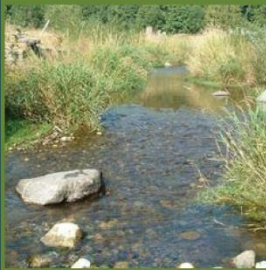




KITSAP COUNTY



CITY OF BREMERTON



GORST CREEK WATERSHED & GORST URBAN GROWTH AREA PLANNING



VOLUME 1:

Draft Gorst Creek Watershed Characterization & Framework Plan

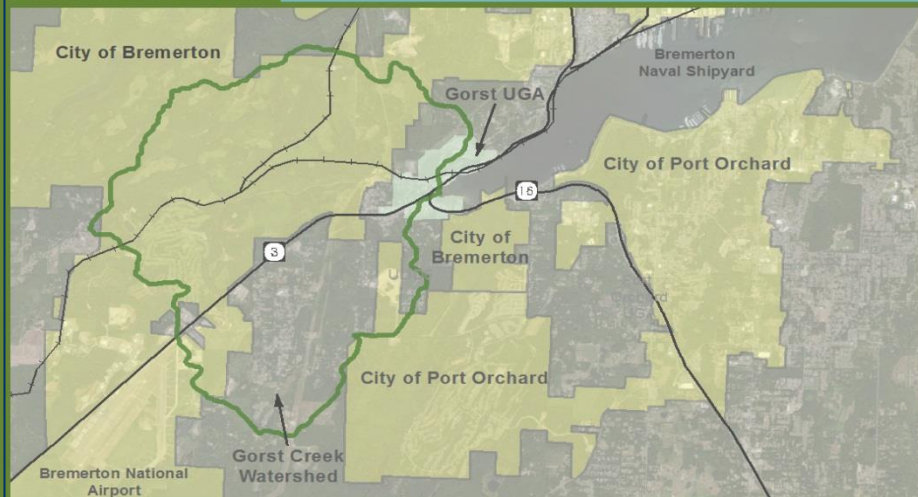
VOLUME 2:

Draft Gorst Planned Action Environmental Impact Statement

VOLUME 3:

Draft Gorst Subarea Plan

June 2013



Advisory
Committee
August 7, 2013

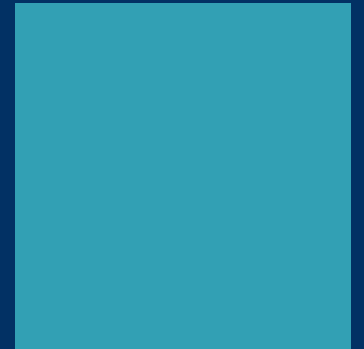
MEETING PURPOSE

- Summarize public, tribal, agency, and Planning Commission input
- Describe City and County staff recommendations on the preferred land use plan for the Gorst Urban Growth Area
- Request Advisory Committee discussion and direction on a Preferred Alternative

PROJECT OBJECTIVES

- Make Gorst a place where people want to live, shop and recreate,
- Protect water quality, habitat and fish while fostering economic development,
- Identify areas for development, restoration and protection based on science,
- Adopt a land use plan for Gorst, and
- Implement a long-range capital improvement plan to provide for future utility services, public services and transportation needs.

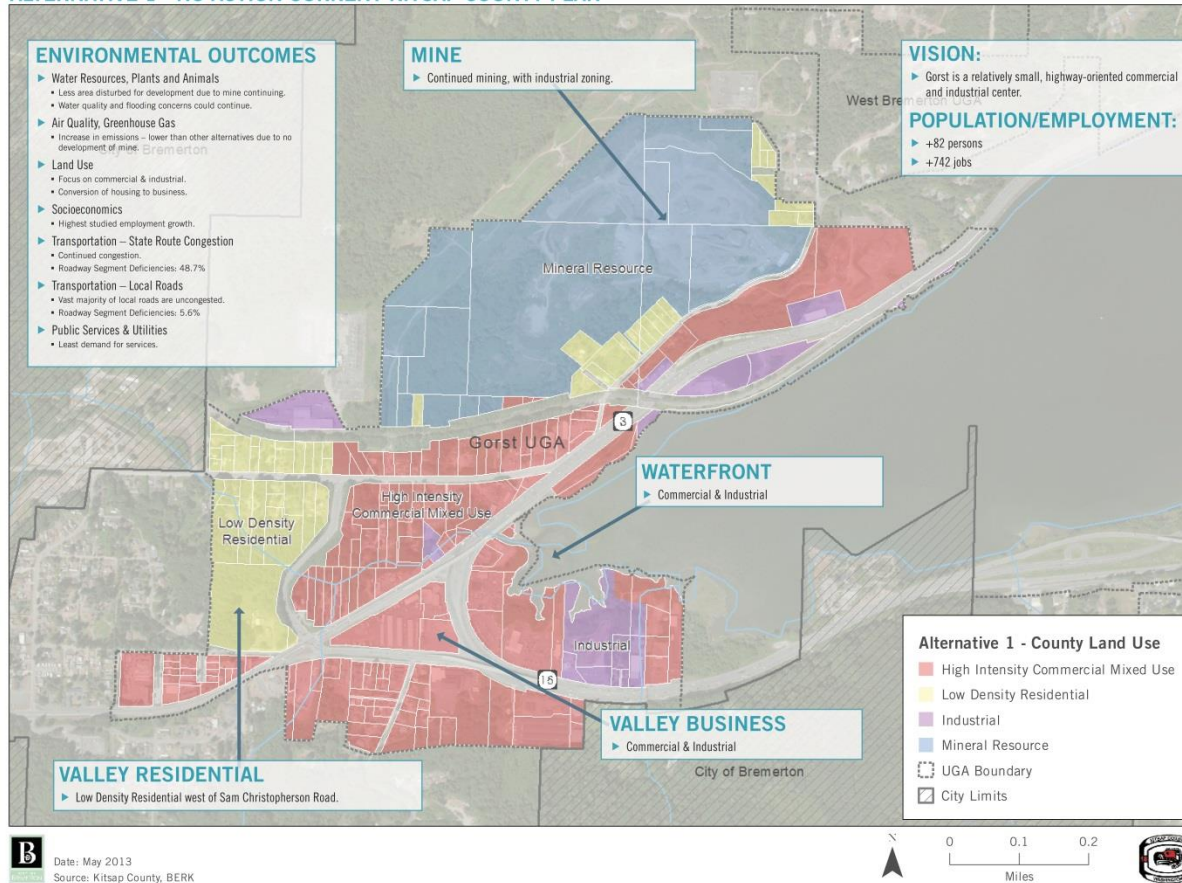
ALTERNATIVES & INPUT



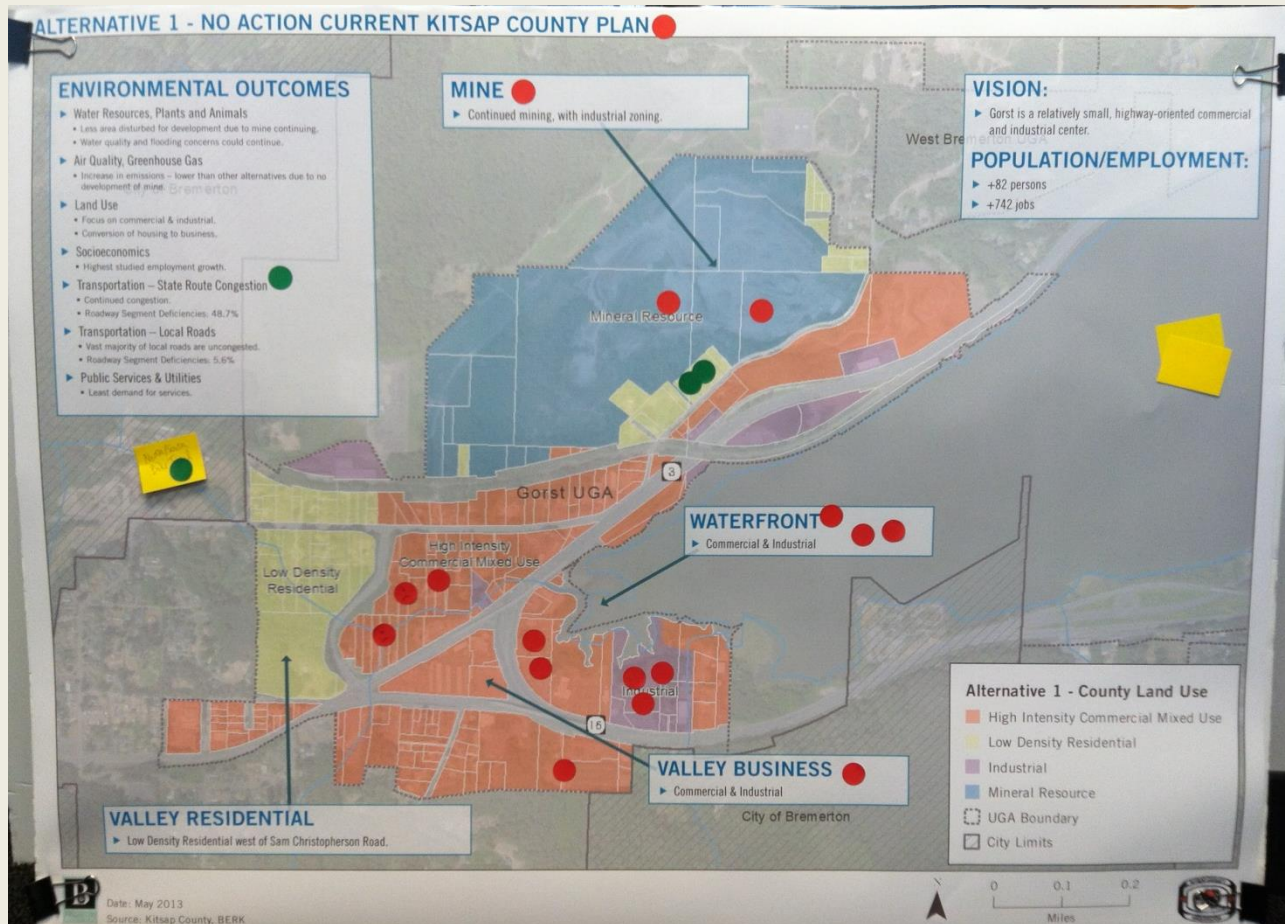
COMMENT OPPORTUNITIES

- 45-day written comment period from June 10, 2013 to July 24, 2013
- Five meetings including:
 - Kitsap County Planning Commission, June 18, 9:00 am
 - City of Bremerton Planning Commission, June 18, 5:30 pm
 - Preferred Alternative Community Workshop, Gorst, June 20, 5:00 pm, Family Worship Center at 3649 W. Frontage Road
 - Kitsap County Planning Commission July 16, 9:00 am
 - City of Bremerton Planning Commission July 16, 5:30 pm

