



## Chapter 14. Silverdale UGA Sub-Area Plan

The Silverdale Urban Growth Area (UGA) is located in Central Kitsap County north of Dyes Inlet. The existing Silverdale UGA was established in 1998 with the adoption of the Kitsap County Comprehensive Plan. The Silverdale sub-area includes a diverse mix of residential, commercial and industrial uses. The central commercial core of Silverdale is located between the Dyes Inlet shoreline and State Route (SR) 3 and 303. The Kitsap Mall and other regional retail facilities are located in this area, much of which is also designated as a Regional Growth Center by the Puget Sound Regional Council. This designation is in recognition of the future potential residential and commercial growth anticipated for this area. The downtown area also contains a mix of residential, office and service uses. Historic Old Town fronts the Dyes Inlet shoreline.

Outside of the downtown, Silverdale is primarily a residential community, but is also home to a mix of highway tourist commercial, business center and industrial uses near the interchange of SR 3/SR 303. The greatest concentrations of residential development occur along the ridges that rise from the eastern and western boundaries of the downtown core.

### 14.1. Vision

#### Land Use

Within the UGA, Silverdale has a mix of residential development, commercial centers and light industrial areas that serve the housing and employment needs of the community. These areas are integrated with the natural amenities of the landscape, including the striking views of mountains and water, and access to open space, maintaining Silverdale's high quality of life. Community gathering places, which provide local shopping, services and opportunities for recreation, are interspersed throughout the area and connected through pedestrian-friendly trail and path systems. Through the application of urban design guidelines, the unique characteristics of existing districts are preserved and identities for new development are fostered.

#### Economic Development

Our status as a regional retail and service center is complemented by the expansion and diversification of our economic base, particularly through expansion of wealth generating businesses, as well as through development of educational opportunities.

## Transportation

We have a transportation system that will properly support community and residential needs. We have a multimodal circulation system; it accommodates transit, bicycles, pedestrians and autos. There are many options for getting into, out of and moving within the urban growth area, and bypassing the urban core. Downtown circulation is improved, we have a walkable environment and our grid system is expanded.

## Housing

Our community provides a wide choice of housing types and prices -- accommodating a diversity of lifestyles and incomes. New residential development is centered in mixed income neighborhoods that are safe and secure. Each neighborhood has a character of its own and includes a mix of uses that provide opportunities for localized services and recreation close to home. We respect existing neighborhoods; their character is key to the long-term sustainability.

## Governance

We are a self-governing city.

## Social Capital

We have diverse opportunities for arts, recreation, entertainment, leisure activities and culture; activities we can “do” are continuously being created.

## Capital Facilities

We have the public facilities to support a vibrant and growing city.

