

PRELIMINARY LAND USE ALTERNATIVES

Gorst Urban Growth Area

A set of land use alternatives will be tested in a planned action environmental impact statement (EIS) and will be addressed in a draft subarea plan and draft development regulations. These documents will be available later in spring 2013 for public review. While the No Action Alternative (current plan) is required to be studied by the State Environmental Policy Act (SEPA) other alternatives can be studied that present a range of options. Alternatives 1, 2, and 3 have been developed for evaluation in the draft EIS and draft plan. After the draft EIS and draft plan are prepared there will be additional opportunities for public review so that a preferred alternative can be developed. 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.

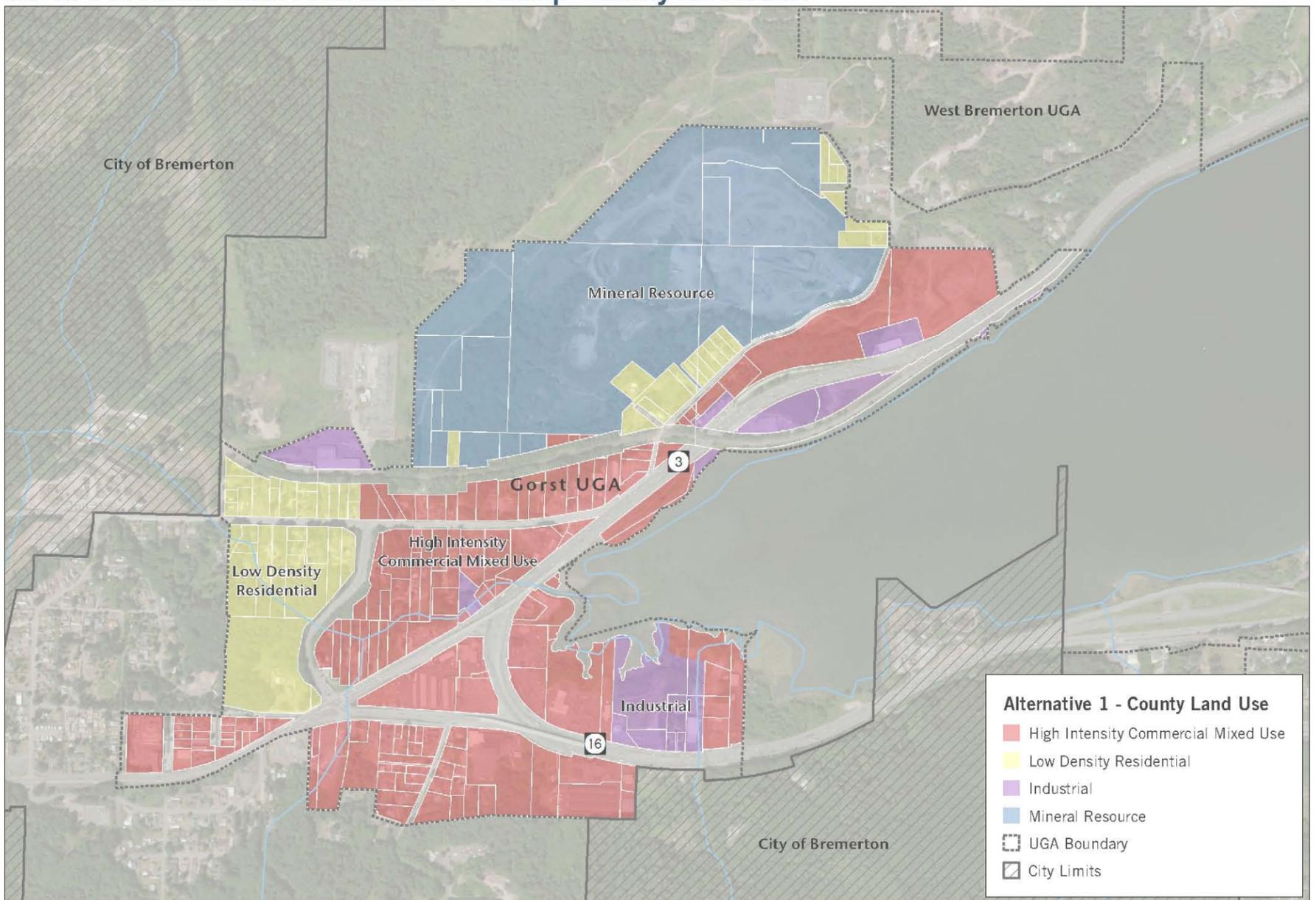
ALTERNATIVE 1 NO ACTION VISION – KITSAP COUNTY COMPREHENSIVE PLAN

The Gorst Urban Growth Area (UGA) is a relatively small highway-oriented commercial and industrial center.

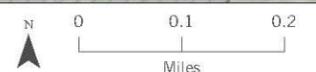
Alternative 1 Land Use Designations

	<p>Urban High-Intensity Commercial/Mixed Use</p> <p>This designation primarily focuses on larger commercial centers, including commercial uses that require large sites and draw customers at the community and regional scale. Examples of commercial uses appropriate to this designation include but are not limited to superstores, department stores, automotive parts and sales, home improvement stores, hotels and motels, and restaurants. Mixed use developments incorporating residential units are also appropriate in this designation. Zones that implement the Urban High-Intensity Commercial/Mixed Use designation include: Highway Tourist Commercial, Regional Commercial, and Mixed Use.</p>
	<p>Mineral Resource Overlay</p> <p>The intent of the Mineral Resource Overlay is to protect sand, gravel, and rock deposits identified as significant. Commercial quality deposits should be recognized as non-renewable resources and managed accordingly.</p>
	<p>Urban Industrial</p> <p>This designation includes both industrial and business uses, such as light manufacturing, hi-tech, warehousing, bio-tech, park-like business, 4-year educational institutions, equipment and vehicle repair, as well as heavy industrial activities and those requiring access to major transportation corridors. Zones that implement the Urban Industrial designation include: Business Center, Business Park, Industrial, and Airport.</p>
	<p>Urban Low-Density Residential</p> <p>This designation primarily focuses on single-family dwellings but also may include innovative types such as clustered housing. It also includes regulated environmentally critical areas within the UGAs and other areas identified for low-density urban development. Zones that implement the Urban Low-Density Residential designation include: Urban Restricted Residential, Illahee Greenbelt Zone, Urban Low Residential, and Urban Cluster Residential and Senior Living Homestead.</p>

