

# BEGINNINGS

## New Harborside Marina to Open in 2008

The Port of Bremerton is constructing a new 350 slip marina on the Harborside waterfront in front of the Kitsap Conference Center, Hampton Inn, Anthony's Restaurant and the Washington State ferry terminal. It will be one of the premier marinas on the west coast. Its economic impact to the City of Bremerton will be over two million dollars a year in new revenue. The marina will be managed by the Port of Bremerton and reservations for slips are being taken for availability as early as spring of 2008.

## New Hotel to Break Ground

The group who owns the Hampton Inn have purchased the old Bremerton City Hall on 4th Street and plan to build a second hotel in the Harborside District. The plan is to build a 110 room hotel that will serve the Kitsap Conference Center and Naval Base Kitsap. Hotel Concepts has not yet announced the flag for the new hotel but is expected to do so soon after they break ground.



## Harborside Tunnel Under Construction

To create a "pedestrian friendly" downtown urban space it was imperative to get the ferry traffic off the streets in the Harborside District. The only way to accomplish that goal, and assure this district would be a special space to live and work, was to build a short underground tunnel where cars could exit off the ferry. With the support

of Congressman Norm Dicks and Senator Patti Murray and by working with the State of Washington we were able to acquire the 35 million dollars to construct the tunnel. Construction is underway and the tunnel should be complete in early 2009



## Ryan Class A Office Building Going Up

The second class A office building to be built in the Harborside Downtown District is under construction and should be open to tenants in the summer of 2008. The project is being developed by longtime Kitsap County Developer Tim Ryan who has owned the property on 6th and Pacific for many years. The project is located next to the Admiral Theater and across from the Norm Dicks Government Center. It was designed by the Bremerton firm of Rice Fergus Miller Architects and will be a beautiful addition to the Harborside District. The project is being leased by John L. Scott.



# BOARDWALK PLAN MOVES FORWARD



## Puget Sound's Most Exciting Public Project Saves Habitat & Gives Public Access to Puget Sound

One of the most exciting waterfront projects in the history of Puget Sound is still not ready to begin construction but is coming closer to reality everyday. The planned 3,000 foot waterfront Boardwalk will connect the downtown Harborside District with Evergreen Park and the surrounding neighborhoods. The project is headed up by the City's Public Works Director Phil Williams who calls it the most exciting project in his 25 year career in public life. The project will not only improve the native habitat but will bring the average citizen closer to being able to enjoy the waters of Puget Sound. If all goes well and all permits and funds are acquired project construction could begin in late 2009 or early 2010. The economic impact of this project on the City is reportedly in the millions of dollars each year because of tourism that it will attract to the Harborside District.



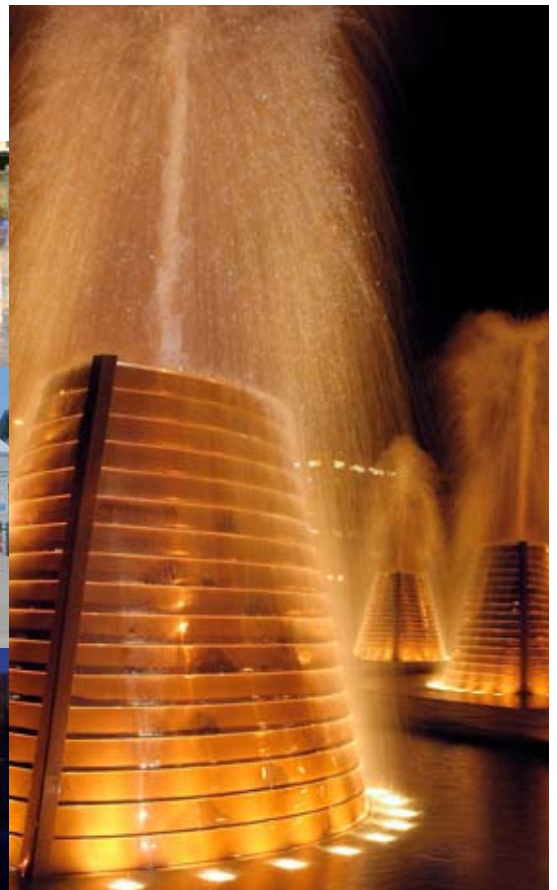
Produced by the City of Bremerton Mayor's Office • 360-473-5266 • Photos © City of Bremerton, Glen Davis-Legendary Portraits of Manette, & West Sound Images Norm Dicks Government Center • 345 6th Street, Suite 600, Bremerton, WA 98337-1873 • [www.ci.bremerton.wa.us](http://www.ci.bremerton.wa.us)



