

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

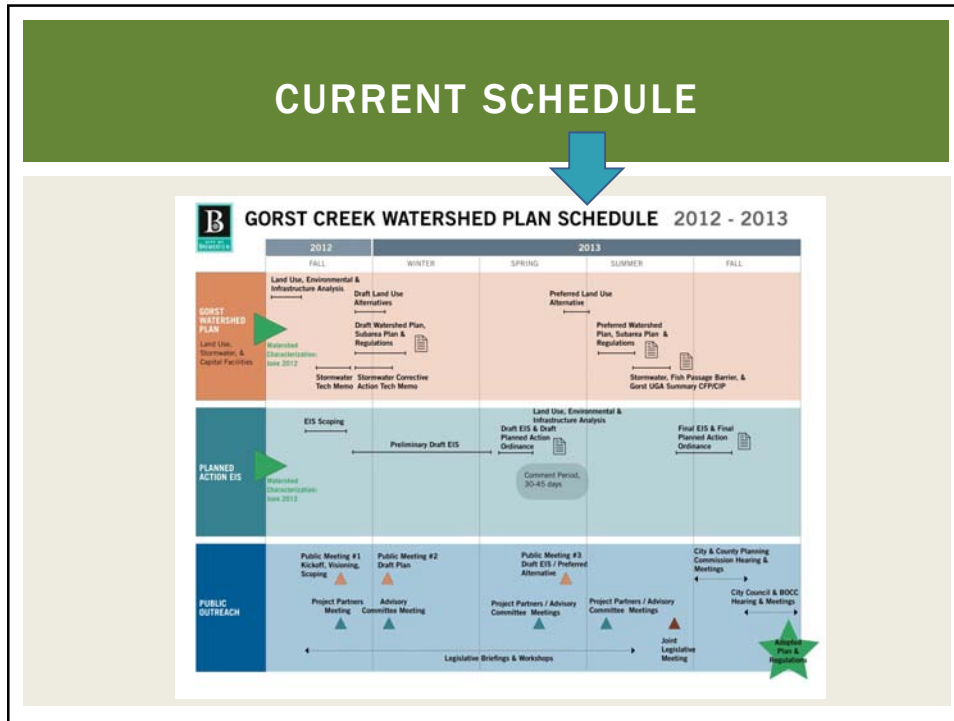
City of Bremerton
Gorst USA
Bremerton Naval Shipyard
City of Port Orchard
City of Bremerton
City of Port Orchard
Bremerton National Airport
Gorst Creek Watershed

**Advisory
Committee
Meeting
June 13, 2013**

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.
 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

Added public safety per AC January meeting

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

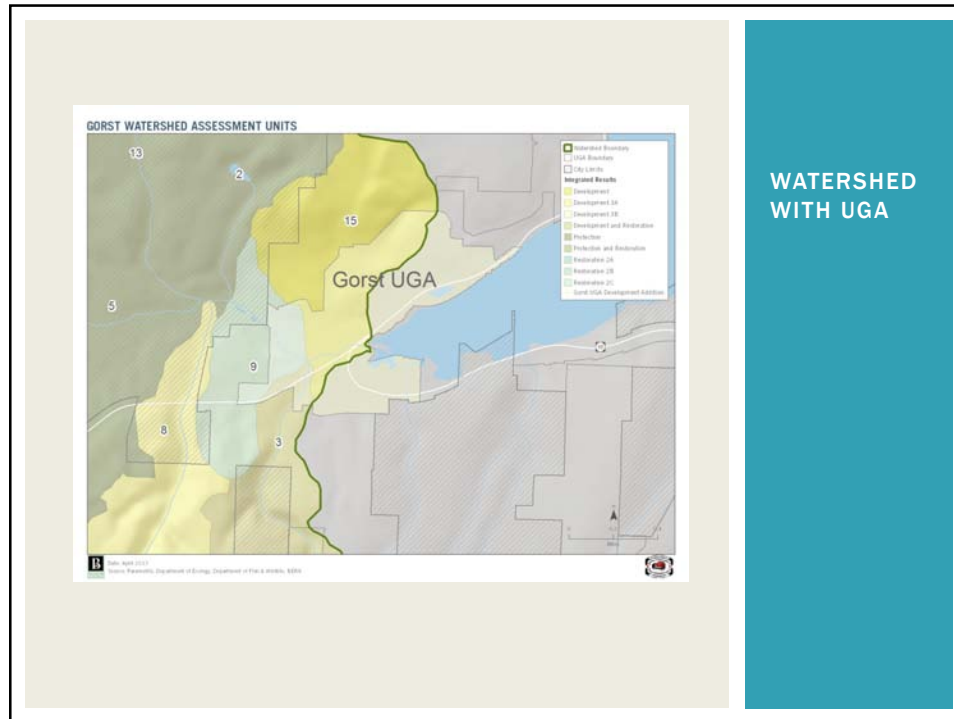
Guide water quality, habitat, and land use plans and activities