Gorst UGA Land Use: Alternative 1 - Kitsap County No Action



Date: February, 2013
Source: Kitsap County, BERK



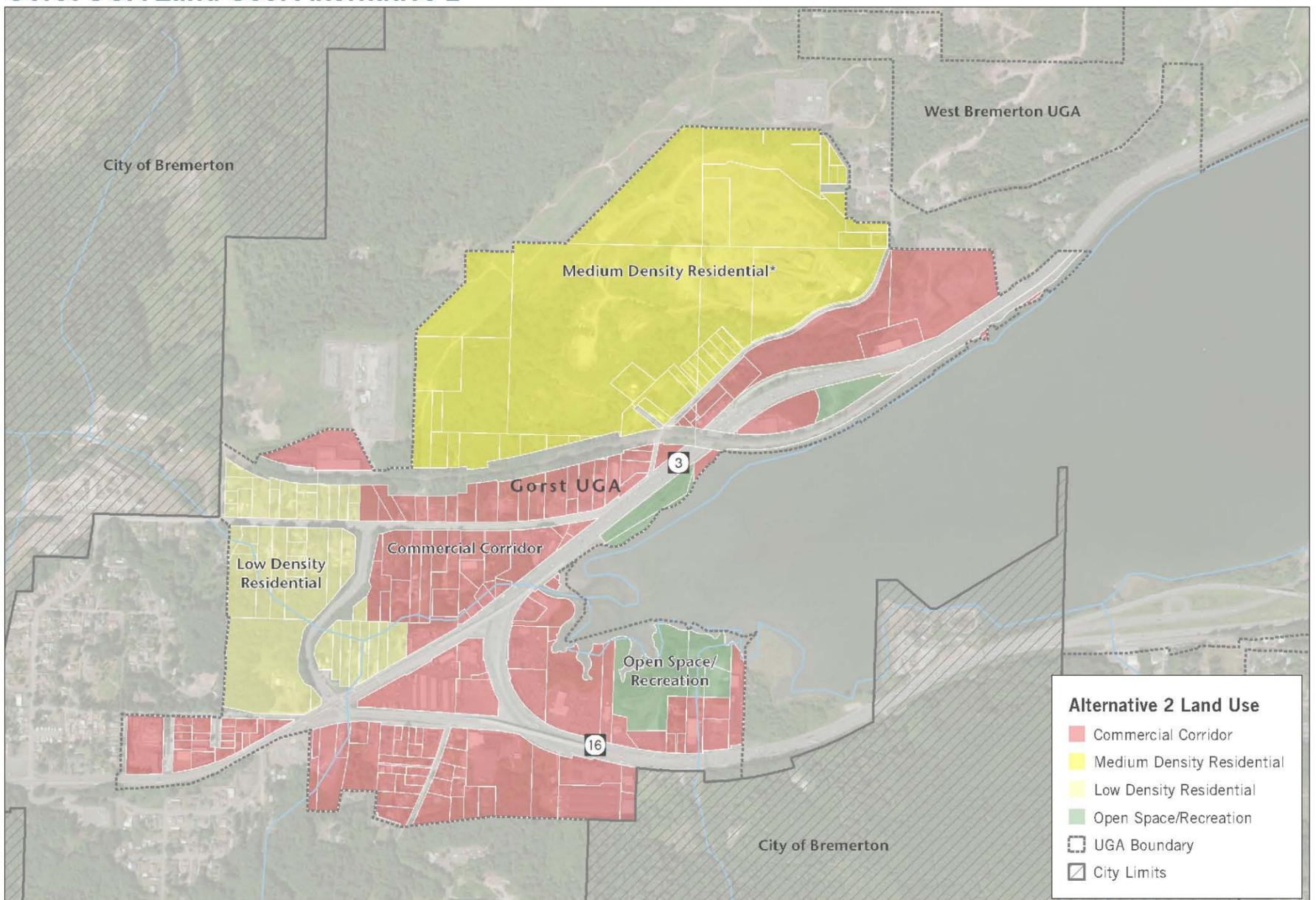
ALTERNATIVE 2 VISION – GORST IS A WELL-DESIGNED REGIONAL COMMERCIAL CENTER

Gorst is a regional commercial corridor along the waterfront providing locations for the Bremerton community and Kitsap County residents to shop for major purchases such as autos, home furnishings, and other goods and services. Gateway treatments, boulevard style streetscape improvements, and access improvements invite the community to Gorst and allow convenient travel to regional businesses. Shoreline public access is emphasized along Sinclair Inlet and portions of Gorst Creek connecting to a regional non-motorized trail network. Along the west and north boundaries of the UGA are low and medium density residential neighborhoods and small scale commercial uses providing daily conveniences. The development pattern includes a range of low-scale detached and attached residential choices in traditional and clustered development patterns. A comprehensive watershed plan guides development and provides land use, green infrastructure, and habitat best management practices in the UGA and watershed.

