tool to detect the presence of VOCs and TPH in soil vapor that would indicate a source of soil and/or groundwater contamination beneath the property.
- Collection of soil samples from the upper 5 feet of soil on the South Parcel (Map ID 160) and analysis for metals (arsenic and lead) and asbestos that may be present in surface soils as residual contamination resulting from demolition debris that may have been left from the former residence.

As of 3/13/2020, planning for execution of the Phase II ESA was in progress. The need for supplemental assessment and/or cleanup activities will depend on the results of the Phase II ESA which is in progress (as of 3/13/2020).



Left & Right: Existing site photos taken during the field observations

# Chapter 4: Market Conditions and Opportunities



(Source: banter-snaps | Unsplash)

# Section 4.1: Market Analysis Introduction

**As part of and parallel to the AWP process, a member of the consultant team (ECONorthwest) conducted a market assessment to identify the opportunities and barriers to redevelopment in and around the focus area. This assessment focused on the residential and commercial real estate market conditions and trends.**

In doing so, ECONorthwest prepared the Bremerton Charleston District Center Opportunities and Barriers Report (dated February 11, 2020) to outline their findings and recommended actions to support redevelopment/reuse and infill activity in the District. This report is included in Appendix B of this AWP document. This chapter summarizes the key findings from the report to help guide the redevelopment strategies for the Charleston District.

## **Analytic Approach and Data Sources**

To conduct the analysis, ECONorthwest conducted interviews with area real estate experts, and reviewed demographic, real estate, and market data. The following summarizes the data sources used in the market assessment.

- **Expert Interviews:** The economists conducted interviews with local property owners, real estate brokers, developers, and economic development professionals in the Bremerton area. These interviews informed the market assessment with firsthand experiences from those active in land development, real estate, and economic development.
- **The US Decennial Census:** The Decennial Census is completed every ten years and is a survey of all households in the United States and is considered the best available data for information such as demographics (e.g., number of people, age distribution, or ethnic or racial composition), household characteristics (e.g., household size and composition), and housing occupancy characteristics. Decennial Census data are available for 2000 and 2010.

- **US American Community Survey (ACS):** The ACS is completed every year and is a sample of households in the United States. The 5-year estimates are derived from data collected over five-year periods, which increases its statistical accuracy for smaller geographies with too few households (such as Bremerton) to provide reliable one-year estimates. Data over the five-year period is averaged. Therefore, 2013-2017 data represent an annualized average for those years.
- **CoStar Real Estate Data:** CoStar is a real-estate database that maintains an inventory of commercial and multifamily buildings across the country. CoStar tracks rents, vacancies, real estate transactions, and other building characteristics across the nation.
- **Zillow Residential Data:** Zillow provides real estate data for single-family homes in an online platform. Zillow single-family home data may include detached homes and condominium sales data. It is a source for housing sale price data at the city level over time.

## **Key Market Findings**

The market assessment identified key findings pertaining to redevelopment and infill potential in the Charleston District. The following summarizes opportunities and challenges in the focus area.

## District Opportunities

- **The Charleston District is a gateway to the City** – Charleston is an entry point to the City due to its proximity to the SR-3 Freeway. Despite this, the Charleston District struggles to attract area residents who live and shop locally. Facade enhancements as well as safety improvements may help bring people to the area, as well as a diversification of retail offerings.
- **Expanding uses to support military activities** – Local stakeholders suggested that due to the high demand for industrial space, especially for military uses connected to the shipyard activities, that portions of Charleston could be used for light manufacturing and warehousing. However, the current zoning standards limit these uses.
- **“Missing-middle” and workforce housing may be a good use for the focus area** – Quality housing for lower- and middle-income households is undersupplied in the City which has led many Bremerton workers to live outside the municipal limits. The District and the City could benefit from more multifamily zoned land to allow for more suitable housing options.
- **Growth in Seattle is likely to become a larger economic driver in the future** – The growth in Seattle may be influencing the growth in Bremerton. With the new Fast Ferry that travels between Bremerton and Seattle in approximately half an hour, people may relocate to the more affordable Bremerton since the commute is reduced between the two cities.
- **The Naval Base Kitsap, including the Puget Sound Naval Shipyard and Intermediate Maintenance Facility, is the main economic activity driver near the Charleston District** – The Naval Base Kitsap employs around 14,000 employees and has recently been hiring about 1,000 new workers annually. About 42 percent of base workers live in Bremerton, but the rest commute from other places that can be quite far away.

## Redevelopment Challenges

- **The Naval Base Kitsap, including the Puget Sound Naval Shipyard and Intermediate Maintenance Facility, security protocols may inhibit daytime worker access to Charleston** – After the September 11, 2001 attacks, the base adopted more stringent security protocols, which more or less required workers to stay on the base during the entirety of the workday. Stakeholders indicated that these security protocols have limited the base's economic stimulus for the District.
- **The Charleston District has a perception of being unsafe and inconvenient for parking** – Safety concerns for the District include the lack of lighting, heavy traffic, and the presence – or the perceived presence – of crime in the area. Additionally, the lack of parking, real or perceived, together with aging infrastructure poses additional challenges. Parking may be an issue when redevelopment in the District occurs.
- **Imbalanced real estate economics also pose as a barrier to redevelopment** – There exists an imbalance between the rents that the property owners and developers need to collect to redevelop their properties and those that are attainable in the area. There is a potential that rents will not cover construction costs in new projects.
- **Few natural amenities exist in the District** – In contrast to Downtown Bremerton which is located on the water, Charleston has few parks, views, or other natural amenities (either in the District or nearby) that would otherwise draw residents and investors.
- **A lack of a Community Vision for this area** – The area lacks a common, recorded vision for its future and a strategy to get there. Local business owners indicated that businesses in the District do not have strong relationships with one another and that the area lacks an overarching vision that would motivate business and property owners to make improvements.

# Section 4.2: Residential Real Estate Market

This section summarizes the Bremerton’s residential market conditions and identifies trends that will influence residential demand and viability in the Charleston District Center. Appendix B includes the full market assessment report with detailed datasets and historical development activity.

## Residential Market Trends

**Age of Housing:** The housing stock in Bremerton is in fair or poor condition due in part to the age of housing. Over 75 percent of the housing stock was built before 1980 and 22% was built before World War II. Building conditions due to age may prevent someone from choosing to live in those units.

**Vacancy rates:** Bremerton’s vacancy rates for single-family and multifamily housing fell from 7.7 percent in 2011 to 4.3% in 2019.

**Median Rental Rates:** The rental rates continue to rise in the Bremerton area, but are still less on average than Kitsap County and Washington. Bremerton’s median gross rent is \$918 compared to \$1,116 in Kitsap County and \$1,120 for Washington. Multifamily asking rents per square foot have risen in Bremerton from \$0.87 in 2000 to \$1.49 in the second quarter of 2019, but on average, remain below those of Kitsap County and Washington. Multifamily rents in downtown are much higher at \$2.05 to \$2.83 per square foot.

**Multifamily Construction Activity:** Most Bremerton multifamily developments were built in 1980 or earlier, and many prior to 1950. A handful of newer multifamily developments are concentrated in downtown Bremerton and western Bremerton. Charleston has seen little multifamily development over the past several decades, and no multifamily stock has been added to the area since 2010.

**Home sale prices :** Bremerton’s median home sales price has been rising since 2014 and was just under \$300,000 in April 2019. Home prices in Bremerton are still lower than Kitsap County and Washington.

## Residential Development Opportunities

- **Integrate housing into the land use mix in the Charleston District** – There are several underutilized parcels in and around the District that could accommodate new housing development.
- **Quality housing for lower- and middle-income households is needed** – Workforce and “missing-middle” housing (e.g., duplex, townhomes, and small courtyard apartments) may be a good fit for the area. More multifamily zoning is needed around Charleston to allow additional residential development.
- **The District may see more development in the future** – As Downtown Bremerton continues to grow with the recent development of new multifamily housing, with limited space for expansion in the Downtown, the District may see increased interest in multifamily development.

## Residential Development Challenges

- **Infrastructure Deficiencies** - The community needs to improve the appearance of the District. Existing conditions include poor lighting, narrow sidewalks, and lack of signage and gateway features. Improvements to these safety concerns and amenity improvements can help increase the District’s visibility as a true gateway to Bremerton.
- **Development may require assemblage of sites** – Underutilized sites in the area are small and have existing buildings which increases the cost of development since acquiring additional property may be needed. Additionally, current rents may not be high enough to support new development.

# Section 4.3: Commercial Real Estate Market

This section summarizes the Bremerton's commercial market conditions and identifies market drivers and trends that will influence the market appeal and viability of commercial uses in the Charleston District Center. Appendix B provides additional detail on commercial market trends, development activity, and economic factors.

## Commercial Market Conditions and Trends

**Limited New Supply:** There has not been a lot of new commercial space developed in Bremerton. While some office space has become available since 2007, absorption rates have been sporadic.

- **Office Supply:** There have been very few square feet of office space delivered since 2007 in Bremerton. Net absorption of office space has been sporadic over the last decade but was positive in 2019 at over 50,000 square feet.
- **Retail Supply:** There have been zero square feet of retail space delivered in Bremerton in the last decade. Absorption of retail square feet in Bremerton has fluctuated widely but has been positive since 2017.

**Vacancies:** Office vacancy rates have been historically high in Bremerton, remaining above 6% as of the third quarter of 2019. Retail vacancy rates fell to 4.4 percent in 2019 from a high of 13.8% in 2013.

**Retail Rental Rates:** Bremerton retail overall rents have risen steadily since 2012. In the second quarter of 2019, retail rents per square foot were \$13.15. Retail rents have increased by about two dollars (without adjustments for inflation) since 2007, rising from \$11.10 to \$13.15 on a triple-net equivalent (NNN, calculated on an annual basis<sup>1</sup>). Although there are few data points, retail rents in the Charleston District appear to be about 20% lower than citywide rates.

**Office Rental Rate:** Office rents in Bremerton are low and have remained flat over the past decade. Office base rent has remained relatively stagnant in Bremerton since 2007 at around \$16 per square foot.

<sup>1</sup> Dollars per square foot are calculated on an annual basis. NNN stands for "Triple-Net" rents—a lease structure where by a tenant pays for all leased space related expenses.

## Commercial Development Opportunities

- **Support existing commercial development –** The Charleston District already functions as a main street with several anchor businesses, such as Safeway and McGavin's Bakery. Supporting these existing businesses can help generate interest in additional business development and potentially spur new projects to create a functional main street. Building on the history of the area can help market this area as well.
- **Redevelopment of existing commercial buildings –** The rising rents and the falling vacancy rates in Bremerton indicate that there is a demand for more commercial space. There is opportunity to repurpose existing buildings for small, emerging businesses because of potentially less expensive rent.
- **Leverage the proximity of the Naval Base Kitsap and the shipyard -** There is also opportunity to attract supporting businesses to the shipyards properties and locate in the Charleston District. This would help attract the approximately 14,000 workers to the District after working hours.

## Commercial Development Challenges

- **Infrastructure Deficiencies –** As noted above in the residential development section, the community needs to improve the appearance of the District. Existing conditions include poor lighting, narrow sidewalks, and lack of signage and gateway features. Improvements to these safety concerns and additional amenities can help increase the District's visibility as a true gateway to Bremerton.
- **Development costs are challenging –** Renovation costs can be prohibitive for small businesses and property owners since the rental costs wouldn't outweigh the improvement cost. New development is likely to be cost-prohibitive as well.

# Section 4.3: Market Conclusions

**Long-term, new private investment in vertical development is key to the revitalization of the District. The Charleston District Center has seen disinvestment for decades and the City of Bremerton would like to reverse these trends and encourage new investment, especially new real estate development.**

Generally, three key elements influence private real estate development decisions:

- **Market conditions** including rent values, land values, vacancy and absorption rates, availability of financing, competing supply, etc.
- **The regulatory framework** and infrastructure that shape development plans and serve available land.
- **The availability and suitability** of land, including property ownership patterns, soil conditions, etc.

## Framework for District Revitalization

Generally, the City can think about its possible actions in three categories, or phases of feasibility: “nurture,” “catalyze,” and “support.” These phases are broad and are not mutually exclusive, but they do imply different public actions. Public actions are part of a dynamic continuum and can change in relation to a specific development opportunity site as market conditions or other factors change. Moreover, a strategic approach to encouraging revitalization of a certain area is to categorically link targeted public actions and investments with the needs of private investment as an area grows and/or market feasibility changes. These phases are described as follows:

- **Nurture:** Lay the policy and infrastructure groundwork for areas that lack proven markets.
- **Catalyze:** Reduce development costs and make the area more attractive for investment by covering infrastructure or other costs, changing regulatory framework, or other actions.
- **Support:** Support and shape desired types of development, including enforcing existing codes and continuing to maintain infrastructure.

Figure 4.3.1 illustrates a Framework for District Revitalization and provides an overview of the

actions that local governments can take to support business districts at various stages of development readiness.

The Charleston District Center is believed to be in the “nurture” phase. There has been little new development in the area in decades. Rents are low and there are vacant storefronts, underutilized properties, and little interest in new construction/ investment from the local development community.

Given its position in the “nurture” phase, the question for the District is less about how to overcome a development feasibility hurdle and more about how foundational activities can develop momentum towards future development. Moreover, providing a financial incentive to developers today, absent any other activities that bring additional support to and focus on the District, is unlikely to attract new development. Instead, the City should dedicate resources to those activities that will prepare the district for long-term success – this may include capital improvement projects to positively change people’s perception of Charleston.



**FIGURE 4.3.1. FRAMEWORK FOR DISTRICT DEVELOPMENT**

(Source: ECONorthwest)

## Public Influence for Development Outcomes

The public sector’s tools for influencing development can be organized into three categories of actions: (i) funding and incentives, (ii) regulations, and (iii) planning. Figure 4.3.2. provides an overview of the types of actions that fall into these three categories.

Funding & Incentives	Regulations	Planning
Loans Grants Property Taxes / Tax Abatement Land write downs	Zoning Parking + Infrastructure Requirements Permit & Impact Fees Permitting Timeline Requirements for Contracting	Land Supply Amenities Infrastructure Transit / Parking Availability

FIGURE 4.3.2. DEVELOPMENT POLICY LEVERS

(Source: ECONorthwest)

To support development activity, the City can organize these public sector actions into the implementation timeline. Understanding when a

policy level (action) impacts development can help a city decide which actions are the most viable in their community and which will have the most impact relative to public expenditure.

Cities can provide incentives to developers at the beginning of the development process, such as providing lower cost land or through enactment of flexible zoning standards. During the construction phase, cities can provide direct project assistance through the provision of funds for onsite/offsite infrastructure. Figure 4.3.3. shows a high-level outline of the typical process that developers go through in developing a project, from looking at potential development sites all the way through building operations. The actions shown in green have the greatest impact on the development pro forma (financial feasibility) and are thus likely to serve as the most useful incentives for developers.

Given the understanding of the market characteristics in the Charleston District Center today, the City of Bremerton will need to identify a range of policies, actions, and incentives to foster new development in the area. That is, each individual action or funding source is likely to not be sufficient in itself to tip the scales for a new development project. However, coordinated actions—multiple funds, programs, and policies—together are more likely to create the conditions necessary to enable new development.

### DEVELOPMENT PROCESS

Site Selection + Land Control	Project Design + Permitting	Financing	Construction	Operations
<b>Acquisition/site control</b>  <b>Zoning</b>  <b>Placemaking</b>  Growth Management	Built form (design/density)  Permitting Timeline  Permitting Fees  Impact Fees  Design Costs	<b>Grants</b>  Loans	<b>Parking Cost</b>  <b>Infrastructure Cost</b>  Required Materials  Contracting  Certification  Inspections	<b>Yield/Rentable Area</b>  Tax Abatements  Reporting Requirements  Rent Subsidies  Tenant Protections

FIGURE 4.3.3. POTENTIAL POLICY LEVERS BY PROPERTY DEVELOPMENT PHASES

(Source: ECONorthwest)

## Recommendations to Improve Redevelopment and Infill Opportunities

The City, its government partners, and local stakeholders can proactively take actions to provide incentives or encourage redevelopment in Charleston. The market related recommendations will address the three key elements that influence private real estate development (as stated in the preceding subsection - Framework for District Revitalization). ECONorthwest's recommended near-term actions include the following:



### Partnerships:

Create partnerships with local businesses, property owners, community leaders, and potential developers to implement near term actions. Establish a City liaison to the District that holds regular check-ins with partners and property owners. Also, identify early actions that can show progress, including seeking new grants to fund implementation and partnerships for implementation.



### Setting A Vision:

Create an achievable vision for the Charleston District given the local market conditions that is also grounded in community priorities. Conduct more detailed business district planning that convenes the many stakeholders interested in the success of this District.



### Supportive Infrastructure:

Invest in infrastructure improvements, such as streetscape enhancement projects and lighting upgrades. Conduct a parking inventory and demand analysis to quantify parking supply and demand. From this analysis, develop a parking plan for the District. (Potential funding sources are outlined in Chapter 7.)



### Regulatory Changes:

Review existing standards and identify perceived regulatory barriers to redevelopment, reuse, and infill projects. If regulatory barriers exist, make adjustments to the City zoning standards.



### Support Catalytic Opportunities:

Plan for and continue to advance key catalytic projects that will proactively prepare the area for new investment. Identify properties that are suitable for new residential infill projects. Work with these property owners to understand what type of support they need to get projects underway.

# Chapter 5: Community Vision



(Source: gabriel-santiago | Unsplash)



Top: Example of community gathering place (Source: priscilla-du-preez | Unsplash) | Center: Charleston wants to be "open for business" with new venues and shops (Source: tim-mossholder | Unsplash) | Lower: Example of local businesses for gathering (Source: adrien-olichon | Unsplash)



Top: Example of active storefronts in Seattle's Ballard Neighborhood

## Section 5.1: Community Vision

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**The City engaged the public and area stakeholders to define their community vision for Charleston that will serve as the foundation for reinvestment, capital improvement projects, land use, and economic development efforts from today well into the future. The community's vision is to “Rediscover Charleston as a distinctively creative historic district that celebrates its eclectic, imaginative, and artisan character through capital investments, local traditions, diverse tenants, and quality housing”.**

This Vision includes a celebration of Charleston's past, physical character, and its artisan trades and businesses. The Vision also directs the City and the community to enhance the neighborhood with infrastructure and urban design improvements, annual events, and planning for current and future populations through additional housing choices, business retention/recruitment, and public destinations.

# Section 5.2: Community Priorities

Through a community engagement process, the public and stakeholder participants identified four primary community priorities for the Charleston District. These priorities support the community's vision and aim to address specific issues and challenges occurring in Charleston. Each community priority includes a list of supporting actions that, when employed, are believed to improve quality of life in Charleston and set the stage to attract reinvestment in the vicinity. Most simply, the "Priorities" are issues that the community wants to address and solve.



## Priority 1.

### Improve community perceptions of the Charleston District.

Charleston has a somewhat negative perception as an area that is blighted and has a lack of commercial services. When a neighborhood has a negative perception, it is difficult to attract new tenants, residents and customers. There is opportunity for Charleston to be rebranded as an exciting, mixed-use district with unique community destinations, businesses, and housing options. The City and community stakeholders can be instrumental in changing the local perception from negative to positive through the following actions.

#### **Priority 1 - Supporting Actions**

- Attract community serving businesses and tenants
- End vandalism and dumping
- Make the District family friendly
- Create a gathering place for the community
- Provide quality, affordable housing
- Celebrate the District's history
- Build upon the District's makers/artisan industries



## Priority 2.

### Address blight and property maintenance.

Charleston has several buildings and streets that show signs of deferred maintenance, trash/debris, and vandalism. When a neighborhood has blight and exhibits poor property maintenance, people perceive the area as unsafe, economically depressed, and risky for investment. At the same time, the City and community stakeholders should take incremental actions to address blighted conditions and property maintenance concerns.

#### **Priority 2 - Supporting Actions**

- Create green spaces/gardens
- Enhance the arts and provide grants for murals and art installations
- Address inconsistent streetscapes
- Improve building facades
- Plant more trees
- Clean up junk and debris



## **Priority 3.**

### **Increase walkability and pedestrian safety.**

Most of Callow Avenue and the surrounding neighborhoods follow a traditional development pattern with sidewalks, pedestrian-oriented buildings, and an urban street grid. Over time, Burwell Street, 6th Street, and 11th Street have been widened and have been subject to increased traffic volumes. Furthermore, some streets have gaps in the sidewalk network, poor lighting, lack signage, and have deteriorating paved areas. The City and community stakeholders can improve walkability and pedestrian safety through capital improvement projects.

#### **Priority 3 - Supporting Actions**

- Add/improve crosswalks
- Address sidewalk gaps
- Improve accessibility for the mobility challenged
- Improve the Callow Avenue Streetscape



## **Priority 4.**

### **Address vacancies and underutilized properties.**

Charleston has several abandoned buildings and Callow Avenue has numerous vacant storefronts. Furthermore, there are multiple vacant and underutilized properties. These conditions project a negative impression but also provide opportunities for attracting new tenants and infill redevelopment projects that would bring vibrancy to the neighborhood. The City and community stakeholder partners can implement short term actions to activate these sites with interim/temporary uses and pursue longer term actions to attract permanent tenants to empty storefronts, and redevelopment projects on vacant/underutilized properties.

#### **Priority 4 - Supporting Actions**

- Address empty signs/lack of signage
- Attract businesses for community gathering (e.g., coffee shop/restaurants)
- Recruit neighborhood serving businesses (e.g., childcare, food)
- Recruit developers and infill development
- Recruit building tenants
- Plan for interim uses to activate vacant lots/buildings

# Section 5.3: Public Engagement Summary

The Charleston Vision and the community priorities were identified through public engagement events with residents and area stakeholders, and through dialogue with the Brownfield Advisory Committee. The project team facilitated public engagement events in September of 2019. The engagement plan included the following components and the subsequent subsections identify the participant feedback at each event:

- **Part A – Brownfield Advisory Committee Roundtable Discussion**
- **Part B – Charleston Discovery Walking Tour**
- **Part C – Community Workshop**

## **Brownfield Advisory Committee Roundtable Discussion**

On September 26, 2019, the project team hosted a round table discussion with the Brownfield Advisory Committee (BAC) to allow participants to share their concerns and desires for the Charleston District. Stantec facilitated the discussion with a list of topics to guide participant feedback and to help generate ideas/responses. The following subsections summarize the topics and participant responses.

Date/Time	September 26, 2019 – 2:30 to 3:30pm
Location	Suzy’s Kitchen (Callow Avenue and 6th Street)
Attendees	
City of Bremerton	Andrea Spenser, Allison Satter, Alyce Fierro, Janet Lunceford
Stantec (Consultant)	Andrea Pedersen, Chris Gdak, Ryan Givens
Brownfield Advisory Committee (BAC)	Gina Schultz, Chuck Henderson, Faye Flemister, Michael Goodnow (Councilman), Denise Frey

## Topics #1: Community Priorities

Stantec asked the BAC participants to share their personal desires and objectives for the Charleston District. The following summarizes these responses.

<b>Individual</b>	<b>Comments</b>
Faye Flemister (business owner)	<ul style="list-style-type: none"> <li>• Add benches and amenities for walkers [pedestrians]</li> <li>• Widen sidewalks</li> <li>• Incorporate art</li> <li>• Encourage businesses to take pride in their buildings/property and clean up their appearance</li> <li>• Create a public space with a fountain and statue (potentially at Callow Avenue and 9th Street)</li> <li>• Create a history hub with urban design elements that reflects the community's past (Kitsap Historical Society was identified as a potential partner)</li> </ul>
Michael Goodnow (councilman)	<ul style="list-style-type: none"> <li>• Address and improve community perceptions of the Charleston District Center</li> <li>• Add new planters</li> <li>• Fill vacant storefronts</li> <li>• Look at the Manette District as an example</li> <li>• Acknowledge the Charleston District Center was once its own city</li> <li>• Acknowledge that some people refer to the area as "Callow" versus "Charleston"</li> <li>• Entice private investment to the area</li> <li>• Plan Charleston as a "Makers/Artisan" district; play off of current businesses like furniture repair, countertop fabrication, vacuum repair, etc.</li> <li>• Transform portions of Callow Avenue into a "Festival Street"</li> <li>• Build an iconic feature over Callow Avenue (e.g., a sign made from historical materials)</li> <li>• Promote regular events like festivals, night markets, etc.</li> </ul>
Denise Frey (chamber representative)	<ul style="list-style-type: none"> <li>• Build upon the location and good timing</li> <li>• Build upon Charleston's history to promote tourism and to attract customers</li> <li>• Fund a staff person to manage/lead historic education/projects in Charleston</li> <li>• Use the historical context in the area planning; acknowledge that the shipyards are a part of the historical context</li> <li>• Capitalize on Charleston's gateway elements</li> <li>• Embrace the District's character; brand the area as "edgy is cool"</li> </ul>
Gina Schultz (real estate professional)	<ul style="list-style-type: none"> <li>• Create a connection between the Charleston District Center and the shipyards gates</li> <li>• Build upon Charleston's history (e.g., ironworkers, "this is part of history")</li> <li>• Research the original historical markers</li> <li>• Embrace the sense of community amongst military families</li> </ul>

<b>Individual</b>	<b>Comments</b>
Chuck Henderson (developer)	<ul style="list-style-type: none"> <li>• Add more residential to the Charleston District Center (e.g., downtown residential near 11th)</li> <li>• Create a walkable environment</li> <li>• Acknowledge that a local shop owner is working on a typewriter museum in Charleston.</li> <li>• Activate empty storefronts with historical window displays (the Historical Society may be a good partner)</li> <li>• Strengthen the pedestrian network</li> <li>• Re-energize the District</li> <li>• Explore multi-family tax exemptions to incentivize development</li> <li>• Use the term “District” to describe and brand Charleston</li> <li>• Explore the feasibility of using scrap materials from the shipyards to create an iconic monument/art piece in Charleston</li> </ul>
Andrea Spencer (city staff – planning)	<ul style="list-style-type: none"> <li>• Plan for a quality public realm</li> <li>• Plan for a future Callow Avenue street design</li> </ul>
Janet Lunceford (city staff – enforcement)	<ul style="list-style-type: none"> <li>• Improve housing</li> <li>• Explore opportunities for food trucks to activate the area and bring commerce to the corridor</li> </ul>

## **Topic #2: Concurrent Projects in the Charleston District Center**

Stantec asked the BAC participants to identify any projects that are planned or in the works in the Charleston District. The following summarizes their responses.

<b>Individual</b>	<b>Comments</b>
Faye Flemister (business owner)	<ul style="list-style-type: none"> <li>• A new graphics design business is moving to Callow Avenue (adjacent to the Charleston concert venue). The business creates vehicle wraps and custom printing.</li> <li>• There is not an official business district in Charleston; whereas, there is opportunity for the Downtown Bremerton Association to help reestablish one for Charleston.</li> </ul>
City Staff	<ul style="list-style-type: none"> <li>• There is a new chocolate business interested in the District</li> <li>• There is a new rock-climbing gym that wants to locate to the District</li> <li>• Several business owners on Callow Avenue have requested parking passes to park long term on the street.</li> </ul>

### Topic #3: Desired Outcomes for the Charleston AWP Document

Stantec asked the BAC participants to identify what types of outcomes/recommendations that they would like to see in the final AWP document for Charleston (e.g., recommendations, projects, etc.). The following summarizes the responses.

- Create a work plan for the City; recommend implementation actions for the City; create a plan for the Charleston District Center that is actionable,
- Incorporate the brownfields inventory map; use the brownfield inventory as the blueprint to guide redevelopment strategies,
- Identify potential zoning/development code updates to support infill and redevelopment in Charleston,
- Include a zoning summary (e.g., a regulatory fact sheet),
- Identify potential storefront improvements and ways the City can support these efforts,
- Create options for mixed-use development,
- Identify funding sources for projects (e.g., public and private projects),
- Address concerns about demolition of older structures, and the modern appearance of new projects.

### Discovery Walking Tour

On September 26, 2019, the project team hosted a discovery walking tour to allow the BAC and the general public to become acquainted with Charleston’s physical conditions, land uses, and overall neighborhood character. Stantec prepared a walking map and led participants in an informal group tour. The tour was intended to allow interested parties to understand the District and provide feedback at the community workshop later that evening. Participants were asked to note their perceptions/observations on the following neighborhood elements:

- |                                 |                                       |
|---------------------------------|---------------------------------------|
| • Walking/Pedestrian Conditions | • Redevelopment Opportunities         |
| • Biking/Bicycling Conditions   | • General District Concerns           |
| • Notable Buildings/Businesses  | • Potential Neighborhood Improvements |

The following map illustrates the tour route; the tour started and ended at the corner of Callow Avenue and 6th Street. The route included a stop at the McGavins Bakery.



**Bremerton, Washington**  
 Charleston District Center | Area-Wide Planning  
**Discovery Walking Tour**

The purpose of this walking tour is for community residents, business owners, and overall stakeholders to visit the Charleston District Center and notate their personal site observations.

**(1) Tour Route:** Use the map below to follow the route on the discovery tour.

**(2) Notes:** Use the back of this page to notate key site observations.



FIGURE 5.3.1. DISCOVERY WALKING TOUR MAP

## Community Workshop

On September 26, 2019, the project team hosted a community workshop at the Norm Dicks Government Center to allow the general public to learn about the AWP initiative for the Charleston District Center, share their personal desires for the area, and assess the area's conditions (e.g., safety and aesthetics). The Mayor and City staff provided a brief introduction. Stantec facilitated the community workshop segments. The meeting began with a brief presentation of the project, brownfield conditions, initial observations, and the planning process. Stantec led the meeting participants in a discussion to identify the community's priorities. Stantec finished the meeting with a set of interactive engagement stations for the participants to provide feedback on business preferences, desires for a potential Callow Avenue streetscape project, access challenges, and District perceptions. The following subsections summarize the topics and participant responses.

Table 5.3.d. Community Workshop Meeting Details	
Date/Time	September 26, 2019 – 6:30 to 8:30pm
Location	Norm Dicks Government Center, 1st floor meeting chambers, 345 6th Street, Bremerton
Attendees	
City of Bremerton	Alyce Fierro, Andrea Spenser, Allison Satter, Greg Wheeler (Mayor)
Stantec (Consultant)	Andrea Pedersen, Chris Gdak, Ryan Givens
Public Attendees	11 individuals

### Community Priorities Exercise

Stantec facilitated a Community Priorities exercise to engage participants and have them share their personal aspirations for the Charleston AWP study area. The group discussion yielded the top four priorities the participants felt were important for the Charleston District Center.

The top community priorities include the following:

1. Change perception of the District,
2. Address blight in the neighborhood through beautification,
3. Increase the walkability & safety of the District, and
4. Address vacancies and the needs of everyday businesses.

The participants also shared more specific ideas to solve their top priorities. These ideas were shared on comment cards at the meeting. These comments are summarized below.

Priority	Supporting Actions / Elements
Priority 1 - To change perception of the District	<ul style="list-style-type: none"> <li>• Address adult businesses</li> <li>• End vandalism</li> <li>• End dumping</li> <li>• Make the District family friendly</li> <li>• Create a gathering place for the community</li> <li>• Provide quality low-income housing</li> </ul>
Priority 2 - To address blight in the neighborhood through beautification	<ul style="list-style-type: none"> <li>• Create green spaces/gardens</li> <li>• Enhance the arts/ create a grant for murals</li> <li>• Address inconsistent streetscapes</li> <li>• Improve the facades of buildings</li> <li>• Plant more trees</li> </ul>
Priority 3 - To increase the walkability & safety of the District:	<ul style="list-style-type: none"> <li>• Raise crosswalks</li> <li>• Create bulb-outs at crosswalks</li> <li>• Install crossing flags</li> <li>• Place lights in road</li> <li>• Add bike lanes</li> <li>• Add handicap parking</li> </ul>
Priority 4 - To address vacancies and the needs of everyday businesses	<ul style="list-style-type: none"> <li>• Address empty signs/lack of signage</li> <li>• Add coffee shops &amp; bakeries</li> <li>• Add laundromats/dry-cleaners</li> <li>• Add a copy shop</li> <li>• Add an exercise shop/bike shop</li> <li>• Add a community center/ childcare center</li> </ul>

## Engagement Stations

Stantec invited participants to provide written and oral feedback at a series of engagement stations. Stantec prepared and presented boards on an array of community planning topics. The engagement boards included the following:

- **Future Connections & Mobility Improvements:** This board included a blank aerial photograph of the Charleston AWP focus area. Participants were asked to attach written recommendations/comments pertaining to mobility challenges and possible improvements.
- **Callow Avenue Corridor Improvements:** This board included a variety of streetscape element examples. Participants were asked to indicate which streetscape elements they would like to see incorporated into future enhancements on Callow Avenue. Participants indicated their preferences by affixing sticker dots next to the element they would like the City to incorporate in the Callow Avenue corridor; participants could select multiple streetscape elements.
- **Businesses and Services:** This board included a variety of business and commercial examples.

Participants were asked to indicate which of these examples they would like to see in the Charleston District Center. Participants indicated their preferences by affixing sticker dots next to the business/commercial land use type they would like the City to incorporate in the Callow Avenue; participants could select multiple business/commercial types.

- **Community Assessment:** This engagement station included three boards that focused on safety, aesthetics, and quality of life elements. Participants were asked to rate their perception of a variety of community conditions. To do so, participants affixed a sticker dot along a rating scale for each element in terms of good to poor.
- **One Big Project:** This included a blank board that asked participants to attach a written recommendation on one significant project/initiative that they would like to see in the Charleston District Center. Participants wrote their recommendations on note cards and affixed them to the board.

The following subsections illustrate the feedback from each engagement station.



FIGURE 5.3.2. COMMUNITY PRIORITIES WRITTEN RESPONSES

## Future Connections & Mobility Improvements

The following summarizes the written comments participants attached to the Future Connections & Mobility Improvements board:

- Widen sidewalks,
- Add benches and trash cans,
- Plant trees and flowers,
- Paint murals underneath the bridge over Wycoff Avenue (among other places),
- New development should have commercial on the ground floor and residences [above],
- Create a food truck alley,
- Give Callow Avenue the same treatment as Pacific and 4th street,
- The crosswalk needs to be safer,
- More lighting is needed,
- A greater police patrol is needed,
- Install angled parking,
- Implement traffic softening measures,
- Close sidewalk gaps,
- Move the park & ride closer to the freeway,
- Existing street barriers need to be extended, as people cut the corner to 1st street, and,
- Fewer marijuana dispensaries and adult businesses would improve the neighborhood.

## Future Connections & Mobility Improvements



FIGURE 5.3.3. MOBILITY IMPROVEMENTS BOARD WITH PARTICIPANT FEEDBACK

## Callow Avenue Corridor Improvements

The following summarizes the participant responses/preferences for potential corridor improvements to Callow Avenue.

Table 5.3.e. Corridor Improvements Board with Participant Feedback Rankings			
Element	Votes	Element	Votes
street trees	6	pedestrian plaza	2
wider sidewalks	5	festival street, 6th to 9th Streets	0
bike parking	5	festival street, 6th to Burwell Streets	2
parklets	5	decorative pavement	1
protected bike lanes	4	bioswales	1
bulb-outs	4	street amenities	1
transit shelters	3	on street parking, parallel	0
bike lanes	2	on street parking, angled	3
shared bike lanes	2		

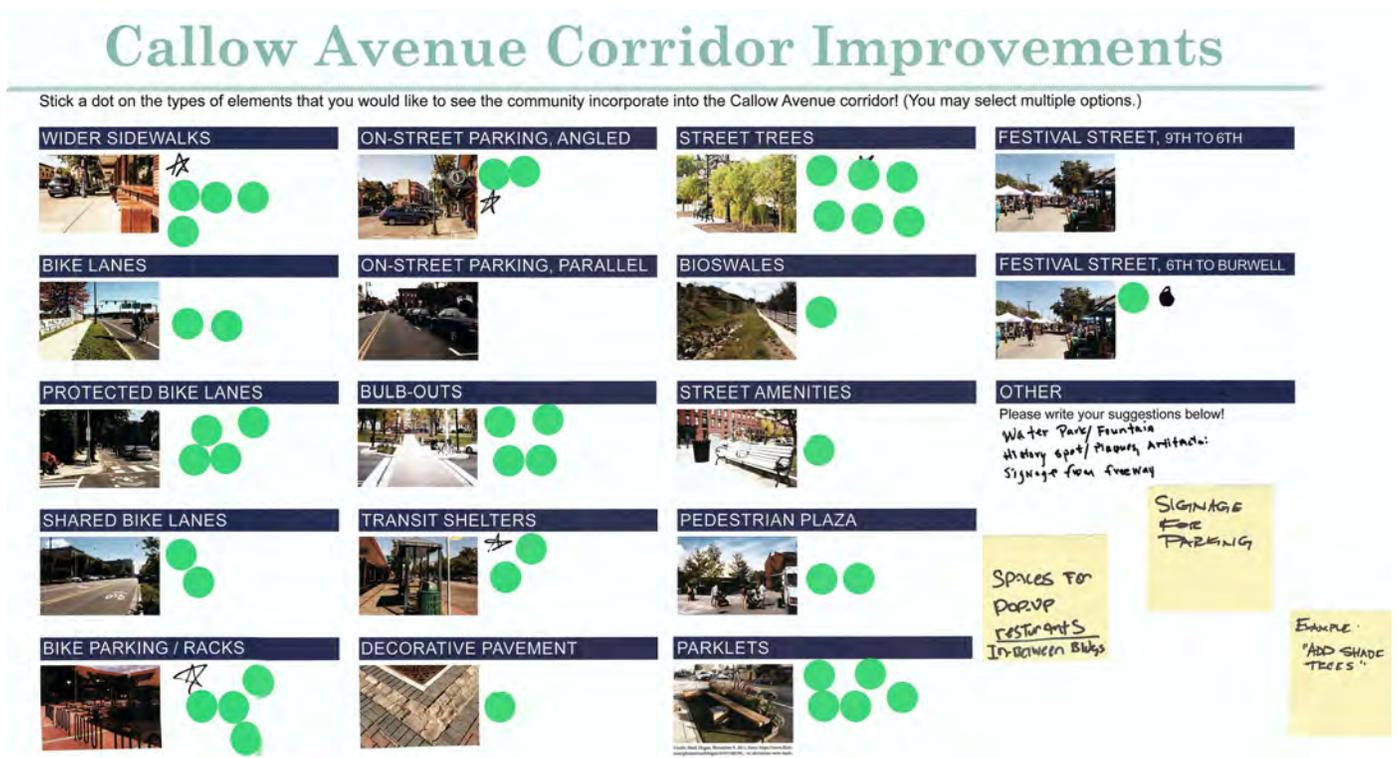


FIGURE 5.3.4. CALLOW AVENUE IMPROVEMENTS BOARD WITH PARTICIPANT FEEDBACK

## Business and Services

The following summarizes the participant preferences for future businesses and services in Charleston. Participants identified a preference for additional restaurants, coffee/tea shops, community space and artist/makers studios. There were also preferences, yet to a lesser extent, to add lounges/music venues, specialty bakeries/grocers, building supply stores, and health clinics. Some participants wrote in preferences for more mixed-use and live-work buildings.



FIGURE 5.3.5. BUSINESSES/SERVICES BOARD WITH PARTICIPANT FEEDBACK

## One Big Project

Participants provided written ideas for "One Big Project" that they felt would improve quality of life and investment conditions in Charleston. The following lists the written responses:

- Quality low-income [affordable] housing is needed
- Safe crossing on streets; lights in the road as in Port Orchard
- Mural grants for local artist(s)
- Gathering place
- Community garden
- Community center with gym, meeting space, and classrooms
- Placemaking, signage, wayfinding
- Multimodal bicycle lanes in the area
- Handicap parking is needed



FIGURE 5.3.6. ONE BIG PROJECT BOARD WITH PARTICIPANT FEEDBACK

## Comment Cards

The project team provided an opportunity for community workshop participants to submit additional written feedback on comment cards. The comment cards asked participants to respond to specific questions pertaining to area-wide planning in the Charleston District Center; this included a final open-ended question that allowed participants to provide feedback on any topic. The following table summarizes the questions on the comment cards and the participant responses.

<b>Table 5.3.f. Comment Cards Responses Summary</b>	
<b>Question</b>	<b>Responses (Summarized)</b>
Please tell us about your interest in the project	<ul style="list-style-type: none"> <li>• Respondent 2 - Long term resident, local resident</li> </ul>
What makes the Charleston District unique? (e.g. What are the community's assets/strengths that set it apart from other area communities?)	<ul style="list-style-type: none"> <li>• Respondent 1 – International; straight from downtown</li> <li>• Respondent 2 - Second Downtown has always allowed alternative businesses; its location allows high traffic and could easily be a destination</li> </ul>
How could we improve the Callow Avenue Corridor? (e.g. Which characteristics could be enhanced? Which properties should be prioritized for redevelopment?)	<ul style="list-style-type: none"> <li>• Respondent 1 - Corner of 11th and Callow (gas station exploded); continuation please clean; gathering place</li> <li>• Respondent 2 - Change the design criteria to support modernization of the signage</li> <li>• Respondent 3 – Build commercial properties with residential above</li> </ul>
What types of amenities, businesses and/or services would you like to see in the Charleston District / Callow Avenue Corridor?	<ul style="list-style-type: none"> <li>• Respondent 1 – Safeway needs expanding, library</li> <li>• Respondent 2 - Add a fitness spot, boutiques, cafes, studios</li> <li>• Respondent 3 – Fewer porn and sex shops; fewer pot shops</li> </ul>
Please share your other ideas or opinions about the Charleston District / Callow Avenue Corridor	<ul style="list-style-type: none"> <li>• Respondent 1 – Teacher/resource, game spot</li> <li>• Respondent 2 - Add green space and modernization</li> <li>• Respondent 3 – Move the park and ride on 6th and Montgomery out by the highway and bus riders from there to the ferry.</li> </ul>

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# Chapter 6: Charleston Community Planning Strategies

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# Section 6.1: Community Planning

## Introduction

**The City and the community stakeholders want to foster and support redevelopment, attract new tenants, and increase neighborhood activity in Charleston to achieve a bustling, creative, and mixed-use district in the heart of Bremerton. Through the AWP process, the project team identified four (4) Community Planning Strategies that will aid the community to realize its vision to “Rediscover Charleston as a distinctively creative historic district that celebrates its eclectic, imaginative, and artisan character through capital investments, local traditions (events), diverse tenants, and quality housing”.**

The following Community Planning Strategies address specific elements of neighborhood planning: (1) streetscape enhancements, (2) urban design elements, (3) marketing and management programs, and (4) regulatory and policy support. The Strategies support the vision, address the community’s priorities, and respond to the public feedback.

The following sections describe each Community Planning Strategy and outlines specific actions the City and community stakeholders can employ now and well into the future. These strategies can serve as the community’s work plan.

- **The City** can use these strategies to update their Capital Improvement Plans, guide potential regulatory amendments, and direct their economic development efforts.
- **Community Stakeholders** can use these strategies to plan annual events, execute self-governance and stewardship, and to lead grass roots neighborhood enhancement programs.

### Charleston’s Community Planning Strategies



**Strategy 1:**  
District Streetscape



**Strategy 2:**  
Urban Design and Land Use



**Strategy 3:**  
Marketing and Management



**Strategy 4:**  
Regulatory and Policy

# Section 6.2: District Streetscape Strategies

**Great streets support vibrant neighborhoods, create positive perceptions, and provide access to businesses and destinations. One community planning strategy is for the City and the community to focus on streetscape enhancements on Callow Avenue and Wycoff Avenue with landscaping, new sidewalks, lighting, and decorative details so that the public realm is attractive, functional, and reflects the area's intended character.**

**Callow Avenue** is the District's "main street" and most commercial storefronts line this corridor. Callow Avenue has relatively narrow sidewalks, continuous on-street parking, and wide vehicular travel lanes. The corridor is a predominately paved environment; the streetscape is devoid of trees and landscaped areas. Callow Avenue's ~60-foot wide right-of-way allows for a variety of streetscape elements. There is opportunity to enhance the Callow Avenue streetscape with wider sidewalks, vegetation, furniture, signage, and paving detail to enhance the public realm. To achieve a successful business district, support infill redevelopment, and to attract future tenants, the streetscape should be both attractive and functional.

**Wycoff Avenue** is a secondary thoroughfare in Charleston and provides access to the manufacturing and residential enclaves west of Callow Avenue. For the segments north of 6th Street, Wycoff Avenue is devoid of the types of streetscape elements that are normally associated with successful business districts. Today, Wycoff Avenue can be characterized as a nondescript asphalt two-lane road with only intermittent sidewalk coverage; most of the street segments lack curbs, continuous sidewalks, lighting, and landscaping. The City and the community want the areas around Wycoff to redevelop as an artisan, mixed-use overlay district (as described in the next section), whereas, redevelopment projects require good access, attractive streets, and a functional public realm. The Wycott Avenue ~40-foot wide right-of-way is rather narrow to accommodate an abundance of streetscape elements; however, the urban context supports a more compact street design. There is opportunity to redevelop Wycoff Avenue between 6th Street and 11th Street with new travel pavement, sidewalks, lighting, vegetation, and street furniture (e.g., benches, trash receptacles) to improve

aesthetics, enhance pedestrian travel, and install the necessary public infrastructure to support new infill development projects. To attract redevelopment and investment, the adjacent streets must be functional and match the intended neighborhood character.

## **Strategy Actions**

- Design and complete a streetscape enhancement plan for Callow Avenue (1st Street to 13th Street).
- Create a "Callow Avenue Festival Street" segment (6th Street to 9th Street) that can be periodically closed to vehicular traffic to support neighborhood events.
- Design and complete a streetscape enhancement plan for Wycoff Avenue (6th Street to 11th Street).



*Top: Existing "Festival Street" on 4th Street in Downtown Bremerton is an example of a recent streetscape project in the city | Lower: Existing Callow Avenue segment between 6th and 9th Streets*

## Callow Avenue Streetscape

Callow Avenue can be improved to create a more attractive streetscape to include the urban design elements that help to create a distinctive business district, strengthen a mixed-use environment, and encourage community gathering/activity. The project team created a series of conceptual cross sections to identify a potential enhanced streetscape for Callow Avenue. The Callow Avenue streetscape designs include wider sidewalks and landscaping to support the business character and anticipated pedestrian activity. The designs also maintain on-street parking for local shops and to encourage patrons to park once and then shop at multiple businesses.

**Festival Street Segment:** The Callow Avenue roadway segment between 6th and 9th Street is conceptually designed as a “Festival Street” that can be periodically closed to motor vehicle traffic and used for neighborhood events and public gathering. This streetscape design was conceived to create a central gathering place since Charleston does not have a large, centrally located park or plaza. The conceptual design includes a curb less street section so the entire right-of-way can function as a continuous community space at the time of street

closure. Furthermore, pedestrian-scaled lighting and overhead string lights will create an intimate glow during evening/nighttime events. This segment was chosen because the traffic circulation patterns in the area can be temporary diverted to 9th Street/Wycoff Avenue at times of a Callow Avenue street closure. Furthermore, the “Festival Street” is envisioned to support adaptive reuse of adjacent buildings as neighborhood activity is expected to increase through regular community events.

### Streetscape Elements

- Wider public sidewalks (10 feet average)
- On-street, parallel parking
- Multi-modal travel lanes (for motor vehicles and bicycles)
- Specialty pavement along sidewalks, at crosswalks and within major intersections
- Trees and landscaping
- Decorative lighting with neighborhood/event banners
- Wayfinding and signage
- Street furniture including benches, trash receptacles, and bicycle racks

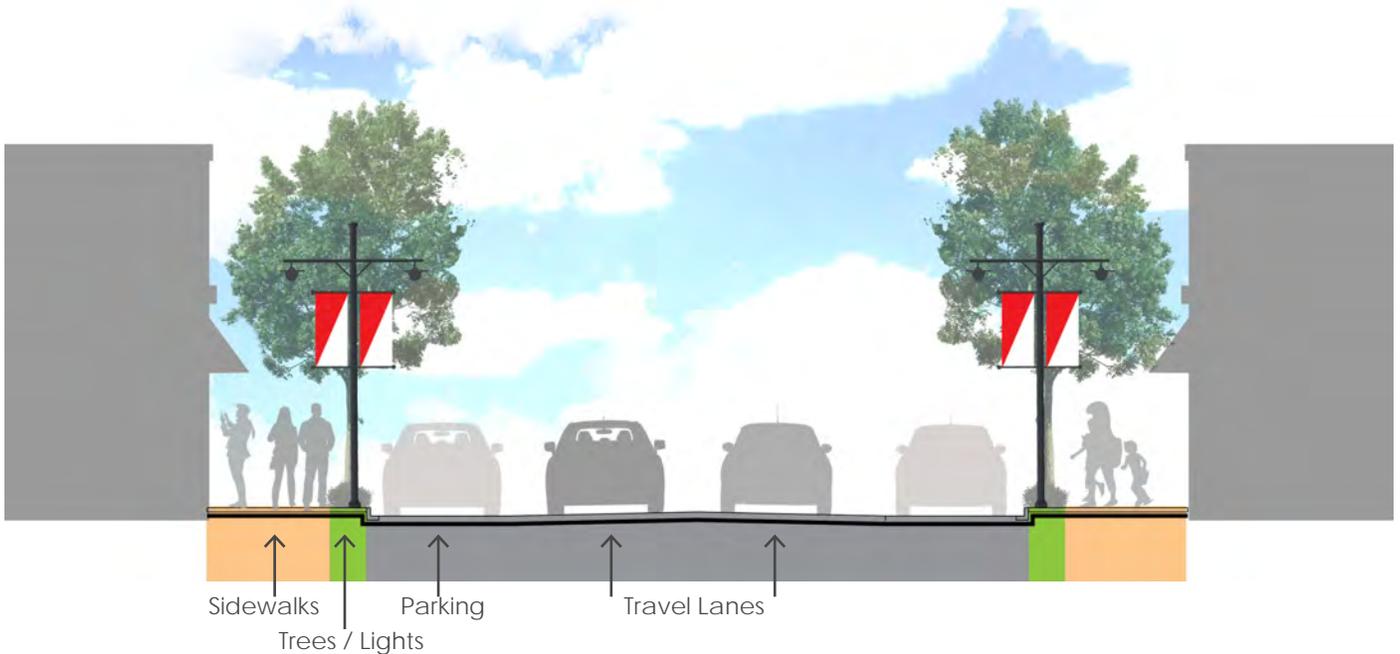


FIGURE 6.2.1. CALLOW AVE. PROPOSED STREETScape DESIGN – TYPICAL SECTION

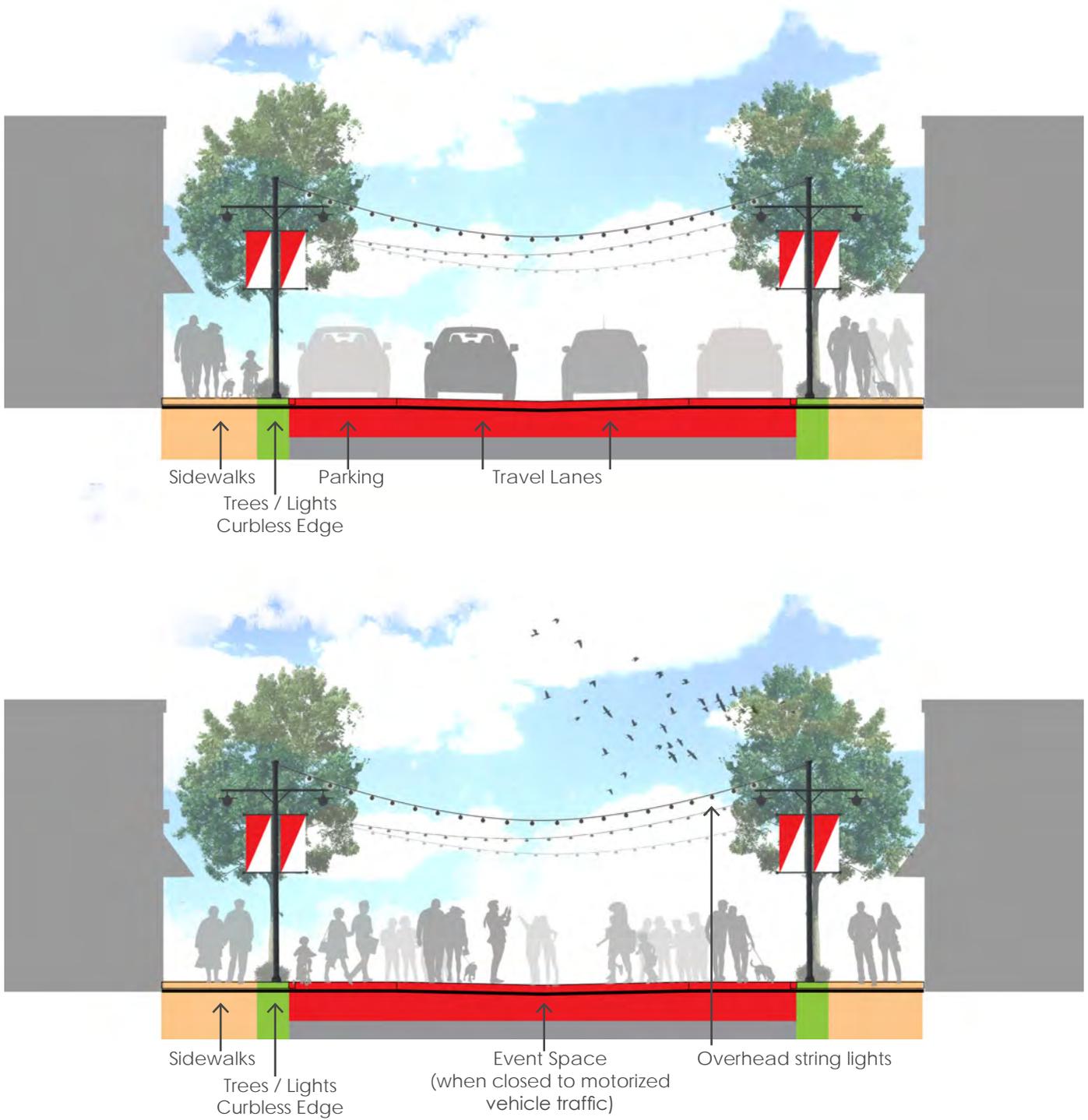


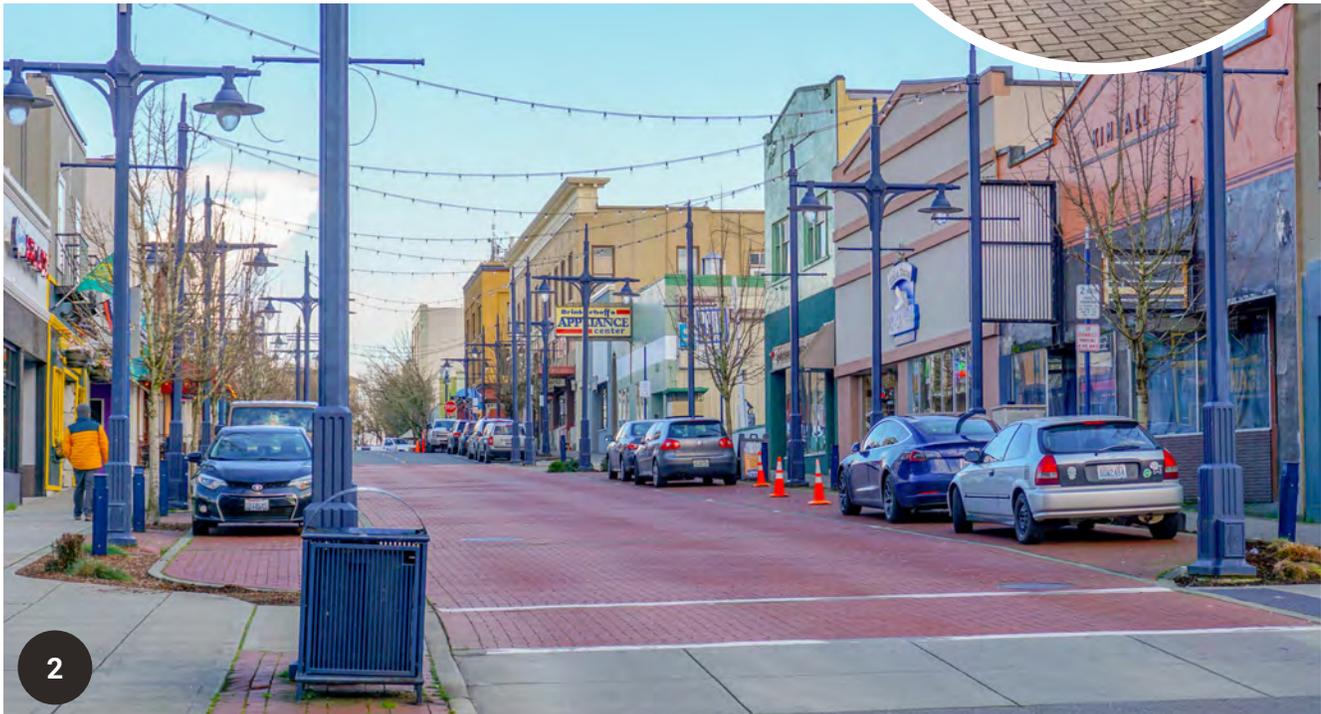
FIGURE 6.2.2. CALLOW AVE. PROPOSED STREETScape DESIGN – “FESTIVAL STREET” SECTION



1



3

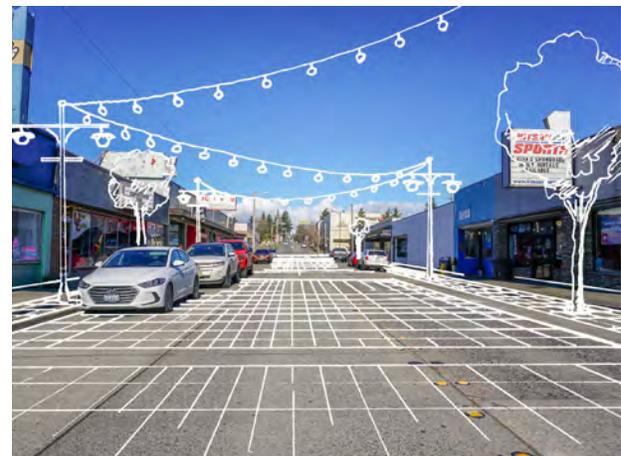


2

1: Example of retail street in Downtown Tacoma, WA | 2 & 3: Existing "Festival Street" on 4th Street in Downtown Bremerton



Left: Existing Callow Avenue Streetscape



Right: Artist sketch of potential Callow Avenue Streetscape

## Wycoff Avenue Streetscape

Wycoff Avenue can be improved to create a more attractive streetscape, better define the street edges, and set the stage for redevelopment on the area's vacant properties. The project team created a potential cross section design for the narrow Wycoff Avenue right-of-way that focuses on new sidewalks, new travel lanes, and street parking (on one side). The design includes new pedestrian-scaled lighting and it assumes that landscaping will occur on adjacent property as redevelopment occurs. As a policy decision, the City may choose whether to pursue additional right-of-way to allow for additional streetscape elements.

