

Silverdale Downtown Design Guidelines



**Kitsap County Department of Community Development
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Acknowledgements

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Chris Endresen, District 1 - North Kitsap
Jan Angel, District 2 - South Kitsap
Josh Brown, District 3 – Central Kitsap
[Patty Lent, District 3 - Central Kitsap (term end 2006)]

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Gary Lindsey
Hank Mann-Sykes
Jennifer Mentor Mills
Roger Ryno
Daryl Schruhl
Brian Scott
Carol Smiley
Jerry Van Fossen

**SILVERDALE DOWNTOWN DESIGN GUIDELINES
WORKING GROUP**

Rick Cadwell
Rob Easton
Bob Hutchinson
Gary Lindsey
Jennifer Mentor Mills
Ron Ross
Brian Scott
Mike Walton

**KITSAP COUNTY DEPARTMENT OF
COMMUNITY DEVELOPMENT**

Larry Keeton, Director
Jim Bolger, Assistant Director
Linda Bentley, Senior Planner
Angie Silva, Planner

CONSULTANTS

Kasprisin Pettinari Design
Architects and Urban Planners
Ron Kasprisin AIA, Project Designer
Staff Support
Ande Flower
Michael Hintze
Joshua Curtis

And last, but certainly not least...

**ALL THE MANY CITIZENS WHO HAVE VOLUNTEERED COUNTLESS
HOURS OVER MANY YEARS TO BRING THESE DESIGN GUIDELINES TO
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Chapter 1. Introduction & Background

1.1 Downtown Silverdale & the Regional Growth Center

The Silverdale Urban Growth Area (UGA), located in Central Kitsap County at the north end of Dyes Inlet, was established in 1998 with the adoption of the Kitsap County Comprehensive Plan. In 2006, as part of the adoption of the 10-year update to the Kitsap County Comprehensive Plan, the Silverdale UGA was expanded to encompass approximately 7,400 acres, the Silverdale Sub-Area Plan was adopted, and Draft Silverdale Downtown Design Guidelines were referenced in the Integrated Comprehensive Plan and Draft Environmental Impact Statement, Volume 3, Appendix B.

In 2003, the Kitsap Countywide Planning Policies and Puget Sound Regional Council (PSRC) recognized portions of the Silverdale UGA as a regional growth center for employment and population. Regional growth centers are intended to be dense and diverse urban centers with a regional focus on significant business, cultural, governmental, residential and recreational activities. Development should result in compact and centralized working, shopping and activity areas linked by transit.

The commercial center referred to in this document as “Downtown Silverdale” and its design districts is illustrated in Figure 1-2, and is a part of the Silverdale Regional Growth Center.

The downtown design guidelines support and describe design actions that are consistent with the vision, goals and policies of the Silverdale sub-area plan, which was built around Vision 2052, Silverdale Urban Design Study (SUDS), the Central Kitsap School District (CKSD) Youth Summit, and Silverdale Vision 2022.

One key aspect of the Vision 2052 “blueprint” is as follows:

Identify the unique amenities that we want to preserve and enhance, ensuring that our community remains a great place to live, work and play.

The design guidelines identify “special features” for each design district that describe and articulate the “unique (or special) amenities” contained within each district.

1.2 Design Guidelines Approach

The design guidelines present and describe overall urban design intent for downtown Silverdale as a compact, diverse, mixed-use downtown. The guidelines use “unique (special) amenities” of Silverdale as a foundation for design intent and actions, organized in seven districts to focus on physical amenities and features specific to each district.

The Guidelines provide as much detail as possible by district to guide development that is compatible with existing development patterns, incorporates unique or special features, or influences a significant change in those patterns. The methodology is more complex by

