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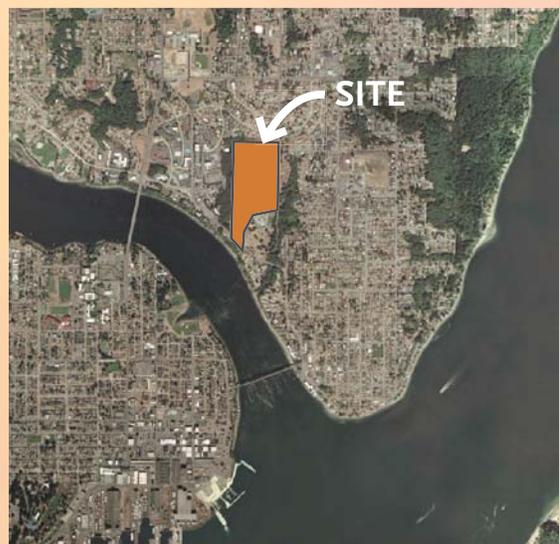
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Introduction

Introduction

The East Park Sub-Area Plan reflects Bremerton’s vision to continue as the metropolitan center of the West Sound by adding a unique and dense urban neighborhood. With its central location, between the Manette Neighborhood Center and the Harrison Hospital economic center, the East Park Public Sector Redevelopment Site is uniquely situated to become one of Bremerton’s most livable and vibrant neighborhoods and an integral part of its redevelopment plan. The close proximity of employment, retail and recreational opportunities will give this neighborhood a pedestrian feel in an urban environment. Planned parks within the community offer a natural respite close to home. Picturesque views to the south of Mount Rainier and the Olympics, and a western boundary of Madrona trees provides plenty of natural beauty, literally at the doorstep of this development.



vicinity aerial

Context

This site primarily consists of vacant land with a few significant trees scattered throughout. The south-facing slope offers views of Mt. Rainier, the Olympic Mountains, and Sinclair Inlet while providing an excellent opportunity for solar access to the buildings and open spaces.

Residential neighborhoods border the site’s northern and northeastern sides. A native Madrona forest forms the western boundary and extends into the site. The regional recreation center, anchored by the city pool, YMCA and ice arena border the southeastern edge. Wheaton Way, with its associated commercial activities, forms the southern boundary.

Wheaton Way provides access to the site on the south with connections to downtown Bremerton and the Seattle ferry. Schley Boulevard bisects the site and provides access to the north connecting the site to the shopping districts of Perry and Warren



site aerial

Introduction

Avenues. Magnuson Street connects the site to the local school and play fields. The Urban Trail is planned to traverse the southern edge of the site, providing exceptional pedestrian and bicycle access to downtown and the Seattle ferry.

The site is currently serviced and within close proximity of all urban services. Medical facilities are within walking distance directly west of the site in the Harrison Hospital Economic Center. Fire and emergency services are stationed a few blocks to the north. The regional Library and Post Office are a short distance away. The shopping districts of Perry Avenue and the Manette Neighborhood Center are within walking distance while the larger Warren Avenue commercial corridor is easily accessible. Wheaton Way, Schley Boulevard and Magnuson Street are serviced by existing bus routes. Mountain View Middle School is located 4 blocks from the site while View Ridge elementary is a short distance to the northwest. Employment opportunities are located in the various centers surrounding the site. The site is currently served by all public and private utilities.

The design team commenced with a thorough inventory and analysis of the existing conditions, both natural and developed. In order to conform to the vision of the citizens of Bremerton, the Bremerton Comprehensive Plan was utilized to form the basis for land use and design decisions. Using this information as a guideline, several concepts were developed as a basis for discussion of possible development opportunities. These concepts were presented, discussed and revised to address the concerns of city staff, neighbors and stakeholders. This process and the end result is the East Park Sub-Area Plan. This plan forms the direction for the design of a Master Development Plan. This Sub-Area Plan is the direct result of combining the natural and developed conditions with the vision of the citizens of Bremerton.

A hierarchy of land uses was utilized to zone residential densities, and commercial opportunities. High-density multi-family and commercial activities are situated along the Wheaton Way corridor and adjacent to the Recreational Activity Center.

High density attached single-family aligns the Schley Boulevard corridor creating an urban lineal core and concentrating density adjacent to this minor arterial and the Recreational Activity Center. Medium density attached and detached single-family housing is concentrated at the interior of the site, encompassing the majority of the area and surrounding active open space parks. Lower density detached single-family homes form the edge to the existing neighborhoods and the native forest. The native forests have been left to evolve as a natural conservation area. Open spaces have been scattered throughout the site to provide for passive and active recreation and protect the few significant trees within the development area.

Access within and through the site was designed to complement the existing arterials, while providing numerous transportation choices and routes. Narrow travel lanes and street parking are utilized to reduce impervious area and provide traffic calming measures. Greenways, sidewalks and tree lawns are incorporated for pedestrian and bicycle safety. The greenways were also conceived to provide wildlife corridors to connect the native forest on the west and southeast of the site. In addition a thorough study was completed to assure proper emergency vehicle access and staging areas.

Stormwater conveyance is conceived as an amenity to help create areas of natural vegetation within the developed site while providing for cleansing, infiltration and conveyance in a natural system. A system of swales and rain gardens are incorporated into the landscaping of the streets, parks and greenways, providing visual interest and wildlife habitat.

The minor arterial, Schley Boulevard, which bisects the site, was left in its original alignment to focus on enhancement of the existing roadway and utilities, rather than replacement. Utilizing existing services reduces the impact on natural resources while focusing on improving these existing city services.

Introduction

The development consists of numerous residential unit types. This will create a more diverse neighborhood, providing for the numerous lifestyle requirements. Care has been taken to integrate the different types, size and expense of the housing types throughout the community. Although density has been segregated, lifestyle has not. In addition, the architectural character is envisioned to encompass all varieties from traditional to contemporary.

All this is packaged into a sub-area comprehensive plan for the development of the East Park Public Sector Redevelopment Site. By combining the natural and developed amenities with the vision of the citizens of Bremerton, we will create a unique and progressive neighborhood that takes both amenities and aesthetics into consideration.

The East Park Public Sector Redevelopment Site will fit well into the City of Bremerton and illustrate the city's awareness of the needs to provide functional design within an environmentally friendly development. The homes will be varied in style and cost, encouraging diversity among the residents; walkways, porches and common areas will encourage neighborly interaction and foster a sense of community. Parks, natural habitat, and tree preservation will provide natural spaces within an urban environment. This plan will integrate into the existing urban fabric; while retaining a neighborhood feel.