ALTERNATIVE 1 - NO ACTION CURRENT KITSAP COUNTY PLAN



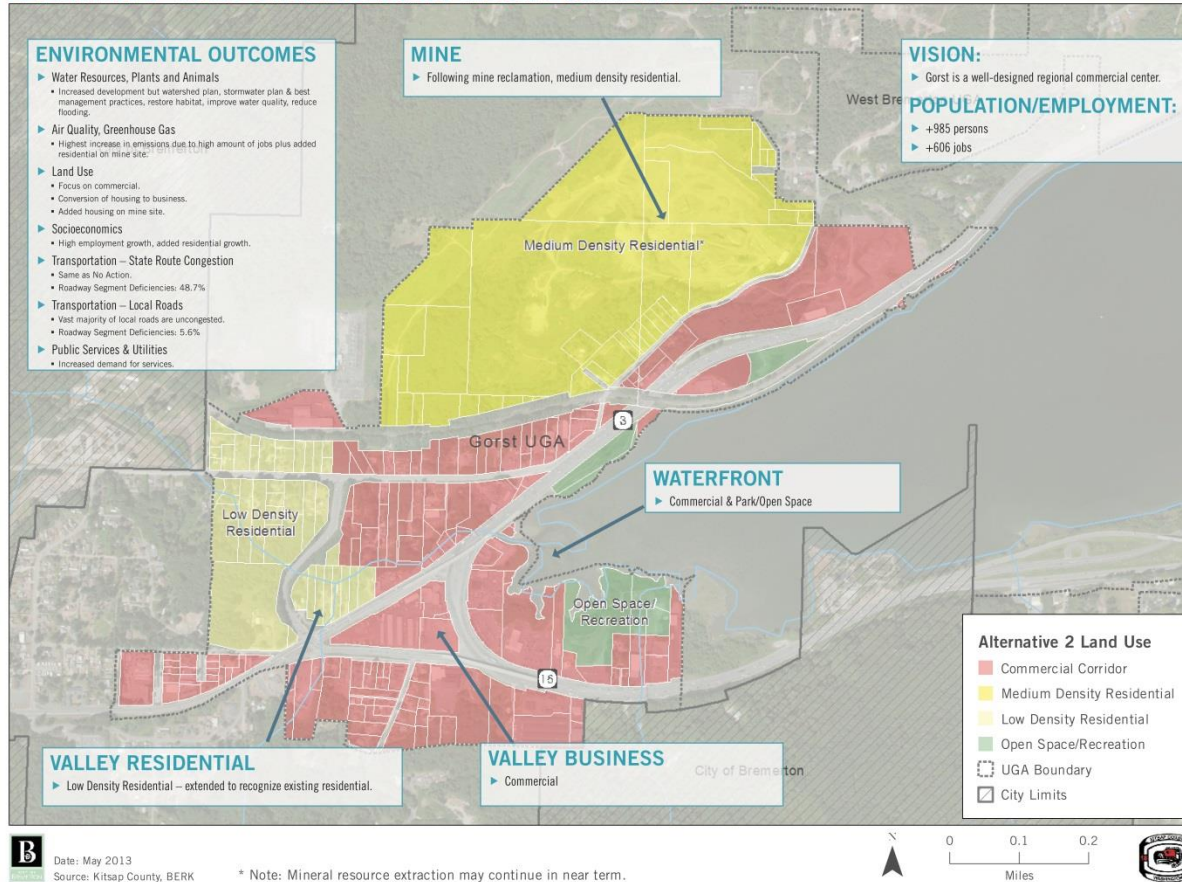
ALT. 1



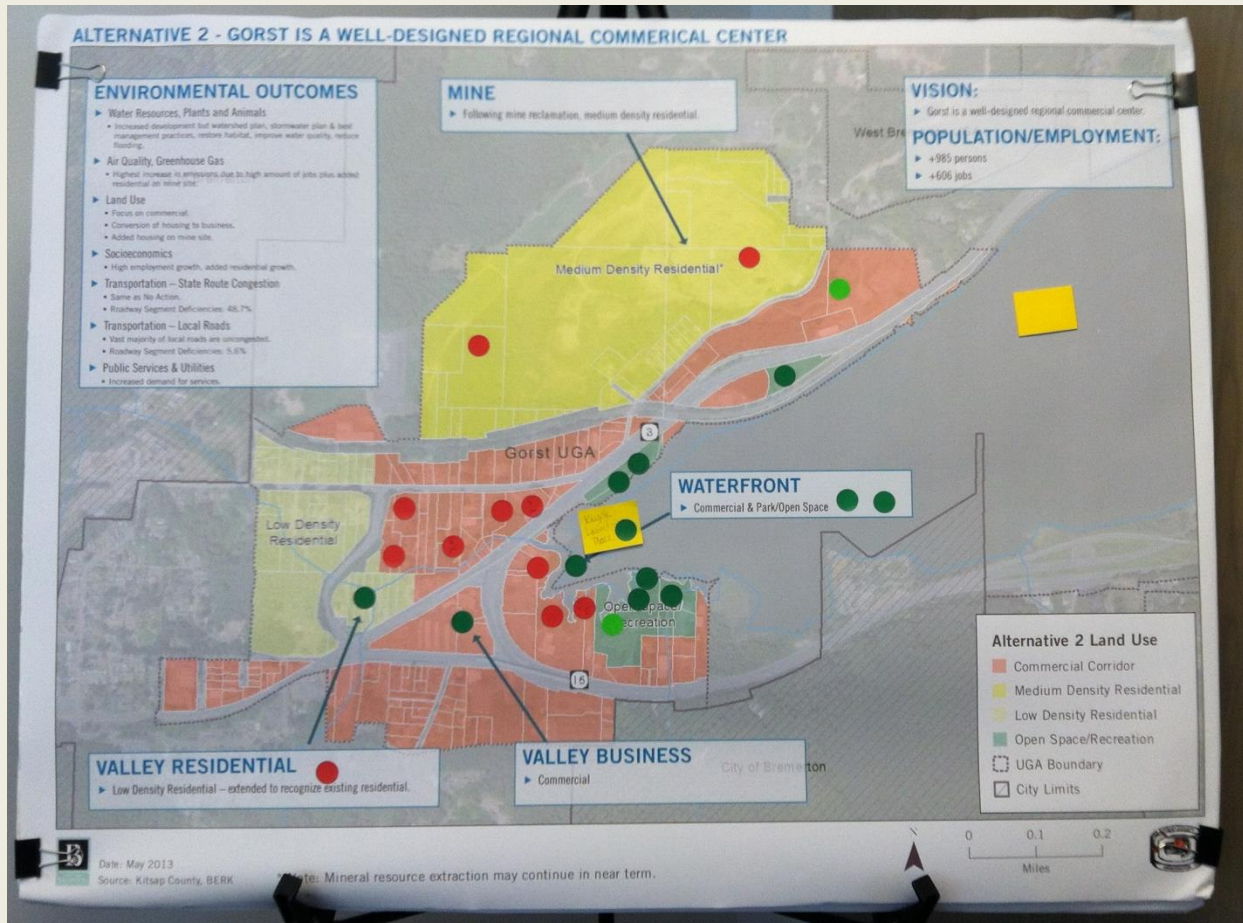
ALT 1 – COMMUNITY WORKSHOP

Like idea of
north-south
trail, single
family near
mine,
Dislike
intensive
commercial
and industrial

ALTERNATIVE 2 - GORST IS A WELL-DESIGNED REGIONAL COMMERCIAL CENTER



ALT. 2

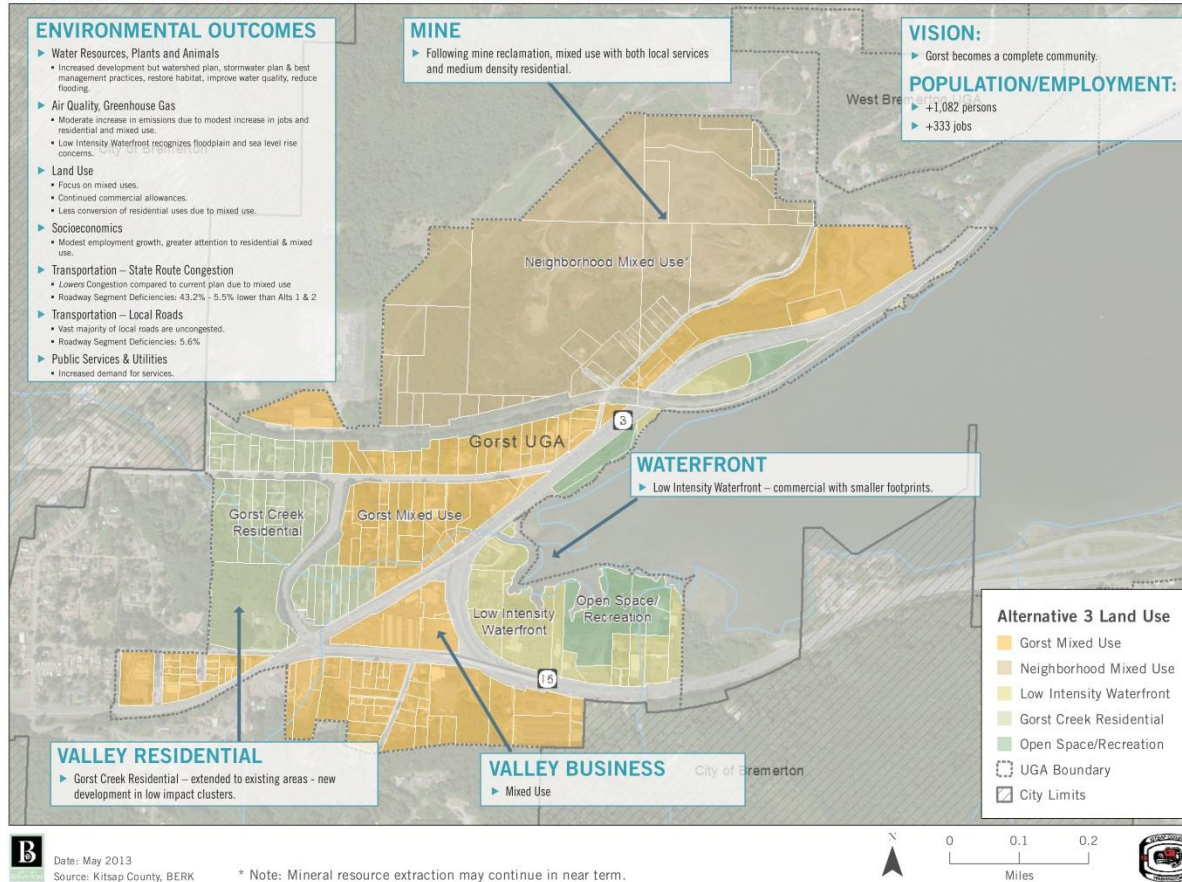


ALT. 2 – COMMUNITY WORKSHOP

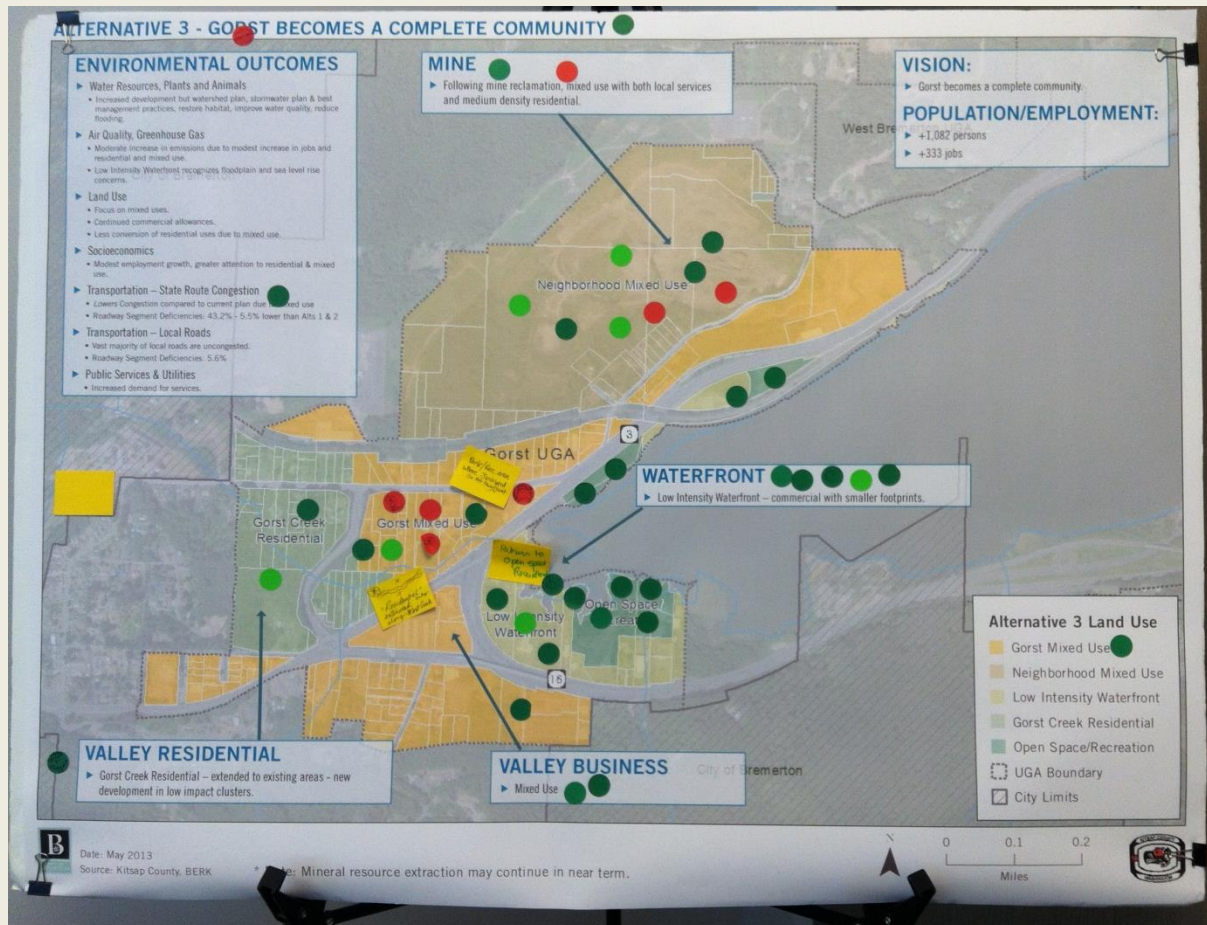
Like Parks And
Open Space,
Low Density
Residential, and
one commercial
area to NE

Dislike most
intensive
commercial
areas and single
purpose Medium
Density
Residential

ALTERNATIVE 3 - GORST BECOMES A COMPLETE COMMUNITY



ALT. 3



ALT. 3 - COMMUNITY WORKSHOP

Like Parks and
Open Space,
Low Intensity
Waterfront,
Gorst Creek
Residential,
Gorst Mixed
use, and
Neighborhood
Mixed Use

Suggest adding
more
residential
along Creek

COMMUNITY WORKSHOP

- Citizens at the Gorst Community Workshop in June:
 - Favored Alternative 3 on the whole, and
 - Suggested lower intensity development along Gorst Creek

OTHER WRITTEN COMMENTS

- ~ 12 commenters
 - For those who stated a preference, Alternative 3 was favored
 - Other concerns – traffic, access, stormwater, critical areas
- Responses to comments will be presented in the Final EIS intended for publication this fall 2013

KEY COMMENTS

■ WSDOT

- Concerned about cumulative volumes on state routes
- Want clarifications on County LOS and concurrency
- Want analysis of intersections/links & mitigation at development stage
- Want to reduce access points and restrict turning movements in Gorst

■ Suquamish Tribe

- Ensure wetland delineations are performed for planned actions
- Need regular notification of planned actions re: cultural & natural resources
- Support Alternative 3 with less intense development on streams in headwaters
- Limit impervious area throughout watershed; use Ecology SWM manual
- If pursuing the Gorst Creek Management Overlay, want to see that inner 50 feet is no touch – also other recommendations on vegetation, trails

■ Sustainable Bremerton

- Support Alternative 3 as the Preferred Alternative, with extension of LIWF to Gorst Creek floodplain
- Support restoration as a tool to support the local economy
- Support multi-modal improvements