### Streetscape Elements

- New public sidewalks (5 feet average)
- On-street, parallel parking (one side)
- Multi-modal travel lanes (for motor vehicles and bicycles)
- Specialty pavement at crosswalks and within major intersections
- Decorative lighting with neighborhood/event banners
- Street furniture including trash receptacles, planting pots, and bicycle racks

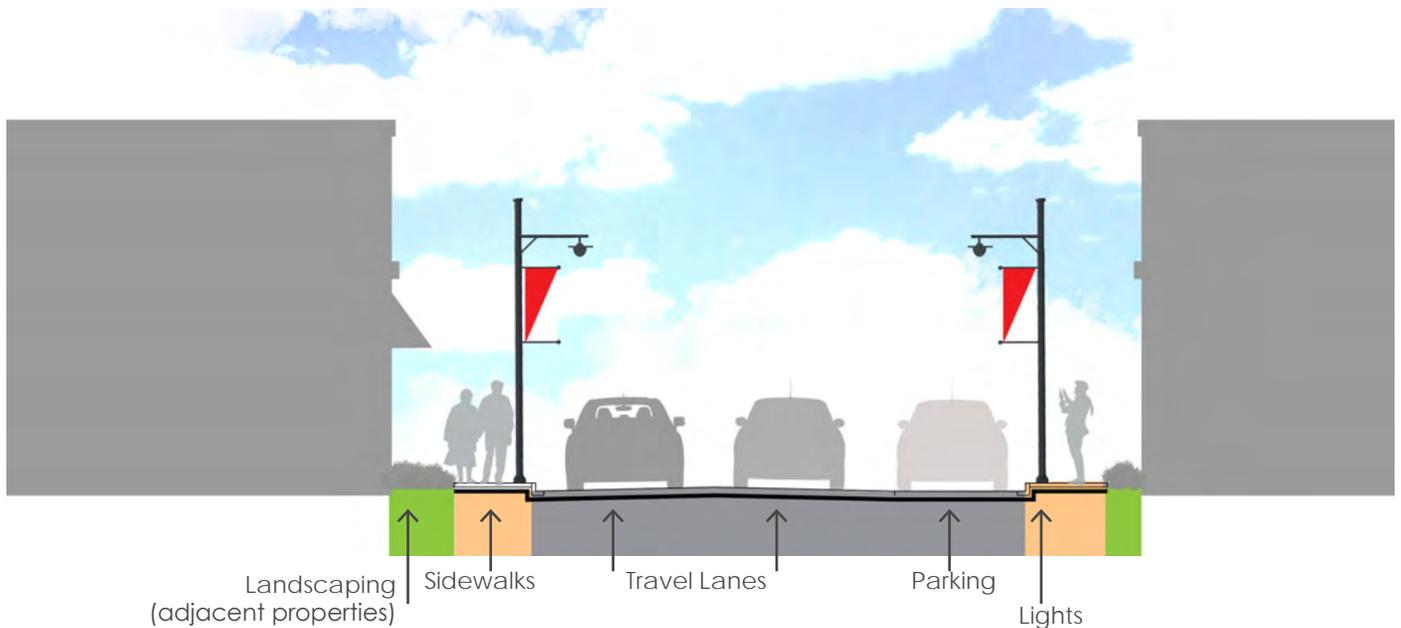


FIGURE 6.2.3. WYCOFF AVE. PROPOSED STREETScape DESIGN – TYPICAL SECTION



Left: Existing Wycoff Avenue Streetscape



Right: Artist sketch of potential Wycoff Avenue Streetscape



*Example of an eclectic, mixed-use environment in Tacoma's Proctor District*

## Section 6.3: Urban Design and Land Use Strategies

**Good urban design and a mixed-use land use pattern support neighborhood revitalization in a holistic and well-coordinated approach. Another community planning strategy is for the City and the community to focus on multiple urban design projects and land use actions that include adaptive reuse, infill redevelopment, and amenities that, collectively, contribute to a lively neighborhood environment.**

The project team identified near- and long- term urban design and land use strategies for various areas of Charleston to improve aesthetics, function, and investment opportunities in the area. These include capital improvement projects, interim uses, park enhancements, and opportunity sites that could support new, community serving uses. The overarching idea of the Urban Design and Land Use Strategies is to identify several community enhancements that will enliven the neighborhood, attract investment, and place brownfield sites and underutilized properties back into productive use.

### **Urban Design Plan**

The vision for Charleston depends on a multitude of neighborhood enhancement projects and land use initiatives to create a holistic community. The project team created the Urban Design Plan to visually record future neighborhood enhancement initiatives on a diagrammatic map. The Urban Design Plan includes an associated Planning Initiatives List that identifies its components and community ideas. The Planning Initiatives List organizes the community enhancement ideas into categories that include: (i) overlay district planning, (ii) reuse/redevelopment, (iii) streetscape, and (iv) open space and recreation. The subsequent subsections describe these planning initiatives in more detail.



FIGURE 6.3.1. URBAN DESIGN PLAN

**Table 6.3.a. Planning Initiatives List**

Planning Group	Map Number	Planning Initiative	Description
Overlay District Planning	1	<b>Wycoff Artisan / Live-work Overly District</b>	<ul style="list-style-type: none"> <li>• Designate the city blocks along Wycoff Avenue north of 6th Street/ Kitsap Way as the “Wycoff Artisan / Live-work Overlay District” (that will work in conjunction with the underlying DCC zone)</li> <li>• Support artists, artisan trades, small scale manufacturing, and specialty restoration</li> <li>• Recruit housing development with live-work and artist-in-residence units</li> <li>• Allow light manufacturing, fabrication, and restoration businesses where activity is conducted indoors</li> </ul>
Reuse/Redevelopment	<b>OS # (1 – 9)</b>	<b>Opportunity Sites</b>	<ul style="list-style-type: none"> <li>• Prioritize and actively seek out developers to construct housing, develop mixed-use projects, and/or adaptively reuse structures on designated “Opportunity Sites” throughout Charleston</li> <li>• Support adaptive reuse projects that repurpose existing structures/buildings for new uses</li> <li>• Allow a broad range of land uses with a priority on housing, the arts, entertainment, retail, restaurant, and artisan trades/service</li> <li>• Prioritize and actively seek out developers to construct an urban-scale housing and/or mixed-use development on the Gateway Center Plaza (OS #9) property</li> </ul>
	<b>Various</b> <i>(noted with a red star)</i>	<b>Interim Uses</b>	<ul style="list-style-type: none"> <li>• Plan for and recruit interim uses on vacant sites throughout Charleston to activate the properties in the near-term</li> <li>• Identify interim uses and activities that may include a food truck court, community gardens, outdoor games, and pop-up shops</li> </ul>
Streetscape	2	<b>Callow Avenue Streetscape and Festival Street Segment</b>	<ul style="list-style-type: none"> <li>• Enhance Callow Avenue to be a signature shopping street</li> <li>• Redevelop the Callow Avenue segment between 6th and 9th as a multi-purpose, flexible “Festival Street” that can be periodically closed off to motor vehicles to support community events.</li> <li>• Enhance mid-block pedestrian crossings with bulb outs, lighting, signage, and textured pavement</li> <li>• Add bicycle racks and links to transit stops</li> </ul>
	3	<b>Wycoff Avenue Streetscape</b>	<ul style="list-style-type: none"> <li>• Improve Wycoff Avenue between 6th and 11th Streets to support redevelopment</li> <li>• Devise a compact urban streetscape plan that responds to the narrow right-of-way – add lighting, furniture, and bicycle racks</li> </ul>

**Table 6.3.a. Planning Initiatives List**

Planning Group	Map Number	Planning Initiative	Description
<b>Open Space and Recreation</b>	<b>4</b>	<b>Charleston Triangle</b>	<ul style="list-style-type: none"> <li>• Transform the triangular-shaped excess right-of-way at 6th and Wycoff Avenue into a pocket park</li> <li>• Install historic placards to inform visitors of Charleston’s history</li> <li>• Create a plan that responds to the topography and interfaces well with the adjacent commercial building</li> </ul>
	<b>5</b>	<b>Bremerton Gateway Active Recreation Enhancements</b>	<ul style="list-style-type: none"> <li>• Create a playground and shelters in the public greenspace along Charleston Boulevard at 1st Street</li> <li>• Plant additional trees and landscaping material</li> </ul>
	<b>6.a</b>	<b>Forest Edge</b>	<ul style="list-style-type: none"> <li>• Enhance the forested hillside along Kitsap Way with additional trees and understory plantings</li> <li>• Remove invasive plant species</li> <li>• Develop a management plan</li> </ul>
	<b>6.b</b>	<b>Forest Edge Hillside Park</b>	<ul style="list-style-type: none"> <li>• Create a new pedestrian gateway on the hillside east of Wycoff Avenue along 11th Street</li> <li>• Construct stairs and slide feature.</li> <li>• Create a community overlook</li> <li>• Enhance landscaping</li> </ul>
	<b>7</b>	<b>Artist Tunnel</b>	<ul style="list-style-type: none"> <li>• Enhance the Wycoff Avenue tunnel under 11th Street with an artist mural and other art installations</li> <li>• Add lighting</li> </ul>
	<b>8</b>	<b>Town to Forest Urban Trail</b>	<ul style="list-style-type: none"> <li>• Designate an urban trail along Burwell Street to link Forest Ridge Park with Callow Avenue</li> <li>• Install wayfinding and other pedestrian-scaled signage</li> <li>• Address sidewalk gaps</li> </ul>

## Wycoff Artisan / Live-work Overlay District

The properties along Wycoff, Mead, and Cambrian Avenues between Kitsap Way and 11th Street include an assorted collection of houses, light manufacturing, commercial services, and institutional uses. The area has large vacant lots and vastly underutilized properties that could support new urban infill projects. This district enclave has several older buildings that have the potential to be adaptively reused as creative living environments or tenant spaces for business startups.

There is opportunity to build upon the existing uses to grow a unique mixed-use enclave in Charleston that focuses on the artisan trades, artist studios, and live-work housing units. The Urban Design Plan designates this area as the Wycoff Artisan / Live-Work Overlay District and through land use controls, the City can provide zoning flexibility to promote new urban infill projects and adaptive reuse projects with an artisan/makers theme.

Artisan trades include light manufacturing of art and consumer goods in limited quantities using traditional methods and locally sourced materials (e.g., specialty food, brewing, furniture making, and art pieces). The overlay will promote artisan activities and light manufacturing while providing

living options for workers, artists, tradespeople, and other individuals that value this type of urban character. Since Callow Avenue will reemerge as the District's primary retail street, the Wycoff Artisan / Live-work Overlay District will prioritize other complementary uses. .



1: Example of converted warehouse space into a restaurant in Seattle's Ballard Neighborhood | 2: Example of an artist studio (Source: matthieu-comoy | Unsplash) | 3 Example of a new, mixed-use building with industrial elements in Olympia's Port area.

## Opportunities Sites

Through the AWP process, the project team identified nine (9) Opportunity Sites that could support strategic redevelopment projects and activities that could catalyze other investment in the Charleston District. These Opportunity Sites are depicted on the Urban Design Plan and coincide with the medium and high priority sites identified in the brownfield inventory for Charleston (refer to Chapter 3 for the inventory findings). The Opportunity Sites are either underutilized or have the capacity for additional development that would expand or further

support their current uses. Reuse/redevelopment on these properties could be instrumental in the achieving the community’s vision and redevelopment goals for the Charleston District. While some of the Opportunity Sites have existing structures, there is potential to either adaptively reuse these buildings or entirely redevelop the properties. The City can focus its developer recruitment and economic development efforts on these sites. Table 6.3.a. lists the Opportunity Sites and includes information on their location, size, zoning and development status.

<b>Site Number</b>	<b>Inventory Map ID(s)</b>	<b>Parcel Identification Number(s) (PINs)</b>	<b>Size (acres)</b>	<b>Zoning</b>	<b>Undeveloped (Yes, No, or Partial)</b>
OS 1	125	152401-1-154-2002	0.22	District Center Core (DCC)	No
OS 2	3, 4, 5, 6, 7, 8, 9, 10 & 11	3735-022-037-0007, 3735-022-036-0008, 3735-022-012-0006, 3735-022-034-0000, 3735-022-007-0102, 3735-022-028-0008, 3735-022-026-0000, 3735-022-024-0002, 3735-022-021-0005	2.75	District Center Core (DCC)	Partial
OS 3	161, 163, 168, 175, 176 & 177	3735-021-019-0001, 3735-021-017-0003, 3735-021-012-0008, 3735-021-006-0006, 3735-021-008-0004, 3735-021-010-0000	0.91	District Center Core (DCC)	Partial
OS 4	160, 162, 167, 169, 170, 171 & 172	3735-020-019-0003, 3735-020-017-0005, 3735-020-012-0000, 3735-020-015-0007, 3735-020-016-0006, 3735-020-013-0009, 3735-020-009-0005	0.88	District Center Core (DCC)	Partial

**Table 6.3.b. Opportunity Sites Summary**

<b>Site Number</b>	<b>Inventory Map ID(s)</b>	<b>Parcel Identification Number(s) (PINs)</b>	<b>Size (acres)</b>	<b>Zoning</b>	<b>Undeveloped (Yes, No, or Partial)</b>
OS 5	139, 140, 141, 142, 143, 159 & 164	3734-012-007-0005, 3734-012-008-0004, 3734-012-003-0009, 3734-013-001-0009, 3734-012-005-0007, 3734-012-011-0009, 3734-012-001-0001,	1.2 plus unimproved right-of-way	District Center Core (DCC)	Partial
OS 6	12, 14, 20 & 25	3734-011-035-0003, 3734-011-038-0000, 3734-011-021-0009, 3734-011-032-0006	1.42	District Center Core (DCC)	Partial
OS 7	67	3733-007-027-0002	0.14	District Center Core (DCC)	No
OS 8	85 & 86	3806-005-001-0008, 3806-005-001-0107	0.28	District Center Core (DCC)	No
OS 9	144, 145 & 146	142401-3-061-2001, 3723-000-027-0009	3.05	District Center Core (DCC)	Yes

## Interim Uses

There are several properties throughout Charleston that could support temporary or interim uses to activate these sites in the near-term before they are redeveloped with new permanent structures. In some situations, interim uses could include food cart courts, open air markets, or periodic event spaces that provide economic opportunity for small businesses and vendors. In other situations, interim uses could be more community focused to include passive gathering spaces, gardens, art installations, or even outdoor games. The Urban Design Plan identifies ideal locations for interim uses on vacant sites throughout Charleston. The City and community stakeholders should identify which types of interim uses they would like to see in Charleston, seek approval/support from property owners, and then recruit individual vendors or neighborhood participants to implement interim use projects. The City could provide grants, staff support, and funding resources to aid interim uses that bring economic opportunity to Charleston and/or improve blighted properties.



1



2



5



3



4

1: Example of outdoor community games in Tacoma's 6th Avenue District | 2: Example of a food truck court (Source: Vladyslav\_Dukhin | Pexels) | 3 & 4: Examples of gardens and art installations in vacant urban lots | 5: Example of a pop-up venue in Bremerton's Manette neighborhood

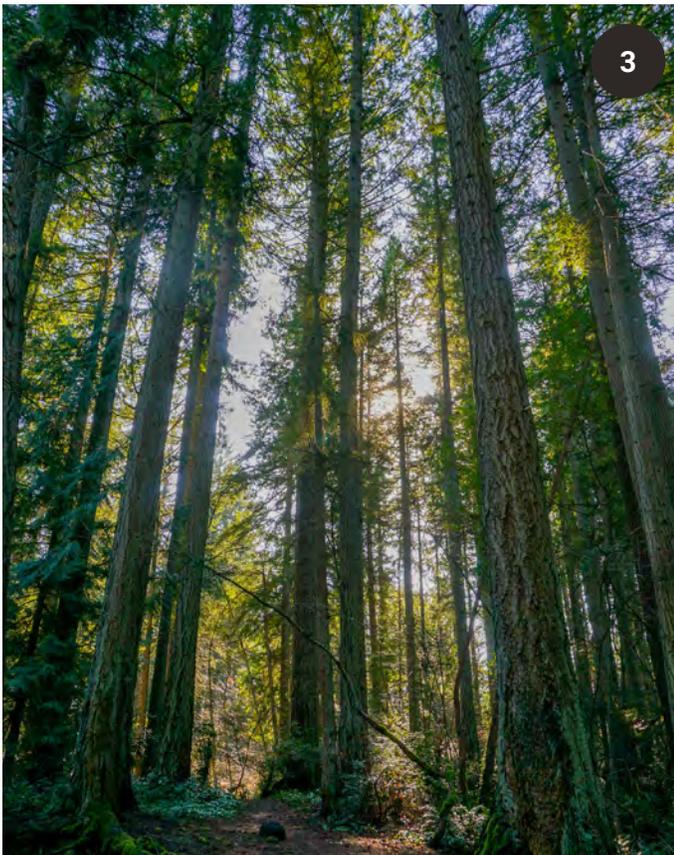
## Open Space and Recreation

The Charleston District could benefit from the development of new formalized open space and recreational amenities to provide green relief from the highly urban environment and to create areas for community gathering. The District does not have a large, central park, however, there is opportunity to leverage existing, underutilized areas to create open space and recreational amenities that will complement the community's vision. The Urban Design Plan identifies three strategic open space and recreational enhancements that include (i) enhancements to the Forest Edge on the hillside on the south side of 11th Street, (ii) active recreation enhancements to the Bremerton Gateway property along Charleston Boulevard at 1st Street, and (iii) the creation of the Charleston Triangle pocket park on the excess street right-of-way along Kitsap Way at Wycoff Avenue. Additionally, the planned Callow Avenue "Festival Street" segment (as discussed in Section 6.2) would provide periodic community event space. There is also opportunity to provide pedestrian connections and install wayfinding to better connect Charleston with other outlying

recreational destinations such as Forest Ridge Park and the play fields at Naval Avenue Elementary School. This collection of related projects will improve the community's access to open space and recreation in Charleston and support redevelopment objectives.

### Forest Edge

The Forest Edge describes the wooded hillside on the south side of 11th Street and wrapping around the residential/manufacturing enclave along Wycoff Avenue and Cambrian Avenue. While this area is sloped and cannot be used for active recreation, the Forest Edge has aesthetic and buffering value for Charleston. There is opportunity to enhance the Forest Edge with new native plantings, additional fir trees, and invasive species removal to improve its appearance, increase shade, and air quality. Most notably, there is an excess right-of-way segment just east of the 11th Street underpass at Wycoff Avenue that could include a new staircase and, potentially, a slide to provide pedestrian access and to incorporate recreational use in this area of Charleston.

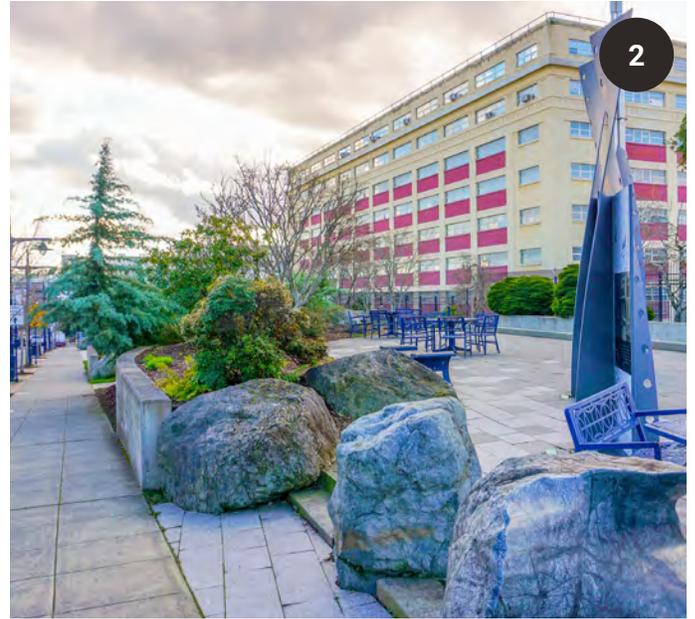
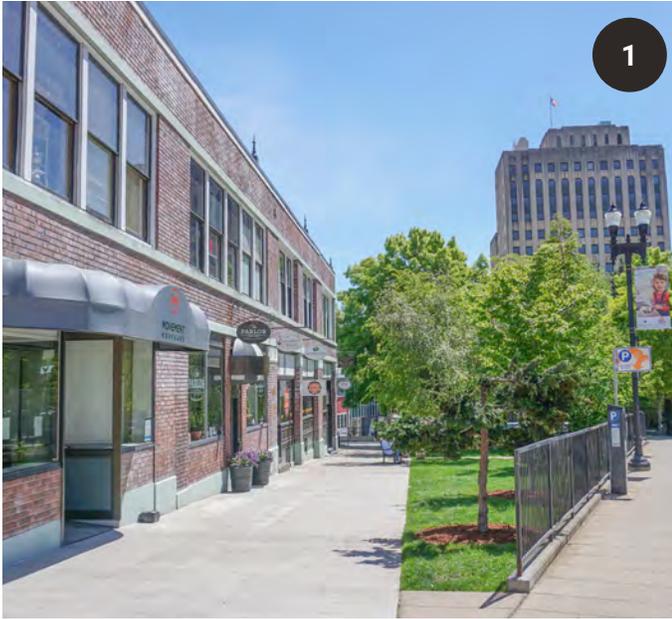


1: Example of revegetation, new stairs and slides on a hillside near Tacoma's Point Defiance Park | 2: Existing underutilized hillside along 11th Street | 3: Native trees like in Forest Ridge Park provide shade and shield light and wind.

## Charleston Triangle Pocket Park

The neighborhood has excess right-of-way at the southeast corner of Kitsap Way/6th Street at Wycoff Avenue that could be developed as the Charleston Triangle Pocket Park. The excess right-of-way is on a gradual slope and lined with restaurant spaces; currently, the area is used for street parking. There is opportunity to create a 0.07-acre terraced plaza space that provides a leisure community gathering space, allows for outdoor dining (for the adjacent

restaurants), and showcases Charleston's history through informational placards. The project team created a conceptual design plan to illustrate potential improvements for the pocket park. Raised planting beds could introduce additional trees and shrubs to the area and respond to the site's grade change. Decorative pavers can add texture and visual interest and racks will serve bicyclists. The final design and construction methods should guard against potential vehicle collisions from Kitsap Way.



1: Example of excess right-of-way turned into a pocket park in Downtown Tacoma | 2: Existing Memorial Plaza in Downtown Bremerton with seating, raised planter beds, and art installations



FIGURE 6.3.2. CHARLESTON TRIANGLE POCKET PARK CONCEPTUAL PLAN

## Bremerton Gateway Enhancements

The current Bremerton Gateway is a ½ mile linear open space feature that extends from the south end of the focus area along Charleston Boulevard. The current gateway is mostly a narrow, grassed open space area, whereas, the northern areas at 1st Street form a wide, 0.87-acre lawn area at the edge of residential neighborhoods and the Callow Avenue commercial corridor. The northern area is devoid of active recreational amenities, shelters, and planting beds. There is opportunity to improve this northern portion with a playground, picnic shelters, a defined lawn area, and other recreational enhancements to bring meaningful active recreation to Charleston and the surrounding residential neighborhoods. The project team created a conceptual design plan to illustrate potential park improvements to the northern portions of the Bremerton Greenway. This includes a central playground area, new sidewalk connections, bicycle racks, and shelters.



1



2

1: Existing Bremerton Gateway with large lawn area | 2: Example of playground with shelters in Bellevue



FIGURE 6.3.3. BREMERTON GATEWAY ACTIVE RECREATION CONCEPTUAL PLAN

## Artist Tunnel

The underpass at the north end of Wycoff Avenue that passes under 11th Street is devoid of sidewalks, lighting, and other urban aesthetics, creating an uninviting space and psychological barrier that separates the northern neighborhoods from the commercial services near Callow Avenue. There is opportunity to enhance the Wycoff Avenue underpass (or tunnel) with an artist mural and other art installations to create a more inviting entry into the adjacent neighborhoods.



Examples of community led art projects to improve neighborhood appearance



Left: Existing Wycoff Avenue / 11th Street underpass



Right: Visualization of potential artist enhancements to the underpass

## Town to Forest Urban Trail

Forest Ridge Park is located atop a hill that overlooks the Charleston District and at the western terminus of Burwell Street. Although the vehicular connections have been removed, there is pedestrian and bicycle access directly into the Park. Currently, there is a lack of a visual or directional connection between Callow Avenue and Forest Ridge Park. As a consequence, there is opportunity to improve the psychological connection between Charleston and the Park through creation of a designated urban trail from Callow Avenue to the park entrance through completion of wayfinding and sidewalk improvements.



1: Existing Burwell Street west of Callow Avenue



2: Potential Town to Forest Urban Trail route



*Example of a public art installation in a Montreal neighborhood district*

## Section 6.4: Marketing and Management Strategies

**In addition to capital improvement projects, Charleston can become a successful mixed-use district through well-coordinated marketing and management strategies. Both the City and community stakeholders will play vital roles in this effort.**

Relevant marketing and management activities include community stewardship, neighborhood governance activities, branding, wayfinding, event planning, and efforts to activate sites or improve their near-term appearance. This will require local stakeholders to put various initiatives into motion that will improve neighborhood appearance, function, and activity. Following are descriptions of the marketing and management strategies that will aid in Charleston’s redevelopment.

### **Community Stewardship and Governance**

Communities thrive when residents, neighbors, and businesses become active stewards in terms of maintenance, programs, and blight removal. This stewardship can be coordinated through self-governance such as a formal business/neighborhood association. Currently, there is an active group of community stakeholders that help with neighborhood initiatives and provide business

support in Charleston, though at the time of this study, the group is not a formal business association with nonprofit status.

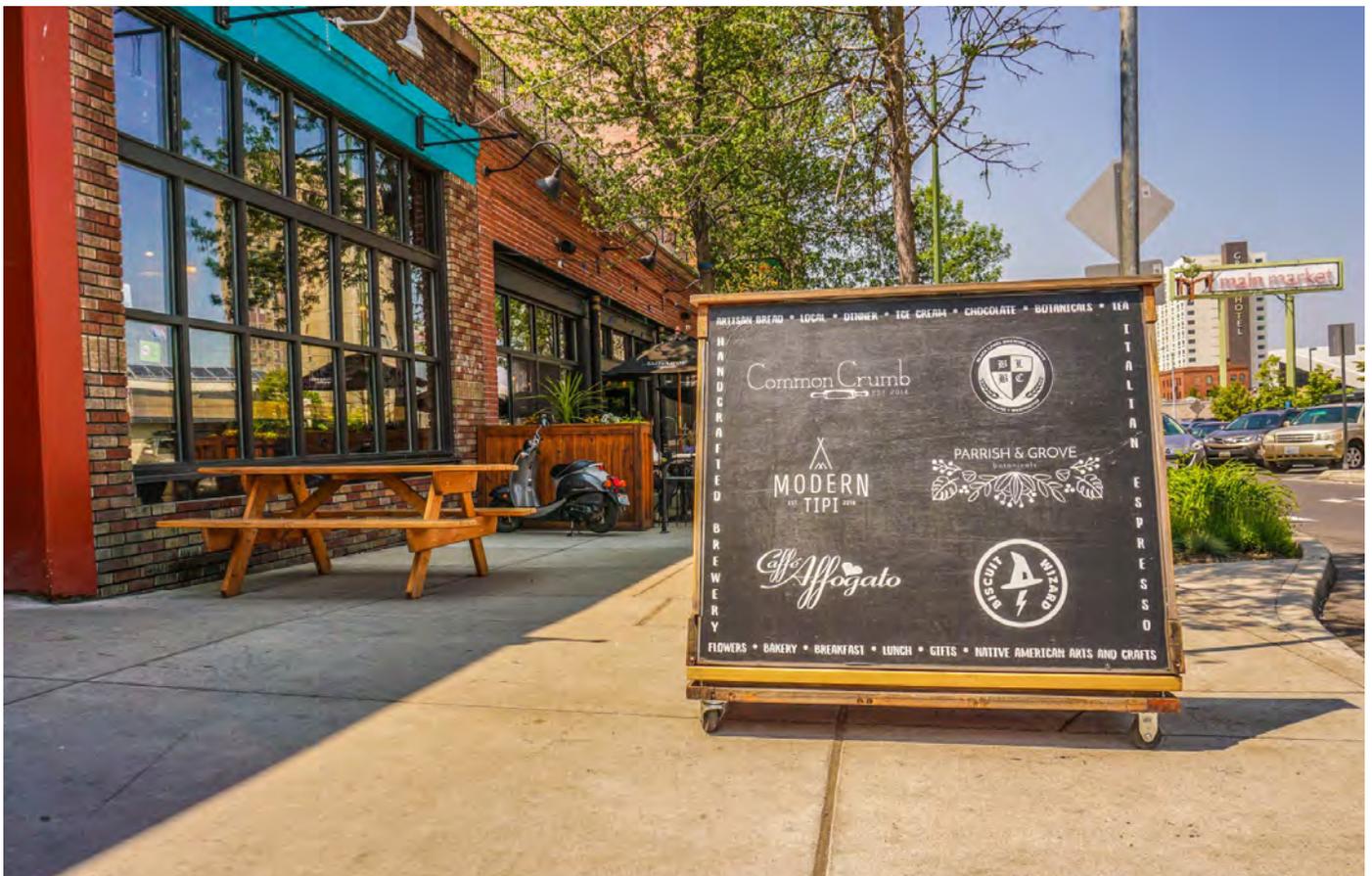
There is opportunity to formalize a Charleston business association (or similar entity) with an active membership that meets on a regular basis (generally monthly or quarterly), has continual income streams to fund operations, and maintains a federal nonprofit status (e.g., 501.c.3 federal tax status). The membership can create annual work plans that aim to improve community conditions, recruit businesses, plan/host events, and provide ongoing neighborhood support. The membership should also connect like-minded individuals with a common purpose to make Charleston a great neighborhood and viable business district. For Charleston to thrive, a formal business/neighborhood association is needed to oversee neighborhood improvement programs.

## District Branding

Charleston can benefit from creation and promotion of a formal district “brand” that builds upon the community’s vision and markets the neighborhood to both City-wide and regional audiences. The brand will help tell the outside world what Charleston has to offer in terms of businesses, urban character, amenities, and lifestyle. In successful business districts, outsiders know exactly what the area is about by its name, logo, and business collaboration. As an example, Seattle’s Ballard neighborhood is known as a vibrant, eclectic artisan district that includes housing, shops, entertainment, cultural resources, industry and recreation – much like what Charleston wants to become while staying unique to Bremerton and the Kitsap peninsula. There is opportunity for the future business/neighborhood association to develop a unique brand that is expressed and promoted through a logo, area banners, promotional items, and community events. The City should aid and recognize the brand through technical support, policy documents, and long-range planning.



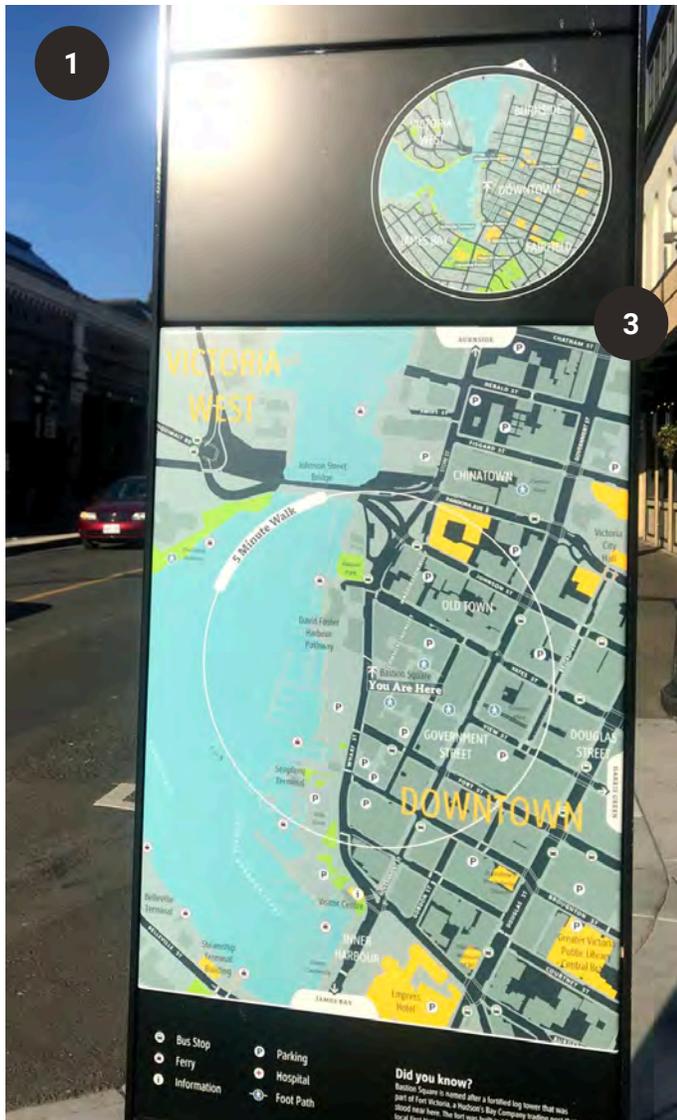
Examples of logo designs to establish a district brand



Above: Example of Downtown Spokane, local shops celebrating artisan products

## Signage and Wayfinding

The Charleston brand can be strengthened, and community assets can be interlinked through a comprehensive signage and wayfinding strategy that aids visitors in navigating the neighborhood. Future directional signage and wayfinding investments should utilize a similar design that replicates the Charleston brand in terms of colors, fonts, and logos. Signage and wayfinding features should highlight major destinations such as Forest Ridge Park, the Bremerton Gateway, Naval Elementary School, transit stops, and planned overlay district within Charleston. Additionally, the business/neighborhood district may choose to create business directory signs at key locations along Callow Avenue.



1: Example of wayfinding signage in Downtown Victoria | 2: Existing business directory in Bremerton's Manette neighborhood | 3: Existing wayfinding signage in Downtown Bremerton

## Events and Traditions

Regularly scheduled, annual events create memorable traditions that help define a neighborhood district and bring repeated customer activity. There is opportunity for both the City and community stakeholders (namely the business/neighborhood association) to plan and host multiple annual events in the Charleston District with an emphasis on Callow Avenue. Annual events could include street fairs, pop-up markets, concert events, art gallery tours, or charity benefits. The objective is to welcome outsiders and other Bremerton area residents into Charleston for a specific purpose and create additional opportunities for local businesses to market themselves to a critical mass of new and repeat customers. Over time, Charleston's reputation will improve, and the neighborhood should experience increased investment, business activity, and, potentially, new residents.



1: Example of street fair in Port Townsend | 2: Example of weekly Tacoma Farmers Market

## Site and Building Activation (interim uses/activities)

Successful business districts must create and maintain their appearance and minimize features that contribute to perceptions of disinvestment and blight. Charleston has several vacant lots and empty storefronts, and there is an opportunity to activate these sites/buildings in the interim before long-term tenants are in place. For vacant sites, community stakeholders should identify ways to remove debris and introduce interim uses such as art installations, food trucks, outside vendors, or gardens. For empty buildings, community stakeholders should identify

ways to activate or enliven storefronts. Examples to activate storefront windows could include art installations, historical photographs, and business directories. There are also opportunities to use otherwise vacant buildings for pop-up markets, periodic event space, and meeting venues. Finally, the community can also facilitate organized volunteerism to remove debris, paint buildings, and plant landscaping on abandoned properties. The City can support these efforts through flexible zoning standards and provide resources when possible (e.g., landscaping material).



1: Example of pop-up market with food vendors (Source: arturo-rey | Unsplash) | 2: Example of free community garden and window signage in Tacoma's Proctor District | 3: Example of a community activity to activate otherwise vacant storefronts (Source: adam-kring | Unsplash)

# Section 6.5: Regulatory and Policy Strategies

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**The City of Bremerton can use its policy and regulatory framework to support redevelopment and adaptive reuse efforts in Charleston. Specifically, the City can identify and address perceived regulatory barriers to the ideas and objectives expressed in this study. Next, the City can acknowledge the community's vision and planning initiatives in its Comprehensive Plan, Capital Improvement Plans and other policy documents to ensure future investment and long-range plans support Charleston.**

## **Comprehensive Plan Additions**

The City of Bremerton Comprehensive Plan is the primary policy document that guides land use and capital improvement projects (and investment). To ensure revitalization efforts are supported by local policy, the City may choose to either reference this AWP document or incorporate its significant components/findings into the Comprehensive Plan as part of the next a major periodic review.

## **Flexible Parking Standards**

The current Bremerton Municipal Code (Sections 20.48.030 & 20.48.040) currently includes flexible parking standards for existing structures and urban infill projects. However, there is an opportunity to add additional refinements and clarifications to ensure that the City's parking requirements do not impede new investment in Charleston.

Many of the existing commercial sites in Charleston are small, devoid of on-site parking, and have 100 percent site coverage; thus, leaving no opportunity for new on-site parking lots. Given the urban context, site occupants and tenants will utilize street parking or public transit. While the current code does not require additional on-site parking for non-conforming structures/sites, any building increase or additional dwelling units would trigger requirements for additional on-site parking. There is an opportunity to add more clarity to the City's parking standards to allow for minor building expansion without providing additional parking.

Additionally, there is opportunity to add clarity to the City's parking standards to exempt mobile food trucks and/or pop-up markets from providing on-site parking. Many times, these uses benefit from customers that work or live in surrounding neighborhoods, thus reducing the dependence on motor vehicle travel.

## **Interim / Temporary Uses**

Charleston's District Center Core (DCC) zoning district does not specifically address interim or temporary uses such as food truck courts or pop-up outdoor markets. Furthermore, the DCC zone imposes specific site design criteria that are appropriate for permanent structures but may be problematic for interim/temporary uses. There is an opportunity to add more clarity to the DCC zoning provisions to accommodate interim/temporary uses in Charleston.

## **DCC Overlay (Wycoff Artisan / Live-Work Overlay District)**

The Charleston AWP planning study recommends the creation of an artisan / live-work overlay district along Wycoff Avenue and the surrounding properties. The overlay should allow for indoor light manufacturing and live-work environments; however, the underlying DCC zone does not specifically allow these land uses and development types. There is an opportunity to amend the zoning map and associated zoning standards to facilitate the creation of the overlay district and allow its associated land uses.

## **Capital Improvement Plan Additions**

The City of Bremerton Capital Improvement Plan (CIP) is a multiyear plan that provides a scheduled and programmed approach to utilize the City's financial resources in the most efficient manner to meet service and infrastructure needs. The City prioritizes capital investments to those projects expressively listed in the CIP. In the upcoming years and as part of the regular budget cycles, there is opportunity for the City to incorporate Charleston capital improvement projects, as expressed in this study document, into the CIP to ensure budget is allocated to construct these projects over time. Future CIPs should include the following Charleston public investment projects:

- Callow Avenue Streetscape Enhancement Project
- Wycoff Avenue Streetscape Enhancement Project
- Bremerton Gateway Recreation Enhancements
- Charleston Triangle Pocket Park
- Forest Edge Enhancement Project
- Miscellaneous public utilities that are needed to support adaptive reuse and infill projects

# Chapter 7: Action Plan and Implementation



# Section 7.1: Action Plan Introduction

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**The City and community stakeholder partners must have an action plan in place to ensure the community's vision for Charleston moves forward now and well into the future.**

The project team created a formal Action Plan that responds to the individual projects that the community identified through the AWP process. This will be instrumental for the community to realize the vision and redevelopment projects outlined in this AWP document.

# Section 7.2: Action Plan Matrix

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**The project team created an Action Plan to support the community's vision, conceptual plan, and corresponding project list. The Action Plan is organized in accordance with the four overarching implementation strategies followed by corresponding actions.**

These are high level recommendations to ensure the AWP projects move forward, for which the City should develop detailed internal work plans for each action. For each implementation strategy, the Action Plan lists actions, the target year(s), entity and partners, resources, and detail/components. This Action Plan can guide the City's work plan and budget allocations so that staff take incremental steps to support redevelopment in the AWP focus area. This will also help guide stakeholder participation including actions that may be implemented through the formal business/neighborhood association, once established.

**Table 7.2.a – Action Plan for Charleston (Strategies and Implementation Matrix)**

Implementation Strategies and Actions	Near-Term (within 5 years)	Long-Term (5+ years)	Lead Entity & Partners	Resources Required	Detail / Components
<b>1: District Streetscape Strategies</b>					
Action 1.a. – Enhance the Callow Avenue Streetscape	X		Public Works Community Development Business OR Neighborhood Association Community Stakeholders Property Owners	Staff Resources Budget Allocation	<ul style="list-style-type: none"> <li>• Hire a design consultant to create a streetscape plan for Callow Avenue.</li> <li>• Adopt a community involvement plan to guide the streetscape design.</li> <li>• Adopt the streetscape project into the City’s Comprehensive Plan</li> </ul>
Action 1.b. – Enhance the Wycoff Avenue Streetscape		X	Public Works Community Development Business OR Neighborhood Association Community Stakeholders Property Owners	Staff Resources Budget Allocation	<ul style="list-style-type: none"> <li>• Hire a design consultant to create a streetscape plan for Wycoff Avenue.</li> <li>• Adopt a community involvement plan to guide the streetscape design.</li> <li>• Adopt the streetscape project into the City’s Comprehensive Plan</li> <li>• Adopt the streetscape plan into the City’s CIP.</li> <li>• Construct streetscape enhancements.</li> </ul>
<b>2: Urban Design and Land Use Strategies</b>					
Action 2.a. – Designate and plan for the Wycott Artisan/Live-Work Overlay District	X		Community Development	Staff Resources	<ul style="list-style-type: none"> <li>• Consider amending the City’s Comprehensive Plan as part of the next periodic review to acknowledge the planned Wycott Artisan/Live-Work Overlay District and describe the intended land uses.</li> <li>• Adopt zoning standards for an overlay district that include design requirements and allowable land uses (e.g., indoor light manufacturing and live-work units).</li> </ul>

**Table 7.2.a – Action Plan for Charleston (Strategies and Implementation Matrix)**

Implementation Strategies and Actions	Near-Term (within 5 years)	Long-Term (5+ years)	Lead Entity & Partners	Resources Required	Detail / Components
Action 2.b. – Proactively market opportunity sites for infill and adaptive reuse projects	X		Community Development Business OR Neighborhood Association Property Owners Economic Development Alliance (KEDA) Bremerton Chamber of Commerce (BCC)	Staff Resources	<ul style="list-style-type: none"> <li>• Create information sheets (fact sheets) for each of the opportunity sites in Charleston in terms of size, existing improvements, and zoning.</li> <li>• Obtain property owners support and buy-in.</li> <li>• Actively seek out and recruit developers and tenants to Charleston and promote investment activity on the opportunity sites.</li> </ul>
Action 2.c. – Promote and plan for interim uses in Charleston	X		Business OR Neighborhood Association Community Stakeholders Property Owners Community Development	Staff Resources Budget Allocation	<ul style="list-style-type: none"> <li>• Identify locally preferred interim uses for Charleston’s underutilized sites.</li> <li>• Identify and recruit interim tenants, users, or management groups.</li> <li>• Adopt local funding sources to support interim uses (e.g., grants).</li> </ul>
Action 2.d. – Develop the Charleston Triangle Pocket Park	X		Parks and Recreation Public Works Bremerton Arts Commission Business OR Neighborhood Association Community Stakeholders	Staff Resources Budget Allocation	<ul style="list-style-type: none"> <li>• Hire a design consultant to create a park plan for the Charleston Triangle</li> <li>• Adopt a community involvement plan to guide the park design.</li> <li>• Coordinate the park design with other roadway enhancements on Kitsap Way/6th Street.</li> <li>• Amend the City’s Parks, Recreation, and Open Space Plan to include the park enhancements.</li> <li>• Adopt the park project into the City’s CIP.</li> <li>• Develop construction documents for the park.</li> <li>• Construct the park.</li> </ul>

**Table 7.2.a – Action Plan for Charleston (Strategies and Implementation Matrix)**

Implementation Strategies and Actions	Near-Term (within 5 years)	Long-Term (5+ years)	Lead Entity & Partners	Resources Required	Detail / Components
Action 2.e. – Develop recreational enhancements to the Bremerton Gateway	X		Parks and Recreation Public Works Business OR Neighborhood Association Community Stakeholders	Staff Resources Budget Allocation	<ul style="list-style-type: none"> <li>• Hire a design consultant to create an enhancement plan for the northern portions of the Bremerton Gateway.</li> <li>• Adopt a community involvement plan to guide the park enhancement plan.</li> <li>• Amend the City’s Parks, Recreation, and Open Space Plan to include the park enhancements.</li> <li>• Adopt the park enhancement plan into the City’s CIP.</li> <li>• Develop construction documents for the park enhancements.</li> <li>• Construct the park enhancements.</li> </ul>
Action 2.f. – Enhance the Forest Edge	X	X	Parks and Recreation Public Works Business OR Neighborhood Association Community Stakeholders	Staff Resources Budget Allocation	<ul style="list-style-type: none"> <li>• Develop a planting and enhancement plan for the Forest Edge</li> <li>• Amend the City’s Parks, Recreation, and Open Space Plan to designate the Forest Edge as an open space asset.</li> <li>• Create an official volunteer group to maintain the Forest Edge.</li> <li>• Secure budget allocation to fund the planning enhancements and on-going maintenance.</li> <li>• Perform enhancements to the Forest Edge and implement an on-going management plan.</li> </ul>
Action 2.g. – Create an Artist Tunnel in the Wycott Avenue underpass	X		Business OR Neighborhood Association Community Stakeholders Bremerton Arts Commission Visual Arts Program at Olympic College	Staff Resources Budget Allocation	<ul style="list-style-type: none"> <li>• Create a steering committee to facilitate and oversee artistic improvements to the underpass.</li> <li>• Recruit local artists to create murals in the Wycott Avenue underpass; seek proposals for murals.</li> <li>• Secure budget allocation or financial donations to fund the artist murals.</li> <li>• Select artists to create murals.</li> </ul>

**Table 7.2.a – Action Plan for Charleston (Strategies and Implementation Matrix)**

Implementation Strategies and Actions	Near-Term (within 5 years)	Long-Term (5+ years)	Lead Entity & Partners	Resources Required	Detail / Components
Action 2.h. – Develop the Town to Forest urban trail from Callow Avenue to Forest Ridge Park		X	Parks and Recreation Public Works	Staff Resources Budget Allocation	<ul style="list-style-type: none"> <li>• Adopt a design and implementation plan to designate an urban trail route.</li> <li>• Create and adopt wayfinding plans.</li> <li>• Identify sidewalk gaps.</li> <li>• Adopt the urban trail into the City’s Non-Motorized Transportation Plan.</li> <li>• Amend the City’s Parks, Recreation, and Open Space Plan to include the urban trail project.</li> <li>• Adopt the urban trail project into the City’s CIP.</li> <li>• If applicable, develop construction documents for the trail components.</li> <li>• Construct the urban trail elements.</li> </ul>
<b>3: Marketing and Management Strategies</b>					
Action 3.a. – Support community stewardship and governance in Charleston	X		Business OR Neighborhood Association Community Stakeholders Community Development Property Owners	Staff Resources	<ul style="list-style-type: none"> <li>• Create a formal business or neighborhood association for Charleston including officers and members.</li> <li>• Adopt by-laws</li> <li>• Obtain non-profit status (e.g., 501.c.3).</li> <li>• Create near- and long-term work plans to support Charleston businesses, neighborhood enhancements, and events.</li> </ul>
Action 3.b. – Develop a formal district brand for Charleston	X		Business OR Neighborhood Association Community Stakeholders Property Owners	Staff Resources	<ul style="list-style-type: none"> <li>• Develop a district brand that includes a logo, printed materials, and signage</li> <li>• Promote the brand through events, advertising, and signage.</li> </ul>

**Table 7.2.a – Action Plan for Charleston (Strategies and Implementation Matrix)**

Implementation Strategies and Actions	Near-Term (within 5 years)	Long-Term (5+ years)	Lead Entity & Partners	Resources Required	Detail / Components
Action 3.c. – Develop signage and wayfinding in Charleston	X		Public Works Business OR Neighborhood Association Community Stakeholders	Staff Resources Budget Allocation	<ul style="list-style-type: none"> <li>• Hire a design consultant to develop a signage and wayfinding plan for Charleston.</li> <li>• Engage the business OR neighborhood association in the signage and wayfinding plan that reflects local values and district branding.</li> <li>• Adopt the signage and wayfinding plan into the City's CIP.</li> <li>• If applicable, develop construction documents for the signage and wayfinding.</li> <li>• Install signage and wayfinding.</li> </ul>
Action 3.d. – Plan and host periodic and annual events in Charleston	X	X	Parks and Recreation Business OR Neighborhood Association Community Stakeholders Property Owners	Staff Resources Budget Allocation	<ul style="list-style-type: none"> <li>• Develop a schedule of events for Charleston.</li> <li>• Identify community participants, vendors, and organizations to participate at the events.</li> <li>• Coordinate with Charleston businesses to ensure events increase customer activity.</li> </ul>
Action 3.e. – Develop and implement on-going site and building activation	X	X	Business OR Neighborhood Association Community Stakeholders Property Owners Economic Development Alliance (KEDA) Bremerton Chamber of Commerce (BCC)	Staff Resources Budget Allocation	<ul style="list-style-type: none"> <li>• Develop a strategy and workplan to activate vacant storefronts and abandoned properties with interim uses, art installations, community gardens, and/or periodic events.</li> <li>• Coordinate with properties owners and nominate properties to receive activation initiatives.</li> <li>• Partner with schools, artist collectives, and nonprofits to participate in activation initiatives.</li> </ul>

**Table 7.2.a – Action Plan for Charleston (Strategies and Implementation Matrix)**

Implementation Strategies and Actions	Near-Term (within 5 years)	Long-Term (5+ years)	Lead Entity & Partners	Resources Required	Detail / Components
<b>4: Regulatory and Policy Strategies</b>					
Action 4.a. – Consider updates to the Comprehensive Plan (as part of periodic review)	X		Community Development	Staff Resources	<ul style="list-style-type: none"> <li>As part of the next major periodic review, ensure the Comprehensive Plan (i) references the Charleston AWP document and/or (ii) includes the major community planning ideas expressed in this study.</li> <li>Incorporate capital improvement projects (parks and streetscape enhancements) as expressed in this study document.</li> </ul>
Action 4.b. – Adopt additional flexibility and/or clarification into the City’s parking standards	X		Community Development	Staff Resources	<ul style="list-style-type: none"> <li>Amend code language to further exempt on-site parking for minor building expansions.</li> <li>Adopt code language to exempt mobile food trucks and/or pop-up markets from on-site parking requirements.</li> </ul>
Action 4.c. – Amend the City’s zoning standards to support, allow, and facilitate the creation of the Wycoff Artisan / Live-Work subdistrict and interim uses	X		Community Development	Staff Resources	<ul style="list-style-type: none"> <li>Designate the subdistrict on the City’s zoning map</li> <li>Adopt land use regulations OR amend the DCC zone to allow indoor light manufacturing, live-work units and other associated land uses.</li> <li>Adopt land use provisions that support and allow interim uses such as food truck courts, pop-up markets, and similar activities.</li> </ul>
Action 4.d. – Update the City’s Capital Improvement Plan (CIP) to incorporate Charleston public improvements.	X	X	Community Development Public Works Parks and Recreation	Staff Resources	<ul style="list-style-type: none"> <li>Incorporate Charleston public improvement projects into the City’s CIP during regular budget cycles.</li> </ul>



Source: josh-appel | Unsplash

## Section 7.3: Local Project Funding Options

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This section provides an overview of local project funding tools that the City of Bremerton should consider to encourage new commercial and residential development in the Charleston District Center. Additionally, this AWP document identifies several capital improvement projects that will incentivize private redevelopment and adaptive reuse projects in the District (see Chapter 6); however, the City will need to identify local project funding sources to pay for these improvements. Finally, the City should promote its existing tax credit programs (e.g., multifamily tax exemption program) and adopt

additional incentive programs that will make new private development projects cost feasible. The section describes a range of local funding tools that span from direct project assistance to infrastructure development.

## Local Funding Tool Descriptions

The following is the list of local funding tools that the City of Bremerton may choose to consider for the Charleston District Center. Figure 7.3.1. summarizes which funding tool could be used for each development category (private commercial development, residential development, and street infrastructure.) This document includes more detailed descriptions of these tools in Appendix C.

- Multifamily Tax Exemption (MFTE) Program:** This local program provides eight to twelve years of property tax exemptions to new, rehabilitated, or converted multifamily housing within designated areas, including affordable housing. The City currently has a MFTE program which it should promote as part of its developer recruitment and economic development efforts.
- Housing Trust Fund (HTF):** These are state funds that support a wide range of affordable housing developments for low- and moderate-income households. These funds may be available as grants through a competitive application process.
- Transportation Benefit District (TBD):** A designated TBD can raise revenue for special transportation projects, usually through vehicle license fees or sales taxes.
- Community Revitalization Financing (CRF):** CRF is a type of special assessment district that temporarily diverts local taxes to finance public improvements within the increment area. Tax increments are catalyzed by respective public improvements.
- Facade Improvement Program:** These are loans and/or grants that stimulate investment in downtown and commercial areas by assisting business and property owners to make physical improvements to buildings and storefronts.
- Transportation Improvement Board – Sidewalk Program (SP):** This program provides state grant funding for pedestrian projects that address safety, access to generators/destinations, and system connectivity.
- Community Facilities Districts (CFDs):** This is a type of special assessment district formed by a petition from 100% of the property owners who opt into being assessed a temporary tax to finance infrastructure improvements within a defined boundary.
- Local Improvement Districts (LIDs):** This is a type of special assessment district where property owners opt into being assessed a temporary tax to pay for capital improvements (which will directly benefit the property owners) in a defined boundary.
- Community Economic Revitalization Board (CERB) Committed Private Partner Program:** This is a Washington State program provides loans and grants for planning and construction of specific public infrastructure projects that are necessary for private development to occur.

Commercial Development	Housing Development	Street Infrastructure
CERB Committed Private Partner Program Community Revitalization Financing (CRF) Local Facade Program	Multifamily Tax Exemption (MFTE) Program Housing Trust Fund (HTF)	Transportation Benefit District (TBD) Transportation Improvement Board – Sidewalk Program (SP) Community Facilities Districts (CFDs) Local Improvement Districts (LIDs)

FIGURE 7.3.1. DEVELOPMENT POLICY LEVERS

(Source: ECONorthwest)



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# Appendices

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**APPENDIX A:**

Charleston Brownfield Inventory Parcel Database

**APPENDIX B:**

Market Analysis (ECONorthwest)

**APPENDIX C:**

Local Funding Tool Descriptions

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**APPENDIX A:**  
Charleston Brownfield Inventory Parcel Database



# Charleston Brownfield Inventory Parcel Database

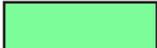
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Appendix A includes a spreadsheet of property data for all of the parcels within the Area-Wide Planning focus area as referenced in Chapter 3: *Brownfields in the Charleston District Center*. Additionally, the AWP Property Characteristics Map (Brownfields Inventory) is depicted on the opposite page for reference purposes.

## Charleston Brownfield Inventory Parcel Database Notes:

- **Format:** The parcel data on the spreadsheet spans multiple pages.
- **“Site Identifier” Columns Shading:** The color shading in the site identifier columns in the database correspond to the redevelopment priority recommendations as outlined in Section 3.3: *Brownfield Site Prioritization*. The following identifies the color shading and corresponding prioritization rankings.

