

EDMONDS SPECIAL DISTRICTS

Westgate Village and Five Corners

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SCOPE OF WORK

Overarching Project

Develop conceptual alternatives for the two sites through site analysis, public engagement, and a reevaluation of the existing city codes.



Three Phases

- Environmental scan
- Visioning, analysis
- Final recommendations

Our Role: First Phase

Reconnaissance work;
establish baseline data

- Community Surveys
- Site Analysis

SITES

Westgate Village



Five Corners



- Resident Survey
 - Frequency of pass-by and use
 - Mode of travel
 - Priorities for improvements

- Site Analysis
 - Site usability
 - Parking use data
 - 5 and 10 minute walk distances
 - Benches, bike parking, and transit

PROCESS:
establish baseline data

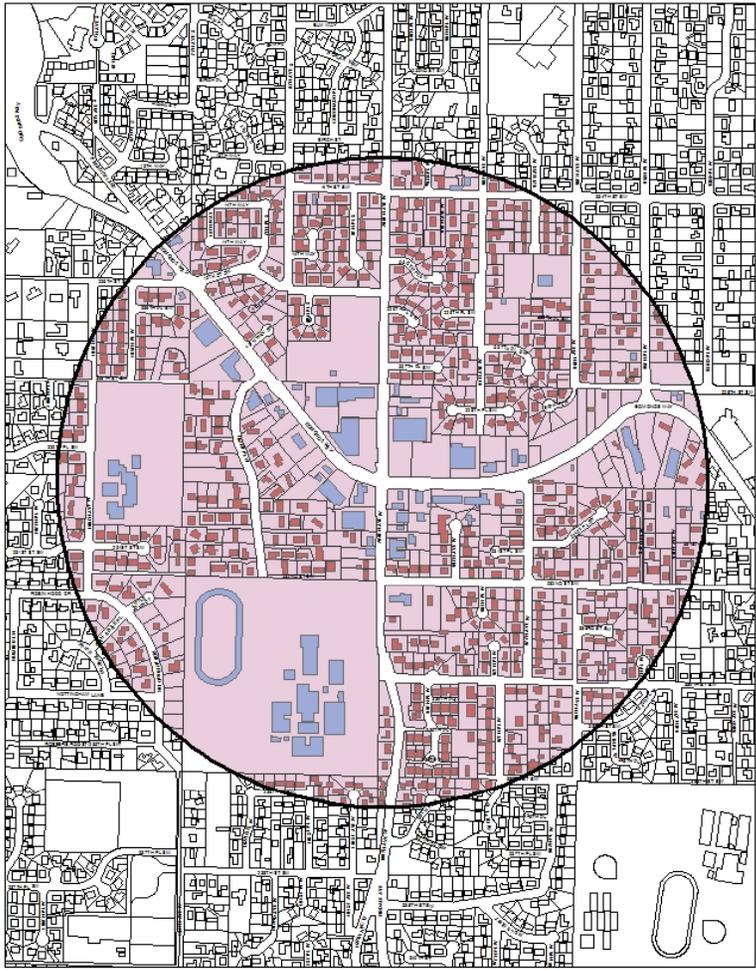
- Local business engagement
- 169 respondents to date
- Single-family residences within 2000 ft. of each site



