

Silverdale Center Plan

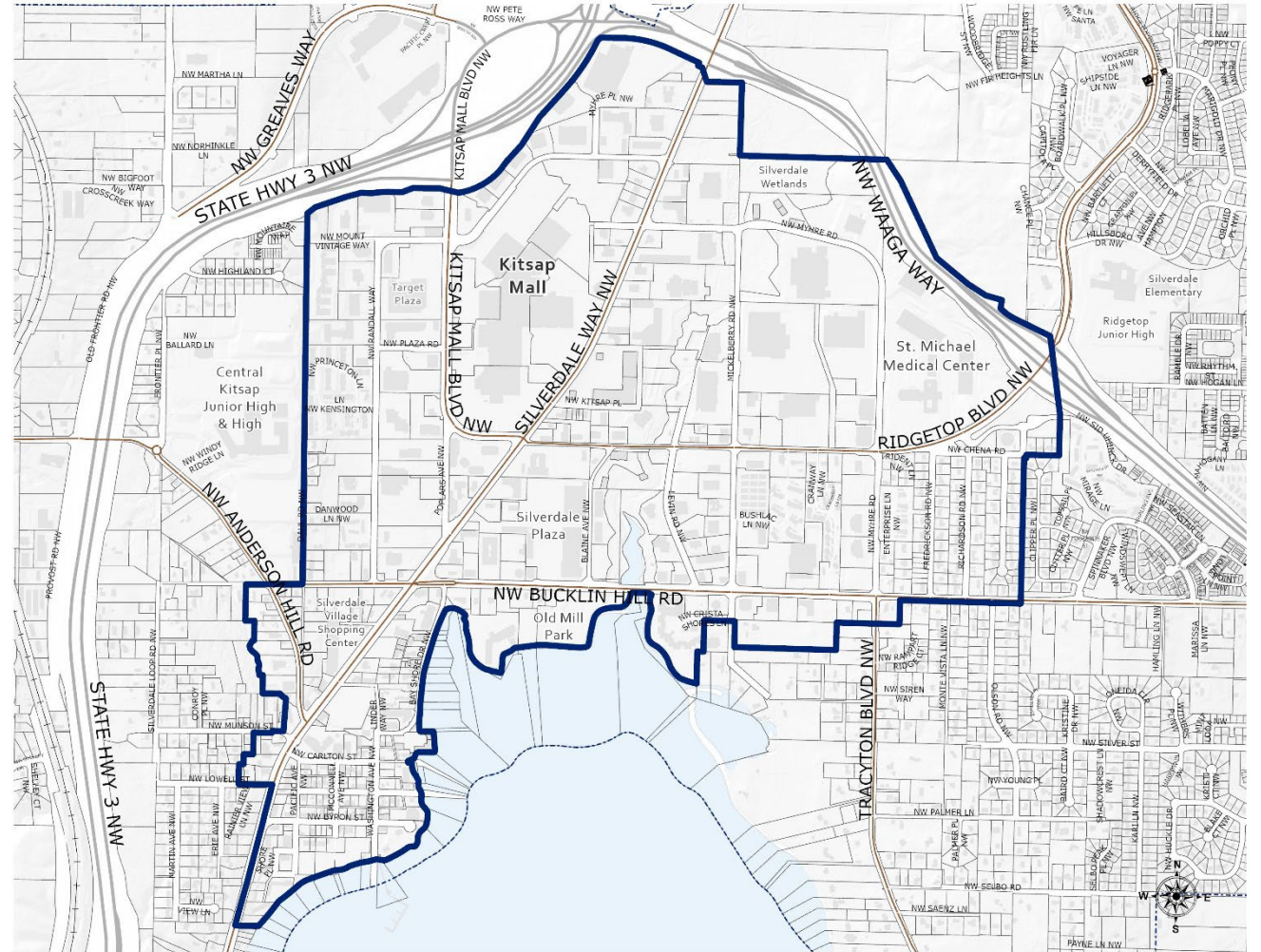
Project Overview
Planning Commission
March 4, 2025



