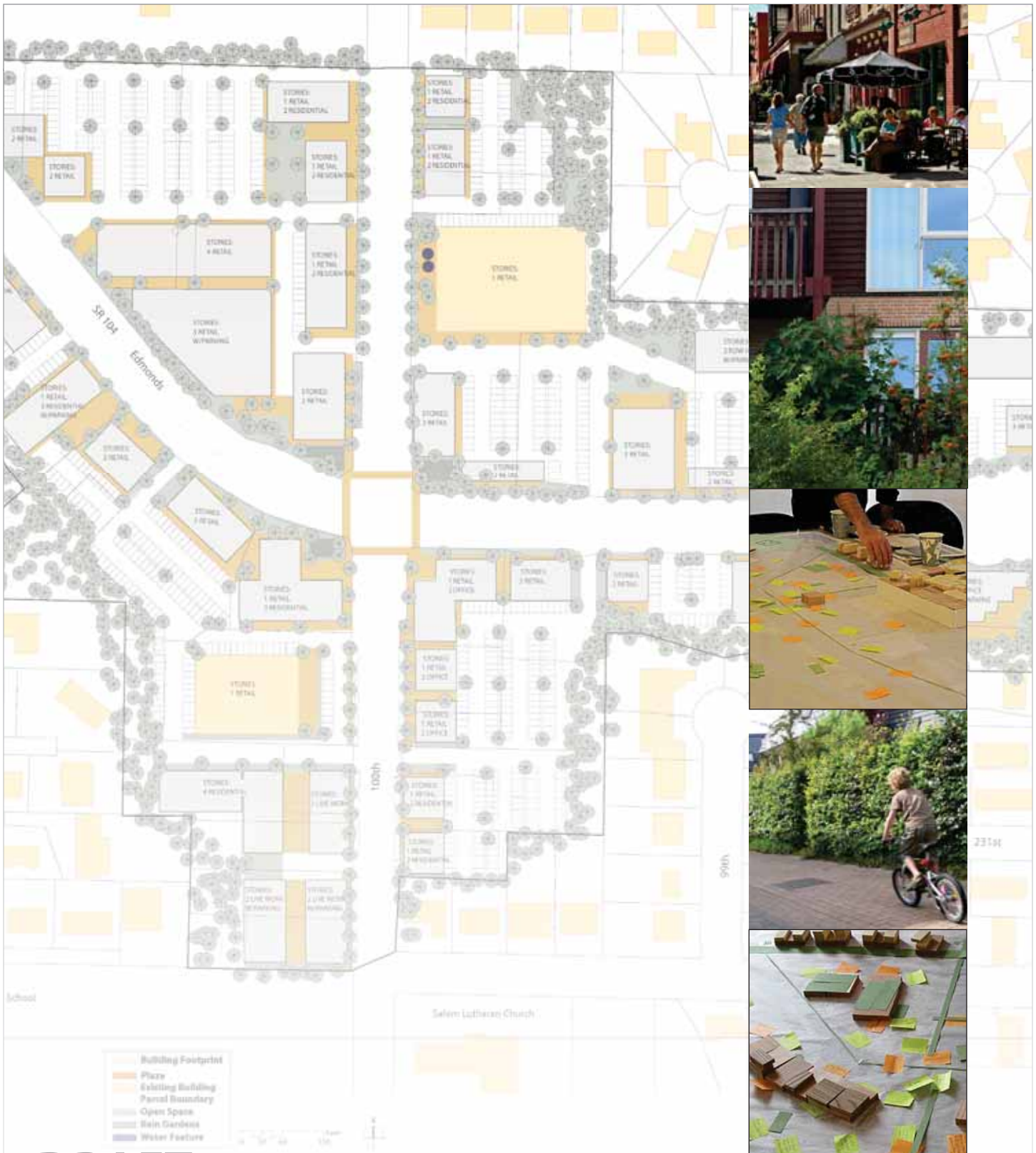

DRAFT

City of Edmonds

August 29, 2012

REVISIONING Westgate: A District Plan and Form-Based Code

Executive Summary

ReVisioning Westgate: A District Plan and Form-Based Code

The University of Washington, Green Futures Lab (GFL) worked with the City of Edmonds to envision the future of the neighborhood commercial center at Westgate The project goal was:

- to partner with community members and leaders to assess wishes, needs and opportunities;
- to develop and evaluate alternatives related to both use and form; and
- to use the preferred alternative to inform new approaches to City code that will support economic development and help to shape the desired future of this center.

The GFL team included graduate students in architecture, landscape architecture and urban planning led by faculty from the Department of Urban Design and Planning and the Department of Landscape Architecture. With direction from city staff, the team led an extensive public process, developed and presented distinct alternatives for review and comment, and created illustrative site plans for the preferred development pattern. The GFL team then produced this report, which documents that process and provides a draft form-based code to be refined and adopted by the City.

The public involvement process included an on-line survey of Edmonds's residents, a listening session in January 2011 to assess local needs and issues, a half-day public design workshop session in March, and public review of alternatives in May. Updates were provided to the Economic Development Commission (EDC) throughout the process during EDC meetings. More extensive work sessions were held for in-depth discussions of the alternatives and preferred plans on April 20, May 20, and June 15, 2011. The preferred alternative was presented to the City Council on June 21, which referred the project to the Planning Board for further review and refinement.

The following *ReVisioning Westgate: A District Plan and Form-Based Code* document is the culmination of this year-long process of research, analysis and public input. For Westgate, the plan envisions mixed use developments of up to three stories in height including a variety of residential units attractive to young singles and senior citizens alike. Improvements in pedestrian and bicycling routes link various developments within the neighborhood center to larger systems of ped/bike routes through the city. The neighborhood center provides amenity spaces for outdoor gatherings and events and requires both landscaping and green development features to filter stormwater and to protect natural resources. A unique bonus system allows for developers to build 4- or 5-story projects in specified locations, provided that the development incorporates community benefits such as additional open space, green features, affordable housing, workforce housing, and alternative transportation incentives.

The anticipated development will be regulated by the city, using a hybrid Form-Based Code designed specifically for the Westgate area. A form-based code is a method of regulating development to achieve a specific urban form and to create a predictable public realm. In general, form-based codes are focused less on permitted uses or densities than a traditional zoning code. For the Westgate area, the form-based code will apply to the area currently zoned Neighborhood Business (BN), using a process consistent with the city's adopted Development Review process.

Following a process of review and revision by the Planning Board, a document will be submitted to the City Council for consideration. If adopted, the *Westgate District Plan and Form-Based Code* will be the regulating document for new development in the Westgate area, replacing existing zoning.

Additional information about the project and process can be found on the City of Edmonds' website.
http://www.edmonds.wa.gov and
http://edmonds.patch.com/articles/second-westgatefive-corners-meeting-announced

Acknowledgements

ReVisioning Westgate: A District Plan and Form-Based Code

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Explanation of Terms

Affordable Housing: Housing for which the occupant is paying no more than 30 percent of his or her income for gross housing costs, including utilities. (hud.gov)

Amenity Space: The variety of outdoor spaces required of all future Westgate development, which includes lawns, plazas, squares, accessible rooftops, and sidewalks.

Bioswale: A long narrow channel, planted with grasses, shrubs and trees, intended to filter pollutants, and provide permeable surface area for stormwater runoff.

Built Green: Owned and managed by the Built Green Society of Canada, the program's purpose is to encourage homebuilders to use technologies, products and practices that provide greater energy efficiency and reduce pollution.

Building Massing: The height, width, and depth of a building that defines the overall proportions and mass of a building.

Cascade Land Conservancy (CLC): Washington's largest independent land conservation, stewardship and community building organization. (cascadeland.org)

Development: Any improvement to property open to exterior view, such as buildings, structures, fixtures, landscaping, site screening, signs, parking lots, lighting, pedestrian facilities, street furniture, use of open areas, whether all or any are publicly or privately funded.

Evergreen: The Evergreen Sustainable Development Standard is required of all projects receiving funds from the Washington State Housing Trust Fund.

Façade: The exterior face or front of a building, often with greater elaboration of architectural detail. (Illustrated Architecture Dictionary: buffaloah.com/a/DCTNRY/f/façade.html).

Form-Based Code (FBC): Uses physical form (rather than separation of uses) as the organizing principle for the code. Regulations, not guidelines, are adopted into city or county code. Form-based codes address the relationship between building facades and the public realm, the form and mass of buildings in relation to one another, and the scale and types of streets, open spaces and blocks. (formbasedcodes.org)

Gehl Criteria: Developed by Gehl Architects; the Gehl criteria are important in designing successful urban spaces. The criteria consist of twelve key concepts, grouped in issues concerning protection, comfort and enjoyment, intended to ensure that public spaces become lively, popular and attractive.

GIS (Geographic Information System): Mapping software for capturing, managing, analyzing, and displaying all forms of geographically referenced information. GIS can be used to view, understand, interpret, and visualize data in many ways that reveal relationships, patterns, and trends in the form of maps, globes, reports, and charts. (gis.com)

Green Factor: Adopted for Seattle's commercial zones in 2006, the Green Factor uses a score sheet and incentives to increase the ecological and livability quality of landscape in private developments. The Green Factor provides a framework to calculate points for soils, bioretention facilities, planted areas, trees, permeable paving, etc.

Green Futures Lab (GFL): This UW institute develops innovative approaches to the ecological planning and design of public space through interdisciplinary research, design and education. The GLF works with local communities and international partners to provide education and collaboration that promotes application and development of urban green infrastructure. (greenfutures.washington.edu)

Green Roof: A layered system to grow plants on a rooftop, consisting of a waterproof membrane, a drainage mat, a root barrier, growing medium, and plants; covering all or part of a rooftop. Access can be restricted, private, or open as public amenity space. Benefits can include cooling, heat retention, stormwater control, roof longevity, habitat and usable space.

Illustrative: Various diagrams and plan views of the Westgate District are shown in this document as samples of potential development under the plan. Those figures that are labeled as "illustrative" are intended to be examples of possible future development, not as a regulating tool to mandate that specific development pattern.

LEED (Leadership in Energy and Environmental Design): Green Building certification system, developed by the USGBC. LEED provides building owners and operators with a framework for identifying and implementing practical and measurable green building design, construction, operations and maintenance solutions. (usgbc.org)

Life Space Buildings: The Life-Space-Buildings approach, developed by Gehl Architects, is a process for creating public spaces in urban areas. In this process, life (desired human activity) comes first in neighborhood planning, and determines the quality and arrangement of the spaces that are then thoughtfully framed by buildings. The process is designed to capture the vision and input of the community; then to envision public space that best supports life and function of the neighborhood; followed with planning to address qualities and scale of development.

Living Building: The Cascadia Region Green Building Council (CRGBC)—the Pacific Northwest chapter of the USGBC—defines a living building as a structure that "generates all of its own energy with renewable nontoxic resources, captures and treats all of its water, and operates efficiently and for maximum beauty."

Mixed-use: A combination of retail, residential office and community service spaces in one building or on one parcel.

Multi-family Residential: Homes including apartment buildings, condominiums, town homes, row houses, duplexes and other configurations that offer more than one unit under a single roof. (housingpolicy.org)

Passive House: The term Passive house (Passivhaus in German language) refers to the rigorous, voluntary, Passivhaus standard for energy efficiency in buildings, reducing its ecological footprint. It results in ultra-low energy buildings that require little energy for space heating or cooling.

Primary Frontage: Portion of a building that faces the public space or areas of higher pedestrian importance.

Regulating Framework: The Regulating Framework is the principal tool for implementing the District form-based code. It provides standards for the development of each property or lot and illustrates how each relates to the adjacent properties and street space.

Roundabout: A street junction at which traffic yields and streams circularly around a central island.

Secondary Frontage: Frontage that faces public space or areas of lesser pedestrian importance, as compared to a Primary Frontage.

Setback: Setback means the minimum distance that buildings/structures or uses must be set back from a lot line, excluding up to 30 inches of eaves. (Edmonds Municipal Code 21.90.020.)

Single Family Residential: In comparison to multi-family housing; one unit of housing under a single roof. (housingpolicy.org)

Site Analysis: Inventory of a specific site, completed in preparation for planning. This process takes into account existing conditions—built, geographic and surrounding area—with research and analysis.

State Environmental Policy Act (SEPA): Enacted in 1971, SEPA (Chapter 43.21C RCW) provides the framework for agencies to consider the environmental consequences of a proposal before taking action. It also gives agencies the ability to condition or deny a proposal due to identified likely significant adverse impacts. The Act is implemented through the SEPA Rules, Chapter 197-11 WAC.

Stormwater: Rain and snow melt that runs off of rooftops and paved surfaces. Often picks up pollutants such as oil, pesticides, and waste. Typically, stormwater flows into a storm drain, or directly into water body, and has been identified as a primary cause of degradation to local streams, rivers and Puget Sound.

Streetscape: Street widths, placement of street trees, parking options, bike lanes, and other amenities. Streetscape design aims to create coherent streets and to assist developers and owners with understanding the relationship between the public spaces and individual buildings.

Walkability: A measure of the overall friendliness to pedestrian activity in a build environment.

Workforce Housing; Affordable homes for those working in occupations needed in every community; teachers, nurses, police officers, firefighters, etc. (housingpolicy.org)

USGBC (United States Green Building Council): Non-profit organization dedicated to sustainable building design and construction. Developers of the LEED building rating system. (usgbc.org)

UW (University of Washington): Located in Seattle; one of the oldest public universities on the West Coast. UW also has campuses at Tacoma and Bothell. (uw.edu)

For additional explanation of terms, see Edmonds Municipal Code Definitions (Title 21).

1.0 | Introduction

1.1 | Intent and Goals for Westgate

The *ReVisioning Westgate: A District Plan and Form-Based Code* (herein called "the plan") establishes a vision for new types of development in the Westgate area, currently zoned Neighborhood Business. The plan proposes mixed-use development, including dwelling units, offices and retail spaces in a walkable community center with many amenity spaces. The intent of the plan is to establish a connection between neighborhoods; create a desirable center for local residents, while being inviting to visitors; and unify the Westgate District with a distinctive character.

The goals for the Westgate District Plan and Form-Based Code include:

1. Creating mixed-use walkable, compact development that is economically viable, attractive and community-friendly,
2. Improving connectedness for pedestrian and bicycle users,
3. Prioritizing amenity spaces for informal and organized gatherings,
4. Emphasizing green building construction, storm-water infiltration, and a variety of green features,
5. Establishing a flexible regulating system that creates quality public spaces by regulating building placement and form,
6. Ensuring civic and private investments contribute to increased infrastructure capacity and benefit the surrounding neighborhoods and the community at large, and
7. Encouraging the development of a variety of housing choices available to residents of all economic and age segments.

Recognizing the complexities associated with this neighborhood business site, the plan seeks a balance between open space, green features, commercial, retail and residential needs. The planning process addressed the Westgate area in terms of Life, Space and Buildings, a process pioneered by Gehl Architects of Copenhagen. The Gehl approach is summarized below:

Life: a vision for public life begins with the people who live in the neighborhood. Including everyone's input helps paint a clear picture of neighborhood life. This understanding is the key to improving neighborhood vitality.

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.

Buildings: Finally, planning should address the quality, height, massing, scale and functions of the buildings that will support neighborhood life and fit the spaces that were defined in the second step.

For the Westgate District, significant attributes of the Form-Based Code were made visible through applying the Gehl approach. Specifically, the plan features:

• Life: green, outdoor amenity spaces, pedestrian access; good internal circulation; shopping destination with local attractions, especially bakeries, restaurants, and grocery stores; protecting the tree canopy; and retaining existing viable retail. For Westgate, the understanding of this vision was derived from a series of public meetings, (described in Section 1.3 below);

• Space: safe crossings, green open space, defined plaza space; buildings to street edges; circulation on pedestrian corridors and internal streets; bike-friendly routes and dedicated bike lanes; and water quality features. For Westgate, our understanding of these public spaces was derived from both research (described in Section 1.2) and the public process (described in Section 1.3); and

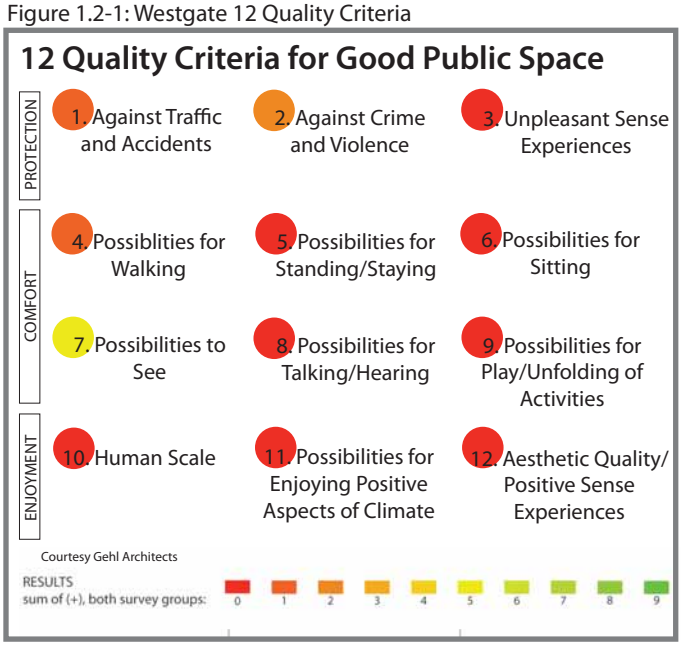
• Buildings: buildings grouped, ample open space; activated facades, green roofs and deck access; incentives and trade-offs for additional building height; tuck-under parking, parking structures, street parking and surface parking; sense of enclosure for residential and open areas; and maintaining some larger building footprints for anchor stores. For Westgate, the process of creating a concept for development (shown in the illustrative plan) began with a hands-on public workshop (described in Section 1.3) and evolved through many iterations of working with the initial products of the workshop, the plans developed by the GFL team, and the input of staff, the EDC and the Planning Board.

Section 1.4 further describes the plan concept and attributes of the plan design.

1.2 | Summary of Background Research

In Fall of 2010, an undergraduate student team from the University of Washington initiated the background research for the *ReVisioning Westgate* project with a preliminary site analyses of the Westgate area. The team mapped sidewalk conditions, measured the distance travelled within 5 and 10-minute walks of the main intersection, and collected parking counts to measure the current demand. The team used Gehl Architects' 12-quality criteria methodology to evaluate the project site on the basis of the site's current capacity to provide protection, comfort, and enjoyment for persons of all ages (Figure 1.2-1). See also Appendix 1a.

Figure 1.2-1: Westgate 12 Quality Criteria



The results indicated that the existing Westgate site is deficient on eleven of the twelve quality criteria. In particular, opportunities to safely sit, stand, walk, and talk were found to be especially deficient at Westgate. However, the site did provide possibilities for interesting and unhindered views.

Phase Two of the Project was initiated in January 2011 by a team of graduate students from the UW Green Futures Lab (GFL). This phase of work focused on researching case studies of other municipalities and their work with Form Based Codes. In particular, the team examined recently adopted form-based codes from Benecia, California; Farmers Branch, Texas; Ventura, California; and Miami, Florida. One of the GFL team members also met with city officials and residents in Miami to discuss the public process, challenges, and successes of developing the Miami21 form-based code.The Miami21citywide plan was developed by Duany, Plater-Zyberk & Company and was awarded the American Planning Association's (APA) 2011 National Planning Excellence Award for Best Practice.

Using GIS (Geographic Information System) data, the team mapped property lines, steep slopes, locations of mature trees, topography in a digital terrain model, identified sidewalk breaks, and recorded other existing conditions. With input from the public at public meetings, the GFL team identified existing biking/pedestrian connections, green features, and movement corridors for wildlife habitat.

The focus of Phase Three of the *Revisioning Westgate* project included the public involvement process that is further described in Section 1.3.

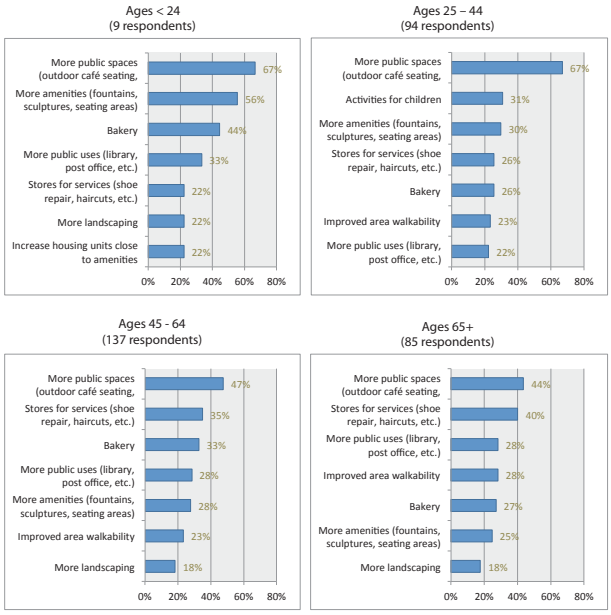
Phase Four brought together the results of all previous public workshops and the extensive research work of the GFL team. In a public open house setting, the public reviewed and responded to two draft alternatives,representing alternative approaches to development at Westgate. The public marked preference cards to identify site features they found most desirable.

Throughout the duration of the project, the team worked with City staff and the Edmonds Economic Development Commission (EDC) who offered local perspective, critiqued the findings of the GFL team's work, and offered guidance when needed. Briefings were held for the EDC throughout the process and more extensive work sessions were held for in-depth discussions of the alternatives and preferred plans on April 20, May 20, and June 15, 2011.

1.3 | Summary of Public Process

The GFL team began the four-phase public process in Fall 2010. During the first phase, the team conducted an online survey to gain insight of how the public uses the site and to learn what improvements the public might desire. The survey was marketed by the City of Edmonds through a postcard mailer sent to approximately 2,200 residences within a 2000-ft radius of each center. The survey was open from November 9, 2010 through March 22, 2011 and received 387 individual responses. The online survey found respondents of all ages considered 'more public spaces' as the best way to improve the site (Figure 1.3-1). Many respondents also stated they desired better restaurants and safer streets.

Figure 1.3-1: Suggestions for Improvements, categorized by age

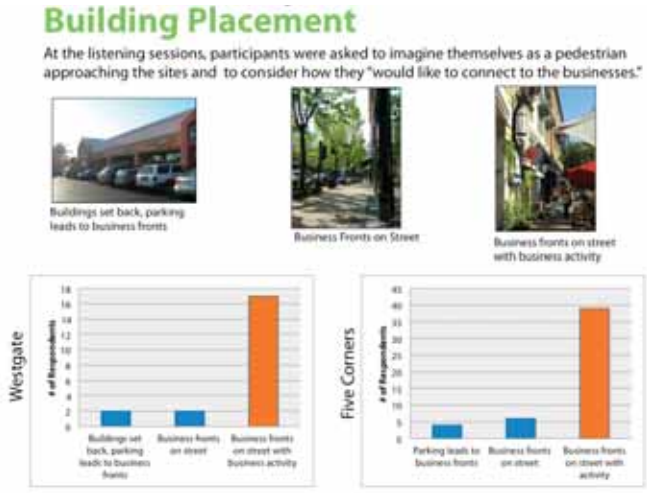


Phase Two included a public meeting, termed a Listening Session, with about 25 people attending. Led by The Cascade Land Conservancy (CLC) and the GFL team, participants at this session were presented with data from the Phase One online survey, shown examples of local built projects that reflected best practices for creating high quality public spaces, and given a brief tutorial on green infrastructure. The informational presentation was followed by an instant polling audience-response, visual preference survey. Participants were issued digital "clickers" that allowed for real-time tabulations of their responses, which allowed each respondent to see the combined responses of the whole group. They were asked to respond to multiple-choice questions and select visual preferences to various building configurations and street treatments. Figure 1.3-2 provides an example question and audience responses. (See Appendix 1b for additional highlights from the visual preference survey). The participants expressed the desire to bring building fronts to the street and to allow activities, such as outdoor café tables, on the sidewalks where appropriate.

The city staff organized individual meetings with some of the property owners in the Westgate area. From these meetings staff and the consultant team gained an understanding of the constraints and potentials for new development at Five Corners.

Guided by what the team heard in the first two phases, the Phase Three public involvement effort focused on a half-day Saturday Design Workshop. At this workshop, residents and local business owners engaged with design professionals in a hands-on effort to create designs for Westgate. The workshop began with summary of what the GFL team heard from the public during the Phase One and Two processes and a brief overview of green infrastructure. Approximately 65 citizens and members of the city's boards and City Council attended the workshop. The attendees were divided into nine small groups, separately addressing Five Corners or Westgate. Led by a design professional, each group designed a plan by first considering the life (activities), they would like to be able to do on site. The teams then located plazas and open spaces needed to support these life activities on the site.

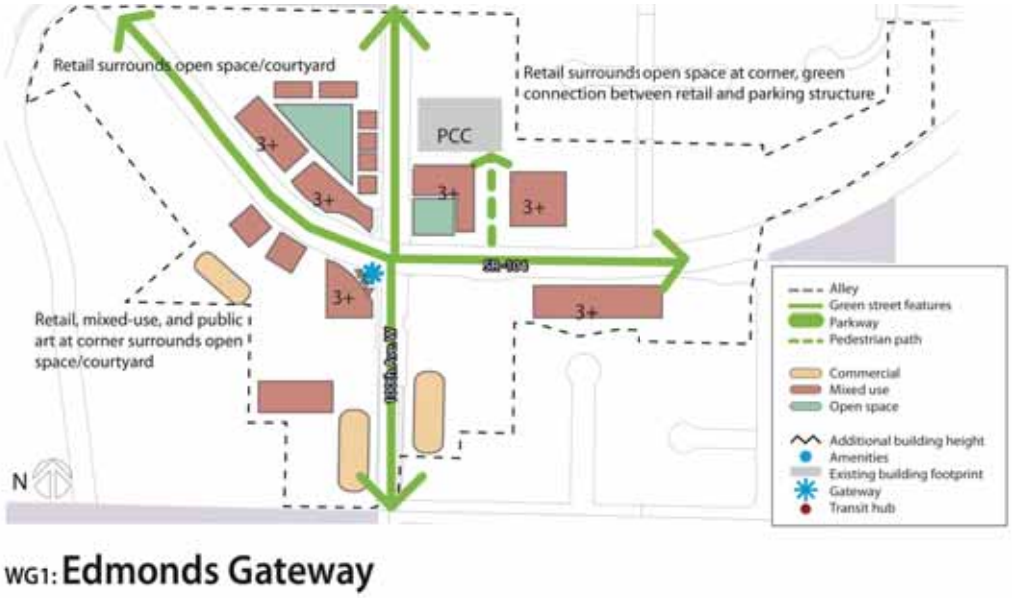
Figure 1.3-2



1.3 | Summary of Public Process

Lastly, the teams used wooden blocks, scaled to represent building sizes, to place buildings on their plans to define the edges of the desired life-space, enhance the overall character, and activate the site. Figure 1.3-3 shows an example conceptual plan representing the results of one of the Westgate teams at this workshop. The conceptual plans developed by the other teams are provided in Appendix 1c.

Figure 1.3-3: Conceptual Plan for Westgate from the Public Design Workshop



Phase Four brought together the results of all previous workshops and the extensive work of the GFL team. In a public open house setting, the public reviewed and responded to two draft alternatives, representing alternative approaches to development at Westgate. The public marked preference cards to identify site features they found most desirable (Figure 1.3-4).

Through the duration of the project, the team worked with the Edmonds Economic Development Commission (EDC) to offer local perspective, critique the findings of the GFL team's work, and offer guidance when needed. Regular briefings were held for the EDC throughout the project and more extensive work sessions were held for in-depth discussions of the alternatives and preferred plans on April 20, May 20, and June 15.

A Summary of Common Themes heard at these public meetings is provided in Appendix 1e.

Figure 1.3-4: Preference Card for Public Input on Alternatives

WESTGATE ALTERNATIVES

For each alternative check the design features that appeal to you most

Arts & Food Hub	Urban Village
☐ regional & chain shopping experience w/ live/work housing in southwest quad	☐ inceased housing, office, and local shops w/ live/work housing & studios concentrated in northwest quad & dispersed throughout
☐ 3 story height limit	☐ 4 stories w/ height bonus opportunities, higher buildings concentrated at corners & around pocket park
☐ buildings oriented toward 100th Ave. W & SR-104	☐ buildings oriented toward internal circulation
☐ retain PCC, Starbucks, & existing thriving buildings, QFC remains but re-developed	☐ phased re-development of entire site w/ retention of PCC or similar supermarket
☐ larger building footprints accommodate garden centers, home supplies, entertainment, & larger offices	☐ smaller building footprints accommodate independent shops, starter businesses, & small offices
☐ water quality & open space features concentrated along SR-104	☐ water quality & open space features concentrated at village park
☐ pedestrian improvements concentrated along 100th Ave. W	☐ pedestrian improvements focused along privately-owned internal roads
☐ surface parking	☐ surface, tuck-under, & structured parking
☐ rely on existing mass transit	☐ transit center
☐ temporary farmers market site at surface parking lot near cemetery	☐ temporary farmers market w/ street closure at village park
☐ buffer off-site residential w/ vegetation buffer	☐ buffer off-site residential w/ housing where possible
☐ protect existing vegetation	☐ optimize new building potential

1.4 | Westgate Illustrative Site Plan

The Westgate District encompasses the area surrounding the intersection of 100th Avenue West and State Route 104, extending about 1/4 mile in both directions along SR 104 in the south east portion of Edmonds. This area is designated as a Neighborhood Business district in the city's Comprehensive Plan and carries a "BN – Neighborhood Business " designation in the city's zoning code (Chapter 16.45). The City's comprehensive Plan currently allows for new development of 2 stories, or 25 feet in height throughout the area, although existing development is primarily one story in height.

Westgate has served the needs of the surrounding residential areas and the larger Edmonds community for many years with a variety of uses. Local residents participating in the public process for this study value the existing large grocery stores (QFC and PCC) and the drugstore (Bartell), each of which is relatively new or have been renovated within the last 10 years. Current residents of the area and the community at large actively support these uses and other businesses throughout the area. Current uses in the Westgate District are summarized in Table 1.4-1.

Table 1.4-1
Summary of Current Land Uses

	Westgate	
	Acres	Bldg. SF
Retail	16.73	165,804
Service	4.66	34,844
Office	3.21	28,634
Institution-Church		
Single Family Residential	1.93	5,881
Multifamily Residential	0.63	-
Undeveloped	2.81	-
Total	29.97	235,163

Sourc:e: Economic Potential for Westgate Commercial Centers, by Property Counselors, February 2011.

The market/economic overview conducted in conjunction with the District planning process determined that the surrounding residential area include 20,000 residents within a one mile radius and over 50,000 residents within a three mile radius. See Appendix 1f for a summary of the market/economic overview.

These residents provide the primary support for current and future retail and commercial uses in the Westgate area; however, the retail uses are also supported by a substantial amount of pass-through traffic (over 10,000 vehicles per day) along the busy SR 104 connection between SR 99/I-5 and downtown Edmonds and the ferry terminal. The economic study also notes that some redevelopment of the Westgate area is possible within five to ten years, with further development thereafter, given the current economic climate and the nature of potential development for this area.

