

REVISIONING Five Corners & Westgate

Edmonds Special District Plan

Draft Plans

May 3, 2011



City of Edmonds



Green Futures Lab,
University of Washington



Cascade Land Conservancy

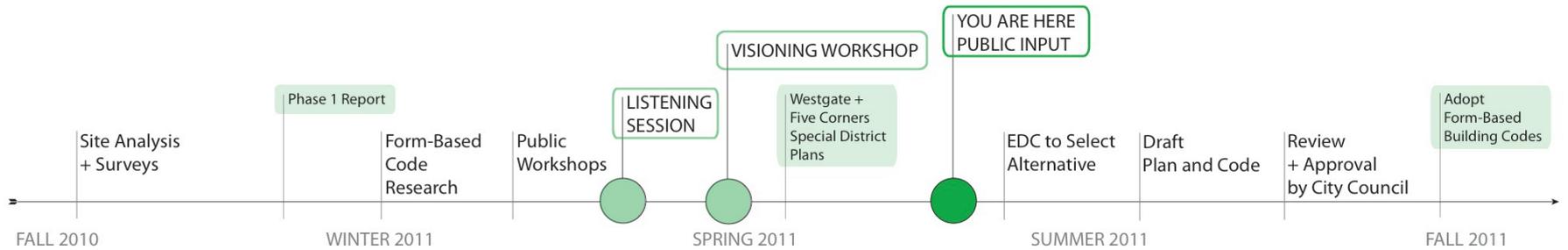
Agenda

- 6:00 Introduction
- 6:05 Overview of Process & Design Workshop Results
- 6:15 Movement, Greening & Stormwater Opportunities
- 6:25 Alternative Site Design Concepts
- 6:35 Next Steps
- 6:40 Open House – Comment on Alternatives



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Process Overview



PROCESS OVERVIEW

Phase One: Site Analysis and Online Survey



- Prepared a citizen survey
- Site surveys of land uses & amenities.
- Parking counts
- Walking distance & conditions
- Mapping study results
- Analysis of user friendliness

Phase Two: Listening Session and Audience Response Surveys



Brown University

- Listening sessions for each site
- Audience response survey
- Synthesis of survey results
- Form-based code case studies

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Phase Three: Design Workshop and Draft Plans

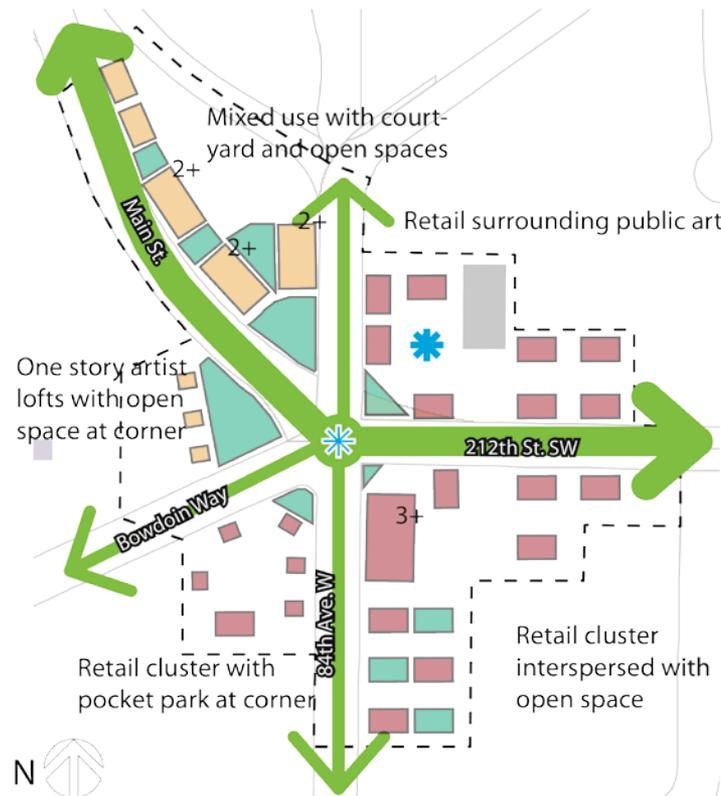


- Public design workshop
- Review of what we have heard from the public
- Draft site design



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Design Workshop Results Five Corners



