

REVISIONING Westgate

Westgate Plan

and Code Proposals

City Council Public Hearing

August 4, 2014

Proposal Includes:

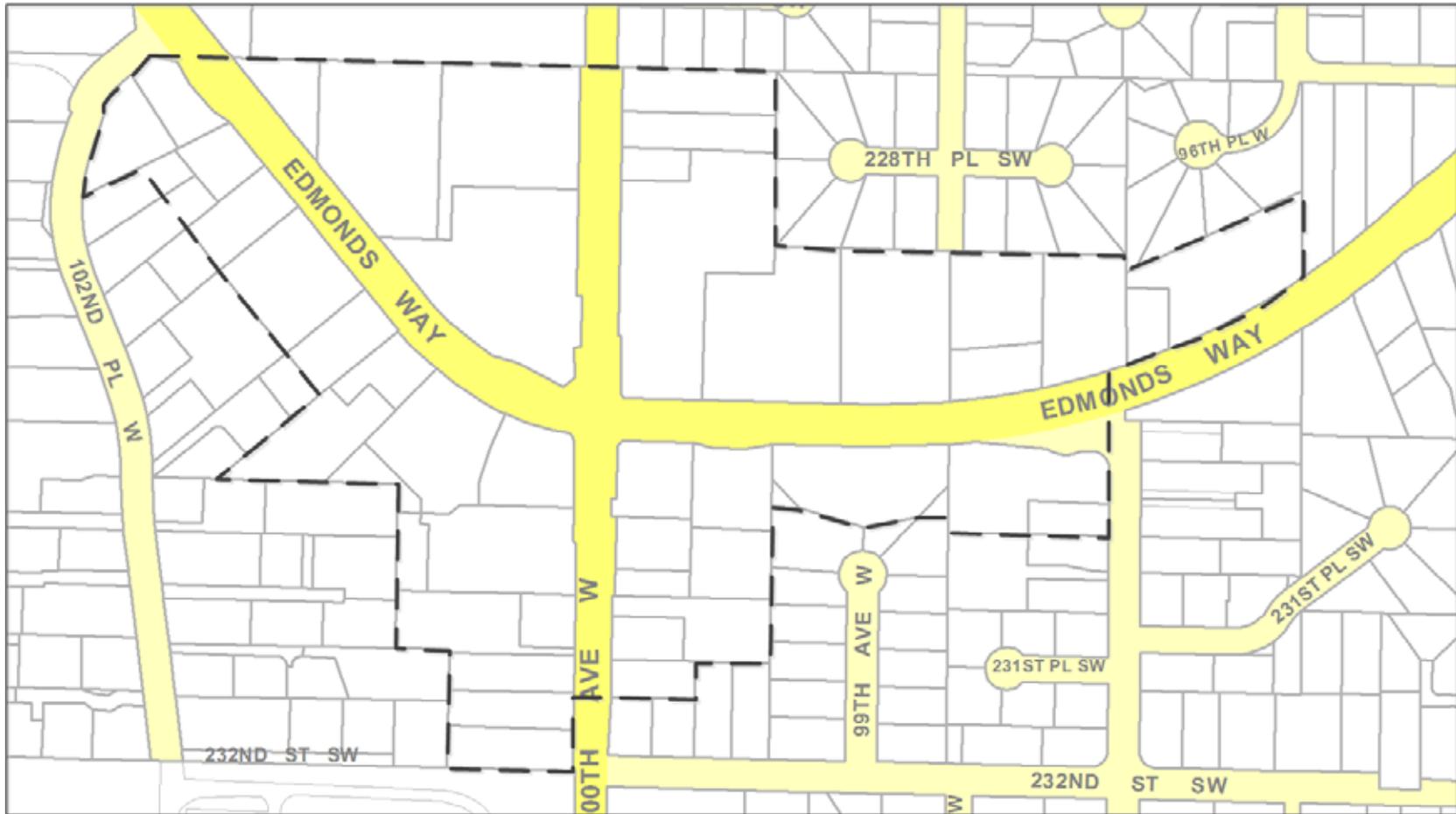
Three distinct actions:

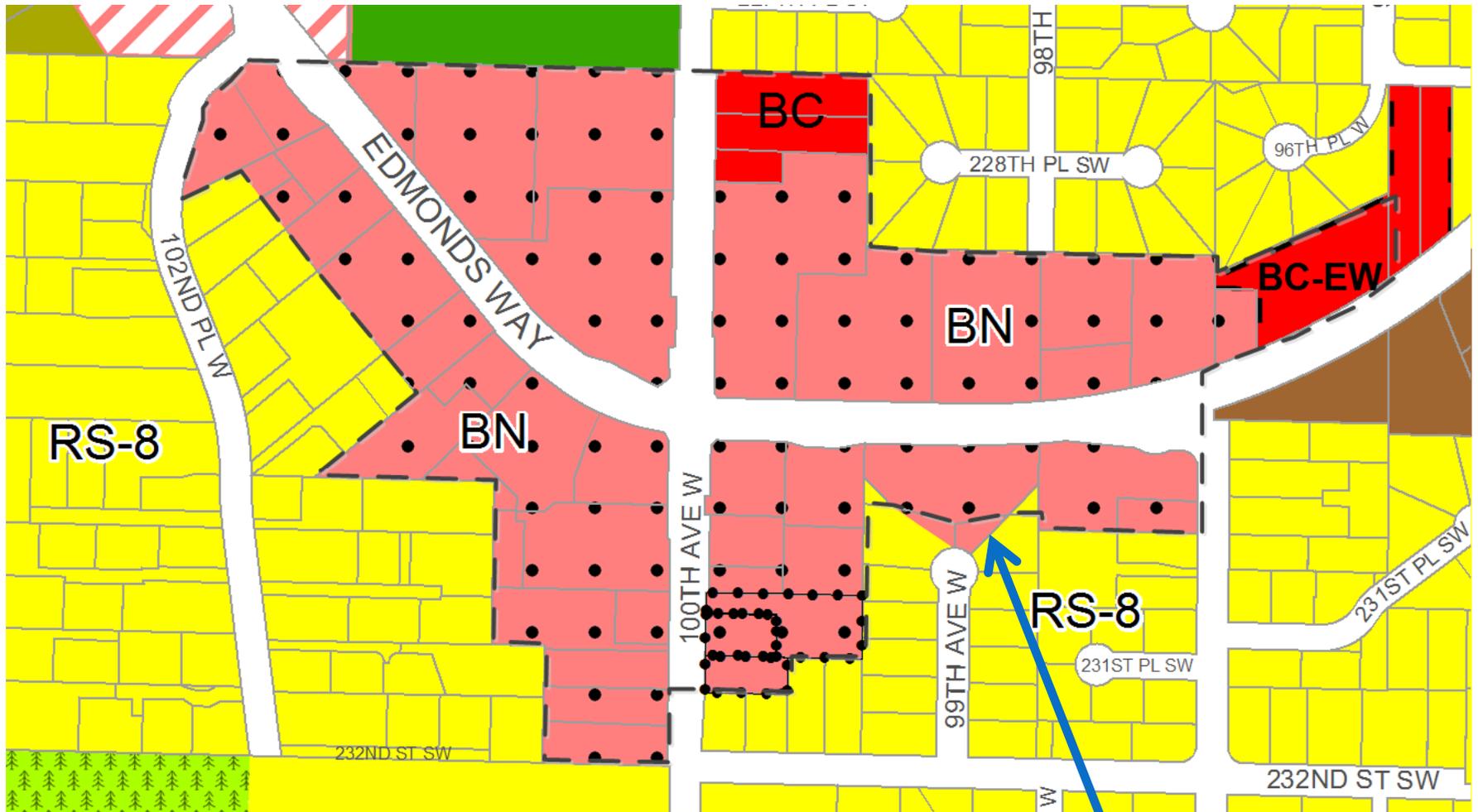
1. Comprehensive Plan text amendment (policy language)
2. Establishment of new zone (Westgate Mixed Use)
3. Rezoning of commercial properties in the Westgate area to WMU

Proposal Features:

- No expansion of the existing commercial area
- Additional intensity of development within the commercial area
- “Hybrid zone” mixture of traditional regulations (uses, setbacks) and form-based elements not regulated in standard zones (building types and locations, requirements for amenities and open space)
- Mix of building heights dependent on location and topography
- “Green Factor” landscape system
- Additional protection for surrounding slopes and trees/vegetation
- Supporting traffic analysis – no reduction in level of service (LOS) (Note that analysis was done at higher level of development than currently proposed)

Westgate Study Area





Westgate Zoning

Existing zoning pattern of the Westgate area. Dashed boundary shows the limit of the Westgate study area.

Map correction



City of Edmonds
121 5th Ave N
Edmonds, WA
98020

Zoning Map Amendment

 Proposed Westgate Mixed Use Zone

1 inch = 250 feet



June 2014

Why Westgate?

The proposal is a response to a number of issues and trends:

- **Growth.** Growth and development is a fact of life in the Puget Sound Region, including Edmonds. The choice made in Edmonds has been to focus growth in existing commercial/multifamily areas rather than expand those areas or rezone adjacent areas.
- **Demography.** The population is aging and needs new housing opportunities (e.g. for different life stages and housing needs/desires). Current housing choices in Edmonds can be improved by offering more variety and styles. Different housing types also enable the younger generation to locate in the community instead of moving out.
- **Environment.** Local communities have relatively constrained options for dealing with issues such as transportation and climate change. Land use, such as encouraging transit-oriented development and increasing the mix of uses in compact, defined areas, can help transportation choices – and the environment. This was a key point made by Forterra – a partner in the project.

Initial Phases

The beginning phases of the process focused on public workshops and meetings, culminating in a report and proposal by a team consisting of:

- City of Edmonds
 - University of Washington,
Green Futures Lab
 - Cascade Land Conservancy (Now Forterra)
-
- The following slides summarize the initial study proposal, which was forwarded to the Planning Board for review and recommendation by the City Council on June 11, 2011.

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Beginning research and activities



Forterra...

