

Silverdale Center Plan and Design Standards

90% Draft Plan Overview

April 2026



CENTRAL KITSAP
COMMUNITY COUNCIL



BERK Parametrix

SH&A
SETH HARRY & ASSOCIATES ARCHITECTS & PLANNERS

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- Draft Plan Contents
- Goals and Policies Organization
- Implementation Priorities
- Next Steps

Schedule Reminder



Vision & Opportunities



Regional Center Plan



Design Standards/Code Framework

Spring 2025

Review Existing Conditions
Community Visioning
Market Study

Summer 2025

Community Workshops
Hot Topic Discussions
Design Concepts

Fall 2025

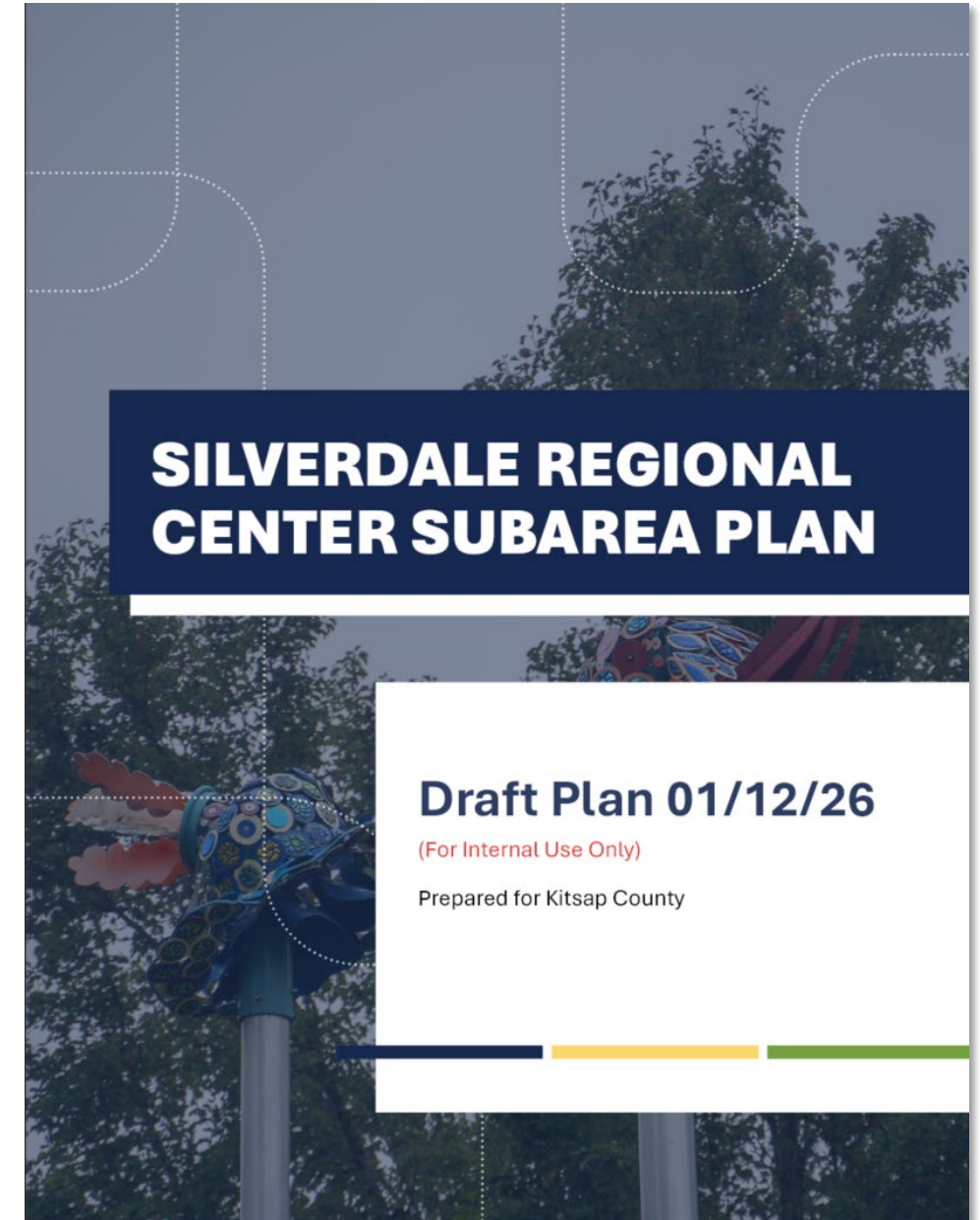
Draft Plan
Draft Design Guidelines
Implementation Strategies

Winter/Spring 2026

Final Plan
Final Design Guidelines
Integrate into Comp Plan

90% Draft Plan

- **What's been updated from the previous plan?**
 - Expanded vision to incorporate key area concepts, transportation, and public space priorities
 - Integration of community and stakeholder feedback
 - Updates to goals and policies, highlighting catalytic projects and implementation priorities
 - Refreshed look and feel, featuring a more graphic, visual format with stand-alone chapters



Document Organization

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■ Plan Snapshot

■ Background

Why plan now?

