

II - BAY VISTA SUB-AREA PLAN

PURPOSE, PROCESS, AND CONSISTENCY WITH THE COMPREHENSIVE PLAN

The Bay Vista Sub-Area Plan is intended to provide a road map for future redevelopment of the site. It articulates the vision, goals and objectives for redevelopment of Bay Vista, and embodies the policies of the City of Bremerton Comprehensive Plan, which it supplements. The Plan also establishes zoning standards which will guide the preparation of future site development plans, subdivisions and building permits by applicants; installation of infrastructure by the Bremerton Housing Authority (BHA) and individual developers; and review of these plans by the City of Bremerton (City) and the Bay Vista Architectural Review Committee (ARC). The Sub-Area Plan reflects the Redevelopment Master Plan for Bay Vista prepared by the Bremerton Housing Authority. It is also responsive to environmental impacts identified in Bay Vista environmental documents, to financial constraints, and to changing market conditions.

The Westpark Sub-Area Plan was initially adopted in 2007. Following additional community involvement, public hearings and environmental review, amendments were proposed to reflect the BHA's ongoing planning, as well as updated information about site constraints and market conditions. In fall 2008, the BHA received a HOPE VI grant from the U.S. Department of Housing and Urban Development. Conditions of the grant include a maximum 54-month schedule for completion of construction. The Sub-Area Plan was amended by the City Council in 2009 to reflect this constraint and other changed conditions noted previously.

A. LOCAL PLANNING FRAMEWORK

OVERVIEW

The Bay Vista site has been the subject of several City legislative actions over the past few years and was also addressed specifically in the City's recent adoption of its updated Comprehensive Plan and zoning code in 2004. These actions have provided a framework for planning redevelopment of the site.

In September 2003, the City amended its Community Renewal Plan, pursuant to the state Community Renewal Law (RCW 35.81), to incorporate the site as a "blighted" area for purposes of community renewal efforts (Ordinance No. 4830 and 4870). The designation was supported by findings that the site was isolated from adjacent areas that building size and design were deficient, and that physical deterioration was a contributing factor to disinvestment in the area. These actions also reaffirmed the City's intent to cooperate and assist the Bremerton Housing Authority in the redevelopment of the site, (pursuant to RCW 35.83), and to provide a framework for redevelopment in the Comprehensive Plan and zoning regulations. This framework is described below.

PUBLIC SECTOR REDEVELOPMENT SITE (PSRS)

The Comprehensive Plan Land Use Map designates Westpark (now Bay Vista) as a Public Sector Redevelopment Site (PSRS). These are special, large-scale sites with high potential for development that is innovative or that meets a unique community need. They should be developed consistent with specific district planning efforts that address the site, compatibility with surrounding uses, and consistency with the Comprehensive Plan. A PSRS must have a clearly defined community benefit, such as meeting a public housing need. They may include mixed type residential development with an open space component and secondary commercial or office development.

OYSTER BAY NEIGHBORHOOD CENTER

The Comprehensive Plan designates a future Neighborhood Center for the Oyster Bay Area adjacent to the Bay Vista site, located on both sides of Kitsap Way. This 37-acre center is projected to redevelop over time in conjunction with, but slower than, Bay Vista, and to transition into an urban, pedestrian-friendly area connected with the surrounding area by trails, open space, and access to the shoreline. The Center will include a core, with mixed-use (residential and commercial) buildings. The Center will receive economic support from the surrounding neighborhood, including Bay Vista's residents and workers; land uses in Bay Vista are expected to complement redevelopment of Oyster Bay. A Sub-Area Plan will be prepared for the Oyster Bay Center; however, the timing of this planning effort is uncertain.

SPECIFIC AREA PLANS

The Comprehensive Plan anticipates that more detailed area-specific plans will be developed to implement Public Sector Redevelopment Sites, such as Bay Vista. Key aspects of these plans include: a process that involves the community, consistency with the Comprehensive Plan goals and policies, and inclusion of development standards and design standards. The Bay Vista Sub-Area Plan is such a specific area plan and has been developed to meet these requirements. The relationship to the Comprehensive Plan goals is discussed below.

