
TABLE OF CONTENTS

Chapter 1. Introduction & Background	1
1.1 Silverdale & the Regional Growth Center	1
1.2 Design Guidelines Approach	2
1.3 Standards & Guidelines	4
1.4 Kitsap County Code & Silverdale Design Guidelines	4
1.5 How to Use This Document	5
1.6 Silverdale Commercial Center: An Emerging Downtown	6
1.7 Changing Nature of Shopping Center Industry	8
Chapter 2. The Big Picture	10
2.1 Physical Identity Elements	10
2.2 Preferred Physical Composition	12
2.3 Local Street Network	13
2.4 Building Configurations & Types	13
2.5 Open Space Patterns	15
Chapter 3. Old Town District	19
3.1 Physical Identity Elements and Opportunities	19
3.2 Design Intent	19
3.3 Design Principles	19
3.4 Design Actions	20
Chapter 4. Bucklin Hill Center District	26
4.1 Physical Identity Elements and Opportunities	26
4.2 Design Intent	26
4.3 Design Principles	27
4.4 Design Actions	28
4.A.1 Silverdale Community Campus	31
Chapter 5. Clear Creek Village District	34
5.1 Physical Identify Elements and Opportunities	34
5.2 Design Intent	34
5.3 Design Principles	35
5.4 Design Actions	35
Chapter 6. Kitsap Mall Center District	39
6.1 Physical Identify Elements and Opportunities	39
6.2 Design Intent	39
6.3 Design Principles	39
6.4 Design Actions	39
Chapter 7. West Hill Neighborhood District	42
7.1 Physical Identify Elements and Opportunities	42
7.2 Design Inent	42
7.3 Design Principles	42
7.4 Design Actions	42
Chapter 8. Northeast Business District	47
8.1 Physical Identify Elements and Opportunities	47
8.2 Design Intent	47
8.3 Design Principles	47
8.4 Design Actions	48
Chapter 9. Waterfront District	52
9.1 Physical Identify Elements and Opportunities	52
9.2 Design Intent	52

9.3	Design Principles.....	52
9.4	Design Actions.....	52
Chapter 10.	Waaga Way Town Center.....	56
10.1	Physical Identify Elements and Opportunities	56
10.2	Design Intent	56
10.3	Design Principles.....	56
10.4	Waaga Way Connector Roads	57
10.5	Design Actions.....	59
10.6	Incorporation of Low-Impact Development Techniques	62
10.7	Modifications Allowed Through Silverdale Design Committee Review	62
Chapter 11.	Provost Commercial District	61
11.1	Physical Identify Elements and Opportunities	64
11.2	Design Intent	64
11.3	Design Principles.....	64
11.4	Design Actions.....	64
Glossary	68

List of Figures

Figure 1-2 Design District and Regional Growth Center	3
Figure 2-1 Physical Features.....	11
Figure 2-2 Potential Local Street Network	14
Figure 2-3 Design Districts	17
Figure 3-1 Old Town Center.....	18
Figure 3-2 Small Scale Development.....	20
Figure 3-3 Potential Signage	21
Figure 3-4 Old Town Block Façade Example	21
Figure 3-5 Example Mixed-Use Development	22
Figure 4-1 Bucklin Hill Center	25
Figure 4-2 Village Example.....	27
Figure 4-3 Village Example.....	28
Figure 4-4 Village Square	29
Figure 4-5 Parking, Landscape and Street Diagram	31
Figure 5-1 Clear Creek Village	33
Figure 5-2 Clear Creek Village Design Example.....	34
Figure 5-3 Clear Creek Streetscape Example	35
Figure 6-1 Kitsap Mall Center	38
Figure 7-1 West Hill Neighborhood	41

Figure 7-2 Live/Work Street Scene	43
Figure 7-3 Live/Work Development with Street Orientation.....	44
Figure 8-1 Northeast Business Park	46
Figure 8-2 Multiple Quadrangle Combinations.....	48
Figure 8-3 Warehouse Park Diagram	49
Figure 9-1 Waterfront District	51
Figure 10-1 Waaga Way Town Center.....	55
Figure 10-2 Connector Road Alignment.....	58
Figure 10-3 Northern Connector Road Design	58
Figure 10-4 Southern Connector Road Design.....	59
Figure 11-1 Provost Commercial District	77