

# CKCC COMPREHENSIVE PLAN COMMITTEE UPDATE

August 2, 2023







# Thank you to the CKCC Comp Plan Committee Members!

Brandon Myers

Dave Montoure

David Emmons

Jay Christian

Levi Holmes

Mark Hughes

Monica Downen

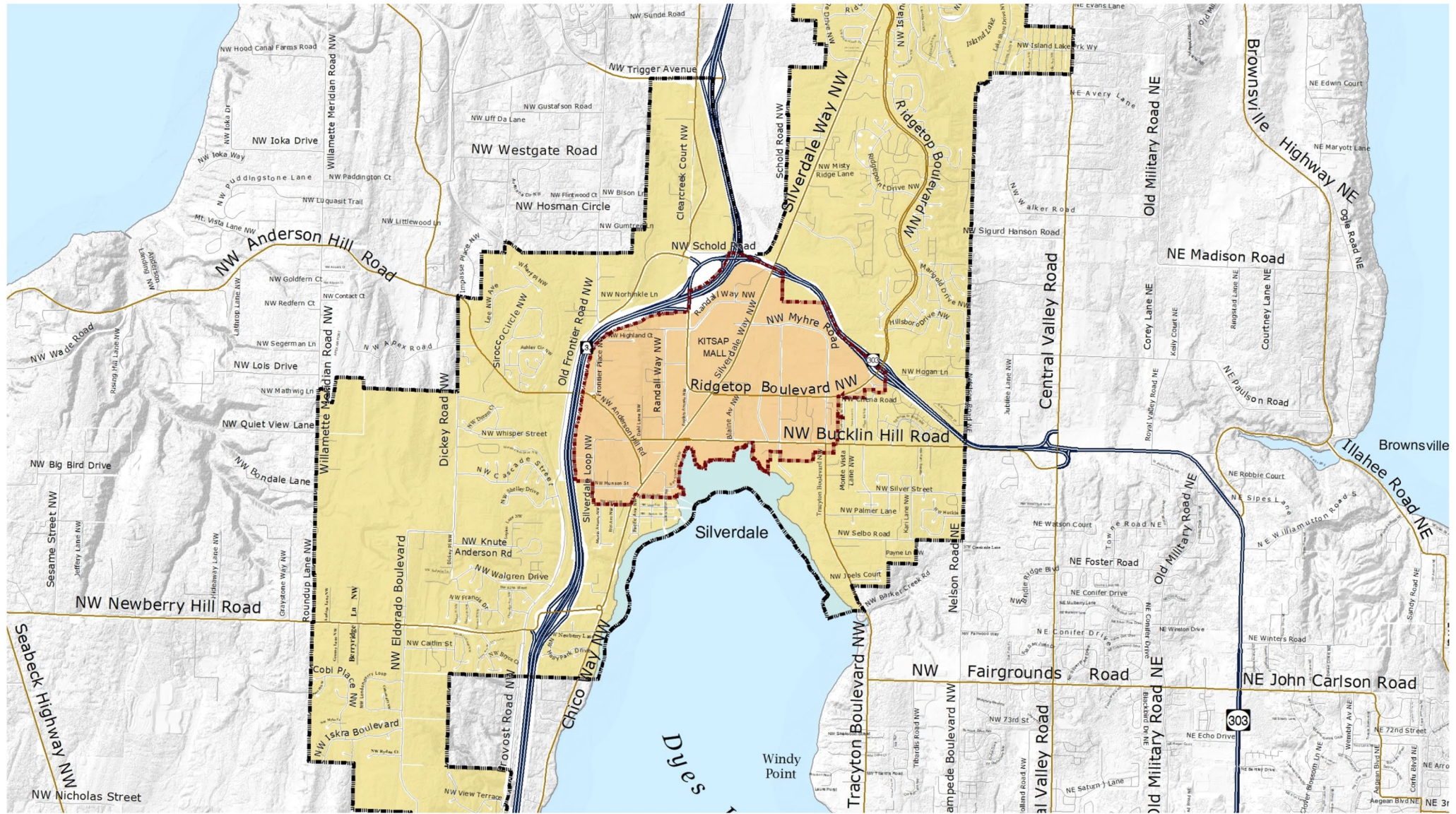
Ryan Wixson





# SILVERDALE TODAY







# SILVERDALE RGC – PROPOSED BOUNDARY



- 200 – 640 acres (walkable)
- Existing density of 18 activity units (AU), Planning for 45
  - $AU = \text{Population} + \text{Employment} / \text{acres}$
- Planning for frequent transit service
- Planning to accommodate significant residential and employment growth



