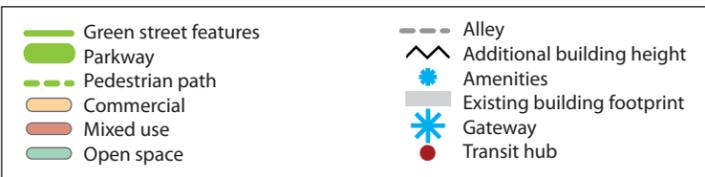




The neighborhood town center features a focal point at the roundabout with a significant water feature. Street trees, planters and street greening is proposed on all five streets.



Residents from Five Corners discuss sustainable green features to control storm water runoff and low-impact site design

The roundabout is seen as a community benefit to be leveraged for a central water feature and to signify the Garden Gateway concept

Life

- Gardening, greenery and landscaping
- Farmers markets and general store with groceries (indoor and outdoor)
- Outdoor café, pizza and billiards
- Childcare and play structure
- Maintain some existing services (example: vet)
- Hardware store
- Gym with mixed use housing
- Movie theater, bowling
- Service oriented
- Park, plaza, outdoor movies in the summer
- Live work loft spaces
- Green roofs
- General store

Space

- Gateway architecture or art at roundabout
- Public art
- Water features (possibly in roundabout center)
- Landscaped medians to signify lane changes, trees
- Storm water treatment with landscaping features
- Farmers produce market
- Garden plants store

Buildings

- Low key in character
- Limited to three stories
- Decks and green roof gardens

Key Goals

- Neighborhood centered but welcoming to drivers from other areas
- Small scale serves the people who live there
- Intimate and local
- Low key, casual, parks and plazas
- Farmers market and garden store
- Trees and landscaping
- Environmentally friendly, works with geographical features
- Beautiful water features and treatment (as a part of the roundabout)
- Walkable- connect to Pine Ridge Park
- Tuck in or hidden parking
- Live – Work – Play
- Diverse and inclusive
- Visible and safe
- Adequate lighting and small storefront signs

Garden Gateway
FC5: Five Corners reflects on its identity as a Neighborhood Center and Gateway to Edmonds

Workshop participants were focused on creating a neighborhood town center that served the immediate neighborhood first and foremost. Gardening plants and supplies, home renovation, and painting supplies as well as a general store were seen as positive “Mom and Pop” anchors for the retail area. Entertainment opportunities focused around a small independent theater, ice cream shop, and wood-fired pizza restaurant. Work lofts and live work housing was seen as a creative way to encourage small businesses and young entrepreneurs to live in the neighborhood and liven up the economic and age demographics. Building types were focused on strategic placement to encourage safety- “eyes on the street” as well as a sense of enclosure for plaza and park activities. One, two, and three story buildings were thought to be acceptable so long as there was a “purpose” behind the height.

A second tier focus was aimed at recognizing Five Corners as a gateway to Edmonds. The gateway concept was viewed as a supporting financial boost to the success of local businesses. A third tier focus revolved around good stewardship of water treatment and low-impact site design. This table had the benefit of a civil engineer who lent his expertise to the “greening of the roundabout, street and sidewalk bio-swales and the addition of native planting increasing in intensity as the streets came into the round about.

The main concept for the neighborhood town center brought together the three concepts of neighborhood service and gateway, thus the name - “Garden Gateway”. Placing a garden store and / or farmers market opposite a large community plaza and / or park with a roundabout at the center, seemed to galvanize the concept for an active town center that also provided a gateway to Edmonds.

Quotes

- “Maybe I won’t leave now!”
- “Now, I really want this to happen sooner than 20 years, I really like our plan!”

