

## ORDINANCE NO. 4873

**AN ORDINANCE** of the City Council of the City of Bremerton, Washington: 1) reaffirming blighted areas as designated and reaffirmed in Resolution No. 1730 and No. 2117 and Ordinance No. 4187 and No. 4830; 2) expanding blighted areas downtown and designating a new area of blight for the Westpark and Anderson Cove areas; 3) amending and modifying the City's Community Renewal Project Area as set forth in Ordinance No. 4830 for Community Renewal Project(s) to include all of the designated blighted area in the DC and DW zones downtown and adding the Westpark area of blight; and 4) reaffirming, modifying, and amending the Community Renewal Plan as set forth in Ordinance No. 4830 for the Community Renewal Project Areas to include the DC and DW zones and Westpark.

WHEREAS, pursuant to Resolution No. 1730, the City Council declared that area generally described as from the Puget Sound Naval Shipyard north to 6<sup>th</sup> Street and from Warren Avenue east to the shoreline of the Washington Narrows in the City of Bremerton to be a *Blighted Area* as defined in RCW 35.81.015(2); and

WHEREAS, the City Council, in 1986, passed Resolution No. 2117 confirming and reaffirming Resolution No. 1730 and directed the Mayor and his staff to prepare an urban renewal plan and project for that portion of the Blighted Area bound by Washington Street on the west, the Outer Harbor line on Sinclair Inlet on the east, Puget Sound Naval Shipyard on the south, and the northerly line of Fifth Street extended easterly the blighted area for urban renewal ("Urban Renewal Project Area") as defined in RCW 35.81.015(2); and

WHEREAS, pursuant to Ordinance No. 4187, the City Council adopted Downtown Waterfront Urban Renewal Plan ("DWURP") for the Urban Renewal Project Area; and

WHEREAS, the Washington State Legislature in its 2002 session amended the state's Urban Renewal Law, renaming it the "Community Renewal Law" and providing additional tools to cities for the revitalization of "Community Renewal Areas" which are Blighted Areas designated as appropriate for "Community Renewal Project(s)" as set forth in Chapter 35.81 RCW; and

WHEREAS, the City Council reaffirmed the Blighted Area pursuant to Ordinance No. 4830 and established a new Community Renewal Plan in conjunction with companion ordinance Nos. 4828 and 4829; and

WHEREAS, the City Council finds it in the best interest of the City to maintain and reaffirm the Blighted Area designation as defined in RCW 35.81.015(2) as designated and

reaffirmed in Resolution Nos. 1730 and 2117, and Ordinance Nos. 4187 and 4830, that conditions have not changed since those designations to warrant repeal of said designations; and

WHEREAS, Based upon the findings above to maintain and reaffirm the Blighted Area designation as designated and reaffirmed in Resolution Nos. 1730 and 2117, and Ordinance Nos. 4187 and 4830, and further based upon findings herein that 1) the area commonly known as the Proposed Maritime Park Area is adjacent to and of similar condition as the currently designated Blighted Area, 2) conditions relating to the Proposed Maritime Park Area, as with the designated Blighted Area, are the same as they were when the current Blighted Area was designated such, and 3) the findings relating to the Blighted Area designation as set forth in Resolution Nos. 1730 and 2117, and Ordinance Nos. 4187 and 4830 are applicable to the Proposed Maritime Park Area, the City Council finds it in the best interest of the City to expand the downtown designated area of blight to include the area commonly known as the Proposed Maritime Park Area to be added to the currently designation Blighted Area; and

WHEREAS, Based upon findings contained in the Executive Letter issued by the Executive Director of the Housing Authority of the City of Bremerton dated September 10, 2003, the City Council also finds it in the best interest of the City to designate a new area of blight for the area commonly known as Westpark to be added to the currently designation Blighted Area; and

WHEREAS, Based upon findings contained in the Anderson Cove Neighborhood Urban Design Revitalization and Redevelopment Study, the City Council also finds it in the best interest of the City to designate a new area of blight for the area commonly known as Anderson Cove to be added to the currently designation Blighted Area; and

WHEREAS, the rehabilitation, redevelopment or a combination thereof of the Blighted Areas including Westpark and Anderson Cove is necessary in the interest of the public health, safety, morals, and welfare of the residents of the City; and

WHEREAS, pursuant to Ordinance No. 4830, the City Council amended and modified the City's Blighted Urban Renewal Area as set forth in Resolution No. 2117, with a new *Community Renewal Project Area* for Community Renewal Projects pursuant to Chapter 35.81 RCW, designated the "Project Area" consisting of the area identified in the Downtown Waterfront (DW) zone as adopted in Ordinance No. 4828; and

WHEREAS, the City Council finds it in the best interest of the City to maintain and reaffirm the City's *Community Renewal Project Area* for Community Renewal Projects in the DW zone pursuant to Chapter 35.81 and to modify the same to include all of the DC zone as well as the DW zone within the designated downtown blighted area and further to include the Westpark blighted area; and

WHEREAS, pursuant to Resolution No. 2508, the City approved the Bremerton Comprehensive Plan as a local comprehensive plan under Chapter 36.70 RCW ("GMA Comprehensive Plan"); and

WHEREAS, pursuant to Ordinance No. 4783, the City amended Section C-1 of the Land Use Element of the Comprehensive Plan as a GMA Comprehensive plan policy amendment; and

WHEREAS, the City Council, in Ordinance No. 4828, a companion to ordinance No. 4830, repealed the DWURP and amended the Zoning Code establishing the Downtown District consisting of the Downtown Core (DC) and the Downtown Waterfront (DW) zones, to allow development of the Downtown District in accordance with new development standards and regulations, and further, in another companion ordinance, Ordinance No. 4829 amended the Shoreline Master Program relating to the Downtown District; and;

