

KITSAP COUNTY COMPREHENSIVE PLAN SILVERDALE REGIONAL CENTER

Kitsap County
December 7, 2022



MEETING FLOW

Presentation on:

- Comprehensive Plan Overview & Status Check
- Regional and Countywide Guidelines
- Silverdale Regional Center
- Planning for Silverdale Regional Center Growth
- Discussion

Questions?: cpoff@kitsap.gov **or**
ebaker@kitsap.gov



WHY IS A COMPREHENSIVE PLAN IMPORTANT?

Directs County actions on:

- Growth
- Infrastructure
- Environmental protection
- Housing choices
- Many others

Is required by state law



GROWTH MANAGEMENT ACT

14 goals to “balance”

- Urban Growth
- Reduce Sprawl
- Transportation
- Housing
- Economic Development
- Property Rights
- Permits
- Resource Lands
- Open Space/Recreation
- Environment
- Citizen Participation
- Public Facilities/Services
- Historic Preservation
- Shorelines

GMA'S CORE CONCEPTS

Three main types of land: Urban, Rural and Resource

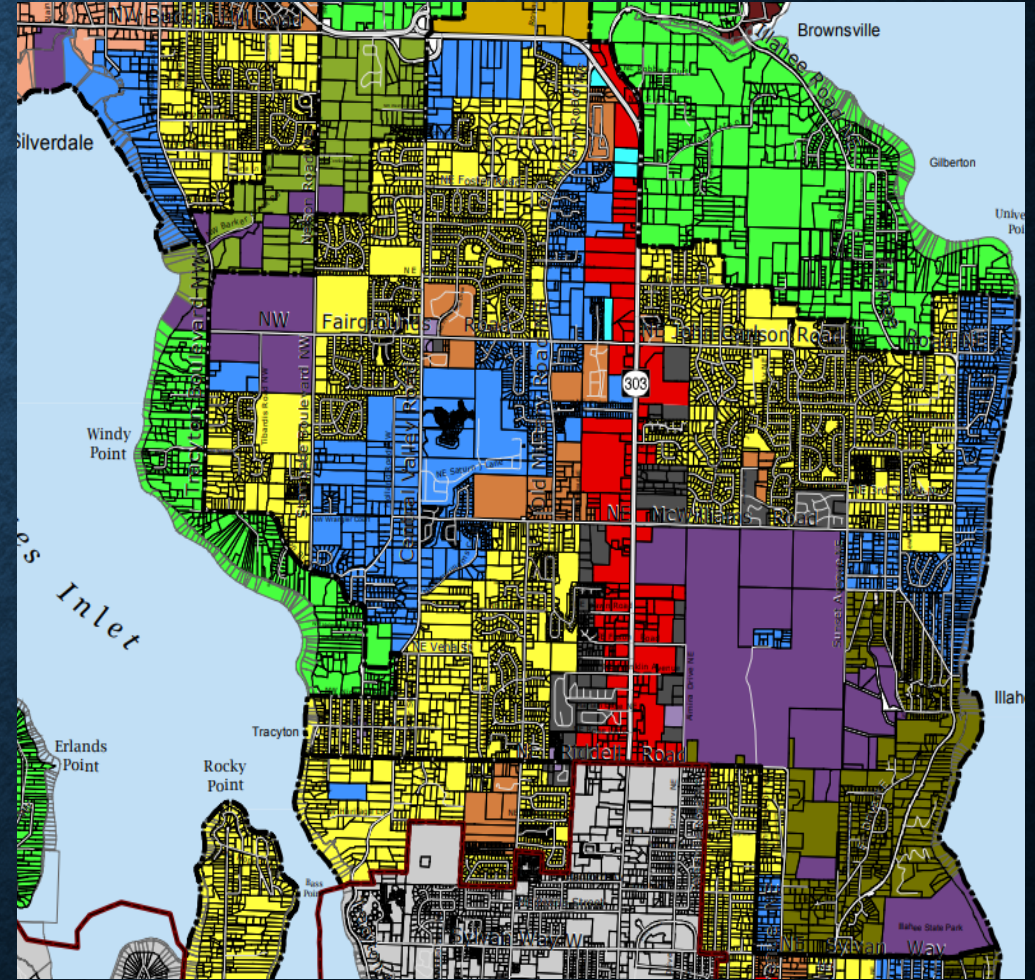
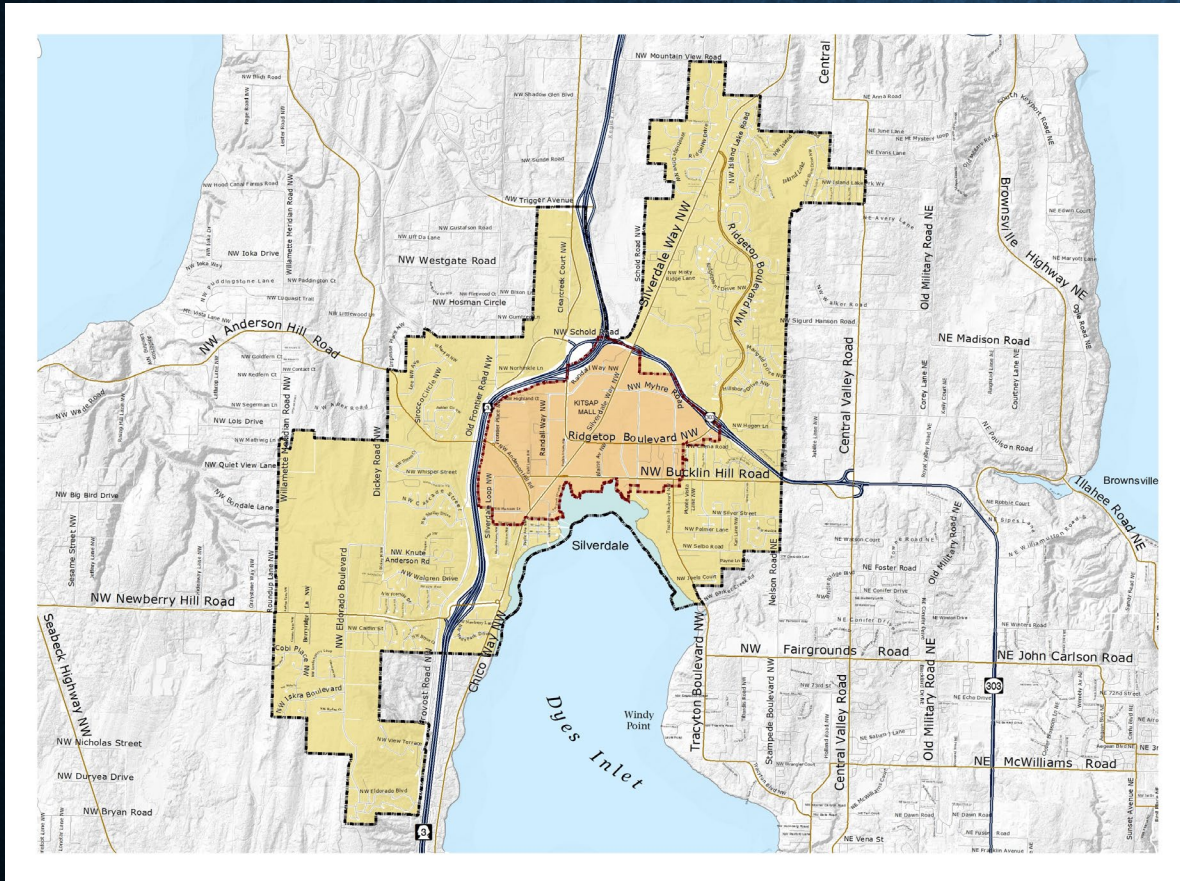
- **Urban:** Growth focused. Dense housing, jobs
- **Rural:** Less growth. Larger lots, limited commercial
- **Resource:** Protected from development. Timber, agriculture, mining

Urban services (sewer, sidewalks, multi-family housing)

Urban services generally prohibited in rural and resource lands.