Brown University

RESIDENT SURVEY

Westgate Village Mailer Radius Edmonds, WA

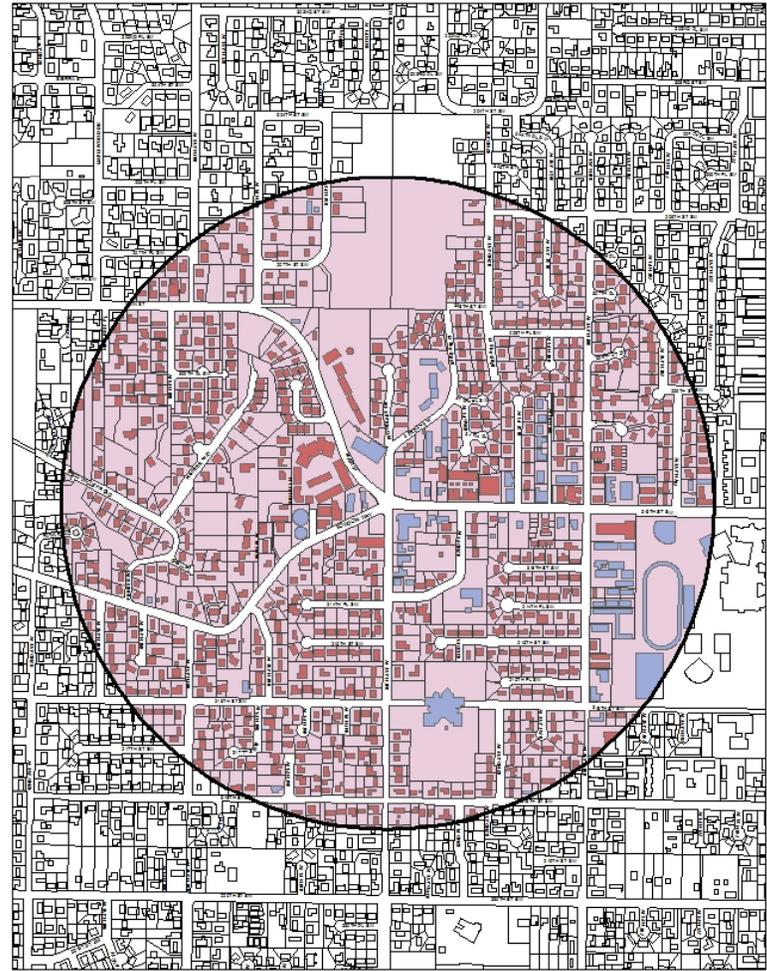


Legend

- Mailer Radius
- Single Family Residential Units
- Non-Residential Buildings



Five Corners Mailer Radius Edmonds, WA



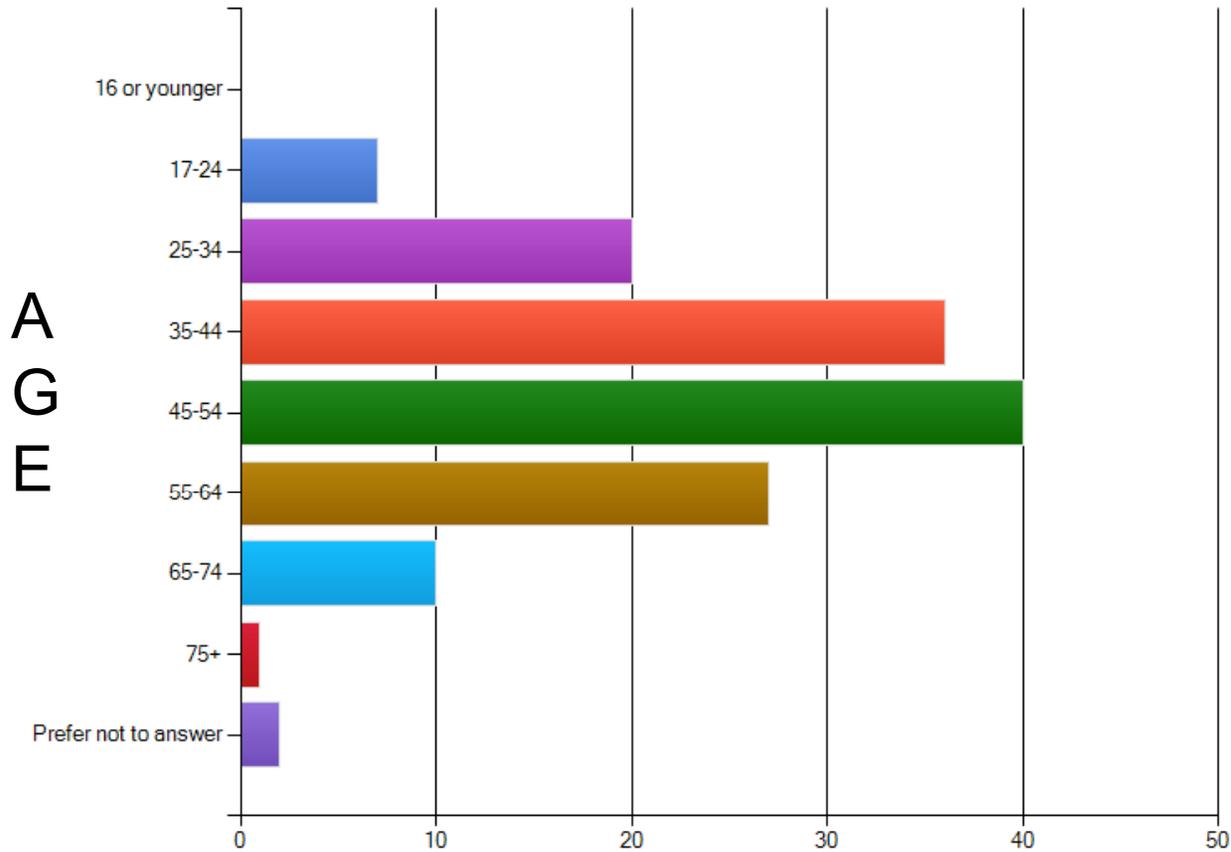
Legend

- Mailer Radius
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Demographics

of Respondents



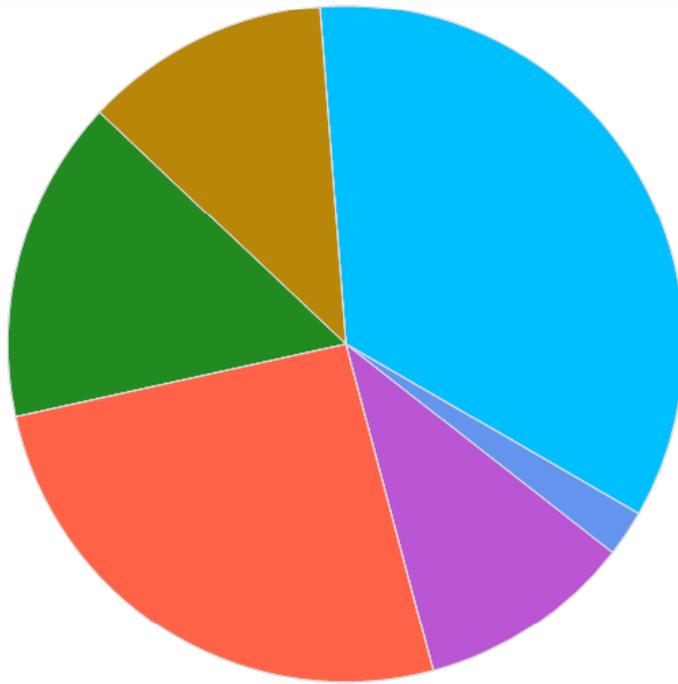
Gender

Female 61.3%

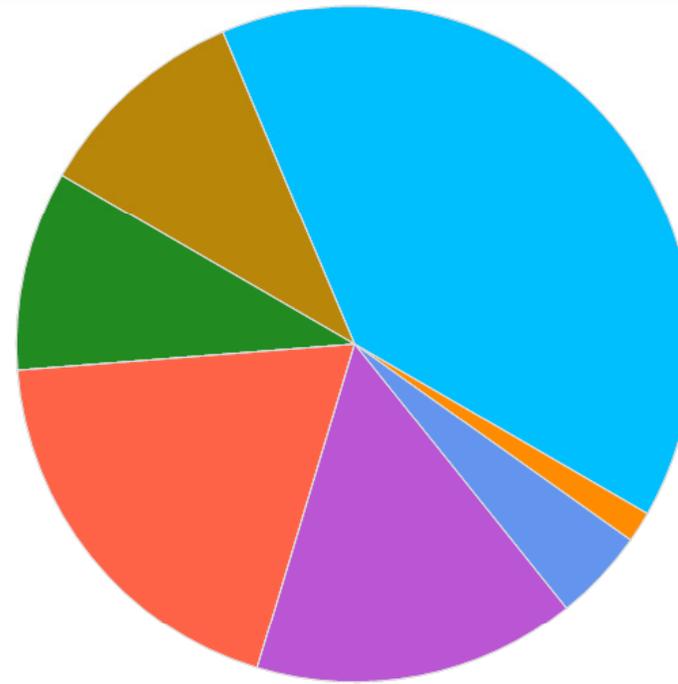
Male 38.7%



How frequently do you pass by the sites?



