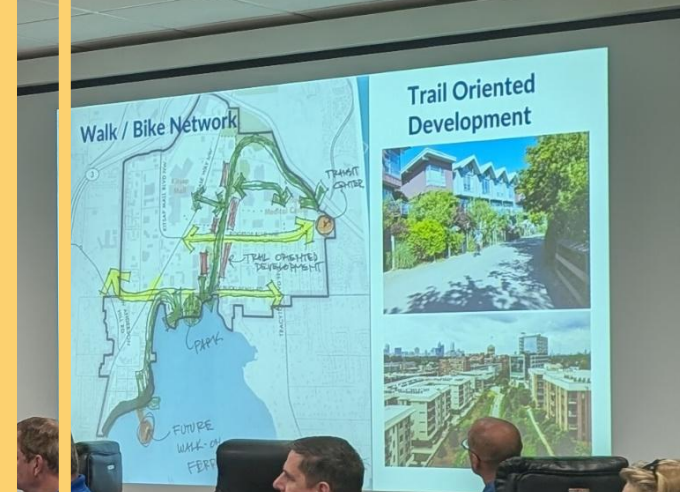


Silverdale Center Plan and Design Standards

90% Draft Plan Overview

April 2026



CENTRAL KITSAP
COMMUNITY COUNCIL



BERK ParametriX

SH&A
SETH HARRY & ASSOCIATES ARCHITECTS & PLANNERS

Contents

- Draft Plan Contents
 - Goals and Policies Organization
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-
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 - District Consolidation
 - Standards vs. Guidelines
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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

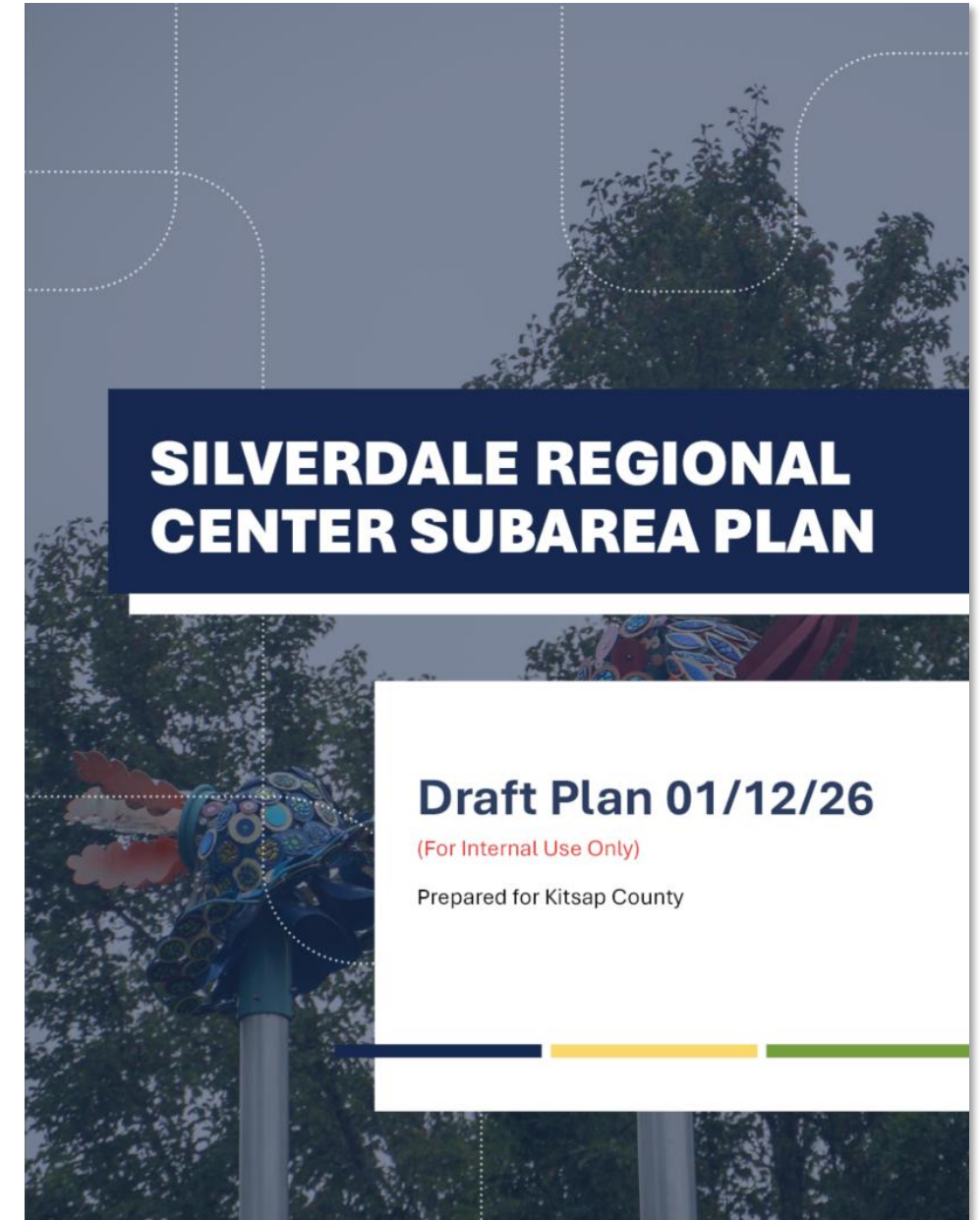
Draft Plan
Draft Design Guidelines
Implementation Strategies

