

# PLANNING COMMISSION PUBLIC HEARING

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Bremerton Eastside Employment Center | July 20, 2020

Presenters:

Allison Satter, Planning Manager

Lisa Grueter, BERK

Radhika Nair, BERK

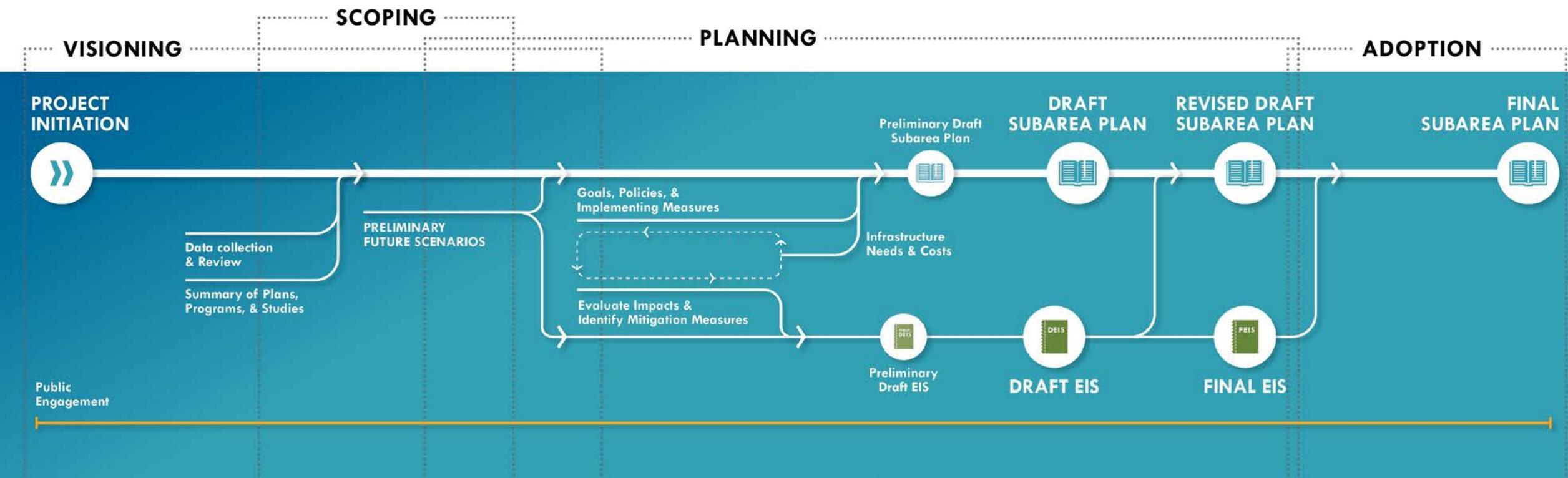




# Agenda & Goals of the Meeting

- **Agenda**
- **Welcome**
- **Draft Subarea Plan**
  - What We Heard
  - Changes/Refinements based on Input
- **Planned Action**
  - Analysis and Fee ranges
- **Discussion**
- **Recommendation**

# Planning Process and Products



- The Eastside Employment Center is undergoing a two-hearing process
- We anticipate Planning Commission's recommendation in July and City Council review adoption in the fall

# Two Hearing Process

- The Planning Commission first received a Draft Subarea Plan on March 6, 2020 identifying three alternatives and evaluated in the Draft EIS.
- Following the Planning Commission providing direction in April 2020 on a preferred land use concept, a first hearing draft Subarea Plan was circulated on June 9, 2020 for the **Hearing on June 15, 2020**.
- The Planning Commission provided more direction on the plan code and preferred land use concept.
- An overview of the revised Subarea Plan issued on July 13, 2020 for **the hearing today**, and changes since June 9, 2020, are described in the following slides.

# What We Heard

- Support for Vision and Guidance Framework
- Support for Regulatory Framework
  1. Framework
  2. Overlay Districts
  3. Block Frontage and Street Typologies
  4. Dimensional & Development Standards
  5. Parking Requirements
  6. Open Space Standards
  7. Incentive System

What is the rationale for the realignment of Wheaton Way?

