

Silverdale Center Plan and Design Standards

Community Workshop #2:
Plan Concepts

August 20th, 2025



BERK ParametriX

SH&A
SETH HARRY & ASSOCIATES
ARCHITECTS & PLANNERS

Tonight's Gameplan!

5:30

Welcome &
Purpose

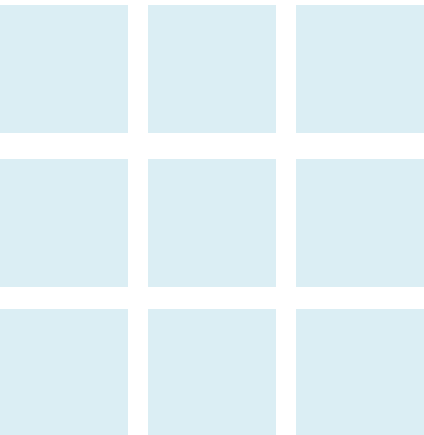
5:40

What We
Heard

Big Ideas

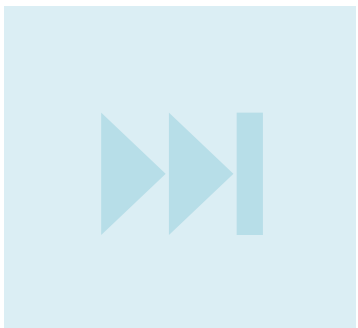
6:00

Open House

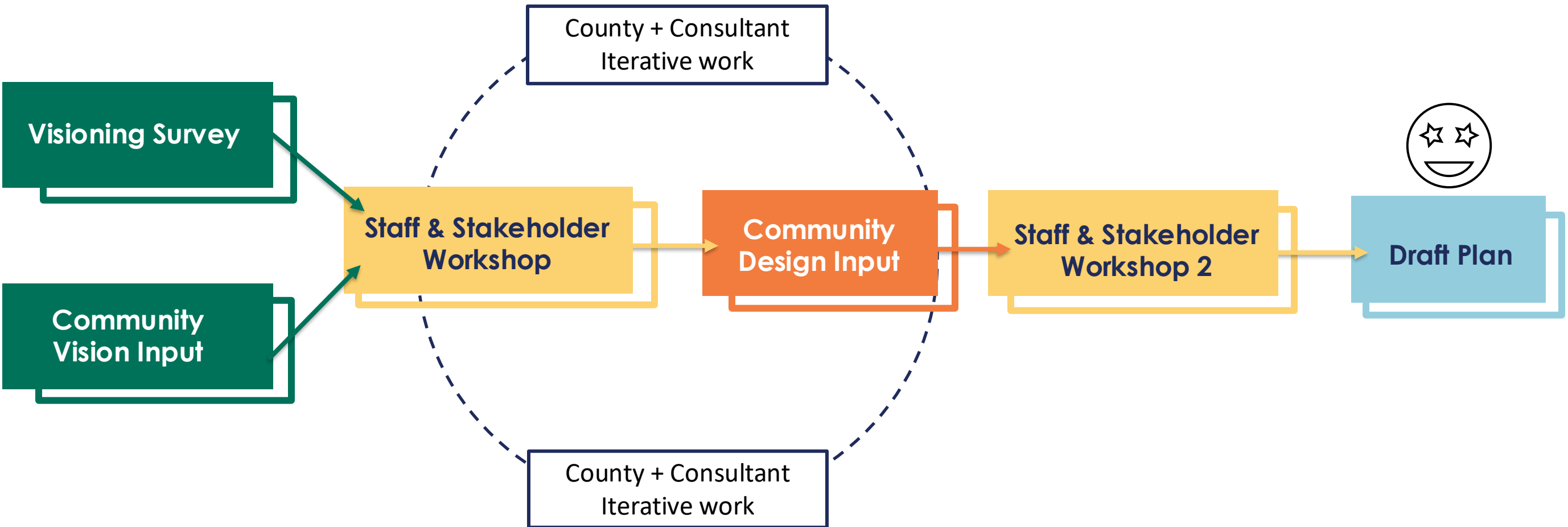


6:45

Discussion &
Next Steps

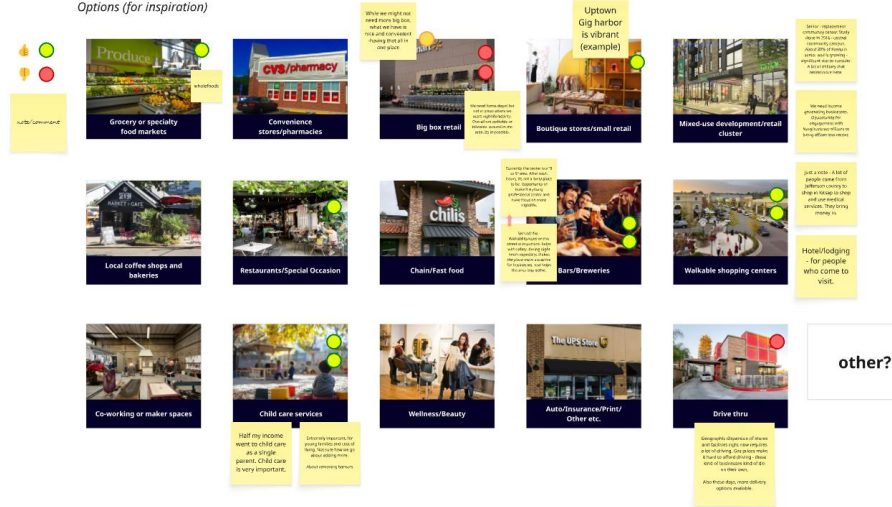


Process Overview



Engagement

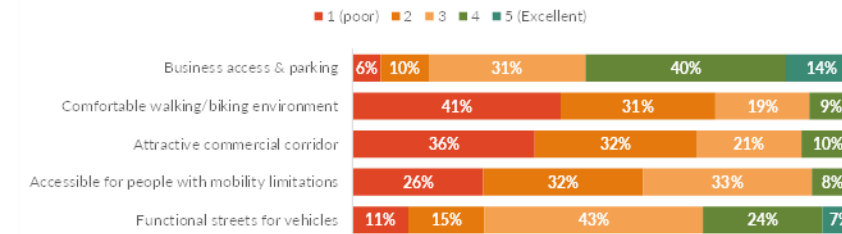
What types of commercial development or services would you like to see more of in the Silverdale Center and where?
Options (for inspiration)



May 15th Community workshop 1
(virtual ~ 26 participants)

Exhibit 6. How Well the Silverdale Center Fulfills Needs (n = 127)

Survey question: "How well does the current Silverdale Center fulfill the following needs? (1 = Poor, 5 = Excellent)"



Source: BERK, 2025.

Community Visioning Survey
(~open through early June, 131 responses)



June 26th Staff and Stakeholder Workshop
~30+ participants

Three tall, silver poles stand against a backdrop of dense green trees. Each pole is topped with a large, colorful, and intricate sculpture. The sculpture on the left features orange and blue elements. The middle sculpture is predominantly red and blue with circular patterns. The sculpture on the right is blue and green with yellow and orange accents. The sky is overcast and grey.

What We Heard

2006 Regional Center Vision

2006 Vision

To become a livable, sustainable, balanced mixed-use urban area serving residents, employees, and visitors.



Urban Community: To inspire a healthy, connected urban community where people come first



Mobility and Connectivity: Create a multi-modal transportation system accessible without a personal vehicle



Environmental Integrate nature into the urban environment while preserving it for future generations



Economic Development: Foster redevelopment through incentives and public-private partnerships



Housing: Support a diversity of housing, recreation, and community amenities for a self-sustaining community

Rating: 0 - 2 Rating: 3 - 5 Rating: 6 - 8 Rating: 9 - 10

Overall Vision for Silverdale Center - "Become a livable, sustainable, balanced mixed-use urban area serving residents, employees, and visitors."



Urban Design Vision - "Inspire a healthy, connected urban community where people come first..."



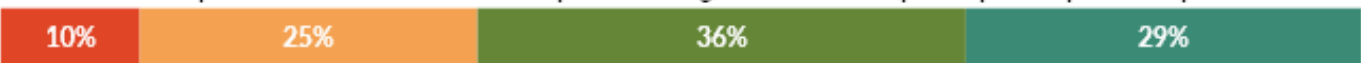
Mobility & Connectivity Vision - "Create a multi-modal transportation system accessible without a personal vehicle."



Environmental Vision - "Integrate nature into the urban environment while preserving it for future generations."



Economic Development Vision - "Foster redevelopment through incentives and public-private partnerships."



Housing Vision - "Support a diversity of housing, recreation, and community amenities for a self-sustaining community."



May 2025 Survey Results - rate how much you connect with the vision, n = 126

Survey Themes

SRC = Silverdale Regional Center
131 responses in May 2025

Strengths: 😊

- natural beauty,
- convenient central location
- wide range of services and businesses available, including healthcare and shopping and dining options

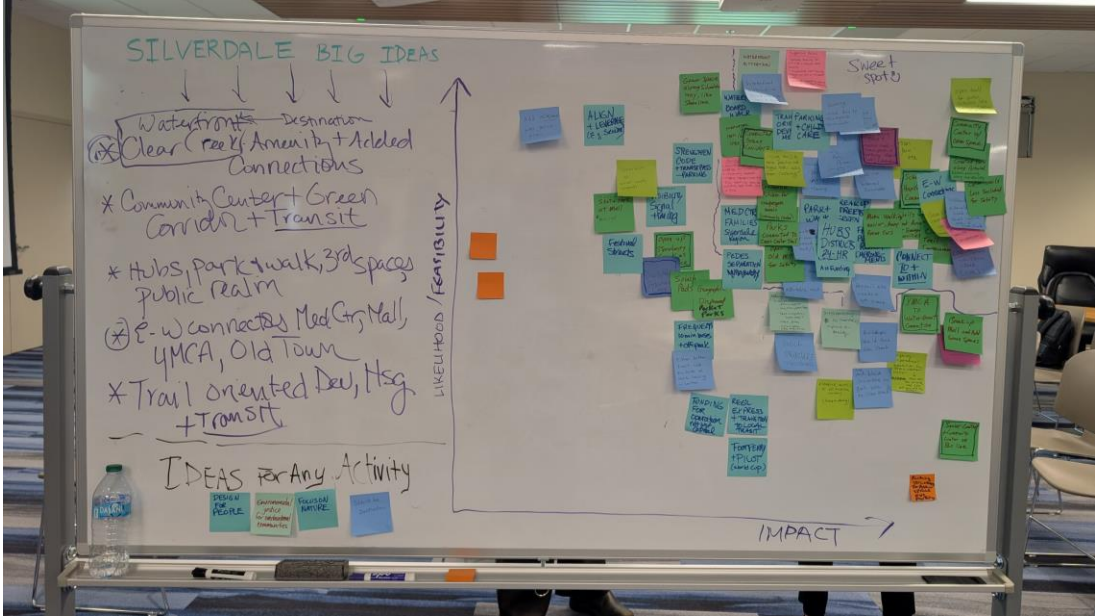
Weaknesses: 😞

- Limited transportation options and access
 - Especially walking/biking, accessibility for people with mobility limitations
 - Too much traffic congestion
- Commercial corridor not attractive

Priorities: ↻

- Build on the Center's existing strengths
- Public/third spaces, parks & recreation, green spaces
- Integrating nature into the urban environment
- Sustainability: preserving the environment for future generations

Staff & Stakeholder Workshop 1



Transportation & Connectivity

- Stronger east-west connectivity
- Clear Creek Trail Corridor
- Safe, multimodal streets for walking, biking, rolling, driving and transit
- Future ferry and water transit connections

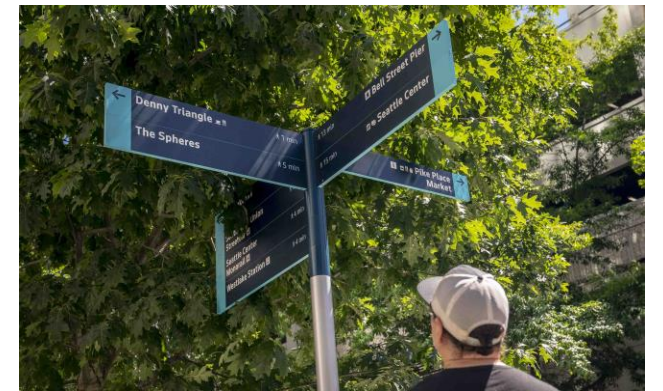
Victoria, Canada



Port Townsend, WA



AARP Concept – Winter Garden, FL



Wayfinding, Seattle, WA

Housing & Commercial Development

- **A complete community:** Balancing everyday needs with destination/ retail experiences
- **Homes for all:** Diverse, affordable, and higher-density housing choices
- **Linked destinations:** Distinct placemaking for Old Town and the Mall area

The Village at Rochester Hills, MI



Liner building concept



Nonna Concept, Spokane, WA

Public Spaces & Parks

- **Everyday Third Spaces/Microactivation:** Pocket parks, plazas, and street improvements that bring people together
- **Flexible Public Places:** Indoor/outdoor, all-season spaces for recreation, culture, and community life
- **Nature + Community:** Integrate natural elements, stormwater and green infrastructure with public use.
- **Culture & Identity:** Celebrate Old Town, the Mall, waterfront with arts, events , wayfinding and branding.

Redmond, WA



Leavenworth, WA



Kingston, Victoria, Australia

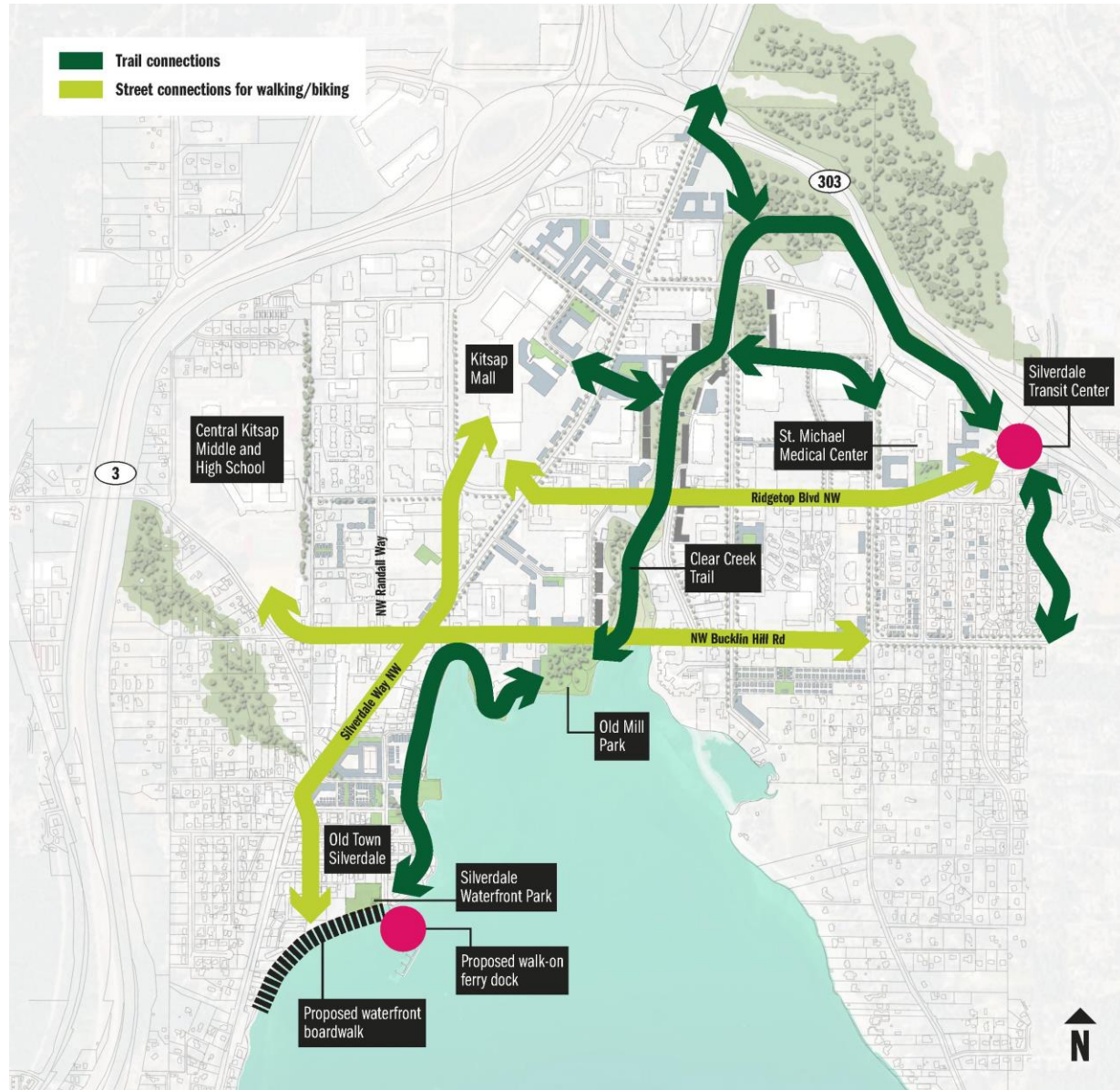


Burlington, VT



Big Ideas: Draft Plan Concepts!

Trail Oriented Development TrOD



Example: Victoria TrOD



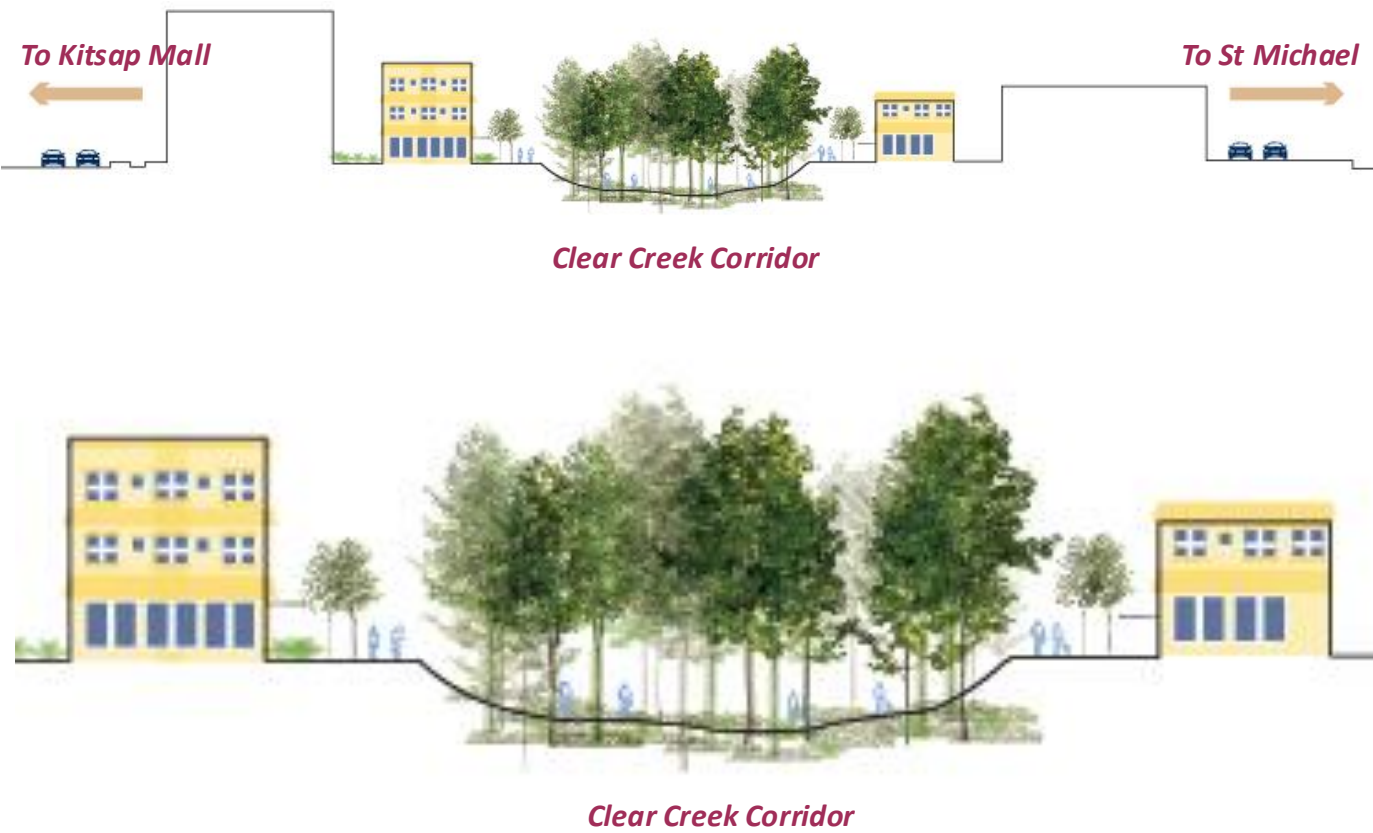
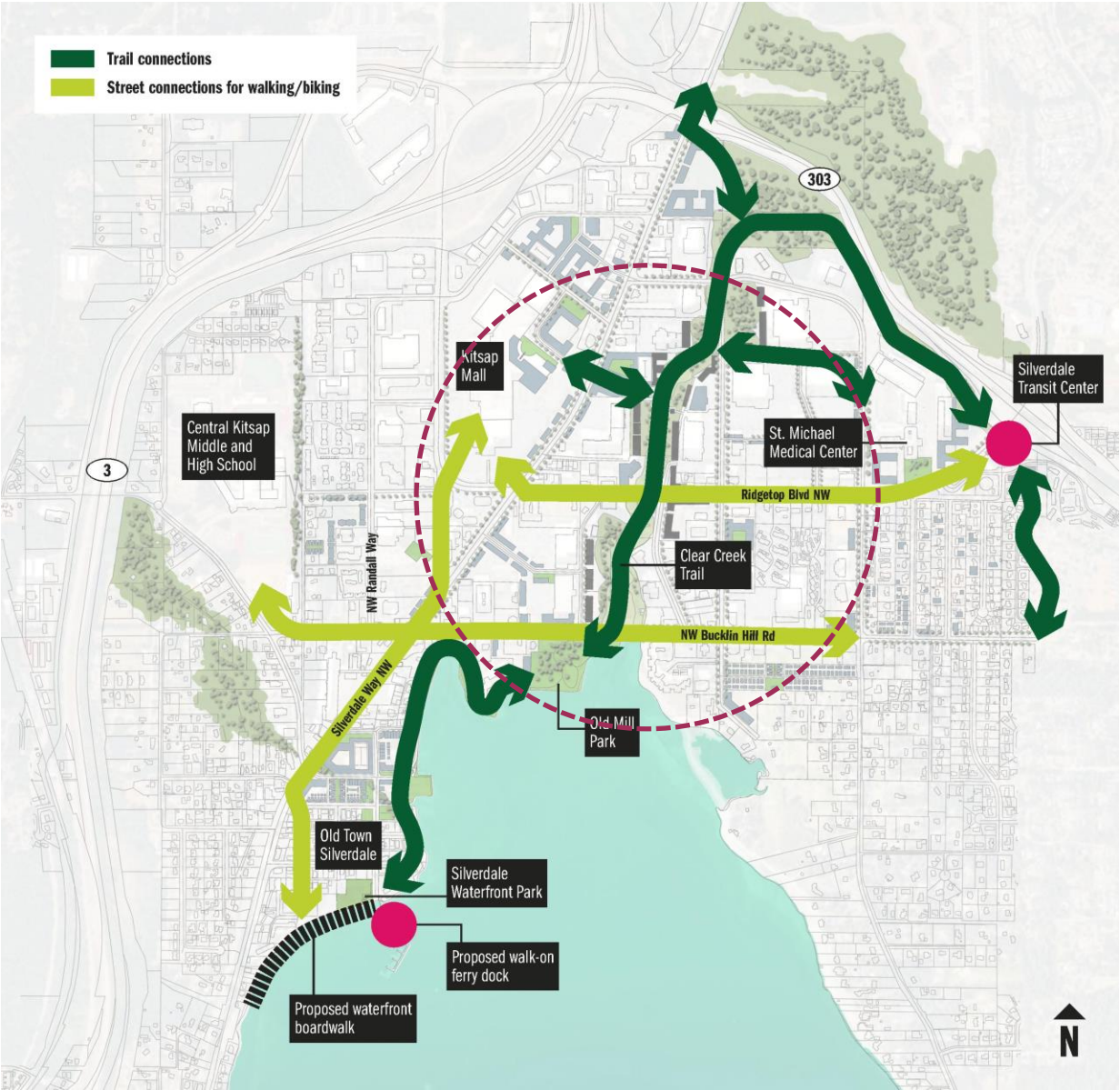
Example: Alewife Linear Trail, MA



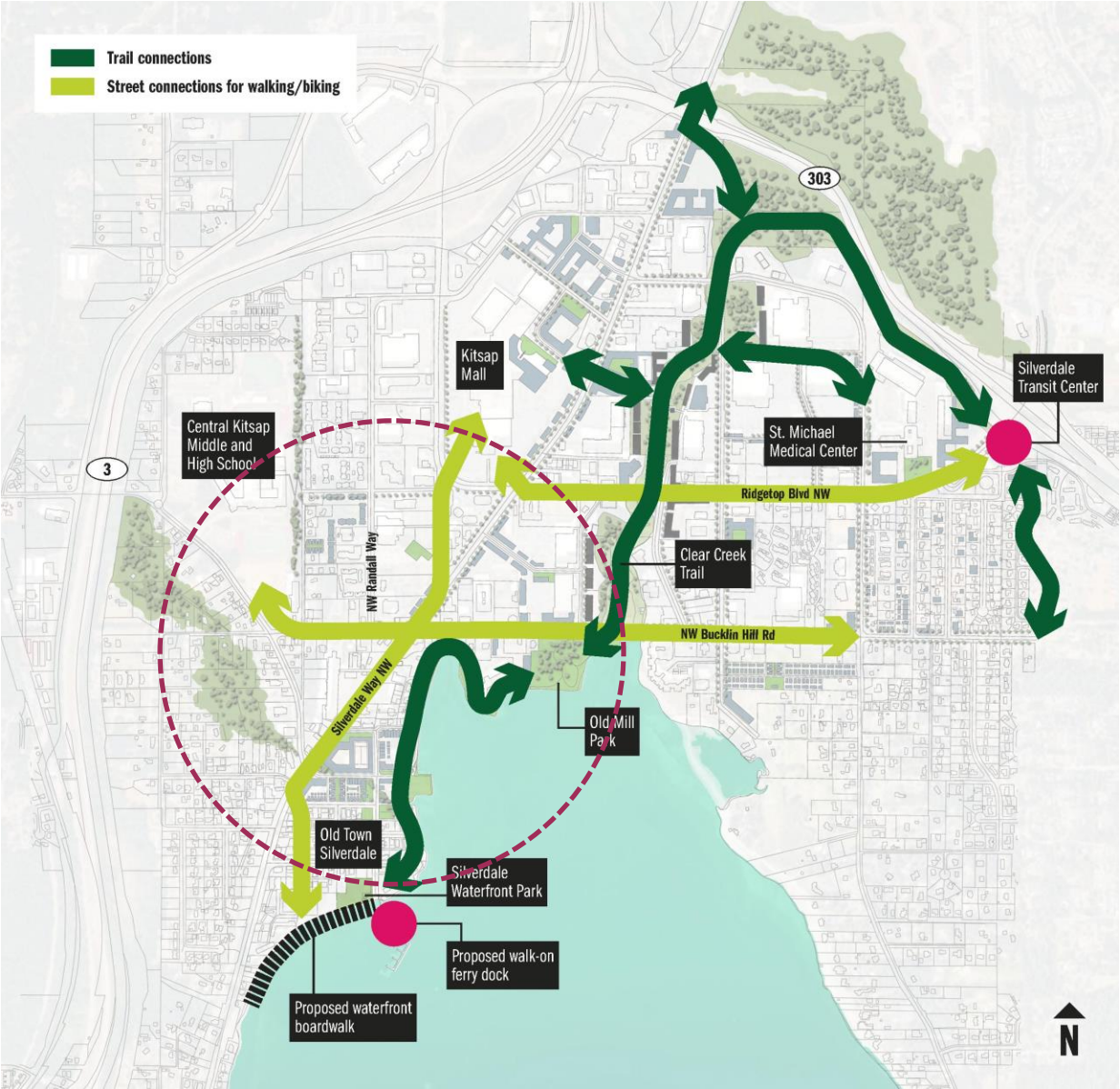
Example: San Antonio TrOD concept

- ✓ East-west connectivity
- ✓ Community-oriented
- ✓ Trail as back or front yard
- ✓ Safe and vibrant connections to retail/work/key destinations
- ✓ Activated nodes at the interface between the linear park/creek and the adjoining urban fabric

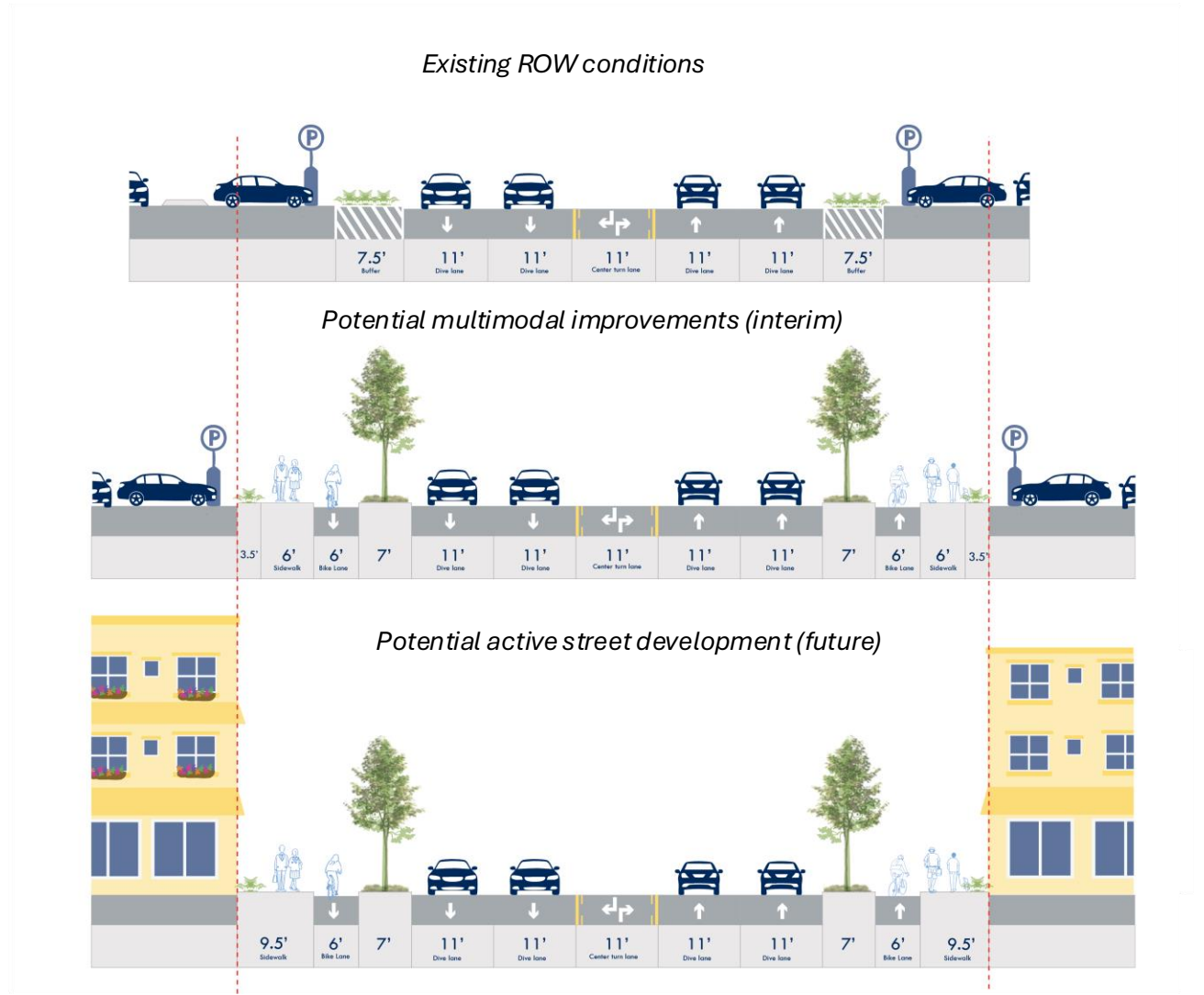
Trail Oriented Development TrOD



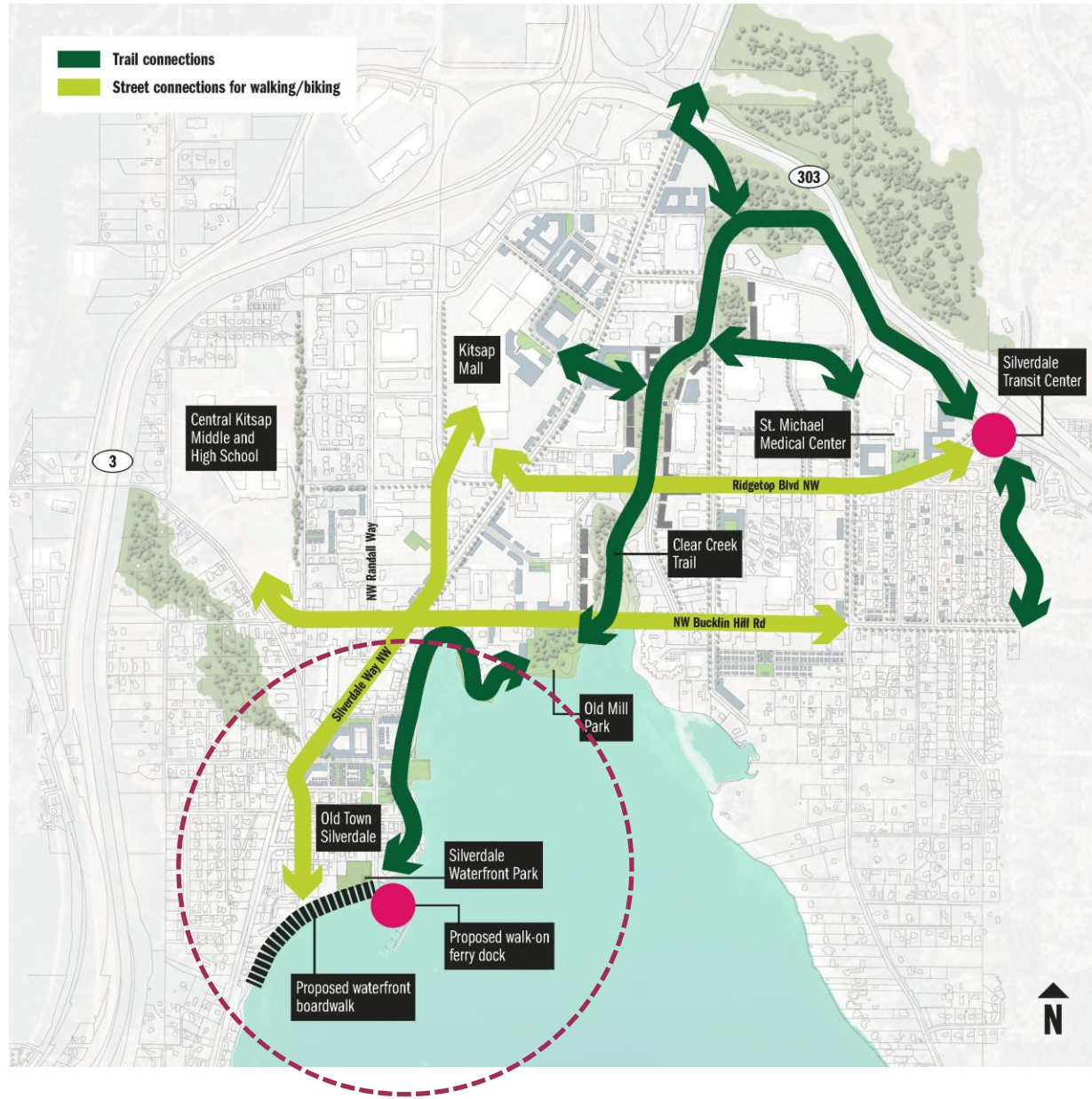
Safe, Multimodal Streets



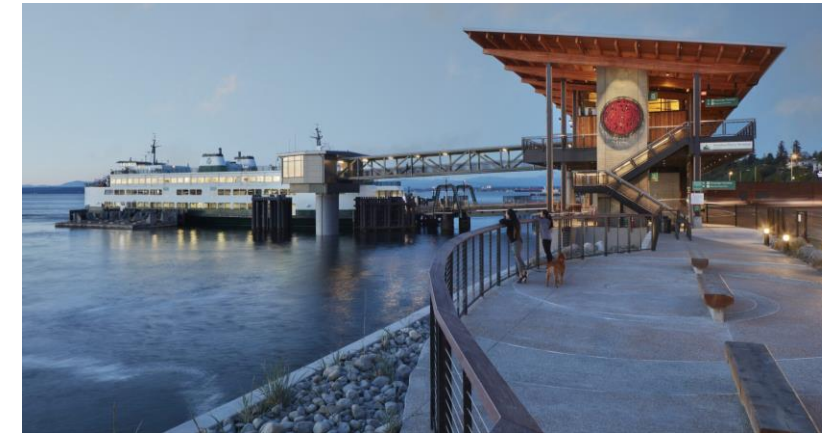
Example: Silverdale way (between Kitsap Mall and Old town)



Future Ferry and Waterfront Access

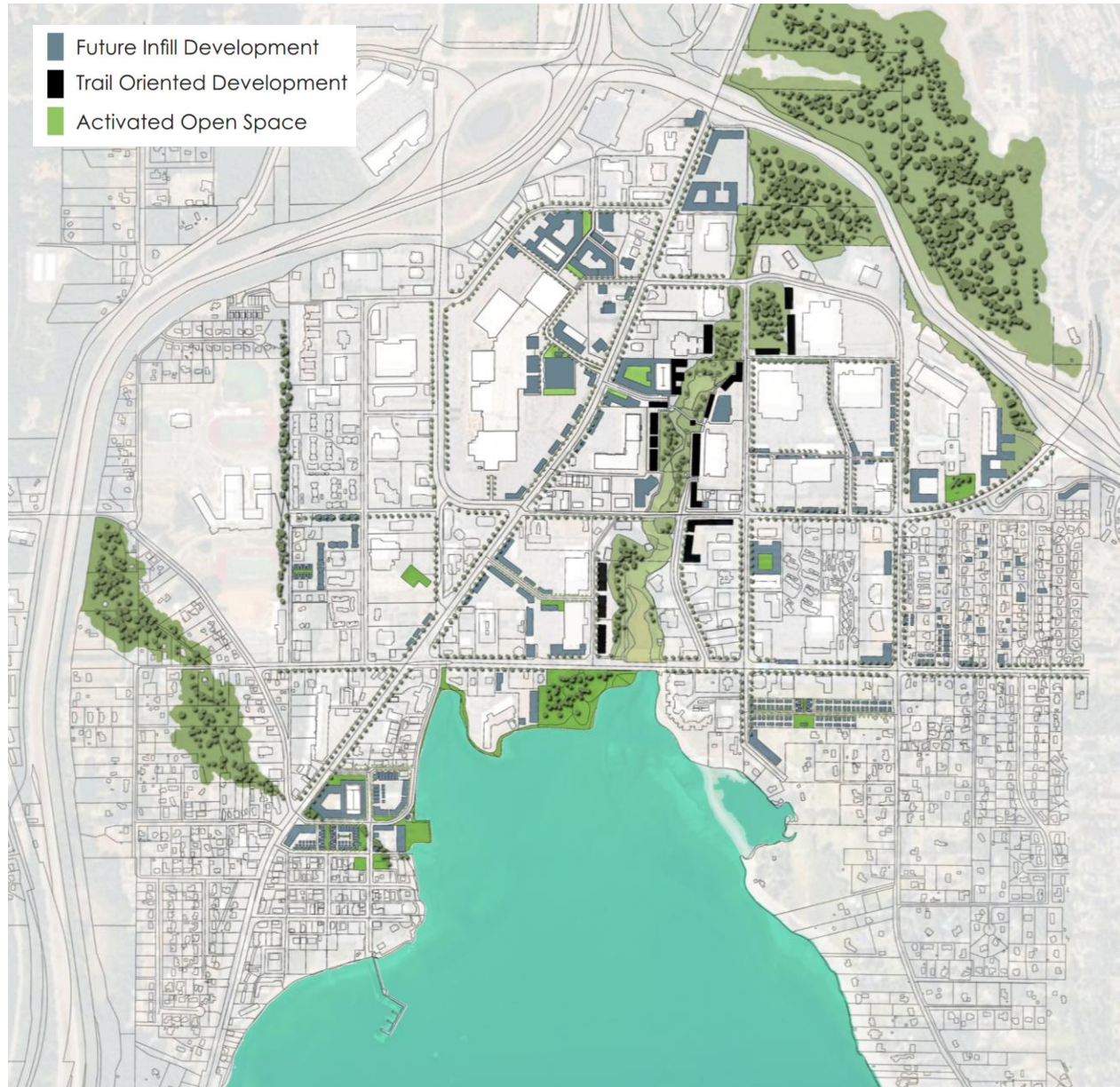


Mukilteo, WA Ferry Terminal



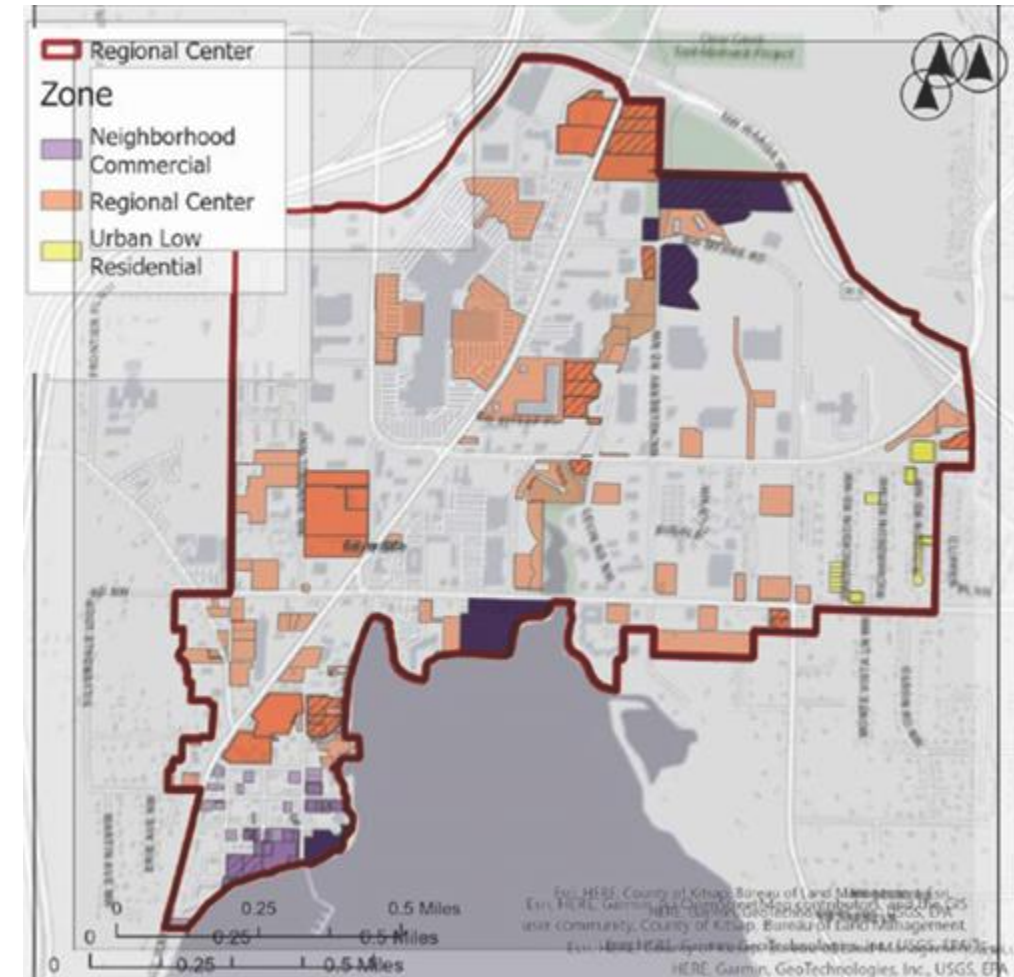
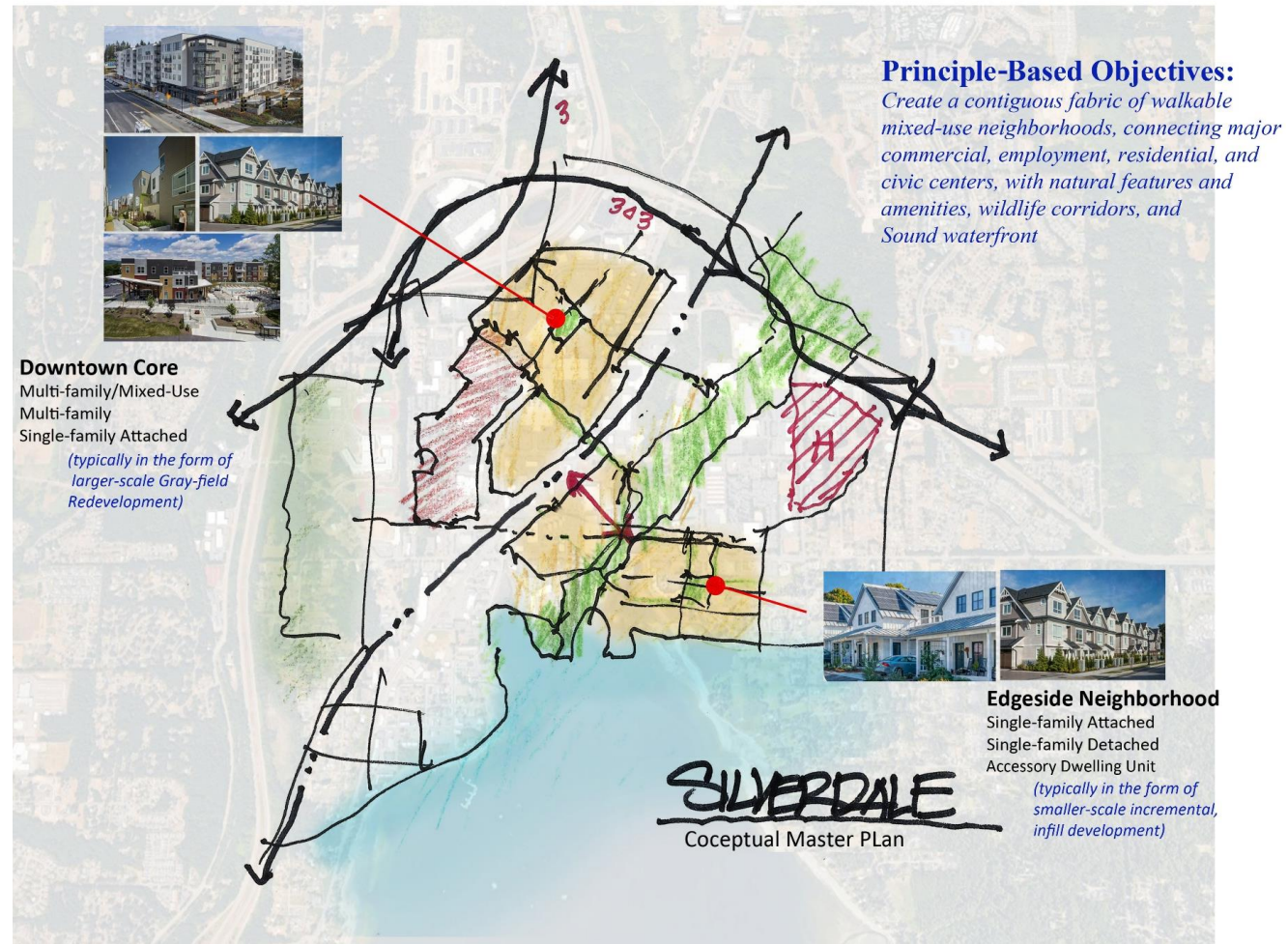
Kelowna, BC, Canada