Study Area

Planning Context

Updating the Vision

■ Vision & Concept

Plan Drivers

Urban Design Framework

Transportation Improvements

■ Process

Timeline

Engagement Process

■ Silverdale Today

■ Goals & Policies

Urban Design and Community

Connectivity & Mobility

Environment & Climate

Economic Development

Housing

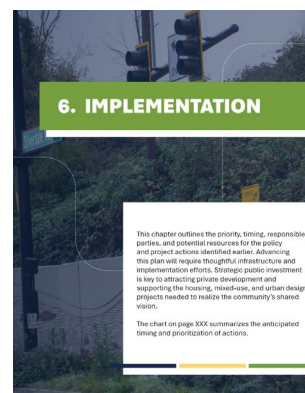
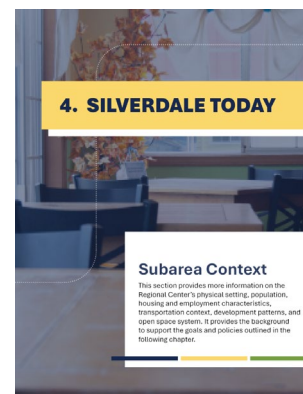
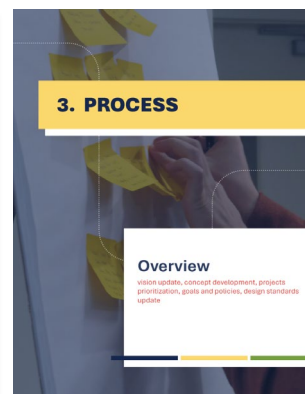
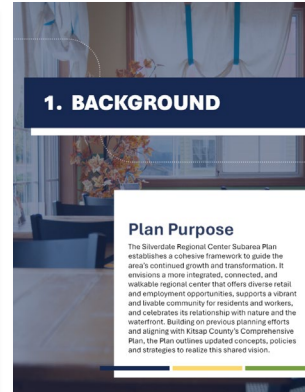
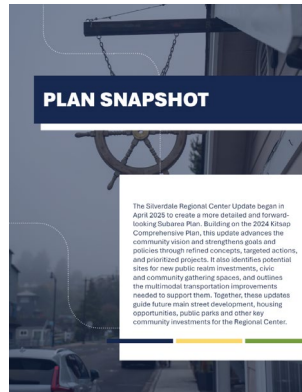
■ Implementation Framework

Short- term Priorities

Implementation Table

■ Glossary & Appendicies

Figures



- Executive summary
- Plan background including past efforts and vision.

- Updated vision/concepts (Mall/Creek development, Old Town, TOD, Public Realm & Transportation improvements)
- Community & stakeholder engagement
- Existing conditions overview

- Goals & policies by topic area including updates and catalytic projects/actions
- Implementation priorities and general timelines

Vision & Concept Section (reminder)

- **Overall vision remains largely unchanged** from the previous plan, based on input from the community engagement and staff and stakeholder meetings.
- **Updated plan focuses on adding detail to vision statements through urban design and development frameworks** including area concepts, coordinated key transportation and public space improvements.

