

## Silverdale Regional Center



### Vision for Silverdale Regional Center

The Silverdale Regional Center Plan (Plan) will guide the evolution of the Silverdale Regional Center from a collection of strip malls and office buildings into a more livable, sustainable and balanced mixed use urban area serving everyday essentials to residents, employees and visitors. A regional growth center designation is acquired through the Puget Sound Regional Council and must include:

- ◆ A vision for the center that describes the role (economic, residential, cultural, etc.) of the center within the county and region;
- ◆ Clearly identifies the area designated as a regional growth center;
- ◆ Describes the relationship of the center plan to the County's Comprehensive Plan, PSRC Vision 2040, and countywide planning policies; and
- ◆ Includes a market analysis of the regional growth center's development potential.

Significant housing and job population increases over the next 20 years will drive this transformation. A key component of the Plan is channeling anticipated growth of Silverdale Urban Growth Area into the Silverdale Regional Center. This will protect the character and scale of Silverdale's existing neighborhoods and create a vibrant urban community with convenient access to commercial activities and increase the number of jobs in the Silverdale core.

A Green Corridor Network linking major destinations, community and neighborhood parks, riparian corridors, tree lined streets, active and passive plazas and other shared urban spaces, is fundamental to the Silverdale Regional Center's livability. Connectivity will be achieved by incentivizing mixed use developments and providing easy, safe and enjoyable pedestrian and vehicle connections to retail shopping, major public facilities, open space and other neighborhoods. A vibrant retail core and strong residential community can be sustained and enhanced by making pedestrian circulation a priority.

The Urban Community, Connectivity & Mobility, Environment, Economic Development and Housing Elements in this Plan lay the groundwork for urban density development that creates a sense of place, promotes an active transportation system for pedestrians, cyclists, transit and cars, and protects and includes the natural environment - all without sacrificing Silverdale's existing character and





vitality. The Silverdale Regional Center's growth and transformation will not happen overnight. Amenities, such as the Green Corridor Network and capital investments in parks and transportation, will encourage and support the redevelopment of the Silverdale Regional Center.

# Silverdale Regional Center Goals and Policies

## Urban Community

Vision: Inspire a healthy, inter-connected urban community where pedestrians are priority, buildings and open space are openly inter-related, the site and design makes a positive contribution to the public realm, and ultimately, people are drawn to live, work and play.

**SRC Urban Community Goal 1. Create a compact, visually attractive, mixed use, urban community that prioritizes pedestrian safety and comfort and enhances the quality of life for all who live, work, or visit the Silverdale Regional Center.**

SRC Policy 1. Meet the Puget Sound Regional Council requirements necessary to maintain the Regional Growth Center Designation for Silverdale.

SRC Policy 2. Adopt and update development and design standards to promote pedestrian oriented development that ensures quality urban development.

SRC Policy 3. Support redevelopment that is consistent with the Silverdale Regional Center Plan and related development and design standards.



SRC Policy 4. Enhance the public perception of the Central Kitsap Community Campus (Campus) as a destination in the community by supporting mixed use development within it and pedestrian, bicycle, and transit connections to other public and private destinations within the Silverdale Regional Center.

SRC Policy 5. Allow increased heights and densities and parking requirement reductions as incentives to provide frontage improvements, additional open space, multi-family or affordable housing, rooftop gardens, and energy and environmental design certifications.

SRC Policy 6. Incorporate pedestrian, bicycle, and gathering space amenities into both site and building design elements.

SRC Policy 7. Reduce the trip generation rate for projects that achieve urban densities or include bicycle facilities.

**SRC Urban Community Goal 2. Create a Green Corridor Network (see Green**

**Corridor Network Map) with a web of interconnected parks, open space, and non-motorized trail systems that serve the needs of all Silverdale residents.**

SRC Policy 8. Identify the Campus as a centralized destination in the community with regards to the Green Corridor Network and give priority to transportation projects that enhance multi-modal connectivity to the Campus.

SRC Policy 9. Incorporate the needs and locations of vulnerable populations when making decisions with regards to the Green Corridor Network.