Edmonds is a Cascade Agenda Leadership City, working to build communities that are

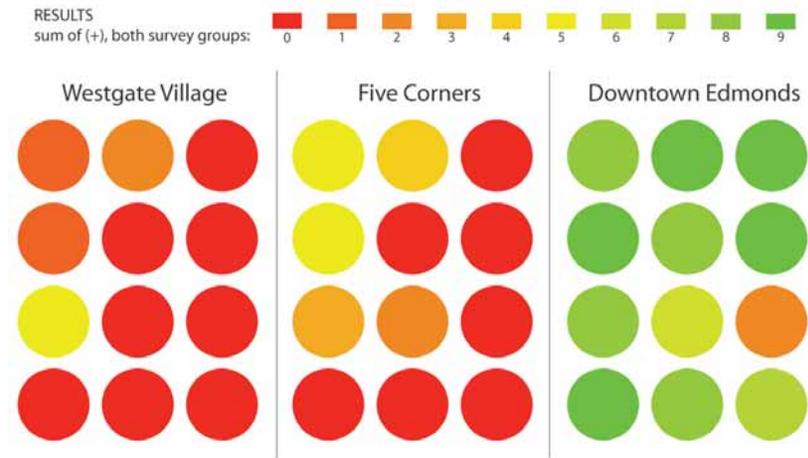
- ***COMPLETE***
- ***COMPACT***
- ***CONNECTED***



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Before Design Started

- Prepared citizen survey
- Site surveys of land uses
- Survey of existing amenities
- Parking counts
- Walking distance & conditions
- Mapping study results
- Analysis of user friendliness
- Neighborhood Identity Comparison



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Participatory Public Process



Brown University

- Community Survey by Mail & On-line
[October 2010 – March 2011]
- Listening Sessions
[January 2011]
- Design Workshop
[March 2011]
- Alternatives Preferences Forum
[May 2011]



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Thoughtful design can make change for the better



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Public Design Workshop



Public participation in a design workshop with local professionals.

Identify community values.

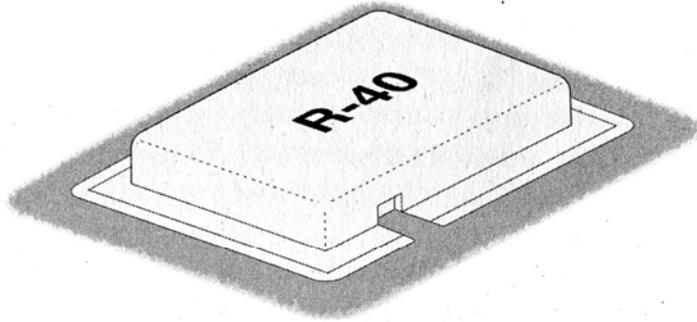
Design for *life* (activities) to determine the arrangement of ***spaces***, and finally, the placement of ***buildings***.

Incorporate a "green infrastructure" overlay.

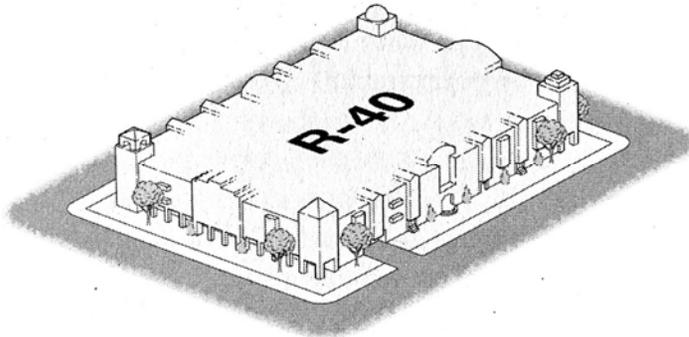


Why use a Form Based Code?

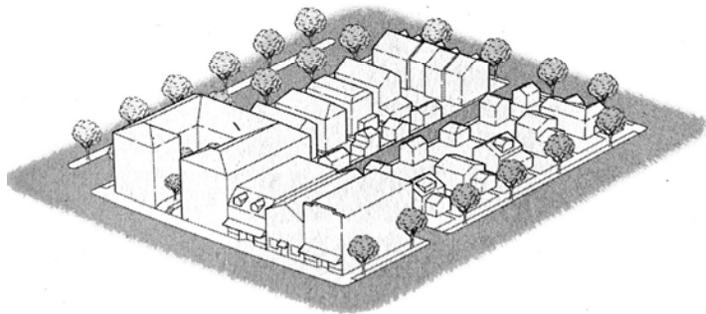
Reconnecting buildings, streets, and open spaces



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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Intent and Goals- Leverage Synergies

- **Create mixed-use walkable, compact, commercial centers**
 - Enhance Edmonds economy and tax base
- **Improve connections for bicyclists & pedestrians**
 - Within the area and to other parts of the city



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Intent and Goals- Leverage Synergies

- **Enhance Westgate identity and visibility**
 - Creating places for public art
- **Prioritize amenity spaces**
 - Creating pleasant places for people to meet



Intent and Goals- Leverage Synergies

- **Promote civic and private investments**
 - Partner to create places to enhance the city and the neighborhood
- **Incorporate sustainable features**
 - Emphasize *green building* construction, *stormwater* infiltration, *low-impact* site design



Intent and Goals - Leverage Synergies

- **Regulate building placement and form**
 - Establish a flexible regulating system to encourage development and provide amenities
- **Create variety of housing choices and retail options and parking options**
 - Serve needs of many economic and age segments



WESTGATE: What is regulated?

