

Regional Growth Centers Criteria Report

Silverdale Regional Growth Center



Designation Recommendation

Conditionally redesignate Silverdale as a regional growth center under the Regional Centers Framework, provided the county meets applicable performance goals. Silverdale is one of two regional growth centers in Kitsap County, and the largest concentration of office and retail uses in North Kitsap. The center provides an important opportunity to focus growth.

To meet conditions, the county will:

- Update its subarea plan for the center by December 31, 2027, and provide a draft for PSRC review
 - Adopt regional center growth targets that meet regional criteria and provide sufficient zoning capacity
- Revise boundaries to meet regional size criteria for PSRC board approval
- Demonstrate actions have been taken to implement market study recommendations
- Demonstrate progress towards achieving center growth goals by 2028

PSRC will review the regional center in 2028 to evaluate whether sufficient progress has been made to demonstrate the center meets regional criteria.

Background









Silverdale, which includes Kitsap Mall, is the retail center of Kitsap County and is the only regional growth center in an unincorporated area. The Silverdale center is located between the Dyes Inlet shoreline and State Route SR 3 and 303. The center includes Kitsap Mall, completed in 1985, and surrounding commercial development. Silverdale contains a mix of commercial, office, residential and service uses, in addition to Clear Creek Trail and several parks, and St. Michael Medical Center. A new transit center is under construction in the eastern portion of the center.

Evaluation of Regional Growth Centers Requirements

Status Icons:

- ✔ On track
- ⚠ Needs attention
- ⊘ Does not meet criteria
- N/A

Criteria	Status
Center Type	— Urban Growth Center
Existing Density Required: 18 people/acre	⊘ The Silverdale Regional Growth Center's current density is 16 people per acre, which does not meet the criteria.

Criteria	Status	
Planned Target Density Required: 45 people/acre		The Silverdale Regional Growth Center's planned density is 30 people per acre, which does not meet the criteria. Reaching this density shows whether the center is effectively managing and concentrating growth within its boundaries.
Mix of Uses: 15% of planned residential and employment activity		20% of planned growth is expected to be residential.
Size: 200 to 640 acres (larger if served by high-capacity transit)		The Silverdale Regional Growth Center is currently 718 acres.
Transit Access: Existing or planned frequent bus service or high-capacity transit		The center has existing bus service to serve the community and is planned for bus rapid transit service.
Market Potential: Demonstrated capacity to support growth targets		A market study was required and has been completed by the county. The market study is available online . Since 2010, the center has increased density by 1 person per acre.
Center Subarea Plan		The center subarea plan has not previously been certified. The county is developing an updated Silverdale regional center plan to be adopted in 2026.

Jurisdiction Comments / Additional Context

- Kitsap County is in the process of developing an updated Silverdale Regional Center Plan. The Plan is currently at the 80% draft stage and is being reviewed by PSRC. We will have a final plan mid-2026 with adoption by the end of 2026. Growth targets for the center will meet regional criteria.
- Existing activity units for the center are at 17.8, just shy of the criteria of 18, by our latest calculations.

- The Silverdale Center boundary has been reduced from its original 1,003 acres to 717 now. We are actively looking for opportunities, with PSRC guidance, to shrink it even further.