# Subarea Plan Needs

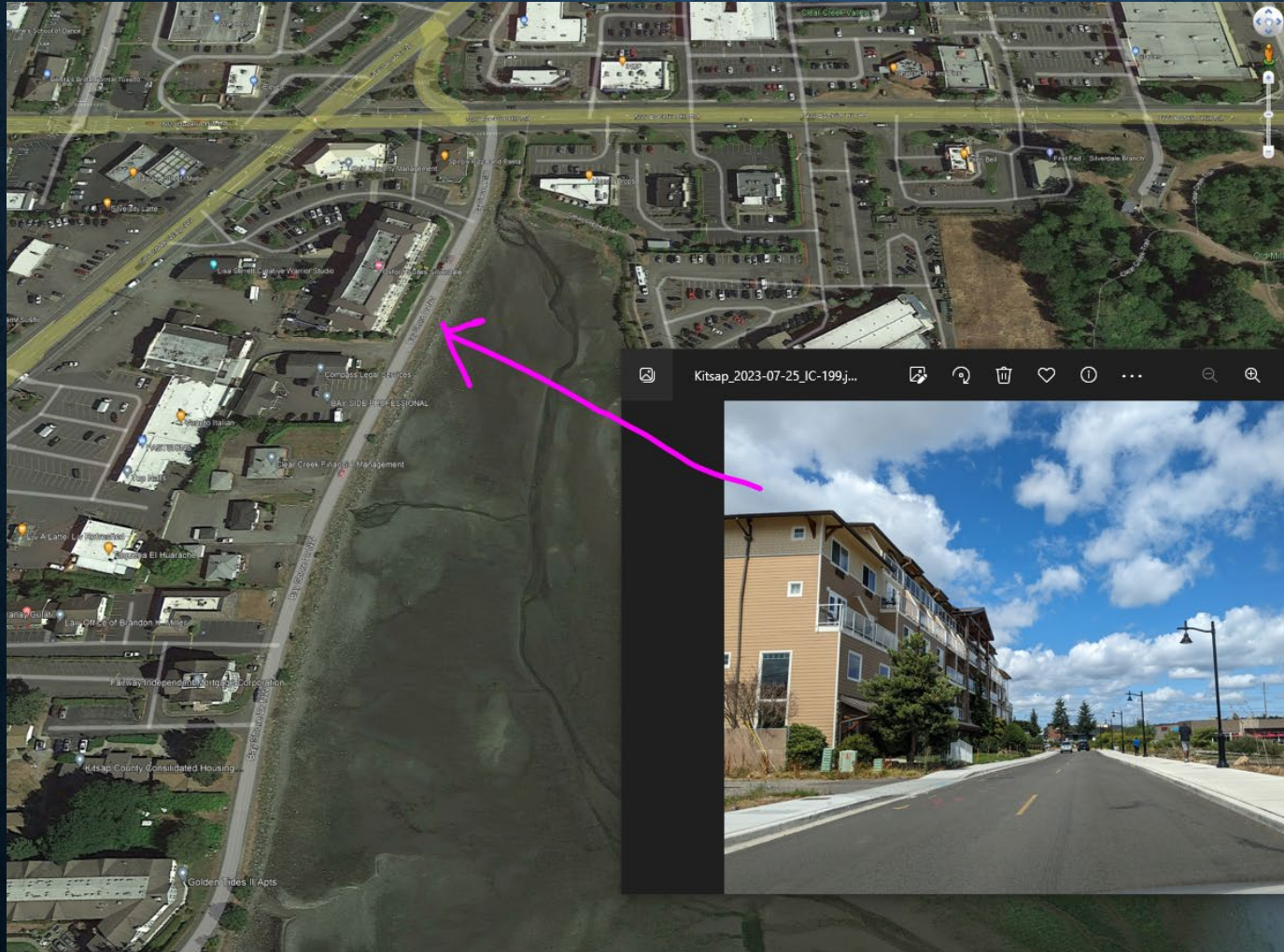
- ❖ Meet PSRC standards for 2025 Certification
- ❖ Create a “diet” version of a Regional Center Subarea Plan
- ❖ Create Implementation Table
- ❖ Remove barriers in Design Standards
- ❖ Create Advisory Group