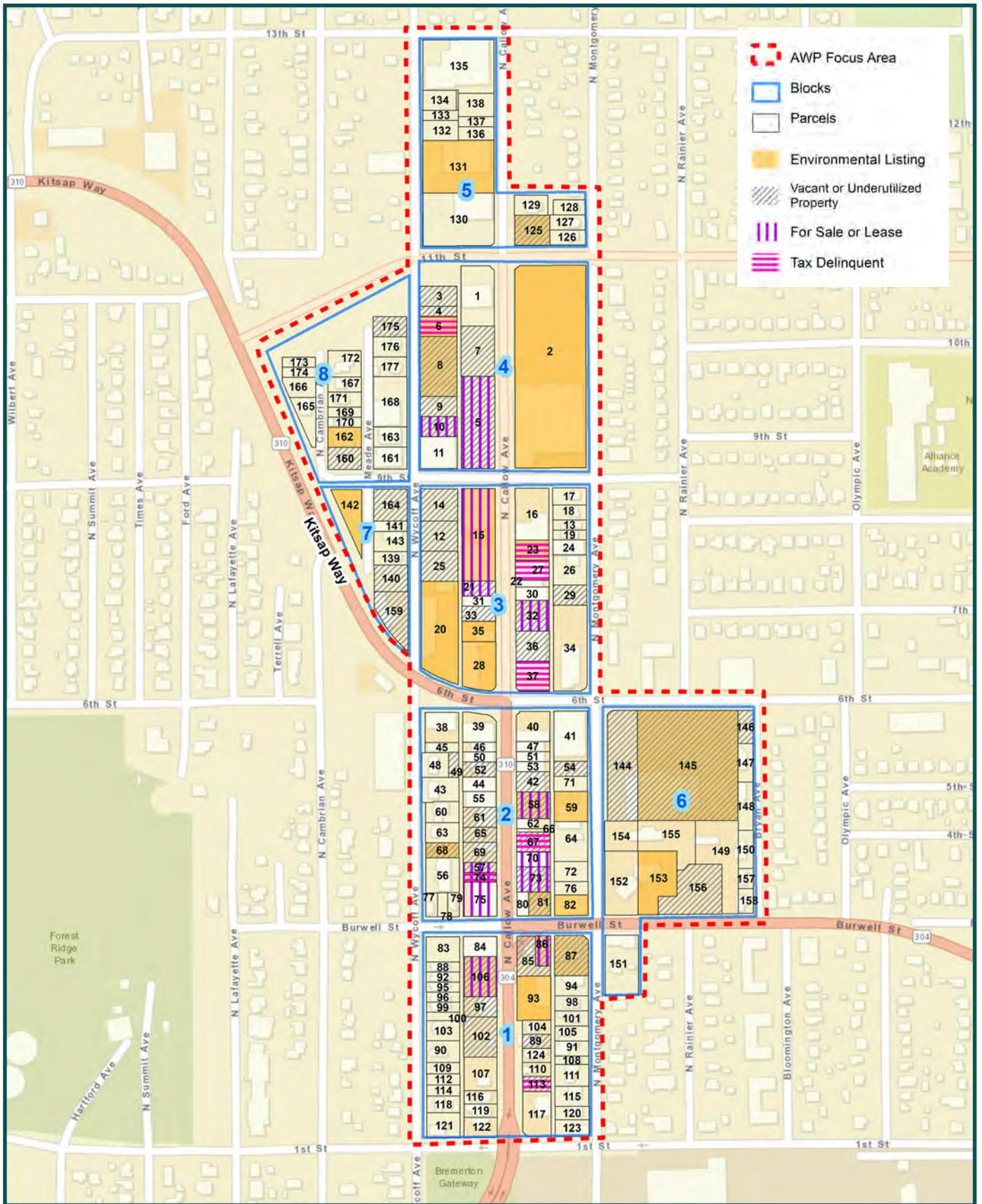
 High Priority Site

 Medium Priority Site

 Low Priority Site

 Not a Priority Site





AWP Property Characteristics Map (Brownfields Inventory)

**Charleston Brownfield Inventory Parcel Database  
EPA Brownfields Assessment Grant  
City of Bremerton, Washington**

SITE IDENTIFIERS				COUNTY ASSESSOR DATA														
Map ID	Block No.	Site Name / Description	Posted Address	Registered Address	Parcel ID	Account No.	Acres	Property Type	Property Class	Property Use	Year Built	Building Value (\$)	Land Value (\$)	Total Assessed Value (\$)	For Sale or Lease Status (S/L/NA)	Tax Delinq. Status (Y/N)	Owner Name	Owner Mailing Address
1	4 (West)	Bad Bulldog's Brewery Plaza	937 - 941 N CALLOW AVE	937 N CALLOW AVE	3735-022-001-0108	2596054	0.41	Commercial Property (C01)	590 - Other retail trade	General Retail	1954	\$356,190	\$237,230	\$593,420	NA	N	LDD Development LLC	10581 OLD FRONTIER RD NW SILVERDALE, WA 98383
2	4 (East)	Safeway	900 N CALLOW AVE	900 N CALLOW AVE	3735-023-001-0106	2231694	2.94	Commercial Property (C01)	545 - Chain-type groceries	Supermarket	1994	\$3,488,140	\$688,510	\$4,176,650	NA	N	Safeway Inc. 1467	1371 OAKLAND BLVD STE 200 WALNUT CREEK, CA 98596
3	4 (West)	Undeveloped lot north of Mike's Auto Repair shop & adjacent to ROW under 11th St bridge	none	942 N WYCOFF AVE	3735-022-037-0007	1439355	0.15	n/a	460 - Parking	Undeveloped	n/a	\$2,000	\$73,570	\$75,570	NA	N	Anderson John S & Stephanie L	1338 BERTHA AVE NW BREMERTON, WA 98312
4	4 (West)	Undeveloped lot used for vehicle storage next to Mike's Auto Repair	none	938 N WYCOFF AVE	3735-022-036-0008	1439348	0.08	n/a	460 - Parking	Undeveloped	1970	\$1,460	\$52,960	\$54,420	NA	N	Anderson John S & Stephanie L	1338 BERTHA AVE NW BREMERTON, WA 98312
5	4 (West)	Undeveloped, graded lot across from Safeway	none	901 N CALLOW AVE	3735-022-012-0006	1439280	0.63	n/a	910 - Undeveloped land	Undeveloped	n/a	\$0	\$161,600	\$161,600	NA	N	Port Orchard Shopping Center Limited Partnership	1368 JACOBSEN BLVD BREMERTON, WA 98310
6	4 (West)	Mike's Auto Repair	934 N WYCOFF AVE	934 N WYCOFF AVE	3735-022-034-0000	1439330	0.15	Commercial Property (C01)	640 - Repair services	Service Garage	1946	\$103,800	\$73,570	\$177,370	NA	Y	Christensen Michael D	14709 NW SEABECK RIDGE WAY SEABECK, WA 98380
7	4 (West)	Undeveloped, grassy lot across from Safeway	none		3735-022-007-0102	2134518	0.34	n/a	910 - Undeveloped land	Undeveloped	n/a	\$0	\$114,220	\$114,220	NA	N	Fernandes Irving J	5703 WALLA WALLA LANE YAKIMA, WA 98903
8	4 (West)	Vacant Warehouse	920 N WYCOFF AVE	920 N WYCOFF AVE	3735-022-028-0008	1439322	0.45	Commercial Property (C01)	637 - General warehouse	Light Warehouse	1981	\$66,480	\$133,370	\$199,850	NA	N	Neshem Investments LLC	199 DORA AVE BREMERTON, WA 98312
9	4 (West)	Gravel lot next to vacant warehouse	none		3735-022-026-0000	1439314	0.15	n/a	910 - Undeveloped land	n/a	n/a	\$0	\$73,570	\$73,570	NA	N	Port Orchard Shopping Center Limited Partnership	1368 JACOBSEN BLVD BREMERTON, WA 98310
10	4 (West)	Construction equipment storage	908 N WYCOFF AVE	908 N WYCOFF AVE	3735-022-024-0002	1439306	0.15	Dwelling (R01)	111 - Single family home	Single family residence	1932	\$560	\$73,570	\$74,130	NA	N	Wycoff Properties LLC	1120 PEARL ST BREMERTON, WA 98310
11	4 (West)	Discount Carpet	2714 - 2716 9th Street	2714 9TH ST	3735-022-021-0005	1439298	0.24	Commercial Property (C01)	637 - General warehouse	Light Warehouse	1941	\$323,600	\$94,930	\$418,530	NA	N	Peterson Neil J Family LLC	2135 6TH ST STE 101 BREMERTON, WA 98312
12	3 (West)	U-Haul Parking Lot	none		3734-011-035-0003	1438589	0.23	n/a	460 - Parking	Undeveloped	n/a	\$0	\$93,010	\$93,010	NA	N	Peterson Neil J Family LLC	2135 6TH ST STE 101 BREMERTON, WA 98312
13	3 (East)	Duplex behind Fastenal store	641 N MONTGOMERY AVE	641 N MONTGOMERY AVE	3734-010-004-0002	1438340	0.07	Dwelling (R01)	121 - 2 living units	Duplex	1920	\$95,760	\$34,720	\$130,480	NA	N	Baskins Duane David & Myra L	931 CALLAHAN DR BREMERTON, WA 98310
14	3 (West)	Parking Lot	none		3734-011-038-0000	1438597	0.24	n/a	460 - Parking	Undeveloped	1980	\$12,600	\$94,930	\$107,530	NA	N	Peterson Neil J Family LLC	2135 6TH ST STE 101 BREMERTON, WA 98312
15	3 (West)	Kitsap Flooring Shopping Complex	625 - 645 N CALLOW AVE	625 N CALLOW AVE	3734-011-001-0003	1438498	0.64	Commercial Property (C01)	590 - Other retail trade	General Retail	1944	\$608,430	\$203,950	\$812,380	L	N	Peterson Neil J Family LLC	2135 6TH ST STE 101 BREMERTON, WA 98312

**Charleston Brownfield Inventory Parcel Database  
EPA Brownfields Assessment Grant  
City of Bremerton, Washington**

SITE IDENTIFIERS				ENVIRONMENTAL DATA										HISTORICAL INFORMATION	
Map ID	Block No.	Site Name / Description	Posted Address	Total Env. Listings	Listed Name	Listed Address	Environmental Program	Program ID	Environmental Records	Business Detail 1	Business Detail 2	Date Listed	Date Last Updated	Sanborn Map Information	City Directory Information
1	4 (West)	Bad Bulldog's Brewery Plaza	937 - 941 N CALLOW AVE											1947: Dry Cleaner.	1980, 1989, 1994: Bremerton Auto Parts. 1989: Radburg Ceramics.
2	4 (East)	Safeway	900 N CALLOW AVE	6	SAFEWAY STORE 1467   PHILLIPS 66 COMPANY SS070662	900 N CALLOW AVE   902 CALLOW AVE	RCRAINFO, WA-FSIS, WA-FRS, WA-FSD, ECHO, WA-UST	110058229741   WAH000046144   15100   110015429874   71397618   71397618ST	CESQG, STATE MASTER			Phillips 66: 8/1/2003 1:12:00 Safeway: 22-MAR-2014 09:04:18	Phillips 66: 1/23/2014 8:05:00 Safeway: 22-JUL-2014 19:59:44	1947: Boat Shop (parking lot area). 1968: Gas Station on SW corner.	1980: Callow Motors. 1989: Royal Motors.
3	4 (West)	Undeveloped lot north of Mike's Auto Repair shop & adjacent to ROW under 11th St bridge	none											n/a	n/a
4	4 (West)	Undeveloped lot used for vehicle storage next to Mike's Auto Repair	none											n/a	n/a
5	4 (West)	Undeveloped, graded lot across from Safeway	none											1947: Fuel Shed.	1984: Commercial Electric, Tacoma Screw Product.
6	4 (West)	Mike's Auto Repair	934 N WYCOFF AVE	7	MIKES AUTO REPAIR	934 N WYCOFF	BR, RCRAINFO, WA-FSIS, WA-FRS, ECHO, BRS, WA-FSD	110005369939   WAD98849832   92626163	HAZARDOUS WASTE BIENNIAL REPORTER, STATE MASTER, UNSPECIFIED UNIVERSE	GENERAL AUTOMOTIVE REPAIR.	GENERAL AUTOMOTIVE REPAIR SHOPS	3/1/2000 0:00	3/21/2012 9:09	1968: Glazing Operation.	1984: Performance Automotive. 1989, 1994, 1999, 2004: Mike's Auto Repair.
7	4 (West)	Undeveloped, grassy lot across from Safeway	none											1947: Dry cleaner upgradient on border of adjacent site.	n/a
8	4 (West)	Vacant Warehouse	920 N WYCOFF AVE	5	CHICO TOWING	920 N WYCOFF	BR, RCRAINFO, WA-FSIS, WA-FSD, ECHO	110005368672   WAD988496584   18649184	HAZARDOUS WASTE BIENNIAL REPORTER, STATE MASTER, UNSPECIFIED UNIVERSE	LIGHT TRUCK AND UTILITY VEHICLE MANUFACTURING.	MOTOR VEHICLES AND PASSENGER CAR BODIES	3/1/2000 0:00	3/28/2014 20:22	n/a	1980, 1984, 1989, 1994, 1999, 2004, 2008: Various towing operation. 1984: Beckett Commercial Refrigerator, Bremerton Ambulance.
9	4 (West)	Gravel lot next to vacant warehouse	none											n/a	n/a
10	4 (West)	Construction equipment storage	908 N WYCOFF AVE											n/a	2008: Bremerton Towing.
11	4 (West)	Discount Carpet	2714 - 2716 9th Street											1947, 1968: Auto Repair.	1989, 1994, 1999: Charleston Electric Motors, Commercial/Ahearn Electric.
12	3 (West)	U-Haul Parking Lot	none											n/a	1994, 1999, 2004: Trolls Taxi.
13	3 (East)	Duplex behind Fastenal store	641 N MONTGOMERY AVE											n/a	n/a
14	3 (West)	Parking Lot	none											1947: Wood yard.	n/a
15	3 (West)	Kitsap Flooring Shopping Complex	625 - 645 N CALLOW AVE	5	NAYER PAINT & DECORATING   ELDON'S 1 HR CLEANERS	629 N CALLOW AVE   633 CALLOW AVE N	WA-FRS, WA-FSD, RCRA, ECHO, CLEANERS	110042196888   11022   110005355515   WAD988477733   44363625	STATE MASTER, UNSPECIFIED UNIVERSE	GENERAL WAREHOUSING AND STORAGE.	GROCERY STORES	Eldon's: 3/1/2000 0:00:00 Nayer: 10/5/2010 14:01:00	Eldon's: 12/29/2014 9:56:00	1947: Lumber Yard & Photo Shop.	1980: Modern Paint Co. Eldon's 1-hr 1989: Wahl Paint, Eldon's 1-hr 1994, 1999, 2004, 2008: Nayer Paint, Eldon's Cleaners.

**Charleston Brownfield Inventory Parcel Database  
EPA Brownfields Assessment Grant  
City of Bremerton, Washington**

SITE IDENTIFIERS				COSTAR DATA																	OPPORTUNITY SCORING								
Map ID	Block No.	Site Name / Description	Posted Address	Property ID	Building Address	Building Name	Building Status	For Sale Status	For Sale Price (\$)	Days on Market	Last Sale Price (\$)	Last Sale Date	Office Building Class	Star Rating	Total Taxes (\$)	Tax Year	Vacancy Rate (%)	Year Built	Year Renovated	Property Type (Primary)	Property Type (Secondary)	ILVR	ILVR Score	Land Use Score	Env. Risk Score	Potential Haz. Building Mats. Score (pre-1978 construction)	For Sale or Lease Score	Tax Delinq. Score	Total Score
1	4 (West)	Bad Bulldog's Brewery Plaza	937 - 941 N CALLOW AVE	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1.50	0	1	1		0	0	2
2	4 (East)	Safeway	900 N CALLOW AVE	5056284	900 N Callow Ave	-	Existing	N	-	-	-	-	-	3 Star	#####	2018	0	1994	-	General Retail	Freestanding	5.07	0	1	1	0	0	0	2
3	4 (West)	Undeveloped lot north of Mike's Auto Repair shop & adjacent to ROW under 11th St bridge	none	5953627	942 N Wycoff Ave	-	Existing	N	-	-	-	-	-	2 Star	\$995.74	2018	-	-	-	Land	Commercial	0.03	1	1	0	0	0	0	2
4	4 (West)	Undeveloped lot used for vehicle storage next to Mike's Auto Repair	none	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.03	1	1	0	1	0	0	3
5	4 (West)	Undeveloped, graded lot across from Safeway	none	7282367	901 N Callow Ave	-	Existing	N	-	-	-	-	-	2 Star	\$2,127.04	2018	-	-	-	Land	Commercial	0.00	1	1	1	0	0	0	3
6	4 (West)	Mike's Auto Repair	934 N WYCOFF AVE	5912835	934 Wycoff Ave	-	Existing	N	-	-	-	-	-	1 Star	\$2,334.40	2018	0	1946	-	General Retail	Freestanding	1.41	0	1	1	1	0	1	4
7	4 (West)	Undeveloped, grassy lot across from Safeway	none	6991673	921 N Callow Ave	Vacant Lot	Existing	N	-	-	-	-	-	2 Star	\$1,503.98	2018	-	-	-	Land	Commercial	0.00	1	1	1	0	0	0	3
8	4 (West)	Vacant Warehouse	920 N WYCOFF AVE	5912830	920 Wycoff Ave	-	Existing	N	-	-	-	-	-	1 Star	\$2,630.02	#REF!	-	1981	-	General Retail	Freestanding	0.50	1	1	1	0	0	0	3
9	4 (West)	Gravel lot next to vacant warehouse	none	7282398	910 N Wycoff Ave	-	Existing	N	-	-	-	-	-	2 Star	\$969.44	2018	-	-	-	Land	Commercial	0.00	1	1	0	0	0	0	2
10	4 (West)	Construction equipment storage	908 N WYCOFF AVE	5912828	908 Wycoff Ave	Olympic Used Auto Sales	Existing	Y	-	-	-	-	-	1 Star	\$1,087.66	2012	-	1932	-	General Retail	Auto Dealership	0.01	1	1	1	1	1	0	5
11	4 (West)	Discount Carpet	2714 - 2716 9th Street	5912849	2712-2716 9th St	-	Existing	N	-	-	-	-	-	2 Star	\$5,505.66	2018	0	1941	-	General Retail	Freestanding	3.41	0	1	1	1	0	0	3
12	3 (West)	U-Haul Parking Lot	none	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.00	1	1	1	0	0	0	3
13	3 (East)	Duplex behind Fastenal store	641 N MONTGOMERY AVE	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2.76	0	0	0	1	0	0	1
14	3 (West)	Parking Lot	none	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.13	1	1	1	0	0	0	3
15	3 (West)	Kitsap Flooring Shopping Complex	625 - 645 N CALLOW AVE	5912869	645 Callow Ave	kitsap flooring outlet	Existing	N	-	-	-	-	-	2 Star	#####	2012	0	1944	-	General Retail	Freestanding	2.98	0	1	1	1	1	0	4

**Charleston Brownfield Inventory Parcel Database  
EPA Brownfields Assessment Grant  
City of Bremerton, Washington**

SITE IDENTIFIERS				WINDSHIELD SURVEY RESULTS							SITE CHARACTERIZATION				PRELIM. RANKING	FINAL RANKING				
Map ID	Block No.	Site Name / Description	Posted Address	Current Land Use	Occupancy Status	Posted Address	Business Name	Field Observations	Blight Indicators (Y/N)	For Sale or Lease Sign (Y/N)	Underutilized (Y/N)	Dektop Study Observations	Env. Concerns/ Liabilities (Y/N/P)	For Sale or Lease Status (S/L/NA)	Confirmed Brownfield (Y/N/P)	Preliminary Priority Level (H/M/L/N)	Final Priority Level (H/M/L/N)	Catalyst Redevelopment Zone No.	Brownfield Advisory Committee Comments (Notes from meeting on 10/19/18)	
1	4 (West)	Bad Bulldog's Brewery Plaza	937 - 941 N CALLOW AVE	Commercial	Occupied	937 - 941 N CALLOW AVE	Bad Bulldog's Brewery Emerald City Cannabis	Active commercial plaza with multiple storefronts. Building and asphalt parking lot. 941: Bad Bulldog's Brewery 939: Emerald City Cannabis	N	N	N	Historical dry cleaner business.	Y	NA	N	N	H	2	Sites #1 and 3-11 are highest priority and Sites #160-163, 168, and 175-177 are second highest priority.	
2	4 (East)	Safeway	900 N CALLOW AVE	Commercial	Occupied	900 N CALLOW AVE	Safeway	Active grocery store and large asphalt parking lot.	N	N	N	Environmental records. Previous gas station and auto-related businesses.	Y	NA	N	N	-	-	-	
3	4 (West)	Undeveloped lot north of Mike's Auto Repair shop & adjacent to ROW under 11th St bridge	none	Undeveloped	Unoccupied	none	n/a	Undeveloped lot covered in vegetation next to ROW under 11th St bridge. North of Mike's Auto Repair.	Y	N	Y	Adjacent to site with environmental records (Site #1). Same owner and use as Site #4.	P	NA	Y	M	H	2	See note for Site #1.	
4	4 (West)	Undeveloped lot used for vehicle storage next to Mike's Auto Repair	none	Undeveloped	Partially	none	n/a	Undeveloped lot with overgrown vegetation. Appears to be used by Mike's Auto Repair (Site #6) for vehicle storage.	Y	N	Y	Adjacent to sites with environmental records (Sites #1 and #6). Same owner and use as Site #3. No structures present but structure previously occupying site was built in 1940.	P	NA	Y	M	H	2	See note for Site #1.	
5	4 (West)	Undeveloped, graded lot across from Safeway	none	Undeveloped	Unoccupied	none	--	Large, graded lot on corner across from Safeway. Vacant (no structures). Formerly used for temporary storage of construction equipment. For sale sign. Next to another large vacant lot (Site #7).	N	Y	Y	Former fuel shed.	Y	S	Y	H	H	2	See note for Site #1. Owner is actively looking to sell property.	
6	4 (West)	Mike's Auto Repair	934 N WYCOFF AVE	Commercial	Occupied	934 N WYCOFF AVE	Mike's Auto Repair	Active auto repair business. Overgrown vegetation. Old cars parked next to building.	Y	N	N	Environmental records. Auto repair businesses. Pre-1978 construction. Tax delinquent 2+ years.	Y	NA	P	L	H	2	See note for Site #1.	
7	4 (West)	Undeveloped, grassy lot across from Safeway	none	Undeveloped	Unoccupied	none	--	Vacant, undeveloped, grassy lot across from Safeway.	N	N	Y	Former dry cleaner on upgradient site.	Y	NA	Y	H	H	2	See note for Site #1. Owned by the uncle of an employee in the Public Works Dept. Owner keeps site well maintained and would probably be interested in selling.	
8	4 (West)	Vacant Warehouse	920 N WYCOFF AVE	Heavy Commercial	Unoccupied	920 N WYCOFF AVE	--	Boarded up warehouse. No business signage. Lot includes paved parking area and fenced off unpaved parking area used for miscellaneous storage.	Y	N	Y	Environmental records.	Y	NA	Y	H	H	2	See note for Site #1. Former Chico Towing Garage. Currently Tim's Medical Equipment Storage facility.	
9	4 (West)	Gravel lot next to vacant warehouse	none	Undeveloped	Unoccupied	none	--	Gravel lot next to former warehouse. May be used for parking.	N	N	Y	Adjacent to site with environmental records (Site #8).	P	NA	Y	H	H	2	See note for Site #1.	
10	4 (West)	Construction equipment storage	908 N WYCOFF AVE	Commercial	Occupied	908 N WYCOFF AVE	--	Residential home boarded up and surrounded by construction equipment (enclosed by fence). Residence may be used as office/storage.	Y	N	Y	Adjacent to previous auto repair business. Pre-1978 construction.	P	S	Y	H	H	2	See note for Site #1. Used by a general contractor for materials and equipment storage.	
11	4 (West)	Discount Carpet	2714 - 2716 9th Street	Commercial	Occupied	2714 - 2716 9th Street	Discount Carpet Peninsula Mobile Home Parts	Multiple commercial businesses.	N	N	N	Previous auto repair business. Pre-1978 construction.	Y	NA	P	L	H	2	See note for Site #1.	
12	3 (West)	U-Haul Parking Lot	none	Parking	Partially	none	--	Sites #12 and #25 are asphalt parking lots that appear to be used for U-Haul trucks.	N	N	Y	Adjacent to previous wood yard (Site #14).	P	NA	P	L	-	-	-	
13	3 (East)	Duplex behind Fastenal store	641 N MONTGOMERY AVE	Residential	Occupied	641 N MONTGOMERY AVE	n/a	Duplex behind Fastenal store.	N	N	N	Pre-1978 construction.	P	NA	N	N	-	-	-	
14	3 (West)	Parking Lot	none	Parking	Partially	none	n/a	Could be used by Discount Carpet (Site #11) for parking. Mostly empty lot and appears underutilized.	N	N	Y	Historical wood yard.	Y	NA	P	L	-	-	-	
15	3 (West)	Kitsap Flooring Shopping Complex	625 - 645 N CALLOW AVE	Commercial	Occupied	625 - 645 N CALLOW AVE	Kitsap Flooring Outlet Bremerton Marial Arts KT Nails Kitsap County Democrats China Wok Pacific Cannabis Company	All storefronts appear to be occupied. Paved parking lot adjacent to Kitsap Flooring Outlet. 645: Kitsap Flooring outlet & parking area (northern corner of parcel) 633-635: Bremerton Marial Arts Center 631: KT Nails 629: Kitsap County Democrats 627: ChinaWok 625: Pacific Cannabis Company	N	N	N	Environmental records. Multiple historical uses associated with potential environmental concerns (lumber yard, photo shop, dry cleaner, paint shop). Pre-1978 construction.	Y	L	N	N	-	-	-	

**Charleston Brownfield Inventory Parcel Database  
EPA Brownfields Assessment Grant  
City of Bremerton, Washington**

SITE IDENTIFIERS				COUNTY ASSESSOR DATA														
Map ID	Block No.	Site Name / Description	Posted Address	Registered Address	Parcel ID	Account No.	Acres	Property Type	Property Class	Property Use	Year Built	Building Value (\$)	Land Value (\$)	Total Assessed Value (\$)	For Sale or Lease Status (S/L/NA)	Tax Delinq. Status (Y/N)	Owner Name	Owner Mailing Address
16	3 (East)	Fastenal Store	634 N CALLOW AVE	634 N CALLOW AVE	3734-010-036-0004	1438472	0.36	Commercial Property (C01)	590 - Other retail trade	General Retail	1967	\$175,400	\$147,210	\$322,610	NA	N	Peterson Neil J Family LLC	2135 6TH ST STE 101 BREMERTON, WA 98312
17	3 (East)	Single family residence behind Fastenal store	645 N MONTGOMERY AVE	645 N MONTGOMERY AVE	3734-010-001-0005	1438324	0.11	Dwelling (R01)	111 - Single family home	Single family residence	1937	\$96,300	\$36,310	\$132,610	NA	N	Greenlee Shevaugn	645 N MONTGOMERY AVE BREMERTON, WA 98312
18	3 (East)	Single family residence behind Fastenal store	643 N MONTGOMERY AVE	643 N MONTGOMERY AVE	3734-010-002-0004	1438332	0.10	Dwelling (R01)	111 - Single family home	Single family residence	1940	\$108,940	\$35,920	\$144,860	NA	N	Lloyd Ryan A	643 N MONTGOMERY AVE BREMERTON, WA 98312
19	3 (East)	Single family residence behind Fastenal store	639 N MONTGOMERY AVE	639 N MONTGOMERY AVE	3734-010-005-0001	1438357	0.07	Dwelling (R01)	111 - Single family home	Single family residence	1918	\$110,720	\$34,720	\$145,440	NA	N	Tan Horacio & Maria Theresa Carmela S	2381 PORCH SWING ST CHULA VISTA, CA 91915
20	3 (West)	U-Haul Storefront	2804 KITSAP WAY	2804 KITSAP WAY	3734-011-021-0009	1438563	0.72	Commercial Property (C01)	638 - Mini-warehouse	Mini Warehouse	1981	\$721,870	\$245,980	\$967,850	NA	N	Arec 12 LLC	PO BOX 29046 PHOENIX, AZ 85038
21	3 (West)	Former Maebutterfly's Antique Boutique	623 N CALLOW AVE	623 N CALLOW AVE	3734-011-010-0002	1438506	0.10	Commercial Property (C01)	590 - Other retail trade	General Retail	1953	\$181,000	\$59,670	\$240,670	S	N	Swanson Chester Andrew Dr Trustee	3511 NW PARRIS RD POULSBO, WA 98370
22	3 (East)	Echo Artworks Store	626 N CALLOW AVE	626 N CALLOW AVE	3734-010-031-0009	1438449	0.05	Commercial Property (C01)	590 - Other retail trade	General Retail	1946	\$39,100	\$40,310	\$79,410	NA	N	R & M Morse LLC	3115 RICKEY RD NE BREMERTON, WA 98310
23	3 (East)	Carpenter's Furniture Refinishing	632 N CALLOW AVE	632 N CALLOW AVE	3734-010-034-0006	1438464	0.14	Commercial Property (C01)	590 - Other retail trade	General Retail	1946	\$154,410	\$88,790	\$243,200	NA	Y (\$2)	Carpenter Roy & Mickey	2820 NW PAUL BENJAMIN RD BREMERTON, WA 98312
24	3 (East)	DS Sales & Associates	635 N MONTGOMERY AVE	635 N MONTGOMERY AVE	3734-010-006-0000	1438365	0.10	Commercial Property (C01)	637 - General warehouse	Light Warehouse	1947	\$141,050	\$59,670	\$200,720	NA	N	Gosselin Timothy R & Mollie M	3511 N UNION AVE TACOMA, WA 98407
25	3 (West)	U-Haul Parking Lot	none		3734-011-032-0006	1438571	0.23	n/a	460 - Parking	Undeveloped	1990	\$9,020	\$93,010	\$102,030	NA	N	Peterson Neil J Family LLC	2135 6TH ST STE 101 BREMERTON, WA 98312
26	3 (East)	Single family residence with old heating oil tank	633 N MONTGOMERY AVE	633 N MONTGOMERY AVE	3734-010-007-0009	1438373	0.21	Dwelling (R01)	111 - Single family home	Single family residence	1918	\$62,150	\$40,310	\$102,460	NA	N	Mendenhall Brian E	4134 ARSENAL WAY BREMERTON, WA 98310
27	3 (East)	Magick the Gathering Game Shop	630 N CALLOW AVE	630 N CALLOW AVE	3734-010-032-0008	1438456	0.14	Commercial Property (C01)	590 - Other retail trade	General Retail	1956	\$122,840	\$88,790	\$211,630	NA	Y	Degarimore John O	861 NE MT MYSTERY LOOP POULSBO, WA 98370
28	3 (West)	Bucky's Auto Service Plaza	2706 6TH ST	2706 6TH ST	3734-011-016-0006	1438555	0.32	Commercial Property (C01)	640 - Repair services	Service Station with Bays	1940	\$246,190	\$182,100	\$428,290	NA	N	Austin Family Properties LLC	6201 SOUTH TACOMA WAY TACOMA, WA 98409
29	3 (East)	Parking lot next to Well's Fargo parking lot	none		3734-010-010-0004	1438381	0.14	n/a	460 - Parking	Undeveloped	n/a	\$0	\$71,030	\$71,030	NA	N	Phattharaampornchai Phaitoon	319 MAIN ST KALISPELL, MT 59901
30	3 (East)	Kitsap Sports	622 N CALLOW AVE	622 N CALLOW AVE	3734-010-030-0000	1438431	0.09	Commercial Property (C01)	590 - Other retail trade	General Retail	1946	\$88,440	\$70,390	\$158,830	NA	N	Degarimore John & Dorothy	861 NE MT MYSTERY LOOP POULSBO, WA 98370
31	3 (West)	McGavin's Bakery	619 N CALLOW AVE	619 N CALLOW AVE	3734-011-011-0001	1438514	0.07	Commercial Property (C01)	590 - Other retail trade	General Retail	1948	\$84,410	\$49,600	\$134,010	NA	N	Sheldon Lance W & Billy R	7355 BLOOMINGTON CT SPRINGFIELD, VA 22150
32	3 (East)	Former Callow Pawn	620 N CALLOW AVE	620 N CALLOW AVE	3734-010-027-0005	1438423	0.21	Commercial Property (C01)	590 - Other retail trade	General Retail	1947	\$27,840	\$110,310	\$138,150	NA	N	Maurice Richard & Gladys	620 N CALLOW BREMERTON, WA 98312
33	3 (West)	Vacant Commercial Building adjacent to McGavin's Bakery (Former Pied Piper Emporium)	617 N CALLOW AVE	617 N CALLOW AVE	3734-011-012-0000	1438522	0.10	Commercial Property (C01)	590 - Other retail trade	General Retail	1946	\$165,480	\$59,670	\$225,150	NA	N	Sheldon Lance W & Jessica I	3027 4TH AVE W SEATTLE, WA 98119
34	3 (East)	Wells Fargo	2602 6TH ST	2602 6TH ST	3734-010-012-0002	1438399	0.59	Commercial Property (C03)	611 - Banks	Commercial Building	1940	\$1,126,490	\$256,350	\$1,382,840	NA		Wells Fargo Bank	PO BOX 4900 SCOTTSDALE, AZ 85261
35	3 (West)	Bremerton Animal Hospital	613 N CALLOW AVE	613 N CALLOW AVE	3734-011-014-0008	1438530	0.14	Commercial Property (C01)	822 - Veterinarian services	Veterinary Hospital	1936	\$79,390	\$71,030	\$150,420	NA	N	Bremanhosp LLC	613 N CALLOW BREMERTON, WA 98312
36	3 (East)	Former Chet's Place Restaurant	610 N CALLOW AVE	610 N CALLOW AVE	3734-010-024-0008	1438415	0.21	Commercial Property (C04)	580 - Restaurants	Restaurant	1963	\$184,010	\$110,310	\$294,320	S	N	Phattharaampornchai Phaitoon	319 MAIN ST KALISPELL, MT 59901
37	3 (East)	La Poblanita	2614 6TH ST	2614 6TH ST	3734-010-021-0001	1438407	0.20	Commercial Property (C01)	590 - Other retail trade	General Retail	1940	\$38,780	\$141,660	\$180,440	NA	Y	Zapata Marcelino & Salgado Lorena	2624 6TH ST BREMERTON, WA 98312

Charleston Brownfield Inventory Parcel Database  
EPA Brownfields Assessment Grant  
City of Bremerton, Washington

SITE IDENTIFIERS				ENVIRONMENTAL DATA										HISTORICAL INFORMATION	
Map ID	Block No.	Site Name / Description	Posted Address	Total Env. Listings	Listed Name	Listed Address	Environmental Program	Program ID	Environmental Records	Business Detail 1	Business Detail 2	Date Listed	Date Last Updated	Sanborn Map Information	City Directory Information
16	3 (East)	Fastenal Store	634 N CALLOW AVE											n/a	n/a
17	3 (East)	Single family residence behind Fastenal store	645 N MONTGOMERY AVE											n/a	n/a
18	3 (East)	Single family residence behind Fastenal store	643 N MONTGOMERY AVE											n/a	n/a
19	3 (East)	Single family residence behind Fastenal store	639 N MONTGOMERY AVE											n/a	n/a
20	3 (West)	U-Haul Storefront	2804 KITSAP WAY	7	U HAUL CO OF BREMERTON	2804 KITSAP WAY	BR, RCRAINFO, WA-FSIS, WA-FRS, WA-FSD, ECHO, ALTFUELS	110005367307   79394329ST   WAD988494852   79394329   110005367307   20715	HAZARDOUS WASTE BIENNIAL REPORTER, STATE MASTER, UNSPECIFIED UNIVERSE		EQUIPMENT RENTAL AND LEASING, NOT ELSEWHERE CLASSIFIED	3/1/2000 0:00	1/23/2014 8:02	1940, 1947: Bruce Lumber Company. 1968: Printing business.	n/a
21	3 (West)	Former Maebutterfly's Antique Boutique	623 N CALLOW AVE											n/a	n/a
22	3 (East)	Echo Artworks Store	626 N CALLOW AVE											n/a	n/a
23	3 (East)	Carpenter's Furniture Refinishing	632 N CALLOW AVE	3	CARPENTERS FURNITURE DIPSTRIP	632 N CALLOW AVE	WA-FSIS, WA-FRS, WA-FSD	110040126039   10546	STATE MASTER			12/8/2009 9:26		1947: Print Shop.	n/a
24	3 (East)	DS Sales & Associates	635 N MONTGOMERY AVE											n/a	n/a
25	3 (West)	U-Haul Parking Lot	none											n/a	n/a
26	3 (East)	Single family residence with old heating oil tank	633 N MONTGOMERY AVE											n/a	n/a
27	3 (East)	Magic the Gathering Game Shop	630 N CALLOW AVE											1947: Used Auto Sales.	n/a
28	3 (West)	Bucky's Auto Service Plaza	2706 6TH ST	4	ALL TUNE & LUBE BREMERTON	601 CALLOW AVE N	WA-FRS, RCRA, WA-FSD, ECHO	110005400967   WAR000003707   72331187	STATE MASTER, UNSPECIFIED UNIVERSE	GENERAL AUTOMOTIVE REPAIR		3/1/2000 0:00	1/23/2014 9:13	1968: Used Auto Sales, Repair & Battery Service.	1999: Bremerton Auto Center & Repair. 2004: Buckeye Brakes.
29	3 (East)	Parking lot next to Well's Fargo parking lot	none											n/a	n/a
30	3 (East)	Kitsap Sports	622 N CALLOW AVE											n/a	n/a
31	3 (West)	McGavin's Bakery	619 N CALLOW AVE											n/a	n/a
32	3 (East)	Former Callow Pawn	620 N CALLOW AVE											n/a	n/a
33	3 (West)	Vacant Commercial Building adjacent to McGavin's Bakery (Former Pied Piper Emporium)	617 N CALLOW AVE											n/a	n/a
34	3 (East)	Wells Fargo	2602 6TH ST											1947: Dry cleaner and gas station upgradient of property.	n/a
35	3 (West)	Bremerton Animal Hospital	613 N CALLOW AVE	3	BREMERTON ANIMAL HOSPITAL	613 N CALLOW	WA-FSIS, WA-FRS, WA-FSD	110037905862   1628307	STATE MASTER			2/2/2009 15:34	12/29/2014 13:38	n/a	n/a
36	3 (East)	Former Chet's Place Restaurant	610 N CALLOW AVE											n/a	n/a
37	3 (East)	La Poblanita	2614 6TH ST											1947: Gas Station & Auto Repair/Maintenance.	n/a

**Charleston Brownfield Inventory Parcel Database  
EPA Brownfields Assessment Grant  
City of Bremerton, Washington**

SITE IDENTIFIERS				COSTAR DATA																	OPPORTUNITY SCORING									
Map ID	Block No.	Site Name / Description	Posted Address	Property ID	Building Address	Building Name	Building Status	For Sale Status	For Sale Price (\$)	Days on Market	Last Sale Price (\$)	Last Sale Date	Office Building Class	Star Rating	Total Taxes (\$)	Tax Year	Vacancy Rate (%)	Year Built	Year Renovated	Property Type (Primary)	Property Type (Secondary)	ILVR	ILVR Score	Land Use Score	Env. Risk Score	Potential Haz. Building Mats. Score (pre-1978 construction)	For Sale or Lease Score	Tax Delinq. Score	Total Score	
16	3 (East)	Fastenal Store	634 N CALLOW AVE	5931569	634 Callow Ave	fastenal	Existing	N	-	-	-	-	-	1 Star	\$4,244.30	2018	0	1967	-	General Retail	Freestanding	1.19	0	1	0	1	0	0	0	2
17	3 (East)	Single family residence behind Fastenal store	645 N MONTGOMERY AVE	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2.65	0	0	0	1	0	0	1	
18	3 (East)	Single family residence behind Fastenal store	643 N MONTGOMERY AVE	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3.03	0	0	0	1	0	0	1	
19	3 (East)	Single family residence behind Fastenal store	639 N MONTGOMERY AVE	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3.19	0	0	0	1	0	0	1	
20	3 (West)	U-Haul Storefront	2804 KITSAP WAY	5711168	2804 Kitsap Way	U-Haul	Existing	N	-	-	-	-	-	1 Star	#####	2018	0	1981	-	General Retail	Freestanding	2.93	0	1	1	0	0	0	0	2
21	3 (West)	Former Maebutterfly's Antique Boutique	623 N CALLOW AVE	5912854	623 Callow Ave	-	Existing	Y	\$200,000	493	-	-	-	1 Star	\$3,166.78	2018	100	1953	-	General Retail	Storefront	3.03	0	1	0	1	1	0	0	3
22	3 (East)	Echo Artworks Store	626 N CALLOW AVE	6168168	626 Callow Ave	-	Existing	N	-	-	-	-	-	1 Star	\$1,046.24	2018	0	1946	-	General Retail	Freestanding	0.97	1	1	0	1	0	0	0	3
23	3 (East)	Carpenter's Furniture Refinishing	632 N CALLOW AVE	5931568	632 Callow Ave	-	Existing	N	-	-	-	-	-	1 Star	\$3,200.06	2018	-	1946	-	General Retail	Storefront	1.73905+AF43	0	1	1	1	0	1	4	
24	3 (East)	DS Sales & Associates	635 N MONTGOMERY AVE	5694181	635 N Montgomery Ave	Montgomery Warehouse Storage	Existing	N	-	-	\$180,000	3/1/2016	C	1 Star	\$2,641.46	2018	0	1947	-	Industrial	Warehouse	2.36	0	1	0	1	0	0	0	2
25	3 (West)	U-Haul Parking Lot	none	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.10	1	1	0	0	0	0	0	2
26	3 (East)	Single family residence with old heating oil tank	633 N MONTGOMERY AVE	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1.54	0	1	0	1	0	0	0	2
27	3 (East)	Magic the Gathering Game Shop	630 N CALLOW AVE	6168155	630 Callow Ave	-	Existing	N	-	-	-	-	-	1 Star	\$2,784.92	2018	0	1956	-	General Retail	Freestanding	1.38	0	1	1	1	0	1	4	
28	3 (West)	Bucky's Auto Service Plaza	2706 6TH ST	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1.35	0	1	1	1	0	0	0	3
29	3 (East)	Parking lot next to Well's Fargo parking lot	none	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.00	1	1	0	0	0	0	0	2
30	3 (East)	Kitsap Sports	622 N CALLOW AVE	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1.26	0	1	0	1	0	0	0	2
31	3 (West)	McGavin's Bakery	619 N CALLOW AVE	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1.70	0	1	0	1	0	0	0	2
32	3 (East)	Former Callow Pawn	620 N CALLOW AVE	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.25	1	1	0	1	0	0	0	3
33	3 (West)	Vacant Commercial Building adjacent to McGavin's Bakery (Former Pied Piper Emporium)	617 N CALLOW AVE	5912829	617-621 Callow Ave	-	Existing	N	-	-	\$220,000	12/6/2017	-	1 Star	\$2,962.72	2018	0	1946	-	General Retail	Storefront Retail/Office	2.77	0	1	0	1	0	0	0	2
34	3 (East)	Wells Fargo	2602 6TH ST	1547479	2602 6th St	-	Existing	N	-	-	-	-	-	1 Star	#####	2017	0	1940	-	General Retail	Bank	4.39	0	1	1	1	0	0	0	3
35	3 (West)	Bremerton Animal Hospital	613 N CALLOW AVE	5912863	613 Callow Ave	bremerton animal hospital	Existing	N	-	-	-	-	-	1 Star	\$1,980.00	2018	0	1936	-	General Retail	Veterinarian/Ke nnel	1.12	0	1	1	1	0	0	0	3
36	3 (East)	Former Chet's Place Restaurant	610 N CALLOW AVE	6168153	610 Callow Ave	-	Existing	Y	\$250,000	488	-	-	-	1 Star	\$3,872.30	2018	0	1963	-	General Retail	Restaurant	1.67	0	1	0	1	1	0	0	3
37	3 (East)	La Poblanita	2614 6TH ST	5912894	2624 Kitsap Way	-	Existing	N	-	-	\$255,000	1/17/2018	-	2 Star	\$2,374.76	2018	0	1940	-	General Retail	Freestanding	0.27	1	1	1	1	0	1	5	

**Charleston Brownfield Inventory Parcel Database  
EPA Brownfields Assessment Grant  
City of Bremerton, Washington**

SITE IDENTIFIERS				WINDSHIELD SURVEY RESULTS									SITE CHARACTERIZATION				PRELIM. RANKING	FINAL RANKING		
Map ID	Block No.	Site Name / Description	Posted Address	Current Land Use	Occupancy Status	Posted Address	Business Name	Field Observations	Blight Indicators (Y/N)	For Sale or Lease Sign (Y/N)	Underutilized (Y/N)	Dektop Study Observations	Env. Concerns/ Liabilities (Y/N/P)	For Sale or Lease Status (SL/NA)	Confirmed Brownfield (Y/N/P)	Preliminary Priority Level (H/M/L/N)	Final Priority Level (H/M/L/N)	Catalyst Redevelopment Zone No.	Brownfield Advisory Committee Comments (Notes from meeting on 10/19/18)	
16	3 (East)	Fastenal Store	634 N CALLOW AVE	Commercial	Occupied	634 N CALLOW AVE	Fastenal	Active store downgradient from Safeway.	N	N	N	Adjacent to site with environmental records (Site #23). Pre 1978-construction.	P	NA	N	N	-	-	-	
17	3 (East)	Single family residence behind Fastenal store	645 N MONTGOMERY AVE	Residential	Occupied	645 N MONTGOMERY AVE	n/a	Single family residence downgradient from Safeway.	N	N	N	Downgradient of Safeway site (Site #2 - historical gas station and environmental records). Pre 1978-construction.	P	NA	N	N	-	-	-	
18	3 (East)	Single family residence behind Fastenal store	643 N MONTGOMERY AVE	Residential	Occupied	643 N MONTGOMERY AVE	n/a	Single family residence..	N	N	N	Pre-1978 construction.	P	NA	N	N	-	-	-	
19	3 (East)	Single family residence behind Fastenal store	639 N MONTGOMERY AVE	Residential	Occupied	639 N MONTGOMERY AVE	n/a	Single family residence..	N	N	N	Pre-1978 construction.	P	NA	N	N	-	-	-	
20	3 (West)	U-Haul Storefront	2804 KITSAP WAY	Commercial	Occupied	2804 KITSAP WAY	U-Haul	Active U-Haul truck and trailer rental business.	N	N	N	Environmental records. Historical lumber and printing businesses.	Y	NA	N	N	-	-	-	
21	3 (West)	Former Maebutterfly's Antique Boutique	623 N CALLOW AVE	Commercial	Unoccupied	623 N CALLOW AVE	Maebutterfly's Antique Boutique	Former antique store.	N	N	Y	Adjacent to sites with environmental records (Sites #15 and #20).	Y	S	Y	H	M	5	Vacant for very long time. Faye is considering purchasing.	
22	3 (East)	Echo Artworks Store	626 N CALLOW AVE	Commercial	Occupied	626 N CALLOW AVE	Echo Artworks	Active bead shop and art supply/gallery business.	N	N	N	Adjacent to residence with old heating oil tank (Site #26).	Y	NA	N	N	-	-	-	
23	3 (East)	Carpenter's Furniture Refinishing	632 N CALLOW AVE	Commercial	Occupied	632 N CALLOW AVE	Carpenter's Furniture Refinishing	Active business.	N	N	N	Environmental records. Previous print shop.	Y	NA	N	N	-	-	-	
24	3 (East)	DS Sales & Associates	635 N MONTGOMERY AVE	Commercial	Occupied	635 N MONTGOMERY AVE	DS Sales & Associates	Commercial business. Appears to be occupied.	N	N	N	Adjacent to home with old heating oil tank (Site #26). Adjacent to site with environmental records (Site #23).	Y	NA	N	N	-	-	-	
25	3 (West)	U-Haul Parking Lot	none	Parking	Partially	none	n/a	Sites #12 and #25 are asphalt parking lots that appear to be used for U-Haul trucks.	N	N	Y	Adjacent to sites with environmental records (Sites #12, #15 and #20).	Y	NA	P	L	-	-	-	
26	3 (East)	Single family residence with old heating oil tank	633 N MONTGOMERY AVE	Residential	Occupied	633 N MONTGOMERY AVE	n/a	Single family residence in poor condition. Heating oil tank observed onsite.	Y	N	N	Pre-1978 construction.	Y	NA	N	N	-	-	-	
27	3 (East)	Magic the Gathering Game Shop	630 N CALLOW AVE	Commercial	Occupied	630 N CALLOW AVE	Magic the Gathering	Active game shop. In front of residence with old heating oil tank (Site #26). Adjacent to furniture refinishing store (Site #23).	N	N	N	Previous auto sales business. Pre-1978 construction. Tax delinquent 2+ years.	Y	NA	N	N	-	-	-	
28	3 (West)	Bucky's Auto Service Plaza	2706 6TH ST	Commercial	Occupied	2706 6TH ST	Bucky's Auto Service Interstate Protective Services (other businesses)	Potentially one or two vacant storefronts but plaza is mostly occupied.	N	N	N	Environmental records. Historical auto sales/repair/battery service businesses. Pre-1978 construction.	Y	NA	N	N	-	-	-	
29	3 (East)	Parking lot next to Well's Fargo parking lot	none	Parking	Unoccupied	none	--	Asphalt parking lot directly north of Wells Fargo (Site #34).	N	N	Y	Adjacent to residential home with heating oil tank (Site #26).	Y	NA	P	L	-	-	-	
30	3 (East)	Kitsap Sports	622 N CALLOW AVE	Commercial	Occupied	622 N CALLOW AVE	Kitsap Sports	Active sporting goods store.	N	N	N	Pre-1978 construction.	P	NA	N	N	-	-	-	
31	3 (West)	McGavin's Bakery	619 N CALLOW AVE	Commercial	Occupied	619 N CALLOW AVE	McGavin's Bakery	Active bakery.	N	N	N	Adjacent to site with environmental records (Site #20). Pre-1978 construction.	Y	NA	N	N	-	-	-	
32	3 (East)	Former Callow Pawn	620 N CALLOW AVE	Commercial	Unoccupied	620 N CALLOW AVE	Callow Pawn	Former pawn shop and parking lot. For sale sign (no contact info).	Y	Y	Y	Pre-1978 construction.	P	S	Y	H	M	5	Owner just retired.	
33	3 (West)	Vacant Commercial Building adjacent to McGavin's Bakery (Former Pied Piper Emporium)	617 N CALLOW AVE	Commercial	Unoccupied	617 N CALLOW AVE	Pied Piper Emporium	Former retail store.	Y	N	Y	Adjacent to sites with environmental listings (Sites #20 and #35). Same owners as McGavin's bakery. Pre-1978 construction.	Y	NA	Y	M	M	5	McGavin's recently purchased. Would like to expand business and use as coffee shop/cafe. Have not been able to remodel. Potential LBP/asbestos building materials may be inhibiting remodel. Could be opportunity to use funds for Regulated Building Materials survey.	
34	3 (East)	Wells Fargo	2602 6TH ST	Commercial	Occupied	2602 6TH ST	Wells Fargo	Active bank and parking lot.	N	N	N	Pre-1978 construction.	P	NA	N	N	-	-	-	
35	3 (West)	Bremerton Animal Hospital	613 N CALLOW AVE	Commercial	Occupied	613 N CALLOW AVE	Bremerton Animal Hospital	Active veterinary business.	N	N	N	Environmental records. Pre-1978 construction.	Y	NA	N	N	-	-	-	
36	3 (East)	Former Chet's Place Restaurant	610 N CALLOW AVE	Commercial	Unoccupied	610 N CALLOW AVE	Chet's Place	Former restaurant and sport's bar.	Y	Y	Y	Adjacent to historical gas station and auto repair business (Site #37). Pre-1978 construction.	Y	NA	Y	M	N	-	Recently sold. May have been purchased by religious group for use a church.	
37	3 (East)	La Poblanita	2614 6TH ST	Commercial	Occupied	2614 6TH ST	La Poblanita	Active Mexican deli/restaurant and asphalt parking lot located on corner. Old building.	N	N	N	Historical gas station and auto repair businesses. Pre-1978 construction. Tax delinquent 2+ years.	Y	NA	N	N	-	-	-	

**Charleston Brownfield Inventory Parcel Database  
EPA Brownfields Assessment Grant  
City of Bremerton, Washington**

SITE IDENTIFIERS				COUNTY ASSESSOR DATA														
Map ID	Block No.	Site Name / Description	Posted Address	Registered Address	Parcel ID	Account No.	Acres	Property Type	Property Class	Property Use	Year Built	Building Value (\$)	Land Value (\$)	Total Assessed Value (\$)	For Sale or Lease Status (S/L/NA)	Tax Delinq. Status (Y/N)	Owner Name	Owner Mailing Address
38	2 (West)	Gyro's, etc. & Hi-Fidelity Lounge building	2711 - 2717 6th St	2713 6TH ST	3733-006-039-0000	1438001	0.21	Commercial Property (C01)	591 - Neighborhood center	Tavern/Bar	1934	\$198,820	\$88,250	\$287,070	NA	N	Rubie J David & Diane Frances	3454 CIRCLE WAY BREMERTON, WA 98312
39	2 (West)	Dave's Loans, Guns & Pawn Shop	347 N CALLOW AVE	347 N CALLOW AVE	3733-006-001-0004	1437771	0.19	Commercial Property (C01)	590 - Other retail trade	General Retail	1934	\$399,190	\$137,710	\$536,900	NA	N	Jackley Brock & Laurel	PO BOX 312 MANCHESTER, WA 98353
40	2 (East)	Festival Mexican Restaurant Strip Mall	2665 6TH ST	2665 6TH ST	3733-007-038-0009	1438217	0.21	Commercial Property (C01)	590 - Other retail trade	General Retail	1954	\$101,010	\$145,610	\$246,620	NA	N	El Dorado Hills Water Inc.	9330 SILVERDALE WAY NW STE 201 SILVERDALE, WA 98383
41	2 (East)	Furniture World	2601 6TH ST	2601 6TH ST	3733-007-001-0002	1438019	0.34	Commercial Property (C01)	590 - Other retail trade	General Retail	1946	\$223,420	\$188,470	\$411,890	NA	N	El Dorado Hills Water Inc.	9330 SILVERDALE WAY NW STE 201 SILVERDALE, WA 98383
42	2 (East)	New Uniformity Clothing Shop Building	330 - 332 N CALLOW AVE	332 N CALLOW AVE	3733-007-033-0004	1438175	0.14	Commercial Property (C01)	590 - Other retail trade	General Retail	1940	\$164,320	\$88,790	\$253,110	NA	N	El Dorado Hills Water Inc.	9330 SILVERDALE WAY NW STE 201 SILVERDALE, WA 98383
43	2 (West)	Single family residence behind Charleston Theatre	330 N WYCOFF AVE	330 N WYCOFF AVE	3733-006-032-0007	1437979	0.18	Dwelling (R02)	121 - 2 living units	Duplex	1940	\$89,820	\$39,110	\$128,930	NA	N	Chafee Steve & Carol	3894 TRENTON AVE BREMERTON, WA 98310
44	2 (West)	Charleston Theatre	333 N CALLOW AVE	335 N CALLOW AVE	3733-006-007-0008	1437813	0.10	Commercial Property (C01)	740 - Recreational	Cinema Theater	1937	\$179,220	\$74,590	\$253,810	NA	N	More Aman & Beldish	215 APPLE ST BREMERTON, WA 98310
45	2 (West)	Duplex next to Gyros, etc./Hi-Fidelity Lounge building	338 N WYCOFF AVE	338 N WYCOFF AVE	3733-006-037-0002	1437995	0.06	Dwelling (R02)	122 - 3 living units	Multi-family residence	1941	\$52,680	\$34,320	\$87,000	NA	N	Rubie J David & Diane Frances	3454 CIRCLE WAY BREMERTON, WA 98312
46	2 (West)	Northwest Vacuum Center	343 N CALLOW AVE	341 N CALLOW AVE	3733-006-004-0001	1437789	0.07	Commercial Property (C01)	590 - Other retail trade	General Retail	1935	\$5,660	\$62,000	\$67,660	NA	N	Jackley Brock & Laurel	PO BOX 312 MANCHESTER, WA 98353
47	2 (East)	Backside of Fiesta Restaurant	none	340 N CALLOW AVE	3733-007-037-0000	1438209	0.07	Commercial Property (C01)	590 - Other retail trade	General Retail	1940	\$64,560	\$62,000	\$126,560	NA	N	El Dorado Hills Water Inc.	9330 SILVERDALE WAY NW STE 201 SILVERDALE, WA 98383
48	2 (West)	Duplex near Gyros, etc. restaurant	334 N WYCOFF AVE	334 N WYCOFF AVE	3733-006-034-0104	2398642	0.14	Dwelling (R02)	121 - 2 living units	Duplex	1940	\$93,300	\$37,510	\$130,810	NA	N	Charleston Center LLC	PO BOX 191 BREMERTON, WA 98337
49	2 (West)	Small parking area in alley behind vacant brown & white brick building next to The Charleston Theatre	none		3733-006-034-0203	2398659	0.05	n/a	910 - Undeveloped land	Undeveloped	n/a	\$0	\$1,700	\$1,700	NA	N	Rubie J David & Diane F	3454 CIRCLE WAY BREMERTON, WA 98312
50	2 (West)	Northwest Computers	339 N CALLOW AVE	339 N CALLOW AVE	3733-006-005-0000	1437797	0.07	Commercial Property (C01)	590 - Other retail trade	General Retail	1947	\$72,010	\$62,000	\$134,010	NA	N	Dave's Loans & Guns Inc.	339 N CALLOW BREMERTON, WA 98312
51	2 (East)	Adult bookstore next to Fiesta Mexican restaurant	338 N CALLOW AVE	336 N CALLOW AVE	3733-007-036-0001	1438191	0.07	Commercial Property (C01)	590 - Other retail trade	General Retail	1940	\$64,560	\$62,000	\$126,560	NA	N	Hovermale Doreen M	3841 NORTH FRACE TACOMA, WA 98407
52	2 (West)	White & brown brick building next to The Charleston Theatre	337 N CALLOW AVE	337 N CALLOW AVE	3733-006-006-0009	1437805	0.10	Commercial Property (C01)	590 - Other retail trade	General Retail	1947	\$40,950	\$74,590	\$115,540	NA	N	Nobar Investments LLC	PO BOX 48 PORT ORCHARD, WA 98366
53	2 (East)	Tattoo Technique	334 N CALLOW AVE	334 N CALLOW AVE	3733-007-035-0002	1438183	0.07	Commercial Property (C01)	590 - Other retail trade	General Retail	1940	\$64,980	\$62,000	\$126,980	NA	N	Burgess William F	334 N CALLOW AVE BREMERTON, WA 98312