## Natural Environment

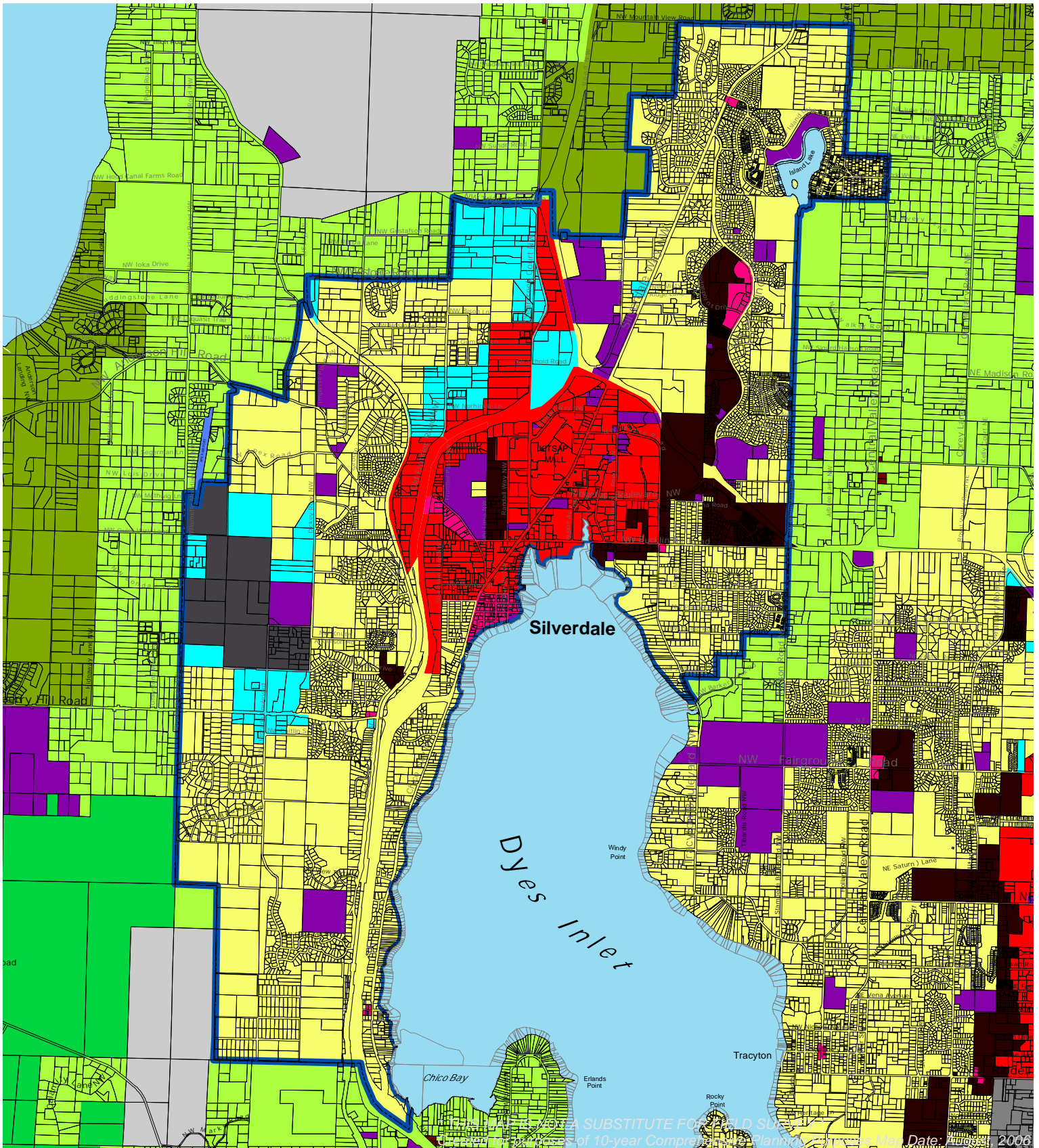
We have tremendous natural resources and amenities. We are sensitive to our existing natural systems— maintaining, protecting and conserving them in a way that is sensitive to their environmental functions, particularly Dyes Inlet watersheds and water quality and aquifer recharge areas. We are rich in significant, pristine resource areas.

# 14.2. Goals and Policies

## 14.2.1. Land Use

**Goal 1. Provide sufficient capacity within the UGA to properly accommodate a mix of residential, commercial, and industrial development to meet the extended population and employment projections for Silverdale.**

Policy Sil-1 Establish and maintain a future land use map that provides for a mix of residential, commercial and industrial development for future growth (Figure 14-1 and Figure 14-2).



**Silverdale Urban Growth Area  
Alternative 2  
Comprehensive Plan Land Use Map**



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- |                                       |   |
|---------------------------------------|---|
| Rural Residential                     | Urban Low-Intensity Commercial/Mixed Use  |
| Rural Protection                      | Urban High-Intensity Commercial/Mixed Use |
| Rural Wooded                          | Urban Industrial                          |
| Rural Commercial                      | Airport                                   |
| Rural Industrial                      | Incorporated City                         |
| Urban Low-Density Residential         | Military                                  |
| Urban Medium/High-Density Residential | Public Facility                           |
| Urban Growth Area (Alternative 2)     | Mineral Resource                          |



