

Allison Satter

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**From:** noreply@civicplus.com  
**Sent:** Sunday, May 08, 2016 1:25 PM  
**To:** Allison Satter; WebMaster  
**Subject:** Online Form Submittal: Bremerton2035 Comments & Feedback

## Bremerton2035 Comments & Feedback

*This is a public forum and any comments made here will be included in the public record. If you wish to remain anonymous, please specifically request so. Thank you for your input.*

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Name	Deborah
Contact	Planning
Zip Code	98312
Comments	<p>I am having trouble with my neighbors blocking my 20' easement. They have posted no trespassing signs on trees that for years we have been asking to have them remove because they have grown into the road. This has caused a fire in the power lines that trapped us on our property this Winter and left us without power for four days during freezing weather (we have to rely upon electric for heat). And we couldn't be evaluated by emergency vehicles because the fires trapped us! This has caused a dangerous situation. This is the O'Donahue. He has taken our twenty feet down to less than ten. And now emergency vehicles are complaining. We need help. With all the RE-zoning for commercial and the LLC planning to build on the land near us, why are we having to go through hell? We are a founding family. We have been on this land since before Washington was a State. The house on the eighth acres is historic! It was the first Sears Catalogue home barged into the State.</p>

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Email not displaying correctly? [View it in your browser.](#)

## Allison Satter

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**From:** Lori Smith on behalf of City Council  
**Sent:** Monday, May 09, 2016 9:45 AM  
**To:** Liberty Bay Books  
**Cc:** City Council; Allison Satter  
**Subject:** RE: Citizen Comments - 2016 Comp Plan (Kate Daniels)

Attn: Kate Daniels,

This is to acknowledge receipt of your e-mail, which I have forwarded to the Council Members for their review and consideration.

Due to the subject matter, I've also provided a copy to Senior Planner Allison Satter.

Thank you for taking the time to submit your comments, which will also be included as a part of the record.

Sincerely,

*Lori Smith*

**Legislative Assistant**  
**Bremerton City Council**  
**(360) 473-5280**  
[City.Council@ci.bremerton.wa.us](mailto:City.Council@ci.bremerton.wa.us)



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**From:** Liberty Bay Books [mailto:libertybaybooks@embarqmail.com]  
**Sent:** Wednesday, May 4, 2016 4:50 PM  
**To:** City Council <City.Council@ci.bremerton.wa.us>  
**Subject:** parking

Hello, my name is Kate and I am the manager of Liberty Bay Books in Bremerton. Today Richard Huddy stopped by to let me know about the proposed parking for the new apartments of .5 spaces per apartment and that simply isn't enough. If people who live in those apartments have to park on the street, no one will be able to drive to our downtown to enjoy not only our store here but all the wonderful restaurants and theatres we have to offer. Downtown is finally being revitalized and we don't want it's new growth to be stopped! The new apartments need a minimum of one space per apartment. We would love to be able to stay open permanently in Downtown Bremerton.

While addressing parking, there also needs to be a solution for employees. I know several of the businesses have to park on the street and shuffle their cars around, which takes away from time they can be serving customers, and also takes away spots from customers. The parking garage that we use is simply too expensive for them to afford. It needs to be free or less than \$20/month for employees of the downtown retail shops. Maybe if you limit the number of spaces per business it would be a way to save space. This will allow our customers to park right in front of our stores.

Parking on Pacific also needs to be a three hour limit instead of two. Two hours isn't enough to shop and eat, only one or the other. If it were three hours after getting lunch people would be more inclined to stay and check out the shops and vice versa.

Please put these opinions and ideas to use in your next meeting.

Sincerely,  
Kate Daniels

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Suzanne Droppert  
Liberty Bay Books

[www.libertybaybooks.com](http://www.libertybaybooks.com)

18881 D Front Street

Poulsbo WA 98370

360-779-5909

360-779-9746 (fax)

409 Pacific Ave

Bremerton, WA 98337

360-626-3430

[libertybaybooks@embarqmail.com](mailto:libertybaybooks@embarqmail.com)

## Allison Satter

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**From:** Lori Smith on behalf of City Council  
**Sent:** Monday, May 09, 2016 9:48 AM  
**To:** je  
**Cc:** City Council; Allison Satter  
**Subject:** RE: Citizen Comments - 2016 Comp Plan (Margo Arne)

Attn: Margo Arne

This is to acknowledge receipt of your e-mail, which I have forwarded to the Council Members for their review and consideration.

Due to the subject matter, I've also provided a copy to Senior Planner Allison Satter.