GORST WATERSHED ASSESSMENT UNITS

- Watershed Boundary
- City Limits
- Assessment Results
 - Development
 - Development (A)
 - Development (B)
 - Development and Restoration
 - Production
 - Production and Restoration
 - Restoration (A)
 - Restoration (B)
 - Restoration (C)
 - Special Use Development Addition

July, August 2012
Source: Parsons, Department of Ecology, Department of Public Works, BSW

WATERSHED MAP



WATERSHED
WITH UGA

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

KITSAP COUNTY
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Volume 2:
Draft Gorst Planned Action
Environmental Impact Statement
June 2013

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

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

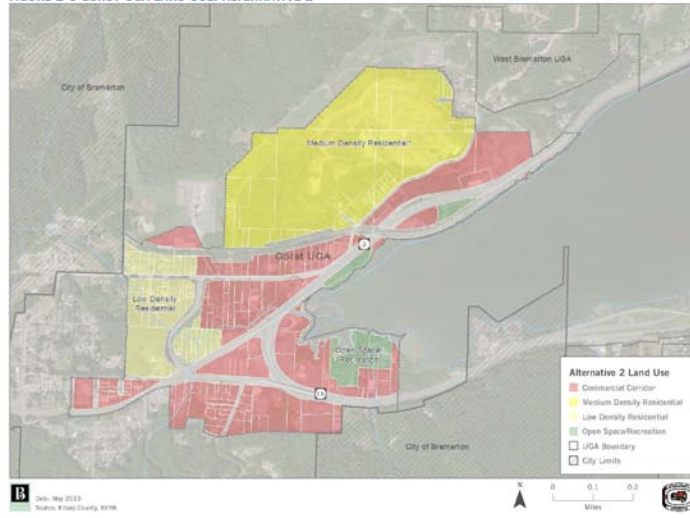
Alternative 1 - County Land Use

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

Kitsap County - Current Plan and Zoning

ALT. 1
A small highway-oriented commercial and industrial center

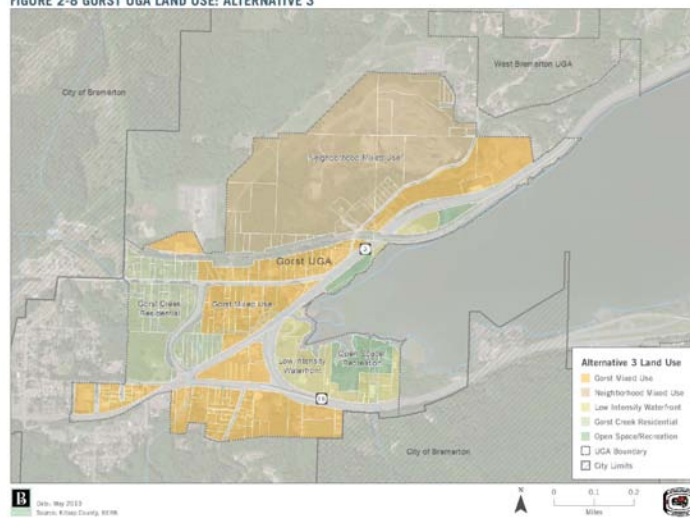
FIGURE 2-6 GORST UGA LAND USE: ALTERNATIVE 2



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	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**
 - Public meeting & Planning Commission input June/July
 - Advisory Committee meeting in early August to solidify a preferred alternative

Prepare EIS → **Adopted Planned Action Ordinance** → **Review Planned Action Projects**

A Planned Action EIS:

- » Is allowed by the State Environmental Policy Act
- » Studies proposals in advance, shifts environmental review from the permit review stage to the planning stage.
- » Means future proposals would not need additional SEPA review when consistent with the Planned Action EIS assumptions and mitigation measures. However, proposals still go through permit review.
- » Can help facilitate private and public investment in the study area.