Silverdale Regional Growth Center

Agenda

- Overview of Regional Centers
- Silverdale Center Status and PSRC Criteria
- Market Study
- Community Vision
- Scope of Work and RFP
- Community Engagement Plan
- Schedule and Next Steps

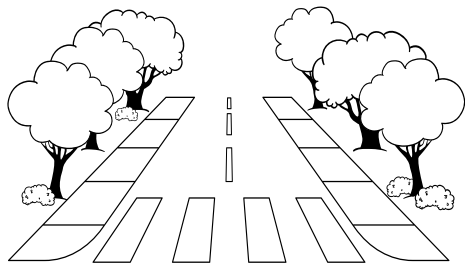


Regional Growth Centers Overview

- The region has 30 regional growth centers.
- VISION 2050 and the Regional Growth Strategy.
- Mix of uses and activities connected by efficient transportation
- Sixty-five percent of growth directed into centers
- Kitsap - two Growth Centers, one Manufacturing/Industrial Center

Federal transportation funding through PSRC

\$4 – \$5 million every two years.



- Coordination with PSRC
- Coordination with Public Works
- Complete market study
- Submission recertification report

Regional Growth Centers and Manufacturing/Industrial Centers



Silverdale Center Status and PSRC Criteria

Centers Criteria	Metric	Silverdale
Compact Walkable Shape	Generally Round or Square	Yes
Existing Density (activity Units)	18 Activity Units/Acre	15.8
Planned Density	45 Activity Units/Acre	TBD
Planned Mix of Res/Emp	15% min	Yes
Center Size	200 – 640 Acres	Over - 717 Acres
Existing or Planned Fixed Route Transit Service	<15 min service, 16 hr/day	New circulator routes began in 2024, frequency to increase with demand
Market Potential	Evident potential to support growth targets	Market study underway (May)
Clear Regional Role	Planning in support of growth	Center is primary destination for medical and retail services

Market Study – Draft Existing Conditions

Community Demographics

- Population Growth and Urbanization
- Shifting Demographics
- Healthcare Demand

Market Analysis

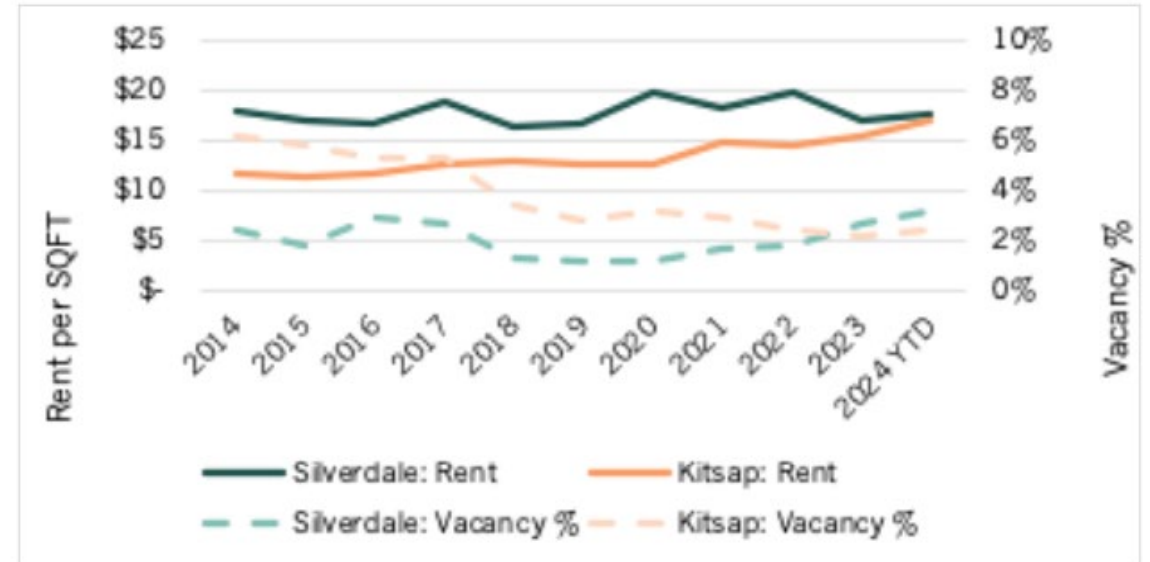
- Multifamily Housing
- Retail
- Healthcare and Medical Office

