



COMMUNITY MEETING

Bremerton Eastside Employment Center | April 6, 2020

Online Meeting Logistics & Reminders

Tips:

- Join the conference line a couple minutes early to make sure everything is working as it should.
- Mute your phone if you are in a noisy space.
- Ask questions using chat feature.

Conference Line:

Here is the link to see the screen and follow along with the presentation and call in details:

<https://bluejeans.com/432157983?src=calendarLink> (12 PM-1:30 PM)

<https://bluejeans.com/835523874?src=calendarLink> (5:30 PM- 7 PM)



Agenda

- **Welcome**
- **Draft Subarea Plan**
 - Alternatives
 - Vision/Guiding Principles
 - Urban Design
- **Draft EIS**
 - Growth Assumptions
 - Transportation
 - Planned Action
- **FAQ**
- **Next Steps**



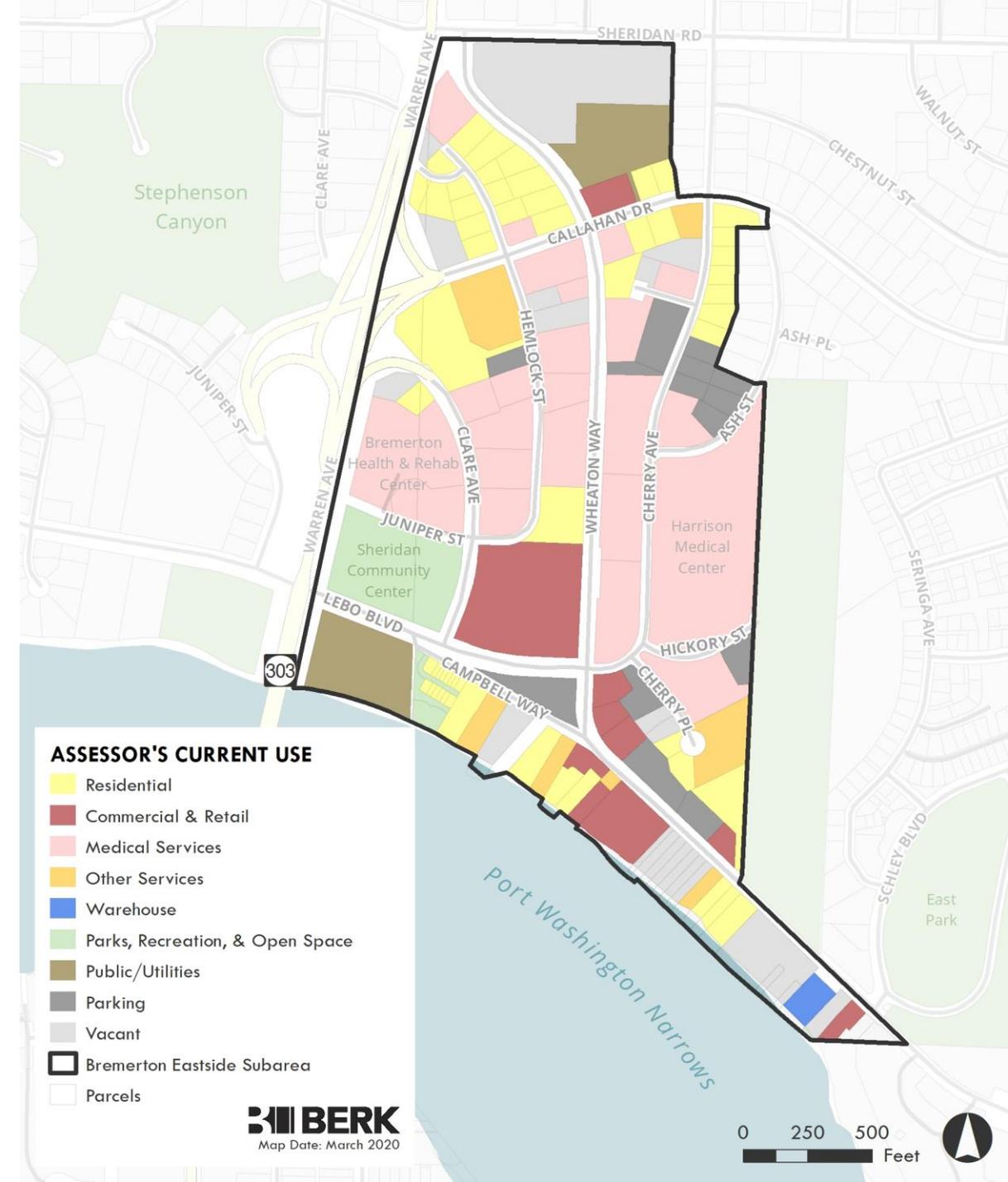
Introduction

Integrated Subarea Plan and EIS

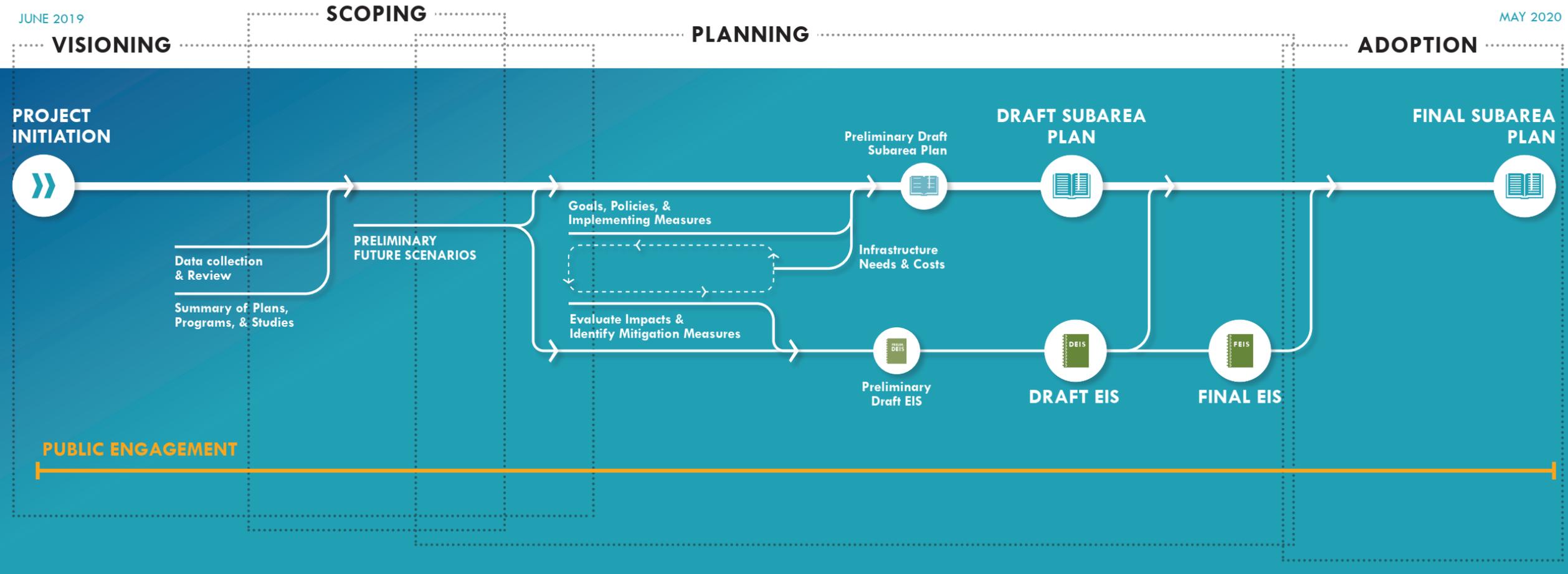
The Harrison Medical Center is the hub of many related medical services in this area and is the primary employer in the EEC, but Harrison is expected to leave starting in 2020, with the full departure of the hospital expected to be completed by 2023.

To ensure that the EEC remains an economically vital center with both jobs and housing, the City initiated:

- A **subarea plan** to include a vision, land use and design, zoning, and action strategies for the EEC.
- A **planned action environmental impact statement** and ordinance to facilitate future permitting of development consistent with the subarea plan.



Planning Process and Products