Revision of the Bay Vista Sub-Area Plan follows the City's established process for amending the Comprehensive Plan. This process includes public involvement, environmental review, and public hearings by the Planning Commission and City Council. In cooperation with the City, the BHA sponsored eight community meetings and workshops in the fall of 2008 to gain input on proposed changes to the Sub-Area Plan. An addendum to the Westpark EIS was also prepared to address the proposed changes. The revisions were adopted following public hearings by the Planning Commission and the City Council.

B. CONSISTENCY OF THE SUB-AREA PLAN WITH BREMERTON'S COMPREHENSIVE PLAN

BREMERTON COMPREHENSIVE PLAN - CENTERS CONCEPT

The city's updated Comprehensive Plan is based on a "Centers" concept, in which a significant portion of the City's future growth will be guided to numerous Centers designated throughout the City. Centers vary in scale, function and character, and each is intended to be a distinct district or "village" with a unique character. Designated centers range from the City Center, which provides a wide range of activities that serve the entire City and the region, to smaller neighborhood centers, which provide goods and services, and amenities to residents within a neighborhood. In general, centers are intended to be mixed-use, pedestrian-friendly, well-designed areas with open space, public gathering places, access to transit, and adequate infrastructure.

SHAPING BREMERTON THEMES

1. Distinctive Growth, with Viable Neighborhoods and Centers that Provide Greater Choice and Convenience.

Redevelopment of Bay Vista will help to revitalize an existing neighborhood that is characterized by outdated, deteriorated housing and infrastructure, and has been designated as "blighted." The new Bay Vista neighborhood will be characterized by mixed-use development, a wide range of housing options affordable to a mix of income groups, ample open space and amenities, pedestrian accessibility, quality design, improved infrastructure and enhanced environmental resources. Everyday goods and services, and local employment opportunities, will be provided on-site.

2. Enticing New Development, with a Focus on the Downtown Regional Center.

The Bremerton Housing Authority has been working closely with the City and the broader community to shape a plan for Bay Vista that fits the site and is responsive to the City's requirements and needs, including economic development, housing

opportunities and population support for the future Oyster Bay Neighborhood Center. The City's updated Comprehensive Plan and development regulations provide guidance and flexibility for large public parcel development proposals like Bay Vista.

3. Supportive Transportation, with Seamless, Efficient and Varied Choices.

Regional transportation facilities bounding the Bay Vista site include State Route (SR) 3, Kitsap Way and Oyster Bay Avenue. Access to the site is provided by Oyster Bay Avenue, Sinclair Drive, Arsenal Way and Sand Dollar Drive.

Kitsap Transit provides public transit service to the City of Bremerton. Routes No. 24 and 26 serve the Bay Vista site, with stops along Kitsap Way (Route 24) and at the Firs Apartments on Oyster Bay Avenue (Route 26).

Kitsap Way has a designated bicycle lane, wide shoulders, raised sidewalks on both sides, and painted crosswalks with pedestrian call buttons. The City of Bremerton has recently upgraded or added new accessible ramps at various intersections along Kitsap Way. A mid-block pedestrian crossing is located east of Oyster Bay Avenue. Oyster Bay Avenue includes raised sidewalks on one side of the street.

Levels of service at major intersections will meet City of Bremerton standards.

4. Improved Accessibility, especially for the Pedestrian.

The Bay Vista site is being planned to support multiple transportation modes, including vehicles (through adequate access and parking); transit (through higher urban densities and access to the regional road system); and pedestrians (by integrating trails and pedestrian amenities in a mixed-use development pattern).

5. Quality Housing, with Broader Choices.

Existing housing on the site is old and deficient; the Comprehensive Plan and several City ordinances have identified the site's housing as substandard and in need of revitalization. The redeveloped Bay Vista will provide approximately 875 housing units in a variety of types and styles, including single-family attached and detached (duplexes, townhouses, clustered cottages)

and apartments. Units will be for-sale and for-rent, market-rate apartments and public housing. All existing public housing units will be replaced either on-site (190 units) or off-site, which will be consistent with the City's desire to disperse public housing.

6. Business Support, with Increased Opportunity.

Bay Vista will provide local jobs and goods and services for residents of Bay Vista and the surrounding neighborhood. Bay Vista's residents will also provide market support for existing and new commercial development in the Oyster Bay Neighborhood Center.