As discussed in Section 1.3, local residents participating in the public process for this District plan were strongly in favor of retaining the two large grocery stores, while adding outdoor gathering spaces and uses such as coffee shops, bakeries, and public uses, such as a library or post office. While residents wanted to maintain the small scale of buildings in general, height increases up to a total of 3 to 5-stories, were considered acceptable by many, especially if the added height offered added amenities and additional residential units. The additional features most desired were plazas and courtyards for socializing, amenities such as fountains and public art, and improved area walkability.

The core concept for the Westgate District Plan is to retain the basic character of the area, especially protecting the large trees and green surrounding hillsides, while increasing walkability and gathering spaces, such as plazas and open spaces. To support this concept, the Form Based Code for Westgate establishes a protection area for vegetation on steep slopes and a Build-to Line of 8 feet from the public right-of-way along SR 104 and 5 feet from the public right-of-way along 100th Street. The purpose of these standards is to assure open space will be distributed throughout the area to be used for pedestrian circulation, bioswales, and landscaping, as seen in the recent redevelopment at the PCC grocery store site. The Concept Plan for Westgate is described in Section 3.1.3. (See also, the Illustrative Site Plan in Section 3.1.3).

1.4 | Westgate Illustrative Site Plan

Figure 1.4-1 shows a 3-dimensional view of possible development in the Westgate area under the form-based code. This view shows the building scale and types of uses of potential future development for the Westgate area that could develop over the next 10 to 20 years. This view illustrates how the area might develop, but is not intended to regulate the exact land use, size, location, or amenities of future development.

In meetings to discuss alternative plans for the Westgate area, the Economic Development Commission and the Planning Board recognized the local resident's interests and also felt it is necessary to provide incentives to property owners to create amenity space and the desired small-unit housing. Thus, the Concept Plan for Westgate allows for up to 3 story development throughout the area. All parcels are also eligible for height bonuses that would allow up to a total of 4 or 5 stories, subject to the development review process as defined in City Code and the bonus requirements (see Section 6.5). An important restriction on permitting the 5th story is that it is allowed only where the added height backs against steep slopes, to reduce impacts on existing adjacent residential uses and to avoid a canyon-like effect of tall buildings along the two major roads (see Section 6.5). Figure 1.4-1 provides an illustration showing a mix of potential building heights and a possible combination of uses.

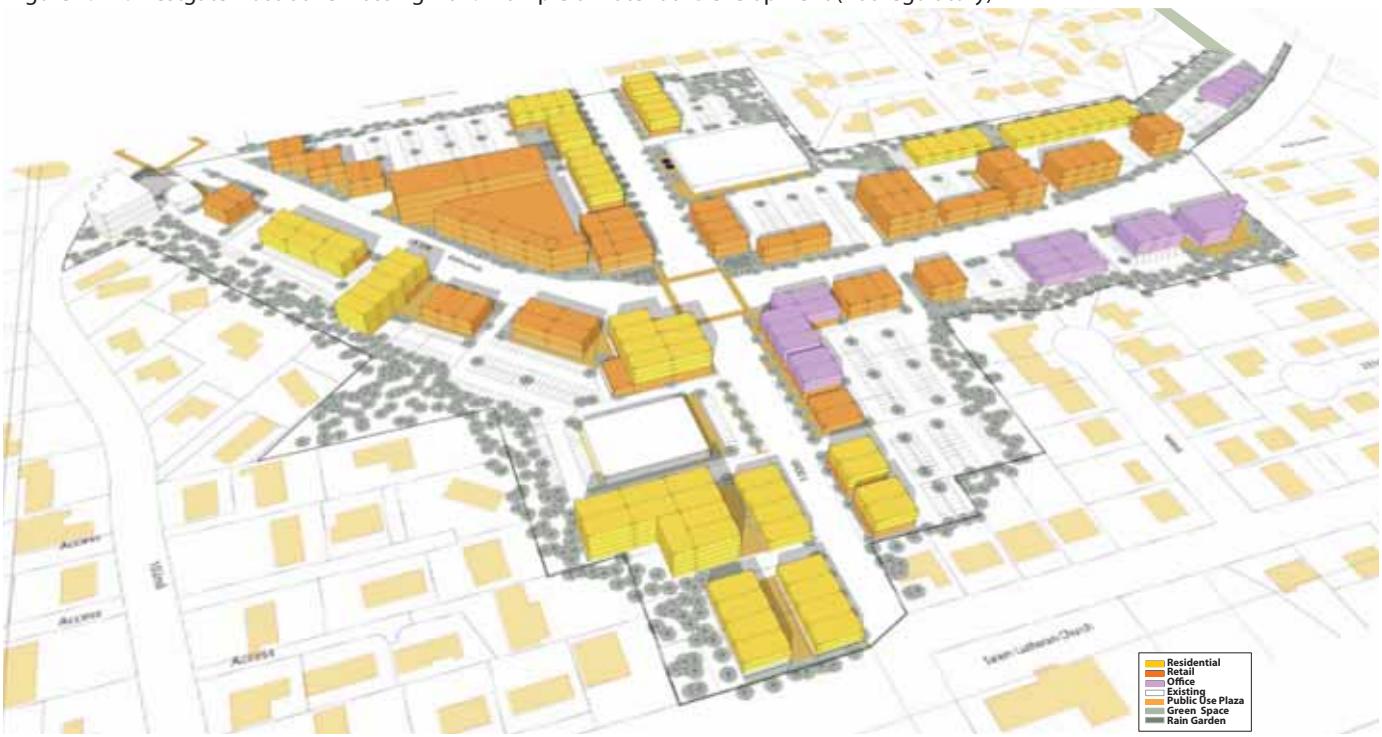
Table 1.4-2
Potential Development as Illustrated in Fig. 1.4-1

	Northwest	Northeast	Southwest	Southeast	Total
Retail (new)	20,200	122,400	42,300	64,800	249,700
Retail (retained)	20,200	34,500			54,700
Office	27,000	13,000	81,800	45,800	167,600
Bed & Breakfast				32,400	32,400
Live-work units				24	24
Residential units	32	62	34	52	180
Parking spaces	170	397	281	363	1,211
Development total*	67,400	169,900	124,100	143,000	504,400

*Total square footage excludes dwelling units

Amenity Space: The variety of outdoor spaces required of all future development, which includes lawns, plazas, squares, accessible rooftops, and sidewalks.

Figure 1.4-1: Westgate Illustrative Massing Plan: Example of Potential Development (not regulatory)



1.5 | Organization of the Plan

ReVisioning Westgate: A District Plan and Form-Based Code establishes standards for new development in the Westgate area. The plan is organized so that the parts interrelate and often must be reviewed together. The sections in the Table of Contents show the main topics and the overall organization of the plan. Each of the major sections is described below.

Section 1 – Introduction:
This section lays out the goals and intent of the plan. It also describes how the plan was constructed relevant to background research and the public process. This section also explains how the plan is structured.

Section 2 – The Regulating Framework:
This section establishes the Regulating Framework for the Form-Based Code. It provides a consolidated overview of the permitted development standards for each property and for the adjacent public rights-of-way. These development standards are detailed further in Sections 3 through 6.

Section 3 – Building Standards:
This section provides detailed standards for building types, including placement, height, and frontage types, as well as green building construction and housing diversity requirements.

Section 4 – Civic Investment: Streetscape and Public Space Standards:
This section sets the standard for sidewalks, street trees, bike lanes, landscaping, and streets with the intent to build coherent, safe transportation corridors for all modes of travel. This section is also intended to assist developers in understanding how a building site relates to the street.

Section 5 – Private Investment: Gathering Spaces and Green Feature Standards:
This section provides information on Green Factor requirements. This section also sets the standards for plazas, gathering spaces, and parking configurations.

Section 6 – Administration and Implementation:
This section describes how the review of development proposals in the Westgate District will be handled under the Form-Based Code, consistent with City procedures for other development. This section also identifies the bonus system which allows for added building height when various conditions are met.

Section 7 – Recommendations:
This section provides information for the City Council, Boards and Commissions that describe actions the city can take to foster development under the Westgate plan and to meet the goals of the plan.

2.0 | The Regulating Framework

2.1 | Purpose, Principles and Intent

Purpose

This section establishes the Regulating Framework that defines development standards for the building forms and land use types that are allowed within the Westgate District. The Regulating Framework includes Core Concepts, Amenity Space and Green Features Types, Street Types, Required Building Lines, Building Types, and Frontage Types.

Principles and Intent

A core principle of the Westgate Plan is to provide spaces for the use and enjoyment of the public, green features which protect and enhance the environment, and multi-modal access to amenity spaces as well as to businesses. The Regulating Framework is the controlling document and principal tool for implementing the Westgate District form-based code. The Regulating Framework provides standards for the development of each property or lot and illustrates how each relates to the adjacent properties and public right-of-way. The Regulating Framework for the Westgate District identifies the Core Concepts of the plan, Amenity Space and Green Feature Types, Street Types & Required Building Lines, Building Types, and Frontage Types.

Figure 2.1-1: Westgate Illustrative Map: Trees and Hillsides

Protecting Steep Slope Areas is a Core Concept of the Plan

2.2 | Core Concepts

The core concept for the Westgate District is to create a vibrant mixed-use activity center that enhances the economic development of the city and provides housing as well as retail and office uses to meet the needs of all age groups. The plan seeks to retain key features of the area, including protecting the large trees and green surrounding hillsides, while increasing walkability and gathering spaces, such as plazas and open spaces. (See figures 2.1-1 and 2.1-2). Other important aspects of the Concept Plan for Westgate include:

- Designing a landscape emphasis for the primary intersection.
- Creating a lively pedestrian environment with wide sidewalks and requirements for buildings to be placed close to the sidewalk.
- Landscaping the plazas, open spaces, and parking areas with a requirement of 15% landscaped open space.
- Promoting a sustainable low-impact development with a requirement for bioswales, rain gardens, green roofs and other features to retain and infiltrate storm water.
- Providing workforce housing and increasing residential uses with a requirement of 10% small-sized dwelling units.
- Providing options for non-motorized transportation linking new bike lanes into the city's larger system of bike lanes and extending sidewalks and pedestrian paths into the surrounding residential areas.

2.3 | Amenity Space & Green Features Types

As noted in the previous section, an important component of the Westgate District Plan is the provision of ample amenity space and encouragement of green features throughout the District. In addition to the requirements for individual properties, the Westgate District plan includes some common areas that will provide amenity space and green features. Specifically, these include:

- Landscape enhancements at the intersection of SR 104 and 100th Street to create a clear identity and a distinct central point for the Westgate District.
- A public park in the NW quadrant of the site, providing shared amenity space for residents in the area.
- Linkages from the Westgate District to surrounding residential areas to encourage walking and biking to the District.
- Expanded setback areas (from 5 feet to 8 feet) along SR 104 to provide separation for pedestrians from traffic and to provide landscaping to enhance the natural setting for motorists along SR 104
- Bioswales along State Road 104, 100th Avenue West, Bowdoin Way, and 84th Avenue West.

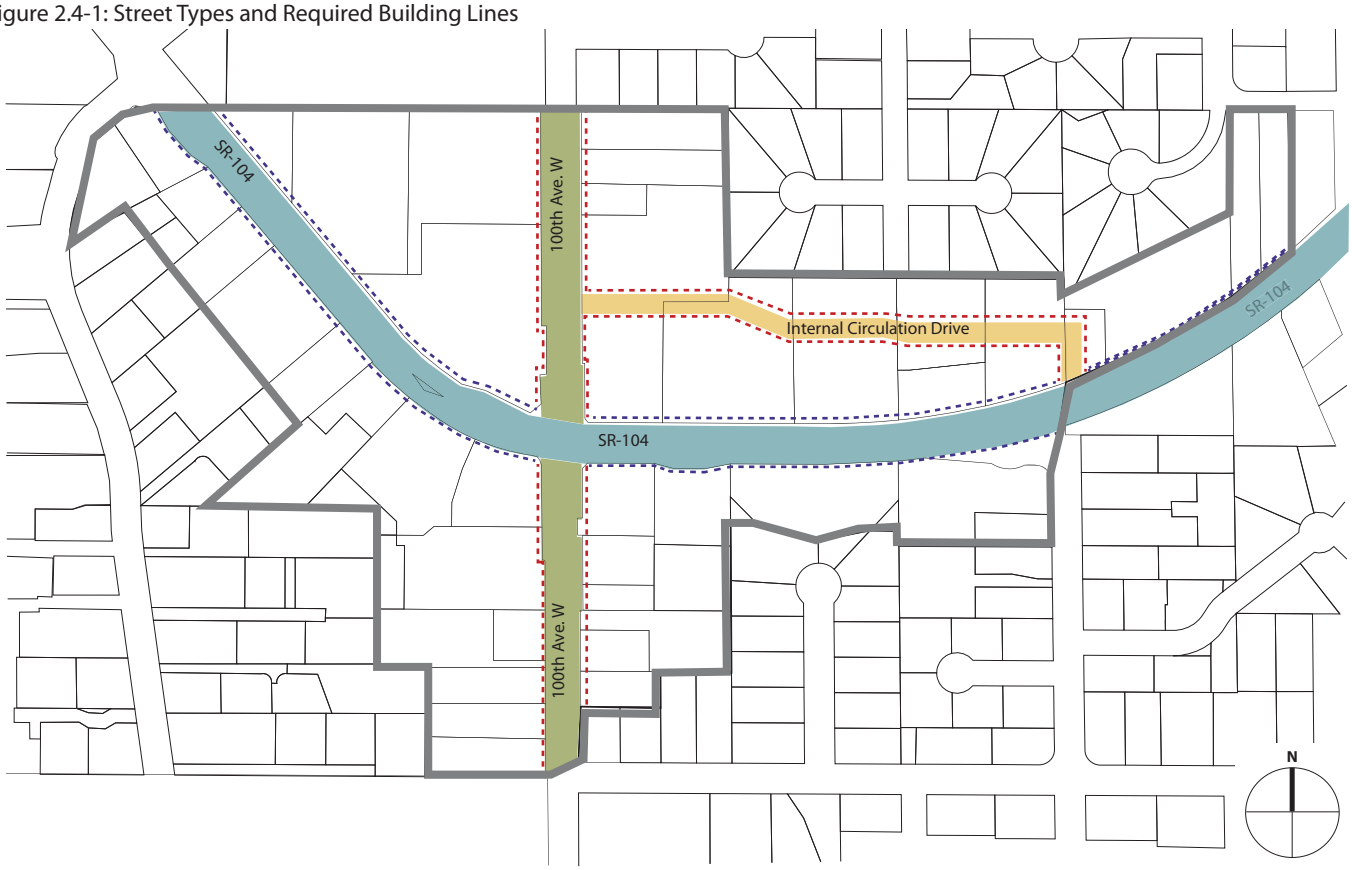
Figure 2.3-1: Westgate Illustrative Plan of Open Space with Example Photos

2.4 | Street Types & Required Building Lines

This section establishes the regulations for Street Types and Required Building Lines within the Westgate District. The three Street Types within the Westgate District are identified in this section. More specific streetscape standards (such as street widths, placement of street trees, parking options, bike lanes, and other amenities) associated with each street type are provided in Sections 4.2 and 5.4. The purpose of the streetscape standards is to ensure coherent streets and to assist developers and owners with understanding the relationship between the public spaces and individual buildings along each street.

Required Building Lines establish a specific line along each street frontage that all buildings must be built to. The purpose of a Required Building Line is to establish a consistency between the building frontages along the street and a defined relationship of the buildings to the street and public right-of-way. Where buildings occur along these roadways, a minimum of 60% of a primary building frontage must be placed at the Required Building Line. Where secondary frontage types are allowed, (along portions of SR 104) a minimum of 40% of the building's secondary façade must be placed at the Required Building Line. See Sections 2.6 and 3.3 for further information on frontage types and allowed locations. The requirement for meeting a Required Building Line is intended to be less rigid at the edges of the district, where building placement may transition to reflect the building placements beyond the Westgate District. In these locations, the Required Building Line can be adjusted by an administrative decision during the review process. See Section 6.2 for further information.

Figure 2.4-1: Street Types and Required Building Lines



1) Street Type A: State Road 104 - Required Building Line shall be 8' from the right-of-way (see Section 4.2 Streetscape Standards).

2) Street Type B: 100th Avenue West - Required Building Line shall be 5' from the right-of-way (see Section 4.2 Streetscape Standards).

3) Street Type C: Internal Circulation Drive - Required Building Line shall be 3" from the edge of the prescribed 9' to 12' edge treatment (yards, sidewalks, landscaping, or swales) lining the drive (see Section 5.4 Streetscape Standards).

Required Building Lines for State Road 104 shall be 8' from Right-of-Way

Required Building Lines for 100th Aveneue West shall be 5' from Right-of-Way

Required Building Lines for the Internal Circulation Drive shall be 3' from the edge treatment

Drawing for coding purposes only.

2.5 | Building Types

Properties in the Westgate District are allowed buildings up to 3 stories in height, with an additional 1 to 2 stories permitted for development meeting the bonus criteria including considerations of topography. See Section 6.5 for bonus provisions. There are seven Building Types allowed in the Westgate District, as listed below:

1. **Rowhouse** - Two or more attached story townhome apartments or condominiums.

2. **Courtyard** - A cluster of apartment or condominium flats arranged to share one or more common courtyards.

3. **Stacked Dwelling** - The building massing is predicated on horizontal repetition and vertical stacking of non-residential commercial uses on the ground level with residential above.

4. **Live-work** - An integrated housing apartment or condominium and working space designed to accommodate joint residential and work activity uses.

5. **Loft Mixed-Use** - Loft Mixed-Use buildings are predicated on horizontal repetition and vertical stacking of units organized on lobby, corridor, and elevator access. Loft buildings have greater height per floor to accommodate the second floor loft area within a unit.

6. **Side Court Mixed-Use** - Retail mixed-Use with office or residential above, or community service mixed-use with office or residential above.

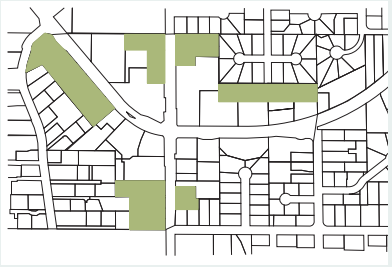
7. **Commercial Block | Mixed-Use** - Retail mixed-use or community service mixed-use with residential above. Retail only, office only or community service mixed-use with office or retail above.

Each Building Type is allowed only within specified locations within the Westgate District, as shown in figures below. Most properties have an option of several building types.

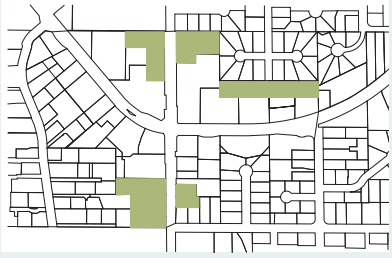
1. Rowhouse

2. Courtyard

3. Stacked Dwelling



4. Live-Work



5. Loft Mixed-Use

6. Side Court Mixed-Use

7. Commercial Mixed-Use

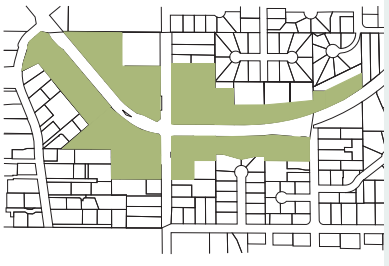


Figure 2.5-1: Allowed Locations for each Building Type

2.6 | Frontage Types

This section establishes the regulations for Frontage Types within the Westgate District. The purpose of the Frontage Types is to ensure coherent streets and to assist developers and owners with understanding the relationship between building fronts and public space. Building Frontage Types are carefully coordinated with Building Types, see Section 3.3 for regulations on which frontage types are allowed for each Building type.

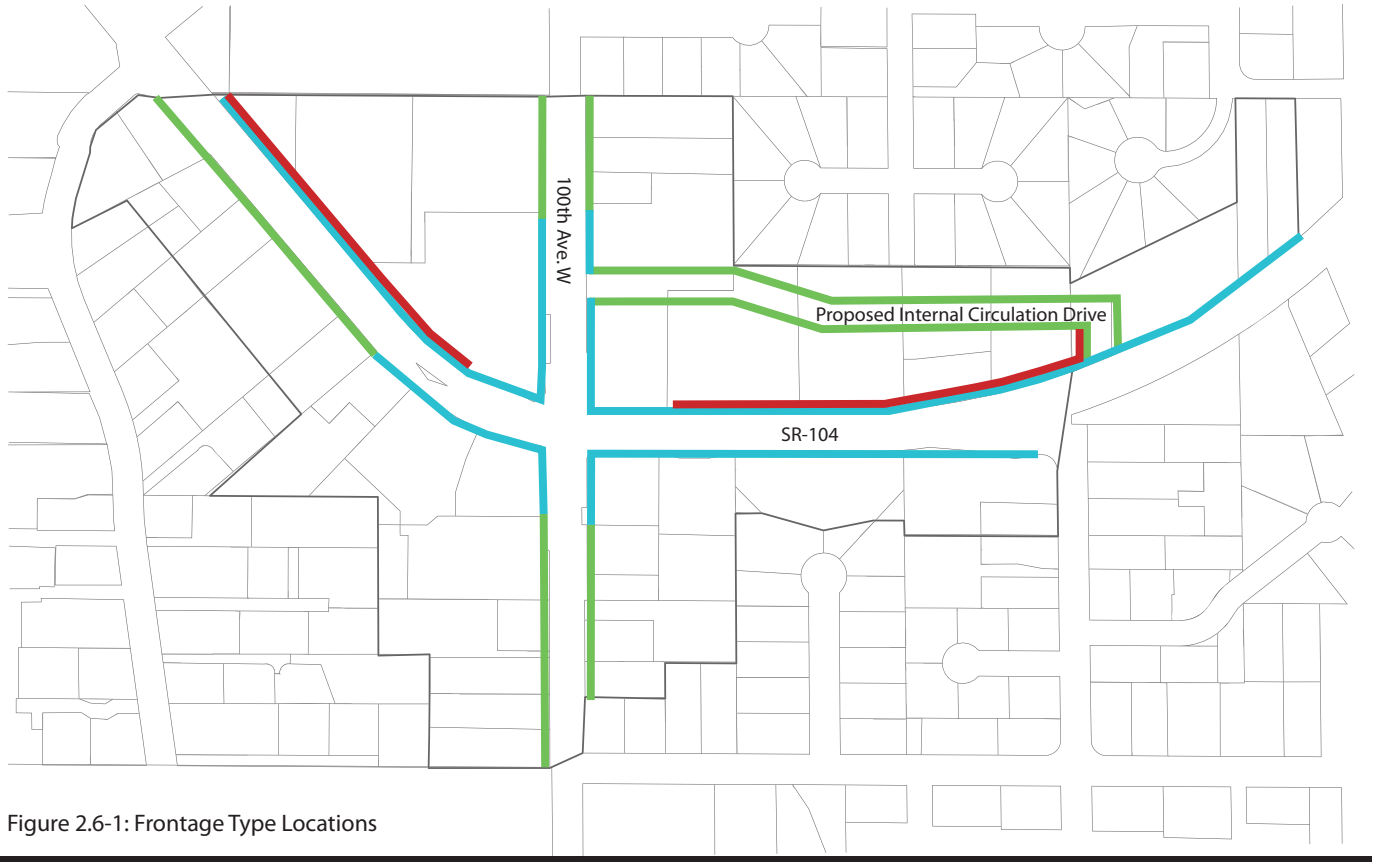


Figure 2.6-1: Frontage Type Locations

Key

- Shopfront or Gallery Frontages allowed
- All Frontage types allowed
- Secondary Frontage type allowed >100' from building corner at the intersection of 100th Ave W. and SR-104 (see section 3.3)

Standards

Primary façades shall be built to the Required Building Line along a minimum 60% of the Required Building Line.

Where Secondary Frontage types are allowed, 40% of the frontage shall be built to the Required Building Line.

Any section along the Required Building Line that is not defined by a building must be defined by amenity space or green space except to allow for the minimum necessary openings for vehicular traffic.

For both primary and secondary frontages, façades on retail stores shall be glazed with clear glass occupying no less than 60% of the sidewalk-level story.

Loading docks, drive-throughs, or other service entries are prohibitted on street facing façades.

Any building façade facing a public street shall include changes in building form, modulation, archways, entrances, porches, or stoops for every 12' of frontage.

When appropriate, access through the building to rear parking or amenity spaces should be at intervals no more than every 150' of the façade facing a public street.

Awnings, bay windows, or other non-street level building design features may encroach on the Required Building Line, but not on the Property Line.

Drawing for coding purposes only.

3.0 | Building Types

3.1 | Purpose, Principles, and Intent

Purpose
This Section identifies the building types allowed within the Westgate District, and provides design standards for each type, to ensure that proposed development is consistent with the city's goals for building form and quality.

Principles and Intent
The intent of the Westgate District Plan is to create a lively and pedestrian-friendly environment by providing for a variety of mixed use buildings and spaces. Each proposed building shall be designed in compliance with the standards of this Section for the applicable building type and with the neighborhood character identity identified in Section 1.4.

Allowable Building Types by Zone
A lot may be developed only with a building type allowed by Section 3.2 in the zone applicable to the parcel. More than one building type is allowed on each parcel.

Mixed Type Development
The development regulations are structured by the definition of distinct building types of the Form Based Code that have been identified as specifically suitable for Westgate District in scale and configuration. On deep lots and aggregated lots, there is an opportunity to mix these types within a single development project. Mixing building types within a project encourages variety in the massing and organization of the buildings, open spaces on the lot, and on the frontages at a scale that is appropriate for Westgate.

Scale and Massing
The scale and massing of buildings is to be calibrated to the existing urban context with the intent of breaking down large scale building masses and elements into "walkable neighborhood" elements and smaller scale building clusters. The contiguous lengths of building facades are regulated in the Frontage Types Section 3.3. The heights of buildings will be designated by area using stories as the measure rather than a prescribed height in feet. Upper floors are encouraged to be stepped back from street to allow an accessible roof deck or green roof area.

All parcels in the Westgate District may have up to 3 stories allowed with a bonus of 1 or 2 additional stories on any property meeting bonus criteria. See Section 6.5 for bonus provisions.

Illustrative Plans
Figures 3.1-1 and 3.1-2 provide illustrations of possible future development of the Westgate District as it could occur over the next twenty years under the Westgate District Plan and Form-Based Code. The development illustrated in these figures correspond to the example development massing plan previously illustrated in Figure 1.4-1. The first of these (Figure 3.1-1) illustrated potential open space and green features, including green roof and rain gardens. In this illustrative plan, the buildings are left as white spaces (with labels to indicate land use) to emplasize the life-space areas. In the second illustration (Figure 3.1-2) new buildings are shaded as gray and retained existing uses are shaded as yellow. Labels within the building outline show the number of stories (height) of the building and the mix of uses. Both figures are illustrative of possible future development and are not regulatory.

Each of the seven building types is detailed in Sections 3.2.1 through 3.2.7 of this document. For each building type, an illustrative diagram and photos show the type of development that would occur under this building type, but that exact form or design shown is not required. For each building type, a diagram shows the allowed locations for that building type in green. For parcels that are not colored green, that building type is not allowed.

Six of the seven building types allow a mixture of uses within the building. The rowhouse building type allows residential uses only. Three other building types are primarily residential, but do allow ground floor commercial uses. These three are: Courtyard, Stacked Dwellings, and Live-Work Units. The Loft and Side Court Mixed Use building types allow any use on any floor, while the Commercial Block Mixed Use allows residential uses only on upper floors. These regulations are summarized in Table 3.1-1.

Table 3.1-1: Allowed Uses by Floor for Each Building Type

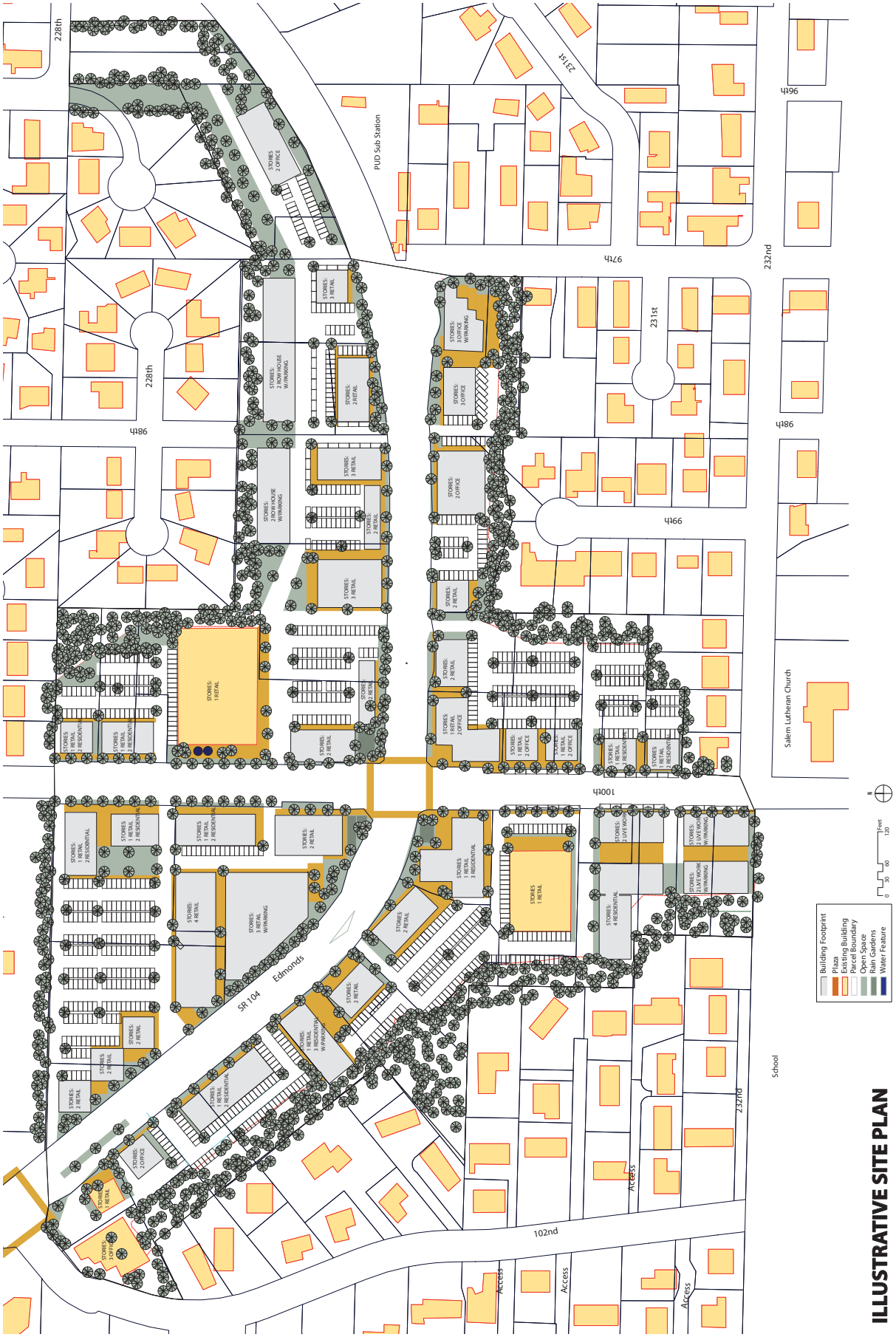
Building Type	**Residential**	**Office**	**Retail**
Rowhouse	Any floor	Not allowed	Not allowed
Courtyard	Any floor	Ground floor only subordinate to residential	Ground floor only subordinate to residential
Stacked Dwellings	Any floor	Ground floor only subordinate to residential	Ground floor only subordinate to residential
Live-Work	Any floor	Ground floor only subordinate to residential	Ground floor only subordinate to residential
Loft Mixed Use	Any floor	Any floor	Any floor
Side Court Mixed Use	Any floor	Any floor	Ground floor only
Commercial Block Mixed Use	Upper floors only	Upper floors only	Any floor

Whenever residential uses occur, at least 10% of the residential units shall be very small units designed for workforce housing (under 900 square feet) and no unit will exceed 1,600 square feet in size. See Section 3.4, Workforce Housing Criteria, for further details.