- 1. Amenity Spaces**
- 2. Required Building Lines**
- 3. Street Types**
- 4. Building Types**
- 5. Building Frontage Types**
- 6. Sustainable and Green Features**
- 7. Development Requirements and Options**



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1. Amenity Spaces

- **Common Areas:**
Landscape enhancement at intersection, park; street setbacks
- **“Amenity Space”:**
plazas, sidewalks, lawns, pocket parks
- **Trees:** street trees, parking lots & steep slopes
- **Stormwater management:**
landscape features



2. Required Build-to Lines

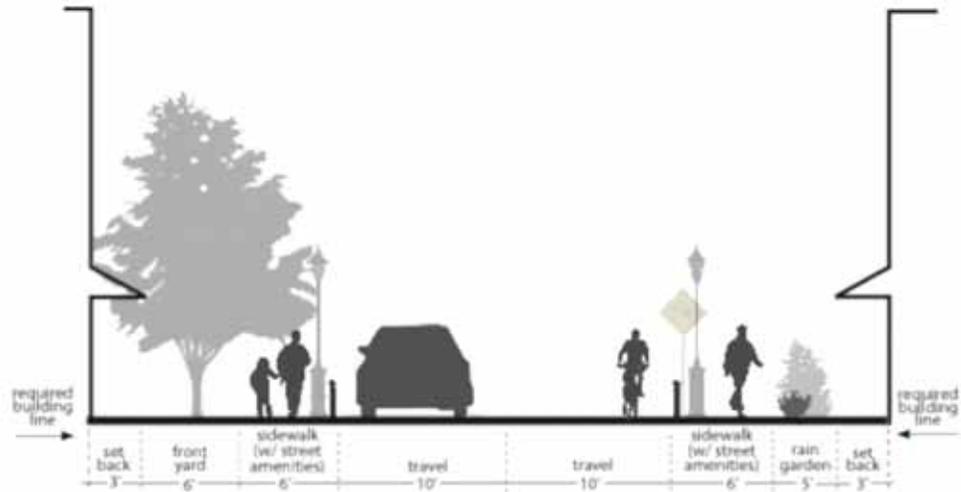


-  SR 104 – build to 8 ft. from right of way
-  100th Ave W – build to 5 ft. from right of way
-  Internal Road – build to 3 ft. from edge

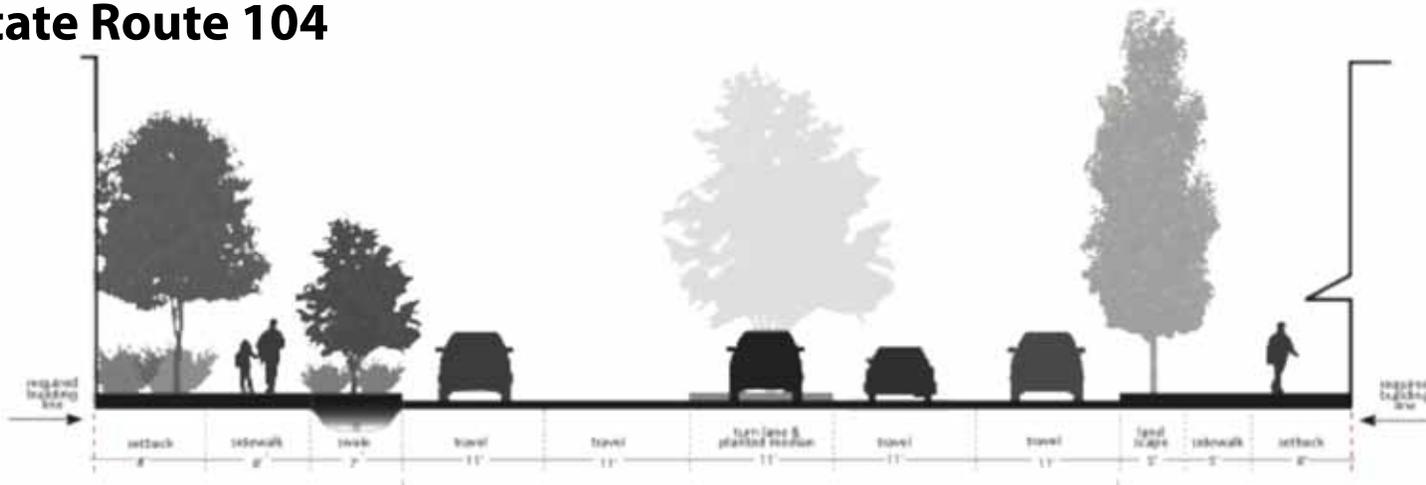


3. Streetscape Standards

Internal Circulation Drive



State Route 104



4. Building Types

1. **Rowhouse** - Townhome apartments or condominiums
2. **Live Work** - Townhome apartments or condominiums with work studio
3. **Stacked Dwellings**- Single level living apartments or condominiums
4. **Loft Dwellings**- two level living units with retail on the ground level
5. **Courtyard Residential** - Apartment or condominium flats
6. **Side Court** - Retail Mixed Use with office or residential above
7. **Commercial Block**- Office, Retail, Mixed Use with office or residential above



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4. Residential Building Types Westgate



Rowhouses



Courtyard Residential



Live/Work



4. Commercial Building Types



Commercial Block



Side Court



Sustainable Standards Menu

- LEED
- Evergreen
- Built Green
- Passive House
- Living Building Challenge



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5. Street Frontage Types: Define how buildings meet the street



6. Green Features: Westgate Green Factor

- 1. Based on **successful Seattle Green Factor** for Commercial and Multi-Family Zones
- 1. Flexible system to address **ecological and livability functions**
- 1. Developer selects options to gain bonus stories



street trees



green street edges

Element: Green Roofs

Green Roofs offer a dramatic functional improvement over conventional roofs. They provide habitat for insects and birds, improve stormwater quality while reducing runoff quantity, and they reduce the heat island effect. Their use in building design can count toward LEED® certification, reduce heating and cooling costs, and almost double the lifespan of the roof. They are becoming more common and can be useful in educating the public about the benefits of green building practices.