PLANNING COMMISSION INPUT TO DATE

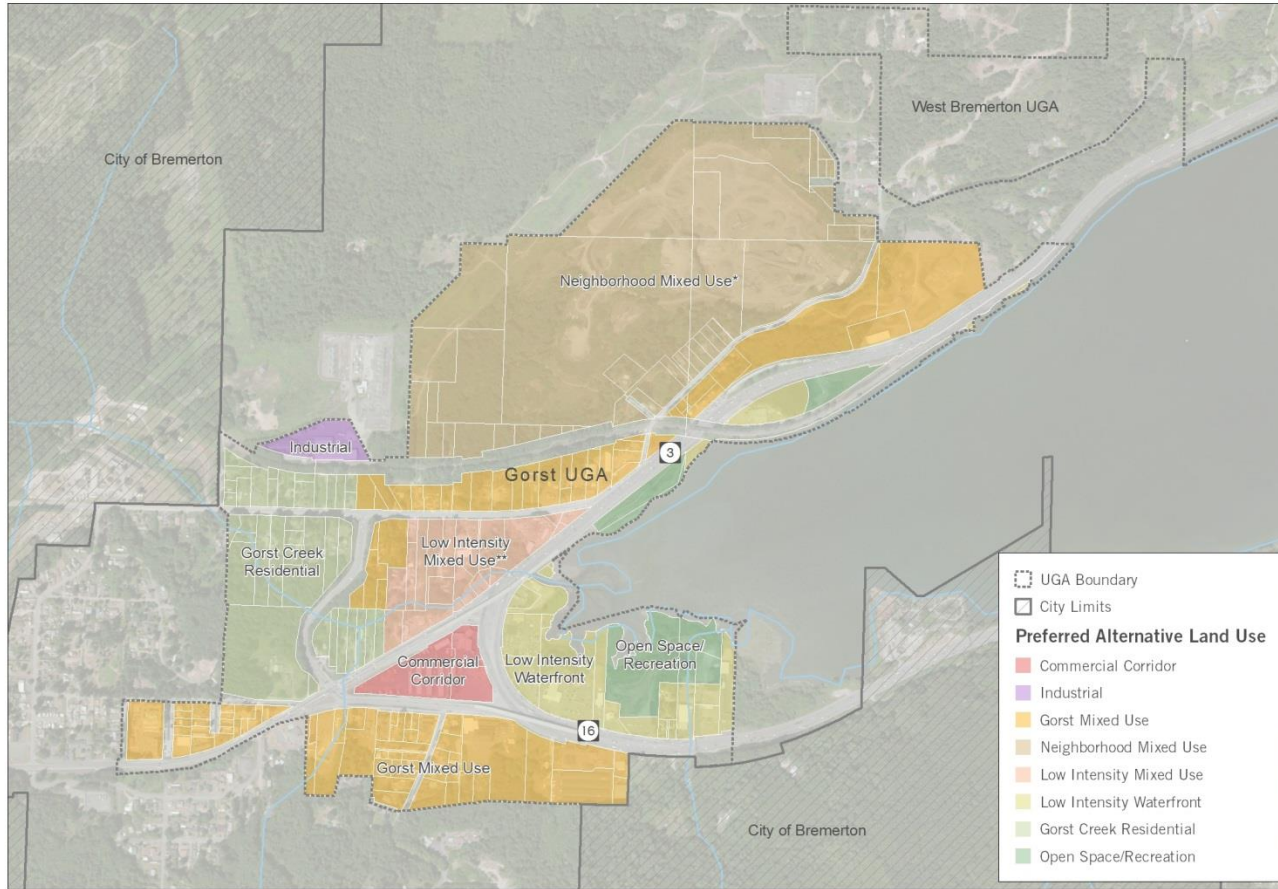
Kitsap County PC

- Generally like Alt 3
- Postpone rezone of mine until 2016 (CPP population allocations)
- Extend concept of Low Intensity Waterfront to Gorst Creek Floodplain
- Vet Planned Action Ordinance – consider boundaries, traffic, stormwater

Bremerton PC

- Generally like Alt 3
- Address highway access
- Like MU for flexibility – Valley Business, Mine
- Like Low Intensity Waterfront – provide incentives and encourage acquisition
- Support higher environmental protection for Gorst Creek floodplain (keep MU but have overlay of env stds and incentives)
- Like Gorst Creek Res Cluster

PREFERRED ALTERNATIVE: FUTURE LAND USE MAP



Date: August 2013
Source: Kitsap County, BERK

* Note: Mineral resource extraction may continue in near term.

** Note: This zone is similar to Low Intensity Waterfront, except that residential development is allowed.



0 0.1 0.2
Miles



PRELIM.
PREFERRED
ALTERNATIVE

ADVISORY COMMITTEE DISCUSSION

- Selection of a preferred land use alternative – can select, mix and match, or come up with new alternative in the range
- Should some zoning & incentives be phased post annexation?
- How to coordinate shoreline regulations in City/County, especially on Gorst Creek?
- How to best mitigate stormwater and flooding conditions along Sinclair Inlet and Gorst Creek?
- How best to manage multimodal travel in Gorst – e.g. added pedestrian & transit features, manage traffic, implement WSDOT & County improvements?

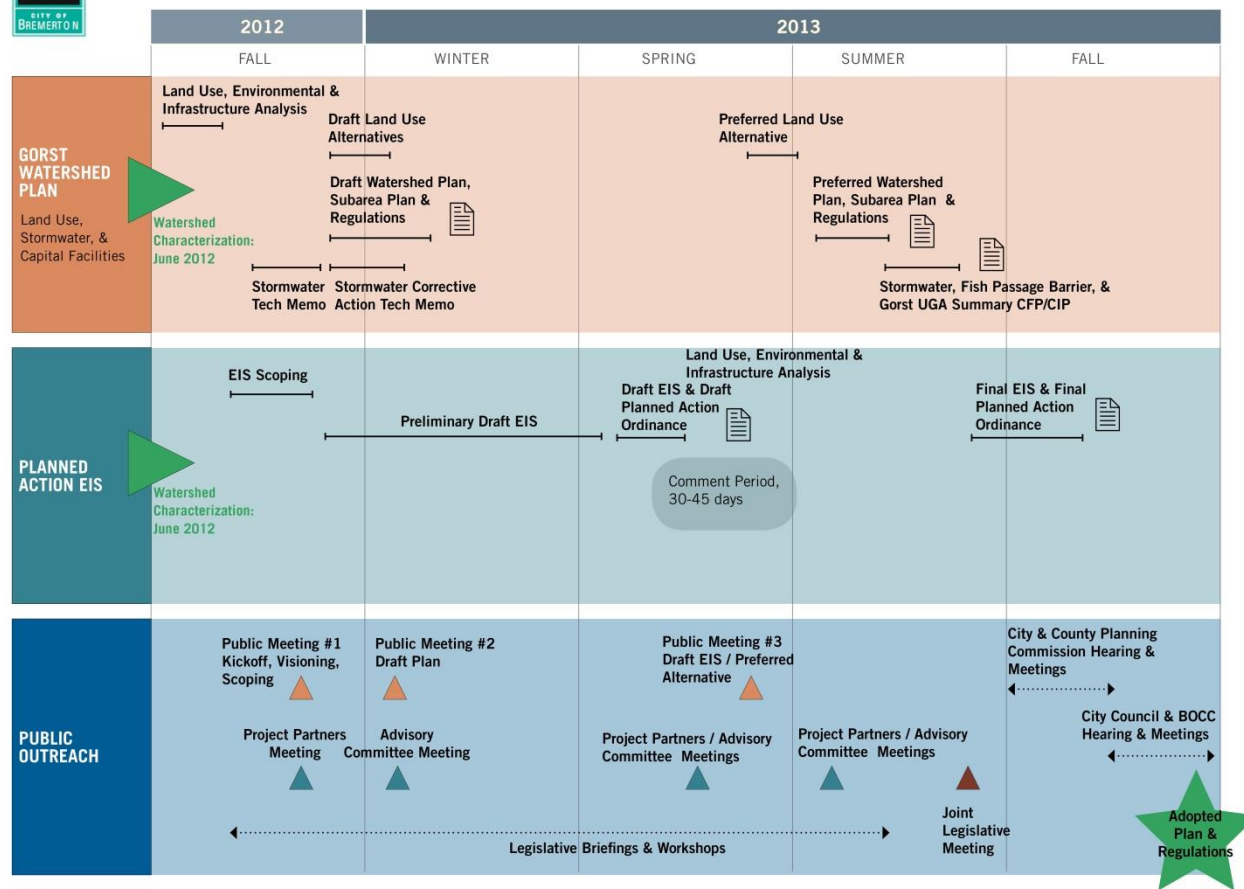
NEXT STEPS

- City and County staff will develop a subarea plan including tailored regulations
- Final EIS will be prepared
- Legislative Meetings throughout fall 2013
- Adoption anticipated December 2013

CURRENT SCHEDULE



GORST CREEK WATERSHED PLAN SCHEDULE 2012 - 2013





MEMORANDUM

DATE: July 25, 2013

TO: Gorst Creek Watershed Advisory Committee

FROM: Allison Daniels, City Planner, Bremerton Community Development Department,
Allison.Daniels@ci.bremerton.wa.us, 360-473-5845

RE: Advisory Committee Meeting and Preferred Alternative for Gorst

MEETING PURPOSE

Three documents are before the City of Bremerton and Kitsap County:

- [Gorst Plans: Volume 1. Draft Gorst Watershed Characterization Study & Framework Plan](#) Based on the results of a Watershed Characterization Study prepared in 2012 studying water flow and habitat, the Gorst Creek Watershed Characterization & Framework Plan guides water quality, habitat, and land use plans and activities across the 6,000-acre watershed. The Gorst Creek Watershed Characterization & Framework Plan provides a common set of goals, policies, and best management practices (BMPs) intended for adoption and implementation by the City of Bremerton, which governs nearly two-thirds of the watershed in its city limits, and by Kitsap County, which governs unincorporated lands comprising over one-third of the watershed.
- [Gorst Plans: Volume 2. Draft Gorst Planned Action Environmental Impact Statement](#) The Gorst EIS is an informational document that provides the City of Bremerton, Kitsap County, members of the public, and other agencies with environmental information, an evaluation of alternatives, and potential mitigation measures to minimize environmental impacts. The EIS allows the City of Bremerton and Kitsap County to consider designating a planned action for some or all of the Gorst Urban Growth Area (UGA). Designating a planned action streamlines environmental review for development proposals consistent with EIS mitigation measures that are adopted in a planned action ordinance.
- [Gorst Plans: Volume 3. Draft Gorst Subarea Plan](#) The Gorst Subarea Plan is a comprehensive 20-year plan that establishes the general patterns for future land use, transportation and other infrastructure needs in Gorst. The purpose of this plan is to provide greater detail, guidance and predictability to future development within the Gorst UGA, while also protecting the environment. The UGA is currently under the jurisdiction of Kitsap County and assigned to the City of Bremerton as an annexation area, and the Subarea Plan will be adopted jointly by both jurisdictions. The Gorst Subarea Plan and implementing zoning are anticipated to serve as pre-annexation planning and zoning pursuant to RCW 35.13.177.

The purpose of the August 7, 2013 meeting of the Gorst Creek Watershed Advisory Committee is to discuss and provide direction on a preferred alternative for Gorst.

Advisory Committee direction on the Preferred Alternative will allow the City and County staff and consultant team to work on a complete Gorst Subarea Plan including policies, a refined land use plan, zoning, and design and development standards. The Preferred Subarea Plan will then be vetted by the Planning Commission, City Council and Board of County Commissioners through public meetings and hearings during fall 2013. The Preferred Alternative will

also be studied in the Final Planned Action Environmental Impact Statement (Final EIS). These documents will be prepared starting in August. We expect a Preferred Subarea Plan in mid to late September that can be the basis for the Final EIS and a Capital Facility Plan. Plan adoption is scheduled for December 2013.

Based on the Draft Gorst Creek Watershed and Framework Plan, Draft EIS, and Draft Subarea Plan issued in June 2013, following are key questions we would like to discuss with the Advisory Committee:

- Selection of a preferred land use alternative – can select, mix and match, or come up with new alternative in the range
- Should some zoning & incentives be phased post annexation?
- How to best mitigate stormwater and flooding conditions along Sinclair Inlet and Gorst Creek?
- How to coordinate shoreline regulations in City/County, especially on Gorst Creek?
- How best to manage multimodal travel in Gorst – e.g. added pedestrian & transit features, manage traffic, implement WSDOT & County improvements?

PUBLIC AND AGENCY COMMENT

The City of Bremerton and Kitsap County held five meetings during a 45-day comment period from June 10, 2013 to July 24, 2013, including:

- Plan & EIS Overview, Kitsap County, June 18, 9:00 am, 619 Division St., Port Orchard
- Plan & EIS Overview, City of Bremerton, June 18, 5:30 pm, 345 6th St., Bremerton
- Preferred Alternative Community Workshop, Gorst, June 20, 5:00 pm, Family Worship Center at 3649 W. Frontage Road
- Preferred Alternative, Kitsap County July 16, 9:00 am 619 Division St., Port Orchard
- Preferred Alternative, City of Bremerton July 16, 5:30 pm 345 6th St., Bremerton

Meetings in June with the Planning Commissions provided an overview of the project. The meetings on June 20 and July 16 focused on what a preferred alternative might look like. Citizens at the Gorst Community Workshop in June favored Alternative 3 on the whole and suggested lower intensity development along Gorst Creek. A summary of the workshop is attached.