SILVERDALE and CK UGA



KITSAP'S GMA HISTORY

- Small lots (<5 acres) in rural areas; older denser housing developments
- Lower density development in urban areas without access to urban services (sewer)
- Heavily subdivided shorelines
- Undesignated resource lands
- Interest in these historic development patterns.



GMA TODAY IN KITSAP

Urban Areas: Cities or adjacent, Silverdale, Kingston. Commonly 5 homes/acre minimum. Mostly single-family homes.

Rural Areas: Existing small lots, 5, 10 and 20-acre lots. Limited denser places (Manchester, Suquamish, Keyport, commercial areas).

Resource Lands: Timber, limited agriculture, mining in existing gravel, other pits.



WHAT'S IN A COMPREHENSIVE PLAN?

- **Land Use (Zoning, UGA Sizing)**
- **Economic Development (Employment)**
- **Environment (Critical Areas, Shorelines)**
- **Transportation (Roads, Transit)**
- **Parks, Recreation and Open Space**
- **Capital Facilities (Utilities, Buildings, Services)**
- **Housing and Human Services**
- **Sub-Area/Neighborhood Plans**



NEXT STEPS

1. Reclassification Requests
2. Preliminary Alternatives
3. Draft EIS



REGIONAL PLANS

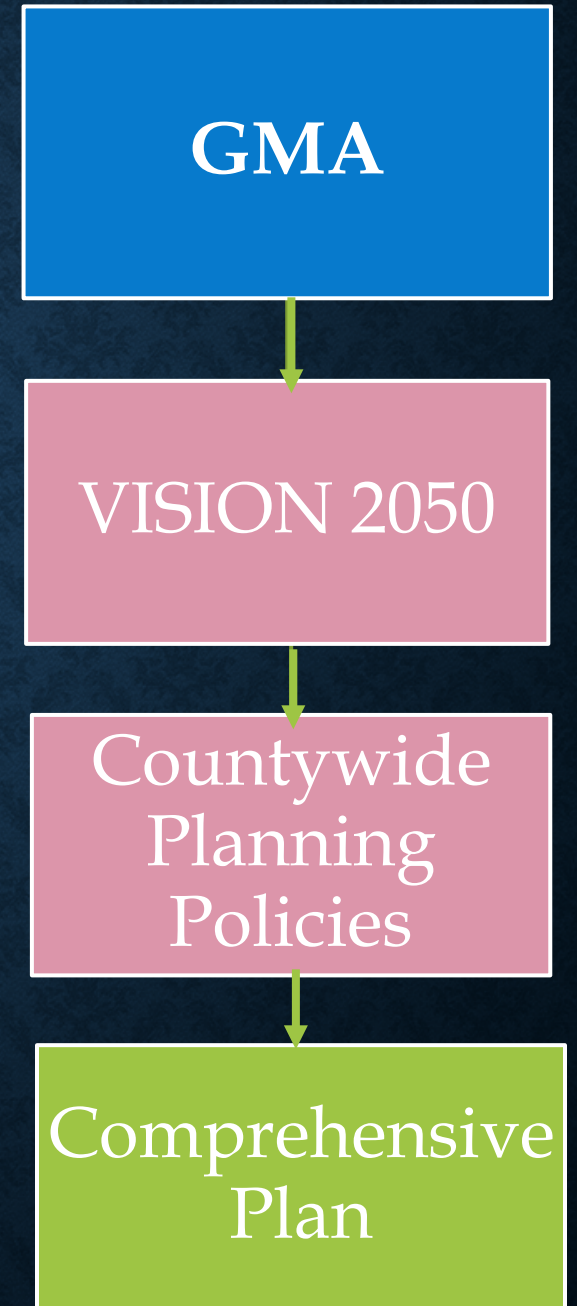
VISION 2050 – PSRC

Guides planning in Kitsap, Snohomish, King, and Pierce Counties. Establishes population and employment targets.

Countywide Planning Policies - KRCC

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: Two malls, large hospital, big box retail, Old Town
- 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.”