FC6: Five Corners Circle

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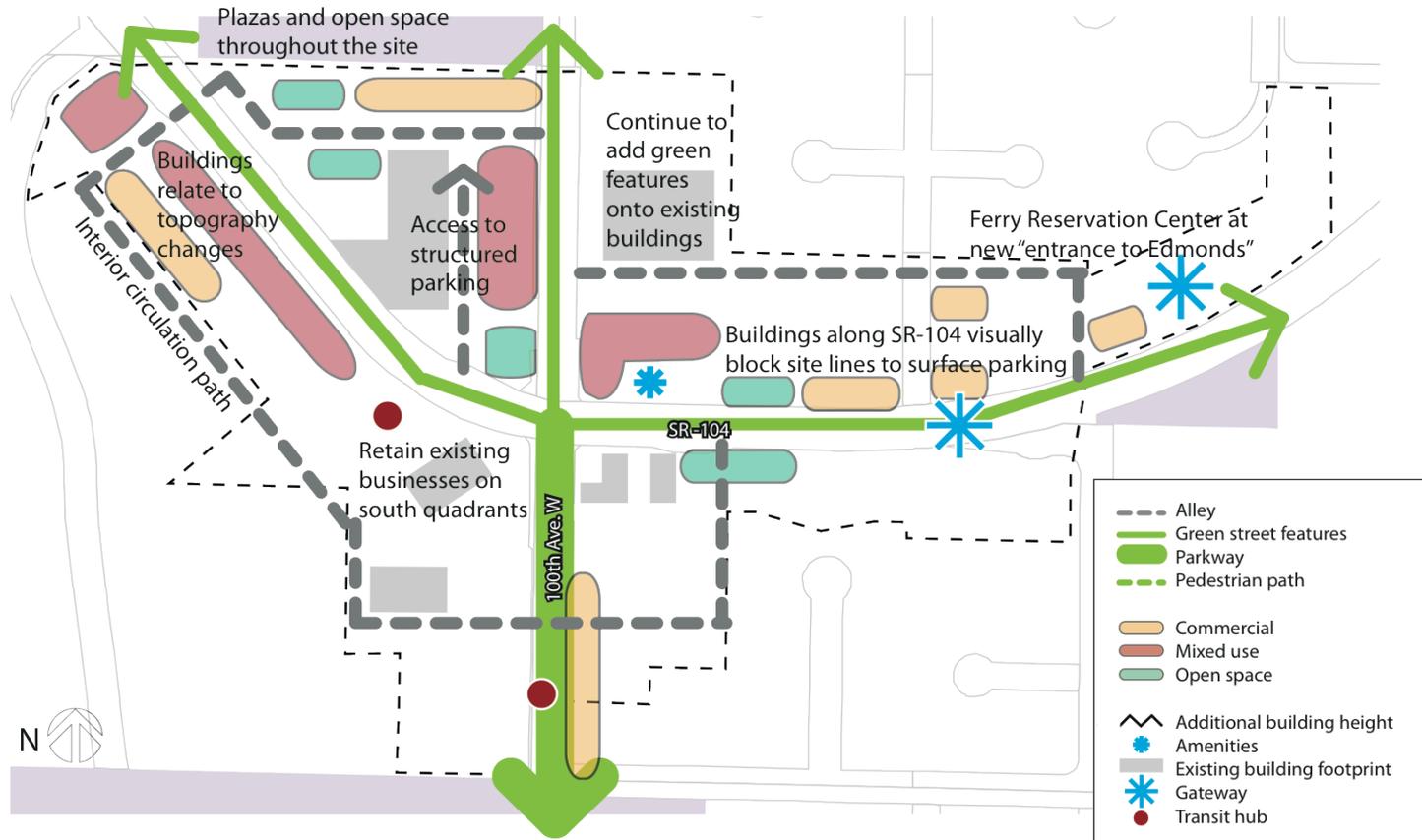
What We Have Heard:

Public Input -Five Corners

Main Topics	Popular Recommendations	Source
Building Scale	One to two stories	Audience Response Survey
	Two to three stories	Design Workshop
	Condos or apartments over retail	Listening Session
	Live/work units	Listening Session
	No additional housing	Listening Session
	Add Housing	Design Workshop
Public Space	Most popular recommendation for improvement (all ages)	Online Survey
	Benches	Listening Session
	Flowers and green space	Listening Session
	Covered seating near building	Listening Session
	Plaza	Audience Response Survey
	Water feature for kids	Audience Response Survey
	Open space/gathering space	Design Workshop
Walking/Biking	Improve walkability	Design Workshop
	Improve safety	Design Workshop
	Connect to Pine Park	Listening Session, Design Workshop
Traffic	Better traffic management	Online Survey
	Roundabout has general community support	Online Survey, Listening session, Design Workshop
	Concern that roundabout will increase traffic	Online Survey, Listening Session
Services	Better restaurants	Online Survey
	Stores for services	Online Survey
	Bakery	Online Survey
	Street café	Design Workshop
	Business fronts on street	Audience Response Survey, Design Workshop
Amenities	Nesting boxes	Listening Session
	Native plants	Listening Session
	Landscaping on sidewalks	Audience Response Survey
	Street trees	Design Workshop

Design Workshop Results

Westgate



WG3: **Westgate Create**

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What We Have Heard:

Public Input - Westgate

Main Topics	Recommendations	Source
Building Scale	Three to four stories Condos or apartments over retail	Audience Response Survey Listening Session
Public Space	Most popular recommendation for improvement (all ages) Outdoor plaza/green space Plaza and seating Green space	Online Survey Listening Session Audience Response Survey Design Workshop
Walking/Biking	Improve Walkability Pedestrian overpass/tunnel Bike lanes Pedestrian safety	Online Survey Design Workshop Design Workshop Design Workshop
Traffic	Better Traffic management	Online Survey
Services	Better Restaurants Bakery Street Café Business fronts on street	Online Survey Online Survey Design Workshop Audience Response Survey, Design Workshop
Amenities	Trees and native plants Rain Garden Landscaping on sidewalks Street trees	Listening Session Listening Session Audience Response Survey Design Workshop