Questions:

Q1 If a project is a Planned Action with no further SEPA environmental review, can the City add additional conditions to the project?
A1 Yes, but not for aspects that are addressed by the Planned Action Ordinance, and only if authorized by city regulations.

Q2 How will citizens know about a Planned Action project?
A2 Public notice of Planned Action projects is tied to the development review process. If public notice is required, then the notice will indicate that this is a Planned Action project.

PLANNED ACTION

- **Should Planned Action be established throughout UGA?**
- **Part of incentive package – what should be phased pre and post annexation?**

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**Volume 3:
Draft Gorst Subarea Plan**


June 2013

VOLUME 3

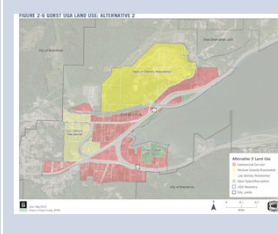
Provide greater detail, guidance and predictability to future development within the 335-acre Gorst UGA

LAND USE PLAN

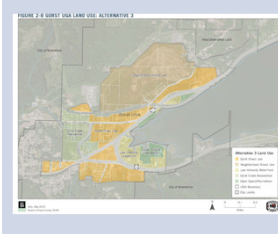
Alternative 1



Alternative 2











Alternative 3



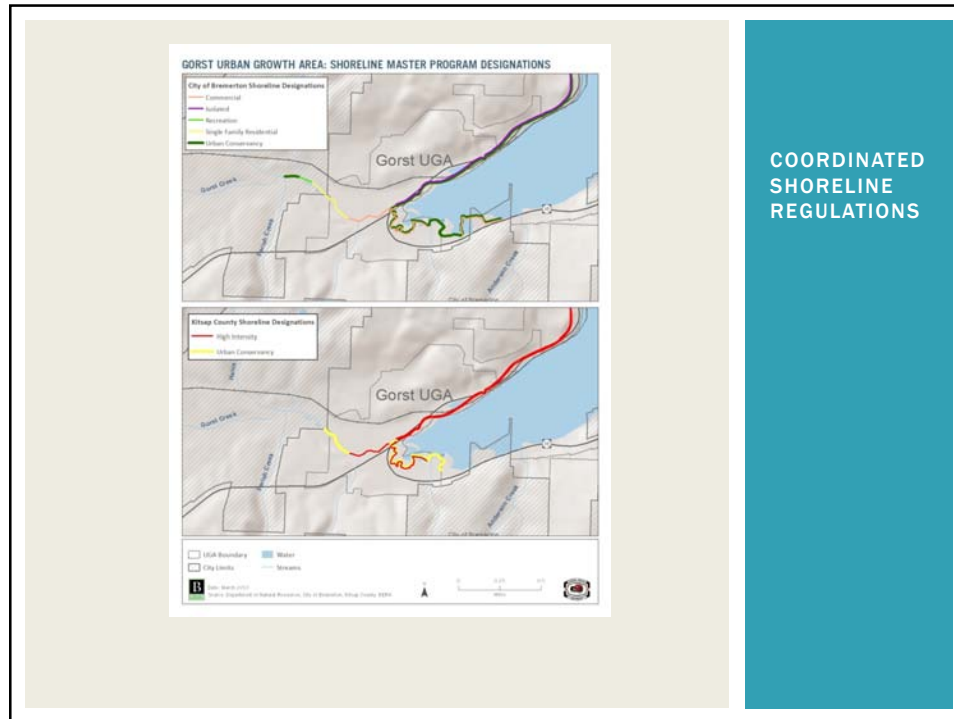
- Preferred Alternative: Can select one of the EIS alternatives, mix and match, or come up with new alternative in the range

