

City of Bremerton  
Designated Centers

**NEIGHBORHOOD  
CENTERS**

- " **Haddon**
- " **Manette**
- " **Perry Avenue**
- " **Sylvan Pine**
- " **Oyster Bay**
- " **Kitsap Lake**

**DISTRICT CENTERS**

- " **Charleston**
- " **Wheaton/Sheridan**
- " **Wheaton/Riddell \***

**EMPLOYMENT CENTERS**

- " **Harrison**
- " **Northwest Corporate  
Campus**
- " **Port Blakely**

**REGIONAL CENTER**

- " **Downtown Center \***

**MANUFACTURING AND  
INDUSTRIAL CENTER**

- " **South Kitsap  
Industrial Area**

\* These centers have an adopted  
Sub-Area Plan.

This pamphlet has been developed to  
address general questions regarding the  
background of planning within the state  
of Washington.

Any future questions that are not  
answered within this pamphlet should be  
directed to the Department of  
Community Development.

More information is made available on  
the City's website:

Bremerton 2004 Comprehensive Plan

[www.ci.bremerton.wa.us/  
display.php?id=843](http://www.ci.bremerton.wa.us/display.php?id=843)

Growth Management Information

[www.mrsc.org/Subjects/Planning/gma/  
GMAupdates.aspx](http://www.mrsc.org/Subjects/Planning/gma/GMAupdates.aspx)

Puget Sound Regional Council Vision  
2040

<http://psrc.org/projects/vision/index.htm>

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City of Bremerton

# Why a Sub-Area Plan?



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## Washington State Growth Management Act



The Washington State Legislature found that uncoordinated and unplanned growth posed a threat to the environment, sustainable economic development, and the quality of life in Washington. The outcome of this finding is the Growth Management Act.

The Act requires state and local governments to manage Washington's growth by identifying and protecting critical areas and natural resource lands, designating urban growth areas, preparing comprehensive plans and implementing them through capital investments and development regulations. This approach to growth management is unique among states.

Rather than centralize planning and decision-making at the state level, the Act built on Washington's strong traditions of local government control and regional diversity.

## Puget Sound Regional Council

The Puget Sound Regional Council (PSRC) works with local government, businesses, and citizens to balance the expected growth of the greater Puget Sound over the next 30-40 years.

The Puget Sound Regional Council's goals include protection of the environment, concentration of development, affordable housing, support for a thriving economy, sustainable and diverse transportation options, and cost effective public services.

*It is anticipated that the region will grow to 5 million people and 3 million jobs by 2040.* Puget Sound Regional Council plans for these numbers and helps the metropolitan areas, like Bremerton, properly address the concerns that come with growth.

Puget Sound Regional Council assists the four counties in its jurisdiction, (King, Kitsap, Pierce, Snohomish), in the development and guidance of their county wide planning policies. These policies guide the cities and other jurisdictions planning policies and directions for growth.

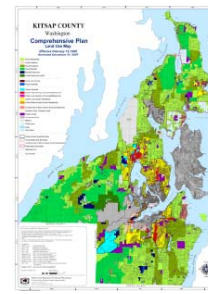
With an expected increase of population by 1.2 million for the region, *Kitsap County is expected to receive 65,000 additional people, and Bremerton is expected to receive 14,000 of those new citizens by 2040* (PSRC, Vision 2040 pg 21).

## Kitsap's Countywide Planning Policies

Counties and Cities are required under the Growth Management Act to coordinate their planning efforts with the regional efforts and state defined goals. Cities are further required to coordinate with the respected county efforts known as countywide planning policies.

Kitsap County addresses 13 elements in their countywide planning policies. These elements include, but are not limited to:

The process of Urban Growth Area (UGA) development, contiguous and orderly development, siting of public capital facilities, establishment of transportation facilities and strategies, creation of affordable housing plans and criteria, ensuring favorable employment and economic conditions, and proper coordination with tribal and federal governments.



## City of Bremerton

The City of Bremerton adopted their 20 year Comprehensive plan in 2004. *During the development of the plan the Bremerton residents expressed a desire for walkable communities, maintaining a quality of life though distinct commercial, residential and public gathering spaces.*

These goals guided the adoption of the 'centers approach', which designates certain areas throughout the city for growth.

Concentrating growth in this fashion allows urban service providers to maximize the use of existing infrastructure, make more efficient and less costly investments in new infrastructure, and it minimizes the associated environmental impacts.

## Centers Approach



The center designation in Bremerton's Comprehensive plan gives a clear definition of how growth is expected to shape Bremerton. This allows for consistency and collaborative development patterns, keeping with the character and quality of life for designated areas.

There are currently four (4) types of centers found throughout the city. These include Employment Centers, District Centers, Manufacturing and Industrial Centers, and Neighborhood Centers. Under these types of centers different regions are delineated, such as, Harrison (Employment Center), Charleston (District Center), South Kitsap Industrial Area (Manufacturing and Industrial), and Manette (Neighborhood Center) to name a few.

Bremerton allocated the expected growth for the area between all of the centers (LU Appendix table 2).

Each center is expected to develop a sub area plan to help guide the future development of these distinct areas of the city, and plan for the growth that was allocated for the specific center.

## Subarea Planning

A sub-area plan fits into the comprehensive planning framework as a visionary and regulatory document for the specified neighborhood.

*It is required to adhere to the broad outline of visions adopted in the Comprehensive Plan, yet allows for variations and detailed zoning regulations that work to preserve and enhance the quality of life for the citizens of the area.*

Centers currently designated for future sub-area planning efforts within the City of Bremerton are found on the back of this pamphlet.