

REVISIONING Five Corners & Westgate

Edmonds Special District Plan

DESIGN WORKSHOP

March 12, 2011



City of Edmonds



Green Futures Lab,
University of Washington



Cascade Land Conservancy

Agenda

11:00 PRESENTATIONS

Welcome + Overview of Agenda & Goals,
Summary of public input, data, & examples
Overview of the workshop process

11:45 Break - move chairs, get lunch

"Getting to know you" exercise at each table

12:20 WORKSHOP BEGINS

discussion/drawing in table groups

2:30 Break - visit other tables

Reconvene at the table

2:50 EACH GROUP REPORTS

Next steps & closing

3:30 WORKSHOP ENDS



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Aerial Photo: WESTGATE



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Aerial Photo: FIVE CORNERS



Edmonds: Current Development

	Westgate		Five Corners	
	Acres	Bldg. SF	Acres	Bldg. SF
Retail	16.73	165,804	1.07	13,256
Service	4.66	34,844	1.67	17,504
Office	3.21	28,634	2.37	19,010
Church	-	-	1.30	12,192
SFH	1.93	5,881	-	-
MFH	0.63	-	.073	9,464
Undeveloped	2.81	-		
Total	29.97	235,163	7.14	71,426



Goals and Purpose



The Goals of the **Workshop Session** are to

- Incorporate your ideas for activities and facilities,
- Develop diverse concepts for uses and built form,
- Identify the desired qualities of the buildings and public spaces, and
- **Enjoy working together!**



Outcomes

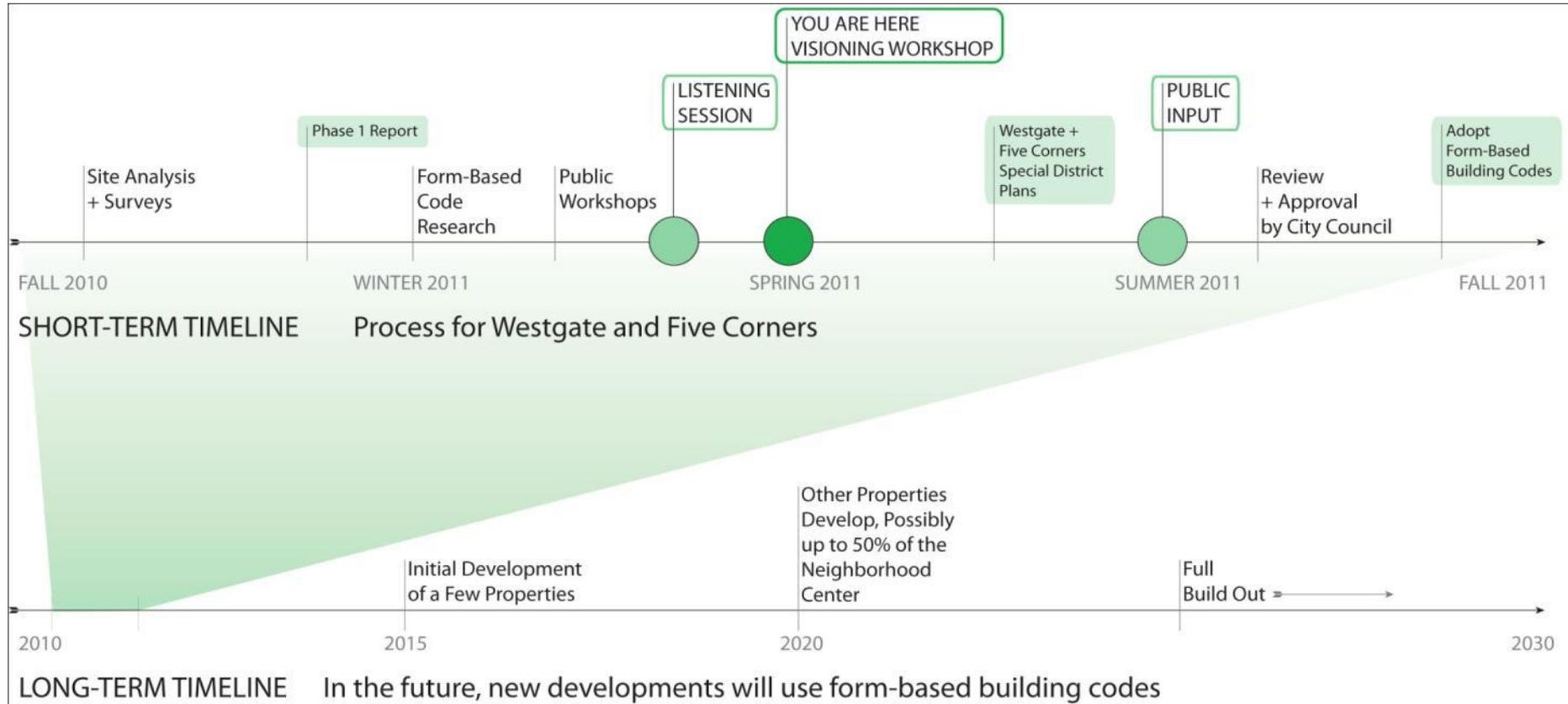


- **March** - Consultant team will review designs developed today & create site development alternatives
- **April** - EDC will review alternatives & direct the team to develop a preferred alternative
- **May** - Public will provide input on preferred alternative
- **June** - Consultant team will develop District Plans and form-based codes for review by City Council



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Timeline



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Public Input, Data Analysis & Examples



Brown University

- Citizen On-line Survey
Oct-Feb
- Listening Sessions
January 25/6
- Design Workshop
March 12
- Draft Plan Review
May



What we heard from you

- **Concerns about change** – How much? How fast?
Won't things just get worse?
- **Concerns about traffic** – Will it be safe to walk?
Won't more development bring more traffic?
- **Saving your favorites** – “I like it now”,
I don't want to lose my favorite restaurant, bakery, fitness club....
- **Listening** - Will anyone listen?
Developers do what they want anyway – how can we have a say?