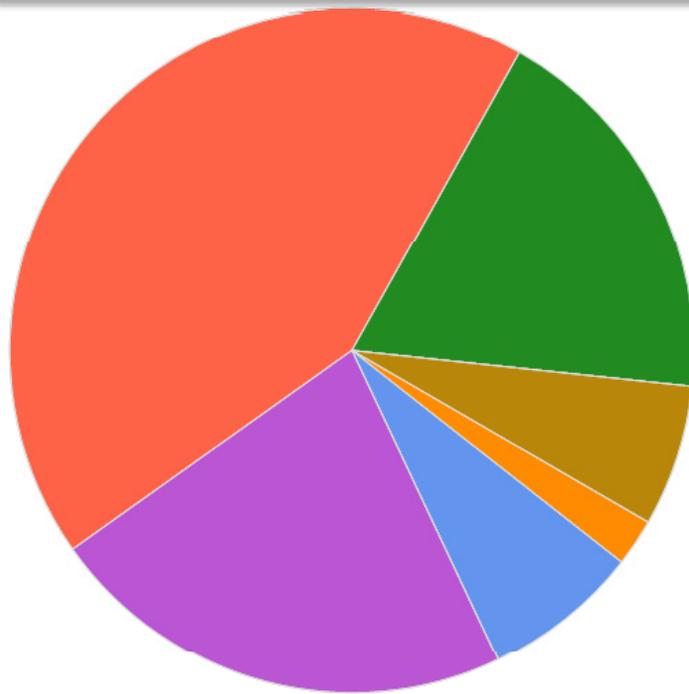
Westgate



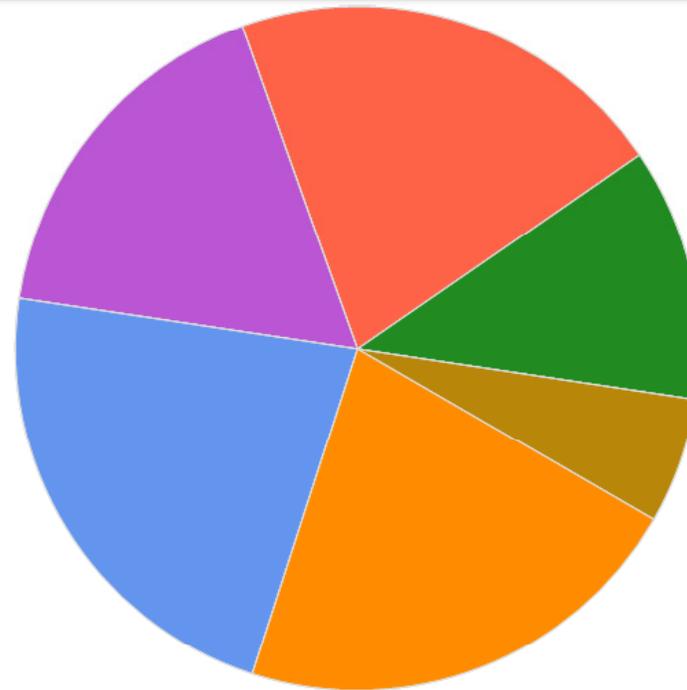
Five Corners

- Never
- Less than once a month
- Less than once a week
- One to three times per week
- Four to six times per week
- Seven to nine times per week
- Ten or more times per week

How often do you stop at Westgate or Five Corners?



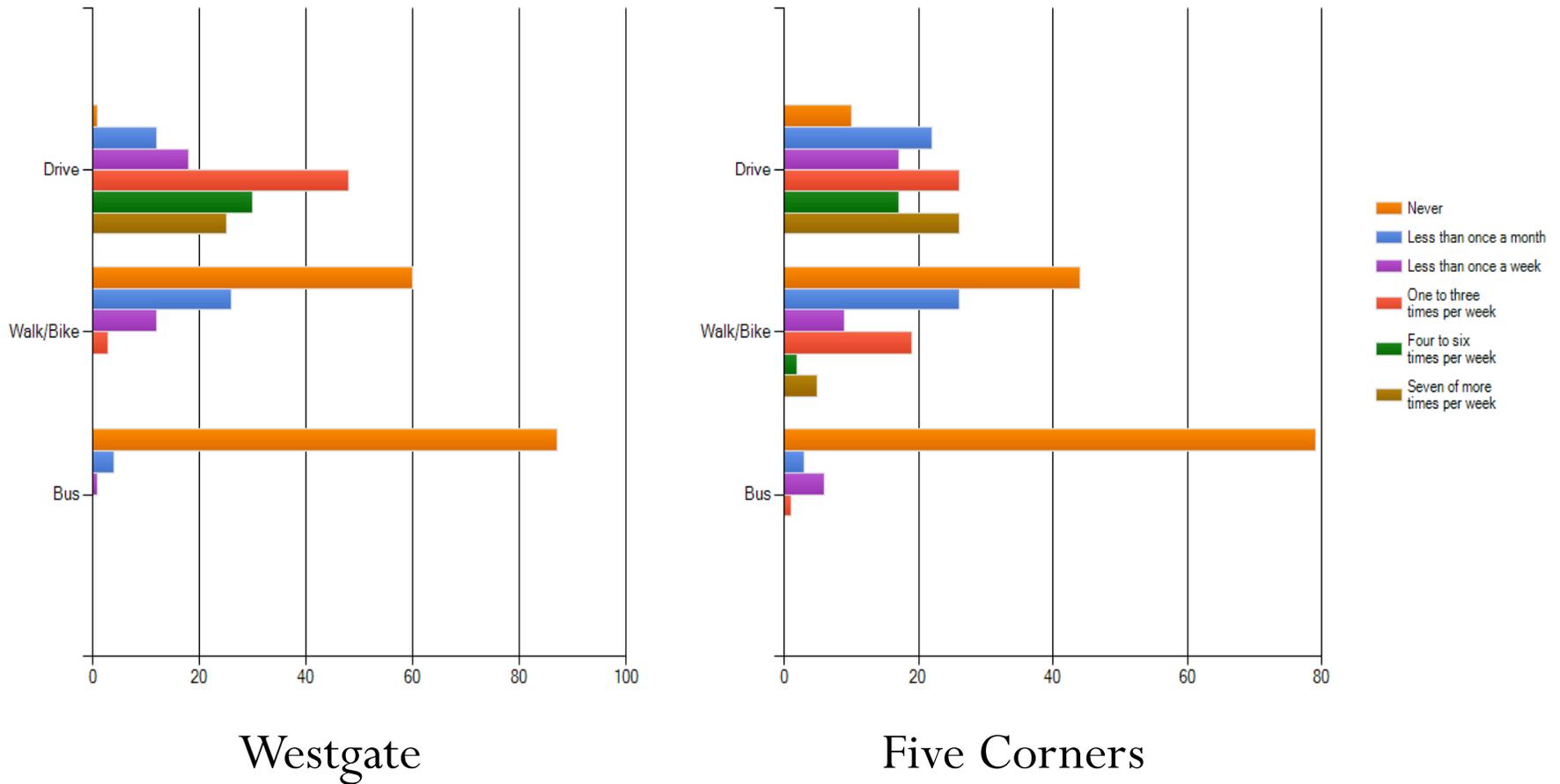
Westgate



Five Corners

- Never
- Less than once a month
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- One to three times per week
- Four to six times per week
- Seven or more times per week

What are your means of transport when you visit Westgate or Five Corners?