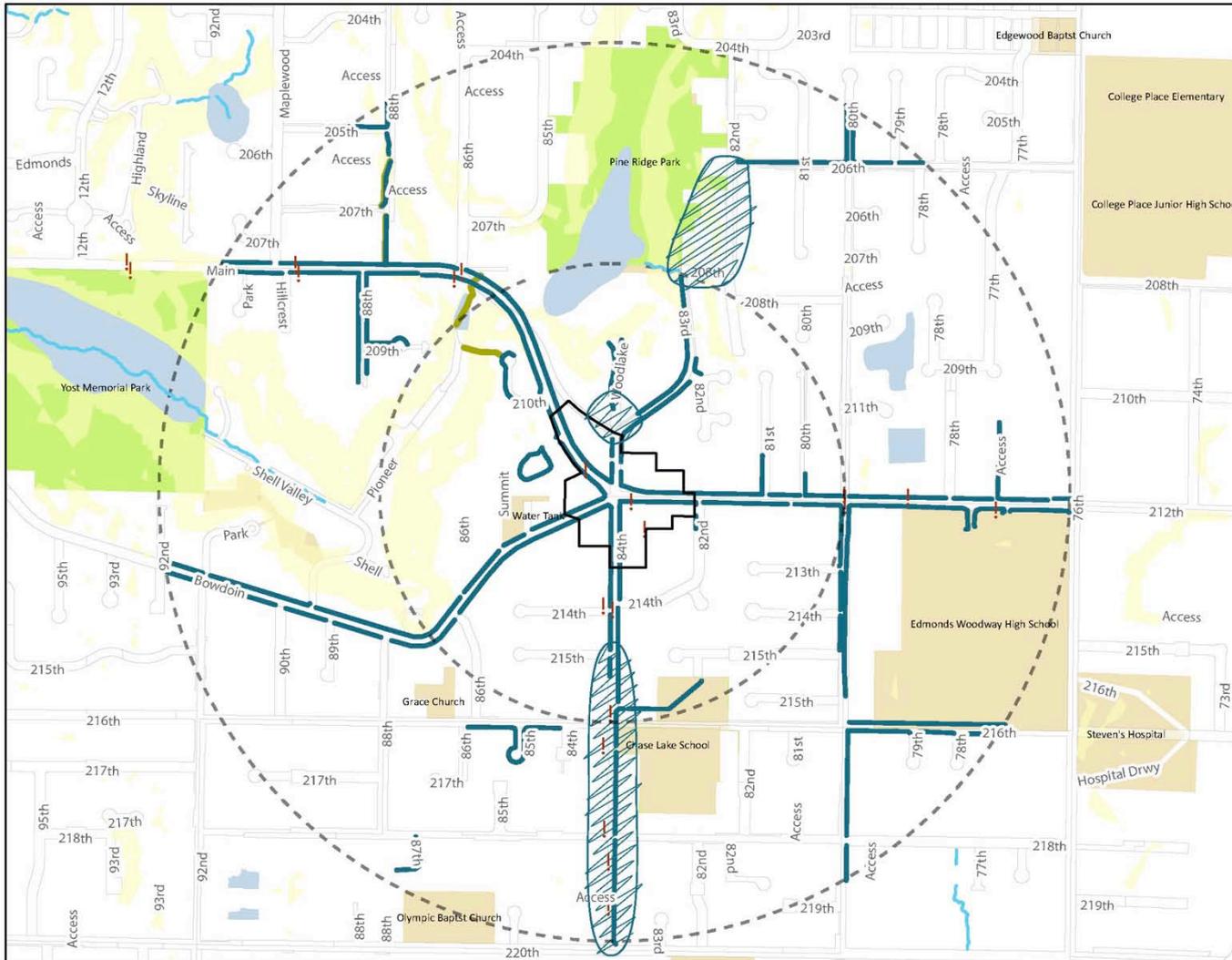
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Public Space



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Pedestrian Connections



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Movement Opportunities: Sidewalks

Potential:

Opportunity/Need for better walking conditions

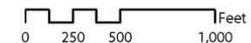
Existing:

- Facilities**
- Transit Stops
 - Sidewalks
 - Alleys

Amenities

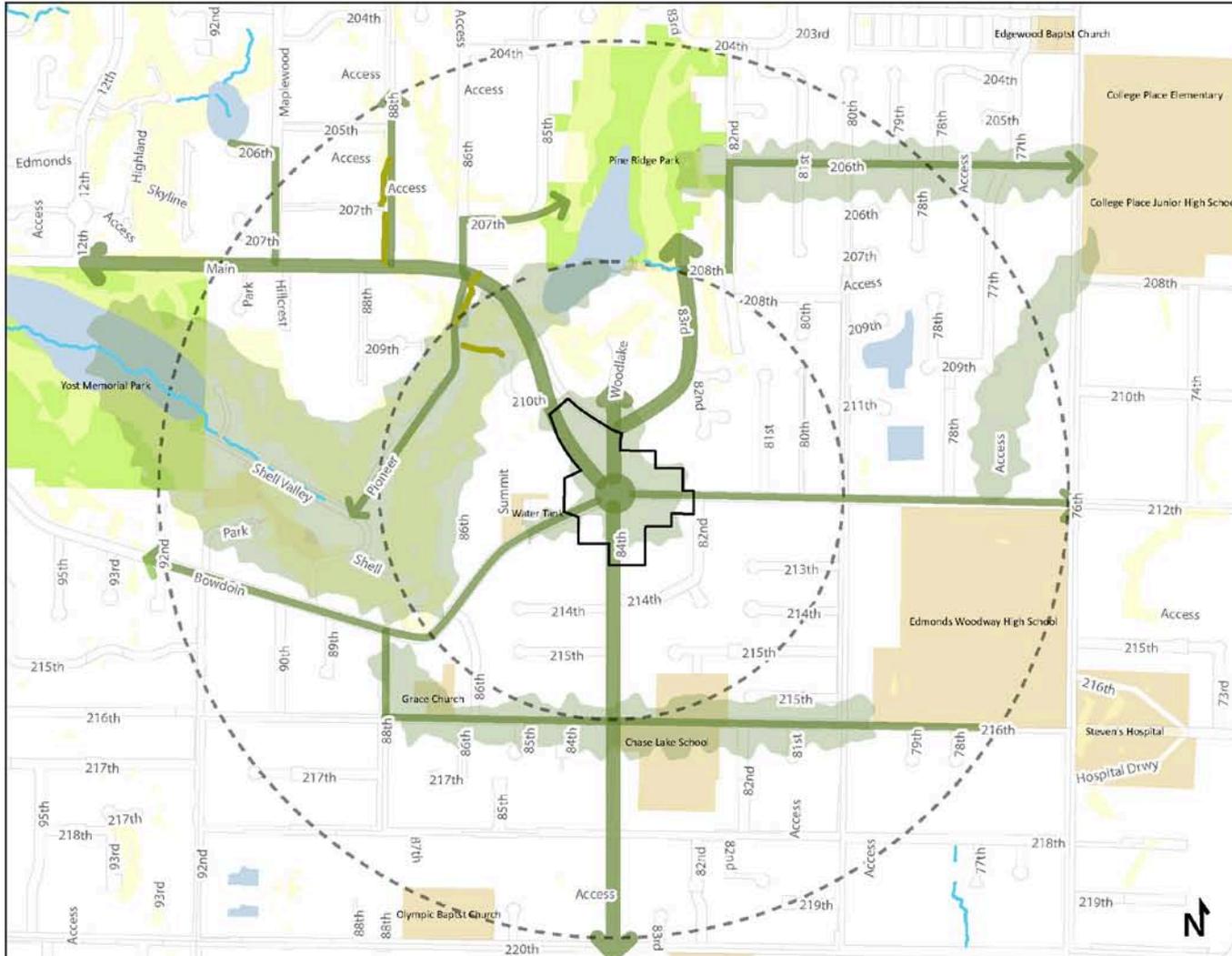
- Wetlands
- Streams
- >8% Slopes
- Parks
- Public Use