# Themes

- ❖ Use of Waterfront and Views, focus on old town
- ❖ Need for Gathering space
- ❖ Transportation “Opportunity Projects”
- ❖ Rethink Incentives
  - ❖ Height Bonus
  - ❖ MFTE
  - ❖ Upfront Investment
  - ❖ Expedited Permitting





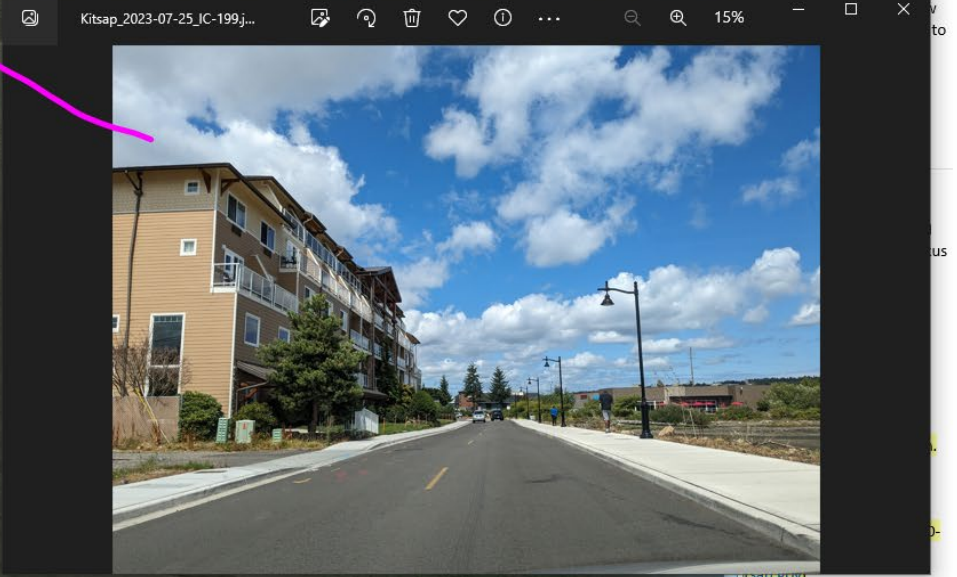
### Silverdale Regional Cent...

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- Bob Bengford; 7/12/2023
- Markus Johnson
- Scott Diener;
- Eric Baker

id to this message on 7/13/2023

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I am to discuss Silverdale?







# SILVERDALE TODAY



# PLANNING FOR 20 YEARS OF GROWTH

	<b>2020</b>	<b>Growth</b>	<b>2044 Target</b>
Population	19,675	9,896	29,571
Jobs	13,281	11,416	24,697





# DISCUSSION

- ❖ What incentives are needed to encourage multifamily and mixed use?
- ❖ What development/design standards need to change? Parking? Transit-Oriented Development? Open Space?
- ❖ What public investments would encourage change and growth in the center?





# Transportation

## Multi-use Pathway

- Connects School with Bucklin Hill Bridge and Clear Creek Trail.