Why respondents' choose to drive rather than use an alternative means of transportation

Dangerous to cross street

Fast cars

Too noisy and polluted

Cannot
carry bags
home

Have small
children/pets

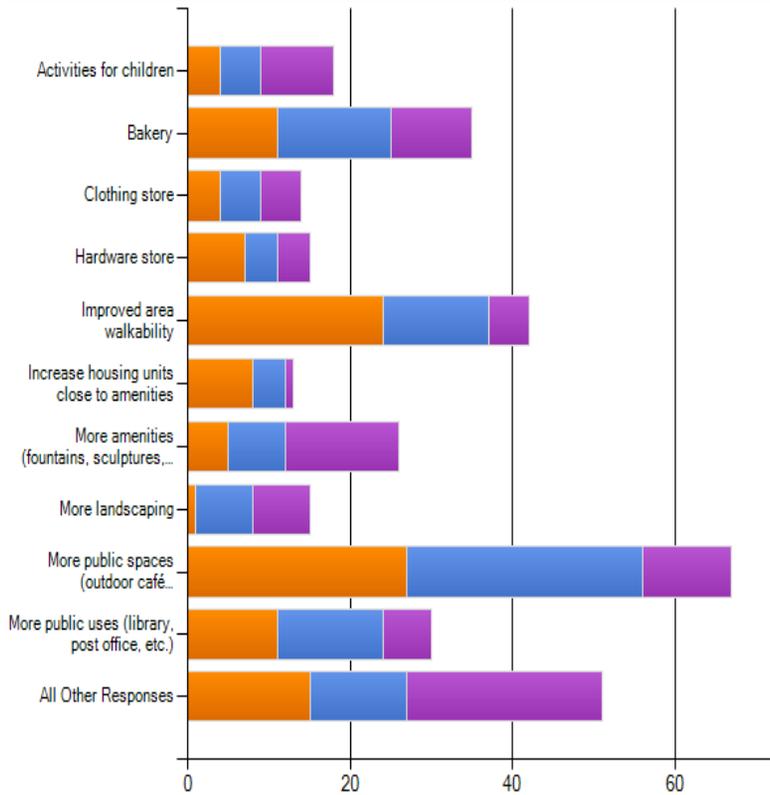
Walk unpleasant

Multiple
destinations

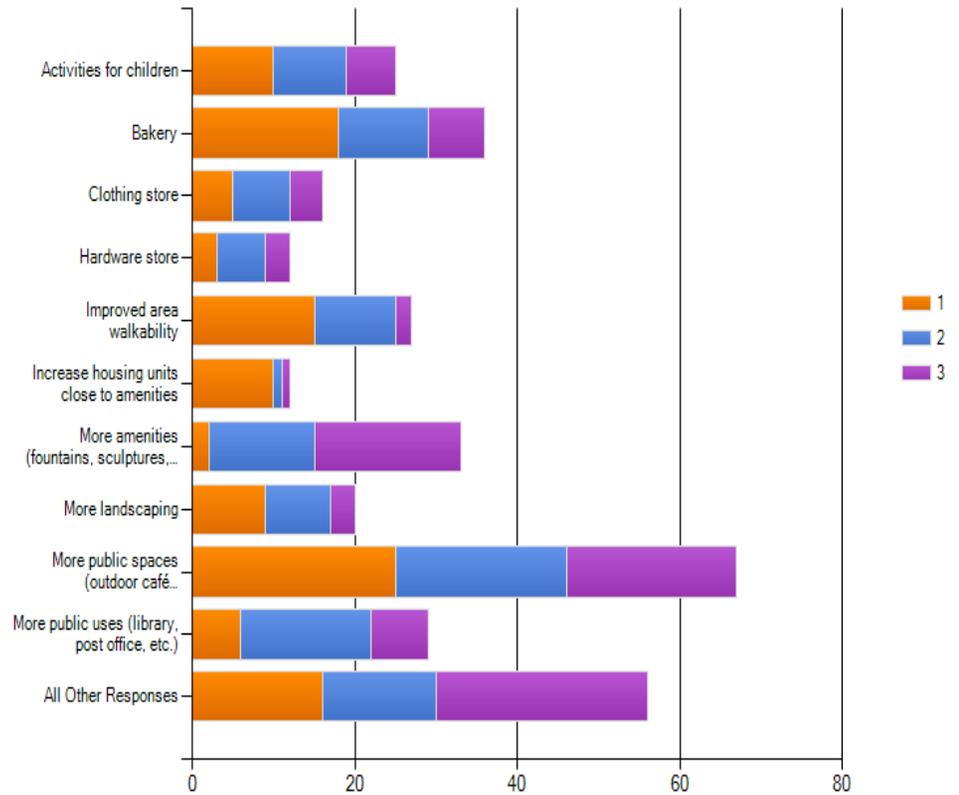
Convenience

Inadequate bike lanes

How can these Westgate and Five Corners areas be improved?



