

Silverdale Center Plan

Planning Commission
Final Draft Plan Overview
August 18th, 2026



CENTRAL KITSAP
COMMUNITY COUNCIL



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Schedule Reminder



Vision & Opportunities

Spring & Summer 2025
Community and Stakeholder
Workshops
Market Study



Regional Center Plan

Fall 2025 - Spring 2026
Design Concept Workshops
Implementation Strategies



Design Standards/Code Framework

Summer 2026 - Winter 2027
Development Community Outreach
Design Guidelines

Final 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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■ Process

Timeline

Engagement Process

■ Silverdale Today

■ Goals & Policies

Urban Design and Community

Connectivity & Mobility

Environment & Climate

Economic Development

Housing

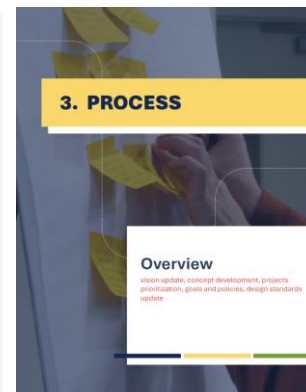
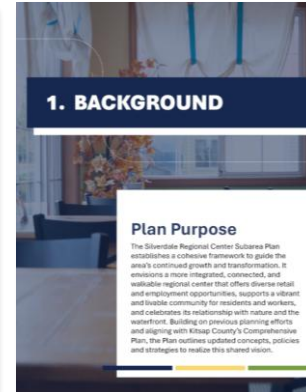
■ Implementation Framework

