

City Villa Project Design Principals

City Villa is a 23 acre new urban neighborhood located in Bremerton, Washington. The vision for City Villa is a mixed-use development with residential units arranged around a commercial core.

The overall goal is to create a place that encourages and facilitates affordable homes for a wide range of income levels, promotes pedestrian use to service daily needs, and creates a vibrant and safe space for people to enjoy. The following overarching design principles will guide City Villa's development:

- Community built at pedestrian scale (buildings close to sidewalks and short distances for walking)
- Mixture of retail, restaurant, service, and recreational destinations throughout the development
- Continuous networks of interesting sidewalks and paths leading to destinations
- Higher density design for efficient and affordable use of land and resources
- Buildings oriented towards streets to increase neighborhood safety
- Alternative parking solutions (locate under or behind building, shared parking, on-street parking, accessible by mass transit)
- Grid-network of narrow, tree-lined streets and alleys to calm traffic
- Landscape in harmony with the surrounding natural features

Taken as a whole, City Villa is comprised of 7 commercial buildings and approximately 316 residential units. A recreation facility with a water feature, an outdoor amphitheater, and 3 acres of parks and trails provide many types of recreational opportunities.

City Villa is located close to multiple Kitsap Transit bus lines on Wheaton Way (SR-303) and Riddell Road. The Bremerton Ferry Terminal and downtown Bremerton are 3.5 miles away and downtown Silverdale is 7 miles away. There are 11 schools (K-12) within 2.5 miles of City Villa. Harrison Hospital and Emergency Center is 1.75 miles away. The US Naval Hospital is 4.5 miles away. There are four fire stations located within 2 miles.

The project will be built on a contiguous piece of undeveloped land. City Villa development will be phased and parcels will be separated and sold as commercial and residential space. It is expected that the build out of the area will take 5 years.