7. Environmental Management, Integrating Natural Systems.

The plans for Bay Vista include approximately 15 acres of parks and open space, and retain the existing preserve park; with the exception of this preserve, most of the site and existing vegetation will be disturbed or removed in conjunction with site grading and construction. When complete, Bay Vista will exhibit ample landscaping and open space. This open space and vegetation will provide habitat for species of urban wildlife, as well as recreational opportunities for local residents. Environmentally critical areas located on and adjacent to the site (such as wetlands) will be protected consistent with City regulations. Stormwater will be controlled and treated consistent with City requirements.

8. Community Service, Focusing on Assets

Bay Vista will install new infrastructure on the site; facilities will be provided concurrent with development. The Bay Vista EIS documents evaluated the service demands of the new population to help ensure that any adverse impacts were identified and addressed.

9. Design Review: Advancing Quality Urban Development.

The Bay Vista Sub-Area plan includes development standards that will apply to all future development on the site. These standards, and City review of future applications, will ensure that future development is of high quality and meets expectations. The BHA has developed Covenants, Conditions and Restrictions (CC&Rs) that apply detailed design requirements to land and buildings throughout the site.

COMMUNITY CHARACTER GOALS

CC1 .. Demonstrate excellent urban design qualities in new development.

Redevelopment of the site will replace old, substandard housing with modern dwelling units, mixed-use buildings and a village retail center. The Sub-Area Plan contains design standards that are intended to set high standard for site and building design.

CC2 .. Assure that new development relates to surrounding uses and provides for urban livability.

The Bay Vista site is being master planned and will provide compatibility between land uses through careful siting, use of open space and buffering, and transitions between uses of different intensity. Bay Vista will function as a traditional community, with a mix of activities that meet the needs of daily life, connected by streets and trails, and enhanced open space, urban amenities and high quality design. The Master Plan also considers land use and scale relationships to the surrounding community, including the future Oyster Bay Neighborhood Center.

CC3 .. Provide for a safe, pleasant and rich pedestrian experience.

Bay Vista will contain approximately 30,000 linear feet of pedestrian walkways and trails. Streets are designed to accommodate pedestrians and to make walking safe, pleasant and convenient. Pedestrian amenities include landscaping, benches, open space, pocket parks and lighting.

CC4 .. Promote the development of areas of special character, encouraging a diversity of communities within the city.

Bay Vista is a large site that presents unique redevelopment opportunities. Its history and status as a 1940s-era public housing project with aging and substandard facilities sets the stage for its transformation into a modern, well-designed urban mixed-use community located at a major entrance to the City.

LAND USE GOALS

LU1 .. Identify and enhance distinctive neighborhoods, communities and centers throughout the City.

As noted above, Bay Vista will be transformed into a modern, well-designed urban mixed-use community. It will be distinct in appearance and character in the City's existing fabric. It will also provide long-term population support for future development of the Oyster Bay Neighborhood Center.

LU2 .. Integrate an open space system into the land use pattern that increases the amount of open space, protects Bremerton's natural resources, and provides a source of beauty and enjoyment for all residents.

The Bay Vista plan includes approximately 15 acres of parks and open space that is integrated into the land use pattern. Significant trees will be retained to the greatest extent feasible or replaced. The open space plan includes areas for active recreation – including ball-fields, pocket parks, tot lots and gathering places – and for gathering and passive enjoyment. A management plan will be prepared and implemented for the Preserve, a large natural area. Residents will be involved in overseeing preservation of this area.

LU4 .. Provide for walkability throughout Centers and neighborhoods.

Bay Vista is intended to be a walkable community, and has integrated the needs of the pedestrian into its land use pattern and transportation system. The plan includes approximately 30,000 linear feet of pedestrian paths and trails, connecting areas of the site with one another and with the surrounding neighborhood.

LU5 .. Designate neighborhood, district, and employment Centers on the Land Use Map that provide mixed-use environments which serve as the primary focus for growth.

The Comprehensive Plan anticipates that retail and service uses will be provided in Bay Vista as well as in the future Oyster Bay Neighborhood Center. Bay Vista will provide a residential population that will support commercial uses planned on-site and in the Neighborhood Center.

LU7 .. In order to encourage new development to occur in locations and patterns consistent with the Vision(s), Goals and Policies of this Plan – specifically in Centers – remove or revise existing land use designations that would sit multi-family uses in locations that do not support the Centers Concept.

Bay Vista includes a mix of multi-family and single-family housing. The proposed location of multi-family housing adjacent to Kitsap Way will support commercial activities anticipated on-site and in the Oyster Bay Neighborhood Center.

