

Regional Growth Center Plan Certification Report Downtown Bremerton Regional Growth Subarea Plan



January 8, 2026

Downtown Bremerton Regional Growth Subarea is located in Kitsap County and was designated as a regional growth center by PSRC in 1995. The subarea plan seeks for downtown to continue to serve as the city's civic and cultural center, while providing a showcase of premier urban development in the West Sound region.

The Puget Sound Regional Council (PSRC) conducted a certification review of the Downtown Bremerton Regional Growth Subarea Plan. Bremerton originally adopted their center plan on June 4, 2025. The city's center plan was not previously certified by PSRC.

Certification Action

The Puget Sound Regional Council certifies that the Downtown Bremerton Regional Growth Subarea Plan addresses planning expectations for regional growth centers.

The remainder of this report contains a summary of the PSRC review of the Downtown Bremerton Regional Growth Subarea Plan and recommendations for future work to advance consistency with VISION 2050.

About Regional Growth Centers Certification

VISION 2050 directs jurisdictions with regional growth centers and/or manufacturing/industrial centers to develop subarea plans (DP-Action-8 and p. 80). This expectation has been in place since the PSRC Executive Board adopted the Plan Review Process in 2003. The review process is required by the [Regional Centers Framework](#) to both certify existing plans and when designating new regional centers.

VISION 2050, the Regional Transportation Plan, and PSRC's Adopted Policy and Plan Review process call for PSRC to review and certify these subarea planning efforts.¹ The [Regional Centers Framework Update](#) requires a review of centers in 2025, following local comprehensive plan updates. All regional centers are expected to have adopted subarea plans that meet the requirements of the Regional Centers Framework and VISION 2050. Certification of a subarea plan affirms the planning direction for the regional center is

¹ The specific requirements for center planning are provided in [PSRC's Plan Review Manual](#), and the process is also described in [VISION 2050: Implementation](#). Certification of the jurisdiction's comprehensive plan for consistency with the regional transportation plan, regionally established guidelines and policies, and Growth Management Act requirements for transportation planning is completed through a separate board action.



consistent with VISION 2050 and is an opportunity to identify any additional planning recommendations to better align with regional policy.

Report Format

Plans are reviewed using PSRC's [VISION 2050 Consistency Tool for Regional Growth Center Plans](#). This report documents where the plan meets requirements, highlights outstanding provisions of the plan, and identifies where additional work is needed to fully address VISION 2050, the Regional Transportation Plan, or center planning requirements. This section is organized by the sections in VISION 2050. While this may align with plan elements, many of these concepts may be addressed in various parts of the center plan.

DRAFT



Plan Vision & Regional Collaboration

Scope of Review

The VISION 2050 Consistency Tool for Regional Growth Center Plans calls for subarea plans to address the following center concepts:

- Establish a **vision for the center**, including a commitment to compact, pedestrian and transit-oriented development.
- Document the center's **development potential** through a market analysis.
- Describe the approach for **equitable engagement** with community and stakeholders.
- **Coordinate** with tribes, ports, military installations, special purpose districts, and adjacent jurisdictions.
- Prioritize **services and access to opportunity** for people of color, people with low incomes, and historically underserved communities.
- Prioritize **local investments** in the center.

Certification Findings

The Downtown Bremerton Regional Growth Subarea Plan effectively addresses the center visioning provisions of the VISION 2050 Consistency Tool. The plan includes a vision for the center, a market analysis, and addresses the center's role in the region. The plan also highlights the critical role of Naval Base Kitsap and the importance of coordination with the base.

Environment and Climate Change

Scope of Review

The VISION 2050 Consistency Tool for Regional Growth Center Plans calls for subarea plans to address the following center concepts:

- Identify significant environmental features, including existing and planned **parks, trails and open spaces**.
- Minimize gaps in **equitable access** to parks and open spaces.
- Identify provisions to meet greenhouse gas emission reduction goals.
- Expand **electric vehicle infrastructure**.
- Promote innovative **green building practices** and encourage retrofitting.
- Avoid and mitigate environmental impacts on **vulnerable populations**.



Certification Findings

The Downtown Bremerton Regional Growth Subarea Plan effectively addresses the environment and climate provisions of the VISION 2050 Consistency Tool. The plan includes an environment and climate change section that recognizes the importance of shorelines and environmental features unique to Bremerton. The plan promotes alternatives to traditional stormwater management by focusing on Low Impact Development and Best Management Practices. The plan also focuses on strategies to address climate change through reducing vehicle miles traveled, promoting green building, and reducing building energy consumption.

Land Use/Development Patterns

Scope of Review

The VISION 2050 Consistency Tool for Regional Growth Center Plans calls for subarea plans to address the following center concepts:

- Define **compact, walkable boundaries and shape** for the center.
- Include residential and employment **growth targets** accommodating a significant share of the jurisdiction's growth.
- Describe and map distribution and location of **existing and future land uses**. Encourage a mix of complementary uses.
- Develop **design standards** for pedestrian-friendly, transit-oriented development and other transit-supportive planning that focuses land uses around transit.
- Outline center's role in achieving VISION 2050's goal of attracting **65% of regional population growth and 75% of employment growth** to centers and high-capacity transit station areas.