Figure 3.1-1: Illustrative Site Plan showing open space and green features

Example of potential development, not regulatory

Figure 3.1-2: Illustrative Site Plan showing an example development with building heights and uses


ILLUSTRATIVE SITE PLAN
Building Footprint
Plaza
Existing Building
Parcel Boundary
Open Space
Rain Gardens
Water Feature
Feet
0 30 60 120
N
228th
231st
232nd
96th
97th
98th
99th
100th
102nd
PUD Sub Station
Salem Lutheran Church
School
Edmonds
SR 104
Access
STORIES: 1 RETAIL
STORIES: 1 RETAIL 2 RESIDENTIAL
STORIES: 1 RETAIL 2 RESIDENTIAL
STORIES: 2 RETAIL
STORIES: 2 OFFICE
STORIES: 1 OFFICE
STORIES: 1 RETAIL 2 RESIDENTIAL
STORIES: 1 RETAIL 2 RESIDENTIAL
STORIES: 1 RETAIL 2 RESIDENTIAL
STORIES: 2 RETAIL
STORIES: 4 RETAIL
STORIES: 3 RETAIL W/PARKING
STORIES: 1 RETAIL 3 RESIDENTIAL
STORIES: 1 RETAIL 3 RESIDENTIAL W/PARKING
STORIES: 1 RETAIL 3 RESIDENTIAL
STORIES: 2 RETAIL
STORIES: 1 RETAIL
STORIES: 4 RESIDENTIAL
STORIES: 2 LIVE/WORK
STORIES: 2 LIVE/WORK W/PARKING
STORIES: 2 LIVE/WORK W/PARKING
STORIES: 2 RETAIL
STORIES: 2 RETAIL
STORIES: 2 RETAIL
STORIES: 2 OFFICE
STORIES: 1 OFFICE
STORIES: 2 RETAIL
STORIES: 2 RETAIL
STORIES: 2 RETAIL

3.2 | Allowable Building Types

This Section provides building standards for seven types of building forms, as listed below:

3.2.1 Rowhouse -Two or more attached townhome apartments or condominiums.

3.2.2 Courtyard - A cluster of apartment or condominium flats arranged to share one or more common courtyards.

3.2.3 Stacked Dwelling- The building massing is predicated on horizontal repetition and vertical stacking of non-residential commercial uses on the ground level with residential above.

3.2.4 Live-work- An integrated housing apartment or condominium and working space designed to accommodate joint residential and work activity uses.

3.2.5 Loft Mixed-use- Loft Mixed-use buildings are predicated on horizontal repetition and vertical stacking of units organized on lobby, corridor, and elevator access. Loft buildings have greater height per floor to accommodate the second floor loft area within a unit.

3.2.6 Side Court Mixed-use- Retail mixed-use with office or residential above, or community service mixed- use with office or residential above.

3.2.7 Commercial Block | Mixed-Use- Retail mixed-use or community service mixed-use with residential above. Retail only, office only or community service mixed-use with office or retail above.

3.2.1 | Rowhouse

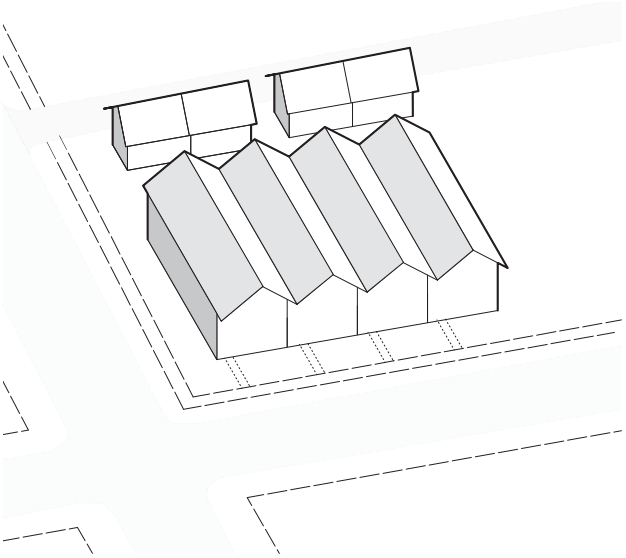


Figure 3.2-1 Illustrative Rowhouse Building Type Diagram

Figure 3.2-2 Rowhouse Allowed Locations

Description
Two or more attached dwellings up to 3 stories in height with zero side yard setbacks located on a qualifying lot in the Westgate District as shown in the Allowed Locations Diagram, Figure 3.2-2.

Access
The primary entrance to each dwelling shall be accessed directly from and face the external street if feasible. Where dwellings are accessed from internal streets or circulation drives, then the primary entrance to each dwelling shall be accessed directly from and face the internal street or circulation drive.

Parking and services shall be accessed from an internal street or alley or tuck-under parking in a Mixed Type Development. Parking entrances are allowed on an internal street if the garage entrance does not occupy more than one half the building frontage.

Parking and Services
Required parking shall be one space for each dwelling that shall be in a garage or in a designated surface parking zone.

Corner lots shall not have garages that face the side street if it is feasible to provide parking off an alley or parking court at the rear of the building.

Services, above ground equipment, and trash containers shall be located on the alley or screened from the street view. Heat pumps and other noise polluting equipment shall be located to the rear of the building or on the alley.

Amenity Space
Front yards are defined by the street Required Building Line and frontage type requirements of the zone.

One usable outdoor space shall be provided behind the dwelling units at no less than 15% of the lot area and of a regular geometry with a minimum dimension of 20 feet. Where buildings back up to steep topography, the open space is not required to be usable. Alternatively, 50% of the usable open space may be provided at the front of the lot.

3.2.1 | Rowhouse

Illustrative Photo: Wallingford

Illustrative Photo: Tacoma

Landscape

Landscape may be used to separate a front yard from the front yards on adjacent parcels. Front yard trees shall be of porch scale where adjacent to the porch (at maturity, no more than 1.5 times the height of the porch) except at the margins of the lot and as a part of the frontage landscaping at the street sidewalk interface, where they may be of house scale (no more than 1.5 times the height of the house at the maturity of the tree).

At least one large tree shall be provided or an existing significant tree shall be maintained in each rear yard for shade and privacy. See also, standards and rules of the Edmonds Municipal Code, Landscaping Requirements (Chapter 20.13), especially General Design Standards (Chapter 20.13.020), and Landscape Types (Chapter 20.13.030).

Building Size and Massing

Buildings shall have heights up to 3 stories in compliance with the applicable zone.

Buildings on corner lots shall be designed with a main facade and a secondary façade to provide street frontage on both streets.

In a 3 story building, a townhouse dwelling may be stacked over a ground floor flat. In this case, the flat shall be accessed by its own front doors at the street and the townhouse dwelling shall be accessed by a separate front door and an internal stair.

In a 2 story building, the rowhouse consists of a townhouse dwelling that is accessed from the street and faces the street.

Sustainable Site Design

All development shall meet Built Green or LEED Certified standards, or an equivalent. Green Factor Score requirements shall be used in the design of sustainable site features and low-impact stormwater treatment systems. A Green Factor Score of 0.3 is required of all developments (see Section 5.2).

Pervious surfaces shall be used where possible and may include: pervious pavement, pervious pavers and vegetated roofs. Capture and reuse strategies including the use of rainwater harvesting cisterns can be substituted for the effective area of pervious surface required.

Runoff generated on–site shall be routed through a treatment system such as a structured stormwater planter, bioswale, rain garden, pervious pavement, or cisterns. Runoff leaving the site shall conform to City of Edmonds Stormwater Management Code Chapter 18.30 of the City of Edmonds Municipal Code.

Additional Requirements

Frontage Types per Section 3.3
Street Required Building Lines per Section4.2
Green Building and Workforce Housing per Section 3.4
Green Factor Requirements per Section 5.2
Bonus Provisions per Section 6.5

3.2.2 | Courtyard

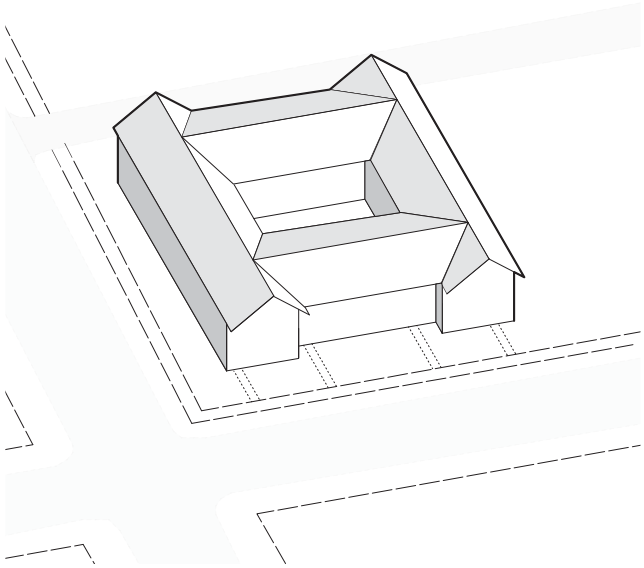


Figure 3.2-3 Illustrative Courtyard Building Type Diagram

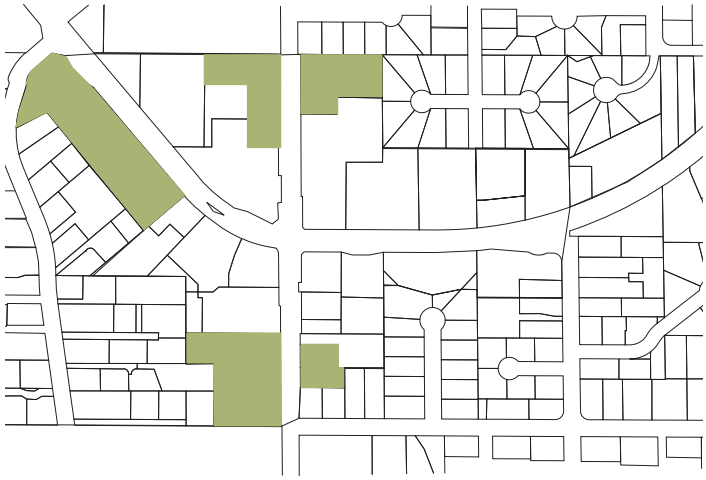


Figure 3.2-4 Courtyard Allowed Locations

Description

A cluster of dwelling units arranged to share one or more common courtyards. The individual units may be rowhouses or flats or stacked flats up to 3 stories in height. The courtyard is private space that is adjacent to the public realm and may provide access to tuck-under parking. Courtyard building types may house ground floor commercial/flex uses if commercial uses are subordinate to the residential use. Courtyard buildings may be located on a qualifying lot in the Westgate District, as shown in the Allowed Locations Diagram, Figure 3.2-4.

Access

- The main entry to each ground floor dwelling shall be directly off a common courtyard or directly from an external street. Access to commercial
- uses shall be directly from an external street.
- Access to second-story units shall be through an open or open roofed stair.
- Parking shall be accessed through an alley or interior street if present.
- Parking shall be accessed from the exterior street via a driveway if no alley is present.

Parking and Services

- Required parking shall be one space for each dwelling, that shall be in a garage or in a designated surface parking zone.
- Required parking for commercial or office spaces shall be proivded at one stall per 500 SF of floor space.
- Where an alley exists or is planned, then parking, utilities and above ground equipment, and trash containers shall be located on the alley.
- Where no alley exists or is planned, then above-ground equipment, and trash containers shall be located at least 10 feet behind the building facade and be fully screened from the street view with landscaping or fencing.

Amenity Space

Front Yards are defined by the street Required Building Line.

Sites shall be designed to provide usable open space with a total area of 15% of the lot. A central courtyard and / or multiple separated or interconnected courtyards, roof decks, green roofs, plaza and courtyards may be included in the cumulative total area.

In a project with multiple courtyards at least two of the courtyards shall conform to the patterns below:

- Optimal court dimensions are 40 feet when the long axis of the court is oriented East/West and 30 feet when the court is oriented North/South.
- In 40-foot wide courts, the frontages and architectural projections allowed within the applicable zone are permitted on two sides of the court; they are permitted on one side of a 30-foot wide court.
- Private open space is allowed in side and rear yard, courtyards, balconies and roof decks.
- Courtyards shall be connected to the public way and/or to each other. Connecting spaces shall be 10-15 feet wide.

3.2.2 | Courtyard

Illustrative Photo: Bainbridge

Illustrative Photo: Bainbridge

Landscape

Landscape may not be used to separate a front yard from the front yards on adjacent parcels. Front yard trees shall be of porch scale where adjacent to the porch (at tree's maturity, no more than 1.5 times the height of the porch) except at the margins of the lot and as a part of the frontage landscaping at the street sidewalk interface, where they may be of house scale (no more than 1.5 times the height of the house at the maturity of the tree).

At least one large tree shall be provided or an existing significant tree shall be maintained in each rear yard for shade and privacy. See also, standards and rules of the Edmonds Municipal Code, Landscaping Requirements (Chapter 20.13), especially General Design Standards (Chapter 20.13.020), and Landscape Types (Chapter 20.13.030).

Frontage

- Entrance doors and living spaces (great room, dining, living, family) should be oriented toward the courtyard and exterior street. Service rooms may be oriented toward the side-yard, rear yard or alley.
- No exterior arcade may encroach into the required minimum width of the courtyard.
- Stoops up to 3 feet in height may be placed above below grade parking.

Building Size and Massing

- Buildings shall be composed of flats and rowhouses alone or in combination.
- Units may be repetitive or unique in design.
- Buildings shall be composed of one, two, or three story masses, each designed to house scale.
- The building is not required to appear to be one building.

Sustainable Site Design

All development shall meet Built Green or LEED Certified Standards or an equivalent. Green Factor Score requirements shall be used in the design of sustainable site features and low-impact stormwater treatment systems. A Green Factor Score of 0.3 is required of all developments (see Section 5.2).

Pervious surfaces shall be used where possible and may include: pervious pavement, pervious pavers and vegetated roofs. Capture and reuse strategies including the use of rainwater harvesting cisterns can be substituted for the effective area of pervious surface required.

Runoff generated on–site shall be routed through a treatment system such as a structured stormwater planter, bioswale, rain garden, pervious pavement, or cisterns. Runoff leaving the site shall conform to City of Edmonds Stormwater Management Code Chapter 18.30 of the City of Edmonds Municipal Code.

Additional Requirements

Frontage Types per Section 3.3
Street Required Building Lines per Section 4.2
Green Building and Workforce Housing per Section 3.4
Green Factor Requirements per Section 5.2
Bonus Provisions per Section 6.5

3.2.3 | Stacked Dwellings

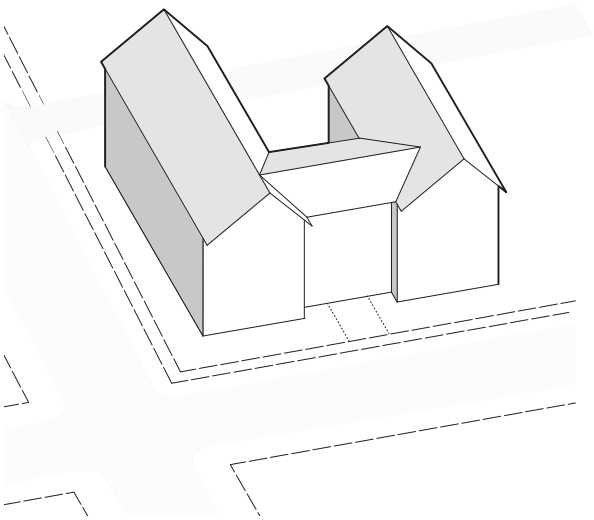


Figure 3.2-5 Illustrative Stacked Dwellings Building Type Diagram

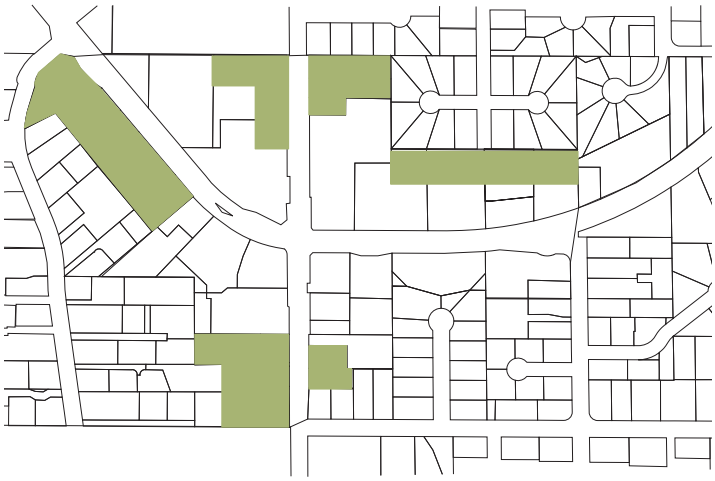


Figure 3.2-6 Stacked Dwellings Allowed Locations

Description

Stacked Dwellings up to 3 stories in height are predicated on horizontal repetition and vertical stacking of units organized on lobby, corridor, and stairs or elevator access. These buildings may be used for ancillary non-residential commercial uses on the ground level only. These buildings are located on a qualifying lot in the Westgate District, as shown in the Allowed Locations Diagram, Figure 3.2-6.

Access

- The primary entrance to each dwelling shall be accessed be through a street level lobby or through a combination of street/porch/platform level lobby accessible from the street.
- The entry to each ground floor dwelling shall be directly from the street. Secondary access may be through an elevator/stair corridor.
- Interior circulation to each unit shall be through a double or single loaded corridor.

Parking and Services

- Required parking shall be one space for each dwelling that shall be in a garage or in a designated surface parking zone.
- Required parking for commercial / office spaces is one stall per 500 SF.
- Units may have direct or indirect access to parking stalls.
- Where an alley exists or is planned, then parking, utilities and above ground equipment, and trash containers shall be located on the alley.
- Where no alley exists or is planned, then above ground equipment, and trash containers shall be located at least 10 feet behind the building facade and be fully screened from the street view with
- Parking entrances to garages and/or driveways shall be located as close as possible to the side or rear of each lot.

Amenity Space

Front Yards are defined by the street Required Building Line.

The primary shared open space is the rear yard, which shall be designed as a courtyard. The rear yard may be designed for ground installation or as the lid of a below-grade parking garage or garage deck. Side yards are allowed for common use gardens.

Sites shall be designed to provide usable open space with a total area of 15% of the lot. Central courtyards, roof decks, green roofs, plaza and courtyards may be included in the cumulative total area.

In a project with multiple courts at least two of the courts shall conform to the patterns below:

- Optimal court dimensions are 40 feet when the long axis of the court is oriented East/West and 30 feet when the court is oriented North/South.
- In 40-foot wide courts, the frontages and architectural projections allowed within the applicable zone are permitted on two sides of the court; they are permitted on one side of a 30-foot wide court.
- Private open space is allowed in side and rear yard, courts, balconies and roof decks.
- Courts shall not be less than 1:1 between width and height.
- Private patios may be provided in side and rear yards.

3.2.3 | Stacked Dwellings

Illustrative Photo: Captiol Hill

Illustrative Photo: Capitol Hill

Landscape

Landscape may not be used to separate a front yard from the front yards on adjacent parcels. Trees may be placed in front yards and in side yards to create a sense of place.

At least one large tree shall be provided or an existing significant tree shall be maintained in each rear yard for shade and privacy.

Courtyards located over below grade garages shall be designed to avoid the sense of planters and hardscape landscaping.

See also, standards and rules of the Edmonds Municipal Code, Landscaping Requirements (Chapter 20.13), especially General Design Standards (Chapter 20.13.020), and Landscape Types (Chapter 20.13.030).

Frontage

No arcade may encroach into the required minimum width of the courtyard.

Building Size and Massing

Buildings shall be composed of flats, lofts, and rowhouses alone or in combination.

- Units may be repetitive or unique in design.
- Buildings shall be composed of one, two, and three story masses, each designed to house scale. The building is not required to appear to be one building.

Sustainable Site Design

All development shall meet Built Green or LEED Certified requirements or the equivalent. Green Factor Score requirements shall be used in the design of sustainable site features and low-impact stormwater treatment systems. A Green Factor score of 0.3 is required of all developments (see Section 5.2).

Pervious surfaces shall be used where possible and may include: pervious pavement, pervious pavers and vegetated roofs. Capture and reuse strategies including the use of rainwater harvesting cisterns can be substituted for the effective area of pervious surface required.

Runoff generated on–site shall be routed through a treatment system such as a structured stormwater planter, bioswale, rain garden, pervious pavement, or cisterns.

Runoff leaving the site shall conform to City of Edmonds Stormwater Management Code Chapter 18.30 of the City of Edmonds Municipal Code.

Additional Requirements

Frontage Types per Section 3.3
Street Required Building Lines per Section 4.2
Green Building and Workforce Housing per Section 3.4
Green Factor Requirements per Section 5.2
Bonus Provisions per Section 6.5

3.2.4 | Live-Work

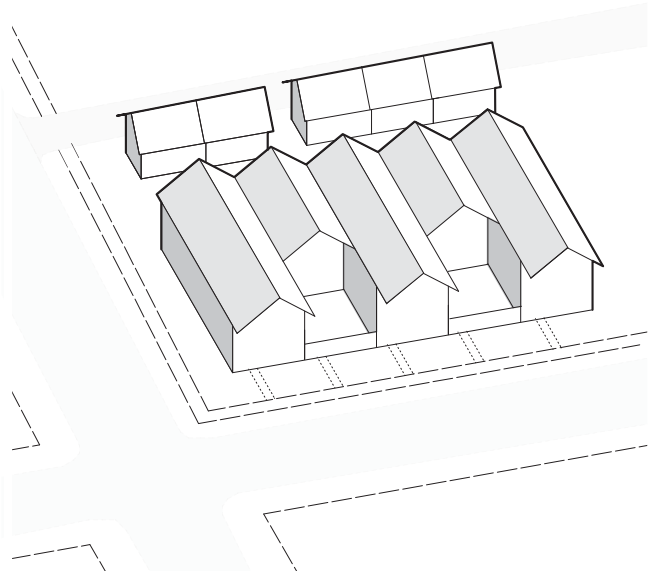


Figure 3.2-7 Illustrative Live-Work Building Type Diagram

Figure 3.2-8 Live-Work Allowed Locations

Description

An integrated housing unit and working space, up to 3 stories in height, occupied and utilized by a single household in a structure, either single family units in clusters or a multi-family building, that has been designed to accommodate joint residential and work activity uses. Work uses shall be at the ground floor. A live-work structure may be located on a qualifying lot in the Westgate District, as shown in the Allowed Location Diagram, Figure 3.2-8.

Access

The primary entrance to each ground floor work/flex space shall be accessed directly from and face the external street if feasible. Where dwellings are accessed from internal streets, then the primary entrance to each dwelling shall be accessed directly from and face the internal street

The upstairs residential unit shall be accessed by a separate entry and internal stair that is also accessed from and faces the street. Access may also be provided by a shared lobby that provides separate access to the commercial/flex and dwelling uses.

Parking and services shall be accessed from an alley or tuck-under parking. Parking entrances are allowed on an internal street or alley if the garage entrance does not occupy more than one half the building frontage.

Parking and Services

Required parking shall be one space for each dwelling unit that shall be in a garage or in a designated surface parking zone.

Corner lots shall not have garages that face the side street if it is feasible to provide parking off an alley or parking court at the rear of the building.

Services, above ground equipment and trash containers shall be located on the alley or screened from the street view. Heat pumps and other noise polluting equipment shall be located to the rear of the building or on the alley.

Amenity Space

Front Yards are defined by the street Required Building Line and frontage type requirements of the zone.

One usable outdoor space shall be provided behind the live-work at no less than 15% of the lot area and of a regular geometry with a minimum dimension of 20 feet. Where buildings back up to steep topography, the open space is not required to be usable. Alternatively, 50% of the usable open space may be provided at the front of the lot.

3.2.4 | Live-Work

Illustrative Photo: Captiol Hill

Illustrative Photo: Capitol Hill

Landscape

Landscape shall not obscure the storefront of the ground floor flex/work space.

At least one large tree shall be provided or an existing significant tree shall be maintained in each rear yard for shade and privacy. See also, standards and rules of the Edmonds Municipal Code, Landscaping Requirements (Chapter 20.13), especially General Design Standards (Chapter 20.13.020), and Landscape Types (Chapter 20.13.030).

Frontage

- Commercial/work/flex space on the ground floors and living areas on upper floors should be oriented toward the fronting street. Service rooms should be oriented towards the side and rear yards.
- Commercial/work/flex spaces shall conform to Storefront Type Standards.
- Buildings on corner lots may provide an appropriate frontage type on both the front street and a secondary frontage type on the side street facade.

Building Size and Massing

Buildings shall be composed of 2 and/or 3 –story volumes in compliance with the applicable zone.

Sustainable Site Design

All development shall meet Built Green or LEED Certified requirements or the equivalent. Green Factor Score requirements shall be used in the design of sustainable site features and low-impact stormwater treatment systems. A Green Factor score of 0.3 is required of all developments. (see Section 5.2).

Pervious surfaces shall be used where possible and may include: pervious pavement, pervious pavers and vegetated roofs. Capture and reuse strategies including the use of rainwater harvesting cisterns can be substituted for the effective area of pervious surface required.

Runoff generated on–site shall be routed through a treatment system such as a structured stormwater planter, bioswale, rain garden, pervious pavement, or cisterns.

Runoff leaving the site shall conform to City of Edmonds Stormwater Management Code Chapter 18.30 of the City of Edmonds Municipal Code.

Additional Requirements

Frontage Types per Section 3.3
Street Required Building Lines per Section 4.2
Green Building and Workforce Housing per Section 3.4
Green Factor Requirements per Section 5.2
Bonus Provisions per Section 6.5

3.2.5 | Loft Mixed-Use

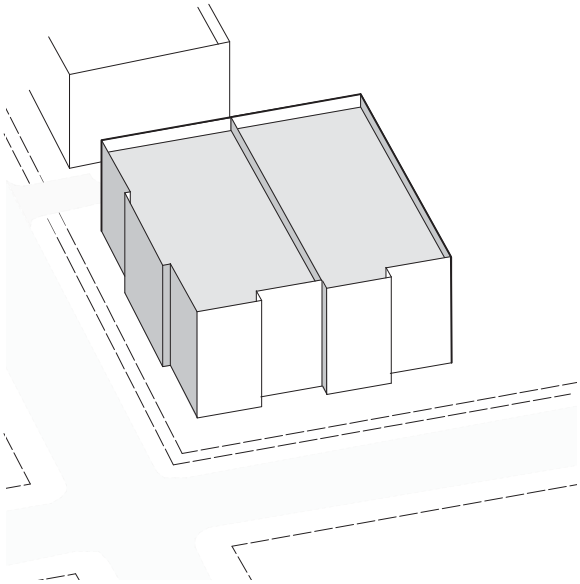


Figure 3.2-9 Illustrative Loft Mixed-Use Building Type Diagram

Figure 3.2-10 Loft Mixed-Use Allowed Locations

Description

Loft Mixed-use buildings are predicated on horizontal repetition and vertical stacking of units organized on lobby, corridor, and stairs or elevator access. Loft buildings up to 3 stories in height are permitted. These buildings have greater height per floor to accomodate the second floor loft area within a unit. These buildings may be used for residential, office, and commercial uses. These buildings are located on a qualifying lot in the Westgate District, as shown in the Allowed Location Diagram, Figure 3.2-10.

Access

- The primary entrance to each unit shall be accessed be through a street level lobby or through a combination of street/porch/platform level lobby accessible from the street.
- The entry to each ground floor unit may be through an elevator/stair corridor.
- Interior circulation to each unit shall be through a double or single loaded corridor.
- Access to upper level loft areas via an internal stair.

Parking and Services

- Required parking shall be one space for each dwelling that shall be in a garage or in a designated surface parking zone.
- Required parking for commercial / office spaces is one stall per 500 SF.
- Where an alley is existing, parking, utilities and above ground equipment, and trash containers shall be located on the alley.
- Where no alley exists, above ground equipment, and trash containers shall be located at least 10 feet behind the building facade and be fully screened from the street view with landscaping or fencing.
- Parking entrances to garages and/or driveways shall be located as close as possible to the side or rear of each lot.

Amenity Space

Front Yards are defined by the street Required Building Line.

The primary shared open space is the rear yard. The yard may be designed for ground installation or for the lid of a below grade parking garage or garage deck. Side yards are allowed for common use gardens.

In a project with multiple courtyards at least two of the courtyards shall conform to the patterns below:

- Optimal court dimensions are 40 feet when the long axis of the court is oriented East/West and 30 feet when the court is oriented North/South.
- In 40-foot wide courts, the frontages and architectural projections allowed within the applicable zone are permitted on two sides of the court; they are permitted on one side of a 30-foot wide court.
- Private open space is allowed in side and rear yard, courtyards, balconies and roof decks.
- Courtyards shall not be less than 1:1 between width and height.
- Private patios may be provided in side and rear yards.
- The minimum courtyard shall be 15% of the lot area. Central courtyards, roof decks, green roofs, plaza and courtyards may be included in the cumulative total area.

3.2.5 | Loft Mixed-Use

Illustrative Photo: Capitol Hill

Illustrative Photo: Fremont

Landscape

Landscape may not be used to separate a front yard from front yards on adjacent parcels. Trees may be placed in front yards and in side yards to create a sense of place.

Courtyards located over below grade garages shall be designed to avoid the sense of planters and hardscape landscaping.

At least one tree shall be provided in the rear yard directly in the ground or as a part of podium landscape design. See also, standards and rules of the Edmonds Municipal Code, Landscaping Requirements (Chapter 20.13), especially General Design Standards (Chapter 20.13.020), and Landscape Types (Chapter 20.13.030).

Frontage

No arcade may encroach into the required minimum width of a courtyard.

Building Size and Massing

Buildings shall be composed of lofts alone or above commercial space on the ground level. Units may be repetitive or unique in design.