Our approach is an integrated plan and EIS process designed to start from the foundation of data analysis and engagement strategy, through crafting of future scenarios, a draft plan and EIS, a final plan, and implementation tools (such as identification of infrastructure improvements, and a planned action ordinance). Diverse opportunities for public engagement were woven throughout the entire process.

Draft Subarea Plan

Contents

1 Introduction	5 Eastside Center Zoning & Development Regulations
2 Vision & Guidance Framework	6 Design Standards & Guidelines
3 Urban Design Concepts	7 Infrastructure Investments
4 Land Use Plan	8 References

Key Elements to Review

- Districts
- Standards
- Guidelines
- Preferred
 - Likely direction/changes

Draft Subarea Plan Vision

Subarea Plan

In 2040, the Eastside Center is vibrant and active, with commercial, residential and institutional uses, and development design and intensity that supports walkable streets.

Key elements of the vision include:

- **A range of commercial uses and diverse housing types.**
- **Pedestrian friendly** streets and development along streets.
- A **mix of existing uses** with new development ensures that growth in the center has been inclusive.
- Use of the area's expansive territorial views and framing of Madrona Trails Park on the east, marine views of Port Washington Narrows on the south, and a newly improved multimodal SR 303 on the west.

Draft Subarea Plan Guiding Principles

Subarea Plan

- Economic Vibrancy
- Livability, Health, and Mixed Uses
- Connectivity
- Environmental Stewardship
- Coordinated Planning
- Transition over Time



Draft EIS Alternatives

Three scenarios for future growth

Three alternatives are compared in the Draft EIS and are part of the Draft Subarea Plan. The Alternatives are based on community and stakeholder input and meant to give a range of ideas and prompt conversations about the area's future:

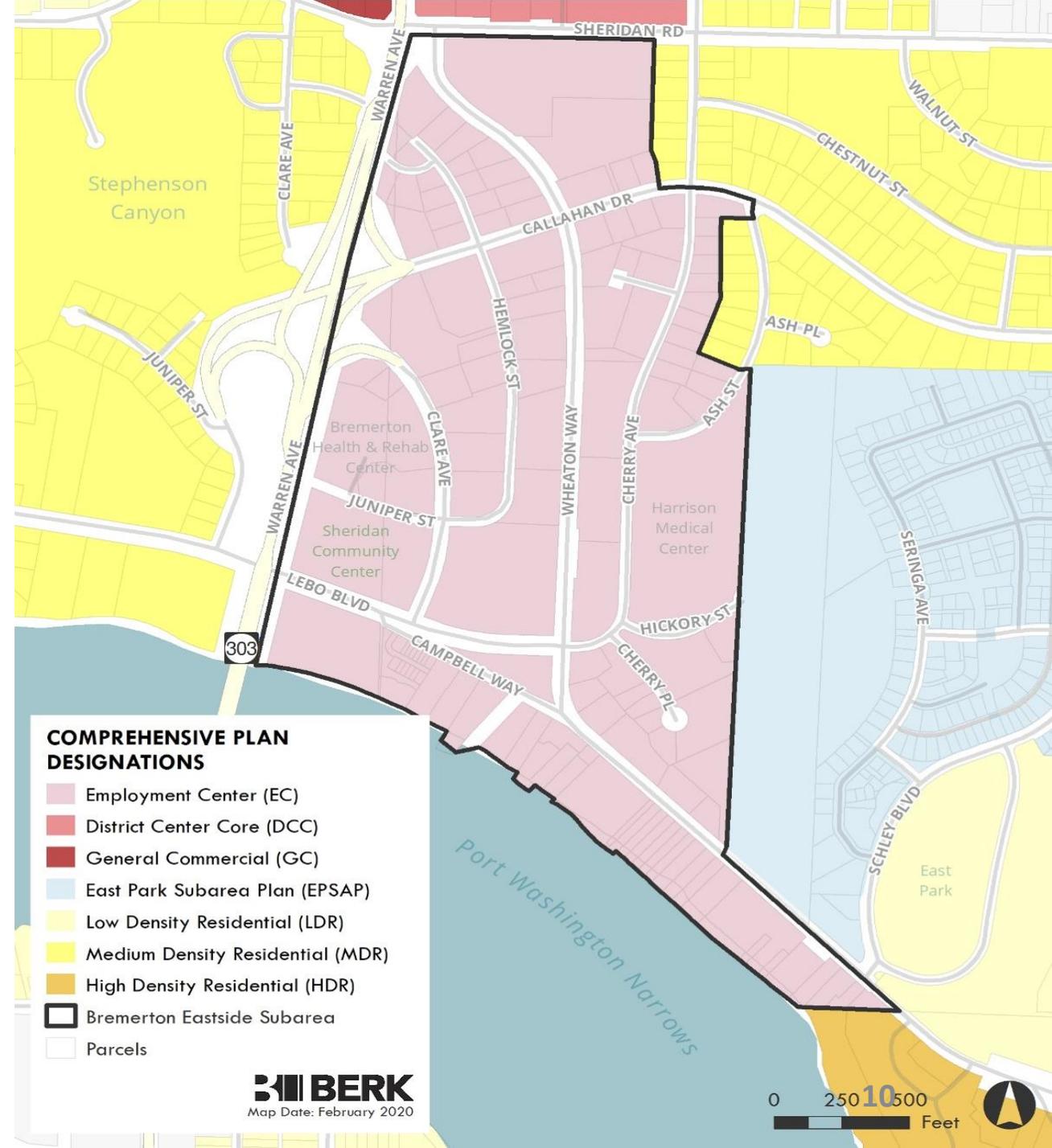
- No Action Alternative – Current Comprehensive Plan and Zoning
- Residential Focus Alternative
- Employment Focus Alternative

A Preferred Alternative will be developed through the Draft Plan/Draft EIS review process in March 2020. We can mix and match, combine them all together, or components of them together, to make the preferred alternative.

No Action Alternative

Existing Land Use and Zoning

- **Land use mix:** the No Action Alternative allows a range of uses throughout the Study Area. A single called Employment Center zoning district allows multiple uses.
- **Jobs:** Though it has capacity for jobs, without further investment or a vision and plan there are likely to be fewer jobs than existing over the longer term.
- **Housing:** Given the intent of the hospital to move and the likelihood that the other nearby medical uses would also transition away, the No Action Alternative trend would be for modest housing.
- **Street Network:** Additional connections to the street network would not be added, leaving the area lacking in walkability and comfortable connections to transit. Development along streets would likely not result in a lively, active, comfortable walk.
- **Parks and Open Space:** Private development would likely not contribute to new public parks or signature public spaces



Land Use Districts & Alternatives

- Range of districts, densities, heights
- Preliminary – open to adjustment
- Districts illustrated to different degrees
 - Test bookends of different visions of the study area

Land Use / Zoning Designations Building Types and Development Intensity

Color	Designation	Typical Building Types*	Typical Development per acre (/ac)
	Center Residential High	5 story multi-family building	40-60 du/ac
	Center Residential Medium	3 story multi-family building	30-40 du/ac
	Center Residential Low	Townhouses + courtyard apartments	20-30 du/ac
	Multi-Use	Office building – 3-5 story Residential – Retail**	20-40 du/ac and 13-15,000 retail sf/ac
	Mixed Use	3-5 story multi-family over 1 story commercial	40-50 du + 6-7,000 retail sf/ac
	Employment Center Retail	Commercial buildings	13-15,000 retail sf/ac
	Employment Center Corporate Campus	5-7 story office buildings with some structured parking	20-30,000 sf/ac

