



PUBLIC OPEN HOUSE
October 19, 2016



LOCAL CONTEXT



- COUNTY RETAIL CORE
- PRIMARY MEDICAL HUB
(Coming Soon)
- REGIONAL GROWTH CENTER
- PUBLIC INVESTMENTS PROJECTS
- PRIVATE INVESTMENT PROJECTS

CAMPUS PROPERTIES

- 12 ACRES IN SIZE

- **YMCA**

- +85,000 sq ft Building
- 67% of Campus Footprint
- Agreements=Dedicated Parking, Maintenance Sharing, etc

- **POPLARS**

- 6 Commercial Tenants
- 36 Residential Units
- \$5M Overall, Remaining Long-Term Debt +\$2M

- **COMMUNITY CENTER**

- **SHERIFF PRECINCT OFFICE**

- Relocation
- Facility Assessment Underway
- Online Survey



PREVIOUS EFFORTS

VISIONING AND PUBLIC OUTREACH

Over 20 Years, Priority Uses Identified

DESIGN GUIDELINES AND ZONING

PHASE ONE: HASELWOOD FAMILY YMCA

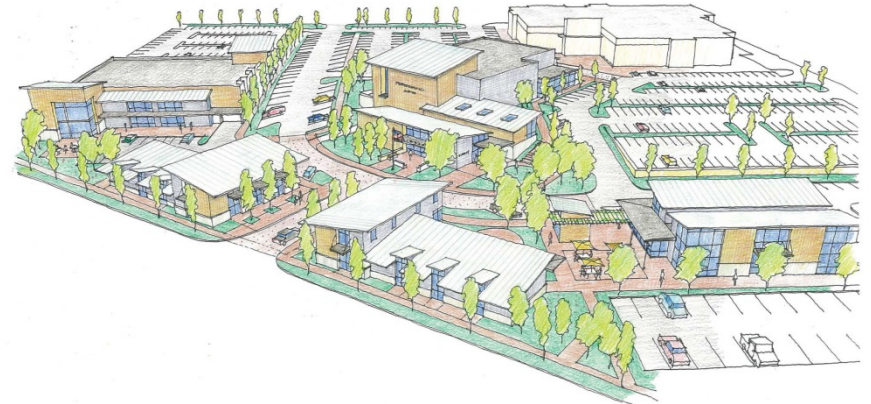
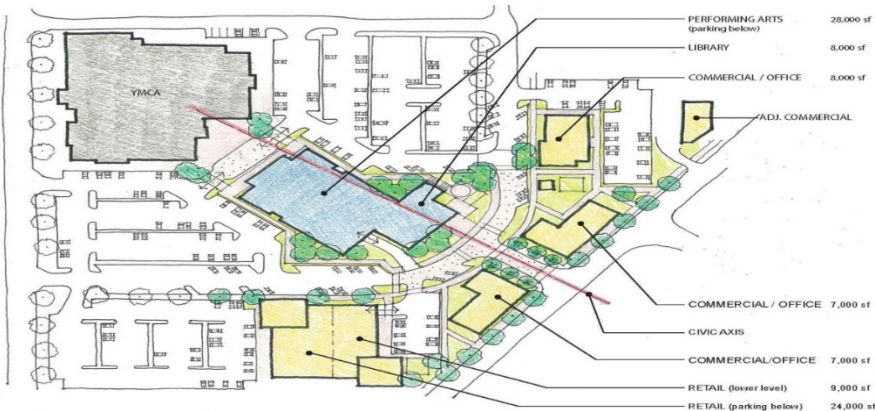
Limited site planning and some mitigation

2007-2011

VARIOUS PARTNERSHIP DISCUSSIONS

2007-Present

Conceptual



WHAT'S CHANGED?

POPLAR PROPERTY DEBT PAYMENT DUE

Winter 2017 Prepayment Option

December 2022 Payment Due

SITE CONSTRAINTS AND LAND AVAILABILITY

Parking and Associated Costs

Stormwater Treatment

What can fit??

RECESSION

Looking at Different Approaches to Meet Mutual Community Goals

Public-Private Partnerships

COST OF REDEVELOPMENT

Capital Funding Availability

Long-Term Maintenance and Operation Costs

SOME PRIORITY USES SELECTED SITES ELSEWHERE

Library and C-STOCK

SILVERDALE REGIONAL GROWTH CENTER PLAN

Vision for Walkability, Housing, Multi-Modal Transportation Needs

STRATEGIC BIG PICTURE



SCHEDULE

DRAFT PROPERTY AND MARKET ASSESSMENTS

August-September 2016

PUBLIC OPEN HOUSE

Tonight!

DRAFT DESIGN SCENARIOS

COST BENEFIT ANALYSES

November, 2016 –January 2017

DRAFT DESIGN SCENARIOS PUBLIC OPEN HOUSE

Winter 2017

COMMISSIONER SELECTION OF DESIGN OPTION

Spring 2017

**PREPARE REDEVELOPMENT STRATEGY
SETS STAGE FOR MEANINGFUL REAL ESTATE AND FINANCING
DISCUSSIONS**

QUESTIONS?

For More Information

Project Website

<https://spf.kitsapgov.com/ckcampus/Pages/home.aspx>

Project Staff

Angie Silva

asilva@co.kitsap.wa.us