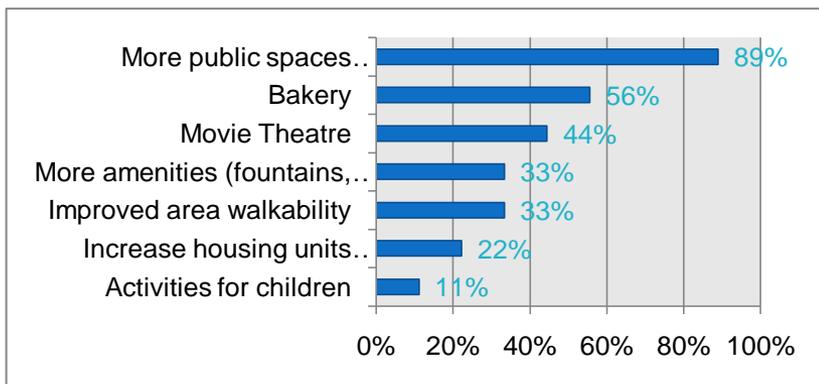
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Thoughtful design can make change good

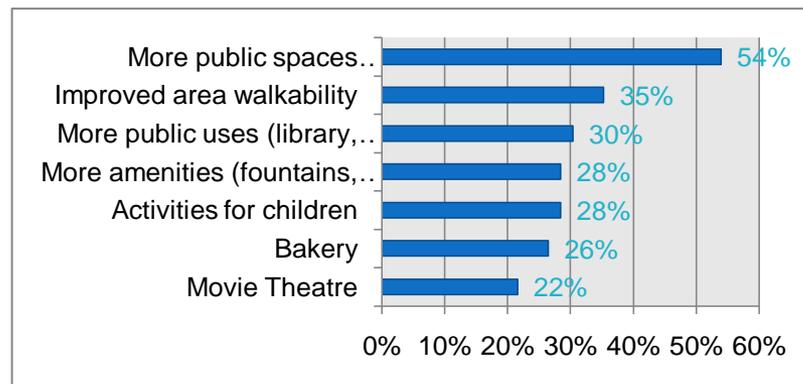


Improvements by Age Group WESTGATE

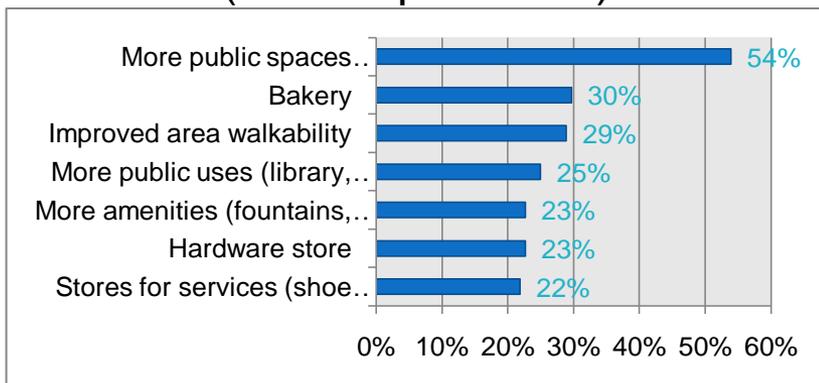
Ages < 24
(9 respondents)



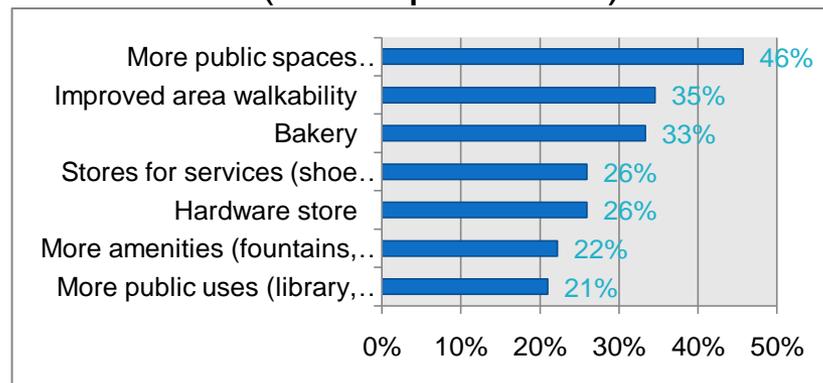
Ages 25 – 44
(102 respondents)



Ages 45 - 64
(128 respondents)



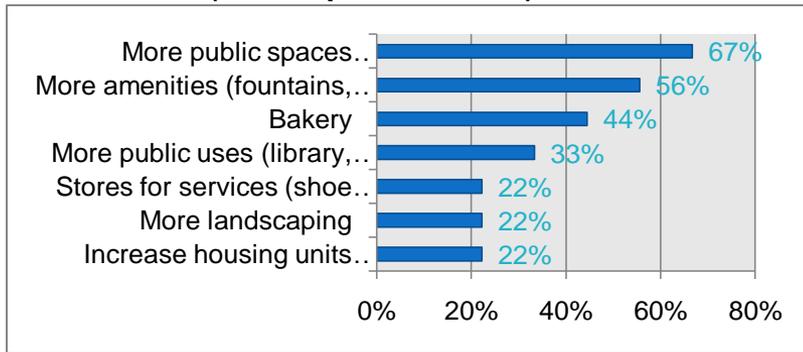
Ages 65+
(81 respondents)



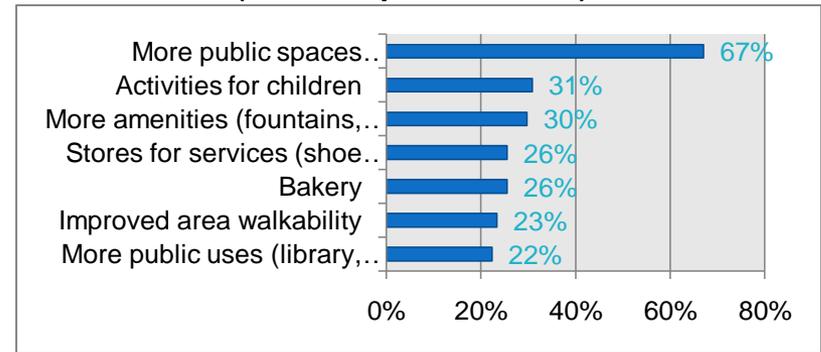
REVISIONING Five Corners & Westgate Improvements by Age Group

FIVE CORNERS

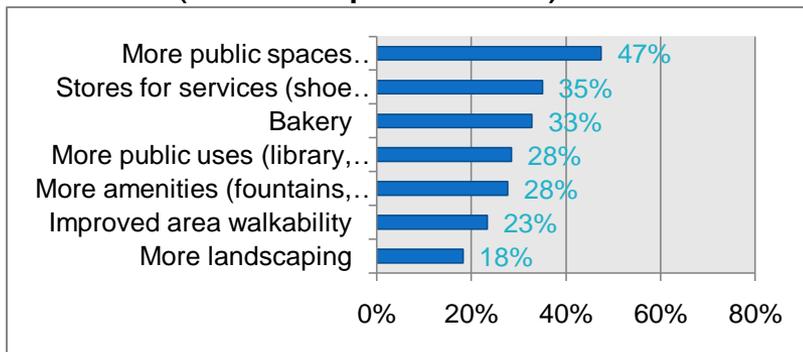
Ages < 24
(9 respondents)



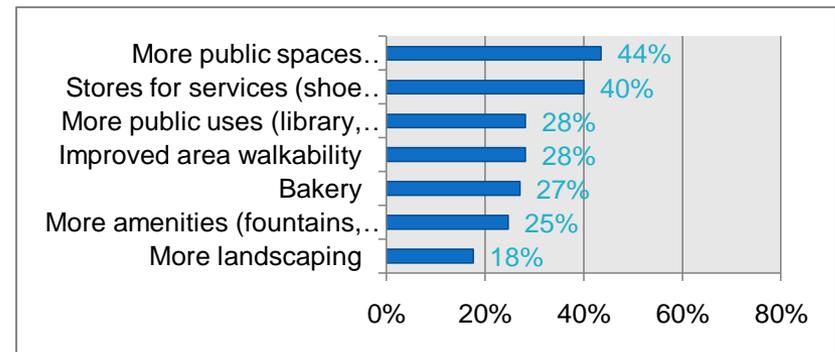
Ages 25 – 44
(94 respondents)



Ages 45 - 64
(137 respondents)



Ages 65+
(85 respondents)





Public Space *Mill Creek*

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Streetscape Preferences

Which of these streetscape treatments do you think are most appropriate?