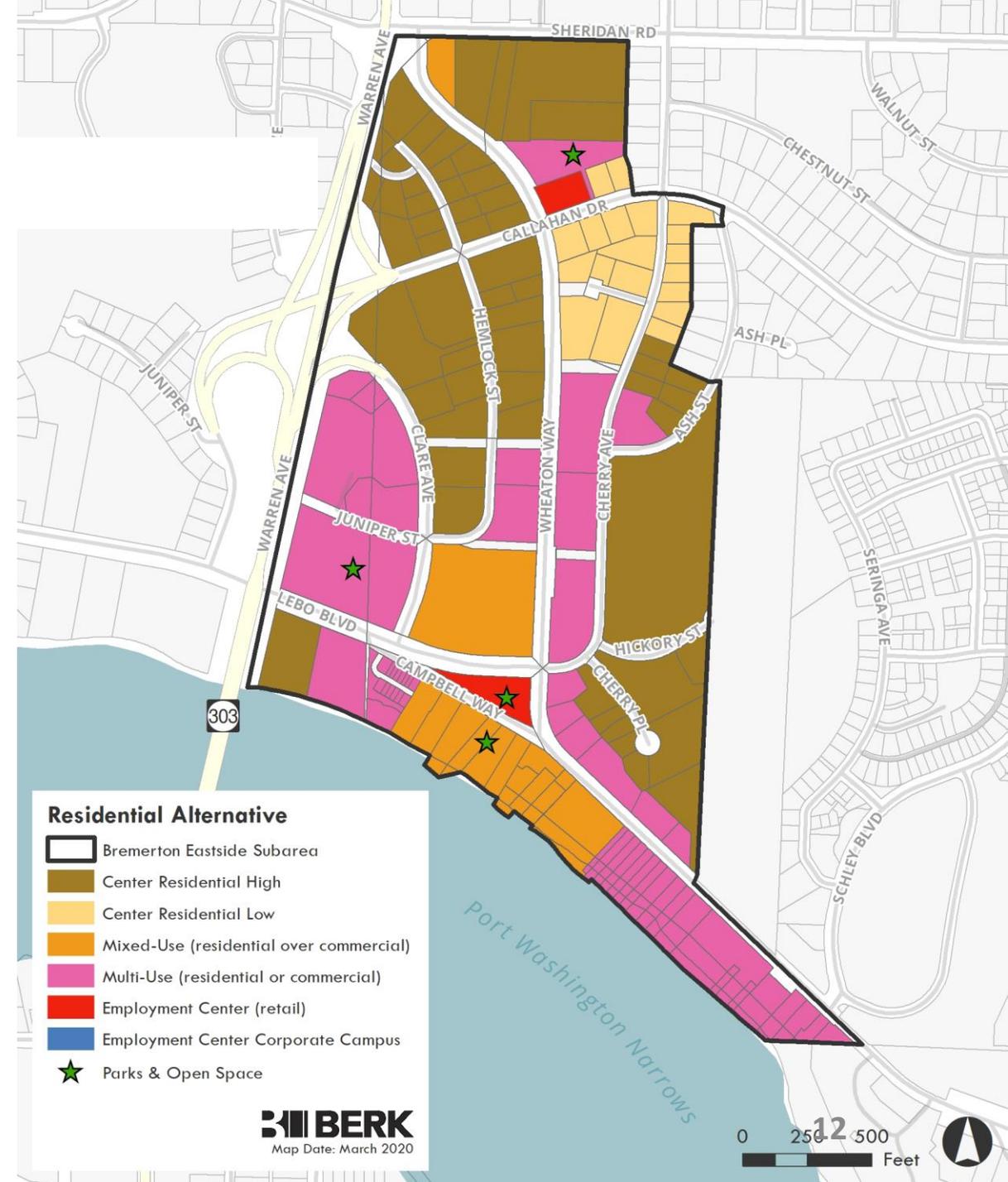
Note: *Existing single-family and other existing lower density housing would be allowed. **Residential may be 3-5 stories over 1 story of retail.

Source: Makers, 2019.

