

Exhibit C to the Sheridan/Harrison Center Subarea Plan Ordinance

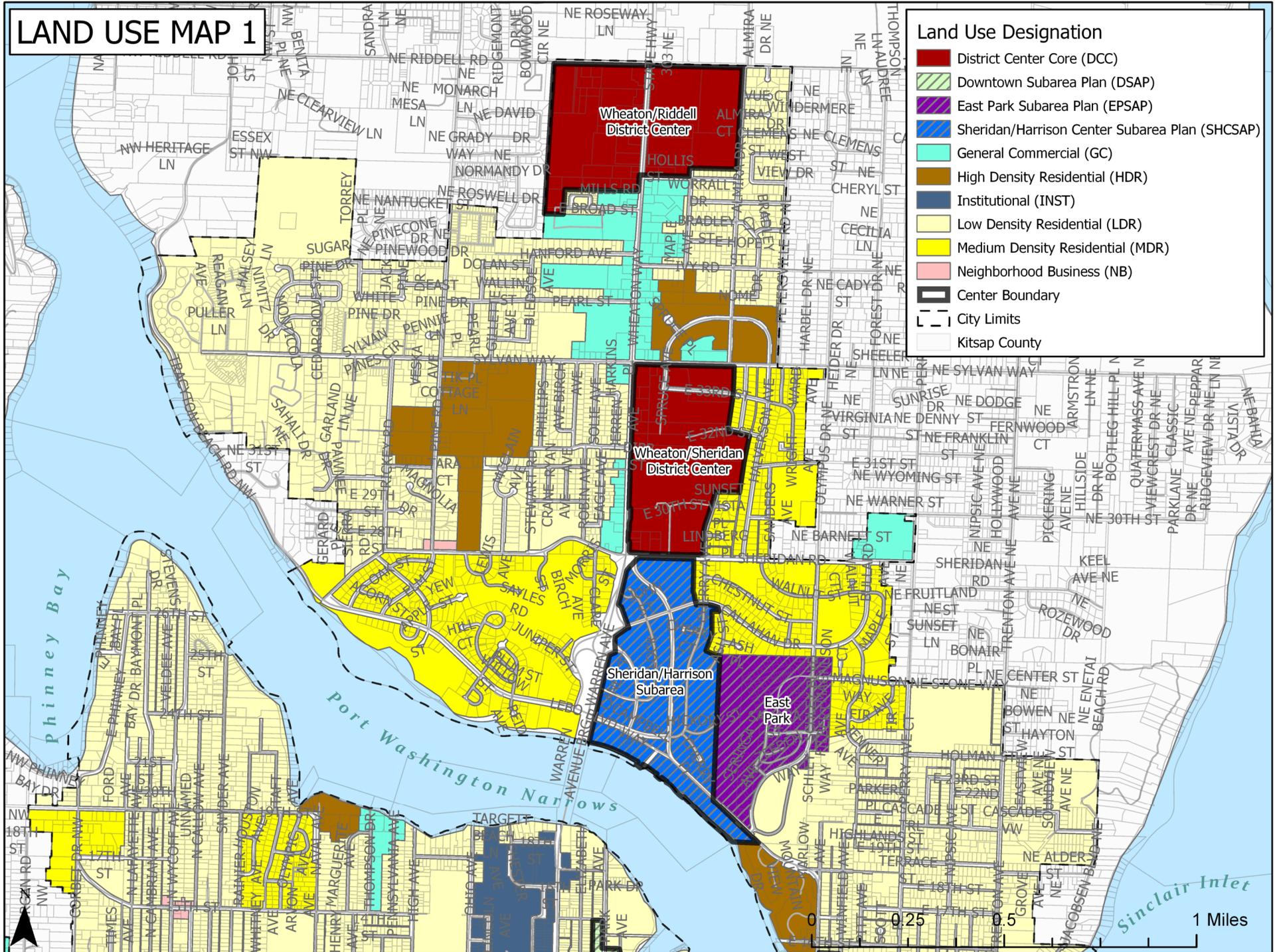
Edits to the existing City's Comprehensive Plan are shown in Legislative Markup: Additions & Deletions