**Charleston Brownfield Inventory Parcel Database  
EPA Brownfields Assessment Grant  
City of Bremerton, Washington**

SITE IDENTIFIERS				ENVIRONMENTAL DATA										HISTORICAL INFORMATION	
Map ID	Block No.	Site Name / Description	Posted Address	Total Env. Listings	Listed Name	Listed Address	Environmental Program	Program ID	Environmental Records	Business Detail 1	Business Detail 2	Date Listed	Date Last Updated	Sanborn Map Information	City Directory Information
38	2 (West)	Gyro's, etc. & Hi-Fidelity Lounge building	2711 - 2717 6th St											1947: Egg hatchery. 1968: Venetian Blind Manufacturing.	n/a
39	2 (West)	Dave's Loans, Guns & Pawn Shop	347 N CALLOW AVE											n/a	1980, 1984, 1989: Roy's Appliance & TV Service. 2008: The Printer People.
40	2 (East)	Festival Mexican Restaurant Strip Mall	2665 6TH ST											1928, 1947: Gas Station & Auto Repair.	n/a
41	2 (East)	Furniture World	2601 6TH ST											1947, 1968: Auto Sales & Repair. Upgradient dry cleaner.	n/a
42	2 (East)	New Uniformity Clothing Shop Building	330 - 332 N CALLOW AVE											n/a	1984: Mannings Appliance Repair.
43	2 (West)	Single family residence behind Charleston Theatre	330 N WYCOFF AVE											n/a	n/a
44	2 (West)	Charleston Theatre	333 N CALLOW AVE											n/a	1980, 1984, 1989, 1994, 1999: Rainbow Sales & Service.
45	2 (West)	Duplex next to Gyros, etc./Hi-Fidelity Lounge building	338 N WYCOFF AVE											n/a	n/a
46	2 (West)	Northwest Vacuum Center	343 N CALLOW AVE											n/a	n/a
47	2 (East)	Backside of Fiesta Restaurant	none											n/a	1994, 1999: Bremerton Office System & Service.
48	2 (West)	Duplex near Gyros, etc. restaurant	334 N WYCOFF AVE											1947: Workshop.	n/a
49	2 (West)	Small parking area in alley behind vacant brown & white brick building next to The Charleston Theatre	none											n/a	n/a
50	2 (West)	Northwest Computers	339 N CALLOW AVE											n/a	n/a
51	2 (East)	Adult bookstore next to Fiesta Mexican restaurant	338 N CALLOW AVE											n/a	n/a
52	2 (West)	White & brown brick building next to The Charleston Theatre	337 N CALLOW AVE											n/a	n/a
53	2 (East)	Tattoo Technique	334 N CALLOW AVE											n/a	n/a

**Charleston Brownfield Inventory Parcel Database  
EPA Brownfields Assessment Grant  
City of Bremerton, Washington**

SITE IDENTIFIERS				COSTAR DATA																	OPPORTUNITY SCORING								
Map ID	Block No.	Site Name / Description	Posted Address	Property ID	Building Address	Building Name	Building Status	For Sale Status	For Sale Price (\$)	Days on Market	Last Sale Price (\$)	Last Sale Date	Office Building Class	Star Rating	Total Taxes (\$)	Tax Year	Vacancy Rate (%)	Year Built	Year Renovated	Property Type (Primary)	Property Type (Secondary)	ILVR	ILVR Score	Land Use Score	Env. Risk Score	Potential Haz. Building Mats. Score (pre-1978 construction)	For Sale or Lease Score	Tax Delinq. Score	Total Score
38	2 (West)	Gyro's, etc. & Hi-Fidelity Lounge building	2711 - 2717 6th St	5912851	2711-2717 Kitsap Way	-	Existing	N	-	-	-	-	-	1 Star	\$3,776.96	2018	0	1934	-	General Retail	Storefront	2.25	0	1	1	1	0	0	3
39	2 (West)	Dave's Loans, Guns & Pawn Shop	347 N CALLOW AVE	5912878	347 Callow Ave	-	Existing	N	-	-	-	-	-	2 Star	\$7,062.20	2018	0	1934	-	General Retail	Freestanding	2.90	0	1	1	1	0	0	3
40	2 (East)	Festival Mexican Restaurant Strip Mall	2665 6TH ST	5912839	2665 Kitsap Way	-	Existing	N	-	-	-	-	-	2 Star	\$3,245.06	2018	0	1954	-	General Retail (Strip Center)	-	0.69	1	1	1	1	0	0	4
41	2 (East)	Furniture World	2601 6TH ST	5907083	2601 6th St	-	Existing	N	-	-	-	-	-	1 Star	\$5,418.34	2018	0	1946	-	General Retail	Freestanding	1.19	0	1	1	1	0	0	3
42	2 (East)	New Uniformity Clothing Shop Building	330 - 332 N CALLOW AVE	5912891	330-332 Callow Ave	-	Existing	N	-	-	-	-	-	1 Star	\$3,330.36	2018	0	1940	-	General Retail	Storefront	1.85	0	1	1	1	0	0	3
43	2 (West)	Single family residence behind Charleston Theatre	330 N WYCOFF AVE	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2.30	0	0	1	1	0	0	2
44	2 (West)	Charleston Theatre	333 N CALLOW AVE	1529388	333 Callow Ave	Callow Retail	Existing	N	-	-	\$375,000	#####	-	1 Star	\$4,141.68	2012	0	1937	-	General Retail	Storefront	2.40	0	1	1	1	0	0	3
45	2 (West)	Duplex next to Gyros, etc./Hi-Fidelity Lounge building	338 N WYCOFF AVE	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1.53	0	0	0	1	0	0	1
46	2 (West)	Northwest Vacuum Center	343 N CALLOW AVE	5912889	343 Callow Ave	-	Existing	N	-	-	-	-	-	1 Star	\$891.72	2018	0	1935	-	General Retail	Storefront Retail/Office	0.09	1	1	0	1	0	0	3
47	2 (East)	Backside of Fiesta Restaurant	none	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1.04	0	1	1	1	0	0	3
48	2 (West)	Duplex near Gyros, etc. restaurant	334 N WYCOFF AVE	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2.49	0	0	0	1	0	0	1
49	2 (West)	Small parking area in alley behind vacant brown & white brick building next to The Charleston Theatre	none	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.00	1	0	0	0	0	0	1
50	2 (West)	Northwest Computers	339 N CALLOW AVE	5912875	339 Callow Ave	-	Existing	N	-	-	-	-	-	1 Star	\$1,764.20	2018	0	1947	-	General Retail	Freestanding	1.16	0	1	0	1	0	0	2
51	2 (East)	Adult bookstore next to Fiesta Mexican restaurant	338 N CALLOW AVE	5912876	336 Callow Ave	elmos adult books	Existing	N	-	-	-	-	-	2 Star	\$1,666.26	2018	0	1940	-	General Retail	Storefront Retail/Office	1.04	0	1	1	1	0	0	3
52	2 (West)	White & brown brick building next to The Charleston Theatre	337 N CALLOW AVE	5912879	337 Callow Ave	-	Existing	N	-	-	\$83,000	4/18/2014	-	1 Star	\$1,521.36	2018	0	1947	-	General Retail	Restaurant	0.55	1	1	0	1	0	0	3
53	2 (East)	Tattoo Technique	334 N CALLOW AVE	5912871	334 Callow Ave	Tattoo Technique	Existing	N	-	-	\$150,000	3/27/2013	-	1 Star	\$1,671.78	2018	0	1940	-	General Retail	Storefront Retail/Office	1.05	0	1	0	1	0	0	2

**Charleston Brownfield Inventory Parcel Database  
EPA Brownfields Assessment Grant  
City of Bremerton, Washington**

SITE IDENTIFIERS				WINDSHIELD SURVEY RESULTS									SITE CHARACTERIZATION				PRELIM. RANKING	FINAL RANKING		
Map ID	Block No.	Site Name / Description	Posted Address	Current Land Use	Occupancy Status	Posted Address	Business Name	Field Observations	Blight Indicators (Y/N)	For Sale or Lease Sign (Y/N)	Underutilized (Y/N)	Dektop Study Observations	Env. Concerns/Liabilities (Y/N/P)	For Sale or Lease Status (SL/NA)	Confirmed Brownfield (Y/N/P)	Preliminary Priority Level (H/M/L/N)	Final Priority Level (H/M/L/N)	Catalyst Redevelopment Zone No.	Brownfield Advisory Committee Comments (Notes from meeting on 10/19/18)	
38	2 (West)	Gyro's, etc. & Hi-Fidelity Lounge building	2711 - 2717 6th St	Mixed-Use (Commercial/Residential)	Occupied	2711 - 2717 6th St	Gyros, etc. The Hi-Fidelity Lounge	Commercial use on lower level and multi-family residential on upper level. Asphalt parking lot for commercial businesses. Commercial storefronts have clean exterior. Multi-family residential portion of building appears run down.  2717: Gyros, etc. 2715: multi-family residential 2713: multi-family residential 2711: The Hi-Fidelity Lounge	N	N	N	Adjacent to site with environmental records (Site #39). Historical blind manufacturing businesses. Pre-1978 construction.	Y	NA	P	L	-	-	-	
39	2 (West)	Dave's Loans, Guns & Pawn Shop	347 N CALLOW AVE	Commercial	Occupied	347 N CALLOW AVE	Dave's Loan & Guns	Active pawn shop on corner lot. Clean exterior.	N	N	N	Historical print shop. Pre-1978 construction.	Y	NA	N	N	-	-	-	
40	2 (East)	Festival Mexican Restaurant Strip Mall	2665 6TH ST	Commercial	Occupied	2665 6TH ST	Festival (Mexican restaurant) Suzy's Kitchen Korean American BBQ Tobacco Spot	Corner lot. All storefronts appear to be fully utilized. Asphalt parking lot. Connected to Site #47 (building on Site #47 is extension of building on Site #40).	N	N	N	Historical gas station. Pre-1978 construction.	Y	NA	N	N	-	-	-	
41	2 (East)	Furniture World	2601 6TH ST	Commercial	Occupied	2601 6TH ST	Furniture World	Active furniture shop on corner lot. Includes small asphalt parking area. Difficult to discern boundary of furniture store parking lot and adjacent parking lot (Site #54).	N	N	N	Historical auto sales and repair. Adjacent to historical gas station (Site #40). Pre-1978 construction.	Y	NA	N	N	-	-	-	
42	2 (East)	New Uniformity Clothing Shop Building	330 - 332 N CALLOW AVE	Commercial	Partially	330 - 332 N CALLOW AVE	New Uniformity	Partially occupied commercial structure with two store fronts. 330: New Uniformity 332: unoccupied	N	N	Y	Historical appliance repair. Pre-1978 construction.	P	NA	P	L	-	-	-	
43	2 (West)	Single family residence behind Charleston Theatre	330 N WYCOFF AVE	Residential	Occupied	330 N WYCOFF AVE	n/a	Single family residence located behind Charleston Theatre (Site #44).	N	N	N	Adjacent to site with environmental records (Site #60). Adjacent to former dry cleaner business (Site #55). Pre-1978 construction.	P	NA	N	N	-	-	-	
44	2 (West)	Charleston Theatre	333 N CALLOW AVE	Commercial	Occupied	333 N CALLOW AVE	The Charleston Theatre	Active theatre.	N	N	N	Adjacent to former dry cleaning business (Site #55). Pre-1978 construction.	P	NA	N	N	-	-	-	
45	2 (West)	Duplex next to Gyros, etc./Hi-Fidelity Lounge building	338 N WYCOFF AVE	Residential	Occupied	338 N WYCOFF AVE	n/a	Duplex with tarp on roof. Located next to Gyros, etc./Hi-Fidelity Lounge (Site #38). Overgrown vegetation.	Y	N	N	Adjacent to historical blind manufacturing business (Site #38). Pre-1978 construction.	P	NA	P	L	-	-	-	
46	2 (West)	Northwest Vacuum Center	343 N CALLOW AVE	Commercial	Occupied	343 N CALLOW AVE	Northwest Vacuum Center	Active vacuum shop near Charleston Theatre.	N	N	N	Pre-1978 construction.	P	NA	N	N	-	-	-	
47	2 (East)	Backside of Fiesta Restaurant	none	Commercial	Occupied	none	Fiesta	Building is attached to building on Site #40 and used as rear portion of Fiesta Mexican Restaurant.	N	N	N	Adjacent to historical gas station (Site #40) and auto sales/service business (Site #41). Pre-1978 construction.	Y	NA	N	N	-	-	-	
48	2 (West)	Duplex near Gyros, etc. restaurant	334 N WYCOFF AVE	Residential	Occupied	334 N WYCOFF AVE	n/a	Duplex near Gyros, etc.	N	N	N	Pre-1978 construction.	P	NA	N	N	-	-	-	
49	2 (West)	Small parking area in alley behind vacant brown & white brick building next to The Charleston Theatre	none	Parking	Unoccupied	none	n/a	Vacant lot used for parking in alley behind vacant brown and white brick building next to The Charleston Theatre.	N	N	Y	--	N	NA	P	L	-	-	-	
50	2 (West)	Northwest Computers	339 N CALLOW AVE	Commercial	Occupied	339 N CALLOW AVE	Northwest Computers	Active computer shop.	N	N	N	Pre-1978 construction.	P	NA	N	N	-	-	-	
51	2 (East)	Adult bookstore next to Fiesta Mexican restaurant	338 N CALLOW AVE	Commercial	Occupied	338 N CALLOW AVE	Elmo's Adult Books & Movies	Active retail shop.	Y	N	N	Adjacent to historical gas station (Site #40) and auto sales/repair (Sites #41, 54 and 71). Pre-1978 construction.	P	NA	P	L	-	-	-	
52	2 (West)	White & brown brick building next to The Charleston Theatre	337 N CALLOW AVE	Commercial	Unoccupied	337 N CALLOW AVE	n/a	Three storefronts in brown and white brick building next to The Charleston Theatre.	Y	N	Y	Pre-1978 construction.	P	NA	Y	H	N	-	Rented by bakery that uses it as a local distribution center.	
53	2 (East)	Tattoo Technique	334 N CALLOW AVE	Commercial	Occupied	334 N CALLOW AVE	Tattoo Technique	Active tattoo shop.	N	N	N	Adjacent to historical appliance repair (Site #42) and auto sales/repair (Sites #54 and #71) businesses. Pre-1978 construction.	Y	NA	N	N	-	-	-	

**Charleston Brownfield Inventory Parcel Database  
EPA Brownfields Assessment Grant  
City of Bremerton, Washington**

SITE IDENTIFIERS				COUNTY ASSESSOR DATA														
Map ID	Block No.	Site Name / Description	Posted Address	Registered Address	Parcel ID	Account No.	Acres	Property Type	Property Class	Property Use	Year Built	Building Value (\$)	Land Value (\$)	Total Assessed Value (\$)	For Sale or Lease Status (S/L/NA)	Tax Delinq. Status (Y/N)	Owner Name	Owner Mailing Address
54	2 (East)	Gerber/Furniture World Parking Lot	none		3733-007-006-0007	1438027	0.10	n/a	460 - Parking	Undeveloped	1960	\$5,970	\$59,670	\$65,640	NA	N	El Dorado Hills Water Inc.	9330 SILVERDALE WAY NW STE 201 SILVERDALE, WA 98383
55	2 (West)	Unique Experience Custom Embroidery	329 N CALLOW AVE	331 N CALLOW AVE	3733-006-008-0106	2102895	0.11	Commercial Property (C01)	590 - Other retail trade	General Retail	1935	\$62,080	\$78,780	\$140,860	NA	N	Flemister Ronald D & Faye E	1335 BRADLEY ST BREMERTON, WA 98310
56	2 (West)	Multi-family residential	304 N WYCOFF AVE	304 N WYCOFF AVE	8099-000-000-0005	2273134	0.24	n/a	911 - Common Area	Undeveloped	n/a	\$0	\$0	\$0	NA	N	Lollman James A	1009 BLUE HERON AVE NE BAINBRIDGE ISLAND, WA 98110
57	2 (West)	Callow Ave Home	313 N CALLOW AVE	313 N CALLOW AVE	3733-006-016-0007	1437870	0.07	Dwelling (R01)	111 - Single family home	Single family residence	1924	\$85,730	\$34,720	\$120,450	L	N	Zauper Robert	PO BOX 4187 BREMERTON, WA 98312
58	2 (East)	TJ's Barber Shop Building	324 - 328 N CALLOW AVE	328 N CALLOW AVE	3733-007-030-0007	1438167	0.18	Commercial Property (C02)	590 - Other retail trade	General Retail	1939	\$142,410	\$101,330	\$243,740	NA	N	Shaw Daniel & Rex Gregory	880 BURWELL ST BREMERTON, WA 98337
59	2 (East)	Gerber Collision & Glass building	327 N MONTGOMERY AVE	327 N MONTGOMERY AVE	3733-007-009-0004	1438043	0.21	Commercial Property (C01)	640 - Repair services	Service Garage	1946	\$312,070	\$60,100	\$372,170	NA	N	Collision Service Repair Center Inc.	8250 N SKOKIE BLVD SKOKIE, IL 60077
60	2 (West)	Single family residence behind commercial/residential buildings next to former Bremerton Cinema parking lot	326 N WYCOFF AVE	326 N WYCOFF AVE	3733-006-030-0009	1437961	0.14	Dwelling (R02)	122 - 3 living units	Multi-family residence	1914	\$201,220	\$37,510	\$238,730	NA	N	White Stephen A	14207 ASPEN WAY SNOHOMISH, WA 98296
61	2 (West)	Gray & brown brick buildings next to former Bremerton Cinema parking lot	321 - 327 N CALLOW AVE	327 N CALLOW AVE	3733-006-010-0003	1437847	0.14	Commercial Property (C01)	590 - Other retail trade	General Retail	1930	\$125,400	\$88,790	\$214,190	NA	N	Woodhead Jerry A	5246 S PARK AVE TACOMA, WA 98408
62	2 (East)	Smitty's Place Tattoo	322 N CALLOW AVE	322 N CALLOW AVE	3733-007-029-0109	1438159	0.07	Commercial Property (C01)	590 - Other retail trade	General Retail	1940	\$20,050	\$62,000	\$82,050	NA	N	Sande Earl & Burnett Amy	PO BOX 1341 BELFAIR, WA 98528
63	2 (West)	Single family residence behind former Bremerton Cinema parking lot	322 N WYCOFF AVE	322 N WYCOFF AVE	3733-006-028-0003	1437953	0.14	Dwelling (R02)	121 - 2 living units	Duplex	1930	\$59,950	\$37,510	\$97,460	NA	N	Coastal Village Homes LLC	22128 STATE ROUTE 9 LOT 162 MOUNT VERNON, WA 98274
64	2 (East)	Gerber Collision & Glass fenced parking area	none	315 N MONTGOMERY AVE	3733-007-012-0009	1438050	0.28	Commercial Property (C02)	640 - Repair services	Service Garage	1988	\$74,170	\$79,660	\$153,830	NA	N	Collision Service Repair Center Inc.	8250 N SKOKIE BLVD SKOKIE, IL 60077
65	2 (West)	Former Bremerton Cinema Parking lot	none	321 N CALLOW AVE	3733-006-012-0001	1437854	0.10	n/a	460 - Parking	Undeveloped	1980	\$5,490	\$74,590	\$80,080	NA	N	Ballerina LLC	100 WEST HARRISON ST STE 540 SEATTLE, WA 98119
66	2 (East)	UCLTV Ink (Tattoo Shop)	320 N CALLOW AVE	320 N CALLOW AVE	3733-007-029-0000	1438142	0.02	Commercial Property (C01)	590 - Other retail trade	General Retail	1940	\$19,240	\$19,810	\$39,050	NA	N	Hoffman G W & Mary Ann	5005 ALPENGLOW DR NW BREMERTON, WA 98312

Charleston Brownfield Inventory Parcel Database  
EPA Brownfields Assessment Grant  
City of Bremerton, Washington

SITE IDENTIFIERS				ENVIRONMENTAL DATA										HISTORICAL INFORMATION	
Map ID	Block No.	Site Name / Description	Posted Address	Total Env. Listings	Listed Name	Listed Address	Environmental Program	Program ID	Environmental Records	Business Detail 1	Business Detail 2	Date Listed	Date Last Updated	Sanborn Map Information	City Directory Information
54	2 (East)	Gerber/Furniture World Parking Lot	none											1968: Used Auto Sales.	n/a
55	2 (West)	Unique Experience Custom Embroidery	329 N CALLOW AVE											n/a	1980, 1984, 1989, 1994, 1999, 2008: Art Printing Co., J&J Printers.
56	2 (West)	Multi-family residential	304 N WYCOFF AVE											n/a	n/a
57	2 (West)	Callow Ave Home	313 N CALLOW AVE											n/a	1980: Art Studios.
58	2 (East)	TJ's Barber Shop Building	324 - 328 N CALLOW AVE	3	COLLENDER CALLOW PROPERTY	324 326 328 N CALLOW AVE	WA-FRS, WA-FSD, WA-CSCS	110066988987   24360						n/a	n/a
59	2 (East)	Gerber Collision & Glass building	327 N MONTGOMERY AVE	5	CLIFFORDS AUTOBODY REBUILD	327 N MONTGOMERY	RCRAINFO, WA-FSIS, WA-FRS, WA-FSD, ECHO	1.10005E+11	STATE MASTER, UNSPECIFIED UNIVERSE	OTHER AUTOMOTIVE MECHANICAL AND ELECTRICAL REPAIR AND MAINTENANCE.	AUTOMOTIVE REPAIR SHOPS, NOT ELSEWHERE CLASSIFIED	3/1/2000 0:00	3/28/2014 20:22	1947, 1968: Auto Repair.	1980, 1984, 1989, 1994, 1999, 2008: Clifford's Auto Repair.
60	2 (West)	Single family residence behind commercial/residential buildings next to former Bremerton Cinema parking lot	326 N WYCOFF AVE											n/a	1984: Fox Garage.
61	2 (West)	Gray & brown brick buildings next to former Bremerton Cinema parking lot	321 - 327 N CALLOW AVE											n/a	n/a
62	2 (East)	Smitty's Place Tattoo	322 N CALLOW AVE											n/a	2008: Clawerks Ceramics & Pottery Studio.
63	2 (West)	Single family residence behind former Bremerton Cinema parking lot	322 N WYCOFF AVE											n/a	n/a
64	2 (East)	Gerber Collision & Glass fenced parking area	none											n/a	n/a
65	2 (West)	Former Bremerton Cinema Parking lot	none											n/a	n/a
66	2 (East)	UCLTV Ink (Tattoo Shop)	320 N CALLOW AVE											n/a	1984: Electrolux Corp, Pub Ambulance, Evergreen Manufacturing.

**Charleston Brownfield Inventory Parcel Database  
EPA Brownfields Assessment Grant  
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SITE IDENTIFIERS				COSTAR DATA																	OPPORTUNITY SCORING								
Map ID	Block No.	Site Name / Description	Posted Address	Property ID	Building Address	Building Name	Building Status	For Sale Status	For Sale Price (\$)	Days on Market	Last Sale Price (\$)	Last Sale Date	Office Building Class	Star Rating	Total Taxes (\$)	Tax Year	Vacancy Rate (%)	Year Built	Year Renovated	Property Type (Primary)	Property Type (Secondary)	ILVR	ILVR Score	Land Use Score	Env. Risk Score	Potential Haz. Building Mats. Score (pre-1978 construction)	For Sale or Lease Score	Tax Delinq. Score	Total Score
54	2 (East)	Gerber/Furniture World Parking Lot	none	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.10	1	1	1	1	0	0	4
55	2 (West)	Unique Experience Custom Embroidery	329 N CALLOW AVE	5912893	329 Callow Ave	-	Existing	N	-	-	-	-	-	1 Star	\$1,854.28	2018	0	1935	-	General Retail	Storefront	0.79	1	1	1	1	0	0	4
56	2 (West)	Multi-family residential	304 N WYCOFF AVE	9731188	304 N Wycoff Ave	Wycoff Condominiums	Existing	N	-	-	\$815,000	6/30/2017	B	2 Star	\$7,069.00	2016	0	-	-	Multi-Family	Apartments	0.00	1	0	0	0	0	0	1
57	2 (West)	Callow Ave Home	313 N CALLOW AVE	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2.47	0	1	1	1	1	0	4
58	2 (East)	TJ's Barber Shop Building	324 - 328 N CALLOW AVE	5895375	324-328 N Callow Ave	-	Existing	N	-	-	-	-	-	2 Star	\$3,207.18	2018	0	1939	-	General Retail	Storefront	1.41	0	1	1	1	0	0	3
59	2 (East)	Gerber Collision & Glass building	327 N MONTGOMERY AVE	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	5.19	0	1	1	1	0	0	3
60	2 (West)	Single family residence behind commercial/residential buildings next to former Bremerton Cinema parking lot	326 N WYCOFF AVE	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	5.36	0	1	1	1	0	0	3
61	2 (West)	Gray & brown brick buildings next to former Bremerton Cinema parking lot	321 - 327 N CALLOW AVE	5912852	325-327 Callow Ave	-	Existing	N	-	-	-	-	-	2 Star	\$2,818.58	2018	0	1930	-	General Retail	Freestanding	1.41	0	1	0	1	0	0	2
62	2 (East)	Smitty's Place Tattoo	322 N CALLOW AVE	5912880	322 N Callow Ave	-	Existing	N	-	-	-	-	-	2 Star	\$1,080.96	2018	0	1940	-	General Retail	Storefront Retail/Office	0.32	1	1	1	1	0	0	4
63	2 (West)	Single family residence behind former Bremerton Cinema parking lot	322 N WYCOFF AVE	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1.60	0	0	1	1	0	0	2
64	2 (East)	Gerber Collision & Glass fenced parking area	none	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.93	1	1	0	0	0	0	2
65	2 (West)	Former Bremerton Cinema Parking lot	none	5912886	321 Callow Ave	-	Existing	N	-	-	-	-	-	2 Star	\$1,055.04	2018	0	-	-	General Retail	Freestanding	0.07	1	1	0	0	0	0	2
66	2 (East)	UCLTV Ink (Tattoo Shop)	320 N CALLOW AVE	5912833	320 Callow Ave	-	Existing	N	-	-	-	-	-	1 Star	\$515.52	2018	0	1940	-	General Retail	Storefront Retail/Office	0.97	1	1	1	1	0	0	4

**Charleston Brownfield Inventory Parcel Database  
EPA Brownfields Assessment Grant  
City of Bremerton, Washington**

SITE IDENTIFIERS				WINDSHIELD SURVEY RESULTS							SITE CHARACTERIZATION				PRELIM. RANKING	FINAL RANKING			
Map ID	Block No.	Site Name / Description	Posted Address	Current Land Use	Occupancy Status	Posted Address	Business Name	Field Observations	Blight Indicators (Y/N)	For Sale or Lease Sign (Y/N)	Underutilized (Y/N)	Dektop Study Observations	Env. Concerns/ Liabilities (Y/N/P)	For Sale or Lease Status (S/L/NA)	Confirmed Brownfield (Y/N/P)	Preliminary Priority Level (H/M/L/N)	Final Priority Level (H/M/L/N)	Catalyst Redevelopment Zone No.	Brownfield Advisory Committee Comments (Notes from meeting on 10/19/18)
54	2 (East)	Gerber/Furniture World Parking Lot	none	Commercial	Partially	none	n/a	Difficult to discern property boundary of Sites #54 and #71. Appears to be one large paved parking lot. Pavement in poor condition (potholes, etc.). Located between Gerber Collision and Glass (Site #59) and Furniture World (Site # 41) businesses. Lot is connected to Furniture World parking area (difficult to discern boundary of lots). Located behind Site #53 (Tattoo Technique).	Y	N	Y	Historical auto sales business. Adjacent to historical auto sales/repair (Site #41). Pre-1978 construction.	Y	NA	P	L	-	-	-
55	2 (West)	Unique Experience Custom Embroidery	329 N CALLOW AVE	Commercial	Occupied	329 N CALLOW AVE	Unique Experience Custom Embroidery	Active embroidery business. Next to The Charleston Theatre.	N	N	N	Historical dry cleaning and printing businesses. Pre-1978 construction.	Y	NA	N	N	-	-	-
56	2 (West)	Multi-family residential	304 N WYCOFF AVE	Residential	Occupied	304 N WYCOFF AVE	n/a	Multi-family residence. Looks like fairly new construction.	N	N	N	Adjacent to site with environmental records (Site #68).	P	NA	N	N	-	-	-
57	2 (West)	Callow Ave Home	313 N CALLOW AVE	Residential	Occupied	313 N CALLOW AVE	n/a	Sites #57 and #74 are single family homes located between commercial buildings. Homes were boarded up and unoccupied in July. Homes now appear to be occupied and windows/doors are no longer boarded up.	Y	N	Y	Pre-1978 construction.	P	L	P	L	-	-	-
58	2 (East)	TJz Barber Shop Building	324 - 328 N CALLOW AVE	Commercial	Partially	324 - 328 N CALLOW AVE	TJz Barber Shop Callow Vapor	Brick building with three storefronts. One is for sale and two are occupied. 328: for sale 326: TJz Barber Shop 324: Callow Vapor	N	Y	Y	Environmental records. Pre-1978 construction.	Y	S	P	L	-	-	-
59	2 (East)	Gerber Collision & Glass building	327 N MONTGOMERY AVE	Commercial	Occupied	327 N MONTGOMERY AVE	Gerber Collision & Glass	Active auto repair business and asphalt parking lot.	N	N	N	Environmental records. Pre-1978 construction.	Y	NA	N	N	-	-	-
60	2 (West)	Single family residence behind commercial/residential buildings next to former Bremerton Cinema parking lot	326 N WYCOFF AVE	Residential	Occupied	326 N WYCOFF AVE	n/a	Triplex.	N	N	N	Former towing garage. Adjacent to former dry cleaning business (Site #55). Pre-1978 construction.	Y	NA	N	N	-	-	-
61	2 (West)	Gray & brown brick buildings next to former Bremerton Cinema parking lot	321 - 327 N CALLOW AVE	Mixed-Use (Commercial/ Residential)	Partially	321 - 327 N CALLOW AVE	Turf News Tim Nanfito's Barber Shop	Active adult bookstore & barber shop businesses on lower level with residential on upper level. Unoccupied commercial space next to barber shop. 327: unoccupied 325: Tim Nanfito's Barber Shop 321: Turf News	Y	N	Y	Adjacent to former dry cleaning business (Site #55). Pre-1978 construction.	P	NA	P	L	-	-	-
62	2 (East)	Smitty's Place Tattoo	322 N CALLOW AVE	Commercial	Occupied	322 N CALLOW AVE	Smitty's Place Tattoo	Active tattoo shop.	N	N	N	Adjacent to historical manufacturing business (Site #66) and active auto repair business (Site #64). Pre-1978 construction.	P	NA	N	N	-	-	-
63	2 (West)	Single family residence behind former Bremerton Cinema parking lot	322 N WYCOFF AVE	Residential	Occupied	322 N WYCOFF AVE	n/a	Single family residence behind former Bremerton Cinema parking lot.	N	N	N	Adjacent to former towing garage (Site #60) and former bottling company (Site #68). Pre-1978 construction.	P	NA	N	N	-	-	-
64	2 (East)	Gerber Collision & Glass fenced parking area	none	Commercial	Occupied	n/a	Gerber Collision & Glass	Active auto service area and parking lot enclosed by fence.	N	N	N	Adjacent to site with environmental records (Sites #59).	P	NA	N	N	-	-	-
65	2 (West)	Former Bremerton Cinema Parking lot	none	Parking	Partially	n/a	n/a	Asphalt parking lot next to former Bremerton Cinema.	N	N	Y	--	N	NA	Y	M	N	-	Recently sold to cannabis retailer.
66	2 (East)	UCLTV Ink (Tattoo Shop)	320 N CALLOW AVE	Commercial	Occupied	320 N CALLOW AVE	UCLTV Ink	Active tattoo shop. Old building with clean exterior.	N	N	N	Historical manufacturing business. Pre-1978 construction.	Y	NA	N	N	-	-	-

**Charleston Brownfield Inventory Parcel Database  
EPA Brownfields Assessment Grant  
City of Bremerton, Washington**

SITE IDENTIFIERS				COUNTY ASSESSOR DATA														
Map ID	Block No.	Site Name / Description	Posted Address	Registered Address	Parcel ID	Account No.	Acres	Property Type	Property Class	Property Use	Year Built	Building Value (\$)	Land Value (\$)	Total Assessed Value (\$)	For Sale or Lease Status (S/L/NA)	Tax Delinq. Status (Y/N)	Owner Name	Owner Mailing Address
67	2 (East)	Global Coatings Commercial Plaza	316 - 318 N CALLOW AVE	316 N CALLOW AVE	3733-007-027-0002	1438134	0.14	Commercial Property (C01)	590 - Other retail trade	General Retail	1932	\$21,780	\$88,790	\$110,570	NA	Y	Mccalman Mark	4777 OKANOGAN DR SE PORT ORCHARD, WA 98366
68	2 (West)	Vacant lot behind former Bremerton Cinema	none	316 N WYCOFF AVE	3733-006-026-0005	1437946	0.10	n/a	910 - Undeveloped land	Undeveloped	n/a	\$0	\$4,310	\$4,310	NA	N	Eldridge Loren & Christine	PO BOX 297 SEABECK, WA 98380
69	2 (West)	Former Bremerton Cinema	317 N CALLOW AVE	317 N CALLOW AVE	3733-006-014-0009	1437862	0.14	Commercial Property (C01)	740 - Recreational	Cinema Theater	1939	\$28,540	\$88,790	\$117,330	S	N	Ballerina LLC	100 WEST HARRISON ST STE 540 SEATTLE, WA 98119
70	2 (East)	The Bargain Bungalow	310 N CALLOW AVE	310 N CALLOW AVE	3733-007-025-0004	1438126	0.10	Commercial Property (C01)	590 - Other retail trade	General Retail	1947	\$176,710	\$74,590	\$251,300	L	N	James D Burns Pension Plan	2200 4TH AVE SEATTLE, WA 98121
71	2 (East)	Gerber/Furniture World Parking Lot	none		3733-007-007-0006	1438035	0.10	n/a	460 - Parking	Undeveloped	1960	\$7,020	\$59,670	\$66,690	NA	N	El Dorado Hills Water Inc.	9330 SILVERDALE WAY NW STE 201 SILVERDALE, WA 98383
72	2 (East)	Parking lot south of Gerber Collision and Glass service area	none	311 N MONTGOMERY AVE	3733-007-016-0005	1438068	0.14	n/a	460 - Parking	Undeveloped	1960	\$8,790	\$88,790	\$97,580	NA	N	Bell Joseph A	412 SEABECK HOLLY ROAD W SEABECK, WA 98380
73	2 (East)	Kitsap Key & Bike Commercial Plaza	304 - 308 N CALLOW AVE	308 N CALLOW AVE	3733-007-023-0006	1438118	0.17	Commercial Property (C01)	590 - Other retail trade	General Retail	1952	\$124,140	\$98,310	\$222,450	L	N	Thoemke Dale W	10211 SE BANNER LN OLALLA, WA 98359
74	2 (West)	Callow Ave Home	309 N CALLOW AVE	309 N CALLOW AVE	3733-006-017-0006	1437888	0.06	Dwelling (R01)	111 - Single family home	Single family residence	1918	\$0	\$46,240	\$46,240	L	Y	Pittman Jonathan	1956 GENERO LN SANTA ROSA, CA 95403
75	2 (West)	Corner Countertop building	301 - 305 N CALLOW AVE	301 N CALLOW AVE	3733-006-017-0105	1437896	0.24	Commercial Property (C01)	590 - Other retail trade	General Retail	1946	\$409,770	\$156,660	\$566,430	S	N	Jasco LLC	309 N CALLOW AVE BREMERTON, WA 98312
76	2 (East)	Parking lot north of Sliced by Light building	none	307 N MONTGOMERY AVE	3733-007-018-0003	1438076	0.09	n/a	460 - Parking	Undeveloped	1980	\$4,940	\$56,310	\$61,250	NA	N	Paaso Properties LLC	720 S 231ST ST DES MOINES, WA 98198
77	2 (West)	Single family residence on corner of Burwell & Wycoff	302 N WYCOFF AVE	302 N WYCOFF AVE	3733-006-021-0109	1437912	0.06	Dwelling (R02)	111 - Single family home	Single family residence	1941	\$76,110	\$34,320	\$110,430	NA	N	Kovaleva Raisa	302 N WYCOFF AVE BREMERTON, WA 98312

Charleston Brownfield Inventory Parcel Database  
 EPA Brownfields Assessment Grant  
 City of Bremerton, Washington

SITE IDENTIFIERS				ENVIRONMENTAL DATA										HISTORICAL INFORMATION	
Map ID	Block No.	Site Name / Description	Posted Address	Total Env. Listings	Listed Name	Listed Address	Environmental Program	Program ID	Environmental Records	Business Detail 1	Business Detail 2	Date Listed	Date Last Updated	Sanborn Map Information	City Directory Information
67	2 (East)	Global Coatings Commercial Plaza	316 - 318 N CALLOW AVE											n/a	1980, 1984, 1994: Sharp Paint & Picture.
68	2 (West)	Vacant lot behind former Bremerton Cinema	none	5	BREMERTON BOTTLING CO   US NAVY PSNS	314 WYCOFF	WA-UST, WA-FRS, WA-FSD, RCRA, BRS	26912925ST   110015501134   26912925   110005310396   WA9170090006	STATE MASTER					n/a	n/a
69	2 (West)	Former Bremerton Cinema	317 N CALLOW AVE											n/a	n/a
70	2 (East)	The Bargain Bungalow	310 N CALLOW AVE											1947: Print Shop.	n/a
71	2 (East)	Gerber/Furniture World Parking Lot	none											1968: Used Auto Sales.	n/a
72	2 (East)	Parking lot south of Gerber Collision and Glass service area	none											n/a	n/a
73	2 (East)	Kitsap Key & Bike Commercial Plaza	304 - 308 N CALLOW AVE											1947: Sheet Metal Warehouse.	1984: Bremerton TV Service. 1994: Western Testing Lab.
74	2 (West)	Callow Ave Home	309 N CALLOW AVE											n/a	n/a
75	2 (West)	Corner Countertop building	301 - 305 N CALLOW AVE											n/a	n/a
76	2 (East)	Parking lot north of Sliced by Light building	none											n/a	n/a
77	2 (West)	Single family residence on corner of Burwell & Wycoff	302 N WYCOFF AVE											n/a	n/a

**Charleston Brownfield Inventory Parcel Database  
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City of Bremerton, Washington**

SITE IDENTIFIERS				COSTAR DATA																	OPPORTUNITY SCORING								
Map ID	Block No.	Site Name / Description	Posted Address	Property ID	Building Address	Building Name	Building Status	For Sale Status	For Sale Price (\$)	Days on Market	Last Sale Price (\$)	Last Sale Date	Office Building Class	Star Rating	Total Taxes (\$)	Tax Year	Vacancy Rate (%)	Year Built	Year Renovated	Property Type (Primary)	Property Type (Secondary)	ILVR	ILVR Score	Land Use Score	Env. Risk Score	Potential Haz. Building Mats. Score (pre-1978 construction)	For Sale or Lease Score	Tax Delinq. Score	Total Score
67	2 (East)	Global Coatings Commercial Plaza	316 - 318 N CALLOW AVE	5912824	316-318 Callow Ave	-	Existing	N	-	-	\$125,000	7/18/2017	-	2 Star	\$1,455.98	2018	0	1932	-	General Retail	Storefront Retail/Office	0.25	1	1	1	1	0	1	5
68	2 (West)	Vacant lot behind former Bremerton Cinema	none	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.00	1	1	1	0	0	0	3
69	2 (West)	Former Bremerton Cinema	317 N CALLOW AVE	6168170	317 Callow Ave	bremerton cinema	Existing	Y	\$250,000	263	-	-	-	1 Star	\$1,544.88	2018	84.13	1939	-	General Retail	Movie Theatre	0.32	1	1	0	1	1	0	4
70	2 (East)	The Bargain Bungalow	310 N CALLOW AVE	5912877	310 Callow Ave	-	Existing	N	-	-	-	-	-	2 Star	\$4,691.16	2012	70.73	1947	-	General Retail	Storefront Retail/Office	2.37	0	1	1	1	1	0	4
71	2 (East)	Gerber/Furniture World Parking Lot	none	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.12	1	1	1	1	0	0	4
72	2 (East)	Parking lot south of Gerber Collision and Glass service area	none	8914758	309 Montgomery St	Parking Lot	Existing	N	-	-	\$65,000	9/1/2013	-	2 Star	\$1,285.18	2018	-	-	-	Land	Commercial	0.10	1	1	0	1	0	0	3
73	2 (East)	Kitsap Key & Bike Commercial Plaza	304 - 308 N CALLOW AVE	5912836	304-308 Callow Ave	-	Existing	N	-	-	-	-	-	2 Star	\$2,927.22	2018	40.5	1952	-	General Retail	Storefront	1.26	0	1	1	1	1	0	4
74	2 (West)	Callow Ave Home	309 N CALLOW AVE	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.00	1	1	0	1	1	1	5
75	2 (West)	Corner Countertop building	301 - 305 N CALLOW AVE	5912887	301 N Callow Ave	-	Existing	Y	\$699,000	1,069	-	-	-	2 Star	\$7,450.56	2018	0	1946	-	General Retail	Freestanding	2.62	0	1	0	1	1	0	3
76	2 (East)	Parking lot north of Sliced by Light building	none	5918355	2600-2604 Burwell St	Skookum Building	Existing	N	-	-	\$530,000	4/5/2018	C	1 Star	\$4,357.30	2018	0	1946	-	Office	-	0.09	1	1	1	0	0	0	3
77	2 (West)	Single family residence on corner of Burwell & Wycoff	302 N WYCOFF AVE	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2.22	0	0	0	1	0	0	1

**Charleston Brownfield Inventory Parcel Database  
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City of Bremerton, Washington**

SITE IDENTIFIERS				WINDSHIELD SURVEY RESULTS									SITE CHARACTERIZATION			PRELIM. RANKING	FINAL RANKING			
Map ID	Block No.	Site Name / Description	Posted Address	Current Land Use	Occupancy Status	Posted Address	Business Name	Field Observations	Blight Indicators (Y/N)	For Sale or Lease Sign (Y/N)	Underutilized (Y/N)	Dektop Study Observations	Env. Concerns/ Liabilities (Y/N/P)	For Sale or Lease Status (S/L/NA)	Confirmed Brownfield (Y/N/P)	Preliminary Priority Level (H/M/L/N)	Final Priority Level (H/M/L/N)	Catalyst Redevelopment Zone No.	Brownfield Advisory Committee Comments (Notes from meeting on 10/19/18)	
67	2 (East)	Global Coatings Commercial Plaza	316 - 318 N CALLOW AVE	Commercial	Partially	316 - 318 N CALLOW AVE	Global Coatings LLC	Partially occupied, multi-unit commercial plaza. Old building with clean exterior. Three storefronts but only two building numbers posted (316 and 318). One space appears to be occupied full-time by Global Coatings business. One space is vacant. One space appears to be occupied part-time and used as a meeting space.  318: Kitsap ACES (vacant space that appears to be used for Kitsap ACES meetings) 316: Global Coatings LLC ?: Unoccupied	N	N	Y	Adjacent to historical manufacturing business (Site #66) and active auto repair business (Site #64). Pre-1978 construction. Tax delinquent 2+ years.	P	NA	P	L	-	-	-	
68	2 (West)	Vacant lot behind former Bremerton Cinema	none	Undeveloped	Unoccupied	none	n/a	Vacant (no structures) lot with overgrown vegetation. Located behind former Bremerton Cinema and between residential lots.	Y	N	Y	Environmental records. Former bottling facility.	Y	NA	P	L	-	-	-	
69	2 (West)	Former Bremerton Cinema	317 N CALLOW AVE	Commercial	Unoccupied	317 N CALLOW AVE	Bremerton Cinema	Former Bremerton Cinema business. Old building with aging façade. Adjacent asphalt parking lot.	Y	N	Y	Adjacent to site with environmental records (Site #68). Pre-1978 construction.	P	NA	Y	M	N	-	-	Recently sold to cannabis retailer.
70	2 (East)	The Bargain Bungalow	310 N CALLOW AVE	Commercial	Occupied	310 N CALLOW AVE	The Bargain Bungalow	Active thrift store.	N	N	N	Historical print shop. Pre-1978 construction.	Y	L	N	N	-	-	-	
71	2 (East)	Gerber/Furniture World Parking Lot	none	Parking	Partially	none	n/a	Difficult to discern property boundary of Sites #54 and #71. Appears to be one large paved parking lot. Pavement in poor condition (potholes, etc.)  Located between Gerber Collision and Glass (Site #59) and Furniture World (Site #41) businesses. Located behind partially-occupied commercial plaza (Site #42).	Y	N	Y	Historical auto sales. Adjacent to sites with environmental records (Sites #42 and 59).	Y	NA	P	L	-	-	-	
72	2 (East)	Parking lot south of Gerber Collision and Glass service area	none	Parking	Partially	none	n/a	Asphalt parking lot behind Kitsap Key & Bike commercial plaza (Site #73) and directly south of Gerber Collision and Glass (Site #64) auto service.	N	N	N	Adjacent to active auto service business. Pre-1978 construction.	P	NA	N	N	-	-	-	
73	2 (East)	Kitsap Key & Bike Commercial Plaza	304 - 308 N CALLOW AVE	Commercial	Partially	304 - 308 N CALLOW AVE	Kitsap Key and Bike Chris' Maintenance Company	Partially occupied, multi-unit commercial plaza. Four storefronts. Old building with clean exterior.  308: unoccupied 306: Kitsap Key and Bike 304: Chris' Maintenance Company	N	N	Y	Adjacent to site with environmental records (Site #81). Pre-1978 construction.	P	L	P	L	-	-	-	
74	2 (West)	Callow Ave Home	309 N CALLOW AVE	Residential	Occupied	309 N CALLOW AVE	n/a	Sites #57 and #74 are single family homes located between commercial buildings. Homes were boarded up and unoccupied on 07/26/18. As of 09/02/18, windows/doors are no longer boarded up and homes appear to be occupied.	Y	N	Y	Pre-1978 construction. Tax delinquent 2+ years.	P	L	P	L	-	-	-	
75	2 (West)	Corner Countertop building	301 - 305 N CALLOW AVE	Commercial	Occupied	301 - 305 N CALLOW AVE	Corner Countertop Store Jazzy Cuts Worldwide Woods	Commercial building with multiple storefronts on corner lot.  305: unoccupied (former Worldwide Woods furniture store) 303: Jazzy Cuts 301: Corner Countertop Store	N	N	N	Pre-1978 construction. For sale according to CoStar report.	P	S	N	N	-	-	-	
76	2 (East)	Parking lot north of Sliced by Light building	none	Parking	Partially	none	n/a	Asphalt parking lot behind Kitsap Key & Bike commercial plaza (Site #73) and directly north of Sliced by Light building (Site #82 - environmental records).	N	N	N	Adjacent to site with environmental records (Site #82).	P	NA	N	N	-	-	-	
77	2 (West)	Single family residence on corner of Burwell & Wycoff	302 N WYCOFF AVE	Residential	Occupied	302 N WYCOFF AVE	n/a	Single family residence behind parking lot used by Corner Countertops for storing marble slabs. Located on corner of Burwell and Wycoff.	N	N	N	Pre-1978 construction.	P	NA	N	N	-	-	-	

**Charleston Brownfield Inventory Parcel Database  
EPA Brownfields Assessment Grant  
City of Bremerton, Washington**

SITE IDENTIFIERS				COUNTY ASSESSOR DATA														
Map ID	Block No.	Site Name / Description	Posted Address	Registered Address	Parcel ID	Account No.	Acres	Property Type	Property Class	Property Use	Year Built	Building Value (\$)	Land Value (\$)	Total Assessed Value (\$)	For Sale or Lease Status (S/L/NA)	Tax Delinq. Status (Y/N)	Owner Name	Owner Mailing Address
78	2 (West)	Single family residence adjacent to parking lot used by Corner Countertops for storing marble slabs	2724 BURWELL ST	2724 BURWELL ST	3733-006-021-0000	1437904	0.05	Dwelling (R02)	111 - Single family home	Single family residence	1935	\$55,030	\$33,920	\$88,950	NA	N	Patheal Centenera Bella D	2102 N CAMBRIAN AVE BREMERTON, WA 98312
79	2 (West)	Asphalt lot used by Corner Countertop Store for storing marble slabs	none	2720 BURWELL ST	3733-006-021-0208	1437920	0.06	n/a	910 - Undeveloped land	Undeveloped	n/a	\$0	\$34,320	\$34,320	NA	N	Jasco LLC	309 N CALLOW AVE BREMERTON, WA 98312
80	2 (East)	Today's Hairstyles & Clothing	302 N CALLOW AVE	302 N CALLOW AVE	3733-007-021-0008	1438092	0.06	Commercial Property (C01)	590 - Other retail trade	General Retail	1940	\$36,190	\$76,290	\$112,480	NA	N	Thoemke Dale W	10211 SE BANNER LN OLALLA, WA 98359
81	2 (East)	Scrubbles Building	2610 - 2616 BURWELL ST	2612 BURWELL ST	3733-007-021-0107	1438100	0.10	Commercial Property (C01)	591 - Neighborhood center	General Retail	1929	\$111,090	\$98,460	\$209,550	NA	N	1909 Holdings LLC	2610 BURWELL ST BREMERTON, WA 98312
82	2 (East)	Sliced by Light building across from 76 gas station	2600 - 2608 BURWELL ST	2604 BURWELL ST	3733-007-019-0002	1438084	0.14	Commercial Property (C01)	590 - Other retail trade	General Retail	1946	\$152,590	\$117,210	\$269,800	NA	N	Paaso Properties LLC	720 S 231ST ST DES MOINES, WA 98198
83	1 (West)	Parking lot behind The Green Room	none		3806-004-001-0001	1467026	0.17	n/a	460 - Parking	n/a	n/a	\$0	\$38,710	\$38,710	NA	N	Bryfam LLC	PO BOX 4809 SOUTH COLBY, WA 98384
84	1 (West)	The Green Room	147 N CALLOW AVE	147 N CALLOW AVE	3806-004-043-0001	1467190	0.14	Commercial Property (C01)	590 - Other retail trade	General Retail	1936	\$54,040	\$117,210	\$171,250	NA	N	Bryfam LLC	PO BOX 4809 SOUTH COLBY, WA 98384
85	1 (East)	Midas Auto Service overflow parking area	none		3806-005-001-0008	1467208	0.19	n/a	910 - Undeveloped land	Undeveloped	n/a	\$0	\$41,730	\$41,730	NA	N	Caerus Capital LLC	3377 BETHEL RD SE PMB 306 PORT ORCHARD, WA 98366
86	1 (East)	Former Rainer Auto Repair overflow parking	none	2613 BURWELL ST	3806-005-001-0107	1467216	0.09	n/a	460 - Parking	Undeveloped	n/a	\$4,210	\$36,600	\$40,810	L	N	Caerus Capital LLC	3377 BETHEL RD SE PMB 306 PORT ORCHARD, WA 98366
87	1 (East)	Rainer Auto Repair	2607 BURWELL ST	2607 BURWELL ST	3806-005-037-0006	1467414	0.27	Commercial Property (C01)	640 - Repair services	Service Garage	1942	\$43,120	\$166,200	\$209,320	S	N	Mcclenahan Lyon N	PO BOX 4187 BREMERTON, WA 98312
88	1 (West)	Single family residence behind Former Marble & Canvas warehouse	148 N WYCOFF AVE	148 N WYCOFF AVE	3806-004-004-0107	2278034	0.07	Dwelling (R02)	111 - Single family home	Single family residence	1998	\$148,990	\$34,720	\$183,710	NA	N	Rosimo Marcelo M & Maria Corazon	148 N WYCOFF AVE BREMERTON, WA 98312
89	1 (East)	Vacant lot between single family residences south of Midas Auto Service	124 N CALLOW AVE	124 N CALLOW AVE	3806-005-010-0007	1467265	0.08	n/a	910 - Undeveloped land	Undeveloped	n/a	\$0	\$66,190	\$66,190	NA	N	Zauper Robert	PO BOX 4187 BREMERTON, WA 98312
90	1 (West)	Single family residence behind Kean Auto & RV	120 N WYCOFF AVE	120 N WYCOFF AVE	3806-004-013-0007	1467067	0.15	Dwelling (R02)	121 - 2 living units	Duplex	1925	\$203,410	\$37,910	\$241,320	NA	N	Prigger William M & Beverly K	8045 OLD MILITARY RD NE BREMERTON, WA 98311
91	1 (East)	Single family residence	121 N MONTGOMERY AVE	121 N MONTGOMERY AVE	3806-005-029-0006	1467364	0.10	Dwelling (R02)	111 - Single family home	Single family residence	1917	\$65,570	\$35,920	\$33,620	NA	N	Vannest David L R	121 N MONTGOMERY BREMERTON, WA 98312
92	1 (West)	Single family residence behind Former Marble & Canvas warehouse	144 N WYCOFF AVE	144 N WYCOFF AVE	3806-004-005-0007	2278042	0.07	Dwelling (R02)	111 - Single family home	Single family residence	1996	\$135,750	\$34,720	\$170,470	NA	N	Pama Elbert C & Cathryn T	7005 57TH ST NE MARYSVILLE, WA 98270
93	1 (East)	Midas Auto Service	132 N CALLOW AVE	132 N CALLOW AVE	3806-005-005-0004	1467232	0.30	Commercial Property (C01)	640 - Repair services	Service Garage	1951	\$255,660	\$133,130	\$388,790	NA	N	Midas Properties Inc.	PO BOX 52427 ATLANTA, GA 30355
94	1 (East)	Single family residence next to former Rainer Auto Repair	137 N MONTGOMERY AVE	137 N MONTGOMERY AVE	3806-005-035-0008	1467406	0.14	Dwelling (R01)	111 - Single family home	Single family residence	1902	\$48,120	\$37,510	\$85,630	NA	N	Zauper Robert	PO BOX 4187 BREMERTON, WA 98312

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SITE IDENTIFIERS				ENVIRONMENTAL DATA										HISTORICAL INFORMATION	
Map ID	Block No.	Site Name / Description	Posted Address	Total Env. Listings	Listed Name	Listed Address	Environmental Program	Program ID	Environmental Records	Business Detail 1	Business Detail 2	Date Listed	Date Last Updated	Sanborn Map Information	City Directory Information
78	2 (West)	Single family residence adjacent to parking lot used by Corner Countertops for storing marble slabs	2724 BURWELL ST											n/a	n/a
79	2 (West)	Asphalt lot used by Corner Countertop Store for storing marble slabs	none											n/a	n/a
80	2 (East)	Today's Hairstyles & Clothing	302 N CALLOW AVE											n/a	n/a
81	2 (East)	Scrubbles Building	2610 - 2616 BURWELL ST	3	SKYBRIDGE COMMERCIAL PROPERTY	2610 2612 2613 2614 BURWELL ST	WA-FRS, WA-FSD, WA-CSCS	110066989860   14873   14873						1947: Auto Repair & Machine Shop.	n/a
82	2 (East)	Sliced by Light building across from 76 gas station	2600 - 2608 BURWELL ST	8	S KOOKUM   SKOOKUM EDUCATIONAL PROGRAM	2604 BURWELL ST   2600 BURWELL ST	RCRAINFO, WA-FSIS, WA-FSD, ECHO, WA-FRS, RCRA, WA-FSD, ECHO	110017938945   WAH000025468   7985958   110020994735   110017938945   WAH000023886   9971271	STATE MASTER, UNSPECIFIED UNIVERSE	VOCATIONAL REHABILITATION SERVICES.		9/20/2004 6:49	3/28/2014 20:28	n/a	1999: Smith's Paint.
83	1 (West)	Parking lot behind The Green Room	none											n/a	n/a
84	1 (West)	The Green Room	147 N CALLOW AVE											1925, 1928: Auto Repair.	n/a
85	1 (East)	Midas Auto Service overflow parking area	none											1947: Gas Station.	1980: Airways Rent-A-Truck. 1984, 1994, 1999: Budget Batteries.
86	1 (East)	Former Rainer Auto Repair overflow parking	none	4	BREMERTON AUTO BODY	2613 BURWELL ST	RCRAINFO, WA-FRS, WA-FSD, ECHO	110005336261   WAD980977375   5362598	UNSPECIFIED UNIVERSE	AUTOMOTIVE BODY, PAINT, AND INTERIOR REPAIR AND MAINTENANCE.		3/1/2000 0:00	8/9/2010 14:00	1925, 1928, 1947: Auto Repair, Sales, Battery Service.	n/a
87	1 (East)	Rainer Auto Repair	2607 BURWELL ST	2	RAINER AUTO REPAIR	2601 BURWELL ST	WA-FRS, WA-FSD	110056481597   8500	STATE MASTER			1/23/2014 9:14		1947, 1968: Gas Station & Auto Repair.	n/a
88	1 (West)	Single family residence behind Former Marble & Canvas warehouse	148 N WYCOFF AVE											n/a	n/a
89	1 (East)	Vacant lot between single family residences south of Midas Auto Service	124 N CALLOW AVE											n/a	n/a
90	1 (West)	Single family residence behind Kean Auto & RV	120 N WYCOFF AVE											n/a	1984: Prigger Fuel.
91	1 (East)	Single family residence	121 N MONTGOMERY AVE											n/a	n/a
92	1 (West)	Single family residence behind Former Marble & Canvas warehouse	144 N WYCOFF AVE											n/a	n/a
93	1 (East)	Midas Auto Service	132 N CALLOW AVE	2	MIDAS BREMERTON	132 CALLOW AVE N	WA-FSD, WA-FRS	16408   110056443576						1947, 1968: Auto Sales.	1980, 1984, 1989, 1994, 1999, 2004, 2008: Midas Muffler Shop.
94	1 (East)	Single family residence next to former Rainer Auto Repair	137 N MONTGOMERY AVE											n/a	n/a