Kitsap County and Bremerton Planning Commissions also provided comments along similar lines as the community workshop input:

<i>Kitsap County Planning Commission</i>	<i>Bremerton Planning Commission</i>
<ul style="list-style-type: none"> • Generally like Alternative 3 • Postpone rezone of mine until 2016 (Countywide Planning Policy population allocations) • Extend concept of Low Intensity Waterfront to Gorst Creek Floodplain • Vet Planned Action Ordinance – consider boundaries, traffic, stormwater 	<ul style="list-style-type: none"> • Generally like Alternative 3 • Address highway access • Like Mixed Use designations for flexibility – Valley Business, Mine • Like Low Intensity Waterfront – provide incentives and encourage acquisition • Support higher environmental protection for Gorst Creek floodplain (keep MU but have overlay of environmental standards and incentives) • Like Gorst Creek Residential Cluster

With the comment period just closing July 24, 2013, staff will provide a follow up summary of comments prior to the Advisory Committee meeting.

We also expect additional comments and recommendations from the Kitsap County Board of County Commissioners on July 31, 2013.

Attachment

- Summary of Preferred Alternative Community Workshop, June 20, 2013

Other Documents

Documents and meeting summaries from various phases of the project can be found here:
<http://www.ci.bremerton.wa.us/gorstwatershed/doc.html>.



GORST CREEK WATERSHED CHARACTERIZATION & FRAMEWORK PLAN, GORST SUBAREA PLAN & EIS

Preferred Alternative Community Workshop



June 20, 2013, 5-7 pm
Family Worship Center, 3649 W. Frontage Road
Port Orchard, WA 98367

INTRODUCTION

On June 20, 2013, the City of Bremerton and Kitsap County jointly hosted a community workshop to:

- Introduce three documents
 - Volume 1 – Draft Gorst Watershed and Framework Plan
 - Volume 2 – Draft Planned Action Environmental Impact Statement (EIS)
 - Volume 3 – Draft Subarea Plan
- Share:
 - Draft Plan & Draft EIS Alternatives
 - Results of the Draft EIS Analysis
 - Opportunities to provide Public Comment
- Ask community member thoughts on: What features should be included in a Preferred Alternative around which a Final Plan & EIS can be developed?

Meeting Notices and Attendance

A notice of availability and meeting announcement was sent by mail to each property owner in the Gorst UGA. The same flier was emailed to persons who had participated in prior Gorst meetings in fall 2012 and winter 2013, and also to persons indicating a general interest in County and City planning efforts. An article was published in the Kitsap Sun on June 13, 2013.¹ Copies of the meeting flier and notice of availability are attached.

Eighteen persons attended the preliminary alternative workshop and signed the sign-in sheet. More were observed, for a total meeting attendance of about 20-25 persons. In addition, City and County officials attending included Bremerton Mayor Patty Lent, City Councilmember Jim McDonald, Kitsap County Commissioner Charlotte Garrido, and City Planning Commission Chair Greg Jose.

Kitsap County staff available included Eric Baker, Special Projects Division Manager. City staff in attendance included Andrea Spencer, Director of Community Development and Allison Daniels, City Planner. Consultant staff included Bill Webb with AECOM, and Lisa Grueter and Kevin Gifford with BERK.

¹<http://www.kitsapsun.com/news/2013/jun/11/plans-come-together-for-gorst/?partner=popular#axzz2W6qhQKXM>

Workshop Activities

The meeting agenda included the following activities:

5:00-5:15	Open House
5:15-5:45	Presentation
5:45-6:30	Map Exercise Preferred Alternative Dot Voting & Small Group Discussions
6:30-6:45	Group Reporting
6:45-7:00	Open House

After a brief open house period, Kitsap County Commissioner Charlotte Garrido welcomed workshop participants. Allison Daniels, City Planner and Eric Baker, Kitsap County Special Projects Manager gave a presentation.

Following general questions and answers, meeting participants participated in a mapping exercise:

- Workshop participants reviewed three maps illustrating EIS and Plan Alternatives 1, 2, and 3 and their environmental and land use plan features.
- Workshop participants were given green & red dots – they could place dots to represent likes (green) and dislikes (red) next to the features of each alternative.
- Participants were also provided sticky notes to write in “changes” or “what’s missing”.

Workshop participants then broke up into three small groups and discussed the preliminary alternatives including the following questions:

- What features in Alternatives 1, 2, or 3 do you think are most important to include in a Preferred Alternative?
- What features in Alternatives 1, 2, or 3 were you:
 - Happy to see included?
 - Concerned to see included?
 - Think are missing?
- What strategies do you think would 1) do the most to improve Gorst and 2) can be accomplished by the City or County?

Results of the general question and answer period, mapping exercise, and small group discussions are presented below.

Public comments are being considered in developing a preferred alternative, and this summary has been provided to City and County planning commission members for meetings held on July 16 and at an Advisory Committee meeting on August 7, 2013. The preferred alternative may be one of the draft EIS alternatives or may be a “mix and match” of various alternative features. The preferred alternative will be in the range of the Draft EIS alternatives.

WORKSHOP INPUT

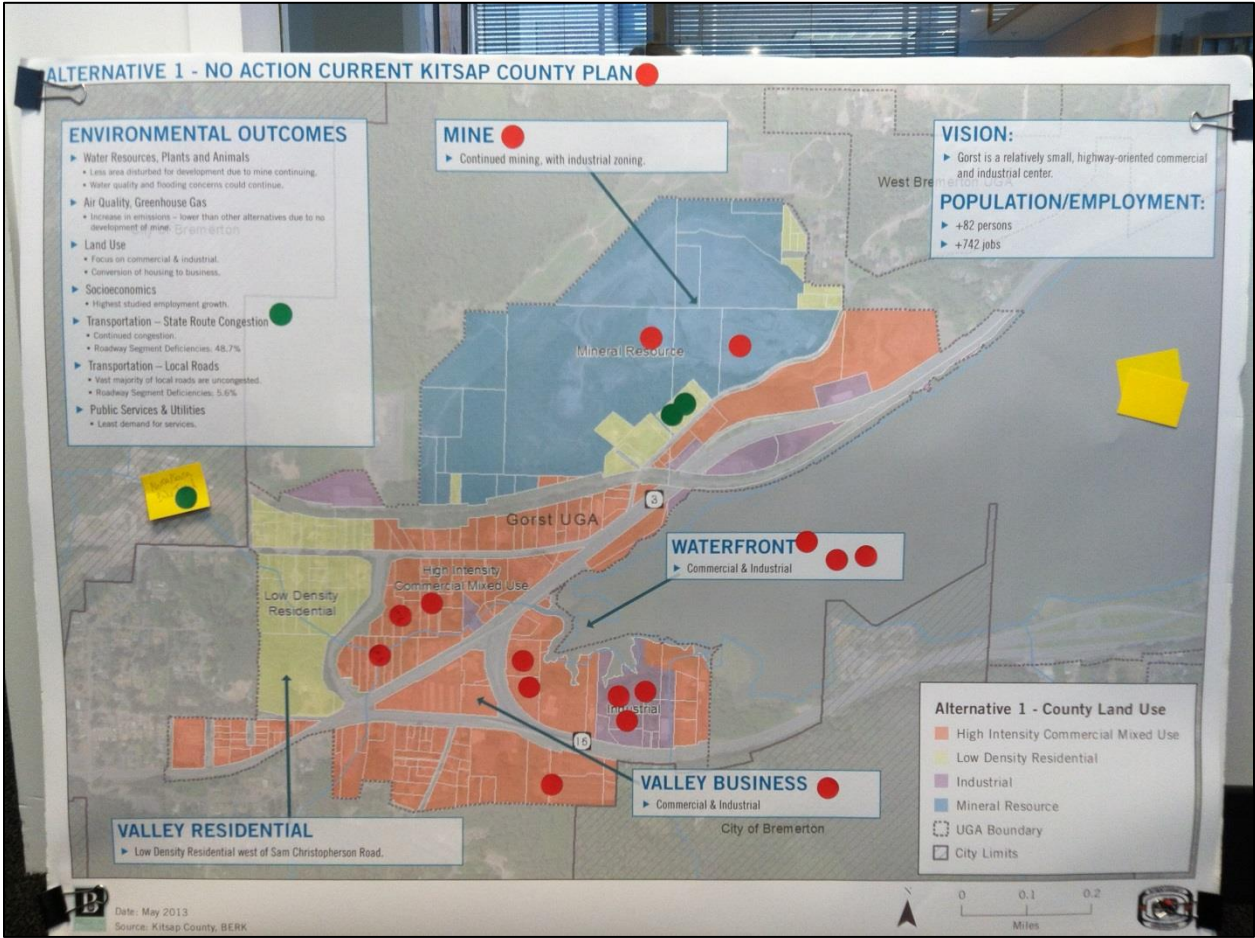
General Questions and Answers

- Question: What happens to individual water rights/dams?
 - Answer: The Gorst Creek Watershed Characterization Study & Framework Plan does not alter legally obtained water rights or legally installed stream alterations. The Plan may incentivize stream restoration.
- Comment: The rail line impacts trail routes. Does it impact open space?
 - Answer: The south shore of Sinclair Inlet will have public access behind commercial uses on County land. The development of the Boardwalk depends on funding.
- Comment: Need pedestrian access across roads.
 - Answer: The Gorst Subarea Plan does consider above grade crossings.

Mapping Exercise

Based on the general location of red and green dots, workshop participants appeared favorable to open space/recreation in Alternatives 2 and 3. Regarding Alternative 3, the Low Intensity Waterfront, Gorst Creek Residential, and Mixed Use concepts were supported. Expansion of residential along the creek was suggested. There was some dislike of more intensive commercial and industrial uses in Alternatives 1 and 2.