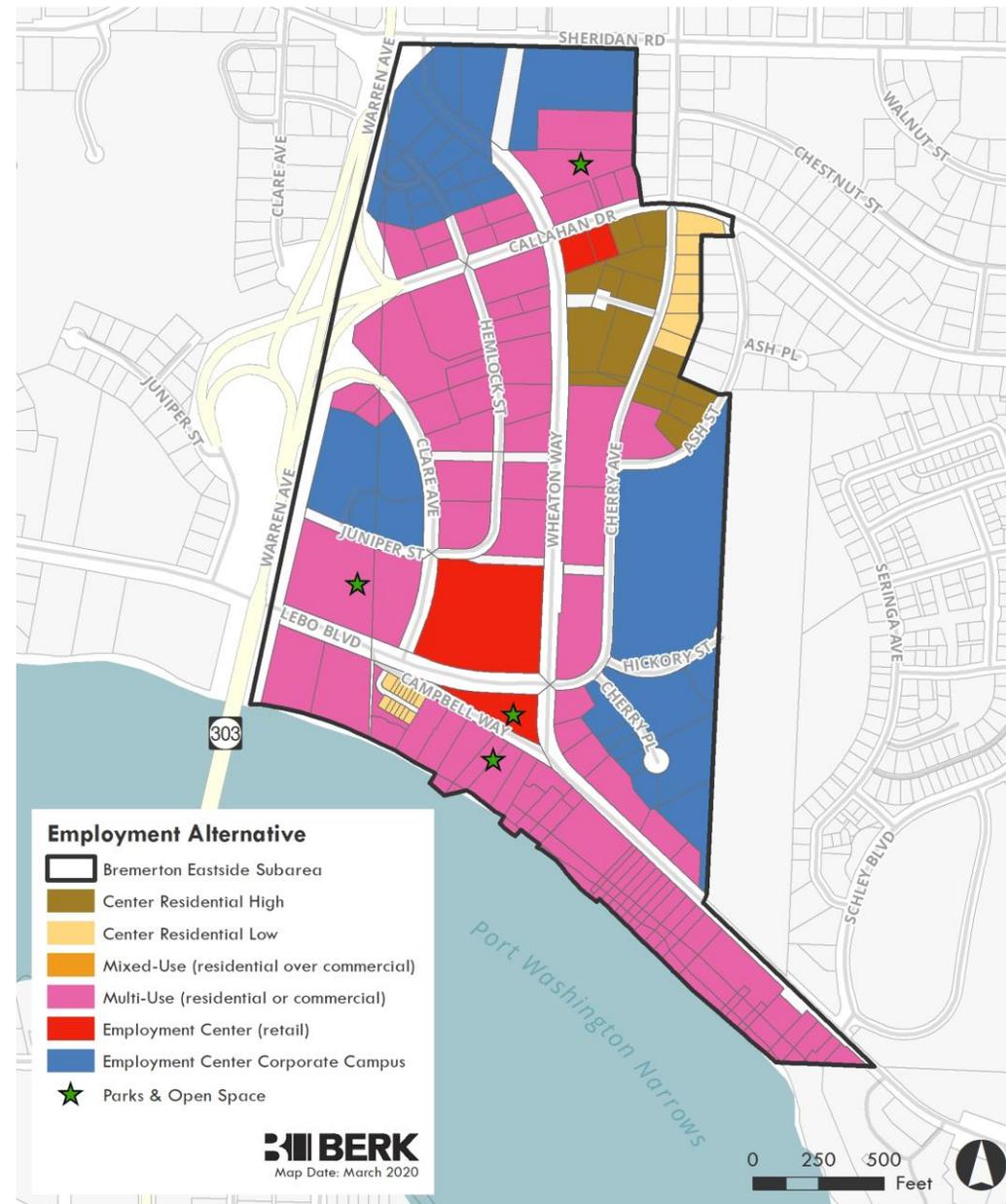
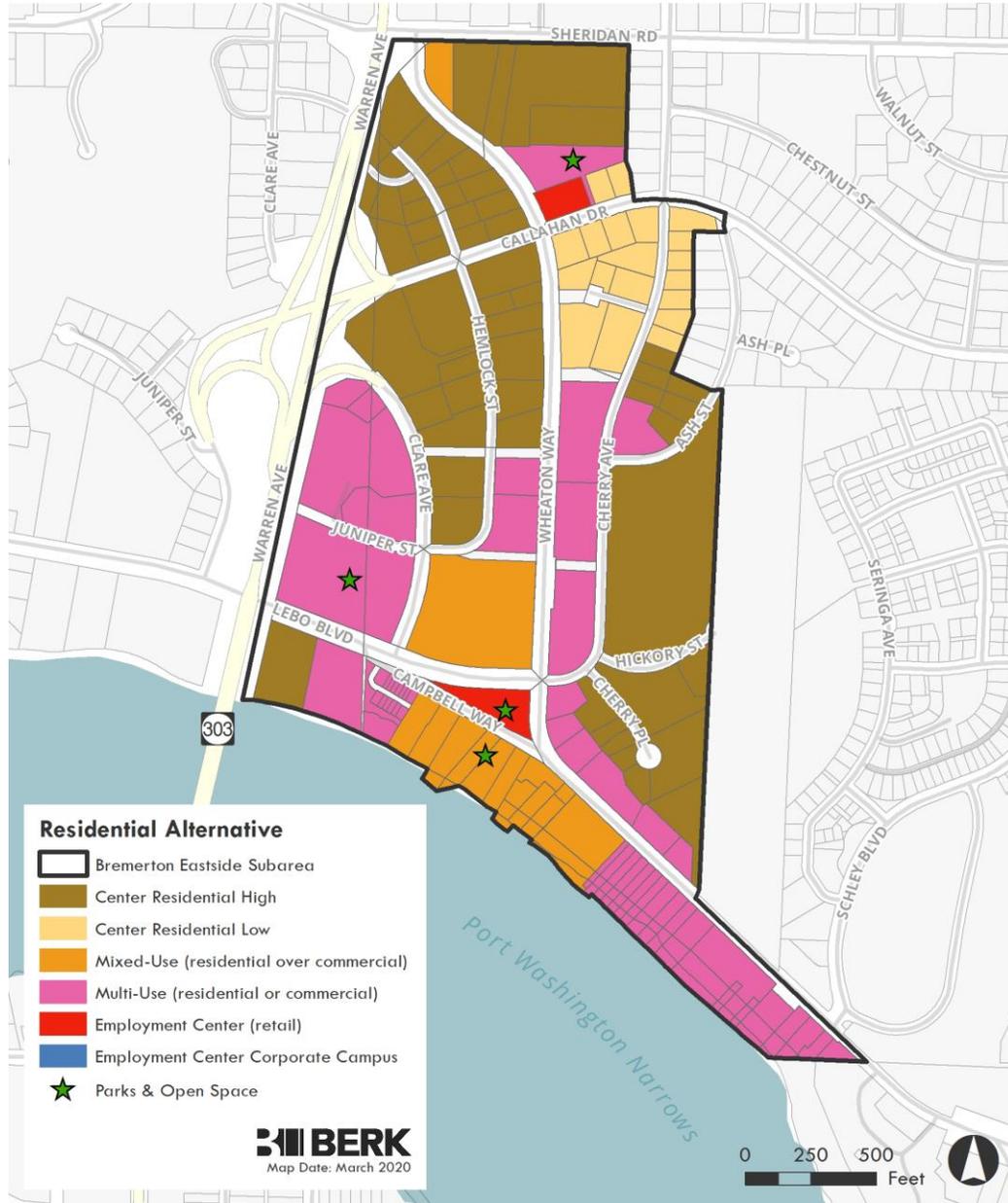
Residential Focus Alternative

