

**(DRAFT) AGENDA**  
**Regular Meeting – Bremerton Planning Commission**  
**(Subject to PC approval)**  
**October 16, 2023**  
**5:30 P.M.**  
**345 6th Street, Bremerton**  
**First Floor Chambers**

**Zoom Meeting Option**

<https://us02web.zoom.us/j/89651517986?pwd=b0dnVVhvSmd5KzFGL0ljS1NwVjJ3dz09>

**Webinar ID:** 896 5151 7986

**Password:** 948868

**One tap mobile:**

+1 253 215 8782 89651517986# \*948868#  
US (Tacoma)

**Dial by your location:**

+1 253 215 8782 US (Tacoma)  
+1 669 900 6833 US (San Jose)

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**I. CALL TO ORDER**

**II. ROLL CALL**

**III. APPROVAL OF THE AGENDA**

**IV. APPROVAL OF MINUTES:** September 18, 2023 meeting

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**V. PUBLIC MEETING**

**A. Call to the Public:** Public comments on any item not on tonight's agenda

**B. Workshop:**

1. Environmental Element of the City's Comprehensive Plan for the 2024 Update
2. Draft Development Standards for the Downtown Subarea Plan

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**VI. BUSINESS MEETING**

**A. Chair Report:** Richard Tift

**B. Director's Report:** Andrea Spencer

**C. Old Business:**

**D. New Business:**

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**VII. ADJOURNMENT:** The next regular meeting will be held November 20, 2023.

**Planning Commission meeting packets are available on-line at**  
<http://www.BremertonWA.gov/AgendaCenter/Planning-Commission-4>

# DRAFT

## CITY OF BREMERTON

### PLANNING COMMISSION MINUTES OF REGULAR MEETING September 18, 2023

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#### **CALL TO ORDER:**

Chair Tift called the regular meeting of the Bremerton Planning Commission to order at 5:30 p.m.

#### **ROLL CALL**

##### **Commissioners Present**

Chair Tift  
Commissioner Mosiman  
Commissioner Pedersen  
Commissioner Wofford

##### **Staff Present**

Andrea Spencer, Director, Department of Community Development  
Garrett Jackson, Planning Manager, Department of Community Development  
Christina Raine, Project Assistant, Department of Community Development

##### **Commissioners Excused**

Commissioner Coviello  
Vice Chair Rich

#### *Quorum Confirmed*

#### **CHAIR CALL FOR MODIFICATIONS TO AGENDA**

The agenda was accepted as presented.

#### **APPROVAL OF MINUTES**

**COMMISSIONER WOFFORD MOVED TO APPROVE THE PLANNING COMMISSION MEETING MINUTES OF JULY 17, 2023, AS PRESENTED. COMMISSIONER MOSIMAN SECONDED THE MOTION, WHICH CARRIED UNANIMOUSLY.**

#### **PUBLIC MEETING**

**Call to the Public** (public comments on any item not on the agenda)

No comments were made

#### **Workshop (INFORMATION ONLY):**

**Housing Chapter of the City's Comprehensive Plan for the 2024 Update** – A Power Point presentation was provided by Department of Community Development Planning Manager Garrett Jackson and a video entitled “Q&A What are the root causes of homelessness in King County” By Gregg Colburn, assistant professor of real estate at the University of Washington was played for the Commissioners.

Comments from the public in regard to Housing Chapter of the City’s Comprehensive Plan for the 2024 Update were provided by **Mark Goldberg, Jim Cline, and Erin Hale.**

Questions and comments were submitted by Planning Commissioners **Mosiman, Wofford, Pedersen** and **Tift** with responses provided by **Garrett Jackson, and Andrea Spencer**

**BUSINESS MEETING**

**Chair Report**

**Chair Tift** reminded the Commissioners and the public that the Planning Commission has a vacancy and that elections for the Planning Commission Chair and Vice Chair will be held in November.

**Director Report**

**Director Spencer** provided information on how to view the video that was shown earlier in the meeting (<https://www.seattlechannel.org/misc-video?videoid=x139824>).

**Old Business**

There was no old business.

**New Business**

**Director Spencer** advised the Commission that going forward staff would be drafting “action minutes” as opposed to detailed meeting minutes and discussed 2024 Community Development Block Grant funding recommendations.

**ADJOURNMENT**

The meeting was adjourned at 6:44 p.m.

Respectively Submitted by:

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Andrea L Spencer, AICP  
Executive Secretary

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Rick Tift, Chair  
Planning Commission

**CITY OF BREMERTON, WASHINGTON  
PLANNING COMMISSION AGENDA ITEM**

<p><b>AGENDA TITLE:</b> Workshop for Comprehensive Plan Update: Environmental Element</p> <p><b>DEPARTMENT:</b> Community Development</p> <p><b>PRESENTED BY:</b> Garrett Jackson, Planning Manager; (360) 473.5289</p>
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**MEETING PURPOSE**

As part of the ongoing 2024 Comprehensive Plan Update, this workshop is intended to gather public input on the Environmental chapter of the City's Comprehensive Plan. This is the second installment of the Environmental Element series, the first having been introduced in May earlier this year. The earlier version in this series focused largely on climate change; this workshop will provide an overview of regulated critical areas in Bremerton.

**PROJECT OVERVIEW**

“Bremerton2044” is the title of the City of Bremerton’s Comprehensive Plan Update, which focuses on evaluating which aspects of the plan are working and what needs to be adjusted. The update is required by the Washington State Growth Management Act (GMA) in order to demonstrate that Bremerton has the capacity to absorb population and employment increases forecast to the year 2044. Population estimates indicate that the City will grow to 63,757 persons and 58,258 jobs by 2044. As the US Census Bureau estimates that Bremerton’s population was 43,505 with 44,083 jobs in 2020, this means the City is forecast to increase its population by over 46%, with a 32% increase in the number of jobs. The Comprehensive Plan must also be consistent with regional planning goals established in Puget Sound Regional Council’s (PRSC) [Vision 2050](#) and County level planning efforts per the Kitsap Regional Coordinating Council (KRCC) [Countywide Planning Policies](#). The overarching principles and general concepts within the 2016 Comprehensive Plan continue to be applicable, however, some alterations are necessary to reflect changes in State and regional planning standards and to ensure that the document still represents the community.

**ORDERS OF THE DAY**

This workshop is primarily intended for educational purposes and as an opportunity for the Planning Commission to receive comments from the public regarding the Environmental Element of the City Comprehensive Plan and provide direction to staff for any desired modifications to the vision, goals and policies. The Planning Commission should review the provided materials and be prepared to offer comments to Staff on any areas of interest.

**ATTACHMENTS:**

**Attachment A:** Environmental Mapping

## COMPREHENSIVE PLAN, ENVIRONMENTAL CHAPTER

The Planning Commission reviewed the existing Comprehensive Plan vision, goals, and policies for the Environmental Element at the April 17<sup>th</sup>, 2023 Planning Commission meeting, [here is a link](#) to the associated packet. Potential alterations to the revised Environmental Element were suggested at the May workshop, which Staff identifies later in this report. As relayed in previous meetings, each element of the Comprehensive Plan is accompanied by a *Vision* statement, that is later further broken down into more specific goals and polices. The existing Environmental Element *Vision* reads:

***“Protect Bremerton’s natural environment by meeting the needs of today’s citizens without compromising the needs of future generations.”***

The *Vision* statement for this element imparts the importance of including long-term environmental impacts when analyzing the many development needs of the City. The goals of the Environment Element section are provided below:

***E1. Stewardship: Provide stewardship by considering long-range implications of City policies on the environment, to conduct City operations in a manner that protects the environment, and to provide education on how the City, its businesses, and residents can improve the quality of the environment.***

***E2. Earth: Preserve and enhance vegetation and earth resources.***

***E3. Water: Protect water resources for present and future generations.***

***E4. Air: Ensure compliance with good federal, state, regional, and local air quality standards through coordinated, long-term strategies that address the many contributors to air pollution.***

## POLICIES FOR WORKSHOP

There were a number of policy items discussed at the May 17<sup>th</sup> meeting. Staff will seek Planning Commission participation in wordsmithing select policies below at the workshop, as well as receiving confirmation that each policy revision is supported by a majority of the Commission.

- (1) E1(R): Advocate for expansion of transit and encourage car-sharing, cycling and walking, to limit or reduce vehicle trips as strategies for reducing vehicle-related air pollution.
- (2) E1(E): Encourage environmentally sensitive businesses and practices.
  - Explore options to provide incentives to companies and facilities locating in Bremerton and recognize existing facilities and companies that opt to use green building techniques or low impact development beyond what is required.
- (3) E2(H): Adopt lighting standards to prevent light pollution.
- (4) E4(B): Advocate and promote alternatives to single-occupancy vehicles, including for expansion of transit, telecommuting/teleworking where appropriate, and encourage car-sharing, cycling and walking, to limit or reduce vehicle trips as a strategies for reducing vehicle-related air pollution.
- (5) E4(J): Reduce vehicle miles traveled and driving alone through land use and transportation strategies that provide opportunities and access to walking, biking, and transit. Support regional and state efforts to electrify the transportation system.
- (6) Provide support for Regional, State, and Federal legislation efforts aimed at reducing noise produced by motor vehicles.

## CRITICAL AREAS OVERVIEW

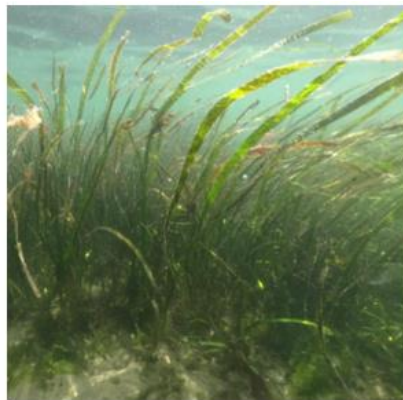
The Shoreline Master Program and Critical Areas Ordinance were last updated in 2021. Once the Planning Commission has completed review of the Comprehensive Plan update, the Commission will transition to review of Bremerton Municipal Code, including critical areas. Mapping of specific critical areas will be included in the appendices of the Comprehensive Plan for reference. This workshop will provide a brief summary of the critical areas regulated by the City of Bremerton, including mapping. Links to the existing [Shoreline Master Program](#) and [Critical Areas Ordinance](#) are provided for reference.

**Shoreline Master Program (SMP).** The goal of the SMP is to protect shorelines of statewide significance and their associated natural resources, and to provide opportunities for the general public to have access to enjoying shorelines. Provided as Exhibit 1A, the provided map includes bodies of water, water courses, wetlands, and hydric soils. While these maps may have been provided separately, it may be more useful to the Planning Commission to view them as interrelated, so a consolidated version was provided. Kitsap County, Department of Natural Resources, and the Washington State Geospatial Open Data Portal were utilized for provided mapping data. While not required to be included with the Comprehensive Plan, local mapping was also available for a number of aquatic plant species, which Staff has included so that the Planning Commission might enjoy becoming more familiar with some select Bremerton ecological functions.

- **Eelgrass & Kelp.** According to the Department of Natural Resources, eelgrass and kelp provide diverse and productive nearshore ecosystems, providing critical habitat for a wide array of marine life, including threatened and endangered species such as salmon, rockfish, and abalone. Department of Natural Resources data was utilized for provided mapping (Exhibit 1B & 1C).
- **Saltmarsh.** According to the National Ocean and Atmospheric Administration, salt marshes are coastal wetlands that are flooded and drained by salt water brought in by the tides. Salt marshes provide habitat and also protect shorelines from erosion by buffering wave action and trapping sediments. Department of Natural Resources data was utilized for provided mapping (Exhibit 1D).
- **Sargassum.** According to Whatcom County, Sargassum provides habitat for large numbers of grazing amphipods and a spawning surface habitat for Pacific herring, which lay eggs on the blades. Department of Natural Resources data was utilized for provided mapping (Exhibit 1E).



*Kelp*



*Eelgrass*



*Salt Marsh*



*Sargassum*

**Wetlands.** Wetlands help to maintain water quality; store and convey stormwater and floodwater; recharge groundwater; provide important fish and wildlife habitat; and serve as areas for recreation, education, scientific study and aesthetic appreciation. The City’s overall goal shall be to achieve no net loss of wetlands. Kitsap County, Department of Natural Resources, and Washington State Geospatial Open Data Portal were utilized for provided mapping data (Exhibit 1A).

**Critical Aquifer Recharge Areas.** Groundwater from aquifers provides a source of potable water and contributes to stream discharge/flow. Critical aquifer recharge areas contribute to the recharge of aquifers, springs and/or wells and are susceptible to contamination of water supplies through infiltration of pollutants through the soil. City residents rely on an essential life-sustaining safe drinking water supply. Kitsap County data was utilized for provided mapping (Exhibit 1F).

**Frequently Flooded Areas.** Regulating floodplains promotes the public health, safety, and general welfare, and minimizes public and private losses due to flood conditions in specific areas caused by flooding, while protecting the functions and values of the floodplain ecological environment. Federal Emergency Management (FEMA) data was utilized for provided mapping (Exhibit 1G).

**Geologically Hazardous Areas.** Regulation of geologically hazardous areas is meant to protect human life and property from potential risks related to development on or near geologically hazardous areas. Geologically hazardous areas include areas susceptible to erosion, sliding, geologic events, landslides, and moderate and steep slope areas. Department of Natural Resources data was utilized for provided mapping (Exhibit 1H).

**Priority Habitat & Species.** Identification of priority habitats and species is required when evaluating critical area sites where wetlands and/or Fish & Wildlife Conservation Areas are present. A description of the separate terms are provided below.

- **Priority Habitat** means habitat type or elements with unique or significant value to one or more species as classified by the State Department of Fish and Wildlife. A priority habitat may consist of a unique vegetation type or dominant plant species, a described successional stage, or a specific structural element. Mapping of separate Shoreline Substrates is also provided as an Exhibit, illustrating different habitat types along shorelines of the state (Exhibit 1I).
- **Priority Species** means any fish or wildlife species requiring protective measures and/or management guidelines to ensure their persistence at genetically viable population levels as classified by the Washington Department of Fish and Wildlife, including endangered, threatened, sensitive, candidate and monitor species, and those of recreational, commercial, or tribal importance.

Mapping data was provided from the Department of Fish & Wildlife and is provided as Exhibit 1I. This Exhibit also includes a table detailing the priority habitats and species that are located within Kitsap County (Exhibit 1I). While more detailed data exists, this generalized data is all that is made available to the public, to ensure specific priority locations remain undisturbed.

**Tree Canopy.** As relayed in Environmental Element policy E2(F), *maintain and improve the City’s tree canopy*. Exhibit J provides a point-in-time snapshot of the tree canopy in

Bremerton. Data used in this illustration was provided by the Department of Natural Resources.

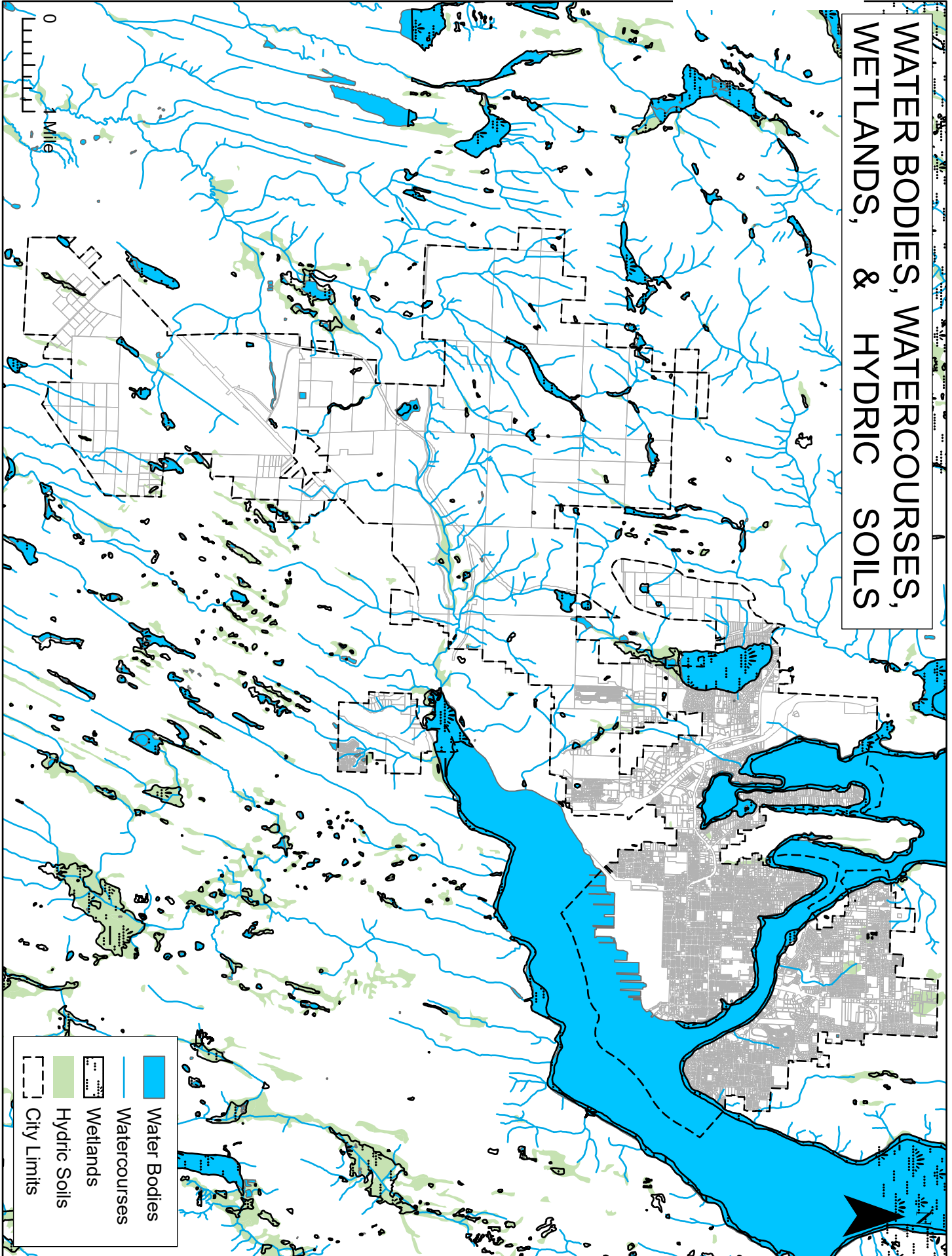
### **LEGISLATIVE UPDATE**

At the May Planning Commission workshop, Staff relayed that the 2023 legislative session may require additional criteria for this Comprehensive Plan update. Additional Comprehensive Plan requirements per HB 1181, and Shoreline Management Act stipulations per HB 1544, are not required to be adopted until 2029. In that interim period, implementation guidance from the State will be developed to assist jurisdictions with new requirements.

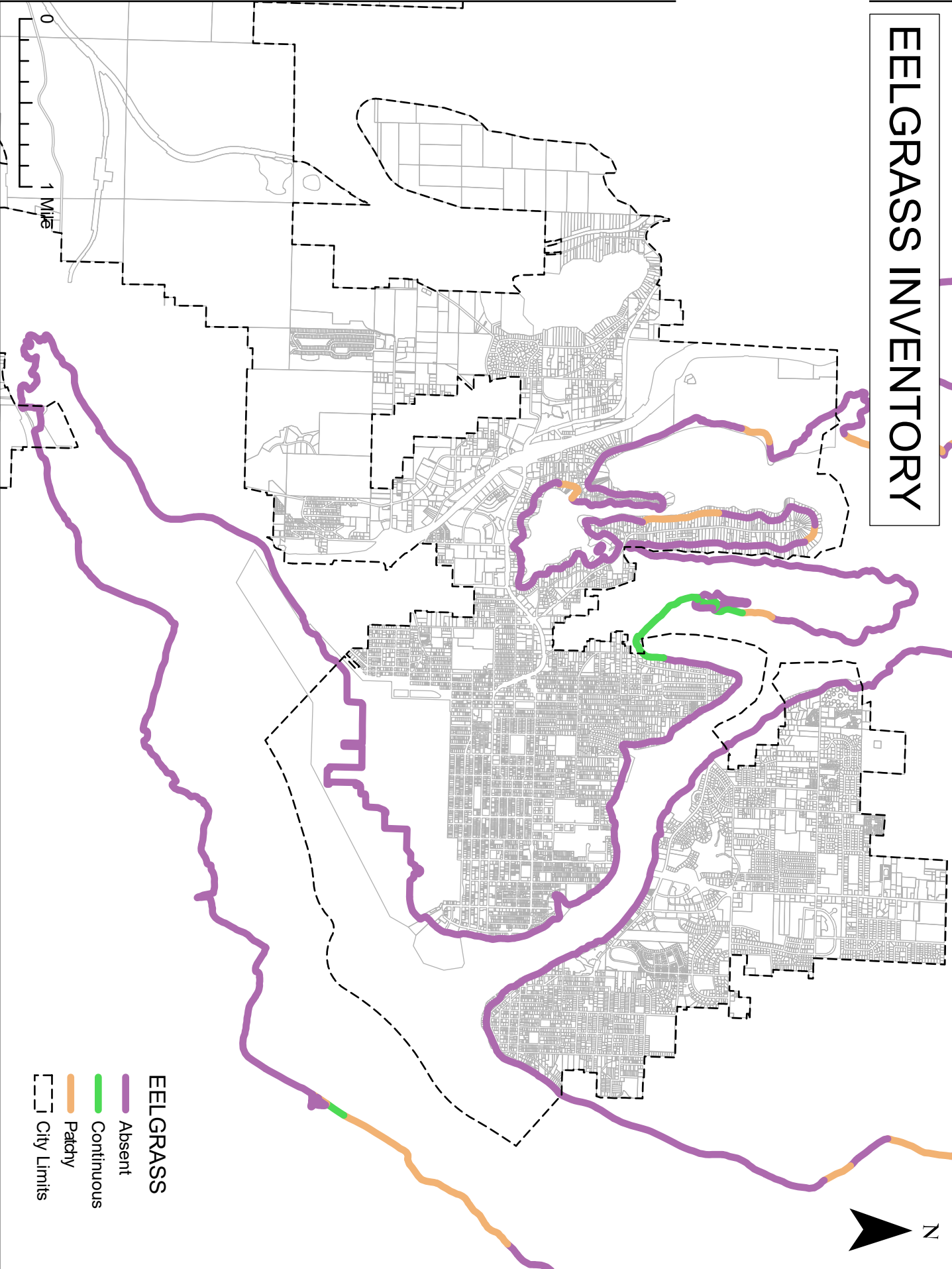
### **ORDERS OF THE DAY**

This workshop is primarily intended for educational purposes and as an opportunity for the Planning Commission to receive comments from the public regarding the Environmental Element of the City Comprehensive Plan, and provide Staff with direction on remaining Environmental Element policies at the workshop.