# BREMERTON'S HARBORSIDE DISTRICT

## 2007 ANNUAL REPORT

### "A Year of Exciting Projects and Grand Openings"



*The Creation of a Great Urban Waterfront Space*

## MAYOR'S MESSAGE



This report should remind everyone of how much progress was made in 2007 in our efforts to redevelop the waterfront and create a great urban waterfront neighborhood called the **Harborside District**, which runs from Washington Avenue to Pacific Avenue. The past year was very exciting as we opened the fantastic new Harborside **Fountain Park** and then located the great **Naval Museum** in old Building 50. Ground was broken on the \$40 million tunnel and the \$20 million 350 slip **Harborside Marina**. Grand openings were held for the first two downtown condominiums, The Harborside and the 400 Building. Both projects are half sold and bringing new residents to the downtown. Also this year local developer **Tim Ryan** began construction on a new class A office building and long time local artist **Amy Burnett** moved back into her original art gallery on Pacific Avenue.

But the most exciting project is yet to come with the sale of the old Penney's building to Bellevue developer Ron Sher. A big thank you to the **Bremer Trust** for agreeing to make this sale which will turn out to be a win-win for the City and Olympic College. **Ron Sher** will work with downtown project administrator **Gary Sexton** to come up with the best possible plan for this critical space in the middle of the Harborside District. Hopefully the plan will bring retail, housing, and community activities to the project which should begin development in 2009.

Last, but not least, I want to thank **Congressman Norm Dicks** for his efforts in funding the tunnel for the Harborside District so it could accomplish the goal of becoming pedestrian friendly. Yes, 2007 was a huge year for the Harborside District but, as they say, you ain't seen nothing yet!

  
Mayor Cary Bozeman

## GRAND OPENINGS



### Fountains Go Off at New Harborside Fountain Park

After five years of planning and working with the U.S. Navy to acquire the land, Bremerton's downtown project manager, Gary Sexton, put the development team together, acquired the needed funding, and built one of the most fantastic urban parks in the United States. Harborside Fountain Park opened on May 4th to a crowd of one thousand people including U.S. Congressman Norm Dicks and WA State Speaker of the House Frank Chopp. The park cost over 15 million dollars and is phase I of the total Harborside Park which will be completed after the tunnel is finished in 2009. The fountains were designed by Wet Design who is famous around the world for creating special water works for urban spaces. The park was featured on the front cover of the Horizon Air in flight magazine in the September issue.



### Everest College Moves into the Kitsap Credit Union Building

In January, Everest College moved into the second floor of the Kitsap Credit Union Building and is leasing 19,000 square feet. The school serves about 250 students and offers programs in dental assisting, medical assisting, pharmacy technician, medical insurance billing and massage therapy. President of the Kitsap campus, Janet O'Connell, said, "We are pleased to be part of the Bremerton Harborside community and plan to be an integral part of Bremerton's growth."



### Bremer Trust Sells JC Penney Building

The JC Penney building is the single largest building in the Harborside District. The 80,000 square foot, three story building has been used as a parking garage since the JC Penney store moved to Silverdale in the 1980's. The building has been purchased by Bellevue

developer Ron Sher who owns the Crossroads Mall in Bellevue and Third Place Books in Lake Forest Park. "I am excited about the future of the Harborside District and want to bring housing and retail to this location," says Ron Sher who is one of the most respected developers in the Puget Sound region. Ron hopes to bring a major grocery store to the project along with a fitness center and a book store. The project will be known as Harborside Commons and work could begin in late 2008 or early 2009.



### Historic Naval Museum Reopens in Harborside District

The old Bremerton Naval Museum has a new much more historic home in the completely remodeled building known for the past century as Building 50. Building 50 was the first building built in Puget Sound Naval Shipyard and is on the historic register. The Navy gave the building to the City of Bremerton and moved the building to its new site in Harborside Fountain Park. The grand new museum opened its doors on August 24th with Congressman Norm Dicks cutting the ribbon. Many thanks go to the museum board and the many volunteers who have managed the museum for the past 20 years and kept it open until a new location could be found.



### First Condominiums open in downtown Bremerton

The Harborside Condominiums opened in October of this year and half have already sold to people who love living on the water, near the ferry to Seattle, and close to the restaurants and art galleries in the heart of the Harborside District. The project was built by Kitsap County Consolidated Housing Authority (KCCHA) under the leadership of Executive Director Norm McLoughlin. KCCHA is the official redevelopment authority for the City of Bremerton. These are the first high end condos to be built in the Harborside District.

The 400 condominium project with 66 units also opened in October and is also more than half full. The two buildings bring over 130 new high end housing units to the Harborside District. This project was built by M.S. Cavaod, a development company headquartered in Seattle. M.S. Cavaod has plans to build another project in the Harborside District.