Winter/Spring 2026

Final Plan
Final Design Guidelines

90% Draft Plan

- **What's been updated from the previous draft 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

CONTENTS



Introductory chapters provide an executive summary, outline the plan's background and purpose, and describe the planning process, including community engagement efforts.



Chapters 3 & 4 establish a framework for the Regional Center's evolution, outlining the vision and area-specific concepts, summarizing transportation and infrastructure initiatives and opportunities, and providing background on existing conditions to inform future goals and policies.

Document Organization

CONTENTS



Chapters 5-7 provide an overview of **existing conditions** to inform future goals and policies, along with actionable guidance to support County decision-making in coordination with private developers and partner agencies. These chapters present **goals and policies** to guide growth, development, and public space improvements, as well as an **implementation framework** that outlines priorities, timelines, and responsibilities for advancing plan actions.



Glossary & References provides key planning terms and definitions, a list of acronyms, a figure index with sources, and references to other plans and studies cited throughout the Plan.

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.

Implementation Priorities

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

- Update **design standards and redevelopment code**
- Explore incentives for development including a **12-year multifamily tax incentives MFTE program**
- Prioritize **collaborations and partnerships** with 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 Table (DRAFT)

Near 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		
▪ Update and adopt development and design standards which prioritize urban form and quality pedestrian-oriented development.	Near-Term 2026-2031	DCD
▪ Update design standards to consolidate and simplify design districts.	Near-Term 2026-2031	DCD
▪ Strategically increase building heights and density and lower parking requirements.	Near-Term 2026-2031	DCD
▪ Conduct a parking study for the Silverdale Regional Center area that includes community outreach and participation, data collection and analysis, and develops recommendations on new policies to right-size future parking.	Near-Term 2026-2031	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 between the amount of parking provided and land use goals.	Near-Term 2026-2031	DCD; PW
▪ Collaborate and partner with property owners of key properties to: (1) Foster development of a pedestrian-oriented retail/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
▪ Define areas within the center to focus streetscape improvements, storefronts and mixed-use development, and cultural focal points.	Ongoing	DCD
▪ Evaluate Old Town for public realm improvements, set priorities and update applicable streetscape design standards, and develop improvement plans.	Medium-Term 2026-2036	DCD
▪ Establish special incentives for development through enhanced or expedited permit processes.	Near-Term 2026-2031	DCD

