

Wheaton - Riddell Sub Area Plan

Adopted - Ordinance 5025
October 3, 2007

City of Bremerton
Eberharter Architects



Attachment I



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The Wheaton – Riddell Sub Area Plan was created in partnership between the City of Bremerton and Eberharter Architects, a project proponent for the City Villa development. The Wheaton – Riddell Sub Area Plan is an amendment to the City of Bremerton Comprehensive Plan, and contains City development standards for the planning area.

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I. INTRODUCTION

SUB AREA PLAN VISION

A vision of a new District Center is being created for the area located near the intersection of Wheaton Way and Riddell Road in East Bremerton.

Totalling approximately 106 acres, the Wheaton - Riddell District Center will provide a regional focus as well as services for residents within the center, surrounding neighborhoods in East Bremerton, and residents of unincorporated areas farther to the north.

The Wheaton - Riddell District Center is envisioned as an urban mixed-use, mixed income, pedestrian oriented community. Potential features of the Wheaton-Riddell District Center include a range of desirable housing types, a wide range of business opportunities, as well as entertainment and leisure. The center will become a destination spot where people live, work, shop, dine and enjoy life together.

SUB AREA PLAN STRUCTURE

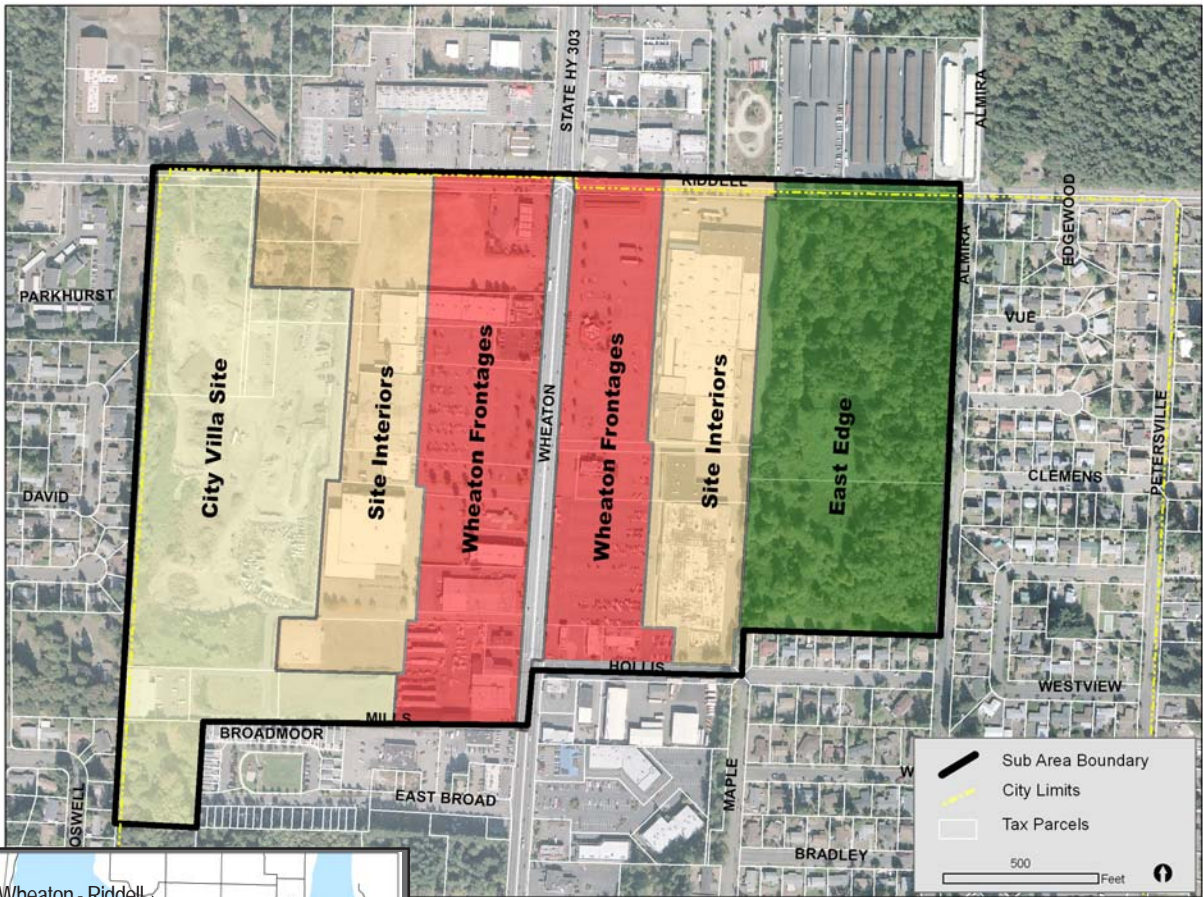
The identification of Wheaton-Riddell as a District Center grew out of the City of Bremerton's 2004 Comprehensive Plan Update. The Sub Area Plan must demonstrate how it fits with the larger goals and policies set forth in the Comprehensive Plan. Section II demonstrates Comprehensive Plan consistency.

Sub Area Plans must also be based on public participation and input from the Community. The project team conducted an extensive public participation process. Input is integrated throughout this Sub Area Plan, and is documented in Section II.

The Wheaton - Riddell Sub Area Plan is unique because the process was driven by a design team with development interest in a specific location within the Sub Area (City Villa). However, because Sub Area urban design must function for an entire District Center, the design team was required to partner with the City to review and plan for the District Center as a whole. An overall urban design concept for the Sub Area Plan is laid out in Section II. In addition, to accommodate different conditions on the various areas within the District Center, the Sub Area Plan is broken into separate focus areas. These are:

- ***Wheaton Way Corridor*** - (Section III)
- ***Wheaton Frontages*** - (Section IV- WF)
- ***Site Interiors*** - (Section IV - SI)
- ***East Edge*** - (Section IV - EE)
- ***City Villa*** - (Section V)

The Plan includes a Section specifically on the Wheaton Way roadway corridor (Section III) since it is such a significant factor in the Plan. The City Villa portion of the Sub Area Plan where there is near term development interest, is planned to a higher level of detail than other areas of the Center and is included as its own section of the Plan. The City Villa section includes development standards and also achieves concept level planning for infrastructure, specific roadway sections and a detailed open space configuration. The other focus areas, the Wheaton Way Frontages, Site Interiors, and the East Edge contain preferred urban design concepts plus modifications to existing development standards, but are not planned to a detailed site-specific level. All focus area concepts fit within the Overall Sub Area Plan articulated in Section II. (Focus areas are displayed on the following page.)



The vicinity of the Wheaton - Riddell Sub Area within the City of Bremerton is shown at left. Separate focus areas within the Sub Area plan are shown above.

SUB AREA PLAN REVIEW & ADOPTION

The Wheaton – Riddell Sub Area Plan is approved by the City’s Planning Commission and by the City Council as a Legislative Action. The Sub Area Plan becomes an element of the Bremerton Comprehensive Plan. Where the Sub Area Plan presents deviation from base City Zoning, streetscape or other code standards, these unique standards are also adopted legislatively as a part of the Sub Area Plan. To the extent that codified development standards are included, these are located within the Development Standards subsection of each focus area.