LU11 Provide for the viability of communities, neighborhoods, and Centers through strategic land use designations and infrastructure provisions.

The Comprehensive Plan Land Use Map designates Westpark (now Bay Vista) as a Public Sector Redevelopment Site (PSRS). This designation recognizes its public ownership and the public interest in innovative redevelopment that meets community needs. The master plan has been developed through a Sub-Area Planning process, will be compatible with adjacent uses, and will provide a variety of housing types and ownership options that will meet a variety of housing needs.

LU12 Support community-wide access to amenities and services.

Bay Vista will provide open space and recreational amenities that are available to all community residents. The site has also been planned to maintain and enhance views of the water.

LU17 Adopt and implement appropriate standards and regulations for stormwater management. The City of Bremerton should adopt and implement regional plans, strategies, and standards as appropriate, including but not limited to the Seattle/King County Storm Water Manual, FEMA maps, and the Puget Sound Action Team's 2000 Water Quality Plan.

Stormwater will be managed in a manner consistent with city standards.

C. PUBLIC/STAKEHOLDER PROCESS

The Bay Vista Sub Area Plan reflects the efforts of many people, including: city leaders and staff, the many citizens and Bay Vista residents who turned out for an initial program of public community meetings and a week-long design charrette, urban designers, architects, traffic planners, civil engineers, environmental specialists, and market consultants, to name a few. A second round of meetings and forums were held to discuss revisions to the Sub-Area Plan based on updated information about the site and market conditions.

Community meetings were advertised through a combination of mailed and published notices, posted signs, and newsletters. Bay Vista residents, neighbors within 300 feet, and the community at large were invited to participate in the process. All residents of Bay Vista and within 300 feet of the site received written notices and invitations

The public process conducted for the initial adoption of the Sub Area Plan included the following outreach efforts and comment opportunities:

Four public community meetings:

- March 16, 2006
- May 12, 2006
- June 22, 2006 (EIS scoping included)
- September 14, 2006

A week-long design charrette:

- May 8-12, 2006

Two stakeholder's meetings:

- April 19, 2006
- July 13, 2006

SEPA/NEPA scoping meetings and EIS meetings:

- June 22, 2006

Bremerton Planning Commission workshops and public hearings:

- October 17, 2006
- November 21, 2006

Bremerton City Council public hearings and meetings:

- January 24, 2007
- February 7, 2007



At each of the meetings, the current status of the design process was presented, and attendees were invited to comment on the design, and to ask questions about the project and the process. The goal of the stakeholder process was to create a vibrant neighborhood that reflects multiple public objectives, with the participation and support of the community as a whole.

The content of the public meetings were as follows:

Community Meeting #1: March 16, 2006
West Hills Elementary School Gymnasium

This meeting included presentation of the existing conditions on the Bay Vista site, along with the proposed process for redeveloping the site. Goals and possibilities for the site were presented, and an invitation for the public to participate in the process of creating the Sub-Area Plan document. The timeline and process for the project were presented, and a question and answer session followed.

Questions from attendees, mostly existing Westpark residents, were focused on the relocation plan, demolition, and future rent levels for the replaced subsidized housing.

Stakeholder's Meeting #1: April 19, 2006
Westpark Community Center

This meeting included presentation of the existing conditions on the Westpark site, along with the proposed process for redeveloping the site specifically geared toward those neighboring businesses and agencies affected by the Westpark redevelopment. Retail and commercial components of the project were presented, with a discussion of potential impact to surrounding businesses. The timeline, process and

current status of the project were also presented, with a question and answer session following.

Questions from the stakeholders included the following topics: project financing; whether land will be sold as a large block or in individual lots; the anticipated income of future residents; use of design standards; ability to rent units, housing for residents not returning to Westpark; and the type of retail development that will face Oyster Bay Avenue.

Community Meeting #2 (Design Charrette):
May 8-12, 2006 – Westpark Community Center

At the Design Charrette, the public had the opportunity to interact directly with the design team over the course of a week while the design was in process, allowing true public input. Each night (with the exception of Thursday) during the charrette there was a presentation and question and answer session, outlining the day's progress. On the final evening, all of the drawings were presented, including the preferred site plan, which was generated through input from each of the agencies and stakeholders involved, along with the many members of the local community that participated. This final presentation served as the "official" public meeting component of the charrette, and was followed by a question and answer session.