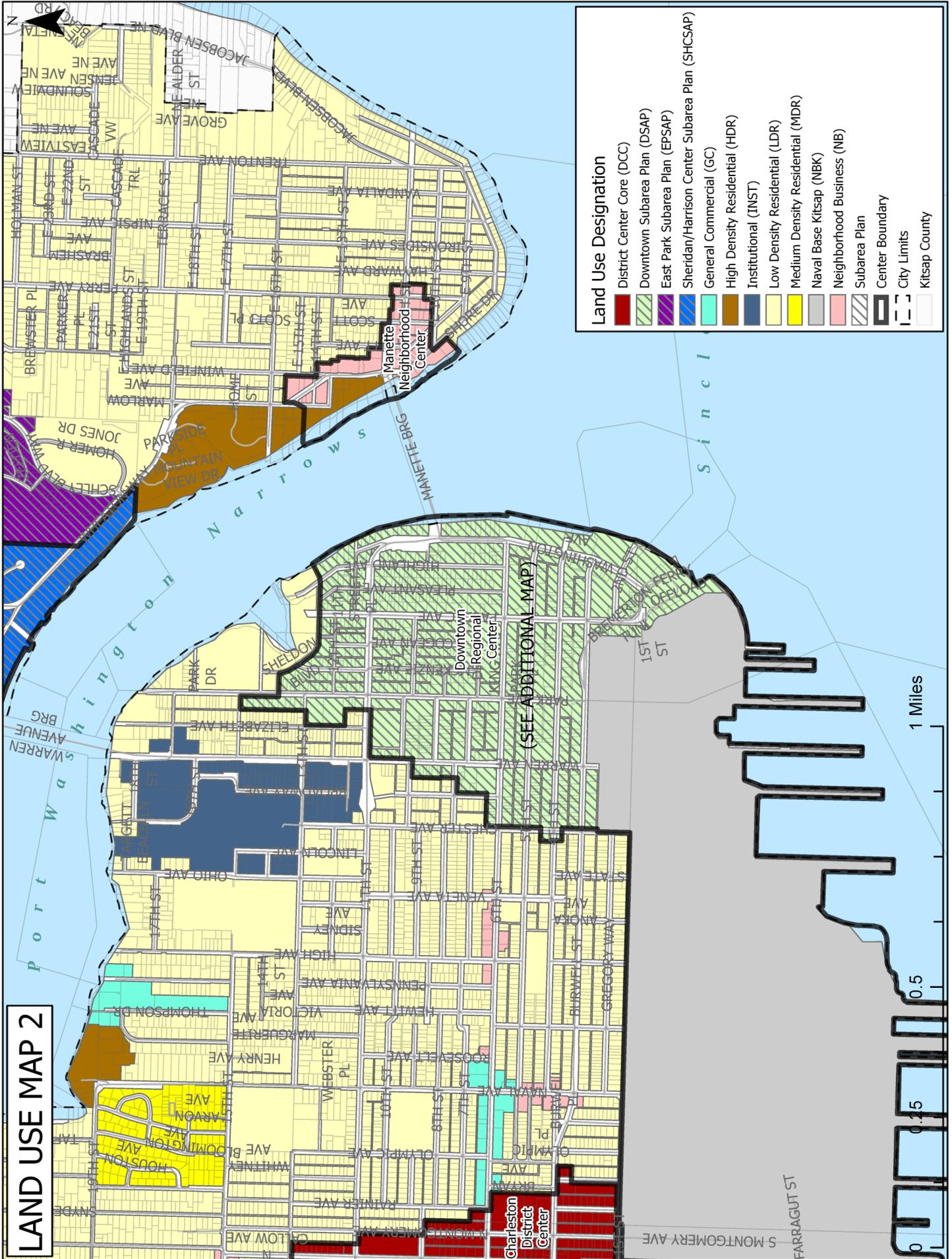
To see the Comprehensive Plan in its entirety, please click [here](#)

