

Bremerton Eastside Employment Center (EEC) Planned Action EIS Scoping Document

September 2019

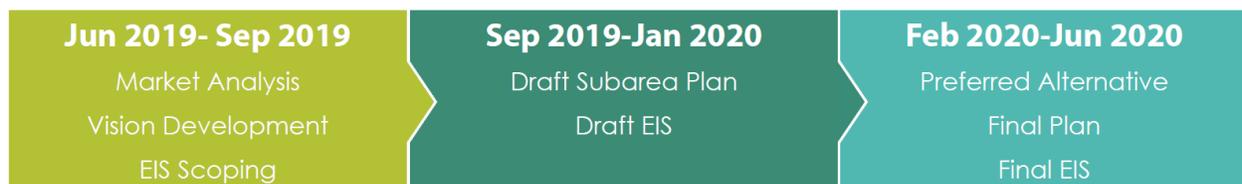
Introduction

The Eastside Employment Center (EEC) is a long-standing employment center with a medical center, small businesses, housing, and parks and urban forests. Now a key anchor in the center is moving. Harrison Medical Center has been the center of the EEC since its opening in 1965. The Medical Center has been, until recently, the hub of many related medical services in this area. Harrison has begun a transition to a new campus in Silverdale and many of the associated medical uses surrounding their facility in Bremerton are also making this transition. It is expected that the first phase of the Harrison transition will be nearly complete by 2020, with the full departure of the hospital expected to be completed by 2023.

The City desires to ensure that the EEC remains an economically vital center with both jobs and housing. With this goal, the City initiated a subarea plan for the EEC. The plan will describe a vision, land use and design, zoning, and action strategies for the EEC. The subarea plan will be an element of the Comprehensive Plan. Zoning and other standards will be part of the City's development regulations. The City intends to adopt a planned action under RCW 43.21C.440 to facilitate future permitting of development consistent with the subarea plan.

What is the EEC planning process and timeline?

The subarea plan and market analysis are currently underway. During summer and fall 2019 the City will gather community input on a vision. In early 2020, the City will develop the subarea plan and ask for public input on a preferred alternative. The Environmental Impact Statement (EIS) process will be closely integrated with the subarea plan and will help streamline permitting for future projects. Completion is expected by June 2020.



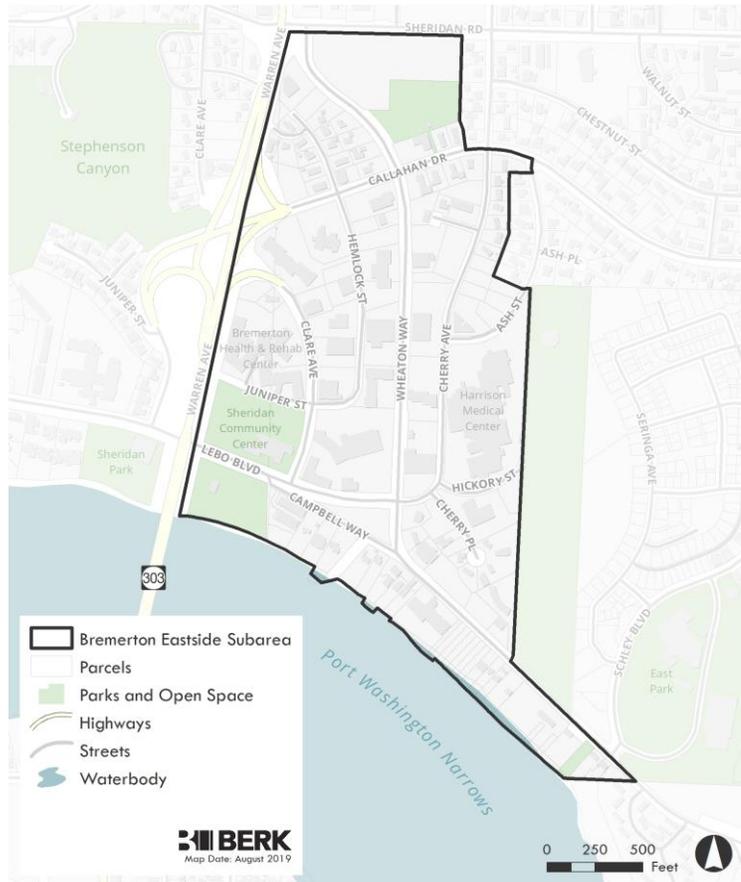
What is the Study Area?

The study area is about 80 acres and is bounded by Sheridan Road in the north, Eastpark Natural Area to the east, the Port Washington Narrows on the south, and Warren Avenue/SR-303 to the west. See map at right.