Next Steps

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

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

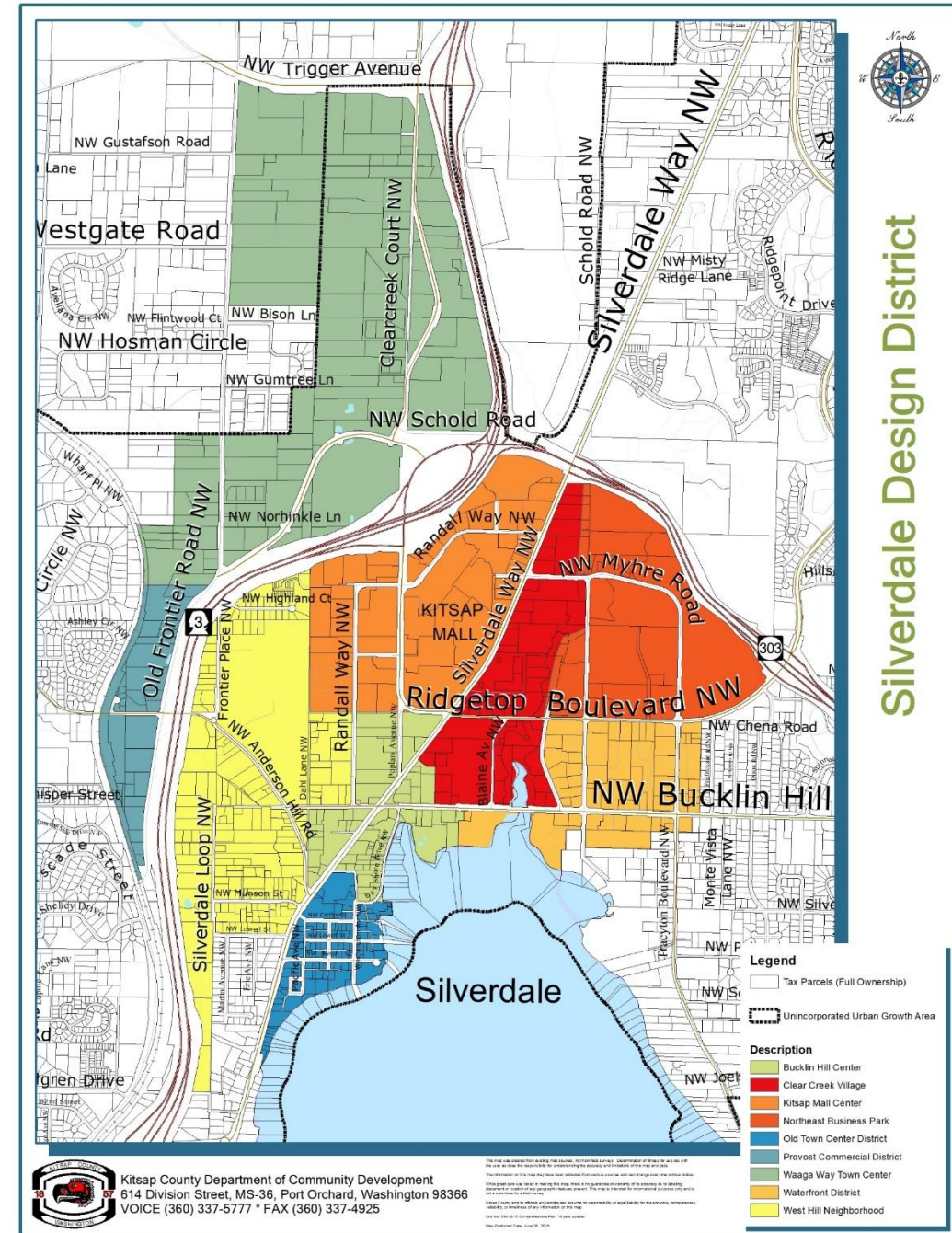
Rethinking Design Districts



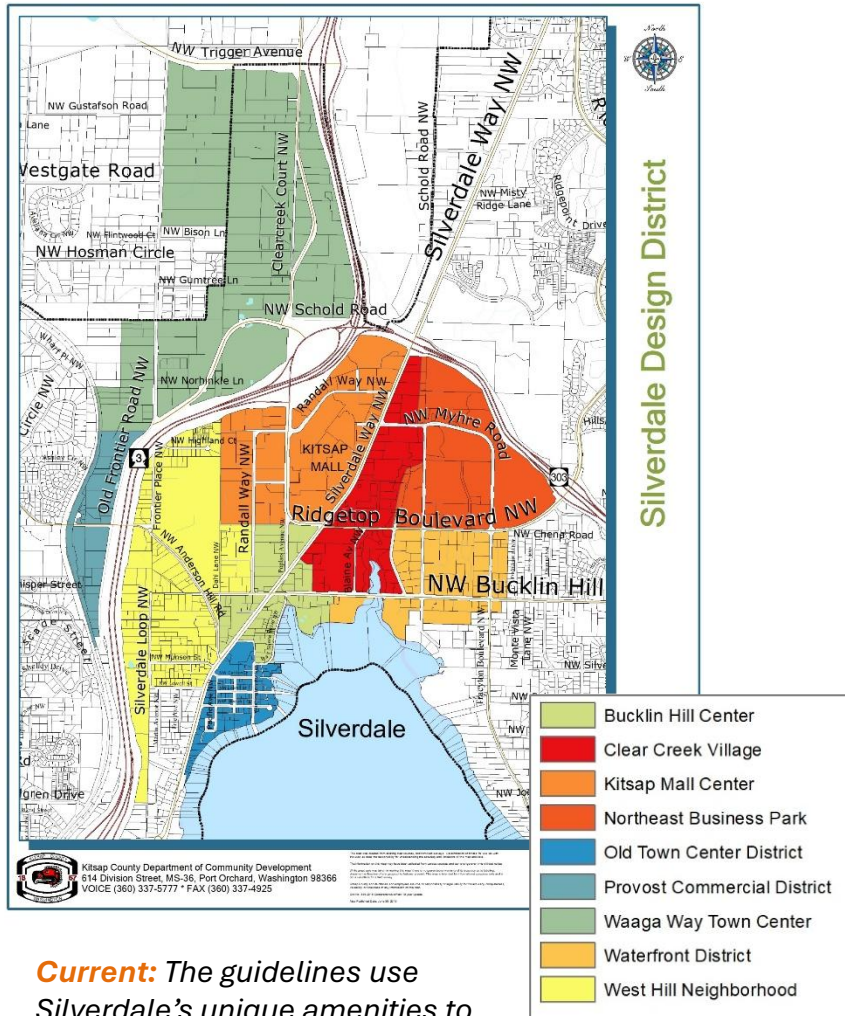
Design Districts

Observations:

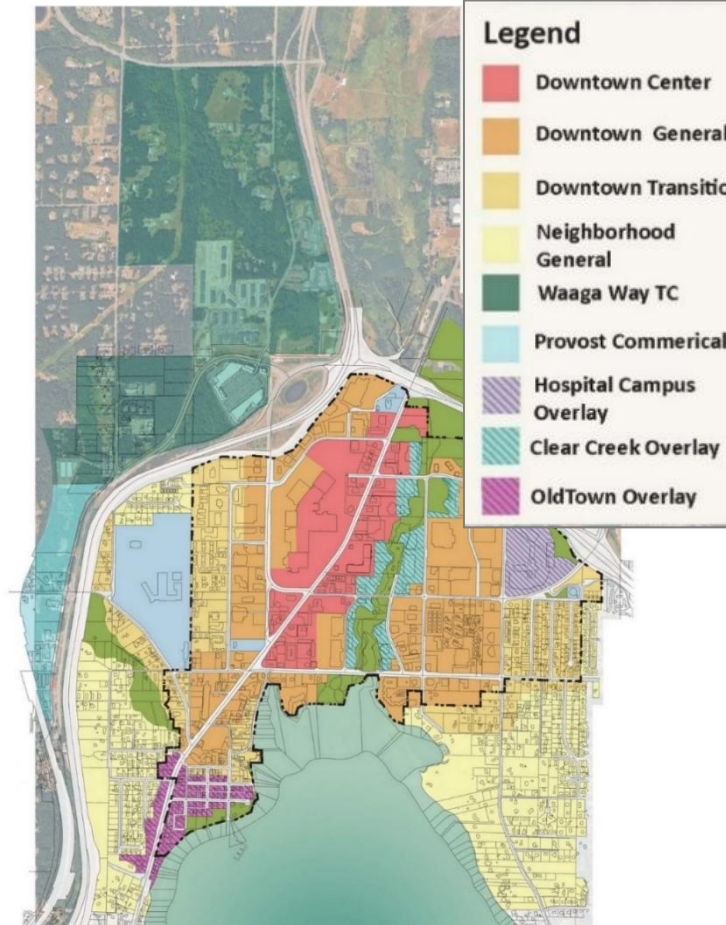
- Individual districts create an “island” effect rather than cohesive or holistic design outcomes for the Regional Center.
- Maintaining separate standards for each district introduces redundancy, fragmentation and inefficiency.
- “Standards” vs. “Guidelines” are somewhat inconsistently used and defined.
- A lot of thought went into design direction overall, but some standards are subjective or unclear.
- Would benefit from clearer, more consistent language aligned with the vision, new concepts and goals in 2025 Regional Center Plan Update.



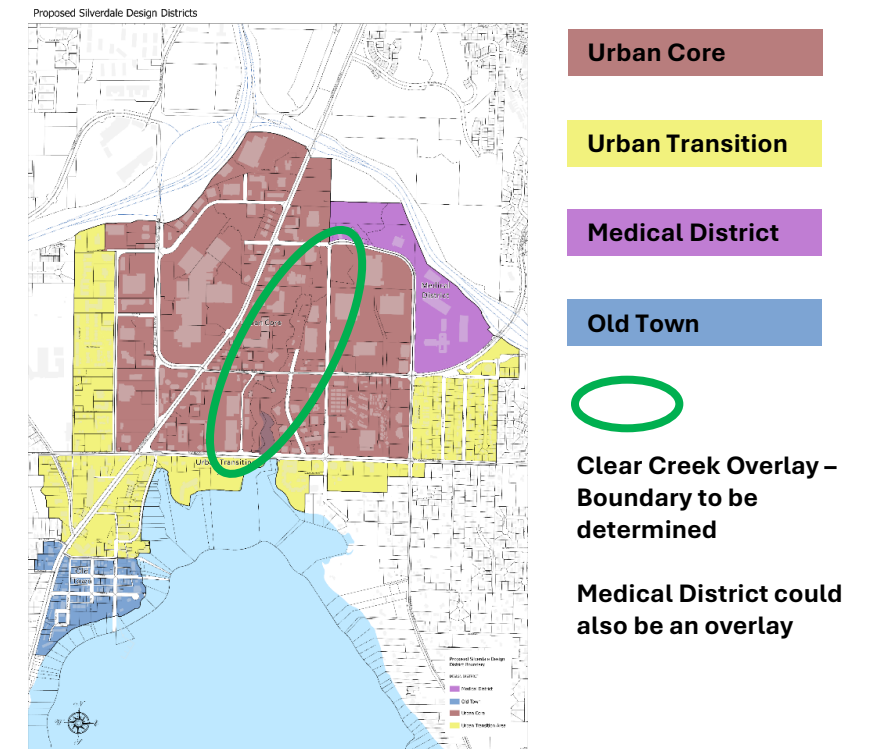
Districts Consolidation (Draft)



Current: The guidelines use Silverdale’s unique amenities to guide design intent, **organized into nine districts focused on area-specific physical features.**



Proposed Approach: Shift to a **Development/Intensity Transition model with special overlays.** Districts are consolidated to six, grouped by compatible development transitions, function/relationships, and character, with shared standards and targeted overlays.