Figure 22. Central Silverdale Multi-Use Pathway Concept



# Transportation

## Potential Street Network

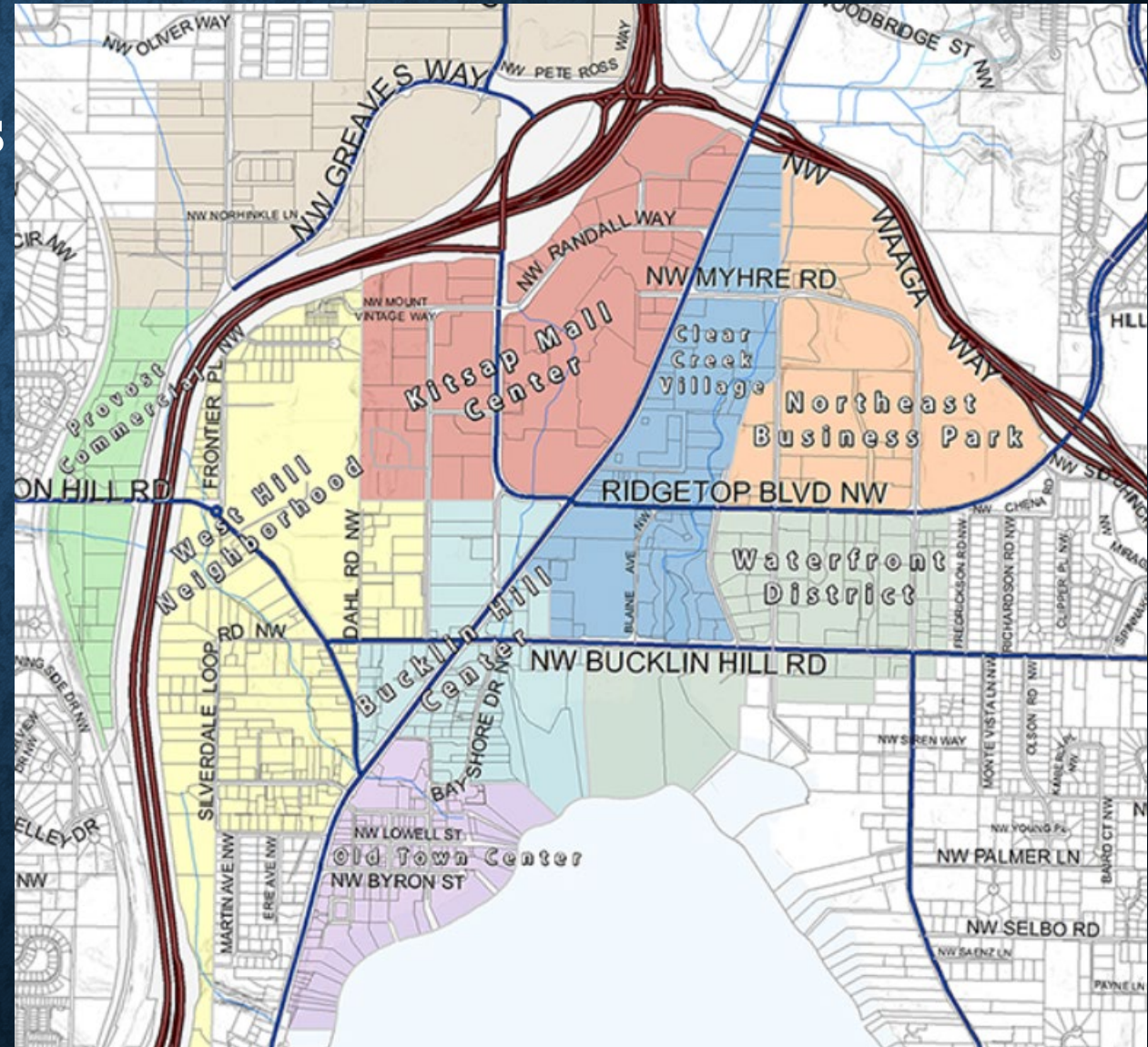
- Reduce Block Size
- Encourage compact development pattern





# Design Standards

- Apply when redevelopment is 50% of replacement value
- Old Town
- Bucklin Hill
- Clear Creek
- Kitsap Mall
- West Hill
- Northeast Business
- District
- Waterfront
- Waaga Way
- Provost