The following are the descriptions of the individual pages or maps to be amended within this Exhibit:

- Exhibit C.1 - Update **Land Use Map #1** and **#2**, Page LU-10 and LU-11, to rename the “Eastside Employment Center” to “Sheridan/Harrison Center”
- Exhibit C.2 - Replace **Eastside Employment Center Designation** description, Page LU-22, with details of the Sheridan/Harrison Center Subarea Plan
- Exhibit C.3 - Update **Table LU-G Estimates of 20-year Population and Employment of Centers and Noncenters**, page LU Appendix-25, with update population and employment counts
- Exhibit C.4 - Replace **Figure 20. Pedestrian Facilities**, Page T Appendix-38 with updated map
- Exhibit C.5 - Replace **Figure 21. Bicycle Facilities**, Page T Appendix-39 with updated map
- Exhibit C.6 – Update the **Capital Service Appendix** to reference Subarea Plans, specifically on pages CS Appendix-4 and 5
- Exhibit C.7 - Update **Adopted Plans**, Page Appendix-1, to reference the Sheridan/Harrison Center Subarea

LAND USE MAP 1





Land Use

Designation: Employment Center

EC (Eastside Employment Center)

Intent

Employment Centers are mixed-use environments characterized by co-location of employment activities, residential, and commercial amenities for workers. The center type allows for large scale employment activities that may draw workers from a large geographic area, where workers can also choose to live and shop near work.

Location

East Bremerton, just west of the Warren Avenue Bridge.

Land Uses

Mixed-use, Residential, Commercial, Retail and Offices.

Employment Centers are anticipated to have significant commercial space for jobs that are well integrated with areas that provide a mix of housing types nearby. Mixed-use or stand-alone residential uses should be supported.

Intensity

- 40 units per acre
- Six to eight stories

Character

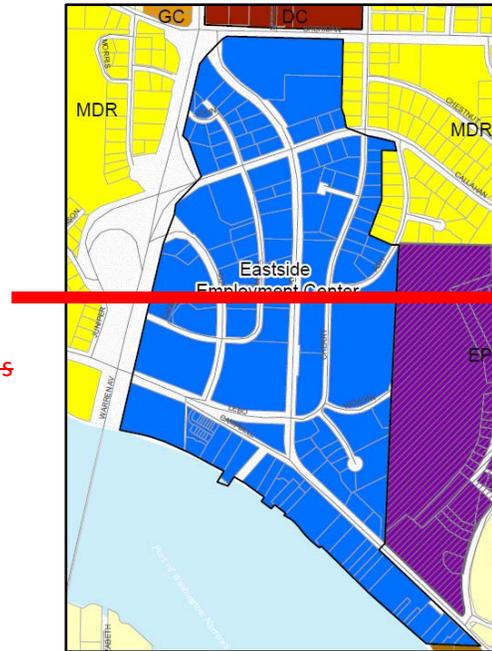
Through mixed-use design, the Employment Center integrates employment activities with housing and commercial activities scaled to serve the employee population at the center. Development standards should support additional residential uses to the area which as a result will increase support for commercial services. Development should be compatible with minimal impacts to neighboring residential uses. Nearby living opportunities for employees will reduce commuting as well as employee parking demands.

The community will be going through a transition period over the next several years with the change of Harrison Hospital campus use. The implementing regulations of the EC designation should have maximum flexibility for building re-use.

Eastside Employment Center Specific Policy

LU2: Encourage Economic Development

LU2-EC(A): Provide flexibility in the setback, height, density, building footprint, and lot area development regulations to encourage redevelopment of this area and promote use of Low Impact Development (LID) techniques and Best Management Practices (BMPs).