Alternative 2 Designations

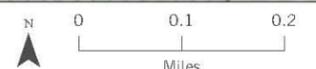
	<p>Commercial Corridor</p> <p>The commercial corridor designation provides locations for high intensity commercial uses serving the entire community while preserving maritime views, forested areas, and buffering impacts to adjacent residential areas. The corridor accommodates access to businesses by automobile while also creating a pedestrian-friendly, transit-supporting corridor. A planned action would not apply waterward of SR 16 and SR 3, along Sinclair Inlet.</p>
	<p>Medium Density Residential</p> <p>This district promotes a variety of attached and detached low and medium density housing including detached single family, attached single family, cottages, small scale flats, townhomes, and accessory dwelling units. Developments are designed in an environmentally sustainable pattern, such as through clustering, low impact development techniques, energy conservation, and similar methods.</p>
	<p>Low Density Residential</p> <p>The intent of the low density residential designation is to accommodate single-family housing by infilling at a range of lot sizes consistent with urban growth patterns. Some attached single-family housing may be appropriate when responding to sensitive areas or with innovative design. Residential development at higher densities is encouraged at the edge of designated centers.</p>
	<p>Open Space/Recreation</p> <p>The Open Space/Recreation designation allows for active and passive parks, recreation, and open space facilities. Secondary uses include accessory commercial such as concessions, recreation equipment rental, and other small-scale facilities that support and enhance public access and recreation.</p>

