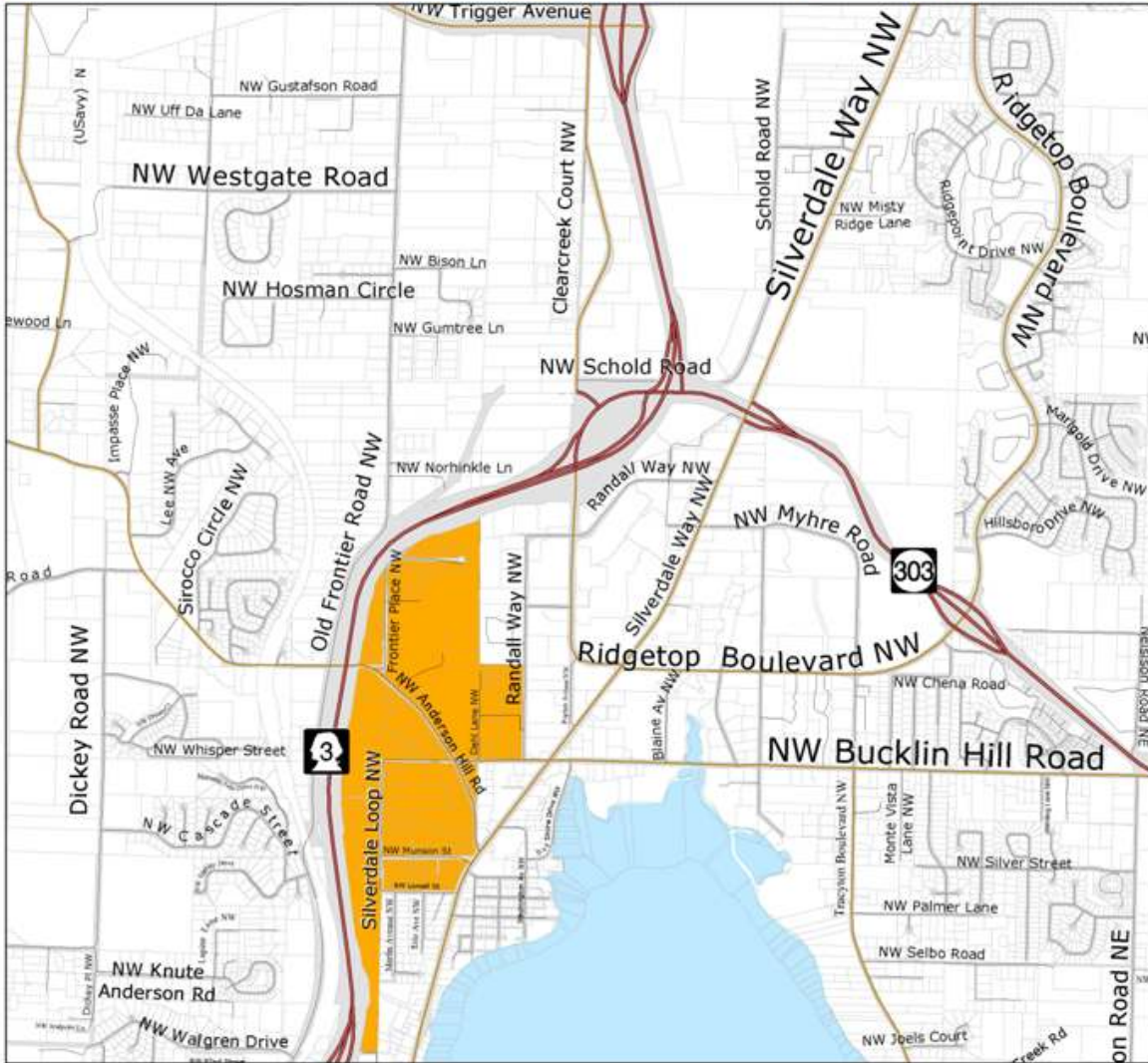


West Hill Neighborhood (WHN)



**Silverdale
Design District**

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 Community Development
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Figure 7-1

Chapter 7. West Hill Neighborhood

7.1 Physical Identity Elements & Opportunities

The neighborhood as a whole has views to the eastern wooded slopes and Dyes Inlet and is bounded by Highway 3 to the west and north. A wooded slope runs north/south generally along the west side of Silverdale Way and Randall Way.

Currently, academic facilities share the hill with residential uses to the north of Strawberry Creek and Silverdale Loop Road. Medium density housing exists along the eastern edge and slope of the neighborhood.

The neighborhood's natural and physical features include Strawberry Creek and a forested ravine between Munson Street to the south, Silverdale Way on the west, Silverdale Loop Road on the north and Anderson Hill Road on the west.

7.2 Design Intent

The West Hill Neighborhood will provide opportunities for mixed-use development, with new infill that respects and protects the Strawberry Creek ravine and wooded slope characteristics.

7.3 Design Principles

- A. Residential neighborhood and commercial characteristics comprised of landscaped front yards, parking to the rear or side yards shall be continued throughout the area regardless of scale of development.
- B. Developments will be multi-family or mixed-use in nature, compatible with the underlying zoning.
- C. Wooded slopes, ravines and surface water drainage areas will be protected and incorporated into new developments as open space features.
- D. Compact, clustered and attached housing developments are preferred for new housing.
- E. "Mixed density" design, where different building types are mixed within each cluster, compound or development phase, is preferred for new housing.
- F. Commercial and office activities should be designed to complement local neighborhoods and educational facilities.