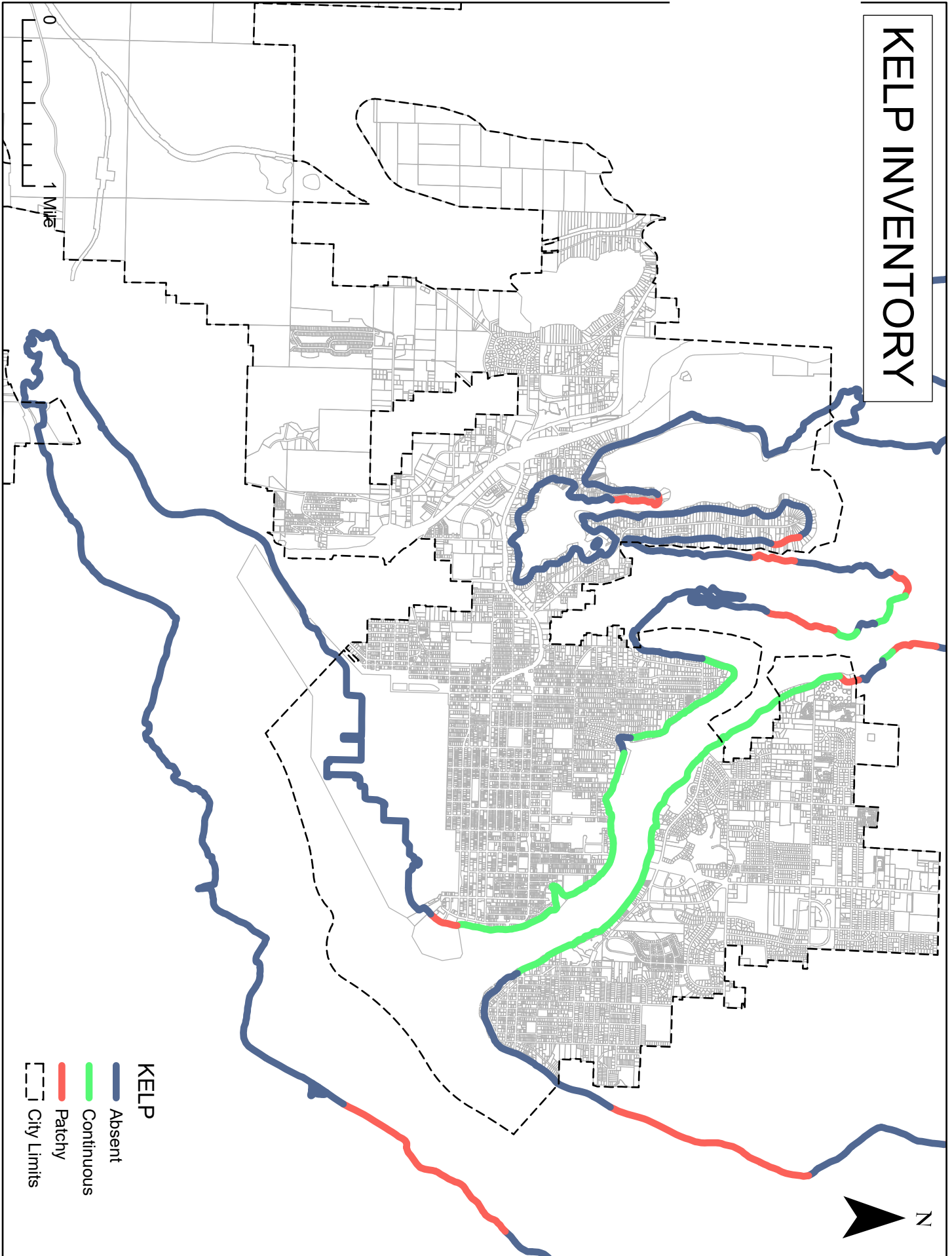
WATER BODIES, WATERCOURSES,  
WETLANDS, & HYDRIC SOILS



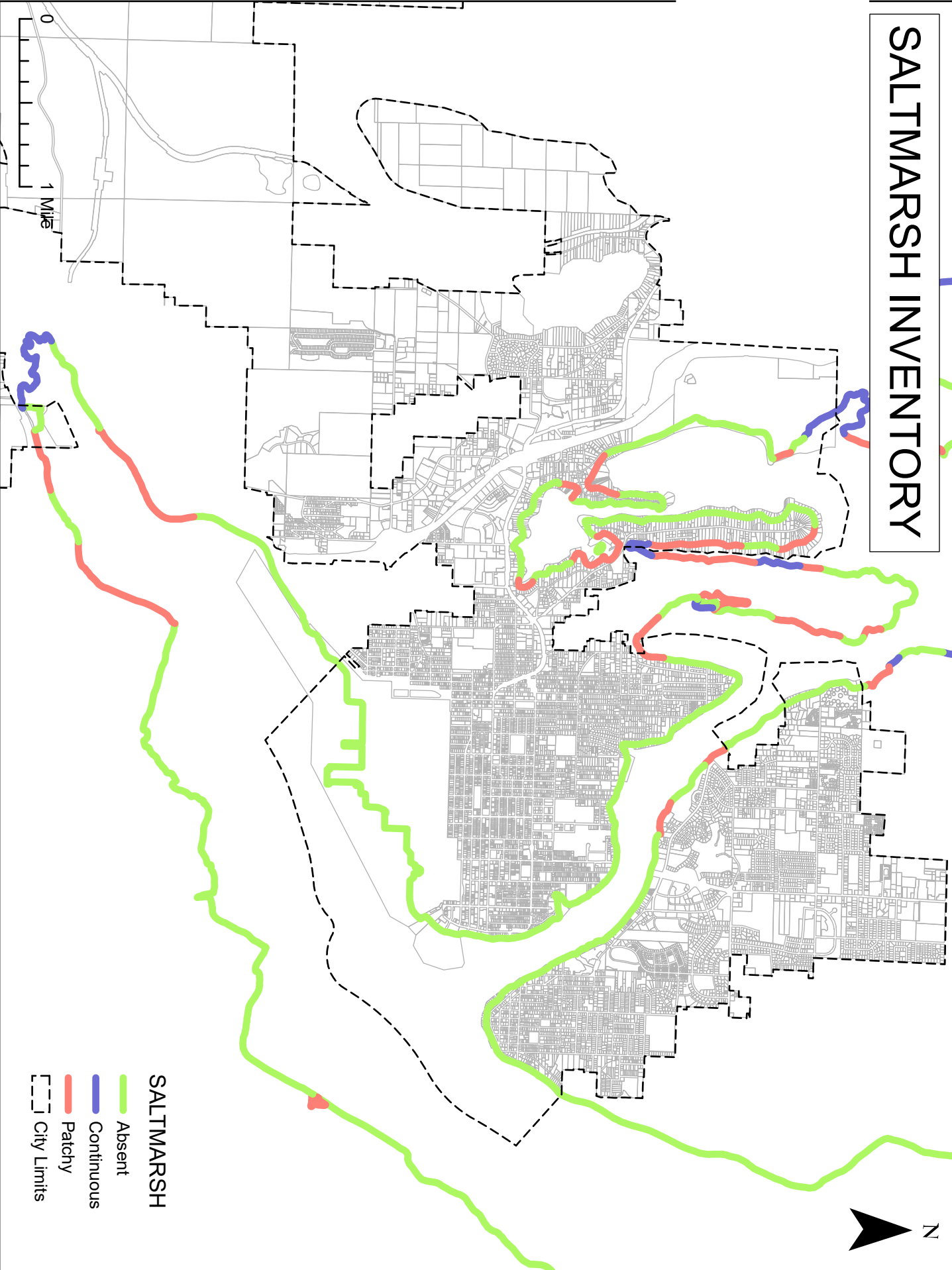
# EELGRASS INVENTORY



# KELP INVENTORY



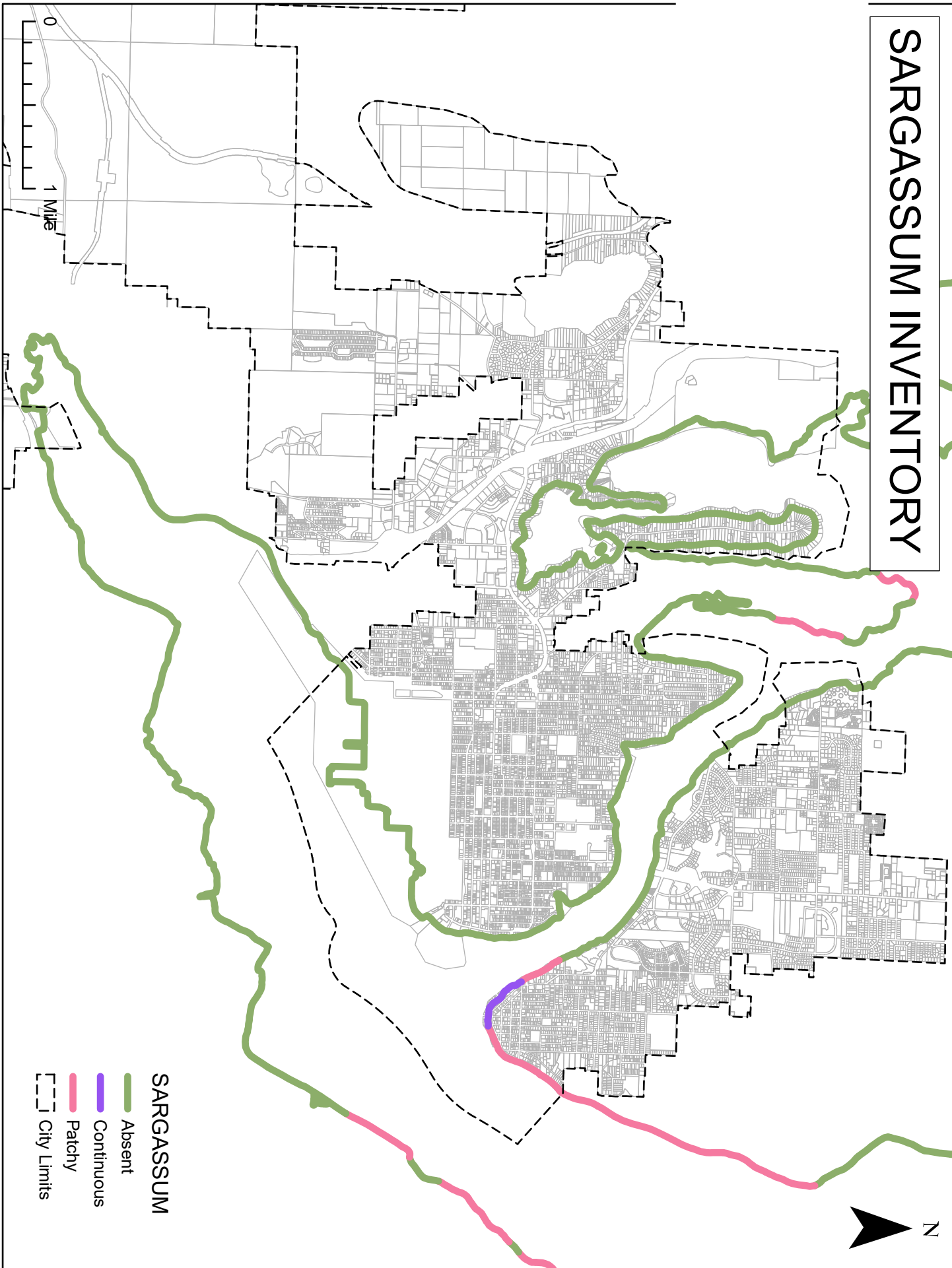
# SALTMARSH INVENTORY



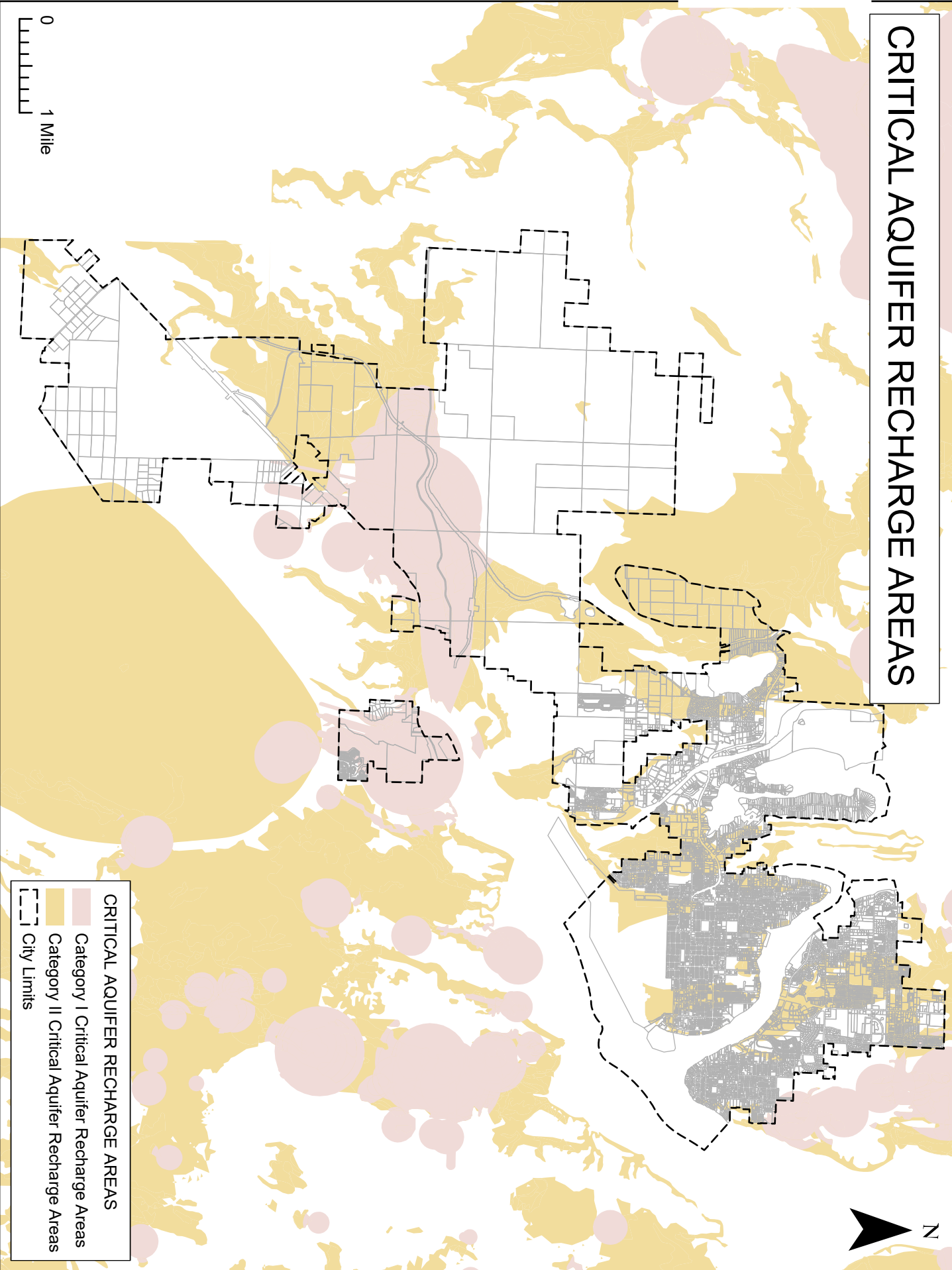
## SALTMARSH

- Absent
- Continuous
- Patchy
- City Limits

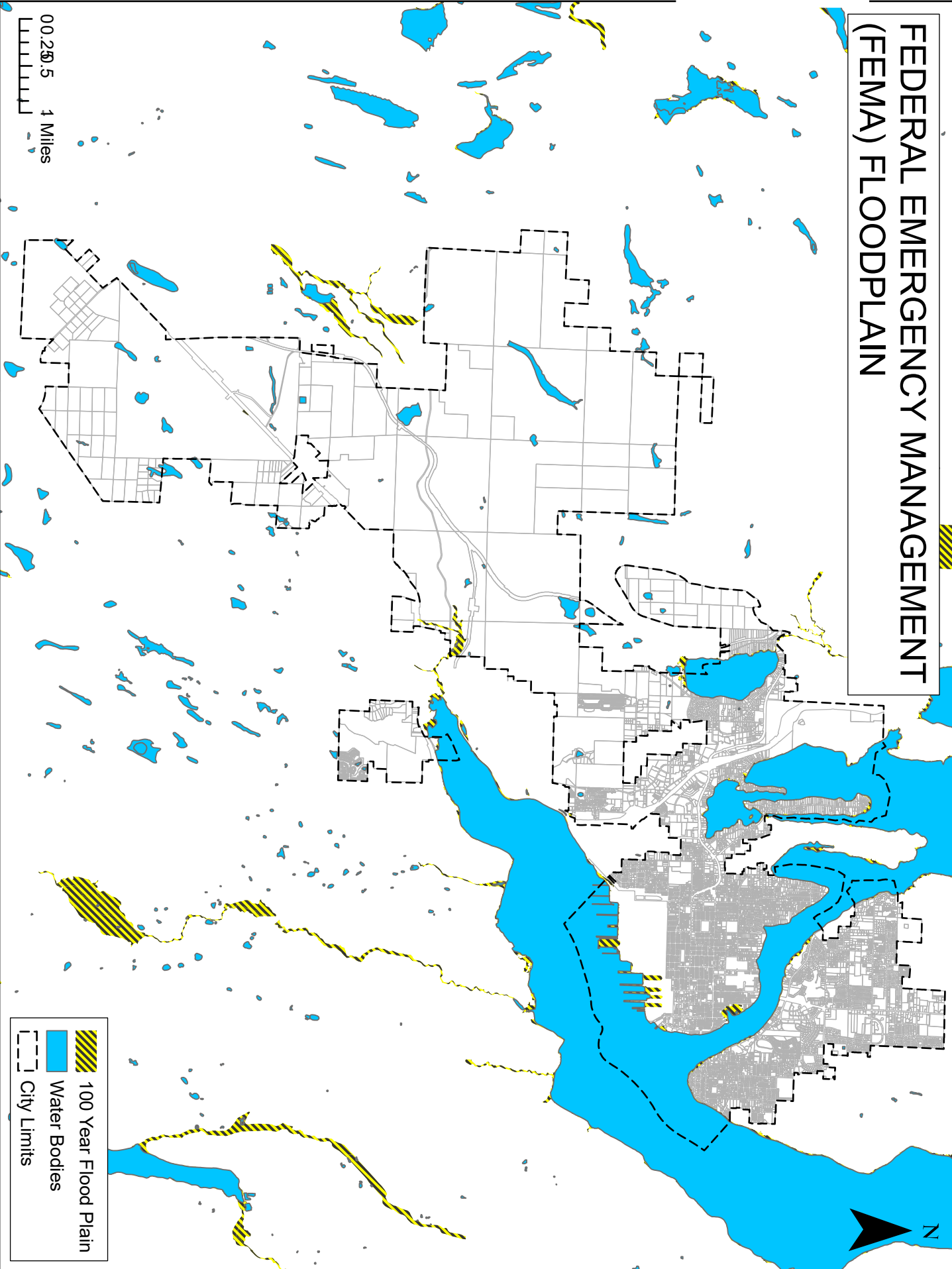
# SARGASSUM INVENTORY



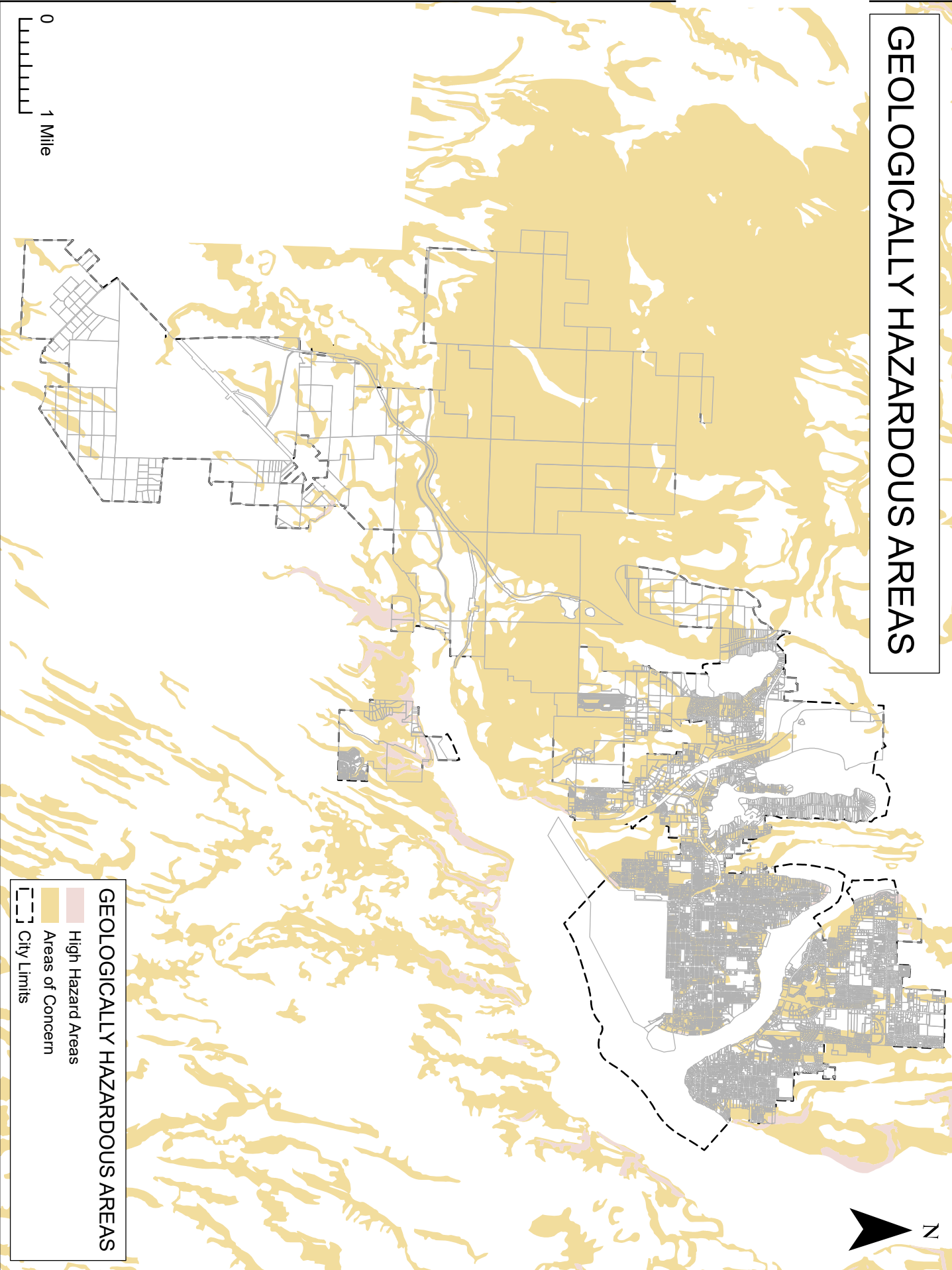
CRITICAL AQUIFER RECHARGE AREAS



FEDERAL EMERGENCY MANAGEMENT  
(FEMA) FLOODPLAIN



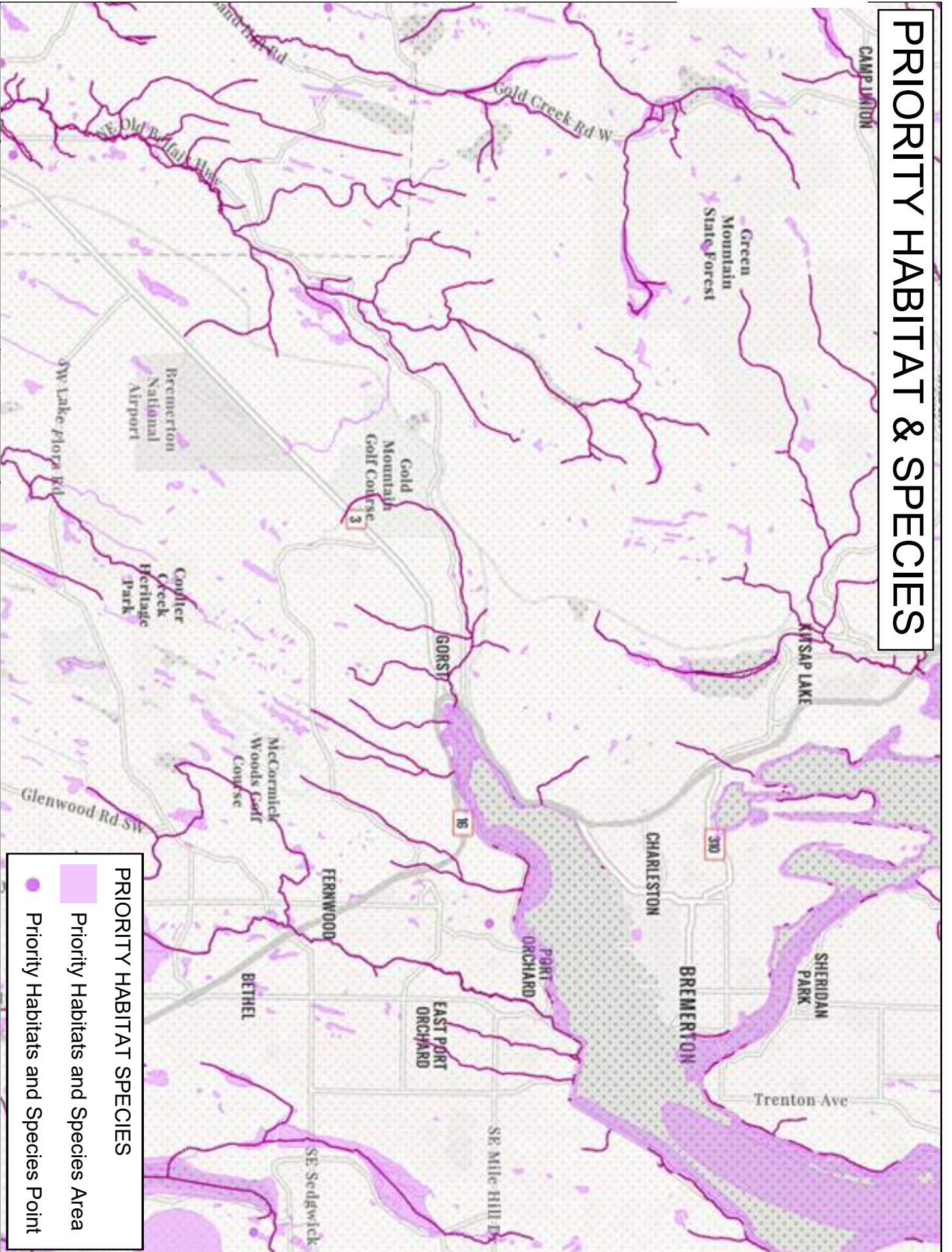
GEOLOGICALLY HAZARDOUS AREAS



GEOLOGICALLY HAZARDOUS AREAS

- High Hazard Areas
- Areas of Concern
- City Limits

# PRIORITY HABITAT & SPECIES



# ATTACHMENT 1.1

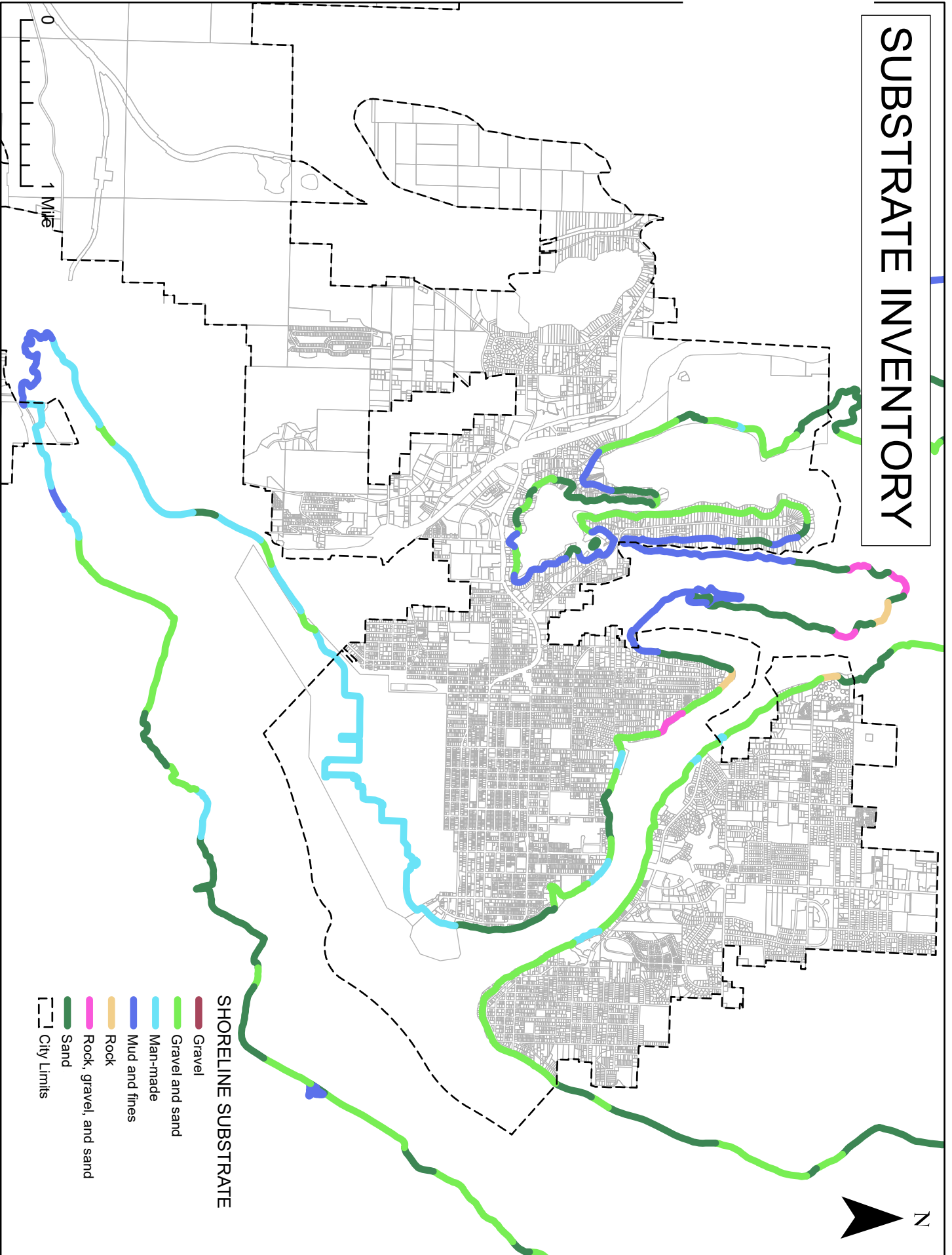
Habitats	Biodiversity Areas & Corridors		
	Herbaceous Balds		
	Old-Growth/Mature Forest		
	Oregon White Oak Woodlands		
	Riparian		
	Freshwater Wetlands & Fresh Deepwater		
	Instream		
	Puget Sound Nearshore		
	Caves		
	Cliffs		
	Snags and Logs		
	Talus		
	Fishes	Pacific Lamprey	
River Lamprey		Candidate	
White Sturgeon			
Pacific Herring			
Longfin Smelt			
Surfsmelt			
Bull Trout/ Dolly Varden		<a href="#">Candidate *</a>	<a href="#">Threatened *</a>
Chinook Salmon			Threatened (Upper Columbia Spring run is Endangered)
Chum Salmon			Threatened
Coastal Res./ Searun Cutthroat			
Coho Salmon			Threatened – Lower Columbia
Pink Salmon			
Rainbow Trout/ Steelhead/ Inland Redband Trout		<a href="#">Candidate **</a>	<a href="#">Threatened **</a>
Pacific Cod			
Pacific Hake			
Walleye Pollock			
Black Rockfish			
Bocaccio Rockfish			Endangered
Brown Rockfish			
Copper Rockfish			
Greenstriped Rockfish			
Quillback Rockfish			
Redstripe Rockfish			
Tiger Rockfish			
Yellowtail Rockfish			
Lingcod			
Pacific Sand Lance			
English Sole			
Rock Sole			

Amphibians	Western Toad	Candidate	
Reptiles	Northwestern Pond Turtle (formerly Western Pond Turtle)	Endangered	
Birds	Common Loon	Sensitive	
	Marbled Murrelet	Endangered	Threatened
	Western grebe	Candidate	
	W WA nonbreeding concentrations of: Loons, Grebes, Cormorants, Fulmar, Shearwaters, Storm-petrels, Alcids		
	W WA breeding concentrations of: Cormorants, Storm-petrels, Terns, Alcids		
	Great Blue Heron		
	Western High Arctic Brandt (formerly called Brandt)		
	Cavity-nesting ducks: Wood Duck, Barrow's Goldeneye, Common Goldeneye, Bufflehead, Hooded Merganser		
	Western Washington nonbreeding concentrations of: Barrow's Goldeneye, Common Goldeneye, Bufflehead		
	Harlequin Duck		
	Trumpeter Swan		
	Waterfowl Concentrations		
	Mountain Quail		
	Sooty Grouse		
	W WA nonbreeding concentrations of: Charadriidae, Scolopacidae, Phalaropodidae		
	Band-tailed Pigeon		
	Yellow-billed Cuckoo	Endangered	Threatened
Vaux's Swift			
Mammals	Dall's Porpoise		
	Humpback Whale	Endangered	Endangered
	Gray Whale	Sensitive	Endangered
	Sperm Whale	Endangered	Endangered
	Harbor Seal		
	Orca (Killer Whale)	Endangered	Endangered
	Harbor Porpoise (formerly called Pacific Harbor Porpoise)	Candidate	
	California Sea Lion		
	Steller Sea Lion		
	Roosting Concentrations of: Big-brown Bat, Myotis bats, Pallid Bat		
	Townsend's Big-eared Bat	Candidate	
	Keen's Myotis (formerly Keen's Long-eared Bat)	Candidate	
Columbian Black-tailed Deer			
Invertebrates	Pinto (Northern) Abalone	Endangered	
	Pacific Geoduck (formerly Geoduck)		
	Butter Clam		
	Native Littleneck Clam		
	Manila (Japanese) Littleneck Clam (formerly called Manila Clam)		
	Olympia Oyster		
	Pacific Oyster		
Dungeness Crab			

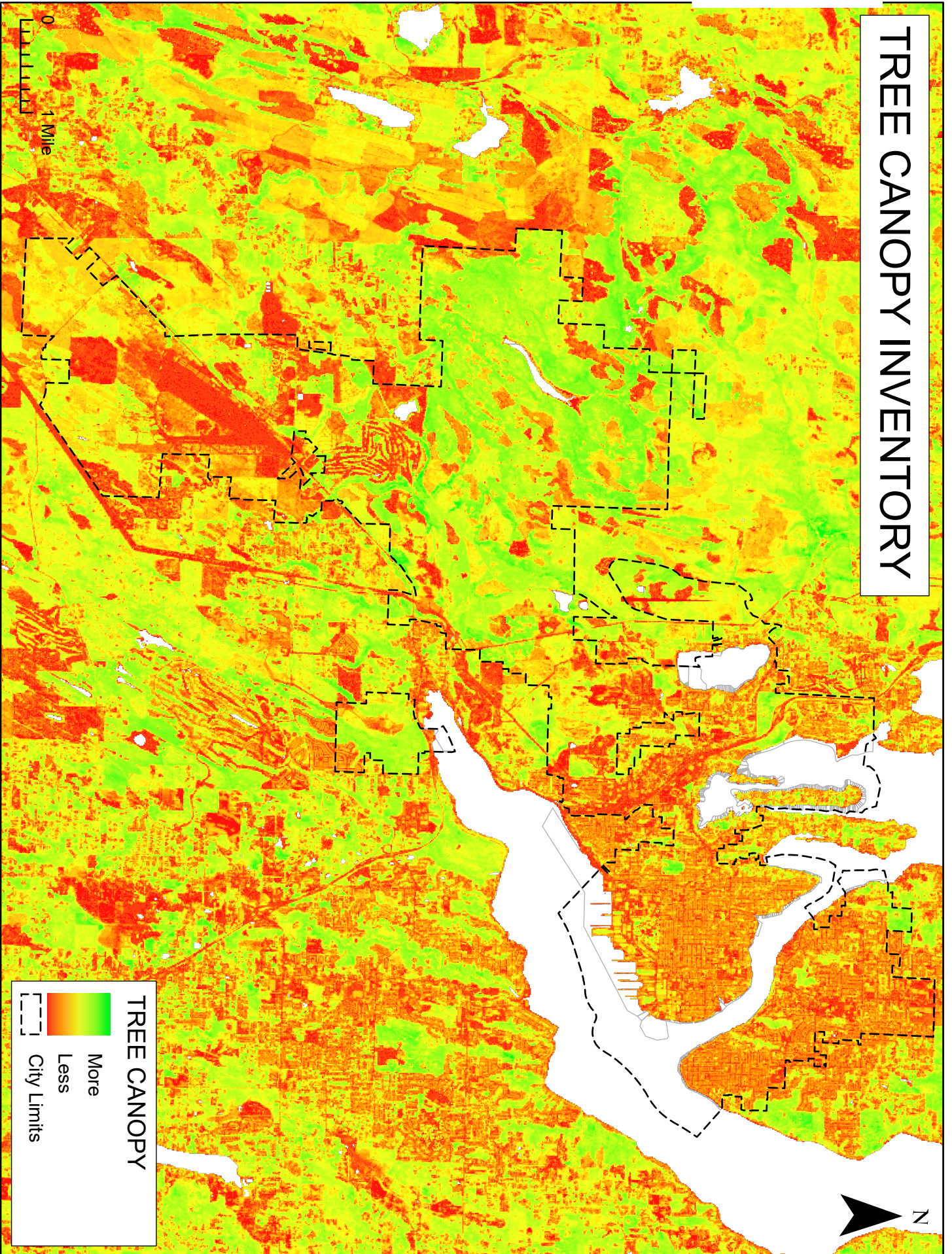
ATTACHMENT 1.I

	Pandalid shrimp (Pandalidae)		
	Western Bumble Bee	Candidate	Candidate
	Puget Blue	Candidate	

# SUBSTRATE INVENTORY



# TREE CANOPY INVENTORY



**TREE CANOPY**

More  
Less

City Limits

**CITY OF BREMERTON, WASHINGTON  
PLANNING COMMISSION AGENDA ITEM**

**AGENDA TITLE:** Workshop: Downtown Subarea Plan Update  
**DEPARTMENT:** Community Development  
**PRESENTED BY:** Garrett Jackson, Planning Manager; (360) 473.5289

**MEETING PURPOSE**

As part of the ongoing 2024 Comprehensive Plan Update, this workshop provides draft updated development standards for the Downtown Subarea Plan. The Planning Commission will be presented with potential revisions to the Subarea Plan for comment.

**PROJECT OVERVIEW**

“Bremerton2044” is the title of the City of Bremerton’s Comprehensive Plan Update, which focuses on evaluating which aspects of the plan are working and what needs to be adjusted. The update is required by the Washington State Growth Management Act (GMA) in order to demonstrate that Bremerton has the capacity to absorb population and employment increases forecast to the year 2044. Population estimates indicate that the City will grow to 63,757 persons and 58,258 jobs by 2044. As the US Census Bureau estimates that Bremerton’s population was 43,505 with 44,083 jobs in 2020, this means the City is forecast to increase its population by over 46%, with a 32% increase in the number of jobs. The Comprehensive Plan must also be consistent with regional planning goals established in Puget Sound Regional Council’s (PRSC) [Vision 2050](#) and County level planning efforts per the Kitsap Regional Coordinating Council (KRCC) [Countywide Planning Policies](#). The overarching principles and general concepts within the 2016 Comprehensive Plan continue to be applicable, however, some alterations are necessary to reflect changes in State and regional planning standards and to ensure that the document still represents the community as we plan for growth.

