7. BEST MANAGEMENT PRACTICES & INCENTIVES

Establishing a new land use plan for Gorst provides opportunities to implement best management practices and incentives to achieve economically viable development, restoration, and protection.

Best management practices are superior methods or techniques to achieve proper land management and mitigate potential environmental impacts. Typically, these techniques are applied to minimize soil erosion or to achieve water quality standards. The Gorst Creek Watershed Characterization Study (Volume 1) identifies best management practices to reduce soil erosion, protect habitat, and allow for sustainable land use patterns; as a result of the science-based Gorst Creek Watershed Characterization & Framework Plan, several best management practices are recommended as “base” standards, i.e. required for all development, such as low impact development stormwater techniques.

Incentives include a relaxation in development standards or allowances for greater development capacity that are offered to new development in exchange for providing public benefits or amenities. Incentives are not required but are encouraged. Types of incentives could include:

- **Amount of Development:** for example, increased building heights, increased densities.
- **Development Standards:** for example, reduced parking, increased impervious surfaces.
- **Permit Processing:** for example, building permit fee rebates (implemented in SKIA by City of Bremerton), reduced fee for lot line adjustments to consolidate properties.

The desired public benefits or amenities could include enticing higher quality development that provides net benefits for the built and natural environment. In Gorst this could include stormwater, habitat, or access improvements above and beyond base standards.

Figure 7-1 on the following page shows how an incentive system could work in Gorst using the Watershed Characterization results. In areas of “Development” classified on Figure 2-2 earlier, an applicant for a development project could just comply with base “best management practice” standards. Alternatively a development could not only comply with base standards but also voluntarily provide enhanced standards or amenities and in exchange earn greater development capacity. For example, base standards could allow two story commercial development, provided that a basic set of zoning, urban design, critical area protection, and infrastructure levels of service are met. However, if an applicant wanted to build a four-story development, an enhanced set of land use, habitat and green infrastructure standards could be applied, such as a wider/enhanced buffer from shorelines or critical areas or an allowance for offsite mitigation and additional restoration in other portions of the watershed.

Based on the preferred alternative, Chapters 8 and 9 provides a system of base “best management practice” standards and a suite of incentives offering reduced development standards or greater development capacity in exchange for public benefits or amenities that will help achieve a more sustainable and economically viable development pattern.
**Figure 7-1. Flow Chart – Permit Process and Incentives**

- **Development & Development with Conditions**
  - Gorst UGA
  - Base Standards
  - Enhanced Standards
    - Tier 1 Incentives
    - Tier 2 Incentives
      - Greater Height, Impervious Area, or Parking Flexibility, or Building Permit Fee Rebate
      - Moderate Height, Impervious Area, or Parking Flexibility, or Building Permit Fee Rebate
    - Onsite Mitigation
      - Increased or Enhanced Buffers or Vegetation Conservation

- **Restoration**
  - Gorst UGA or Watershed
  - Base Standards
  - Incentive Based Enhanced Restoration
    - Offsite Mitigation

**Base Standards**
- Use watershed assessment unit prescriptions
- **Land Use/Design** (e.g. clustering)
- **Natural Environment/Buffers** (e.g. conservation)
- **Green Infrastructure** (e.g. measures to reduce sediment transport)

**Enhanced Standards**
- In exchange for greater development flexibility, environmental or green infrastructure standards designed to improve ecological functions, e.g. implement creek restoration