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6. Green Features Example



NOTES

DOWNSPOUTS AND GREEN ROOFS CONNECT TO LOWER PLANTERS. STREETSIDE PLANTERS RECEIVE SOUTH OREGON ST. RUNOFF. COURTYARD AND UPPER PLANTERS OVERFLOW TO BIG PLANTER.

➤
1" = 10'0"



Beacon Hill

Recreational Planning

SCALE: NTS

APPLICANT:
BROOKVIEW SERVICES

MATERIALS

4351 15th Ave South, Seattle, WA 98108



7. Development Requirements & Options

Housing Unit Size (see Section 3.4.1)		Cumulative	4 Points
<input type="checkbox"/>	Prereq. Number of units < 900 sq. ft., 10%		Required
<input type="checkbox"/>	Prereq. No units ≥ 1,600 sq. ft.		Required
<input type="checkbox"/>	Credit 1 Number of units < 900 sq. ft. 20%		1
<input type="checkbox"/>	Credit 2 Number of units 900-1000 sq. ft. 10%		1
<input type="checkbox"/>	Credit 3 Number of units 1001-1200 sq. ft. 10%		1
<input type="checkbox"/>	Credit 4 Number of units 1201-1400 sq. ft. 10%		1
Green Building Program			4 Points
<input type="checkbox"/>	Prereq. Built Green® / LEED® Certified Rating or equivalent		Required
<input type="checkbox"/>	Credit 1 LEED® Silver Rating / Built Green® 4-5 / Evergreen Sustainable Development STANDARDS		1
<input type="checkbox"/>	Credit 2 LEED® Gold Rating		2
<input type="checkbox"/>	Credit 3 Passive House Standard / LEED® Platinum Rating		3
<input type="checkbox"/>	Credit 4 Living Building®		4
Green Factor			5 Points
<input type="checkbox"/>	Prereq. Green Factor Score 0.3		Required
<input type="checkbox"/>	Credit 1 Green Factor Score 0.4		2
<input type="checkbox"/>	Credit 2 Green Factor Score 0.5		3
<input type="checkbox"/>	Credit 3 Green Factor Score 0.6		4
<input type="checkbox"/>	Credit 4 Green Factor Score ≥ 0.8 Sustainable Sites Initiative™, or equivalent		5
Amenity Space (see Section 2.3)			4 Points
<input type="checkbox"/>	Prereq. Percentage of amenity space of lot size 15%		Required
<input type="checkbox"/>	Credit 1 Percentage of amenity space of lot size 20%		2
<input type="checkbox"/>	Credit 2 Percentage of amenity space of lot size 25%		3
<input type="checkbox"/>	Credit 3 Percentage of amenity space of lot size ≥ 30%		4
Alternative Transportation		Cumulative	5 Points
<input type="checkbox"/>	Prereq. Meet street standards, including; bikeway and pedestrian networks, and vehicle parking		Required
<input type="checkbox"/>	Credit 1 Car share parking, minimum 2 parking spots		1
<input type="checkbox"/>	Credit 2 Charging facility for electric cars		2
<input type="checkbox"/>	Credit 3 Indoor bicycle storage and changing facilities		1
<input type="checkbox"/>	Credit 4 Priority parking for sub-compact (Smart Cars™ and motorcycles)		1
One-story Bonus requires 8 Points		Two-story Bonus requires 12 Points	
<input type="checkbox"/>	Points in 4 categories, including at least one within Green Factor or Amenity Space		Required

Menu
of
Options

Proposed Development	Review Process
1 to 3 Stories	Administrative Review
4 Stories	Administrative Review + Bonus Scoresheet
5 Stories	Administrative Review + Bonus Scoresheet + Design Review

Consistent
Review Process

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Putting it all together



The Planning Board Review

The Planning Board's work has focused on reviewing the UW/Cascade Land Conservancy (Forterra) product and producing plan and code amendments that would fit within the City's regulatory system and produce a result acceptable to the community.

3 public hearings and numerous work sessions.

The current proposal is a product of the Planning Board's review, and reflects a number of changes from the original proposal.

