

Silverdale Sub Area Plan



Vision for Silverdale Sub Area

Land Use - Within the Urban Growth Area, 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 including meeting spaces and connecting sidewalks, which provide local shopping, services and opportunities for recreation, are interspersed throughout the area and are 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.

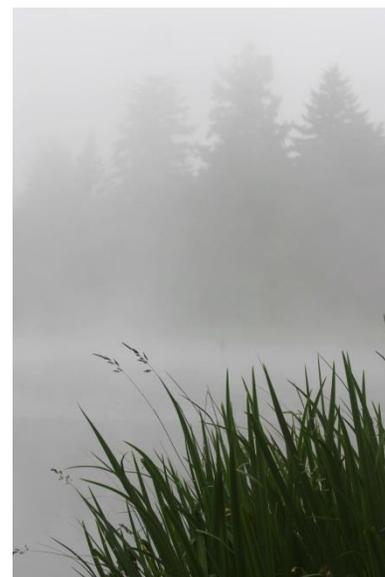
Economic Development - Our status as a regional retail and service center is complemented by the expansion and diversification of our economic base, particularly through expansion of businesses, as well as through development of educational opportunities.

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 - Within the 20-year planning horizon, Silverdale may be 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.

Silverdale Sub Area Plan Goals and Policies

Land Use

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

Silverdale Policy 1. 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 unexpected growth.

Silverdale Policy 2. In establishing and modifying land use designations, provide for a balanced and complete community.

Silverdale Policy 3. Incorporate reasonable measures that are appropriate to the Silverdale area to help focus growth in the urban growth area. These measures could be incentives, standards, 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 Urban Growth Area;
- Support the Silverdale Regional Plan goals and Policies.



Silverdale Policy 4. 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 a balance of roads, sidewalks, trails, landscaping, crosswalks, to increase opportunities for walking and bicycling.

Silverdale Policy 5. In areas where vehicular transportation will continue to be the predominate mode of travel, ensure that access to rights-of-way and site design standards provide for safe and convenient access by the traveling public.

Silverdale Goal 2. Provide land availability for public and private community gathering places and diverse opportunities for arts, recreation, entertainment, leisure activities and culture.

Silverdale Policy 6. Support design standards that encourage provision of plazas, greens or other informal public meeting spaces with new development and redevelopment.

Silverdale Policy 7. 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.

Economic Development

Silverdale Goal 3. Enhance the status of Silverdale as a regional retail and service center.

Silverdale Policy 8. 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.

Silverdale Policy 9. Encourage the cooperation and collaboration of agencies and interested groups in marketing the Silverdale areas to attract new business.

Silverdale Policy 10. Encourage and support tourism activity and amenities as a significant contributor to the Silverdale economy.

Silverdale Goal 4. Achieve diversification of Silverdale's economic base, particularly through expansion of businesses and higher educational opportunities.

Silverdale Policy 11. 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.

Silverdale Policy 12. Actively recruit educational institution to the Silverdale area.

Silverdale Policy 13. Identify and encourage business opportunities that may benefit from the geographic proximity of existing military facilities.

Silverdale Goal 5. Support and coordinate economic expansion through efficient use of land and provision of capital facilities.

Silverdale Policy 14. 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.

Silverdale Policy 15. Provide incentives for re-use or redevelopment of existing commercial facilities in preference to building of new space.

Silverdale Policy 16. Provide adequate transportation infrastructure to serve a diverse range of commercial activity including retail, and tourism.

Silverdale Policy 17. Work to meet unique transportation needs of new or growing businesses.

Silverdale Goal 6. Support commercial development and redevelopment that complements and is compatible with the larger Silverdale community.

Housing

Silverdale Goal 7. Promote and protect the long-term viability, safety, character and identity of existing neighborhoods.

Silverdale Policy 18. Identify opportunities for community services and general recreation facilities within or between residential neighborhoods, with strong emphasis on private development and maintenance by neighborhoods.

Silverdale Policy 19. 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.

Transportation

Silverdale Goal 8. 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.

Silverdale Policy 20. Consider an extension or road improvement to provide ease of access to north Silverdale to Highway 3.

Silverdale Policy 21. Develop and maintain performance standards, including operational level of service (LOS) standards for roadways and critical intersections within Silverdale.

Silverdale Goal 9. 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.

Silverdale Policy 22. 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.

Silverdale Policy 23. Develop an effective system of neighborhood traffic control to facilitate access while maintaining requisite safety for pedestrians, residents and normal local traffic.

Silverdale Goal 10. Work with transit providers to develop programs, routes and schedules that better accommodate a larger number of citizen moves.

Silverdale Policy 24. Identify the effective use of public transit in the design Silverdale districts and surrounding areas; especially the implementation of point-to-point shuttles and loop service, and service to high priority destinations.

Silverdale Policy 25. Consider location of Park-and-Ride lots or similar facilities when making land use designations.

Silverdale Policy 26. Develop priorities for Transportation Demand Management and Commute Trip Reduction, considering the home to work flow path for Silverdale workers.

Silverdale Goal 11. Improve safety and circulation for bicyclists and pedestrians.

Silverdale Policy 27. Establish priorities for completion of sidewalks and bicycle lanes in the design district areas.

Silverdale Policy 28. Develop design standards for establishing pedestrian and non-motorized access that connect surrounding areas to the Silverdale Regional Center.

Silverdale Policy 29. Develop and implement an off-street pathways plan for Silverdale to include walking paths, bicycle paths, and the trails system.

Silverdale Policy 30. Encourage public/private development of trails as well as public/private maintenance of trails.

Silverdale Goal 12. Ensure that transportation facilities necessary for future growth are provided concurrent with growth and coordinated with the overall land use plan for Silverdale.

Silverdale Policy 31. Develop and maintain an effective multimodal transportation system for

Silverdale and the surrounding areas.

Silverdale Policy 32. Develop and implement an effective transportation concurrency system that provides effective transportation infrastructure to support concurrent land use in growth and development.

Silverdale Goal 13. Locate, design and construct transportation connections to the Greaves Way that facilitate coordinated access to commercial, business center and industrial zoned lands.

Silverdale Policy 33. Locate and develop connector roads for Greaves Way that provide access to surrounding properties. Coordinate with property owners on alignment alternatives and roadway design.

Silverdale Policy 34. To maximize the use of Greaves Way, connector roads shall be delineated to provide free-flowing, multi-modal access to the commercial, industrial and business properties in the area.

Silverdale Policy 35. Establish connector roads' location and design through amendments to the Silverdale design standards or Kitsap County Code. Such amendments shall allow for flexibility if property ownership is consolidated and an alternate location and/or design will meet the intent of the connector road system.

Silverdale Policy 36. The connector roads shall be funded by private property owners or new development. Funding of these roadways may include, but is not limited to, County Road Improvement Districts (CRID) and individual developer construction. If public funding is available for the development of this roadway network, monies and project scope should be identified in the 6-year Transportation Improvement Plan.

Silverdale Goal 14. Effectively coordinate with neighboring jurisdictions to establish and maintain an effective transportation system for Kitsap County and the West Sound region.

Silverdale Policy 37. Develop procedures for effective inter-jurisdictional coordination.

Capital Facilities

Silverdale Goal 15. Provide a park, recreation and open space system that enhances the quality of life for residents and visitors to the Silverdale community.

Silverdale Policy 38. Update the Kitsap County Greenway Plan to identify key pedestrian trails and greenways needed to link destinations in Silverdale.

Silverdale Policy 39. 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.

Silverdale Goal 16. Provide efficient and convenient solid waste and recycling services to the Silverdale community through effective coordination with service providers.

Silverdale Policy 40. Coordinate with private solid waste collection services to ensure adequate service capacity for planned growth.

Silverdale Policy 41. Encourage programs for yard and food waste composting, waste recycling, and reuse of building materials.