- Buildings shall be composed of one, two, or three story masses, each designed to loft scale.
- The building is required to appear to be one building.
- The main volume may be flanked by a secondary volume.

Sustainable Site Design

All development shall meet Built Green or LEED Certified requirements or the equivalent. Green Factor Score requirements shall be used in the design of sustainable site features and low-impact stormwater treatment systems. A Green Factor score of 0.3 is required of all developments (see Section 5.2).

Pervious surfaces shall be used where possible and may include: pervious pavement, pervious pavers and vegetated roofs. Capture and reuse strategies including the use of rainwater harvesting cisterns can be substituted for the effective area of pervious surface required.

Runoff generated on–site shall be routed through a treatment system such as a structured stormwater planter, bioswale, rain garden, pervious pavement, or cisterns.

Runoff leaving the site shall conform to City of Edmonds Stormwater Management Code Chapter 18.30 of the City of Edmonds Municipal Code.

Additional Requirements

Frontage Types per Section 3.3
Street Required Building Lines per Section 4.2
Green Building and Workforce Housing per Section 3.4
Green Factor Requirements per Section 5.2
Bonus Provisions per Section 6.5

3.2.6 | Side Court Mixed-Use

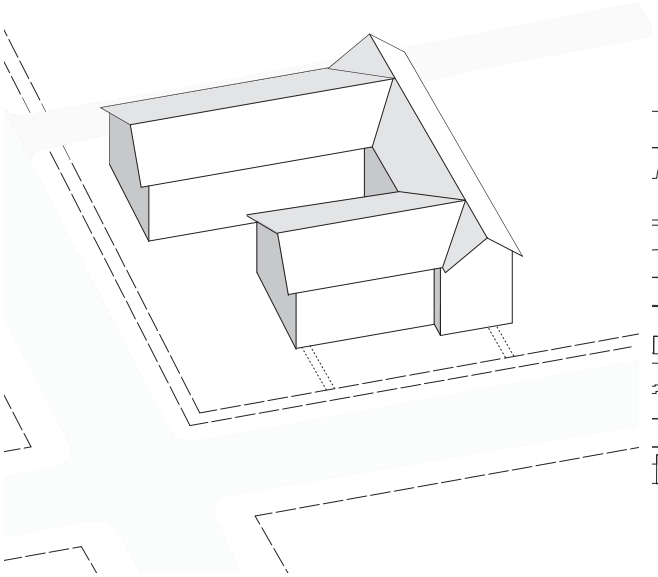


Figure 3.2-11 Illustrative Side Court Mixed-Use Building Type Diagram

Figure 3.2-12 Side Court Mixed-Use Allowed Locations

Description

A single or cluster of buildings up to 3 stories in height containing dwelling units or office suites arranged to share one or more common courtyards. The individual units or suites are rowhouses, flats or stacked flats. The side courtyard is a semi-public space that is adjacent to the public realm. Side courtyard types may house ground floor commercial spaces with office or dwelling units above. Side court buildings may be located on a qualifying lot in the Westgate District, as shown in the Allowed Location Diagram, Figure 3.2-12.

Access

- The main entry to each ground floor dwelling shall be directly off the common courtyard or directly from an external street. Access to commercial and office uses shall be directly from an external street or side courtyard.
- Access to second-story units or suites shall be through an open, open roofed, or internal stair.
- Parking shall be accessed through an alley if present.
- Parking shall be accessed from the exterior street via a driveway if no alley is present. The drive shall be 7 to 10 feet wide and with 2 foot planters on each side.
- Parking entrances to below grade garages and driveways should be located as close as possible to the side or rear of each lot.

Parking and Services

- Required parking shall be one space for each dwelling that shall be in a garage or in a designated surface parking zone.
- Required parking for commercial / office spaces is one stall per 500 SF.
- Where an alley is existing, parking, utilities and above ground equipment, and trash containers shall be located on the alley.
- Where no alley exists, above ground equipment, and trash containers shall be located at least 10 feet behind the building facade and be fully screened from the street view with landscaping or fencing.

Amenity Space

Front Yards are defined by the street Required Building Line. Courtyard buildings shall be designed to provide a side courtyard and or multiple separated or interconnected courtyards with a minimum dimension of 20 feet and 15% of the lot area.

In a project with multiple courtyards at least two of the courtyards shall conform to the patterns below:

- Dwellings shall face an active side yard.
- Major ground floor rooms shall be open to the active side yard with large windows and doors.
- When located on an active side yard, a driveway shall be integrated into the design of the yard through the use of a reduced paved area, permeable paving materials for a landscaped area and usable outdoor space.
- Rear yards are not required.

3.2.6 | Side Court Mixed-Use

Illustrative Photo: Bainbridge

Illustrative Photo: Bainbridge

Landscape

Landscape may not be used to separate a front yard from the front yards on adjacent parcels. Front yard trees shall be of porch scale where adjacent to the porch (at tree's maturity, no more than 1.5 times the height of the porch) except at the margins of the lot and as a part of the frontage landscaping at the street sidewalk interface, where they may be of house scale (no more than 1.5 times the height of the house at the maturity of the tree).

At least one large tree shall be provided or an existing significant tree shall be maintained in each rear yard for shade and privacy. Trees may also be placed in side yards for privacy. See also, standards and rules of the Edmonds Municipal Code, Landscaping Requirements (Chapter 20.13), especially General Design Standards (Chapter 20.13.020), and Landscape Types (Chapter 20.13.030).

Frontage

- Entrance doors and living spaces (great room, dining, living, family) should be oriented toward the courtyard and/or exterior street. Service rooms may be oriented toward the side-yard, rear yard or alley.
- No exterior arcade may encroach into the required minimum width of the side courtyard.

Building Size and Massing

- Buildings shall be composed as large single buildings of up to 3 stories in height, and to the side yards as two-and thee-story masses where grades allow.
- The building elevation abutting an inactive side yard shall be designed to provide at least one horizontal break of at least three feet and one vertical break.
- Buildings on corner lots shall be designed with two facades of equal architectural expression.
- Units within the buildings may be flats and/or townhouses.

Sustainable Site Design

All development shall meet Built Green or LEED Certified requirements or the equivalent. Green Factor Score requirements shall be used in the design of sustainable site features and low-impact stormwater treatment systems. A Green Factor score of 0.3 is required of all developments (see Section 5.2).

Pervious surfaces shall be used where possible and may include: pervious pavement, pervious pavers and vegetated roofs. Capture and reuse strategies including the use of rainwater harvesting cisterns can be substituted for the effective area of pervious surface required.

Runoff generated on–site shall be routed through a treatment system such as a structured stormwater planter, bioswale, rain garden, pervious pavement, or cisterns. Runoff leaving the site shall conform to City of Edmonds Stormwater Management Code Chapter 18.30 of the City of Edmonds Municipal Code.

Additional Requirements

Frontage Types per Section 3.3
Street Required Building Lines per Section 4.2
Green Building and Workforce Housing per Section 3.4
Green Factor Requirements per Section 5.2
Bonus Provisions per Section 6.5

3.2.7 | Commercial Block - Mixed-Use

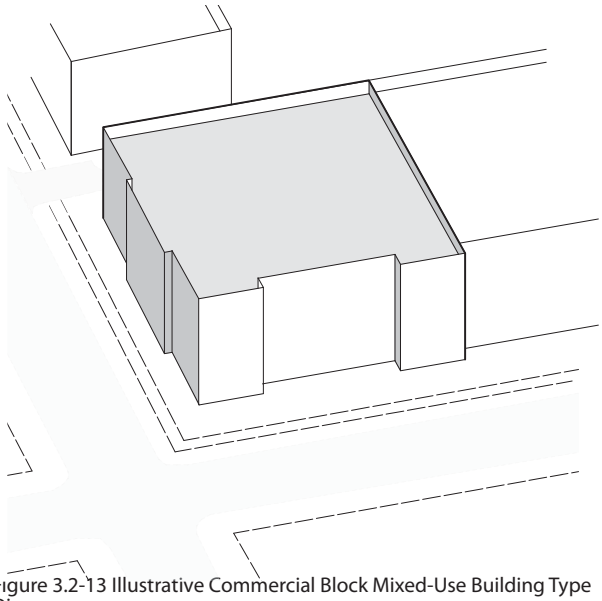


Figure 3.2-13 Illustrative Commercial Block Mixed-Use Building Type Diagram

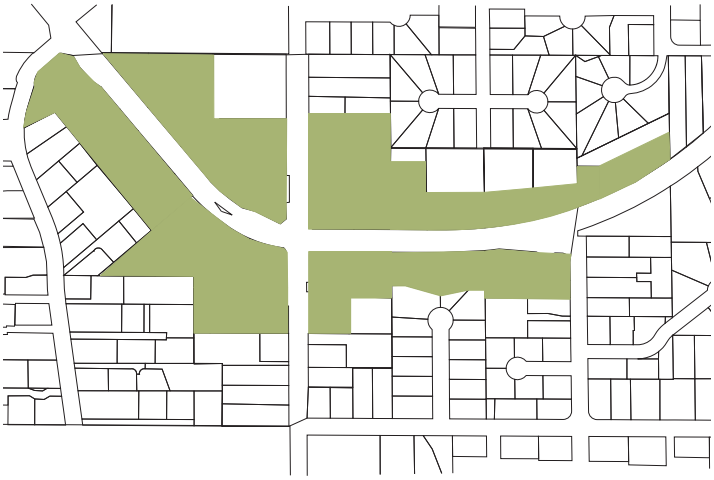


Figure 3.2-14 Commercial Block Mixed-Use Allowed Locations

Description

Commercial block dwellings of up to 3 stories in height are permitted. These buildings are designed for retail, service, and /or office uses on the ground floor street frontage, with upper floors configured for dwelling units or commercial uses. The buildings are predicated on horizontal repetition and vertical stacking of units organized on lobby, corridor, and stairs or elevator access. These buildings shall be used for non-residential commercial uses on the ground level. These buildings are located on a qualifying lot in the Westgate District, as shown in the Allowed Location Diagram, Figure 3.2-14.

Access

- The primary entrance to each building shall be accessed be through a street level lobby or through a combination of street/porch/platform level lobby accessible from the street.
- Interior circulation to each unit shall be through a double or single loaded corridor.
- The entry to each ground floor commercial space shall be directly from and face the street.

Parking and Services

- Required parking shall be one space for each dwelling that shall be located in a garage or in a designated surface parking zone.
- Required parking for commercial or office spaces is one stall per 500 SF.
- Where an alley is existing, parking, utilities and above ground equipment, and trash containers shall be located on the alley.
- Where no alley exists, above ground equipment, and trash containers shall be located at least 10 feet behind the building facade and be fully screened from the street view with landscaping or fencing.
- Parking entrances to garages and/or driveways shall be located as close as possible to the side or rear of each lot.

Amenity Space

Front Yards are defined by the street Required Building Line and frontage type requirements of the zone.

The primary shared open space is the rear yard. The yard may be designed for ground installation or for the lid of a below grade parking garage or garage deck. Side yards are allowed for common use gardens.

In a project with multiple open space areas at least two of the courts shall conform to the patterns below:

- Optimal open space area dimensions are 40 feet when the long axis of the court is oriented East/West and
  30 feet when the court is oriented North/South.
- In 40-foot wide courts, the frontages and architectural projections allowed within the applicable zone are permitted on two sides of the court; they are permitted on one side of a 30-foot wide court.
- Private open space is allowed in side and rear yard, courts, balconies and roof decks.
- Open space areas shall not be less than 1:1 between width and height.
- Private patios may be provided in side and rear yards.
- The minimum open space area shall be 15% of the lot area. Central courtyards, roof decks, green roofs, plaza and courtyards may be included in the cumulative total area.

3.2.7 | Commercial Block- Mixed-use

Illustrative Photo: Fremont

Illustrative Photo: Fremont

Landscape

Private landscaping is required. Trees may be placed in front yards and in side yards to create a sense of place.

Open space areas located over below-grade garages shall be designed to avoid the sense of planters and hardscape landscaping. At least one tree shall be provided in the rear yard directly in the ground or as a part of podium landscape design.

See also, standards and rules of the Edmonds Municipal Code, Landscaping Requirements (Chapter 20.13), especially General Design Standards (Chapter 20.13.020), and Landscape Types (Chapter 20.13.030).

Frontage

No arcade may encroach into the required minimum width of a courtyard.

Building Size and Massing

Buildings shall be composed of office, retail, flats, or lofts alone or above commercial space on the ground level. Units may be repetitive or unique in design.

- Buildings shall be composed of one, two, or three story masses. The building is required to appear to be one building.
- The main volume may be flanked by a secondary volume.
- Large floor plate retail such as grocery stores, nursery, and exercise gyms are allowed on the first or second floors of a mixed-use building.

Sustainable Site Design

All development shall meet Built Green or LEED certified requirements or the equivalents. Green Factor Score requirements shall be used in the design of sustainable site features and low-impact stormwater treatment systems. A Green Factor score or 0.3 is required of all developments (see Section 5.2).

Pervious surfaces shall be used where possible and may include: pervious pavement, pervious pavers and vegetated roofs. Capture and reuse strategies including the use of rainwater harvesting cisterns can be substituted for the effective area of pervious surface required.

Runoff generated on–site shall be routed through a treatment system such as a structured stormwater planter, bioswale, rain garden, pervious pavement, or cisterns.

Runoff leaving the site shall conform to City of Edmonds Stormwater Management Code Chapter 18.30 of the City of Edmonds Municipal Code.

Additional Requirements

Frontage Types per Section 3.3
Street Required Building Lines per Section 4.2
Green Building and Workforce Housing per Section 3.4
Green Factor Requirements per Section 5.2
Bonus Provisions per Section 6.5

3.3 | Frontage Types

Purpose

This Section defines how the buildings within Westgate relate to the public realm of the sidewalk and other common use areas. The purpose of defining Frontage Types is to encourage the development of a variety of frontage types and to encourage each building to relate to the public realm in ways that are attractive, inviting, and accessible to all.

Principles and Standards

The frontage types for each proposed development shall be designed in compliance with the principles of the City of Edmonds Comprehensive Plan Housing Element and in concert with the Building Types and standards presented in Section 3.0, 3.1, 3.2, 3.3, 3.4, and Section 6.5, as well as the neighborhood character identity identified for the Westgate District.

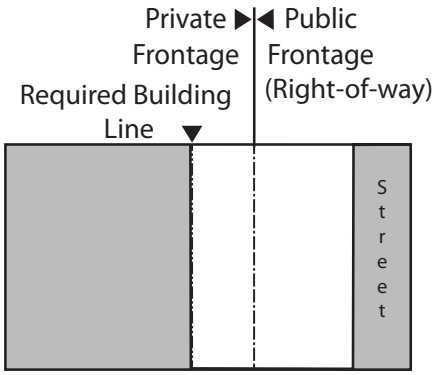
This section identifies five Frontage Types for primary frontages, as shown in Figure 3.3-1. Each of the five frontage types are described and depicted in a section view. For each Frontage Type, the description concludes by identifying those Building Types for which that Frontage Type is permitted. For secondary frontages (permitted along portions of SR 104), no building entrance is required and the frontage types shown in Figure 3.3-1 do not apply. However, secondary frontages for retail uses along a public street are required to provide windows facing the public street, glazed with clear glass and occupying no less than 60% of the sidewalk-level story.

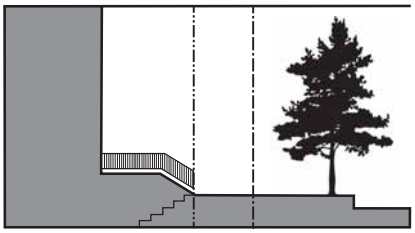
Primary Frontage: Frontage that faces the public space or areas of higher pedestrian importance. Entrances are required.

Secondary Frontage: Frontage that faces public space or areas of lesser pedestrian importance. Entrances to buildings are not required.

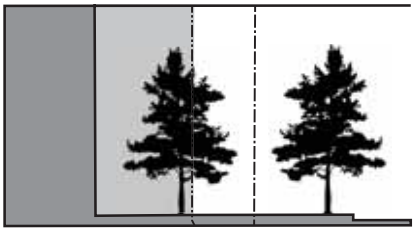
3.3 | Frontage Types

Figure 3.3-1



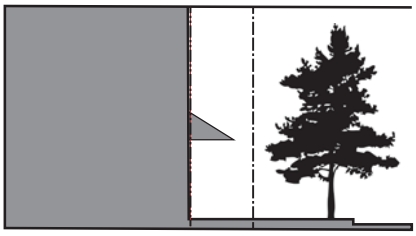


a. Terrace or Elevated Entry: The main façade is set back from the frontage line by an elevated terrace or entry. This type buffers residential use from sidewalks. The elevated terrace is also suitable for outdoor cafes (1). Terrace or Elevated Entry frontage is allowed on all building types.

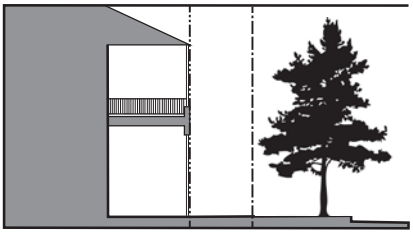


b. Forecourt: The main façade is at the required building line with a portion set back for a small court space. The court could be used to provide shopping or restaurant seating in commercial buildings, or as an entry court for residential buildings. This type should be used sparingly (1).Forecourt frontage may be used on Courtyard, Stacked Dwellings, and Live-Work building types.

c. Stoop: The main façade is near the frontage line with the first story elevated to provide privacy. The stoop is appropriate for ground floor residential use (1). Stoop frontage may be used on Rowhouse, Courtyard, Live-Work, and Stacked Dwellings building types.



d. Shopfront: The main façade is aligned close to the frontage line with the building entrance at sidewalk grade. The covering shall extent far enough to provide pedestrians protection from the weather. This type is appropriate for retail or office use only. Shopfront frontage may be used on Stacked Dwellings, Live-Work, Loft Mixed-Use, Side Court Office, or Commercial Block Mixed-Use building types where the building provides ground floor retail or office uses.



e. Gallery (or arcade): The main façade is set back from the frontage line with an attached cantilevered colonnade overlapping the sidewalk. The entry should be at sidewalk grade. The gallery/arcade should be no less than 8' feet wide. This type is appropriate for retail or office use only. Gallery/arcade frontage may be used on Stacked Dwellings, Live-Work, Loft Mixed-Use, Side Court Office, or Commercial Block Mixed-Use building types where the building provides ground floor retail or office uses.

(1) Frontages a, b, and c are not allowed within 100 feet measured from the building corner at the intersection of 100th Ave W. and SR-104.

3.4 | Green Building Construction and Housing Diversity Requirements

Purpose
The purpose of this Section is to encourage the development of a variety of housing choices available to residents of all economic segments and to encourage sustainable development through the use of development standards, requirements and incentives.

Principles and Standards
Each proposed development shall be designed in compliance with the principles of the City of Edmonds Comprehensive Plan Housing Element. In addition, proposed developments shall comply with the standards of Section 3.0, 3.1, 3.2, 3.3, 3.4, and Section 6.5.

Community Resource Preservation Goals
The City's Comprehensive Plan encourages the availability of basic community resources such as: open space, parks and other recreation facilities; preservation of light, privacy, views, open spaces, shorelines and other natural features; and freedom from air, water, noise and visual pollution. Land Use policies encourage strategic planning for development and redevelopment that achieve a balanced and coordinated approach to economic development, housing and cultural goals; and encourage a more active and vital setting for new business supported by nearby residents, and visitors. Policies encourage significant public and private social areas, cultural facilities, and scenic areas; and the preservation of historical sites. Commercial Land Use policies encourage identification and reservation of sufficient sites suited for a variety of commercial uses.

Housing Goals
Housing goals are directed toward providing opportunities for all segments of the city's households; supporting existing neighborhoods and preserving housing stock; maintaining high quality residential environments; and providing assistance to housing development for a broad range of demographics including a diversity of age and economic levels. These goals are supported by policies which include review of regulatory impediments to control of housing costs and affirmative measures to support construction of housing for projected groups; encouraging expansion of types of housing available, including accessory dwelling units, mixed use, and multi-family housing; flexible development standards; and revision of development regulations such as the Westgate District Plan and the Form-Based Code provisions herein.

Innovative Building and Site Design Goals
The goals of the Westgate District Plan and Form-Based Code are:

1. To encourage innovative green building, and site design in housing and mixed-use projects by:
   a. increasing the housing supply and the choice of housing styles available in the community,
   b. promoting workforce housing encouraging smaller and more varied home sizes and mixes of income levels,
   c. promoting affordable housing by creating diversity in housing affordability, and
   d. promoting high quality sustainable design.

2. To encourage the use of innovative site development practices and green building construction practices by encouraging the use of conservation design methods and principles such as;
   a. low impact development techniques,
   b. green building materials,
   c. water and energy conservation, and
   d. mitigation that offsets impacts to biodiversity.

3. To encourage innovative development projects by:
   a. identifying zoning code amendments, such as Form-Based Code Districts, that are necessary to support the development of innovative housing choices,
   b. identifying effective incentives to encourage green building and low impact development standards, and
   c. building to LEED, Built Green, Evergreen, Passive House or other certifiable program standards.

4. Coupled with the goals of innovative housing and green building is an equally vital goal to provide housing opportunities within Activity Centers consistent with land use, transportation and economic activities, by
   a. providing for mixed-use development within Activity Centers,
   b. planning for housing that is located with easy access
   to transit and economic activities that provide jobs and shopping opportunities, and
   c. adjusting parking standards for housing within Activity Centers to provide incentives for lower-cost housing when justified by available transit service.

Green Building, and Site Design Criteria
All development in the Westgate District shall meet Built Green or LEED Certified rating or equivalent as a requirement and shall meet a minimum Green Factor Score of 0.3 (see Section 5.0).

Affordable Housing Criteria

While it is a goal of the *Revisioning Westgate* plan to provide affordable housing, the City of Edmonds currently has no program or system in place to categorize and track affordable housing units. The information provided in this section is intended to facilitate the incorporation of affordable housing requirements into the Westgate District in the future when the City establishes an affordable housing program.

Affordable housing or affordable dwelling unit means a dwelling unit for use as a primary residence by a household in any of the income groups described below, which may be rented or purchased without spending more than 30 percent of monthly household income including utilities (other than telephone and cable TV). Monthly household income is categorized into the following five groups using the median household income for the region:

Extremely low income	<30% of median household income
Very low income	31%-50% of median household income
Low income	51%-80% of median household income
Moderate income	81% - 95% of median household income
Middle income	95% - 120% of median household income

Median household income means the amount calculated and published by the United States Department and Urban Development (HUD) each year for the Seattle Metropolitan Statistical Area (MSA) as the median household or family income, adjusted by HUD for household size. Further information is provided in Appendix 3a for this program to be added to the *ReVisioning Westgate* plan in the future.

Workforce Housing Criteria

To promote a balance in age demographics and encourage age diversity, the City of Edmonds Economic Development Commission is actively encouraging a greater number of dwelling units targeting young professionals and young workers through workforce housing provisions. The Westgate District Plan and Form-Based Code requires that all new residential units in the Westgate District must meet the workforce housing unit size criteria, such that no residential unit exceeds 1600 square feet in size.

Workforce housing is characterized by smaller dwelling unit sizes ranging between 800 SF and 1600 SF, as defined below.

Very small unit	< 900 SF
Small unit	900 SF - 1000 SF
Moderate unit	1001 SF - 1200 SF
Middle unit	1201 SF - 1400 SF
Largest unit	1401 SF - 1600 SF

In addition to the maximum unit size, all new residential development in the Westgate District shall provide at least 10% of the dwelling units as very small units (under 900 square feet).

Applicability

This Section is applicable to all properties located within the Westgate District. The Section applies to innovative housing projects that are multi-family, mixed-use multifamily developments. Since the purpose of this provision is to meet the underlying Comprehensive Plan Goals that support the inclusion of both green building construction and workforce housing, the City will also provide a variety of bonus incentives as described in Section 6.5.

Permitted uses in the Westgate District shall comply with the standards established for permitted uses in the city's Neighborhood Business district.

Linkage to Code and Comprehensive Plan

The City of Edmonds Community Development Code is intended to work with this chapter (Section 3) Building Types. See also Section 16 of the Municipal Code for allowed uses in the Westgate District.

4.0 | Civic Investment: Streetscape & Public Space Standards

4.1 | Purpose, Principles and Intent

Purpose

This section identifies the street, streetscape, and public space standards allowed within the Westgate District (as indicated in the Regulating Framework, Section 2.0) in order to ensure that proposed development is consistent with the City of Edmonds goals for character and quality of the public realm of the street.

Principles and Intent

The Westgate District Plan calls for the maintenance of existing public road alignments but with enhancements and modifications to facilitate non-motorized movement and an additional pedestrian-oriented internal circulation drive (See standards for proposed internal circulation drive in Ch. 5.0 Private Investment). Design treatments have been established for proposed streets that are appropriate to the vehicular and pedestrian use of each street, as well as the adjacent land uses. The intent of the proposed system is not only to establish street types that serve regional, district, and local access needs, but also to integrate the Westgate District with the surrounding neighborhoods, and to enhance connections to downtown Edmonds, transit hubs, and public open space. A core principle of the Westgate District Plan is that the public environment created by the streets is of great importance. Local streets carry much of the life of a mixed-use urban district; encouraging residents or visitors to walk, bike, or drive to one's home, office, store, or park.

Proposed Street Types

A consistent streetscape program ensures that a unified streetscape is developed. Streetscape concepts presented here are intended to reinforce the several different street types within the Westgate District.

Individual streets are classified by movement type. Movement type describes the expected driver experience, shown in Table 4.1-1.

Table 4.1-1: Proposed Street Types

Street Name	Movement Type	Design Speed
SR - 104	Type A: free	35 mph
100th Ave. West	Type B: slow	25 mph

A. **Free**: Drivers can expect to travel generally with minimal delay at the design speed; street design supports safe pedestrian movement separated and protected from vehicle movement. This movement type is appropriate for thoroughfares designed to traverse longer distances or connect to higher density locations. Design speed is 35mph.
B. **Slow**: Drivers should expect to proceed carefully with an occasional stop to allow pedestrians to cross or another car to park. The character of the street should make drivers uncomfortable exceeding the design speed due to presence of pedestrian amenities, parked cars, enclosure, and other design elements. Design speed is 25mph.

Note that there is an additional internal circulation street proposed for the northeast quadrant of the Westgate District. This street's design standards are outlined in Section 5.4 which addresses private development street standards.

4.2 | Streetscape Design Standards

This section illustrates various the street types within the street network for the Westgate District. The requirements set forth in this section work with the frontage standards and building standards described by the Regulating Framework to provide the information with which to modify existing streets.

The following street sections (in addition to the internal circulation drive design standards covered in Section 5.4) represent a proposed design concept for each street type in the Westgate District. They do not represent approved or final designs. Final design will need to be reviewed and approved by the City of Edmonds.

State Road 104

Proposed Approach

The proposed concept maintains the street's function and designation as a principal arterial while enhancing the street's ecological aspects and improving pedestrian amenities. Frontage requirements and additional vegetation will strengthen the character of the street and provide a comfortable sense of enclosure.

Thoroughfare Type:	state highway
Movement:	free
R.O.W Width:	80'
Design Speed:	35 mph
Landscape:	north side - vegetated swale, south side - street trees planted 30' on center
Traffic Lanes:	11', two each way; 11' center turn lane w/ intermittent planted median
Bike Lane:	none
Parking:	none
Curb to Curb Distance:	55'
Sidewalks:	north side 5 - 8'; south side 5'

Table 4.2-1: SR 104 Street Standards

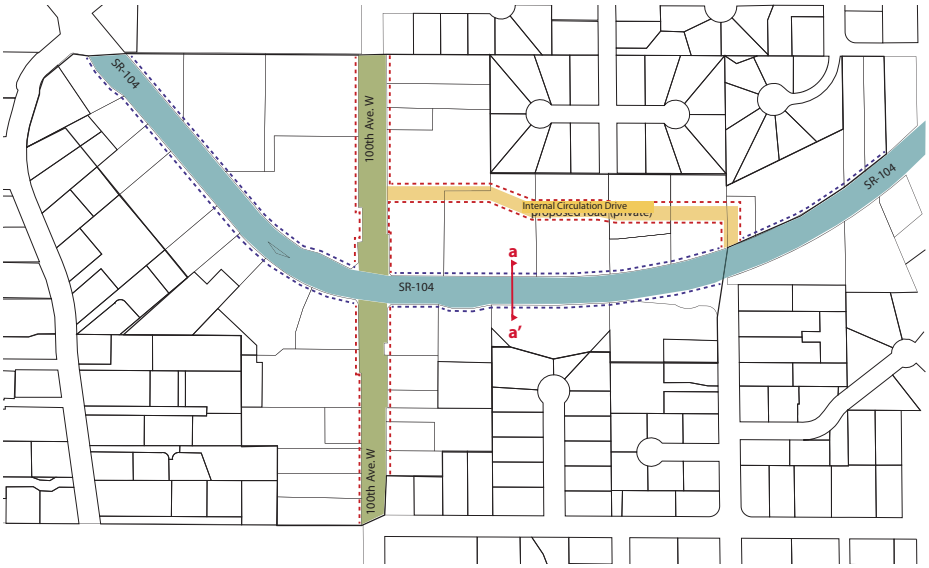


Figure 4.2-1 - SR 104 Section Location Map

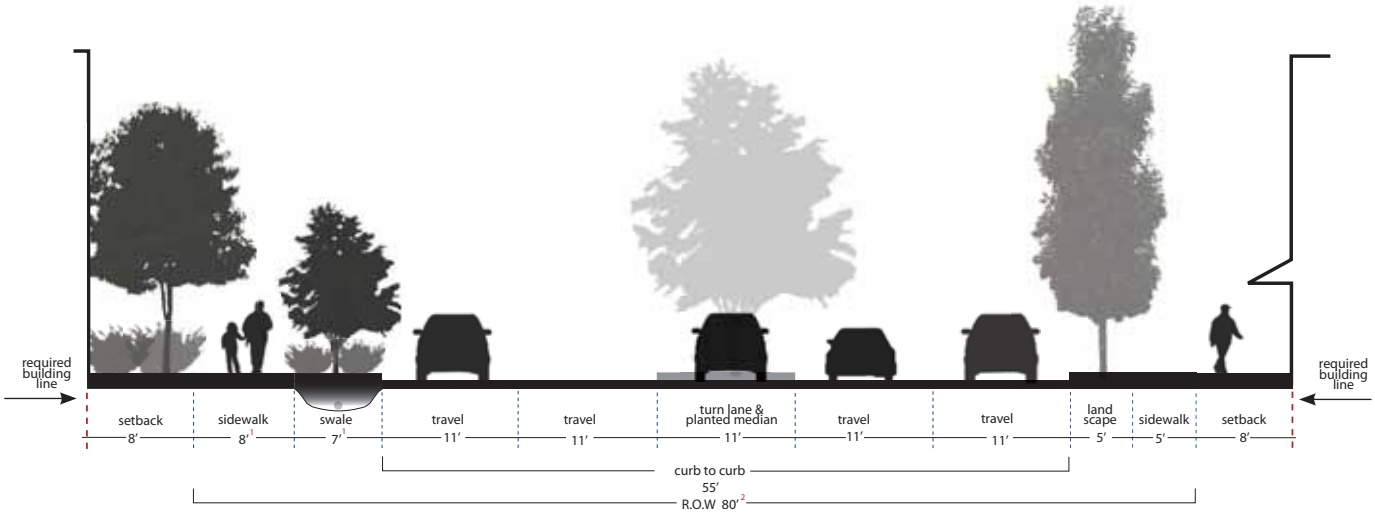


Figure 4.2-2: SR 104 Street Section

Notes:

1. The sidewalk and swale are depicted at 8' and 7', respectively. However, depending on stormwater volume, the width of both the sidewalk or the swale can vary. It is recommended that the sidewalk vary between 5-8' and the swale between 5-7'. Also, depending on stormwater volume and capacity, the swale depicted here can built as a traditional landscape strip, rain garden, or a vegetated swale planted with appropriate street trees.