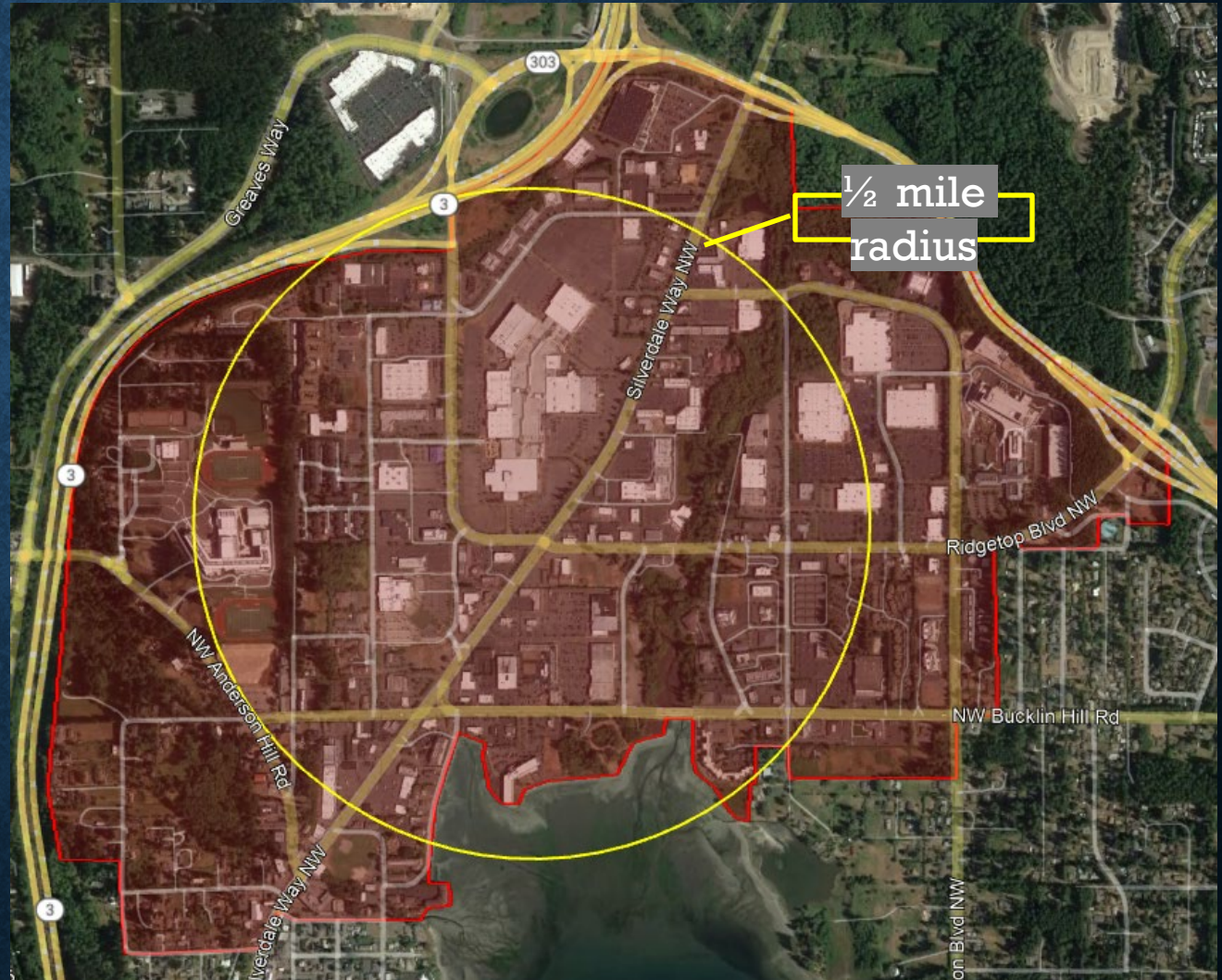
– PSRC Vision 2050

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 for significant residential and employment growth