Land Use

Designation: Sheridan/Harrison Center

SHC (Sheridan/Harrison Center)

Intent

The Sheridan/Harrison Center's is an essential residential and commercial center for which as Subarea Plan has been adopted in 2020. The Subarea Plan is a function plan that provides more detail on the vision, goals and policies for this center. With the largest employer of this area leaving for Silverdale, the hospital, the Subarea Plan has provided a new vision for this area as it transitions. The intent for the SHC is for a vibrant and active Center of the City.

Location

East Bremerton, just west of the Warren Avenue Bridge.

Land Uses

Commercial, residential, and institutional uses, and development design and intensity that supports walkable streets.

Intensity

- 40 units per acre
- It ranges per the zoning district, but maximum height is Six to eight stories

Character

The SHC encourages a wide range of commercial uses and diverse housing types within this Center. Flexible development regulations allow a complementary collection of uses to emerge. Within the 20-year vision, this center should have a newly improved multimodal SR 303 on the west, Wheaton Way and Lebo Boulevard are tree-lined streets with ample sidewalks and pedestrian friendly mixed-use street frontages and it is easy to walk and bike in the neighborhood and reach retail and services at mid-block crossings. Residents, visitors, and employees, find parks, plazas, and commercial nodes at the shoreline and hilltops.

By encouraging a mix of uses and high-quality, walkable development, the center has assured its long-term viability as a quality residential neighborhood with housing for all ages and incomes supported by commercial nodes and waterfront entertainment. Environmentally sensitive areas have been retained and enhanced and new development is located and constructed to ensure growth is balanced with environmental protection.

Eastside Employment Center Specific Policy (for streamlining purposes, goals and policies currently addressed in the SHC Subarea Plan will not be repeated in this section but remain applicable)

LU1: Plan for Growth

LU1-SCH(A): Implement the development standards and incentives outlined in the Subarea Plan.

