

Planning and Development Basics

WHAT IT MEANS TO BE AN URBAN GROWTH AREA,
COMMUNITY GROWTH CENTER, AND REGIONAL
GROWTH CENTER

CENTRAL KITSAP
COMMUNITY COUNCIL



August 7, 2024

DISCUSSION / OVERVIEW



Your Questions Answered

- What is the Growth Management Act (GMA)?
- How are population growth targets set and factored into planning?
- What does it mean to be an Urban Growth Area (UGA)?
- How does Silverdale benefit by having a Regional Growth Center (RGC) designation?
- What is planned for 2025 in terms of the Silverdale RGC Subarea Plan and review of design districts?
- Next Steps

GROWTH MANAGEMENT ACT (GMA)

ADOPTED IN 1990



ESTABLISHES URBAN
AREAS - MIN. 5
DWELLINGS PER ACRE



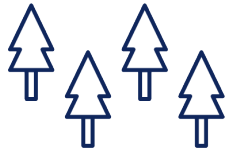
PROTECTS RURAL
AREAS - MIN. 1
DWELLING PER 5
ACRES



1998 COMP PLAN - NO MORE 1
OR 2.5-ACRE LOTS IN RURAL
AREAS; NO MORE 1/2 ACRE +
LOTS IN URBAN AREAS.



REGIONAL PLANNING



VISION 2050 - Puget Sound Regional Council (PSRC) VISION 2050 guides planning in Kitsap, Snohomish, King and Pierce Counties.

Countywide Planning Policies - Kitsap Regional Coordinating Council (KRCC) - Guiding document for County and city planning and local transportation funding.



COUNTYWIDE PLANNING

POPULATION TARGETS

<u>Jurisdiction</u>	<u>2020 Population (Census)</u>	<u>2020-2044 Population Growth</u>	<u>2044 Population Target</u>
<u>Metropolitan Cities</u>			
<u>Bremerton</u>	<u>43,505</u>	<u>20,252</u>	<u>63,757</u>
<u>Bremerton UGA</u>	<u>10,105</u>	<u>2,762</u>	<u>12,867</u>
<u>Core City</u>			
<u>Silverdale</u>	<u>19,675</u>	<u>9,896</u>	<u>29,571</u>
<u>High-Capacity Transit Communities</u>			
<u>Bainbridge Island</u>	<u>24,852</u>	<u>4,524</u>	<u>29,376</u>
<u>Kingston</u>	<u>2,435</u>	<u>3,200</u>	<u>5,635</u>
<u>Port Orchard</u>	<u>15,587</u>	<u>10,500</u>	<u>26,087</u>
<u>Port Orchard UGA</u>	<u>15,370</u>	<u>3,552</u>	<u>18,922</u>
<u>Poulsbo</u>	<u>11,975</u>	<u>4,581</u>	<u>16,556</u>
<u>Poulsbo UGA</u>	<u>528</u>	<u>1,065</u>	<u>1,593</u>
<u>Urban Unincorporated</u>			
<u>Central Kitsap UGA</u>	<u>24,741</u>	<u>5,000</u>	<u>29,741</u>
<u>Rural Areas</u>			
<u>Rural</u>	<u>106,865</u>	<u>5,415</u>	<u>112,280</u>

SUPPORTING GROWTH

Focus on increasing housing diversity – more multi-family and single-family, attached housing.

Centers redevelopment – increased densities and heights in Silverdale, Kingston, McWilliams area and Bethel Corridor.

Increased density in Urban Low for attached housing - maximum density proposed to 14 dwellings an acre.

Regulation revisions – reduced or removed lot sizes, lot dimension and setbacks.