**Figure 14-1 Silverdale Comprehensive Plan Map**



- Policy Sil-2 Monitor land supply over time to ensure a continued adequate supply of residential, commercial and industrial designated land to meet Silverdale’s population and employment targets and to meet the needs of unanticipated growth.
- Policy Sil-3 In estimating future land supply, recognize that not all land that is vacant or under-developed is actually available for development. Therefore, land supply estimates should include an assumption that anticipates that not all available land will be developed.
- Policy Sil-4 In establishing and modifying land use designations, provide for a balanced and complete community that allows for a future self-governing jurisdiction.
- Policy Sil-5 Incorporate reasonable measures that are appropriate to the Silverdale area to help focus growth in the urban area. These measures could be incentives, guidelines, policies, and/or regulations. In this Sub-Area Plan, incorporated reasonable measures include:
  - Inclusion of an economic development plan element intended to encourage employment and related housing/population growth in the UGA;
  - Support for downtown revitalization efforts to encourage employment and related housing/population growth in the UGA; and
  - Inclusion of a mixed use land use designation intended to allow a greater variety of housing options than currently found in the UGA.

**Goal 2. Encourage land use patterns that promote convenient access to goods and services using all forms of transportation modes.**

- Policy Sil-6 Promote higher residential densities and mixed use development where there is greatest access to public transportation, sidewalks, and bicycle routes, such as in the Silverdale downtown area.
- Policy Sil-7 Create opportunities, such as along Silverdale Loop Road NW and Frontier Place NW, for walkable, mixed use development.



- Policy Sil-8 In areas where pedestrian and/or bicycle activity is desired, such as in Old Town, in new mixed use centers, and within residential neighborhoods, provide sidewalks, trails, landscaping, crosswalks, to increase opportunities for walkers and bicyclists.

Policy Sil-9 In areas where vehicular transportation will continue to be the predominate mode of travel, ensure that access to rights-of-way and site design guidelines provide for safe and convenient access by the traveling public.

Policy Sil-10 Locate industrial and regional commercial land use designations in areas with safe and direct access to arterials and freeways.

**Goal 3. Provide sufficient land capacity to allow citizens over a diverse range of incomes and lifestyles to exercise choice in selecting homes.**

Policy Sil-11 Establish residential land use designations that allow for a diversity of housing options.

Policy Sil-12 Establish residential land use designations that will allow for continued residential growth throughout the community.

**Goal 4. Provide sufficient land capacity to allow the expansion of commercial activity, to encourage new commercial activity, and to facilitate expansion and diversification of the employment base.**

Policy Sil-13 Establish and maintain an adequate supply of industrial, highway tourist commercial and business center designated lands in the vicinity of the interchange of SR 3/303.

Policy Sil-14 Provide for new mixed use development opportunities along Silverdale Loop Road NW and Frontier Place NW.

Policy Sil-15 Recognize and support the Regional Growth Center designation in the Silverdale downtown core. As established by the Puget Sound Regional Council, a regional growth center has the following characteristics:

- Meets minimum activity thresholds;
- Contains, or plans for, a mix of uses, including a significant amount of residential development, in a compact walkable form;
- Contains, or plans for, sufficient activity to support high capacity transit service;
- Has a plan to complete the street, sidewalk and bicycle route network; and
- Has a plan to break-up large super-blocks into a finer grained network.

Policy Sil-16 Retain the low-scale commercial and mixed use center located along Dyes Inlet, including Old Town and nearby areas, generally south of Bucklin Hill Road to Dyes Inlet.

**Goal 5. Provide land availability for public and private community gathering places and diverse opportunities for arts, recreation, entertainment, leisure activities and culture.**

Policy Sil-17 Support development of a community campus located between the Kitsap Mall and Bucklin Hill Road, east of Silverdale Way NW. This campus area could include public or private community gathering places, arts, entertainment and cultural facilities, as well as landscaped open spaces that include seating areas, outdoor meeting spaces, public art or other amenities.

Policy Sil-18 Support design guidelines that encourage provision of plazas, greens or other informal public meeting spaces with new development.