# THANK YOU!







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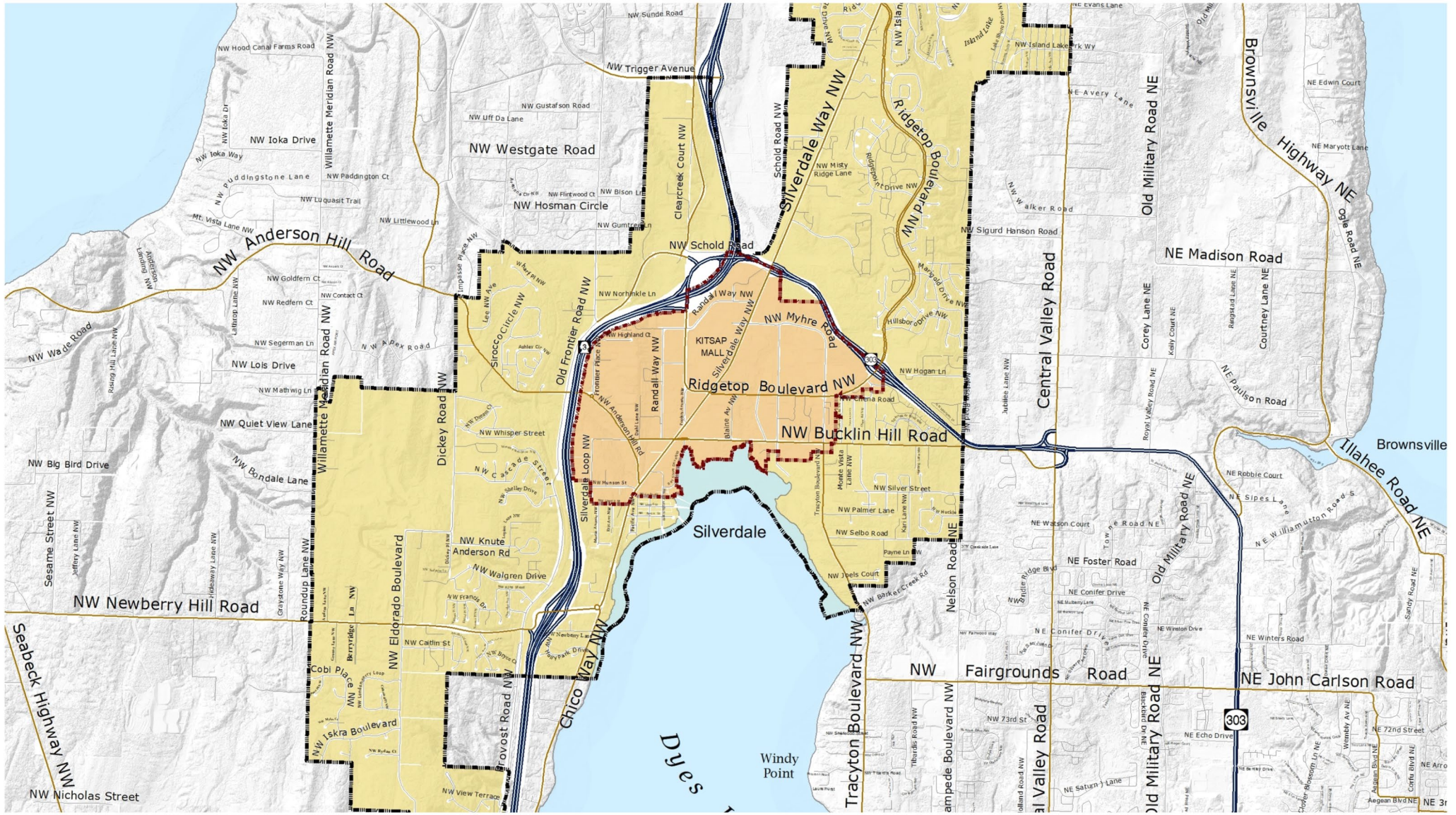