Walking Radius: 5 + 10 min.



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Green Connections



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Green Connections Opportunities

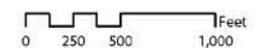
Potential:

- Green Connections
- Movement Connections

Existing:

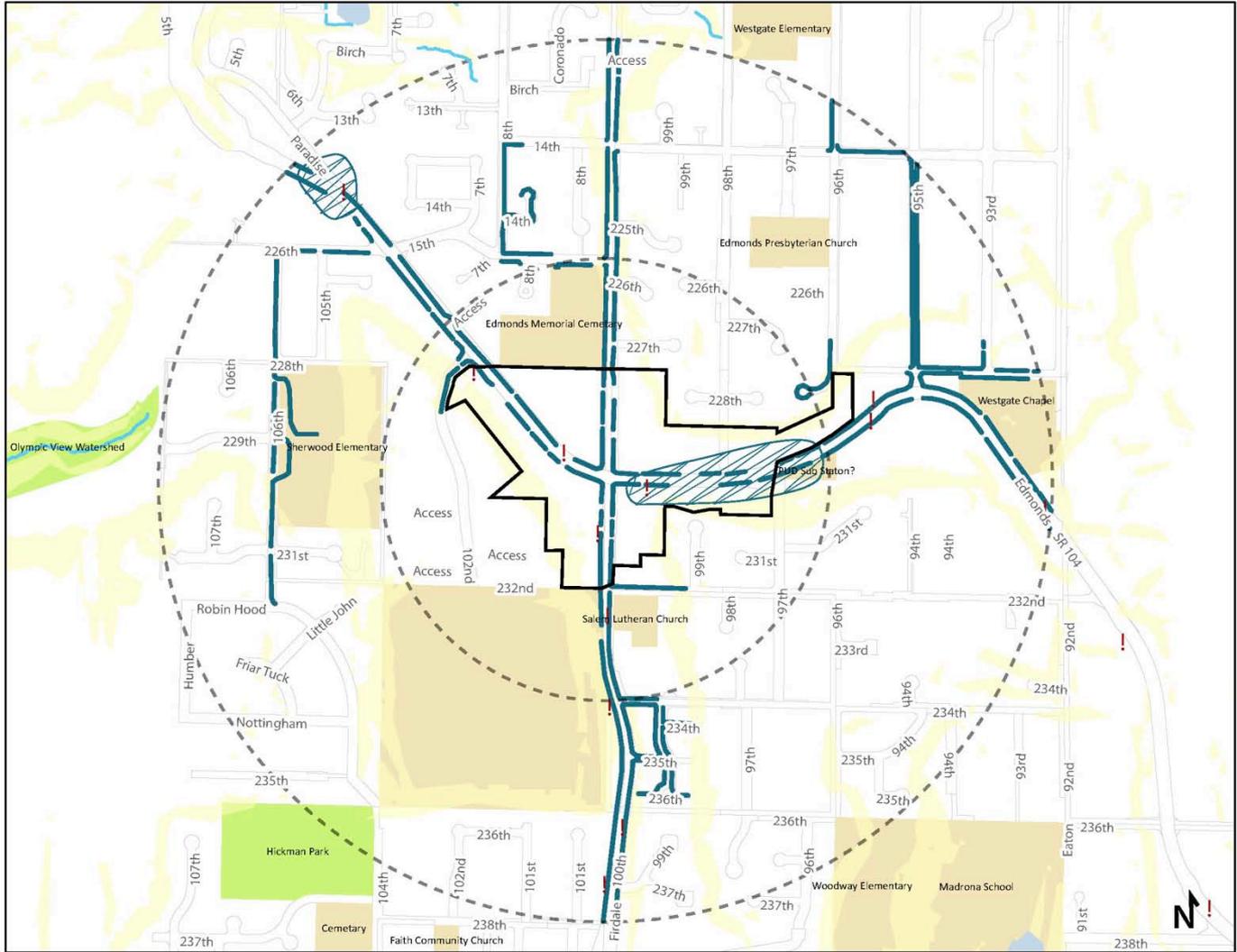
- Wetlands
- Streams
- >8% Slopes
- Parks
- Public Use

Walking Radius:
5 + 10 min.