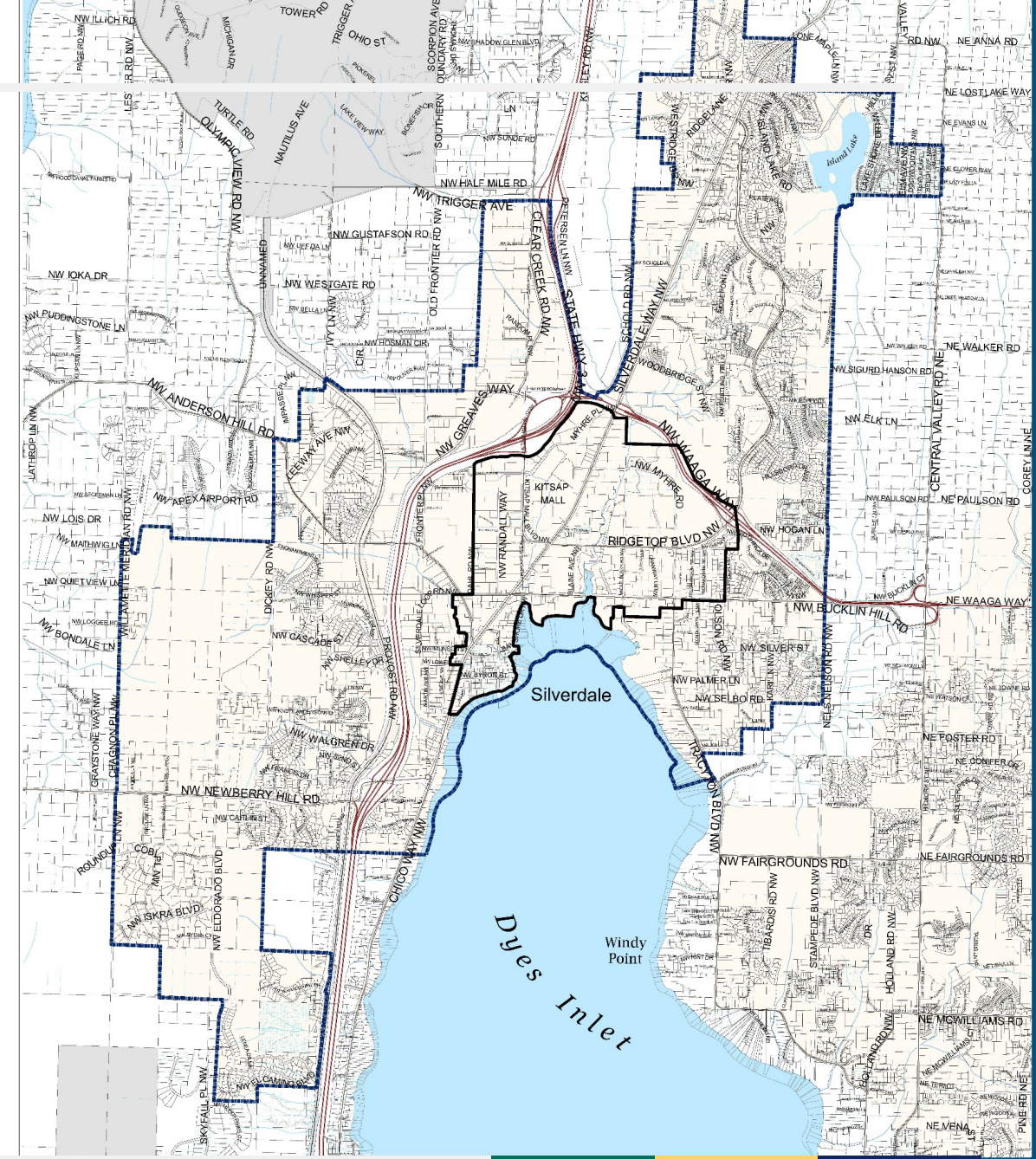
Incentives for multi-family development – expedited permitting and SEPA exemptions particularly for affordable housing.

Increased environmental protections – critical areas and tree canopy.

URBAN GROWTH AREA (UGA)

The **Silverdale UGA** is located at the north end of Dyes Inlet. The goal of the UGA is to transform Silverdale into a more livable, sustainable, and balanced mixed-use urban area, serving everyday essentials to residents, employees, and visitors.

- **Established in 1998** with the adoption of the Kitsap County Comprehensive Plan.
- Approximately **7,400 acres**.
- Includes a **diverse mix** of residential, commercial, and industrial uses.