More details on FAR

Accommodate higher height and commercial limit for the Center-Res. High

Change name of Center to Harrison Village

# Regulatory Environment Refinements

## Overlay Districts

- Eliminated the higher B & O tax exemption threshold for ground floor micro enterprises and small businesses engaged in production activities. Instead, this section promotes the City's existing small business exemption.

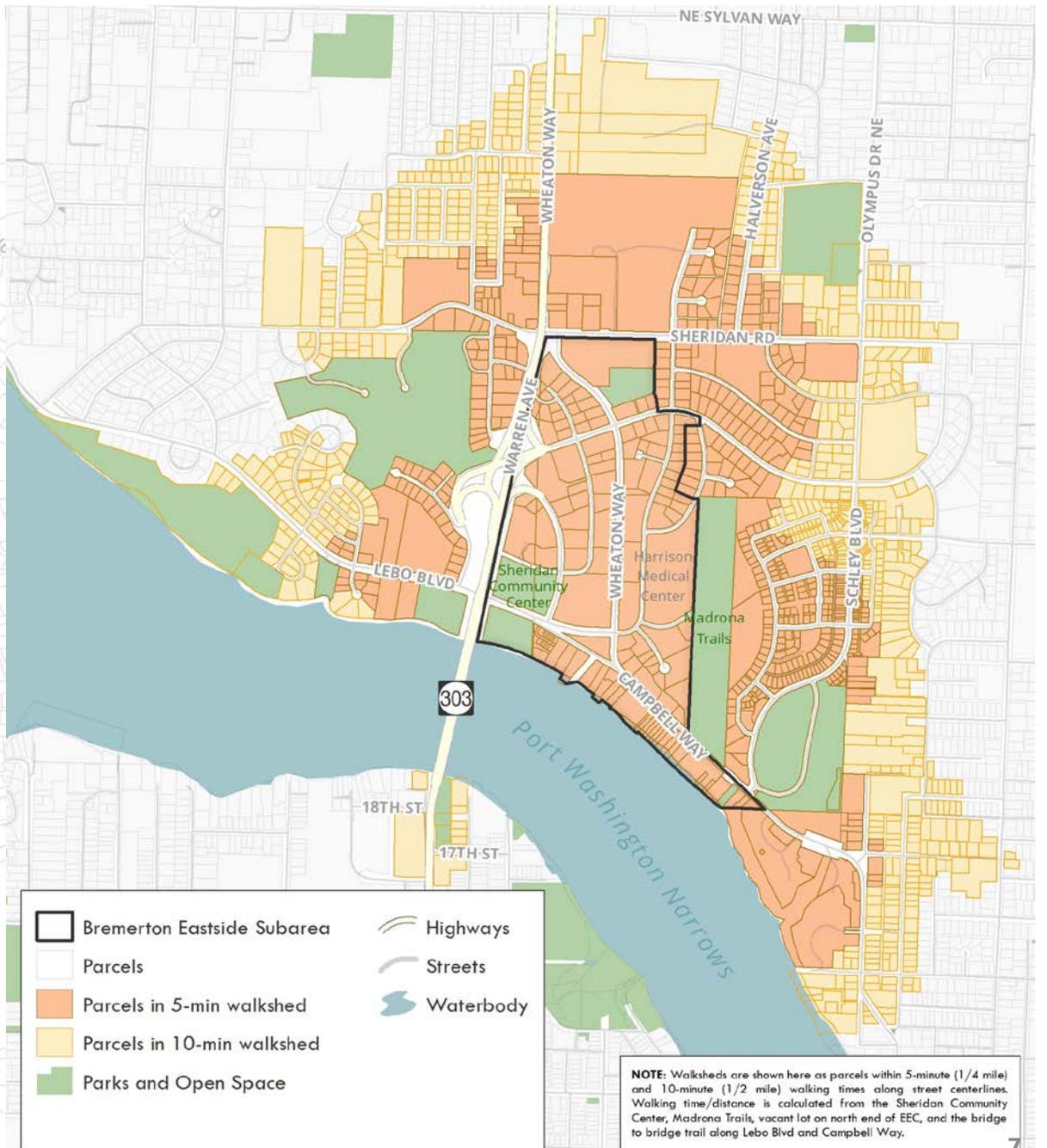
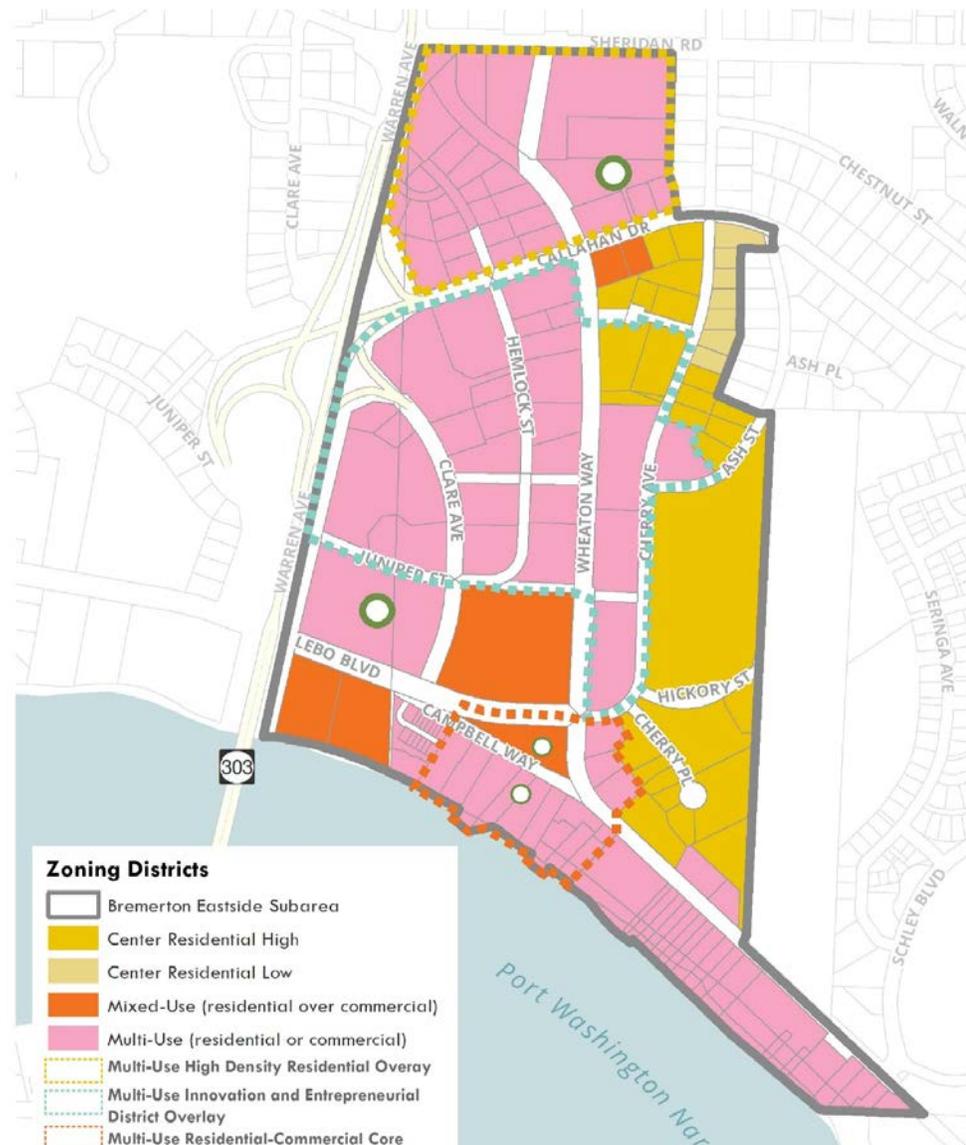
## Block Frontage and Street Typologies

- Referenced modified street section of Callahan Drive to align with the SR 303 project's preferred alternative.