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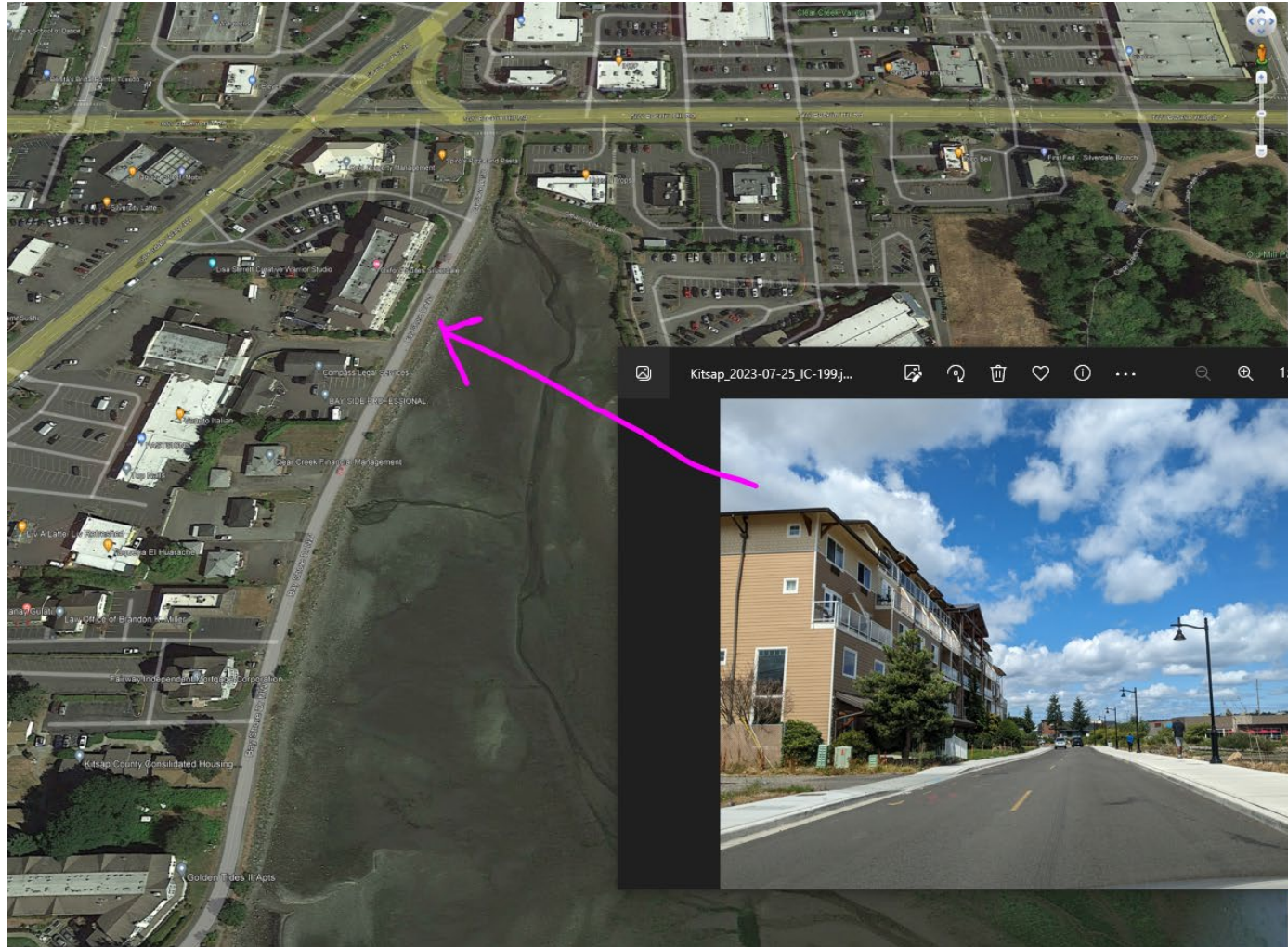
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