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Pedestrian Connections



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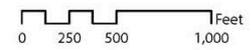
Movement Opportunities: Sidewalks

Potential:
 Opportunity/Need for better walking conditions

Existing:
 Transit Stops
 Sidewalks
 Alleys

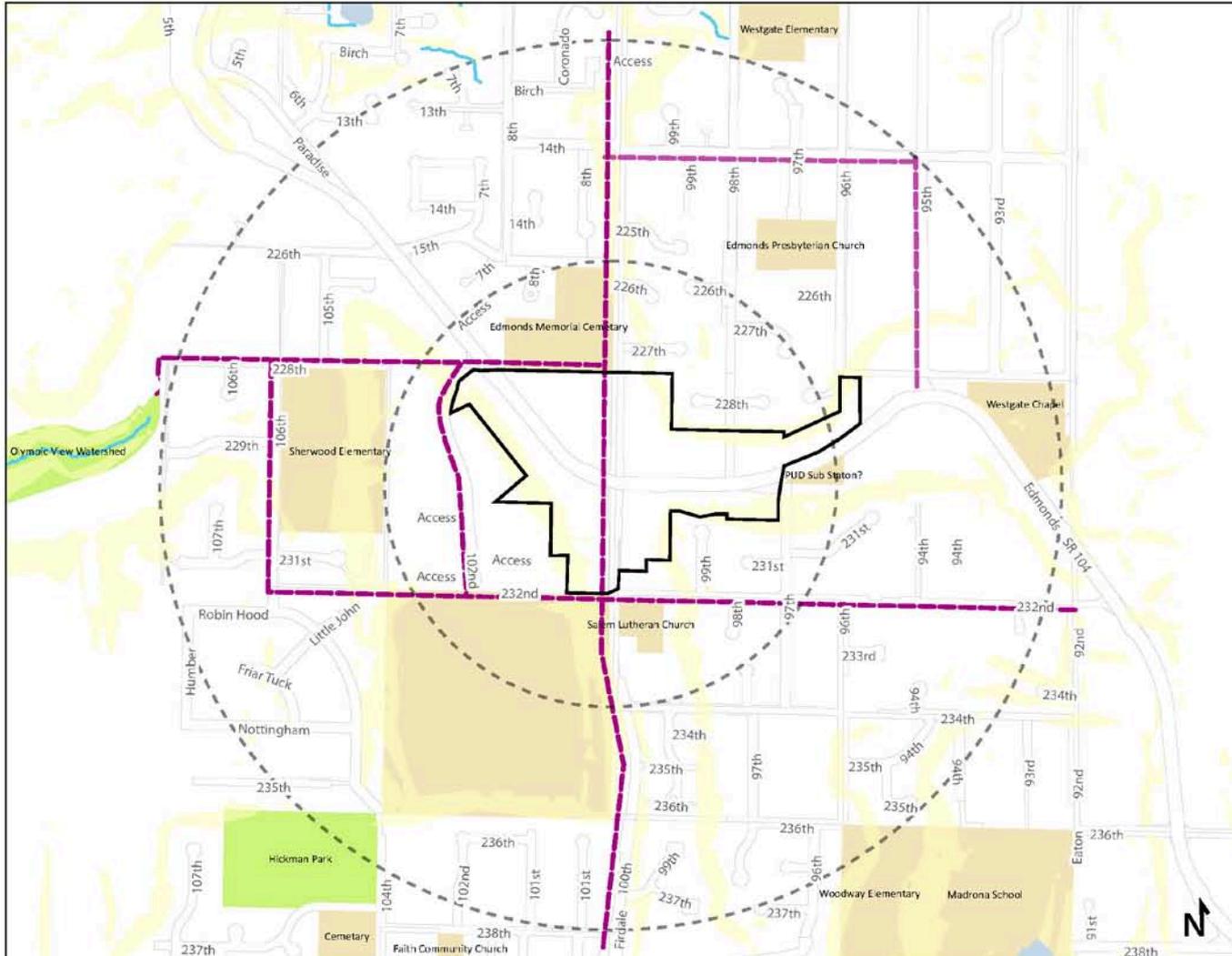
Amenities
 Wetlands
 Streams
 >8% Slopes
 Parks
 Public Use

Walking Radius: 5 + 10 min.



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Cycling Connections



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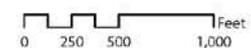
Movement Opportunities: Cycling Connections

— Bike Connections - Potential

Existing:

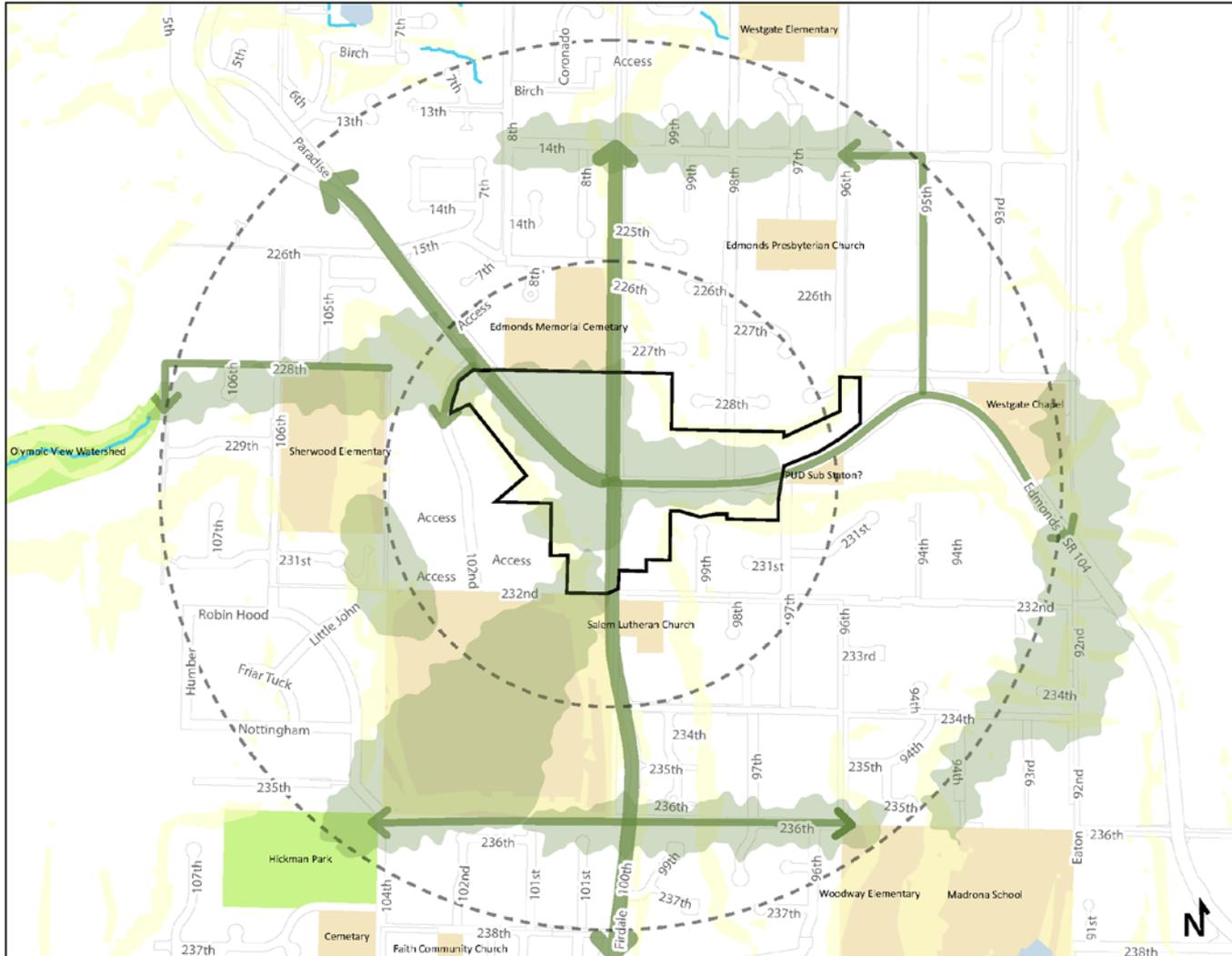
- Wetlands
- Streams
- >8% Slopes
- Parks
- Public Use