**ORDERS OF THE DAY**

This workshop is primarily intended for educational purposes and as an opportunity for the Planning Commission to receive comments from the public regarding draft updates to Chapter 6, Development Standards of the Downtown Subarea Plan.

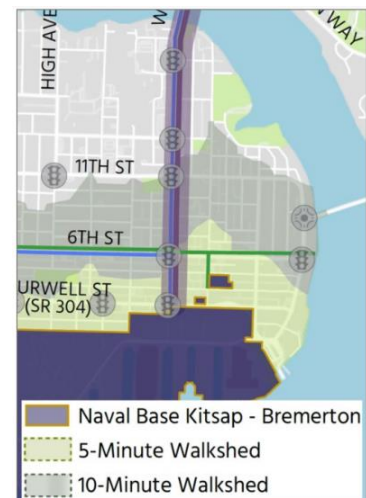
**ATTACHMENTS:**

**Attachment A:** Draft Downtown Subarea Plan, Chapter 6

## BACKGROUND

With the [February 27<sup>th</sup> Planning Commission Packet](#), the Planning Commission was provided with information which lead to proposed alterations of the Downtown Regional Center. The following provides an overview of those topics, however, the Planning Commission is encouraged to revisit the February packet for more information.

- **Scoping Comments.** 75% of all respondents to the [December Scoping Notice](#) indicated support for locating forecasted population increases within existing Centers and other high density locations, 25% indicated support for a citywide density increase, and 0% proposed increasing density specifically in the Low Density Residential zone. Of all existing Centers and other high density locations, Downtown is best situated to absorb forecasted growth.
- **Metropolitan Regional Growth Center.** Downtown Bremerton is designated by the Puget Sound Regional Council as a growth location on par with Seattle, Tacoma, and Everett. Bremerton's ability to absorb its *fair share* of the forecasted regional growth is included in the regional growth strategy per [Vision 2050](#). The City must take appropriate action to ensure that zoning standards within the Downtown Regional Center can accommodate PSRC growth projections, and those adopted by the Kitsap Regional Coordinating Council (KRCC) [Countywide Planning Policies](#).
- **Development Predictability.** It was relayed to the Planning Commission that the existing Subarea Plan lacks development predictability. Height maximums vary greatly throughout the Subarea, so that shared property lines could separate permitted structures of 40, to 60, to 80-feet in maximum height permitted in individual zones. With limited exception, other Centers within the City (the three District Centers and the Eastside Village Subarea Plan) all permit an 80-foot height limit in order to promote growth within these geographies; the Planning Commission should consider extending this development predictability to the Regional Center as well.
- **High-Capacity Transit (HCT) Stations.** [Kitsap Transit's Long Range Plan](#) has identified future Bus Rapid Transit (BRT) investments in Downtown and the Highway 303 Corridor, in addition to a planned express route from Downtown to Tacoma. To make these transit investments feasible, Downtown regulation should accommodate population densities supportive of Transit Oriented Development.
- **Naval Base Kitsap (NBK).** The vast majority of the Downtown Regional Center is within a 10-minute walk of the County's largest employer at NBK, in addition to Washington State Ferries, Kitsap Transit Ferries and buses, and Evergreen Park. Additional housing Downtown would enable NBK employees to walk to work, and has the potential to significantly reduce Vehicle Miles Traveled (VMT) and NBK congestion. The concentration of employment, transportation options, and amenities in this area provides a rare opportunity for increased livability within our jurisdiction.
- **Homelessness.** As the City assesses potential solutions to alleviate homelessness locally, a potential long-term answer is to provide additional housing by easing housing local regulations. This [8-minute video](#) provides a rationale that points to the over-regulation of housing standards as being complicit in the ongoing homelessness crisis.



## PROPOSED UPDATE TO THE DOWNTOWN SUBAREA PLAN

General provisions for maximum height, densities, and zone aggregation were discussed at the February Workshop; this workshop focusses on updated regulatory standards. The initial draft of revisions to Chapter 6 Development Standards of the Downtown Subarea Plan is provided as Attachment A; existing standards are available on the [City webpage](#). The text below provides information on updated Definitions, Procedures, Zoning Districts, and Overlay Districts; please see Attachment A for additional details not provided in this report. Additional information will be provided at the workshop. Note that revisions to the text are provided in legislative mark-up; new language is underlined and language that has been removed appears with ~~strikethrough~~.