## Dimensional & Development Standards

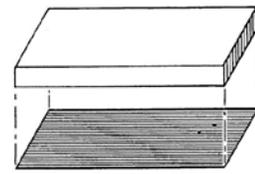
- Center Residential High: Increased maximum allowed height to 75' for sites over 1 acre to reflect existing zoning for residential uses and increased allowed commercial area from 20,000 SF to 40,000 SF.

# Wheaton Way Realignment



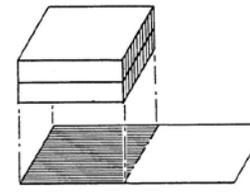
# FAR

- FAR is one of way to regulate bulk
- It offers the flexibility of floor arrangement under controls that limit gross floor area
- FAR of 3 is typical for high density residential, and non-CBD commercial

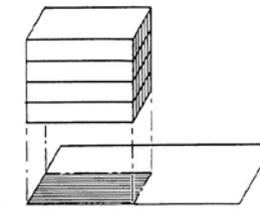


100 % LOT COVERED

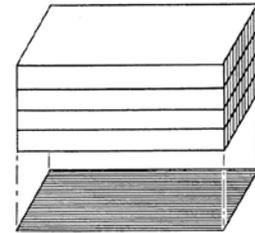
F.A.R. 1.0



50 % LOT COVERED

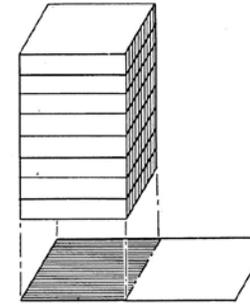


25 % LOT COVERED

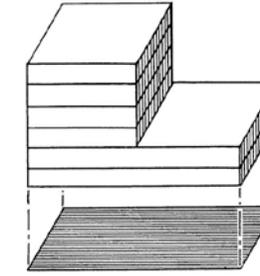


100 % LOT COVERED

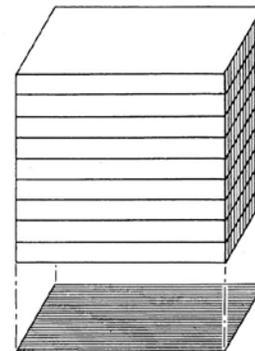
F.A.R. 4.0



50 % LOT COVERED

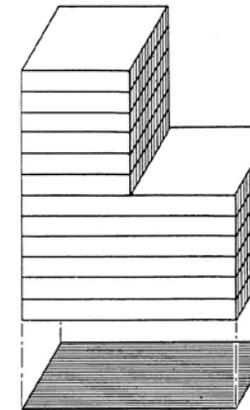


100 % LOT COVERED  
(COMBINATION)

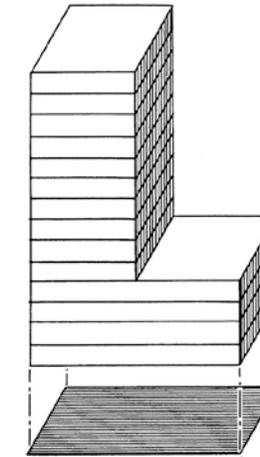


100 % LOT COVERED

F.A.R. 9.0



100 % LOT COVERED (COMBINATIONS)



# FAR



**Chung's Restaurant – 242 1st Bremerton**

Site Size = 0.10 acres (4,202 sqft)

Net Building Square Footage = 4,862 sqft

**FAR = 1.16**

Required to have above 1 FAR but below 3.25 FAR



**B'Flat Apartments and Axe & Arrow Restaurant – 238 4th Street**

Site Size = 0.65 acres (~28,314 sqft)

Net Building Square Footage = ~39,400 sqft (\*not including parking area)