1. Street Trees



2. Landscaping and Activities

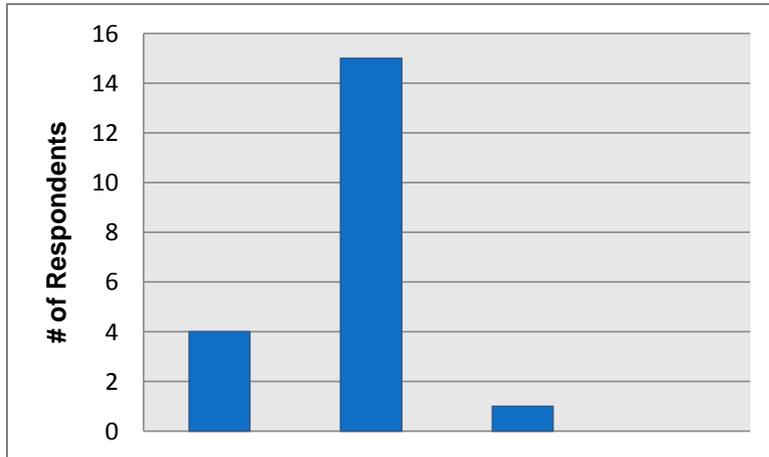


3. Bioswales, Stormwater Treatment

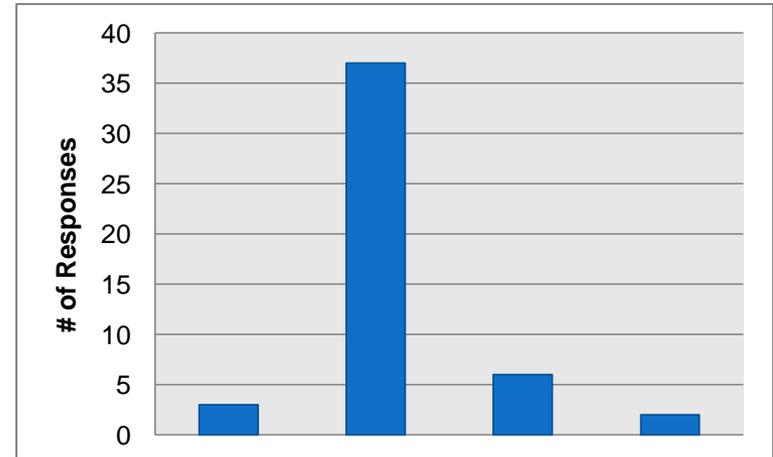


4. Art Elements

Westgate



Five Corners



Streetscapes *Old Bellevue*



Streetscapes

Mercer Island



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Amenities Preferences

Which type of gathering space do you think is the most appropriate?



Benches



Water activities for kids



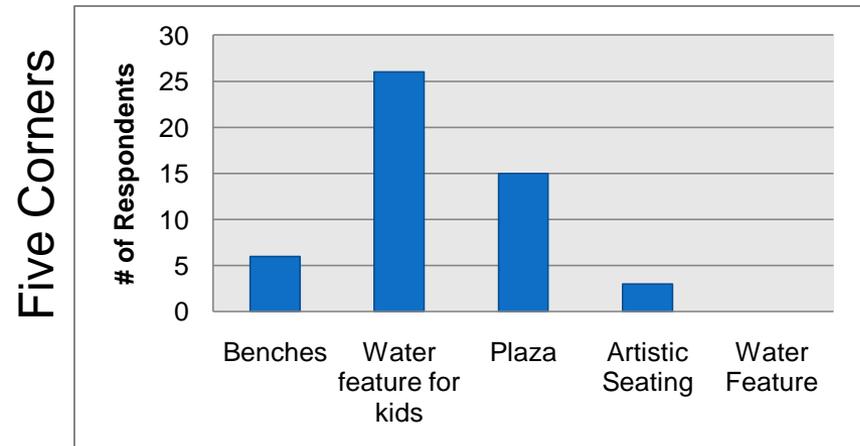
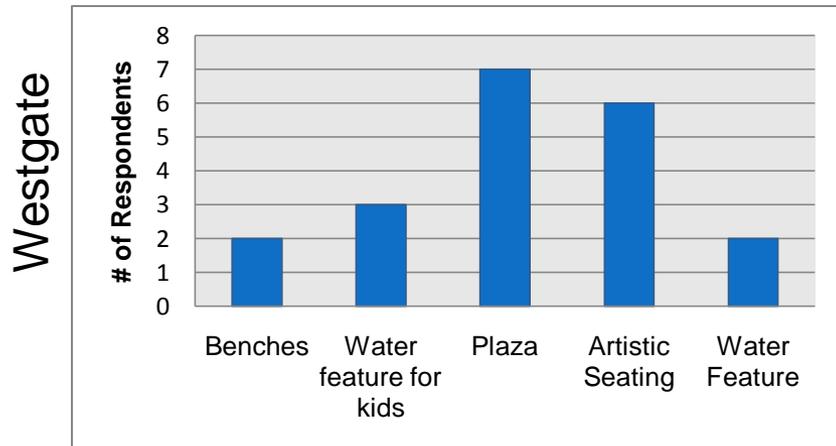
Plaza



Artistic seating



Water feature



Public Art *Edmonds*



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Building Scale

Which building scale do you feel is most appropriate?