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				
	Areas of Reduced Pavement/ Added Plants (Yellow)		Narrow Footprint Commercial Buildings with Habitat Buffer and Shoreline Protection	
	Commercial Site Plan with Reduced Parking and added Plantings		Commercial Recreation	
Scale	Base Height 2 stories		Maximum Height 6 stories	
Gross Mixed Use				
	Acres: 4.8, Units: 180, Density 38, Commercial: 10,000 SF, 2-5 Stories		Acres: 3.44, Units: 40, Density 12, 2 Stories	
	Neighborhood Convenience Retail		Townhomes	

DEVELOP
PREFERRED
PLAN, MIX &
SCALE

- In concert with [Preferred Land Use Plan](#), develop basic standards & mix of incentives & incorporate BMPs
- Should some [zoning & incentives](#) be phased post annexation?



COORDINATED
SHORELINE
REGULATIONS

■ Questions

- How to [coordinate shoreline regulations](#) in City/County, especially on Gorst Creek
 - Coordinated City/County standards? or
 - Go with rules of jurisdiction in charge?

■ Options included in EIS

- City SMP buffers
- County SMP buffers
- Modified County SMP buffers
- Management Zone Overlay with watershed BMPs

FOUR
OPTIONS

<ul style="list-style-type: none"> ■ Incentives are: <i>A relaxation in development standards or allowances for greater development capacity that are offered to new development in exchange for providing public benefits or amenities, for example, stormwater, habitat, or access improvements above & beyond standards</i> ■ Incentives could include: <ul style="list-style-type: none"> ■ Amount of Development <ul style="list-style-type: none"> ■ for example, increased building heights, increased densities ■ Development Standards <ul style="list-style-type: none"> ■ for example, reduced parking, increased impervious surfaces ■ Permit Processing <ul style="list-style-type: none"> ■ for example, building permit fee rebates (implemented in SKIA by City of Bremerton), ■ reduced fee for lot line adjustments to consolidate properties 	INCENTIVES
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<ul style="list-style-type: none"> ■ Walkability ■ Complete Streets ■ Identifiable Character ■ Efficient and Coordinated Use of Land and Infrastructure 	DESIGN GUIDELINES
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Section D: SR 3 & SR 16 through the Gorst Area - A preliminary concept for the Gorst area improvements for the vision for this area includes:

- Provide a new interchange at the SR 3/Sam Christopherson Road intersection via a four-lane bridge with shoulders extended over Sam Christopherson Road and the SR 16 ramps
- Improve SR 3 ramp terminal intersections with Sam Christopherson Road with new signals and channelization or roundabout
- Provide for continuous HOV lanes from SR 3 to SR 16
- Widen SR 3 and SR 16 ramps to accommodate traffic flows
- Limit access from local streets to right-in/right-out only.

Exhibit 4-13
Conceptual Layout - SR 3 & SR 16
(Gorst Area)

Sam Christopherson Road

To Bellingham

To Tacoma

To Seattle

How best to [manage multimodal travel](#) in Gorst – e.g. added pedestrian & transit features, manage traffic, implement WSDOT & County improvements

REGIONAL TRANSPORTATION

BEDS Report - WSDOT 2012

FIGURE 17. ROADWAY SYSTEM AND PLANNED NONMOTORIZED CONNECTIONS

City of Bremerton

Gorst UGA

SKGA UGA

Pedestrian Crossings over State Routes to Sinclair Island where feasible

Legend:
International Boundary
UGA Boundary
City Limits
Interstate
SR Planned Regional Trail


Scale: 0 0.5 1.0 Miles

North Arrow

CAPITAL FACILITIES PLAN

Walkability

FIGURE 16. STORMWATER DEFICIENCY AND CAPITAL IMPROVEMENT LOCATIONS



CAPITAL FACILITIES PLAN

Application of incentives for retaining more than 100%

Zero discharge of untreated stormwater

- 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

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 (see flier for new location)
 - July 16 – Kitsap County Planning Commission 9 am – Preferred Alt
 - July 16 – Bremerton Planning Commission 5:30 pm – Preferred Alt
- Project Partners meeting: July 19
- Next Advisory Committee meeting: First week of August – Direction on Preferred Alternative
- Additional Public comment through hearings following Preferred Alternative

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 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?