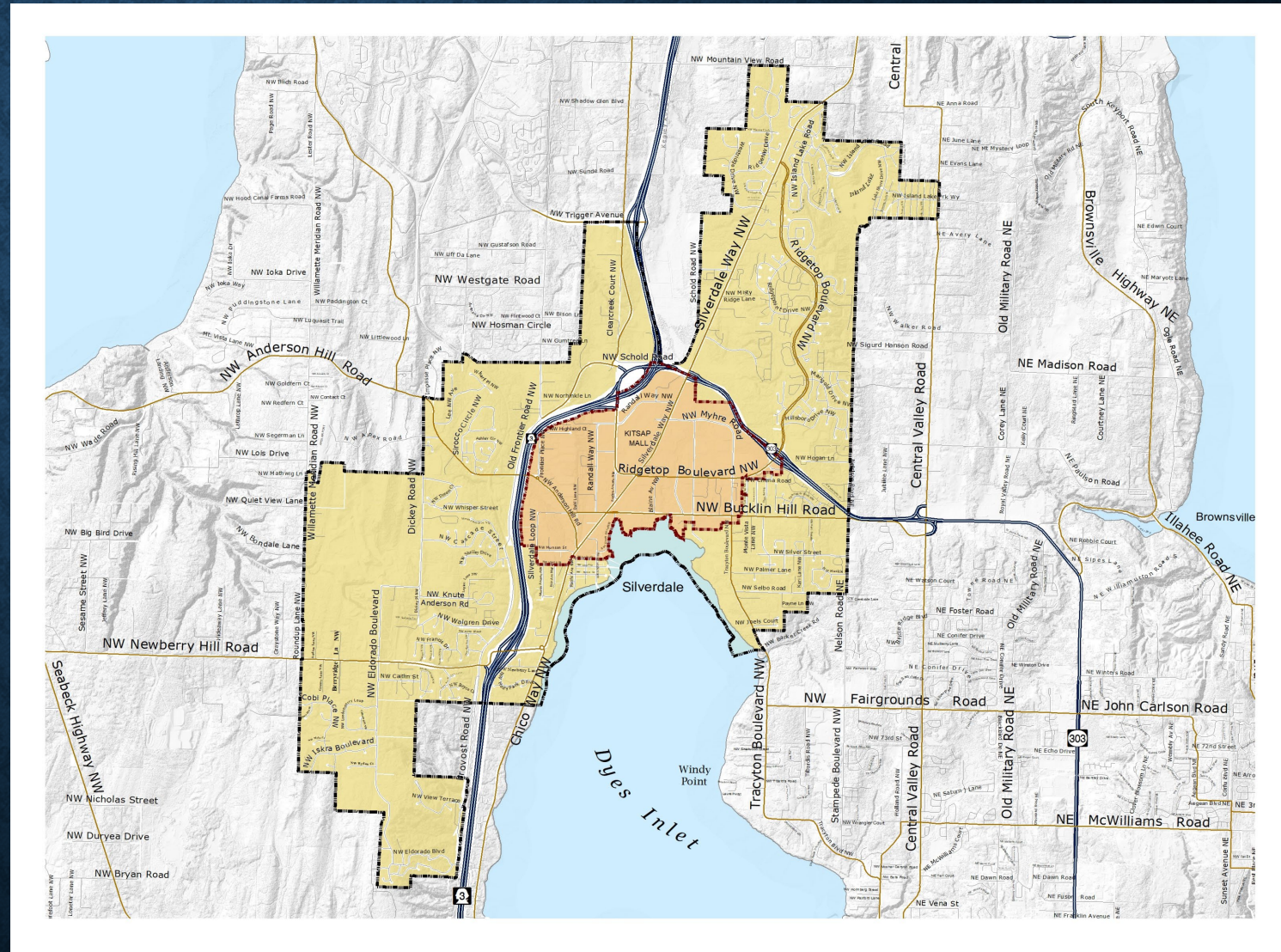
EXISTING CONDITIONS

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



Silverdale Subarea Plan

- Centrally located UGA unattached to a city
- Unincorporated
- Regional significance