Thank you for taking the time to submit your comments, which will also be included as a part of the record.

Sincerely,

*Lori Smith*

**Legislative Assistant**  
**Bremerton City Council**  
**(360) 473-5280**  
[City.Council@ci.bremerton.wa.us](mailto:City.Council@ci.bremerton.wa.us)



**From:** je [mailto:parkavepets@aol.com]  
**Sent:** Thursday, May 5, 2016 1:15 PM  
**To:** City Council <City.Council@ci.bremerton.wa.us>  
**Subject:** 20.48.080 NON RESIDENTAL PARKING DEV STDS - PROPOSED CHANGES TO CITY ZONING ORDINANCE

It's important to discuss the success of this community. New housing is needed and is an added asset to growth.

However, the strong sales come with a caveat. It comes on the heels of an already tangible parking issue in the area.

Local politicians who knowingly approved the building with its limited parking should be embarrassed as to approving this.

The City's plan for a retail community seems to be floundering without enough area parking for potential shoppers. There is no room for growth for existing businesses and will limit new retail businesses in this area.

My lease is up in July and I have real concerns with the parking before committing to another five years in downtown Bremerton.

Margo Arne  
Owner

Park Avenue Pets  
421 Park Avenue  
Bremerton, WA

## Allison Satter

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**From:** Lori Smith on behalf of City Council  
**Sent:** Monday, May 09, 2016 9:51 AM  
**To:** rzrudee@gmail.com  
**Cc:** City Council; Allison Satter  
**Subject:** RE: Citizen Comments - 2016 Comp Plan (Rex-Zane Rudee)

Attn: Rex-Zane Rudee

This is to acknowledge receipt of your e-mail, which I have forwarded to the Council Members for their review and consideration.

Due to the subject matter, I've also provided a copy to Senior Planner Allison Satter.

Thank you for taking the time to submit your comments, which will also be included as a part of the record.

Sincerely,

*Lori Smith*

**Legislative Assistant**  
**Bremerton City Council**  
**(360) 473-5280**  
[City.Council@ci.bremerton.wa.us](mailto:City.Council@ci.bremerton.wa.us)



**From:** Rex-zane Rudee [mailto:rzrudee@gmail.com]  
**Sent:** Thursday, May 5, 2016 8:52 PM  
**To:** City Council <City.Council@ci.bremerton.wa.us>  
**Subject:** Proposed changes to City zoning ordinance on off-street parking for apartments

Dear Bremerton City Council Members,

As a former business owner in downtown Bremerton for over 32 years, I can attest to the fact that parking has always been less than satisfactory for my employees and particularly for my clients. With that in mind, I was shocked to find out the Planning Commission voted to reduce the required minimum number of off-street parking spaces for the new downtown apartments to 0.5 spaces per apartment.

The logic behind their decision escapes me. Kitsap County is a large and beautiful paradise, and Bremerton is on its way to becoming a jewel with its striking improvements. However, to take advantage of all our area has to offer, residents need some mode of transportation.

I understand one of the considerations for reducing the parking availability was that younger residents would use public transportation to get around. Good luck to them if they want to go to Illahee Park, Seabeck, or most of the other parks in the county. At this time, public transportation in our area is not convenient for anyone that wants to enjoy all the area has to offer.

I can just imagine this conversation by a young couple living in one of the Multi-unit residential apartments in the bustling Bremerton Center:

“Hey Honey, let’s go to Poulsbo for a bite to eat, then maybe walk around town. After that, we can go to Port Gamble.”

“Oh, I would love to do that,” replies the significant other. “When does the bus leave, and where do we catch it?”

“Ya know, I’m really not sure, but we could walk down to the ferry terminal and pick up a schedule.”

“Oh, we got to make sure that we don’t stay out too late, we don’t want to miss the last bus.”

“Ummm, Hon, I think we should talk to one of the neighbors to see if we could borrow their car for the afternoon, then we can be free to do what we want.”

“And who’s car would that be?” is the puzzled reply.

“Oh, half the people that live here have a car, and I’m sure we could find one that would be willing to loan it to us.”

In all seriousness, this is not Seattle where you can catch a bus every 10 minutes on almost every block. People will live in the Bremerton Core, but right now, and for years to come, they aren’t going to be satisfied just walking around town. This is a recreational area, and residents want to take advantage of it. Public transportation can’t fill that need to get out and about, and it won’t be able to provide the convenience and spontaneity offered by one’s own vehicle for 10 to 15 years or longer, or if ever.