2. Within the site boundary, the ROW on SR-104 is predominantly 80'. There are, however, a number of places where the ROW fluctuates between 80' and 90'. The Streetscape Standard indicated here is for an 80' ROW. At those places on SR-104 where the ROW widens, the respective landscape feature should also be required to widen accordingly.

FIGURE NOT TO SCALE

100th Avenue West

north of SR - 104

Proposed Approach

The proposed concept is focused on establishing the street as a pedestrian-centered thoroughfare. Bike lanes are established along the existing cycling route. A bioswale and street trees provide enclosure.

Thoroughfare Type:	commercial street with pedestrian enhancements
Movement:	slow
R.O.W Width:	70′
Design Speed:	25 mph
Landscape:	east side - bioswale; west side - street trees planted in bulb outs between parking
Traffic Lanes:	10′, one each way; 11′ center turn lane w/ intermittent landscaping
Bike Lane:	6′ both sides of street
Parking:	8′ parallel parking on west side of street
Curb to Curb Distance:	50′
Sidewalks:	6′

Table 4.2-2: 100th Avenue W/N of SR 104 Street Standards

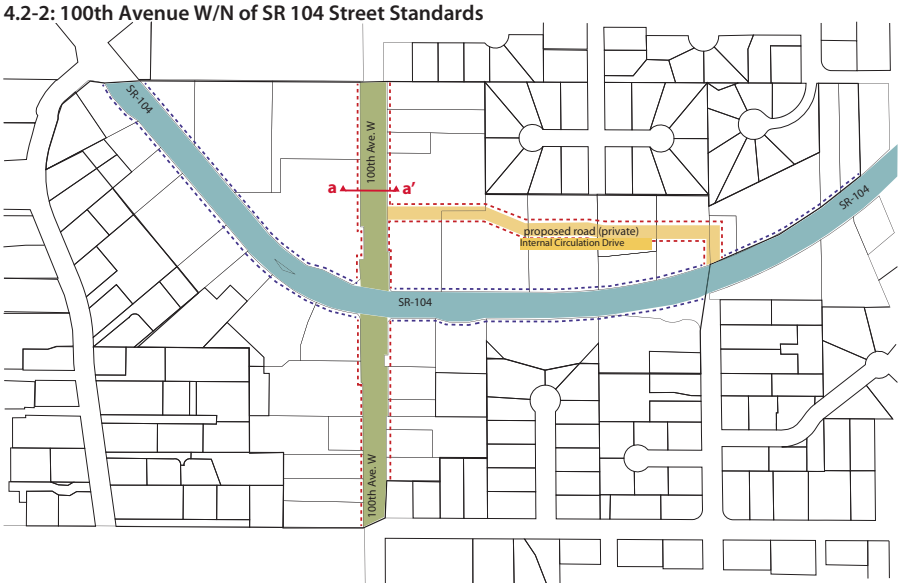


Figure 4.2-3: 100th Avenue W/N of SR 104 Section Location Map

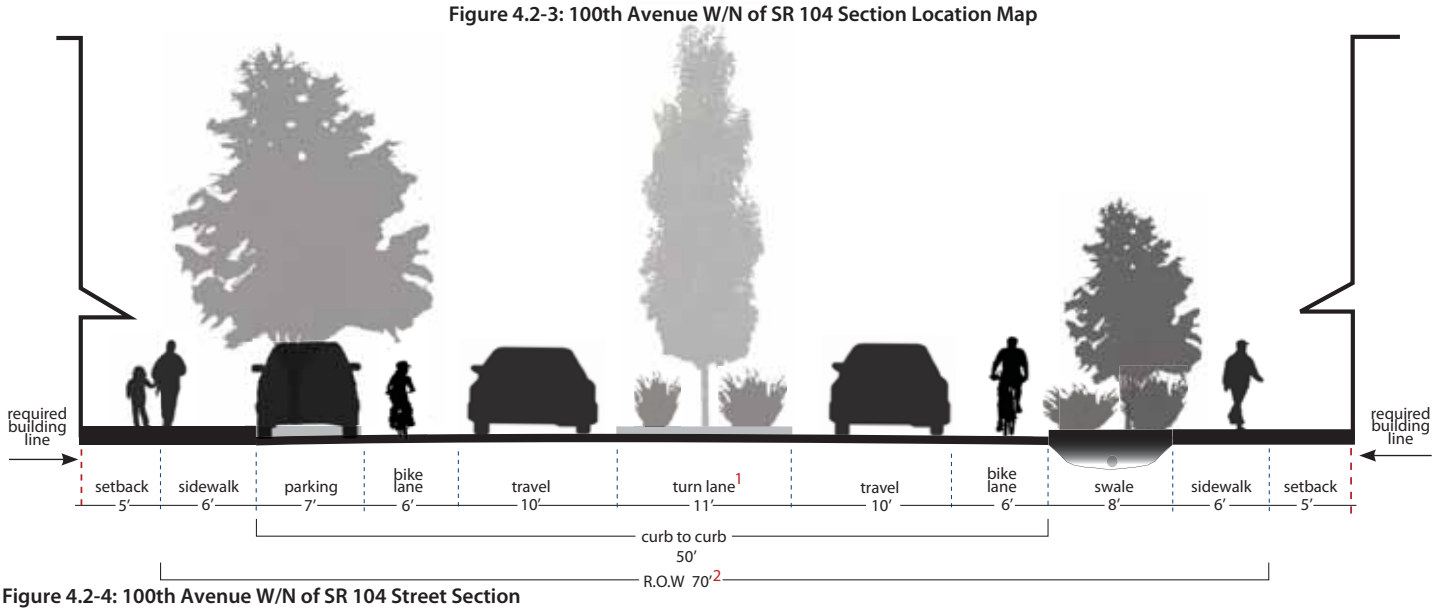


Figure 4.2-4: 100th Avenue W/N of SR 104 Street Section

Notes:

1. Where feasible, it is recommended a planted median replace segments of the existing turn lane .

2. Within the site boundary, the ROW on 100th Ave. is predominantly 70′. There are, however, a number of places where the ROW fluctuates between 70′ and 80′. The Streetscape Standard indicated here is for a 70′ ROW. At those places on 100th Ave. where the ROW widens, the respective landscape features will be required to widen accordingly.

FIGURE NOT TO SCALE

100th Avenue West

south of SR - 104

Proposed Approach

The proposed concept adds bike lanes to an existing cycling route and a bioswale on the east side of the street to treat stormwater. Additonal street trees enhance the pedestrian experience.

Thoroughfare Type:	commercial street with pedestrian enhancements
Movement:	slow
R.O.W Width:	70′
Design Speed:	25 mph
Landscape:	west side - street trees planted 30′ on center, east side- bioswale
Traffic Lanes:	10′, one each way; 11′ center turn lane
Bike Lane:	6′ on both sides of street
Parking:	none
Curb to Curb Distance:	43′
Sidewalks:	7′

Table 4.2-3: 100th Avenue W/S of SR 104 Street Standards

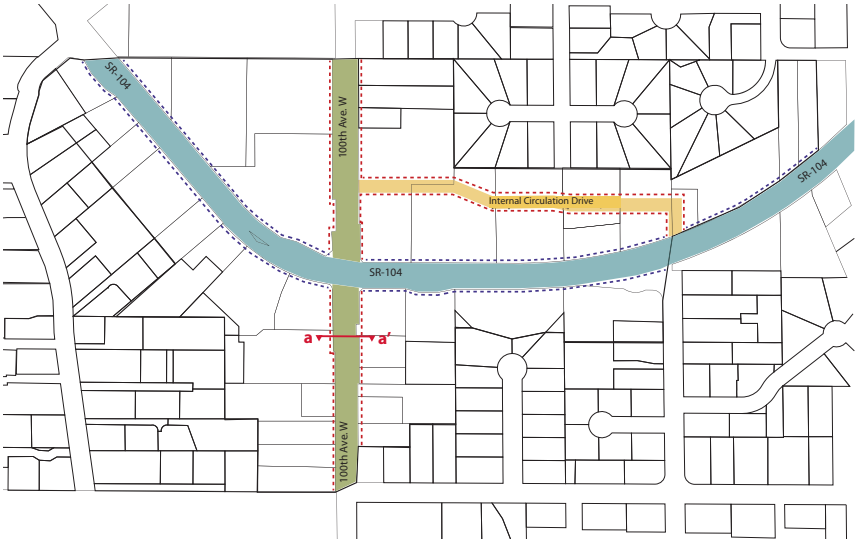


Figure 4.2-5: 100th Avenue W/S of SR 104 Section Location Map

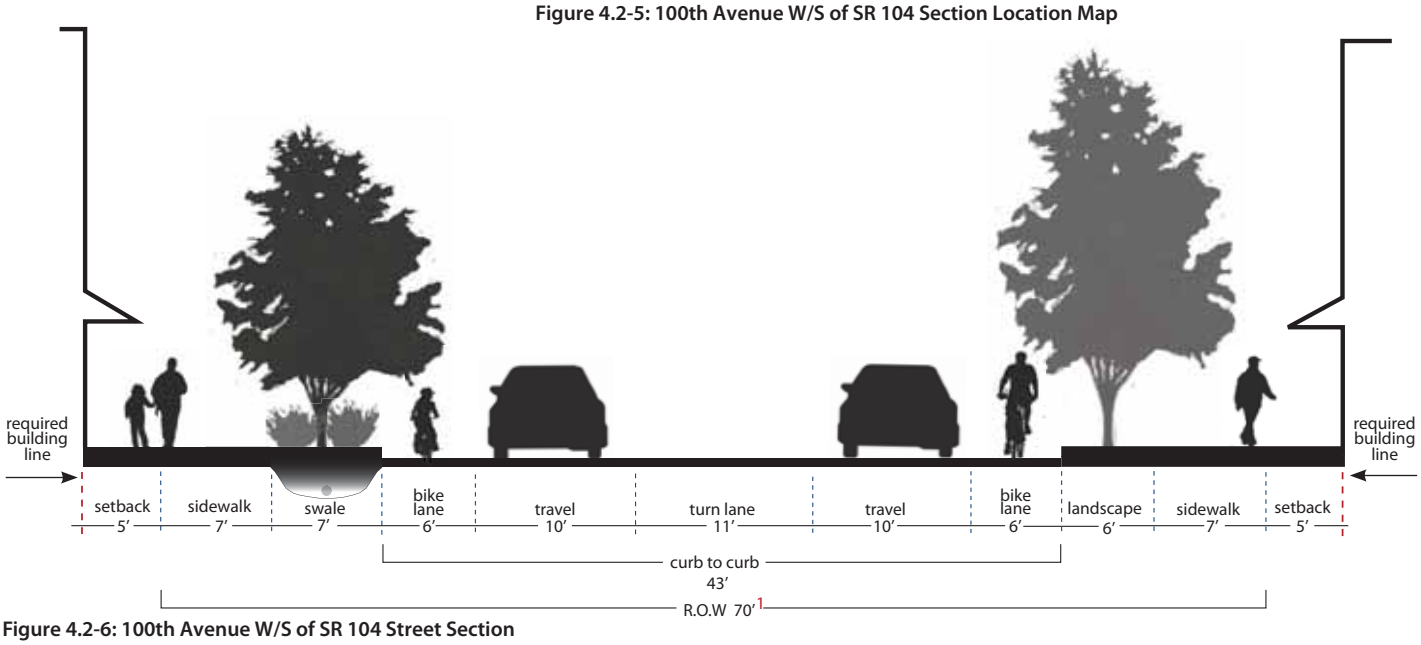


Figure 4.2-6: 100th Avenue W/S of SR 104 Street Section

Notes:

1. Within the site boundary, the ROW on 100th Ave. is predominantly 70′. The ROW widens to 80′, however, at the intersection of 100th Ave. W and SR-104. This 80′ ROW stretches approximately 100′ to the south. Given the extra ROW at this section of the street, it is recommended a 4th lane be added to allow cars to turn east on SR-104 in order to alleviate traffic.

FIGURE NOT TO SCALE

4.3 | Public Space Standards

In the Westgate District–and within the larger context of the City of Edmonds–there are multiple opportunities to enhance public space for recreational use, pedestrian activity, and ecological health. Future development of the Westgate District shall capitalize on these opportunities to strengthen the overall character of the District's public space.

Public Space: General Requirements

Public space shall enhance and promote the environmental quality and the aesthetic character of the Westgate District in the following ways:

(a) the landscape shall define, unify and enhance the public realm; including streets, parks, plazas, and sidewalks;

(b) the landscape shall be sensitive to its environmental context and utilize plant species that reduce the need for supplemental irrigation water; and

(c) the landscape shall cleanse and detain storm water on site by utilizing a combination of biofiltration, permeable paving and subsurface detention methods.

Public Space: Sustainability

The goal for the overall landscape design of public spaces is to create a unified, harmonious, socially vibrant, and aesthetically pleasing environment that also integrates sustainable concepts and solutions to restore natural functions and processes. The public right of way and urban\street runoff becomes an extension of existing drainage pathways and the natural ecology.

Water efficient landscaping shall be introduced to reduce irrigation requirements based on a soil/climate analysis to determine the most appropriate indigenous/native-in-character, and drought tolerant plants. All planted areas, except for lawn and seeded groundcover, will receive a surface layer of specified recycled mulch to assist in the retention of moisture and reduce watering requirements, while minimizing weed growth and reducing the need for chemical herbicide treatments.

Where irrigation is required, high efficiency irrigation technology with low-pressure applications such as drip, soaker hose, rain shut-off devices, and low volume spray will be used. The efficiency and uniformity of a low water flow rate reduces evaporation and runoff and encourages deep percolation. After the initial growth period of three to seven years, irrigation may be limited in accordance with City requirements then in place.

The location and selection of all new tree planting will adhere to 'green infrastructure' principles by visually expressing the underlying interconnectivity of the neighborhood. Species selection will be in character with the local and regional environment, and comprised of an appropriate mix of evergreen and deciduous trees. Trees will be used to define the landscape character of recreation and open space areas, identify entry points, and reinforce the legibility of the neighborhood by defining major and minor thoroughfares for pedestrians, bicycles, and vehicles.

Stormwater: Rain and snow melt that runs off of rooftops and paved surfaces often picks up pollutants such as oil, pesticides and waste. Typically, stormwater flows into a storm drain, or directly into a water body. Stormwater has been identified as a primary cause of degradation to local streams, rivers and the Puget Sound.

4.4 | Bikeway Standards

Proposed development in the Westgate District shall provide bikeways for both short and long distance movement. A bikeway is defined as a continuously designated segment of the public right-of-way that provides exclusive, preferential, or equal priority for bicycle travel. It includes the riding surface and any curbs, markings, and protective barriers, and any plantings, lighting, and furniture that are specific only to the bikeway. The *2009 Edmonds Transportation Plan* requires that the regional bikeway network should be well-integrated with the regional and local transit network and that bicycle parking facilities be provided.

As the bikeway plan is an integral component of the Westgate District, it is the intent of the plan that:

(a) civic and institutional destinations shall adapt their facilities to accommodate bicyclists;

(b) bicycling shall be recognized as an essential form of transportation and recreation within neighborhoods and throughout the region; and

(c) new thoroughfares in urban contexts shall be designed to target speeds that are safe for bicyclists and provide appropriate markings for cyclist safety.

The Streetscape Standards (Section 4.2) identify one type of bikeway (bicycle lanes) as part of the Westgate District plan:

(a) bicycle lane: as defined by Section 21.10.010 of the 2011 City of Edmonds Municipal Code, a bicycle lane is a lane reserved for bicycle travel designated by striping or curbs on an improved street right-of-way.

Design standards for the bicycle lane shall be derived from the City of Edmonds. See Table 3-6 and Figure 3-8 of the *2009 Edmonds Transportation Plan*.

4.5 | Stormwater Management

As outlined in Chapter 18.30 of the 2011 City of Edmonds Municipal Code, the city has two broad goals regarding the management of stormwater:

(a) to protect water resources and reduce the discharge of pollutants to the maximum extent practicable to local receiving waters; and

(b) to control storm water runoff generated by development, redevelopment, construction sites.

Stormwater and hydrology components will be integrated into the Westgate District to restore and maintain natural functions and processes, mitigate negative environmental impacts.

Public rights-of-way, proposed open space and parking lots will filter and infiltrate stormwater to the maximum extent feasible to protect the receiving waters of Puget Sound. This ecological concept transcends the Westgate District to positively affect the surrounding neighborhoods, stream corridors and the regional watershed.

The two primary objectives of the proposed stormwater and hydrology components are:

(a) to reduce volume and rate of runoff; and

(b) to eliminate or minimize runoff pollutants through natural filtration.

These objectives will be met, to the extent feasible, by:

(a) maximizing pervious areas;

(b) maximizing the use of trees;

(c) controlling runoff into bioswales and biofiltration strips;

(d) utilizing permeable paving surfaces where applicable and feasible;

(e) utilizing portions of parks and recreational spaces as detention basin; and

(f) removing sediments and dissolved pollutants from runoff.

4.6 | Civic Roles in Parking

New development in the Westgate District has the opportunity to utilize a lower standard for required parking than was previously permitted under City code (see Section 5.4). Appropriate parking solutions can have many implications for the District and for the City as a whole, including economic health, air quality, traffic congestion and safety issues. The City of Edmonds has the opportunity to address the issue of parking proactively and from a civic improvement perspective, including the options listed below:

- Retaining on-street parking wherever feasible,
- Building parking structures–these may remain in public ownership or the costs of construction may be reimbursed through development fees,
- Creating an improvement district to fund shared parking facilities, and
- Negotiating shared parking agreements between property owners.

It is recommended that future development in the Westgate District include above-grade parking structures and/or shared parking facilities for adjacent residences, businesses, and office spaces. Development and improvement of off-street parking facilities to be shared for the purpose of meeting the requirements, both public and private, is a desirable and feasible alternative and improves the safety and free flow of both pedestrians and vehicular traffic.

In addition, shared parking facilities are particularly appropriate for the Westgate District because diverse activities in a mixed-use development have different peak demand times. For example, an office complex and restaurant could share parking, since the office peak will be during the workday and the restaurant demands will peak during evening hours.

As the City of Edmonds moves forward with its plans for the Westgate District, it should recognize that parking structures and shared parking facilities are catalyzing amenities for future development. All parking facilities within the Westgate District shall be regulated according to the City of Edmonds design standards for such facilities.

Mixed-use: A combination of retail, residential, office and community service spaces in one building or on one parcel.

5.0 | Private Investment: Amenity Spaces & Green Features Standards

5.1 | Purpose, Principles and Intent

Purpose

This section identifies the types of amenity spaces and green open space allowed within the Westgate District as indicated by the Regulating Framework (Section 2.0), and provides design standards for each type, to ensure that proposed development is consistent with the City of Edmonds goals for character and quality of the places surrounding the buildings on private property within the Westgate area. This section also describes the Green Factor requirements that apply to each development within Westgate.

Principles and Intent

The intent of the proposed system is not only to establish amenity spaces that serve the community and local needs, but also to provide for the protection and enhancement of natural resources for the benefit of the greater community. Core principles of the Westgate District plan are to promote:

- an environment that encourages and facilitates bicycling and pedestrian activity —"walkable" streets that are comfortable, efficient, safe, and interesting; and

- coherence of the public-right-of-way, serving to assist residents, building owners and managers with understanding the relationship between the public-right-of-way and their own properties; and

- sustainability by providing for trees and plants which contribute to privacy, the reduction of noise and air pollution, shade, maintenance of the natural habitat, conservation of water and rainwater management.

Regulating Framework: The Regulating Framework (see Section 2.0) is the principal tool for implementing the District Form-Based Codes. It provides general standards for the development of each property or lot and illustrates how each relates to the adjacent properties and street space. The Regulating Framework also defines general development standards for the building forms and land use types that are allowed within the Westgate District. The Regulating Framework includes Core Concepts, Amenity Space and Green Features Types, Street Types, Required Building Lines, Building Types, and Frontage Types. Additional detail on each of these standards is provided in Sections 3.0 through 5.0.

5.2 | Green Factor Requirements and Fulfillment

The Westgate District Plan and Form-Based Code is intended to achieve both ecological and livability functions on each development site. This code draws upon and applies Seattle's successful Green Factor code as a model for the City of Edmonds, and utilizes its tools for guiding designers and developers of private development sites.

Overview

The Green Factor sets a minimum score that is required to be achieved through implementation of allowed landscaping practices. The program provides a menu of landscaping practices that are intended to increase the functional quantity of landscape in a site, to improve livability and ecological quality while allowing flexibility in the site design and implementation. In this approach, each allowed landscape feature utilized in a project earns credits that are weighted and calculated through use of the Green Factor Scoresheet. The score is based upon the relationship between the site size and the points earned by implementation of the specified landscape features.

For example, credits may be earned for quantity and size of trees and shrubs, bioretention facilities, and depth of soil. Built features such as green roofs, vegetated walls and permeable paving may also earn credits. Bonus points may be earned with supplementary elements such as drought tolerant and native plants, rainwater irrigation, public visibility and food cultivation. Scoring priorities come from livability considerations, an overall decrease in impervious surfaces and climate change adaptation. The functional benefits target a reduction in stormwater runoff, a decrease in building energy, a reduction in greenhouse gas emissions, and an increase in habitat space.

The minimum score required for all new development in the Westgate District is .30, earned through implementation of features that comply with Green-Factor standards. Other site requirements such as Setbacks, Open Space Standards (see 5.3), Street and Parking Standards (see 4.2, 5.4, 5.5), and City of Edmonds Municipal Stormwater Code and City of Edmonds Code for Landscaping Requirements (EMC 20.13) also apply. Green Factor credit may be earned for these site requirements if they comply with Green Factor standards.

Application and Implementation

The Green Factor for the Westgate District uses for reference Seattle Green Factor tools.* These include:

- the Green Factor Worksheet
- the Green Factor Score Sheet
- Landscape Improvement checklist
- suggested Plant and Tree lists.

Examples of these tools are included in Appendices 5a and 5b, and on Seattle's Green Factor website: http://www.seattle.gov/dpd/Permits/GreenFactor/Overview/default.asp.

Additional resources available on Seattle's Green Factor website include:

- guidelines for a required Landscape Management Plan
- Director's Rule 10-2011 for Landscaping and Green Factor Standards
- Rainwater Harvest Calculation Tool
- An illustrated guide to Green Factor features, developed by The Berger Partnership

In complying with the Green Factor Code, the following steps apply:

Step 1. Designers and permit applicants select features to include in planning their site and building and apply them to the site design. Applicants track the actual quantity—e.g. square footage of landscaped areas, pervious paved amenity space, number of trees—using the Green Factor Worksheet.

Step 2. Calculations from the Worksheet are entered on the Scoresheet. The professional also enters the site's square footage on the electronic Scoresheet. The instrument then scores each category of proposed landscape improvements, and provides a total score in relation to the overall site size. The designer can immediately know if the site design is achieving the required score of .30, and can adjust the design accordingly. Note that improvements to the public right-of-way (such as public sidewalks, street tree plantings) are allowed to earn points, even though only the private site square footage is included in the site size calculation.

Step 3. The landscape professional submits the Scoresheet with the project plans, along with the Landscape Improvement Checklist certifying, under both financial and perjury penalty, that the plan meets or exceeds the minimum Green Factor Score

*The climate and geography of the City of Edmonds are similar to the applicable areas of Seattle's Green Factor so Seattle's Green Factor Plant list is very well suited for a recommended vegetation palette.

and other requirements for the property. The submission also requires indication that a Landscape Management Plan has been submitted to the client.

Step 4. City of Edmonds planning technicians verify that the code requirements have been met before issuance of a permit.

Using Green Factor with Other Requirements

While a specific green feature may count for both Green Factor calculations and other requirements such as Open Space, the requirements for each need to be met. As described in section 5.3 of this code, Open Space includes Amenity Space, which is usable open space with dimensions for recreational and passive leisure use. In conjunction with the Green Factor requirements, the percentage of Amenity Space for Westgate is 15% of lot size, to be addressed within each development project, with the possibility of cooperative aggregation between projects. The Open Space section 5.3 also addresses Green Feature requirements, such as retention of vegetation on steep slopes, specifications for tree size, and stormwater management (referring to EMC Chapter 18.30); these features are likely to overlap with and contribute to the Green Factor score. Design features included in Private Street and Parking Standards (sections 5.4 and 5.5 of this plan) and public Street Standards (Section 4.2) may also overlap and contribute to the Green Factor score.

Other possible code overlaps are found in specific requirements in the existing Edmonds Municipal Code for Landscaping, Chapter 20.13. The Green Factor approach is also intended to be non-contradictory to stormwater management standards revised in response to the Western Washington Phase II Municipal Stormwater Permit. The city of Edmonds follows "best management" practices and operates under this permit issued by state Department of Ecology.

Green Factor scores higher than the minimum .30 can be used to achieve points that allow building stories. See Section 6.5 for these bonus provisions.

Green Factor Background

Open space allotments, green features and amenity space within the Westgate Special District are essential for the visual appeal and variety in the pattern of development as was overwhelmingly requested in the public engagement process. The City of Seattle has found the award-winning Green Factor approach highly successful in promoting environmentally sustainable features in private development projects, and the program is easily transferable to the Westgate District.

Adopted for Seattle's commercial zones in 2006, the Department of Planning and Development's incentives and score sheet for the Green Factor are based upon precedents from Berlin, Germany, and Malmo, Sweden, in the 1990s. Seattle was the first city in the U. S. to implement this type of program. The Seattle version was initially part of the Neighborhood Business District Strategy, which revised city commercial zoning requirements. Currently, the landscape requirements apply to new development in commercial areas and multi-family neighborhoods outside of the downtown core. As a result, many of the conditions addressed by the Green Factor are quite similar to those of Edmond's Westgate District. Seattle's Green Factor program won a national award for Planning from the American Society of Landscape Architects in 2010.

The target score of .30 for Westgate is based upon comparison with Seattle surrounding areas having similar zoning. This minimum scores is based on an analysis of for typical development.

Green Factor Categories:

Landscape Elements

- Landscaped Areas (based on soil depth)
- Bio-retention Facilities
- Plantings (mulch and ground cover)
- Shrubs and Perennials
- Tree Canopy (based on tree sizes)
- Green Roofs
- Vegetated Walls
- Approved Water Features
- Permeable Paving
- Structural Soil Systems
- Bonuses for Drought Tolerant Plants, Harvested Rain Water, Food Cultivation, etc.

5.3 | Open Space Standards

The Westgate District shall include two types of open space: Amenity Space and Green Open Space.

Amenity Space

Amenity space is designed to provide residents of all ages with a variety of outdoor experiences. Although the character of these amenity spaces will differ, they form the places that encourage residents and visitors alike to spend time in the company of others or to find solitude in an outdoor setting.

All new development shall provide a minimum of 15% of parcel size as amenity space. Additional amenity space above the 15% base requirement is encouraged and can be part of the development's Green Factor plan outlined in Section 5.2 and can contribute to bonus heights as defined in section 6.5.

The types of amenity space include:

(a) **Lawns**: An open space, available for unstructured recreation. A lawn may be spatially defined by landscaping rather than building frontages. Its landscape shall consist of lawn and trees and shall provide a minimum of 60% planted pervious surface area (such as a turf, groundcover, soil or mulch.)

(b) **Plazas**: An open space, available for civic purposes and commercial activities. A plaza shall be spatially defined primarily by building facades, with strong connections to interior uses. Its landscape shall consist primarily of pavement. Trees are encouraged. Plazas shall be located between buildings and at the intersection of important streets. Plazas shall provide a minimum of 20% planted pervious surface area (such as a rain garden, bioswale, turf, groundcover, soil or mulch). The remaining balance may be any paved surface with a maximum 30% impervious paved surface.

(c) **Squares**: An open space available for unstructured recreation and civic purposes. A square is spatially defined by building facades with strong connections to interior uses. Its landscape shall consist of paths, lawns and trees with a minimum of 20% planted pervious surface area (such as a rain garden, bioswale, turf, groundcover, soil or mulch). The remaining balance may be any paved surface with a maximum 30% impervious paved surface.

(d) **Accessible Green Rooftops**: Accessible green rooftops can confer significant added value to building's occupants or to the general public with benefits ranging from enhanced educational opportunities for schools, "roofparks", horticultural therapy, and even food production.

(e) **Sidewalks**: The purpose of sidewalks is to provide safe, convenient, and pleasant pedestrian circulation along all streets, access to shopfronts and businesses, and to improve the character and identity of commercial and residential areas consistent with the City of Edmonds vision. New development meeting the standards of this plan are allowed to use a portion of the sidewalk area within the public right-of-way for outdoor seating, temporary displays, or other uses provided that pedestrian movement is accommodated.

Green Open Space

The goal for the overall open space in the Westgate District is to create a unified, harmonious, and aesthetically pleasing environment that also integrates sustainable concepts and solutions that restore natural functions and processes. In addition to amenity space, the Westgate District shall incorporate green open space, which includes:

(a) **Trees**: The location and selection of all new tree planting will express the underlying interconnectivity of the Westgate District and surrounding neighborhoods. Species selection will be in character with the local and regional environment, and comprised of an appropriate mix of evergreen and deciduous trees. Trees will be used to define the landscape character of recreation and amenity space areas, identify entry points, and reinforce the legibility of the District by defining major and minor thoroughfares for pedestrians, bicycles and vehicles.

- All new development shall preserve existing trees wherever feasible.
- All new development shall plant new trees in accordance with the Edmonds Municipal Code Chapter 20.13.

(b) **Steep Slopes**: New development shall protect steep slopes by retaining all existing trees and vegetation on slopes exceeding 15%.

(c) **Stormwater Management**: Stormwater runoff from sidewalks shall be conveyed to planted parkways. Overflow from parkways and runoff from the roadways will be directed into bioswales and/or pervious paving in curbside parking areas, located along the street edges where it can infiltrate into the ground. Perforated curbs through which street stormwater runoff can flow to open vegetated swales can also be provided, wherever feasible.

5.4 | Internal Circulation Drive Standards

This section identifies a proposed internal circulation drive for private development within the Westgate District (see Section 2.0 Regulating Framework), and does so in order to ensure that proposed development is consistent with the City of Edmonds goals for character and quality of the street.