Questions raised at the meeting addressed the following topics: replacement of existing streets; density of housing; noise; availability of units for the disabled; phasing of construction; grading of the site; storm water management; sale of lots to individuals.

Community Meeting #3: June 22, 2006
Westpark Community Center

This meeting included presentation of the EIS process, along with the proposed process for the environmental approval process. A question-and-answer session specific to the EIS was held, followed by an update of the overall design process for the site. There was an additional opportunity for questions and answers after the design process update.

Questions and comments addressed the following topics: fill proposed for the existing ball field and potential seismic event; timing of construction; communication with residents about project progress; impacts on existing wildlife; questions about the

relocation process; kinds of future businesses; lighting; water features; BHA ownership of housing; whether there will be multiple builders for the for-sale housing; and name of the new community.

Stakeholder's Meeting #2: July 13, 2006 Westpark Community Center

This meeting was geared toward the stakeholders and included an update on the design process for redeveloping the site. Timelines for relocation of the current Westpark residents and construction were presented, with a question- and-answer session following.

Questions from the stakeholders included the status of the grading design; and status of the stormwater system.

An additional series of informational meetings and forums was held in September-October 2008 in connection with proposed revisions to the Sub-Area Plan.

Community Meeting #1: September 25, 2008 – Westpark Community Center

The kick-off meeting included a summary of the plan revision process, the topics and schedule of subsequent community meetings, and major changes being considered to the sub-area plan/master plan. The recently awarded HOPE VI grant was also described.

As summarized, the basic concepts of the master plan for the community, recently renamed Bay Vista, would remain the same: a mixed-use, mixed-income, pedestrian oriented community, with ample open space and landscaping, modern infrastructure and high quality design. Proposed changes to the master plan are motivated primarily by changing real estate market conditions, and project financing needs. Major changes to the master plan being discussed include the following:

- ▶ a slight increase in the number of housing units, but the same number of low income units dispersed throughout the community;
- ▶ an expansion and intensification of the retail center, potentially incorporating the existing fire station site;

- ▶ demolition of the existing community center and development of a smaller community center on a corner of the ball field;
- ▶ the same amount of parks and open space;
- ▶ noise mitigation walls adjacent to SR 3; and
- ▶ investigation of additional low impact design techniques for stormwater management.

Based on conditions of the HOPE VI grant, construction will need to be completed by 2013 (54 month maximum from grant award).

A question and answer session followed the presentation. Questions addressed the following topics: location of a new fire station; whether the fire station site be used as a maintenance facility rather than for commercial use; how secure the HOPE VI grant funds are in view of recent national economic events; what the HOPE VI funds can be used for; whether there will be a homeownership program; whether off-site property will be condemned by the City; the new phasing program; tree preservation; the design and character of the new commercial center; and numerous questions related to the on-going tenant relocation program.

Community Meeting #2: October 2, 2008 – Westpark Community Center

The second meeting of the series focused on the changes to the commercial piece of the redevelopment known as Sector 5. Mel Maertz from Olympic Associates made a power point presentation which showed the conceptual sketches of what the new commercial could look like. Slides also showed possible elevations for a grocery, an inn and residential.

Two community members and a potential commercial tenant attended this meeting.

Community Meeting #3: October 9, 2008 – Westpark Community Center

The third meeting was a discussion of the civil engineering changes. The outline for this meeting was:

1. Introduction
 - a. Why are we going through this process

2. Site Overview/Changes
 - a. Changes in roadway layout/alleys
 - b. Changes in open space
 - c. Changes in Stormwater Management Areas
3. Grading
 - a. Site constraints
 - b. Overall idea/slope reduction
 - c. Major areas of cut and fill
4. Stormwater Management
 - a. Drainage Basins
 - b. Outfall
 - c. Conveyance systems
5. Low Impact Development
 - a. Pervious Pavement
 - b. Conveyance Swales
 - c. Roof Downspouts
 - d. Filterra
6. Street Sections
 - a. Possible Options
7. Closing
 - a. Next Steps

Justin Goroch from BCRA Engineering was the featured speaker. Questions were fielded from the audience with most of the questions centering on our use of Low Impact Development.

Community Meeting #4: October 16, 2008 – Westpark Community Center

The fourth meeting was a presentation of what the new replacement housing in the new Bay Vista will look like. Presentations were made by Tonkin Hoyne complete with a power point presentation of what the replacement public housing would look like and Ross Deckman + Associates with schematics of what the multifamily apartment and manor houses would look like.