I urge the City Council to require that all multi-unit residential apartments provide one parking space per dwelling as a minimum.

Respectfully submitted,  
Rex-Zane Rudee  
Former owner of Hudson Photographic Artistry  
360.710.9649

# COMMENT #94

**Allison Satter**

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**From:** Lori Smith on behalf of City Council  
**Sent:** Tuesday, May 10, 2016 2:13 PM  
**To:** Frederick Freeland  
**Cc:** City Council; Allison Satter  
**Subject:** RE: Citizen Comments - 2016 Comp Plan (Fred Freeland)

Attn: Fred Freeland

This is to acknowledge receipt of your e-mail, which I have forwarded to the Council Members for their review and consideration.

Due to the subject matter, I've also provided a copy to Senior Planner Allison Satter.

Thank you for taking the time to submit your comments, which will also be included as a part of the record.

Sincerely,

*Lori Smith*

**Legislative Assistant  
Bremerton City Council  
(360) 473-5280  
[City.Council@ci.bremerton.wa.us](mailto:City.Council@ci.bremerton.wa.us)**



-----Original Message-----

**From:** Frederick Freeland [mailto:[fredfreeland@mac.com](mailto:fredfreeland@mac.com)]  
**Sent:** Monday, May 9, 2016 9:21 PM  
**To:** City Council <[City.Council@ci.bremerton.wa.us](mailto:City.Council@ci.bremerton.wa.us)>  
**Subject:** Bremerton City Parking

All,  
as a retail store owner in downtown Bremerton I would like to voice my concern over the current status of parking in the city. As it stands right now the biggest obstacle to future growth of my business is the lack of convenient, affordable parking in the downtown area. My store, Game Wizard and Blue Sky Hobbies, is a major attraction for bringing people into the downtown area and I am constantly reminded by customers that they are unhappy with the availability of parking.

There is already a lack of convenient parking during the hours of 1200-1600 on the weekdays, along with free parking on the weekends. Proposals that would further reduce the amount of available parking are short-sighted and counter productive. Every effort should be made to encourage customers to come to the downtown area, and further restricting parking is not helpful.

Thank you for your consideration and ongoing efforts to improve the quality of life in downtown Bremerton.

cheers,  
Fred Freeland  
Store Owner, Game Wizard and Blue Sky Hobbies



603 4th Street

## COMMENT #95

### Allison Satter

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**From:** Lori Smith on behalf of City Council  
**Sent:** Tuesday, May 10, 2016 2:22 PM  
**To:** enchanted@avebury-mystikals.com  
**Cc:** City Council; Allison Satter  
**Subject:** RE: Citizen Comments - 2016 Comp Plan (Anna of Avebury-Mystikals)

Attn: Anna of Avebury-Mystikals

This is to acknowledge receipt of your e-mail, which I have forwarded to the Council Members for their review and consideration.

Due to the subject matter, I've also provided a copy to Senior Planner Allison Satter.

Thank you for taking the time to submit your comments, which will also be included as a part of the record.

Sincerely,

*Lori Smith*

**Legislative Assistant  
Bremerton City Council  
(360) 473-5280**

[City.Council@ci.bremerton.wa.us](mailto:City.Council@ci.bremerton.wa.us)



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**From:** enchanted@avebury-mystikals.com [mailto:enchanted@avebury-mystikals.com]  
**Sent:** Tuesday, May 10, 2016 2:06 PM  
**To:** City Council <City.Council@ci.bremerton.wa.us>  
**Subject:** Proposed half-space parking per apartment minimum

To the Members of the Bremerton City Council,

On April 19, 2016 the Planning Commission voted to reduce the required parking allotment for new apartment buildings to 0.5 parking spaces per building. This means that the new apartment buildings will be providing only 1 parking space for every two units. That leaves half of the units without an off street parking solution. With 91% of working individuals commuting to work in private vehicles that leaves only 8% of working individuals without a private vehicle. Also look at the fact that households with two or more drivers generally have 1.8 vehicles per household. Or consider the fact that many apartments house single individuals who share a living space and each individual has their own vehicle. This proposed change to the zoning ordinance will greatly impact parking in downtown Bremerton! I am a business owner on 4th street. I have been in business for four years. Since opening my business I have seen the parking opportunities in downtown Bremerton change and become more problematic. My customers are having more issues finding parking. The farther away they park, the less likely they will be to stop and shop. The proposed change to the zoning ordinance will cause an even greater parking crisis in the downtown area.

I urge you to revise your stand on this zoning ordinance.

