



CITY OF PORT ORCHARD
Department of Community Development
Permit Center

216 Prospect Street, Port Orchard, WA 98366
Phone: (360) 874-5533 • permitcenter@cityofportorchard.us

NOTICE OF APPLICATION

This is a public notice of a development proposal that may interest you. You have the right to comment on this application, receive notice, request a copy of the decision once made and appeal the project decision. Included in this notice is a summary of the proposal, code reference for associated permits that may be required, and the targeted timeframe for City review and decision. Please be aware there are deadlines for comments and appeal; if you do not adhere to these deadlines, your comments may not be considered and/or you may lose your right of appeal. Please read this notice carefully and call the City of Port Orchard Department of Community Development (DCD) if you have questions.

Date of Issuance: June 10, 2022

File Number: LU22-SH SDP-01, PW22-028

Project Name: Heronsview Mixed Use Development

Type of Application: Shoreline Substantial Development (Type III), Capacity Reservation Certificate

Assessor Parcel Number: 4042-002-007-0001, 4042-002-001-0007

Applicant: Steve Sego, 100 Bethel Investment Partners, 3599 NW Carlton Street, Silverdale, WA, 98383

Applicant Representative: Norman Olson, PE, NL Olson & Associates, Inc, 2453 Bethel Ave, Port Orchard WA 98366

Date of Application: Counter Complete date: May 3, 2022

Date Application was Determined Technically Complete: May 31, 2022

Site Description: Location: 110 & 110-160 Bethel Ave, Port Orchard, WA, 98366
Nearest road intersection: Bethel Ave & Maple Ave
Size: 1.08 acres (approx. 47,045 sq ft)
Zoning District: Gateway Mixed Use
Shoreline Designation: High Intensity

Project Permits included with Application: Capacity Reservation Certificate

Description of Proposed Project:

The proposal by 100 Bethel Investments Partners, LLC is to demolish the existing commercial buildings at 100 & 110-160 Bethel Avenue and replace them with a mixed-use commercial/residential development. The project will consist of developing a new 90,294 sf, 4-story mixed-use building, including approximately 6,030 sf of commercial tenant space on the first level with 8 live/work units. Levels 2 through 4 would

include approximately 117 apartments of varied unit types and shared amenities. The building would also include an integrated 2-level, parking structure for approximately 113 vehicles.

Preliminary State Environmental Policy Act (SEPA) Determination:

On August 14, 2020, under RCW 43.21C.440, the City issued a SEPA Determination of Significance (DS) for the Downtown Port Orchard Subarea Plan and updated regulations as a Planned Action. On April 26, 2021, the City issued a Final Environmental Impact Statement (FEIS) for the Subarea Plan and updated regulations. This FEIS adequately addresses the significant impacts of the updated Subarea Plan and regulations as well as implementation of development projects within the subarea. Consistent with RCW 43.21C.440(1)(b)(i), the Planned Action is in conjunction with a subarea plan adopted under Chapter 36.70A RCW and has had its significant impacts adequately addressed by an EIS under the requirements of SEPA, Chapter 43.21C RCW.

The subject project is determined to qualify as a Planned Action and shall proceed in accordance with the applicable permit review procedures specified in POMC Chapter 20.22, except that no SEPA threshold determination, EIS or additional SEPA review shall be required.

Existing Studies and Environmental Documents Evaluating the Proposal: Wetland and Fish and Wildlife Habitat Assessment, Storm Drainage Analysis, Preliminary Geotechnical Engineering Report, City of Port Orchard Downtown Port Orchard Subarea Plan Final Environmental Impact Statement

Other Applicable Codes Which May Require Additional Project Review / Permits:

The project will be reviewed for compliance with POMC Title 20 and the Shoreline Master Program (adopted as POMC 20.164).

Public Comment Period:

Any interested person may comment on this application. The comment period will remain open for 30 days. **The deadline to submit comments is July 11, 2022 at 4:30pm.** Any interested person may request notification of any hearings or meetings and request a copy of the decision once made. Requests must be addressed to City of Port Orchard Permit Center, Attn: Planning Clerk, 216 Prospect Street, Port Orchard, WA 98366, 360-874-5533. The Notice of Decision will be provided to all parties of record.

Examination of File:

The application file may be examined at the DCD Permit Center, 720 Prospect Street, Port Orchard, WA 98366, by appointment between the hours of 8 AM and 4 PM, Monday through Friday, except holidays. To schedule an appointment please call 360-874-5533 and indicate the Permit Number and Project Number for the file you would like to examine.

Staff Contact for this Application:

Stephanie Andrews
Senior Planner
sandrews@cityofportorchard.us
360-874-5533

Review Authority and Appeals:

Shoreline Substantial Development permits are Type III permits that are subject to decision by the Hearing Examiner for the City of Port Orchard that is forwarded to the Department of Ecology for review and filing. Any appeals of these decisions shall be filed with the Shoreline Hearings Board pursuant to the procedures outlined in RCW 90.58.180.

Project Site Plan: Attached