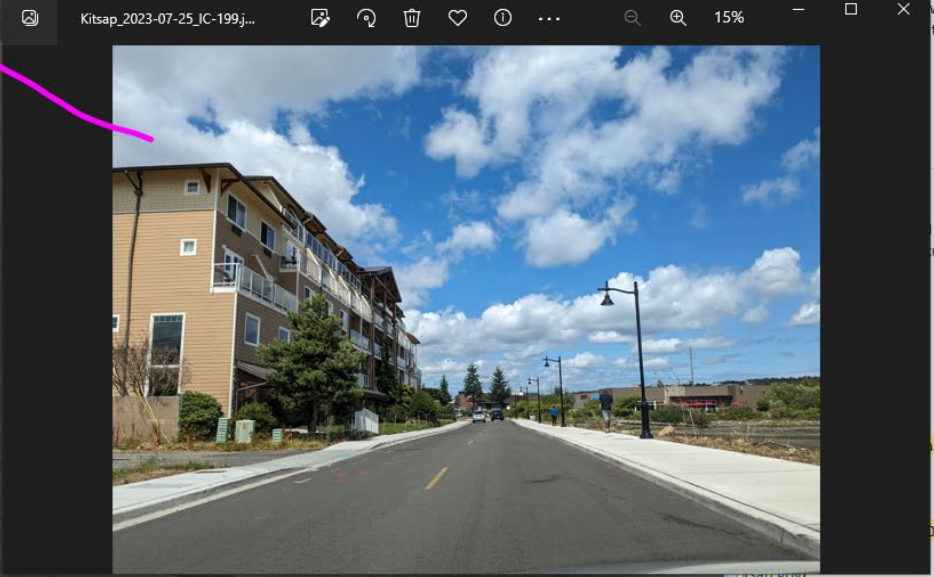
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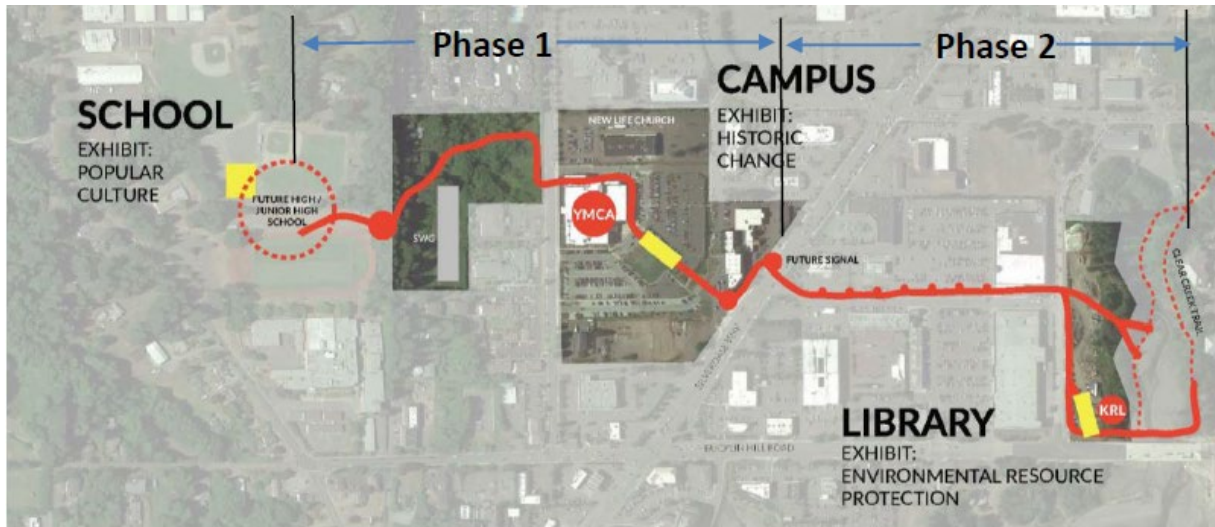