--- Walking Radius: 5 + 10 min.



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Green Connections



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Green Connections Opportunities

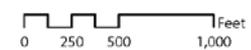
Potential:

- Green Connections
- Movement Connections

Existing:

- Wetlands
- Streams
- >8% Slopes
- Parks
- Public Use

--- Walking Radius:
5 + 10 min.



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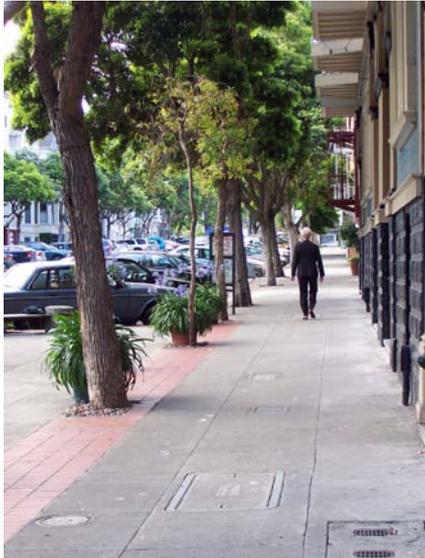
Stormwater Management



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GREEN FEATURES

street trees | green street edges | green roofs |
stormwater treatment | bioswales | rainwater harvesting |
rain gardens | permeable paving | pocket parks | courtyards



street trees



green street edges



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GREEN FEATURES

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green roofs



stormwater treatment



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GREEN FEATURES

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bioswales



rainwater harvesting



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GREEN FEATURES

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rain gardens



permeable paving



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GREEN FEATURES

street trees | green street edges | green roofs |
stormwater treatment | bioswales | rainwater harvesting |
rain gardens | permeable paving | **pocket parks** | **courtyards**