PLANNING FOR 20 YEARS OF GROWTH

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



Existing Plans and Documents

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

Silverdale Regional Center Plan

Summary of Goals

- Compact, mixed-use, attractive, promoting pedestrian safety
- Create more parks, open space, nonmotorized trail systems
- Require development based on urban densities and needs
- Measure implementation of the Regional Center Plan
- Reduce trips made by single occupancy vehicles
- Create a street system that supports the Silverdale vision

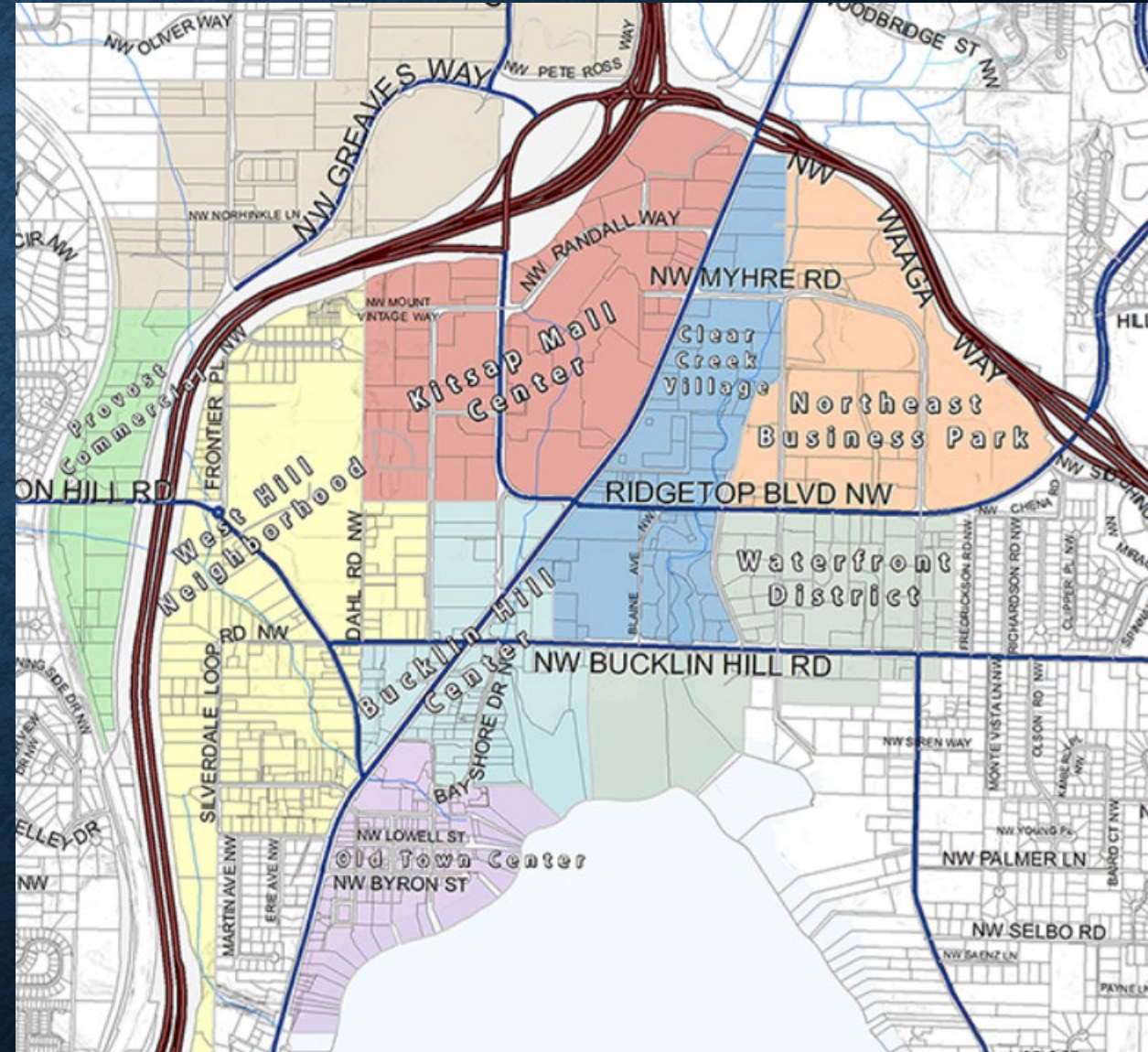
Silverdale Regional Center Plan

Summary of Goals (cont)