Updated Approach (Preferred): Further consolidate to four districts organized by compatible development transitions, function/relationships, and shared standards, with key overlay focused primarily on areas around Clear Creek.

Defining the “Urban Core”

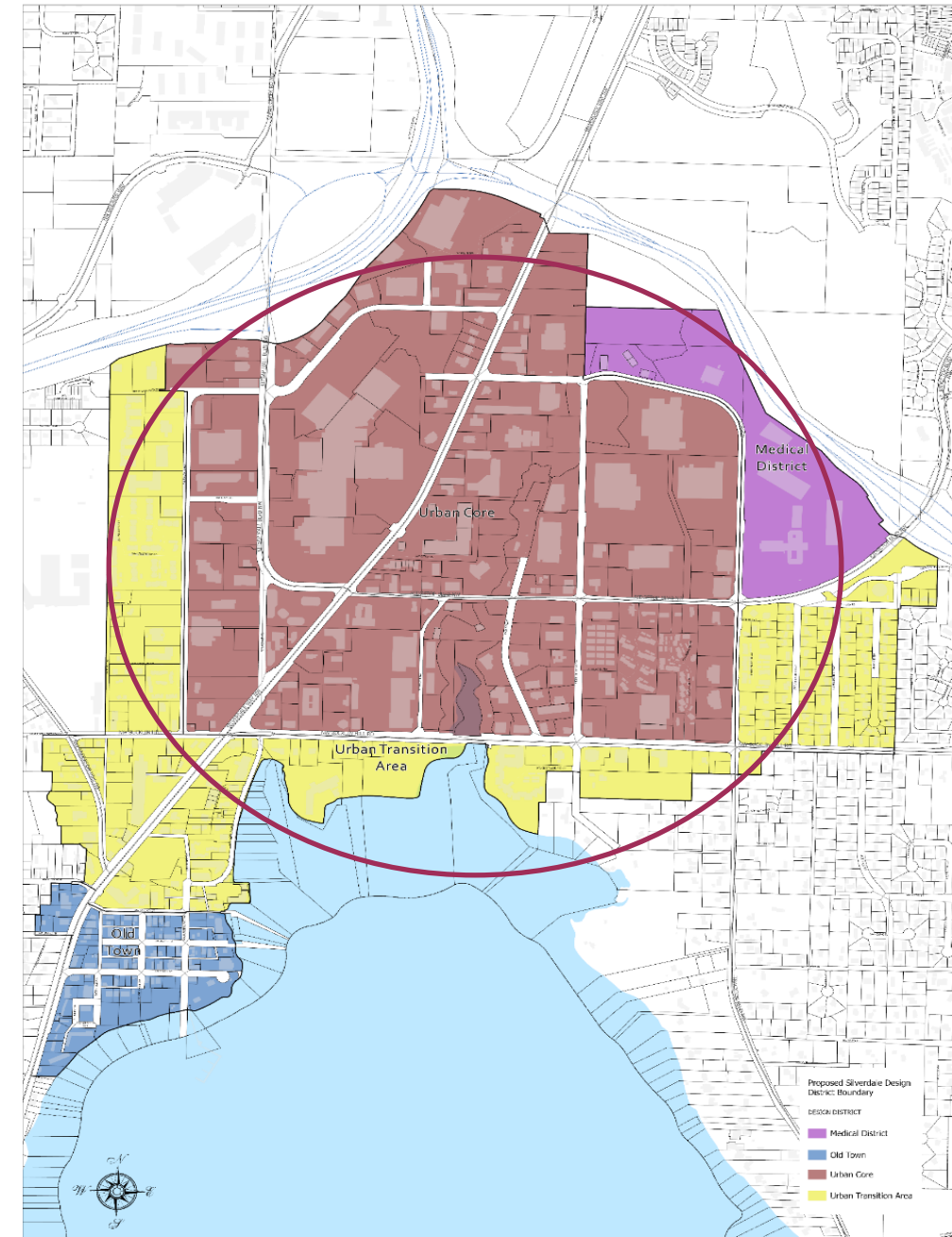
Current Standards Document

- Refers broadly to “Downtown Silverdale,” but doesn't clearly define what area constitutes “Downtown.” The document essentially applies this label to all nine districts collectively, creating ambiguity in how each district relates to the overall framework.
- The “downtown,” currently does not operate as a cohesive, compact, and walkable center as defined by PSRC’s regional framework, or the vision and goals of the Silverdale Center Plan.

Proposed Approach

- Simplifies the overall framework by shifting away from the “Downtown” designation and instead focusing on the Regional Center as a system of distinct but interconnected districts. This reframing emphasizes each district’s intended urban character, function, and relationships between districts, while still supporting a cohesive and integrated whole.

Proposed Silverdale Design Districts



Design Standards Updates

Considerations/Recommendations:

- **Rethink Design Districts:** Consolidate existing districts into 3–4 broader districts.
- **Streamline Framework:** Update and reorganize the overall document framework to align with the updated Regional Center Plan vision and goals.