## DEFINITIONS

Below, the Planning Commission will find examples of definitions proposed to be added, altered, or removed; additional items will be provided for review at the workshop.

- “Crime Prevention Through Environmental Design” is an urban design practice that seeks to reduce crime in public spaces, commercial zones, and residential areas through specific design features.  
**Staff Note:** This definition would introduce a new concept to the Downtown Subarea Plan document. Crime Prevention Through Environmental Design (CPTED) seeks to create spaces and development that have safety in mind from the point of concept. Later in the *procedures* section of the plan, it is relayed to applicants that a CPTED plan is required with every new development.
- “Tower” means that portion of a building that penetrates a sky exposure plane above seventy five feet (75’) in height. Towers are allowed only in specified high-density areas of the city. ~~A tower may be occupied by residential, commercial or community facility uses.~~  
**Staff Note:** The existing definition of a *tower* provides too much specificity by calling out what uses are permitted within the structure. Each zone contains an *allowed uses* section which details the permitted uses in a zone. It is more appropriate to separate the definition from permitted uses sections.
- ~~“Work/Live” combines residential as an accessory use with a commercial use allowed in the underlying zone and is located in a unit that is a suite of rooms of which not more than 40% of floor space is used for residential use.~~  
**Staff Note:** The Subarea Plan has separate definitions for *Live/Work* and *Work/Live* spaces. Both definitions are intended to describe a space that acts as both a residence and a place of work. Implementing a plan where a zone might allow *Live/Work* uses but potentially not *Work/Live* does not seem practical. *Live/Work* seems to be the more commonly used phrase when describing this type of use; Staff therefore proposes to retain that term.

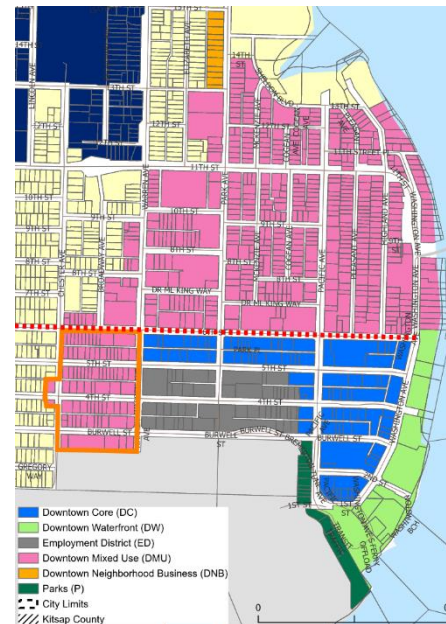
These are examples of added, altered, and removed definitions. The Planning Commission should review the provided Exhibit for additional terms, and be prepared to provide Staff with feedback on the proposed draft.

## PROCEDURES

The *Procedures* section of the code designates regulations that development in all zones must abide by. Sections of this code have been added, altered, and removed as well. Examples of each are provided below.

- **Naval Base Kitsap (NBK) Considerations.** This new section of the code formalizes some practices already in place and provides a codified response to recommendations made in a 2015 joint planning document called the [Joint Land Use Study \(JLUS\)](#). The JLUS was conducted to ensure compatibility of development types between our neighboring jurisdictions. Each Naval installation within Kitsap was studied to address potential issues and solutions between neighboring development. The height of structures within the City of Bremerton was an item that was noted for potential mitigation. Per the JLUS:

*“Downtown Bremerton has transformed over the past 10 years from a relatively small Navy town to a dynamic urban center. It is designated as a Metropolitan Growth Center by PRSC’s Vision 2040 and as such is anticipated to accommodate a significant part of Kitsap County’s growth. This transformation includes increased pressure for multi-story redevelopment in the areas close to the NBK-Bremerton fence-line. In many areas of Bremerton this redevelopment and multi-story buildings are compatible with Navy operations. However, in areas immediately adjacent to the fence-line, such development could complicate security monitoring and create line of site issues into sensitive areas of NBK-Bremerton.”*



These proposed procedural items are meant to address stewardship the City and NBK share to accommodate forecasted growth with the needs of national security. Proposed procedures include the following items:

- **Preliminary Coordination.** When consulting with the City on potential development, Staff currently recommends early consultation with NBK. This gives our partners at NBK a chance to provide early feedback, and developers an opportunity to consider feedback early in design phase. This is most easily accomplished at a Presubmittal meeting, where the applicant has the option to invite NBK staff to participate in the early development review process.
- **Notice.** DCD Staff currently provides notice to NBK when development proposals are located Downtown. This proposal would codify existing practices.
- **Security Plan.** When development is located south of 6<sup>th</sup> Street (indicated in red dash on the illustration) applicant may be required to submit a security plan for NBK consideration. After review, NBK may recommend that the Director of Community development require the developer to make accommodations for open space areas open to the public, rooftop open space areas, and that spaces within the building be restricted to keycard access.

iv. Height Considerations. For areas south of 6<sup>th</sup> Street and west of Warren Avenue, as indicated by a solid orange line in the image, NBK may request limiting heights in this zone to 60-feet (rather than the 80-feet proposed with these revisions). This height limitation would only apply to areas within this specific geography, and accounts only for the new proposed height increase; not the existing permitted 60-foot height limit.

- Design Review Board. Proposed revisions include transitioning the design review process to only be required when a departure from the code is needed. State legislative efforts to streamline the permit process ([SB 5290](#)) and limit design review ([HB 1293](#)) are indicative of market place sentiment that design review can be too subjective and takes too much time. Transitioning the Design Review Board approach will mirror the process currently codified with the Eastside Village Subarea Plan, where design review is only required in cases where departures are needed. Currently, design review is required for structures with four or more dwelling units or structures of 5,000 square feet or more. With this proposed change, more objective prescriptive design standards are proposed as discussed later in this report.

- Bonus Amenity Program (BAP). While not technically located within the *Procedures* section of the code, proposed changes would alter the procedures of this program in ways that simplify requirements and expand applicability. Currently, the Bonus Amenity Program only applies to the Downtown Core and Downtown Waterfront zones, but it proposed to be expanded to all zones within the Subarea. The BAP is proposed to transition from a Floor Area Ratio (FAR) based incentive tool, to a tool that requires development provide additional amenities based on the height of the structure. FAR is determined by dividing the floor area of a building by the lot area. This can be a difficult concept for the public to understand, as it is easier to contemplate the height of a building than overall square footage. With increased heights being proposed within Downtown, it seems appropriate to mitigate for those increases with improved requirements for additional amenities.



The *August 2023 Department of Commerce Guidance for Updating Your Housing Element*, provided with the [September Planning Commission Packet](#), notes several development regulation types that can be prohibitive to creating new housing. The Commerce document notes that limitations on FAR and structure height can create a barrier to creating new housing. Accordingly, Staff is proposing to replace FAR criteria with a more easily understood process based on structure height.

- Street Types. For the zones proposed to be aggregated into the Downtown Mixed Use Zone, development standards are currently based on *street typology*. Street types are defined in the *Circulation* section of the Subarea Plan, with the corresponding map provided here; this has not proven to be an easy system to understand. For instance, there are four different types of what a layperson might call *Multimodal* streets (regional

arterial, multimodal street, community boulevard, and pedestrian primary) within the Subarea Plan and each has separate development standards applied to structures fronting those streets. There are often cases where these street types intersect, causing separate development standards to be applied to different street frontages. Separating development standards from proposed capital improvements to streets will provide a more predictable development process.

As part of the Comprehensive Plan update process, the Public Works Department will be analyzing street sections to determine if proposed capital facilities need to be updated to accommodate current conditions. Initial conversations have indicated that changes are anticipated. For instance, some streets labeled as *residential* are instead federally classified as urban minor arterials. *Green streets* identified in the plan are intended to provide stormwater features promoting infiltration, however, it has not been demonstrated that soils throughout this area are conducive to infiltration.

Capital improvements include [public feedback](#) in the design phase of individual projects, and design can also be driven by grant funding available. The adjacent picture illustrates a section of Pacific Avenue, north of 11<sup>th</sup> Street, that includes stormwater features. While this was not anticipated by the Subarea Plan, it was the result of grant specified design and soils conducive to infiltration.



As development standards based on street type are only currently applied to zones that are proposed to be removed from the Subarea Plan, this section should not be retained. The Public Works Department will be analyzing whether street types within the Subarea Plan are still appropriate, and this work could take some time before it is ready for public review. Separating development standards from street type would ensure a more streamlined review process for the Planning Commission, while also simplifying the development code for potential projects in Downtown.

### ZONING DISTRICTS

The number of proposed zones would be reduced from the current nine zones to six zones, with five zones being aggregated into the Downtown Mixed Use zone and Downtown Neighborhood Business zone. The aggregation of zones is appropriate as heights and uses in these areas are proposed to be uniform. The remaining zones have divergent points in their development standards, and/or the intent of their zones, which necessitate maintaining separate zoning districts. The Downtown Core provides for taller structures than the remaining zones, the Downtown Waterfront also permits taller structures while requiring additional open space on the shoreline, and the

EXISTING ZONES	PROPOSED ZONES
Downtown Core (DC)	Downtown Core (DC)
Downtown Waterfront (DW)	Downtown Waterfront
Employment District (ED)	Employment District (ED)
Downtown Support District (DSD)	Downtown Mixed Use (DMU)
Pedestrian Oriented Mixed Use (POMU)	
Multifamily Residential 1 (MR1)	
Multifamily Residential 2 (MR2)	Downtown Neighborhood Business (DNB)
One/Two Family Residential (R20)	
Parks (P)	Parks (P)

Employment District is intended to provide NBK with a wider variety of uses meant to support employment opportunities at the shipyard. The Downtown Neighborhood Business zone is located in the northernmost geography of Downtown, and has proposed development standards that are more limited in scope to account for the transition from the Regional Center to less intense development areas.

While there are obvious distinctions between these zones, predictability in standards is proposed to encourage a more manageable development process. Unless stated otherwise, the following items are uniform between each zone:

- Minimum FAR 1.0. As noted previously in this report, Commerce notes an insufficient FAR can be a barrier to housing. That being said, the Subarea Plan currently utilizes FAR to ensure a minimum level of development also. Downtown preserves unparalleled access to jobs, transportation options, and cultural outlets, while the area within the Downtown is finite; maintaining a minimum standard of development ensures a greater return on community investment in the area.
- Minimum Open Space. A minimum amount of 75 square feet of open space per residential unit is proposed throughout the Subarea Plan. This can be satisfied in many ways, for example: private balconies, outdoor spaces, exercise rooms, etc.
- Minimum Floor-to-Ceiling Height on the Ground Floor. Existing floor-to-ceiling height requirements within the Subarea Plan range from 12, 14, 16, and 20-feet. Through data gained through the Design Review Board process, departures are most often requested for ceiling heights exceeding 12-feet in height. As the market appears to be able to support this height, the proposal is to codify this minimum requirement across all zones; the exception being the Downtown Neighborhood Business zone where ground floor commercial uses are not mandated.
- Design Standards. In 2017, Design Standards in commercial and mixed-use zones throughout Bremerton were analyzed by the Planning Commission and later adopted by the City Council with Ordinance 5319. Since that time, implementing design standards for proposed structures has been much more manageable for the development community. This is due to a more predictable approach throughout all zones, with criteria that is easy to understand. This approach was also supported by the Planning Commission, and development community, with the May 2022 update to the Eastside Village Subarea Plan. State legislative efforts to streamline the permit process ([SB 5290](#)) and limit design review ([HB 1293](#)) indicate that a more predictable permitting process is needed to accommodate forecasted growth. Accordingly, proposed design standards provide a more robust (yet predictable) set of guidelines for development to follow. These standards are similar to those required in the Eastside Village Subarea and District Center Core zones, thus furthering efforts to have similar standards throughout Centers in Bremerton.
- Parking Maximums. As stated previously in this report, area within Downtown is finite; for both the public and developers this can lead to problems with parking. With each new development for Downtown, members of the public have concerns regarding where their new neighbors will be parking their vehicles. With NBK employees, shoppers, and residents all competing for parking spaces, it can be challenging at times to park directly adjacent to your destination. Developers also draw issue with parking, as some lots cannot accommodate the minimum number of parking stalls and potential satellite parking properties are limited. By removing the maximum number of parking spaces, this gives

the developer the option to add surplus parking that they can then provide commercially; Marina Square is an example of this principle at work. Parking maximums can also be counterintuitive as Structured Parking (commercial parking garage) is often an allowed use in zones Downtown, so it does not appear productive to limit the number of spaces with one regulation only to permit entire structures dedicated to parking with another.

- **Maximum Allowable Floorplate.** Provisions exist for buildings to be setback from property lines that are staggered dependent on the height of the building. For instance, there may be zero setback at the ground floor, but a building setback of 10-feet from the property line for section of the building higher than 20-feet, and other setback for sections above 45-feet may be required. This is to ensure that resulting development does not cast a complete shadow on areas within Downtown. There are additional setback standards for structures greater than 75-feet in height. Within this in mind, limiting the maximum floorplate to as little as 10,000 square feet may be unnecessary and prohibitive to development.
- **Tower Siting.** Current regulations require that *towers* (buildings greater than 75-feet in height) cannot be sited closer than 80-feet in proximity to one another. The proposed revisions offer an exception to this requirement, where a tower may be sited closer to another tower only in cases where 30-feet of continuous public open space is provided between structures. This recognizes both the finite area within Downtown, and need for additional public spaces for recreation.
- **Urban Tree Canopy.** With the consolidation of many zones resulting in the proposed Downtown Mixed Use zone becoming the largest zoning district within the Subarea, there is a potential opportunity to ensure the resulting zone addresses community suggestions for increased open space and combatting urban heat islands. With that in mind, the proposed zone would require developing properties to provide increased open space along street frontage, aimed at increasing the urban tree canopy. Proposed criteria would require development to select tree species that would ensure canopy coverage of the open space area within a 10-year period of time. While some flexibility is proposed to account for potentially difficult sites, the draft language requires a connection to the street in all cases.



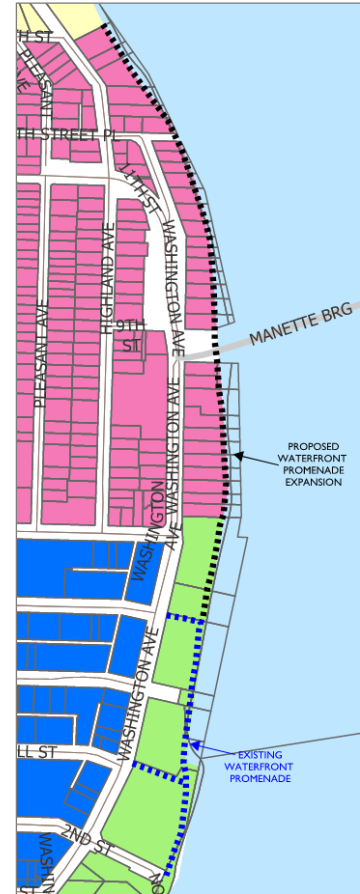
### OVERLAY DISTRICTS

The proposed revisions would reduce the number of overlays from four to two. The following provides an analysis for the proposed changes:

- **Neighborhood Business.** Illustrated in orange in the adjacent image, this overlay is proposed to be reduced in size and transitioned to a standalone zoning district.
- **Sustainability District.** Illustrated in green in the adjacent image, this overlay is proposed to be removed entirely, as there are currently no development standards required for the overlay. Instead, promoting environmental

stewardship through the Subarea is proposed, with expanded open space requirements to combat heat islands, and *Leadership in Energy and Environmental Design* (LEED) certification being expanded in the Bonus Amenity Program to projects outside of the DC and DW zones.

- **Highland Avenue.** To promote the creation of additional housing, while being sensitive to approximately 30 properties within this overlay, structures within the Highland Avenue Overlay are proposed to be limited to 35-feet in height within 20-feet of the primary front lot line. This criteria is intended to provide for an architectural or open space transition, while promoting additional housing within the Regional Center.
- **Waterfront.** Illustrated in blue in the overlay illustration, the Waterfront overlay is proposed to be transitioned to denote properties required to provide a waterfront public pedestrian promenade connection. An existing pedestrian promenade exists extending from 2<sup>nd</sup> Street to 5<sup>th</sup> Street, with connections to Washington Avenue. As the City develops over time, the promenade would connect the ferry terminal to Evergreen Park with a pedestrian connection; in the interim each development would provide new expanded public access. Currently the purpose of the overlay is solely to limit properties within this geography to a maximum structure height of 40-feet. The Planning Commission has received verbal and written testimony from property owners within this overlay, that they support an increase to the proposed 80-foot height limit. The Planning Commission should consider the limited number of properties whose views would be partially obstructed by potential waterfront development, against the increased opportunities for all Bremerton citizens to enjoy increased access to the shoreline.