pocket parks



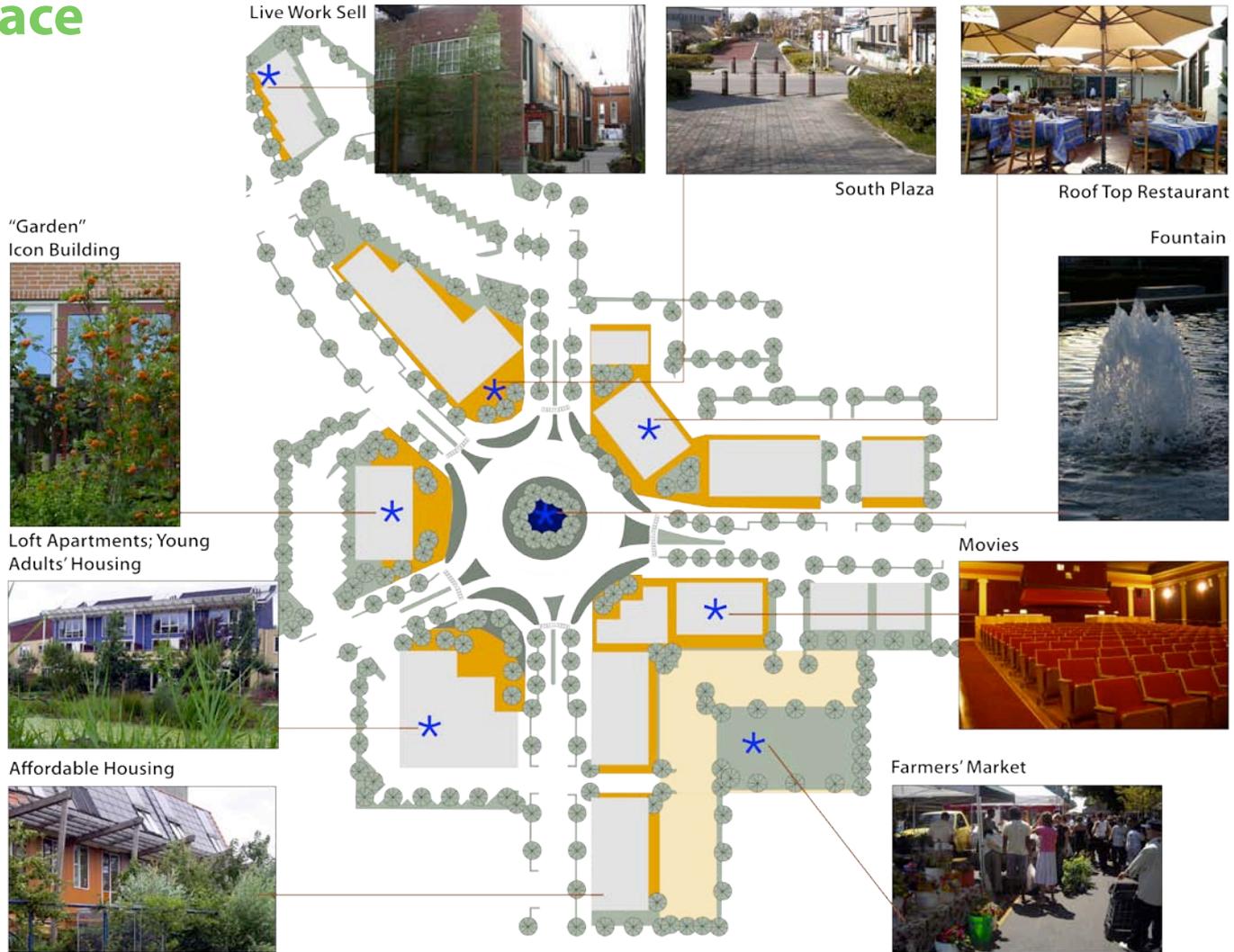
courtyards



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Design Alternatives

Life Space



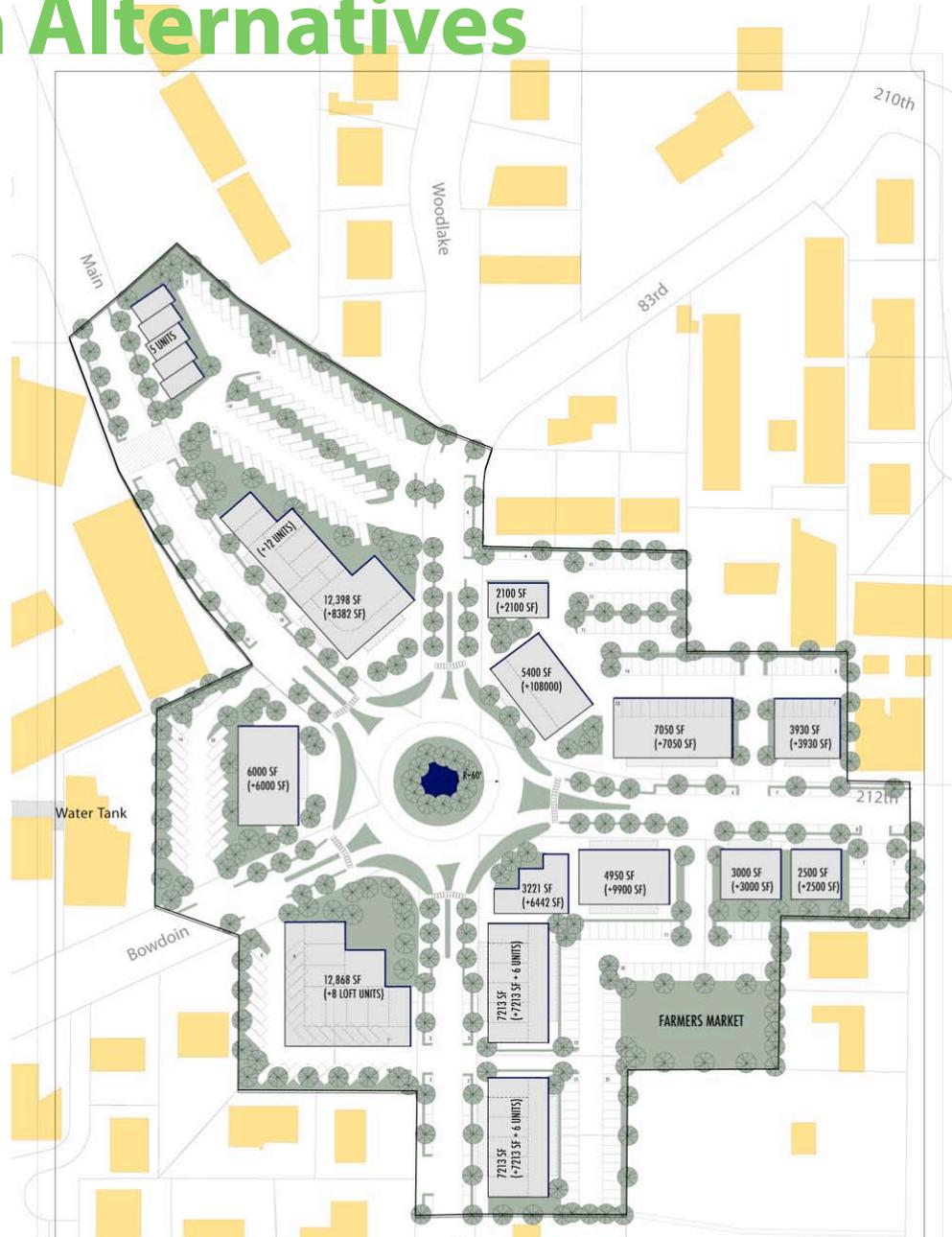
FC1: Garden Gateway



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Design Alternatives

Site Plan



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Design Alternatives

Building Scale



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Design Alternatives

Life Space

Courtyards for intimate outdoor seating



'Icon' Building



Large sidewalks/Street tree buffers



Open Plazas



Internal pedestrian circulation

Small Park facing south



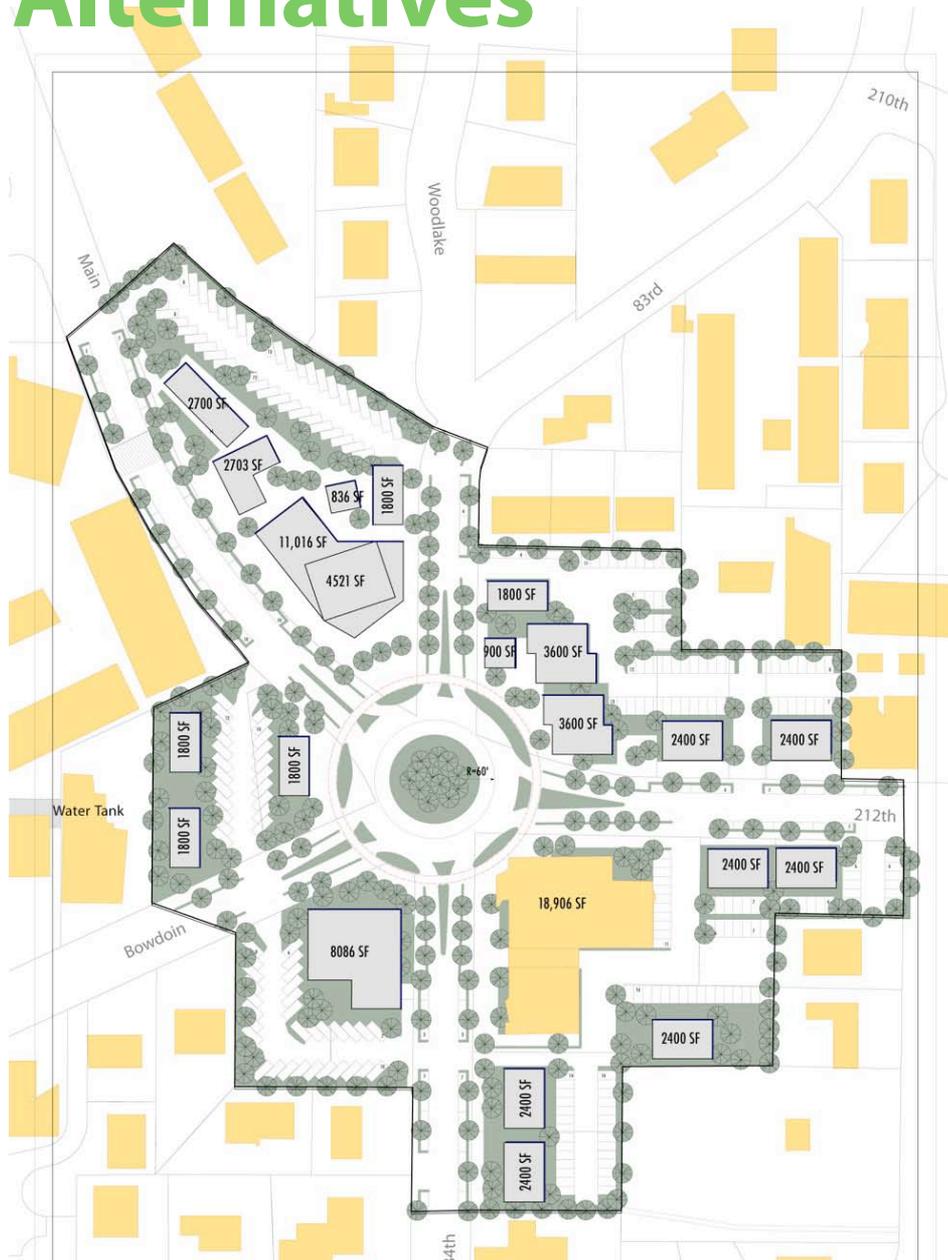
Pedestrian and Bike Circle



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Design Alternatives

Site Plan



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Design Alternatives

Building Scale



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Design Alternatives