- **Clarify Design Elements (Standards vs. Guidelines)**
 - Clearly separate and define Standards (required) vs. Guidelines (interpretive).
 - Define clear, form-based minimum standards: establish a consistent set of site and building design requirements for all non-single-family development in the Regional Center and eliminate redundant or unclear descriptive text.
 - Organize by key categories for standards/guideline :
 - Building orientation and frontages
 - Site layout (including future circulation connections)
 - Building form and design
 - Organize standards at two levels:
 - Districts–wide (baseline requirements)
 - District-specific

Why?

- Simplify requirements by grouping areas with similar desired development patterns, function, and adjacency
- Improve connectivity and relationships between areas
- Align with the Regional Center Plan Update goals for housing and development, and support a more cohesive urban design framework and development pattern overall

Why?

- Improve clarity and usability of the document
- Distinguish what should be codified standards vs. what remains as design guidance
- Create a more predictable and efficient development review process

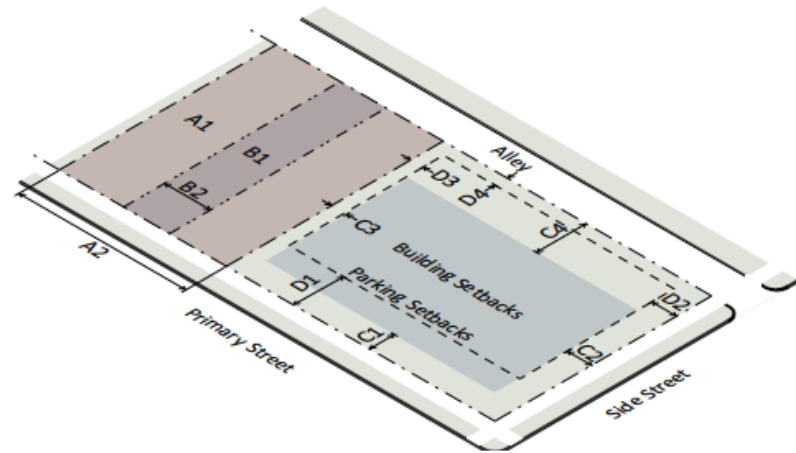
Why?

- Enable integration into municipal code for consistency and ease of use
- Reduce subjectivity and improve predictability in review
- Allow district-specific standards to focus on unique conditions rather than duplicating baseline requirements

