

I - INTRODUCTION

A. SITE LOCATION & HISTORY

The 83-acre Bay Vista (formerly Westpark) site is located in West Bremerton, bounded by Kitsap Way on the north, Oyster Bay Avenue on the east, and State Route 3 on the west.

The existing Westpark public housing community was built in 1941 and is owned and operated by the Bremerton Housing Authority (BHA). The community is the remnant of a larger World War II – era housing project that was built as temporary housing for shipyard workers. The site currently contains 631 residential units, primarily one-story duplex and four-plex in design, and a 60-unit apartment building for elderly and disabled residents. Ninety percent or more of existing units are for low-income families and individuals. The site also provides community functions (a community center, senior center, teen center, and head start facility) and some local services (laundry, storage facilities, maintenance shop, and administrative offices. A new 72-unit assisted living facility (Bay Vista Commons) was constructed and opened in December of 2007.

The surrounding neighborhood contains a mix of residential, commercial and industrial land uses, including auto-oriented and larger retail uses along Kitsap Way. Kitsap Way in this area serves as a “gateway” to the City of Bremerton, though it is currently lacking in definition.

B. SUB-AREA PLAN VISION

The Westpark Sub-Area Plan was originally adopted in 2007. The Bremerton Housing Authority (BHA) voted to change the name of the site and master plan to Bay Vista in 2008. Consequently, the name of the Sub-Area Plan has also been changed to Bay Vista as part of the 2009 amendment to this plan. The vision and Sub-Area Plan for Bay Vista, including the 2009 amendments, was created in consultation with stakeholders, residents and neighbors. It used an intensive design charrette process and numerous community meetings, which are summarized in Section II. Development of the Sub-Area Plan also used environmental analysis, including preparation of a SEPA/NEPA environmental impact statement (EIS), and two EIS addenda, to inform master planning of the site consistent with environmental constraints and opportunities.

The Sub-Area Plan concept is built upon six major goals:

1. Promoting a mixed-use, mixed-income traditional neighborhood.
2. Creating a pedestrian-oriented environment.
3. Maintaining/enhancing view corridors and landscaping.
4. Enhancing the civic realm and creating more usable public open space.
5. Promoting economic development through provision of commercial activities and services on-site and in the adjacent Neighborhood Center.
6. Integrating low impact development (LID) approaches into the Master Plan.

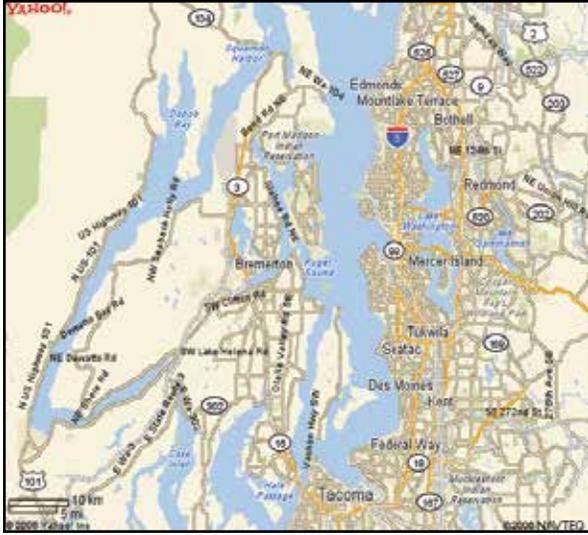
The new Bay Vista is envisioned as an urban mixed-use, mixed-income, pedestrian-oriented community. It will be characterized by a variety of types and styles of housing to meet the needs of a range of income groups. Accommodating these groups will help to de-concentrate low-income housing in Bremerton. Retail and commercial uses will provide for some of the everyday shopping needs of residents, as well as provide job opportunities for residents. The retail center will provide financial support

for implementation of the master plan, including construction of new infrastructure. Bay Vista's on-site population will also provide support for additional commercial activity in the future Oyster Bay Neighborhood Center.

The site will be sensitively designed to maintain significant open space and existing trees, to preserve and enhance views, and to carefully manage stormwater and other natural features. New parks, civic spaces and outdoor amenities will be created. Proposed development standards and Design Standards, and covenants, conditions and restrictions (CC&Rs), will establish high standards for the quality of redevelopment, yet provide flexibility to respond to market changes and opportunities. The plan will provide high quality infrastructure and services to residents. The Bay Vista site will relate to the surrounding neighborhood in terms of activities and scale, and provide a catalyst and model for future redevelopment.

C. ORGANIZATION OF SUB-AREA PLAN

The Sub-Area Plan is organized in four major sections. Following this introduction, Section II describes the major objectives of the Plan, and its planning regulatory context within which it has been created. Section II also delineates the public/stakeholder process and SEPA/NEPA compliance for the plan are also described. Section III describes existing site conditions, and the vision, goals and objectives for redevelopment of Bay Vista. The major elements of the Sub-Area Plan—land use, housing, parks and open space, roads and infrastructure—are described in narrative and graphics. This section has been adopted by the City as an element of the Bremerton Comprehensive Plan. Section IV contains the zoning and development standards that will apply to Bay Vista, including regulations for uses, density, building heights, setbacks and similar components of development.



VICINITY MAP