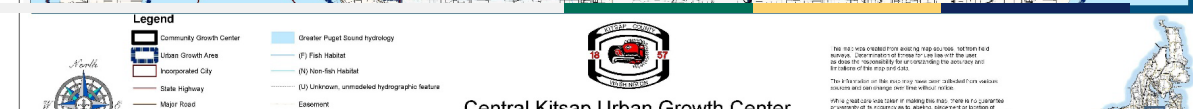
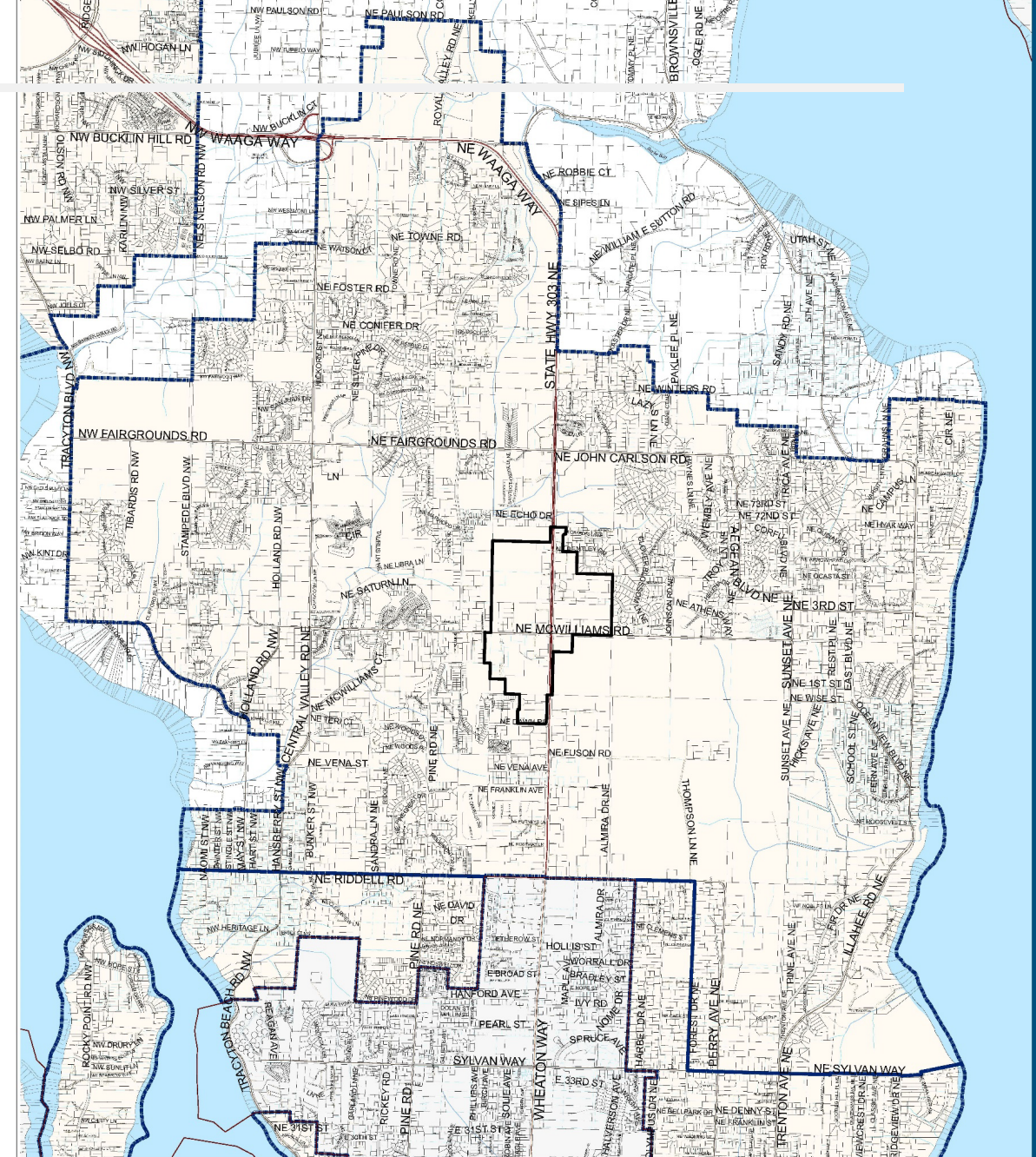


URBAN GROWTH AREA (UGA)

The **Central Kitsap UGA** is located immediately north of the City of Bremerton and Bremerton East UGA, and is bisected by State Route 303, Wheaton Way.

The Illahee community is located on the east side of the Central Kitsap UGA and the Tracyton community is located on the western boundary along the east shoreline of Dyes Inlet.

McWilliams Center is proposed to be a **Community Growth Center**. This is an area of more intense development than the UGA but less than a Regional Growth Center.



REGIONAL GROWTH CENTERS (RGC)

- Regional Growth Centers are the hallmark of PSRC's VISION 2050. They guide regional growth allocations, advance local planning, inform transit service planning, and represent priority areas for PSRC's federal transportation funding.
- The Puget Sound Region has designated 30 regional growth centers. PSRC's VISION 2050 includes a goal of attracting 65% of regional population growth and 75% of employment growth to centers and high-capacity transit station areas.