Emphasizes housing

- **Land use mix:** Center Residential High and Multi-Use designations would allow a range of housing and flexible uses. A mixed-use core with ground floor retail and housing will provide residents with easy access to supportive amenities and services for their daily needs. A waterfront mixed-use node with restaurants or other amenities will provide destinations and a signature amenity.
- **Jobs:** Though it has capacity for jobs, would not maintain current employment to the same degree since the hospital site would change to residential uses.
- **Housing:** Increase residential dwellings five times that of No Action and nearly three times that of the Employment Focus Alternative.
- **Street Network:** Additional connections to the street network would be added, improving walkability and comfortable connections to transit. Development along streets result in a lively, active, comfortable walk.
- **Parks and Open Space:** Improved park space at Sheridan Community Center and waterfront and added park space by the water reservoir near Callahan Drive would increase active recreational opportunities.



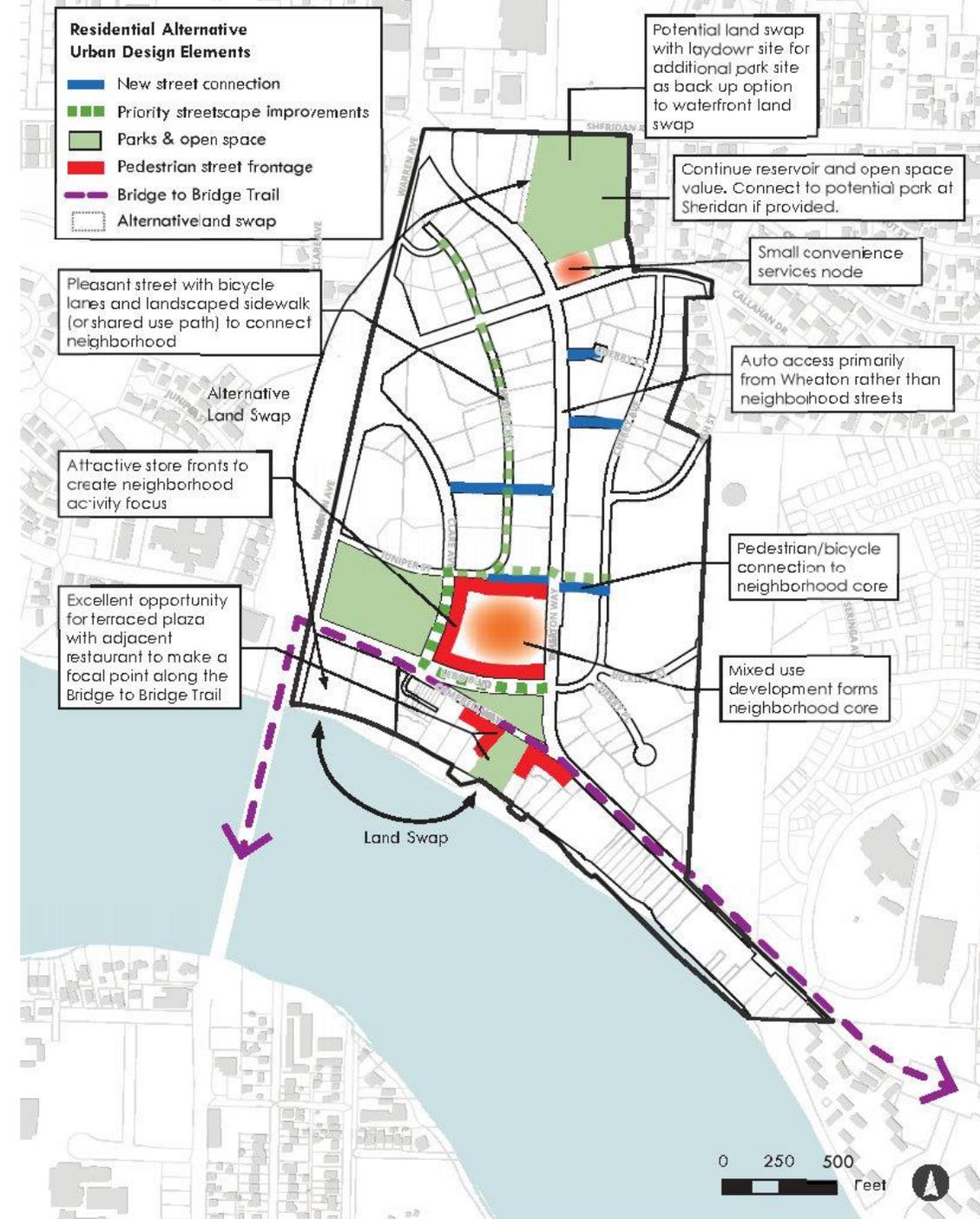
Action Alternatives



Urban Design