Figure 22. Central Silverdale Multi-Use Pathway Concept



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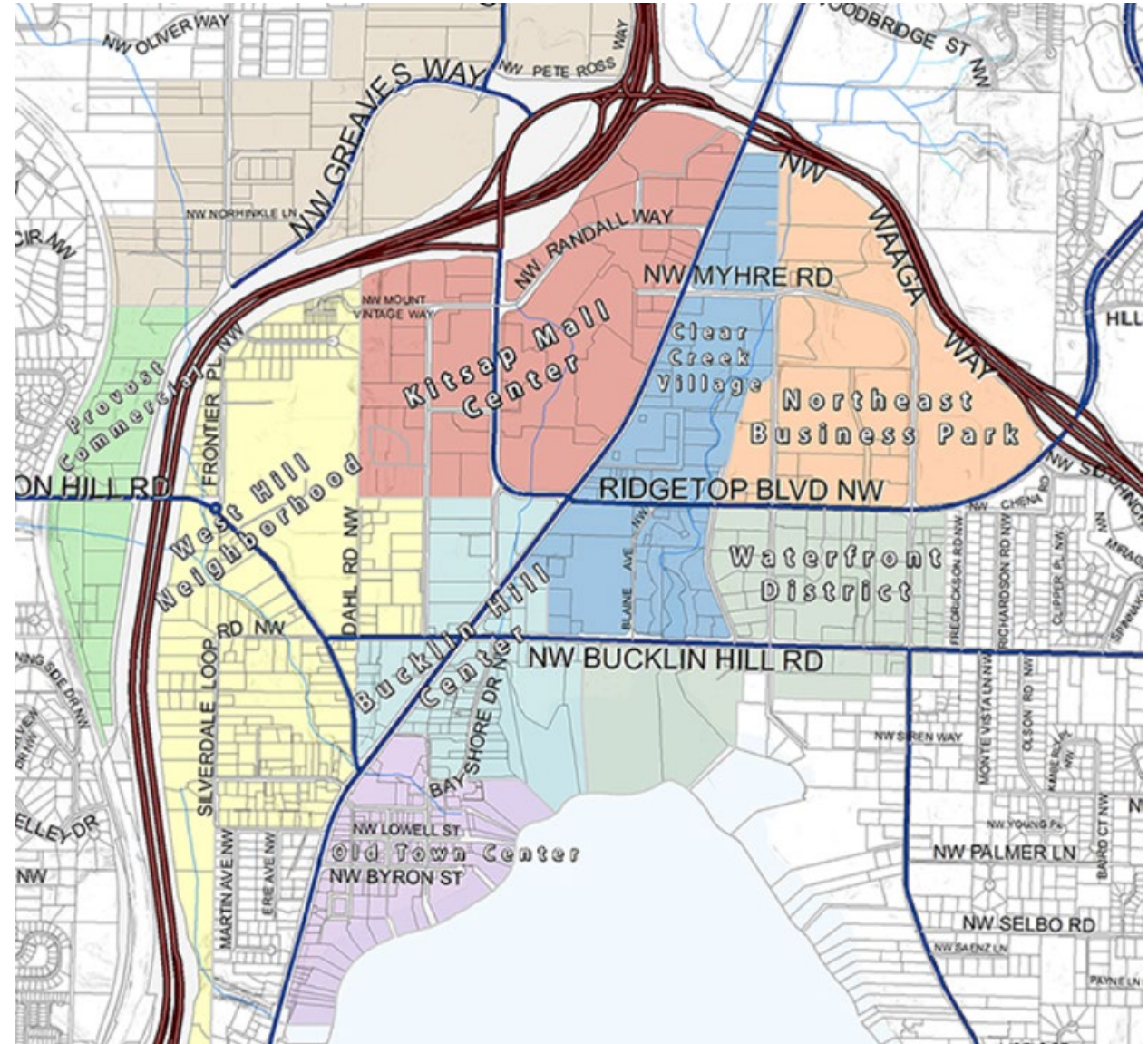
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**DICK'S**  
SPORTING GOODS!

AMERICAN ENGINEERING CENTER

**SILVERDALE  
SENIOR  
CENTER**

**SILVERDALE  
SENIOR CENTER**  
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