## SUMMARY

This report provides background information on potential increases in height, density, and proposed aggregation of zones. Proposed Subarea Plan updates include revisions to Definitions, Procedures, Zoning Districts, and Overlay Districts. Additional information on these subjects will be discussed at the workshop.

## ORDERS OF THE DAY

This workshop is primarily intended for educational purposes and as an opportunity for the Planning Commission to receive comments from the public regarding the potential revisions to Chapter 6 Development Standards of the Downtown Subarea Plan and provide direction. The Planning Commission should review the proposed standards provided as Attachment A and be prepared to offer comments to Staff on any areas of interest.

## **6.0 DEVELOPMENT STANDARDS**

### INTRODUCTION

The following development standards apply as zoning within the Downtown Subarea pursuant to BMC 20.80. The development standards are supplemental to the Bremerton Municipal Code. These standards supersede where they diverge from the BMC. Topics not explicitly regulated remain subject to all provisions of the BMC.

### **6.1 DEFINITIONS**

**“Articulation”** means the manner in which the structure of the building is expressed.

**“Building Frontage Setback”** measures the distance from the structure to the inside line of the Desired Pedestrian Area as per Street Typologies.

**“Compatibility”** means the size and character of a building element relative to other elements around it.

**“Crime Prevention Through Environmental Design”** is an urban design practice that seeks to reduce crime in public spaces, commercial zones, and residential areas through specific design features.

**“Daylighting”** Daylighting means providing primarily natural rather than artificial lighting of an interior space. High daylighting potential is found in those spaces that are primarily daytime occupied. When properly designed and effectively integrated with the electric lighting system, daylighting can offer significant energy savings by offsetting a portion of the electric lighting load.

**“Easily Adaptable to a Commercial Use”** means the space is constructed to meet International Building Code (IBC), International Fire Code (IFC), and utility requirements for minimum standards accepted by the Department for a Type-B occupancy.

**“Expression Lines”** Elements of a building facade which express its structure including cornices, fenestration, columns and bays.

**“Facade”** any vertical, exterior face or wall of a building, often distinguished from other faces by architectural details.

**“Floor Area Ratio (FAR)”** is a figure that expresses the total floor area as a multiple of the lot area. This figure is determined by dividing the floor area of all buildings on a lot by the lot area prior to removal of lot area for dedication.

**“Impervious Surfaces”** are sealed surfaces which repel water and prevent precipitation from infiltrating soils.

**“Live Work”** means a commercial business that is physically combined with a residential unit, having direct and continuous interior access between business and residential. Not more than 2 persons engaged in any of the following areas:

1. artist studio (allowing walk-in trade)
2. high tech
3. general office and business services
4. personal services.

and at least one (1) of those persons resides in the dwelling unit where the commercial use they engage is carried on. Live-work businesses are subject to limited hours of operation from 8:30 AM to 7:00 PM.

**“Low impact development (LID)”** is a set of storm-water management practices that allows sustainable management of stormwater, including bio-retention and infiltration facilities and permeable paving. See the

## Low Impact Development Technical Guidance Manual for Puget Sound

**“Maximum Height”** calculations exclude

1. parapets
2. mechanical penthouses
3. roof forms and decorative elements not intended for occupancy
4. stairs
5. elevators

**“Modulation”** means horizontal or vertical variations in the plane of a structure wall within specified intervals of width and depth, as a means of breaking up a structure’s apparent bulk.

**“Mixed-use Building”** ~~means a building that contains at least eighty percent of one floor devoted to allowed non-residential uses in a primarily residential building, or at least one floor devoted to residential uses in a primarily commercial building.~~ means the development of a site or building with a combination of residential and nonresidential uses in a single or physically integrated group of buildings.

**“Net Floor Area”** is the amount of floor area within a building as measured to the inside face of the exterior building walls, excluding

1. spaces below grade
2. space devoted to parking
3. mechanical space
4. elevator and stair shafts
5. space devoted to special amenities
6. exterior decks open to the air

**“Open Space”** includes

1. Private balconies of any size immediately adjacent to residential units
2. Outdoor areas (roof gardens and terraces and at grade exterior spaces) with a minimum of ten (10) feet by six (6) feet.
3. Indoor common amenity areas such as bicycle/sporting-equipment storage areas, exercise rooms, party rooms, libraries, conference rooms, spas, or common rooms with a minimum dimension of ten (10) feet by ten (10) feet.

**“Pedestrian-Oriented”** means commercial uses with the following attributes:

1. Scale and character that encourages an approach by either walking or cycling.
2. Walk-in trade and small business establishments such as specialized retail and food stores, restaurants, personal service establishments, convenience stores, professional services.
3. Contain outdoor displays and contribute to the ground level activity of the street.
4. ~~\*Where the market is not yet available for pedestrian oriented uses, ground floor spaces may be designed in such a manner that frontages may be easily adaptable to future active uses. To be considered adaptable, ground floor facades must have a fourteen (14) foot floor to ceiling height and the sidewalk level facade must include an entrance or entrances to accommodate a single or multiple tenants or be structurally designed so entrances can be added when building is converted to pedestrian oriented uses.~~

**“Roof Peak”** The highest point of the building.

**“Scale, Human”** means architectural and structural proportions that relate to the human form and/or that exhibits through its structural or architectural components of the human functions contained within.

**“Street Wall”** means that portion of the building which directly abuts the Building Frontage Setback.

**“Transitional Area”** Portion of property facing the linear street frontage which is required to achieve a desired pedestrian area as per street typology requirement.

**“Tower”** means that portion of a building that penetrates a sky exposure plane above seventy five feet (75') in height. Towers are allowed only in specified high-density areas of the city. ~~A tower may be occupied by residential, commercial or community facility uses.~~

**“Wall Plate”** that structural element (often a horizontal timber) situated along the top of a wall at the level of the eaves for bearing the ends of joists or rafters.

**“Wall to Window Ratio”** is the proportion of a wall area to compared to the total window area where the window is located. For example, if a window covers 25 square feet in a 100 square-foot wall then the WWR is 25/100 or 0.25.

**“Weather Protection”** means awnings, canopies, arbors which extend from the building facade a minimum projection of four feet over the pedestrian area. Projection must be greater than eight feet in height.

~~**“Work/Live”** combines residential as an accessory use with a commercial use allowed in the underlying zone and is located in a unit that is a suite of rooms of which not more than 40% of floor space is used for residential use.~~

## **6.2 PROCEDURES**

### **6.2.1 DESIGN REVIEW**

(1) All projects requesting a departure from Subarea Plan and Bremerton Municipal Code (BMC) Title 20 prescriptive standards within the Subarea with four or more residential units or 5,000 GSF commercial shall undergo Design Review per BMC 20.02.085.150. The DRB shall evaluate for compliance with a.) Design principles per Chapter 4 and b) Purpose and Intent statements of Chapter 6.

(2) Dimensional and Design Standards within this chapter are departable by Design Review Board excepting height limitations. Any departure granted shall be formally documented in the Design Review process, including why a departure is necessary to meet an Urban Design Principle in the Subarea Plan.

(3) Modification of Development Standards and deviation from the urban design principles of Chapter 4: Any proposal to modify development standards through a Design Review Procedure shall not undermine the intent of the standards of this Chapter.

### **6.2.2 APPLICABILITY OF OVERLAY ZONING DISTRICTS**

(1) Mapping of overlay districts. The applicability of any overlay zoning district to a specific site is shown by the Overlay Map;

(2) Any land use allowed in the applicable base zoning district may be allowed within an overlay district, subject to any additional requirements of the overlay district;

~~(3) Development and new land uses within an overlay district shall obtain the land use permits required by the base zoning district.~~

### **6.2.3 SATELLITE PARKING.**

~~For the purposes of this Chapter, Satellite Parking, consistent with BMC 20.44.220, is allowed on any existing parking lot within the Downtown Subarea if satisfying a parking requirement for another use within the Subarea. No new principal parking use may be constructed for Satellite Parking if not allowed in the~~

~~zone. A binding agreement signed by the owner of the Satellite Parking must be executed, approved by the City, and recorded with the County Auditor.~~

#### 6.2.4 — STREET TREE ALLOCATION

~~Where applicable, this area located within the building frontage setback may be either private property subject to a condition of development or dedicated as public right of way.~~

#### 6.2.5 — SIDEWALK ALLOCATION

- ~~(1) For all zones a sidewalk allocation shall be provided according to street typology.~~
- ~~(2) Sidewalk allocation may be either private property subject to a condition of development or dedicated as public right of way.~~

#### 6.2.4 CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN (CPTED)

All new development shall submit a CPTED plan to the City demonstrating how CPTED has been integrated into the proposed development. This could include elements such as how public surveillance of the site is maintained, lighting in alleys and parking areas, and control of access entry/exit points.

#### 6.2.5 NAVAL BASE KITSAP-BREMERTON (NBK) CONSIDERATIONS

To ensure forward compatibility with NBK operations, the Director is authorized to establish conditions of permit approval that address potential security impacts to Naval operations. NBK may request specified mitigation related to criteria outline below, and requests made by the installation shall hold substantial weight in Director permit decisions for development of new structures. All applicable new development is subject to the following:

- Preliminary Coordination. Applicants are encouraged to work cooperatively with NBK in the design of proposed buildings or land development proposals in order to address design elements that will promote compatibility with Navy operations and to mutually benefit both parties.
- Notice. The City shall provide notice of permit applications to NBK for the development of new structures within the Downtown Subarea Plan. NBK shall have at least 15 days to respond to City provided notification.
- Security Plan. NBK may request a security plan from the applicant for proposed development of properties located south of 6th street. Through NBK security plan review, NBK may identify mitigation recommendations to the Director limited to: Secure keycard only building access for tenants, limit to open space areas available to the public, and potential limit to rooftop open space areas. In instances where reductions in open space are requested, the Director may proportionately reduce the overall open space required by the zone on a case-by-case basis.
- Height Considerations. For properties within the Downtown Subarea Plan located both south of 6th Street and west of Warren Avenue, security plan review may also include the option for the NBK to recommend rejection of building heights above 60-feet.

#### 6.2.6 CHANGE OF USE OR REHABILITATION OF EXISTING BUILDING.

When an existing building or structure is remodeled, improved or a change in use or tenancy occurs, it shall be exempt from off-street parking requirements; provided, that the structure is not enlarged, extended or structurally altered outside the existing building envelope. The number of off-street parking spaces shall not be decreased, except in cases where the resulting decrease in parking conforms to the minimum number required by this chapter. No parking spaces shall be available for commercial or satellite parking uses unless demonstrated to be surplus from minimum parking standards of the zone for new development. Development shall otherwise conform to requirements per RCW 43.21C.450; RCW

35A.21; RCW 35.21 RCW; and RCW 19.27A RCW.

### 6.2.7 EASILY ADAPTABLE TO A COMMERCIAL USE

Where the market is not yet available for pedestrian oriented uses, ground floor spaces may be designed in such a manner that frontages may be Easily Adaptable to a Commercial Use. To be considered adaptable, ground floor facades must meet the minimum floor to ceiling height of the zone, and the sidewalk level facade must include an entrance or entrances to accommodate a single or multiple tenants or be structurally designed so entrances can be added when building is converted to pedestrian oriented uses.

### 6.2.8 PROHIBITED USES.

Any use not listed as a permitted, conditional, or accessory use by the zone; or any use not determined to be a similar use pursuant to BMC 20.40.150; or any use not found to be an allowable accessory use to the principal use shall be prohibited within that zone unless allowed otherwise by law.

## **6.3 DOWNTOWN CORE**

### **6.3.1 INTENT AND PURPOSE**

1. The intent of this zone is to focus commercial, entertainment, cultural, civic uses and urban residential into an active compact, walkable area served by public transit. ~~This zone is served by a Bonus Amenity Program.~~
2. Allow taller buildings with required spacing and bulk controls to lessen environmental impacts such as overshadowing and wind down drafts.
3. Introduce a vibrant mixed use neighborhood and improve the pedestrian oriented nature of downtown to reduce dependence on the automobile.



### **6.3.2 USE STANDARDS**

1. Pursuant to BMC 20.75.020 and BMC 20.75.050 with the following additions:
  - i. Hotels shall be considered residential uses.
  - ii. ~~Work/live~~
  - iii. ~~Live/Work~~
2. Pedestrian oriented uses required on a minimum of sixty (60) percent of ground floor.~~‡ Where the market is not yet available for pedestrian oriented uses, ground floor spaces may be designed in such a manner that frontages may be Easily Adaptable to a Commercial Use. easily adaptable to future active uses. To be considered adaptable, ground floor facades must have a fourteen (14) foot floor to ceiling height and the sidewalk level facade must include an entrance or entrances to accommodate a single or multiple tenants or be structurally designed so entrances can be added when building is converted to pedestrian oriented uses.~~

### **6.3.3 LOT REQUIREMENTS**

- (1) ~~Development shall have a minimum FAR of 1.0 comply with the following floor area ratio, defined as the net floor area divided by the lot area.~~

<del>Maximum Base FAR</del>	<del>3.25</del>
<del>Minimum FAR</del>	<del>1.0</del>
- (2) ~~FAR may be increased beyond 3.25 when a public amenity is provided as pursuant to Chapter~~

~~6.11 Bonus Amenity Chart in collaboration with the Design Review Board, and provided design guidelines and design standards are met.~~

- (3) Maximum Lot Coverage for structures above 45' 75%

6.3.4 HEIGHT REQUIREMENTS

- (1) Maximum allowable heights within the DC zone are market driven pursuant to (see figure 6.3).
- (2) Minimum street wall height 30'
- (3) Maximum street wall height 45' (see setback standards)
- (4) Minimum fourteen (14) feet floor to ceiling height at ground floor.

6.3.5 AMENITY SPACE REQUIREMENTS

- (1) Open space required per unit 75 sq. ft.

6.3.6 DESIGN STANDARDS

A. Downtown Core Setbacks

	Height Condition	Building Frontage (Front Setback)	Minimum Side	Minimum Rear
Building Base	0-18'	0	0	0
Building Mid	19'-45'	0	10'	0
Building Top	45' up	8'	10'	10'

B. Building Frontage Facade Requirements

- (1) A minimum of sixty (60) percent between two (2) and eight (8) feet in height must be comprised of doors or transparent windows that allow views of interior product display areas.
- (2) Minimum Required Entrances One (1) entrance per fifty (50) lineal feet of sidewalk.
- (3) Weather Protection 75% of front facade.
- (4) Top and Base. Buildings shall convey a visually distinct base and top. A "base" can be emphasized by a different masonry pattern, more architectural detail, visible plinth above which the wall rises, storefront, canopies, or a combination. The top edge is highlighted by a prominent cornice, projecting parapet or other architectural element that creates a shadow line.
- (5) Orientation. All properties adjacent to a public right-of-way shall orient structures toward the primary street. Properties located at intersections should orient their structures toward the intersecting corner.
- (6) Blank Facades. Building facades shall not present a blank facade to view from public rights-of-way, common parking areas, or residential properties. Such facades may be broken by windows, trellises, columns, variations in plane, or other devices that add variation and interest to the facade.
- (7) Mechanical Equipment Screening. Rooftop and ground-level mechanical equipment shall be screened from view from public streets. Screening materials shall be architecturally similar to the primary structure.
- (8) Facade may not continue in an unbroken line for more than thirty (30) feet.
- (9) Multiple Roof Lines. Structures shall have at least three (3) horizontal roof lines, as viewed from the front facade.
- (10) Facade Materials. At least three (3) different facade materials shall be incorporated into the exterior appearance of the structure (wood, brick, stucco, tile, shingles, other).

### 6.3.7 MAXIMUM ALLOWABLE TOWER FLOORPLATE

- 1 Residential uses — 12,000 GSF
- 2 Commercial uses — 20,000 GSF

### 6.3.87 TOWER SITING

(1) Towers (structures above seventy five (75) feet in height) may not be built within an eighty (80) foot dimension from the edge of an existing tower. Exceptions may be considered when recommended by the Design Review Board if continuous public open space area is located between towers, and is at least 30-feet in width.

### 6.3.98 PARKING REQUIREMENTS

- (1) Nonresidential uses per 1,000 GSF  
Minimum 1 space  
~~Maximum 4 space~~
- (2) Residential uses  
Minimum .5 spaces per residential unit
- (3) The first 3,000 ground floor GSF retail area shall be exempt from off street parking requirements.