The tenants in the audience asked questions such as what amenities would the units have. Responses comparing and contrasting the current housing with the new housing were well received.

Community Meeting #5: October 23, 2008 – Westpark Community Center

The following agenda was used for this meeting:

Guest Introduction:

Greg Brower; Landscape Architect
of Berger Partnership

Mel Maertz; Architect
of Olympic Associates Company

Sub- Area Plan: Landscaping & Site Amenities

- A. Streetscape
- B. Parks
- C. Open Space
- D. Club House
- E. Residential Landscape

The presenters showed visuals of what the new parks and open spaces would look like. They also showed a schematic design of a new community club house. Audience comments were primarily about the use of existing trees and new plantings.

Community Meeting #6: October 30, 2008 – Westpark Community Center

This final meeting was a wrap up and summary of the previous 5 meetings. We reviewed the contents of the previous weeks' presentations and fielded any audience questions that may have come up over the course of the 6 weeks.

No issues were left outstanding and no official comments have been received.

More detailed documentation of the public process is on file with the City of Bremerton.

Stakeholder Meeting: June 21, 2012 – Summit at Bay Vista

Tenants and community partners were present to review the proposed changes to the Sub Area Plan. Responses were all supportive of the plan.

Stakeholder Meeting: June 25, 2012 – BHA Administrative Offices

BHA staff was present to provide an overview of proposed changes to the Sub Area Plan. There were no other attendees at the meeting.

D. SEPA/NEPA ENVIRONMENTAL REVIEW

The review process for the proposed re-development of Westpark, and the initial adoption of the Sub-Area Plan, included preparation of an Environmental Impact Statement (EIS) to comply with the National Environmental Policy Act (NEPA) and the State Environmental Policy Act (SEPA). The City also prepared an EIS Addendum for the initial adoption of the Sub-Area Plan. The purpose of an EIS is to present information about the environmental consequences of proposals, including redevelopment projects, to consider alternative courses of action, and to mitigate environmental impacts that are avoidable. This analysis helps ensure that decision makers are aware of impacts to the natural and human environments, and that they consider opportunities to mitigate impacts. The process also provides opportunities for interested agencies, tribes and citizens to comment on proposals and to be involved in their consideration.

A single EIS was prepared to satisfy NEPA and SEPA requirements. The City of Bremerton, designated as the Responsible Entity (RE) for NEPA compliance, served as the NEPA lead agency. Compliance with NEPA was required because the project involved federal action, by the Department of Housing and Urban Development (HUD), to use federal funds in redeveloping the site. The Bremerton Housing Authority acted as the lead agency for SEPA compliance. Scoping occurred in June 2006. A Draft SEPA/NEPA EIS was published in March 2007. Public meetings on the Draft EIS were held in April 2007. A Final EIS, responding to public and agency comment, was published in May 2007. All meetings were advertised consistent with state and federal requirements. Notices of the publication of EIS documents were similarly published consistent with SEPA and NEPA requirements. An Environmental Review Record (ERR) was prepared to comply with NEPA and is on file with the City of Bremerton. An addendum to the EIS was prepared in 2008 to address changes to the Sub-Area Plan.

E. BAY VISTA ARCHITECTURAL REVIEW COMMITTEE

All new development proposals will adhere to the development review, permitting and design approval processes of the City of Bremerton and the Bay Vista Architectural Review Committee (ARC). ARC planning and design standards are identified in the Sub-Area Plan. Covenants, Conditions & Restrictions (CC&R's) will also apply to all property on the site that is sold for redevelopment, to help ensure that all proposals meet relevant requirements.

The Bremerton Housing Authority has contracted with a development consultant who is responsible for all development within the boundaries of the project site. The development consultant will assemble an ARC responsible for the review and approval of all permit applications prior to their submittal to the City of Bremerton. Upon approval the ARC will issue a certificate that will be required to be included with the submittal to the City. Permit applications will not be accepted by the City without the approval of the ARC. The City will maintain its primary authority to review and approve plans for consistency with zoning and development standards, and building requirements, as required by law. In particular, the Architectural Review Committee will ensure that proposed development is consistent with the intent and specifics of CC&R's adopted for the Bay Vista site.