Life Space



WG2: Urban Village



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Design Alternatives

Building Scale



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Design Alternatives

Life Space



Temporary Farmer's Market



Retain existing tree canopy



Rainwater features along SR-104



Pedestrian improvements and street trees to create a sense of enclosure

Office plaza on open space with water quality features



Views to hill and vegetation



WG1: Arts & Food Hub



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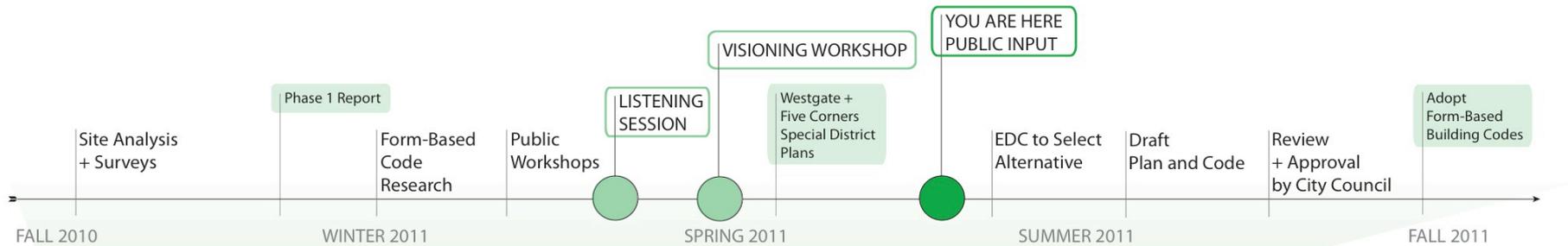
Design Alternatives

Building Scale



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Next Steps



NEXT STEPS - SHORT TERM



NEXT STEPS - LONG TERM

In the future, new developments will use form-based building codes

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This Evening's Activities

- General Questions
- Review Alternatives
- Complete Comment Cards

THANKS FOR COMING!