Design standards for the proposed street, like the standards for the public streets described in Section 4.2, are established initially by movement type. Movement type describes the expected driver experience, as follows:

Table 5.4-1: Internal Circulation Drive Section

Street Name	Movement Type	Design Speed
"proposed" internal circulation drive	Type C: yield	10 mph

C. Yield: Drivers share roadway with cyclists and pedestrians and must proceed with extreme care, allowing all pedestrians equal access to roadway. The design speed is 10 mph.

The following street sections represent design standards for the proposed internal circulation drive in the Westgate District. They do not represent approved or final designs. Final design will be reviewed and approved by the City of Edmonds.

Internal Circulation Drive

Proposed Approach

The concept for the Internal Circulation drive is that of a shared street (or woonerf). This concept is intended to provide access to new residential developments, new and existing businesses, and provide pedestrian connectivity and to reduce the impact of local traffic movement on SR-104.

Thoroughfare Type:	shared street
Movement:	yield
R.O.W Width:	42'
Design Speed:	10 mph
Landscape:	south side - rain garden fronting businesses
Traffic Lanes:	10', one each way
Bike Lane:	none
Parking:	none
Curb to Curb Distance:	no curbs
Sidewalks:	6'

Table 5.4-2: Street Standards for the Internal Circulation Drive

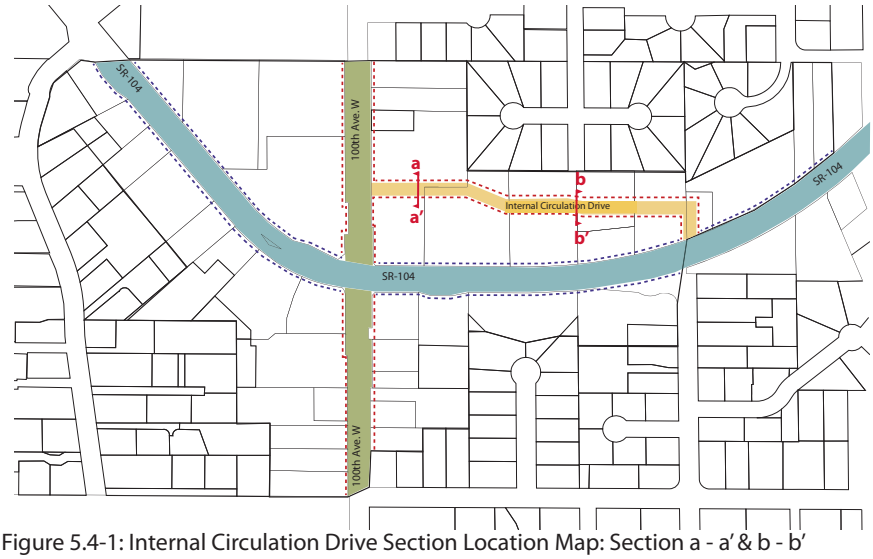


Figure 5.4-1: Internal Circulation Drive Section Location Map: Section a - a' & b - b'

Figure 5.4-2: Street Section for Internal Circulation Drive

Section a - a': looking west

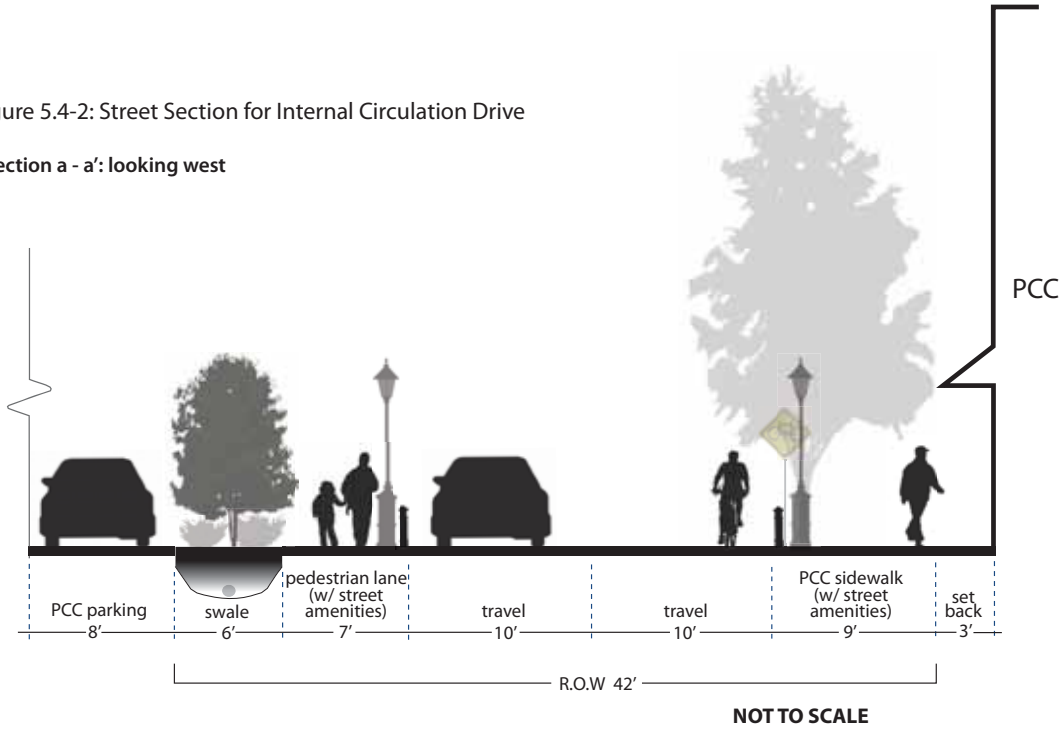
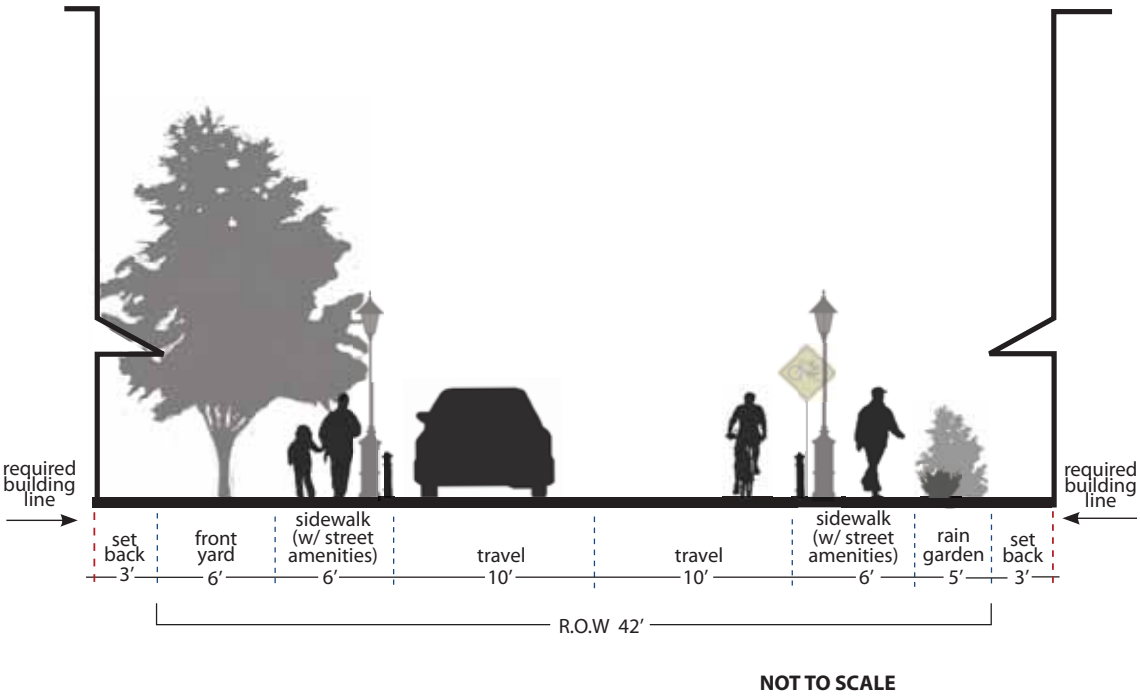


Figure 5.4-3: Street Section for Internal Circulation Drive

Section b - b': looking east



5.5 | Parking Standards

The Westgate District parking standards are intended to reinforce that the area is pedestrian-oriented and intended to be equally accessible by people on foot, in wheelchairs, on bicycles, or travelling by motorized vehicles. These standards strive to:

(a) maximize on-street parking; and

(b) encourage the development of shared parking; and

(c) promote density and diversity of the built environment.

In addition to the parking requirements outlined by building type in Section 3.0, design standards for parking lots include the following:

(a) No off-street surface parking lot shall occupy more than seventy percent (70%) of the total lot.

(b) No parcel shall be used principally as a parking lot.

(c) The edge of any surface parking lot shall be planted with shrubs or street trees, planted at an average distance not to exceed thirty (30) feet on center and aligned three (3) to seven (7) feet behind the common lot line. This requirement may be reduced for parking lot edges abutting parking on adjacent lots, see item (h) below.

Because the Westgate District is intended to foster walkability and promote shared use of parking facilities, the requirements for parking standards have been reduced below that required in the typical BN zone in the city. The parking standards under *the ReVisioning Westgate* plan require 1 space for every 500 square feet of commercial development (office or retail) and 1 space per dwelling unit (located in a garage or in a designated surface parking lot).

(d) A minimum tree canopy coverage of 50% in 10 years and and no less than 80% in 20 years.

(e) Edges along any common lot line shall have a setback of at least (1) foot of the common lot line.

(f) Parking lot pathways are to be provided every four rows of parking and a maximum distance of 180 feet shall be maintained between paths. Pathways shall connect with major building entries or other sidewalks, pathways, and destinations, and must be universally accessible and meet ADA standards.

(g) Landscaping in parking lots shall integrate with on-site pathways, include permeable pavements or bioswales where feasible, and minimize use of impervious pavement.

(h) Where a parking lot is abutting another parking lot on an adjacent parcel, a connection between lots is strongly encouraged, to facilitate circulation within Westgate and to reduce the need for vehicles to return to the street when traveling between sites.

5.6 Alternative Transportation

The goals of the Westgate District Plan and Form-Based Code include improving connectedness for pedestrian and bicycle users. Developers of private property within Westgate are expected to support the pedestrian and bicycle use of the District by providing:

- Internal circulation systems for both bicyclists and pedestrians within the property,
- Connections to off-site systems in the public right-of-way and on adjacent properties,
- Bicycle racks and other supportive facilities, and
- Connections to bus stops and transit routes.

Additional measures related to alternative transportation are part of the Bonus Height system, see Section 6.5.

6.0 | Administration and Implementation

6.1 | Purpose, Principles and Intent

Purpose

This Section identifies the administrative procedures for proposed development within the Westgate District, and provides for measures to implement the plan.

Principles and Intent

The intent of this section is to ensure that private development is consistent with the standards of *ReVisioning Westgate: A District Plan and Form-Based Code* related to street, frontage, building, and public space and green feature types.

6.2 | Administrative Review

A staff planner will be assigned to coordinate the technical review process for each new proposed development within the Westgate District. Staff will first review the application and evaluate whether the project meets the general goals and objectives and the specific provisions of the *ReVisioning Westgate* plan. Administrative Review shall be the only review needed for changes to non-conforming uses or for new development where no SEPA review is needed, provided that the proposed new development meets the provisions of the plan and conforms to the 3-story height limit or meets the requirements for a height bonus up to a total of 4 stories. However, if the proposed development requires a SEPA review or seeks approval for a height bonus up to a total of 5 stories, the development shall follow the city's Design Review process. During the design review and approval process, staff will ensure compliance following the requirements imposed by the Architecture Design Board (ADB) or other designated authority. The staff planner will coordinate the application process with other city departments, including Parks and Recreation, Engineering, Public Works, Police and Fire departments.

Table 6.2-1: Westgate Development Review Requirements

Proposed Development	Review Process
1 to 3 Stories	Administrative Review
4 Stories	Administrative Review + Bonus Scoresheet
5 Stories	Administrative Review + Bonus Scoresheet + Design Review
Exceptions to standards for any development	Administrative Review + Bonus Scoresheet (if over 3 stories) + Design Review

A trained staff member will review the Green Factor application and verify the point value calculated by the landscape professionals working for the applicant. (see Section 5.2).

Development: Includes any improvement to property open to exterior view, such as buildings, structures, fixtures, landscaping, site screening, signs, parking lots, lighting, pedestrian facilities, street furniture, use of open areas; whether all or any are publicly or privately sponsored.

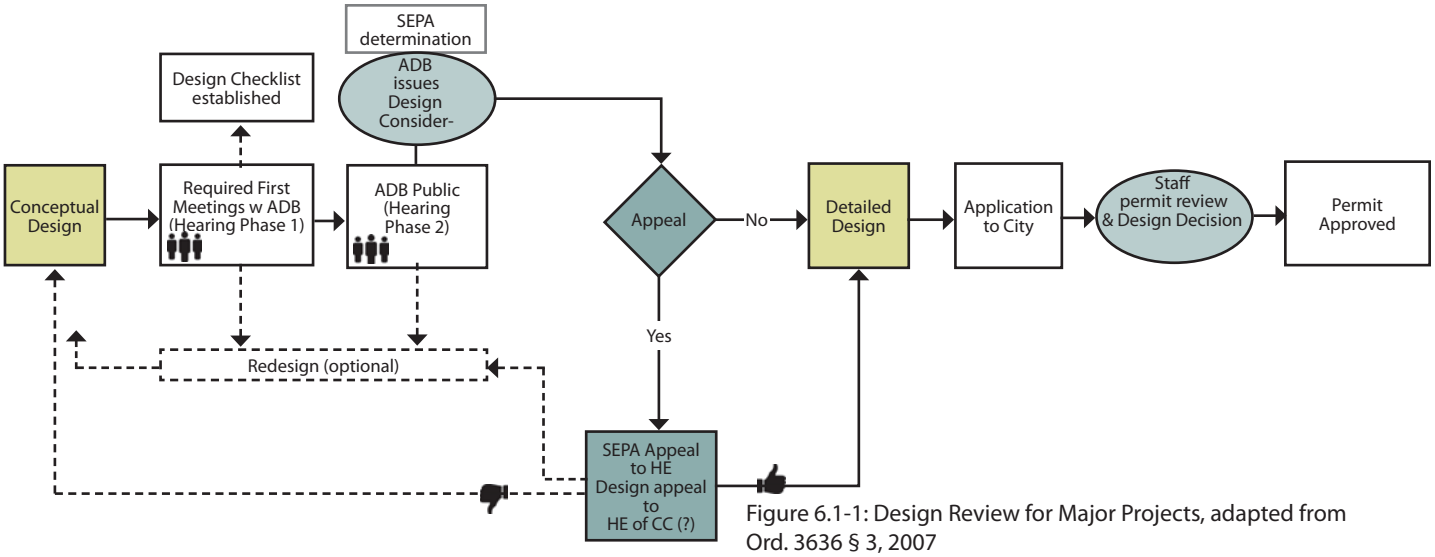


Figure 6.1-1: Design Review for Major Projects, adapted from Ord. 3636 § 3, 2007

6.2.1 | Design Review

District-based design review is applied to any area or district in Edmonds that has adopted design guidelines or design standards that apply specifically within that area or district. Because the Westgate District establishes a form-based code (rather than design standards), development meeting the standards of the *ReVisioning Westgate* plan need not be subject to Design Review, in accord with Chapter 20.12 of the Edmonds Municipal Code, except where a height bonus up to 5 stories is requested or where a SEPA threshold is met. For those projects, development will follow the Design Review process (Fig. 6.1) These projects will require multiple reviews by the Architecture Design Board (ADB) and public hearing at two stages of design: 30-percent and plans required for building permit. The ADB is ultimately responsible to interpret the goals, standards, and requirements established by the Plan and determine if the application is within compliance.

6.2.2 | Design Review Applicability

The Design Review process is specifically required for any development project within the boundaries of Westgate District falling into at least one of the following categories:

- All proposed developments that requires a threshold determination under the State Environmental Policy Act (SEPA), including any alterations to the building footprint.

- Any development seeking to use the height bonus provisions up to 5 stories (see Section 6.5).

All other development must adhere to existing code and not lead to further nonconformance with the Westgate plan. Such proposals may be approved by Administrative Review as a Type I decision using the process set forth in Edmonds Municipal Code 20.12.030. Specific actions exempt from design review within the Westgate District are cited in the Edmonds Municipal Code 20.10.020 B.

6.3 | Non-Conforming Uses and Structures

It is the intent of this document to regulate nonconforming uses and structures because they have been found to be incompatible with the permitted uses and dimensional requirements set forth in Westgate plan. The purpose is to encourage the discontinuance of nonconforming uses and structures, including buildings that do not meet the Required Building Line. However, nothing herein contained shall be construed as prohibiting the change in tenancy, ownership, or management of a nonconforming lot, use, or structure, provided such change is otherwise lawful.

6.4 | Departures

In those circumstances where the applicant believes that, due to unique characteristics of the site or other special circumstances, a compliance with the Westgate plan is not feasible or desirable and that deviation may allow for equal or better results, the applicant may be granted a departure relative to the specific provision(s) in question.

Departure may be granted under the following circumstances:

- The applicant must demonstrate that the intent and objectives of the Westgate plan are being met; and,
- The applicant must demonstrate that the project has provided other design elements that more than mitigate the minor impacts that could be caused by the departure.

In particular, departures may be granted from the Required Building Line for properties at the edges of the District, particularly those abutting properties outside the district, or where the size and configuration of the parcel makes the use of the Required Building Line infeasible.

Staff may grant a design departure for guidelines using "should or may." The design departure shall be processed as a Staff Decision, Notice Required. The ADB may also grant a design departure for guidelines using "shall." The design departure shall be processed as provided in Edmonds Municipal Code 20.10, 20.11, and 20.12

6.5 | Height Bonus

6.5.1 | Height Bonus Development Agreement

An applicant may participate in a Development Agreement with the City of Edmonds at the time of project permit application as cited in Ord.. 3817 § 7, 2010; Ord. 3736 § 4. The purpose of the Development Agreement is to specify Affordable Housing, Housing Unit Size, Green Building Program, Sustainable Sites, Amenity Space, and Alternative Transportation required for bonus heights. The Agreement also clarifies how the project will be phased, the required timing of public improvements, the developer's contribution toward funding system-wide community improvements, and other conditions.

A Development Agreement is a contract detailing the obligations of the developer and the City of Edmonds. This must be reviewed by the city attorney and subject to Administrative Review, The Development Agreement may also be subject to Design Review and public hearing, where such reviews are otherwise required (see Section 6.2.1) .

6.5.2 | Height Bonus Score sheet

The Height Bonus Score Sheet is to be completed by the applicant to define the extra amenities offered by the development in exchange for the extra height permitted. The Height Bonus Score sheet becomes part of the Design Checklist established by the staff planner to be reviewed during Administrative Review or Design Review by the ADB.

A total of 8 point is required to allow bonus heights up to 4 stories. To ensure that the proposed development addresses the community's desire for more open space, at least one point must come from either the Green Factor or the Amenity Space category. Bonus heights up to 5 stories are allowed within the parcels indicated in light green in Figure 6.5-1 if the applicant receives 12 points on the Bonus Score Sheet. This extra height is allowed only at these properties adjacent to steep slopes and it is expected that these taller buildings will not block views from the adjacent residential neighborhoods.

Figure 6.5-1 Westgate Height Bonus Eligibility

All parcels are eligible for 4th story height bonus

Parcels eligible for the 5th story height bonus

Steep slopes over 8 degrees, not eligible for building

6.5.3 | Westgate Height Bonus Score Sheet

☐	**Housing Unit Size** (see Section 3.4)	Cumulative	**4 Points**
☐	Prereq.	**Number of units < 900 sq. ft.,** 10%	Required
☐	Prereq.	**No units ≥ 1,600 sq. ft.**	Required
☐	Credit 1	**Number of units < 900 sq. ft. 20%**	1
☐	Credit 2	**Number of units 900-1000 sq. ft.** 10%	1
☐	Credit 3	**Number of units 1001-1200 sq. ft.** 10%	1
☐	Credit 4	**Number of units 1201-1400 sq. ft.** 10%	1
☐	**Green Building Program** (see Section 3.4)		**4 Points**
☐	Prereq.	**Built Green® / LEED®** Certified Rating or equivalent	Required
☐	Credit 1	**LEED®** Silver Rating / **Built Green®** 4-5 **/ Evergreen Sustainable Development Standards**	1
☐	Credit 2	**LEED®** Gold Rating	2
☐	Credit 3	**Passive House Standard / LEED®** Platinum Rating	3
☐	Credit 4	**Living Building®**	4
☐	**Green Factor** (see Section 2.3 and 5.2)		**5 Points**
☐	Prereq.	**Green Factor Score** 0.3	Required
☐	Credit 1	**Green Factor Score** 0.4	2
☐	Credit 2	**Green Factor Score** 0.5	3
☐	Credit 3	**Green Factor Score** 0.6	4
☐	Credit 4	**Green Factor Score** ≥ 0.7 Sustainable Sites Initiative™, or equivalent	5
☐	**Amenity Space** (see Section 5.3)		**4 Points**
☐	Prereq.	**Percentage of amenity space of lot size** 15%	Required
☐	Credit 1	**Percentage of amenity space of lot size** 20%	2
☐	Credit 2	**Percentage of amenity space of lot size** 25%	3
☐	Credit 3	**Percentage of amenity space of lot size** ≥30%	4
☐	**Alternative Transportation** (see Section 5.6)	Cumulative	**5 Points**
☐	Prereq.	**Meet street standards, including; bikeway and pedestrian networks, and vehicle parking**	Required
☐	Credit 1	**Car share parking,** minimum 2 parking spots	1
☐	Credit 2	**Charging facility for electric cars**	2
☐	Credit 3	**Indoor bicycle storage and changing facilities**	1
☐	Credit 4	**Priority parking for sub-compact (Smart Cars™ and motorcycles)**	1

One-story Bonus requires 8 Points **Two-story Bonus** requires 12 Points

☐	**Points in at least 4 categories**	Required

NOTE: The 5th story height bonus is limited to parcels adjacent to steep slopes as shown in Figure 6.5-1.

7.0 | Recommendations

7.1 | Purpose, Principles and Intent

Purpose
This Section identifies additional recommendations for city staff, boards and commissions involved with potential development within the Westgate District, and provides measures to encourage development, enhance the Westgate area, and to foster interim uses of vacant properties.

Principles and Intent
Redevelopment of a multi-faceted and complex site, such as Westgate, does not happen quickly, and may not be the product of private development acting alone. A core principle of the Westgate plan is that the city can and should be actively involved in encouraging and supporting the type of development desired. In meetings with the community, working with the combined Economic Development Commission (EDC), Planning Board (PB), and researching the issues raised, the UW Green Futures Lab Team identified a number of recommendations that we believe will assist the City in implementing the *ReVisioning Westgate: A District Plan and Form-Based Code*.

7.2 | Attracting Young Adults as Residents

During the 2011 Edmonds District Community Workshops, there was an extensive discussion about the need to attract young people to the Westgate District. In large part, the discussion focused around providing a substantial number of smaller sized dwelling units that might be attractive to the needs and budget of young singles or couples without children. The UW Green Futures Lab Team have also researched and discussed a list of possible uses that are attractive to this demographic. These include:

- thrift stores or consignment shops
- activities such as flea markets, craft fairs, farmer's markets
- coffee shops with internet access
- new or used book stores
- bike supplies and repair
- movie theatres / cinema
- pizza places
- bars and pubs
- restaurants
- community center
- organic and fresh/local food shops and restaurants
- public art

While the Westgate plan cannot specify individual uses for the area, city staff can work with developers to identify the desirable uses and provide administrative assistance - such as expedited permitting - for projects incorporating a healthy mix of smaller dwelling units and activities of interest to young people.

7.3 | Interim Uses for Vacant Buildings and Sites

In a few instances, there are vacant storefronts or offices currently existing within the District. These vacancies create a sense of dis-investment that detracts from the desirability of the area for new development. Additionally, they reduce the overall level of activity and discourage users from coming to the area to shop or dine. While specific uses and terms of the lease are elements generally left to the property owner to decide, the City might assist the owners by encouraging new temporary uses or, possibly, relaxing city code requirements for specific types of temporary uses. These temporary uses might include:

- youth programs, after school day-care, teen centers
- drop in child care facilities for shoppers
- thrift stores or consignment shops - possibly church operated
- used book exchange
- artist studios
- incubator businesses
- community space for informal and 'pop-up' activities
- interim art installations
- festivals and performances

7.4 | City Investments to Foster Development

The City should recognize that redevelopment of the nature and extent envisioned for Westgate will take many years to accomplish, especially in the current economic climate. There are a number of actions the City could take to encourage the desired redevelopment. The Westgate Plan is intended to rely primarily on private investment, rather than on public investment, however, public investment can serve as a catalyst to encourage private investment. Suggestions for Westgate include:

Infrastructure and Open Space

- Provide a parking structure on the larger East parcel north of SR 104 which would stimulate redevelopment of the surrounding commercial area. This could be funded as a local improvement district so that city funds are reimbursed over time.
- Partner with multiple developers to build an underground (or lowered) parking structure, capped with a public park and buildings on the Northwest quadrant.
- Develop a small pocket park to service the residential units on the Northeast quadrant.
- Improve the pedestrian connections between the Westgate District and surrounding neighborhoods, especially the two pathways shown on the Illustrative Plan (Section 3.1.3), but also connecting sidewalks and bike trails to the surrounding networks.
- Improve street rights-of-way, including the landscaped areas along the street edge, normally required of the developer. These investments lower the costs for the private developer and ensure that the city achieves a continuity of design that may be difficult with individual developers.
- Improve street rights-of-way to include the landscaping, bike lanes, and bioswales (Sections 4.4 and 4.5). Often municipal investment in an area serves as a signal to developers that the City is welcoming of new development in that area and encourages developers to get involved.
- Improve vertical access to existing residential neighborhood in Northeast quadrant in the under utilized City owned easement (fig. 2.1-2).

Marketing

- Sponsor a public art program. In addition to permanent pieces, there could be temporary/ interim art installations to bring new activity and life into the area. This could be similar to the pieces Burien showcased in their temporary site. (See Figure 7.4-1). The City may also want to consider using temporary art near construction sites and fences to illustrate the new aesthetic, similar to the design competition in Seattle's Capitol Hill neighborhood during the construction of Light Rail transit.

Financing

- Apply for grants to fund some of the measure above under a Sustainable Communities program sponsored by HUD, Washington State, the Puget Sound Regional Council, or Snohomish County.

Figure 7.4-1: The Interim Art Space at Burien's Town Square was a multiphase public art collaboration that invited people to use their future park space. Sourcewww.interim-art-space.com

7.5 | Regional Connections

7.5.1 | Movement Opportunities | Green Connections

By establishing green connections between destinations (such as schools and parks), the neighborhood becomes more walkable, as well as provides better connected habitat for wildlife. There is great opportunity to connect existing parks, with new continuous green spaces providing significantly higher habitat value than isolated spaces. These green improvements will provide the aesthetic features that will contribute to a more livable residential environment surrounding Westgate (see Section 4).

Green connections and features can also help to reduce the impacts of urbanization on the natural environment. Currently rainwater runoff from Edmonds roads, roofs and parking lots flows directly into the area's streams and to Puget Sound, without first filtering the petroleum and metals that vehicles generate. Street trees, natural areas and sustainable stormwater infrastructure will help to slow and filter this stormwater, to alleviate the pollution burden that city streets puts on local water bodies. Figure 7.5-1 shows some of the opportunities to increase green connections in the areas surrounding the Westgate District.

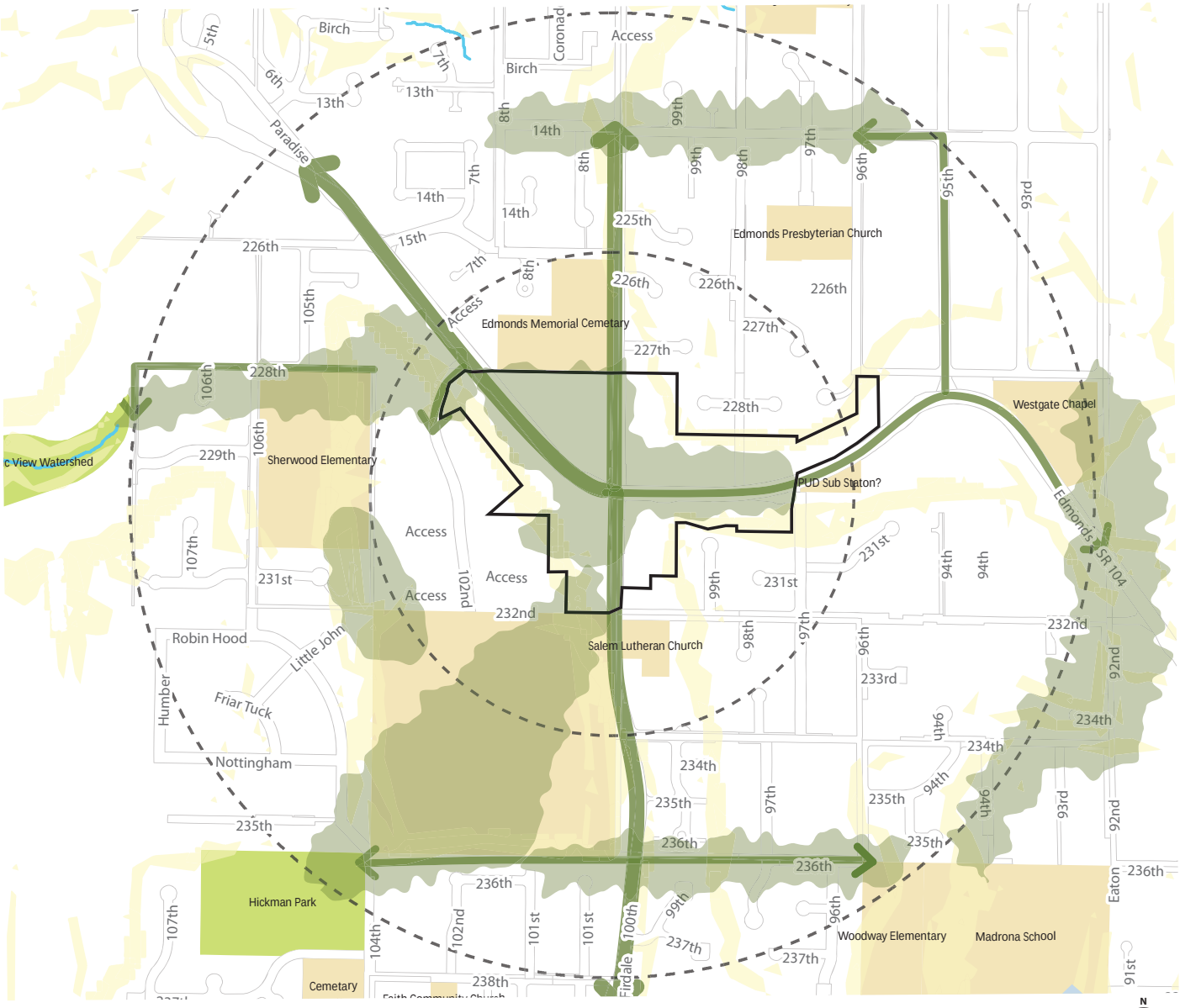


Figure 7.5-1:
Westgate Regional Green Connection Opportunities

Legend

- green connections - potential
- movement connections - potential walking
- radius: 5 - 10 minutes

7.5.2 | Movement Opportunities | Sidewalks

By making good pedestrian connections to the Westgate District, pedestrian use of the District may increase. This supports the plan's reduction in on-site parking requirements and enhanced amenity space, site activities and green features. Figure 7.5-2 shows sidewalk conditions in the vicinity of the Westgate District and highlights areas where sidewalk improvements are needed.

