

# SKIA Subarea Plan



## What is a Subarea Plan?

Subarea plans establish specific goals and action steps for focused areas within the City. While maintaining consistency with Bremerton's Comprehensive Plan, which is the plan for the entire city, a subarea plan provides more focused planning in a specific area. For example, a subarea plan might be developed for certain neighborhoods, downtown waterfronts or industrial development, and/or areas that share certain characteristics like the presence of natural and critical areas. The City of Bremerton currently has five subarea plans, they include plans for Bay Vista, Downtown, East Park, Manette Neighborhood and Wheaton-Riddell area. Similar to the Comprehensive Plan, subarea plans address land use, transportation, utilities, and the natural environment, in addition to other topics.

## What are the benefits of a Subarea Plan?

Subarea plans allow for more specific planning, tailored to the individual needs of the subarea. Once adopted, the plans provide clear expectations about the types of land uses that will be developed, and the timing of water, sewer and transportation improvements. When combined with a Planned Action EIS and Ordinance, the plan streamlines the permitting process by identifying environmental mitigation and development standards (for landscaping, buffers, building construction, etc.) upfront.



## What is the South Kitsap Industrial Area (SKIA)?

The South Kitsap Industrial Area (SKIA), located in southwest Bremerton, contains almost 4,700 acres planned for industrial development. Existing development includes the Bremerton National Airport, the Olympic View Industrial Park and scattered industrial and commercial uses. About half of the subarea is developed. SKIA is designated as one of eight Manufacturing/Industrial Centers (MICs) in the region. MICs are recognized as important employment locations, require infrastructure and services to serve intensive manufacturing and industrial activity, and get priority for funding.



## What is the City's vision for SKIA?

In 2008, the City expects SKIA to "...retain a different form of urban development than Bremerton's current regional or district centers. The physical size and location of this center allows strategic focused economic development and is expected to receive a significant proportion of Kitsap County's employment growth in the manufacturing and industrial centers." The draft Subarea Plan vision statement describes SKIA as "...a vibrant and lively industrial employment center, distinguished for its success in recruiting, growth and retaining industrial employment in an attractive and sustainable setting."



Want to find out more?

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## What makes this Subarea Plan different?

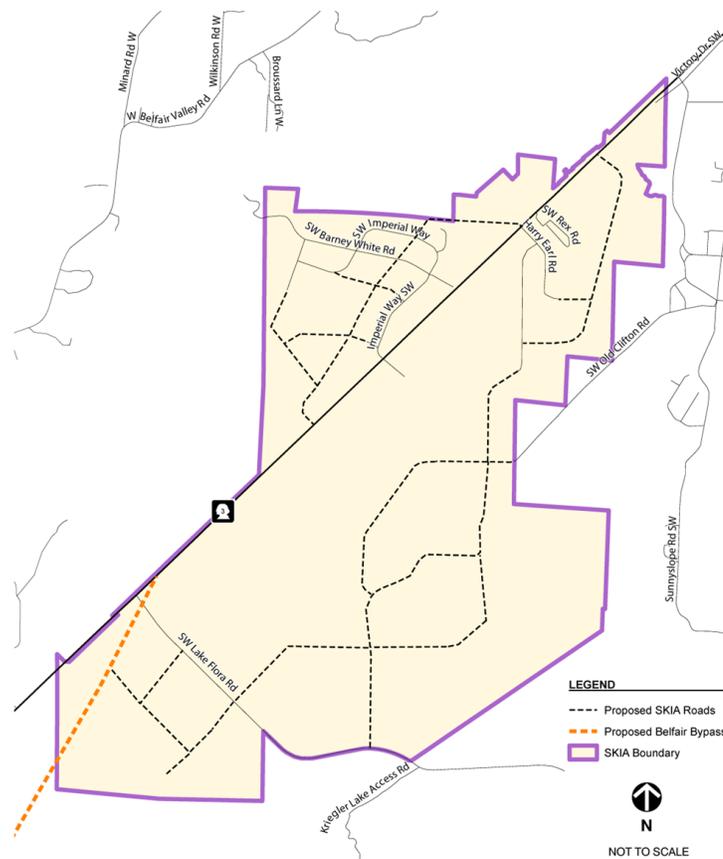
In 2010, the City successfully obtained a \$400,000 Climate Showcase Communities Grant from the US Environmental Protection Agency (EPA) to develop the SKIA Subarea Plan and Planned Action EIS. Based on the EPA grant, the plan will address economic development and job creation; reduction in greenhouse gas emissions and more sustainable development patterns and buildings; and development of innovative and sustainable infrastructure. The project will support economic development for traditional, clean tech and green industrial uses; ensure that future development will result in reduced greenhouse gas emissions, and promote environmental stewardship. Preparation of a Planned Action EIS as part of the project will support future streamlined environmental review for qualified projects.