SRC Policy 10. Improve the existing Clear Creek Trail network by supporting a public/private partnership to increase connectivity to surrounding uses. The trail shall be identified as key component of the Green Corridor Network infrastructure.

SRC Policy 11. Improve the Non-motorized Routes and Parks. The expanded and improved system shall increase mobility within Silverdale, provide transportation benefits, emphasize recreational benefits and connect to the larger, regional land and water trail systems.

SRC Policy 12. Re-prioritize park, open space and trail projects to ensure that Kitsap County invests in the Green Corridor Network.

SRC Policy 13. Promote the development of Complete Streets and Green Streets throughout Silverdale.

SRC Policy 14. Integrate natural features such as wetlands, riparian corridors and hillside views into site design as amenities and protect them as environmental resources.

SRC Policy 15. Support development that includes low maintenance landscaping installations.

SRC Policy 16. Develop mechanisms to maintain landscaping to ensure the long term success of the Green Corridor Network as Silverdale moves from a suburban to urban development pattern.

**Urban Community Goal 3: Establish development standards based on urban, rather than suburban, densities and needs.**

SRC Policy 17. Reduce parking requirements and increase building coverage allowance for developments that provide structured parking or support mixed use development.

SRC Policy 18. Incentivize underground parking and bicycle facilities for new development or re-development projects.

SRC Policy 19. Require an increased percentage of windows on the building story at street level.

SRC Policy 20. Require that buildings be brought closer to the movement zone.

**Urban Community Goal 4: Measure progress towards implementing the Silverdale Regional Center Plan by regularly monitoring the type and amount of new development, capital investment and other mitigation measures and improvements made to accommodate growth.**

SRC Policy 21. Following Silverdale Regional Center Plan adoption, prepare and present a five-year Silverdale Regional Center Monitoring Report to the Board of County Commissioners for review and consideration. The report shall provide statistical analysis of land and infrastructure development trends and patterns within the Silverdale Regional Center relative to the goals and policies of the Silverdale Regional Center Plan. The report may recommend changes to plans, policies and ordinances.

## Connectivity and Mobility

Vision: Create a more efficient multi-modal transportation system that supports an increasing number of people living, working, and visiting Silverdale and increases the ability to access destinations without the need for a personal automobile.

**SRC Connectivity and Mobility Goal 5: Reduce the share of trips made by single occupancy vehicles (SOV).**

SRC Policy 22. Commit to local and regional transit that is supportive of a non-motorized component mode split.

SRC Policy 23. Create urban centers that link with a high-capacity transit system, busses and other transit modes.



SRC Policy 24. Implement transportation demand management and commute trip reduction strategies.

SRC Policy 25. Promote transit ridership to reduce greenhouse gas emissions.

SRC Policy 26. Collaborate with Kitsap Transit to improve the speed and reliability of transit service in Silverdale.



SRC Policy 27. Expand the system of dedicated transportation facilities for pedestrians and bicyclists Non-motorized Routes and Parks that improve safety, comfort, and usability.

SRC Policy 28. Implement actions to recognize Silverdale as a Bicycle Friendly Community.

SRC Policy 29. Maintain a seamless, safe and convenient pedestrian and bicycle network.

SRC Policy 30. Collaborate with Kitsap Transit to provide an alternative to SOV trips, including commute trip reduction, shared-vehicles (i.e. Zip Cars) and Bike Share.

**SRC Connectivity and Mobility Goal 6: Create a street system that supports the land use and transportation vision for the re-development of Silverdale.**

SRC Policy 31. Modify the Transportation Improvement Program (TIP) to increase the potential for implementing projects located within the Silverdale Regional Center.

SRC Policy 32. Establish a preferred block length and apply it to new development or re-development projects.

SRC Policy 33. Improve all modes of transportation within the Silverdale Regional Center and provide transitions to regional connections.

SRC Policy 34. Develop a hierarchy of importance for circulation facilities. Give strong consideration to:

- Character and aesthetics in the design and implementation of all street projects;
- Integration of open space and landscaping, including street trees;
- Sidewalk standards that promote pedestrian functionality and avoid obstructions;
- Protected, designated bicycle facilities;
- Ample curb space for future or expanded bus stops;

- Environmentally sensitive practices, including natural drainage systems, where appropriate; and
- On-street parking.