The following urban design features will change the character of the neighborhood to make it more walkable, livable, and connected:

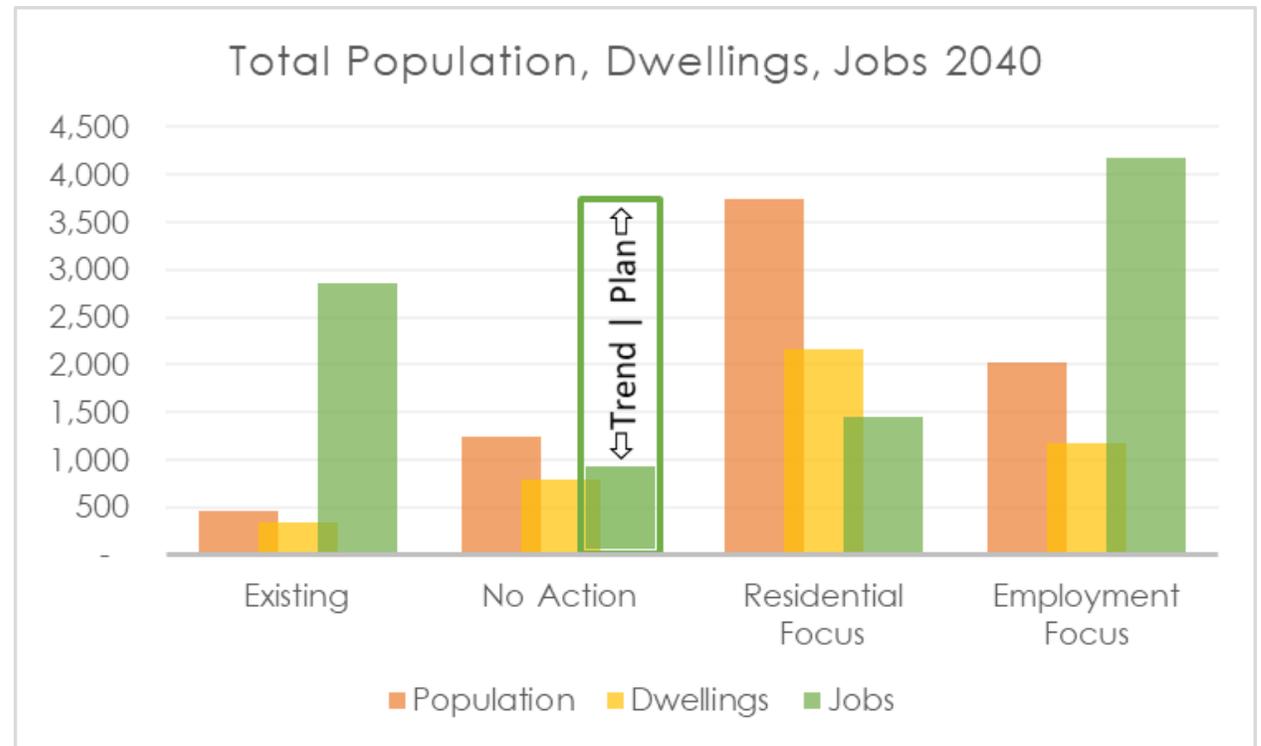
- **Additional connections to the street network** (including mid-block connections), boulevard treatments, and pedestrian oriented street fronts would improve walkability and comfortable connections to transit. Development along streets would result in a lively, active, and comfortable walk.
- A **mixed-use core with ground floor retail and housing**, and multi-use along central and lower Wheaton Way with office, residential, and commercial would provide residents with easy access to supportive amenities and services for their daily needs.
- A **waterfront mixed-use node with restaurants or other amenities** would add destinations and a signature amenity and would be designed to take advantage of water views.
- **Relocated park space along Campbell Way and/or at Sheridan Road** as well as **open space connections to the water reservoir at Callahan Drive** would increase active recreational opportunities because of the greater amount of amenities and proximity to residences.
- **Active, lively edges** would ensure that high-quality public spaces are created as growth happens.