Certification Findings

The Downtown Bremerton Regional Growth Subarea Plan effectively addresses the land use/development pattern provisions of the VISION 2050 Consistency Tool. The plan projects to meet the goal of 85 activity units per acre by 2050 with planned housing projects and employment in downtown, including Naval Base Kitsap.



Housing

Scope of Review

The VISION 2050 Consistency Tool for Regional Growth Center Plans calls for subarea plans to address the following center concepts:

- Document **existing and targeted housing units** by type, affordability, and special needs housing.
- **Assess future housing needs:** address in a housing needs assessment.
- Address **density standards and development regulations** for housing types, addressing income bands.
- Reduce risk of displacement through a variety of **anti-displacement strategies;** preserve existing affordable housing.
- Encourage **partnerships with housing organizations** to promote more equitable housing opportunities.

Certification Findings

The Downtown Bremerton Regional Growth Subarea Plan effectively addresses the housing provisions of the VISION 2050 Consistency Tool. The plan includes targets for affordable housing, a robust policy to reduce the risk of residential displacement, and a policy focused on coordination with Bremerton Housing Authority along with other nonprofits, agencies, and private developers. Downtown Bremerton includes several affordable and supportive housing projects owned and operated by the Bremerton Housing Authority and other service providers to address housing needs.

As the plan is implemented, the city should consider the following:

- Regional growth centers are critical locations to encourage affordable housing and provide opportunities for all. The city has demonstrated its commitment to affordable and supportive housing in the regional growth center through several recent and planned housing projects. The city is encouraged to continue to work with regional partners to implement housing strategies to support affordable housing development in the center.



Economy

Scope of Review

The VISION 2050 Consistency Tool for Regional Growth Center Plans calls for subarea plans to address the following center concepts:

- Describe **key economic sectors and industry clusters** including those in the Regional Economic Strategy.
- Demonstrate the center's **market potential** for accommodating future population and job growth.
- Reduce the risk of **commercial displacement** through multiple strategies.
- Expand **access to economic opportunity**; identify pipeline education and training opportunities.

Certification Findings

The Downtown Bremerton Regional Growth Subarea Plan effectively addresses the economic provisions of the VISION 2050 Consistency Tool. The plan provides information on existing economic sectors in the center. The plan promotes employment opportunities in the center, looks to reduce risk of commercial displacement, and expand education/training opportunities while reducing barriers.

Transportation

Scope of Review

The VISION 2050 Consistency Tool for Regional Growth Center Plans calls for subarea plans to address the following center concepts:

- Describe connections to **regional high-capacity transit systems** and address existing and planned transit services and coordination with transit agencies.
- Identify **planned transportation investments**, policies, programs, and resources, including transit, pedestrian and bicycle facilities, connectivity, superblock removal, and projects promoting safety.
- **Encourage** environmentally friendly "green street" treatments.
- Adopt **level-of-service standards** and concurrency provisions designed to promote transit use.
- Establish a **parking management strategy** covering supply, on-street parking, and mitigating impact.
- Include **mode split goals** to reduce single occupant vehicle trips.



Certification Findings

The Downtown Bremerton Regional Growth Subarea Plan effectively addresses the transportation provisions of the VISION 2050 Consistency Tool. The plan highlights transportation investments that serve all users including pedestrians, bicyclists, transit users, and vehicles. The plan highlights the importance of the Bremerton waterfront and how to encourage transportation improvements that promote urban boating opportunities.

The city should address the following comment in future updates to the center/subarea plan and/or associated planning documents:

- While the plan includes mode split goals for the regional growth center, the goals should demonstrate an improvement over existing patterns. Please update the mode split goals to reduce the share of single occupant vehicles below current levels.

Public Services

Scope of Review

The VISION 2050 Consistency Tool for Regional Growth Center Plans calls for subarea plans to address the following center concepts:

- Describe **local capital plans for infrastructure**, such as sewer, water, gas, electric and telecommunications, including financing and strategies to ensure facilities are provided consistent with planned growth.

Certification Findings

The Downtown Bremerton Regional Growth Subarea Plan effectively addresses the public services provisions of the VISION 2050 Consistency Tool. The plan addresses concurrency and levels of service consistent with targeted growth. Capital plans for infrastructure have been identified in the City Services Appendix and other supporting documentation.

Conclusion and Next Steps

PSRC found the Downtown Bremerton Regional Growth Subarea Plan is substantially consistent with the planning expectations for regional growth centers.

PSRC encourages the city to address areas identified for additional work in upcoming plan updates and other planning efforts. These may be areas where additional work would make the plan more consistent with the Growth Management Act or VISION 2050.

PSRC is available to provide assistance with future plan updates. Find additional planning resources on [PSRC's Plan Review webpage](#). If the city has questions or needs additional information, please contact Kristin Mitchell, Associate Planner, at 206-971-3278 and kmitchell@psrc.org.