7.4 Design Actions

7.4.1 RESIDENTIAL BUILDING ORIENTATION, HEIGHTS & TYPES

- A. New, remodeled or reconfigured buildings in the MU zone will have a maximum base height of 65 feet except where authorized by Kitsap County Code. In the RC and UH zones, the maximum base height will be 35 feet, with an approved height increase not to exceed 65 feet except where authorized by Kitsap County Code. In the UL zone, the maximum base height will be 35 feet, with no further height increase allowed.

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- B. Mixed-density developments shall share parking facilities, access drives, and common open space and should vary the building type, using semi-attached and attached units within the development to gain more open space.

7.4.2 RESIDENTIAL OPEN SPACE & PEDESTRIAN CIRCULATION

- A. All buildings will have a landscaped front yard (hard and/or soft materials) with major entries oriented to and accessible from a front yard.
- B. “Front yard” may be defined as an entry courtyard, court, deck, porch, foyer or other foreground feature that contains the major entry(s) to building(s).
- C. All new multiple family developments will have a minimum of 64 square feet of designated private open space for each unit, in addition to any common open space areas. Required private open space may include individual balconies, decks or patios.
- D. Live/work buildings may accommodate some or all of the required residential outdoor open space on balconies or decks. Figures 7-2 *Live/Work Street Scene* and 7-3 *Live/Work Development with Street Orientation* show examples of a live/work development.
- E. All new development will have pedestrian sidewalk connections from front entry to public sidewalk, either from individual units, a collector sidewalk or courtyards.



Figure 7-2 Live/Work Street Scene

7.4.3 RESIDENTIAL STREETS & PARKING

- A. Parking will be to the rear or side yards.
- B. Ground level accessory dwelling units (ADUs): one per building exempt from parking requirement, remainder treated as studio units.
- C. Parking access will be from alley, where feasible.
- D. Parking will be under building, where feasible, for multiple unit buildings.
- E. Driveways may be shared between and among different developments and property owners, with a minimum 18 feet wide access drive.



Figure 7-3 Live/Work Development with Street Orientation

7.4.4 COMMERCIAL BUILDING ORIENTATION, HEIGHTS & TYPES

- A. Mixed-use and town or village centers will apply the same guidelines as outlined in the Bucklin Hill Center Design District, Chapter 4.
- B. New, remodeled or reconfigured buildings in the MU zone will have a maximum base height of 65 feet. In the RC and UH zones, the maximum base height will be 35 feet, with an approved height increase not to exceed 65 feet except where authorized by Kitsap County Code. In the UL zone, the maximum base height will be 35 feet, with no further height increase allowed.
- C. Commercial buildings will have a transparent front façade on the ground floor facing the main street, which shall compose a minimum of 50% of the width of the front façade.
- D. Commercial buildings will have the main pedestrian entry facing the front yard/"main street" or a 12 foot wide pedestrian walkway in the side yard that connects to the "main street."
- E. Storage facilities adjacent to residential areas will provide 1) a decorative wall a minimum of 6 feet high, or 2) a minimum landscaped setback of 8 feet in width with a double row of trees or 3) hedges or other plantings at least 4 feet high and deep.
- F. Weather protection features such as canopies and marquees shall be provided on storefront buildings along major pedestrian walkways.

7.4.5 COMMERCIAL OPEN SPACE & PEDESTRIAN CIRCULATION

- A. Commercial buildings will have a landscaped front yard setback of 20 feet along "main street" with the following exceptions:
 - a. Front yard setbacks may be less than 20 feet if an outdoor or enclosed pedestrian space is provided along the front façade between the building and the public sidewalk, not less than 8 feet deep, for use as outdoor dining, etc., and absent any parking in front of building.
 - b. Commercial buildings facing onto a local street connector have no front or side yard setback requirements, but should have a transparent front façade (facing that street) not less than 50% of the front façade width.
 - c. Any front yard setbacks will be for pedestrian and/or landscape functions.

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- B. Walkways will connect all front entries to the main street sidewalk network.
 - C. A continuous, paved walkway network, 8 feet wide minimum, will provide pedestrian circulation throughout the West Hill Neighborhood, connecting local street networks to arterials.

7.4.6 COMMERCIAL STREETS & PARKING

- A. “Main streets” and collector street(s) connecting the development to major arterials will be 22 to 24 feet in width with parallel parking places on one or both sides of street, with a raised or protected sidewalk (bollards, planting features) on both sides of street.
- B. Secondary streets connecting parking lots to main streets and collector streets will be 20 to 22 feet in width with a raised or protected sidewalk (bollards, planting features) and a parking lane on at least one side of street.
- C. Local streets that serve as delivery lanes may use “main street” dimensions.
- D. Parking areas will be small clusters of lots consisting of one to two double-loaded parking bays maximum, i.e., one driving lane flanked by one row of parking stalls on each side.
- E. On-street parking may be used to fulfill parking requirements for a proposed use if located on the subject parcel, contiguous with the public right-of-way and meeting all sidewalk and landscape requirements.
- F. Individual parking clusters shall be separated by an 8 feet wide minimum sidewalk protected by curbs, plantings or artistic bollards.