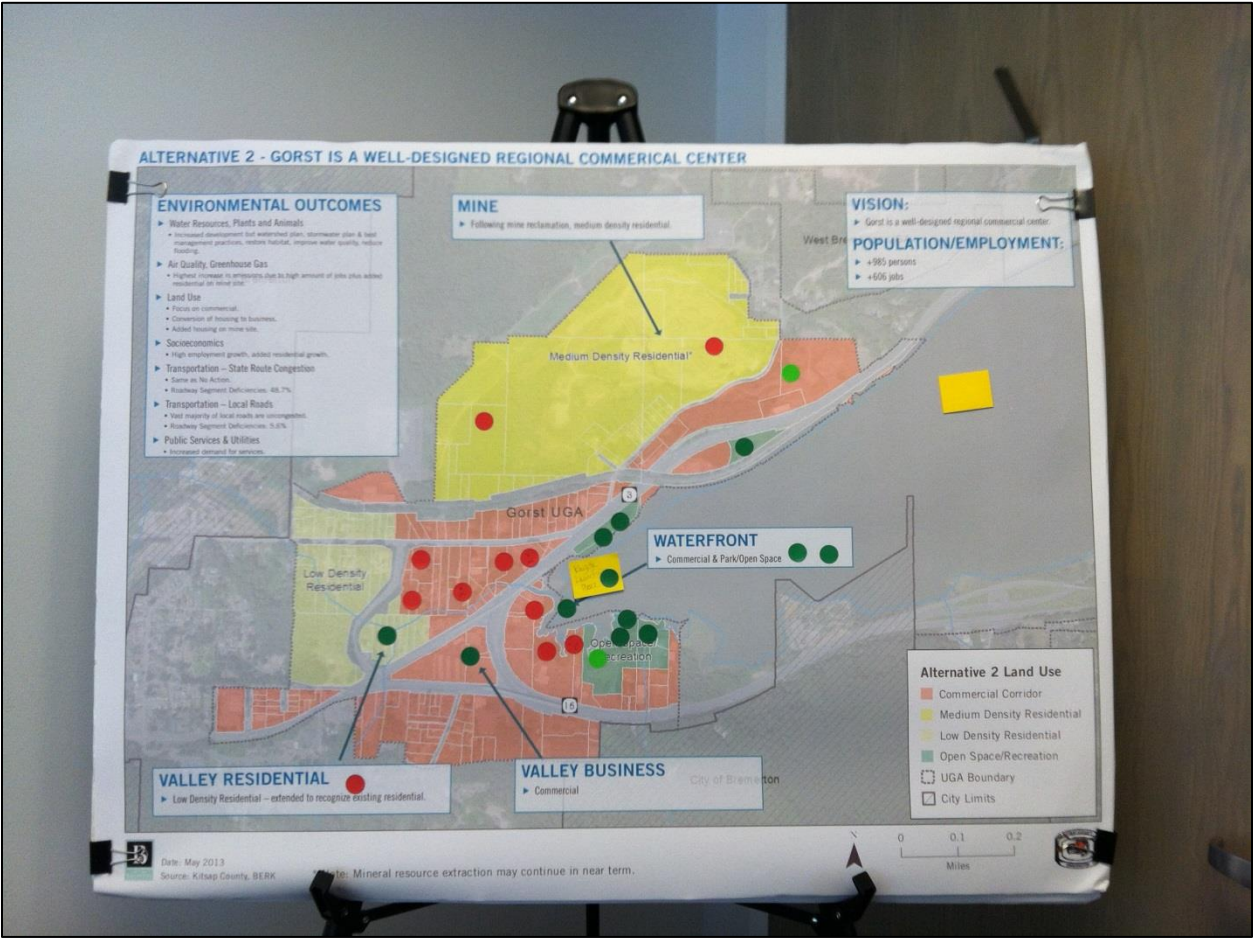
Alternative 1 – Whole Map



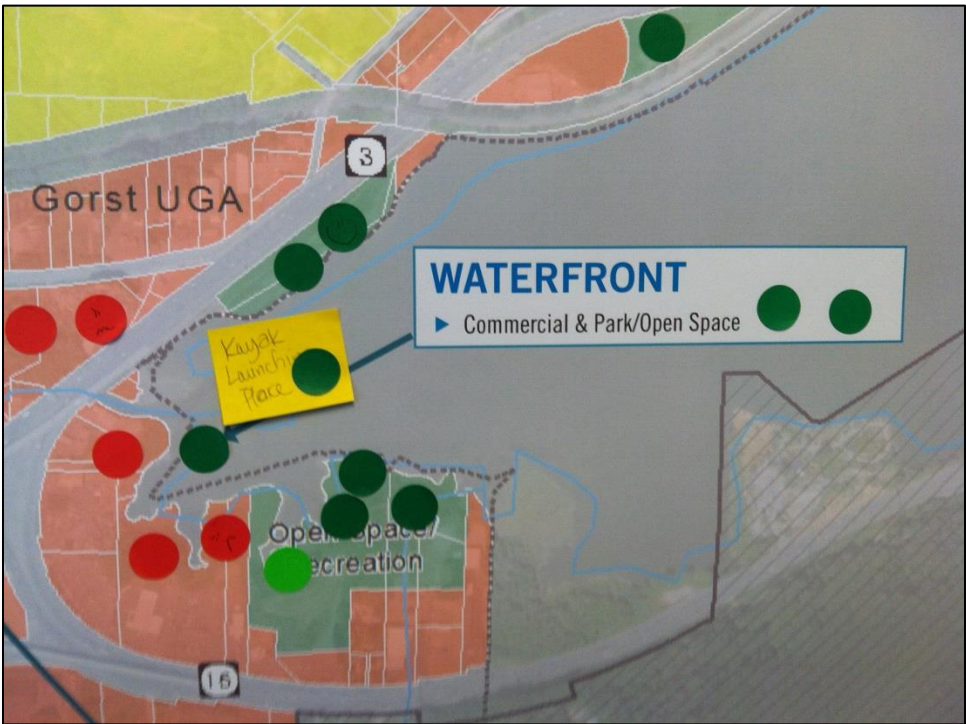
Alternative 1 – Notes



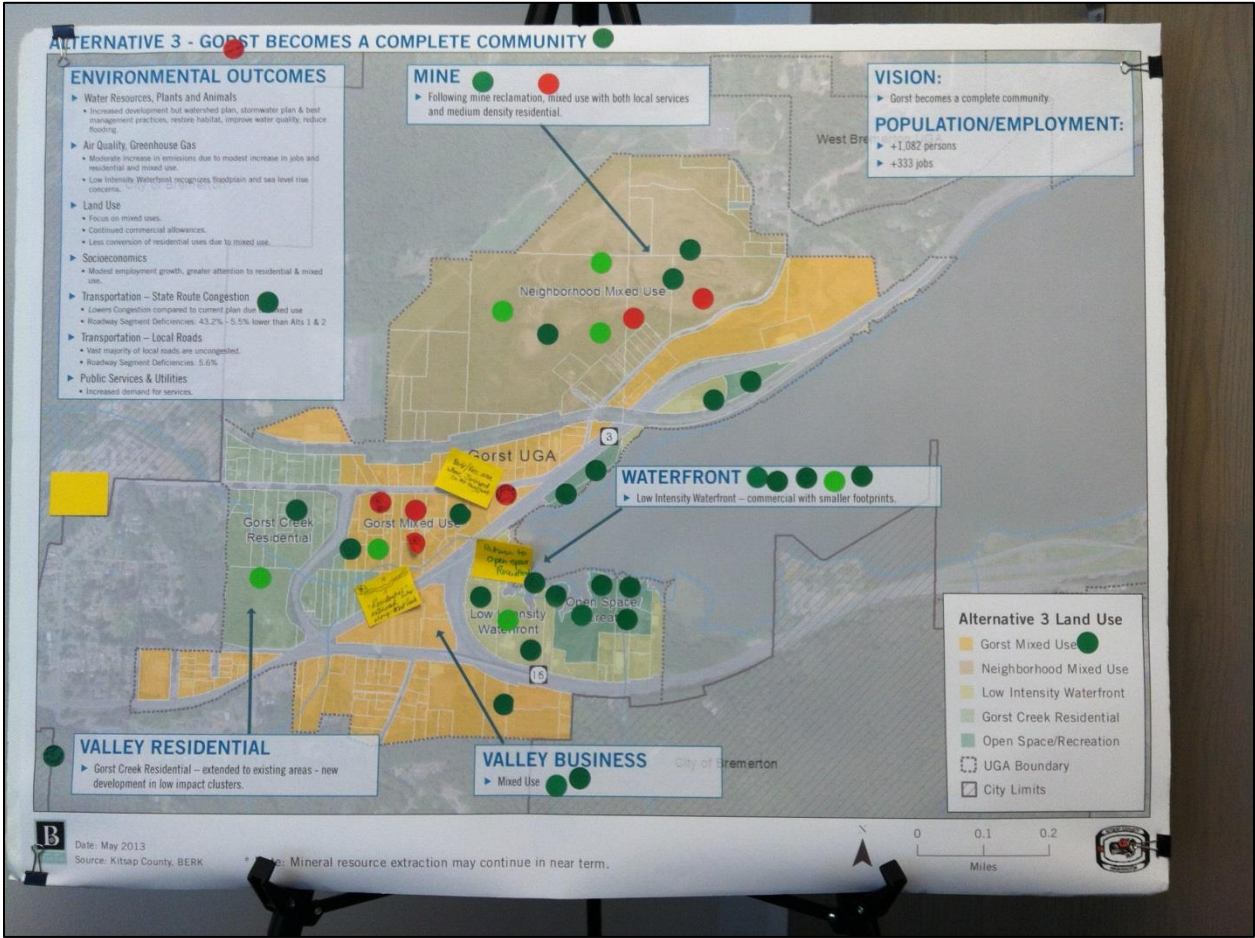
Alternative 2 – Whole Map



Alternative 2 – Note



Alternative 3 – Whole Map



Alternative 3 – Notes



Small Group Discussions

Group 1

1. **Question:** What features in Alternatives 1, 2, or 3 do you think are **most important** to include in a Preferred Alternative? Give at least 3.

2. **Question:** What features in Alternatives 1, 2, or 3 were you:

- Happy to see included?
- Concerned to see included?
- Think are missing?

• **Answers:**

- Alternate 3: Open Space
 - Connect it with trails
 - Educational Component
- Alternate 3: More people living in the area.
- Alternate 3: Mix of uses; more walkable.
- Alternate 3: Low to mid-rise by waterfront. Don't disrupt views.
- Add trees and greenery on mine-site.
- Alternate 2 & 3: Don't add more traffic from mine site to Highway 3.
- All Alternates: Keep bikes off major roads.
- All Alternates: How do you access the commercial on the Highway? (West side)
 - Divided highway access issues.

3. **Question:** Which Alternative as a whole would you most support:

- **Answer:** Alternate 3, but concerned about highway access.

4. **Question:** What strategies do you think would 1) do the most to improve Gorst and 2) can be accomplished by the City or County?

• **Answers:**

- Opportunities for new employment and residential development? It depends – needs balance.
- Improve streetscape/ landscape on state routes and arterials? **Dots** * * *
- Public/ private partnerships to fix storm water and flooding problems? **Dots*** * *
- Seek funding/ provide incentives to restore habitat (Gorst Creek/ Sinclair Inlet) Yes, but no taxes.
- Improve utilities?
- Add trails/ sidewalks/ non-motorized connections? **Dots** * + half dot
 - Make sure trail users abide by traffic rules at street crossings.

Group 2

1. **Question:** What features in Alternatives 1, 2, or 3 do you think are **most important** to include in a Preferred Alternative? Give at least 3.

2. **Question:** What features in Alternatives 1, 2, or 3 were you:

- Happy to see included?
- Concerned to see included?
- Think are missing?

• **Answers:**

- Fix North Gorst Creek – Residential (all along). Environmental protection.
- Like- Mixed Use
 - Alternate 3: Plan for sea-level rise.
 - Environmental Pro +
 - Mine Area – Residential go to Gorst for shopping downtown.
 - Mixed-use, small scale.
- No industrial =)
- Develop more residential.
 - Eyes on the Streets (Police).
 - More protection.
- Streetscape!!! – Sidewalks
 - Buffers from commercial to residential.
- New Plan – New Name
 - Sinclair? Community on Gorst Creek.
- Going to get worse **Dots** *
 - Storm water needs to be fixed.
 - Help encourage upland storm water management.
- End of day: Alternative 3, expand residential along Gorst Creek **Dots** * *
 - No industrial =)
 - More police and population: eyes on street.
 - Mine area
 - Residential
 - Can shop in Gorst

3. **Question:** What strategies do you think would 1) do the most to improve Gorst and 2) can be accomplished by the City or County?

- Enhance streetscapes!
- Buffers to commercial (visual buffers).

Group 3

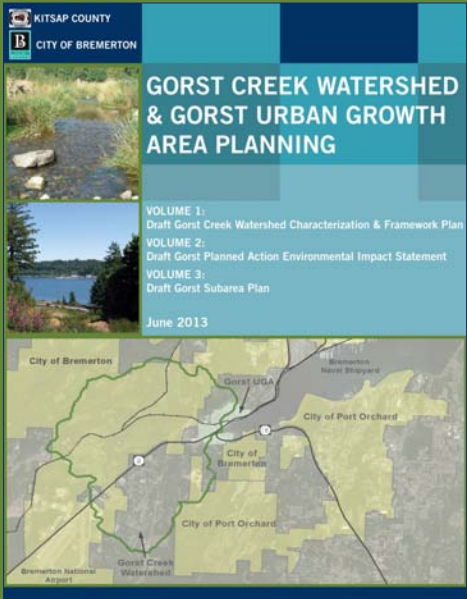
1. **Question:** What features in Alternatives 1, 2, or 3 do you think are **most important** to include in a Preferred Alternative? Give at least 3.

2. **Question:** What features in Alternatives 1, 2, or 3 were you:

- Happy to see included?
- Concerned to see included?
- Think are missing?

• **Answers:**

- Waterfront Boardwalk
 - Will environmental groups concerns prevent it from use (disturb birds)?
- Low Impact Development
 - Higher impervious even if clustering.
- FEMA: Flood plain will affect.
 - Need to consider high water table.
- No houses on waterfront.
- Low intensity waterfront not enough.
- Extend idea of low intensity waterfront to Gorst Creek Floodplain.
- What's in mud flats contamination?
- What about Navy Metal? Can it stay? What does each plan say? Add incentives to back away from creek.
- Smaller footprint and more people lower need for storm water.
- Impact on Sherman Heights Road traffic of developing mine.
- Like green parks/ open space.
- Like idea of more attractive commercial like Poulsbo.
- Triangle no residential.
- Would like more single family.
 - May be a checkerboard with some other housing like townhomes.
- Impact of new homes on schools.
- Like to protect city watershed.
- Septic can help replenish aquifer – however, not on till which is prevalent in Gorst.
- **Question:** What strategies do you think would 1) do the most to improve Gorst and 2) can be accomplished by the City or County?
 - Want more clustered development with trails – contiguous clustered.
 - Better control of road access.
 - Better pedestrian crossings.
 - Better access to accommodate new development.
 - More sidewalks
 - Feigly/ Sherman Heights



Community
Meeting
June 20, 2013

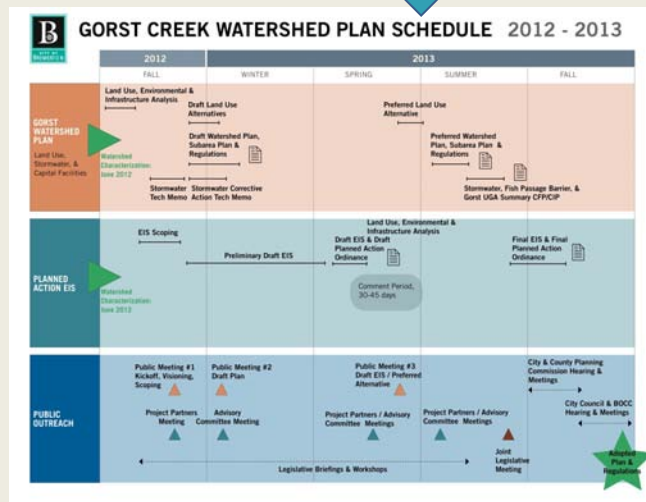
MEETING PURPOSE

- **Introduce three documents**
 - Volume 1 – Draft Gorst Watershed and Framework Plan
 - Volume 2 – Draft Planned Action Environmental Impact Statement (EIS)
 - Volume 3 – Draft Subarea Plan
- **Share:**
 - Draft Plan & Draft EIS Alternatives
 - Results of the Draft EIS Analysis
 - Opportunities to provide Public Comment
- **Ask your thoughts on:**
 - What features should be included in a Preferred Alternative around which a Final Plan & EIS can be developed?

PROJECT OBJECTIVES

- Make Gorst a place where people want to live, shop and recreate,
- Protect water quality, habitat and fish while fostering economic development,
- Identify areas for development, restoration and protection based on science,
- Adopt a land use plan for Gorst, and
- Implement a long-range capital improvement plan to provide for future utility services, public services and transportation needs.