Policy Sil-19 Distribute parks and open spaces throughout the UGA, but particularly focus new facilities in areas facing the greatest growth or where facilities are currently deficient.

**Goal 6. Provide appropriate protective measures for critical environmental areas.**

Policy Sil-20 Support the continued protection of critical environmental features as part of the unique identity of Silverdale. Major critical features include:

- Dyes Inlet and the shoreline;
- Major stream corridors, including Clear Creek, Strawberry Creek, Barker Creek and Chico Creek; and
- Wetland areas between SR 303 and the central downtown core.

Policy Sil-21 Ensure that land use designations and development standards continue to allow for appropriate protection of critical environmental features.

Policy Sil-22 Protect sensitive critical areas and property rights by encouraging clustering of development on sites with environmental constraints.

## Goal 7. Enhance the character of the downtown commercial core.

Policy Sil-23 Establish design districts that reflect the varied and discrete character of different areas of the downtown core, as listed below and shown in Figure 14-3.

Policy Sil-24 Establish design guidelines that promote the future vision for each of the downtown design districts as follows:



- Old Town. Protection, maintenance and enhancement of existing compact scale and historic character of Old Town.
- Bucklin Hill Center. Expanded Community Campus as well as additional lodging and office development in adjacent areas.
- Clear Creek Village. Mixed use village along both sides of the Clear Creek corridor featuring ancillary residential uses oriented to the creek corridor.
- Kitsap Mall Center. Regional retail area with improved pedestrian connectors between the Kitsap Mall and adjacent streets, expanded mixed use activities on and around the mall site and a slow moving local street system to distribute mall-oriented traffic.
- Northeast Business Park. Campus-type development highlighted by buildings set in a wooded landscaped setting, with new buildings oriented toward landscaped quadrangles and other campus-type open spaces.
- West Hill Neighborhood. Mixed use and higher density residential infill that enhances the existing residential patterns and enhances the Strawberry Creek drainage and forested slopes.
- Waterfront District. Mixed use buildings and pedestrian corridors with orientation toward Dyes Inlet and Clear Creek corridor and higher density residential development that relates to existing residential patterns.

## Goal 8. Encourage new development to be consistent and complementary with adjoining or nearby existing development.

Policy Sil-25 Ensure that land use designations in or near existing residential neighborhoods support and enhance existing residential character.

Policy Sil-26 Ensure that land use designations provide for buffers and appropriate transitions between established commercial and residential areas.

Policy Sil-27 Encourage attractive site and building design that is compatible in scale and character with existing or planned development.



**Goal 9. Integrate future development with natural amenities whenever possible.**

- Policy Sil-28 Promote visual and public access to shorelines where it is not in conflict with preserving environmentally sensitive areas or protecting significant wildlife habitat.
- Policy Sil-29 Preserve and enhance the natural and aesthetic qualities of shoreline areas and riparian creek corridors while allowing reasonable development to meet the needs of property owners.
- Policy Sil-30 Preserve the Barker Creek corridor as rural corridor to protect this area and delineate community boundaries.
- Policy Sil-31 Enhance and improve the visual quality and amenities of natural features as much as possible with new development or redevelopment.

**14.2.2. Natural Systems**

**Goal 10. Promote public involvement through environmental education.**

- Policy Sil-32 Facilitate compliance with the Critical Area Ordinance and other environmental protection regulations through public education.

**Goal 11. Preserve and enhance Silverdale’s high quality of life with respect to the natural environment.**

- Policy Sil-33 Ensure that public activities are in compliance with governing regulations and laws.
- Policy Sil-34 Recognize and support the efforts of citizens to take effective steps in enhancing the environment.

**14.2.3. Economic Development**

**Goal 12. Enhance the status of Silverdale as a regional retail and service center.**

- Policy Sil-35 Develop and implement an economic development program that encourages the location of businesses in the downtown core and actively seeks opportunities to strengthen the regional role of the retail and service center. See Figure 14-4, Silverdale Urban Growth Area and Regional Growth Center.