Mall-Creek Area Concept

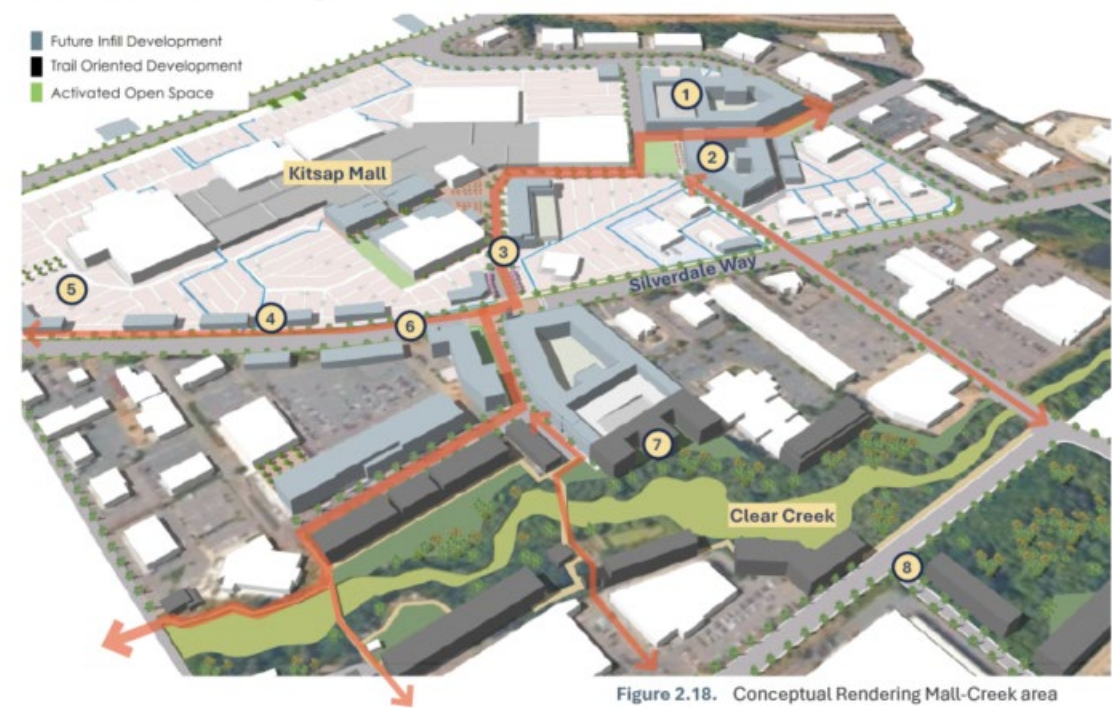


Figure 2.18. Conceptual Rendering Mall-Creek area



Figure 2.36. The Ridgetop Boulevard Corridor

Goals & Policies: Organization

Topic Area

- Vision statement
 - Goals
 - Strategies/Policies
 - Catalytic Actions/Projects

Based on the plan update and engagement process, goals and policies were revised as needed, with new language added where appropriate and key/priority/big actions identified as “catalytic” within each topic area.

Urban Design & Community

Vision
Inspire a healthy, inter-connected urban community where pedestrians are priority, buildings and open space are openly inter-related, the site and design makes a positive contribution to the public realm, and ultimately, people thrive in vibrancy, whether working or living in Silverdale.

Connectivity & Mobility

Vision
Create a multi-modal transportation system that supports an increasing number of people living, working, and visiting Silverdale and increases the ability to access destinations without the need for a personal automobile.

Environment & Climate

Vision
Foster a community that integrates natural elements into the built environment, creates landscapes that restore the connection between people and nature, and safeguards the environment for present and future generations.

Economic Development

Vision
Foster re-development through processes that balance flexibility and predictability, effective use of financial incentives, and cultivation of public/private partnerships that result in mutually beneficial solutions.

Housing

Vision
Nurture a community that accommodates a diversity of income levels, activities, amenities, open spaces, gathering places, recreation, and mobility options that all contribute to a self-sustaining community where people aspire to live, work and play.

Goals & Policy Updates: Example

Goals & Policies Connectivity & Mobility

Goal 6: Complete Transportation Network

Use a Complete Streets approach to support the transportation vision for the re-development of the Silverdale Regional Center.

Silverdale Regional Center Policy

SRCP 6.1. Prioritize a complete Active Transportation network suitable for people of all ages and abilities that includes on-street facilities and trails to provide low-stress connections to destinations throughout Silverdale Regional Center and adjacent neighborhoods. Improve existing trails and strengthen connections between trails and on-street facilities.




Figure 5.36. Source:

SRCP 6.2. Create connectivity/maximum block size standards that apply to new large-site development and redevelopment. Specifically:

- The standards should be tiered to allow larger block sizes provided through-block connections are integrated to enhance connectivity.
- The standards for block sizes should vary depending on the zone and corresponding permitted intensity of development, with those areas emphasizing a mixture of pedestrian-oriented commercial and multifamily blocks being the smallest (no more than 300 feet long between a street and through-block connection).
- Through-block connections may be a mixture of private streets, alleys, woonerfs (narrow curb-less routes designed to allow pedestrians and vehicles to share the same lane), and pedestrian-only connections.

SRCP 6.3. Promote the desired urban form of Silverdale by focusing first on street design and streetscapes.

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Goals & Policies Connectivity & Mobility

Catalytic Projects and Implementation Priorities

Adopting a Complete Streets Policy for Silverdale Regional Center

Implementing a Complete Streets policy in the Silverdale Regional Center presents a significant opportunity to enhance safety, multimodal connectivity, and overall community livability while unlocking funding opportunities. In Washington, a Complete Streets policy can support applications for grants through the Transportation Improvement Board (TIB), and using Level of Traffic Stress (LTS) as a performance measure aligns with criteria in many Washington State Department of Transportation (WSDOT) grant programs.