WHEREAS, pursuant to Ordinance No. 4830, the City Council also amended and modified its Urban Renewal Program by replacing the repealed DWURP with a new *Community Renewal Plan* for the Project Area in the DW zone consisting of: 1) Section C-1 of the Land Use Element of the Comprehensive Plan as amended by Ordinance No. 4783; 2) Section 21.02.152 of the Bremerton Municipal Code entitled "Downtown District" and related Zoning Map designation of the Downtown Waterfront ("DW") zone as adopted in Ordinance No. 4828 as enacted and as hereinafter amended; 3) Shoreline Master Program regulations related to the Project Area including those adopted pursuant to Ordinance No. 4829 as enacted and as hereinafter amended; 4) a project financing plan; and 5) a housing plan for residents displaced by the community renewal project; and

WHEREAS, The City Council desires to 1) reaffirm the *Community Renewal Plan* as set forth in Ordinance No. 4830 for the DW zone and further 2) amend and modify the *Community Renewal Plan* to include a plan for the DC zone and further 3) amend and modify the *Community Renewal Plan* to include a plan for the Blighted Area for the Westpark area which plan is set forth in a companion ordinance, Ordinance No. 4870 adopted by the City Council on September 24, 2003, adopting comprehensive land use and development parameters for Westpark; and

WHEREAS, by Resolution No. 2755 and Ordinance No. 4830, the City Council authorized the Kitsap County Consolidated Housing Authority ("Kitsap Authority") to exercise its powers within the City as an Urban Renewal Agency, pursuant to Chapter 35.81 RCW; and

WHEREAS, the City desires that the Kitsap Authority continue to exercise the powers authorized by Resolution No. 2755 and Ordinance No. 4830 as a Community Renewal Agency pursuant to Chapter 35.81 RCW; and

WHEREAS, on October 8, 2003 and October 15, 2003, the City Council held public hearings concerning the proposed expansion and new designation of *Blighted Areas*, expansion of *Community Renewal Project Area*, and proposed *Community Renewal Plan* for the Project Area after notice was given in accordance with RCW 35.81.060; and

WHEREAS, the proposed *Community Renewal Project Area* is a blighted area as defined in RCW 35.81.015(2).

WHEREAS, the City Council finds that a housing plan is necessary for displacement of residents who might be replaced by the community renewal project designated the "Residential Displacement Plan", and that the proposed plan is feasible for making adequate housing for residents who may be displaced by the project; and

WHEREAS, the City Council finds that the proposed Community Renewal Plan conforms to and is consistent with the Comprehensive Plan; and

WHEREAS, adoption of this ordinance and the proposed Community Renewal Plan does not amend and or create a sub-area plan of the Comprehensive Plan; and

WHEREAS, the City Council finds that the Community Renewal Plan will afford maximum opportunity, consistent with the needs of the City for the rehabilitation or re-development of the blighted area by the private sector; and

WHEREAS, the City Council finds that a sound and adequate financial program exists for the financing of the Community Renewal Project(s) given funding programs, City partnerships in proposed projects and anticipated private development financing; and

WHEREAS, the City Council desires to adopt the proposed expansion and new designation of *Blighted Area*, expansion of *Community Renewal Project Area*, and proposed *Community Renewal Plan* to allow development of the Project Areas in accordance with new development standards and regulations; NOW THEREFORE,

THE CITY COUNCIL OF THE CITY OF BREMERTON, WASHINGTON,  
DOES HEREBY ORDAIN AS FOLLOWS:

**SECTION 1.** The recitals set forth above are hereby incorporated as if set forth herein in full.

**SECTION 2.** The findings set forth in Resolution Nos. 1730 and 2117 and Ordinance Nos. 4187 and 4830 as they relate to the areas of blight are hereby adopted by reference as if incorporated herein, and further, there is hereby designated and reaffirmed, within the downtown area of the City of Bremerton, an area of blight as defined in RCW 35.81.015(2), as designated and reaffirmed in Resolution Nos. 1730 and 2117 and Ordinance Nos. 4187 and 4830 designated the "*Blighted Area*" as set forth in Exhibit "A" incorporated herein by reference.

**SECTION 3.** Based upon findings set forth in the recitals above, the City Council hereby expands the downtown designated area of blight for the area commonly known as the Proposed Maritime Park Area to be added to the currently designation *Blighted Area* as set forth in Exhibit "B" and legally described in Exhibit "B-1," both incorporated herein by reference.

**SECTION 4.** The City Council hereby designates a new area of blight for the Westpark area within the City of Bremerton to be added to the currently designation *Blighted Area* as set forth in Exhibit "C" incorporated herein by reference, based upon findings contained

in the Executive Letter issued by the Executive Director of the Housing Authority of the City of Bremerton dated September 10, 2003, as set forth in Exhibit "C-1" incorporated herein by reference.

**SECTION 5.** Based upon findings contained in the Anderson Cove Neighborhood Urban Design Revitalization and Redevelopment Study dated September 23, 2003 ("Anderson Cove Study"), incorporated herein by reference, the City Council hereby designates a new area of blight for the Anderson Cove area within the City of Bremerton to be added to the currently designation *Blighted Area* as set forth in Exhibit "D" incorporated herein by reference. The Anderson Cove Study is used in this ordinance for the purpose of the designation of blight for the Anderson Cove area. Neither this ordinance nor the designation of blight herein adopts any proposed or preliminary plans for the area contained in the Anderson Cove Study or any other previous studies for the area.

**SECTION 6.** The City's *Community Renewal Project Area* as set forth in Ordinance No. 4830, is hereby reaffirmed and further modified and amended to include 1) that portion of the designated Blighted Area downtown up to and including the DW and DC zones ("Downtown Project Area") set forth in Title 21 Appendix 152(a) (Exhibit "E" incorporated herein by reference); and further to include 2) a new area of blight for the Westpark area ("Westpark Project Area") (Exhibit "F" incorporated herein by reference) to be added to the currently designated Blighted Area as the new Community Renewal Project Area for Community Renewal Projects pursuant to Chapter 35.81 RCW, collectively designated as the "Project Areas."