CURRENT SCHEDULE



Community Vision & Economic Development

Make Gorst a place where people want to live, shop and recreate.
Facilitate development of economically valued land.²
Recognize environmental restoration as a tool that can support the local economy.²

Development Pattern




Identify and prioritize land that can be more intensely developed with less environmental consequences.
Promote green infrastructure for both new and existing facilities, such as by identifying areas to target for stormwater retrofits.
Support development incentives and evaluate options such as off-site mitigation, mitigation banking, and other tools where appropriate.

Environmental Protection

Identify and protect critical areas.
Prioritize areas to be protected and restored.
Protect and enhance water quality/quantity for fish and wildlife habitat as well as for human use.
Promote shoreline reclamation.

Urban Design, Land Use & Transportation

Create a cohesive and attractive urban character in the Gorst urban growth area (UGA) such as by improving building design, and creating and enhancing public spaces such as parks, trails, pedestrian corridors and streetscapes.
Allow an environmentally sustainable pattern of forestry, low density residential, small scale employment, and recreation uses in the rural areas of watershed.
Improve transportation mode choices including transit, bicycle, pedestrian, and autos, recognizing local as well as regional travel needs.
Promote interpretive art, signage, and public spaces that recognize cultural history and environmental features.
Reduce collisions and improve safety.


GUIDING PRINCIPLES

Developed through Visioning

Common to all aspects of project

KITSAP COUNTY
CITY OF BREMERTON

Volume 1:
Draft Gorst Creek Watershed
Characterization & Framework Plan
June 2013

VOLUME 1

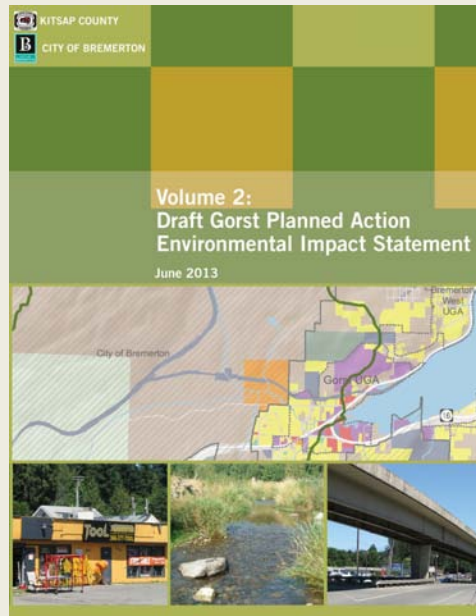
Common set of goals, policies, and best management practices for 6,000-acre watershed

Guide water quality, habitat, and land use plans and activities



WATERSHED PLAN: KEY TOPICS

- Use of watershed characterization to guide:
 - best locations for growth
 - habitat restoration
 - infrastructure (stormwater) investments
- Develop measurable objectives to implement this Watershed Characterization & Framework Plan



VOLUME 2

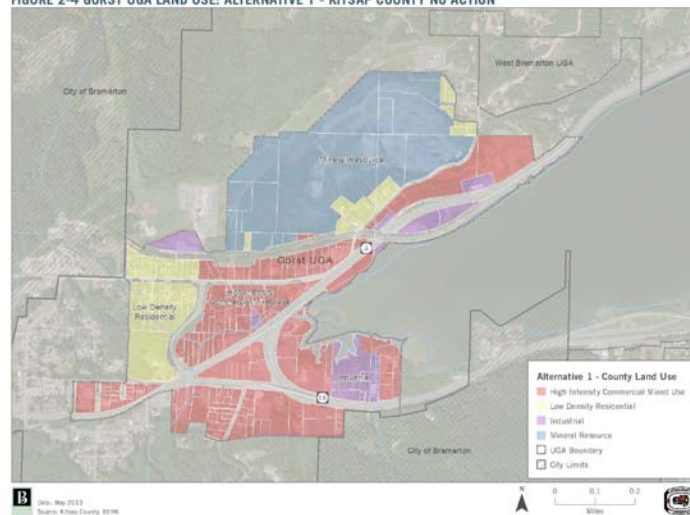
Informational document that evaluates land use alternatives & potential mitigation measures

Allows the City and County to consider designating a planned action for some or all of the Gorst UGA

TABLE OF CONTENTS

1. Summary
2. Alternatives - bookends
3. Affected environment, significant impacts, and mitigation measures
 - Soils, water resources, air quality, plants and animals, noise, hazardous materials, land use patterns, socio-economics, aesthetics, cultural resources, transportation, public services (fire, police, schools), utilities, water, wastewater, stormwater, telecommunications, relationship to existing plans and policies.
4. References
5. Distribution List
6. Appendices

FIGURE 2-4 GORST UGA LAND USE: ALTERNATIVE 1 - KITSAP COUNTY NO ACTION

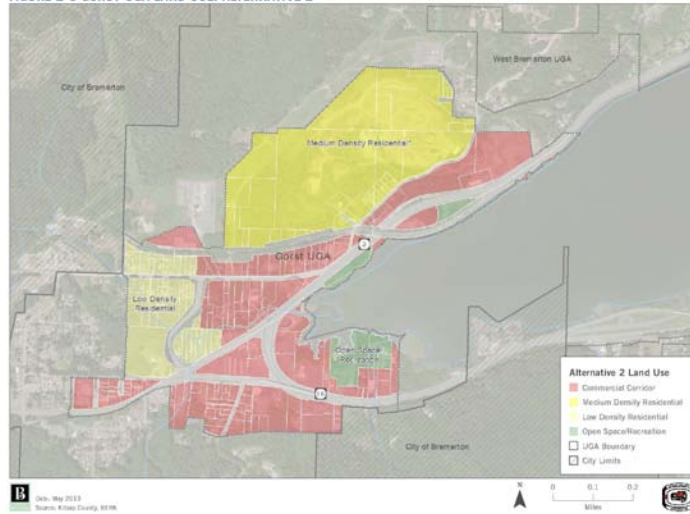


Kitsap County – Current Plan and Zoning

ALT. 1

A small highway-oriented commercial and industrial center

FIGURE 2-6 GORST UGA LAND USE: ALTERNATIVE 2



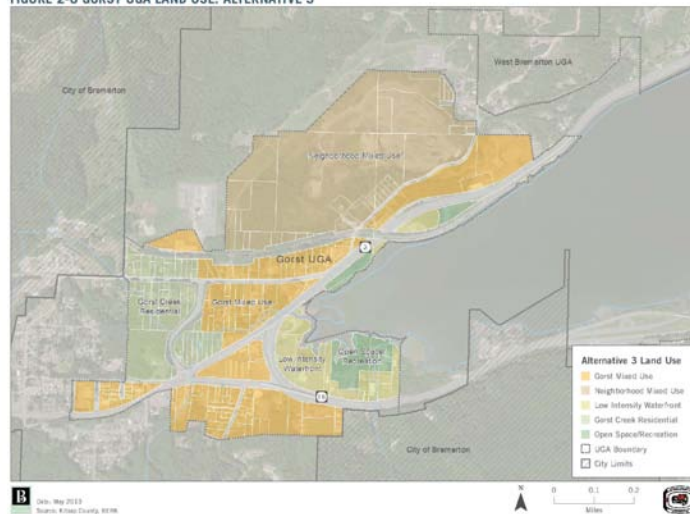
Following January Advisory Committee & February public input

- *Tests PAO boundaries excluding area waterward of SR 3 / SR 16
- *Extends LDR along Gorst Creek
- *Shows more full extent of County open space/recreation land

ALT. 2

A well-designed
Regional
Commercial
Center

FIGURE 2-8 GORST UGA LAND USE: ALTERNATIVE 3



Following January Advisory Committee & February public input

- *Proposes Low Intensity Waterfront on Sinclair Inlet
- *Allows PAO throughout UGA
- *Extends Gorst Creek Residential along Gorst Creek
- *Shows more full extent of County open space/recreation land

ALT. 3

A Complete
Community

THE NUMBERS

Alternative	Dwellings	Population	Jobs
Vision 1: No Action - A small highway-oriented commercial and industrial center	33	82	742
Vision 2: Well Designed Regional Commercial Center	538	985	606
Vision 3: Gorst Becomes a Complete Community	597	1,082	333

- Need to [reallocate population](#) through amendments to the Countywide Planning Policies recognizing new growth capacity of Alternatives 2 and 3

HEADLINE RESULTS

- **Air Quality**
 - Alternative 3 lesser increase in Air Emissions/GHG than Alternative 2 – due to mix of uses
 - Consider sea level rise in future public & private development plans
- **Earth, Water, Haz Mat**
 - Alternatives 2 & 3 increase development but watershed plan, stormwater plan & BMPs improve water quality, reduce flooding
 - Suggest extending concept of Alt 3 Low Intensity Waterfront to Gorst Creek Corridor in floodplain
- **Plants & Animals, Policies**
 - City buffers greater on Sinclair Inlet, County buffers greater on Gorst Creek – EIS includes options for coordinating regulations & adding watershed characterization BMPs
- **Transportation**
 - Alternative 3 has less impacts to state routes over Alternatives 1 & 2
 - Suggest pedestrian crossings (grade separated) on state routes

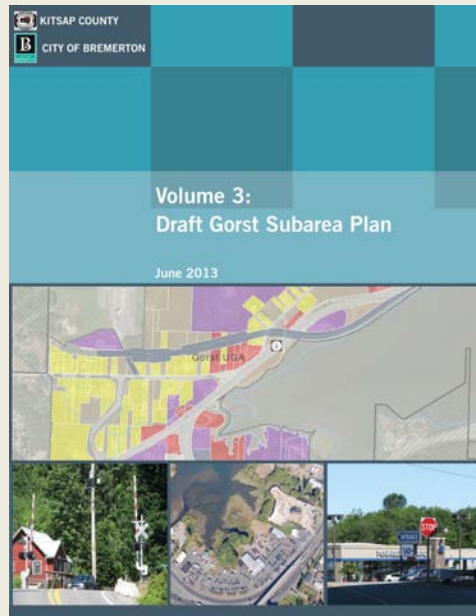
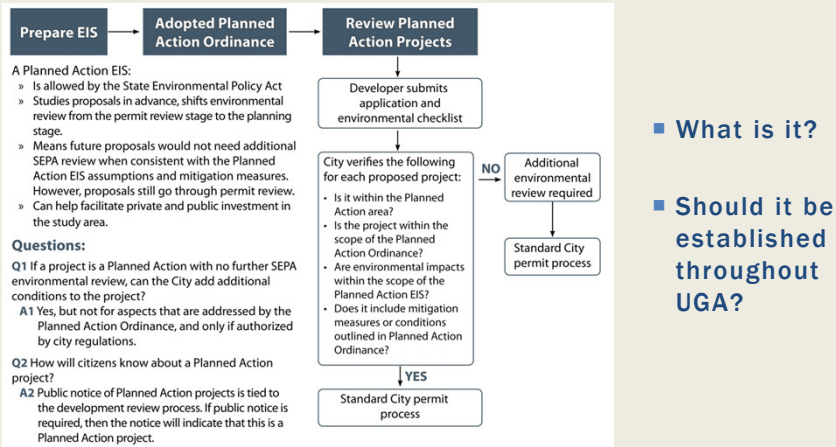
HEADLINE RESULTS, CONT.

- **Land Use & Aesthetics & Policies**
 - Alternatives 2 & 3 would change intensity and character – application of design guidelines especially in public realm/right-of-way is important to providing for compatible development
 - Need to amend CPPs to address Alternatives 2 & 3 increased growth
- **Cultural Resources**
 - All alternatives similar potential for disturbance
 - Map provided of high & moderate probability – can screen planned action projects
- **Public Services & Utilities**
 - Alts 2 & 3 increase population/demand for services
 - Mine site development would require extension of utilities by developer

PREFERRED ALTERNATIVE

- **Can select one of the EIS alternatives, mix and match, or come up with new alternative in the range**
 - In concert with Preferred Land Use Plan, develop basic standards & mix of incentives & incorporate BMPs
 - Should some zoning & incentives be phased post annexation?
- **To be determined with City and County decision makers**
 - Worst public meeting & Planning Commission input June/July
 - Advisory Committee meeting in early August to solidify a preferred alternative

PLANNED ACTION



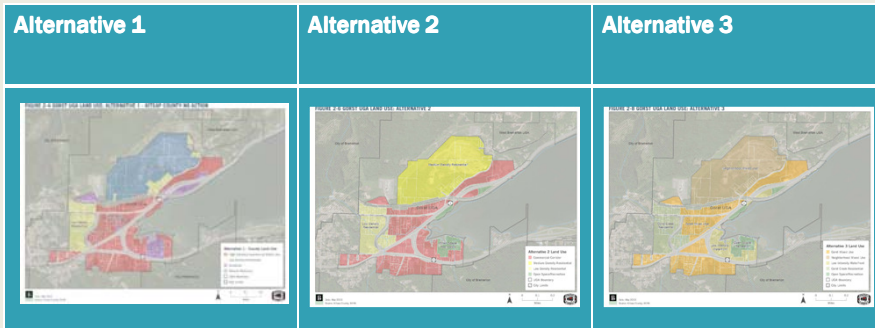
VOLUME 3
 Provide greater detail, guidance and predictability to future development within the 335-acre Gorst UGA

DRAFT SUBAREA PLAN CONTENTS

- Guiding Principles, Goals & Policies
- Land Use Plan – Shows same range of 3 Draft EIS Alternatives
- Urban Design Concepts
- Best Management Practices & Incentives
- Gorst Zoning & Development Regulations Outline
- Design Guidelines Outline
- Preliminary Capital Facilities Planning Issues












In concert with Preferred Land Use Plan, develop basic standards & mix of incentives & incorporate BMPs

LAND USE PLAN



- Preferred Alternative: Can select one of the EIS alternatives, mix and match, or come up with new alternative in the range