Respectfully,  
Anna

## Allison Satter

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**From:** Lori Smith on behalf of City Council  
**Sent:** Tuesday, May 10, 2016 2:39 PM  
**To:** Allison Satter  
**Subject:** FW: Citizen Comments - 2016 Comp Plan (Timothy Stimac)

The following comments were received by a phone call, but I documented them through this e-mail...

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**From:** Lori Smith **On Behalf Of** City Council  
**Sent:** Tuesday, May 10, 2016 2:23 PM  
**To:** City Council <City.Council@ci.bremerton.wa.us>  
**Subject:** Citizen Comments - 2016 Comp Plan (Timothy Stimac)

Attn: Council Members

In response to a proposed requirement of 0.5 parking spaces per unit (for multifamily structures) in the Downtown Core, Timothy Stimac of (360) 792-9911 left a message at the Council Office that he is "in favor" of this proposal.

*Lori Smith*

**Legislative Assistant**  
**Bremerton City Council**  
**(360) 473-5280**  
[City.Council@ci.bremerton.wa.us](mailto:City.Council@ci.bremerton.wa.us)



# COMMENT #97

5-9-16

MAY 11 2016

City of Bremerton, DCD

Dear Members of the Bremerton City Council,

Unfortunately I am unable to attend the Council meeting on 18 May therefore I am providing my comments in advance. I know you will soon be considering the work of the Planning Commission as you debate the adoption of the 2016 Bremerton Comprehensive Plan. As a member of the Planning Commission one of the decisions you face, concerns our tie vote on whether to alter the zoning to permit a car dealership in the heart of the Wheaton-Sheridan District Center Core. I wanted you to know I was one of the commissioners who voted against changing the zoning to permit the car dealership in the Wheaton Sheridan DCC. The property owner showed us an artist's rendition of the building he promises to build. It is attractive and can be enticing in an area currently devoid of new development. However, I ask that you take a step back and look at the Wheaton-Sheridan DCC as a rare target of opportunity for the City to encourage development of a vibrant mixture of residential and small business that is exactly the springboard needed to start the redevelopment of the Wheaton Way corridor. I'm told that the School District has plans and funding to remediate the old East High which will make the Sheridan Wheaton DCC virtually vacant ground with acres and acres of prime real estate and few of the barriers that come with previously developed property. The maps presented by the Bremerton Department of Community Development display the Wheaton Sheridan DCC in a reddish orange color. When I saw that color on the map it reminded me of clay and reinforced my belief that with strong conviction and resolve to executing the proposed Comprehensive Plan, the Wheaton Sheridan corridor can be molded into something truly great!

We have made provisions in the plan for Car dealerships, and while I recognize that there are two dealerships in the Wheaton-Sheridan area, they precede the adoption of the previous Comp Plan and there is nothing we can do about that. It is also regrettable that the property owner was impacted by a change in zoning after he purchased his land. However, the Planning Commission has worked hard in conjunction with countless citizens, via workshops and public comment periods, to present you with a viable plan that represents the interests of our great city. It is my hope that you will see your way clear to approve the plan and enjoy the terrific results!

Sincerely,

Rick Tift  
Member, Bremerton Planning Commission

5-9-16

Dear Members of the Bremerton City Council,

Unfortunately I am unable to attend the Council meeting on 18 May therefore I am providing my comments in advance. I know you will soon be considering the work of the Planning Commission as you debate the adoption of the 2016 Bremerton Comprehensive Plan. As a member of the Planning Commission one of the decisions you face, concerns our tie vote on whether to alter the zoning to permit a car dealership in the heart of the Wheaton-Sheridan District Center Core. I wanted you to know I was one of the commissioners who voted against changing the zoning to permit the car dealership in the Wheaton Sheridan DCC. The property owner showed us an artist's rendition of the building he promises to build. It is attractive and can be enticing in an area currently devoid of new development. However, I ask that you take a step back and look at the Wheaton-Sheridan DCC as a rare target of opportunity for the City to encourage development of a vibrant mixture of residential and small business that is exactly the springboard needed to start the redevelopment of the Wheaton Way corridor. I'm told that the School District has plans and funding to remediate the old East High which will make the Sheridan Wheaton DCC virtually vacant ground with acres and acres of prime real estate and few of the barriers that come with previously developed property. The maps presented by the Bremerton Department of Community Development display the Wheaton Sheridan DCC in a reddish orange color. When I saw that color on the map it reminded me of clay and reinforced my belief that with strong conviction and resolve to executing the proposed Comprehensive Plan, the Wheaton Sheridan corridor can be molded into something truly great!