**SECTION 7.** The City's *Community Renewal Plan* as set forth in Ordinance No. 4830 for the DW zone is hereby amended to include all of the Downtown Project Area consisting of the following elements: 1) Section C-1 of the Land Use Element of the Comprehensive Plan as amended by Ordinance No. 4783 and as hereinafter amended; 2) Section 21.02.152 of the Bremerton Municipal Code entitled "Downtown District" and related Zoning Map designation of the Downtown Waterfront (DW) zone and Downtown Core (DC) zone as adopted in Ordinance No. 4828 and amended by Ordinance No. 4858, as enacted and as hereinafter amended; 3) Shoreline Master Program regulations related to the Project Area including those adopted pursuant to Ordinance No. 4829 as enacted and hereinafter amended; 4) the project financing plan designated the "Downtown Project Area Finance Plan" as set forth in Exhibit "G" incorporated herein by reference; and 5) the housing plan for residents displaced by the Community Renewal Project(s) designated the "Downtown Residential Displacement Plan" as set forth in Exhibit "H" incorporated herein by reference.

**SECTION 8.** The City's *Community Renewal Plan* as set forth in Ordinance No. 4830 is further amended and modified to include the Westpark Project Area consisting of the following elements: 1) the plan set forth and adopted in a companion ordinance, Ordinance No. 4870 adopted by the City Council on September 24, 2003, adopting comprehensive land use and development parameters for redevelopment of Westpark, which plan is hereby adopted and incorporated by reference as enacted and hereinafter amended by ordinance or resolution; 2) the project financing plan for the Westpark Project Area designated the "Westpark Project Area Finance Plan" as set forth in as set forth in Exhibit "I" incorporated herein by reference; and 3)

the housing plan for the Westpark Project Area for residents displaced by the Community Renewal Project(s) designated the "Westpark Residential Displacement Plan" as set forth in Exhibit "J" incorporated herein by reference.

**SECTION 9.** The City Council ratifies and reconfirms its election, by Resolution No. 2755 and Ordinance No. 4830, to authorize and assign the Kitsap Authority to exercise the powers of a Community Renewal Agency granted by and consistent with Chapter 35.81 RCW, and finds that such election is in the public interest.

**SECTION 10. Severability.** If any one or more sections, subsections, or sentences of this Ordinance are held to be unconstitutional or invalid, such decision shall not affect the validity of the remaining portion of this Ordinance and the same shall remain in full force and effect.

**SECTION 11. Effective Date.** This ordinance shall take effect and be in force ten (10) days from and after its passage, approval and publication as provided by law.

APPROVED by the City Council the 8th day of October, 2003

PASSED by the City Council the 15th day of October, 2003

Carol Arends  
CAROL ARENDS, Council President

Approved this 29th day of October, 2003

Cary Bozeman  
CARY BOZEMAN, Mayor

ATTEST:

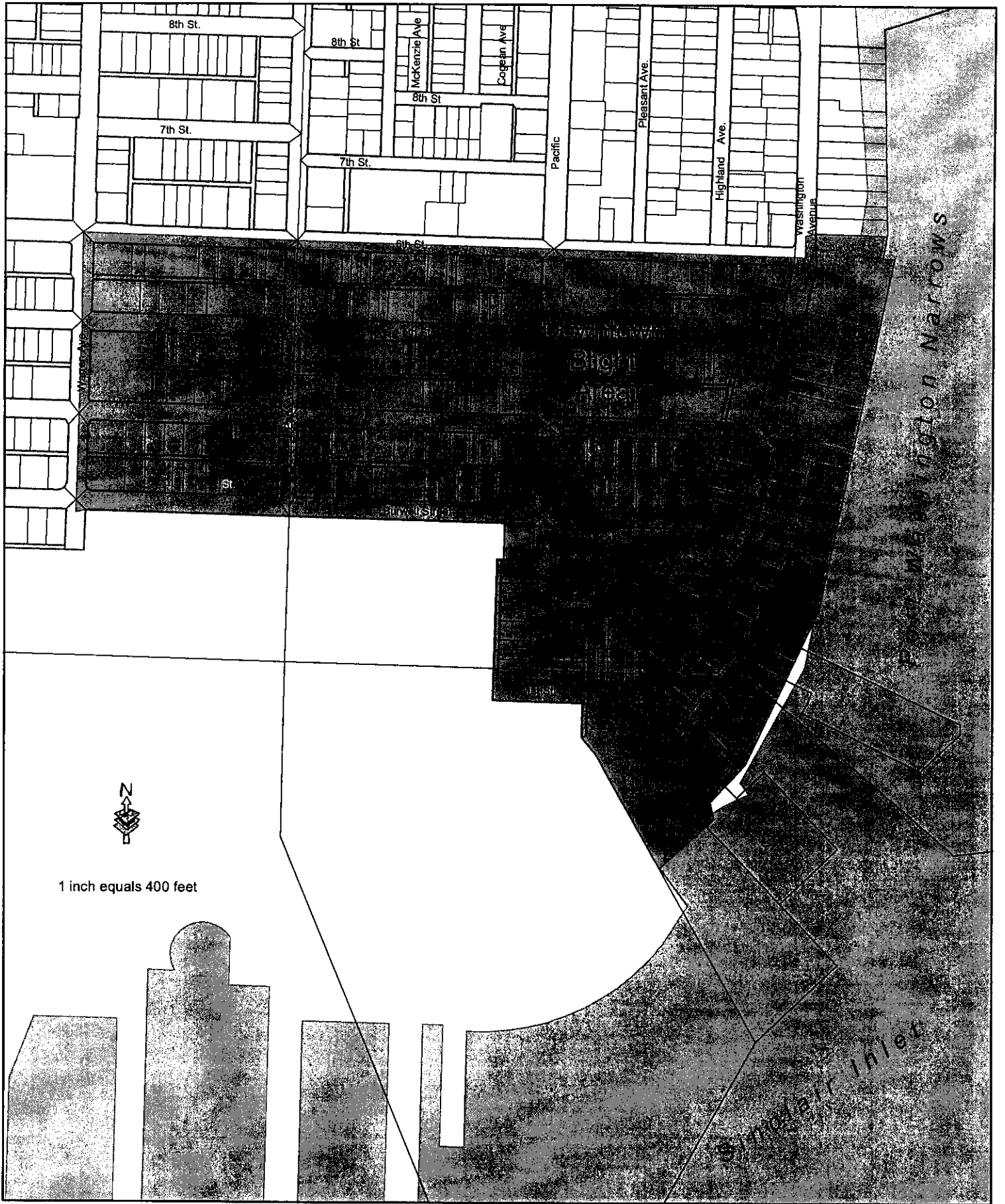
Kathleen McCluskey  
KATHLEEN MCCLUSKEY, City Clerk