- Policy Sil-36 Encourage the cooperation and collaboration of agencies and interested groups in marketing the Silverdale areas to attract new business.
- Policy Sil-37 Encourage and support tourism activity as a significant contributor to the Silverdale economy.

**Goal 13. Achieve diversification of Silverdale’s economic base, particularly through expansion of wealth generating businesses and higher educational opportunities.**

- Policy Sil-38 Facilitate the diversification and growth of the Silverdale area economic base through a range of appropriate commercial land use designations, adequate land supply, improved transportation infrastructure, active business recruitment, and business friendly policies and regulations.
- Policy Sil-39 Actively recruit a 4-year educational institution and establish a campus site for such institution.
- Policy Sil-40 Identify and encourage business opportunities that may benefit from the geographic proximity of existing military facilities.

**Goal 14. Support and coordinate economic expansion through efficient use of land and provision of capital facilities.**

- Policy Sil-41 Support public service and infrastructure measures that will strengthen the downtown core’s designation as a Regional Growth Center, including a complete street, sidewalk and bicycle route network and the provision of transit service.
- Policy Sil-42 Encourage full use and development of designated commercial and industrial areas prior to expanding those areas. Promote revitalization within existing developed areas to take advantage of the investment in existing buildings and infrastructure.
- Policy Sil-43 Provide incentives for re-use of existing commercial facilities in preference to building of new space.
- Policy Sil-44 Provide adequate transportation infrastructure to serve a diverse range of commercial activity.
- Policy Sil-45 Work to meet unique transportation needs of new or growing businesses.

**Goal 15. Support commercial development that complements and is compatible with the larger Silverdale community.**

- Policy Sil-46 Support design measures that will strengthen the downtown core’s designation as a Regional Growth Center, including compact development, mix of uses, and a walkable design focus.
- Policy Sil-47 Establish and exercise design guidelines that are compatible with Goal 7 and with the needs of individual businesses.
- Policy Sil-48 Provide for appropriate transition, open space or similar features to buffer commercial activity in the downtown core from surrounding residential or mixed uses.

**14.2.4. Housing**

**Goal 16. Provide for the availability of affordable housing to allow citizens over the diverse range of incomes and lifestyles to exercise choice in selecting homes.**

- Policy Sil-49 Ensure an adequate supply of land for residential development to accommodate the projected growth for the area.
- Policy Sil-50 Encourage density bonuses for development of affordable housing.
- Policy Sil-51 Ensure enough land is allocated to low, medium and high density residential land use designations so that a variety of housing types are possible.
- Policy Sil-52 Implement opportunities for streamlined permitting and environmental review of new residential development.

**Goal 17. Encourage innovation in development of housing types and densities.**

- Policy Sil-53 Allow for a variety of compatible housing types within each residential land use designation.
- Policy Sil-54 Create development standards that promote innovation in housing, such as small lots, flexible setbacks, “attached” single family style development, clustering and other measures.

**Goal 18. Promote and protect the long-term viability, safety, character and identity of existing neighborhoods.**



Policy Sil-55 Identify opportunities for community services and general recreation facilities within or between residential neighborhoods, with strong emphasis on private development and maintenance by neighborhoods.

Policy Sil-56 Work with neighborhoods to identify key landmarks, boundaries, gathering places, significant natural features, existing and potential pedestrian routes, neighborhood gateways, and other features that help identify and establish their unique character.

**14.2.5. Transportation**

**Goal 19. Develop and maintain a street and transportation system that effectively addresses the travel needs of the community and is consistent with the overall goals of the community.**

Policy Sil-57 Develop and maintain performance standards, including operational level of service (LOS) standards for roadways and critical intersections within Silverdale.

Policy Sil-58 Bucklin Hill Road, Ridgetop Boulevard, and Silverdale Way are identified as high priority locations for capacity/mobility improvement. Silverdale Way/SR 3 is identified as high priority location for access improvement.

Policy Sil-59 Develop priorities for parking and a methodology to accommodate parking in the different districts of the core area.

Policy Sil-60 Develop priorities for roadway maintenance.