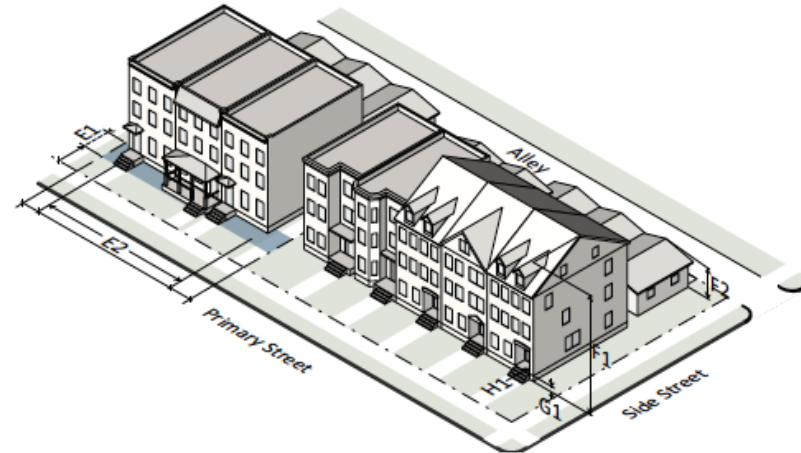
Standards vs Guidelines

	Development/Design Standards	Design Guidelines
Definition	Mandatory requirements that regulate building and site design.	Flexible recommendations that interpret the design intent.
Purpose	Ensure consistency, compliance, and enforce district-specific regulations.	Encourage creative, context-sensitive solutions while maintaining overall design vision.
Scope	Mass, bulk, height, landscaping, setbacks, and other district-specific requirements.	Aesthetic, functional, and contextual considerations; interpretive design intent.
Flexibility	Low – strict compliance required.	High – allows multiple approaches and innovative solutions.
Language Indicator	“Will,” “must,” “shall” – denote obligation.	“Could,” “can,” “should” – indicate preference or recommendation.
Enforcement	Legally or administratively enforceable; non-compliance may result in permit denial.	Advisory; non-compliance does not typically prevent approval but may affect design quality.
Outcome	Consistent, predictable, and code-compliant development.	High-quality, contextually appropriate, and visually appealing development.

Example: Standards Tables with Images



	R-4	R-6	R-10
A. Site Dimensions			
A1 Net site area (min)	3,900 sf	3,300 sf	3,000 sf
A2 Width (min)	52'	44'	40'
B. Lot Dimensions			
B1 Area (min)	1,500 sf	1,200 sf	1,050 sf
B2 Width (min)	20'	16'	14'
C. Building/Structure Setbacks			
C1 From primary street (min)	10'	10'	10'
C2 From side street (min)	10'	10'	10'
C3 From side lot line (min)	0' or 6'	0' or 6'	0' or 6'
C4 From rear lot line (min)	20'	20'	20'
C4 From alley, garage only (min)	4' or 20' min	4' or 20' min	4' or 20' min
D. Parking Setbacks			
D1 From primary street (min)	20'	20'	20'
D2 From side street (min)	10'	10'	10'
D3 From side line (min)	0' or 3'	0' or 3'	0' or 3'
D4 From rear lot line (min)	3'	3'	3'
D4 From alley (min)	4'	4'	4'



	R-4	R-6	R-10
E. Build-to (Site)			
E1 Primary street build-to (min/max)	10'/55'	10'/55'	10'/55'
E2 Building width in primary build-to (min)	70%	70%	70%
F. Height			
F1 Principal building (max)	45'/ 3 stories	45'/ 3 stories	45'/ 3 stories
F2 Accessory structure (max)	25'	25'	25'
G. Ground Floor Elevation			
G1 Within build-to (min)	2'	2'	2'
G1 Outside of build-to (min)	0'	0'	0'
H. Pedestrian Access			
H1 Street-facing entrance required for units fronting the street	yes	yes	yes
I. Allowed Building Elements			
Porch, stoop			
Balcony			

See Sec. 1.5.4.D "Building Setbacks" for specific building element requirements.

Source: Seth Harry & Associates

Next Steps

- Confirm/Refine Design Districts boundaries with key departments and stakeholders
- Refine/Define standards criteria vs guidelines with key departments and stakeholders
- Develop key maps, diagrams and form-based exhibits to guide standards.
- Continue inserting key dimensions/standards criteria for November draft



Thank you!

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