Variety of buildings/uses



Buildings create spaces



Parking lot and grocery

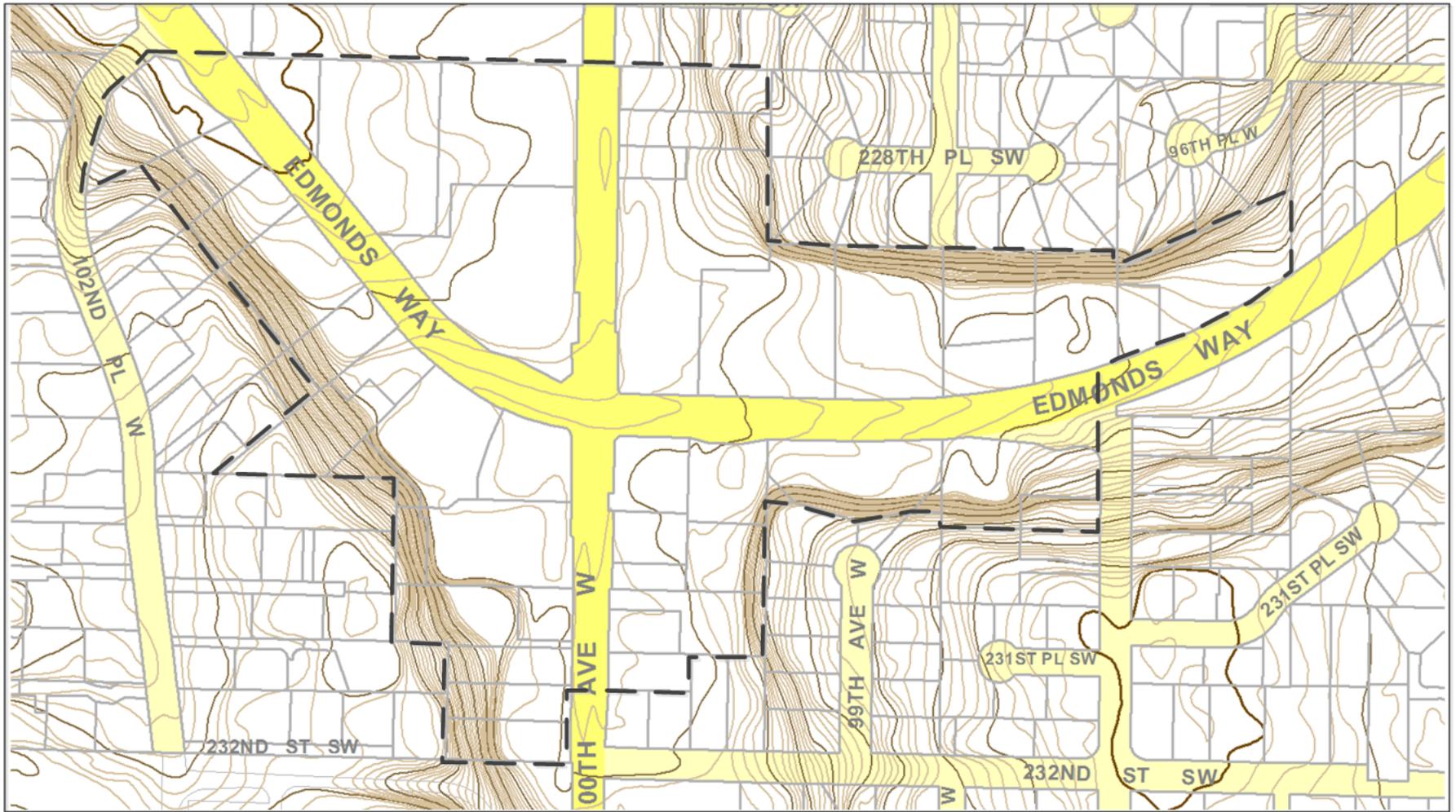


Key Changes

- The plan's emphasis has been shifted from the adjoining streets/highway to the four 'quadrants' that make up the Westgate commercial area.
- The overall proposal is now a hybrid approach, combining traditional and form-based elements. Provides for opportunities while not mandating that new development conform rigidly to certain minimum building heights or requiring that all buildings be pushed up against sidewalk lines. Nonetheless, open space and amenity space is still required, as well as pedestrian and non-motorized circulation within each of the four quadrants of the Westgate commercial area.