One to Two Stories

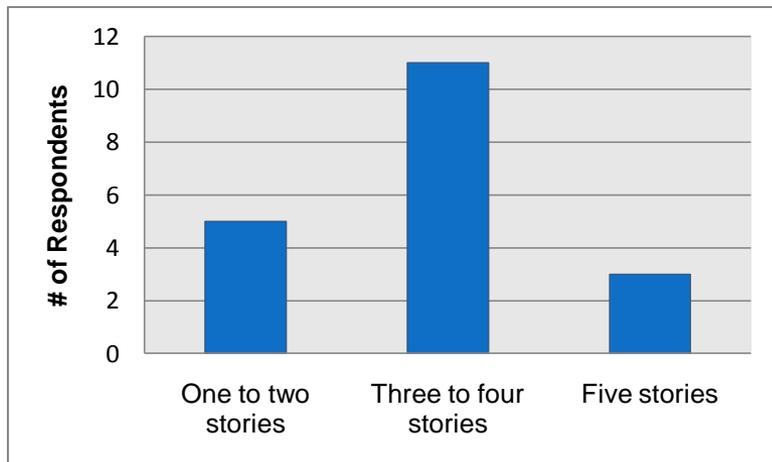


Three to Four Stories

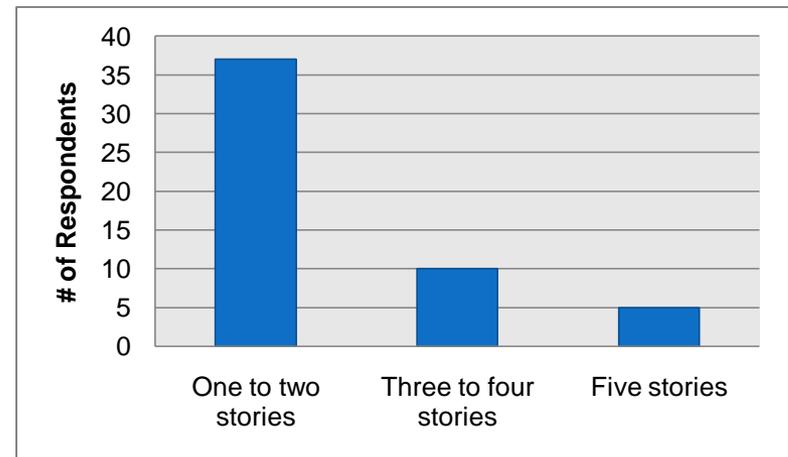


Five Stories

Westgate



Five Corners





Building Scale
Mill Creek



Building Scale
Old Bellevue

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Building Placement

Listening session participants were asked to imagine themselves as a pedestrian approaching the sites and to consider how they “would like to connect to the businesses”.



Buildings set back, parking leads to business fronts

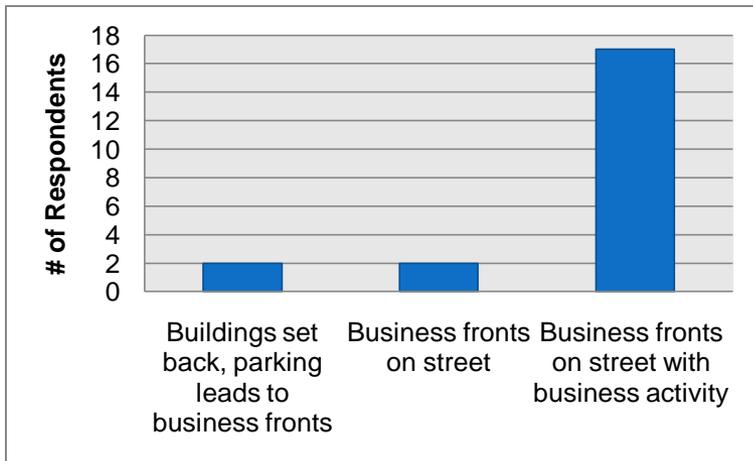


Business Fronts on Street

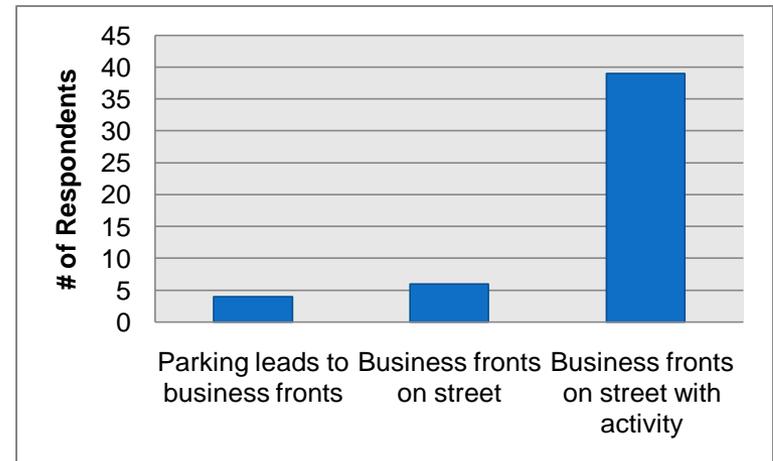


Business fronts on street with business activity

Westgate



Five Corners



Building Placement *Bellingham*

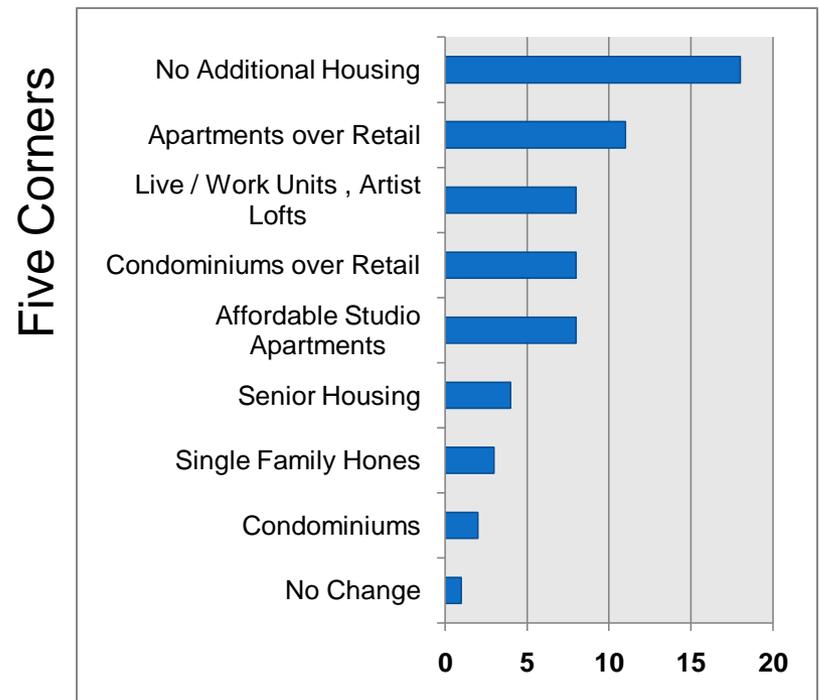
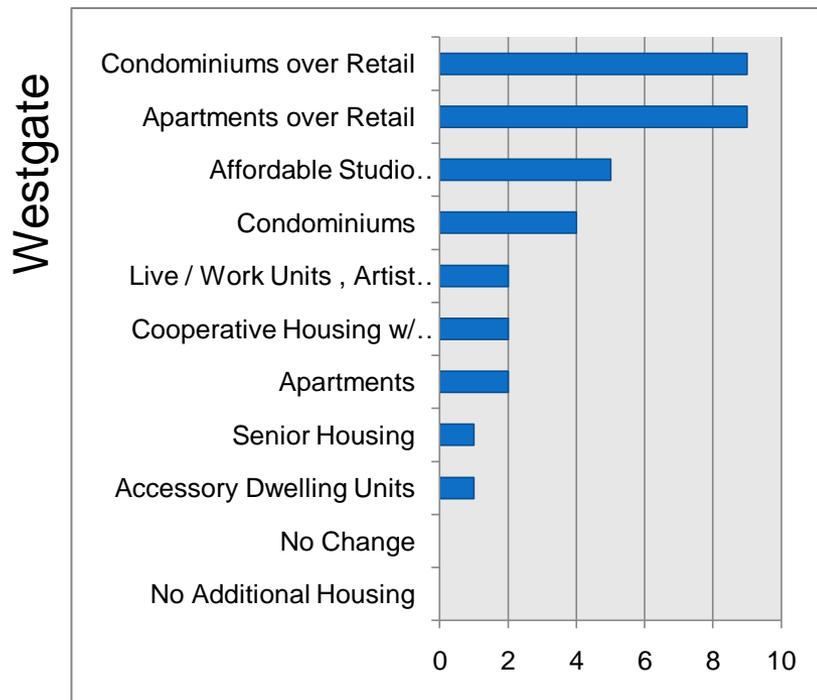