Gorst UGA Land Use: Alternative 2



Date: February, 2013
Source: Kitsap County, BERK

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



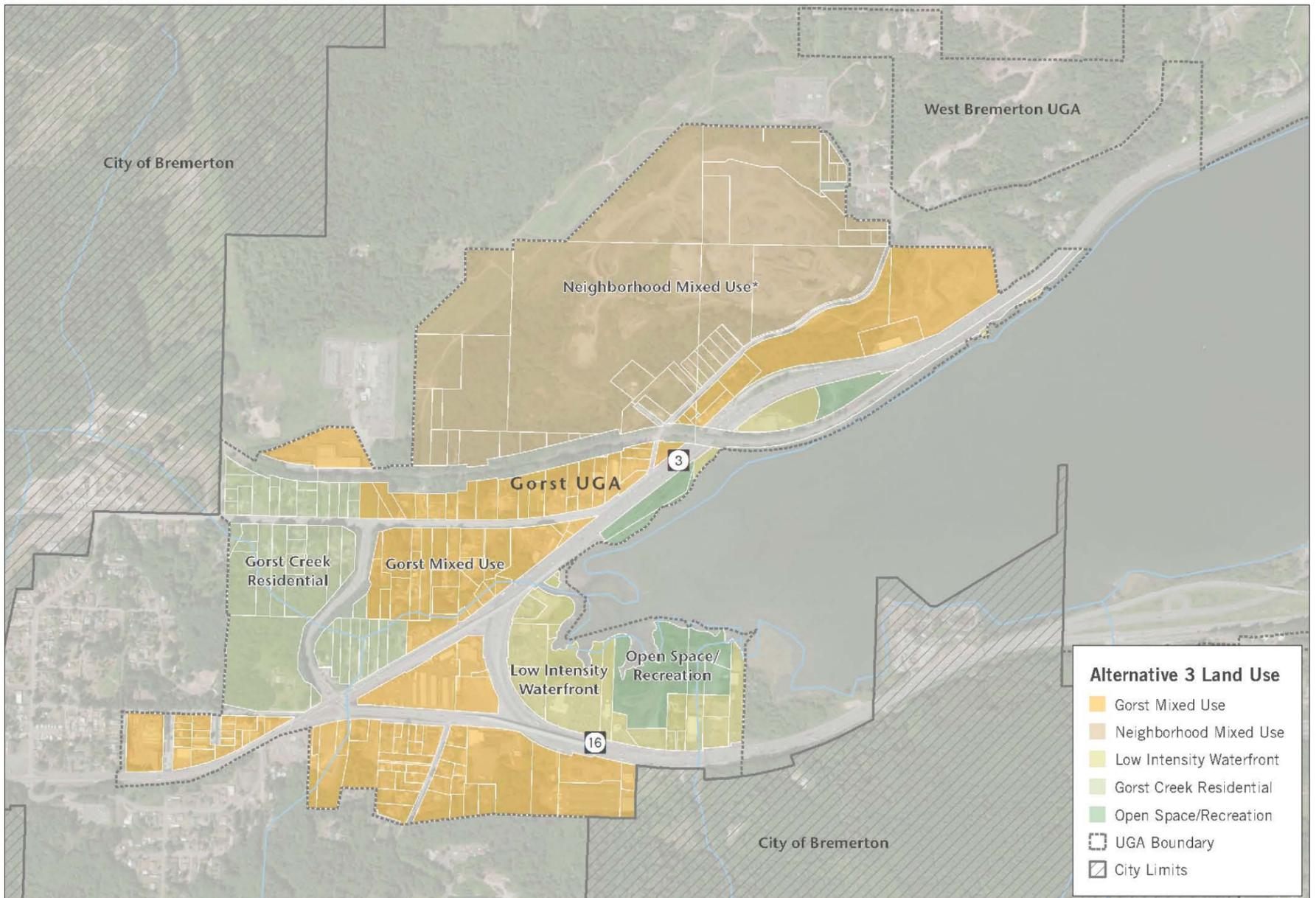
ALTERNATIVE 3 VISION – GORST BECOMES A COMPLETE COMMUNITY

As the South Kitsap Industrial Area grows as an employment center, and demand increases for housing such as along Sinclair Heights Road, Gorst evolves into a complete community with places to live, play, shop, and work, in a waterfront setting. Gorst also serves as a community-wide demonstration of low-impact development techniques to create a sustainable, compact and enduring place. Views, cultural resources, critical areas are protected and enhanced through a coordinated watershed development, restoration, and protection plan and best management practices. Along the waterfront a lower intensity land use pattern emerges with commercial uses occurring on smaller impervious footprints interspersed by trails, parks, and reclaimed shoreline habitat. A secondary circulation network improves business access, creates a pedestrian scale, and provides non-motorized access to waterfront properties. Central Gorst allows more intensive regional commercial, office, hotel, and mixed use residential developments. Small-scale mixed use neighborhoods along West Belfair Road and West Frone Road provide gathering places and daily conveniences for Gorst residents as well as medium density housing as part of horizontal and vertical mixed use development patterns. Along Gorst Creek, a restored riparian corridor is created, made possible in part by development incentives such as cottages, small lot single family, medium density residential and mixed use development. A residential neighborhood along Sinclair Heights Road provides a range of detached and attached residential choices in clustered patterns and small-scale, neighborhood-serving commercial uses.

Alternative 3 Designations