## What's the process to get the SKIA Subarea Plan adopted?

The City of Bremerton is the lead agency, responsible for developing and adopting the SKIA Subarea Plan, Planned Action EIS and Planned Action Ordinance. Regional partners, including Kitsap County, City of Port Orchard, Tribal Governments, US Navy/PSNS, Port of Bremerton, SKIA property owners and others, play a key role in plan development and future implementation. The City has convened two groups – a Technical Working Group (TWG) comprised of senior staff from participating agencies, and an Executive Committee (EC) comprised of elected officials of these agencies, to assist. TWG and EC meeting materials are available at [www.sustainableskia.com](http://www.sustainableskia.com).

## When will the Plan be adopted?

The City will receive comments on the Draft Plan and Planned Action EIS until July 11, 2011. Then, with additional input of the TWG and EC, a final Plan and EIS will be completed. With additional public input and stakeholder review, the City plans to adopt the Plan, EIS and implementing ordinance by early 2012.



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# Planned Action Environmental Impact Statement (EIS)



## What is a Planned Action EIS?

A Planned Action EIS is a form of EIS authorized in 1995 by the Washington State Legislature to streamline the development process. It provides for early environmental review of potential development in a specified area, identifies mitigation measures upfront, and eliminates onerous environmental review requirements for proposed projects that fit the desired intent of the area.

## How does the planned action process work?

The process begins with initiation and preparation of an EIS that identifies the range of possible development that could occur.

### Prepare Planned Action EIS

- Develop alternatives
- Identify scope of review
- Finalize alternatives and scope of review
- Conduct analysis and identify mitigating measures
- Prepare Draft and Final EIS
- Conduct public outreach
- Prepare preliminary ordinance
- Prepare implementation process



After completion of the EIS, the City may adopt a planned action ordinance that defines the location, amount and type of development and specific mitigation measures that must be met.

### Finalize and adopt ordinance



### Implement ordinance

After the ordinance is adopted, future development proposals consistent with the ordinance do not require additional SEPA review. This process does not exempt projects from local, state and federal permitting requirements.

#### Review Applications

- Does project meet conditions of the planned action ordinance?
- Have all impacts been addressed in the EIS?

#### Track and Monitor

- Monitor EIS and ordinance capacity
- Track continued applicability of mitigation
- Update and revise based on need



If a project is not consistent with the ordinance, the applicant may elect to revise the proposal to meet the requirements of the ordinance or conduct additional environmental review.

- YES:** Local permit process  
**NO:** Applicant revises proposal to meet PAO **OR** Applicant prepares independent SEPA review

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## Economic Development



Economic development is about jobs and economic vitality. A balanced, healthy economy is essential for the well-being of a community and contributes to:

- Quality of life
- Increased quantity and quality of job opportunities
- Business retention
- Economic diversification
- Strong tax base

### Why does the SKIA Subarea Plan focus on economic development?

Job creation is fundamental to the success of SKIA, and to the region as a whole. Kitsap County, the Port of Bremerton, Tribes, the City of Port Orchard, SKIA property owners and other stakeholders have identified SKIA as the top employment center for the region. Economic development is an essential goal in the Climate Showcase Communities Grant awarded to the City to develop the SKIA Subarea Plan, and is a requirement of SKIA's designation as one of the region's eight designated Manufacturing Industrial Centers (MICs). The MIC designation requires SKIA to support intensive manufacturing and industrial development and become a regional employment center. The subarea plan will support this goal with an economic development strategy to ensure local and regional economic development goals can be met.