Westgate



Five Corners



Business Engagement

Business owner Database

- Groundwork developed for future engagement

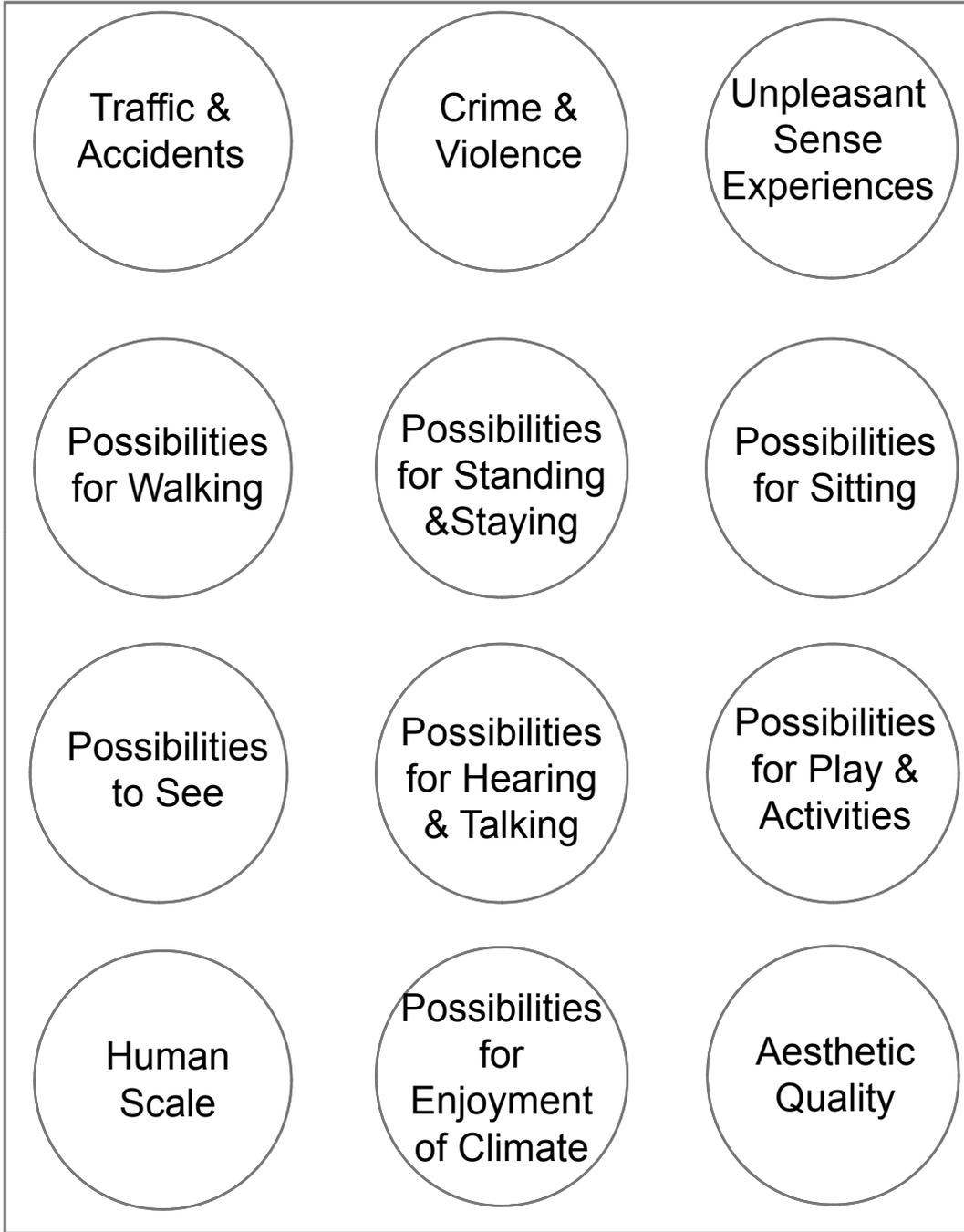
Survey

- New idea for many
- Evidence of strong support in minority

- **Adapted GEHL ARCHITECTS' ANALYSIS**
- **Five and ten minute walk**
- **Seating, access to public Transportation, biking audit**
- **Parking utilization**

SITE ANALYSIS

Enjoyment / Comfort / Protection



*Adapted from Gehl Architects' Public Spaces analysis

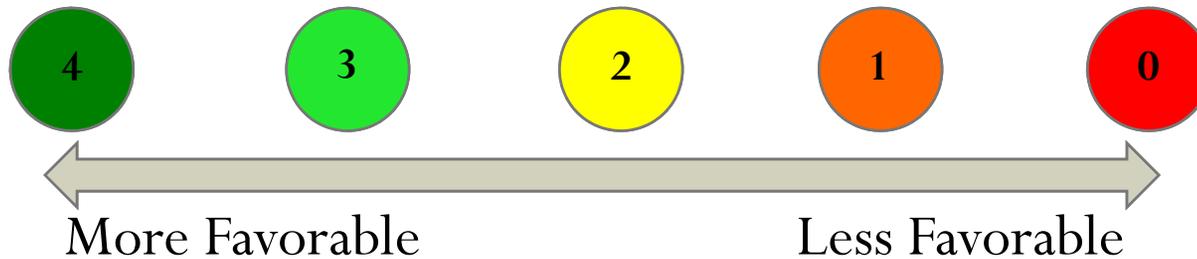
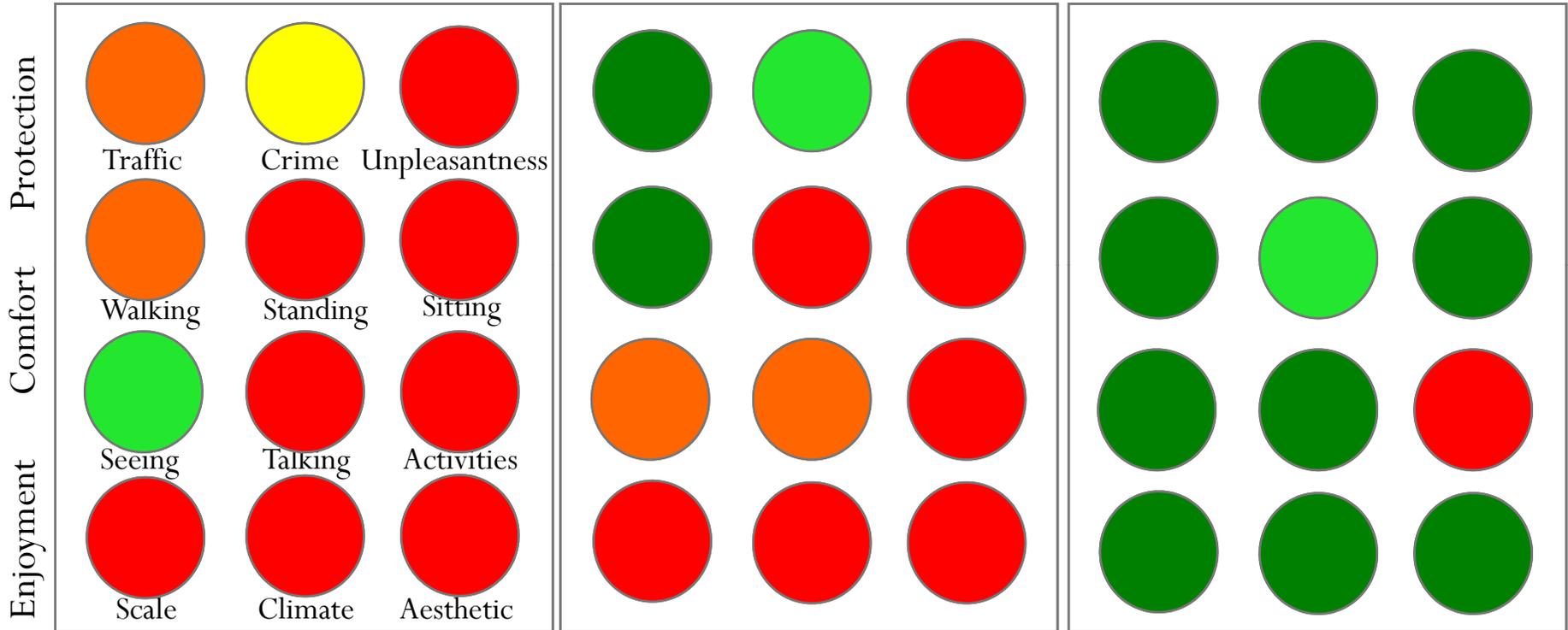