	<p>1. Low Intensity Waterfront</p> <p>The low intensity waterfront district allows commercial uses to serve the traveling public in a development pattern that reduces impervious surfaces, promotes shoreline reclamation and open space, promotes landscape and streetscape improvements, promotes pedestrian safety and comfort, and improves vehicular access. Commercial uses would occur on smaller impervious footprints interspersed by trails, parks, and reclaimed shoreline habitat.</p>
	<p>2. Gorst Mixed Use</p> <p>The Gorst Mixed Use district promotes mixed uses – retail, hotel, office, services, residential – in horizontal or small scale vertical patterns-- and regional commercial uses designed to maximize shoreline views and allow streamside public access where appropriate. A more intensive development pattern is found in Central Gorst and a less intensive pattern is found on Gorst Creek, West Belfair Road, Sam Christopherson Road West, and West Frontage Road/ West Frone Drive.</p>
	<p>4. Neighborhood Mixed Use</p> <p>This district promotes low and medium density housing including detached single family, attached single family, cottages, townhomes, small scale flats, and accessory dwelling units. Developments are accomplished in an environmentally sustainable pattern, such as clustering, low impact development techniques, energy conservation, and similar methods. Small scale commercial uses that serve local residences are allowed. Public and private open spaces are also promoted.</p>
	<p>5. Gorst Creek Residential</p> <p>Gorst Creek Residential district applies to low density residential and large lot residential areas along Gorst Creek, where low impact development and riparian and wetland zone protection are priorities. Clustered development patterns and incentives for stream restoration are promoted.</p>
	<p>6. Open Space/Recreation</p> <p>The Open Space/Recreation designation allows for active and passive parks, recreation, and open space facilities. Secondary uses include accessory commercial such as concessions, recreation equipment rental, and other small-scale facilities that support and enhance public access and recreation.</p>

Gorst UGA Land Use: Alternative 3



Date: February, 2013
Source: Kitsap County, BERK

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