### How does the Subarea Plan promote economic development?

The Subarea Plan identifies specific goals and strategies for job creation including:

- Develop and implement a focused marketing plan that identifies target industries, supports retention and expansion of existing businesses, and includes strategies to attract large and small businesses
- Target national and regional audiences to identify and recruit specific industries
- Foster partnerships with the US Navy to pursue industrial sectors to serve Navy needs
- Create a federal advocacy team to pursue and respond to federal site searches
- Conduct outreach to legislative and congressional delegations to identify possible state/federal incentives or other programs to promote sustainable industrial development
- Partner with educational providers to develop targeted training programs, specialized skills or other needs identified by local businesses

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## Sustainability and Greenhouse Gas Emissions



### What do we mean by sustainability?

*Sustainability in planning calls for policies and strategies that meet our current needs without compromising the ability of future generations to meet their own needs.*

Sustainability is often thought of in terms of environmental stewardship, meaning developing in a way that maintains and enhances natural systems like water, air, and vegetation, but a wider definition also includes economic sustainability. This means creating and maintaining a durable, healthy economy. Both economic and environmental sustainability are considered in the draft SKIA Subarea Plan. This fact sheet focuses on sustainability measures related to the natural environment and greenhouse gas emissions. For a discussion of economic development considerations, please see the Economic Development fact sheet.

### How does the draft Subarea Plan address environmental sustainability?

(call-out box w/ photo of SKIA Cross-Connector)

Examples of potential subarea plan measures to promote sustainability and reduce future greenhouse gas emissions include:

- Development standards to promote compact, clustered development, such as reduced setbacks and shared landscape standards, so that larger areas of vegetation and critical areas are preserved
- Low impact development standards, such as clearing limits, protection of native soils, and use of rain gardens
- Energy conservation and green construction standards
- Reclaimed water and rainwater harvesting through dual use plumbing, reclaimed water infrastructure and other measures
- Development of a transportation system that promotes multiple modes of travel
- Low maintenance infrastructure, such as roundabouts and LED lighting
- Preservation of native vegetation

Sustainable Development Saves Money, Improves Water Quality

Installation of pervious concrete bike and pedestrian lanes, gravel shoulders and grass lined water quality swales means the new SKIA Cross-Connector road is able to manage runoff on-site, eliminating the need for costly runoff gutters, pipes and stormwater treatment.

### Why does the draft Subarea Plan focus on greenhouse gas emissions?

In winning the EPA Climate Showcase Communities Grant, the City proposed to implement carbon emissions reduction techniques while achieving economic development goals. Specifically, the City committed to a reduction in greenhouse gas emissions by 30 percent, compared to traditional industrial development. While this may seem like an ambitious goal, it's essential for transitioning to more sustainable development practices. It also helps the City be well positioned for future infrastructure and economic development grant funding from the state.

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## SKIA Subarea Plan Implementation



The draft SKIA Subarea Plan sets ambitious goals for economic and sustainable development that will be achieved over the 20-year life of the plan and beyond. Ultimate success will be based on alignment of many actions by multiple parties that build on one another over time. This fact sheet briefly summarizes some of the key immediate actions that will contribute to achievement of Plan goals.

### What will happen in the short term?

With adoption of the SKIA Subarea Plan and planned action ordinance, immediate benefits include:

- **SEPA Review.** SEPA environmental review for development proposals that are consistent with the planned action ordinance will be streamlined, with no additional SEPA review required.
- **Development Regulations.** New development regulations will be tailored to fit specific SKIA conditions, with flexible standards that recognize industrial needs, promote sustainability and greenhouse gas emissions, and support a streamlined development process.
- **Economic Development.** A focused SKIA marketing program will be developed to identify target industries; capitalize on linkages with US Navy, Bremerton National Airport and rail access; and support small businesses, as well as larger uses.
- **Infrastructure.** Planned infrastructure, likely future funding sources, and timeframe for improvements will be identified. Recognizing that infrastructure will be installed over the long-term, the plan will help identify where new development may be the most feasible in the short term and help provide additional predictability for property owners and future businesses.
- **Grant funding.** By adopting greenhouse gas reduction policies and strategies consistent with the regional Manufacturing Industrial Center (MIC) designation, SKIA will be better positioned to pursue future competitive grants for infrastructure and economic development.

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