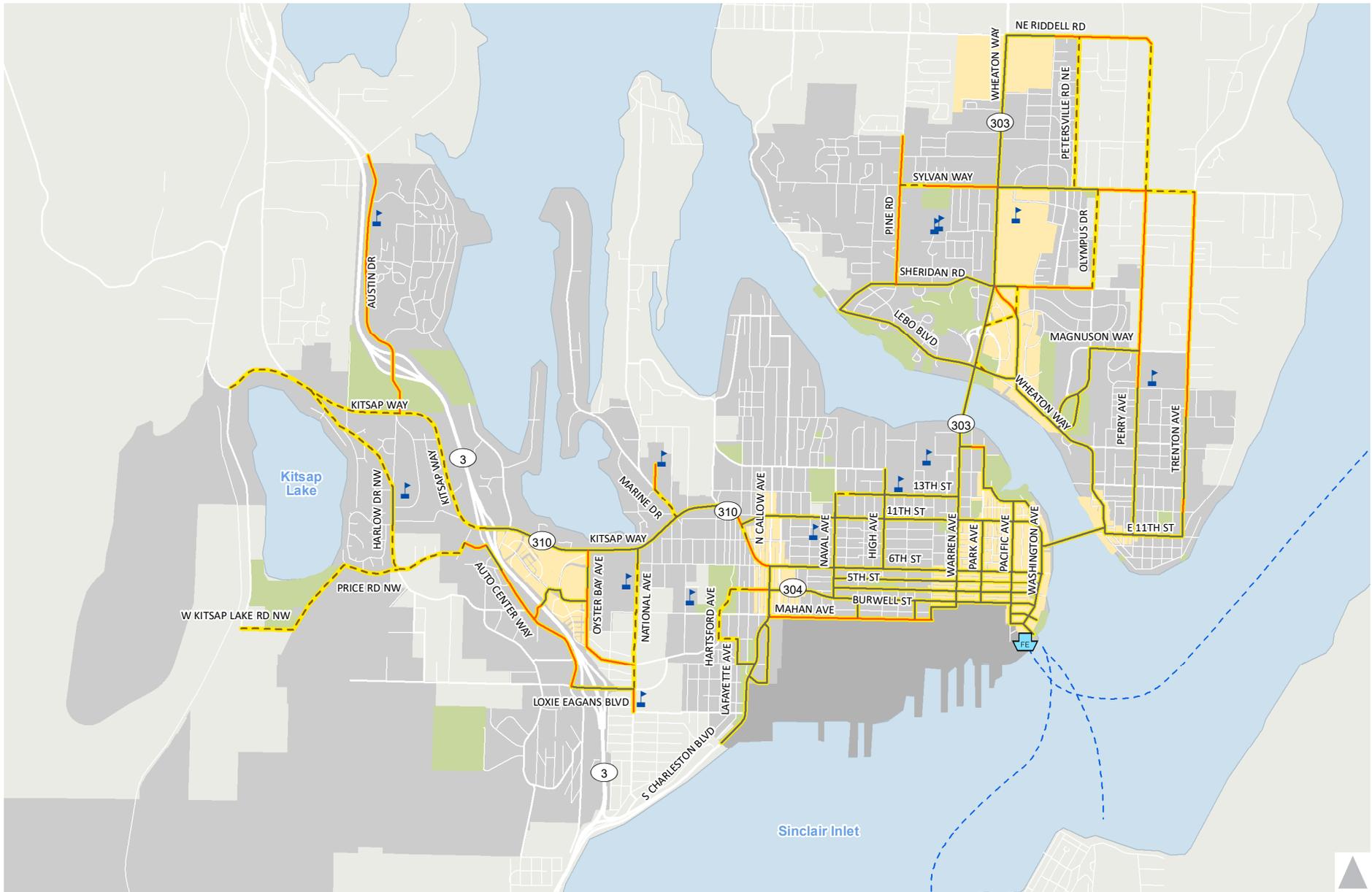
Land Use

Table LU – G					
Estimates of 20 Year Population and Employment of Centers and Noncenters					
	Total Acres	Avg. Res. Density (du/ac)	Sum of Population (People)	Sum of Dwellings (Households)	Sum of Employment (Jobs)
Centers*					
Downtown Regional Center (DRC)	138	40	4,355	2,188	3,463
District Center – Wheaton/Riddell	94	20	1,910	909	670
District Center – Wheaton/Sheridan	77	20	1,288	613	318
District Centers – Charleston	125	20	489	232	124
DCC Totals			3,687	1,754	1,112
Neighborhood Center – Manette	19	15	106	51	50
Employment Center (EC) Sheridan/Harrison Center	82	40 25	750 3,159	350 1,748	450 0*
Bay Vista	73	20	550	255	70
East Park	58	15	320	150	20
Puget Sound Industrial Center-Bremerton	3,072	-	-	-	7,777
Non Centers					
Freeway Commercial (FC)	324	0	0	0	1075
General Commercial (GC)	273	30	450	210	825
Neighborhood Business (NB)	18	15	30	15	35
Higher Education (HE)	47	20	90	190	76
Industrial (I)	390	0	0	0	1,525

*Replace existing jobs even as hospital moves, consistent with Center Vision.