SILVERDALE RGC –

(Proposed New 2025 Boundary)



200 – 640 acres
(walkable area)



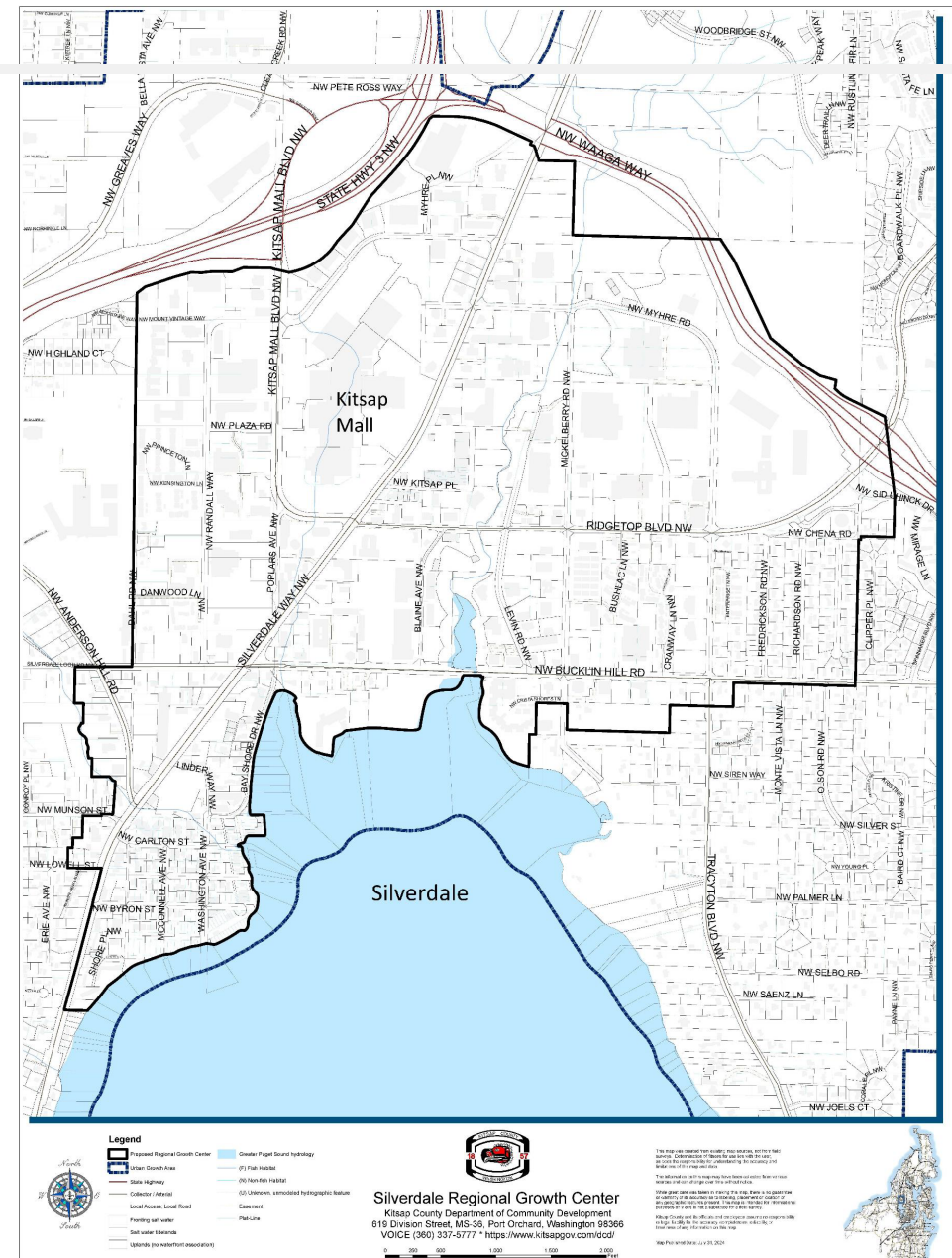
Existing density of
18 activity units
(AU), Planning for
45



Planning for
frequent transit
service



Planning to
accommodate
significant
residential and
employment
growth



NEXT STEPS

- CKCC Comp Plan Committee reconvenes in late 2024.
- Extend invitation to community members.
- Preliminary meetings schedule and topics:
 - November 2024 – incentives
 - January 2025 – visioning
 - March 2025 – design districts
 - May 2025 – public investments
 - July 2025 - TBD

QUESTIONS?



THANK YOU!

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