We have made provisions in the plan for Car dealerships, and while I recognize that there are two dealerships in the Wheaton-Sheridan area, they predate the adoption of the previous Comp Plan and there is nothing we can do about that. It is also regrettable that the property owner was impacted by a change in zoning after he purchased his land. However, the Planning Commission has worked hard in conjunction with countless citizens, via workshops and public comment periods, to present you with a viable plan that represents the interests of our great city. It is my hope that you will see your way clear to approve the plan and enjoy the terrific results!

Sincerely,



Rick Yick

Member, Bremerton Planning Commission

## COMMENT #98

**Allison Satter**

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**From:** Lori Smith on behalf of City Council  
**Sent:** Wednesday, May 11, 2016 1:09 PM  
**To:** chase@blueskyhobbies.com  
**Cc:** City Council; Allison Satter  
**Subject:** RE: Citizen Comments - 2016 Comp Plan (Chase Linbo)

Attn: Chase Linbo

This is to acknowledge receipt of your e-mail, which I have forwarded to the Council Members for their review and consideration.

Due to the subject matter, I've also provided a copy to Senior Planner Allison Satter.

Thank you for taking the time to submit your comments, which will also be included as a part of the record.

Sincerely,

*Lori Smith*

**Legislative Assistant**  
**Bremerton City Council**  
**(360) 473-5280**  
[City.Council@ci.bremerton.wa.us](mailto:City.Council@ci.bremerton.wa.us)



-----Original Message-----

**From:** chase@blueskyhobbies.com [mailto:chase@blueskyhobbies.com]  
**Sent:** Wednesday, May 11, 2016 9:51 AM  
**To:** City Council <City.Council@ci.bremerton.wa.us>  
**Subject:** Down Town Parking

Dear city council members,

My name is Chase Linbo and I work on 4th St as the Manager at Game Wizard Blue Sky Hobbies. It has come to my attention that the new apartments will not have adequate parking spaces for their tenants. This worries me as a business manager with an over whelming parking issue for my business already. We are about to become one of the largest game stores in the US. The main complaint that my patrons have is parking. I hear the frustrations of the same complaint from other businesses in down town. With these new apartments coming in I am worried that the lack of parking issue will become even worse and drive customers away from down town. We have been here for 5 years and the only complaint we have gotten is that we lack adequate parking for our customers. I truly hope that the city officials are looking into a permanent fix for down town parking.

Chase Linbo  
Manager  
Game Wizard Blue Sky Hobbies  
603 4th St  
Bremerton, WA 98337  
1-360-782-1176

Allison Satter

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**From:** Andrea Spencer  
**Sent:** Monday, May 16, 2016 9:06 AM  
**To:** Allison Satter  
**Subject:** FW: Thoughts on downtown Bremerton Parking ratios

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**From:** PJ Santos [mailto:pj@loraxpartners.com]  
**Sent:** Friday, May 13, 2016 7:57 PM  
**To:** Charles Henderson <chuckbasil@gmail.com>; Ron Sher <Ron4Sher@gmail.com>; Andrea Spencer <Andrea.Spencer@ci.bremerton.wa.us>  
**Cc:** Brian Fyall <brian@loraxpartners.com>  
**Subject:** Re: Thoughts on downtown Bremerton Parking ratios

Andrea -

Just to be clear, I would recommend that the existing parking requirements that are typically 1 stall per unit with a smaller area of the downtown at .5 stalls per unit stay as is. What I do not recommend is expand the area of .5 stalls per unit. My comments below are applicable to projects larger than +60 units that are more "institutional". In Seattle, smaller projects can successfully push the stall count down.

PJ



**PJ Santos**  
1402 Third Ave, Suite 1022  
Seattle, WA 98101  
[pj@loraxpartners.com](mailto:pj@loraxpartners.com)  
[www.loraxpartners.com](http://www.loraxpartners.com)  
206 276-8727 cell  
206 294-5243 work

On May 13, 2016, at 3:18 PM, PJ Santos <[pj@loraxpartners.com](mailto:pj@loraxpartners.com)> wrote:

Chuck, Andrea, Ron -

From what I have learned, it will be nearly impossible to finance a residential deal in downtown Bremerton without 1 stall per unit. If other developers are using cash or strange foreign money, then maybe. However, I think 1 per unit should be the minimum. Only after we bring in a grocer downtown could the ratio change, but only a little. The most urban sites in Seattle/Capital Hill/SLU still build at .65-.85 per unit. .5 doesn't work.

PJ

<PJ\_email\_tag.jpg>