APPROVED AS TO FORM:

Roger A. Lubovich  
ROGER A. LUBOVICH, City Attorney

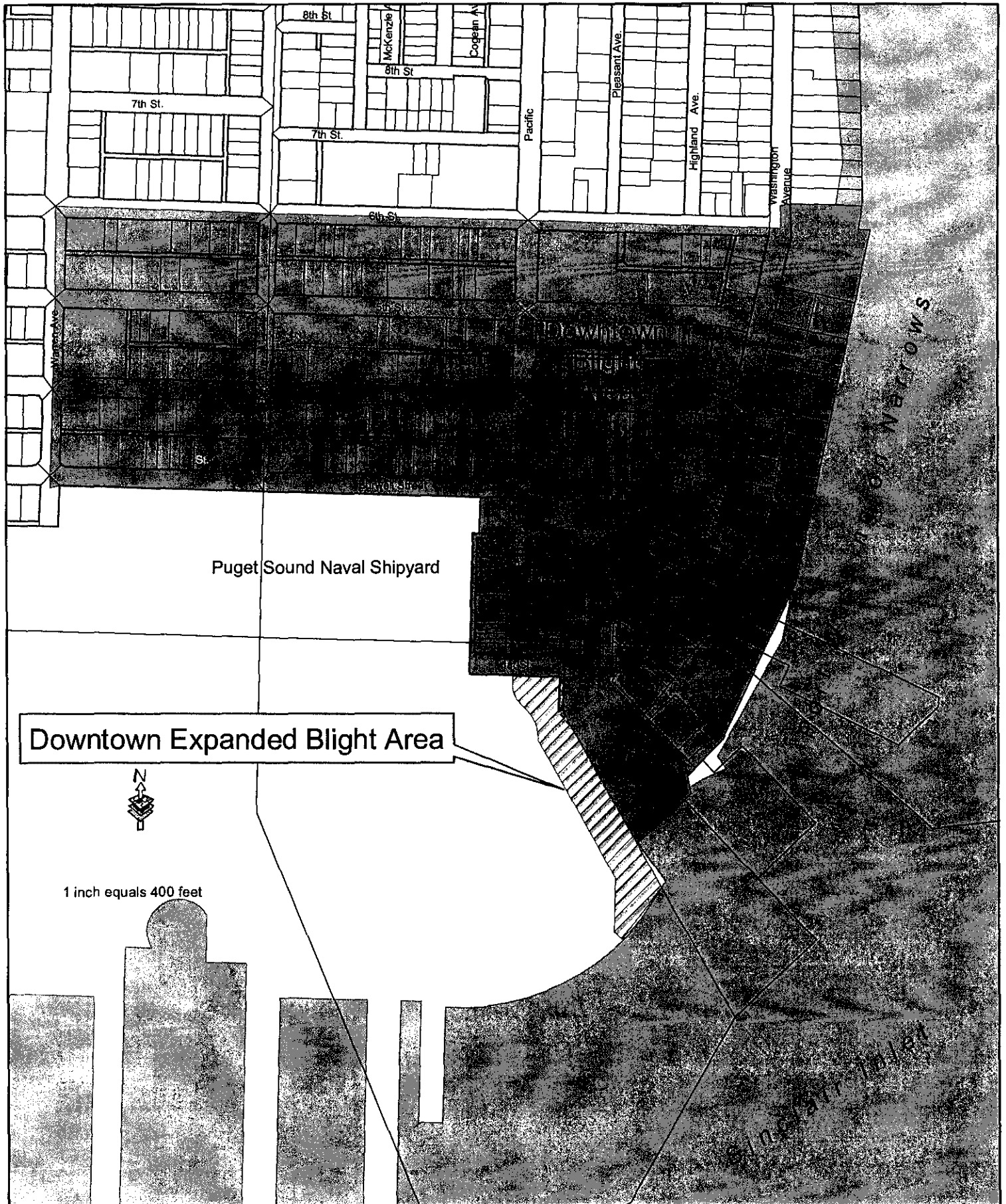
PUBLISHED the 20th day of October, 2003  
EFFECTIVE the 30th day of October, 2003  
ORDINANCE NO. 4873

# Downtown Bremerton Blight Area





# Downtown Bremerton Blight Area



Downtown Expanded Blight Area



1 inch equals 400 feet



**PROPOSED MARITIME PARK AREA  
LEGAL DESCRIPTION**

The following description is to be used for general planning purposes only and is not based on a real property survey:

This description starts at the Northwest of the US Navy property that falls on the south edge of First Street.