First Impressions

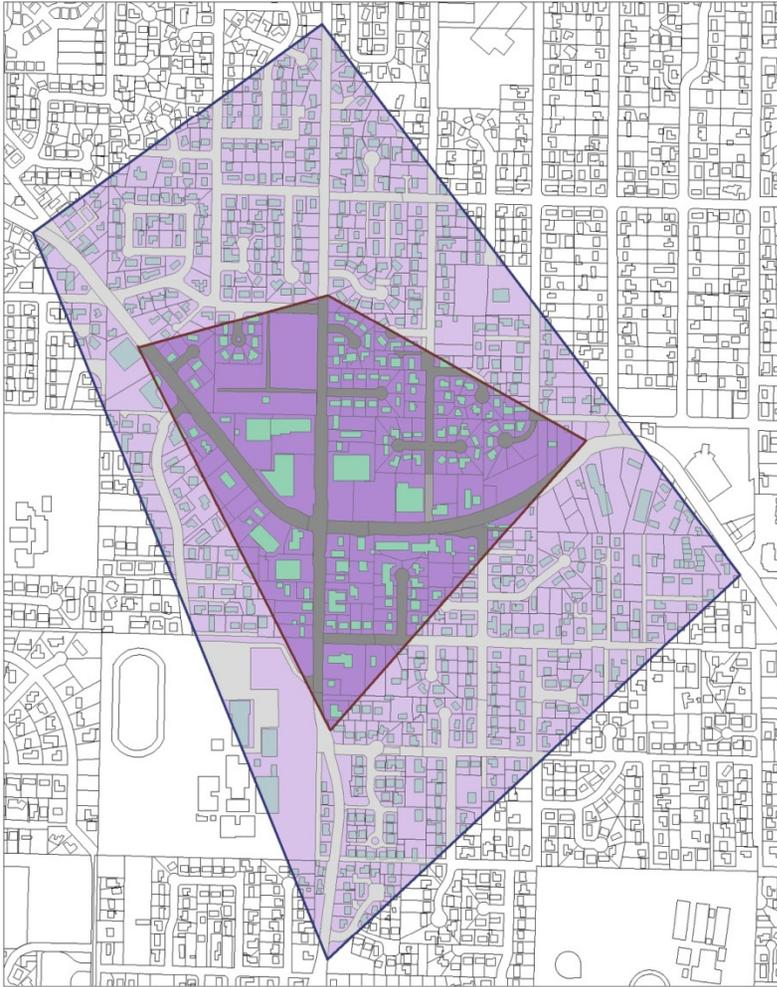
Westgate

Five Corners

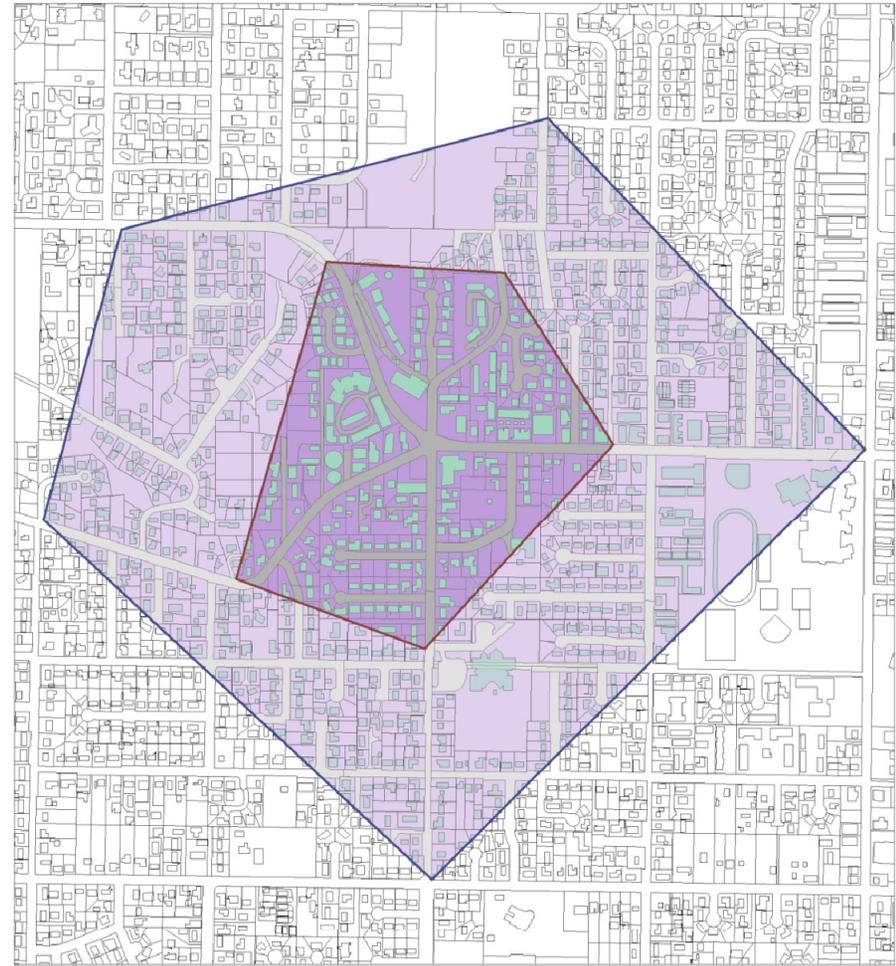
Downtown
(5th and Main)