**FAR = 1.39**

Required to have above 1 FAR but below 3.25 FAR



\*Some areas, such as structured parking lot does not count towards FAR

# Comprehensive Plan & Zoning Code Updates

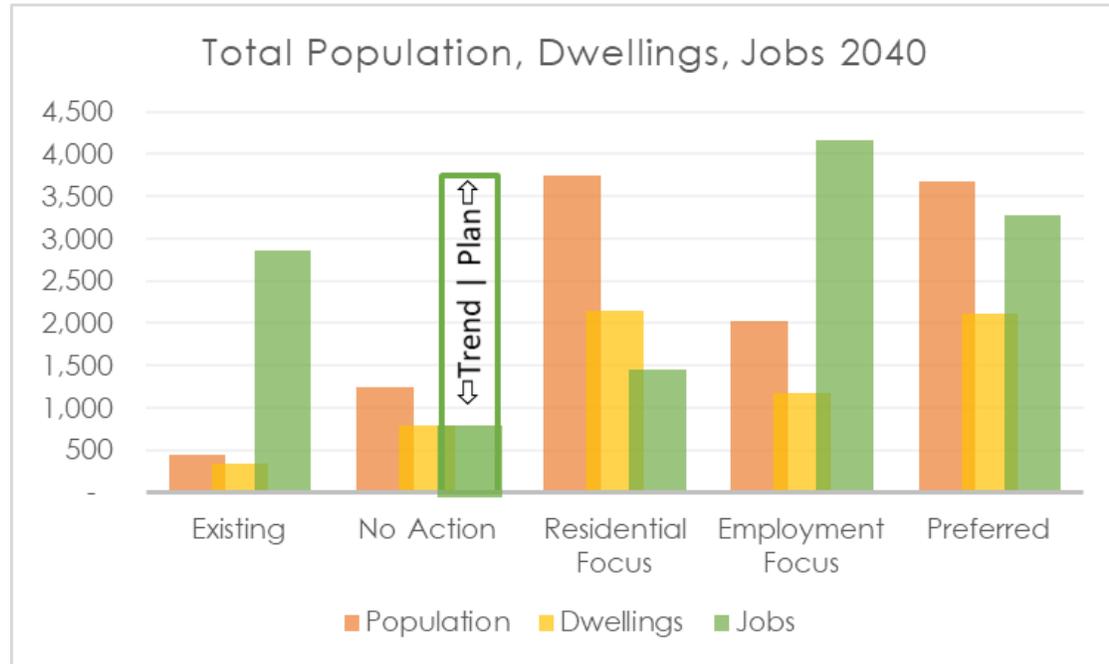
- The City proposes to include the Center Subarea Plan for Harrison Village in the Bremerton Comprehensive Plan and Zoning Code (Title 20) by amendment. This plan would take effect upon adoption.
  
- Related consistency amendments to the Comprehensive Plan and Municipal Code include but not limited to:
  - The Comprehensive Plan Land Use Map would be amended to replace Employment Center with a designation called "Subarea Plan."
  - Goals and Policies in Land Use Element would be amended to refer to Subarea Plan Goals and Policies. See Chapter 2 Vision & Guidance Framework.
  - Infrastructure and park concepts would be integrated into the Comprehensive Plan Community Services Appendix and eventually into functional plans.
  - Changes to priority bicycle network would be integrated.
  - The City's Noise Provisions (BMC 6.32.010(c)) would be updated to reference this plan
  - BMC 20.92 Employment Center would be repealed as the Subarea Plan supersedes it.
  - Other housekeeping amendments as necessary.

# Planned Action Ordinance (PAO)

- Finalize Preferred Alternative Growth Estimates
  - Complete SEPA mitigation for transportation
  - Refine procedures
  - Integrate new subarea name
- Facilitate growth consistent with the Subarea Plan through a PAO for the Center.
  - Continue proposal to amend City SEPA rules at BMC 20.04.100 to ensure PAO is properly implemented in subarea including SEPA mitigation