Land Use Analysis

- Vacant and Underutilized Land
- Older Commercial Buildings
- Publicly Owned Lands

Trends

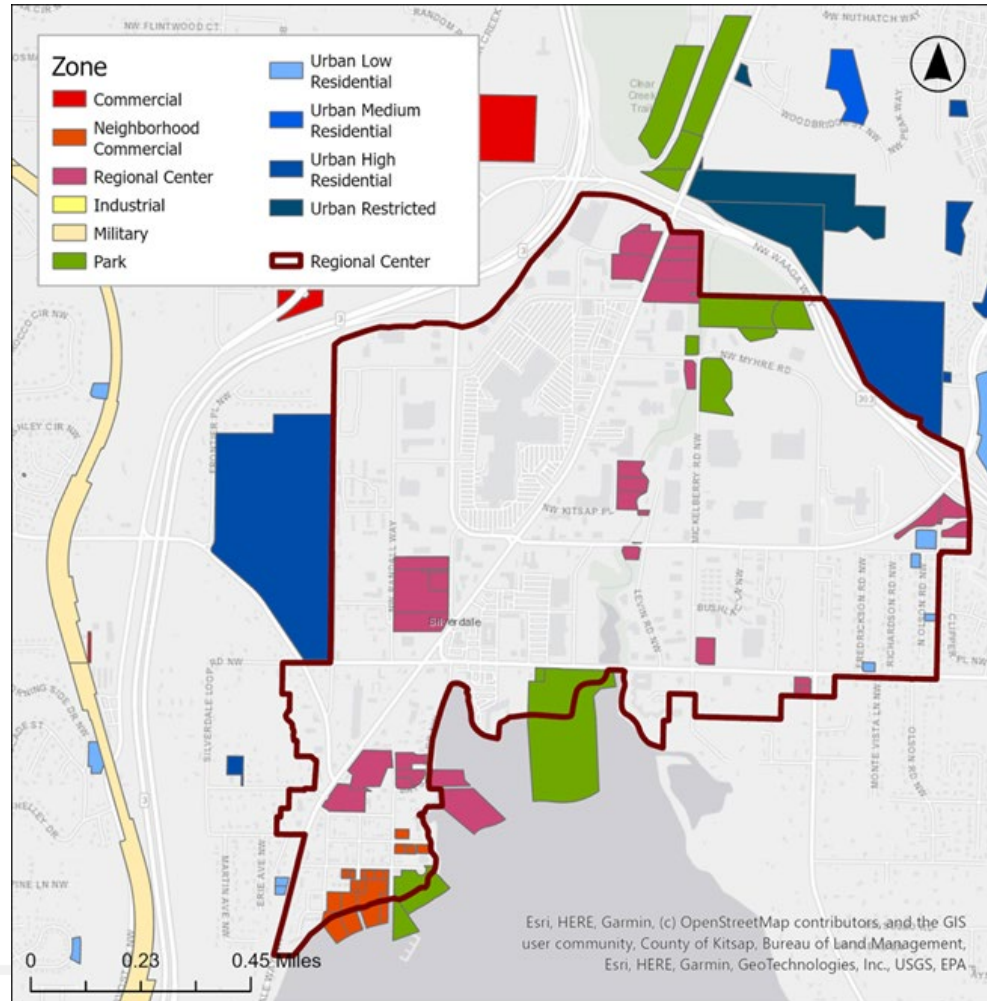
Exhibit 9: Retail Rent per Square Foot and Vacancy



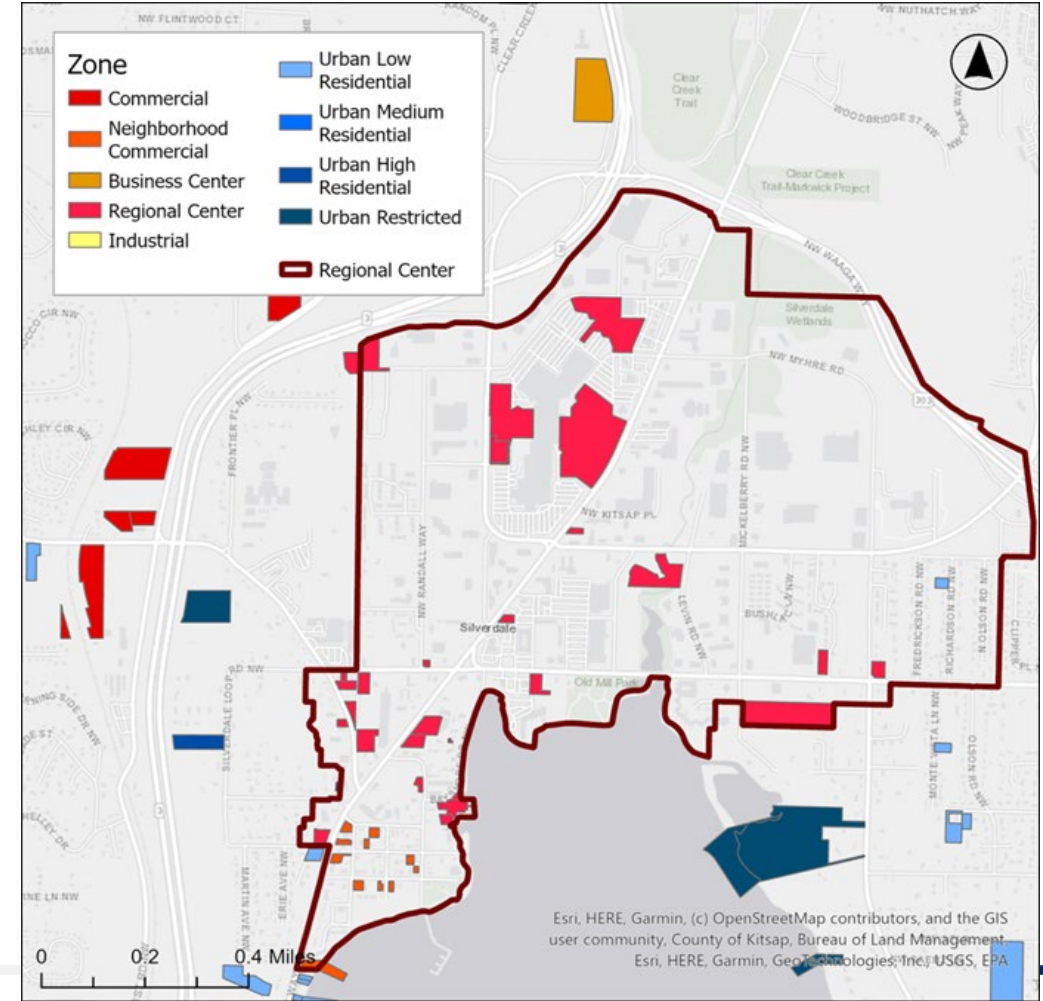
Data Source: CoStar

Market Study – Draft Existing Conditions

Publicly Owned Parcels



"Underutilized" Parcels



Silverdale Community Vision

Current Vision

Silverdale Regional Center will transform into a vibrant, sustainable, and balanced mixed-use urban community, providing essential services for residents, employees, and visitors.



Visioning Update

- Surveys and Interviews
- Students
- CKCC Sub-Committee
- Community Workshops

Scope of Work | Center Plan



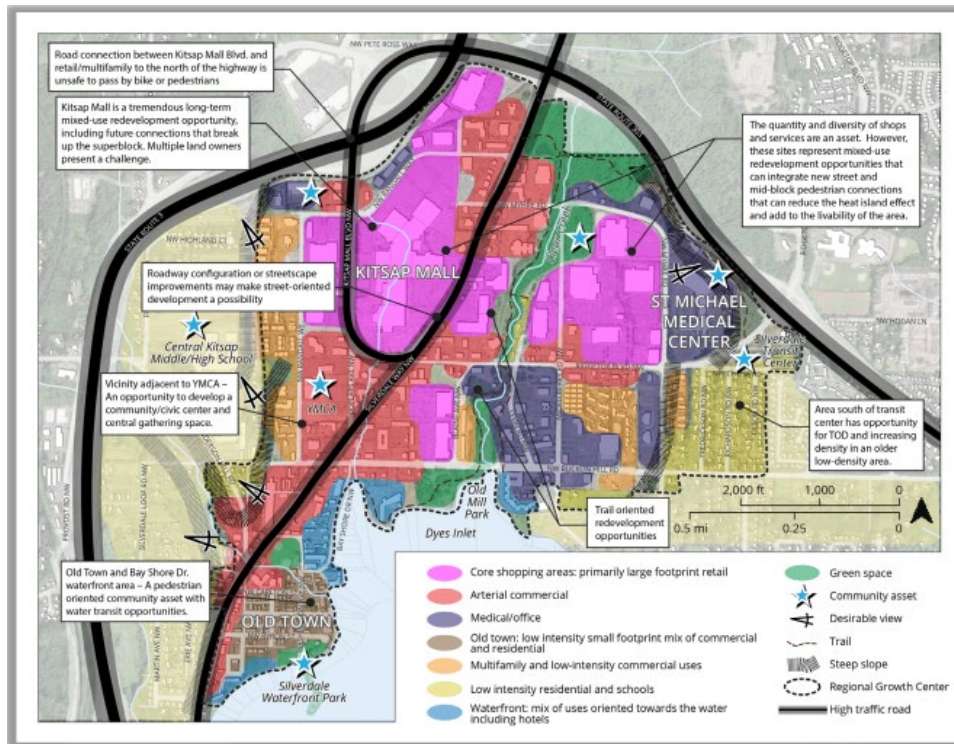
- Update the community vision
- Refine community goals and policies
- Add granularity with action items and projects
- Identify new civic spaces
- Identify multi-modal transportation needs
- Major projects mapping

Scope of Work | Design Standards



- Update and codify design
- Standards and diagrams
- Identify options for constrained parcels
- Consolidate design districts

Scope of Work | Center Plan & Design Standards



EXAMPLES OF DELIVERABLES

- Subarea Concepts. Defined "nodes" or "center"
- Street Typologies and Street Sections
- Identify multi modal improvements and public investments
- Standards for block frontages, landscaping/open space, building frontage, parking, etc.
- Redevelopment Code Framework
- Wayfinding Framework

Request For Proposals



Framework



BERK / Seth Harry & Assoc. / Parametrix



OTAK – Leland Consulting Group / Transpo



MAKERS – Transpo / ECONorthwest



FIRST FORTY FEET – PBS Engineering and Environmental / Jet Planning

Community Engagement



Community Engagement Plan

- Foster positive engagement
- Gather community feedback
- Understand the impacts
- Make meaningful decisions

Members represent:

- Port of Silverdale
- Senior Center
- High School
- Emergency Services
- Business Owners
- Developers
- Nonprofits



Workshops and Interviews

- Community at large
- Students
- Development Community
- Economic Dev Community
- Social Services
- Utility Providers