Short- term Priorities

Implementation Table

■ Glossary & Appendices

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

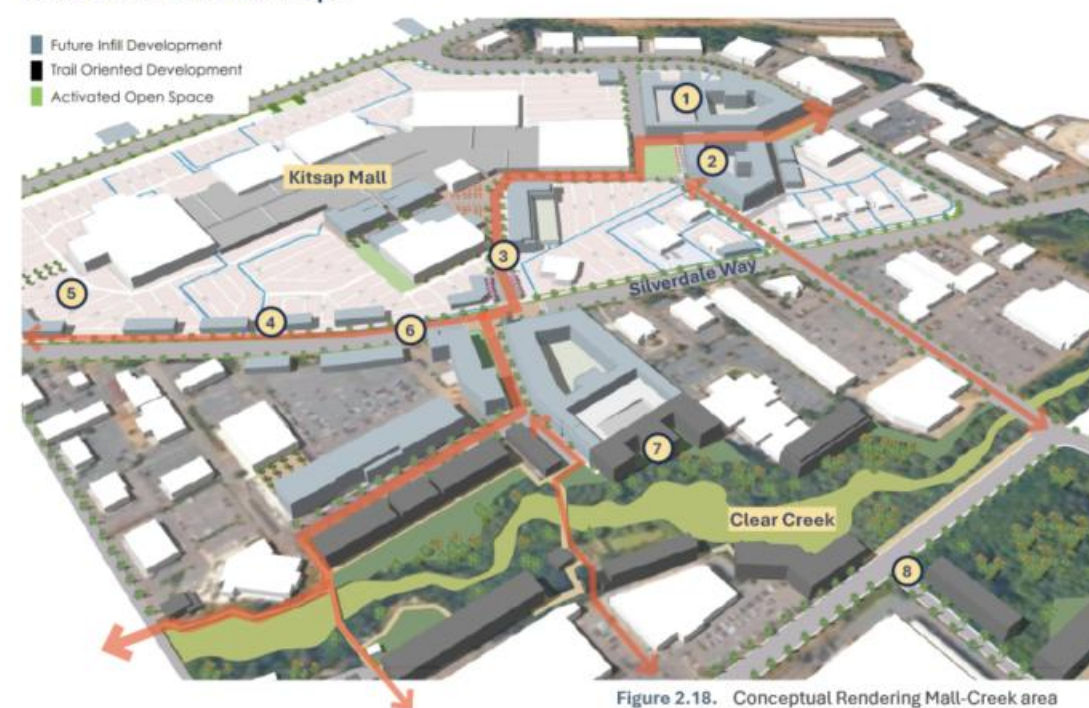


Figure 2.18. Conceptual Rendering Mall-Creek area



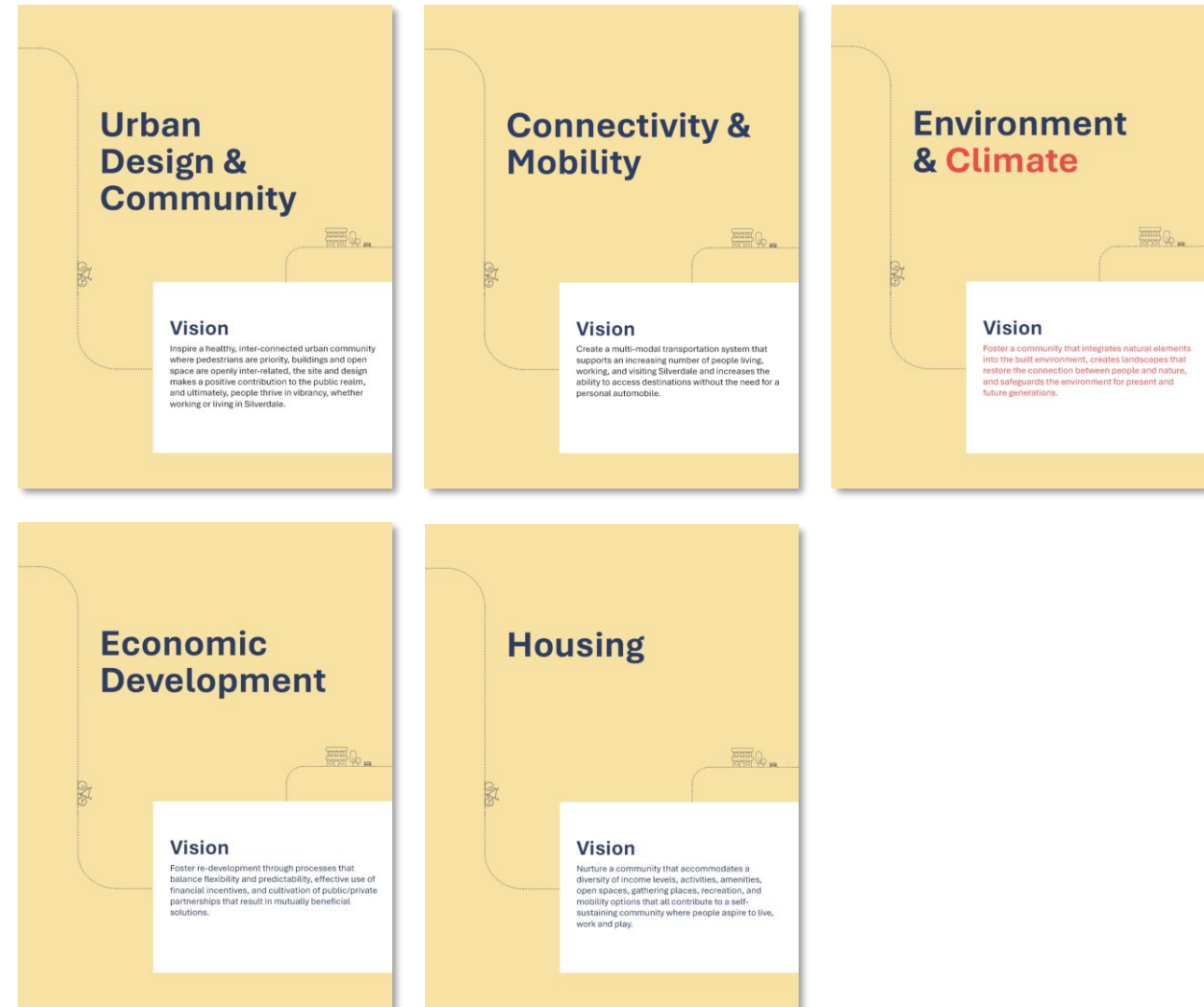
Figure 2.36. The Ridgetop Boulevard Corridor

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.



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 redevelopment of the Silverdale Regional Center.

Silverdale Regional Center Policy

SRCP 6.1. Prioritize a complete pedestrian and bicycle 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.

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

SRCP 6.3. Promote the desired urban form of Silverdale by focusing first on the interrelationship of land uses to support connectivity and a sense of place.

SRCP 6.4. Design streetscapes that are safe and inviting for pedestrians and alternative walking, biking, and rolling. This includes providing simple design standards for building frontages along public and private streets and through-block connections to help ensure that there are “eyes on the street” and other Crime Prevention Through Environmental Design (CPTED) principles.

SRCP 6.5. When locating and designing facilities within the Active Transportation System, consider the health and equity impacts on vulnerable populations, including low-income, children, the elderly, and those with disabilities.



Figure 6.31 Tukwila Urban Center Bridge



Figure 6.32 Clear Creek Trail

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Goals & Policies Connectivity & Mobility

Goal 6: Complete Multimodal Network

- Pedestrian and Bicycle Infrastructure**
 - Complete priority bike/pedestrian projects identified in the S-TIS and Non-Motorized Facilities Plan. Maintain an updated S-TIS project chart and Non-Motorized Facilities Plan to track progress.
 - Establish a Complete Streets Systems approach for the Regional Center to ensure new projects include safe pedestrian and bicycle infrastructure.
 - Require pedestrian and bicycle improvements as part of redevelopment projects.
 - Extend through-block connections wherever feasible, even across parcels not yet redeveloped, to avoid piecemeal segments.
 - Seek funding for a comprehensive wayfinding and signage plan for pedestrians and cyclists.
- Transit and Micromobility**
 - Support transit-oriented land use in key areas, encouraging home and job locations that reduce car dependency.

As the Regional Center grows:

- Work with Kitsap Transit to explore a more frequent circulator system connecting key locations within the Center, the transit center, and broader Kitsap County.
- Evaluate opportunities for micromobility options such as bike share or e-scooter programs.
- Monitor long-term transit demand to guide future investments.

- Parking Management**
- Review and adjust parking requirements to balance development needs with multimodal priorities.
- Facilitate public-private partnerships for shared parking and potential park-and-ride locations between the Kitsap Mall and Old Town.
- Encourage collaboration among businesses to share underutilized parking and optimize lot usage.



Figure 6.36 Micromobility parking area



Figure 6.37 Cyclists on the Washington State Ferry Chimacum

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Implementation Priorities

Short-term Priorities

- Update and adopt **development/design standards and redevelopment code**
- Consider implementation of a **12-year multifamily tax incentives MFTE program**
- Strengthen **collaborations and partnerships to advance vision and area concepts** (business & property owners, anchor institutions, regional agencies, community organizations)
- Explore **funding for key transportation** projects
- Conduct a **Parking Study** of the area
- Collaborate with **Kitsap Transit on Circulator routes**
- Develop a **Complete Streets Policy**
- Coordinate **parks/public spaces with stormwater**
- Create **wayfinding**

Implementation

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

- **Final Draft for public review and comment**
- **Planning Commission hearing – Sept 15**
- **Board of Commissioners**
 - **Briefing – Oct**
 - **Hearing – Nov**
 - **Adoption – Nov/Dec**

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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