SRC Policy 35. Establish and adopt criteria to prioritize the required improvements when circulation facilities are not able to be built in accordance with the specifications. In some cases, there may be extraordinary financial or physical barriers that require deviation from the Standards. Examples include critical areas, mature trees/landscaping, a building within the desired Right of Way, or the County's inability to acquire Rights-of-Way at a reasonable cost.

SRC Policy 36. Interconnect all modes of transportation within the Silverdale Regional Center circulation network.

SRC Policy 37. Invest private and public funds in architecture and circulation facility design that supports transit choices such as transit facing entries, weather protection and pedestrian connections between buildings and community spaces, and transit stop spacing that supports fast, efficient transit.

SRC Policy 38. Design and construct circulation facilities and streetscapes to be an inviting pedestrian environment that supports an urban community and a variety of transportation choices.

SRC Policy 39. Improve circulation and access for persons with disabilities.

### **SRC Connectivity and Mobility Goal 7: Invest strategically in transportation to achieve goals and policies within the Silverdale Regional Center Plan.**

SRC Policy 40. Increase the percentage of annual transportation funding dedicated to sidewalks, trails and bike lanes by shifting funding from SOV motorized facilities.

SRC Policy 41. Support a variety of mobility options to and from other communities.

SRC Policy 42. Consider the health and equity impacts on vulnerable populations, including low-income, children and those with disabilities when locating facilities within the Active Transportation System.

### **SRC Connectivity and Mobility Goal 8: Pursue the adoption of funding mechanisms to incentivize and support transit and multi-modal transportation trips.**

SRC Policy 43. Modify impact fees to insure that development in the Silverdale Regional Center contributes its fair share to multi-modal transportation improvements.

SRC Policy 44. Pursue a County Road Improvement District (CRID) and Utility Local Improvement District (ULID) options for the Silverdale Regional Center.

**SRC Connectivity and Mobility Goal 9: Improve mobility for all modes of transportation and create a gateway at Silverdale's urban growth area or regional center edges.**

SRC Policy 45. Partner with Washington State Department of Transportation (WSDOT) and local property owners to improve connections between arterial streets and state highways.

SRC Policy 46. Create a wayfinding signage program with a priority on gateway signage.

## **Environment**

Vision: Build a community that draws nature into this developing urban community, creates landscapes that restore both nature and human activity, and cares for and preserves the natural environment for ourselves and future generations.

**SRC Environment Goal 10: Improve stormwater quality and management.**

SRC Policy 47. Coordinate stormwater detention and treatment as part of the larger regional stormwater system.

SRC Policy 48. Incentivize development that improves stormwater quality and runoff flow control beyond minimum standards.

SRC Policy 49. Protect healthy stands of prominent trees and plant trees within the Green Corridor Network to improve the tree canopy and aid in stormwater management in Silverdale.

**SRC Environment Goal 11: Enhance wetlands and the riparian corridors to improve environmental functions and fish and wildlife habitat.**

SRC Policy 50. Incentivize the restoration or rehabilitation of wetlands and riparian corridors as part of new development or re-development.

SRC Policy 51. Encourage the development of boardwalks or walking paths in riparian corridors.

SRC Policy 52. Connect natural areas to stream corridors and open spaces outside the Silverdale Regional Center.

## **SRC Environment Goal 12: Create a sustainable community, consistent with Kitsap County's Comprehensive Plan Sustainability Policies.**

SRC Policy 53. Support projects that increase air quality, reduce carbon emissions, or reduce climate change impacts.

SRC Policy 54. Establish a Sustainability Building Strategy for Silverdale. Maintain innovation as a keynote to the County's sustainability efforts.

SRC Policy 55. Encourage buildings and infrastructure in the public and private sectors which:

- Use less energy and have a lower climate impact;
- Use recycled water to reduce consumption of potable water;
- Are less toxic and healthier;
- Incorporate recycled, third party green certified, and locally produced materials;
- Reduce stormwater runoff;
- Provide wildlife habitat; and
- Use green building technologies, products, and processes.

