



CITY OF PORT ORCHARD
Department of Community Development
Permit Center

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

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: February 19, 2024

File Number: LU24-SH SDP-01, PW24-001

Project Name: City of Port Orchard Community Events Center

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

Assessor Parcel Number: 4650-011-001-0001, 262401-1-007-2008, and 262401-1-001-2004

Applicant: Andrew Bennett, PE, KPFF Consulting Engineers, 1601 5th Ave, Suite 1600, Seattle, WA 98101

Property Owner: City of Port Orchard, 216 Prospect St, Port Orchard, WA 98366

Date of Counter Complete Application: January 8, 2024

Date Application was Determined Technically Complete: February 5, 2024

Site Description: Generally located north of the intersection of Frederick Ave and Bay Street and northwest of the Orchard Street and Bay Street intersection. Site is addressed as 619 Bay St and 700 & 723 Sidney Parkway.

Zoning District: Downtown Mixed-Use (DMU)

Shoreline Designation: High Intensity

Project Permits included with Application: Shoreline Substantial Development Permit, Capacity Reservation Certificate

Description of Proposed Project:

The Port Orchard Community Event Center (CEC), Orchard Plaza, and Shoreline Improvement projects will provide an integrated public space for gathering, event space, and recreational enjoyment along the City's Downtown waterfront. The proposed project will redevelop the existing one-story Kitsap Bank property, seawall on the waterfront, and parking lot to provide a restored shoreline and multifunctional community spaces connecting the public to the waterfront. These projects will support a multitude of functions for local and regional use. The shoreline development will support the redevelopment of the shoreline area with pedestrian and water access with a redeveloped shoreline, promenade, and deck connected to a larger shoreline path with associated environmental mitigations. The two-story 31,630 sf CEC facility will be able to support large events such as galas, community festivals, conferences, concerts, and service group meetings. The design includes catering kitchen and other amenities to support events requiring food service. Additionally, square footage is reserved for future tenants on the ground level. The Plaza will

be able to support outdoor events, food trucks, and general outdoor public uses in the Downtown Port Orchard area connecting the public to the waterfront.

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.

This 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: Civil Plans, Landscape Plans, Coastal Engineering Analysis, Downtown Port Orchard Subarea Plan Final EIS, Geotechnical Report, Habitat Improvement Plan, Cultural Resources Report.

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 March 20, 2024 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 Name for the file you would like to examine.

Staff Contact for this Application:

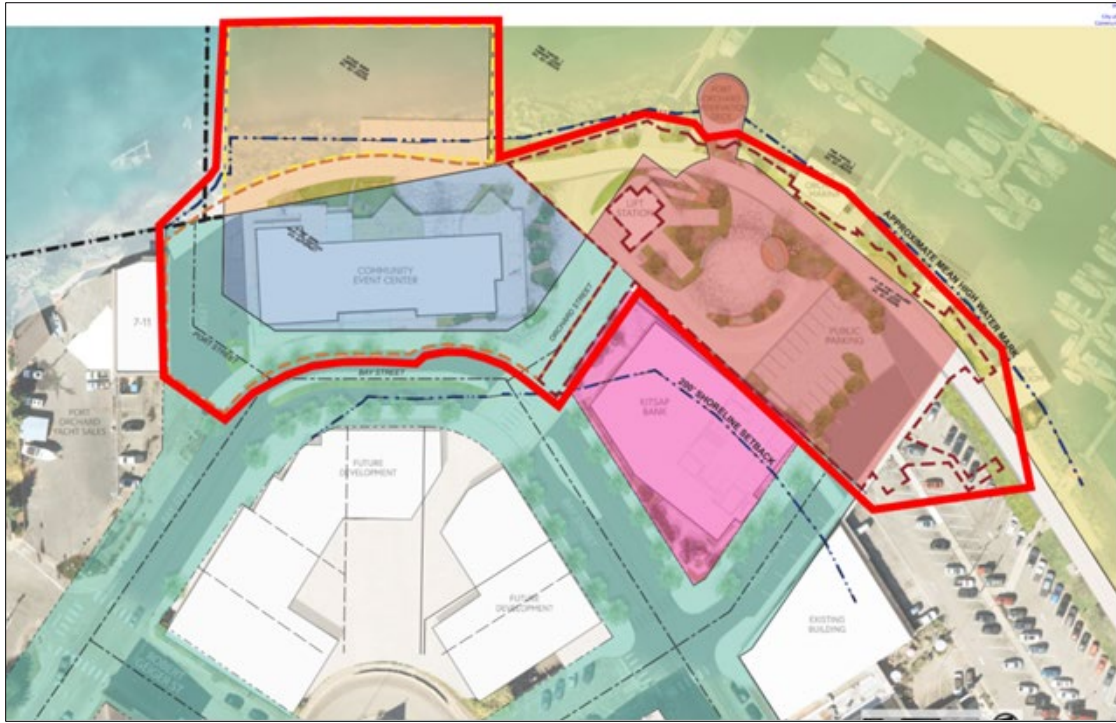
Stephanie Andrews, Senior Planner, planning@portorchardwa.gov, 360-874-5533

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

Overall project area:



Orchard Plaza:

