

KITSAP COUNTY COMPREHENSIVE PLAN SILVERDALE REGIONAL CENTER

Kitsap County
October 19, 2022



MEETING FLOW

Brief Presentation on:

- Regional and Countywide Guidelines
- Existing Conditions
- Planning for Silverdale's Growth
- Discussion Q&A

Break-Out Groups: Interactive Discussions

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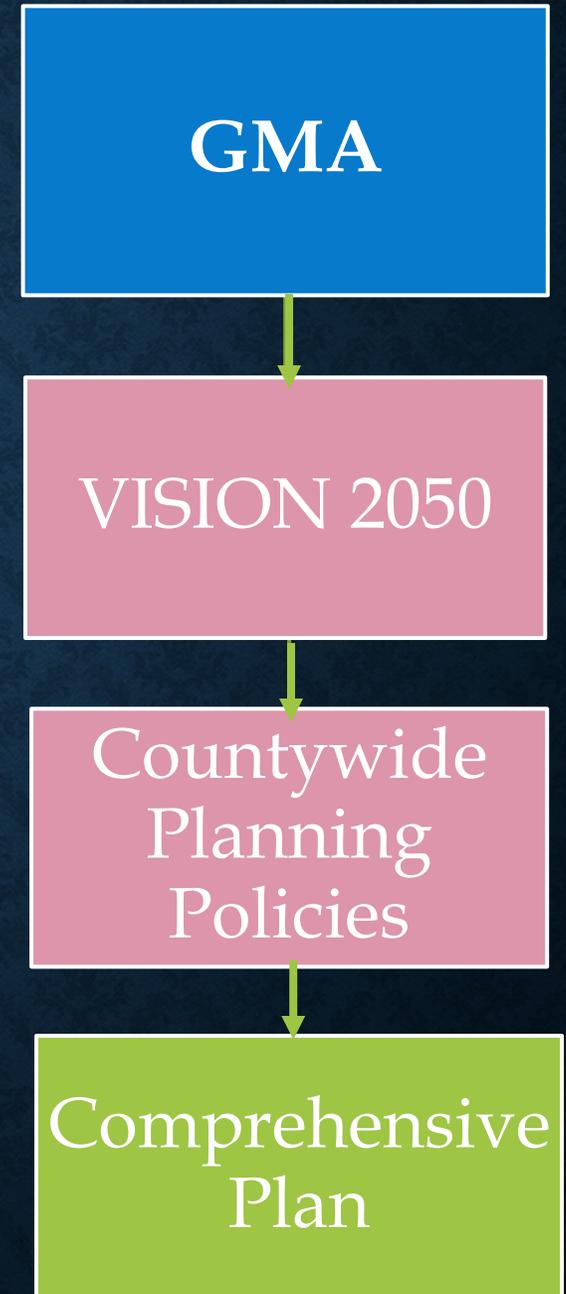
REGIONAL PLANS

VISION 2050 - Puget Sound Regional Council

VISION 2050 guides planning in Kitsap, Snohomish, King, and Pierce Counties. Establishes population and employment targets.

Countywide Planning Policies - Kitsap Regional Coordinating Council

Guiding document for County and city planning and local transportation funding. GMA requires consistency.



How Did We Get Here?

- *Silverdale first designated as a Center in 2003*
- *Important Anchors: Kitsap Mall, The Hospital, Big Box Retail, Old Town*
- *Long-term economic health will require vision and redevelopment*



REGIONAL CENTER VISION

“Regional growth centers are locations characterized by compact, pedestrian-oriented development, with a mix of office, commercial, civic, entertainment, and residential uses. Regional growth centers are envisioned as major focal points of higher-density population and employment, served with efficient multimodal transportation infrastructure and services.”

– PSRC Vision 2050

REGIONAL CENTERS FRAMEWORK & COUNTYWIDE PLANNING POLICIES

- 200 – 640 acres (walkable area)
- Existing density of 18 activity units (AU), Planning for 45
 - $AU = \text{Population} + \text{Employment} / \text{acres}$
- Planning for frequent transit service
- Planning to accommodate significant residential and employment growth

EXISTING CONDITIONS

- Acres 848
- Population 2274
- Employment 8775
- Activity Units 13.0



Existing Plans and Documents

- Silverdale Subarea Plan
- Silverdale Regional Center Plan
- Design Standards
- Transportation Implementation Strategy

Silverdale Regional Center Plan

Summary of Goals

- Create a compact, mixed use, attractive urban community that prioritizes pedestrian safety for all.
- Create a network of parks, open space, and nonmotorized trail systems
- Establish development standards based on urban, rather than suburban, densities and needs
- Measure progress towards implementing the Silverdale Regional Center Plan
- Reduce the share of trips made by single occupancy vehicles

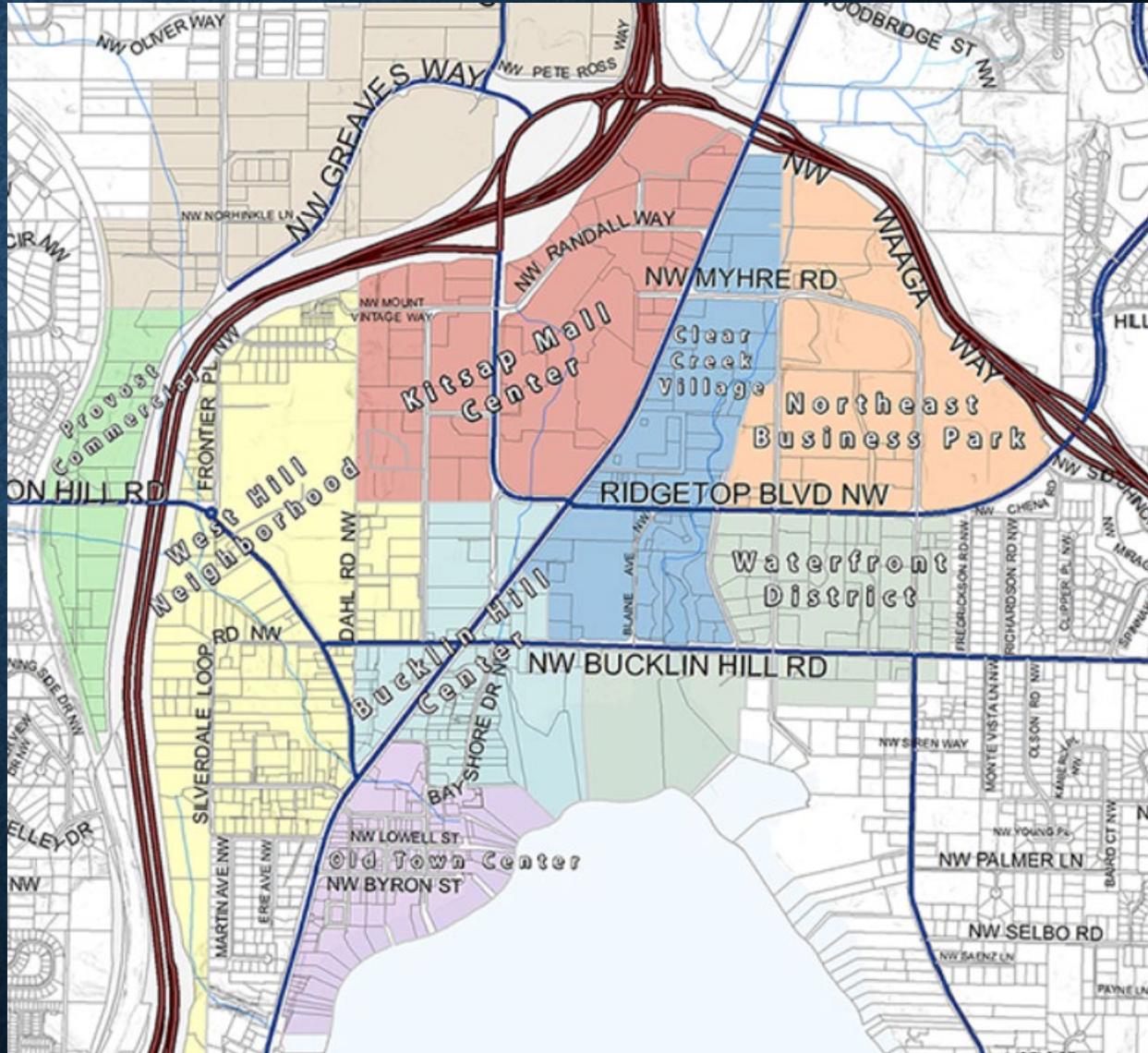
Silverdale Regional Center Plan

Summary of Goals (cont)

- Create a street system that supports the vision for the re-development of Silverdale
- Incentivize transit and multi-modal transportation trips
- Improve stormwater quality and management
- Improve environmental functions and fish and wildlife habitat
- Create a sustainable community
- Develop greenhouse gas emissions reduction targets
- Incentivize the development of affordable housing for persons of low and moderate income

Design Standards

- Apply when redevelopment is 50% of replacement value
- Old Town
- Bucklin Hill
- Clear Creek
- Kitsap Mall
- West Hill
- Northeast Business
- District
- Waterfront
- Waaga Way
- Provost



Transportation Implementation Strategy



Ridgetop Corridor Phased Project
Silverdale Way Corridor Improvements

“Opportunity Projects”

SURVEY QUESTION

What description fits you best?



2016 COMPREHENSIVE PLAN – STRATEGIES

- **Mixed Use Development (jobs and housing together)**
- **Higher Density (45 AU)**
- **Affordable Housing Options**
- **Network of Parks and Open Space**
- **Design for People, not just Cars**
- **Sustainable Attractive Urban Development**
- **Emphasis on Transit and Non-Motorized Trips**



PLANNING FOR 20 YEARS OF GROWTH

	2020	Growth	2044 Target
Population	19,675	9,896	29,571
Jobs	13,281	11,416	24,697



How Do We Get There?



How Do We Get There?



Development
Patterns

From This



To This



How Do We Get There?

Multi Modal
Transportation
Options

From This



To This



How Do We Get There?

Development Regulations

- Revisit Standards for infill development: Parking minimums, Height, Density, Allowed Uses
- Incentives for multi-family and mixed-use development
 - Multifamily Tax Exemption
 - Transfer of Development Rights
 - Streamline permitting
- Redevelopment Code and Form-Based Concepts

How Do We Get There?

Urban Design

- Create street corridor concepts with multi-modal standards.
- Development standards related to street frontages and smaller block sizes
- Update Silverdale Design Standards, or codify them

How Do We Get There?

Transportation/Mobility

- Identify funding opportunities for non-motorized connections, trails and improvements, to lower Single Occupancy Vehicle trip share and spur market demand for other uses.
- Increase connectivity and mid-block crossings

SURVEY QUESTION

What is Silverdale's **most** attractive quality?



SURVEY QUESTION

What is the **most pressing** issue for Silverdale as it grows over the next 20 years?



BREAKOUT GROUPS

**All the groups will discuss the same set of questions
and you will be directed at random to one of the groups**



GROUP SUMMARIES

What ideas and issues were discussed in each group?



MORE INFORMATION?

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