A Complete Community



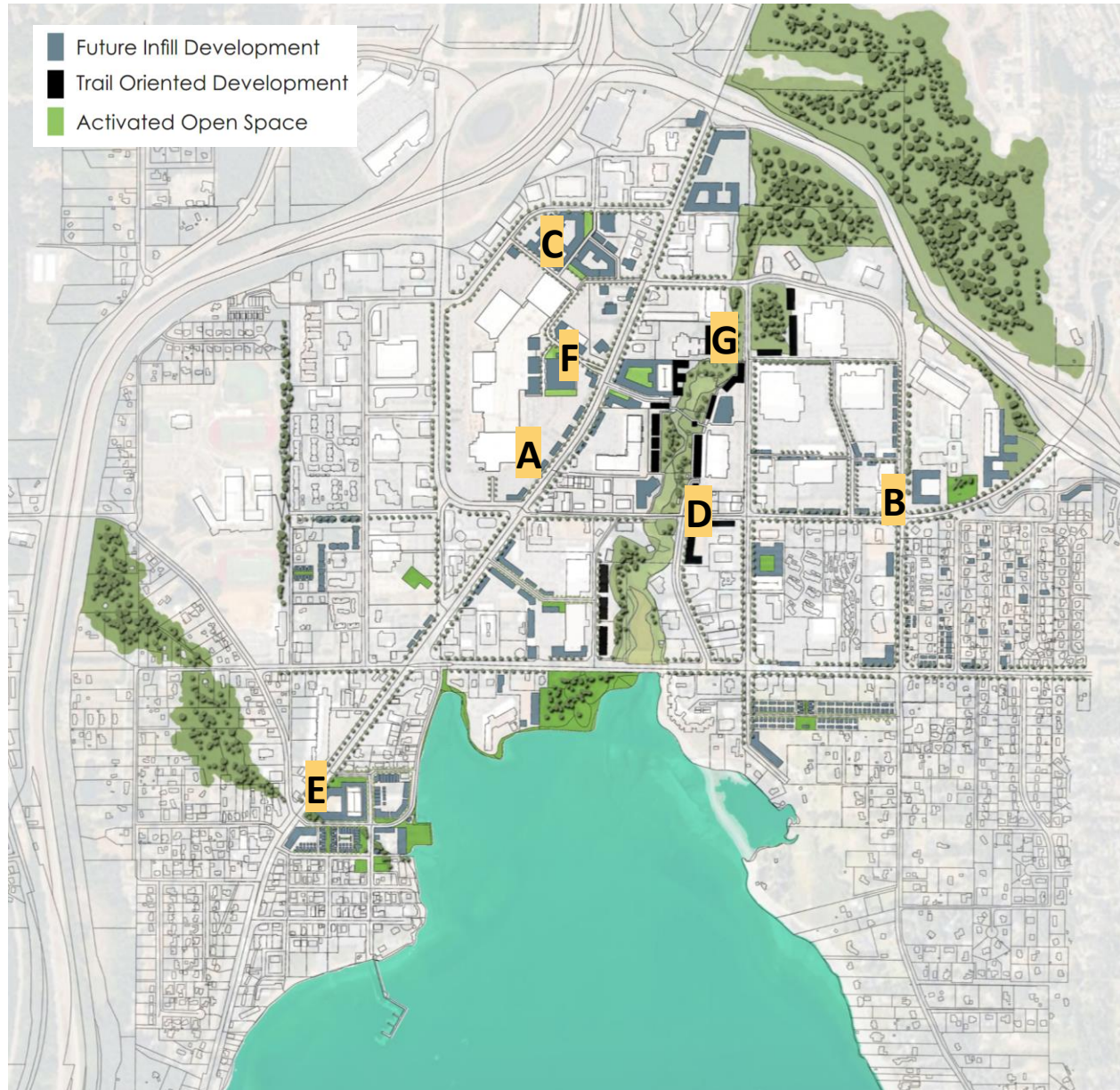
- ✓ Create a **contiguous fabric of walkable, mixed-use neighborhoods**
- ✓ **Connect major commercial, employment, residential, and civic centers, with natural features and amenities**, wildlife corridors and waterways, and Puget Sound waterfront.
- ✓ **Homes for all:** Diverse, affordable, and higher-density housing choices
- ✓ **Linked destinations:** Distinct placemaking for Old Town and the Mall area
- ✓ **Build on existing strengths and fabric**

Enhancing what's already here



2025 Silverdale Center Market Study – Vacant, Publicly owner, and Underutilized parcels. Source: ECONorthwest, Kitsap County Assessor Data

Infill Development Concepts



A **Liner buildings** fronting on major arterials and liner building types specifically designed to help manage elevation changes to facilitate connectivity and pedestrian access



B **Introducing modestly larger multi-unit building types** as a strategy for incremental densification



C **Redevelopment of impervious surface parking lots** with higher-value uses, like multi-family/mixed use, and public open space



D **Activated nodes at the interface** between the linear park/creek boardwalks and the adjoining urban fabric



E **Infill development in Historic Old Town** designed to not overwhelm the scale and feel of the existing community building fabric