Thence south a distance of 108.34 feet;

Thence southeast a distance of 628 feet; to the former outer Harbor Line

Thence southwest a distance of 205 feet;

Thence northwest a distance of 32 feet;

Thence northeast a distance of 150 feet;

Thence northwest a distance of 418 feet;

Thence along a curve to the right having a radius of 110 feet a delta of 50° and an arc length of 83 feet;

Thence northwest a distance of 40 feet;

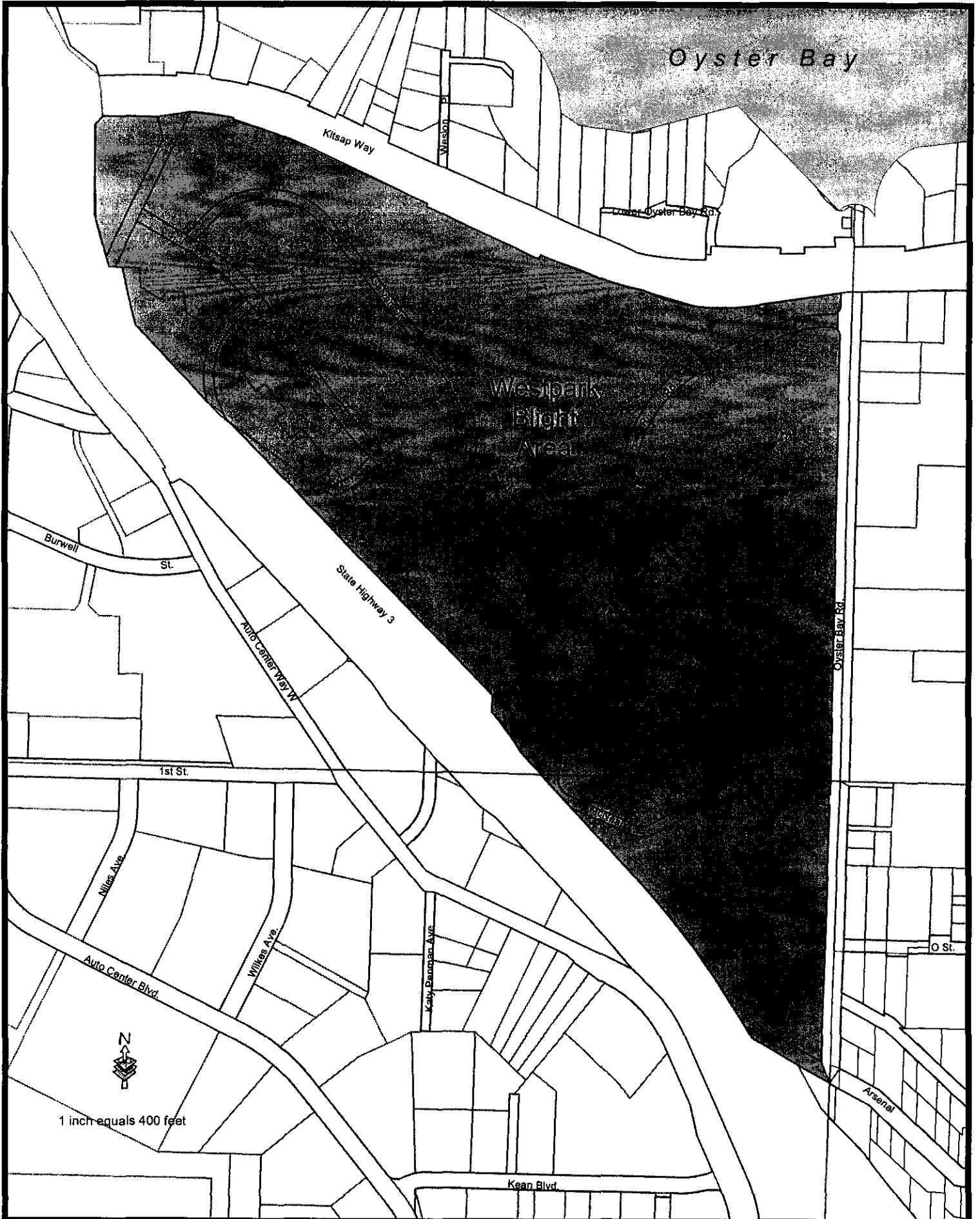
Thence along a curve to the left having a radius of 80 feet a delta of 45° and an arc length of 75 feet;

Thence north a distance of 27 feet;

Thence east a distance of 161 feet to the point of beginning.

Property contains approximately 2.23 acres/97,139 sq.ft.

# Westpark Blight Area





## **HOUSING AUTHORITY OF THE CITY OF BREMERTON**

110 Russell Road • Bremerton, Washington 98312 • Phone/TDD (360) 479-3694 • FAX (360) 377-5355

### **EXECUTIVE LETTER**

**DATE:** September 10, 2003

**TO:** Chair Shawlee Lee  
Vice-Chair Lynn Horton  
Commissioner Sharon Cromley  
Commissioner David Farr  
Commissioner Christopher Holden  
Commissioner Arthur Morken