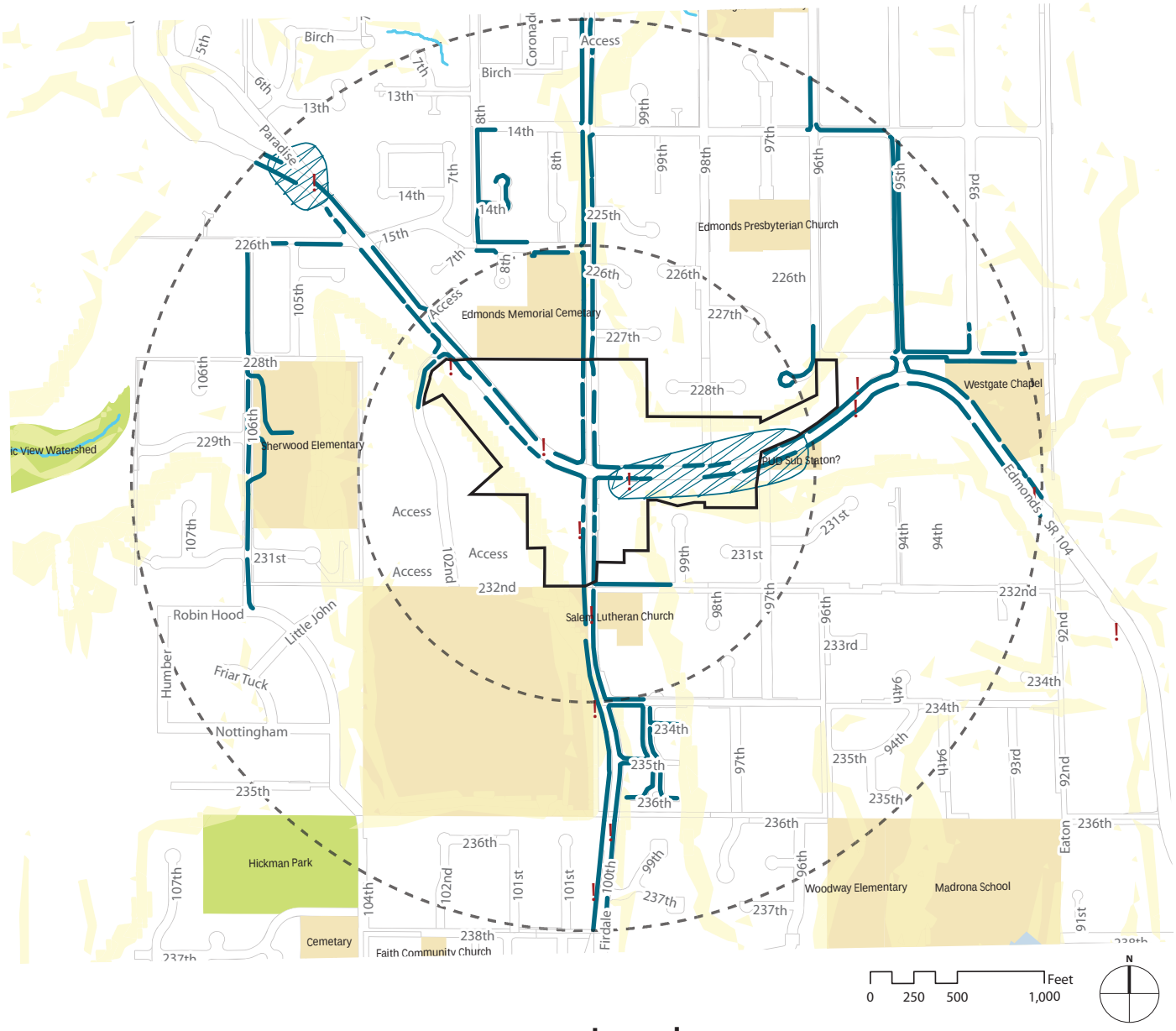


Figure 7.5-2:
Westgate Regional Sidewalk Improvement Opportunities

Legend

- opportunity/need for better walking conditions
- transit stops
- sidewalks
- walking radius: 5 - 10 minutes

7.5.3 | Movement Opportunities | Cycling

Making new bicycle connections will enable people to get to Westgate without getting in their cars, and will create safe ways to cycle between schools, parks and residential areas. The City's Bike Master Plan identifies 100th Avenue West as a potential route and a critical link to nearby schools and existing bicycle infrastructure. Figure 7.5-3 shows opportunities to improve bycycling connections between the Westgate District and the surrounding neighborhoods.

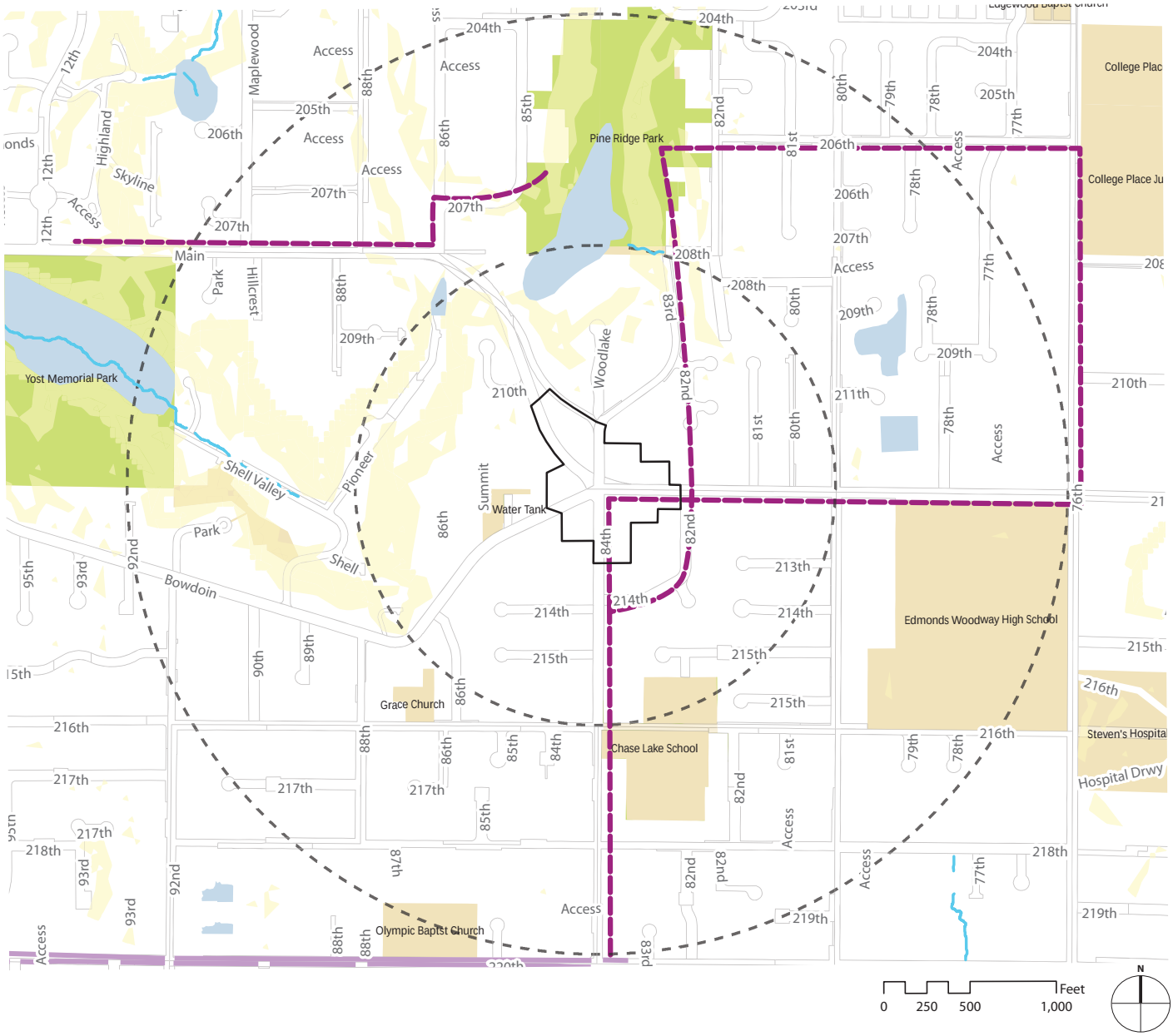


Figure 7.5-3:
Westgate Regional Cycling Improvement Opportunities

Legend

- bike connections - potential
- walking radius: 5 - 10 minutes

Appendices

1a Gehl Architects' 12-Quality Criteria Evaluation
1b Visual Preference Survey Results
1c Design Workshop Conceptual Plans
1d Public Preference Card Example
1e Summary of Common Themes
1f Economic Overview
3a Affordable Housing
5a Green Factor Components
- Landscape Management Plan
- Score Sheet
- Worksheet

5b Green Factor Plant List
5c Green Factor Trees
Sources

Appendix | 1a | Gehl Architects' 12-Quality Criteria Evaluation

12 Quality Criteria for Good Public Space
Key

PROTECTION

1. Protection against Traffic & Accidents
- traffic accidents
- fear of traffic
- other accidents

2. Protection against Crime & Violence (feeling of safety)
- lived in / used
- streetlife
- streetwatchers
- overlapping functions in space and time

3. Protection against Unpleasant Sense Experiences
- wind / draft
- rain / snow
- cold / heat
- pollution
- dust, glare, noise

COMFORT

4. Possibilities for WALKING
- room for walking
- untiering layout of streets
- interesting facades
- no obstacles
- good surfaces

5. Possibilities for STANDING / STAYING
- attractive edges
- edge effects
- defined spots for staying
- supports for staying

6. Possibilities for SITTING
- zones for sitting
- maximizing advantages primary and secondary sitting possibilities
- benches for resting

7. Possibilities to SEE
- seeing distances
- unhindered views
- interesting views
- lighting (when dark)

8. Possibilities for HEARING / TALKING
- low noise level
- bench arrangements "talkscapes"

9. Possibilities for PLAY / UNFOLDING / ACTIVITIES
- invitation to physical activities, play, unfold ing & entertainment - day & night and summer & winter

ENJOYMENT

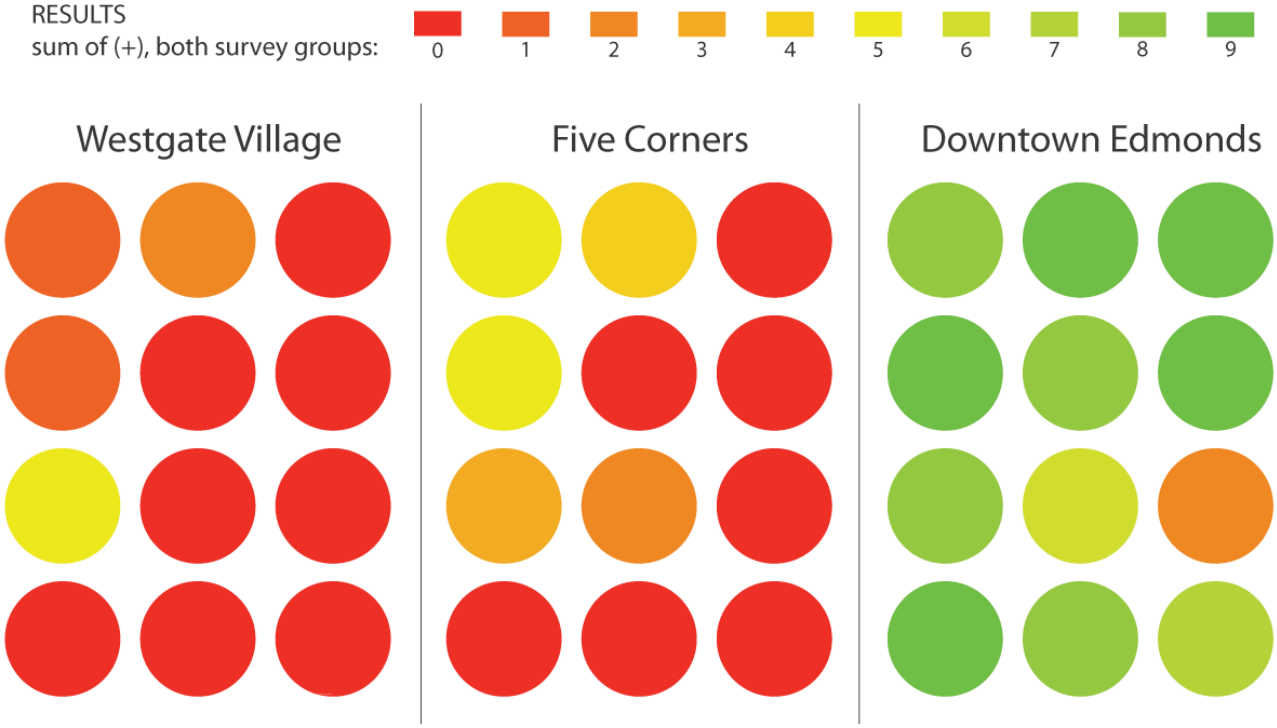
10. Scale
- dimensions of buildings & spaces in observance of the important human dimensions related to senses, movements, size & behavior

11. Possibilities for enjoying positive aspects of climate
- sun / shade
- warmth / coolness
- breeze / ventilation

12. Aesthetic quality / positive sense-experiences
- good design & good detailing
- views / vistas
- trees, plants, water

Courtesy Gehl Architects

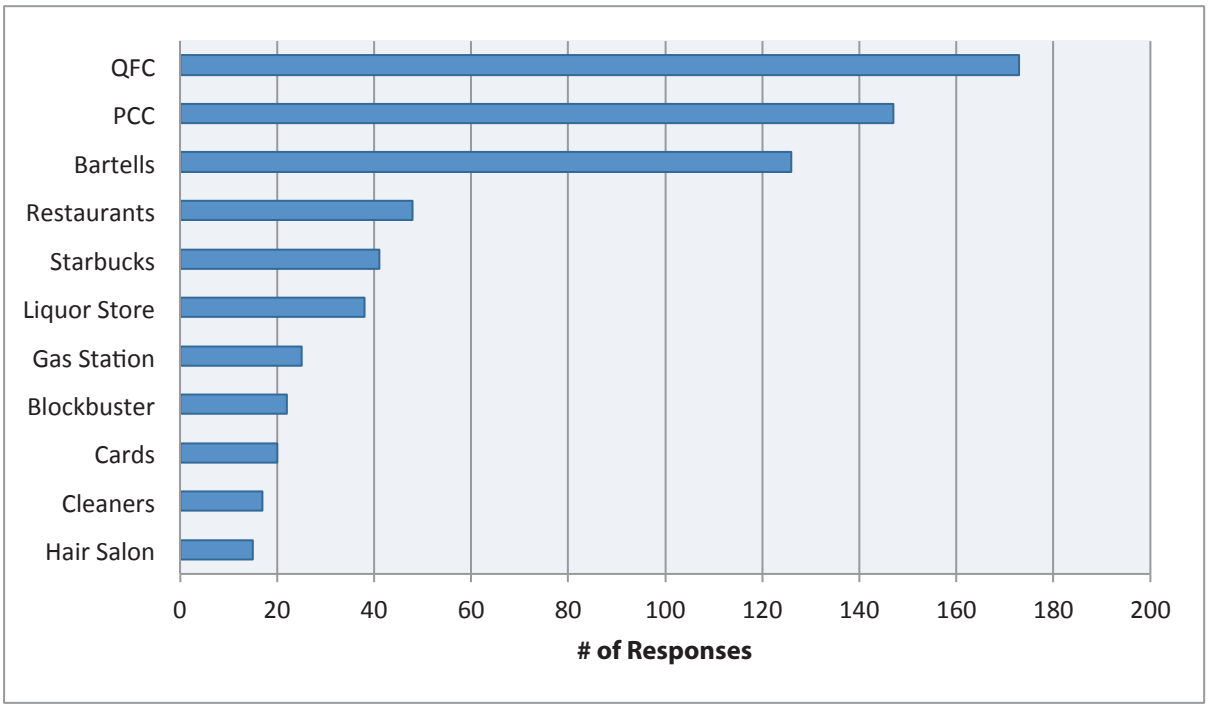
RESULTS
sum of (+), both survey groups:



Appendix | 1b | Visual Preference Survey Results

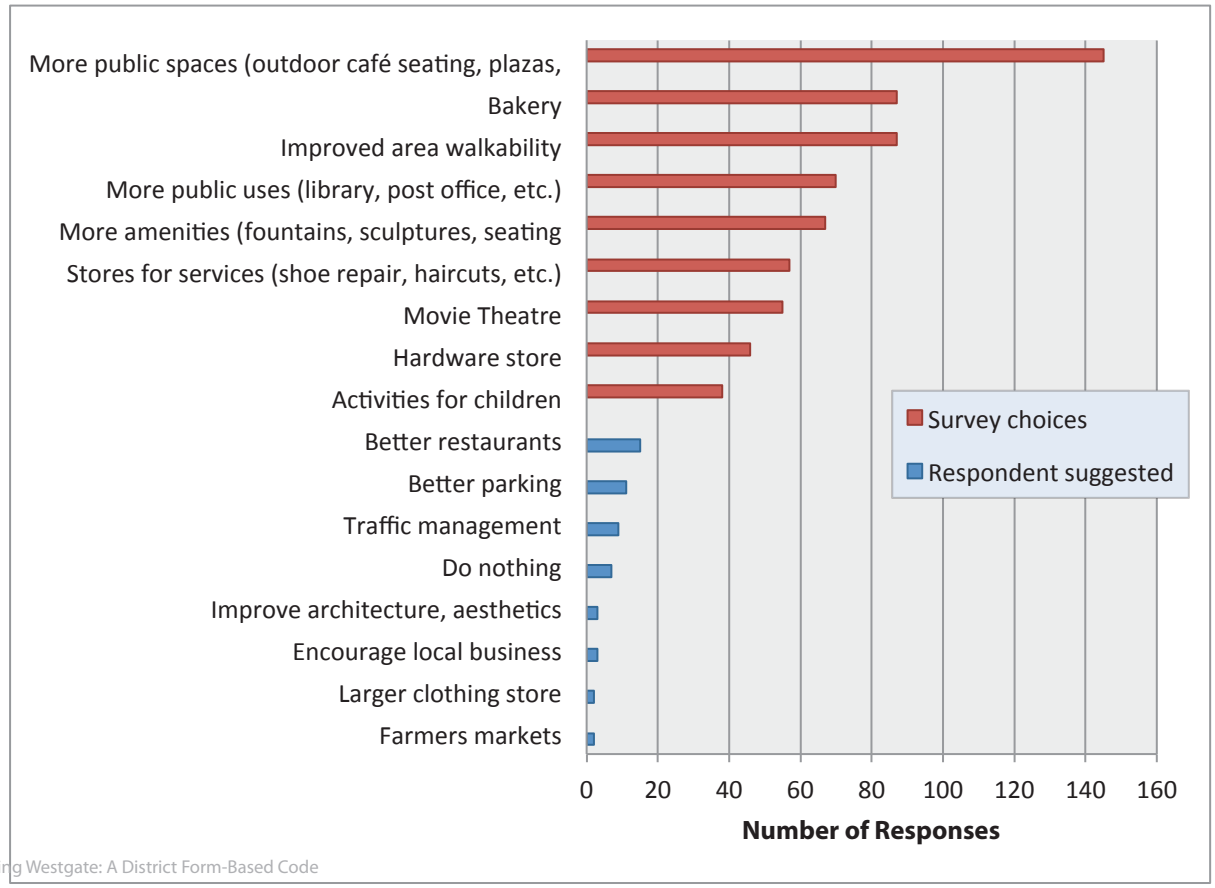
Current Services, most utilized
(287 respondents)

Q: Please tell us why you stop at the Westgate shopping area?



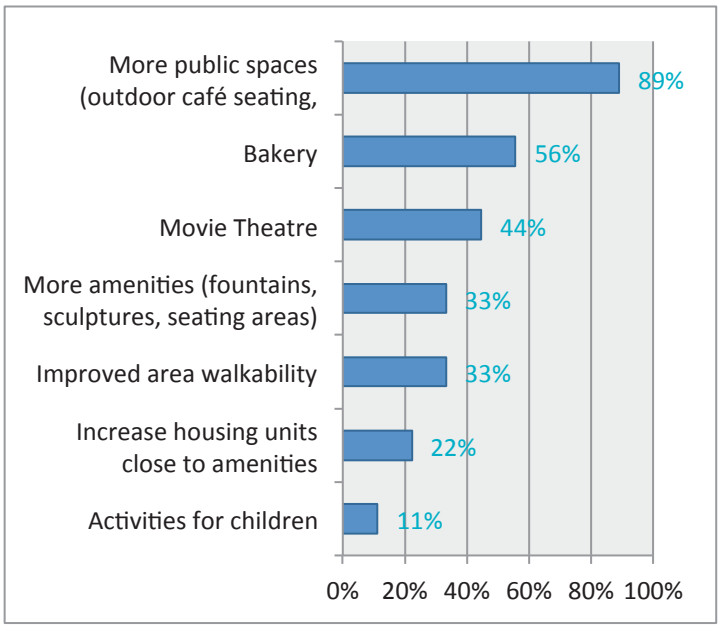
Suggestions for Improvements
(320 respondents)

Q: How can the Westgate shopping area be improved? Please identify your top 3 choices.

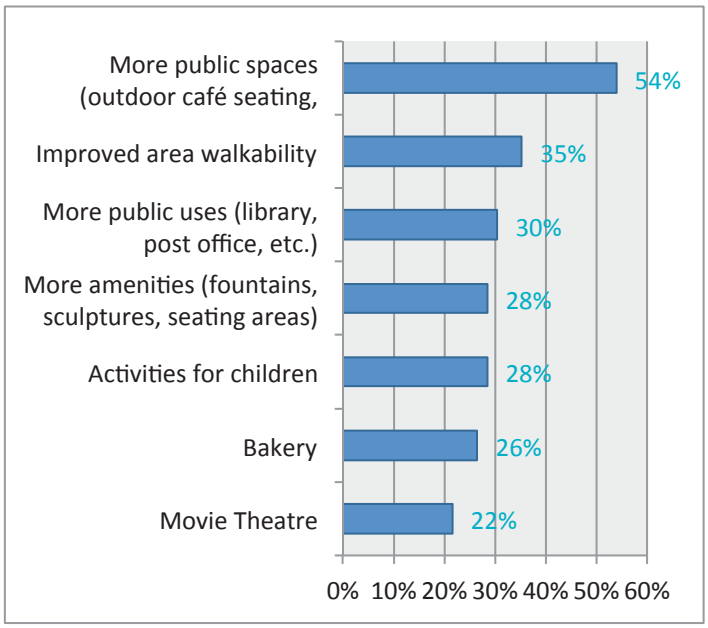


Suggestions for Improvements, categorized by age

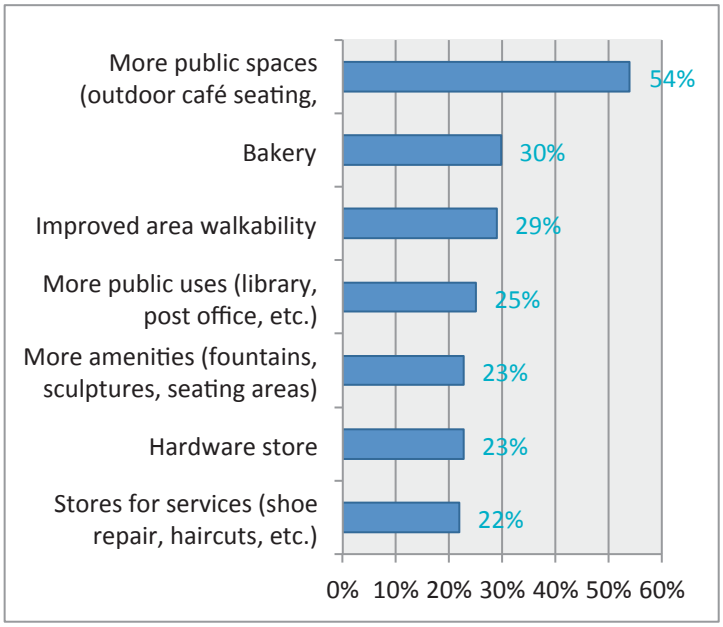
Ages < 24
(9 respondents)



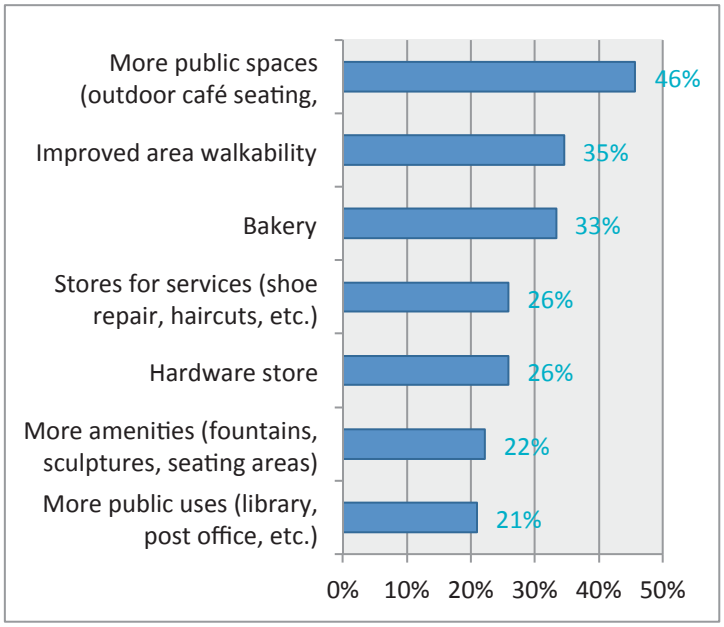
Ages 25 – 44
(102 respondents)



Ages 45 - 64
(128 respondents)

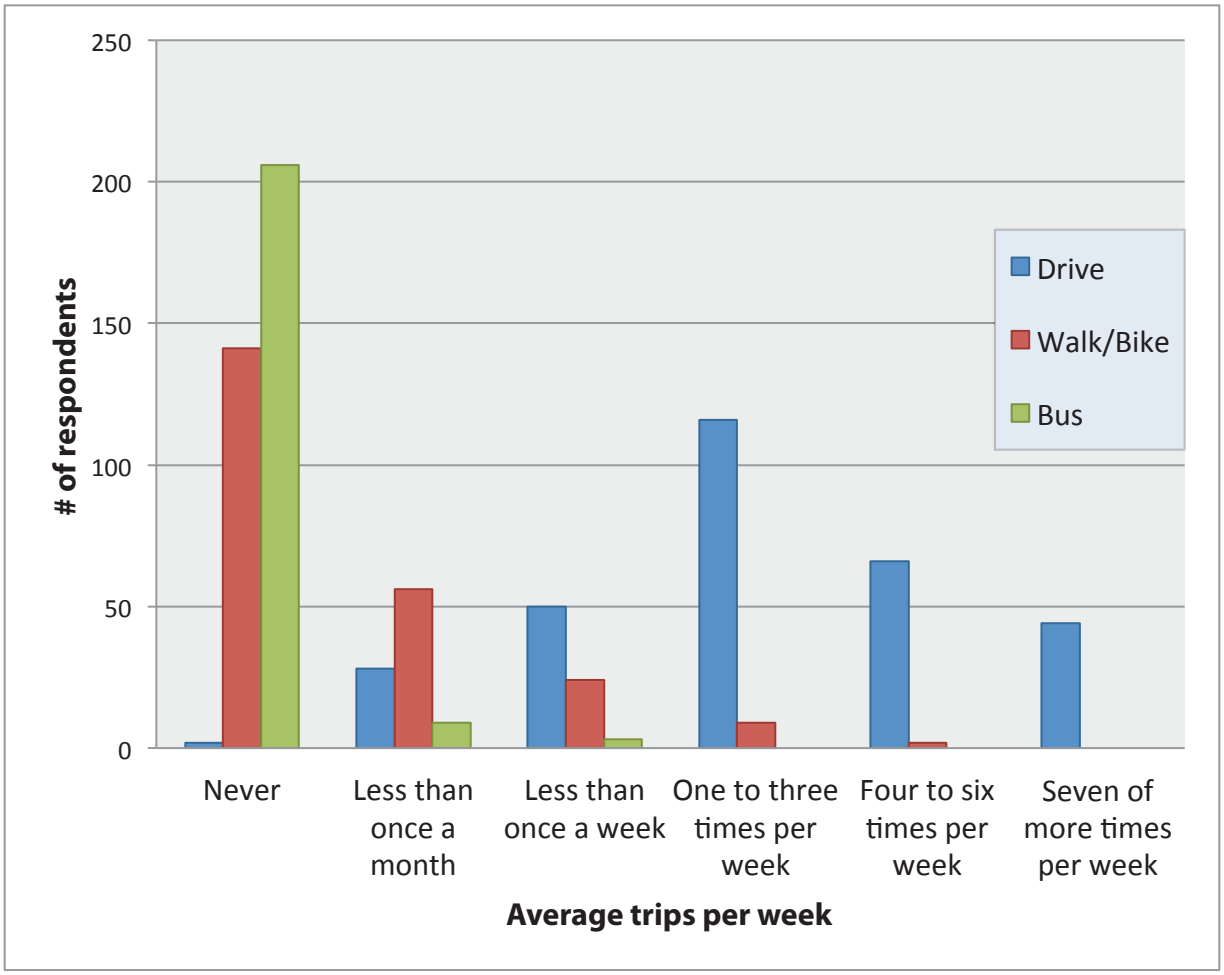


Ages 65+
(81 respondents)



Mode of Travel to Westgate
(309 respondents)

Q: When stopping at Westgate shopping area, how often, on average, do you use one of the methods below?