Alternative Growth

Range of Growth/Change

- No Action – current plus a little more housing and jobs
 - Likely trend of reduced jobs
- Residential Focus – much higher focus on housing and some jobs
 - Matches market trends
- Employment Focus – greater jobs than today, and greater opportunity for households
 - Counter to trends



Evaluating Environmental Conditions – EIS

EIS Contents

Chapter 1.0 Summary

Chapter 2.0 Proposal and Alternatives

Chapter 3.0 Environment, Impacts, and Mitigation

Chapter 4.0 Acronyms and References

Chapter 5.0 Distribution List

Key Findings

Chapter 3 Topics	High Level Findings
Natural Environment	<ul style="list-style-type: none"> • Similar results under all alternatives – limited critical area impacts • Opportunities to advance green infrastructure
Population, Housing, Employment	<ul style="list-style-type: none"> • All alternatives provide capacity for new growth – different mix • Lower intensity uses could change to higher intensity uses <ul style="list-style-type: none"> • There is capacity in study area to relocate • Existing single family allowed to stay
Land Use	<ul style="list-style-type: none"> • Consistent with state and regional policies for focused centers • Policy implications – location of jobs
Transportation & GHG	<ul style="list-style-type: none"> • See following slides
Aesthetics	<ul style="list-style-type: none"> • Height generally similar or less among alternatives • Transitions among uses – relate to Subarea Plan
Public Services	<ul style="list-style-type: none"> • Increased demand • Opportunities for park spaces with Alternatives
Utilities	<ul style="list-style-type: none"> • Change in type of demand depending on uses • Implement system plans • Opportunities to advance green infrastructure

Transportation

Type of Impact	No Action	Residential Focus	Employment Focus
Auto and Freight	Queuing impact at one intersection	Queuing impact at one intersection	Two LOS impacts and queuing impacts at three intersections
Transit	Queuing impact at one intersection	None	None
Pedestrian & Bicycle	None	None	None
On-street Parking	None	None	None
Safety	None	None	None
Greenhouse Gas Emissions	None	None	None
Emissions per Capita (MTCO ₂ e)	332	321	321



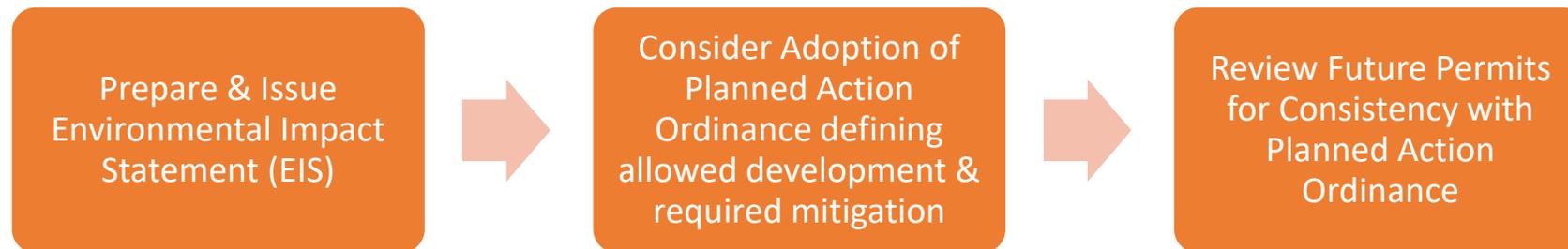
Planned Action

Purpose

- Planned actions **provide more detailed environmental analysis during the area-wide planning phase**, rather than during the permit review process.
- **Future projects** in the Study Area that develop under the designated Planned Action **will not require SEPA determinations** at the time of permit application if they are certified as consistent with plan/mitigation.

Next Steps

- Framework in Draft EIS
- Review Draft EIS Comments & consult City Staff
- Develop mitigation measures with Preferred Alternative



FAQ

Can you talk about your coordination with SR 303?

- We have tested some ideas that are being considered in the SR 303 project like the roundabout concept in the Employment Focus Alternative.
- We also looked at and integrated potential improvements on Sheridan Road.
- We were consistent with the horizon year of 2040.
- There could be some opportunity with the preferred alternative and the final EIS to coordinate more.

Have you looked at how transit will be affected based on new development here?

- We have included some analysis of existing transit in the draft document.
- We will add more evaluation on transit demand when we have more of a sense of the preferred alternative and what type of development could go in.

Do you envision the Harrison Hospital building being reused?

- We don't know for certain yet whether the building will be reused or demolished.

FAQ

Does the study address any market or economic repercussions of Coronavirus pandemic?

- The market analysis and draft documents were completed prior to the onset of the pandemic.
- Based on information at that time, the market study saw more likelihood of residential development in the study area over the long term to provide a range of housing options to meet ongoing demands from growth and to help attract and retain local talent.

Next Steps

- Planning Commission Meeting
- Planning Commission Hearing
- Planning Commission Deliberations and Recommendation

- City Council Briefing
- City Council Hearing
- Adoption

- **Please check the City website for dates!**

Thank you!

Comments:

Send comments by **April 7, 2020**. Comments should be directed to:

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