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SITE IDENTIFIERS				COSTAR DATA																	OPPORTUNITY SCORING								
Map ID	Block No.	Site Name / Description	Posted Address	Property ID	Building Address	Building Name	Building Status	For Sale Status	For Sale Price (\$)	Days on Market	Last Sale Price (\$)	Last Sale Date	Office Building Class	Star Rating	Total Taxes (\$)	Tax Year	Vacancy Rate (%)	Year Built	Year Renovated	Property Type (Primary)	Property Type (Secondary)	ILVR	ILVR Score	Land Use Score	Env. Risk Score	Potential Haz. Building Mats. Score (pre-1978 construction)	For Sale or Lease Score	Tax Delinq. Score	Total Score
78	2 (West)	Single family residence adjacent to parking lot used by Corner Countertops for storing marble slabs	2724 BURWELL ST	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1.62	0	0	0	1	0	0	1
79	2 (West)	Asphalt lot used by Corner Countertop Store for storing marble slabs	none	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.00	1	1	0	0	0	0	2
80	2 (East)	Today's Hairstyles & Clothing	302 N CALLOW AVE	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.47	1	1	0	1	0	0	3
81	2 (East)	Scrubbles Building	2610 - 2616 BURWELL ST	7589348	2612 Burwell St	-	Existing	N	-	-	-	-	-	1 Star	\$2,757.58	2018	0	1929	-	General Retail	Storefront	1.13	0	1	1	1	0	0	3
82	2 (East)	Sliced by Light building across from 76 gas station	2600 - 2608 BURWELL ST	5918355	2600-2604 Burwell St	Skookum Building	Existing	N	-	-	\$530,000	4/5/2018	C	1 Star	\$4,357.30	2018	0	1946	-	Office	-	1.30	0	1	1	1	0	0	3
83	1 (West)	Parking lot behind The Green Room	none	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.00	1	1	0	0	0	0	2
84	1 (West)	The Green Room	147 N CALLOW AVE	5912848	147 Callow Ave	troys tv and appliance	Existing	N	-	-	-	-	-	2 Star	\$2,253.90	2018	0	1936	-	General Retail	Freestanding	0.46	1	1	1	1	0	0	4
85	1 (East)	Midas Auto Service overflow parking area	none	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.00	1	1	1	0	0	0	3
86	1 (East)	Former Rainer Auto Repair overflow parking	none	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.12	1	1	1	0	1	0	4
87	1 (East)	Rainer Auto Repair	2607 BURWELL ST	5918371	2607 Burwell St	Rainier Auto Repair	Existing	Y	\$240,000	1,119	-	-	-	2 Star	\$2,754.54	2018	0	1942	-	General Retail	Auto Repair	0.26	1	1	1	1	1	0	5
88	1 (West)	Single family residence behind Former Marble & Canvas warehouse	148 N WYCOFF AVE	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	4.29	0	0	1	0	0	0	1
89	1 (East)	Vacant lot between single family residences south of Midas Auto Service	124 N CALLOW AVE	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.00	1	0	0	0	0	0	1
90	1 (West)	Single family residence behind Kean Auto & RV	120 N WYCOFF AVE	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	5.37	0	1	1	1	0	0	3
91	1 (East)	Single family residence	121 N MONTGOMERY AVE	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1.83	0	0	0	1	0	0	1
92	1 (West)	Single family residence behind Former Marble & Canvas warehouse	144 N WYCOFF AVE	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3.91	0	0	1	0	0	0	1
93	1 (East)	Midas Auto Service	132 N CALLOW AVE	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1.92	0	1	1	1	0	0	3
94	1 (East)	Single family residence next to former Rainer Auto Repair	137 N MONTGOMERY AVE	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1.28	0	1	0	1	0	0	2

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SITE IDENTIFIERS				WINDSHIELD SURVEY RESULTS									SITE CHARACTERIZATION				PRELIM. RANKING	FINAL RANKING		
Map ID	Block No.	Site Name / Description	Posted Address	Current Land Use	Occupancy Status	Posted Address	Business Name	Field Observations	Blight Indicators (Y/N)	For Sale or Lease Sign (Y/N)	Underutilized (Y/N)	Dektop Study Observations	Env. Concerns/ Liabilities (Y/N/P)	For Sale or Lease Status (S/L/NA)	Confirmed Brownfield (Y/N/P)	Preliminary Priority Level (H/M/L/N)	Final Priority Level (H/M/L/N)	Catalyst Redevelopment Zone No.	Brownfield Advisory Committee Comments (Notes from meeting on 10/19/18)	
78	2 (West)	Single family residence adjacent to parking lot used by Corner Countertops for storing marble slabs	2724 BURWELL ST	Residential	Occupied	2724 BURWELL ST	n/a	Single family residence behind parking lot used by Corner Countertops for storing marble slabs.	N	N	N	Pre-1978 construction.	P	NA	N	N	-	-	-	
79	2 (West)	Asphalt lot used by Corner Countertop Store for storing marble slabs	none	Parking	Partially	none	n/a	Asphalt parking lot behind Corner Countertop Store (site #75) used for storing marble slabs.	N	N	N	--	N	NA	N	N	-	-	-	
80	2 (East)	Today's Hairstyles & Clothing	302 N CALLOW AVE	Commercial	Occupied	302 N CALLOW AVE	Today's Hairstyles & Clothing	Active hair salon and clothing store on corner lot.	N	N	N	Adjacent to site with environmental records (Site #81). Pre-1978 construction.	P	NA	N	N	-	-	-	
81	2 (East)	Scrubbles Building	2610 - 2616 BURWELL ST	Mixed-Use (Commercial/ Residential)	Partially	2610 - 2616 BURWELL ST	Scrubbles	Building appears to be partially occupied. Commercial below with residential above.	Y	N	Y	Environmental records. Historical auto repair and machine shop. Pre-1978 construction.	Y	NA	Y	M	M	5	Apartments on top floor. Unclear if lower level is fully occupied by businesses.	
82	2 (East)	Sliced by Light building across from 76 gas station	2600 - 2608 BURWELL ST	Commercial	Occupied	2600 - 2608 BURWELL ST	Eastern Wind Glass SEIU RIES Productions, LLC Sliced by Light	Commercial building on corner lot with multiple active storefronts. Located across from gas station.	N	N	N	Environmental records. Pre-1978 construction.	Y	NA	N	N	-	-	-	
83	1 (West)	Parking lot behind The Green Room	none	Parking	Partially	none	n/a	Small, asphalt parking lot behind The Green Room.	N	N	N	Adjacent to historical auto repair business.	P	NA	N	N	-	-	-	
84	1 (West)	The Green Room	147 N CALLOW AVE	Commercial	Occupied	147 N CALLOW AVE	The Green Room	Smoke shop on corner lot. Well kept building.	N	N	N	Historical auto repair business. Adjacent to site with environmental records (Site #106). Pre-1978 construction.	Y	NA	N	N	-	-	-	
85	1 (East)	Midas Auto Service overflow parking area	none	Parking	Unoccupied	none	n/a	Vacant lot (no structures). Irregular, L-shaped corner lot. Directly north of Midas auto repair shop (Site #93). Partially paved. Appears to be used by Midas for overflow parking. Misc. tires located on lot.	Y	N	Y	Adjacent to sites with environmental records (Sites #86 and #93). Sites #85 and #86 are both vacant and owned by same entity.	P	NA	Y	H	H	3	Owner bought at auction with intention of using property for billboard sign. City denied permit request for billboard. Gateway site that could be redeveloped with statue/art. Redevelopment for business use is a challenge due to traffic flow.	
86	1 (East)	Former Rainer Auto Repair overflow parking	none	Parking	Unoccupied	none	Rainer Auto Repair	Vacant lot (no structures). Portion of foundation from previous structure appears to be partially intact. Lot is paved and may have been used by former Rainer business for overflow parking.	Y	N	Y	Environmental records. Sites #85 and #86 are both vacant and owned by same entity.	Y	L	Y	H	H	3	See description for Site #85	
87	1 (East)	Rainer Auto Repair	2607 BURWELL ST	Commercial	Unoccupied	2607 BURWELL ST	Rainer Auto Repair	Former auto service station. Blighted building with graffiti on inside and outside of structure. No trespassing signs on building and fenced off lot on south side of building. Environmental impacts anticipated based on past operations.	Y	N	Y	Environmental records. Pre-1978 construction.	Y	NA	Y	H	N	-	Recently sold to local resident that intends to use site for personal storage.	
88	1 (West)	Single family residence behind Former Marble & Canvas warehouse	148 N WYCOFF AVE	Residential	Occupied	148 N WYCOFF AVE	n/a	Single family residence behind former Marble and Canvas warehouse next to Kean Auto and RV.	N	N	N	Adjacent to site with environmental records (Site #106 - also historical auto sales/service business).	P	NA	N	N	-	-	-	
89	1 (East)	Vacant lot between single family residences south of Midas Auto Service	124 N CALLOW AVE	Undeveloped	Unoccupied	124 N CALLOW AVE	n/a	Vacant lot with overgrown vegetation and "No Trespassing" sign (no structures) downgradient of Midas Auto Service (Site #93).	Y	N	Y	--	N	NA	P	L	-	-	-	
90	1 (West)	Single family residence behind Kean Auto & RV	120 N WYCOFF AVE	Residential	Occupied	120 N WYCOFF AVE	n/a	Single family residence.	N	N	N	Adjacent to former fuel yard (Sites #109, #112, and #114) and former auto sales yard (Site #107). Pre-1978 construction.	P	NA	N	N	-	-	-	
91	1 (East)	Single family residence	121 N MONTGOMERY AVE	Residential	Occupied	121 N MONTGOMERY AVE	n/a	Single family residence.	N	N	N	Pre-1978 construction.	P	NA	N	N	-	-	-	
92	1 (West)	Single family residence behind Former Marble & Canvas warehouse	144 N WYCOFF AVE	Residential	Occupied	144 N WYCOFF AVE	n/a	Single family residence behind former Marble and Canvas warehouse next to Kean Auto and RV.	N	N	N	Adjacent to site with environmental records (Site #106 - also historical auto sales/service business).	P	NA	N	N	-	-	-	
93	1 (East)	Midas Auto Service	132 N CALLOW AVE	Commercial	Occupied	132 N CALLOW AVE	Midas	Active auto service center and asphalt parking lot.	N	N	N	Environmental records. Historical auto sales business. Pre-1978 construction.	Y	NA	N	N	-	-	-	
94	1 (East)	Single family residence next to former Rainer Auto Repair	137 N MONTGOMERY AVE	Residential	Occupied	137 N MONTGOMERY AVE	n/a	Single family residence directly south of former Rainer Auto Repair (Site #87) and directly east of Midas Auto Service (Site #93).	N	N	N	Adjacent to sites with environmental records (Sites #87 and #93). Pre-1978 construction.	P	NA	N	N	-	-	-	

**Charleston Brownfield Inventory Parcel Database  
EPA Brownfields Assessment Grant  
City of Bremerton, Washington**

SITE IDENTIFIERS				COUNTY ASSESSOR DATA														
Map ID	Block No.	Site Name / Description	Posted Address	Registered Address	Parcel ID	Account No.	Acres	Property Type	Property Class	Property Use	Year Built	Building Value (\$)	Land Value (\$)	Total Assessed Value (\$)	For Sale or Lease Status (S/L/NA)	Tax Delinq. Status (Y/N)	Owner Name	Owner Mailing Address
95	1 (West)	Single family residence behind former Marble & Canvas warehouse	140 N WYCOFF AVE	140 N WYCOFF AVE	3806-004-006-0006	2278059	0.07	Dwelling (R02)	111 - Single family home	Single family residence	1996	\$140,190	\$34,720	\$174,910	NA	N	Laseley Stephen E	140 N WYCOFF AVE BREMERTON, WA 98312
96	1 (West)	Single family residence behind Kean RV and Auto	136 N WYCOFF AVE	136 N WYCOFF AVE	3806-004-007-0005	2278067	0.07	Dwelling (R02)	111 - Single family home	Single family residence	1996	\$137,040	\$34,720	\$171,760	NA	N	Knox Andi	UNIT 100104 BOX 2881 FPO, AP 96667
97	1 (West)	Vacant white commercial building next to Kean RV & Auto	129 - 133 N CALLOW AVE	129 N CALLOW AVE	3806-004-037-0009	1467174	0.14	Commercial Property (C01)	590 - Other retail trade	General Retail	1938	\$60,110	\$88,790	\$148,900	NA	N	Half Price Hudson LLC	2134 MADRONA POINT DR BREMERTON, WA 98312
98	1 (East)	Single family residence behind Midas Auto Service	131 N MONTGOMERY AVE	131 N MONTGOMERY AVE	3806-005-033-0000	1467398	0.10	Dwelling (R02)	111 - Single family home	Single family residence	1920	\$70,580	\$35,920	\$106,500	NA	N	Klein Jerome	122 N MONTGOMERY AVE BREMERTON, WA 98312
99	1 (West)	Single family residence behind Kean RV and Auto and adjacent to natural gas pipeline	130 N WYCOFF AVE	130 N WYCOFF AVE	3806-004-008-0004	2278075	0.07	Dwelling (R02)	111 - Single family home	Single family residence	1996	\$133,200	\$34,720	\$167,920	NA	N	Gonzalez Eric R	1029 SARATOGA BLVD HONOLULU, HI 96818
100	1 (West)	Natural gas pipeline between residential properties	none		3806-004-010-0000	1467042	0.06	n/a	489 - State-assessed utilities	Undeveloped	n/a	\$0	\$0	\$0	NA	N	Cascade Natural Gas Corp	P O BX 24464 SEATTLE, WA 98124
101	1 (East)	Single family residence behind Midas Auto Service	129 N MONTGOMERY AVE	129 N MONTGOMERY AVE	3806-005-032-0001	1467380	0.10	Dwelling (R02)	111 - Single family home	Single family residence	1920	\$83,060	\$35,920	\$118,980	NA	N	French Gabrielle	129 N MONTGOMERY BREMERTON, WA 98312
102	1 (West)	Kean Auto & RV	127 N CALLOW AVE	123 N CALLOW AVE	3806-004-033-0003	1467166	0.28	Commercial Property (C01)	550 - Retail, automotive	General Office	1929	\$41,110	\$128,310	\$169,420	NA	N	Half Price Hudson LLC	2134 MADRONA POINT DR BREMERTON, WA 98312
103	1 (West)	Single family residence adjacent to natural gas pipeline	126 N WYCOFF AVE	126 N WYCOFF AVE	3806-004-011-0009	1467059	0.14	Dwelling (R02)	121 - 2 living units	Duplex	1918	\$123,890	\$37,510	\$161,400	NA	N	Arcega Rodolfo S & Nenita C	10943 HILLSBORO DR NW SILVERDALE, WA 98383
104	1 (East)	Single family residence next to Midas Auto Service	126 N CALLOW AVE	126 N CALLOW AVE	3806-005-009-0000	1467257	0.09	Dwelling (R02)	111 - Single family home	Single family residence	1920	\$300	\$70,390	\$70,690	NA	N	Zauper Robert	PO BOX 4187 BREMERTON, WA 98312
105	1 (East)	Single family residence	125 N MONTGOMERY AVE	125 N MONTGOMERY AVE	3806-005-030-0003	1467372	0.10	Dwelling (R01)	111 - Single family home	Single family residence	1918	\$57,690	\$35,920	\$93,610	NA	N	Stoltz Danny M	125 N MONTGOMERY BREMERTON, WA 98312
106	1 (West)	Former Marble & Canvas Building next to Kean Auto & RV	135 N CALLOW AVE	133 N CALLOW AVE   135 N CALLOW AVE	3806-004-039-0007	1467182	0.28	Commercial Property (C01)	637 - General warehouse	Light Warehouse	1936	\$329,670	\$128,320	\$457,990	NA	N	Mosey James J & Teresa A	2517 W MARINE DR BREMERTON, WA 98312
107	1 (West)	Brem City Tattoo	117 N CALLOW AVE	117 N CALLOW AVE	3806-004-029-0108	2269991	0.23	Dwelling (R01)	111 - Single family home	Single family residence	1927	\$48,470	\$116,260	\$164,730	NA	N	Flores Manuel B & Chantima K	1805 SW FAWN LN PORT ORCHARD, WA 98367
108	1 (East)	Single family residence next to General Dynamics parking lot	119 N MONTGOMERY AVE	119 N MONTGOMERY AVE	3806-005-028-0007	1467356	0.06	Dwelling (R02)	111 - Single family home	Single family residence	1920	\$33,530	\$34,320	\$67,850	NA	N	Mcgee John G	PO BOX 4427 BREMERTON, WA 98312
109	1 (West)	Single family residence behind Brem City Tattoo shop	118 N WYCOFF AVE	118 N WYCOFF AVE	3806-004-016-0103	2429363	0.08	Dwelling (R01)	111 - Single family home	Single family residence	2005	\$190,120	\$35,120	\$225,240	NA	N	Watson James & Noelle	118 N WYCOFF AVE BREMERTON, WA 98312
110	1 (East)	Single family residence next to fenced off lot adjacent to Pho Thai	116 N CALLOW AVE	116 N CALLOW AVE	3806-005-013-0004	1467281	0.09	Dwelling (R02)	111 - Single family home	Single family residence	1919	\$780	\$70,390	\$71,170	NA	N	Rogers Randall L	PO BOX 4205 BREMERTON, WA 98312
111	1 (East)	General Dynamics Parking Lot 1	none	117 N MONTGOMERY AVE	3806-005-026-0009	1467349	0.15	n/a	460 - Parking	Undeveloped	2004	\$89,680	\$73,570	\$163,250	NA	N	Bell Joseph A	412 SEABECK HOLLY RD W SEABECK, WA 98380
112	1 (West)	Single family residence behind Brem City Tattoo shop	114 N WYCOFF AVE	114 N WYCOFF AVE	3806-004-017-0003	2429371	0.08	Dwelling (R01)	111 - Single family home	Single family residence	2005	\$190,120	\$35,120	\$225,240	NA	N	Burks Chad	114 N WYCOFF AVE BREMERTON, WA 98312

Charleston Brownfield Inventory Parcel Database  
EPA Brownfields Assessment Grant  
City of Bremerton, Washington

SITE IDENTIFIERS				ENVIRONMENTAL DATA										HISTORICAL INFORMATION	
Map ID	Block No.	Site Name / Description	Posted Address	Total Env. Listings	Listed Name	Listed Address	Environmental Program	Program ID	Environmental Records	Business Detail 1	Business Detail 2	Date Listed	Date Last Updated	Sanborn Map Information	City Directory Information
95	1 (West)	Single family residence behind former Marble & Canvas warehouse	140 N WYCOFF AVE											n/a	n/a
96	1 (West)	Single family residence behind Kean RV and Auto	136 N WYCOFF AVE											n/a	n/a
97	1 (West)	Vacant white commercial building next to Kean RV & Auto	129 - 133 N CALLOW AVE											n/a	n/a
98	1 (East)	Single family residence behind Midas Auto Service	131 N MONTGOMERY AVE											n/a	n/a
99	1 (West)	Single family residence behind Kean RV and Auto and adjacent to natural gas pipeline	130 N WYCOFF AVE											n/a	n/a
100	1 (West)	Natural gas pipeline between residential properties	none											n/a	n/a
101	1 (East)	Single family residence behind Midas Auto Service	129 N MONTGOMERY AVE											n/a	n/a
102	1 (West)	Kean Auto & RV	127 N CALLOW AVE											n/a	1980, 1984, 1989, 1994: Mccullough Motors.
103	1 (West)	Single family residence adjacent to natural gas pipeline	126 N WYCOFF AVE											n/a	n/a
104	1 (East)	Single family residence next to Midas Auto Service	126 N CALLOW AVE											n/a	n/a
105	1 (East)	Single family residence	125 N MONTGOMERY AVE											n/a	n/a
106	1 (West)	Former Marble & Canvas Building next to Kean Auto & RV	135 N CALLOW AVE	5	MVP POSTER INC   OLYMPIC COLLEGE AUTO TECH CENTER CALLOW	133 N CALLOW   135 N CALLOW	WA-FSIS, RCRA, WA-FSD, ECHO, WA-FRS	110056464758   WAD981772544   73871878   110005344056	STATE MASTER			MVP POSTERS: 23-JAN-2014 08:49:24 Olympic: 3/1/2000 0:00:00	Olympic: 12/29/2014 10:01:00	1947, 1968: Auto Sales & Repair.	1980: Ceramics by John. 1994, 1999: Phillip Screen Print.
107	1 (West)	Brem City Tattoo	117 N CALLOW AVE											1968: Used Auto Sales.	1999: Lil John Auto Center.
108	1 (East)	Single family residence next to General Dynamics parking lot	119 N MONTGOMERY AVE											n/a	n/a
109	1 (West)	Single family residence behind Brem City Tattoo shop	118 N WYCOFF AVE											1968: Fuel Yard.	n/a
110	1 (East)	Single family residence next to fenced off lot adjacent to Pho Thai	116 N CALLOW AVE											n/a	n/a
111	1 (East)	General Dynamics Parking Lot 1	none											n/a	n/a
112	1 (West)	Single family residence behind Brem City Tattoo shop	114 N WYCOFF AVE											1968: Fuel Yard.	n/a

**Charleston Brownfield Inventory Parcel Database  
EPA Brownfields Assessment Grant  
City of Bremerton, Washington**

SITE IDENTIFIERS				COSTAR DATA																	OPPORTUNITY SCORING									
Map ID	Block No.	Site Name / Description	Posted Address	Property ID	Building Address	Building Name	Building Status	For Sale Status	For Sale Price (\$)	Days on Market	Last Sale Price (\$)	Last Sale Date	Office Building Class	Star Rating	Total Taxes (\$)	Tax Year	Vacancy Rate (%)	Year Built	Year Renovated	Property Type (Primary)	Property Type (Secondary)	ILVR	ILVR Score	Land Use Score	Env. Risk Score	Potential Haz. Building Mats. Score (pre-1978 construction)	For Sale or Lease Score	Tax Delinq. Score	Total Score	
95	1 (West)	Single family residence behind former Marble & Canvas warehouse	140 N WYCOFF AVE	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	4.04	0	0	1	0	0	0	1	
96	1 (West)	Single family residence behind Kean RV and Auto	136 N WYCOFF AVE	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3.95	0	0	1	0	0	0	1	
97	1 (West)	Vacant white commercial building next to Kean RV & Auto	129 - 133 N CALLOW AVE	5912825	129-135 Callow Ave	-	Existing	N	-	-	-	-	-	1 Star	\$1,960.02	2018	0	1938	-	General Retail	Storefront	0.68	1	1	1	1	0	0	0	4
98	1 (East)	Single family residence behind Midas Auto Service	131 N MONTGOMERY AVE	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1.96	0	0	1	1	0	0	2	
99	1 (West)	Single family residence behind Kean RV and Auto and adjacent to natural gas pipeline	130 N WYCOFF AVE	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3.84	0	0	1	0	0	0	1	
100	1 (West)	Natural gas pipeline between residential properties	none	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.00	1	0	1	0	0	0	2	
101	1 (East)	Single family residence behind Midas Auto Service	129 N MONTGOMERY AVE	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2.31	0	0	0	1	0	0	1	
102	1 (West)	Kean Auto & RV	127 N CALLOW AVE	5912870	127 Callow Ave	-	Existing	N	-	-	-	-	-	2 Star	\$2,229.86	2018	0	1929	-	General Retail	Auto Dealership	0.32	1	1	1	1	0	0	0	4
103	1 (West)	Single family residence adjacent to natural gas pipeline	126 N WYCOFF AVE	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3.30	0	0	1	1	0	0	2	
104	1 (East)	Single family residence next to Midas Auto Service	126 N CALLOW AVE	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.00	1	0	1	1	0	0	3	
105	1 (East)	Single family residence	125 N MONTGOMERY AVE	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1.61	0	0	0	1	0	0	1	
106	1 (West)	Former Marble & Canvas Building next to Kean Auto & RV	135 N CALLOW AVE	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2.57	0	1	1	1	0	0	3	
107	1 (West)	Brem City Tattoo	117 N CALLOW AVE	7991184	115 N Callow Ave	-	Existing	N	-	-	-	-	-	2 Star	\$2,168.18	2018	0	1927	-	General Retail	Freestanding	0.42	1	1	1	1	0	0	0	4
108	1 (East)	Single family residence next to General Dynamics parking lot	119 N MONTGOMERY AVE	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.98	1	0	0	1	0	0	2	
109	1 (West)	Single family residence behind Brem City Tattoo shop	118 N WYCOFF AVE	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	5.41	0	0	1	0	0	0	1	
110	1 (East)	Single family residence next to fenced off lot adjacent to Pho Thai	116 N CALLOW AVE	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.01	1	0	0	1	0	0	2	
111	1 (East)	General Dynamics Parking Lot 1	none	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1.22	0	1	0	0	0	0	1	
112	1 (West)	Single family residence behind Brem City Tattoo shop	114 N WYCOFF AVE	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	5.41	0	0	1	0	0	0	1	

**Charleston Brownfield Inventory Parcel Database  
EPA Brownfields Assessment Grant  
City of Bremerton, Washington**

SITE IDENTIFIERS				WINDSHIELD SURVEY RESULTS									SITE CHARACTERIZATION				PRELIM. RANKING	FINAL RANKING		
Map ID	Block No.	Site Name / Description	Posted Address	Current Land Use	Occupancy Status	Posted Address	Business Name	Field Observations	Blight Indicators (Y/N)	For Sale or Lease Sign (Y/N)	Underutilized (Y/N)	Dektop Study Observations	Env. Concerns/ Liabilities (Y/N/P)	For Sale or Lease Status (SL/NA)	Confirmed Brownfield (Y/N/P)	Preliminary Priority Level (H/M/L/N)	Final Priority Level (H/M/L/N)	Catalyst Redevelopment Zone No.	Brownfield Advisory Committee Comments (Notes from meeting on 10/19/18)	
95	1 (West)	Single family residence behind former Marble & Canvas warehouse	140 N WYCOFF AVE	Residential	Occupied	140 N WYCOFF AVE	n/a	Single family residence behind former Marble and Canvas warehouse next to Kean Auto and RV.	N	N	N	Adjacent to site with environmental records (Site #106 - also historical auto sales/service business).	P	NA	N	N	-	-	-	
96	1 (West)	Single family residence behind Kean RV and Auto	136 N WYCOFF AVE	Residential	Occupied	136 N WYCOFF AVE	n/a	Single family residence behind former Marble and Canvas warehouse next to Kean Auto and RV.	N	N	N	Adjacent to site with environmental records (Site #106 - also historical auto sales/service business).	P	NA	N	N	-	-	-	
97	1 (West)	Vacant white commercial building next to Kean RV & Auto	129 - 133 N CALLOW AVE	Commercial	Unoccupied	129 - 133 N CALLOW AVE	n/a	Multiple vacant storefronts. Appears that may have been mixed-use commercial/ industrial operation. Units on backside of building appears to be used for some type of storage. One large building located on Sites #97 and #106.	Y	N	Y	Adjacent to sites with environmental records (Sites #102 and #106). Pre-1978 construction.	P	NA	Y	H	M	5	City shut down previous occupant. Reuse challenges due to traffic flow.	
98	1 (East)	Single family residence behind Midas Auto Service	131 N MONTGOMERY AVE	Residential	Occupied	131 N MONTGOMERY AVE	n/a	Single family residence behind Midas Auto Service (Site #93).	N	N	N	Adjacent to site with environmental records (Site #93 - active Midas Auto Service business). Pre-1978 construction.	P	NA	N	N	-	-	-	
99	1 (West)	Single family residence behind Kean RV and Auto and adjacent to natural gas pipeline	130 N WYCOFF AVE	Residential	Occupied	130 N WYCOFF AVE	n/a	Single family residence adjacent to natural gas pipeline (Site #100).	N	N	N	--	N	NA	N	N	-	-	-	
100	1 (West)	Natural gas pipeline between residential properties	none	Utility	Occupied	none	Cascade Natural Gas	Natural gas pipeline. No structures present, only utility lines. Property is enclosed by fence with Cascade Natural Gas sign.	N	N	N	--	Y	NA	N	N	-	-	-	
101	1 (East)	Single family residence behind Midas Auto Service	129 N MONTGOMERY AVE	Residential	Occupied	129 N MONTGOMERY AVE	n/a	Single family residence behind Midas Auto Service (Site #93).	N	N	N	Adjacent to site with environmental records (Site #93 - active Midas Auto Service business). Pre-1978 construction.	P	NA	N	N	-	-	-	
102	1 (West)	Kean Auto & RV	127 N CALLOW AVE	Commercial	Occupied	127 N CALLOW AVE	Kean Auto and RV	RV and auto sales. Large asphalt parking lot. Small, office building located in NW corner of lot.	N	N	Y	Pre-1978 construction.	P	NA	P	L	-	-	-	
103	1 (West)	Single family residence adjacent to natural gas pipeline	126 N WYCOFF AVE	Residential	Occupied	126 N WYCOFF AVE	n/a	Single family residence adjacent to natural gas pipeline (Site #100).	N	N	N	Pre-1978 construction.	P	NA	N	N	-	-	-	
104	1 (East)	Single family residence next to Midas Auto Service	126 N CALLOW AVE	Residential	Occupied	126 N CALLOW AVE	n/a	Single family residence located in Block 1 area between Midas Auto Service (Site #93) and Pho Thai (Site #117). Property is directly south of Midas Auto Service.	N	N	N	Adjacent to site with environmental records (Site #93 - active Midas Auto Service business). Pre-1978 construction.	P	NA	N	N	-	-	-	
105	1 (East)	Single family residence	125 N MONTGOMERY AVE	Residential	Occupied	125 N MONTGOMERY AVE	n/a	Single family residence.	N	N	N	Pre-1978 construction.	P	NA	N	N	-	-	-	
106	1 (West)	Former Marble & Canvas Building next to Kean Auto & RV	135 N CALLOW AVE	Mixed-Use (Commercial/ Industrial)	Unoccupied	135 N CALLOW AVE	former Marble & Canvas	Multiple vacant storefronts. Appears that may have been mixed-use commercial/ industrial operation. Units on backside of building appears to be used for some type of storage. One large building located on Sites #97 and #106. Historical auto sales and service business.	Y	N	Y	Environmental records. Pre-1978 construction.	Y	Y	Y	H	M	5	Site is now for sale. Back portion of building used for storage. Reuse challenges due to traffic flow.	
107	1 (West)	Brem City Tattoo	117 N CALLOW AVE	Commercial	Occupied	117 N CALLOW AVE	Brem City Tattoo	Active tattoo shop. Large asphalt parking lot. Fence surrounds entire lot. Clean, well-kept exterior.	N	N	N	Environmental records. Adjacent to Kean Auto (Site #102; longtime use as auto sales lot) and adjacent to former fuel yard (Sites #109, 112 and 114). Pre-1978 construction.	Y	NA	N	N	-	-	-	
108	1 (East)	Single family residence next to General Dynamics parking lot	119 N MONTGOMERY AVE	Residential	Occupied	119 N MONTGOMERY AVE	n/a	Single family residence north of General Dynamics parking lot.	N	N	N	Pre-1978 construction.	P	NA	N	N	-	-	-	
109	1 (West)	Single family residence behind Brem City Tattoo shop	118 N WYCOFF AVE	Residential	Occupied	118 N WYCOFF AVE	n/a	Single family residence located behind Brem City Tattoo.	N	N	N	Historical fuel storage yard.	Y	NA	N	N	-	-	-	
110	1 (East)	Single family residence next to fenced off lot adjacent to Pho Thai	116 N CALLOW AVE	Residential	Occupied	116 N CALLOW AVE	n/a	Single family residence north of Pho Thai restaurant (Site #117).	N	N	N	Pre-1978 construction.	P	NA	N	N	-	-	-	
111	1 (East)	General Dynamics Parking Lot 1	none	Parking	Partially	none	General Dynamics	One of two asphalt parking lots (Sites #111 and #115) for General Dynamics. Unclear where General Dynamics business is located. Lot appears underutilized.	N	N	N	--	N	NA	N	N	-	-	-	
112	1 (West)	Single family residence behind Brem City Tattoo shop	114 N WYCOFF AVE	Residential	Occupied	114 N WYCOFF AVE	n/a	Single family residence located behind Brem City Tattoo.	N	N	N	Historical fuel storage yard.	Y	NA	N	N	-	-	-	

**Charleston Brownfield Inventory Parcel Database  
EPA Brownfields Assessment Grant  
City of Bremerton, Washington**

SITE IDENTIFIERS				COUNTY ASSESSOR DATA														
Map ID	Block No.	Site Name / Description	Posted Address	Registered Address	Parcel ID	Account No.	Acres	Property Type	Property Class	Property Use	Year Built	Building Value (\$)	Land Value (\$)	Total Assessed Value (\$)	For Sale or Lease Status (S/L/NA)	Tax Delinq. Status (Y/N)	Owner Name	Owner Mailing Address
113	1 (East)	Fenced off lot directly north of Pho Thai	none	112 N CALLOW AVE	3806-005-015-0002	1467299	0.08	n/a	183 - Sheds and garages	Undeveloped	n/a	\$0	\$66,190	\$66,190	NA	Y	Rogers Randall L	PO BOX 4205 BREMERTON, WA 98312
114	1 (West)	Single family residence behind Brem City Tattoo shop	110 N WYCOFF AVE	110 N WYCOFF AVE	3806-004-018-0002	2429389	0.08	Dwelling (R01)	111 - Single family home	Single family residence	2005	\$190,120	\$35,120	\$225,240	NA	N	Zamir Gal & Leah	20730 76TH AVE W STE A EDMONDS, WA 98026
115	1 (East)	General Dynamics Parking Lot 2	none	111 N MONTGOMERY AVE	3806-005-024-0001	1467331	0.14	n/a	460 - Parking	Undeveloped	2006	\$75,900	\$71,030	\$146,930	NA	N	Bell Joseph A & Marlene A	412 SEABECK HOLLY RD W SEABECK, WA 98380
116	1 (West)	Single family residence across from Pho Thai	111 N CALLOW AVE	111 N CALLOW AVE	3806-004-028-0000	1467133	0.09	Dwelling (R02)	111 - Single family home	Single family residence	1927	\$30,740	\$70,390	\$101,130	NA	N	Green Jack D	111 N CALLOW AVE BREMERTON, WA 98312
117	1 (East)	Pho Thai Restaurant	104 N CALLOW AVE	104 N CALLOW AVE	3806-005-016-0001	1467307	0.26	Commercial Property (C01)	580 - Restaurants	Restaurant	1979	\$29,510	\$163,020	\$192,530	NA	N	Yun Kwang J & Sun H	5006 52ND AVENUE CT W UNIVERSITY PLACE, WA 98467
118	1 (West)	Single family residence on former coal & wood storage site	108 N WYCOFF AVE	108 N WYCOFF AVE	3806-004-020-0008	1467083	0.11	Dwelling (R03)	111 - Single family home	Single family residence	1912	\$79,830	\$36,310	\$116,140	NA	N	Tate Richard H	108 N WYCOFF BREMERTON, WA 98312
119	1 (West)	Single family residence across from Pho Thai	107 N CALLOW AVE	107 N CALLOW AVE	3806-004-027-0001	1467125	0.09	Dwelling (R02)	111 - Single family home	Single family residence	1955	\$47,810	\$70,390	\$118,200	NA	N	Frank David & Tomoko	PO BOX 3834 SILVERDALE, WA 98383
120	1 (East)	Single family residence behind Pho Thai	107 N MONTGOMERY AVE	107 N MONTGOMERY AVE	3806-005-022-0003	1467323	0.09	Dwelling (R01)	111 - Single family home	Single family residence	1920	\$103,960	\$35,520	\$139,480	NA	N	Stampley Aunri Glapion	1500 SHOREWOOD DR BREMERTON, WA 98312
121	1 (West)	Triplex on corner of 1st & Wycoff	102 N WYCOFF AVE	102 N WYCOFF AVE	3806-004-022-0006	1467109	0.17	Dwelling (R02)	122 - 3 living units	Multi-family residence	1927	\$165,620	\$38,710	\$204,330	NA	N	Prigger William M & Beverly K	8045 OLD MILITARY RD NE BREMERTON, WA 98311
122	1 (West)	Single family residence across from Pho Thai	103 N CALLOW AVE	103 N CALLOW AVE	3806-004-025-0003	1467117	0.14	Dwelling (R01)	690 - Misc services	Single family residence	1927	\$38,880	\$88,790	\$127,670	NA	N	Cruz Juan Alberto Herrera & Herrera Riki	103 N CALLOW AVE BREMERTON, WA 98312
123	1 (East)	Multi-family residence behind Pho Thai restaurant	103 N MONTGOMERY AVE	103 N MONTGOMERY AVE	3806-005-021-0004	1467315	0.11	Dwelling (R01)	123 - 4 living units	Multi-family residence	1925	\$166,730	\$104,010	\$270,740	NA	N	Strohauer David G	4675 LAGUNA LN SE PORT ORCHARD, WA 98366
124	1 (East)	Single family residence between Midas Auto Service and Pho Thai	120 N CALLOW AVE	120 N CALLOW AVE	3806-005-012-0005	1467273	0.09	Dwelling (R02)	111 - Single family home	Single family residence	1919	\$320	\$70,390	\$70,710	NA	N	Zauper Robert	PO BOX 4187 BREMERTON, WA 98312
125	5 (East)	Burned down corner gas station site	none	1104 N CALLOW AVE	152401-1-154-2002	1145291	0.22	n/a	910 - Undeveloped land	Undeveloped	n/a	\$100	\$40,700	\$40,800	NA	N	BUEHLER JAMES R	201 KINGSWAY W BREMERTON, WA 98312
126	5 (East)	Single family residence	1101 N MONTGOMERY AVE	1101 N MONTGOMERY AVE	152401-1-109-2008	1144849	0.11	Dwelling (R02)	111 - Single family residence	Single family residence	1930	\$83,250	\$32,680	\$115,930	NA	N	TURNER CHARLES R	46-1009 EMEPELA WAY APT 205 KANEHOE, HI 96744
129	5 (East)	Residence under construction next to burned down gas station/auto dealership	none	1110 N CALLOW AVE	152401-1-044-2006	1144195	0.14	Dwelling (R02)	111 - Single family residence	Single family residence	1933	\$0	\$33,760	\$33,760	NA	N	HACKNEY AARON MICHAEL	1110 N CALLOW AVE BREMERTON, WA 98312
130	5 (West)	7-Eleven strip mall across from burned down gas station on corner of Callow & 11th	1110 N WYCOFF AVE	1110 N WYCOFF AVE	152401-1-155-2001	1145309	0.77	Commercial Property (C01)	590 - Other retail trade	General Retail	1956	\$611,520	\$301,550	\$913,070	NA	N	SYMBAL LLC	270 S HANFORD STE 205 SEATTLE, WA 98134
130	5 (East)	Single family residence	1109 N MONTGOMERY AVE	1109 N MONTGOMERY AVE	152401-1-111-2004	1144864	0.10	Dwelling (R02)	111 - Single family residence	Single family residence	1937	\$89,700	\$35,920	\$125,620	NA	N	DEVINE SETH A & JENNA L	1109 N MONTGOMERY AVE BREMERTON, WA 98312
131	5 (West)	St. Vincent de Paul Thrift Store	1117 N CALLOW AVE	1117 N CALLOW AVE	152401-1-156-2000	1145317	0.76	Commercial Property (C01)	637 - General warehouse	Light Warehouse	1986	\$428,370	\$226,600	\$654,970	NA	N	ST VINCENT DE PAUL	1117 N CALLOW ST BREMERTON, WA 98312

Charleston Brownfield Inventory Parcel Database  
EPA Brownfields Assessment Grant  
City of Bremerton, Washington

SITE IDENTIFIERS				ENVIRONMENTAL DATA										HISTORICAL INFORMATION	
Map ID	Block No.	Site Name / Description	Posted Address	Total Env. Listings	Listed Name	Listed Address	Environmental Program	Program ID	Environmental Records	Business Detail 1	Business Detail 2	Date Listed	Date Last Updated	Sanborn Map Information	City Directory Information
113	1 (East)	Fenced off lot directly north of Pho Thai	none											n/a	n/a
114	1 (West)	Single family residence behind Brem City Tattoo shop	110 N WYCOFF AVE											1968: Fuel Yard.	n/a
115	1 (East)	General Dynamics Parking Lot 2	none											n/a	n/a
116	1 (West)	Single family residence across from Pho Thai	111 N CALLOW AVE											n/a	n/a
117	1 (East)	Pho Thai Restaurant	104 N CALLOW AVE											1947, 1968: Gas Station.	n/a
118	1 (West)	Single family residence on former coal & wood storage site	108 N WYCOFF AVE											1968: Coal and Wood Yard.	n/a
119	1 (West)	Single family residence across from Pho Thai	107 N CALLOW AVE											n/a	n/a
120	1 (East)	Single family residence behind Pho Thai	107 N MONTGOMERY AVE											n/a	n/a
121	1 (West)	Triplex on corner of 1st & Wycoff	102 N WYCOFF AVE											n/a	n/a
122	1 (West)	Single family residence across from Pho Thai	103 N CALLOW AVE											n/a	n/a
123	1 (East)	Multi-family residence behind Pho Thai restaurant	103 N MONTGOMERY AVE											n/a	n/a
124	1 (East)	Single family residence between Midas Auto Service and Pho Thai	120 N CALLOW AVE											n/a	n/a
125	5 (East)	Burned down corner gas station site	none	1	Robert P Buehler	1104 N Callow Ave	WA-FRS	1100015487481						1968: Auto garage.	1999: L K's Auto Repair 2008: Rainbow Auto Repair
126	5 (East)	Single family residence	1101 N MONTGOMERY AVE											n/a	n/a
129	5 (East)	Residence under construction next to burned down gas station/auto dealership	none											n/a	n/a
130	5 (West)	7-Eleven strip mall across from burned down gas station on corner of Callow & 11th	1110 N WYCOFF AVE											1968: Used auto sales.	n/a
130	5 (East)	Single family residence	1109 N MONTGOMERY AVE											n/a	n/a
131	5 (West)	St. Vincent de Paul Thrift Store	1117 N CALLOW AVE	1	St Vincent	1117 N Callow Ave	WA-FRS	110045350963						n/a	n/a

**Charleston Brownfield Inventory Parcel Database  
EPA Brownfields Assessment Grant  
City of Bremerton, Washington**

SITE IDENTIFIERS				COSTAR DATA																	OPPORTUNITY SCORING									
Map ID	Block No.	Site Name / Description	Posted Address	Property ID	Building Address	Building Name	Building Status	For Sale Status	For Sale Price (\$)	Days on Market	Last Sale Price (\$)	Last Sale Date	Office Building Class	Star Rating	Total Taxes (\$)	Tax Year	Vacancy Rate (%)	Year Built	Year Renovated	Property Type (Primary)	Property Type (Secondary)	ILVR	ILVR Score	Land Use Score	Env. Risk Score	Potential Haz. Building Mats. Score (pre-1978 construction)	For Sale or Lease Score	Tax Delinq. Score	Total Score	
113	1 (East)	Fenced off lot directly north of Pho Thai	none	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.00	1	1	0	0	0	0	1	3
114	1 (West)	Single family residence behind Brem City Tattoo shop	110 N WYCOFF AVE	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	5.41	0	0	1	0	0	0	0	1
115	1 (East)	General Dynamics Parking Lot 2	none	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1.07	0	1	1	0	0	0	0	2
116	1 (West)	Single family residence across from Pho Thai	111 N CALLOW AVE	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.44	1	0	1	1	0	0	0	3
117	1 (East)	Pho Thai Restaurant	104 N CALLOW AVE	6314084	104 N Callow Ave	Lucky Wok Restaurant	Existing	N	-	-	\$385,000	5/8/2015	-	3 Star	\$2,533.76	2018	0	1979	-	General Retail	Restaurant	0.18	1	1	1	0	0	0	0	3
118	1 (West)	Single family residence on former coal & wood storage site	108 N WYCOFF AVE	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2.20	0	1	1	1	0	0	0	3
119	1 (West)	Single family residence across from Pho Thai	107 N CALLOW AVE	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.68	1	0	1	1	0	0	0	3
120	1 (East)	Single family residence behind Pho Thai	107 N MONTGOMERY AVE	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2.93	0	0	1	1	0	0	0	2
121	1 (West)	Triplex on corner of 1st & Wycoff	102 N WYCOFF AVE	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	4.28	0	0	1	1	0	0	0	2
122	1 (West)	Single family residence across from Pho Thai	103 N CALLOW AVE	8158887	103 N Callow Ave	-	Existing	N	-	-	\$244,000	9/21/2017	C	1 Star	\$1,680.84	2018	0	1927	-	Office	-	0.44	1	0	0	1	0	0	0	2
123	1 (East)	Multi-family residence behind Pho Thai restaurant	103 N MONTGOMERY AVE	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1.60	0	1	1	1	0	0	0	3
124	1 (East)	Single family residence between Midas Auto Service and Pho Thai	120 N CALLOW AVE	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.00	1	0	0	1	0	0	0	2
125	5 (East)	Burned down corner gas station site	none	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.00	1	1	1	0	0	0	0	3
126	5 (East)	Single family residence	1101 N MONTGOMERY AVE	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2.55	0	0	0	1	0	0	0	1
129	5 (East)	Residence under construction next to burned down gas station/auto dealership	none	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.00	1	1	0	1	0	0	0	3
130	5 (West)	7-Eleven strip mall across from burned down gas station on corner of Callow & 11th	1110 N WYCOFF AVE	39574	1107 Callow Ave N	Callow Ave Building	Existing	N	-	-	\$935,000	#####	-	2 Star	#####	2018	0	1956	1987	General Retail (Strip Center)	Freestanding	2.03	0	1	1	1	0	0	0	3
130	5 (East)	Single family residence	1109 N MONTGOMERY AVE	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2.50	0	0	0	1	0	0	0	1
131	5 (West)	St. Vincent de Paul Thrift Store	1117 N CALLOW AVE	5912841	1117 Callow Ave	St Vincent de Paul Thrift Store	Existing	N	-	-	-	-	C	2 Star	-	-	0	1986	-	Industrial	Warehouse	1.89	0	1	1	0	0	0	0	2

**Charleston Brownfield Inventory Parcel Database  
EPA Brownfields Assessment Grant  
City of Bremerton, Washington**

SITE IDENTIFIERS				WINDSHIELD SURVEY RESULTS									SITE CHARACTERIZATION			PRELIM. RANKING	FINAL RANKING		
Map ID	Block No.	Site Name / Description	Posted Address	Current Land Use	Occupancy Status	Posted Address	Business Name	Field Observations	Blight Indicators (Y/N)	For Sale or Lease Sign (Y/N)	Underutilized (Y/N)	Dektop Study Observations	Env. Concerns/ Liabilities (Y/N/P)	For Sale or Lease Status (SL/NA)	Confirmed Brownfield (Y/N/P)	Preliminary Priority Level (H/M/L/N)	Final Priority Level (H/M/L/N)	Catalyst Redevelopment Zone No.	Brownfield Advisory Committee Comments (Notes from meeting on 10/19/18)
113	1 (East)	Fenced off lot directly north of Pho Thai	none	Undeveloped	Unoccupied	none	n/a	Fenced off lot directly north of Pho Thai restaurant (Site #117). No structure present, only foundation remains. Appears to be former residential.	Y	N	Y	Adjacent to historical gas station site (Site #117). Tax delinquent 2+ years.	P	NA	Y	M	N	-	Previous residence burned down after car crashed into it. Owner is redeveloping as fourplex.
114	1 (West)	Single family residence behind Brem City Tattoo shop	110 N WYCOFF AVE	Residential	Occupied	110 N WYCOFF AVE	n/a	Single family residence located behind Brem City Tattoo.	N	N	N	Historical fuel yard.	Y	NA	N	N	-	-	-
115	1 (East)	General Dynamics Parking Lot 2	none	Parking	Partially	none	General Dynamics	Located behind Pho Thai restaurant (Site #117). One of two asphalt parking lots (Sites #111 and #115) for General Dynamics. Unclear where General Dynamics business is located. Lot appears underutilized.	N	N	N	Adjacent to historical gas station site (Site #117).	P	NA	N	N	-	-	-
116	1 (West)	Single family residence across from Pho Thai	111 N CALLOW AVE	Residential	Occupied	111 N CALLOW AVE	n/a	Single family residence across from Pho Thai restaurant (Site #117).	N	N	N	Adjacent to historical fuel storage yard (Sites #109, 112 and 114), historical coal and wood storage yard (Site #118) and historical auto sales lot (Site #107). Pre-1978 construction.	P	NA	N	N	-	-	-
117	1 (East)	Pho Thai Restaurant	104 N CALLOW AVE	Commercial	Occupied	104 N CALLOW AVE	Pho Tai Restaurant	Active restaurant. Large corner lot with old building and asphalt parking lot.	N	N	N	Historical gas station.	Y	NA	N	N	-	-	-
118	1 (West)	Single family residence on former coal & wood storage site	108 N WYCOFF AVE	Residential	Occupied	108 N WYCOFF AVE	n/a	Single family residence.	N	N	N	Historical coal and wood yard. Adjacent to former fuel yard (Sites #109, 112, and 114). Pre-1978 construction.	Y	NA	N	N	-	-	-
119	1 (West)	Single family residence across from Pho Thai	107 N CALLOW AVE	Residential	Occupied	107 N CALLOW AVE	n/a	Single family residence across from Pho Thai restaurant (Site #117).	N	N	N	Adjacent to historical coal and wood storage yard (Site #118). Pre-1978 construction.	P	NA	N	N	-	-	-
120	1 (East)	Single family residence behind Pho Thai	107 N MONTGOMERY AVE	Residential	Occupied	107 N MONTGOMERY AVE	n/a	Located behind Pho Thai restaurant (Site #117).	N	N	N	Adjacent to historical gas station site (Site #117). Pre-1978 construction.	P	NA	N	N	-	-	-
121	1 (West)	Triplex on corner of 1st & Wycoff	102 N WYCOFF AVE	Residential	Occupied	102 N WYCOFF AVE	n/a	Single family residence.	N	N	N	Adjacent to historical coal and wood storage site (Site #118). Pre-1978 construction.	P	NA	N	N	-	-	-
122	1 (West)	Single family residence across from Pho Thai	103 N CALLOW AVE	Residential	Occupied	103 N CALLOW AVE	n/a	Single family residence across from Pho Thai restaurant (Site #117)	N	N	N	--	N	NA	N	N	-	-	-
123	1 (East)	Multi-family residence behind Pho Thai restaurant	103 N MONTGOMERY AVE	Residential	Occupied	103 N MONTGOMERY AVE	n/a	Multi-family residence.	N	N	N	Adjacent to Pho Thai restaurant (Site #117 - former gas station site). Pre-1978 construction.	P	NA	N	N	-	-	-
124	1 (East)	Single family residence between Midas Auto Service and Pho Thai	120 N CALLOW AVE	Residential	Occupied	120 N CALLOW AVE	n/a	Single family residence located in block between Midas Auto Service (Site #93) and Pho Thai restaurant (Site #117).	N	N	N	Pre-1978 construction.	P	NA	N	N	-	-	-
125	5 (East)	Burned down corner gas station site	none	Commercial	Unoccupied	none	n/a	Vacant (no structures) corner lot across from Safeway. Former gas station site. Structures burned down. Site is fully paved and fuel island is still in place. Tanks likely suspected. Per feedback received at BAC meeting on 07/26/18, contamination has been confirmed and there are concerns of offsite migration.	Y	N	Y	Environmental records.	Y	NA	Y	H	H	1	Highest priority site. Target for early action project. Occupant/owner didn't have insurance. Owner is elderly and in poor health. No money to invest in redeveloping site. Could be interested in selling site and using grant funds to complete assessments. Tanks may still be onsite.
126	5 (East)	Single family residence	1101 N MONTGOMERY AVE	Residential	Occupied	1101 N MONTGOMERY AVE	n/a	Single family residence.	N	N	N	Adjacent to site with environmental records (Site #125 - auto dealer on former gas station site that burned in 2017). Pre-1978 construction.	P	NA	N	N	-	-	-
129	5 (East)	Residence under construction next to burned down gas station/auto dealership	none	Residential	Unoccupied	n/a	n/a	Under construction. Previous residence burned in 2017 when adjacent auto dealer burned (Site #131).	N	N	N	Adjacent to site with environmental records (Site #125 - auto dealer on former gas station site that burned in 2017). Pre-1978 construction. Pre-1978 construction.	P	NA	N	N	-	-	-
130	5 (West)	7-Eleven strip mall across from burned down gas station on corner of Callow & 11th	1110 N WYCOFF AVE	Commercial	Occupied	1110 N WYCOFF AVE	7-Eleven metroPCS REEF Little Caesars	Small strip mall with multiple active businesses.	N	N	N	Adjacent to site with environmental records (Site #131). Historical auto sales lot. Pre-1978 construction.	Y	NA	N	N	-	-	-
130	5 (East)	Single family residence	1109 N MONTGOMERY AVE	Residential	Occupied	1109 N MONTGOMERY AVE	n/a	Single family residence	N	N	N	Pre-1978 construction.	P	NA	N	N	-	-	-
131	5 (West)	St. Vincent de Paul Thrift Store	1117 N CALLOW AVE	Commercial	Occupied	1117 N CALLOW AVE	St. Vincent de Paul	Active thrift-store.	N	N	N	Environmental records.	Y	NA	N	N	-	-	-

**Charleston Brownfield Inventory Parcel Database  
EPA Brownfields Assessment Grant  
City of Bremerton, Washington**

SITE IDENTIFIERS				COUNTY ASSESSOR DATA														
Map ID	Block No.	Site Name / Description	Posted Address	Registered Address	Parcel ID	Account No.	Acres	Property Type	Property Class	Property Use	Year Built	Building Value (\$)	Land Value (\$)	Total Assessed Value (\$)	For Sale or Lease Status (S/L/NA)	Tax Delinq. Status (Y/N)	Owner Name	Owner Mailing Address
132	5 (East)	Duplex	1126 N WYCOFF AVE	1126 N WYCOFF AVE	152401-1-159-2007	1145341	0.15	Dwelling (R01)	121 - 2 living units	Duplex	1940	\$ 170,470	\$ 37,910	\$ 208,380	NA	N	DELA PENA ROBERTO L & SOLEDAD E	7225 RHODODENDRON PL NW BREMERTON, WA 98311
132	5 (East)	Single family residence	1107 N MONTGOMERY AVE	1107 N MONTGOMERY AVE	152401-1-110-2005	1144856	0.11	Dwelling (R02)	111 - Single family residence	Single family residence	1937	\$150,050	\$36,310	\$186,360	NA	N	FORSYTH MASON ROBERT	1107 N MONTGOMERY AVE BREMERTON, WA 98312
133	5 (East)	Single family residence	1130 N WYCOFF AVE	1130 N WYCOFF AVE	152401-1-163-2001	1145382	0.07	Dwelling (R01)	111 - Single family residence	Single family residence	1936	\$ 107,980	\$ 34,720	\$ 142,700	NA	N	CADINKS LLC	8186 FLETCHER BAY RD NE BAINBRIDGE ISLAND, WA 98110
134	5 (East)	St. Vincent de Paul Housing	1136 N WYCOFF AVE	1136 N WYCOFF AVE	152401-1-218-2006	2508323	0.14	Commercial Property (C01)	131 - 5 -9 living units	Rooming House	2009	\$ 288,220	\$ 71,030	\$ 359,250	NA	N	ST VINCENT DE PAUL	1117 N CALLOW AVE BREMERTON, WA 98312
135	5 (East)	St. Vincent de Paul Warehouse	1137 N WYCOFF AVE	1137 N CALLOW AVE	152401-1-219-2005	2508331	0.75	Commercial Property (C01)	637 - General Warehouse	Light Warehouse	1942	\$ 612,560	\$179,810	\$ 792,370	NA	N	ST VINCENT DE PAUL	1117 N CALLOW AVE BREMERTON, WA 98312
136	5 (East)	Vacant lot north of St. Vincent de Paul Thrift Store	none	1127 N CALLOW AVE	152401-1-160-2004	1145358	0.1	n/a	910 - Undeveloped Land	Undeveloped	n/a	\$ -	\$ 35,920	\$ 35,920	NA	N	ST VINCENT DE PAUL	1117 N CALLOW AVE BREMERTON, WA 98312
137	5 (East)	Vacant lot north of St. Vincent de Paul Thrift Store	none	1129 N CALLOW AVE	152401-1-161-2003	1145366	0.07	n/a	910 - Undeveloped Land	Undeveloped	n/a	\$ -	\$ 34,720	\$ 34,720	NA	N	ST VINCENT DE PAUL	1117 N CALLOW AVE BREMERTON, WA 98312
138	5 (East)	Duplex	1133 N CALLOW AVE	1133 N CALLOW AVE	152401-1-220-2002	2508349	0.17	Dwelling (R01)	121 - 2 living units	Duplex	1938	\$ 149,690	\$ 38,710	\$ 188,400	NA	N	ST VINCENT DE PAUL	1117 N CALLOW AVE BREMERTON, WA 98312
139	7	Single family residence adjacent to gravel parking lot used by U-Haul	631 N WYCOFF AVE	631 N WYCOFF AVE	3734-012-007-0005	1438639	0.09	Dwelling (R01)	121 - 2 living units	Duplex	1940	\$105,050	\$35,520	\$140,570	NA	N	LANGE GENTRY C & TOHVER INGRID M	4450 S BRANDON ST SEATTLE, WA 98118
140	7	U-Haul Gravel Parking Lot	none		3734-012-008-0004	1438647	0.18	n/a	460 - Parking	Undeveloped	n/a	\$0	\$68,910	\$68,910	NA	N	AMERCO REAL ESTATE COMPANY	2727 N CENTRAL AVE PHOENIX, AZ 85004
141	7	Single family residence south of Ahearn Electric equipment/ vehicle storage lot	641 N WYCOFF AVE	641 N WYCOFF AVE	3734-012-003-0009	1438613	0.07	Dwelling (R01)	111 - Single family residence	Single family residence	1927	\$770	\$49,600	\$42,000	NA	N	PETERSON CAROL R	641 N WYCOFF AVE BREMERTON, WA 98312
142	7	Electrical equipment storage lot	none	2801 9TH ST	3734-013-001-0009	1438670	0.22	n/a	910 - Undeveloped land	Undeveloped	n/a	\$0	\$81,580	\$81,580	NA	N	LAMBERT RICHARD D & MEREDITH A M	11706 HUNTER LN NW GIG HARBOR, WA 98332
143	7	Single family residence south of Ahearn Electric equipment/ vehicle storage lot	639 N WYCOFF AVE	639 N WYCOFF AVE	3734-012-005-0007	1438621	0.14	Dwelling (R01)	111 - Single family residence	Single family residence	1924	\$66,780	\$37,510	\$104,290	NA	N	PATERSON BRYANT GINA MALLOY	639 N WYCOFF AVE BREMERTON, WA 98312
144	6	Gateway Center Plaza daycare business & Navy Federal Credit Union ATM Booth	none		142401-3-061-2001	2132967	2.95	Commercial Property (C01)	590 - Other retail trade	Neighborhood Shopping Center	1960	\$218,010	\$689,740	\$907,750	NA	N	2525 6TH STREET LLC	141 FRONT ST N ISSAQUAH, WA 98027
145	6	Gateway Center Plaza	2513 - 2525 6th St	2513 6TH ST	142401-3-061-2001	2132967	2.95	Commercial Property (C01)	590 - Other retail trade	Neighborhood Shopping Center	1960	\$218,010	\$689,740	\$907,750	NA	N	2525 6TH STREET LLC	141 FRONT ST N ISSAQUAH, WA 98027
146	6	Billboard sign east of Gateway Center Plaza	none	2501 6TH ST	3723-000-027-0009	1432202	0.10	Miscellaneous Improvements	183 - Sheds and garages	Billboard	n/a	\$88,350	\$1,650	\$90,000	NA	N	CADY ALAN G & CARLA M	PO BOX 1535 SILVERDALE, WA 98383