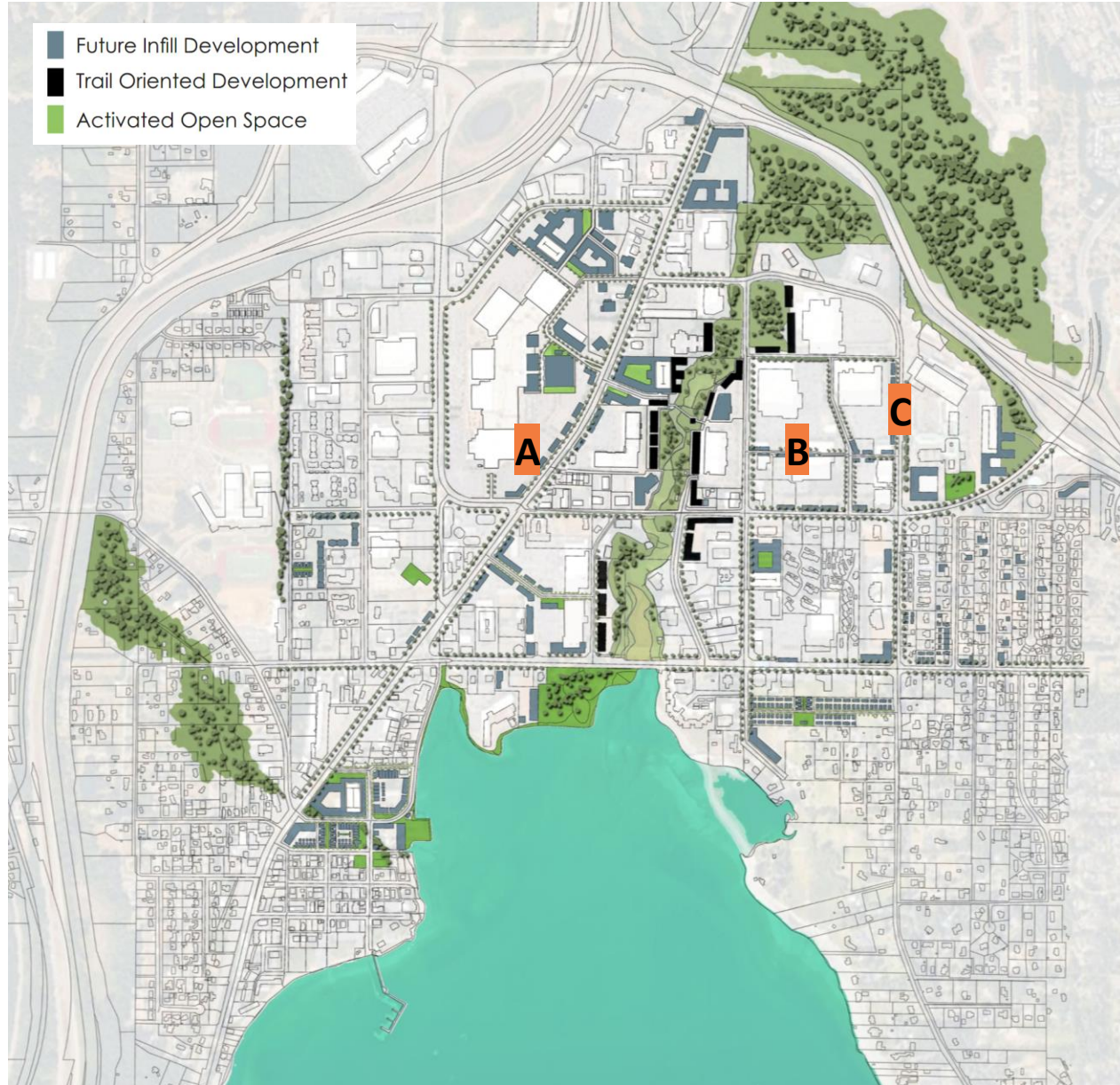


F **New urban fabric and street connections fully integrated with the existing mall pedestrian network**, to support new outdoor public event spaces with outdoor dining, etc.



G **Clear Creek Trail as a community backbone**, serving as an east-west connection and the "front/back yard" for future homes and local amenities

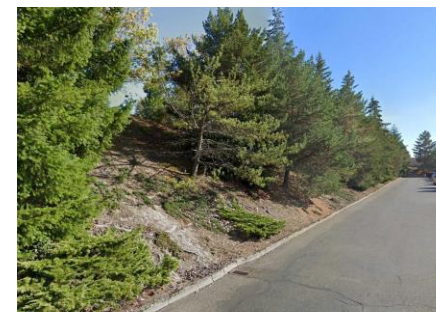
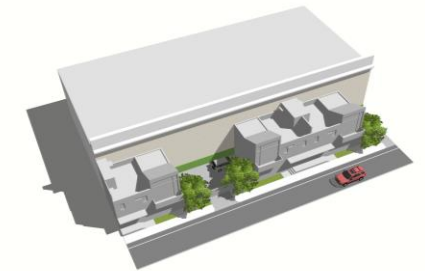
Liner building concepts - application



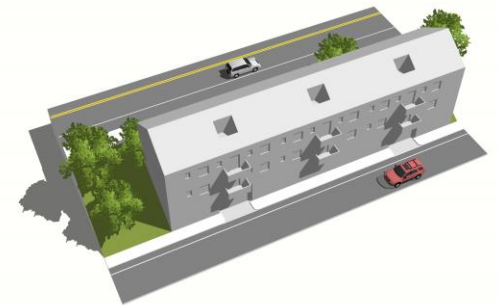
A Liner buildings fronting on major arterials (existing parking lots), with an enhanced pedestrian environment including wider sidewalks, street trees, and pedestrian-scaled lighting



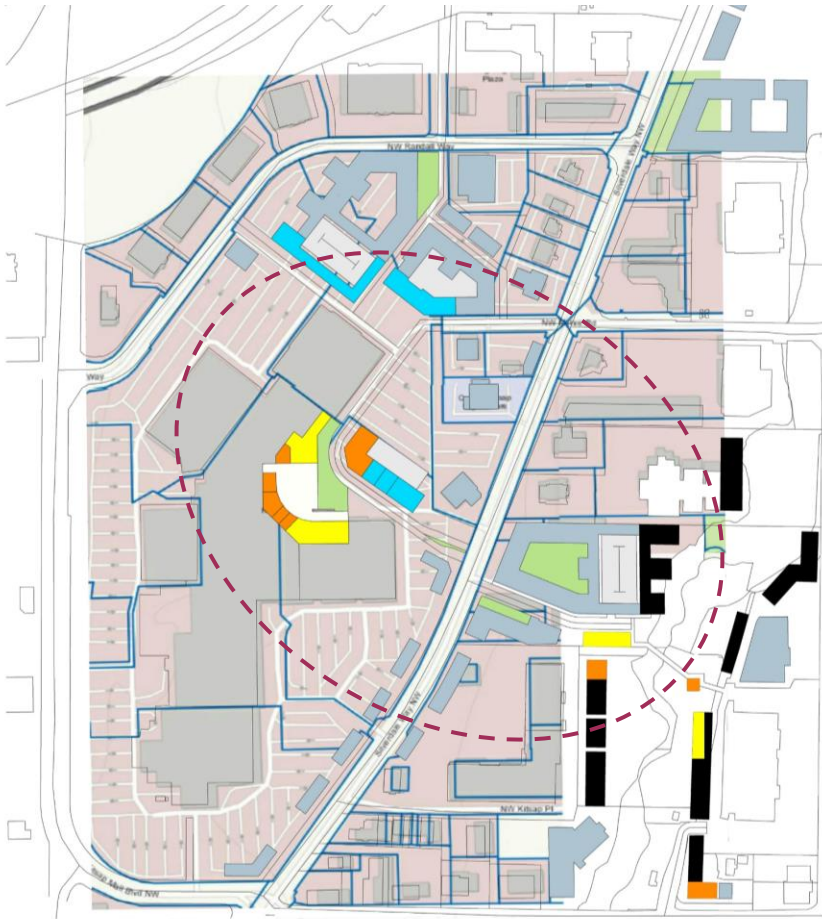
B Liner buildings fronting on major arterials (big box blank walls), with an enhanced pedestrian environment including wider sidewalks, street trees, and pedestrian-scaled lighting



C Liner building types specifically designed to help manage elevation changes to facilitate connectivity and pedestrian access.