### 6.3.109 PARKING DESIGN STANDARDS

- (1) No surface parking shall be located between the building and the front property line. On corner lots, no parking shall be located between the building and either of the two (2) front property lines.
- (2) For surface parking lots greater than five thousand (5,000) sq ft should provide clearly identifiable, lighted and landscaped pedestrian paths ~~of at least eight (8) feet in width through the surface parking lot to building entrance. This path shall contain a continuous landscaped areas of at least three (3) feet wide on at least one side of the path except where a pathway crosses vehicular lanes.~~
- (3) Structured parking is not permitted at first floor street facade. All parking located on the ground floor shall be screened behind active pedestrian or residential uses. Minimum depth of uses is twenty five (25) feet.
- (4) Where commercial or residential space is not available to accomplish this, features such as planters, decorative grills, green screens or public art shall be used for screening subject to DRB approval.
- (5) Parking garages are subject to design principles listed in Bremerton Subarea Plan Section 5.8.3
- (6) Parking shall meet the requirements of Chapter 20.48 BMC except where conflicting the principles of this Chapter supersede.

### 6.3.110 VEHICULAR ACCESS

- (1) Parking and vehicular access from alley is required where alleys exist. ~~Where no alley exists vehicular access is preferred from non Pedestrian Primary Streets.~~
- (2) ~~Driveways crossing a Primary Pedestrian Street must be clearly marked with appropriate signage and a cross with a minimum five (5) by five (5) foot notched view triangle to increase pedestrian safety. shall conform to requirements per Public Works Driveway and Intersection Sight Triangles (std. 3123).~~

### 6.3.12 LANDSCAPING

Landscaping standards are pursuant to BMC 20.75.090 except where conflicting the principles of this Chapter supersede.

### 6.3.12 SIGN STANDARDS

Sign standards are pursuant to BMC 20.75.100

### 6.3.13 CHANGE OF USE OR REHABILITATION OF EXISTING BUILDING

Pursuant to BMC 20.75.110

## 6.4 DOWNTOWN WATERFRONT

### 6.4.1 INTENT AND PURPOSE

- (1) The intent of this zone is to provide for an array of uses related to the water, multimodal transportation facilities, residential and mixed uses.
- (2) Maintain view corridors and encourage creation of public access to the water.
- (3) Increase building height with bulk controls to lessen environmental impacts such as overshadowing, wind down-draft, and loss of views.
- (4) Improve the pedestrian oriented nature and promote the public significance of the downtown waterfront zone by reducing surface parking and encouraging a higher and better use.



### 6.4.2 USE STANDARDS

- (1) Pursuant to BMC 20.76.020 and BMC 20.76.050 with the following addition:
  - i. Hotels shall be considered residential uses.
- (2) Pedestrian oriented uses required on a minimum of fifty (50) percent at the ground floor facade. Where the market is not yet available for pedestrian oriented uses, ground floor spaces may be designed in such a manner that frontages may be Easily Adaptable to a Commercial Use.

### 6.4.3 LOT REQUIREMENTS

- (1) Development shall have a minimum FAR of 1.0  
~~Development shall comply with the following floor area ratio, defined as the net floor area divided by the lot area.~~
- (2) Minimum allowed FAR 1.0  
~~FAR may be increased beyond 2.0 when a public amenity is provided as pursuant to Chapter 6.11 Bonus Amenity Chart in collaboration with the Design Review Board, and provided design principles and standards are met.~~
- (3) Maximum Development Coverage for structures above 45' 75%

### 6.4.4 HEIGHT REQUIREMENTS

- |                                |     |
|--------------------------------|-----|
| (1) Minimum street wall height | 30' |
| (2) Maximum street wall height | 45' |
- (3) First floor heights within DW zone must be a minimum of fourteen (14-12) feet floor to ceiling.

#### 6.4.5 AMENITY SPACE REQUIREMENTS

- (1) Open space required per unit 75 sq. ft.
- ~~(2) Properties within the Waterfront Overlay shall provide a public walkway promenade along the entire width of the property. Promenade shall be a minimum of 8-feet in width. Promenade connections shall be provided to the public right of way and adjacent properties. Where no adjacent property promenade exists, designs shall be forward compatible to enable future connection. Waterfront public open space and amenities achieved through the Bonus Amenity System (chapter 6.11) shall meet the following standards~~
- ~~i. New public open spaces shall include a clear path and view to the waterfront from the public right of way at Washington Avenue.~~
  - ~~ii. Minimum dimension of a new public open space meeting the requirements of bonus amenity system 2A is sixty (60) feet along the Washington Avenue property line.~~
  - ~~iii. All new exterior public open spaces within the Waterfront District must be improved with pedestrian pathways, seating opportunities, landscaping and adequate pedestrian scaled lighting. The above improvements must be provided on at least ten (10) percent of new amenity space surface area.~~
- (3) Waterfront public amenity spaces must be freely accessible to the public for a minimum of fourteen (14) hours daily. Access shall not be gated or similarly obstructed at any time.

#### 6.4.6 DESIGN STANDARDS

##### A. Setbacks Downtown Waterfront

	Height Condition	Building Frontage (Front Setback)	Minimum Side	Minimum Rear
Base	0-18'	0	0	0
Mid	19'-45'	0	10'	0
Top	45' up	8'	10'	10'

##### B. Building Frontage

- (1) A minimum of sixty (60) percent between two (2) and eight (8) feet in height must be comprised of doors or transparent windows which provide views to interior displays.
- (2) Minimum Required Entrances One (1) entrance per fifty (50) lineal feet of sidewalk.\*
- (3) Weather Protection 75% of front facade.
- (4) Top and Base. Buildings shall convey a visually distinct base and top. A "base" can be emphasized by a different masonry pattern, more architectural detail, visible plinth above which the wall rises, storefront, canopies, or a combination. The top edge is highlighted by a prominent cornice, projecting parapet or other architectural element that creates a shadow line.
- (5) Orientation. All properties adjacent to a public right-of-way shall orient structures toward the

primary street. Properties located at intersections should orient their structures toward the intersecting corner.

- (6) Blank Facades. Building facades shall not present a blank facade to view from public rights-of-way, common parking areas, or residential properties. Such facades may be broken by windows, trellises, columns, variations in plane, or other devices that add variation and interest to the facade.
- (7) Mechanical Equipment Screening. Rooftop and ground-level mechanical equipment shall be screened from view from public streets. Screening materials shall be architecturally similar to the primary structure.
- (8) Facade may not continue in an unbroken line for more than thirty (30) feet.
- (9) Multiple Roof Lines. Structures shall have at least three (3) horizontal roof lines, as viewed from the front facade.
- (10) Facade Materials. At least three (3) different facade materials shall be incorporated into the exterior appearance of the structure (wood, brick, stucco, tile, shingles, other).

\* This requirement may be met by the design of ground related entrances to townhouse units.

#### 6.4.7 ~~TOWER MAXIMUM ALLOWABLE FLOORPLATE~~ ~~10,000 GSF~~

#### 6.4.78 TOWER SITING

- (1) Towers (structures above seventy five (75) feet in height) may not be built within an eighty (80) foot dimension from the edge of an existing tower. Exceptions may be considered when recommended by the Design Review Board if continuous public open space area is located between towers, and is at least a minimum 30-feet in width. Open space area shall comply with view corridor requirements per the Bremerton Shoreline Master Program.

#### 6.4.89 PARKING REQUIREMENTS

- (1) Nonresidential uses per 1,000 GSF  
Minimum 1 space  
~~Maximum 4 space~~
- (2) Residential uses  
Minimum .5 spaces per residential unit
- (3) The first 3,000 square feet of gross ground floor retail area shall be exempt from off street parking requirements.

#### 6.4.910 PARKING DESIGN STANDARDS

- (1) No surface parking lots are permitted between the building and the front property line.
- (2) Structured parking is not permitted at first floor street facade. All parking located on the ground floor shall be screened behind active pedestrian or residential uses.
- (3) All above grade structured parking shall be screened by one of the following and is subject to review by the Design Review Board:
  - i. Residential or commercial uses minimum depth of twenty five (25) feet.
  - ii. Green landscaped walls
  - iii. Public art

#### 6.4.101 LANDSCAPING

Landscaping standards are pursuant to BMC 20.765.090 except where conflicting the principles of this Chapter supersede.

#### 6.4.1 ~~12~~ SIGN STANDARDS

Sign standards are pursuant to BMC 20.7~~65~~.100

#### 6.4.13 ~~CHANGE OF USE OR REHABILITATION OF EXISTING BUILDING~~

Pursuant to BMC 20.75.110

### **6.5 EMPLOYMENT DISTRICT (ED)**

#### 6.5.1 PURPOSE AND INTENT

(1) The intent of this zone is to provide a central area for a range of industrial and commercial uses including artistic, light industrial, high tech, research and development and others. Residential uses are allowed but are not intended to dominate other uses in the area. Live/work or work/live residential development that is tolerant of light industrial uses is preferred.

(2) Design standards encourage an adaptable building form that exhibits the physical design characteristics of a traditional warehouse district.

(3) Encourage new development that incorporates building methods and materials to promote permanence and express skilled craftsmanship. Building massing and materials should contrast and be distinctive from the other neighborhoods in the downtown. The use of metals, exposed concrete and brick materials are encouraged.

(4) Provide housing opportunities for workers as well as vibrancy and increased district activity. ~~Additional FAR bonus will be granted to those developments that include live/work or work/live spaces, as well as a combination of multiple uses.~~



#### 6.5.2 USE STANDARDS

##### (1) Permitted Uses:

- Artist Studio and Gallery
- Co-location of wireless communications facility
- Communications and Broadcasting facility
- Educational facilities
- General Office and business service
- General Retail
- Light ~~industry~~ **Industrial**
- Live/work
- Entertainment Use, Motion Picture Theater
- Outdoor Storage
- Park/Playground and Open Space
- Personal Service Business

Public Administration  
 Public and Private park  
 Restaurant and drinking place  
 Residential as a secondary use ~~(pursuant to the requirements of 6.8.4)~~  
 Structured Parking  
 Transportation facility  
 Veterinary hospitals  
 Warehousing  
~~Work/live and live/work~~  
 Welfare and charitable Services  
 Worship, Religious or Community facility

Prohibited Uses: Automobile Sales, Service and Repair.

(2) Pedestrian oriented uses required on a minimum of fifty (50) percent at the ground floor facade. Where the market is not yet available for pedestrian oriented uses, ground floor spaces may be designed in such a manner that frontages may be Easily Adaptable to a Commercial Use.

6.5.3 LOT REQUIREMENTS

(1) Development shall have a minimum FAR of 1.0

<del>(1) Base Maximum FAR</del>	4.5
<del>(2) Maximum FAR for buildings including a minimum of one floor work/live or live/work</del>	6.0
<del>(3) Minimum FAR</del>	1.0

6.5.4 HEIGHT REQUIREMENTS

<del>(1) Maximum Height</del>	80'
<del>(2) Minimum Floor to Ceiling Height</del>	16' first floor 12' upper ground floors
<del>Desired number of stories</del>	5

6.8.4 RESIDENTIAL REQUIREMENTS

- ~~(1) Residential uses are accessory to non-residential uses within live-work and work-live associated uses in any portion of a building.~~
- ~~(2) Residential as a secondary use which is not located within a live/work or work/live format may not be located on the ground floor.~~
- ~~(3) At least 25% of residential units must have live/work or work/live configurations~~

6.5.5 DESIGN STANDARDS

A. Setbacks

Building Frontage*	0'
Minimum Side	0'
Minimum Rear	0' 3' if alley width is less than sixteen (16) feet.

\*At least 75% of building must be located at Building Frontage Setback line.

#### *B. Building Frontage Expression Lines*

~~(1) Building design shall express the structural bays and frame with both horizontal expression lines, and vertical expression lines to provide interest and detail to facade.~~

~~(2) Expression lines may also consist of fenestration, material change, cornices or other architectural elements to express the building structure and massing.~~

(1) Top and Base. Buildings shall convey a visually distinct base and top. A "base" can be emphasized by a different masonry pattern, more architectural detail, visible plinth above which the wall rises, storefront, canopies, or a combination. The top edge is highlighted by a prominent cornice, projecting parapet or other architectural element that creates a shadow line.

(2) Orientation. All properties adjacent to a public right-of-way shall orient structures toward the primary street. Properties located at intersections should orient their structures toward the intersecting corner.

(3) Minimum Transparency. At least fifty (50) percent of all facades facing a public street between two (2) and eight (8) feet in height shall be comprised of transparent windows or doors.

(4) Blank Facades. Building facades shall not present a blank facade to view from public rights-of-way, common parking areas, or residential properties. Such facades may be broken by windows, trellises, columns, variations in plane, or other devices that add variation and interest to the facade.

(5) Mechanical Equipment Screening. Rooftop and ground-level mechanical equipment shall be screened from view from public streets. Screening materials shall be architecturally similar to the primary structure.

(6) Facade may not continue in an unbroken line for more than thirty (30) feet.

(7) Multiple Roof Lines. Structures shall have at least three (3) horizontal roof lines, as viewed from the front facade.

(8) Facade Materials. At least three (3) different facade materials shall be incorporated into the exterior appearance of the structure (wood, brick, stucco, tile, shingles, other).

#### *C. Window to Wall Ratio*

~~(1) Buildings shall be designed in order to contain an appropriate window to wall ratio to optimize daylight interior work environments. To be considered "daylit," a work environment shall be partially lit with diffused natural light. Buildings shall incorporate elements such as clerestories, light shelves, skylights and high-performance windows to achieve this standard.~~

~~(2) Reflective glass is not permitted; translucent materials should be used in all windows and openings.~~

#### *D. Entrances*

- (1) Buildings must have a primary pedestrian entrance facing a public sidewalk. Entrances at building corners may be used to satisfy this requirement.
- (2) Loading dock entrances and frontage may incorporate rolling overhead or sliding service type doors for indoor/outdoor opportunities.
- (3) On 4th Street, raised loading dock entrances may project from the facade into public sidewalk right of way, with adequate transition to desired pedestrian area.
- (4) Functional uses on raised docks and or pedestrian oriented activities is encouraged.

#### *E. Screening of Outdoor Storage*

- (1) Outdoor storage areas must be screened from Pedestrian Area by a minimum of five (5) feet wide and six (6) feet tall of landscaping.
- (2) Additional screening walls and fences should be architecturally integral to the main building, including wood, brick, concrete, metals, masonry, and glass.
- (3) Chain link fences will not be considered as an appropriate screening material.
- (4) Maximum heights for screening walls and fences is one story.

#### *F. Parking Design Standards*

- (1) Surface parking lots are discouraged and must be screened by a five (5) foot landscaped strip or architecturally integral structural screen between pedestrian area and parking lot.
- (2) No more than thirty (30) percent of the lot may be developed as accessory surface parking.
- (3) Surface parking or structured parking lots may not be located within (30) feet of corner intersections.
- (4) Parking lots should incorporate designs to minimize storm water flow entering storm sewers. Large, contiguous areas of asphalt are discouraged.
- (5) Permeable pavers and bioswales shall be considered where feasible.
- (6) Structured and above grade parking other than corners is allowed if opening are screened with a.) green landscape screens or b.) decorative grilles

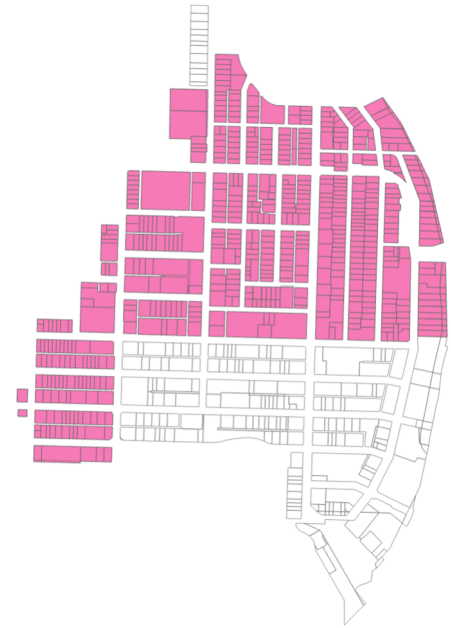
### 6.5.6 PARKING REQUIREMENTS

- (1) Residential: One (1) off street parking space per residential unit.
- (2) Non-residential:
  - i. No parking required for the first 5,000 GSF of non-residential space.
  - ii. At least one (1) but not more than three (3) parking spaces required per each 1,000 GSF over the 5,000 GSF exemption.
- (3) Time Shared Parking: Any parking stall the applicant can demonstrate to be shared by users during complimentary hours, such as residential user after 5 PM and employee user between 8 AM and 5 PM may count towards the parking requirement for both uses.
- (4) Satellite Parking: Required parking may be located within any Satellite location within the Downtown Subarea pursuant to the Satellite Parking requirement per 6.2 of this Chapter.

## **6.6 DOWNTOWN MIXED USE (DMU)**

### 6.6.1 PURPOSE AND INTENT

- (1) This zone is designed to create a transit supportive, pedestrian friendly environment, permitting residential uses that feature pedestrian oriented uses on the ground floor.
- (2) Design standards encourage development that exhibits the physical design characteristics of pedestrian-oriented, storefront style shopping streets, teamed with increased street-facing open space areas.
- (3) Parking requirements are lowered in order to promote alternative modes of transportation, and enable more compact development patterns.