## **SRC Environment Goal 13: Develop greenhouse gas emissions reduction ratio targets and achieve them through land use, transportation, and commercial and residential building construction and site development strategies.**

SRC Policy 56. Pursue an Energy and Climate Plan for Silverdale.

SRC Policy 57. Emphasize mixed-use development in the Silverdale Regional Center so that people live in close proximity and have convenient access to goods and services, preferably within walkable distances.

SRC Policy 58. Support the development of community gardens as a valid replacement for an open space requirement.

SRC Policy 59. Support a multi-modal transportation system so that all people who live and work in the SRC have a variety of convenient low- or no-emission transportation options.

SRC Policy 60. Establish a program to support energy efficiency retrofits of existing buildings which will not be redeveloped in the short term.

SRC Policy 61. Work with Puget Sound Energy to expand participation in the Green Power Program.

## **SRC Environment Goal 14: Develop Creek restoration, revitalization plans, and a**

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## **Green Corridor Network plan in to guide new development and redevelopment.**

SRC Policy 62. Retain existing trees in critical areas and their buffers, along designated pedestrian corridors and in other urban green spaces. Plant new trees consistent with the Silverdale Regional Center policies and standards recognizing their micro-climate, urban design and livability benefits.

SRC Policy 63. Collaborate with property owners to ensure the completion of creek restoration or revitalization plans.

SRC Policy 64. Develop management and implementation plans for the Green Corridor Network, including creek and trail restoration that actively addresses the current issues of garbage and safety on existing trail systems.

**SRC Environment Goal 15: Improve and expand the use of Transfer of Development Rights (TDR) to locate density adjacent to urban services while preserving open space or farming and forest lands.**

SRC Policy 65. Identify the Silverdale Regional Center as a receiving site for the Transfer of Development Rights (TDR) program.



## **Economic Development**

Vision: Foster re-development through processes that balance flexibility and predictability, effective use of financial incentives, and cultivation of public/private partnerships that result in mutually beneficial solutions.

**SRC Economic Development Goal 16: Maintain Silverdale's economic engine by accommodating and attracting a majority of anticipated job and housing growth for the Silverdale Urban Growth Area in the Regional Growth Center.**

SRC Policy 66. Pursue a Planned Action Environmental Impact Statement (PEIS) for the Silverdale Regional Center.

SRC Policy 67. Support the development of wayfinding signage program.

SRC Policy 68. Phase development so that transportation, open space, and other infrastructure are in place or committed to serve the needs of growth.

SRC Policy 69. Invest in infrastructure to encourage new development or re-development.

SRC Policy 70. Require conduit and/or fiber to be installed as part of all street and utility projects that are at least one block in length.

**SRC Economic Development Goal 17: Educate the public about the benefits associated with the Silverdale Regional Growth Center planning efforts.**

SRC Policy 71. Complete a market analysis for the Silverdale Regional Center.

SRC Policy 72. Work with the Kitsap Economic Development Alliance to promote the Silverdale Regional Growth Center as a desirable destination to live, work, and play.

## Housing

Vision: Nurture a community that accommodates a diversity of income levels, activities, amenities, open spaces, gathering places, recreation and mobility options that all contribute to a self-sustaining community where people aspire to live, work and play.

**SRC Housing Goal 18: Locate a majority of Silverdale Urban Growth Area housing growth in the Silverdale Regional Growth Center.**

SRC Policy 73. Incentivize the development of higher density residential buildings in the Silverdale Regional Center. Examples of incentives may include an increased height allowance and/or reduced parking requirements for projects that commit to frontage improvements, affordable housing provisions, senior housing provisions, additional open space provisions, and design elements provided to support multi-modal transportation.

SRC Policy 74. Streamline and customize regulations to fit the particular needs of infill and redevelopment. Regulations shall reduce barriers and provide incentives to foster infill and higher intensity development.

SRC Policy 75. Monitor housing creation to ensure that the SRC area housing targets are being achieved. Identify additional steps to spur housing development if monitoring shows the housing goals for Silverdale are not being achieved.

**SRC Housing Goal 19: Incentivize the development of affordable housing for persons of low and moderate income.**

SRC Policy 76. Adopt regulations that incentivize affordable housing in all developments within the Silverdale Regional Center.