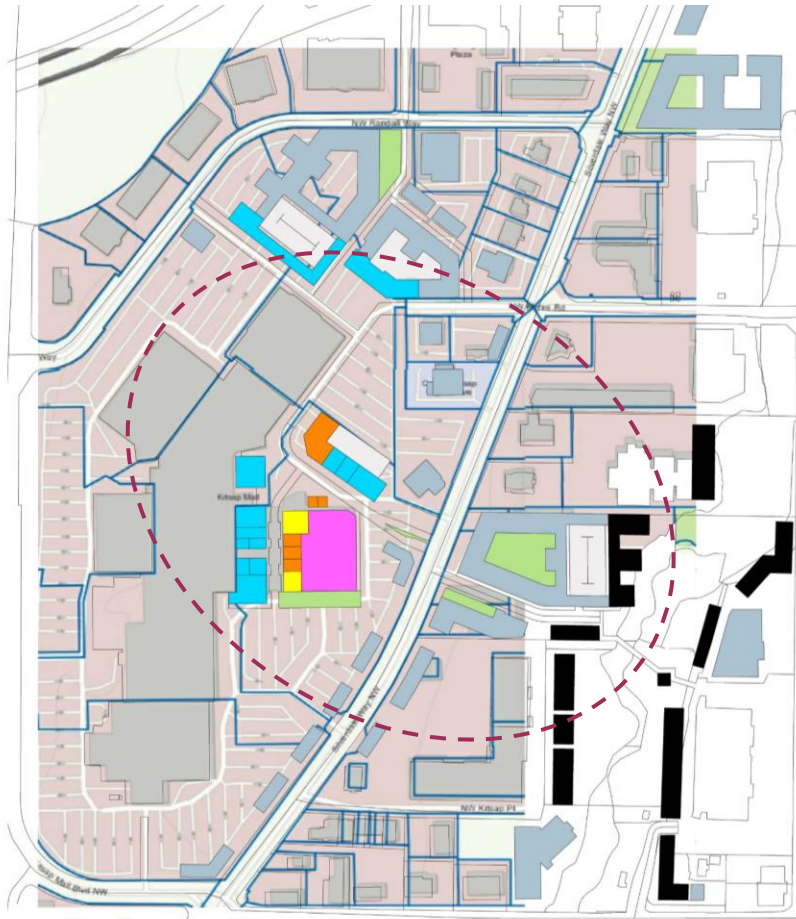


Integrating existing mall pedestrian network



Revised Proposed Mall Area Plan

w/Parcel and Conceptual Merchandising Diagram



Revised Proposed Mall Area Plan B

w/Parcel and Conceptual Merchandising Diagram

Legend

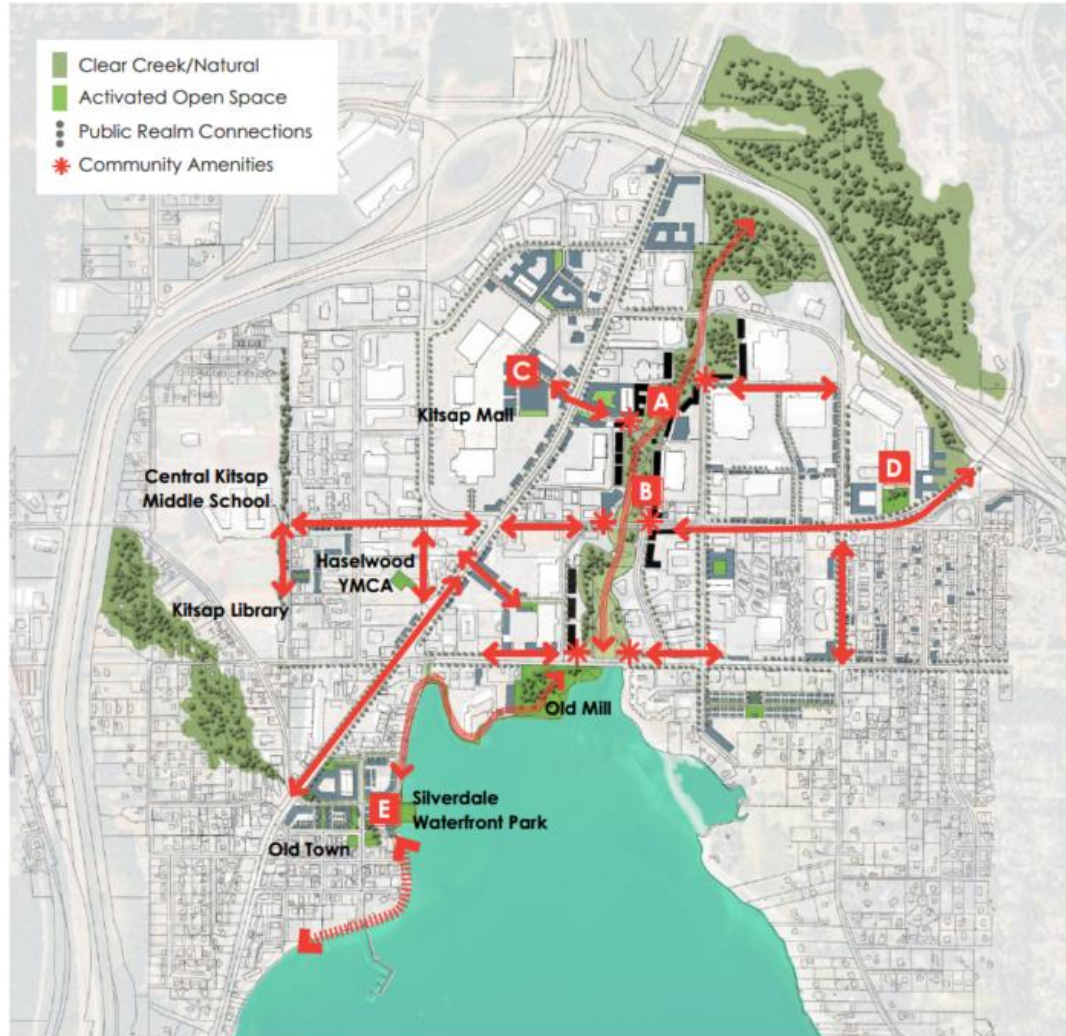
- | | |
|---|---------------------------------|
|  | Ground Floor Retail |
|  | Casual Dining |
|  | Sit-down Restaurant |
|  | Entertainment |
|  | New Proposed Construction (res) |
|  | Creekfront MF res |
|  | Activated Open Space |

Note:
Assume MF Bldgs
w/ gray as either
wrapper or podium
parking, with
ground floor commercial
retail as indicated, above.

NTS
08.14.25
BERK/SHA



Parks, public spaces, placemaking



A Nature + Community: Conserving and enhancing natural elements of Clear Creek Trail



B Third Spaces such as corner cafes, bookstores, community centers



C Public infrastructure like plazas, street furniture, walkways, ADA improvements



D Microactivation such as pocket parks for everyday residents and workers to spend time, take a break, walk through



E Waterfront Access and Amenities

- ◆ **Everyday Third Spaces/Microactivation:** Pocket parks, plazas, and street improvements that bring people together
- ◆ **Flexible Public Places:** Indoor/outdoor, all-season spaces for recreation, culture, and community life
- ◆ **Nature + Community:** Integrate natural elements, stormwater and green infrastructure with public use.
- ◆ **Culture & Identity:** Celebrate Old Town, the Mall, waterfront with arts, events, wayfinding and branding.

The background image shows a street intersection. On the left, a black traffic light pole has a green street sign that reads "Silverdale Hwy NW". Two traffic lights are visible on the pole. In the background, a steep hillside is covered with dense green and brown foliage. A concrete retaining wall runs across the middle ground, featuring a large, stylized, reddish-brown sculpture of a creature, possibly a dragon or a mythical beast, on the right side. The wall has a textured, wavy pattern. In the foreground, a black traffic light pole stands on the right side of the road. The road has white crosswalk lines. A yellow rectangular area is visible on the sidewalk near the intersection.

Open House Activity

Transportation & Connectivity



Silverdale Center Plan - Vision/Big Ideas



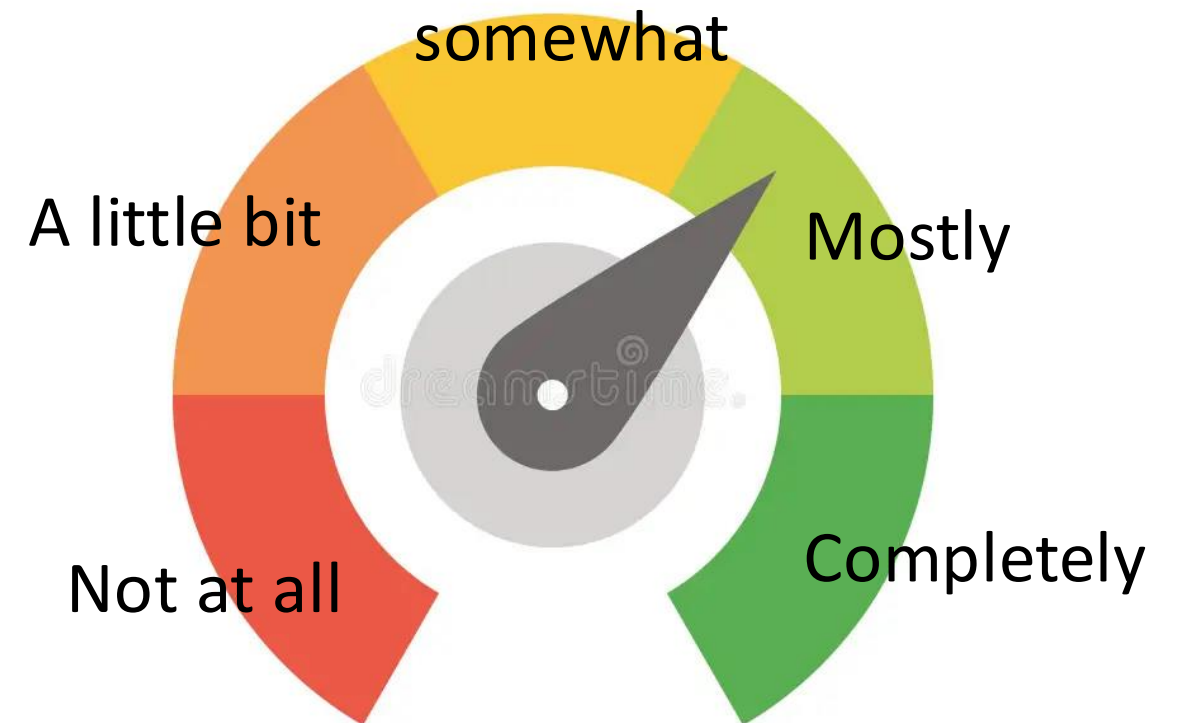
- ◆ Stronger east-west connectivity
- ◆ Clear Creek trail corridor
- ◆ Safe, multimodal streets for walking, biking, rolling, driving, and transit
- ◆ Future ferry and water transit connections



Multimodal Improvements: Re-envisioning key streets as multimodal corridors that safely connect people walking, biking, driving, and taking transit—linking neighborhoods and destinations across Silverdale. Priority improvements include key segments of Silverdale Way, Knapelus Boulevard, Longway, and NW Austin Road.



How much does this reflect
your vision?
Use a push pin & leave a comment!



The background image shows a street intersection. On the left, a black traffic light pole has a green street sign that reads "Silverdale Hwy NW". Two traffic lights are visible on the pole. In the background, a steep hillside is covered with dense green and brown foliage. A concrete retaining wall runs across the middle ground, featuring a large mural of a Native American figure with a headdress. The foreground shows a paved road with white crosswalk lines and a concrete curb.

Discussion & Next Steps



Thank you!

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