Charleston Brownfield Inventory Parcel Database  
EPA Brownfields Assessment Grant  
City of Bremerton, Washington

SITE IDENTIFIERS				ENVIRONMENTAL DATA										HISTORICAL INFORMATION	
Map ID	Block No.	Site Name / Description	Posted Address	Total Env. Listings	Listed Name	Listed Address	Environmental Program	Program ID	Environmental Records	Business Detail 1	Business Detail 2	Date Listed	Date Last Updated	Sanborn Map Information	City Directory Information
132	5 (East)	Duplex	1126 N WYCOFF AVE											n/a	n/a
132	5 (East)	Single family residence	1107 N MONTGOMERY AVE											n/a	n/a
133	5 (East)	Single family residence	1130 N WYCOFF AVE											n/a	n/a
134	5 (East)	St. Vincent de Paul Housing	1136 N WYCOFF AVE											n/a	n/a
135	5 (East)	St. Vincent de Paul Warehouse	1137 N WYCOFF AVE											1947: Lumber Shed. 1968: Lumber Shed Lumber Yard	n/a
136	5 (East)	Vacant lot north of St. Vincent de Paul Thrift Store	none											n/a	n/a
137	5 (East)	Vacant lot north of St. Vincent de Paul Thrift Store	none											n/a	n/a
138	5 (East)	Duplex	1133 N CALLOW AVE											1947: Four Square Church.	n/a
139	7	Single family residence adjacent to gravel parking lot used by U-Haul	631 N WYCOFF AVE											n/a	n/a
140	7	U-Haul Gravel Parking Lot	none											n/a	1994, 1999, 2004: Trolls Taxis.
141	7	Single family residence south of Ahearn Electric equipment/ vehicle storage lot	641 N WYCOFF AVE											n/a	n/a
142	7	Electrical equipment storage lot	none	1	Rainbow Autobody & Painting	2801 9th St	WA-FRS	110005335930						1947: Auto painting shop. 1968: Autobody shop	n/a
143	7	Single family residence south of Ahearn Electric equipment/ vehicle storage lot	639 N WYCOFF AVE											n/a	n/a
144	6	Gateway Center Plaza daycare business & Navy Federal Credit Union ATM Booth	none											1947: Dry cleaner business upgradient.	n/a
145	6	Gateway Center Plaza	2513 - 2525 6th St	1	2525 6th St LLC	2513 6th St	WA-FRS	1100066987844						1947: Dry cleaner business upgradient.	n/a
146	6	Billboard sign east of Gateway Center Plaza	none											n/a	n/a

**Charleston Brownfield Inventory Parcel Database  
EPA Brownfields Assessment Grant  
City of Bremerton, Washington**

SITE IDENTIFIERS				COSTAR DATA																	OPPORTUNITY SCORING								
Map ID	Block No.	Site Name / Description	Posted Address	Property ID	Building Address	Building Name	Building Status	For Sale Status	For Sale Price (\$)	Days on Market	Last Sale Price (\$)	Last Sale Date	Office Building Class	Star Rating	Total Taxes (\$)	Tax Year	Vacancy Rate (%)	Year Built	Year Renovated	Property Type (Primary)	Property Type (Secondary)	ILVR	ILVR Score	Land Use Score	Env. Risk Score	Potential Haz. Building Mats. Score (pre-1978 construction)	For Sale or Lease Score	Tax Delinq. Score	Total Score
132	5 (East)	Duplex	1126 N WYCOFF AVE	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	4.50	0	1	0	1	0	0	2
132	5 (East)	Single family residence	1107 N MONTGOMERY AVE	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	4.13	0	0	0	1	0	0	1
133	5 (East)	Single family residence	1130 N WYCOFF AVE	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3.11	0	1	0	1	0	0	2
134	5 (East)	St. Vincent de Paul Housing	1136 N WYCOFF AVE	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	4.06	0	1	0	0	0	0	1
135	5 (East)	St. Vincent de Paul Warehouse	1137 N WYCOFF AVE	5912872	1137 Callow Ave	-	Existing	N	-	-	-	-	-	1 Star	-	-	0	1942	-	General Retail	Freestanding	3.41	0	1	1	1	0	0	3
136	5 (East)	Vacant lot north of St. Vincent de Paul Thrift Store	none	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.00	1	1	0	0	0	0	2
137	5 (East)	Vacant lot north of St. Vincent de Paul Thrift Store	none	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.00	1	1	0	0	0	0	2
138	5 (East)	Duplex	1133 N CALLOW AVE	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3.87	0	1	0	1	0	0	2
139	7	Single family residence adjacent to gravel parking lot used by U-Haul	631 N WYCOFF AVE	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2.96	0	1	1	1	0	0	3
140	7	U-Haul Gravel Parking Lot	none	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.00	1	1	1	0	0	0	3
141	7	Single family residence south of Ahearn Electric equipment/ vehicle storage lot	641 N WYCOFF AVE	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.02	1	1	1	1	0	0	4
142	7	Electrical equipment storage lot	none	6371765	2801 Meade Ave	-	Existing	N	-	-	-	-	-	2 Star	\$1,411.66	2012	-	-	-	Land	Commercial	0.00	1	1	1	0	0	0	3
143	7	Single family residence south of Ahearn Electric equipment/ vehicle storage lot	639 N WYCOFF AVE	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1.78	0	1	1	1	0	0	3
144	6	Gateway Center Plaza daycare business & Navy Federal Credit Union ATM Booth	none	1396292	2521 6th St	Gateway Center	Existing	N	-	-	\$700,000	5/20/2015	-	2 Star	#####	2018	0	1960	1980	General Retail	Freestanding	0.32	1	1	1	1	0	0	4
145	6	Gateway Center Plaza	2513 - 2525 6th St	1396292	2521 6th St	Gateway Center	Existing	N	-	-	\$700,000	5/20/2015	-	2 Star	#####	2018	0	1960	1980	General Retail	Freestanding	0.32	1	1	1	1	0	0	4
146	6	Billboard sign east of Gateway Center Plaza	none	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	53.55	0	1	1	0	0	0	2

**Charleston Brownfield Inventory Parcel Database  
EPA Brownfields Assessment Grant  
City of Bremerton, Washington**

SITE IDENTIFIERS				WINDSHIELD SURVEY RESULTS									SITE CHARACTERIZATION				PRELIM. RANKING	FINAL RANKING		
Map ID	Block No.	Site Name / Description	Posted Address	Current Land Use	Occupancy Status	Posted Address	Business Name	Field Observations	Blight Indicators (Y/N)	For Sale or Lease Sign (Y/N)	Underutilized (Y/N)	Dektop Study Observations	Env. Concerns/Liabilities (Y/N/P)	For Sale or Lease Status (SL/NA)	Confirmed Brownfield (Y/N/P)	Preliminary Priority Level (H/M/L/N)	Final Priority Level (H/M/L/N)	Catalyst Redevelopment Zone No.	Brownfield Advisory Committee Comments (Notes from meeting on 10/19/18)	
132	5 (East)	Duplex	1126 N WYCOFF AVE	Residential	Occupied	1126 N WYCOFF AVE	n/a	Duplex.	N	N	N	Pre-1978 construction.	P	NA	N	N	-	-	-	
132	5 (East)	Single family residence	1107 N MONTGOMERY AVE	Residential	Occupied	1107 N MONTGOMERY AVE	n/a	Single family residence.	N	N	N	Adjacent to site with environmental records (Site #131 - auto dealer on former gas station site that burned in 2017). Pre-1978 construction.	P	NA	N	N	-	-	-	
133	5 (East)	Single family residence	1130 N WYCOFF AVE	Residential	Occupied	1130 N WYCOFF AVE	n/a	Single family residence.	N	N	N	Pre-1978 construction.	P	NA	N	N	-	-	-	
134	5 (East)	St. Vincent de Paul Housing	1136 N WYCOFF AVE	Commercial	Occupied	1136 N WYCOFF AVE	St. Vincent de Paul	Active housing facility.	N	N	N	Adjacent to historical lumber shed (Site #135).	P	NA	N	N	-	-	-	
135	5 (East)	St. Vincent de Paul Warehouse	1137 N WYCOFF AVE	Commercial	Occupied	1137 N WYCOFF AVE	St. Vincent de Paul	Active warehouse used for resale business.	N	N	N	Historical lumber shed. Pre-1978 construction.	Y	NA	N	N	-	-	-	
136	5 (East)	Vacant lot north of St. Vincent de Paul Thrift Store	none	Undeveloped	Unoccupied	none	n/a	Vacant lot (no structures) with caution tape around perimeter.	Y	N	Y	Adjacent to site with environmental records (Site #131).	P	NA	P	L	-	-	-	
137	5 (East)	Vacant lot north of St. Vincent de Paul Thrift Store	none	Undeveloped	Unoccupied	none	n/a	Vacant lot (no structures).	Y	N	Y	--	N	NA	P	L	-	-	-	
138	5 (East)	Duplex	1133 N CALLOW AVE	Residential	Occupied	1133 N CALLOW AVE	n/a	Residence.	N	N	N	Adjacent to historical lumber shed (Site #135). Pre-1978 construction.	P	NA	N	N	-	-	-	
139	7	Single family residence adjacent to gravel parking lot used by U-Haul	631 N WYCOFF AVE	Residential	Occupied	631 N WYCOFF AVE	n/a	Single family residence north of gravel parking lot used by U-Haul for trailer and vehicle storage.	N	N	N	Adjacent site with environmental records (Site #142 - also historical auto painting business). Pre-1978 construction.	P	NA	N	N	-	-	-	
140	7	U-Haul Gravel Parking Lot	none	Parking	Partially	none	U-Haul	Undeveloped, gravel lot used for storing U-Haul trailers and vans.	N	N	Y	Adjacent to site with environmental records (Site #142 - also historical auto painting business). Also adjacent to historical auto painting business (Site #159).	P	NA	P	L	-	-	-	
141	7	Single family residence south of Ahearn Electric equipment/ vehicle storage lot	641 N WYCOFF AVE	Residential	Occupied	641 N WYCOFF AVE	n/a	Single family residence south of Ahearn Electric equipment/vehicle storage lot historically used by auto painting and repair business (Site #142).	N	N	N	Adjacent site with environmental records (Site #142 - also historical auto painting business). Also adjacent to historical auto painting/repair business (Site #164). Pre-1978 construction.	P	NA	N	N	-	-	-	
142	7	Electrical equipment storage lot	none	Commercial	Occupied	none	Ahearn Electric	Electrical equipment storage lot. Fenced off.	N	N	N	Environmental records.	Y	NA	N	N	-	-	-	
143	7	Single family residence south of Ahearn Electric equipment/ vehicle storage lot	639 N WYCOFF AVE	Residential	Occupied	639 N WYCOFF AVE	n/a	Single family residence home south of Ahearn Electric equipment/vehicle storage lot historically used by auto painting and repair business (Site #142).	N	N	N	Adjacent site with environmental records (Site #142 - also historical auto painting business). Pre-1978 construction.	P	NA	N	N	-	-	-	
144	6	Gateway Center Plaza daycare business & Navy Federal Credit Union ATM Booth	none	Commercial	Occupied	none	Navy Federal Credit Union ATM Loving Hands Learning Center	Site includes daycare facility, asphalt parking area, and Navy Federal Credit Union ATM booth.	N	N	N	Adjacent to site with environmental records (Site #145). Downgradient of historical dry cleaner business. Pre-1978 construction.	Y	NA	P	L	H	4	Kitsap Transit is proposing new bus stop. Sites #144-145 currently used as park and ride.	
145	6	Gateway Center Plaza	2513 - 2525 6th St	Commercial	Partially	2513 - 2525 6th St	Multiple Businesses	Active commercial plaza - "The Gateway Center". All units appear to be occupied except for two. Large asphalt parking lot. Numerous groundwater monitoring wells on backside of 2513 building (appears to be some type of heavy contamination from past activities). Building is vacant but groundwater monitoring activities appear to be ongoing. Multiple drums with hazardous materials are located behind building near monitoring wells.	N	N	N	Environmental records. Downgradient of historical dry cleaner business. Pre-1978 construction.	Y	NA	P	L	H	4	See notes for Site #144.	
146	6	Billboard sign east of Gateway Center Plaza	none	Undeveloped	Partially	none	n/a	Undeveloped corner parcel occupied by billboard sign. Adjacent to eastside of Gateway Center Plaza (Site #145 - historical dry cleaning business and active soil/groundwater investigation).	N	N	Y	Adjacent to site with environmental records (Site #145).	P	NA	P	L	H	4	See notes for Site #144.	

**Charleston Brownfield Inventory Parcel Database  
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SITE IDENTIFIERS				COUNTY ASSESSOR DATA														
Map ID	Block No.	Site Name / Description	Posted Address	Registered Address	Parcel ID	Account No.	Acres	Property Type	Property Class	Property Use	Year Built	Building Value (\$)	Land Value (\$)	Total Assessed Value (\$)	For Sale or Lease Status (S/L/NA)	Tax Delinq. Status (Y/N)	Owner Name	Owner Mailing Address
147	6	Triplex east of Gateway Center Plaza	333 BRYAN AVE	333 BRYAN AVE	3723-000-025-0001	1432194	0.12	Dwelling (R01)	123 - 4 living units	Multi-family residence	1942	\$121,900	\$36,720	\$158,620	NA	N	CADY ALAN G & CARLA M	PO BOX 1535 SILVERDALE, WA 98383
148	6	Triplex east of Gateway Center Plaza	331 BRYAN AVE	331 BRYAN AVE	3723-000-024-0002	1432186	0.15	Dwelling (R01)	123 - 4 living units	Multi-family residence	1942	\$103,840	\$37,910	\$141,750	NA	N	CADY ALAN G & CARLA M	PO BOX 1535 SILVERDALE, WA 98383
149	6	Burwell Landing Car Wash - 24-hr Self Service Station	2456 BURWELL ST	2456 BURWELL ST	142401-3-068-2004	2325157	0.55	Commercial Property (C01)	640 - Repair services	Car Wash, Self-Serve	1999	\$140,310	\$177,090	\$317,400	NA	N	MONTGOMERY & BURWELL LLC	351 BROAD ST SEATTLE, WA 98109
150	6	Single family residence east of Burwell Landing Car Wash	315 BRYAN AVE	315 BRYAN AVE	3723-000-023-0003	1432178	0.12	Dwelling (R02)	111 - Single family residence	Single family residence	1983	\$115,610	\$36,720	\$152,330	NA	N	HAMMERS RONALD J	315 BRYAN AVE BREMERTON, WA 98312
151	6	Knights of Columbus Building	2515 BURWELL ST	2515 BURWELL ST	3806-006-001-0204	2568277	0.41	Commercial Property (C01)	690 - Misc. services	General Office	1944	\$241,890	\$224,240	\$466,130	NA	N	COLUMBUS CLUB OF BREMERTON	2515 1/2 BURWELL ST BREMERTON, WA 98312
152	6	76 Gas Station Fuel Island	none		142401-3-066-2006	2325132	0.87	Commercial Property (C01)	541 - Conv store w/gas pumps	Convenience Market	1999	\$1,012,390	\$246,900	\$1,259,290	NA	N	MONTGOMERY & BURWELL LLC	351 BROAD ST SEATTLE, WA 98109
153	6	76 Gas Station & Mexican Restaurant	2550 BURWELL ST	2550 BURWELL ST	142401-3-066-2006	2325132	0.87	Commercial Property (C01)	541 - Conv store w/gas pumps	Convenience Market	1999	\$1,012,390	\$246,900	\$1,259,290	NA	N	MONTGOMERY & BURWELL LLC	351 BROAD ST SEATTLE, WA 98109
154	6	Burwell Landing Car Wash - Vacuum area	none		142401-3-067-2005	2325140	0.62	Commercial Property (C01)	640 - Repair services	Car Wash, Drive-Thru	2000	\$205,780	\$195,110	\$400,890	NA	N	MONTGOMERY & BURWELL LLC	351 BROAD ST SEATTLE, WA 98109
155	6	Burwell Landing Car Wash - Drive thru station	2556 BURWELL ST	2556 BURWELL ST	142401-3-067-2005	2325140	0.62	Commercial Property (C01)	640 - Repair services	Car Wash, Drive-Thru	2000	\$205,780	\$195,110	\$400,890	NA	N	MONTGOMERY & BURWELL LLC	351 BROAD ST SEATTLE, WA 98109
156	6	Gravel lot in Burwell Landing Car Wash station	none	2450 BURWELL ST	142401-3-069-2003	2325165	0.52	Miscellaneous Improvements	183 - Sheds and garages	Paving	2000	\$12,150	\$180,550	\$192,700	NA	N	MONTGOMERY & BURWELL LLC	351 BROAD ST SEATTLE, WA 98109
157	6	Single family residence east of Burwell Landing Car Wash	309 BRYAN AVE	309 BRYAN AVE	3808-002-001-0102	1468727	0.06	Dwelling (R02)	111 - Single family residence	Single family residence	1920	\$54,160	\$34,320	\$88,480	NA	N	STINGLE RICK E	5661 PERDEMCO AVE SE PORT ORCHARD, WA 98367
158	6	Single family residence east of Burwell Landing Car Wash	301 BRYAN AVE	301 BRYAN AVE	3808-002-001-0003	1468719	0.07	Dwelling (R01)	111 - Single family residence	Single family residence	1931	\$120,230	\$31,240	\$151,470	NA	N	SOMTAKOUNE YI & BALEI YAO	14 MIRAMONTE DR MORAGA, CA 94556
159	7	Brewski's Tavern	2820 KITSAP WAY	2820 KITSAP WAY	3734-012-011-0009	1438654	0.28	Commercial Property (C01)	590 - Other retail trade	General Retail	1944	\$264,480	\$102,650	\$367,130	NA	N	CHRISTIAN ANDREW M & HILL JEAN	2818 KITSAP WAY BREMERTON, WA 98312
160	8	Vacant grassy lot on corner of 9th & Meade	none	901 MEADE AVE	3735-020-019-0003	1439165	0.15	n/a	910 - Undeveloped land	Undeveloped	n/a	\$0	\$73,570	\$73,570	NA	N	KALMBACH MICHAEL & JERI	PO BOX 4250 BREMERTON, WA 98312
161	8	Cornerstone Christian Fellowship/Ahearn Electric Building	901 N WYCOFF AVE	901 N WYCOFF AVE	3735-021-019-0001	1439223	0.15	Commercial Property (C01)	637 - General warehouse	Light Warehouse	1944	\$343,050	\$73,570	\$416,620	NA	N	LAMBERT RICHARD DEAN	11706 HUNTER LN NW GIG HARBOR, WA 98332

Charleston Brownfield Inventory Parcel Database  
EPA Brownfields Assessment Grant  
City of Bremerton, Washington

SITE IDENTIFIERS				ENVIRONMENTAL DATA										HISTORICAL INFORMATION	
Map ID	Block No.	Site Name / Description	Posted Address	Total Env. Listings	Listed Name	Listed Address	Environmental Program	Program ID	Environmental Records	Business Detail 1	Business Detail 2	Date Listed	Date Last Updated	Sanborn Map Information	City Directory Information
147	6	Triplex east of Gateway Center Plaza	333 BRYAN AVE											n/a	n/a
148	6	Triplex east of Gateway Center Plaza	331 BRYAN AVE											n/a	n/a
149	6	Burwell Landing Car Wash - 24-hr Self Service Station	2456 BURWELL ST											n/a	n/a
150	6	Single family residence east of Burwell Landing Car Wash	315 BRYAN AVE											n/a	n/a
151	6	Knights of Columbus Building	2515 BURWELL ST											n/a	n/a
152	6	76 Gas Station Fuel Island	none											n/a	n/a
153	6	76 Gas Station & Mexican Restaurant	2550 BURWELL ST	1	Burwell 76	2550 Burwell St	WA-FRS	110040070598						n/a	n/a
154	6	Burwell Landing Car Wash - Vacuum area	none											n/a	n/a
155	6	Burwell Landing Car Wash - Drive thru station	2556 BURWELL ST											n/a	n/a
156	6	Gravel lot in Burwell Landing Car Wash station	none											n/a	n/a
157	6	Single family residence east of Burwell Landing Car Wash	309 BRYAN AVE											n/a	n/a
158	6	Single family residence east of Burwell Landing Car Wash	301 BRYAN AVE											n/a	n/a
159	7	Brewski's Tavern	2820 KITSAP WAY											1947: Auto painting hood. 1968: Auto glass and upholster.	2008: Kitsap cars
160	8	Vacant grassy lot on corner of 9th & Meade	none											n/a	n/a
161	8	Cornerstone Christian Fellowship/Ahearn Electric Building	901 N WYCOFF AVE											1968: Cold storage facility.	1980, 1984: Tacoma Screw Product. 1980, 1989, 1994, 1999: Ahearn Electric/Charleston Electric Motors/Commercial Electric. 2008: Alindeska Sheet Metal.

**Charleston Brownfield Inventory Parcel Database  
EPA Brownfields Assessment Grant  
City of Bremerton, Washington**

SITE IDENTIFIERS				COSTAR DATA																	OPPORTUNITY SCORING									
Map ID	Block No.	Site Name / Description	Posted Address	Property ID	Building Address	Building Name	Building Status	For Sale Status	For Sale Price (\$)	Days on Market	Last Sale Price (\$)	Last Sale Date	Office Building Class	Star Rating	Total Taxes (\$)	Tax Year	Vacancy Rate (%)	Year Built	Year Renovated	Property Type (Primary)	Property Type (Secondary)	ILVR	ILVR Score	Land Use Score	Env. Risk Score	Potential Haz. Building Mats. Score (pre-1978 construction)	For Sale or Lease Score	Tax Delinq. Score	Total Score	
147	6	Triplex east of Gateway Center Plaza	333 BRYAN AVE	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3.32	0	1	1	1	0	0	3	
148	6	Triplex east of Gateway Center Plaza	331 BRYAN AVE	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2.74	0	1	1	1	0	0	3	
149	6	Burwell Landing Car Wash - 24-hr Self Service Station	2456 BURWELL ST	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.79	1	1	0	0	0	0	2	
150	6	Single family residence east of Burwell Landing Car Wash	315 BRYAN AVE	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3.15	0	1	0	0	0	0	1	
151	6	Knights of Columbus Building	2515 BURWELL ST	5918373	2515 Burwell St	Knights of Columbus	Existing	N	-	-	-	-	-	2 Star	\$6,131.60	2018	0	1944	-	General Retail	Freestanding	1.08	0	1	0	1	0	0	2	
152	6	76 Gas Station Fuel Island	none	5718104	2550 Burwell St	-	Existing	N	-	-	-	-	-	3 Star	#####	2018	0	1999	-	General Retail	Service Station	4.10	0	1	1	0	0	0	0	2
153	6	76 Gas Station & Mexican Restaurant	2550 BURWELL ST	5718104	2550 Burwell St	-	Existing	N	-	-	-	-	-	3 Star	#####	2018	0	1999	-	General Retail	Service Station	4.10	0	1	1	0	0	0	0	2
154	6	Burwell Landing Car Wash - Vacuum area	none	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1.05	0	1	0	0	0	0	1	
155	6	Burwell Landing Car Wash - Drive thru station	2556 BURWELL ST	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1.05	0	1	0	0	0	0	1	
156	6	Gravel lot in Burwell Landing Car Wash station	none	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.07	1	1	0	0	0	0	2	
157	6	Single family residence east of Burwell Landing Car Wash	309 BRYAN AVE	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1.58	0	1	0	1	0	0	2	
158	6	Single family residence east of Burwell Landing Car Wash	301 BRYAN AVE	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3.85	0	1	0	1	0	0	2	
159	7	Brewski's Tavern	2820 KITSAP WAY	5912883	2810-2812 Kitsap Way	-	Existing	N	-	-	-	-	-	2 Star	\$5,780.12	2013	0	1944	-	General Retail	Restaurant	2.58	0	1	1	1	0	0	3	
160	8	Vacant grassy lot on corner of 9th & Meade	none	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.00	1	1	1	0	0	0	3	
161	8	Cornerstone Christian Fellowship/Ahearn Electric Building	901 N WYCOFF AVE	5912866	901 Wycoff Ave	-	Existing	N	-	-	-	-	-	2 Star	\$5,480.54	2018	-	1944	-	Specialty	Religious Facility	4.66	0	1	0	1	0	0	2	

**Charleston Brownfield Inventory Parcel Database  
EPA Brownfields Assessment Grant  
City of Bremerton, Washington**

SITE IDENTIFIERS				WINDSHIELD SURVEY RESULTS									SITE CHARACTERIZATION				PRELIM. RANKING	FINAL RANKING		
Map ID	Block No.	Site Name / Description	Posted Address	Current Land Use	Occupancy Status	Posted Address	Business Name	Field Observations	Blight Indicators (Y/N)	For Sale or Lease Sign (Y/N)	Underutilized (Y/N)	Dektop Study Observations	Env. Concerns/Liabilities (Y/N/P)	For Sale or Lease Status (S/L/NA)	Confirmed Brownfield (Y/N/P)	Preliminary Priority Level (H/M/L/N)	Final Priority Level (H/M/L/N)	Catalyst Redevelopment Zone No.	Brownfield Advisory Committee Comments (Notes from meeting on 10/19/18)	
147	6	Triplex east of Gateway Center Plaza	333 BRYAN AVE	Residential	Occupied	333 BRYAN AVE	n/a	Triplex adjacent to vacant lot with billboard sign. Adjacent to eastside of Gateway Center Plaza (Site #145 - historical dry cleaning business and active soil/groundwater investigation).	N	N	N	Adjacent to site with environmental records (Site #145). Pre-1978 construction.	P	NA	N	N	-	-	-	
148	6	Triplex east of Gateway Center Plaza	331 BRYAN AVE	Residential	Occupied	331 BRYAN AVE	n/a	Triplex adjacent to eastside of Gateway Center Plaza (Site #145 - historical dry cleaning business and active soil/groundwater investigation).	N	N	N	Adjacent to site with environmental records (Site #145). Pre-1978 construction.	P	NA	N	N	-	-	-	
149	6	Burwell Landing Car Wash - 24-hr Self Service Station	2456 BURWELL ST	Commercial	Occupied	2456 BURWELL ST	Burwell Landing Car Wash	24-hour self-serve car wash area of Burwell Landing Car Wash complex.	N	N	N	Adjacent to site with environmental records (Site #145). Site shared with active gas station (Sites #152 and #153 [environmental records for Site #153]).	P	NA	N	N	-	-	-	
150	6	Single family residence east of Burwell Landing Car Wash	315 BRYAN AVE	Residential	Occupied	315 BRYAN AVE	n/a	Single family residence behind Burwell Landing Car Wash facility.	N	N	N	--	N	NA	N	N	-	-	-	
151	6	Knights of Columbus Building	2515 BURWELL ST	Commercial	Occupied	2515 BURWELL ST	Multiple Businesses in Knights of Columbus Building	Active antique and furniture/auto upholstery businesses. Across from Burwell Landing car wash facility and 76 gas station (Site #152).	N	N	N	Pre-1978 construction.	P	NA	N	N	-	-	-	
152	6	76 Gas Station Fuel Island	none	Commercial	Occupied	none	76 Gas Station	76 Gas Station fuel island area (connected to Site #153).	N	N	N	Adjacent to site with environmental records (Site #153). Active gas station on Sites #152 and #153.	Y	NA	N	N	-	-	-	
153	6	76 Gas Station & Mexican Restaurant	2550 BURWELL ST	Commercial	Occupied	2550 BURWELL ST	76 Gas Station Aceitno's Mexican Food	Active 76 gas station convenience store and "Aceitno's Mexican Food" restaurant (connected to Site #152).	N	N	N	Environmental records. Active gas station on Sites #152 and #153.	Y	NA	N	N	-	-	-	
154	6	Burwell Landing Car Wash - Vacuum area	none	Commercial	Occupied	none	Burwell Landing Car Wash	Car vacuum vending machines.	N	N	N	Adjacent to sites with environmental records (Sites #145 and #153) and active gas station on Sites #152 and #153.	P	NA	N	N	-	-	-	
155	6	Burwell Landing Car Wash - Drive thru station	2556 BURWELL ST	Commercial	Occupied	2556 BURWELL ST	Burwell Landing Car Wash	Drive thru car wash.	N	N	N	Adjacent to sites with environmental records (Sites #145 and #153) and active gas station on Sites #152 and #153.	P	NA	N	N	-	-	-	
156	6	Gravel lot in Burwell Landing Car Wash station	none	Undeveloped	Unoccupied	n/a	n/a	Unoccupied. Gravel lot next to car wash (Site #149). Appears as parking area for homeless persons living in RVs.	N	N	Y	Adjacent to site with environmental records (Site #153) and active gas station on Sites #152 and #153.	P	NA	P	L	-	-	-	
157	6	Single family residence east of Burwell Landing Car Wash	309 BRYAN AVE	Residential	Occupied	309 BRYAN AVE	n/a	Single family residence behind Burwell Landing Car Wash facility.	N	N	N	Pre-1978 construction.	P	NA	N	N	-	-	-	
158	6	Single family residence east of Burwell Landing Car Wash	301 BRYAN AVE	Residential	Occupied	301 BRYAN AVE	n/a	Single family residence behind Burwell Landing Car Wash facility.	N	N	N	Pre-1978 construction.	P	NA	N	N	-	-	-	
159	7	Brewski's Tavern	2820 KITSAP WAY	Commercial	Occupied	2820 KITSAP WAY	Triple Crown Tattoo Studio Brewski's Bar & Grill	Tavern on lower level. Renovated tattoo shop on upper level.	N	N	Y	Historical auto painting/glass/upholstery businesses. Pre-1978 construction.	Y	NA	P	L	-	-	-	
160	8	Vacant grassy lot on corner of 9th & Meade	none	Undeveloped	Unoccupied	none	n/a	Vacant (no structures) grassy lot next to unmarked warehouse (Site #162).	Y	N	Y	Adjacent to site with environmental records (Site #162).	P	NA	Y	M	M	2	Sites #1 and 3-11 are highest priority and Sites #160-163, 168, and 175-177 are second highest priority.	
161	8	Cornerstone Christian Fellowship/Ahearn Electric Building	901 N WYCOFF AVE	Commercial	Occupied	901 N WYCOFF AVE	Ahearn Electric Cornerstone Christian Fellowship	Commercial building mostly occupied by Ahearn Electric. Bottom floor occupied by Cornerstone Christian Fellowship. Adjacent gravel lot surrounded by fence.	N	N	N	Historical storage facility and electrical businesses. Pre-1978 construction.	P	NA	N	N	M	2	See note for Site #160.	

**Charleston Brownfield Inventory Parcel Database  
EPA Brownfields Assessment Grant  
City of Bremerton, Washington**

SITE IDENTIFIERS				COUNTY ASSESSOR DATA														
Map ID	Block No.	Site Name / Description	Posted Address	Registered Address	Parcel ID	Account No.	Acres	Property Type	Property Class	Property Use	Year Built	Building Value (\$)	Land Value (\$)	Total Assessed Value (\$)	For Sale or Lease Status (S/L/NA)	Tax Delinq. Status (Y/N)	Owner Name	Owner Mailing Address
162	8	Warehouse or other commercial operation	905 MEADE AVE	905 MEADE AVE	3735-020-017-0005	1439157	0.14	Commercial Property (C01)	637 - General warehouse	Light Warehouse	1978	\$264,180	\$71,030	\$335,210	NA	N	KALMBACH MICHAEL & JERI	PO BOX 4250 BREMERTON, WA 98312
163	8	Ahearn Electric	908 MEADE AVE	908 MEADE AVE	3735-021-017-0003	1439215	0.14	n/a	460 - Parking	Parking	n/a	\$0	\$71,030	\$71,030	NA	N	LAMBERT RICHARD DEAN	11706 HUNTER LN NW GIG HARBOR, WA 98332
164	7	Gravel lot south of Ahearn Electric equipment/ vehicle storage site	none	643 N WYCOFF AVE	3734-012-001-0001	1438605	0.22	n/a	910 - Undeveloped land	Undeveloped	n/a	\$0	\$90,640	\$90,640	NA	N	PETERSON NEIL J FAMILY LLC	2135 6TH ST STE 101 BREMERTON, WA 98312
165	8	Single family residence	915 N CAMBRIAN AVE	915 N CAMBRIAN AVE	3735-019-014-0000	1439090	0.15	Dwelling (R01)	121 - 2 living units	Duplex	1972	\$104,940	\$37,910	\$142,850	NA	N	OMLI ERIC & GERRI	12106 33RD DR SE EVERETT, WA 98208
166	8	Single family residence	923 N CAMBRIAN AVE	923 N CAMBRIAN AVE	3735-019-012-0002	1439082	0.13	n/a	910 - Undeveloped land	Undeveloped	n/a	\$0	\$54,800	\$54,800	NA	N	OMLI ERIC & GERRI	12106 33RD DR SE EVERETT, WA 98208
167	8	Single family residence	921 MEADE AVE	921 MEADE AVE	3735-020-012-0000	1439116	0.10	Dwelling (R01)	111 - Single family residence	Single family residence	1933	\$135,440	\$35,920	\$171,360	NA	N	GEORGE ANDREW	921 N MEAD AVE BREMERTON, WA 98312
168	8	Stusser Electric Co. Warehouse	917 N WYCOFF AVE	917 N WYCOFF AVE	3735-021-012-0008	1439207	0.34	Commercial Property (C01)	637 - General warehouse	Light Warehouse	1960	\$160,670	\$114,220	\$274,890	NA	N	ESTER W JOHN	16931 MAPLEWILD AVE SW BURIEN, WA 98166
169	8	Undeveloped land in residential area	none		3735-020-015-0007	1439132	0.07	n/a	910 - Undeveloped land	Undeveloped	n/a	\$0	\$34,720	\$34,720	NA	N	DEITCH MARK & TAMMY	2915 ISIS CT NE BREMERTON, WA 98311
170	8	Single family residence	911 MEADE AVE	911 MEADE AVE	3735-020-016-0006	1439140	0.07	Dwelling (R01)	111 - Single family residence	Single family residence	1930	\$75,760	\$34,720	\$110,480	NA	N	DEITCH MARK & TAMMY	2915 ISIS CT NE BREMERTON, WA 98311
171	8	Single family residence	917 MEADE AVE	917 MEADE AVE	3735-020-013-0009	1439124	0.10	Dwelling (R01)	111 - Single family residence	Single family residence	1930	\$101,280	\$35,920	\$137,200	NA	N	COLLINS FAMILY TRUST	PO BOX 1773 SILVERDALE, WA 98383
172	8	Single family residence	928 N CAMBRIAN AVE	928 N CAMBRIAN AVE	3735-020-009-0005	1439108	0.18	Dwelling (R01)	111 - Single family residence	Single family residence	1936	\$103,620	\$39,110	\$142,730	NA	N	YOUNG CLAIRE A	928 N CAMBRIAN AVE BREMERTON, WA 98312
173	8	Single family residence	927 N CAMBRIAN AVE	927 N CAMBRIAN AVE	3735-019-010-0004	1439066	0.07	Dwelling (R01)	111 - Single family residence	Single family residence	1935	\$68,990	\$34,720	\$103,710	NA	N	BUMPUS ROBERT	1116 NW 54TH ST APT 304 SEATTLE, WA 98107
174	8	Single family residence	925 N CAMBRIAN AVE	925 N CAMBRIAN AVE	3735-019-011-0003	1439074	0.07	Dwelling (R01)	111 - Single family residence	Single family residence	1971	\$92,510	\$34,720	\$127,230	NA	N	LARA JAMES P & BRANDIE M	925 N CAMBRIAN ST BREMERTON, WA 98312
175	8	Undeveloped land across from Mike's Auto Repair	none	927 N WYCOFF AVE	3735-021-006-0006	1439173	0.14	n/a	910 - Undeveloped land	Undeveloped	n/a	\$0	\$71,030	\$71,030	NA	N	HENNEMANN DARYL C & JON J	1423 195TH PL SW LYNNWOOD, WA 98036
176	8	Single family residence across from abandoned warehouse	925 N WYCOFF AVE	925 N WYCOFF AVE	3735-021-008-0004	1439181	0.14	Dwelling (R01)	111 - Single family residence	Single family residence	1934	\$26,960	\$37,510	\$64,470	NA	N	HENNEMANN DARYL C & JON J	1423 195TH PL SW LYNNWOOD, WA 98036

Charleston Brownfield Inventory Parcel Database  
 EPA Brownfields Assessment Grant  
 City of Bremerton, Washington

SITE IDENTIFIERS				ENVIRONMENTAL DATA										HISTORICAL INFORMATION	
Map ID	Block No.	Site Name / Description	Posted Address	Total Env. Listings	Listed Name	Listed Address	Environmental Program	Program ID	Environmental Records	Business Detail 1	Business Detail 2	Date Listed	Date Last Updated	Sanborn Map Information	City Directory Information
162	8	Warehouse or other commercial operation	905 MEADE AVE	1	Camms Auto	905 Meade Ave	WA-FRS	110005335912						n/a	n/a
163	8	Ahearn Electric	908 MEADE AVE											n/a	n/a
164	7	Gravel lot south of Ahearn Electric equipment/ vehicle storage site	none											n/a	n/a
165	8	Single family residence	915 N CAMBRIAN AVE											n/a	n/a
166	8	Single family residence	923 N CAMBRIAN AVE											n/a	n/a
167	8	Single family residence	921 MEADE AVE											1947: Paint shop.	n/a
168	8	Stusser Electric Co. Warehouse	917 N WYCOFF AVE											n/a	1999, 2008: Stusser Electric
169	8	Undeveloped land in residential area	none											n/a	n/a
170	8	Single family residence	911 MEADE AVE											n/a	n/a
171	8	Single family residence	917 MEADE AVE											n/a	n/a
172	8	Single family residence	928 N CAMBRIAN AVE											n/a	n/a
173	8	Single family residence	927 N CAMBRIAN AVE											n/a	n/a
174	8	Single family residence	925 N CAMBRIAN AVE											n/a	n/a
175	8	Undeveloped land across from Mike's Auto Repair	none											n/a	n/a
176	8	Single family residence across from abandoned warehouse	925 N WYCOFF AVE											1947: Auto freight depot.	n/a

**Charleston Brownfield Inventory Parcel Database  
EPA Brownfields Assessment Grant  
City of Bremerton, Washington**

SITE IDENTIFIERS				COSTAR DATA																	OPPORTUNITY SCORING								
Map ID	Block No.	Site Name / Description	Posted Address	Property ID	Building Address	Building Name	Building Status	For Sale Status	For Sale Price (\$)	Days on Market	Last Sale Price (\$)	Last Sale Date	Office Building Class	Star Rating	Total Taxes (\$)	Tax Year	Vacancy Rate (%)	Year Built	Year Renovated	Property Type (Primary)	Property Type (Secondary)	ILVR	ILVR Score	Land Use Score	Env. Risk Score	Potential Haz. Building Mats. Score (pre-1978 construction)	For Sale or Lease Score	Tax Delinq. Score	Total Score
162	8	Warehouse or other commercial operation	905 MEADE AVE	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3.72	0	1	1	0	0	0	2
163	8	Ahearn Electric	908 MEADE AVE	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.00	1	1	0	0	0	0	2
164	7	Gravel lot south of Ahearn Electric equipment/ vehicle storage site	none	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.00	1	1	1	0	0	0	3
165	8	Single family residence	915 N CAMBRIAN AVE	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2.77	0	1	0	1	0	0	2
166	8	Single family residence	923 N CAMBRIAN AVE	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.00	1	1	0	0	0	0	2
167	8	Single family residence	921 MEADE AVE	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3.77	0	1	1	1	0	0	3
168	8	Stusser Electric Co. Warehouse	917 N WYCOFF AVE	5912865	917 Wycoff Ave	Stusser Electric	Existing	N	-	-	-	-	C	2 Star	\$3,616.80	2018	0	1960	-	Flex	-	1.41	0	1	0	1	0	0	2
169	8	Undeveloped land in residential area	none	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.00	1	1	0	0	0	0	2
170	8	Single family residence	911 MEADE AVE	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2.18	0	1	0	1	0	0	2
171	8	Single family residence	917 MEADE AVE	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2.82	0	1	0	1	0	0	2
172	8	Single family residence	928 N CAMBRIAN AVE	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2.65	0	1	0	1	0	0	2
173	8	Single family residence	927 N CAMBRIAN AVE	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1.99	0	1	0	1	0	0	2
174	8	Single family residence	925 N CAMBRIAN AVE	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2.66	0	1	0	1	0	0	2
175	8	Undeveloped land across from Mike's Auto Repair	none	5912885	927-929 Wycoff Ave	-	Existing	N	-	-	-	-	C	2 Star	\$936.02	2018	0	1935	-	Multi-Family	Apartments	0.00	1	1	0	0	0	0	2
176	8	Single family residence across from abandoned warehouse	925 N WYCOFF AVE	5912853	925 N Wycoff Ave	-	Existing	N	-	-	-	-	C	1 Star	\$805.56	2012	0	1934	-	Office	Office/Residential	0.72	1	1	1	1	0	0	4

**Charleston Brownfield Inventory Parcel Database  
EPA Brownfields Assessment Grant  
City of Bremerton, Washington**

SITE IDENTIFIERS				WINDSHIELD SURVEY RESULTS									SITE CHARACTERIZATION				PRELIM. RANKING	FINAL RANKING		
Map ID	Block No.	Site Name / Description	Posted Address	Current Land Use	Occupancy Status	Posted Address	Business Name	Field Observations	Blight Indicators (Y/N)	For Sale or Lease Sign (Y/N)	Underutilized (Y/N)	Dektop Study Observations	Env. Concerns/ Liabilities (Y/N/P)	For Sale or Lease Status (SL/NA)	Confirmed Brownfield (Y/N/P)	Preliminary Priority Level (H/M/L/N)	Final Priority Level (H/M/L/N)	Catalyst Redevelopment Zone No.	Brownfield Advisory Committee Comments (Notes from meeting on 10/19/18)	
162	8	Warehouse or other commercial operation	905 MEADE AVE	Commercial	Occupied	905 MEADE AVE	n/a	Warehouse or other commercial operation. No business name. Appears occupied but type of business unclear.	N	N	N	Environmental records.	Y	NA	N	N	M	2	See note for Site #160.	
163	8	Ahearn Electric	908 MEADE AVE	Commercial	Occupied	908 MEADE AVE	Ahearn Electric	Active electric business.	N	N	N	Downgradient of site with environmental record (Site #162).	Y	NA	N	N	M	2	See note for Site #160.	
164	7	Gravel lot south of Ahearn Electric equipment/ vehicle storage site	none	Undeveloped	Unoccupied	none	n/a	Vacant (no structures) gravel lot next to Ahearn Electric equipment/vehicle storage lot. Appears to be used for parking by homeless people.	Y	N	Y	Adjacent to site with environmental records (Site #142 - also historical auto painting business).	P	NA	P	L	-	-	-	
165	8	Single family residence	915 N CAMBRIAN AVE	Residential	Occupied	915 N CAMBRIAN AVE	n/a	Singe family residence.	N	N	N	Adjacent to site with environmental records (Site #162). Pre-1978 construction.	P	NA	N	N	-	-	Recently sold.	
166	8	Single family residence	923 N CAMBRIAN AVE	Residential	Occupied	923 N CAMBRIAN AVE	n/a	Singe family residence.	N	N	N	--	N	NA	N	N	-	-	Recently sold.	
167	8	Single family residence	921 MEADE AVE	Residential	Occupied	921 MEADE AVE	n/a	Singe family residence.	N	N	N	Pre-1978 construction.	P	NA	N	N	-	-	-	
168	8	Stusser Electric Co. Warehouse	917 N WYCOFF AVE	Commercial	Occupied	917 N WYCOFF AVE	Osram Sylvania Stusser Electric Co.	Active lighting fixture and equipment business. Storefront/warehouse and fenced lot used for storing equipment and parking.	N	N	N	Active electric business. Pre-1978 construction.	Y	NA	N	N	M	2	See note for Site #160.	
169	8	Undeveloped land in residential area	none	Undeveloped	Occupied	none	n/a	Undeveloped lot in residential area. Looks like part of someone's yard.	N	N	N	--	N	NA	N	N	-	-	-	
170	8	Single family residence	911 MEADE AVE	Residential	Occupied	911 MEADE AVE	n/a	Singe family residence.	N	N	N	Adjacent to site with environmental records (Site #162). Pre-1978 construction.	P	NA	N	N	-	-	-	
171	8	Single family residence	917 MEADE AVE	Residential	Occupied	917 MEADE AVE	n/a	Singe family residence.	N	N	N	Pre-1978 construction.	P	NA	N	N	-	-	-	
172	8	Single family residence	928 N CAMBRIAN AVE	Residential	Occupied	928 N CAMBRIAN AVE	n/a	Singe family residence.	N	N	N	Pre-1978 construction.	P	NA	N	N	-	-	-	
173	8	Single family residence	927 N CAMBRIAN AVE	Residential	Occupied	927 N CAMBRIAN AVE	n/a	Singe family residence.	N	N	N	Pre-1978 construction.	P	NA	N	N	-	-	-	
174	8	Single family residence	925 N CAMBRIAN AVE	Residential	Occupied	925 N CAMBRIAN AVE	n/a	Singe family residence.	N	N	N	Pre-1978 construction.	P	NA	N	N	-	-	-	
175	8	Undeveloped land across from Mike's Auto Repair	none	Undeveloped	Unoccupied	none	n/a	Vacant (no structures) residential lot located across from Mike's Auto Repair (Site #6). Overgrown vegetation.	N	N	Y	Adjacent to historical auto freight depot (Site #176).	P	NA	P	L	M	2	See note for Site #160.	
176	8	Single family residence across from abandoned warehouse	925 N WYCOFF AVE	Residential	Occupied	925 N WYCOFF AVE	n/a	Singe family residence.	N	N	N	Historical auto freight depot. Pre-1978 construction.	Y	NA	N	N	M	2	See note for Site #160.	

**Charleston Brownfield Inventory Parcel Database  
EPA Brownfields Assessment Grant  
City of Bremerton, Washington**

SITE IDENTIFIERS				COUNTY ASSESSOR DATA														
Map ID	Block No.	Site Name / Description	Posted Address	Registered Address	Parcel ID	Account No.	Acres	Property Type	Property Class	Property Use	Year Built	Building Value (\$)	Land Value (\$)	Total Assessed Value (\$)	For Sale or Lease Status (S/L/NA)	Tax Delinq. Status (Y/N)	Owner Name	Owner Mailing Address
177	8	Single family residence adjacent to Stusser Electric Co. warehouse	921 N WYCOFF AVE	921 N WYCOFF AVE	3735-021-010-0000	1439199	0.14	Dwelling (R01)	111 - Single family residence	Single family residence	1917	\$18,970	\$37,510	\$56,480	NA	N	TUCKER COREY DON	921 N WYCOFF AVE BREMERTON, WA 98312

- Notes:**
- High Priority Site
  - Medium Priority Site
  - Low Priority Site
  - Not a Priority Site

Charleston Brownfield Inventory Parcel Database  
 EPA Brownfields Assessment Grant  
 City of Bremerton, Washington

SITE IDENTIFIERS				ENVIRONMENTAL DATA										HISTORICAL INFORMATION	
Map ID	Block No.	Site Name / Description	Posted Address	Total Env. Listings	Listed Name	Listed Address	Environmental Program	Program ID	Environmental Records	Business Detail 1	Business Detail 2	Date Listed	Date Last Updated	Sanborn Map Information	City Directory Information
177	8	Single family residence adjacent to Stusser Electric Co. warehouse	921 N WYCOFF AVE											n/a	n/a

Notes:

High Priority Site

Medium Priority Site

Low Priority Site

Not a Priority Site

**Charleston Brownfield Inventory Parcel Database  
EPA Brownfields Assessment Grant  
City of Bremerton, Washington**

SITE IDENTIFIERS				COSTAR DATA																	OPPORTUNITY SCORING								
Map ID	Block No.	Site Name / Description	Posted Address	Property ID	Building Address	Building Name	Building Status	For Sale Status	For Sale Price (\$)	Days on Market	Last Sale Price (\$)	Last Sale Date	Office Building Class	Star Rating	Total Taxes (\$)	Tax Year	Vacancy Rate (%)	Year Built	Year Renovated	Property Type (Primary)	Property Type (Secondary)	ILVR	ILVR Score	Land Use Score	Env. Risk Score	Potential Haz. Building Mats. Score (pre-1978 construction)	For Sale or Lease Score	Tax Delinq. Score	Total Score
177	8	Single family residence adjacent to Stusser Electric Co. warehouse	921 N WYCOFF AVE	6362258	921 N Wycoff Rd	-	Existing	N	-	-	-	-	C	1 Star	\$744.68	2018	0	1917	-	Office	-	0.51	1	1	0	1	0	0	3

**Notes:**

- High Priority Site
- Medium Priority Site
- Low Priority Site
- Not a Priority Site

**Charleston Brownfield Inventory Parcel Database  
EPA Brownfields Assessment Grant  
City of Bremerton, Washington**

SITE IDENTIFIERS				WINDSHIELD SURVEY RESULTS								SITE CHARACTERIZATION				PRELIM. RANKING	FINAL RANKING		
Map ID	Block No.	Site Name / Description	Posted Address	Current Land Use	Occupancy Status	Posted Address	Business Name	Field Observations	Blight Indicators (Y/N)	For Sale or Lease Sign (Y/N)	Underutilized (Y/N)	Dektop Study Observations	Env. Concerns/ Liabilities (Y/N/P)	For Sale or Lease Status (S/L/NA)	Confirmed Brownfield (Y/N/P)	Preliminary Priority Level (H/M/L/N)	Final Priority Level (H/M/L/N)	Catalyst Redevelopment Zone No.	Brownfield Advisory Committee Comments (Notes from meeting on 10/19/18)
177	8	Single family residence adjacent to Stusser Electric Co. warehouse	921 N WYCOFF AVE	Residential	Occupied	921 N WYCOFF AVE	n/a	Single family residence. Adjacent to Stusser Electric Co. warehouse (Site #168).	N	N	N	Adjacent to historical auto freight depot (Site #176). Pre-1978 construction.	P	NA	N	N	M	2	See note for Site #160.

**Notes:**

- High Priority Site
- Medium Priority Site
- Low Priority Site
- Not a Priority Site

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**APPENDIX B:**

Market Analysis (ECONorthwest)

*Bremerton Charleston District Center*

*Opportunities and Barriers Report - February 11, 2020*

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# Bremerton Charleston District Center Opportunities and Barriers Report

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February 11, 2020

Prepared for the City of Bremerton

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For over 40 years ECONorthwest has helped its clients make sound decisions based on rigorous economic, planning, and financial analysis. For more information about ECONorthwest: [www.econw.com](http://www.econw.com).

ECONorthwest prepared this report for the City of Bremerton. It received substantial assistance from Stantec. That assistance notwithstanding, ECONorthwest is responsible for the content of this report. The staff at ECONorthwest prepared this report based on their general knowledge of the economics of real estate and on information derived from government agencies, private statistical services, the reports of others, interviews of individuals, or other sources believed to be reliable. ECONorthwest has not independently verified the accuracy of all such information and makes no representation regarding its accuracy or completeness. Any statements nonfactual in nature constitute the authors' current opinions, which may change as more information becomes available.

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# 1 Purpose, Context, and Approach

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Once an area known as Bremerton’s “second downtown,” the Charleston District Center (The District) is an important retail spine for the central part of the City of Bremerton. It is located to the west of the downtown area and northwest of the Navy Shipyard. Like several parts of the Bremerton community, the District saw decline and then stagnation from the mid-20<sup>th</sup> century onward. Since the 1980s, the District has experienced a continued loss of retail shops and businesses.

A perception of environmental contamination in older buildings and from previous site uses compounded this disinvestment. The District’s commercial and residential buildings struggle with issues related to aesthetics, disrepair, and safety.

Although the City’s downtown core has recently begun to experience some growth and development, the District has yet to see similar growth. Despite these challenges, the City’s Comprehensive Plan describes an ambitious vision for the District to grow into a vibrant mixed-use town center to support the surrounding neighborhoods.

As one step in advancing that vision, the City of Bremerton is using a portion of its 2017 EPA Brownfields Community-Wide Assessment (CWA) grant to develop an Area-Wide Plan (AWP) for the Charleston District Center. The District was selected out of four target areas as the focus of the AWP.

The purpose of this report is to outline development opportunities and barriers for the District, summarize local socioeconomic conditions, and provide recommendations to the City on how it can best support new investment in the District. The report provides context and focus for the AWP process.

## 1.1 Study Area Context

The Charleston District Center is located centrally within the City of Bremerton. Bremerton is located on the edge of the Kitsap Peninsula, across the Puget Sound from Seattle.

The District comprises an area of about 40 acres and 177 individual parcels of property, many of which are vacant or under-utilized. Exhibit 1 shows the District within the context of Bremerton. Exhibit 2 shows a parcel-level map of the District itself.

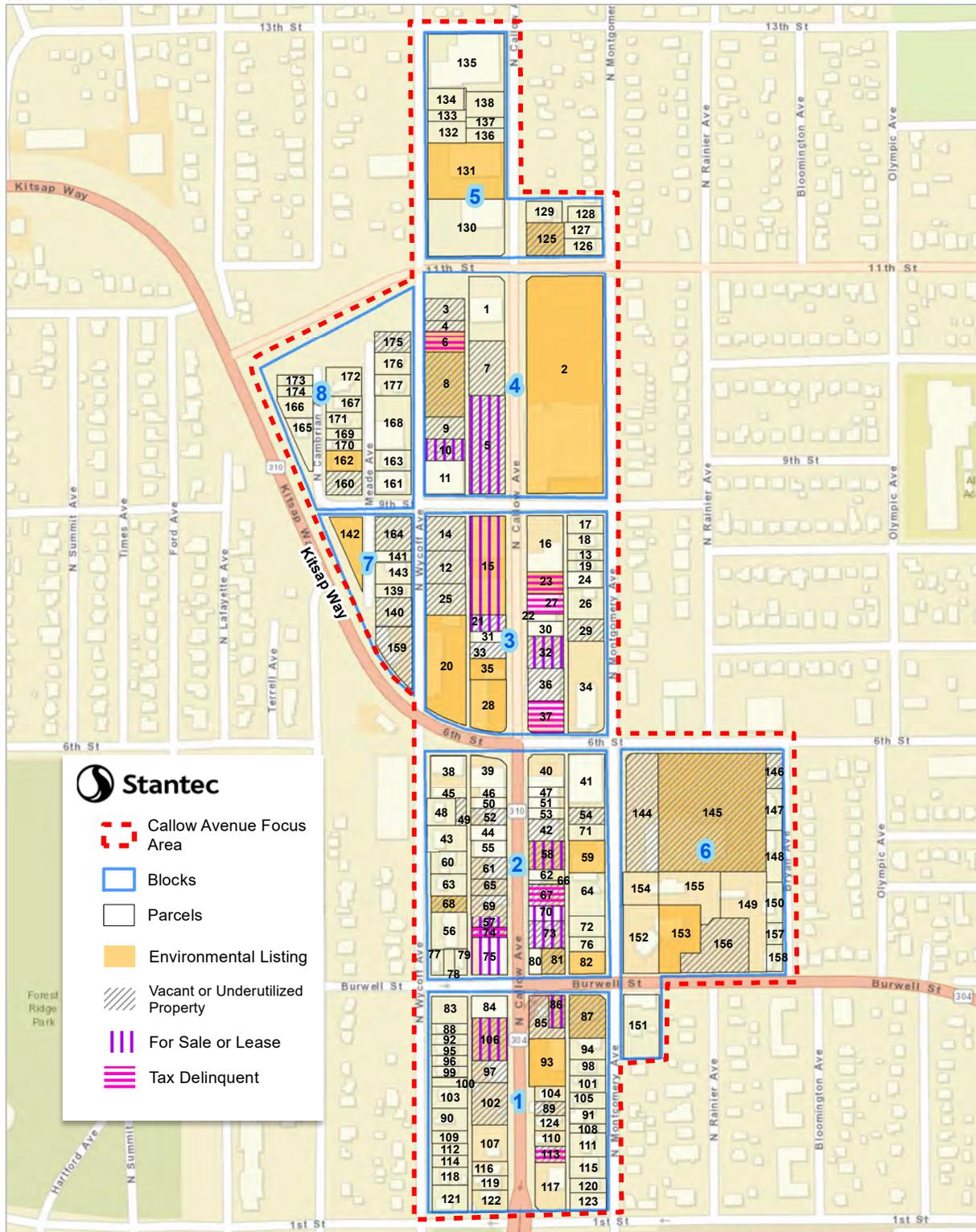
# Exhibit 1. Charleston District Center Context

Source: Stantec and ECONorthwest



## Exhibit 2. Map of Charleston District Center Study Area

Source: Stantec.



Disclaimer: Stantec assumes no responsibility for data supplied in electronic format. The recipient accepts full responsibility for verifying the accuracy and completeness of the data. The recipient releases Stantec, its officers, employees, consultants and agents, from any and all claims arising in any way from the content or provision of the data.