Policy Sil-61 Develop requirements for streetscape and design guidelines applicable to the individual core districts and which reflect the overall character of Silverdale.



**Goal 20. Develop a circulation plan that meets the needs of increased traffic and emergency access throughout the Silverdale community while maintaining the importance of neighborhood quality and safety.**

Policy Sil-62 Provide effective local circulation system for emergency access.

- Policy Sil-63 Identify and correct any gaps or barriers in local roadway networks that hinder reasonable access or circulation.
- Policy Sil-64 Develop a plan of priorities and circulation for the effective movement of goods and services in the commercial districts and within residential neighborhoods, as appropriate.
- Policy Sil-65 Develop an effective system of neighborhood traffic control to facilitate access while maintaining requisite safety for pedestrians, residents and normal local traffic; through establishment of study requirements, criteria, and policies for approving and installing traffic calming devices.

**Goal 21. Work with transit providers to develop programs, routes and schedules that better accommodate a larger number of citizen moves.**

- Policy Sil-66 Identify the effective use of public transit in the core Silverdale districts and surrounding areas; especially the implementation of point-to-point shuttles and loop service, and service to high priority destinations.
- Policy Sil-67 Consider location of Park-and-Ride lots or similar facilities when making land use designations.
- Policy Sil-68 Develop priorities for Transportation Demand Management and Commute Trip Reduction, considering the home to work flow path for Silverdale workers.

**Goal 22. Improve safety and circulation for bicyclists and pedestrians.**

- Policy Sil-69 Establish priorities for completion of sidewalks and bicycle lanes in the core district areas.
- Policy Sil-70 Develop a street grid system that meets that needs of appropriate housing block sizes and walkability within the town core.
- Policy Sil-71 Develop design guidelines for establishing pedestrian and non-motorized access in the core districts and surrounding areas.
- Policy Sil-72 Develop and implement an off-street pathways plan for Silverdale to include walking paths, bicycle paths, and the trails system.
- Policy Sil-73 Encourage private sector development and maintenance of trails.

**Goal 23. Ensure that transportation facilities necessary for future growth are provided concurrent with growth and coordinated with the overall land use plan for Silverdale.**

Policy Sil-74      Develop and maintain an effective transportation system for Silverdale and the surrounding areas.

Policy Sil-75      Develop and implement an effective transportation concurrency system that provides effective transportation infrastructure to support concurrent land use in growth and development.

**Goal 24. Effectively coordinate with neighboring jurisdictions to establish and maintain an effective transportation system for Kitsap County and the West Sound region.**

Policy Sil-76      Develop procedures for effective inter-jurisdictional coordination.

**Goal 25. Develop an effective Transportation Improvement Plan (TIP) to support achievement of Silverdale transportation goals.**

Policy Sil-77      Develop and maintain an effective, balanced, fiscally sound, and financially constrained TIP that effectively supports the transportation requirements of Silverdale.

Policy Sil-78      Develop effective programs and methodologies to fund the TIP through public and private sources.

Policy Sil-79      TIP should include process for identifying transportation priorities; and establish that exceptions to priority process will be made only in emergency situations.

**14.2.6. Capital Facilities**

**Goal 26. Capital facilities and services should be available and provided consistent with the requirements of the Washington Growth Management Act and the provisions of the Comprehensive Plan.**

Policy Sil-80      The services and facilities needed to serve future development shall be consistent with the levels of service established by the County in its Capital Facilities Plan.

**Goal 27. Provide fire protection, emergency medical services and police service to the Silverdale community through a cost effective and efficient delivery system.**

- Policy Sil-81 Coordinate with Central Kitsap Fire and Rescue in planning for the location of new fire stations to ensure that locations correspond with planned growth.
- Policy Sil-82 Design and locate capital facility improvements to optimize public safety through increased visibility, joint use facilities and other measures.

**Goal 28. Coordinate with school districts to provide adequate capacity for the current population and planned growth.**

- Policy Sil-83 Work with the Central and North Kitsap School Districts to ensure that planned population growth and school capacity plans are coordinated.
- Policy Sil-84 Support efforts to locate new schools in a manner that strengthens and promotes the integrity and vitality of the surrounding community.
- Policy Sil-85 Explore opportunities to develop joint use facilities.