Five and Ten Minute Walks from Each Site



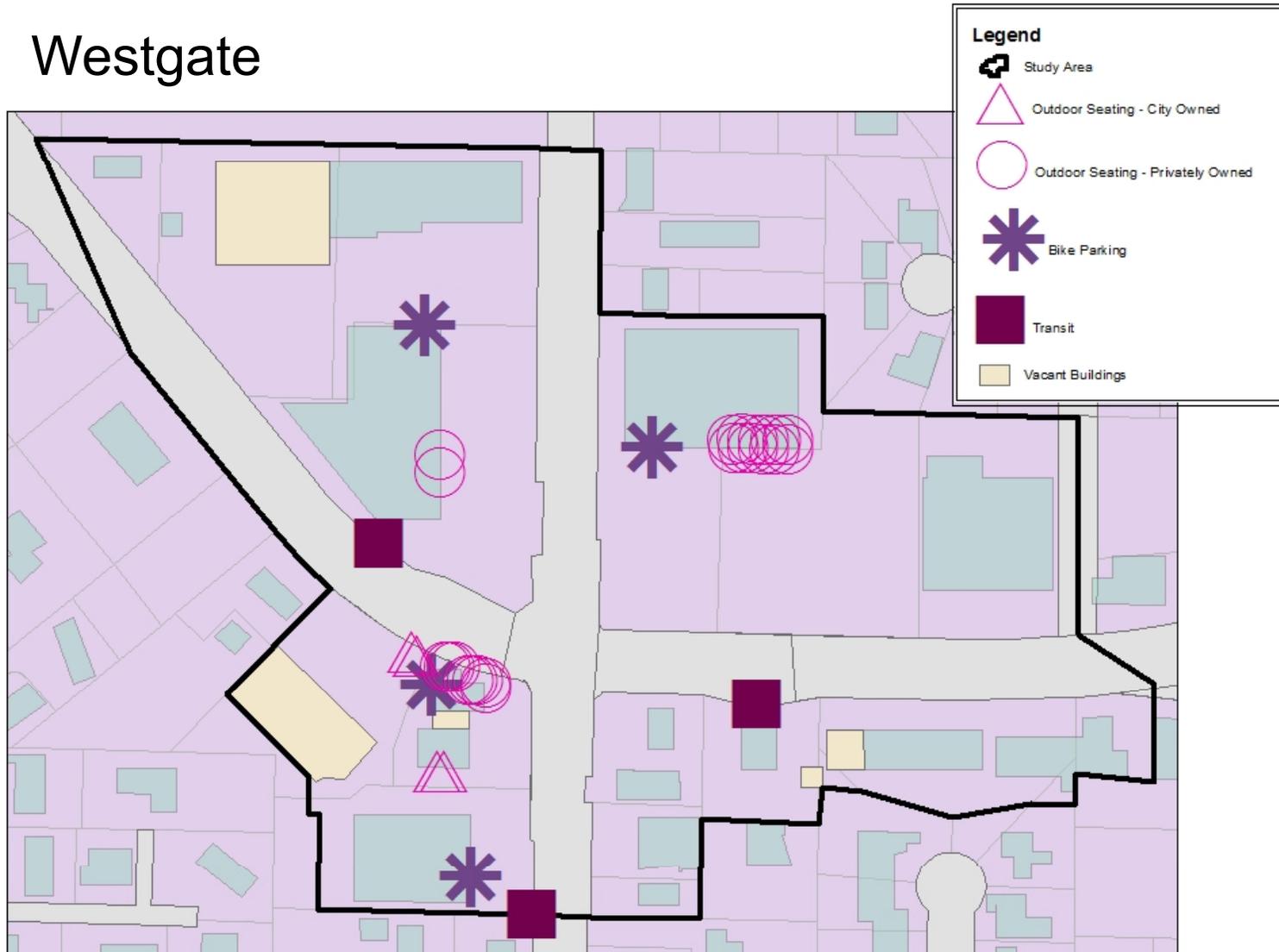
Westgate



Five Corners

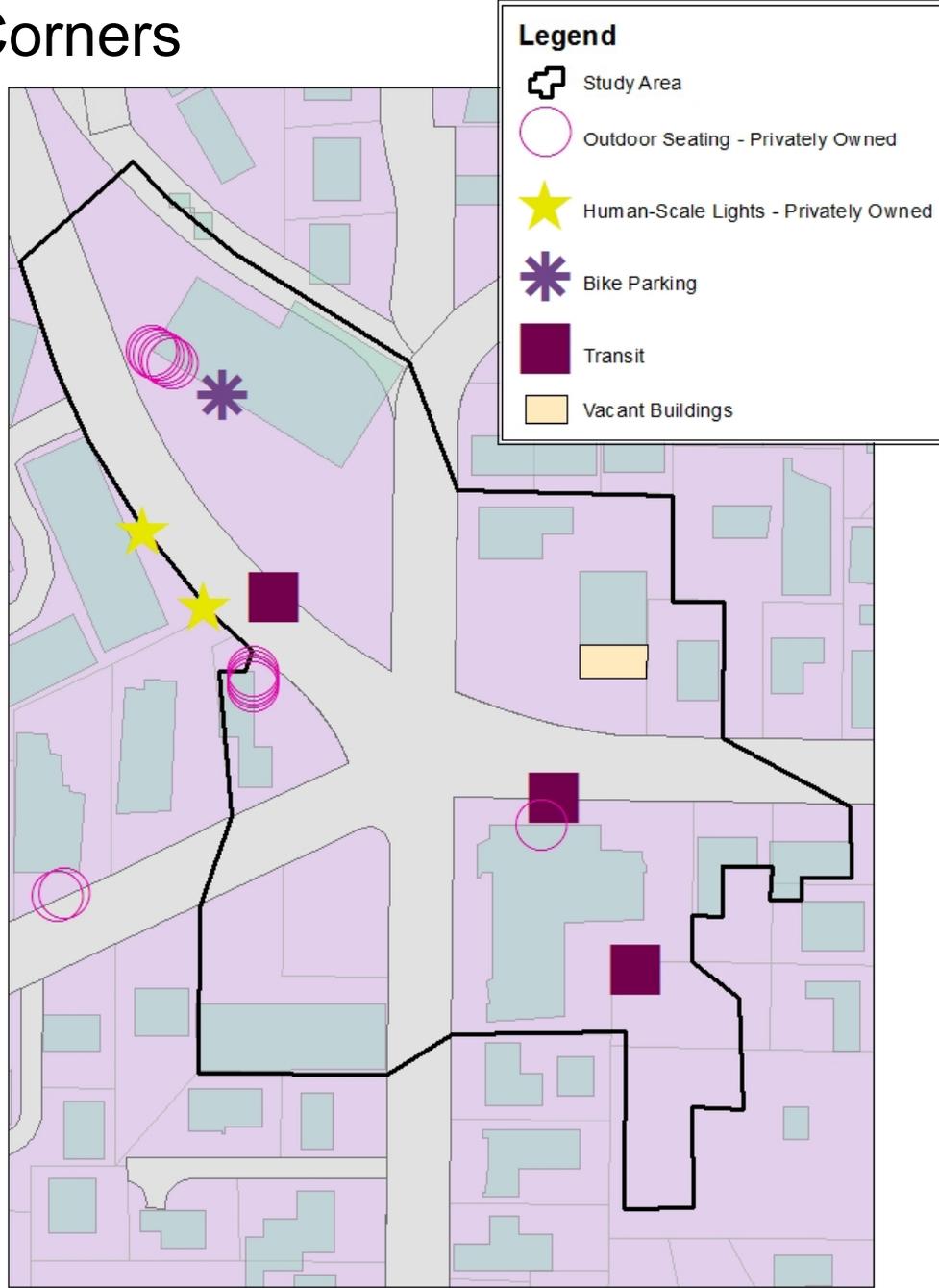
Seating, Bike Parking, and Bus Stop Audits