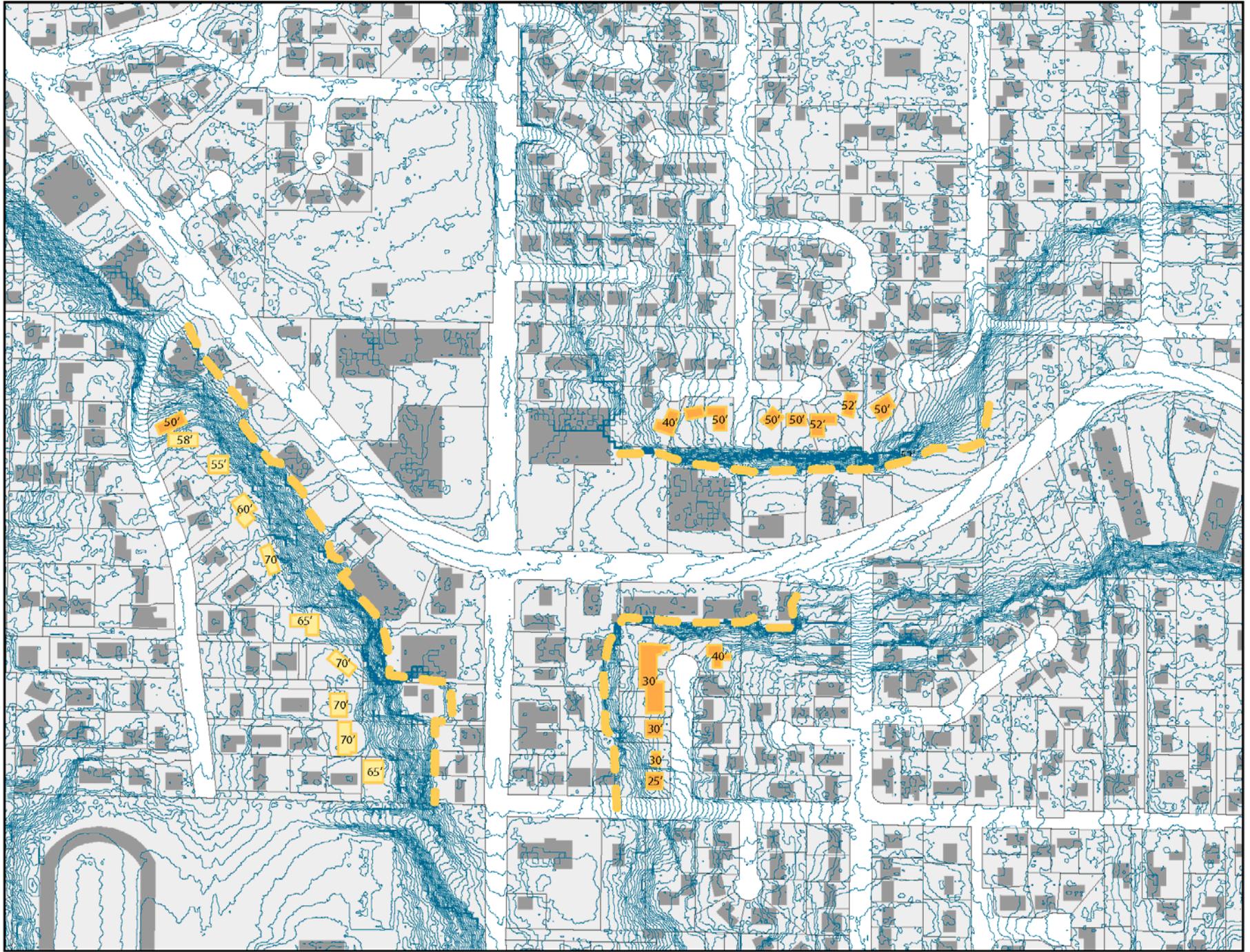
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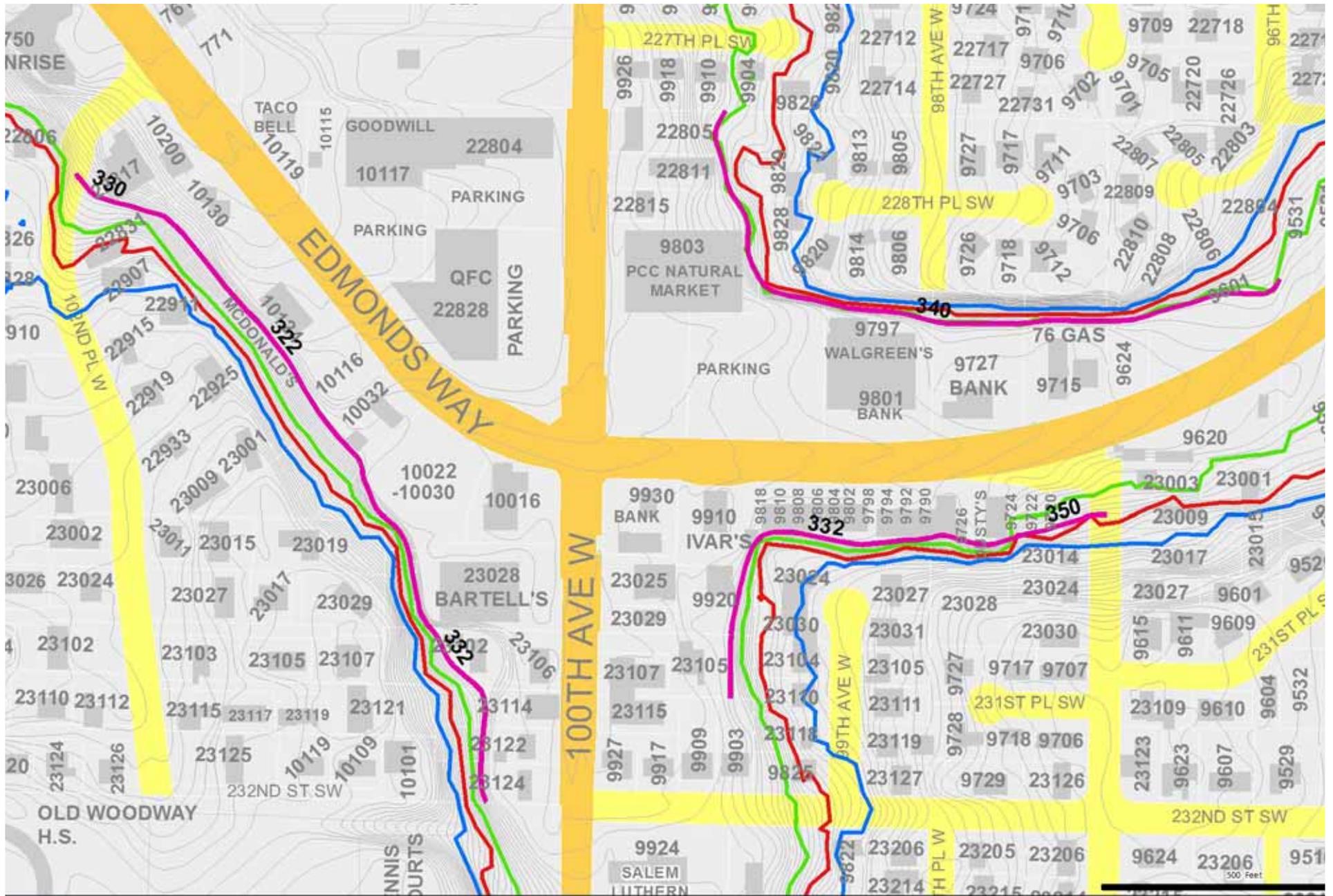
- Instead of development of up to 5 stories, buildings are now capped in most places at 2 or 3 stories, with an opportunity to obtain 4 stories only where the nearby slopes are higher, or where no residences are nearby.
- Street setbacks have been increased from the original 8 feet to 12 feet to provide a wider street interface and to assure that, if needed, turn pockets can be provided for traffic access.
- The intersection of SR-104 and 100th Ave W has a significant step-back requirement radiating from the intersection, to assure that a sense of place is provided at this key intersection.