Complete Streets Washington: WSDOT's 2022 Complete Streets policy guides planning, design, and maintenance of state facilities, emphasizing a safe systems approach with low-stress walking and biking facilities through reduced vehicle speeds and increased separation. While the current policy applies only to WSDOT-led projects, it provides a model for the Silverdale Regional Center to develop its own policy.

Implementation Priorities and Opportunities:

- Develop a Silverdale Regional Center Complete Streets policy with clear design guidance and performance measures.
- Use LTS analysis to identify streets for improved pedestrian and bicycle access.
- Prioritize key corridors, including Silverdale Way and Ridgetop Boulevard, for multimodal improvements.
- Align private development with Complete Streets objectives.
- Leverage state and regional funding opportunities for project implementation.

A strong Complete Street policy includes the following components:

- Establishes commitment and vision
- Prioritizes underinvested and underserved communities
- Applies to all projects and phases
- Allows only clear exceptions
- Requires coordination
- Adopts excellent design guidance
- Requires proactive land-use planning
- Measures progress
- Sets criteria for choosing projects
- Creates a plan for implementation

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Red text = goal/policy language update in 90% Draft Plan Update

Implementation Priorities

Short-term Priorities (No particular order - many of these coincide with catalytic actions/projects highlighted in goals and policies chapter)

- Update and adopt **development/design standards and redevelopment code**
- Explore incentives for development including expediting processes, and defining residential target area for and implementing **12-year multifamily tax incentives MFTE program**
- Prioritize efforts to strengthen **collaborations and partnerships to advance vision and area concepts** (business & property owners, anchor institutions, regional agencies, community organizations)
- Explore additional **funding for key transportation** projects
- Conduct a **Parking Study** of the area
- Collaborate with **Kitsap Transit on Circulator routes**
- Explore a **Complete Streets Policy** for Silverdale Center
- Coordinate **parks and public spaces with stormwater facilities**
- Create **wayfinding framework** for the Center

Implementation

Implementation Table

Short Term: 0-5 years
 Medium Term: 6-10 years
 Long Term: 10+ years
 Long Term Transformation: 20+ years

Bold = Priority or High Impact Actions

Action	Timeline	Responsibility
Urban Design & Community		
▪ Adopt and update development and design standards which prioritize urban form and quality pedestrian-oriented development.	Short-Term	DCD; PW
▪ Update design standards to consolidate and simplify design districts.	Short-Term	DCD
▪ Strategically increase building heights and density and lower parking requirements to promote pedestrian-oriented forms of development.	Short-Term	DCD; PW
▪ Conduct a parking study for the Silverdale Center area that includes community outreach and participation, data collection and analysis, and develops recommendations on new policies to right size future parking.	Short-Term	DCD; PW
▪ Right-size parking minimums, and consider maximums, to limit how much parking is developed and ensure they are not resulting in a disconnect in the amount of parking provided and land use goals.	Short-Term	DCD
▪ Collaborate and partner with property owners of key properties to: (1) Foster the development of a pedestrian-oriented re-tail/mixed-use focal point for Silverdale; (2) foster development that enhances the pedestrian environment and the visual character of the waterfront and (3) integrate pedestrian, bicycle, and gathering space amenities into developments.	Ongoing	DCD; PW
▪ Define areas within the center where to focus streetscape improvements, storefronts and mixed-use development, and cultural focal points.	Ongoing	DCD
▪ Evaluate Old Town for priority streetscape and pedestrian improvements, set priorities and update applicable streetscape design standards and develop improvement plans, and seek funding for the most critical improvements.	Medium-Term	DCD; PW
▪ Establish incentives for development through enhanced or expedited permit processes.	Short-Term	DCD

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Next Steps

- **Update Silverdale Regional Center Design Standards where appropriate including:**
 - Simplifying requirements/processes including consolidating design districts
 - Adding detail and specificity where needed based on updated plan, vision, and area concepts
- **Outline Redevelopment Code Framework**
 - To address challenges faced by constrained sites that may not meet development requirements
- **Create Wayfinding Framework for the Center**
- **Initial Draft Design Guidelines for Design Community Review – Late April**
- **90% Draft Plan for public review and comment**
- **Public Open House, Plan and Design Standards – Early May**

Any Questions about the process?

The most helpful feedback on the draft will include:

- Helping define implementation priorities and ensuring alignment with County goals
- Highlighting areas of the draft plan that could be clearer
- Identifying key elements that may be missing, such as important ongoing initiatives or considerations



Thank you!

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