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Housing

Residents attending the listening sessions were asked their opinion of what type of housing, if any, would be most appropriate for each site.





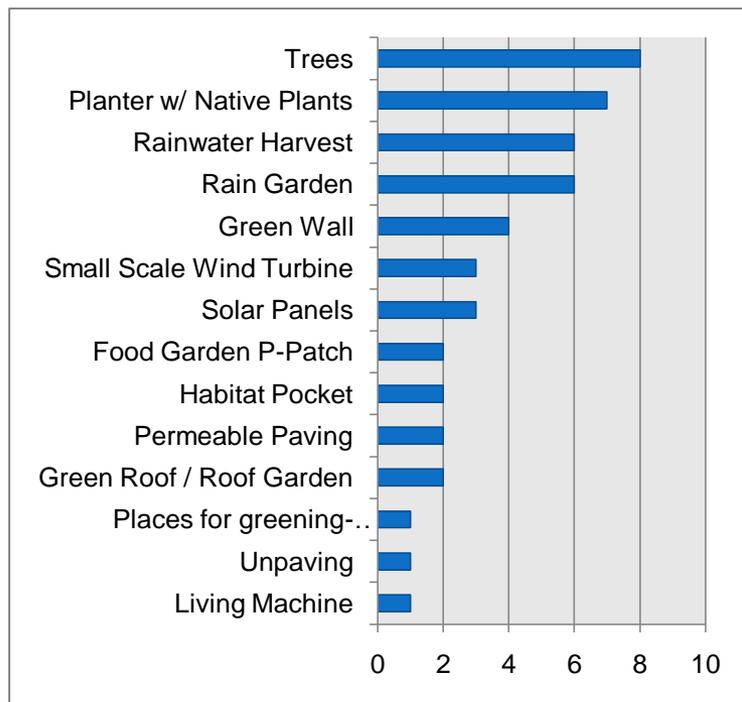
Housing over Retail

Mercer Island

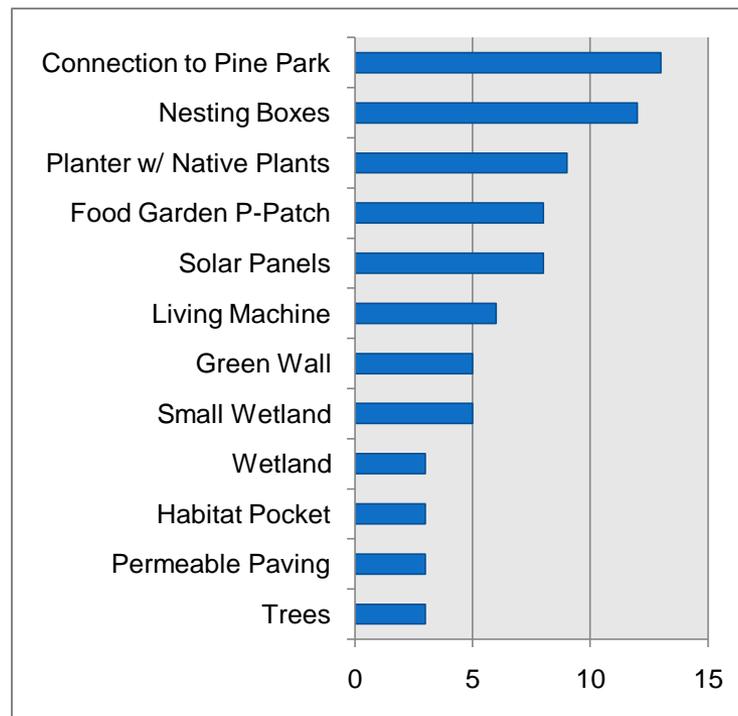
Greening the Sites

Residents attending the listening sessions were asked their opinion of what type of green features would be most appropriate for each site.