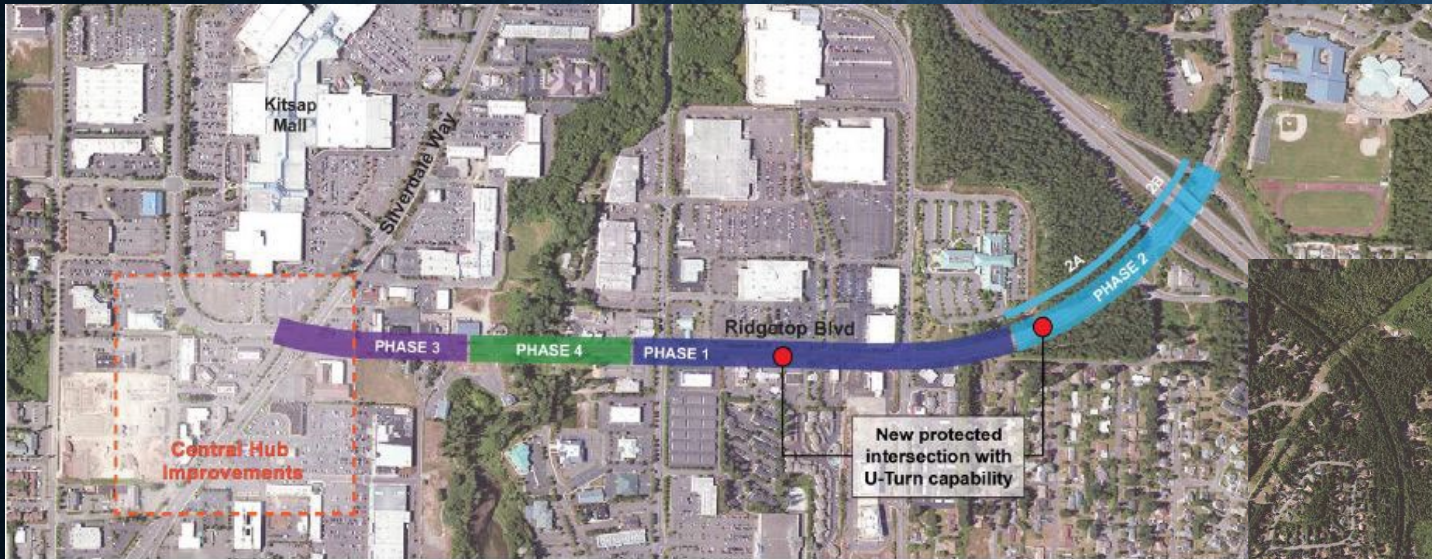
- Incentivize transit and multi-modal transportation
- Improve stormwater quality
- Improve environmental functions and fish & wildlife habitat
- Create a sustainable community
- Develop greenhouse gas emissions reduction targets
- Affordable housing for low/moderate income households

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 Project and
Silverdale Way Corridor
Improvements

“Opportunity Projects”

2016 COMP PLAN - STRATEGIES

- Mixed-use development (jobs & housing together)
- Higher density (45 AU)
- Affordable housing options
- Parks and open space
- Designed for people, not just cars
- Sustainable and attractive urban development
- Emphasis on transit and non-motorized trips



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

- Review 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

- Street corridor concepts with multi-modal standards
- Development standards for street frontages, smaller block sizes
- Update Silverdale Design Standards; codify standards

How Do We Get There?

Transportation and mobility

- Identify funding for non-motorized connections, trails and improvements—to reduce single-occupancy vehicle trips and spur market demand for other uses
- Increase connectivity and mid-block crossings

RESOURCES

1. Comprehensive Plan Website
2. Silverdale Story Map
3. Sign Up for Notifications



MORE INFORMATION?

Kitsap County Comprehensive Plan

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[Kcowa.us/compplan](https://kcowa.us/compplan)