**FROM:** Merrill Wallace  
Executive Director

**SUBJECT:** Designation of Distressed Public Housing Project

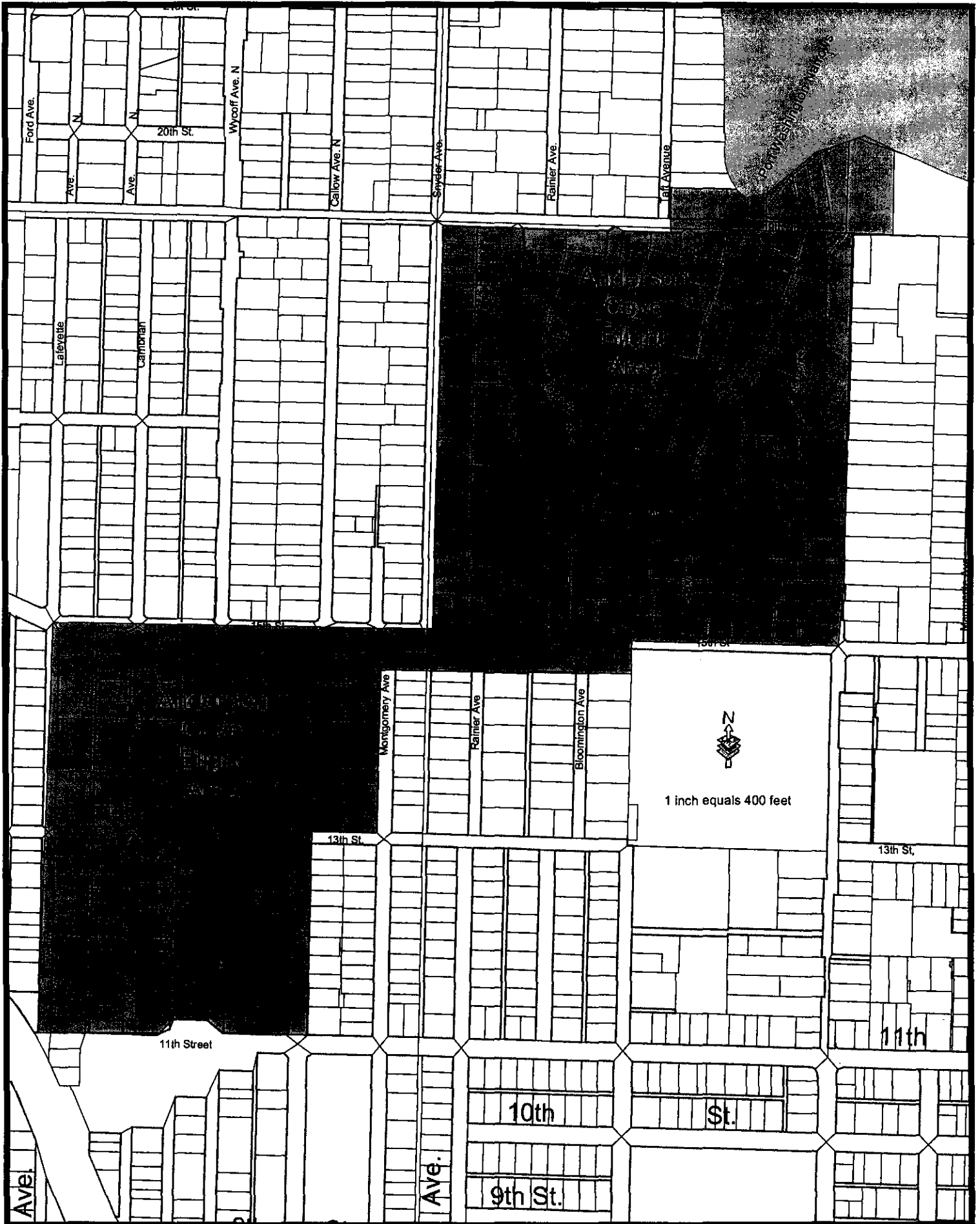
**RE:** Westpark Housing Development

As defined in Section 24 (j)(2) of the United States Housing Act of 1937 and in the HOPE VI Program Reauthorization and Small Community Mainstreet Rejuvenation and Housing Act of 2003, the Westpark Housing Development is defined as a distressed public housing project.

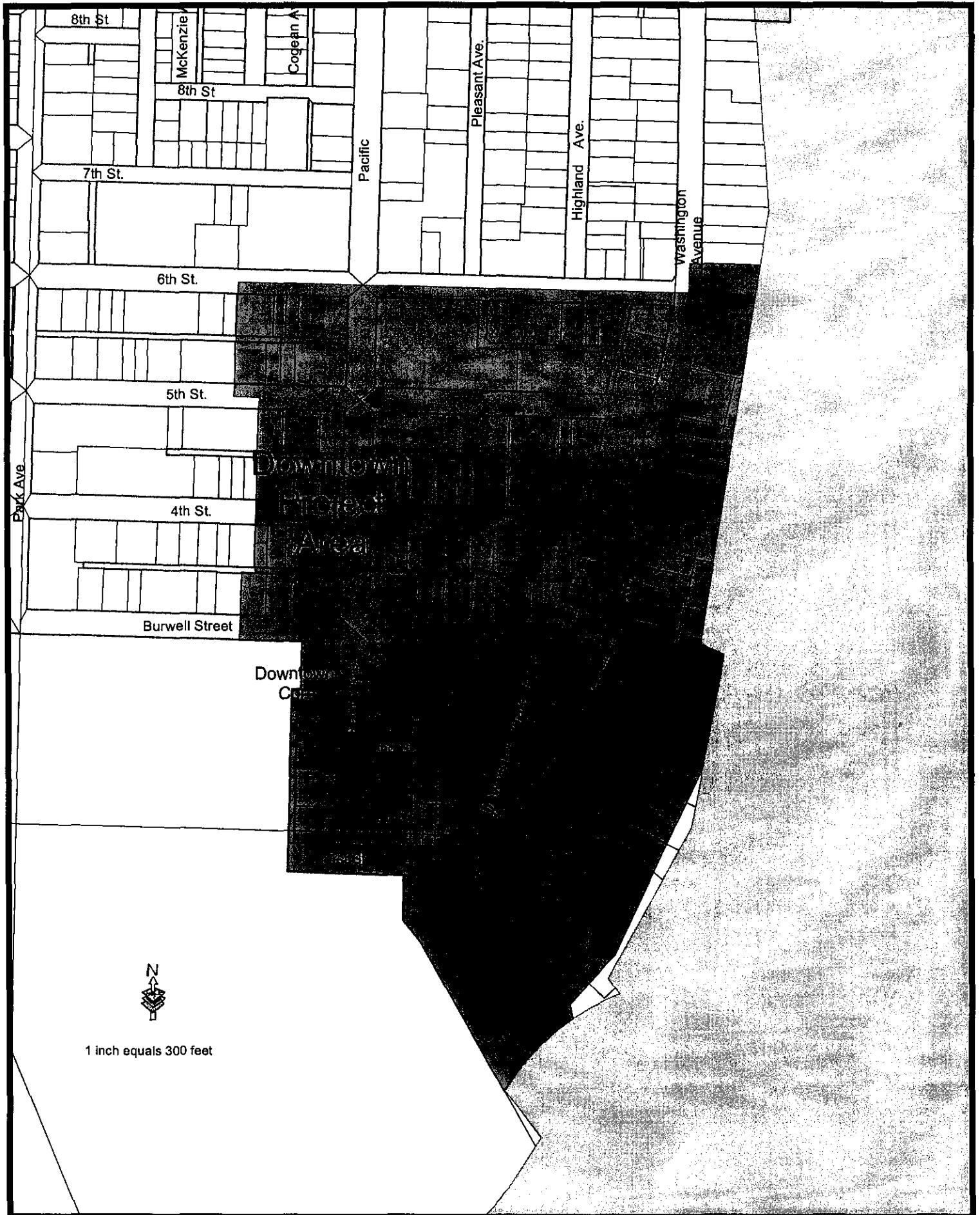
The criteria points which define the distressed classification for the Westpark Housing Development are:

- Is a significant contributing factor to the physical decline of and disinvestment by public and private entities in the surrounding neighborhood, where the location of the housing development is isolated from adjacent communities by a freeway, industrial area and a retail area thus creating a secluded community without avenues to provide access to blend in a larger thriving community environment.
- Is occupied predominantly by families who are very low-income families, with children, are unemployed and dependent on various forms of public assistance; or
- Has high rates of vandalism and criminal activity (including drug-related criminal activity) in comparison to other housing in the area.
- Serious deficiencies in the original building design, where the unit bedroom quantities are outdated which do not meet the current needs of the community.

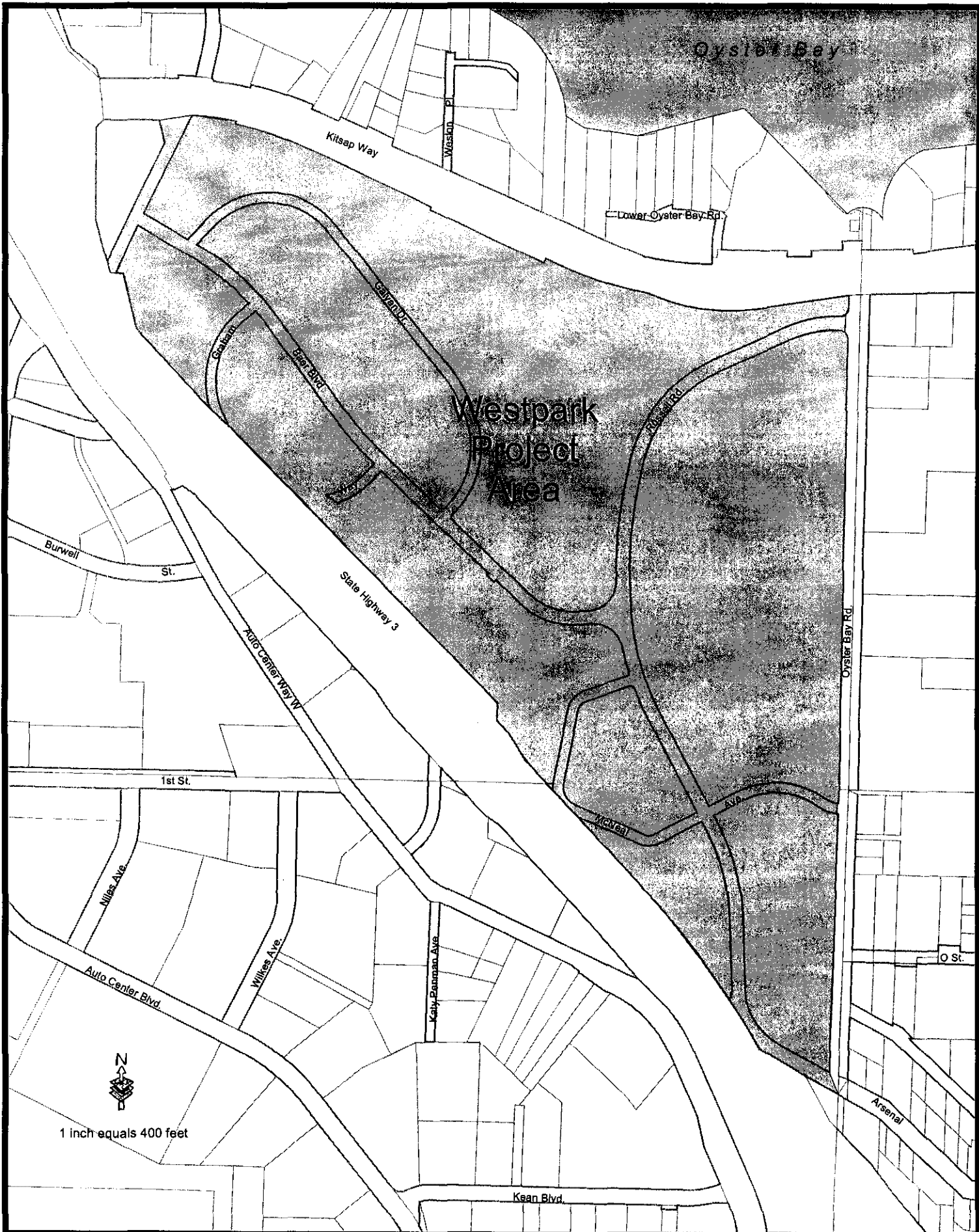
# Anderson Cove Blight Area



# Downtown Project Area



# Westpark Project Area



## **DOWNTOWN PROJECT AREA FINANCE PROGRAM**

The following is a proposal for financing projects within the Community Revitalization project area.

The finance plan to implement the redevelopment of the project area includes:

- Encouraging residential growth in the project area
- Expanding the downtown public and private sector workforce
- Stimulation of earnings and investment

The strategy will combine the use of appropriate municipal bond financing and public/private investment partnerships for financing new development and upgrading existing infrastructure. For example:

- Increase and improve downtown parks open spaces and plazas
- Improve downtown traffic circulation
- Create pedestrian friendly areas
- Continue to improve transit opportunities

A goal of the strategy is to effect positive changes in the municipal tax base by assisting existing property owners and businesses with the addition of new construction and value.