Westgate

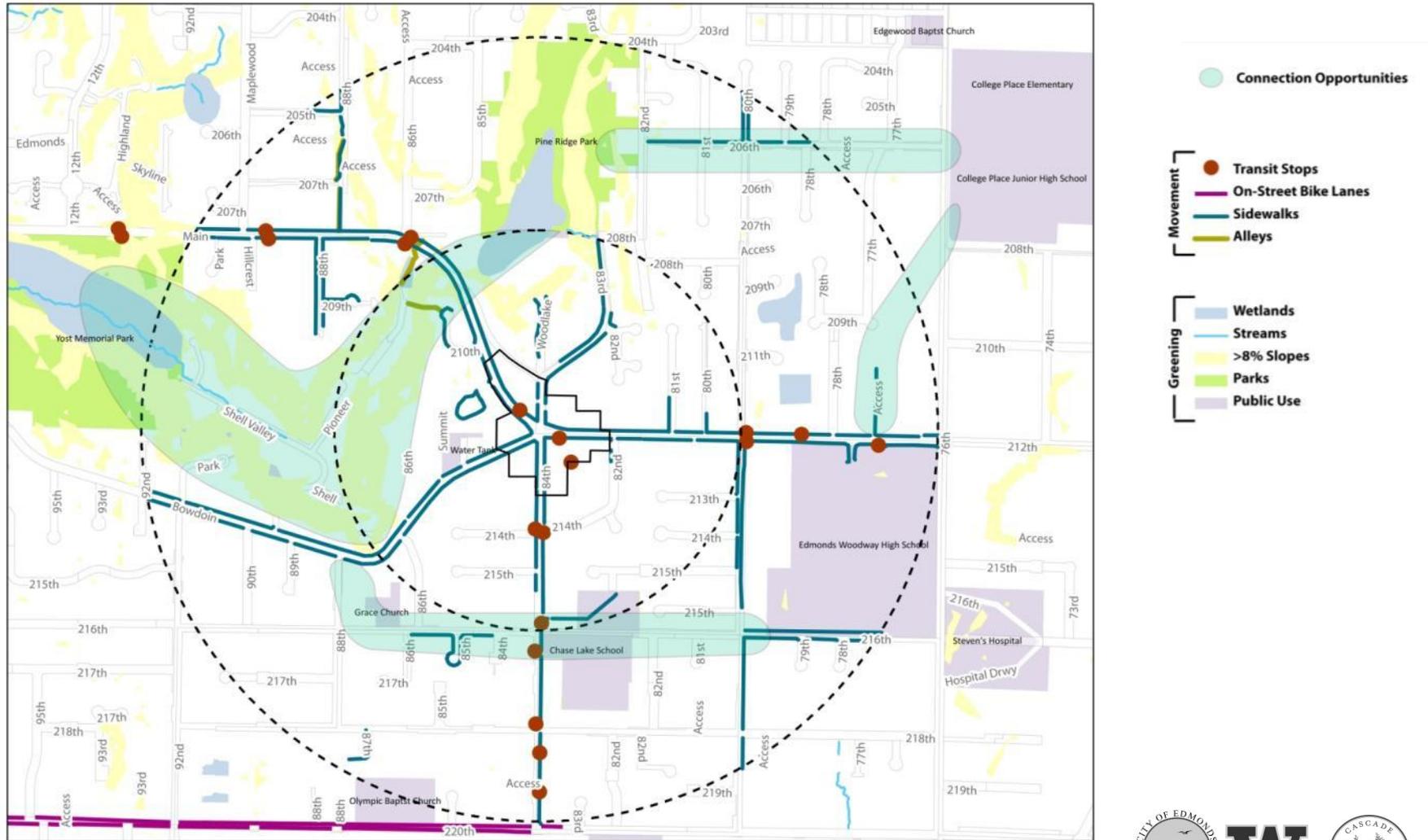


Five Corners



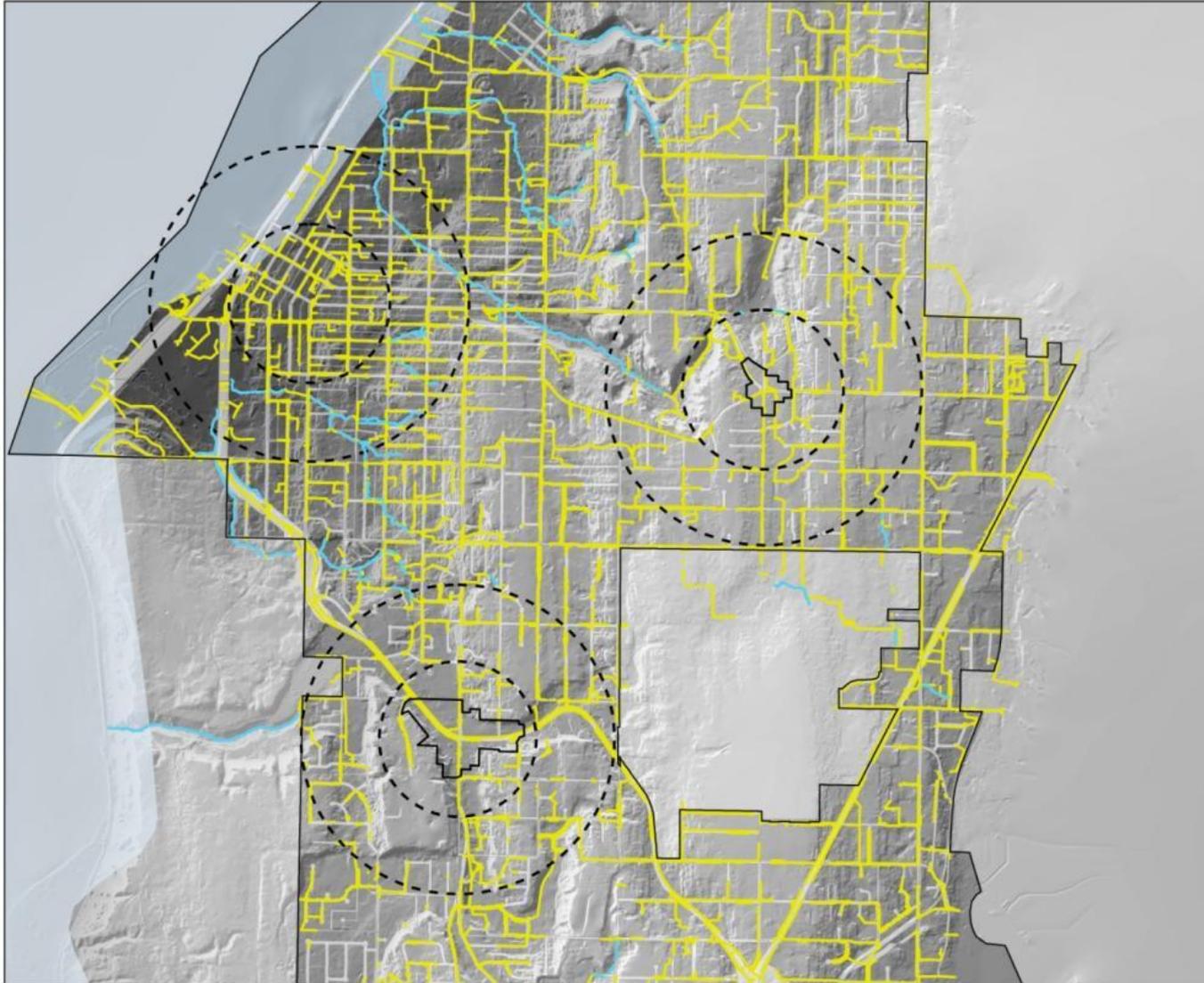
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Movement and Greening: FIVE CORNERS



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Land Form & Elevations: EDMONDS



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Land Form & Elevations: WESTGATE



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Land Form & Elevations: FIVE CORNERS