Westgate

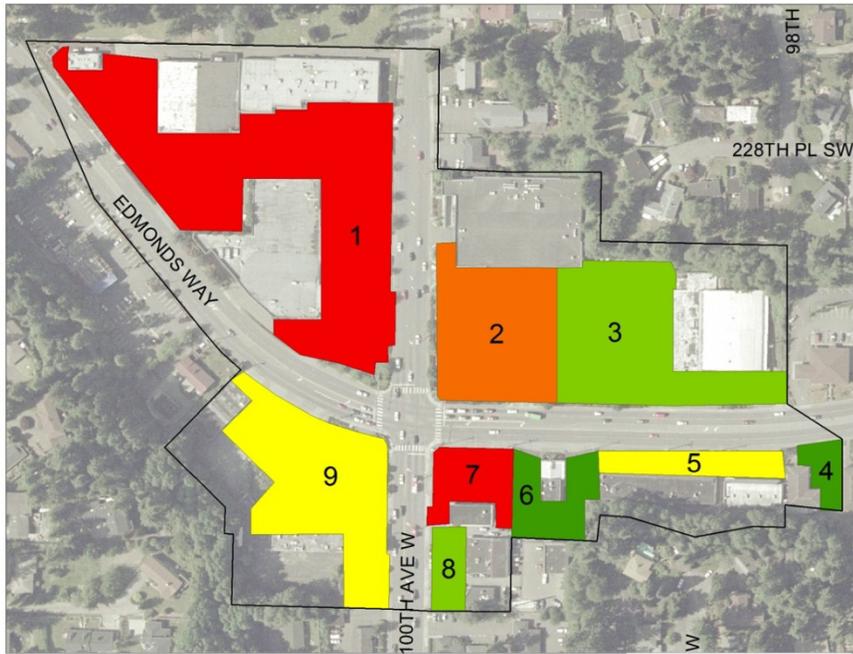


Seating, Bike Parking, and Bus Stop Audits

Five Corners



Parking Utilization



Westgate Village Shopping Center
Site Detail: Peak Parking
Edmonds, WA

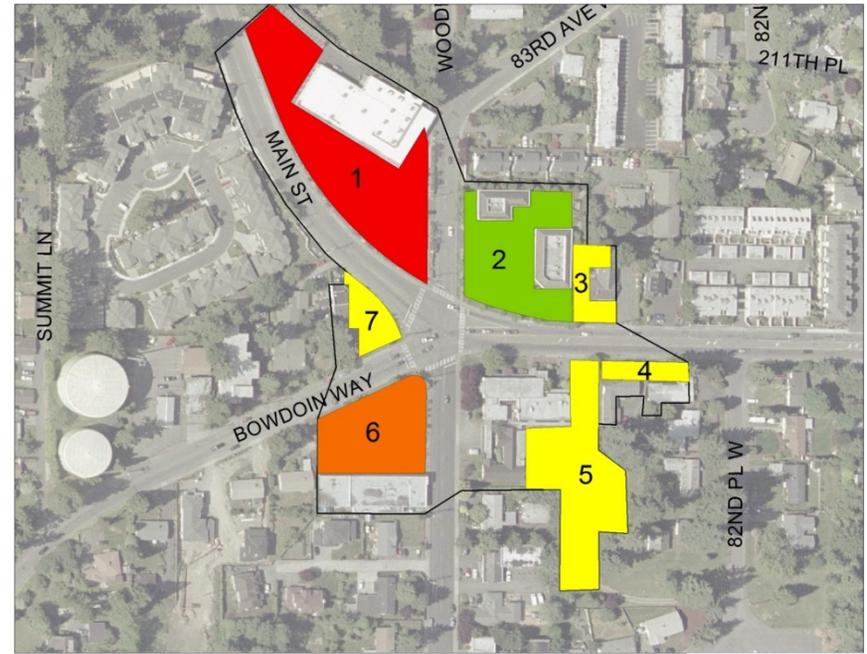
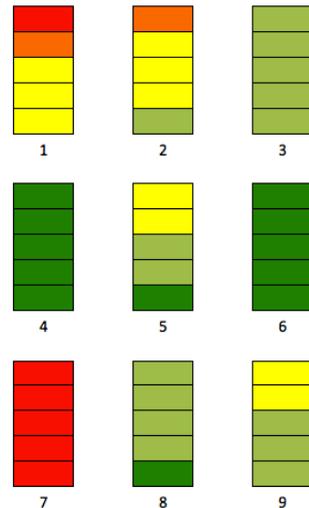
Legend

Study Area

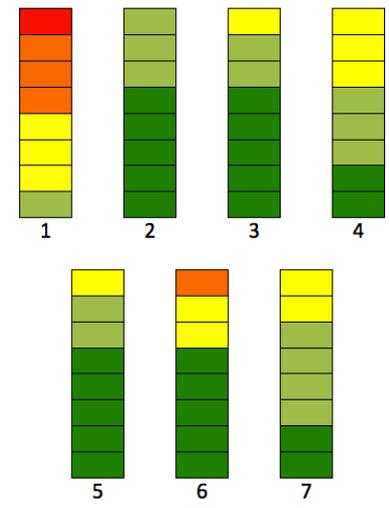
Parking

Peak_Use

- 0 - 20%
- 21 - 40%
- 41 - 60%
- 61 - 80%
- 81 - 100%



Five Corners Shopping Center
Site Detail: Peak Parking
Edmonds, WA



*The team collected counts from each parking lot at various times. Each box represents a data point. They are ordered according to utilization.

- **IMPROVE AREA WALKABILITY**
- **HUMAN SCALE LIGHTING AND ARCHITECTURE**
- **POTENTIAL REDEVELOPMENT OF PARKING LOTS**
- **MORE PUBLIC SPACES WITH INFRASTRUCTURE FOR SITTING**
- **BUFFER TRAFFIC NOISE**

FINDINGS & IMPLICATIONS



CLOSING REMARKS

QUESTIONS?

CONCLUSION