## Economic Context

The City of Bremerton is a military town. Military activities, specifically U.S. Navy-related activities, have formed the foundation of the City's economy since the establishment of the naval base on the Sinclair Inlet in 1892. The city was at its peak population during World War II, when tens of thousands of workers and their families poured into the community to support the war effort. In the decades following the war, the population contracted. Nevertheless, the military still plays a major role in the local economy.

## Existing Uses in the District

The Charleston District is a historic business district. It originally formed the main street (then called Washington Street) of the City of Charleston before it was absorbed by the City of Bremerton. Today, the District possesses a substantial, albeit aging, stock of retail and commercial buildings and has a walkable streetscape. The wide range of businesses currently in the District includes veterinary clinics, bakeries, restaurants, and tattoo parlors.

Many of the current businesses in the District have been located there for decades. McGavin's Bakery and Kitsap Sports, for example, have operated in the area since the 1940s. Famed for its pink champagne cake, McGavin's Bakery garners both local and national renown. The area has several popular restaurants as well, including Suzy's Kitchen and Pho Thai. A Safeway opened in the District since 1994 and is one of the largest grocery stores in central Bremerton.



McGavin's Bakery and its historic sign. The Bakery opened on Callow Avenue in 1942 and is famed for its pink champagne cake.



Kitsap Sports has been located on Callow Avenue for decades. The family-owned sporting goods shop offers a wide range of gear ([kitsapsports.com](http://kitsapsports.com)).

The District has seen some limited interest in business expansions but few new development projects. McGavin's Bakery is exploring options for leasing out the vacant building that it owns that sits adjacent to their bakery. Unique Experience Custom Embroidery recently relocated from one area to another within the District and is leasing additional space that it owns to a sign-making business.

When asked, local community members note that the District has many positive existing assets, such as its integration with surrounding neighborhoods. However, many also opined that the District continues to struggle and would benefit from increased assistance from the City.

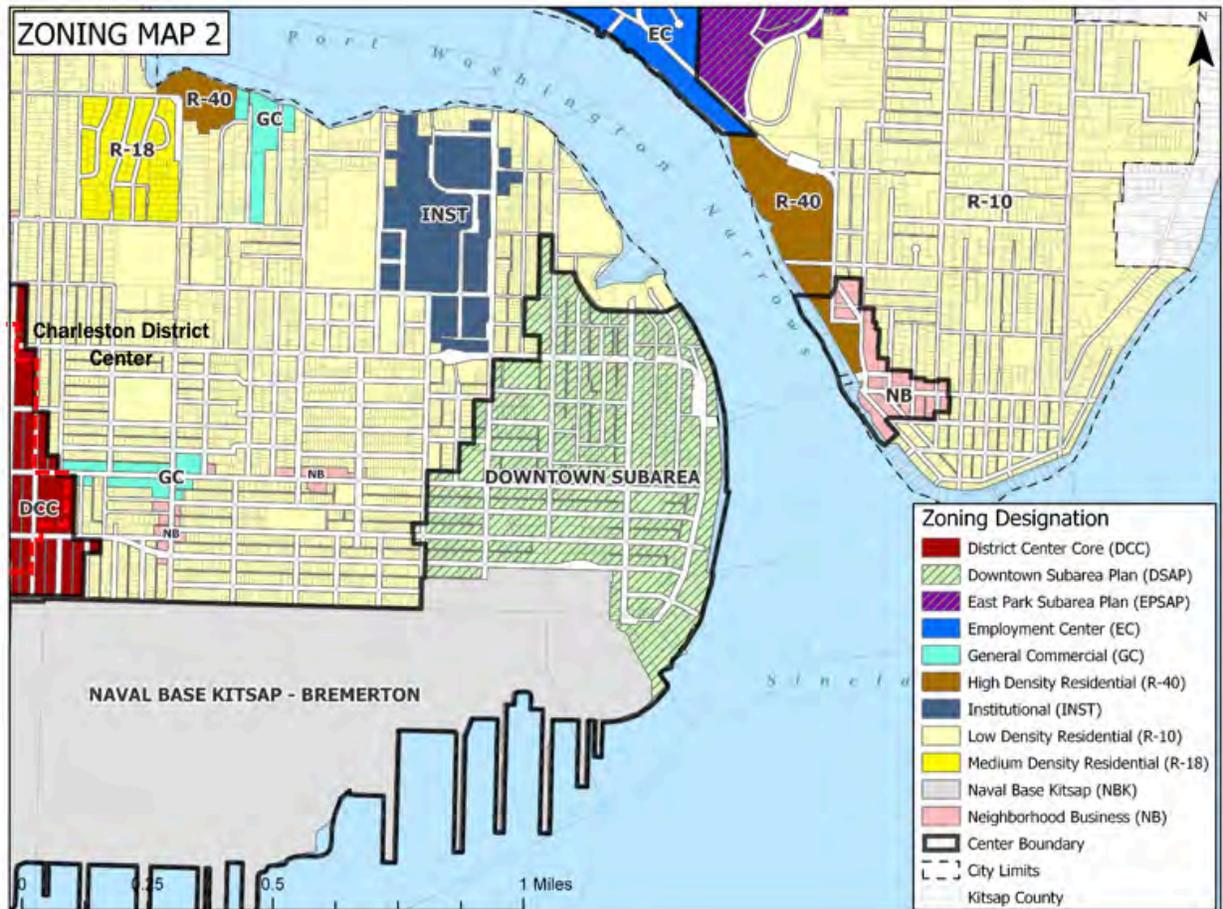
## Zoning and Policy Context

The Bremerton Comprehensive Plan (The Plan) designates Callow Avenue—the primary north/south street through the area—as the main commercial street within the Charleston District. The Plan describes an ambitious vision for the District to grow as a vibrant mixed-use town center to support the surrounding neighborhoods and general public. The Plan calls for the City to promote commercial infill of higher densities and to encourage adaptive reuse and preservation of existing commercial buildings.

The City’s comprehensive plan zones the entirety of the District as District Center Core (DCC), which permits mixed-use, commercial, and residential uses. This District Center zone aims to encourage the redevelopment of the District into a “historic business district” with a “variety of services” for nearby residential areas.

### Exhibit 3. Study Area Zoning Map

Source: City of Bremerton



The land immediately surrounding the study area is zoned primarily for low-density (R-10) residential uses and some commercial uses (GC and NB) with a small amount of multifamily

(R-40) zoned land to north of the District. Exhibit 4 summarizes permitted uses, density, and parking requirements for these zones.

#### Exhibit 4. Study Area Zoning Summary

Source: City of Bremerton Title 20 Land Use and Chapter 20.48 Off-Street Parking Requirements

Zone	Residential Density	Offsite Parking Requirements	Permitted Uses
District Center Core (DCC)	No maximum	Commercial: One space per employee Residential: One to two spaces per dwelling unit dependent on unit size and location	Mixed-use, commercial, residential
Low-density residential (R-10)	Minimum: 5 dwelling units/acre Maximum: 10 dwelling units/acre	Two spaces per dwelling unit for most permitted uses	Single-family attached and detached, ADU, townhouse, duplex
High Density Residential (R-40)	Minimum: 18 dwelling units/acre Maximum: 40 dwelling units/acre	One to two spaces per dwelling unit dependent on unit size and location	Single-family attached and detached, ADU, townhouse, duplex, multifamily
General Commercial (GC)	No maximum	Dependent on use type	Commercial, all residential uses excluding some group homes
Neighborhood Business (NB)	No maximum	Dependent on use type	Small-scale commercial under 15,000 gross square feet, residential as secondary use type

# 1.2 Analytic Approach

We used a multi-pronged approach to develop an understanding of current issues, opportunities, and barriers in the Charleston District Center. Key methods included market research and interviews with Bremerton community members.

## Market Research

To understand existing development conditions in the area, we conducted an assessment of residential and commercial real estate market conditions and trends. These data are further detailed in Sections 3 and 4.

## Local Expert Interviews

We relied on qualitative research in the form of expert interviews to fill gaps in the quantitative data and to tell the local story of the Charleston District. Interviews were conducted in the late spring of 2019. The interviewees represent business and property owners, community members, local real estate brokers and developers, and economic development professionals. They are not necessarily representative of all of the stakeholders, interests, or perspectives in the community.

Insights gained from these conversations informed our findings and recommendations. Combining the qualitative input from locals with on-the-ground knowledge and perspectives is crucial to understanding the entire story of the Charleston District Center. Although we may use direct quotes, to protect the anonymity of each respondent; we have not attributed any of them to individuals.

ECONorthwest interviewed the following individuals between May and June of 2019.

### Exhibit 5. Stakeholder Interview List

Interviewee	Affiliation
Chuck Henderson	Broker/Development Coordinator
Faye Flemister	Charleston District Center Business/Property Owner
Gary Gartin	Commercial Real Estate Broker
Kurt Wiest	Bremerton Housing Authority Executive Director
Lance Sheldon	Charleston District Center Business/Property Owner
Rick Tift	Naval Base Kitsap; Executive Director of Civilian Services
Mike Brown	Sound West Group; Principal, President of FPH Construction

## General Findings

- **The Charleston District is a “gateway” to the City.** The District’s proximity to the freeway (SR-3) makes it an entry point to the City of Bremerton. One local expert referred to the District as the “face” of Bremerton and expressed dismay that the area was not seeing more investment. Despite being in a high-visibility and high-traffic area, local experts noted that the District struggles to attract visitors who live and shop locally. Improvements to facades and safety, and a diversification of retail offerings may help to bring people into the area, stakeholders said.
  - One local expert noted that businesses in the District have had to “tough it out” for a long time and that they feel “ignored” by the City. Continued economic decline have lowered morale in the District.
- **As part of Naval Base Kitsap, the Puget Sound Naval Shipyard and Intermediate Maintenance Facility (PSNS & IMF) is the main driver of economic activity near the District, but security protocols have limited the base’s economic stimulus.** The Naval Base Kitsap employs around 14,000 employees and has recently been hiring about 1,000 new workers annually.<sup>1</sup> About 42 percent of base workers live in Bremerton, but the rest commute from other places that can be quite far away.
  - After the September 11 attacks, the base adopted more stringent security protocols, which more or less required workers to stay on the base during the entirety of the work day. Stakeholders indicated that these security protocols have limited the base’s economic stimulus for the District.
- **Workforce and missing-middle housing may be a good use for the area.** Local experts indicated that quality housing for lower- and middle-income households is under-supplied in Bremerton. The lack of suitable housing leads many workers in Bremerton to live outside the city. Given Bremerton’s high proportion of middle-income renter households, local experts also suggested that the city and the District need more multifamily-zoned land to allow additional multifamily development.
- **Local experts expressed an interest in uses that could support military activities.** Several local experts indicated that there is a high demand for industrial space, particularly for military uses connected to the shipyard activities. *(Note: there may be a limited opportunity for some of these uses but it is unlikely—given zoning and parcellation—that a substantial portion of the area could be used in this way.)*

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“We can see the love for downtown but cannot see it in the [District]”  
- District business owner

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## Challenges to Revitalization

- **The Charleston District faces several barriers to development, including issues with the perception of safety, aging infrastructure, and imbalanced real estate economics.**

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<sup>1</sup> Naval Base Kitsap management

Local experts identified several barriers to development in the District. Namely, there are safety concerns due to poor lighting, heavy traffic, and the presence or perceived presence of crime in the area. Furthermore, aging infrastructure and lack of parking, real or perceived, may pose additional challenges. Local experts noted that there is already limited parking available for existing retail stores, and that parking would become a bigger issue if the District were to develop further.

At a fundamental level, there is also an imbalance between the rents the property owners and developers need to collect to redevelop their properties and those that are attainable in the area. One local expert, a developer, said that he is uninterested in developing projects in the District for the foreseeable future. The takeaway is that until there is more momentum, it will be difficult to attract new development.

- **The Charleston District lacks a cohesive vision.** The District does not have a formal business association or a master plan<sup>2</sup>. Local business owners indicated that businesses in the District do not have strong relationships with one another and that the area lacks an overarching vision that would motivate business and property owners to make improvements.
- **There are few natural amenities in the district.** Unlike Downtown Bremerton, that is located on the water, there are few parks, views, or other natural amenities in or adjacent to the District.

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<sup>2</sup> There is a Facebook group populated by local business owners. Our understanding is that this is an informal group.

## 2 Market and Economic Conditions

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This section presents a summary of key demographic, household, and economic trends that will inform the actions to revitalize the Charleston District Center. Demographic trends focus on the characteristics of people and households, household trends focus on specific housing and household characteristics that will influence demand for new housing, and economic trends focus on the performance of the economy.

The data presented in this section are largely for the City of Bremerton. Kitsap County and the State of Washington are frequently provided as comparators. Preliminary analysis suggested that the District was demographically and socioeconomically similar to Bremerton. Because city-level data is more widely available and has a greater degree of statistical accuracy, the City is the focus for the trends discussed below. Furthermore, broader geographic trends have important implications for the District. For a description of the data used in this analysis and a detailed overview of these trends, see Appendix A: Detailed Demographic and Economic Analysis.

### 2.1 Summary of Demographic Trends

As of 2018, Bremerton had a population of 41,500 people. Bremerton's population increased 9 percent since 2000. According to a 2014 Kitsap County Buildable Lands Report, Bremerton's population is expected to continue to grow at an average annual growth rate of 1.5 percent for at least the next decade.<sup>3</sup> At this growth rate, Bremerton is forecast to grow by about 22 percent or about 10,500 people by 2035.

The Naval Base Kitsap and the associated Naval shipyard (PSNS/IMF) play a large role in the local community. Bremerton's demographic profile is closely linked to the military personnel and their families that live in the area. Changing and continuing demographic trends in Bremerton have implications for future housing demand and economic growth. Unless otherwise noted, data in this analysis come from the American Community Survey (ACS) and refers to the 2013-2017 time period.<sup>4</sup> The following highlights our primary findings from our demographic analysis:

- **Bremerton's population is young, and nearly half of the City's households are non-family households.** Bremerton's median age is 32.8, compared to 39.1 in Kitsap County

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<sup>3</sup> Source:

[https://www.kitsapgov.com/dcd/PEP%20Documents/BLR\\_2014\\_3%20Countywide%20Population%20and%20Housing%20Growth.pdf](https://www.kitsapgov.com/dcd/PEP%20Documents/BLR_2014_3%20Countywide%20Population%20and%20Housing%20Growth.pdf)

<sup>4</sup> 2013-2017 five-year estimates from the American Community Survey (ACS) are the primary data source for demographics in this report. For a description of the ACS, five-year estimates, and why ECONorthwest uses them, see Appendix A of this report.

and 37.6 in Washington. The large military presence in the City is likely to attract younger residents, many of whom will be unmarried or without children.

- **A large share of Bremerton's population has connections to the military.** About 17 percent of Bremerton residents were veterans, which is comparable to Kitsap County, but nearly double that of the state of Washington (9.8 percent).
- **Bremerton's median income is below that of Kitsap County and Washington, but incomes are growing.** Bremerton's median household income was about \$49,000 in the analysis period, which was well below that of Kitsap County (\$69,000) and Washington (\$66,000). However, inflation-adjusted household incomes in Bremerton grew 7 percent between 2000 and 2013-2017 but remained stagnant in both Kitsap County and Washington.

## 2.2 Summary of Household Trends

Bremerton's household trends reflect the strong military presence in the City. Bremerton's small household size and high proportion of renters may be driven by the fact that military workers are often young, without spouses or children, and move frequently. The below findings summarize our analysis of Bremerton's household composition and housing market:

- **Bremerton has the oldest housing stock in Kitsap County.** According to the City's 2017 brownfields grant application, over 75 percent of Bremerton's housing units were built before 1980 and 22 percent were built before World War II. Due in part to its age, the local housing stock is in fair or poor condition.
- **Bremerton has a small average household size and a high proportion of renter households.** Bremerton's average household size was 2.22 in 2013-2017, compared to 2.51 in Kitsap County and 2.55 in Washington. In addition, 57 percent of Bremerton's households were renters, compared to 33 percent in Kitsap County and 37 percent in Washington.
- **A large proportion of Bremerton's households live in multifamily housing.** In 2013-2017, 40 percent of Bremerton households lived in multifamily housing. This is a slight decline from 2000 when 44 percent of Bremerton households lived in multifamily housing.

## 2.3 Summary of Economic Trends

Activities on and associated with the Naval Base Kitsap and PSNS/IMF dominate Bremerton's economy. The Naval Base Kitsap and shipyard employs around 14,000 workers and makes about a thousand hires a year.<sup>5</sup> Almost 11 percent of occupations in Bremerton are military

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<sup>5</sup> Source: Naval Base Kitsap management

specific.<sup>6</sup> About 42 percent of base workers live in Bremerton, but the rest commute, sometimes long distances.<sup>7</sup>

After the September 11 attacks, the base adopted more stringent security protocols, which generally require workers to stay on the base during the entirety of the work day. Local experts indicated that these security protocols have limited the base's economic influence on the surrounding community, including the Charleston District.

Bremerton's economy has seen moderate growth since the Great Recession. Its unemployment rate fell from 10 percent in 2010 to just under 6 percent in 2018, and it experienced an overall growth in employment of 22 percent (increasing from 13,463 workers to 16,425) between 2000 and the 2013-2017.

Bremerton continues to experience higher levels of unemployment than Kitsap County (4.6 percent unemployment in 2018) and Washington (4.5 percent unemployment in 2018). However, inflation-adjusted income growth in Bremerton was 7 percent between the 2000 and 2013-2017. Comparatively, inflation-adjusted income for Kitsap County and Washington actually declined 1 percent.

Although the city-level data is promising, the Charleston District Center appears to have seen little of the expansion of the local economy. For example, the majority of recent real estate projects have been constructed in Bremerton's downtown. The following findings broadly characterize Bremerton's economy:

- **Bremerton's economic conditions have improved during this cycle's economic expansion.** Even before the Great Recession, unemployment rates in Bremerton were between 8 and 11 percent. In 2018, unemployment rates fell to just under 6 percent, the lowest they had been in nearly 20 years. Locals also report that there have been a few start-up companies that have located in the Downtown area.
- **The presence of the Naval Base Kitsap and shipyard and continued military activities are central to Bremerton's economy.** Nearly 11 percent of occupations in Bremerton are military-specific, compared to about 6 percent in Kitsap County, and less than 1 percent in Washington.
- **Growth in Seattle may be influencing growth in Bremerton and is likely to become a larger driver in the future.** The Fast Ferry, which opened in 2018, can travel between Bremerton and Seattle in half an hour and significantly reduces commutes between the two cities. As Seattle continues to grow, Bremerton may also experience growth as people relocate to Bremerton in search of affordable housing and a reprieve from the city lifestyle.

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<sup>6</sup> "Military-specific" refers to occupations for workers employed by the military.

<sup>7</sup> Source: Naval Base Kitsap management

## 3 Real Estate Analysis

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The market for new development in the Charleston District Center is divided into residential and commercial real estate sectors.

- Residential real estate includes rental and ownership housing, including apartments, condominiums, single-family homes, townhomes, manufactured homes, and student housing.
- Commercial real estate is any non-residential property and includes office, industrial, flex space, retail, and hotel development types.

Very little new development has occurred in the Charleston District in the last several decades. The majority of the District's multifamily, office, and retail stock was built in the 1930s and 1940s, reflecting Bremerton's WWII-era growth. The following sections of this report focus on real estate trends within the City of Bremerton with a focus on the implications for development for the District.

### 3.1 Residential Real Estate

This section provides an assessment of residential real estate trends for Bremerton's single-family and multifamily housing markets. It addresses factors such as housing vacancy, new housing development (particularly for multifamily uses), and residential sales, and rental costs.

- **Housing costs in Bremerton are generally lower than in Kitsap County and Washington, but costs have been rising.**
  - **Home sales prices:** The median home sales price has been rising since 2014 and was just under \$300,000 in April 2019.
  - **Rents:** Multifamily asking rents per square foot have risen modestly in Bremerton from \$0.87 in 2000 to \$1.49 in the second quarter of 2019, but on average, remain below those of Kitsap County and Washington.<sup>8</sup>
- **Vacancy rates for multifamily and single-family housing have fallen since the end of the Great Recession.** Multifamily vacancy rates in Bremerton fell from 7.7 percent in 2011 to 4.3 percent in the second quarter of 2019.

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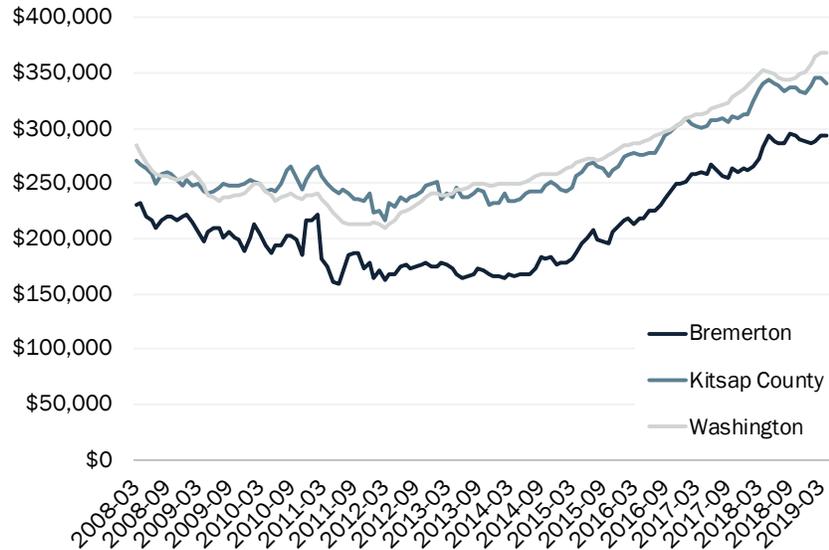
<sup>8</sup> Rents are not adjusted for inflation.

## Residential Real Estate Trends

Home sales prices in Bremerton have been rising, but trend below those of Kitsap County and Washington.

**Exhibit 6. Median Home Sales Price: Bremerton, Kitsap County, and Washington, March 2008–April 2019**

Source: Zillow, Median Sale Price – Seasonally Adjusted (monthly data).



Bremerton's median gross rent is below that of Kitsap County and Washington.

**Exhibit 7. Median Gross Rent; Bremerton, Kitsap County, Washington**

Source: U.S. Census Bureau, American Community Survey, 2013-2017, table B25064

**\$918**  
Bremerton

**\$1,116**  
Kitsap County

**\$1,120**  
Washington

In 2013-2017, Bremerton had a residential vacancy rate of 10.9%.

**Exhibit 8. Percent Vacant Housing Units, 2000, 2010, 2013-2017**

Source: U.S. Census Bureau, 2000 Decennial Census SF1 Table QT-H1, 2010 Decennial Census SF1 Table QT-H1, 2013-17 ACS Table B25002.

**9.2%**  
Vacancy 2000

**13.6%**  
Vacancy 2010

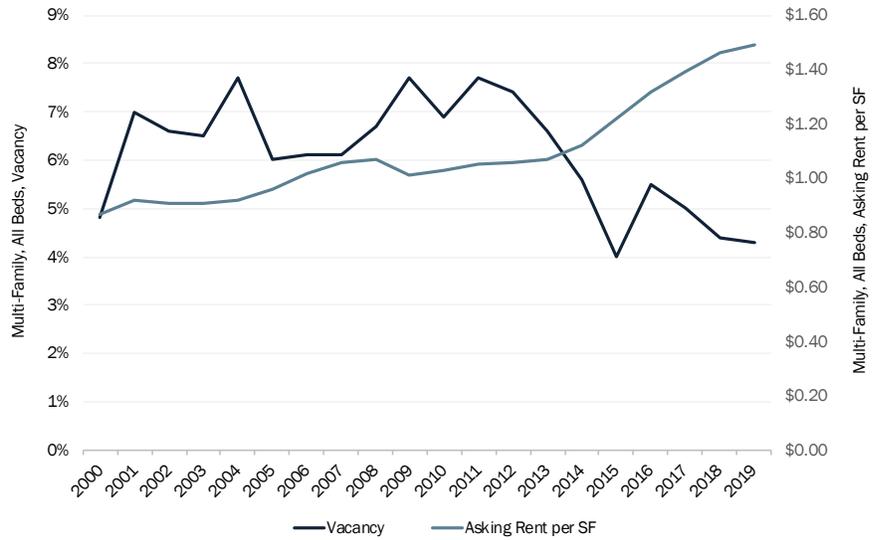
**10.9%**  
Vacancy 2013-2017

Multifamily rents per square foot have been rising steadily in Bremerton since 2000.

Multifamily vacancy rates in Bremerton have varied but have been trending downward since 2011.

**Exhibit 9. Bremerton Multi-Family Vacancy and Asking Rent per Square Foot, All Bedrooms, 2000 to 2019**

Source: CoStar.



The average multifamily rent per square foot in Bremerton in the second quarter of 2019 was \$1.49.

Studio apartments had the highest rents per square foot at \$2.02 and four-bedroom apartments had the lowest rent per square foot at \$0.87.

**Exhibit 10. Bremerton Average Asking Rent per Square Foot by Bedroom Size, 2019**

Source: CoStar.

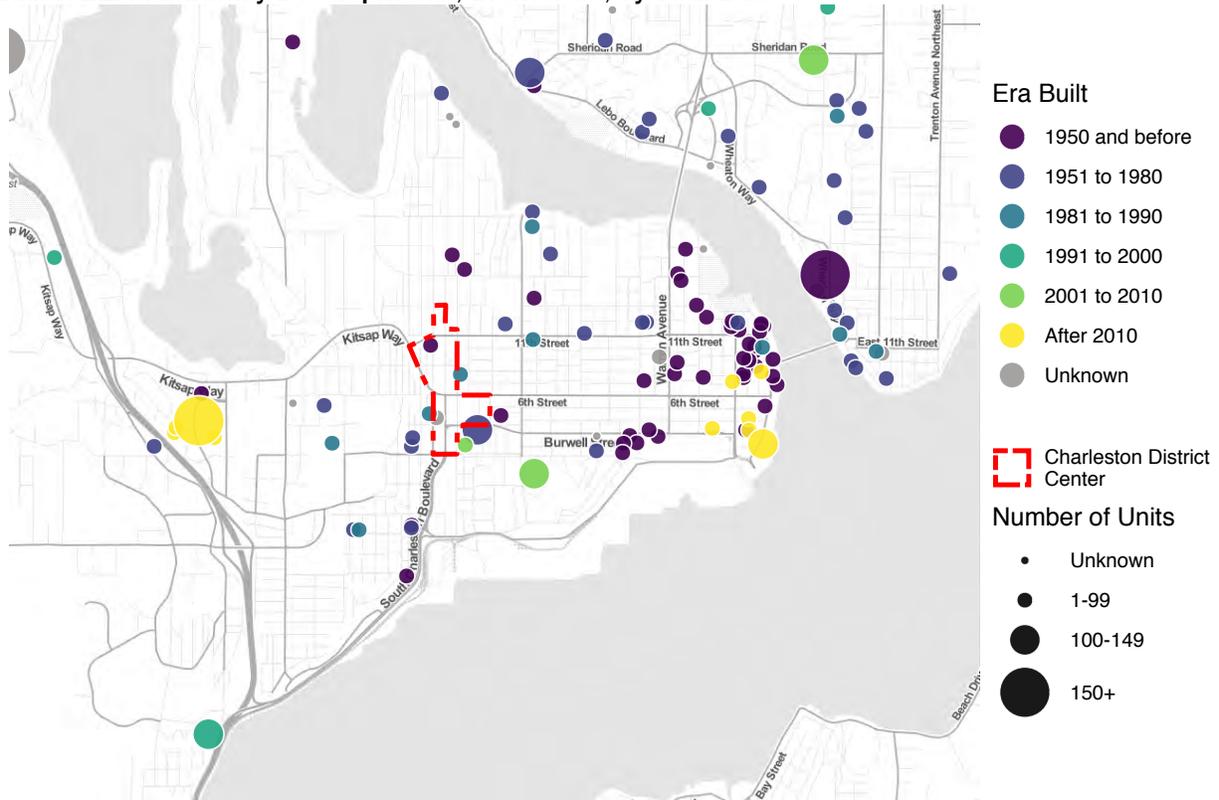


## Multifamily Real Estate Development

The majority of multifamily developments in Bremerton were built 1980 or earlier; many were built prior to 1950. A handful of newer multifamily developments are concentrated in downtown Bremerton and western Bremerton. Exhibit 11 maps the location, size, and age of multifamily developments in Bremerton.

The District has seen little multifamily development over the past several decades, and no multifamily stock has been added to the area since 2010. The next section of this report discusses characteristics of newly built and proposed developments in Bremerton.

**Exhibit 11. Multifamily Developments, Bremerton, by Year Built**



ECONorthwest, Data Source: CoStar (June, 2019)

## Characteristics of Newer Multifamily Structures

Exhibit 12 provides a selection of multifamily buildings constructed within the last five years in Bremerton. In all, CoStar lists nine multifamily buildings built in Bremerton within the last five years; the majority of these buildings are downtown.<sup>9</sup>

<sup>9</sup> See Appendix A for a description of CoStar data.

**Exhibit 12. Newer Multifamily Developments in Bremerton**  
**606 Apartments – 606 Burwell St. – Downtown Bremerton**



Year built: 2016  
 Total units: 71  
 Vacancy rate: 2.8%  
 Parking spaces: Unknown

Beds	Units	Avg. Sq. Ft.	Rent per Sq. Ft.
Studio	4	369	\$3.12
1-Bed	56	600	\$2.26
2-Bed	11	769	\$2.19

**Spyglass Hill Apartments – 646 Highland Ave. – Downtown Bremerton**

Year built: 2017  
 Total units: 87  
 Vacancy rate: 4.6%  
 Parking spaces: 48 covered spaces



Beds	Units	Avg. Sq. Ft.	Rent per Sq. Ft.
Studio	5	512	\$2.83
1-Bed	65	652	\$2.45
2-Bed	17	1,367	\$2.05

**Insignia Apartment Homes – 1060 Insignia Loop – Northeast Bremerton**



Year built: 2017  
 Total units: 162  
 Vacancy rate: 1.2%  
 Parking spaces: Unknown

Beds	Units	Avg. Sq. Ft.	Rent per Sq. Ft.
1-Bed	78	707	\$2.16
2-Bed	84	907	\$1.90

**Anticipated Delivery of Multifamily Structures**

The following table lists multifamily buildings with anticipated delivery in 2019 or 2020. Three complexes are set to deliver in the summer of 2019 with two other complexes anticipated to deliver in 2020. All but two of them are slated to be located downtown. The complex on Bay Vista Blvd. will be located in Western Bremerton, and the complex on N Gibson Ln. will be located in Northeast Bremerton.

**Exhibit 13. Multifamily Dwelling Unit Delivery by Anticipated Delivery Date, 2019 and 2020**

Address	Units	Anticipated Delivery	Type
4520-4568 Bay Vista Blvd.	216	Summer 2019	4-Star Garden Apartments
242 Burwell St.	56	Summer 2019	4-Star Mid-Rise Apartments
5168 N Gibson Ln.	40	Summer 2019	4-Star Mid-Rise Apartments
707 Pacific Ave.	5	Proposed – 2020	4-Star Low-Rise Apartments
280 Washington Ave.	120	Proposed – 2020	4-Star Mid-Rise Apartments

Source: CoStar.

## 3.2 Commercial Real Estate Trends

This section details Bremerton’s commercial real estate conditions and identifies market drivers and trends that will influence the market appeal and viability of commercial uses in the Charleston District Center. With a land use zone of District Center Core, the Charleston District Center is regulated to promote mixed-use office and retail commercial uses.

### Office Real Estate Trends

Buildings in the office real estate market are designed for comfort and to optimize workflow for employees.

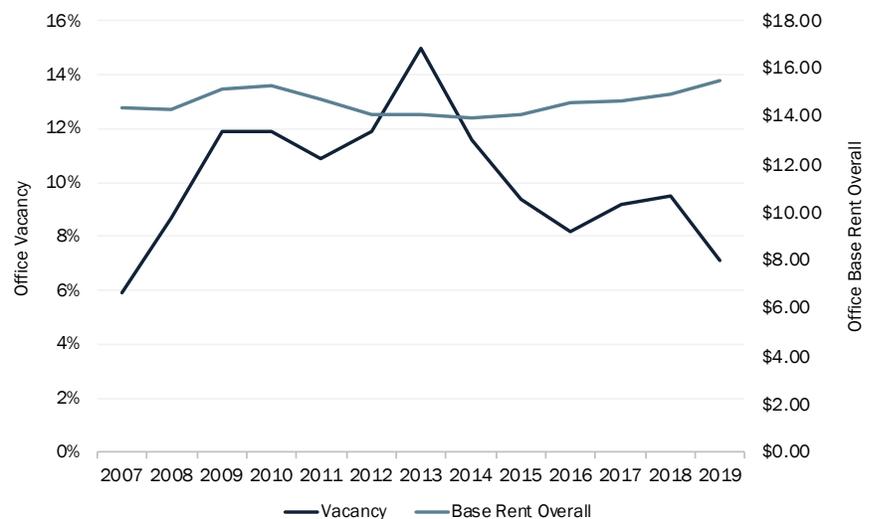
- **Office vacancies in Bremerton were historically high but are trending downward.** The office vacancy rate in Bremerton has fallen from a high of 15 percent in 2013 to 7 percent in the second quarter of 2019—a rate that indicates a healthy office market.
- **Office base rents in Bremerton are low and have remained relatively flat over the last decade.** Office base rent was \$14.40 in Bremerton in 2007 and increased to \$15.47 in the second quarter of 2019. For context, the average office base rent in Washington was about \$26 in the second quarter of 2019.
- **There have been few deliveries of office space in Bremerton in the last decade and absorption<sup>10</sup> of space has varied widely.** About 26,000 square feet of office space has been delivered since 2007 in Bremerton. Absorption was positive in the second quarter of 2019 at 50,582 square feet but was negative the two years prior.

**Office base rent has remained relatively stagnant in Bremerton since 2007 at around \$16 per square foot.**

Office vacancy rates have been historically high in Bremerton, remaining above 6% as of the third quarter of 2019.

**Exhibit 14. Bremerton Office Vacancy and Base Rent Overall, 2007 to 2019**

Source: CoStar.



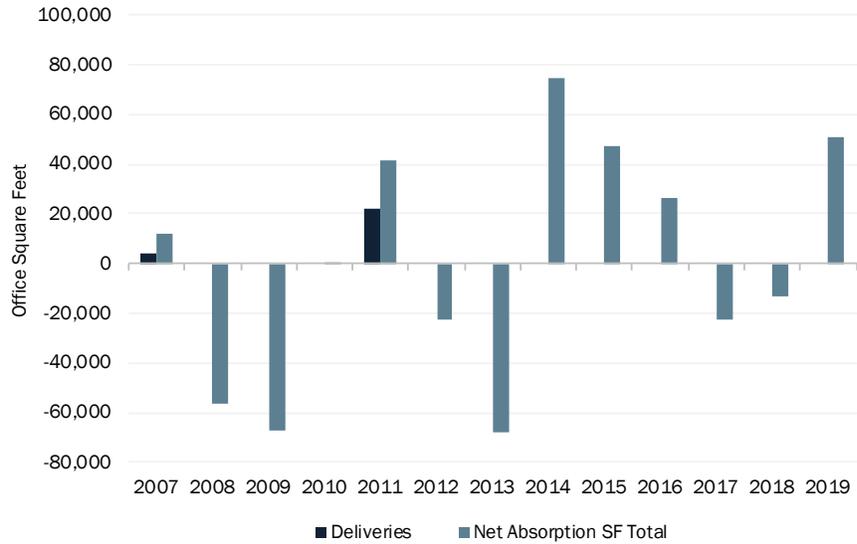
<sup>10</sup> Absorption refers to the change in the amount of occupied square feet over time. If absorption is positive, for example, more square footage is occupied than was in a previous time period.

**There have been very few feet of office space delivered since 2007 in Bremerton.**

Net absorption of office space has been sporadic over the last decade but was positive in 2019 at over 50,000 square feet.

**Exhibit 15. Bremerton Office Deliveries and Net Absorption (Square Feet), 2007 to 2019**

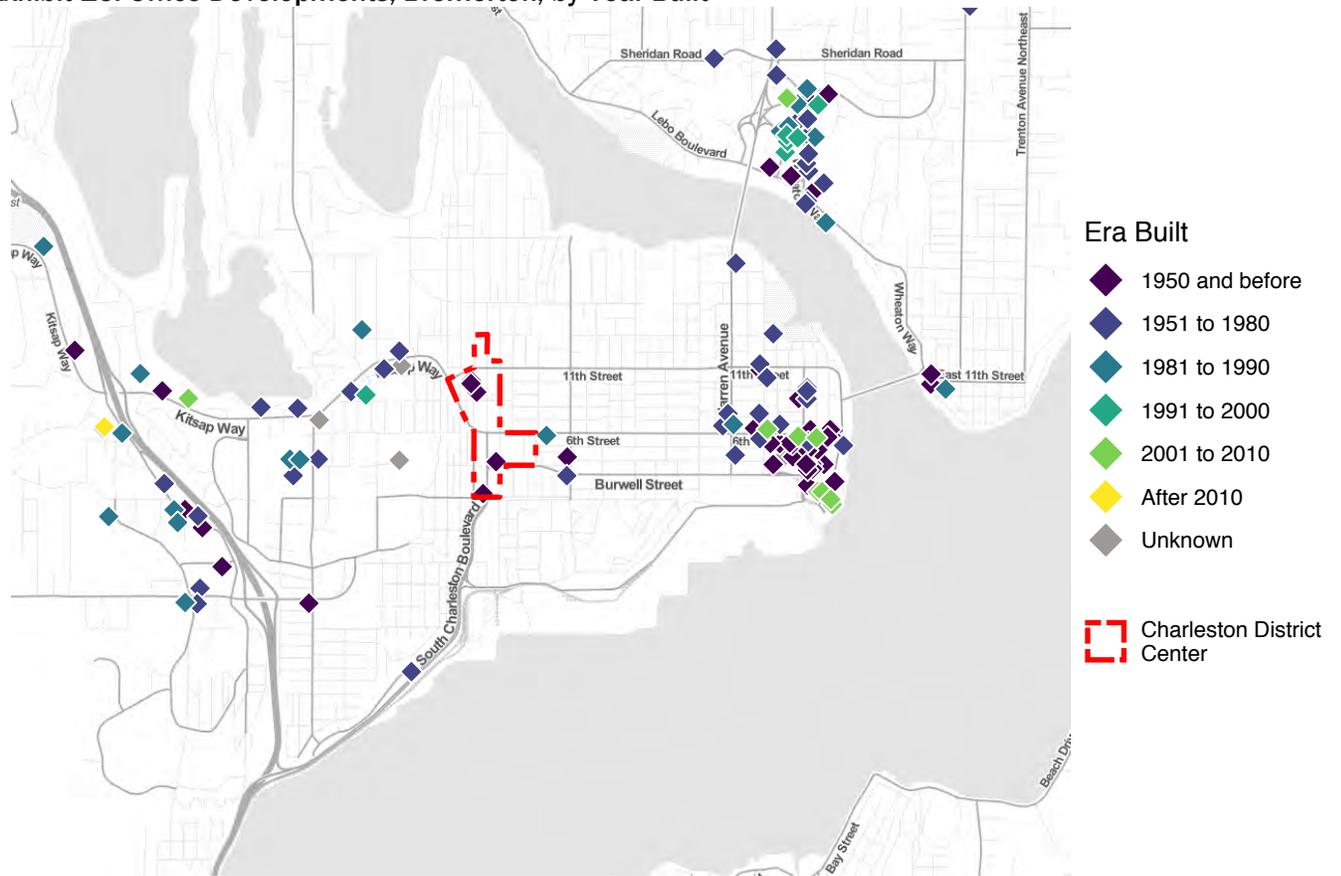
Source: CoStar.



## Office Real Estate Development

Very little office space has been delivered in Bremerton in recent years. Exhibit 16 maps office developments by year built and shows that no office space has been developed in or near the District or in downtown Bremerton since 1990. All office space within the District was developed before 1950.

### Exhibit 16. Office Developments, Bremerton, by Year Built



ECONorthwest, Data Source: CoStar (June, 2019)

## Characteristics of Newer Office Structures

There have been few new office buildings constructed in Bremerton within the last eight years. The following building is one of the few examples.

### Exhibit 17. Newer Office Building in Bremerton



#### 5373 Auto Center Way Building A –

Year built: 2011

Estimated rent: \$17 per sq. ft. (NNN)<sup>11</sup>

5373 Auto Center Way – Building A is a two-story building with 10,998 sq. ft. per floor. It is occupied by two tenants. Sullivan Heating & Cooling occupies floor two and Airgas occupies approximately half of floor one. The other half of floor one, approximately 6,000 sq. ft., is available for rent. There are 50 parking spaces. It is located just off of Washington Street, southeast of the Forest Lawn Cemetery in Bremerton.

## Retail Real Estate Trends

Buildings in the retail real estate market are configured to display, advertise, and sell products and services to the general public. Retail buildings are designed to be attractive and tend to be located in high-traffic, high-visibility areas.

- **Retail vacancy rates in Bremerton were lower in the second quarter of 2019 than they have been since 2007.** Retail vacancy rates in Bremerton fell to 4.4 percent in the second quarter of 2019 from a high of 13.8 percent in 2013. Bremerton’s retail vacancy rate was about 1 percent higher than the Washington state average in the second quarter of 2019.
- **Bremerton retail rents have risen slowly since 2007.** Retail rents have increased by about two dollars (without adjustments for inflation) since 2007, rising from \$11.10 to \$13.15 on a triple-net equivalent (NNN, calculated on an annual basis). Although there are few data points, retail rents in the Charleston District appear to be about 20% lower than citywide rates.
- **Little retail space has been delivered in Bremerton in the last decade.** Since 2007, about 127,000 square feet of space has been delivered in Bremerton. No retail space has been delivered since 2012, and absorption of retail space has varied widely. Absorption has been positive in the last three years.

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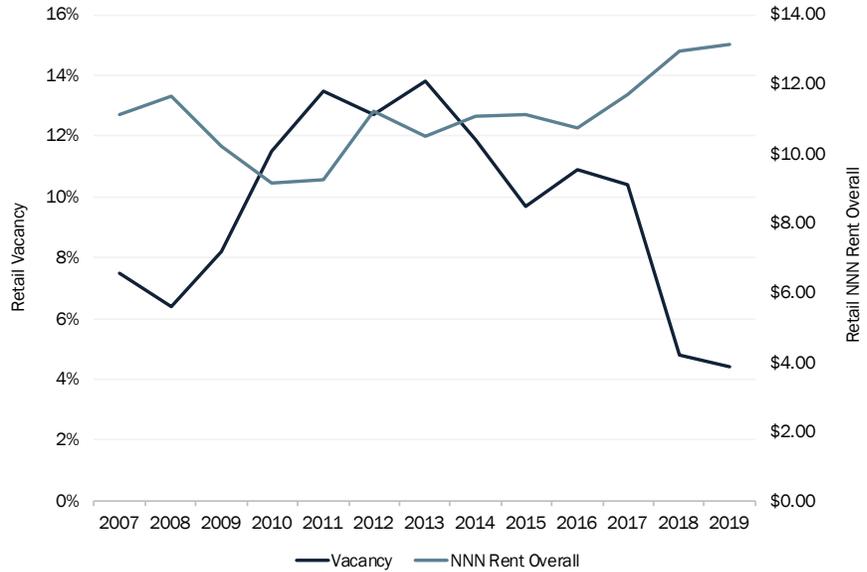
<sup>11</sup> Dollars per square foot are calculated on an annual basis. NNN stands for “Triple-Net” rents—a lease structure where by a tenant pays for all leased space related expenses.

**Bremerton retail overall rents have risen steadily since 2012. In the second quarter of 2019, retail rents per square foot were \$13.15.**

Retail vacancy rates peaked in Bremerton at 13.8% in 2013 but have since fallen to 4.4%.

**Exhibit 18. Bremerton Retail Vacancy and NNN Rent Overall, 2007 to 2019**

Source: CoStar.

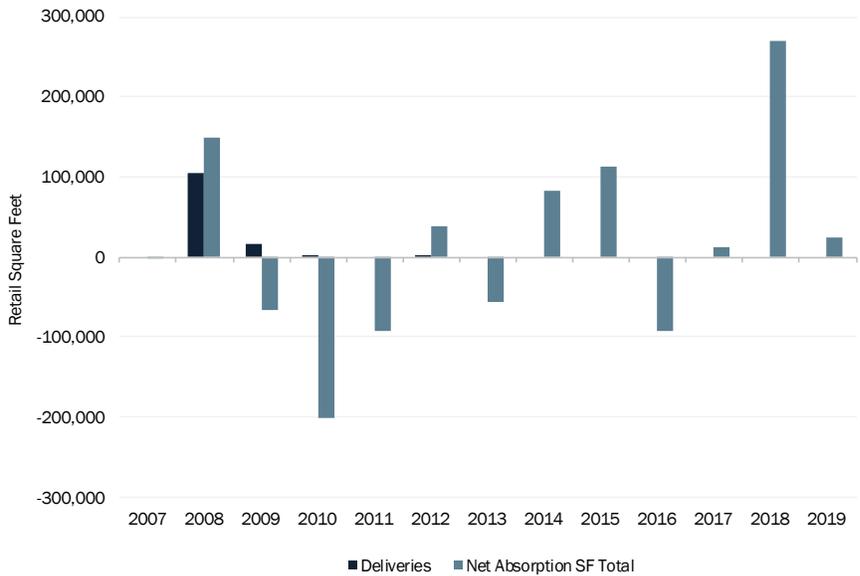


**There have been zero square feet of retail space delivered in Bremerton in the last decade.**

Absorption of retail square feet in Bremerton has fluctuated widely but has been positive since 2017.

**Exhibit 19. Bremerton Retail Deliveries and Net Absorption (Square Foot), 2007 to 2019**

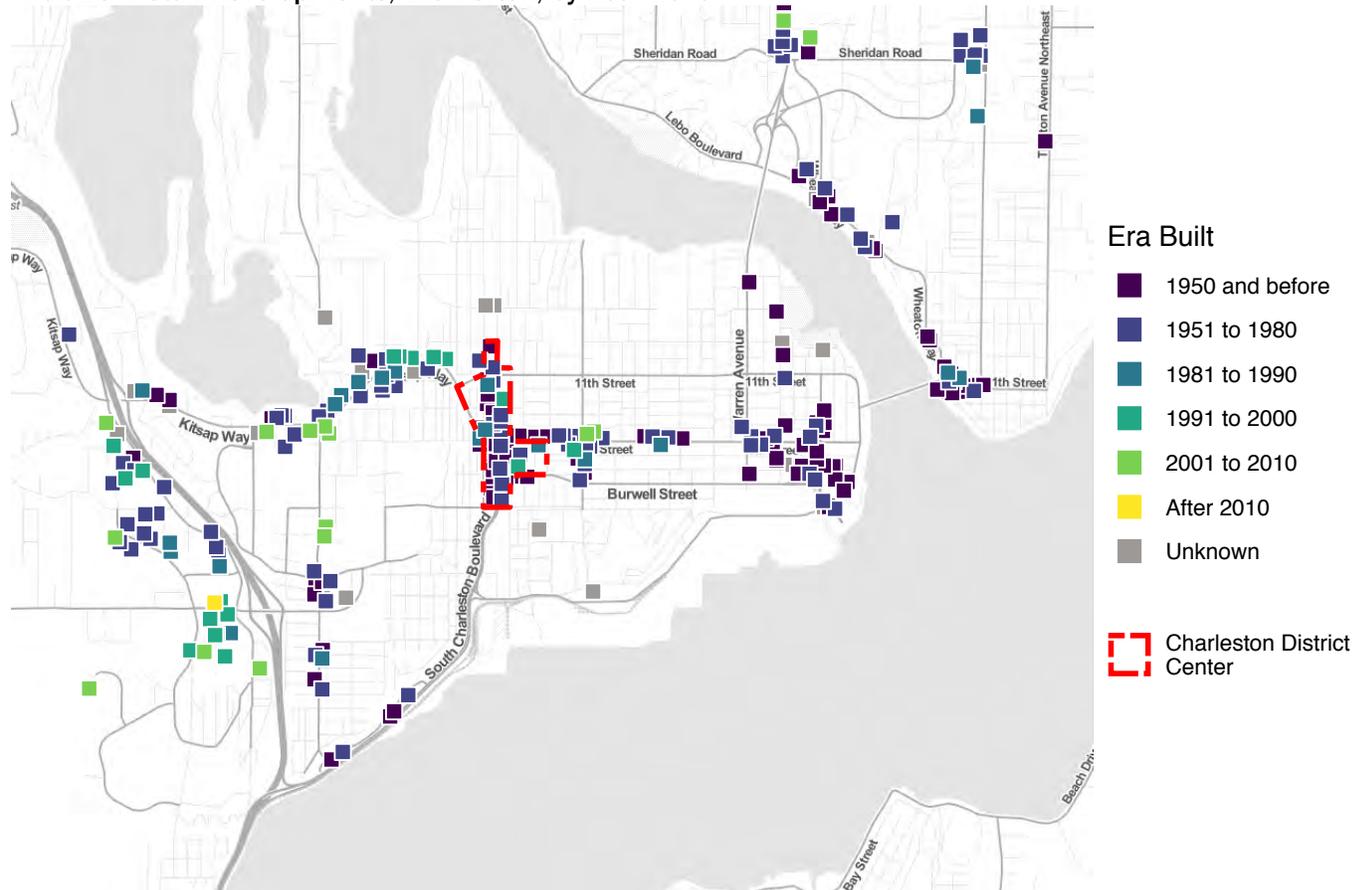
Source: CoStar.



## Retail Real Estate Development

Bremerton has a relatively older stock of retail buildings. Few retail buildings in downtown Bremerton were built after 2000, and none were built after 2010. The Charleston District has one of Bremerton's largest concentrations of retail buildings in the city. Like the rest of the City, most of the retail buildings in the District are aging and in fair condition.

Exhibit 20. Retail Developments, Bremerton, by Year Built



ECONorthwest, Data Source: CoStar (June, 2019)

## Characteristics of Newer Retail Structures

These Bremerton retail buildings listed were constructed within the last ten years.

### Exhibit 21. Newer Retail Buildings in Bremerton

#### 3933 Kitsap Way – Western Bremerton

Year Built: 2009

Estimated Rent: \$11-13 NNN

Rentable Space: 3,031 sq. ft. with 25 parking spaces.

Occupancy: Starbucks

Location: Near the southeastern edge of Oyster Bay.



#### 3929 Kitsap Way – Western Bremerton

Year Built: 2009

Rent Estimate: \$11-14 NNN

Rentable Space: 14,490 sq. ft.

Occupancy: Walgreens.

Location: The building is directly adjacent to the Starbucks location listed above.

#### 4716 Werner Road – Western Bremerton

Year Built: 2012

Rent: \$16 NNN

Rentable Space: 3,240 sq. ft.

Occupancy: One of its tenants, Dickey's BBQ, leases and occupies 1,500 sq. ft. of the building.

Location: West of northbound Washington State Route 3, adjacent to the Washington State Department of Social and Health Services.



#### 901 W Hills Road – Western Bremerton

Year Built: 2008

Estimated Rent: \$13-16 per sq. ft.

Rentable Space: 100,464 sq. ft. with about 150 parking spaces

Occupancy: Fully leased and occupied by the Heartland Toyota Dealership.

Location: West of Washington-3, south of Werner Road near the 4716 Werner Road property above.



#### 3118 Wheaton Way – Northeastern Bremerton

Year built: 2010

Estimated rent: \$10-13 per sq. ft.

3118 Wheaton Way is fully leased and occupied by Flowers To Go with 1,706 sq. ft. of rentable retail area. There are 16 parking spaces. It is located just east of Washington State Route 303 (Wheaton Way), south of the retail center on Sylvan Way in East Bremerton.

## 4 Opportunities and Barriers for Development

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This section provides a summary of the opportunities for future development in the Charleston District Center, and the barriers that may hinder or prevent future growth and development. It also discusses how the City can best position itself to support revitalization of the area.

### Commercial Development

As a historic commercial district nestled in the middle of Bremerton neighborhoods and located close to the Naval Base and PSNS/IMF, the Charleston District holds promise for future revitalization. There are several opportunities for future commercial development, which are outlined below.

#### Opportunities for Commercial Development

- The Charleston District Center is already a **functioning main street with several anchor destinations**, including McGavin’s Bakery, Kitsap Sports, and a Safeway grocery store, and a few bars and restaurants. Supporting these successful businesses will help generate interest in additional business investment and could spur new projects.
- One of the greatest opportunities identified by local experts for the Charleston District Center is to **leverage its proximity to the Naval Base Kitsap and PSNS/IMF**. Local experts talked about how Navy employees and shipyard workers desire more restaurants, services, and amenities that they can use after work. Similar ideas about how to take advantage of the base and shipyard include:
  - Some local experts noted that many contractors who work at the Naval Base and PSNS/IMF need auxiliary space for warehousing of materials, general storage, and, to a lesser extent, office space. Some underutilized parcels and aging buildings in the District may provide a low-cost option for these uses. Although perhaps not ideal for generating more activity in the District, these uses would generate economic benefits and could create positive cash flows for some property owners.
  - The Naval base has a close relationship with Olympic College, a local two-year community college. Many shipyard workers take classes at the community college, and the base even leases them space periodically for specific job-related courses. Siting classrooms or other college related activities in the District would generate more foot traffic, reinforce the connection between the base and the District, and increase demand for local restaurants and services.
- **The Charleston District has the potential to attract a wider swath of Bremerton residents with a specific focus on making the area more welcoming to families**. Local experts commented that most of the current retail uses in the District are unlikely to

attract families. Some initial ways to encourage more family-oriented businesses include working with existing business owners to encourage family-friendly business activities, auditing the walkability and pedestrian safety of the area, and creating linkages between the commercial center of the District and local parks and schools.

- **Celebrate the District’s unique historic roots** with plaques, signage, and other historic preservation activities. These types of activities should be coordinated with a more cohesive branding and wayfinding efforts to better message the vision for the area.
- There is opportunity for **redevelopment of existing commercial buildings**. Market trends indicate that rents have been rising and vacancy has been falling in Bremerton—a general sign that there is more demand for commercial space. Nevertheless, redevelopment of existing buildings and new development will require multiple types of support from the public sector. For redevelopment of existing buildings, the City should keep in mind the following:
  - The District’s stock of vacant storefronts can serve as important small-scale retail incubation opportunities for small businesses, nonprofits, or artists. These buildings should not be razed as their careful redevelopment will build momentum for larger scale developments in the future.
  - Given relatively low office and retail rents in Bremerton, if new development is to occur in the District, it is most likely to be owner-occupied or build-to-suit.

## Barriers to Commercial Development

- **The District faces several barriers to development, including perceived on-the-street safety, outdated infrastructure, and development economics.** There are safety concerns in the District due to poor lighting, heavy traffic, and the presence or perceived presence of crime in the area. Furthermore, aging street infrastructure (sidewalks and roadways) and lack of parking (or the perception of lack of parking) may pose additional challenges. Local experts noted that limited parking is available for existing retail stores, and that parking would become a definite issue if the District were to develop further.
- **The District faces challenges with morale and weak relationships and lacks a cohesive vision.** The District does not have a formal business association or a master plan. Local business owners indicated that businesses in the District do not have strong relationships with one another and that the area lacks an overarching vision that would motivate business and property owners to make improvements. Further, one local expert pointed out that area lacks a cohesive brand that provides information to potential customers who are unfamiliar with the area about what they can expect to find in the District.
- **The District does not leverage its position as a “gateway” to the City.** The District’s proximity to the highway makes it an entry point to the City of Bremerton and a portion of the District sees substantial traffic congestion during rush hours. One local expert referred to the District as the “face” of Bremerton and expressed dismay that the area was not seeing more investment. Despite being in a high-visibility and high-traffic area,

local experts noted that the District struggles to attract visitors who dwell and shop in the area. Improvements to facades and safety, and a diversification of the retail offerings may help to bring people into the area, local experts said.

- **Infrastructure deficiencies** include poor lighting, narrow sidewalks, lack of signage and gateways, and no open space or plazas to serve as a central gathering space in the area.
- **The economics of development are challenging.** The cost of renovations, especially for long-vacant properties, can be prohibitive for small businesses and property owners. Fixing up an existing storefront for a new tenant is unlikely to be balanced with the rent that new tenant would pay. New development is likely to be cost-prohibitive for most commercial development types.

## Residential Development

There is opportunity for new residential development in and around the Charleston District Center. This would contribute to the revitalization of the District by bringing additional residents and shoppers to the District’s businesses. The area could be a target destination for middle-housing types like townhomes or duplexes, or more traditional stacked flat apartments. These housing types provide relatively affordable homeownership or rental options for young families, first-time home buyers, or downsizing retirees—three demographic types present in Bremerton. Appendix B: Residential Development Cutsheets provides more detail on three housing types that are likely to be possible in the area in the near to mid-term.

## Opportunities for Residential Development

- There are several **underutilized parcels in existing neighborhoods** that would be suitable for new housing development. Given the concentration of retail businesses along Callow Avenue, it could make sense to integrate housing into the land use mix on the District itself.
- **Workforce and missing-middle housing<sup>12</sup> may be a good use for the area.** Local experts indicated that quality housing for lower- and middle-income households is under-supplied in Bremerton. The lack of suitable housing leads many workers in Bremerton to live outside the city. Given Bremerton’s high proportion of middle-income renter households, stakeholders also indicated that the City and the District need more multifamily-zoned land to allow additional multifamily development.
- **The District may see new development as Downtown Bremerton continues to build out.** Several new multifamily developments have been built in Downtown Bremerton and higher quality rental housing remains in high demand. However, local experts commented that there is limited space for expansion downtown. As Bremerton continues to grow, the District may see increased interest in new multifamily development.

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<sup>12</sup> “Missing-middle” refers to small multifamily attached housing types, including rowhomes, townhomes, duplexes, and triplexes.