Edmonds: Market Analysis

Westgate

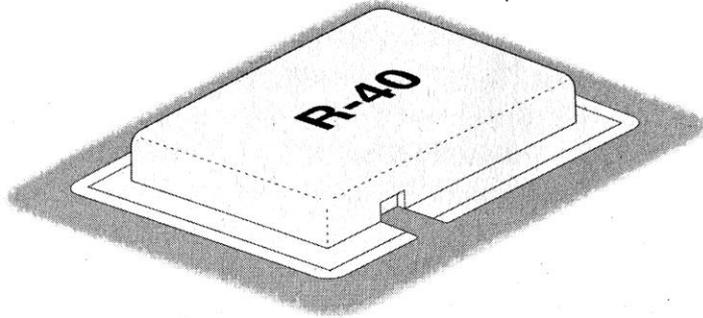
Five Corners

	Current	Future	Current	Future
Retail type	Neighborhood Retail	Community Retail	Convenience Retail	Convenience Retail
Anchors	Supermarkets Drugstore	Same	none	Small grocery Drugstore
Other retail	Coffee shop, bowling alley	Restaurants, garden shop electronics	Coffee shop, fitness center	Other small retail
Office	minor	Real estate insurance	minor	Real estate insurance
Residential	minor	Apartments	none	Apartments
Scale	One story	2- 4 stories	One story	4 stories
Timing		5-15 yrs		10-20 yrs

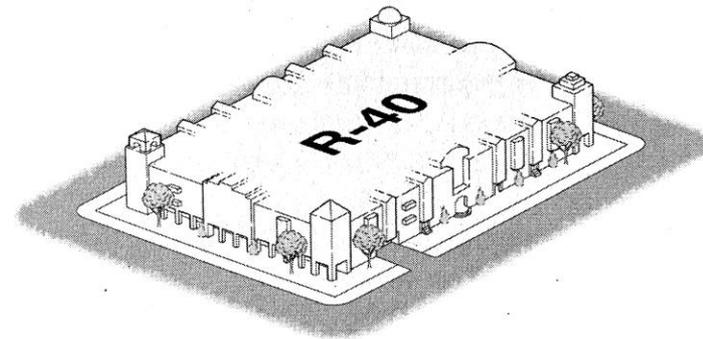


Form-Based Code:

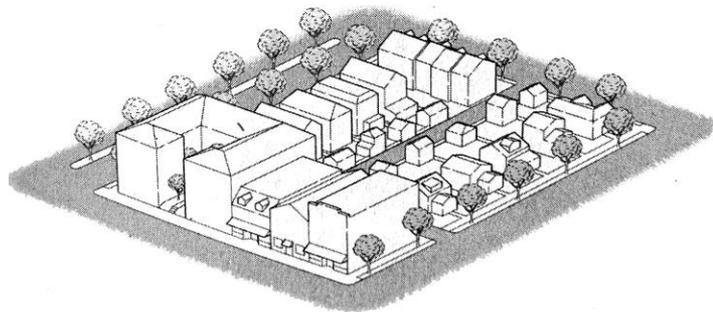
Reconnecting buildings, streets, and open spaces



Traditional zoning codes regulate and emphasize the separation of uses.



Design guidelines modulate building facades and materials.



Form-based codes emphasize the relationship between public and private space to support users and foster local character.

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Form-Based Codes Define Public Spaces



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Suburban auto-oriented commercial



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Added Pedestrian Scale Elements



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Enhancing the Public Realm





Citizen Engagement

Edmonds

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Agenda

11:00 PRESENTATION

11:45 LUNCH BREAK

12:05 WORKSHOP

2:50 GROUP REPORTS

3:30 WORKSHOP ENDS



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Goals and Purpose

The Goals of the **Workshop Session** are to:

- Incorporate your **ideas for activities and facilities,**
- Develop **diverse concepts** for uses and built form,
- Identify the desired **qualities of the buildings and public spaces,** and
- **Enjoy working together!**



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“Ground Rules”

POMEGRANATE  CENTER

Milenko's GROUND RULES for Public Participation



- Assume that **together we know more**
- Commit to finding a **common solution**
- Share airtime—**everyone participates**
- **Listen**—try to understand other's assumptions and views
- **Respect** for those with whom you disagree—see differences as assets
- Look for solutions with **multiple uses**—the best ideas solve more than one problem at the same time.
- Keep in mind **the highest good of the entire community**—present and future
- Work with **balance** between mind and heart, knowledge and intuition, expertise and passion
- Allow **no** room for **blame**
- **Confront internal contradictions**; practice **compassion** towards those who, like yourself, contribute to the problem they wish to solve
- Practice **constructive attitude**—never oppose something unless you are able to propose something better

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Workshop Process

12:05 Getting to know each other @ tables

12:20 Goal setting

12:35 Life-Space-Building – start with LIFE

12:55 SPACE

1:20 BUILDINGS

2:00 Concept, Qualities, Sketches

2:30 Visit other tables/break

2:40 Reconvene/agree on Short Report

2:50 Group Reporting



Workshop Process: Goals



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Possible Project Goals

Each table group should discuss their overall goals for the site. To assist in that process, we are providing a sample goal with options, which can be modified as the group desires.

Our goals for the Westgate / Five Corners Special District are to create a place that:
(indicate the goals your group agrees with, and add more as desired)

- is attractive
- is safe
- is economically viable for years to come
- serves the needs of both residents in the immediate area and the city as a whole
- is accessible by walking, biking and transit connections
- provides a desirable sense of identity for the neighborhood and City
- contributes to environmental integrity and quality of Edmonds and Puget Sound
- fosters vibrant public life, social cohesion and community spirit

-
-
-
-

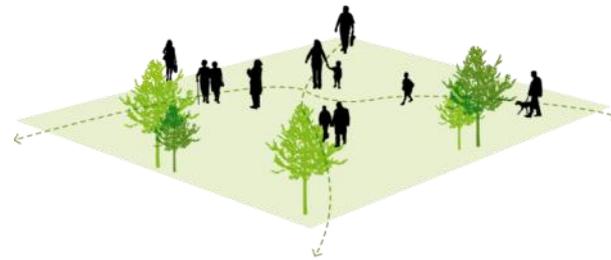


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Life - Space – Building Process



Life



Space



Buildings

Workshop Process: Life

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Edmonds Special District Plans | Workshop | March 12, 2011

Possible 'Life' Activities + Facilities

Choose and elaborate on items you want to emphasize for Westgate or Five Corners. Use this list as a reference for the LIFE exercise, and please record a master compilation of your group's ideas on one of these sheets.