The City of Bremerton will actively seek public and private funding to be used to mitigate private development risks within the Community Revitalization area. Public funding shall include but not be limited to the New Market Tax Credits, The Low Income Housing Tax Credits, taxable and tax exempt municipal Bonds, U.S. Dept of Housing and Urban Development Economic Development Initiative grants, U.S. Dept of Housing and Urban Development (HUD) Sec 108 loans, HUD Community Development Block Grant funds and HUD Home Investment Partnership loans and grants.

The plan will provide for the sale of condominiums to public or private purchasers in the project area to encourage economic growth in the blight area. Inviting joint development opportunities where feasible will encourage private sector investment. The Kitsap County Consolidated Housing Agency, acting as redevelopment agency for the City of Bremerton shall use its bonding finance authority to purchase and develop property that meets the goals of the plan and to sell developed properties to the private sector whenever feasible.

The City will establish the Community Revitalization area development as a top priority for the application of all grant funds and will actively solicit and encourage private investment in the project area.

The strategy also includes ongoing economic and demographic analysis of the revitalization project and future growth initiatives necessary and appropriate to assist in the administration and implementation of the project.



## **DOWNTOWN PROJECT AREA RESIDENTIAL DISPLACEMENT PLAN**

### **Introduction**

The City of Bremerton does not anticipate displacement of residents in the revitalization area. In the event such displacement does occur, all available resources will be used to mitigate its adverse effects.

### **Plan to Minimize Displacement**

The City of Bremerton will emphasize projects which:

- Do not demolish buildings housing low income residents
- Require no relocation or only temporary relocation
- Use properties voluntarily sold, not as result of the project

### **Plan to Assist Displaced Residents**

For projects where displacement is unavoidable, the City of Bremerton will follow all pertinent Federal and State of Washington laws, rules, and guidelines governing relocation of displaced persons. In addition, the programs, services and funding sources of the Kitsap County Consolidated Housing Authority, the Bremerton Housing Authority and the Washington State Housing Finance Commission shall be requested to assist any resident displaced as a result of the project. These programs are expected to include down payment assistance, rent subsidies, (HUD Sec 8) self-help housing construction and placement in subsidized housing projects currently in operation or planned for construction in the near future.

## WESTPARK PROJECT AREA FINANCE PLAN

Financing methods for completing the Westpark redevelopment plan include a combination of equity, private investment, HUD hope VI funds and investment incentives authorized under the U.S. Treasury New Market Tax Credit program.

The project will develop equity sources realized from the development of 25 acres of commercial land. These funds will be used with tax-exempt bond sources and HUD section 8-rental subsidy sources as well as other Federal Housing financing sources to provide new housing construction on the remaining lands.

The Bremerton Housing Authority and The Kitsap County Consolidated Housing Authority are currently making application for New Market Tax Credits to facilitate subsidized loans totaling approximately \$40,000,000. These loans will be used to entice future tenants for a retail center that will serve the local low-income community.

Conventional investment will be encouraged.

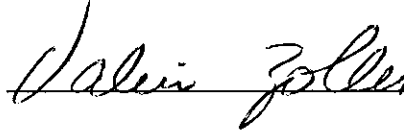
## **WESTPARK RESIDENTIAL DISPLACEMENT PLAN**

The Westpark Redevelopment Plan includes no net loss of housing as described in the Bremerton Housing Authority Comprehensive Zoning Plan and Westpark Strategic Master as prepared for the Bremerton City Council Study Session September 3, 2003, incorporated herein by this reference.

AFFIDAVIT OF PUBLICATION  
County of Kitsap, State of Washington

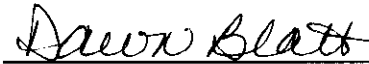
No. 100078511

I, Valerie Zoller, being first duly sworn on oath, deposes and says: That she is now, and at all times embraced in the publication herein mentioned was the principal clerk of the printers and publishers of THE SUN; that said newspaper has been approved as a legal newspaper by order of the Superior Court of the County of Kitsap, in which County it is published and is now and has been for more than six months prior to the date of the publication hereinafter referred to, published in the English language continually as a daily newspaper in Bremerton, Kitsap County, Washington, and is now and during all of said time, was printed in an office maintained in the aforesaid place of publication of said newspaper; that the following is a true text of a legal advertisement as it was published in regular issues (and not in supplement form) of said newspaper on the following dates, to wit: October 20, 2003 and that such newspaper was regularly distributed to its subscribers during all of said period. That the full amount of the fee charged for the foregoing publication is the sum of \$52.96 amount has not been paid in full.

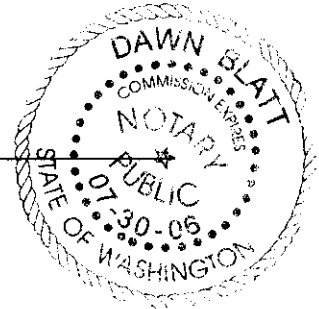


(Signature of Principal Clerk)

Subscribed and sworn to before me this day of October 30, 2003



Notary Public in and for the State of Washington, Kitsap County.



ORDINANCE NO. 4873

AN ORDINANCE of the City Council of the City of Bremerton, Washington: 1) reaffirming blighted areas as designated and reaffirmed in Resolution No. 1730 and No. 2117 and Ordinance No. 4187 and No. 4830; 2) expanding blighted areas downtown and designating a new area of blight for the Westpark and Anderson Cove areas; 3) amending and modifying the City's Community Renewal Project Area as set forth in Ordinance No. 4830 for Community Renewal Project(s) to include all of the designated blighted area in the DC and DW zones downtown and adding the Westpark area of blight; and 4) reaffirming, modifying, and amending the Community Renewal Plan as set forth in Ordinance No. 4830 for the Community Renewal Project Areas to include the DC and DW zones and Westpark.

APPROVED by the City Council the 8th day of October, 2003

PASSED by the City Council the 15th day of October, 2003

The full text of this ordinance is available from the City Clerk's Office, 239 Fourth Street, Bremerton, WA 98337.

October 20, 2003 • #100078511