Figure 20. Pedestrian Facilities

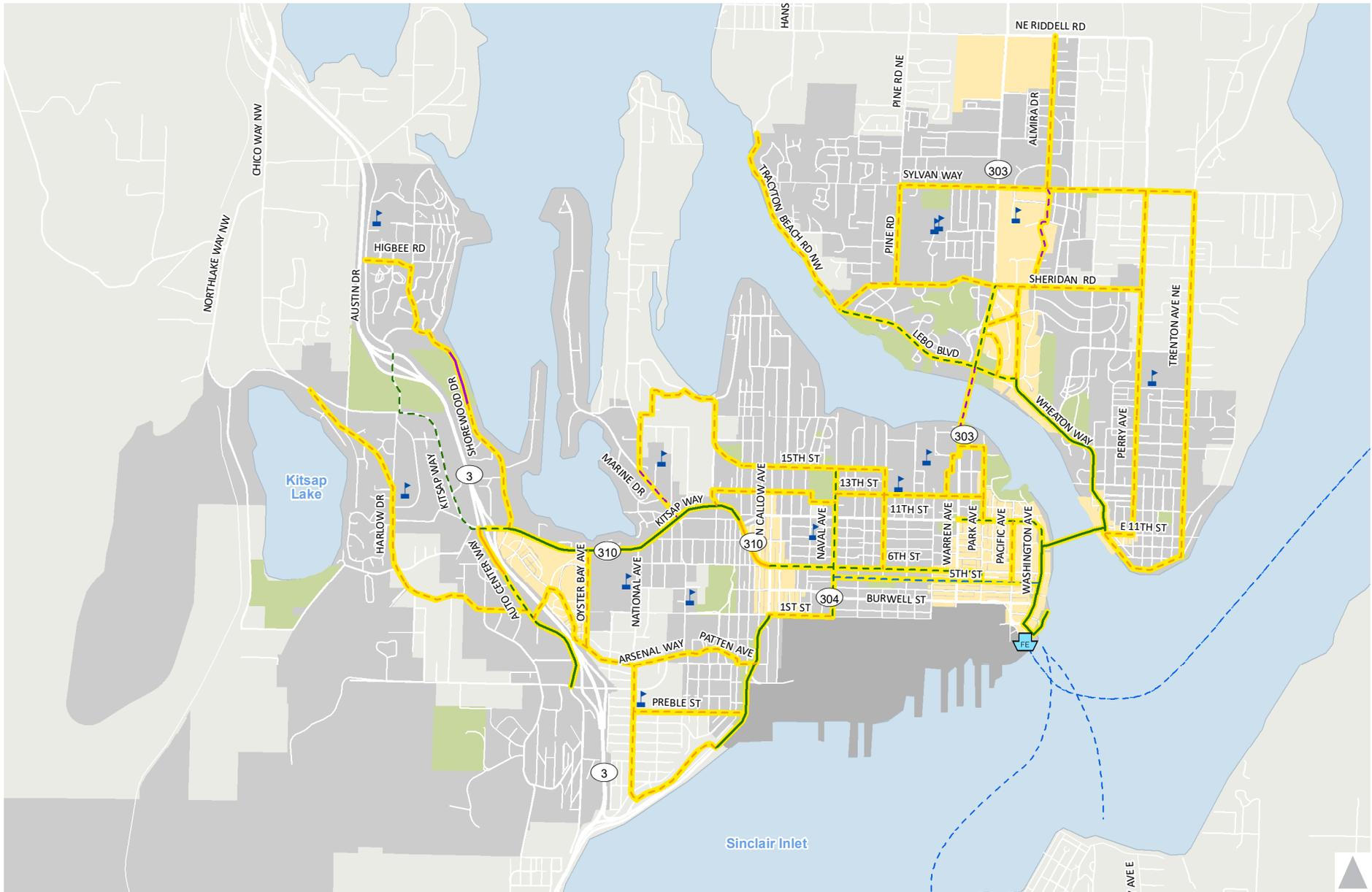
Exhibit C.4

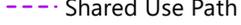
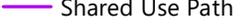
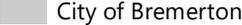


- | | | | | | |
|---|-----------------------------|---|--|---|--------|
|  | City of Bremerton |  | Existing Sidewalk (both sides) |  | School |
|  | Bremerton Centers |  | Existing Sidewalk or paved shoulder (one side) | | |
|  | Pedestrian Priority Network |  | Proposed facility | | |

Figure 21. Bicycle Facilities

Exhibit C.5



- | | | |
|---|---|---|
|  School | Proposed Bike Facility | Existing Bike Facility |
|  Ferry Terminal |  Bike Lane |  Bike Lane |
|  Priority Network |  Shared Use Lane |  Shared Use Lane |
|  Bremerton Centers |  Shared Use Path |  Shared Use Path |
|  City of Bremerton |  Bike Boulevard | |



Shared Use Path



Bike Lane



Shared Use Lane

Definition of Utilities

Utilities are the facilities that serve the public through collecting, transmitting, distributing, and processing various services (WAC 365-196-210). These utilities can include natural gas, electricity, telecommunications, water, and sewage services.