What is an EIS?

An EIS is an informational document that provides the City, public, and other agencies with environmental information to be considered in the decision-making process. It also allows the public and government agencies to comment on proposals and alternatives. An EIS describes:

- proposed actions and alternatives;
- existing conditions of the study area;
- impacts that may occur if an alternative were implemented;
- mitigation measures to reduce or eliminate adverse impacts; and
- potential significant, unavoidable, and adverse impacts.



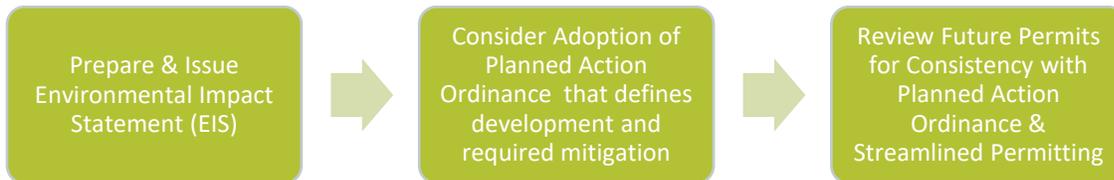
The EIS will also identify potential beneficial outcomes, where alternatives incorporate existing environmental features (e.g. shoreline habitat) in a sustainable manner, improve environmental characteristics (e.g. stormwater quality), and emphasize improved access and multimodal travel by transit, foot, and bike.

What is a Planned Action?

The City is proposing to designate the EEC a Planned Action, pursuant to the State Environmental Policy Act ("SEPA"; see RCW 43.21c.440 and WAC 197-11-164 to 172). A planned action provides more detailed environmental analysis during an areawide planning stage rather than at the project permit review stage. Designating a planned action streamlines environmental review for development proposals. Planned actions would be allowed if they

meet or exceed proposed land use and environmental performance standards in the planned action ordinance. A diagram of the Planned Action process is included below.

Planned Action Process



What topics would the EIS Cover?

The City of Bremerton has identified the following areas for discussion in the EIS: natural environment, land use, aesthetics, socioeconomics, transportation & greenhouse gas emissions, public services, utilities, and stormwater. Existing conditions, potential impacts of each alternative, and mitigation measures would be identified for each topic.

What Alternatives could be studied?

The City will evaluate a No Action Alternative addressing the current Comprehensive Plan and existing zoning regulations for the area. The No Action Alternative is required to be evaluated by the State Environmental Policy Act. Two other alternatives would be addressed that vary future land use and investments in amenities and infrastructure designed to create a new future for the center.

Some early scenarios that could be evaluated include:

- Corporate Campus - office | business | retail
- Mixed-use Housing Focus - Apartments | Townhomes | Services
- Intergenerational Hub – Age-Friendly | Residential | Services

What are your ideas? [Take the survey about the future Vision and Scenarios](#) that can help the city form alternatives to evaluate in the EIS.

How does the EEC Subarea Plan relate to the SR 303 Study?

Several projects and investments are currently underway in the EEC area that will work together to increase the Center's economic development potential. The City has started a comprehensive study of the SR 303 (Warren/Wheaton) corridor. This study will identify transportation options that improve livability and attract investment to the area along the corridor. You can find some information here: <https://www.bremertonwa.gov/1073/SR-303-Corridor-Study>.

How can I participate in the EEC subarea plan? Where can I find more information?

We are creating a new center for you, come join the conversation!

The City invites your participation. You can:

- Visit the project website (www.BremertonWA.gov/EastsideCenter) to learn about the study area and planning process,
- Ask to be added to the email contact list (send your request to city contact below),
- Respond to surveys,
- Attend workshops, meetings, and hearings, and
- Provide written comments.

Information about events and comment opportunities will be posted at the project website identified above.

Scoping

Early comment opportunities including scoping. Scoping is an opportunity to provide your comments on the scope of the EIS including alternatives, mitigation measures, probable significant adverse impacts, and licenses or other approvals that may be required. Provide your written comments during the comment period to the City Contact below.

Scoping Comment period:	September 26 to October 21, 2019 Provide written comments to City Contact below by 5 pm October 21, 2019
City Contact:	Allison Satter City of Bremerton, Community Development Department 345 6 th Street Bremerton, WA 98337 P: 360-473-5845 E: Allison.Satter@ci.bremerton.wa.us
Participate in the Online Open House:	The City has posted an interactive online open house with information, maps, and a survey. www.BremertonWA.gov/EastsideCenter Tells us about your ideas for the future of the EEC. You can also apply to become an Advisory Group member.