- Outdoor gathering spaces for people of all ages and abilities
- Outdoor cafes
- Amenities such as fountains, sculpture, and seating areas
- Indoor gathering places such as coffee shops, brew pubs, bakeries, and bookstores
- Public uses such as library, post office, or community centers
- A wide variety of retail options, such as clothing stores, hardware, home and garden stores
- Farmer's markets
- Entertainment spaces such as movies, video games, or bowling alleys
- Activities and play spaces for children
- Convenient walkability for those living nearby with paved sidewalks and trails and safe street crossings
- Housing (apartments, townhomes, live work units, or condos) above or near retail uses to meet the needs of various lifestyles, age groups, and income levels and support added retail uses
- Offices, such as insurance, real estate and law
- Streets and public rights of way that are attractive and safe for walkers and cyclists, as well as cars
- Green features such as green roofs, bioswales, and rain gardens
- Nighttime lighting for vibrancy and safety

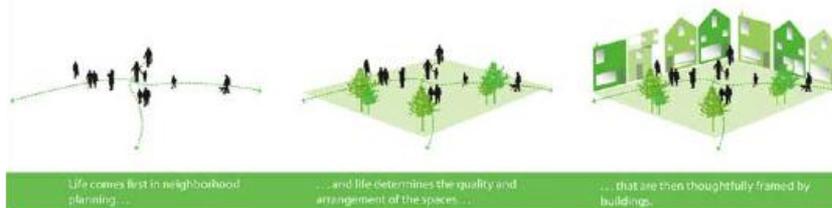


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Life - Space – Building Process



The "life, space, buildings" approach to neighborhood workshops is an effective way to capture the vision of the locals.



1. Life

A vision for public life begins with the people who live in the neighborhood. It is important to consider the daily life of all the residents. Including everyone's input helps paint a clear picture of neighborhood life. This understanding is the key to improving neighborhood vitality.

2. Space

The next step is to envision public spaces that can best support the life of the neighborhood. What types of public spaces do people need for the life that was discussed in the first step? A focus on the fine-grained, human-scale of spaces is crucial.

3. Buildings

To finish, planning should address the quality, height, massing, scale, and functions of the buildings that will support neighborhood life and fit the spaces that were carved out in the second step.

Neighborhood workshops can adopt the life - space - buildings approach. This is a good way to capture the input of every person at the table.



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Workshop Process

12:05 Getting to know each other @ tables

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12:55 SPACE

1:20 BUILDINGS

2:00 Concept, Qualities, Sketches

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2:40 Reconvene/Agree on Report

2:50 Group Reporting



Workshop Process

Your Team's Products

1. Your team's **Goals**
2. A compilation of your desired “**Life**” Activities and Facilities.
3. Your desired “**Spaces**” on the tracing paper.
4. Your **Model Site Design** showing buildings, streets and public spaces.
5. A brief description & sketches of your **concepts** and **qualities**.
6. Key ideas to **share** with the group (1-2 minutes).
7. Digital **photographs** of your project.



Workshop Process

Workshop Resources

People: Public Works, Planners, Market Analyst, Artist

Resource Table: Design Examples, Roundabouts, Market Study, Materials

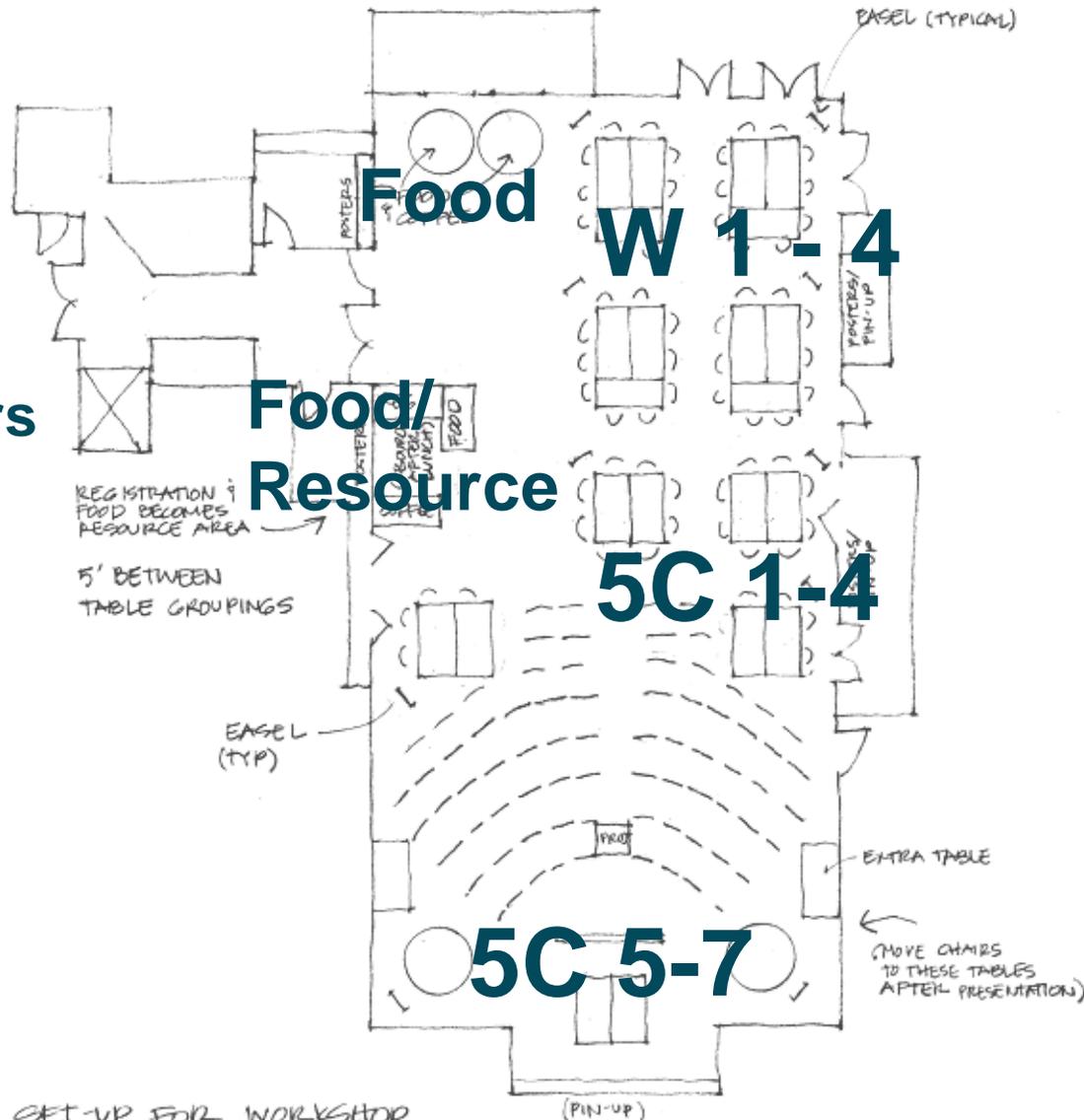
Wall Posters: Site Photos, Site Opportunities, Stormwater

Team Table: Briefing Book, Maps, Templates, Blocks, Materials



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Rest
Rooms
Downstairs



REGISTRATION & FOOD BECOMES RESOURCE AREA

5' BETWEEN TABLE GROUPINGS

EASEL (TYP)

EASEL (TYPICAL)

EXTRA TABLE

MOVE CHAIRS TO THESE TABLES AFTER PRESENTATION

(PIN-UP)

SET-UP FOR WORKSHOP

MARCH 12 9-4



Please share your ideas and enjoy the day

Thanks for Joining Us!