Figure 15. Land Use and Scale Image Examples

Alt 2		Alt 3		IMAGES: LAND USE AND SCALE					
Scale		Base Height 2 stories		Maximum Height 4 stories - allowed by reducing impervious area					
Low Intensity Waterfront									
		Retail with Landscaping	Improved Streetscape	Commercial Site Plan with Reduced Parking and added Plantings	Narrow Footprint Commercial Buildings with Habitat Buffer and Shoreline Protection	Commercial Recreation			
Gross Mixed Use									
		Regional Commercial: Retail Center, Retail	Horizontal Mixed Use - Retail & Apartments	Retail shop with office/ caretaker unit above	3 story townhomes and first floor storefronts	Acres: 3.44, Units: 40, Density: 12.2 Stories			

DEVELOP PREFERRED PLAN, MIX & SCALE

Incentives are

A relaxation in development standards or allowances for greater development in exchange for providing public benefits or amenities

.... such as stormwater, habitat, or access improvements above & beyond standards

INCENTIVES

FIGURE 16. STORMWATER DEFICIENCY AND CAPITAL IMPROVEMENT LOCATIONS



- How to best mitigate stormwater and flooding conditions along Sinclair Inlet and Gorst Creek?
 - Public & private partnership on capital improvements
 - New regulations & incentives
 - Land use & preferred alternative

CAPITAL FACILITIES PLAN

Application of incentives for retaining more than 100%

Zero discharge of untreated stormwater

PUBLIC COMMENTS ON DRAFT PLAN/EIS

- 45-day written comment period: June 10 to July 24 – send comments to City of Bremerton
- Five Public Meetings
 - June 18 – Kitsap County Planning Commission 9 am – Overview
 - June 18 – Bremerton Planning Commission 5:30 pm – Overview
 - June 20 – Gorst Community Workshop 5:00 pm – Preferred Alt
 - July 16 – Kitsap County Planning Commission 9 am – Preferred Alt
 - July 16 – Bremerton Planning Commission 5:30 pm – Preferred Alt
- City/County/Tribe Advisory Committee meeting: Early August – Direction on Preferred Alternative
- Additional Public comment through hearings following Preferred Alternative

MEETING ACTIVITIES

- Questions & Answers
- Dot Voting – Small Groups

SMALL GROUP QUESTIONS

- What features in Alternatives 1, 2, or 3 do you think are most important to include in a Preferred Alternative?
- What features in Alternatives 1, 2, or 3 were you:
 - Happy to see included?
 - Concerned to see included?
 - Think are missing?
- What strategies do you think would 1) do the most to improve Gorst and 2) can be accomplished by the City or County?

ALTERNATIVE 1 - NO ACTION CURRENT KITSAP COUNTY PLAN

ENVIRONMENTAL OUTCOMES

- ▶ **Water Resources, Plants and Animals**
 - Less area disturbed for development due to mine continuing.
 - Water quality and flooding concerns could continue.
- ▶ **Air Quality, Greenhouse Gas**
 - Increase in emissions—lower than other alternatives due to no development of mine.
- ▶ **Land Use**
 - Focus on commercial & industrial.
 - Conversion of housing to business.
- ▶ **Socioeconomics**
 - Highest studied employment growth.
- ▶ **Transportation—State Route Congestion**
 - Continued congestion.
 - Roadway Segment Deficiencies: 48.7%
- ▶ **Transportation—Local Roads**
 - Vast majority of local roads are uncongested.
 - Roadway Segment Deficiencies: 5.6%
- ▶ **Public Services & Utilities**
 - Least demand for services.

MINE

- ▶ Continued mining, with industrial zoning.

VISION:

- ▶ Gorst is a relatively small, highway-oriented commercial and industrial center.

POPULATION/EMPLOYMENT:

- ▶ +82 persons
- ▶ +742 jobs

WATERFRONT

- ▶ Commercial & Industrial

VALLEY BUSINESS

- ▶ Commercial & Industrial

VALLEY RESIDENTIAL

- ▶ Low Density Residential west of Sam Christopherson Road.

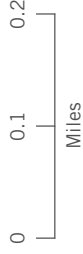
Alternative 1 - County Land Use

- High Intensity Commercial Mixed Use
- Low Density Residential
- Industrial
- Mineral Resource
- UGA Boundary
- City Limits

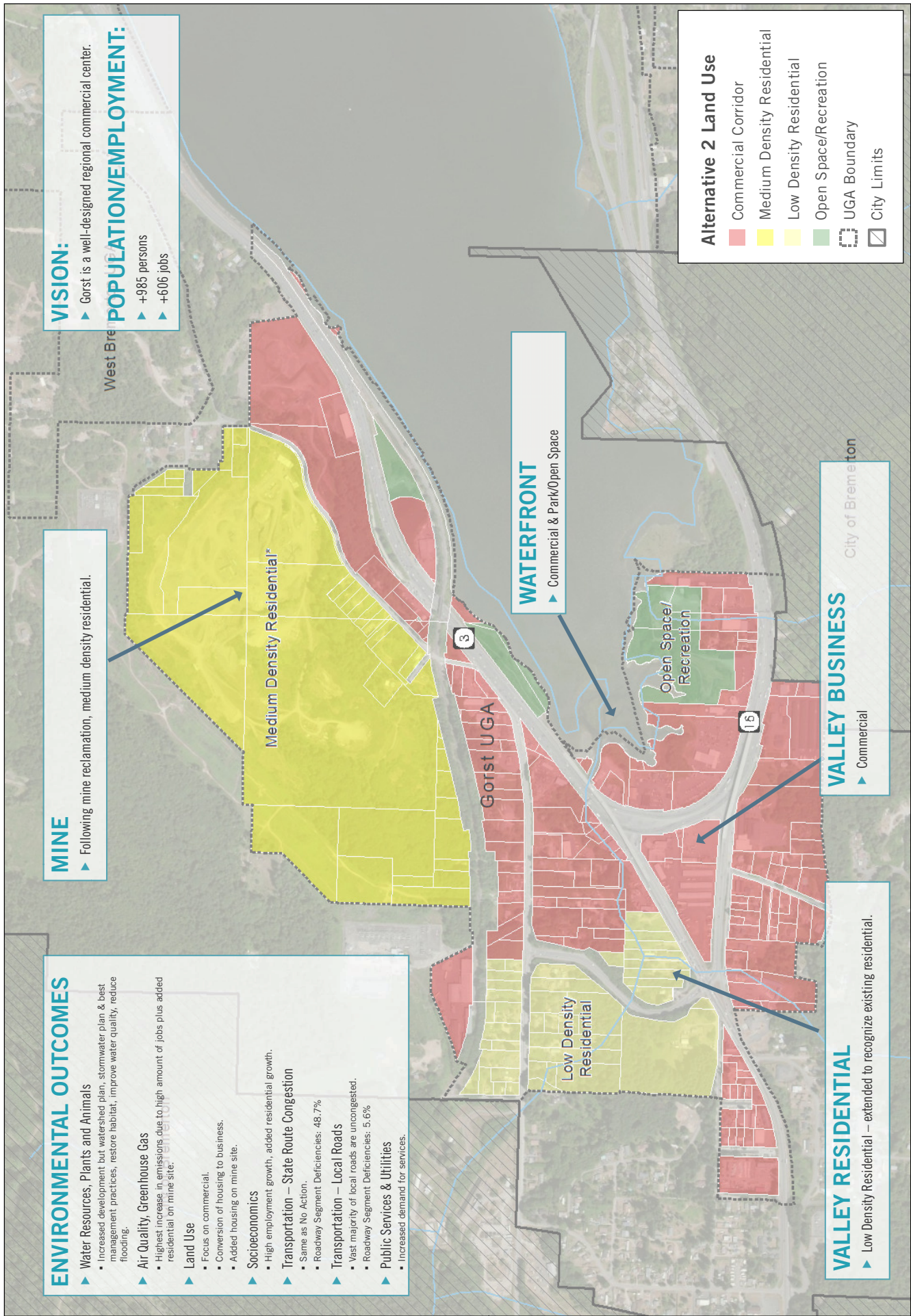


Date: May 2013

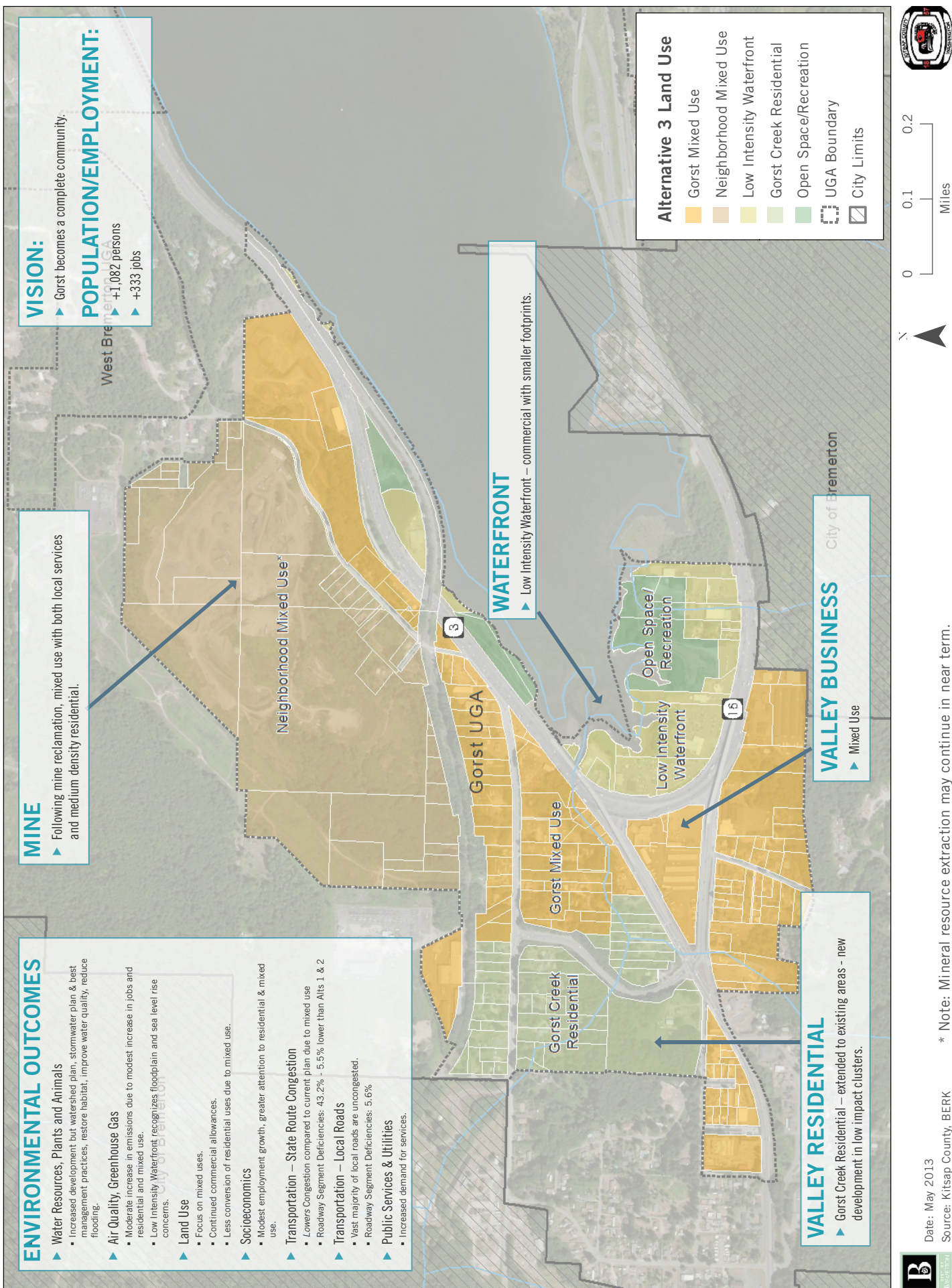
Source: Kitsap County, BERK



ALTERNATIVE 2 - GORST IS A WELL-DESIGNED REGIONAL COMMERCIAL CENTER



ALTERNATIVE 3 - GORST BECOMES A COMPLETE COMMUNITY





MEMORANDUM

DATE: August 1, 2013

TO: Gorst Creek Watershed Advisory Committee

FROM: Allison Daniels, City Planner, Bremerton Community Development Department,
Allison.Daniels@ci.bremerton.wa.us, 360-473-5845

RE: Advisory Committee Meeting – Supplemental Transmittal of Advisory Committee Agenda and Summary of Public Comments

As a follow up to the City's July 25, 2013 memo to the Advisory Committee, we are providing a summary of public and agency comments on the Gorst Creek Watershed Characterization & Framework Plan, Gorst Subarea Plan & Environmental Impact Statement (EIS).

We are also providing a draft meeting agenda. As described in our July 25, 2013 memo, *the purpose of the August 7, 2013 meeting of the Gorst Creek Watershed Advisory Committee is to discuss and provide direction on a preferred alternative for Gorst.*

At your meeting on August 7, 2013 City and County staff will make a presentation:

- Summarizing public, tribal, agency, and Planning Commission input on a preferred alternative (summarized in your July 25 and this August 1 memo). Early direction from individual Board of County Commissioners will also be described.
- Describing City and County staff recommendations on the preferred land use plan for the Gorst Urban Growth Area. We will link recommendations to themes in the public comment where appropriate.
- Requesting Advisory Committee discussion and direction on a Preferred Alternative.