CKCC Subcommittee

WINTER

- Existing Conditions
- Community Visioning
- Market Study

SPRING

- Community Workshops
- Hot Topic Discussions
- Design Concepts

SUMMER

- Draft Plan
- Draft Design Guidelines
- Implementation Strategies

FALL

- Subarea Center Plan and Design Guidelines Refinement

Jan

Feb

Mar

Apr

May

Jun

July

Aug

Sept

Oct

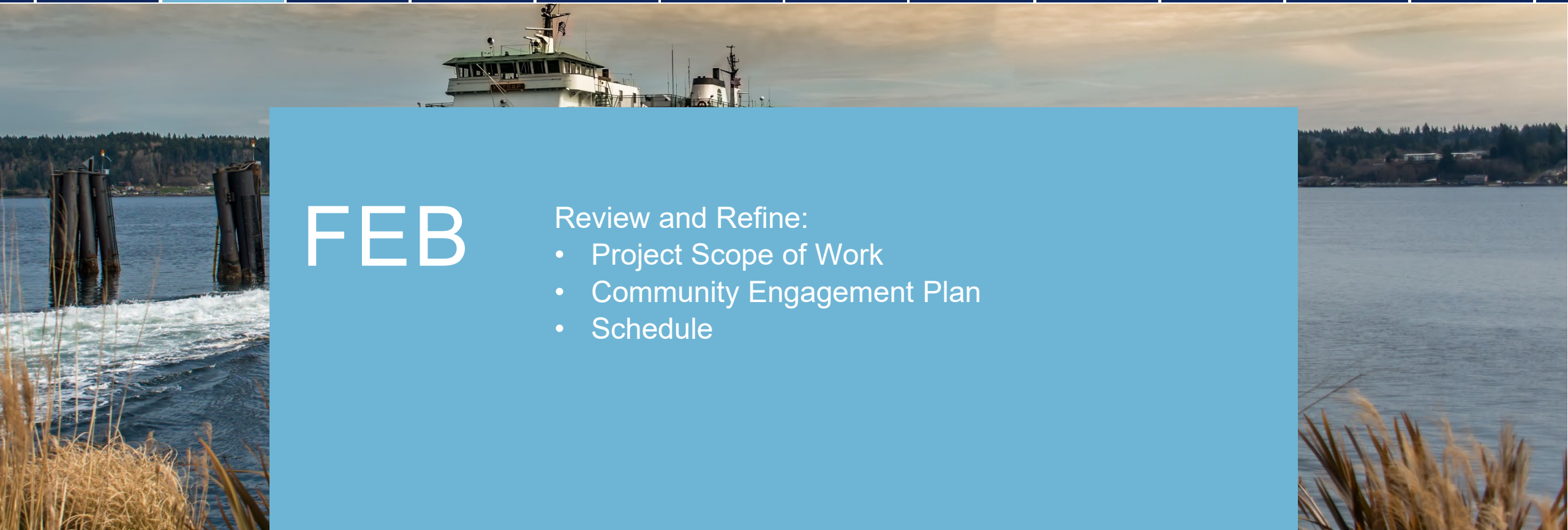
Nov

Dec

FEB

Review and Refine:

- Project Scope of Work
- Community Engagement Plan
- Schedule



Questions?



	Event	Date	Venue
	CKCC Meeting	5-Feb	In-person
	BOCC - Briefing	10-Feb	In-person
	PC - Briefing	Feb	In-person
	Committee Meeting - Project Kickoff	Feb	?
	Consultant Onboard	Late Feb	
	Community Meeting - Kickoff, Scoping, Visioning	Early March	In-person
	Community Survey	March	
	Youth Group Meeting - Visioning	March	?
	Committee Meeting - Visioning	March	?
	Draft Market Study	March/April	
	CKCC Meeting	2-Apr	In-person
30%	Preliminary Draft Plan	April	
	PC - Briefing	April	
	BOCC - Briefing	April	
	Committee Meeting - Design Districts	April	?
	Committee Meeting - Public Investments	May	?
	Final Market Study	May	
	PC - Briefing	June	In-person
	PSRC Recertification Application	May	
	CKCC Meeting	4-Jun	In-person
	Committee Meeting - Incentives	June	?
60%	Draft Plan and Design Standards	July	
	Community Open House	July	In-person
	PC - Briefing	August	In-person
	BOCC - Briefing	August	In-person
	PC - Hearing	16-Sep	In-person
	PC Recommendation / FOF	16-Sep	
	BOCC - Workstudy	13-Oct	In-person
	BOCC - Workstudy if needed	15-Oct	
90%	Final Draft Plan and Design Standards	27-Oct	
	BOCC - Hearing	10-Nov	In-person
	BOCC Deliberations	12-Nov	In-person
	BOCC Deliberations if needed	17-Nov	
	BOCC - Adoption Hearing	8-Dec	In-person
	PSRC Recertification Decision	December	