1.3 Key Principles Guiding Bremerton’s Capital Investments

There are two main guiding elements behind the capital facilities planning: fiscal policies and the GMA. These principles interact to guide capital investment.

1.4 Capital Facilities and Utilities Addressed in the City Services Appendix

Exhibit 1 summarizes the facilities and services addressed in this appendix including the service, provider, and applicable plans considered in this appendix.

Exhibit 1. Facilities and Services addressed in City Services Appendix

Facility Type	Provider	Description	Applicable Plans
Fire and Emergency Services	Bremerton Fire Department	Provides facilities that support the provision of fire and emergency services.	
Law Enforcement	Bremerton Police Department	Provides facilities that support the provision of law enforcement services.	
Parks	Bremerton Parks & Recreation Department	Provides facilities for passive and active recreational activities.	<ul style="list-style-type: none"> • Parks, Recreation and Open Space Plan, City of Bremerton, Adopted March 19, 2014
Streets / Transportation	Bremerton Public Works & Utilities Department	Provides streets, sidewalks, traffic controls, and street lighting.	<ul style="list-style-type: none"> • See Transportation Appendix under separate cover.
Sewer / Wastewater	Bremerton Public Works & Utilities Department	Provides facilities used in collection, transmission, storage, treatment or discharge of waterborne waste within most developed portions of city and some surrounding unincorporated areas.	<ul style="list-style-type: none"> • 2014 Wastewater Comprehensive Plan Update, City of Bremerton and HDR, Final December 2014
Stormwater Management	Bremerton Public Works & Utilities Department	Provides facilities that collect and transport stormwater runoff.	<ul style="list-style-type: none"> • City of Bremerton Stormwater Management Program, 2014 • Ord. 4454 • BMC 15.04
Water	Bremerton Public Works & Utilities Department	Provides supply of potable water from system of surface water and wells. Service area includes developed portions of city and surrounding unincorporated areas. Utility also contracts to provide water to additional areas.	<ul style="list-style-type: none"> • Water System Plan Update 2012, City of Bremerton Department of Public Works & Utilities and KPFF, June 2013

Facility Type	Provider	Description	Applicable Plans
Schools	Bremerton School District	Provides elementary and secondary facilities for instruction in the several branches of learning and study required by the Basic Education Code of the State of Washington.	<ul style="list-style-type: none"> • Bremerton School District 100-C Study and Survey, 2012 • Kitsap County Capital Facilities Plan, 2012
Electrical Utilities	Puget Sound Energy	Provides supply of electrical power through transmission lines.	<ul style="list-style-type: none"> • 2013 Integrated Resource Plan
Natural Gas	Cascade Natural Gas	Provides supply of natural gas from interstate pipelines from production areas in the Rocky Mountains and western Canada.	<ul style="list-style-type: none"> • 2014 Cascade Natural Gas Integrated Resource Plan
Telecommunication System	Qwest Corporation (Century Link QC) provides telephone service. KPUD provides wholesale broadband internet access. Comcast provides cable television services. Cellular services are provided by a variety of national and regional carriers	Provides transmission of information through telephone, radio, cellular telephone, and cable television.	
<u>Subarea Plans</u>	<u>Transportation, Stormwater, Water, Sewer, Other</u>	<u>Bremerton’s Subarea Plans contain Capital Facility recommendations for a range of services</u>	<u>See Comprehensive Plan Appendix: List of Adopted Plans</u>

1.5 Relationship to the Comprehensive Plan and Future Land Use Plan

The Capital Facilities Plan relies on the policies set forth in the Bremerton Comprehensive Plan as a baseline for studying capital planning needs. The future land use plan and the comprehensive plan population assumptions drive future development in the City, which impacts levels of service and determines capacity needs for services provided by city and non-city providers. Exhibit 2 lists the population assumptions for the 6 and 20-year planning horizon years for both the city limits and the UGA. If UGAs were to annex to the City the UGA population would be added to the City’s population. See the Land Use appendix documenting the City’s 2012-2036 growth targets and estimates. These have been adjusted for a 2015 base year in this City Services appendix. The status of UGA allocations and capacities is found in Section 6 of this Appendix.