**Goal 29. Provide a park, recreation and open space system that enhances the quality of life for residents and visitors to the Silverdale community.**

- Policy Sil-86 Update the Kitsap County Greenway Plan to identify key pedestrian trails and greenways needed to link destinations in Silverdale.
- Policy Sil-87 Pursue collaborative agreements with school districts, libraries and other local government and civic organizations to ensure the most efficient use of available facilities.
- Policy Sil-88 When planning the future community campus, include consideration of potential park and recreation facilities, including a senior and/or teen center, playground, ball fields, community swimming pool and other facilities.
- Policy Sil-89 Provide opportunities for public involvement in siting, designing and programming park facilities.
- Policy Sil-90 Seek opportunities for park and open space donation and maintenance from private parties, public and private utilities, civic organizations, or corporations.



- Policy Sil-91 Provide incentives, such as density bonuses, increased height or similar measures, for development projects that incorporate trails, public open space or trail connections into the project design.
- Policy Sil-92 Support measures to encourage appropriate park facility design, such as measures to minimize impacts to adjacent property owners, to ensure compatibility with natural features, onsite amenities for visitors, and other specific measures.

**Goal 30. Ensure that adequate water supply necessary to support new development is available concurrent with new development, based on adopted LOS standards.**

- Policy Sil-93 Collaborate with water service providers to ensure adequate water supply and storage and conveyance system capacity within the UGA.
- Policy Sil-94 Ensure that land uses permitted in aquifer recharge areas do not lead to contamination of water resources.

**Goal 31. Protect public health and environmental quality through the appropriate design, installation, and maintenance of sanitary sewer facilities.**

- Policy Sil-95 Ensure that sanitary sewer systems in the UGA have adequate conveyance and treatment capacity to serve planned growth.
- Policy Sil-96 Require that all new development in the UGA connect to sanitary sewers if available.
- Policy Sil-97 Require that all existing development in the UGA connect to sanitary sewers by 2025.
- Policy Sil-98 Explore innovative options for provision of sanitary sewer service in the UGA.

**Goal 32. Ensure that stormwater facilities provide adequate drainage and minimize flooding while protecting and enhancing the water quality and habitat value of streams, wetlands, lakes and Dyes Inlet.**

- Policy Sil-99 Consider findings of the Barker Creek and Clear Creek watershed analyses in future land use designation and regulation decisions.
- Policy Sil-100 Based on the findings of the Barker Creek and Clear Creek watershed analyses and any updated analyses of these watersheds, identify areas that are highly sensitive to changes in hydrologic conditions and establish standards to minimize impacts to these areas.

- Policy Sil-101 Provide incentives for low-impact development strategies to reduce the stormwater impacts of new development.
- Policy Sil-102 Provide guidance in the form of design guidelines and/or regulatory requirements for development of stormwater facilities to ensure that design compatibility with the surrounding area, public safety, habitat value, and recreational value are considered.
- Policy Sil-103 Implement procedures to ensure that public and private stormwater collection, retention/detention and treatment systems are properly monitored and maintained.

**Goal 33. Provide efficient and convenient solid waste and recycling services to the Silverdale community through effective coordination with service providers.**

- Policy Sil-104 Coordinate with private solid waste collection services to ensure adequate service capacity for planned growth.
- Policy Sil-105 Encourage programs for yard and food waste composting, waste recycling, and re-use of building materials.

**Goal 34. Encourage adequate and competitively priced telecommunication infrastructure, facilities, and services.**

- Policy Sil-106 Provide for greater efficiency in County policies to facilitate the installation and maintenance of telecommunication facilities.
- Policy Sil-107 Encourage the involvement of community stakeholders and service providers in decisions related to telecommunication service provision.
- Policy Sil-108 Consider economic development needs when planning telecommunication infrastructure, including fiber optic or other high-speed data links.