Advisory Committee direction on the Preferred Alternative at this meeting will allow the City and County staff and consultant team to work on a complete Gorst Subarea Plan including policies, a refined land use plan, zoning, and design and development standards. The Preferred Subarea Plan will then be vetted by the Planning Commission, City Council and Board of County Commissioners through public meetings and hearings during fall 2013. The Preferred Alternative will also be studied in the Final Planned Action Final EIS. These documents will be prepared starting in August. We expect a Preferred Subarea Plan in mid to late September that can be the basis for the Final EIS and a Capital Facility Plan. Plan adoption is scheduled for December 2013.

ADVISORY COMMITTEE MEETING

August 7, 2013

1:00-3:00 PM

MAYOR'S CONFERENCE ROOM

AGENDA

Meeting Purpose: Discuss and provide direction on a preferred alternative for Gorst.

- | | |
|-------------|---|
| 1:00 | Welcome |
| 1:10 | City and County Staff Presentation <ul style="list-style-type: none">• Summarize public, tribal, agency, and Planning Commission input• Describe City and County staff recommendations on the preferred land use plan for the Gorst Urban Growth Area |
| 1:45 | Advisory Committee discussion and direction on a Preferred Alternative |
| 3:00 | Adjourn |

See project website for available studies: www.gorstwatershed.com.

GORST CREEK WATERSHED CHARACTERIZATION & FRAMEWORK PLAN, GORST SUBAREA PLAN & EIS

Summary of Comments

INTRODUCTION

The City of Bremerton and Kitsap County, in partnership with other state, federal, and tribal agencies, has developed a 20-year plan for the future of Gorst. Three documents have been drafted:

- Volume 1. Draft Gorst Creek Watershed Characterization & Framework Plan
- Volume 2. Draft Gorst Planned Action Environmental Impact Statement (Draft EIS)
- Volume 3. Draft Gorst Subarea Plan

The City of Bremerton as lead agency requested comments from citizens, agencies, tribes, and all interested parties on the Draft EIS as well as associated plans from June 10, 2013 to July 24, 2013, by 5:00 PM.

The City of Bremerton and Kitsap County also held five meetings during the comment period:

- Plan & EIS Overview, Kitsap County, June 18, 9:00 am, 619 Division St., Port Orchard
- Plan & EIS Overview, City of Bremerton, June 18, 5:30 pm, 345 6th St., Bremerton
- Preferred Alternative Community Workshop, Gorst, June 20, 5:00 pm, Family Worship Center at 3649 W. Frontage Road
- Preferred Alternative, Kitsap County July 16, 9:00 am 619 Division St., Port Orchard
- Preferred Alternative, City of Bremerton July 16, 5:30 pm 345 6th St., Bremerton

This document presents a summary of the written comments and comments presented to the Planning Commission. The community workshop has been summarized and is available at the project website: <http://www.ci.bremerton.wa.us/gorstwatershed/doc.html>. Responses to comments will be presented in the Final EIS intended for publication this fall 2013. See the project schedule at the website above.

Please contact Allison Daniels, City Planner, Bremerton Community Development Department, Allison.Daniels@ci.bremerton.wa.us, 360-473-5845, if you would like copies of original correspondence prior to the Advisory Committee meeting.

Author	Date	Summary of Comments
Comments Submitted on Project Website		
Suzi Ramsdell	6/10/2013	<ul style="list-style-type: none"> The project website is not well-written for the layperson.
Deirdre McKeel	6/14/2013	<ul style="list-style-type: none"> Concerned about the high water table in the area and that the SWOT analysis was not properly weighed. Development of this area for regional business would be irresponsible, given the liquefaction hazards, and plans should be made to return the area to its natural state, especially north of SR 16.
Julie Jones	7/13/2013	<ul style="list-style-type: none"> People would enjoy driving through Gorst in the spring if the streets were lined with flowering rhododendrons.
Susan Digby	7/24/2013	<ul style="list-style-type: none"> SR 3 and SR 16 should be moved to alleviate risk of road failure during an earthquake/tsunami, major traffic delays during winter storms, and the large amount of roadside debris and pollutants that wash off the highways and into Puget Sound.
Leslie Banigan, RS (Kitsap Public Health District)	6/17/2013	<ul style="list-style-type: none"> The District's name should be corrected throughout the documents from Kitsap County Health District to Kitsap Public Health District. Sewer lines will need to be extended to provide service to remaining areas unsuitable for OSS treatment (Anderson Hill, Cook Road, upper Frone...). Seven of the seven fecal coliform hotspots found by Kitsap Public Health were corrected by the new sewer service. Some of the land area east of the highway is old fill (south of Heritage Fireplace per Mrs. Winslow - born Skinner). Gorst Creek met the state fecal coliform standard in water year 2009-2010 (October 2009 through September 2010), 2010-2011, and 2011-2012.
Comments Submitted via E-mail		
Leslie Banigan, RS (Kitsap Public Health District)	6/18/2013	<ul style="list-style-type: none"> Map LU-4 shows shellfish beach on the south shore. This area has been closed to shellfish harvest for some time.
Doug Engebretson	6/18/2013	<ul style="list-style-type: none"> Concerned about protection of salmon runs in Gorst Creek and would like to know if these are considered in the analysis.
Jack Stanfill (Chico Creek Task Force)	6/28/2013	<ul style="list-style-type: none"> Concerned that the Gorst Creek Characterization Study does not include approximately 450 acres of land at the Heinz Creek headwaters and that SKIA and the Bremerton National Airport were not included, even though maps in the study show SKIA as part of the watershed. Concerned that inaccurate scientific information may affect future development in the area. Additional SEPA review is necessary for the good of the environment.

Author	Date	Summary of Comments
Katherine O'Brien	7/23/2013	<ul style="list-style-type: none"> Additional park-and-ride facilities would be a good option in the area because of its central location. The new pedestrian-oriented development proposed will need to adequately incorporate transit facilities to encourage residents to use transit. Studies show that riders prefer not to walk more than 1 km to reach a transit stop. Right-turn lanes on the highways through Gorst would provide business access without slowing through traffic and would further separate pedestrians on the sidewalk from high-speed traffic. Use of pervious paving in Gorst should be used to reduce flooding. This could be encouraged through waived/reduced permit fees or through public recognition of "environmentally friendly" businesses.
Katherine O'Brien	7/25/2013	<ul style="list-style-type: none"> Impressed with quality of the documents. Attached a Word document with specific text edits. Has a light rail connection been considered between Bremerton and Tacoma to accommodate the future growth that is projected for the Kitsap peninsula?
Comment Letters		
Chico Creek Task Force	6/17/2013	<ul style="list-style-type: none"> Is the information generated by the Watershed Characterization model used for apply for Federal, State, or local grants? When will the reports on water quality and habitat be completed? Based on previous environmental study for the Ueland Tree Farm, Chico Creek Task Force believes that the Upper Heinz Creek sub-basin, Heinz lake, and several streams in the area should be included in the Gorst Creek Watershed Characterization Report. Acid Mine Runoff (AMR) from the basalt mines is not discussed in the EIS.
Suquamish Tribe	7/23/2013	<ul style="list-style-type: none"> The Tribe has taken a leadership role in habitat restoration in the Gorst Creek area and traditionally harvests fish and shellfish from Sinclair inlet. Development that increases impervious surface coverage may conflict with restoration efforts. The EIS often refers to the Gorst Rearing Facility as a hatchery. This is not correct. Because wetland delineations have not been performed, and the data used is of a generalized nature, the Tribe does not believe that enough information is available to adequately analyze potential development under a Planned Action. The Tribe requests notification of all development projects so they may assess potential impacts to treaty cultural or natural resources. Though all alternatives would potentially impact wetlands at stream headwaters, the Tribes prefers Alternative 3. The Tribe would like to see Alternative 3 modified to require less intense development along streams in headwaters areas to protect fish. Increased impervious surface coverage can have negative impacts on aquatic habitat and salmonid populations. The Tribe requests an analysis of total impervious surface planned for each stream basin and an evaluation of the cumulative effects of this urbanization on aquatic systems. Further, stormwater facilities should be designed to meet the latest Ecology stormwater management guidelines. The Tribe would like to see greater emphasis on avoidance of impacts before mitigation, as specified in the

Author	Date	Summary of Comments
Washington State Department of Transportation	7/23/2013	<p>mitigation sequencing.</p> <ul style="list-style-type: none"> ▪ The Tribe does not support shoreline buffers of less than 50 feet and urges that the minimum “no touch” buffer size be at least 50 feet. ▪ The Tribe would like the Gorst Creek Management overlay to be revised to make Zone A a “no touch” area, with the current Zone A standards moved to Zone B and the current Zone B standards to Zone C. ▪ Non-native trees and vegetation should not be allowed in wetland or stream buffer areas. ▪ Direct access to Gorst Creek and other critical areas should not be allowed. Pedestrian paths should be minimal and not intrude into wetland areas. Unavoidable impacts should be subject to mitigation, and unavoidable encroachment should be limited to the outer 25% of the buffer. ▪ Trails should not be placed parallel to the shoreline to avoid unwarranted impacts. ▪ Construction using treated wood should be prohibited. ▪ WSDOT culverts in the subarea that are partial or complete barriers to fish passage should be identified in the Subarea Plan and targeted for correction. <hr/> <ul style="list-style-type: none"> ▪ WSDOT questions the conclusion that all three alternatives contribute relatively little traffic to cumulative volumes on SR 3 and SR 16. The amount of regional “pass through” traffic is subjective, and there is no way to tell where traffic is coming from or going to without an origin/destination study. ▪ On page 3-157, SR 310 is listed as having a LOS standard of E. SR 310 is a highway of statewide significance and therefore has a LOS standard of D. ▪ On page 3-164, it is stated that WSDOT is currently evaluating a roundabout for the SR 16/SR 3 intersection area. This is not true. Improvements were recommended here by the Bremerton Economic Development Study, but further analysis is needed and is not currently funded. ▪ Table 3.11-6: The meaning of the Percent of Free-Flow Speed (Peak Hour) is unclear. Some clarification would be helpful. ▪ Page 3-370: Clarify how the concurrency standard is calculated. ▪ The EIS states that no traffic intersection analysis has been performed, but will be performed in the future, as land is developed. Will traffic analysis be performed on a project-by-project basis? WSDOT would like the opportunity to review and comment. ▪ WSDOT would like the opportunity to review the analysis that was performed to identify projected deficiencies to state highways. WSDOT is concerned about how development in the area would impact state facilities. Since the planned action exempts future development from additional SEPA review, WSDOT would require more detailed information about transportation impacts to the state system and associated mitigation. ▪ Another potential mitigation measure to consider is stricter access controls within Gorst, such as reducing the number of access points and restricting turning movements.

Author	Date	Summary of Comments
Sustainable Bremerton	7/25/2013	<ul style="list-style-type: none"> ▪ Unsure if the project objectives are appropriate for Gorst, given its less-than-flattering reputation. The focus should be on restoration of the estuary and stream habitat and improvements to the waterfront. ▪ Support the principle of using environmental restoration as a tool to support the local economy. With much of Bremerton's waterfront occupied by the Naval Ship Yard, Gorst provides an opportunity to create a waterfront characterized by green space, trails, and public access. Restoration and creation of green space could tie Bremerton and Port Orchard together. ▪ Support Alternative 3 as the preferred Alternative and support the suggestion by County Commissioners to extend the Low Intensity Waterfront area northwest, across SR 3 and SR 16. ▪ Job growth does not need to be a primary focus in Gorst; SKIA is nearby. ▪ Texaco Triangle area could possibly become a park-and-ride or park-and-play facility, allowing residents to commute by transit and allowing visitors to park and then explore the area on foot or bicycle. ▪ The County should explore opportunities for partnerships, including with the Great Peninsula Conservancy, which has expressed interest in the project. ▪ Gorst can be a successful community if it is surrounded by pedestrian and bicycle trails and incorporates low impact development. Commercial development should be scaled to encourage services within walking/biking distance to residential neighborhoods.
Planning Commission Comments (City of Bremerton)		
Jack Stanfill, President, Chico Creek Task Force	June 18, 2013	<ul style="list-style-type: none"> ▪ Concern that the upper portion of the Heinz Creek Sub-Basin, six streams, and Heinz Lake were not included in the Gorst Creek Watershed Characterization Report. ▪ City is moving forward with studies and a draft subarea plan without having accurate information about the 450 acres of mining property that is located upstream. ▪ No one has done a study of the type of heavy metals that will be in the water that flows down the hill. In addition, the new roads that will be constructed in the area may cause additional problems. ▪ He suggested that without including these properties, the study is invalid.
Larry Matel, Port Orchard	June 18, 2013	<ul style="list-style-type: none"> ▪ Previously the managing engineer for transportation and stormwater for the City of Bremerton's Public Works Department. ▪ Pleased to see the progress the staff and consultants have made on putting together the Gorst Creek Watershed and Gorst UGA Plans. The plans will set the tone for development on this side of Puget Sound. ▪ There are many opportunities to consider, and one issue that is of particular interest to him is transportation. ▪ If the Gorst plans can provide adequate non-motorized connections to not only the shipyard, but downtown Bremerton and Port Orchard, the infrastructure will be second to none and will make the Gorst area a great place for future generations to grow up and prosper.

Author	Date	Summary of Comments
Jack Stanfill, President, Chico Creek Task Force	July 16, 2013	<ul style="list-style-type: none"> ▪ Thanked City staff for responsiveness. Asked whether quarry in Gorst UGA had a reclamation plan.
Larry Matel, Port Orchard	July 16, 2013	<ul style="list-style-type: none"> ▪ Suggested documents include an executive summary. Similar comments as June 18 meeting.