Exhibit 2. Bremerton Population Assumptions, 2015 - 2036

Year	Bremerton Population	UGA Population
2015	39,410	9,579
2021	42,985	10,559
2036	53,407	13,473

Note: Population numbers are estimated using a base year of 2012, when Bremerton had a population of 39,650. The 2015 population for the City of Bremerton is an estimate from Washington State Office of Financial Management (OFM). The UGA estimate for 2015 is a straight-line estimate from a 2012 estimate of 9,123 (US Census blocks and permit basis). The net change growth is based on estimates developed by the County and City in prior planning efforts in 2012, and is similar to and slightly higher than the City's net growth target in the Countywide Planning Policies to demonstrate the City's ability to serve the target and have a conservative estimate of growth to avoid under planning. The UGA estimate is based on growth targets and the County's land capacity analysis for its Comprehensive Plan and zoning as of 2015. The status of UGA allocations and capacities is found in Section 6 of this Appendix.

Source: BERK, 2015; OFM, 2015.

1.6 Foundation Documents (Incorporation by Reference)

The documents used for preparation of the CFP are the capital facility and capital improvement plans prepared routinely by the City of Bremerton, which are required for obtaining funding. The following documents are incorporated by reference:

- Bremerton's Capital Improvement Plan (CIP) provides a planned and programmed approach to efficient utilization of the City's resources while meeting local service and infrastructure needs. (2016 - 2021 Capital Improvement Plan, 2015).
- In addition, any functional plans [or subarea plans](#) for service areas are also reviewed and incorporated by reference into this document. See Exhibit 1.

2.0 CAPITAL FACILITIES REVENUE ANALYSIS

2.1 Overview

The revenue analysis of the Capital Facility Plan supports the financing for providing facilities and services, as required by RCW 36.70A.070(3)(d). Revenue estimates, using assumptions that are based on historical trends, were used to represent a realistic expectations for revenue that may be available for capital funding.

This revenue analysis looks at Bremerton's capital facilities revenues for those services provided by the City of Bremerton. Through recognizing the fiscal constraints, project prioritization can be incorporated into the capital planning process.

The revenue analysis provides an **approximate, and not exact, forecast of future revenue sources**. The numbers projected in this analysis are for planning purposes and cannot account for sensitivities such as local, state and federal policy, economic trends, and other factors.



Adopted Plans

The following are functional plans of the Comprehensive Plan:

Document	Resolution/Ordinance*	Date
Water System Plan	Ord. 5220	6/19/2013
Wastewater Comprehensive Plan	Ord. 5268	12/17/2014
Stormwater Management Plan Update	Ord. 5094	11/4/2009
Non-Motorized Transportation Plan	Ord. 5037	12/19/2007
Parks, Recreation, & Open Space Plan	Ord. 5242	3/19/2014
Bay Vista Subarea Plan	Ord. 5202	12/19/2012
PSIC-Bremerton Subarea Plan (formerly South Kitsap Industrial Center)	Ord. 5188	8/1/2012
Eastpark Subarea Plan	Ord. 4962	1/28/2006
Downtown Regional Center Subarea Plan	Ord. 5034; Ord. 5202	12/19/2007; 12/19/2012
Gorst Subarea Plan	Ord. 5237	12/18/2013
Shoreline Master Program	Ord. 5229	12/4/2013
<u>Sheridan/Harrison Center Subarea Plan</u>	Ord.	10/X/2020

*As currently adopted or hereinafter amended