Westgate Topography

Dark brown lines show 10-foot intervals in elevation change.





Westgate Protected Slopes

1 inch = 250 feet



City of Edmonds

Protected Slope Line

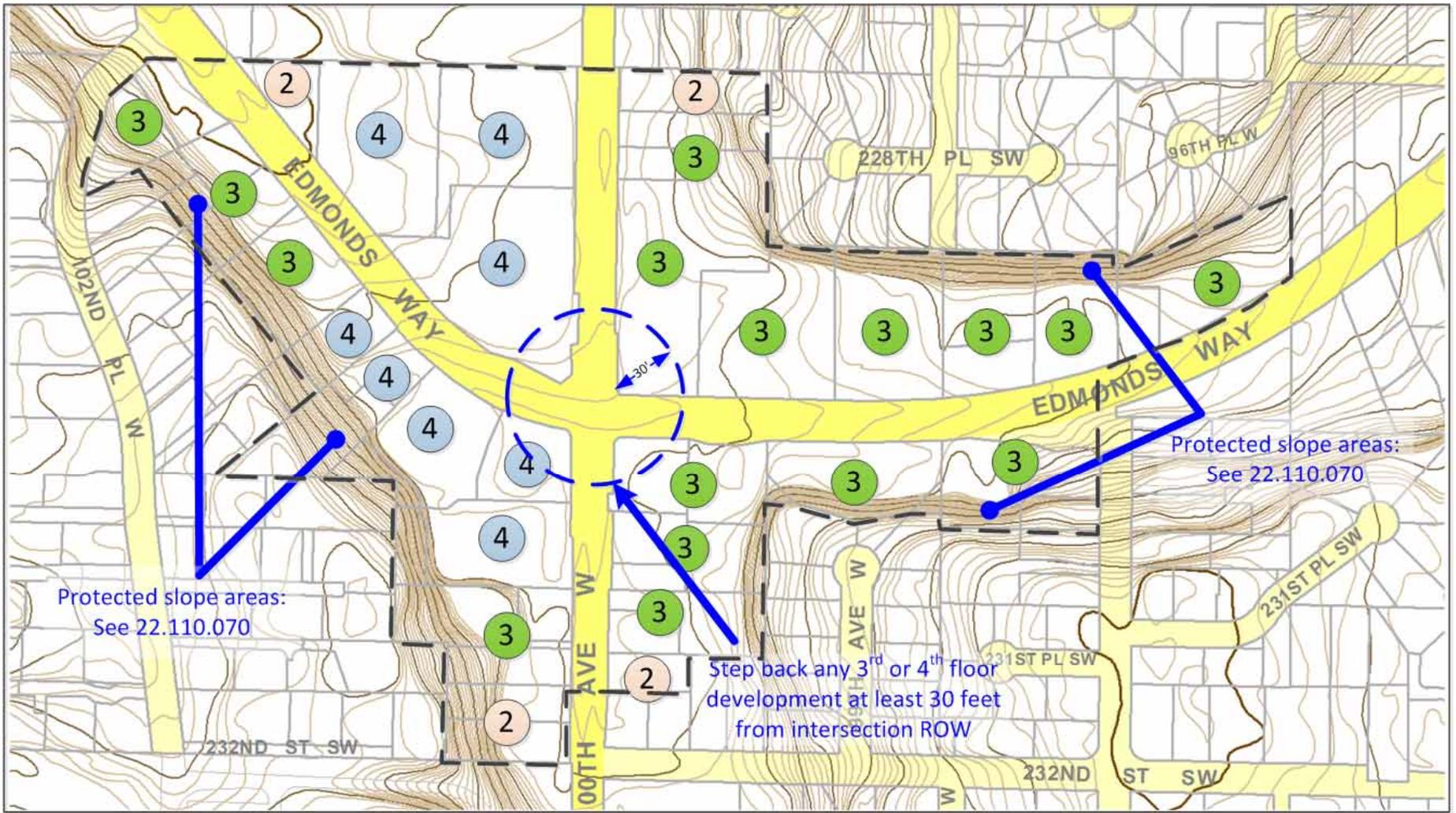


Visibility Line



Buildings at indicated height are





- 4 Parcels eligible for potential 4th story height bonus.
- 2 Parcels limited to two (2) stories in height.

- 3 Parcels limited to three (3) stories in height.

Next Steps

City Council scheduled post-hearing discussions and potential action dates:

August 19, 2014 – Comprehensive Plan text amendment and potential adoption of Westgate text along with already-approved 2014 Parks and Cultural plan amendments.

August 26, 2014 – New Westgate Mixed Use (WMU) zone and Rezone of Westgate commercial properties.