### 6.6.2 USE STANDARDS

- (1) Pursuant to BMC 20.70.020
- (2) Pedestrian oriented uses required on a minimum of fifty (50) percent of ground floor.\*

\*Where the market is not yet available for pedestrian oriented uses, ground floor spaces may be designed in such a manner that frontages may be Easily Adaptable to a Commercial Use.

### 6.6.3 LOT REQUIREMENTS

Minimum FAR \_\_\_\_\_ 1.0

### 6.6.4 OPEN SPACE REQUIREMENTS

- (1) Open space per residential unit 75 sq. ft.
- (2) In addition to landscape requirements per 6.9.11, street-facing open space located within the front yard is required meeting the following criteria:
  - i. At a minimum, open space shall be 10-feet in depth along the entire street frontage. Alternative configurations will be considered for proposals retaining equivalent area, that maintain at least a 10-foot wide connection to the ROW.
  - ii. Properties with more than one (1) street frontage may satisfy requirements based on the length of the shortest frontage (alleys not included).
  - iii. Trees shall be planted throughout the required area in a manner that ensures tree canopy coverage of the area within 10-years of planting.
  - iv. The following intrusions are permitted with no additional requirements, if conformance with 6.9.4(2)(iii) is maintained: 1) Fencing that preserves visual access of the entire area from the ROW. 2) Walkways of 3-feet or less in width.
- (3) Properties within the Waterfront Overlay shall provide a public walkway promenade along the entire width of the property. Promenade shall be a minimum of 8-feet in width. Promenade connections shall be provided to the public right of way and adjacent properties. Where no adjacent property promenade exists,

designs shall be forward compatible to enable future connection. Properties located within the Waterfront Overlay are exempt from 6.9.4(2).

6.6.5. HEIGHT REQUIREMENTS

- (1) Maximum structure height is eighty (80) feet.
- (2) All commercial space provided on the ground floor must have a twelve (12) foot minimum floor to ceiling heights.

6.6.6 DESIGN STANDARDS

A. Setbacks Downtown Mixed Use

	<u>Height Condition</u>	<u>Building Frontage (Front Setback)</u>	<u>Minimum Side</u>	<u>Minimum Rear</u>
<u>Building Base</u>	<u>0-18'</u>	<u>0*</u>	<u>5'**</u>	<u>5'**</u>
<u>Building Mid</u>	<u>19'-45'</u>	<u>0</u>	<u>10'</u>	<u>0</u>
<u>Building Top</u>	<u>45' up</u>	<u>8'</u>	<u>10'</u>	<u>10'</u>

\*Structures within the Highland Avenue Overlay shall be limited to 35-feet in height within 20-feet of the primary front lot line.

\*\*When development is located adjacent to a residential uses, a 6-foot tall sight obscuring fence shall be installed along the side and rear property lines outside of a 15-foot front yard setback. Fencing shall be composed of materials that are architecturally complimentary to the primary structure.

B. Building Facade

(1) Top and Base. Buildings shall convey a visually distinct base and top. A "base" can be emphasized by a different masonry pattern, more architectural detail, visible plinth above which the wall rises, storefront, canopies, or a combination. The top edge is highlighted by a prominent cornice, projecting parapet or other architectural element that creates a shadow line.

(2) Orientation. All properties adjacent to a public right-of-way shall orient structures toward the primary street. Properties located at intersections should orient their structures toward the intersecting corner.

(3) Minimum Transparency. At least fifty (50) percent of all facades facing a public street between two (2) and eight (8) feet in height shall be comprised of transparent windows or doors.

(4) Blank Facades. Building facades shall not present a blank facade to view from public rights-of-way, common parking areas, or residential properties. Such facades may be broken by windows, trellises, columns, variations in plane, or other devices that add variation and interest to the facade.

(5) Mechanical Equipment Screening. Rooftop and ground-level mechanical equipment shall be screened from view from public streets. Screening materials shall be architecturally similar to the primary structure.

(6) Facade may not continue in an unbroken line for more than thirty (30) feet.

(7) Multiple Roof Lines. Structures shall have at least three (3) horizontal roof lines, as viewed from the front facade.

(8) Facade Materials. At least three (3) different facade materials shall be incorporated into the exterior appearance of the structure (wood, brick, stucco, tile, shingles, other).

6.6.7 PARKING DESIGN STANDARDS

- (1) Developments are required to screen all structured, above ground parking behind decorative grilles or green screens. Structured parking is not permitted at the first floor street facade.
- (2) Surface Parking Lots shall be located to the rear of buildings, and are not permitted between the building and front property line.
- (3) Vehicular and loading access shall be from rear alleyways.

6.9.10 PARKING REQUIREMENTS

- (1) Residential: One (1) space of parking required per residential unit.
- (2) Commercial:
  - i. No off-street parking is required for the first 5,000 GSF of commercial space.
  - ii. One spaces required per 1,000 GSF.

6.6.8 LANDSCAPING REQUIREMENTS

- (1) Subject to BMC 20.50 except where conflicting the principles of this Chapter supersede.

**6.7 DOWNTOWN NEIGHBORHOOD BUSINESS**

6.7.1 PURPOSE AND INTENT

- (1) The predominate use for the zone is residential and all uses must be compatible with residential uses.
- (2) This zone permits commercial uses on the first floor in order to promote a transition into the Regional Center.

6.7.2 USE STANDARDS:

- (1) Uses as pursuant to BMC chapter 20.82.020 with the following additions:
  - i. Residential is permitted as a primary use

6.7.3 LOT REQUIREMENTS

- (1) Maximum Building Coverage 70%
- (2) Required open space per residential unit 75 sq. ft.

6.7.4 HEIGHT

- (1) Maximum Height 45'

6.7.5 DESIGN STANDARDS

A. Setbacks

<u>Building Frontage Setback</u>	<u>10'</u>
<u>Minimum Side</u>	<u>5'</u>
<u>Minimum Rear</u>	<u>5'</u>



## B. Building Façade

- (1) Top and Base. Buildings shall convey a visually distinct base and top. A "base" can be emphasized by a different masonry pattern, more architectural detail, visible plinth above which the wall rises, storefront, canopies, or a combination. The top edge is highlighted by a prominent cornice, projecting parapet or other architectural element that creates a shadow line.
- (2) Orientation. All properties adjacent to a public right-of-way shall orient structures toward the primary street. Properties located at intersections should orient their structures toward the intersecting corner.
- (3) Minimum Transparency. At least forty (40) percent of all facades facing a public street between two (2) and eight (8) feet in height shall be comprised of transparent windows or doors.
- (4) Blank Facades. Building facades shall not present a blank facade to view from public rights-of-way, common parking areas, or residential properties. Such facades may be broken by windows, trellises, columns, variations in plane, or other devices that add variation and interest to the facade.
- (5) Mechanical Equipment Screening. Rooftop and ground-level mechanical equipment shall be screened from view from public streets. Screening materials shall be architecturally similar to the primary structure.
- (6) Facade may not continue in an unbroken line for more than thirty (30) feet.
- (7) Multiple Roof Lines. Structures shall have at least three (3) horizontal roof lines, as viewed from the front facade.
- (8) Facade Materials. At least three (3) different facade materials shall be incorporated into the exterior appearance of the structure (wood, brick, stucco, tile, shingles, other).

### 6.7.6 OFF-STREET PARKING REQUIREMENTS

- (1) One (1) space per residential unit
- (2) For free standing commercial establishments, 2,000 GSF or less no customer parking requirement.
- (3) One (1) space per 1,000 GSF of commercial space.

### 6.7.7 LANDSCAPING REQUIREMENTS

- (1) Requirements are pursuant to BMC chapter 20.82.090 except where conflicting the principles of this Chapter supersede.

## **6.8 BONUS AMENITY PROGRAM**

Within the Downtown Regional Center Core and Downtown Waterfront Zones a special amenity is required to be provided whenever a proposed development increases its floor area ratio above the base requests a structure height exceeding 65-feet, up to the height permitted in the zone.

~~Heights within the DC and DW areas are pursuant to Chapter 6 figure 6.3.~~

The design of each feature will be reviewed to ensure that it is appropriate for the proposed location and provides for a public benefit. Developers are encouraged to collaborate with DCD to prioritize and choose from the amenities listed in the table following.

~~Development bonuses are calculated according to the ratios below at (x)sq ft of amenity space to (y) sq ft of proposed development area.~~

~~A prerequisite to participation in the Bonus Amenity Program will be at least forty (40) percent of of square footage must originate from Tier One of the Bonus Chart I-6.~~



Public Amenity or Benefit Tier One— (40%) of total sq ft	Land Use Ratio		Exemption from FAR Calc.	Design Criteria
	DC	DW		
Structures greater than 65-feet in height are required to include one item from the Bonus Amenity table. Structures greater than 80-feet in height are required to include three items from the Bonus Amenity table.				
1.	<del>Widening Sidewalks— Prerequisite requirement for participation in amenity bonus program</del>	<del>1:10</del>	<del>1:2</del>	<del>Increases to the sidewalk width inside the property line is required for all projects participating in the amenity bonus program. Sidewalk width shall be increased to desired walkway as required by the Street Typologies for the length of the property along the right-of-way.</del>
2.	<del>Public Plazas (a) Uncovered (b) Covered</del>	<del>1:20</del>	<del>N/A see 2A</del>	<del>Continuous pedestrian open space, both hardscaped and landscaped, accessible to the public at or near grade. Minimum size of 300 SF, minimum dimension (a) 10' and (b) 16', seating and associated planting areas may be included. (a) Canopies, awnings, bays and balconies may protrude into open space above up to 6'.</del>
2A	<del>Street end Waterfront Park Recommend deleting unless this is in addition to SMP requirements</del>	<del>N/A</del>	<del>1:5</del>	<del>Continuous pedestrian open space or park with a minimum frontage of 60' along Washington Avenue. At any point the park may be no less than 20' wide. Park must consist of a minimum of 3,600 SF. This area shall be privately built and maintained. Where an open space feature is on an adjacent site, the 60' open space street frontage shall be contiguous. See section 6.4.6 for further criteria.</del>
3.	<del>Mid-block Pedestrian Promenade (a) Uncovered (b) Covered:</del>	<del>1:20</del>	<del>N/A</del>	<del>Pedestrian way bisecting the depth of long blocks, street to street or to alley with minimum (a) 18' and (b) 16' Pedestrian Through Zone. (a) Buildings fronting on the pedestrian promenade are applicable to associated transparency guidelines. (b) Buildings fronting on the pedestrian promenade must have 75% transparent facades to adjacent commercial/retail uses.</del>
3A	<del>Public Boardwalk Connection (between 5th and 6th Street)</del>	<del>N/A</del>	<del>Add 1.0 FAR</del>	<del>Publicly accessible connection between Washington Ave and waterfront boardwalk. Minimum dimensions, design standards, ownership and maintenance agreements must meet the parameters of the Bremerton Public Works and Utilities. In order to complete a connection from 5th street end a publicly accessible elevator must be included. Pedestrian walkway and access to the new boardwalk connection should be conveniently located near street ends where feasible.</del>
4	<del>Mid-block/Alley Vehicular Pedestrian Promenade</del>	<del>1:20</del>	<del>N/A</del>	<del>Car and pPedestrian way bisecting the depth of a long blocks, street to street with a minimum 8' wide walkways, lighting, and landscaping. Must have 60% transparent facades to adjacent commercial and retail uses or have ground related entrances for live/work units. Access to loading, service, and parking allowable on 40% of facade.</del>
5	<del>Pocket Parks</del>	<del>1:20</del>	<del>N/A</del>	<del>Continuous open space, predominantly landscaped, accessible to the public at or near grade, open to the sky. Minimum size of 500 SF, minimum dimension 10', seating and associated walking areas may be included</del>
6	<del>Child Care Services</del>	<del>1:15</del>	<del>1:5</del>	<del>Yes</del> A use for regular licensed care and training of children for less than 18 hours per day. Minimum 1000 square feet.

Public Amenity or Benefit  Tier Two		Land Use Ratio		Exemption from FAR Cales	Design Criteria
		DC	DW		
7	<del>Workforce Housing: Serving households between 80% to 120% median income</del>	<del>1:10</del>	<del>N/A</del>		Area of units to be rented or sold (in perpetuity) to households meeting this income requirement per the local metropolitan statistical area generally used by HUD to establish income limits for federal programs.
8	<del>Low Income Housing: Serving households below 80% median income.</del>	<del>1:10</del>	<del>N/A</del>		Area of units to be rented or sold ( <del>in perpetuity for a period of no less than ninety-nine (99) years</del> ) to households meeting this income requirement per the local metropolitan statistical area generally used by HUD to establish income limits for federal programs.
9	<del>Ground Floor Related Townhouse Terraces:</del>	<del>1:10</del>	<del>1:5</del>		On side streets, in mid-block crossings or activated alleys. Raise terrace 18" minimum above sidewalk. Min 10' deep from sidewalk to face of townhouse, with private terrace and landscaping buffer.
10	<del>Activated Alleys: This a CTED issue?</del>	<del>1:5</del>	<del>N/A</del>		<del>Setback areas inside property line along alleys with landscaping, special paving or raised terraces/entrances for live/work units. Area of alley may be included in Amenity ratio where higher quality or special paving materials are provided. Pedestrian scaled lighting is also required.</del>
11	<del>Landscaping at Grade:</del>	<del>1:5</del>	<del>1:1</del>		<del>Areas of landscaping at grade inside property lines or in sidewalk areas beyond minimum design standards of streetscape typologies. Must be visible from public areas. "Green Screen" type vertical wall planting areas on the 1st or 2nd floor may be included but may not exceed 25% of overall public right of way façade.</del>
12	<del>Green Roofs:</del>	<del>1:10</del>	<del>1:5</del>		Areas of planted "green" roof. Minimum dimension 5', minimum continuous area 100 SF, <u>minimum 25% roof area.</u>
13	<del>Sculpture, Public Art:</del>	<del>1:1</del>	<del>N/A</del>		<del>1 SF per dollar of assessed value, up to \$50,000SF (50,000 SF), must be at or near street level, publicly visible and prominent, located on the exterior of the building or in a courtyard or planting area. The requirement for artwork may be filled in by providing one major work as a focal point, or several smaller works, as appropriate to the design of the public spaces. Subject to Design Review and Art Commission Approval.</del>
14	<del>Water Feature:</del>	<del>1:30</del>	<del>N/A</del>		Fountain, stream or reflecting pond visible at street level.
15	<del>Below Grade Parking:</del>	<del>0.5:1</del>	<del>1:1</del>	Yes	Enclosed in a structure below average finished grade including access ramps.
16	<del>Above Grade Parking:</del>	<del>0:0</del>	<del>0:0</del>	Yes	<del>Parking within a structure at or above grade. Must have other uses minimum 20' deep buffering primary street frontages at street level. Upper floors must have DRB approved "green screen", sculptural grillwork or other façade treatment.</del>
17	<del>Cultural or Civic Space, Public Meeting Rooms:</del>	<del>1:10</del>	<del>1:5</del>	Yes	Performing arts space, art gallery, public library, community center, public recreation facility. Spaces available for public meetings, gatherings.
18	<del>Historic Preservation:</del>	<del>1:1</del>	<del>1:1</del>		<del>Establishing or dedicating a building for landmark preservation status or participating in the city TDR program. Add 2 SF of bonus area for every SF preserved in the historic building. Nominated structures must be within the Downtown Subarea and must be and formally approved by the City of Bremerton as an Eligible Structure.</del>

19	<i>LEED Certification:</i>	**	**		<p>Projects meeting the USGBC LEED NC, CS or ND program. Certified rating adds 0.25 to base FAR as bonus, silver rating adds 0.5 to base FAR as bonus, gold rating adds 0.75 to base FAR as bonus, platinum rating adds 1.0 to base FAR as bonus. The developer must submit a letter of intent that communicates their commitment to achieve a LEED rating on their project before issuance of the Master Use Permit. The City will then issue subsequent permits and the final Certificate of Occupancy based on this good faith commitment. Within 180 days of receiving the final Certificate of Occupancy, the developer must submit documentation that demonstrates achievement of a LEED rating. Non compliance will result in a 0.1% fine on the permitted construction value (\$10,000 on \$10,000,000 construction value)</p>
20	<i>Residential Common Amenity Rooms:</i>	1:1	1:1	Y e s	<p>Semi public interior amenity areas in multifamily buildings for residents' common use, such as party rooms, guest suites, exercise facilities, libraries, conference rooms, spas, etc. Amenity features are required to be open and accessible to the public without charge during normal operating hours of the building.</p>
21	<i>Bicycle Commuter Support Spaces:</i>	1:3 0	1:1 0	Y e s	<p><u>Secured</u> Bicycle storage rooms, associated shower &amp; locker rooms.</p>