Draft SMP Policy - Port Gamble Master Plan Flexibility

Planning Commission directive: develop flexible SMP language for Port Gamble shoreline redevelopment.

Proposed Policy 7 below would reside in Urban Conservancy Management Policies, SMP Section 3.2.3.C (p. 3-4). Should the policy be adopted, applicable sub-sections in the SMP will be reviewed prior to the final Planning Commission vote in order to ensure consistency with policy directives. Existing Policy 6 is provided as background.

Existing Policy 6:

Port Gamble LAMIRD. A pattern of intensive historic development has resulted in a baseline condition of overwater structures, substantial impervious surfaces and lack of native vegetation within the shoreline jurisdiction. Recognizing this existing condition, redevelopment between the Standard and Reduced Standard buffer should include ecological restoration, public access and water-oriented uses (see Chapter 5.C.4). Meeting these elements will ensure compliance with the Urban Conservancy designation criteria above.

Proposed new Policy 7:

Port Gamble Master Plan. Port Gamble has been designated by Kitsap County as a Rural Historic Town (RHT), with a zoning designation of Rural Historic Town Waterfront (RHTW) along the shoreline. In recognition that redevelopment is subject to master planning under the County’s “Performance Based Development” (PBD) process, this Program should provide flexibility to accommodate conditions uniquely applicable to the Port Gamble RHTW area while still achieving no net loss of shoreline ecological functions.

As it applies to the Shoreline Master Plan, the potential range of uses and development standards within the RHTW zone (17.321B KCC) are set forth in Section 17.381.040(D) and 17.382.090 KCC. As part of the RHT master plan to be submitted under the Performance Based Development process by Olympic Property Group (OPG), specific uses will be identified. At this preliminary planning stage, OPG is considering the following range of possible uses and activities within the RHTW zone:

- 87 dwelling units (base density of 2.5 du/acre x 34.85 approximate acres) – these may be stand-alone cottages or part of mixed use development
- Hotel consisting of up to 100 rooms, restaurant, lobby and meeting spaces (range of approx. 60,000 – 75,000 sq. ft.) plus associated parking
• Continued marine science institutional use in existing building (range of approximately 3,500 – 40,000 sq. ft.)
• Additional marine science/institutional uses (range of approx. 75,000 – 130,000 sq. ft.), and related parking
• Retail, office, restaurant, personal services, water related industrial uses, and tourism facilities (range of approximately 100,000 – 175,000 sq. ft.)
• Dock(s) for recreational, tourist, and water oriented uses in the RHTW. Assumes project-specific impact analysis report to determine appropriate size/orientation of overwater structure and ensure that it is based on needs of associated use, and application of mitigation sequencing to ensure no net loss and NMFS compliance.
• Public waterfront park, private parks (for residential use), plazas and waterfront trails
• Parking to serve the commercial, park, and dock uses (not for institutional)
• Roads and sidewalks and landscaping, water, sewer, and stormwater facilities to serve the development
• Includes fill landward of OHWM necessary to maintain buildings out of flood zone – fill only in areas where previously filled, when compliant with FEMA standards
• Assumes compliance with current stormwater codes for stormwater management
• Assumes a 50 foot shoreline buffer, that may be administratively reduced to a minimum of 35 feet where need is demonstrated, and where an analysis is provided demonstrating equivalent or greater protection to the standard 50 foot buffer
• Assumes up to 8’ wide paved trail, where need is demonstrated, and where mitigation sequencing is applied to minimize shoreline buffer impacts
• Specific lot widths and depths to be determined via master plan/PBD process, which allows modification of lot sizes and widths/depths.

This is a preliminary list for planning purposes, and OPG may propose different uses or ranges to the full extent allowed in RHTW zone in KCC 17.381.040(D) and in accordance with this Program when the master plan PBD is formally submitted. Ranges of commercial area are provided above to give a rough estimate of potential build out, with the minimum based on OPG’s current estimate of market demand, and maximum based on allowances within County zoning code. Actual potential building sizes would be provided in the PBD and subsequent Shoreline Substantial Development Permit(s) (SDP).

Because the shoreline uses will be proposed as part of a master plan through the PBD process, a separate Shoreline Conditional Use permit (CUP) should not be required once approved through the PBD, except for water-oriented industrial uses, which should require a CUP. Also, due to the unusual shape of the RHTW site and the 200’ depth of the shoreline area, all of the above uses, with the exception of most of the parking and some of the residential, would fall within the shoreline jurisdictional area. Subsequent SDPs will still be required after master plan approval, and prior to or concurrent with building permit applications.