- **As with commercial development, there is opportunity to target housing development to the City's economic engine: Naval Base Kitsap and PSNS +IMF.** The District's location proximate to the base should make it attractive for shipyard workers. If workers could live in the area, they could avoid rush hour traffic and even walk to work. The District's central location and walkable area with easy transit access that is close to retail and parks give it the potential to be a complete community where residents can live, work, and play all in the same area.

## Barriers to Residential Development

- **The Charleston District is perceived to be unsafe and blighted.** The area faces major perception issues, including concerns of safety and increased crime levels. New housing development is unlikely to occur at scale until these concerns are addressed.
- Many of the **underutilized sites in the area are small and have existing buildings.** Developing those sites may require assembly of two or more adjacent sites, which takes more time and effort from developers, not to mention the cost of acquiring multiple properties. Further, current rents may not be high enough to support new development, especially higher-density residential development types.

## 5 Conclusion

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The Charleston District Center has seen disinvestment for decades. The City of Bremerton would like to reverse these trends and encourage new investment, particularly new real estate development. The City's Comprehensive Plan describes an ambitious vision for the District and calls for the City to promote commercial infill of higher densities and to encourage adaptive reuse and preservation of existing commercial buildings.

To understand which policies and actions will be effective in achieving these goals, a framework that addresses the needs of the District is needed.

### 5.1 Framework for Public Action and Investment

New private investment in vertical development is key to the revitalization of the District. The public sector, cities in particular, can influence real estate markets and redevelopment potential using a variety of tools, including changes to development regulations, financial incentives, infrastructure investments, community renewal, and, in some cases, partnering with the private sector to improve development feasibility. Bremerton is more likely to be successful in encouraging new private investment if its actions and tools reflect the development market in Bremerton and impact the development decision points that developers evaluate when advancing new projects.

From a private real estate development perspective, people invest in real estate to realize financial gain from rents paid by tenants. Tenants' willingness to pay higher rents depends on their preference for a particular location over others. Generally, three key elements influence private real estate development decisions:

- **Market conditions** including rent levels, land values, vacancy rates, availability of financing, competing supply, etc.
- **The regulatory framework and infrastructure** that shape development plans and serve available land.
- **The availability/suitability of land**, including property ownership patterns, soil conditions, etc.

The challenges that developers face differ based on where their projects sit relative to the feasibility hurdle—the financial gap between revenue that is needed to attract investment and the costs associated with the development project. Actions that the City might take to incent or encourage redevelopment also differ accordingly.

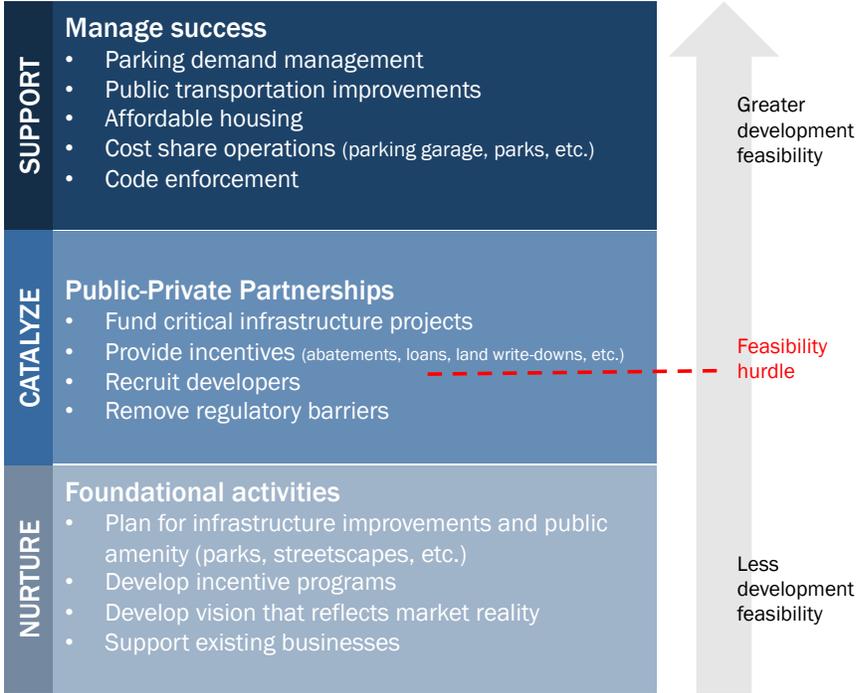
Generally, the City can think about its possible actions in three categories, or phases of feasibility: “nurture,” “catalyze,” and “support.” These phases are broad and are not mutually exclusive, but they do imply different public actions. Public actions are part of a dynamic continuum and can change in relation to a specific development opportunity site as market

conditions or other factors change. Moreover, a strategic approach to encouraging revitalization of a certain area is to categorically link targeted public actions and investments with the needs of private investment as an area grows and/or market feasibility changes. These phases are described as follows:

- **Nurture:** Lay the policy and infrastructure groundwork for areas that lack proven markets.
- **Catalyze:** Reduce development costs and make the area more attractive for investment by covering infrastructure or other costs, changing regulatory framework, or other actions.
- **Support:** Support and shape desired types of development, including enforcing existing codes and continuing to maintain infrastructure.

Exhibit 22 provides an overview of the actions that local governments can take to support business districts at various stages of development readiness.

**Exhibit 22. Framework for District Revitalization**



Source: ECONorthwest

**The Charleston District Center is clearly in the nurture phase.** There has been little new development in the area in decades. Rents are low. There are vacant storefronts, underutilized properties, and little interest in new development from the local development community.

Given its position in the nurture phase, the question for the District is less about how to overcome a development feasibility hurdle and more about how foundational activities can develop momentum towards future development. Moreover, providing a financial incentive to developers today, absent any other activities that bring additional support to and focus on the

District, is unlikely to attract new development. Instead, the City should dedicate resources to those activities that will prepare the district for long-term success.

## 5.2 Implications for the Revitalization Strategy

This report is a first step toward implementing a comprehensive approach that can aid the City in supporting the District in its revitalization. Near-term categories of actions that the City should pursue at this time are:

- **Partnerships:** Creating partnerships with community leaders, local businesses, property owners, and potential developers to implement near-term, tactical actions.
- **Setting a Vision:** Creating an achievable vision for the District given local market conditions that is grounded in community priorities.
- **Supportive Infrastructure:** Strategically investing in infrastructure improvements, such as streetscape improvements or lighting upgrades.
- **Regulatory Changes:** Making necessary or desired regulatory adjustments, such as changes to the zoning code or to parking standards.
- **Support Catalytic Opportunities:** Planning for and continuing to advance key catalytic projects, large and small, will proactively prepare the area for new investment.

## 5.3 Recommended Next Steps

Successful implementation of these types of actions will require the partnership and coordinated investments of many individuals and organizations. This work does not fall solely on the City. Property owners, businesses owners, community members, and many others all have a role in revitalization of the Charleston District.

The intention of this report is to identify, at a high level, the barriers and opportunities for redevelopment of the Charleston District Center. A later document—the Charleston District’s Revitalization Strategy—will provide more specific details on how the City and others can pursue redevelopment efforts. Nevertheless, we provide several recommendations to the City here as an example of the types of actions that have the potential to make meaningful change to the District in the near-term:

- **Partnerships.** Establish a City liaison to the District that holds regular check-ins with partners and property owners. Also, identify early actions that can show progress, including seeking new grants to fund implementation and partnerships for implementation.
- **Setting a Vision.** Conduct more detailed business district planning that convenes the many stakeholders interested in the success of this District. (*The Revitalization Strategy funded by the EPA Brownfields CWA Grant is a start to this process.*)

- **Supporting Infrastructure.** Conduct a parking inventory and demand analysis to quantify parking supply and demand. From this analysis, develop a parking plan for the district.
- **Supporting Catalytic Opportunities.** Identify properties that are suitable for new residential infill projects. Work with these property owners to understand what type of support they need to get projects underway.

# 6 Appendix A: Detailed Demographic and Economic Analysis

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## 6.1 Data used in this analysis

- The United States **Decennial Census** is completed every ten years and is a survey of all households in the United States. It is considered the best available data for information such as demographics (e.g., number of people, age distribution, or ethnic or racial composition), household characteristics (e.g., household size and composition), and housing occupancy characteristics. As of 2010, the Decennial Census does not collect more detailed household information, such as income, housing costs, housing characteristics, and other important household information. Decennial Census data is available for 2000 and 2010.
- **The American Community Survey (ACS)** is completed every year and is a sample of households in the United States. For the purposes of this report, ECONorthwest uses ACS five-year estimates. These estimates are derived from data pooled over five-year periods, which increases its statistical accuracy for smaller geographies with too few households (such as Bremerton) to provide reliable one-year estimates. Data over the five-year period is averaged. Therefore, 2013-2017 data represent an annualized average of those years.

From 2013 to 2017, the ACS sampled an average of 3.5 million households per year, or about 2.9% of the households in the nation. The ACS collects detailed information about households, including demographics (e.g., number of people, age distribution, ethnic or racial composition, country of origin, language spoken at home, and educational attainment), household characteristics (e.g., household size and composition), housing characteristics (e.g., type of housing unit, year unit built, or number of bedrooms), housing costs (e.g., rent, mortgage, utility, and insurance), housing value, income, and other characteristics.

- **CoStar** is a real-estate database that maintains an inventory of commercial and multifamily buildings across the country. CoStar tracks rents, vacancies, real estate transactions, and other building characteristics across the nation.
- **Zillow** provides real estate data for single-family homes in an online platform.<sup>13</sup> It is a source for housing sale price data at the city level over time.

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<sup>13</sup> Zillow single-family home data may include detached homes and condominium sales data.

## 6.2 Overview of Demographic, Household, and Economic Characteristics

### Demographic Trends

The Charleston District Center is likely demographically and socioeconomically similar to the City of Bremerton.

#### Exhibit 23. Charleston District Center<sup>14</sup>, Selected Demographic Characteristics<sup>15</sup>

Source: U.S. Census Bureau. American Community Survey, 2013-2017, tables B01003, B25003, and B19013

Population	<b>2,738</b>	+/- 282 people
Tenure	<b>608 renter and 572 owner households</b>	+/- 119 renter and +/- 82 owner households
Median Household Income	<b>\$49,191</b>	+/- \$9,565

Population in Bremerton has grown slowly since 2000.

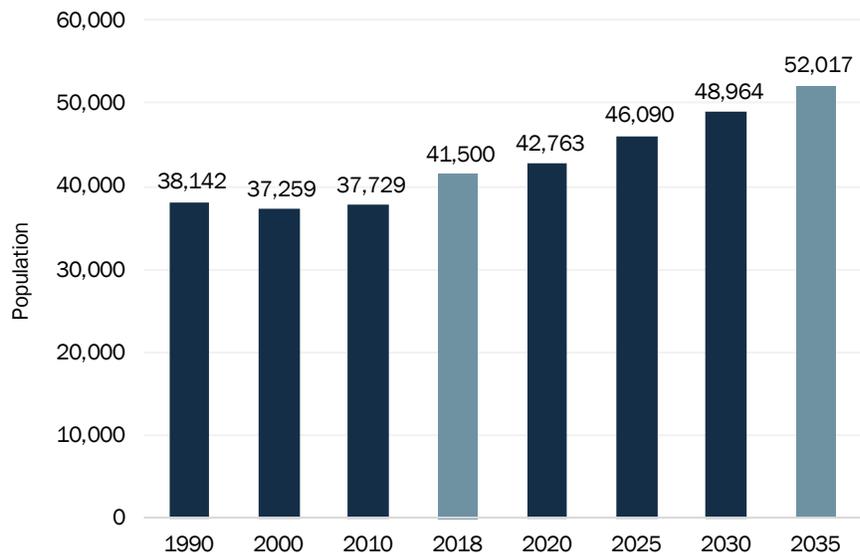
Between 2000 and 2018, Bremerton's population grew by just 9 percent.

From 2020 to 2035, Bremerton's population is forecast to grow another 22 percent.

Compared to other Kitsap County cities such as Port Orchard (30 percent) and Bainbridge Island (26 percent), Bremerton's population forecast is slightly smaller across the 2020 to 2035 period.

#### Exhibit 24. Population Growth and Forecasted Population, Bremerton, 1990 through 2035

Source: U.S. Census Bureau (1990, 2000, and 2010 estimates); Washington Office of Financial Management, 2011 through 2018; Kitsap County Buildable Lands Report, Chapter 3: Countywide Population and Housing Growth, 2014.



<sup>14</sup> Data at census tract level. Census tract 811 was used as an approximation of the Charleston District Center study area.

<sup>15</sup> +/- refers to the margin of error in the dataset. With aggregated demographics data, smaller geographies generally have larger margins of error. These demographic data has particularly large margins of error, which makes comparisons to other geographies difficult.

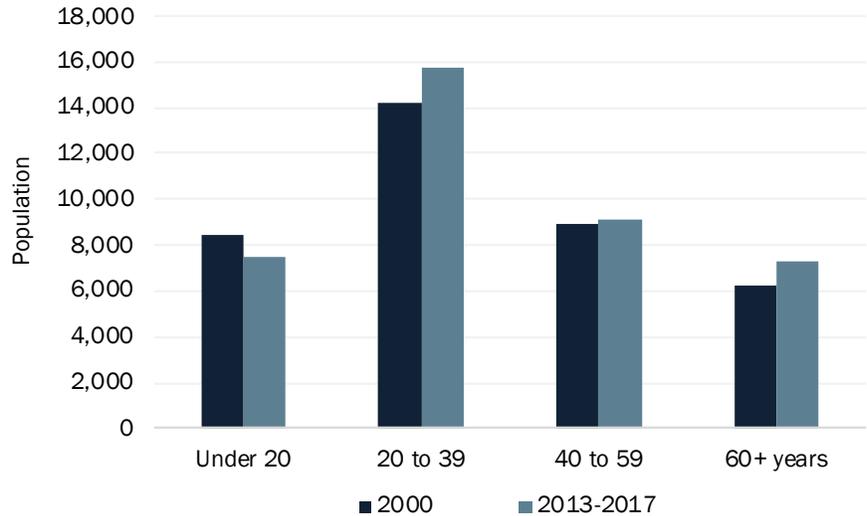
**Bremerton's population is aging.**

From 2000 to 2013-2017, the population aged 60 or older increased by 17 percent whereas those under 20 decreased by 11 percent.

Comparatively, those aged 20 to 39 grew by 11 percent, and those aged 40 to 59 grew by 2 percent.

**Exhibit 25. Age Distribution, Bremerton, 2000 to 2013-2017**

Source: U.S. Decennial Census, 2000, Table P012. American Community Survey, 2013-2017, Table B01001.



**Bremerton's median age is relatively young compared to Kitsap County and Washington.**

Since 2000, Bremerton's median age increased by 1.9 years, from 30.9 to 32.8. This median age growth is smaller than both Kitsap County and Washington.

**Exhibit 26. Median Age, Bremerton, Kitsap County, and Washington 2013-2017**

Source: U.S. Census Bureau, American Community Survey, 2013-2017, Table B01002.

<b>32.8</b> Bremerton	<b>39.1</b> Kitsap County	<b>37.6</b> Washington
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**Nearly half of Kitsap County's population growth over the 2000 to 2018 period is due to in-migration.**

**Exhibit 27. Residual Migration<sup>16</sup> Share of New Population, 2000 to 2018**

Source: Washington Office of Financial Management, Components of Population Change.

<b>Kitsap County</b>	<b>35,151</b> New Population	<b>16,265</b> New Population from Migration (Residual)	<b>46%</b> Proportion of Growth due to Migration
<b>Washington</b>	<b>1,533,427</b> New Population	<b>866,628</b> New Migrant Population (Residual)	<b>57%</b> Migrant Share of Growth

<sup>16</sup> The Washington Office of Financial Management states that, "because it is difficult to measure actual migration, demographers often estimate migration as a residual value, by calculating the difference between total population change and natural increase."

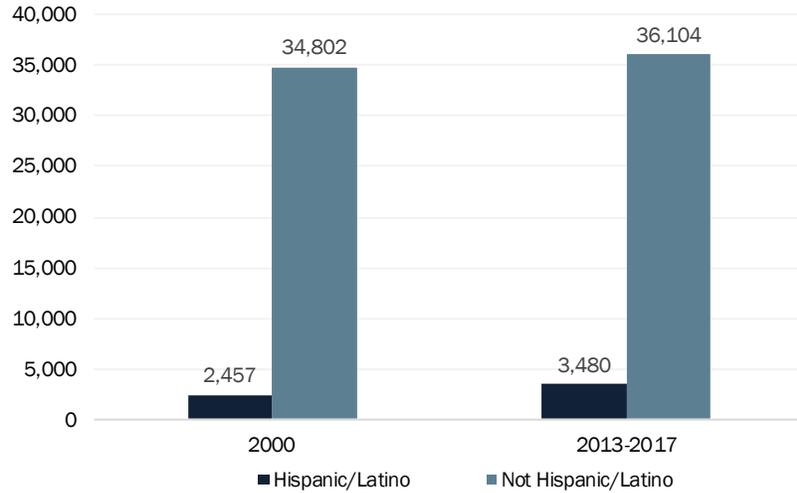
**Bremerton's population became more ethnically diverse over 2000 to 2013-2017.**

The population identifying as Hispanic/Latino increased by 42 percent while the rest of the population increased by 4 percent.

Over the analysis period, the share of the Hispanic/Latino population in Bremerton increased from 7 percent to 9 percent.

**Exhibit 28. Ethnic Composition, Bremerton, 2000 to 2013-2017**

Source: U.S. Decennial Census, 2000, Table P008. American Community Survey, 2013-2017, Table B03002.

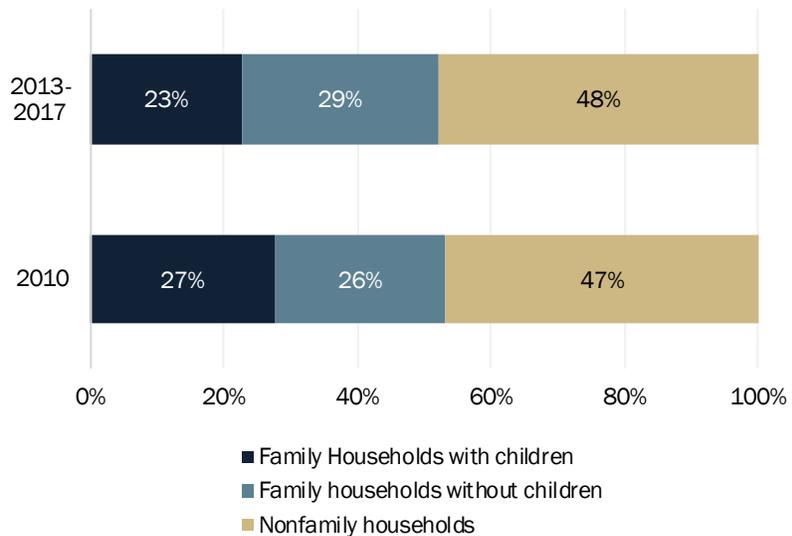


**Bremerton has very few households with children, and the share of households with children fell from 27% in 2010 to 23% in the 2013-2017.**

Nearly half of the households in Bremerton are non-family households.

**Exhibit 29. Household Composition, Bremerton, 2013-2017**

Source: U.S. Census, 2010 Decennial Census, SF3, Table P20 and ACS, 2013-2017, Table DP02.

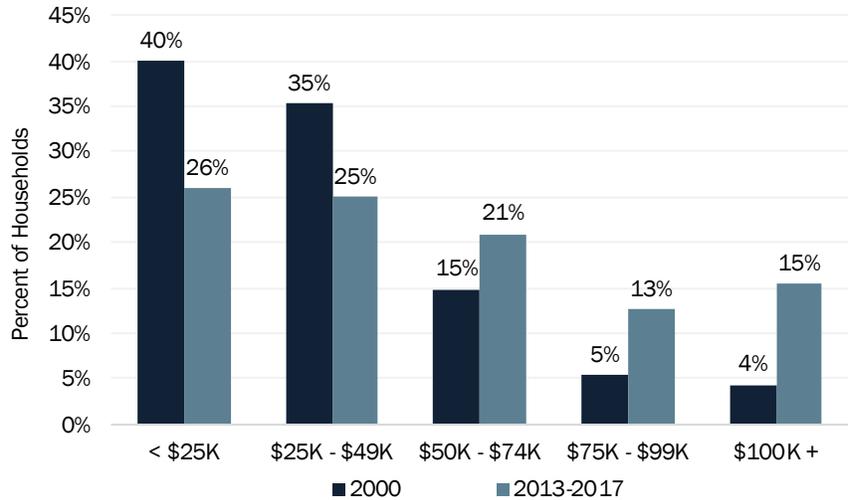


**Household incomes in Bremerton have increased since 2000, and the share of lower income households has decreased.**

In 2000, 75 percent of the population had a household income of less than \$49,000. More recent data show that this lower income portion of the population has decreased to about 50%.

**Exhibit 30. Household Income Distribution, Bremerton, 2000 and 2013-2017**

Source: U.S. Census, 2000 Decennial Census, SF3, Table DP-3 and ACS, 2013-2017, Table B19001.

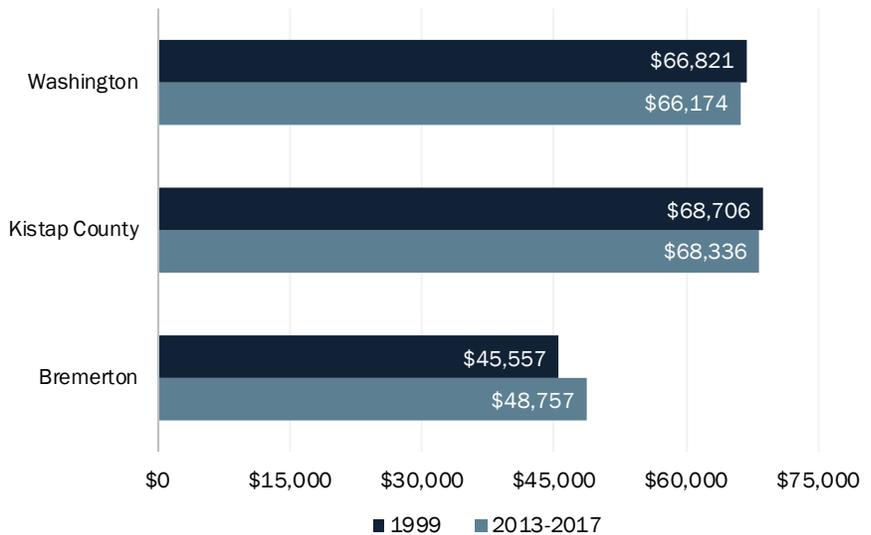


**Median household income increased in Bremerton but stagnated in Kitsap County and across the state.**

When adjusted for inflation, Bremerton’s median household income grew by 7 percent over 1999 to 2013-2017.

**Exhibit 31. Median Household Income, Bremerton, Kitsap County, and Washington, Inflation-Adjusted 2017 Dollars, 1999 and 2013-2017**

Source: U.S. Decennial Census, 2000, Table HCT012. American Community Survey, 2013-2017, Table B19013.



**Veterans make up a sizable proportion of Bremerton’s population.**

The proportion of veterans making up Bremerton’s population increased by 3.7 percentage points, from 13.2 percent in 2000 to 16.9 percent in 2013-2017.

**Exhibit 32. Veteran Status, Bremerton, Kitsap County, and Washington, 2013-2017**

Source: U.S. Census Bureau, American Community Survey, 2013-2017, Table S2101.

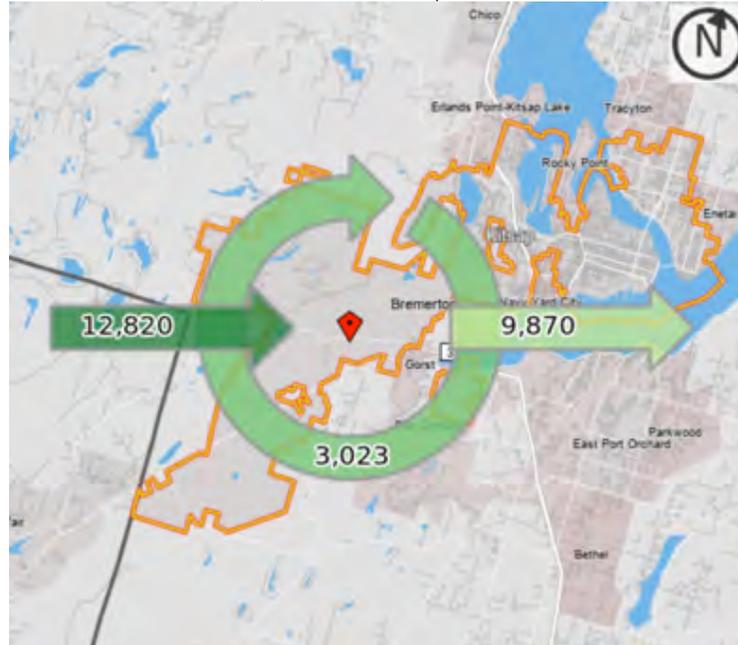


**Bremerton is part of an interconnected regional economy.**

Of the approximate 15,843 persons employed in Bremerton (as of 2015), 81 percent of workers commute to their jobs from outside of the City. The remaining 19 percent of workers both live and are employed in Bremerton.

**Exhibit 33. Commuting Flows, Bremerton, 2015**

Source: U.S. Census Bureau, Census On the Map.



**As of 2015, about 19 percent of all people who work in Bremerton also live in Bremerton.**

The vast majority (70 percent) of Bremerton workers commute from various places across Kitsap County.

**Exhibit 34. Places Where Bremerton Workers Lived, 2015**

Source: U.S. Census Bureau, Census On the Map.



**About 23 percent of residents who live in Bremerton also work in Bremerton.**

The majority (51 percent) of Bremerton residents work in Kitsap County. The second largest commuting destination is King County (27 percent) followed by Pierce County (10 percent).

**Exhibit 35. Places Where Bremerton Residents Work, 2015**

Source: U.S. Census Bureau, Census On the Map.

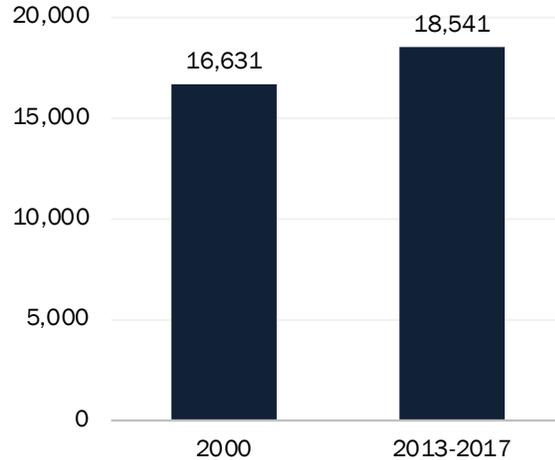


## Household Trends

**Bremerton's housing stock increased by 1,910 units over the 2000 to 2013-2017 period.**

### Exhibit 36. Housing Units, Bremerton, 2000 and 2013-2017

Source: U.S. Decennial Census, 2000, Table H001. American Community Survey, 2013-2017, Table B25001.



**Bremerton had 1,584 new households form since 2010; the number of households increased by 11% between 2010 and 2013-2017.**

### Exhibit 37. Household Formations, 2010 and 2013-2017

Source: U.S. Census Bureau, 2010 Decennial Census, SF1 Table QT-P11 and 2013-2017 ACS, Table S1101.



**Bremerton has a smaller average household size than both Kitsap County and Washington.**

### Exhibit 38. Average Household Size, Bremerton, Kitsap County, Washington, 2013-2017

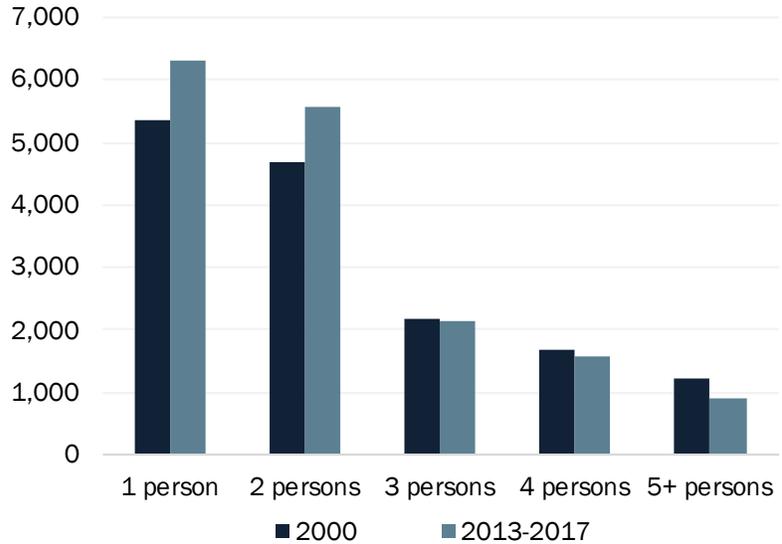
Source: U.S. Census Bureau, American Community Survey, 2013-2017, table B25010



**Bremerton has a high proportion of one- and two-person households. In 2013-2017, Bremerton's average household size was 2.22 people.**

**Exhibit 39. Household Size, Bremerton, 2010 to 2013-2017**

Source: U.S. Census Bureau, 2010 Decennial Census, SF1 Table QT-P11 and 2013-2017 ACS, Table B25009.



**Bremerton has a far higher proportion of renters than do Kitsap County and Washington. This may be due in part to the transience of Bremerton's base and military workers and lower median incomes than the two larger geographies.**

**Exhibit 40. Tenure, Occupied Units, Bremerton, Kitsap County, Washington, 2013-2017**

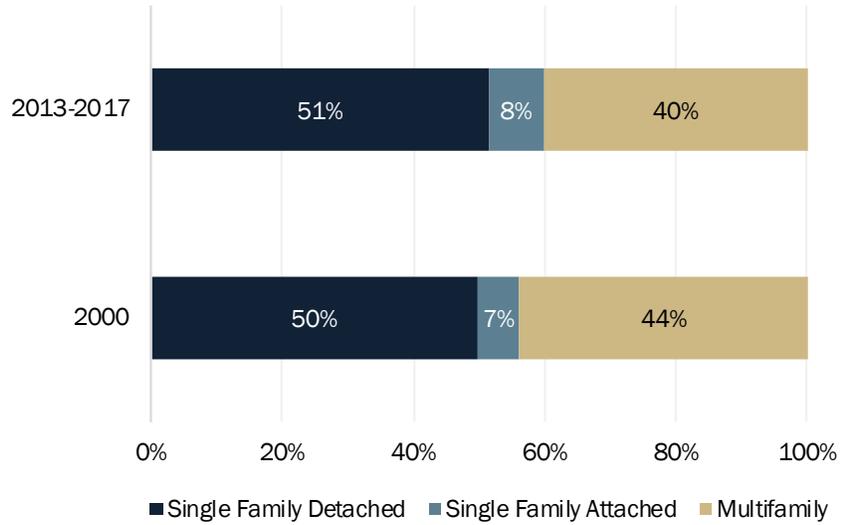
Source: U.S. Census Bureau, 2013-2017 ACS 5-Year Estimates, Table B24003.



**Bremerton's housing mix has stayed relatively constant since 2000, with half or more units being single-family detached.**

**Exhibit 41. Change in Housing Mix, Bremerton, 2000 and 2013-2017**

Source: U.S. Census Bureau, 2000 Decennial Census, SF3 Table H030, and 2013-2017 ACS Table B25024.



## Economic Trends

Economic trends show how economies are evolving and what that means for businesses and employees. The following data summarizes key findings from our analysis.

The number of jobs in Bremerton increased by 22 percent from 2000 to 2013-2017.

The jobs-to-person ratio stayed relatively static, moving from 0.36 to 0.41 over the analysis period.

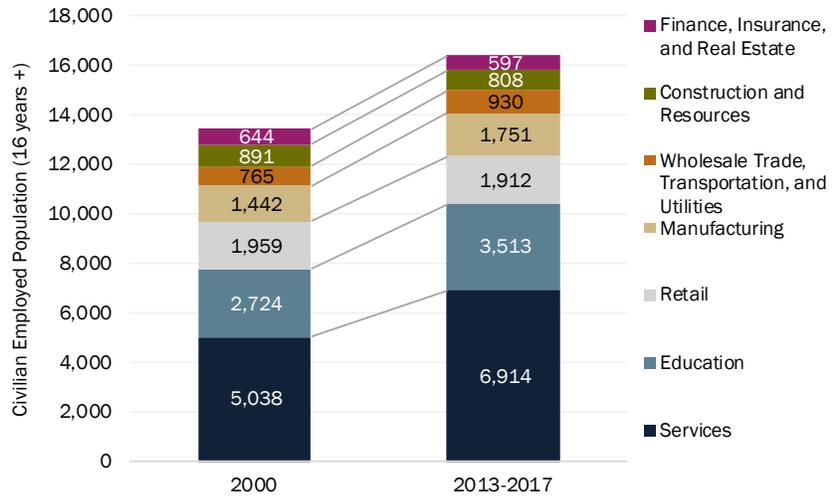
The services industry increased the most over 2000 to 2013-2017, growing by 37 percent. Education grew by 29 percent, Wholesale Trade, Transportation, and Utilities by 22 percent, and Manufacturing by 21 percent.

Construction and resources decreased by 9 percent, and finance, insurance, and real estate by 7 percent.

Approximately 11 percent of occupations in Bremerton are related to the military.

**Exhibit 42. Industry by occupation for the civilian employed population 16 years and over, Bremerton, 2000 to 2013-2017**

Source: U.S. Decennial Census, 2000, Table DP-3. ACS, 2013-2017, Table S2405.



**Exhibit 43. Military-Specific Occupations, Bremerton, Kitsap County, and Washington, 2013-2017**

Source: U.S. Census Bureau, American Community Survey, 2013-2017, Table S0208.

**10.7%**  
Bremerton

**6.1%**  
Kitsap County

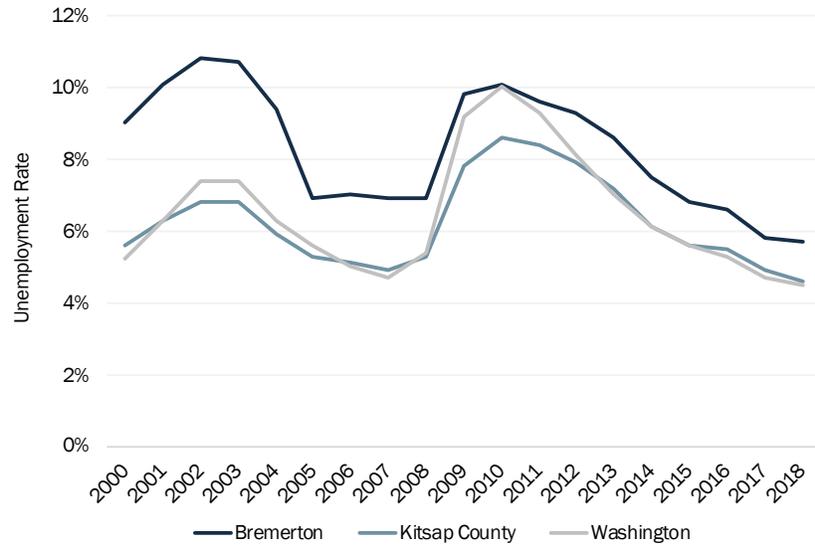
**0.8%**  
Washington

Since 2000, Bremerton's unemployment rate has remained consistently above Kitsap County's rate, though in recent years the gap has closed.

In 2018, Bremerton's unemployment rate was 5.7 percent. Comparatively, unemployment in Kitsap County was 4.6 percent, and 4.5 percent in Washington.

#### Exhibit 44. Unemployment Rate, Bremerton, Kitsap County, Washington, 2000 to 2018

Source: Bureau of Labor and Statistics, Local Area Unemployment Statistics.



# 7 Appendix B: Residential Development Cutsheets

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## 7.1 Townhomes

**USE  
DEFINITION**



Source: Image from Redfin.com. Property located at 100 26th Ave, Seattle, WA 98122

**Description** Townhomes are common-wall attached or zero lot line homes typically designed in a vertical format with living areas on multiple floors of each unit. Townhomes may be legally recorded as condominiums, regular plat, or arise through a planned unit development process. Townhomes have varying degrees of shared facilities and expenses. It is common for a townhome home owners’ association (HOA) to manage some share of expenses and utilities. Most townhomes are constructed to be sold, rather than rented. Although, it is not uncommon to find townhomes to rent. Tenants are usually young families, first-time home buyers, or downsizing retirees.

**Building Needs** Townhomes are a medium density residential development type that fills the gap between single-family detached homes and higher-density multifamily projects. Like single-family detached homes, townhomes require basic residential infrastructure (roads, water, sewer). Access to parks, open space, and walkable commercial nodes are generally preferable.

**Scale** Townhomes typically range from 1,000 square feet to 2,500 square feet in building size. They usually have two to three bedrooms and two or more bathrooms. Site sizes usually start around 1,000 square feet per unit.

**Community Benefits**

Townhomes provide an efficiently-sized home for a variety of household types. They are an attractive housing option for households that desire a manageable home, likely in a walkable neighborhood, and close to urban amenities. Townhomes increase housing density, but at a scale that is usually acceptable in more established neighborhoods.

**Development Feasibility**

Given their relatively inexpensive construction costs and observations of single-family home development in Bremerton today, development of townhomes is likely feasible in the near-term. Site-specific costs will vary substantially, however, requiring the City to work with property owners to reduce costs and incent new townhome development.

**OVERALL ASSESSMENT**

Townhomes are a relatively inexpensive housing type to construct and therefore rarely rely on the type or scale of public sector support that is often required with larger multifamily projects. As with all residential construction, townhomes do rely on in-place infrastructure. A “green” residential site, that is, one without existing infrastructure, will require investment either from the public sector or, if the market is strong, from a land developer, to prepare for townhome construction. Townhomes are a flexible infill housing type that could play a role in Bremerton’s future development in the near term.

## 7.2 Stacked flats

### USE DEFINITION



Toscana apartments, Lacey Washington

### **Description**

The term “stacked flats” refers to compact residential buildings with units stacked over each other on multiple floors. There can be one or more housing units on each floor and typically units only occupy areas on a single floor. Construction is usually wood frame and, with the exception of high-end condominiums, it is uncommon that they feature an elevator. Typical tenants in a stacked flat building are those seeking a maintenance-free lifestyle, such as young professionals, empty nesters, and seniors.

### **Building/Facility Needs**

Stacked flats require typical residential infrastructure (roads, water, sewer). Easy access to the local transportation network and transit are a plus for many tenants, as are locations near urban amenities, such as parks, restaurants, and commercial centers. Stacked flats often require space for parking, which can increase land and construction costs compared to townhomes.

### **Scale**

Stacked flat units typically range in size from 800 square feet to 2,000 square feet. Site requirements range with the size of the building. Given their compact design, stacked flats can typically fit onto traditional single-family home neighborhood lots—those between 5,000 and 7,000 square feet (if zoning allows for them).

### **Community Benefits**

Stacked flats can house more people in a smaller area than single family homes, and units would sell for less than single family-detached homes while offering a desirable square footage and storage areas. Stacked flats are also popular because they can be designed to look like one single family home. This enables them to blend into existing neighborhoods and be more readily accepted by established communities.

**Development Feasibility**

Stacked flats are more expensive construction types than townhomes. They also require more substantial investments in on-site and off-site costs. These can include larger volume utility connections, bigger parking areas, and larger landscaping requirements. Given these costs, and the relatively low residential rents in the Charleston District area today, stacked flats are likely to require public support to be developed in the near term. Mid-term development feasibility is more likely.

**OVERALL ASSESSMENT**

There is demand in the Bremerton market for new residential housing of all types. Stacked flats could provide a “missing middle” housing option that would appeal to a wide audience of potential tenants, especially younger Naval Base workers. Current market conditions indicate that stacked flats may be a financial challenge to pursue in the near term. However, ideal sites could be viable for stacked flats with the right development plan, and mid-term feasibility is likely.

## 7.3 Multifamily Mixed-Use Apartment Buildings

**USE DEFINITION**



Source: CoStar, Seattle, Washington.

**Description**

Multifamily mixed-use apartment buildings are structures with commercial and/or common space on the first floor, and residential units on the upper floors. These buildings range in size from compact three-story buildings to urban towers. Most of these buildings are renter occupied, although condominiums of this form are not uncommon in larger metropolitan areas. A mixed-use multifamily structure located in Bremerton would appeal to young professionals, seniors, and small families. There are a few of these buildings under construction in the downtown area.

**Building Needs**

Mixed-use multifamily residential buildings require more significant infrastructure than less dense residential building types. In many cases, local infrastructure needs to be upgraded to accommodate the increased demand resulting from a mixed-use project—water and sewer pipe upgrades being the most common utility upgrades. Easy access to the local transportation network and transit are necessary to attract apartment residents, as are urban amenities.

<b>Scale</b>	For the Charleston District the scale of a mixed-use multifamily building would likely be three to four story buildings, when they become feasible. Projects larger than this size are likely to be infeasible in the short to mid-term and out of scale with the local community.
<b>Site Needs</b>	Level sites with sufficient space for parking as well as upgraded residential infrastructure (roads, water, sewer). The first-floor commercial space of mixed-use buildings require exposure to traffic and easily identifiable and accessible parking. These commercial spaces can be difficult to lease and therefore pose a financial risk to the developer. Areas that are walkable and have established commercial spaces are ideal.
<b>Community Benefits</b>	Mixed-use multifamily buildings appeal to a variety of household types that desire to live close to where they work and shop. These structures could act as catalysts to other businesses that would choose locate near it to capture the demand from an increase in the local population.
<b>Development Feasibility</b>	Although there are several of these types of buildings under construction in downtown Bremerton, they are unlikely to be feasible in the District in the near term. Vertically mixed-use buildings are much more expensive than single use buildings and require a substantial jump in residential rents.
<b><u>OVERALL ASSESSMENT</u></b>	While there appears to be demand in the market for apartments, mixed-use multifamily apartment development will be a challenge in the near term. This challenge has several components. Residential rents are not high enough in the area around the District. Construction costs also continue to increase across the Puget Sound area. This is due to labor shortages resulting from workers moving to higher profit areas, such as the Seattle metropolitan region. Financing an apartment building in emerging districts can also be a risky investment that banks are reluctant to support due to the lack of comparable projects. Affordable projects, those targeting households with lower incomes, will face additional financial hurdles but actually may have more development feasibility due to their unique funding structures.

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**APPENDIX C:**  
Local Funding Tool Descriptions



# Detailed List of Funding Tools and Programs

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Appendix C provides detailed information about the funding tools and programs that the City of Bremerton should consider to fund private development and street infrastructure in the Charleston District Center. Each funding tool/program description identifies what type of investments the tool targets, how the tool works, and questions the City should consider before deciding whether the tool/program is appropriate and viable for deployment in the Charleston District Center.

(Source: *ECONorthwest - Bremerton Charleston District Funding Memorandum dated March 30, 2020*)



<b>Multifamily Tax Exemption (MFTE) Program</b>	
<b>What is the tool?</b>	<p>Encourage a greater diversity of housing types, including rehabilitating existing housing and redeveloping vacant and underutilized properties in urban centers where housing and affordable housing options are deficit. The program provides eight to 12 years of property tax exemptions to new, rehabilitated, or converted multifamily housing within residential target areas, including affordable housing.</p> <p><i>The City of Bremerton currently uses the MFTE program in all of its centers. Charleston District Center housing projects are eligible.</i></p>
<b>How does it work?</b>	<ul style="list-style-type: none"> <li>• A city with a population of 15,000 or more can establish a voluntary multifamily tax exemption program to stimulate the construction of new, rehabilitated, or converted multifamily housing within a residential target area. Housing units can include affordable housing.</li> <li>• Multifamily developments are eligible for tax exemption if located in urban centers with insufficient residential opportunities. When a project is approved for development, the value of eligible housing improvements are exempt from property taxes for a period of eight to 12 years, per Washington State Statute RCW 84.14. To secure a full 12-year tax exemption, the property must meet a minimum affordable housing standard. This standard requires at least 20 percent of the units to be rented or sold to low- and moderate-income households. The required public benefit to obtain the eight-year exemption is left to the city's discretion (in terms of type and size), and affordable housing is not required, though a city may choose to require affordable units.</li> <li>• A MFTE program is formed through a Resolution of Intention (City-initiated) to adopt a residential target area. This process requires an ordinance be passed after a public hearing and establishment of standards and guidelines to be used to weight MFTE eligibility. State statutes require that eligibility criteria designate a target area that lacks "sufficient available, desirable, and convenient residential housing, including affordable housing, to meet the needs of the public who would be likely to live in the urban center, if the affordable, desirable, attractive, and livable places to live were available" (RCW 84.14.040).</li> <li>• Any private development that desires to use this program must enter into a contract with the local governing authority or representative, and provide annual reports.</li> </ul>
<b>Guiding questions</b>	<ul style="list-style-type: none"> <li>• Estimating tax revenue and other cost-benefit implications of the MFTE program can help the City determine whether the program would help balance housing goals with potential fiscal impacts.</li> <li>• Does the City have tools in (e.g. density bonuses) that may help yield a higher density and number of affordable housing units?</li> <li>• Are there specific areas where the City can leverage the MFTE program to catalyze other concurrent investments?</li> </ul>



<b>Facade Improvement Program</b>	
<b>What is the tool?</b>	To assist business and property owners make physical improvements to buildings and storefronts that stimulate reinvestment in downtown and commercial areas.
<b>How does it work?</b>	<ul style="list-style-type: none"> <li>• Cities that administer local facade improvement programs provide grants and/or loans to qualifying businesses and property owners to make physical improvements to buildings and storefronts.</li> <li>• Eligible improvements are generally for exterior work only. Typical improvements include painting, masonry/brick cleaning, awnings, materials, labor, entrance rehabilitation, window and door replacement, masonry rehabilitation/replacement, architectural assistance, exterior restoration and signs.</li> <li>• Some programs require that business and property owners provide matching funds for their project to be eligible. Matching funds can vary between 20 to 70 percent of total project cost.</li> <li>• Due to limited availability of public funds, most programs have a project application and criteria-scoring process to prioritize assistance.</li> <li>• Typically for projects to be eligible, an application must be submitted to the city that explains the proposed improvements along with documentation of design plans, cost estimates, construction schedules, and any necessary approved permits.</li> <li>• For cities that use a loan vehicle (instead of grants), businesses and/or property owners who receive loan funds must enter into a loan re-payment contract with the city.</li> <li>• Cities in Washington who provide grants for building improvements typically use either federal funds like Community Development Block Grants (CDBG) or local funds like a special set-aside tax fund, General Funds, or downtown/commercial district association funding.</li> </ul>
<b>Guiding questions</b>	<ul style="list-style-type: none"> <li>• Does the city have existing federal or local funding sources that it can readily use to fund the facade improvement program?</li> <li>• What kind of funding sources will the city provide (grants or loans) that would, in part, dictate eligibility requirements for business or property owners? And does the City have existing resources and staff capacity to manage the program?</li> </ul>
<b>Washington Facade Improvement Programs</b>	<ul style="list-style-type: none"> <li>• <b>Port Angeles Facade and Sign Improvement Program:</b> provides up to \$10,000 for facade improvements and or \$1,000 for signage improvements, using CDBG funds.</li> <li>• <b>Renton Facade Improvement Program:</b> provides a minimum of \$10,000 loans for facade improvements using CDBG funds.</li> <li>• <b>Downtown Association of Yakima (DAY):</b> provides grants of up to \$10,000 and a required 50 percent match.</li> <li>• <b>Auburn Downtown Facade Improvement Program:</b> provides grants up to \$31,000 and a required graduated percent match</li> </ul>



<b>Local Improvement Districts (LIDs)</b>	
<b>What is the tool?</b>	<p>A LID is a special assessment district where property owners are assessed a fee to pay for capital improvements, such as infrastructure upgrades, streetscape enhancements, underground utilities, or shared open space.</p> <p>Its distinctive feature is that a LID is enabled by a group of property owners <u>who opt into sharing</u> the cost of a project or infrastructure improvement.</p>
<b>How does it work?</b>	<ul style="list-style-type: none"> <li>• Specific projects are determined eligible and suitable for a LID. Infrastructure improvements considered for a LID may be codified in a capital improvements program, required by regulation, or uncovered through public testimony, petitions, or letters from the public. Projects must benefit specific properties in a defined area.</li> <li>• LIDs are formed through a Resolution of Intention (City-initiated option) or a Petition (property owner-initiated option). Both pathways require that an ordinance be passed through a public hearing (subject to an appeals process) which must be supported by a majority of affected property owners. Part of this process includes an estimation of the improvement costs, and the portion of those costs in which property owners will be responsible to pay for.</li> <li>• Prior to formation of a LID, the City would evaluate project costs and additional funding sources (if applicable) as well as develop a public relations plan, a preliminary design report, and an environmental impact statement (if applicable).</li> <li>• Once the LID is formed, the City would pay for the project upfront by implementing a bond backed by the LID (i.e. property tax revenue committed by public or private property owners).</li> <li>• In the event that actual costs are greater than collected revenue (due to underestimation), the City would place an additional assessment on the respective property owners to cover the additional costs. Additional costs would be prorated among all benefitted properties and the process would require another public hearing.</li> </ul>
<b>Guiding questions</b>	<ul style="list-style-type: none"> <li>• Which infrastructure projects seem most suited to LID financing? How many property owners would benefit from implementation of each of these projects?</li> <li>• If the City of Bremerton will initiate LID conversations with property owners, what process will they follow?</li> <li>• What assessment methodology will the City employ—a mathematical assessment (e.g. per parcel, square foot of property, linear foot of street frontage, traffic volumes, a combination of methods, etc.) or a special benefit analysis using a certified appraisal?</li> </ul>



<b>Community Facilities Districts (CFDs)</b>	
<b>What is the tool?</b>	<p>A CFD is similar to a LID. It is a special assessment district where property owners are assessed a fee to pay for capital improvements, such as infrastructure upgrades, streetscape enhancements, underground utilities, or shared open space.</p> <p>A CFD is different than a LID in that it must be enabled by 100% of the property owners within the district. Property owners opt into sharing the cost of a project or infrastructure improvement.</p>
<b>How does it work?</b>	<ul style="list-style-type: none"> <li>• A city may form a CFD after receiving a petition from 100% of the property owners within the proposed district. The petition should determine the CFD boundaries, the specific facilities/improvements needing financing, the property owners willing to participate on the CFD's board of supervisors, a proposed method of assessment, and the proposed repayment process of assessments and bonds.</li> <li>• A public hearing must be held before the city chooses to create the CFD. If it passes, the CFD will need to form a board of supervisors. The board of supervisors will need three members of the jurisdiction's legislative authority and two additional members to represent the property owners.</li> <li>• The board of supervisors will create the special assessment district and determine the assessments. They may issue assessment bonds to finance the facilities/improvements. The CFD can foreclose on properties that fail to pay assessments on time.</li> </ul>
<b>Guiding questions</b>	<ul style="list-style-type: none"> <li>• Since this program requires all property owners to agree to participate, the project to be funded typically needs to benefit all parties. For this reason, the city should be selective and strategic in regard to which project might be appropriate for a CFD.</li> <li>• Which infrastructure projects seem most suited to CFD financing? Would all property owners benefit from implementation of each of these projects?</li> <li>• If the City of Bremerton will initiate petition conversations with property owners, what process will they follow?</li> </ul>



<b>Community Revitalization Financing (CRF)</b>	
<b>What is the tool?</b>	A CRF allows cities to finance public improvements (such as infrastructure capital projects) by creating tax increment areas where community revitalization is needed. The public improvements, proposed to be financed by CRF, are expected to encourage private development and increase the fair market value of real property within the increment area. CRF is a tax increment-like funding tool that allows local and special purpose governments to opt-in to contribute their portion of property tax allocations.
<b>How does it work?</b>	<ul style="list-style-type: none"> <li>• The City would evaluate the geographic boundary of the increment area, consider the projects designated for improvements, estimate revenue potential.</li> <li>• A written agreement would be obtained to ensure that CRF revenue would be used to finance all or some of the costs of designated public improvements in the increment area. The agreement must include language about tax apportions (e.g. 25% of any increased real property value occurring in the increment area is apportioned to the tax allocation base value and 75% to the increment value). The agreement must be signed and authorized by the governing body of all taxing districts in the increment area.</li> <li>• Provide notice and hold a public hearing on the proposed financing of the public improvement in whole or in part with CRF.</li> <li>• Adopt an ordinance establishing the increment area that describes the public improvements, the boundaries of the increment area, the estimated cost of the public improvements, and the portion of costs to be financed by CRF.</li> <li>• CRF funds can be invested in the form of low interest loans and/or grants for a variety of infrastructure capital investments. The City designating an increment area may incur general indebtedness and issue a bond to finance the improvements. The City may use CRF to retire the indebtedness in whole or in part from tax allocation revenues it receives.</li> </ul>
<b>Guiding questions</b>	<ul style="list-style-type: none"> <li>• What is an appropriate geographic boundary for the increment area? Would overlapping taxing districts be supportive of CRF?</li> <li>• What is the City's capacity for general indebtedness?</li> </ul>



<b>Transportation Benefits District (TBD)</b>	
<b>What is the tool?</b>	TBDs are a temporary quasi-government corporation or independent taxing district that raises revenue to acquire, construct, improve, provide, and fund transportation improvements—usually through vehicle license fees or sales taxes.
<b>How does it work?</b>	<ul style="list-style-type: none"> <li>• Any city or county may form a TBD by ordinance, in the public's interest, following a public hearing. The establishing ordinance must determine the district boundaries (all or part of a city, or multiple jurisdictions) and the transportation improvements identified for TBD funding. The parameters of the TBD may not be changed without additional public hearings.</li> <li>• TBDs are primarily funded through vehicle license fees and/or sales taxes. Other funding options are available, but not as frequently used (e.g. fuel taxes, general obligation bonds, impact fees, vehicle tools, excess property taxes, local improvement districts, etc.).</li> <li>• The jurisdiction's legislative body and the governing board of the TBD must be separate and distinct bodies and they must hold separate and distinct meetings. That said, each body may be comprised of the same members.</li> <li>• Annual financial reporting, with specific accounting requirements, and an annual transportation improvement report, detailing revenues and expenditures and other details such as project statuses, is required of TBDs.</li> </ul>
<b>Guiding questions</b>	<ul style="list-style-type: none"> <li>• Which transportation projects would be targeted for improvement with the TBD?</li> <li>• What funding source(s) will be selected to fund TBD? Would a public vote be required?</li> </ul>



<b>Transportation Improvement Board – Sidewalk Program (SP)</b>	
<b>What is the tool?</b>	The Sidewalk Program provides state grant funding for pedestrian projects that address safety and system connectivity.
<b>How does it work?</b>	<ul style="list-style-type: none"> <li>• Eligibility for the program requires the purpose of the project to be transportation and not recreation.</li> <li>• The project must be on a federally classified route (principal, minor, or collector).</li> <li>• In general, the project must improve pedestrian safety, access, connectivity, and address system continuity.</li> <li>• All projects should comply with Americans with Disability Act (ADA) standards.</li> <li>• Grant funding requires a minimum 20 percent match</li> <li>• Funding applications are made available in June.</li> <li>• Transportation Improvement Board (TIB) staff review and score all applications and identify the best and highest scoring application to receive funding.</li> <li>• Non eligible work includes drainage for road, bike lanes, parking lane or street paving, non-sidewalk related signage or markings.</li> </ul>
<b>Guiding questions</b>	<ul style="list-style-type: none"> <li>• Does the District have any major pedestrian transportation issues that is eligible for grant funding?</li> </ul>



<b>Community Economic Revitalization Board (CERB) Committed Private Partner Program</b>	
<b>What is the tool?</b>	A Washington State program that provides loans and grants for planning and construction of specific public infrastructure projects that are necessary for private development to occur.
<b>How does it work?</b>	<ul style="list-style-type: none"> <li>• Assistance is provided in the form of loans and grants and requires a private business commitment. Loans are available up to \$3 million per project. Based on underwriting process and debt service coverage ratio (DSCR) grants are available up to 25 percent of the total award. A 20 percent cash match of the total project cost is required for eligibility.</li> <li>• Eligible activities for funding include planning, acquisition, construction, repair, reconstruction, replacement, rehabilitation, or improvements to buildings, structures, bridges, roads, transportation, stormwater, electricity, natural gas, earth stabilization, and telecommunications.</li> <li>• Program funds cannot be used to finance project that result in retail development, facilitate gambling, displace jobs from one part of the state to another, and is outside jurisdiction boundaries.</li> </ul>
<b>Guiding questions</b>	<ul style="list-style-type: none"> <li>• Does the District have site-ready land that will allow a property owner and/or business to commit to development in the area.</li> <li>• Does the City have tools in place (e.g. density bonuses) that may help with development feasibility?</li> </ul>



<b>Housing Trust Fund (HTF)</b>	
<b>What is the tool?</b>	State funds that support a wide range of affordable housing projects for low- to moderate-income households.
<b>How does it work?</b>	<ul style="list-style-type: none"> <li>• Fund are available for affordable housing projects through a competitive application process. Grant are available for up to \$3 million per project for multifamily rental projects. The maximum award per applicant is \$3 million per year and \$6 million per biennium.</li> <li>• Eligible activities for funding include new construction, rehabilitation, or acquisition of low- to moderate-income housing. Other activities include rent subsidies, mortgage subsidies, and mortgage insurance guarantee or payments for eligible projects</li> <li>• Preference is given to developments serving low-income households, persons with special needs, and population groups with disproportionate need for housing assistance.</li> <li>• Evaluation criteria considers project size, type, location, cost reasonability, financial feasibility, readiness, applicants experience and capacity to development and manage the project and ability to provide appropriate services</li> </ul>
<b>Guiding questions</b>	<ul style="list-style-type: none"> <li>• Does the City have tools in place (e.g. density bonuses) that may help yield a higher density and number of affordable housing units?</li> <li>• Does the city have existing partnerships that can help with the development, management, and on-going operation of the affordable housing project?</li> </ul>



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# Charleston

AREA-WIDE PLANNING STUDY