# Preferred Alternative Growth – addressed in PAO

## Land Use



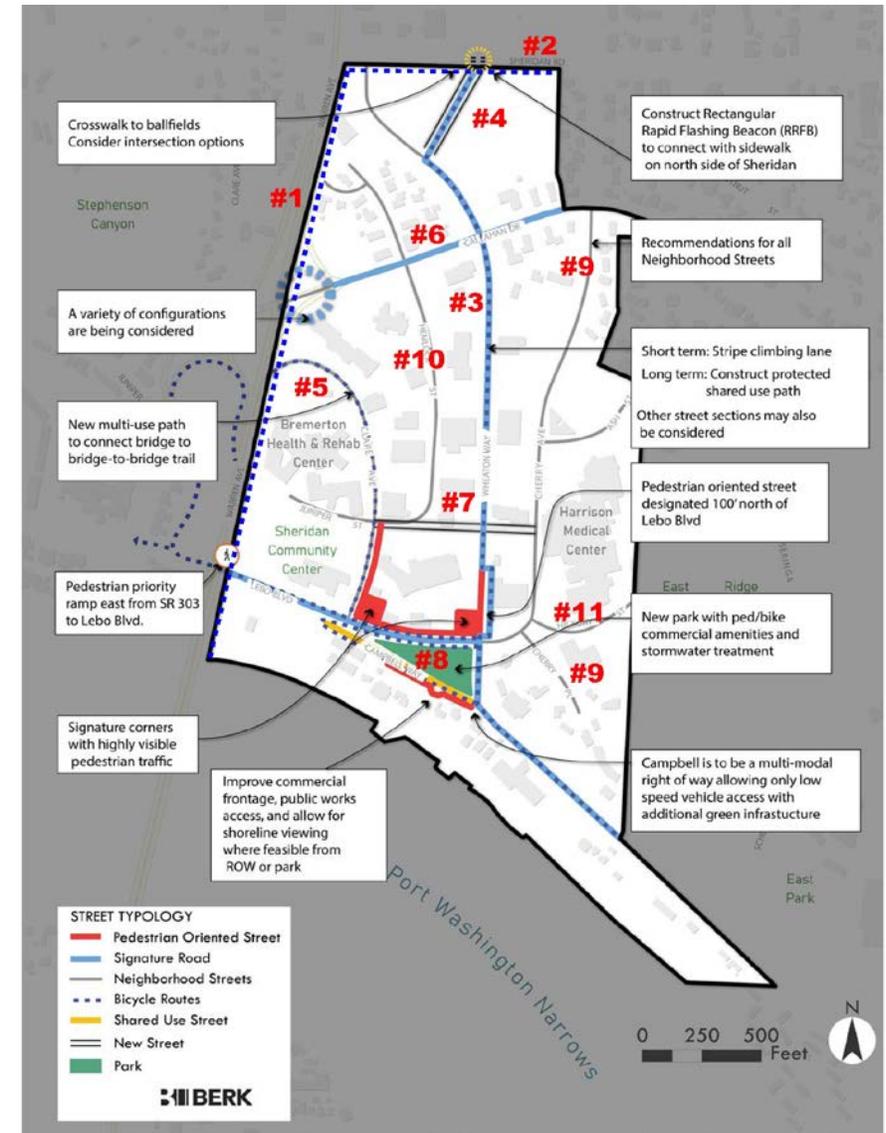
**Preferred:** Housing similar to Residential Focus. Jobs similar to Existing.

## PM Peak Hour Vehicle Trips

Alternative	PM Peak Hour Vehicle Trips	Net Change in Trips Compared to No Action Alternative
Existing	1,729	
No Action Alternative	1,656	—
Residential Focus Alternative	1,568	-88
Employment Focus Alternative	1,972	316
Preferred Alternative	1,972	316

# PAO Mitigation Fee

- Similar to PSIC-Bremerton include per trip mitigation fee
- Transportation costs shared by public and private
  - Costs based on example City transportation improvement costs and other similar projects
  - Related to share of new trips on system
- Fee adjusted for frontage improvements



# Next Steps

- Following Planning Commission recommendations
  - Complete Final EIS – address Planning Commission Preferred Alternative
  - Carry forward Draft Subarea Plan and Planned Action Ordinance and related Comprehensive Plan and Code changes to City Council
- Anticipated schedule
  - August – complete Final EIS
  - September/October – City Council review and adoption

# Planning Commission's Orders of the Day

Open the Public Hearing, take and consider public testimony, and to one of the following:

- Continue the public hearing
- Recommend to Council as proposed
- Recommend to Council as amended (amending motion)

## Motion for Consideration

Move to recommend that the City Council adopt the Harrison Village Center Subarea Plan, as shown in Attachment I, and associated Planned Action Ordinance, as shown in Attachment II, based on the findings and conclusions in Attachment III.