Streetscape Preferences
(20 respondents)

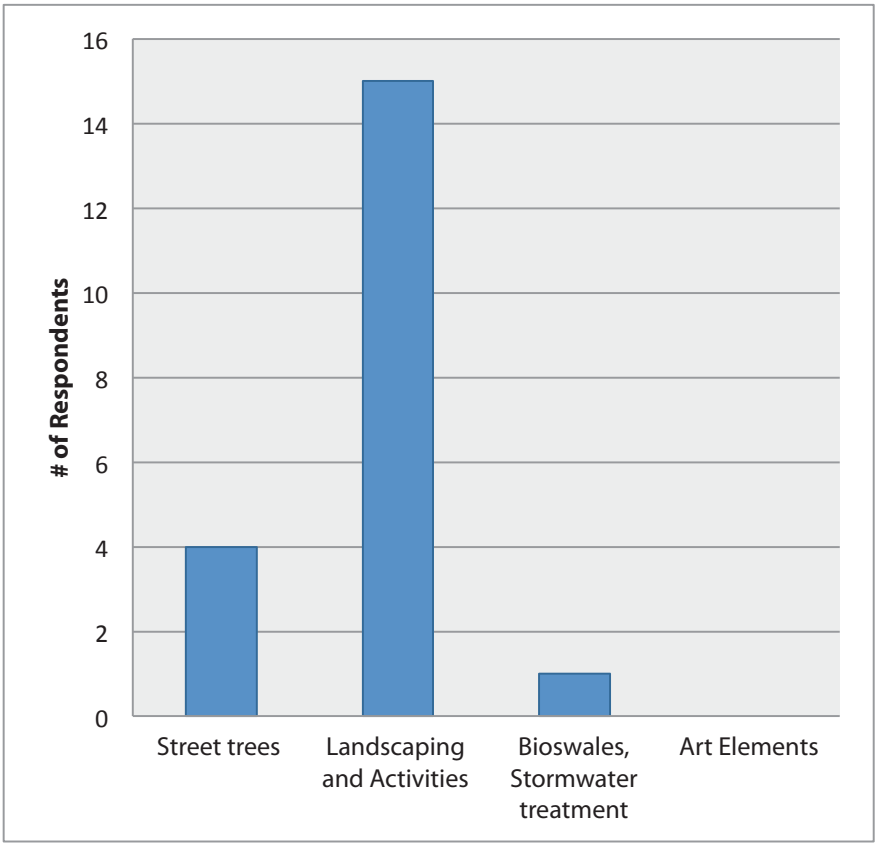
Q: If we were to make changes to Westgate, which of these streetscape treatments do you think are most appropriate?

Street Trees

Landscaping and Activities

Bioswales, Storm-water Treatment

Art Elements



Amenities Preferences
(20 respondents)

Q: If we were to make changes to Westgate, which type of gathering space do you think is the most appropriate?

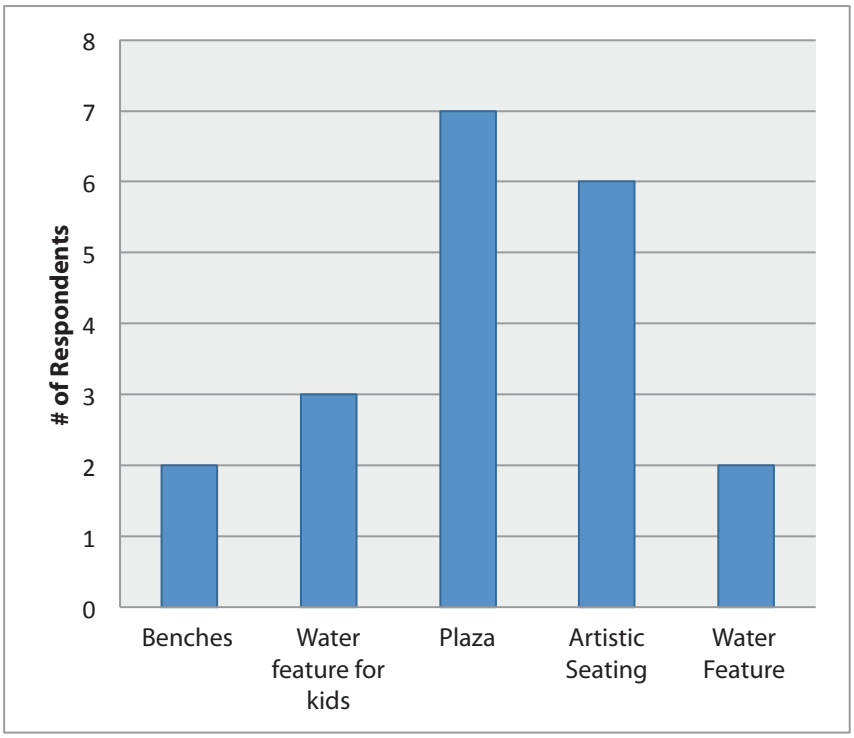
Benches

Water activities for kids

Plaza

Water feature

Artistic seating



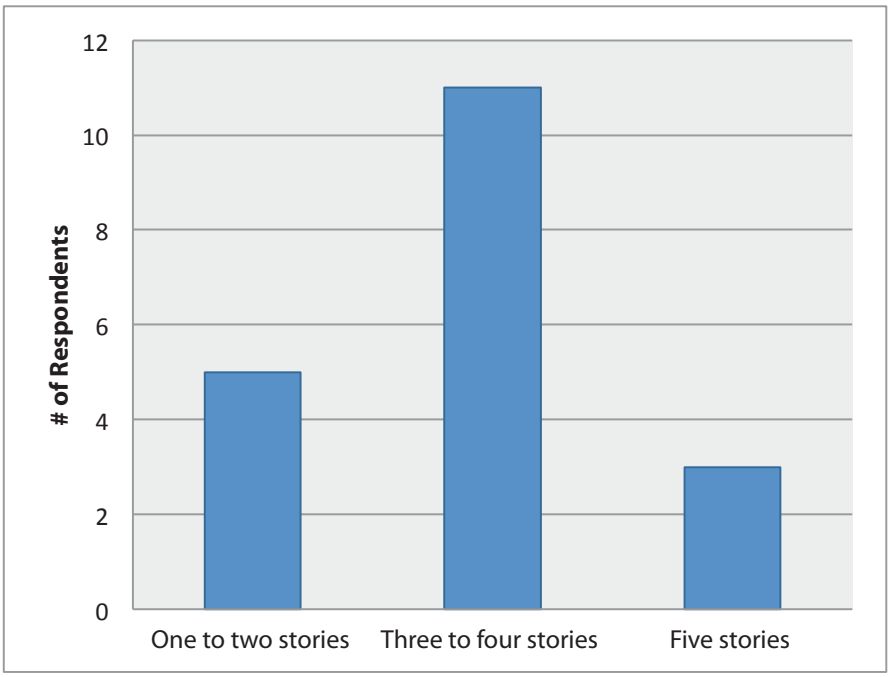
Building Scale
(19 respondents)

Q: Which building scale do you feel is most appropriate for Westgate?

One to Two Stories

Three to Four Stories

Five Stories



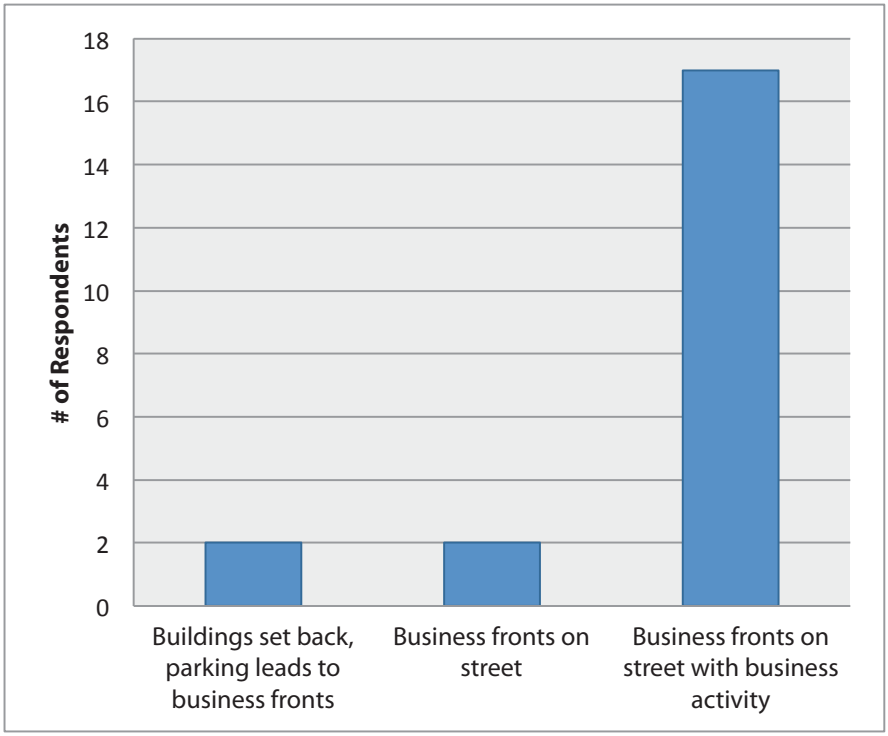
Building Placement Preferences
(21 respondents)

At the Westgate 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.

Parking leads to business fronts

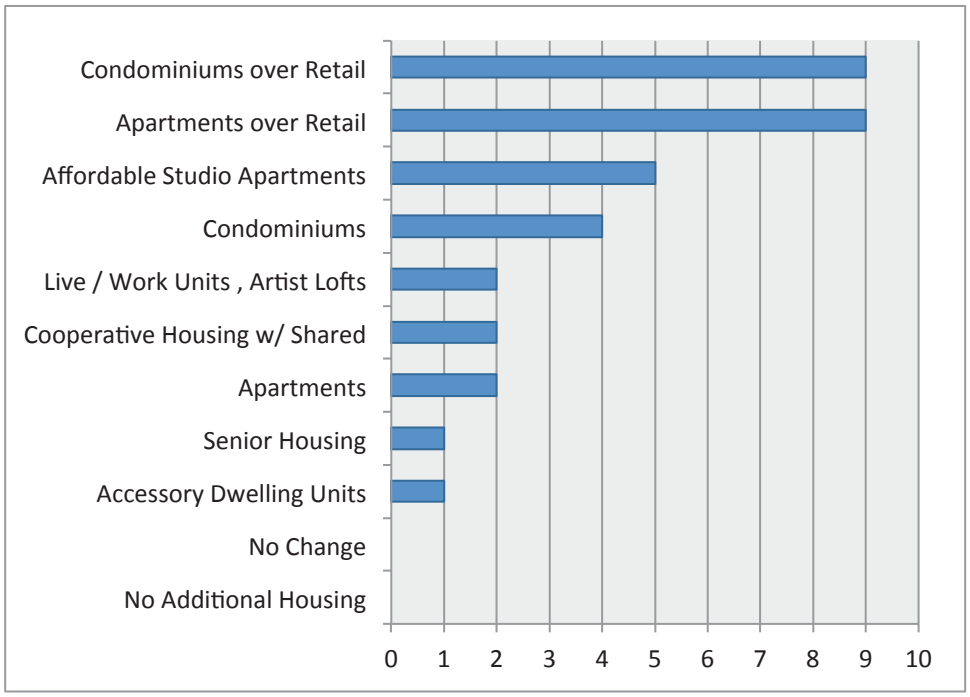
Business Fronts on Street

Business fronts on street with business activity



Housing
(35 respondents)

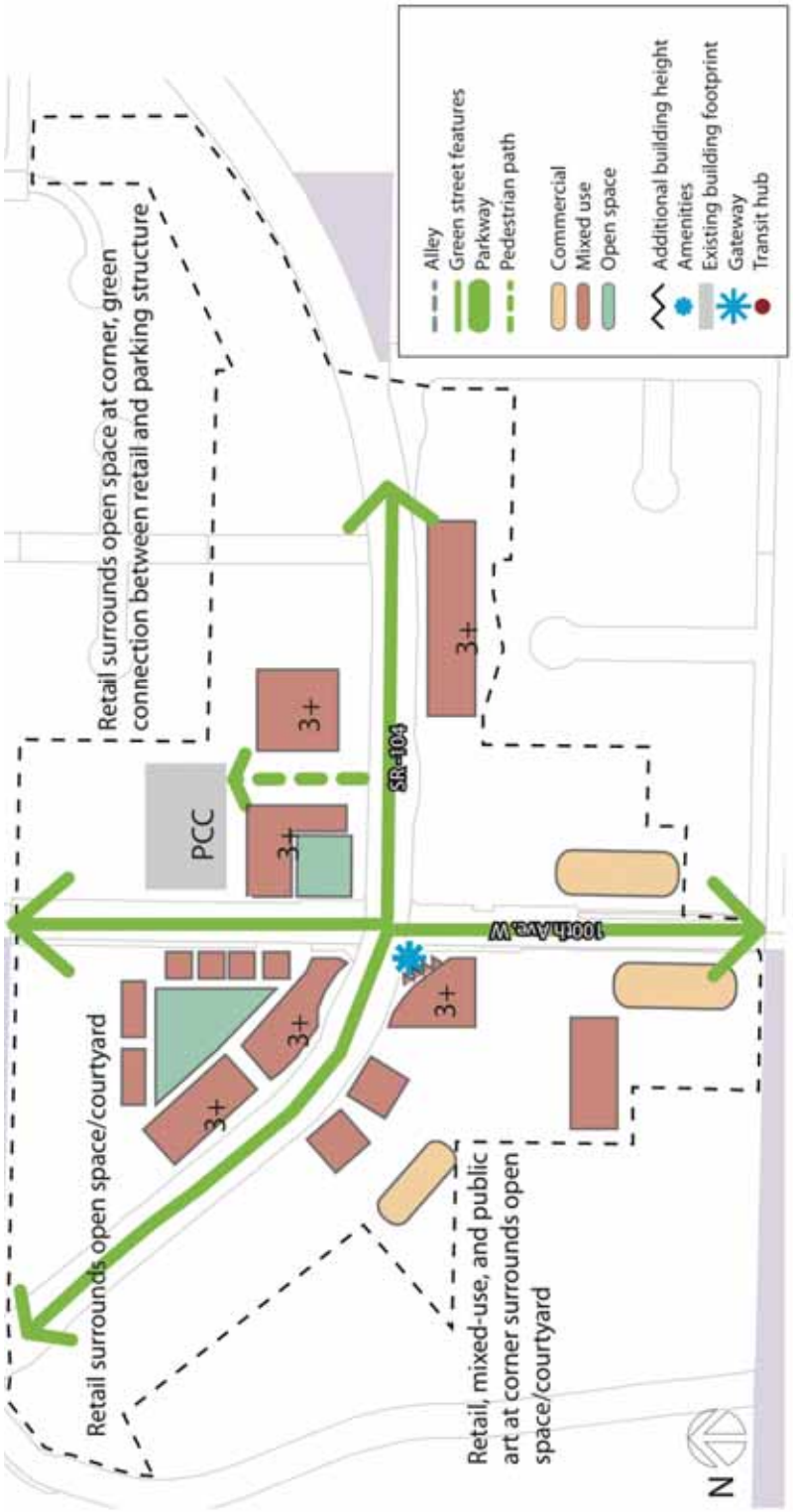
Residents attending the Westgate listening session were asked their opinion of what type of housing, if any, would be most appropriate for Westgate. Respondents were allowed to choose up to two.



Total votes for additional housing = 35
Total votes against additional housing = 0

REVISIONING Five Corners & Westgate

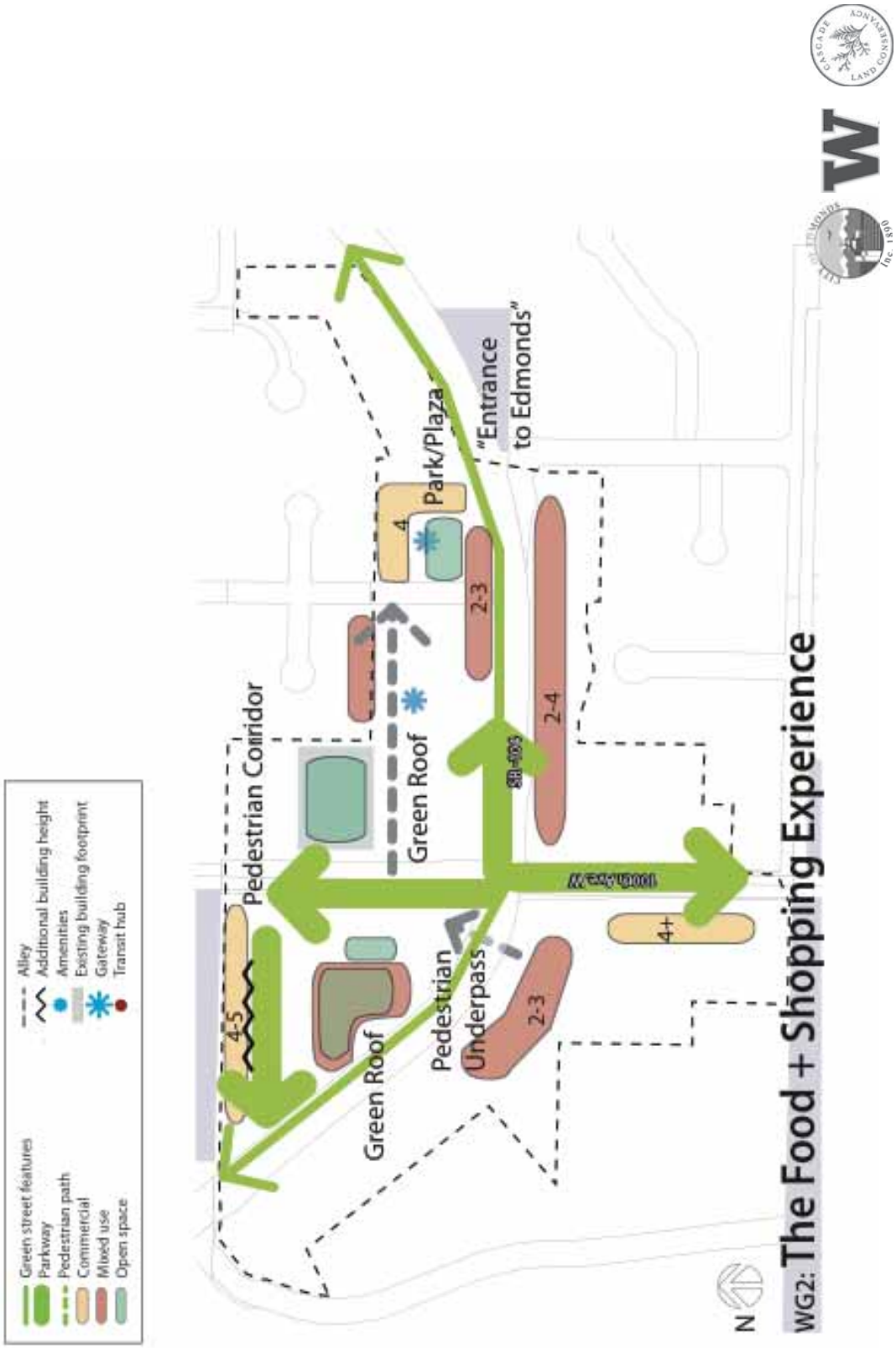
Design Workshop Results Westgate



WG1: Edmonds Gateway

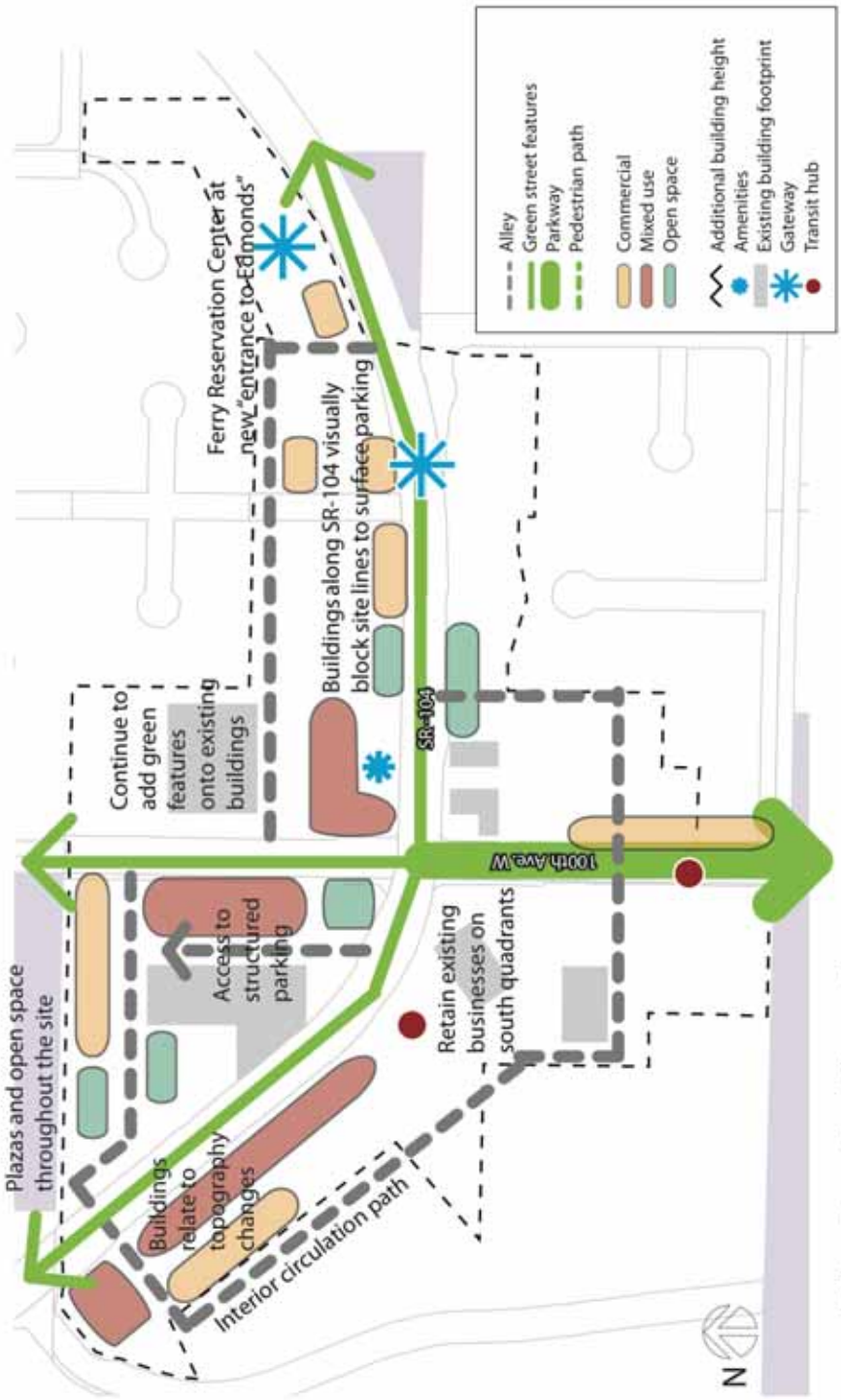
REVISIONING Five Corners & Westgate

Design Workshop Results Westgate



REVISIONING Five Corners & Westgate

Design Workshop Results Westgate



WG3: Westgate Create

Westgate Alternatives

For each alternative check the design features that appeal to you most

Arts & Food Hub	Urban Village
☐ regional & chain shopping experience w/ live/work housing in southwest quad	☐ inceased housing, office, and local shops w/ live/work housing & studios concentrated in northwest quad & dispersed throughout
☐ 3 story height limit	☐ 4 stories w/ height bonus opportunities, higher buildings concentrated at corners & around pocket park
☐ buildings oriented toward 100th Ave. W & SR-104	☐ buildings oriented toward internal circulation
☐ retain PCC, Starbucks, & existing thriving buildings, QFC remains but re-developed	☐ phased re-development of entire site w/ retention of PCC or similar supermarket
☐ larger building footprints accommodate garden centers, home supplies, entertainment, & larger offices	☐ smaller building footprints accommodate independent shops, starter businesses, & small offices
☐ water quality & open space features concentrated along SR-104	☐ water quality & open space features concentrated at village park
☐ pedestrian improvements concentrated along 100th Ave. W	☐ pedestrian improvements focused along privately-owned internal roads
☐ surface parking	☐ surface, tuck-under, & structured parking
☐ rely on existing mass transit	☐ transit center
☐ temporary farmers market site at surface parking lot near cemetery	☐ temporary farmers market w/ street closure at village park
☐ buffer off-site residential w/ vegetation buffer	☐ buffer off-site residential w/ housing where possible
☐ protect existing vegetation	☐ optimize new building potential

General Comments:

Public Meeting May 3, 2011

What We Have Heard:

Public Input - Westgate

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

Appendix | 1f | Economic Overview

Summary of Market Study
Westgate & Five Corners Neighborhood Commercial Centers
March 12, 2011

Growth Trends

- Modest growth in population and stronger growth in multifamily residential development (annual rate of .5% over the last decade).
- Continued steady growth in retail demand for goods and services (other than autos), purchased close to home, from $165 million in 2004 to $209 million in 2009.
- Employment in Edmonds increased at an average annual rate of .5% between 2000 and 2009.
- Modest demand for local serving office uses.

Summary of Land Use Characteristics

	Five Corners			Westgate	
	Acres	Bldg. SF		Acres	Bldg. SF
Retail	1.07	13,256		16.73	165,804
Service	1.67	17,504		4.66	34,844
Office	2.37	19,010		3.21	28,634
Institution-Church	1.30	12,192			
Single Family Residential				1.93	5,881
Multifamily Residential	0.73	9,464		0.63	-
Undeveloped				2.81	-
Total	7.14	71,426		29.97	235,163

Average Daily Traffic Volumes – 2004

	ADT	Direction
Five Corners		
Main Street	9,076	
Bowdoin	4,184	
212th	5,628	westbound
	7,194	eastbound
84th	6,224	
Westgate		
Edmonds Way		
West of 100th	10,666	eastbound
	11,298	westbound
East of 100th	12,390	westbound
	11,202	eastbound
100th		
North of Edmonds Way	6,750	northbound
	4,700	southbound
South of Edmonds Way	6,899	northbound
	6,871	southbound

Source: City of Edmonds

Comparison of Retail Commercial Centers

	Convenience	Neighborhood	Community
Anchors	Convenience grocery, drug store	Supermarket and drug store	Junior dept store or discount
Number of Stores	3-20 stores	10-40 stores	25-80 stores
Total Retail Space	10,000 – 30,000 sf	30,000 – 100,000 sf	100,000 – 450,000 sf

Site Area	1-3 acres	3 – 10 acres	10 – 30 acres
Market Area Pop.	Under 20,000 people	10,000 – 30,000 people	30,000 – 750,000 people
Market Area Radius	Under 2 miles	1-3 miles	3 – 8 miles

Sources: Urban Land Institute, Dollars and Cents of Shopping Centers, and Property Counselors

Current Conditions Data for Westgate & 5 Corners

	5 Corners	Westgate
Anchors	No convenience grocery, drug store	2 Supermarkets and drug store
Number of Stores	17 stores	32 stores
Total Retail Space	10,000 – 30,000 sf	30,000 – 100,000 sf
Site Area	1-3 acres	3 – 10 acres
Market Area Pop. in 1/2 mile (walk)	4,096 residents	2,676 residents
- In 1 mile radius	16,493 residents	20,030 residents
- in 3 mile radius	61,810 residents	53,913 residents
- in 5 mile radius	223,815 residents	212,891 residents
Market Area Radius	Under 2 miles	1-3 miles

5 Corners

- Short term redevelopment unlikely - but long term (beyond five to ten years) is feasible,
- Building types are likely to be 4 stories or less, with some surface parking and some under-building parking– with potential for shared parking between uses.
- Uses are likely to be ground floor Convenience Retail with apartments above or service sector offices (insurance, real estate, etc.)

Westgate

- Good potential for some short term redevelopment with further redevelopment over the long term *(beyond five to ten years)*
- Building types are likely to be mixed use and single purpose buildings. Mixed use buildings likely to be 4 stories or less, with some surface and some under-building parking– with potential for shared parking between uses.
- Retail uses would serve community scale trade area with the potential for new restaurants, entertainment uses, garden shops, & electronics.
- Mixed use could support apartments and service sector offices (insurance, real estate, etc) above retail or in separate buildings on the site

Appendix | 3a | Affordable Housing

While it is a goal of the *Revisioning Westgate* plan to provide affordable housing, the City of Edmonds currently has no program or system in place to categorize and track affordable housing units. Information in Section 3.4 provides the basic category descriptors for income levels related to low income housing. In order to establish a program in Edmonds, the city would need to train existing staff, hire trained staff or join a consortium of housing interests.

East King County cities have joined in an organization for this purpose. ARCH is a partnership of King County and East King County Cities who have joined together to assist with preserving and increasing the supply of housing for low– and moderate-income households in the region. ARCH assists member governments in developing housing policies, strategies, programs, and development regulations; coordinates the cities' financial support to groups creating affordable housing for low– and moderate-income households; and assists people looking for affordable rental and ownership housing.

In Snohomish County, there is a Housing Consortium of Everett and Snohomish County (HCESC), although it does not provide all of the services of ARCH. Incorporated in 2002, HCESC is a collaborative partnership between nonprofit hosing developers and services providesrs with local business, government and for-profit organizations focusing on issues and needs for affordable housing. HCESC is currently participating in efforts to develop and inter-jurisdictional housing program in Snohomish County that will encourage cities to work together to address affordable housing challenges.

When the city of Edmonds has a housing program in place (through HCESC or with staff), the affordable housing provisions of the *ReVisioning Westgate* plan should be activated. In addition to the text shown in Section 3.4.1, this would include the following: "The department of planning for the City of Edmonds shall calculate annually the maximum purchase prices and maximum rents applicable to each of the income groups described above". Also, an addition to the Bonus Scoresheet, shown in Section 6.0, should be made as follows:

Affordable Housing (see Section 3.4.1)		**4 Points**
Prereq	**Number of units,** 10%	Required
Credit 1	**Number of units,** 15%	1
Credit 2	**Number of units,** 20%	2
Credit 3	**Number of units,** 25%	3
Credit 4	**Number of units,** ≥30%	4

Based on experience with the Bonus Scoresheet in the interim, it may be appropriate to increase the total points required when the affordable housing provision is included.

Attachment A

Landscape Improvement Checklist

I, _____, declare as follows:

☐ I am a landscape professional, as defined in Subsection C.1 of Director's Rule 10-2011, responsible for the approved landscape plan for development located at _____, Seattle, WA, and developed pursuant to:
Master Use Application Number _____
Building Permit Number _____

☐ The approved landscape plan meets or exceeds minimum requirements for this property (including landscaped area or Green Factor score, as required by code).

☐ The landscape features from the approved landscaping plan for this property have been installed as approved and in a manner consistent with the standards of the Landscaping Director's Rule (10-2011). This includes soil condition as well as the number, size, and approximate location of plantings.

☐ I understand that any of the following changes to an approved landscape plan requires a plan revision and approval by the Department of Planning and Development:

a) A reduction to the total number of trees or other plants
b) Changes to the location of plantings required for screening
c) Substitution of plant species if the substituted plant is smaller or less drought-tolerant
d) Any changes that could decrease total planting area or lower the Green Factor score below code requirements, or otherwise fail to meet specific permit conditions.

☐ Any of the revisions described above, if applicable, have been approved by DPD. Revised permit number _____

☐ A Street Improvement Permit has been obtained from the Seattle Department of Transportation (SDOT) for any landscaping in the right-of-way, any changes have been approved by SDOT, and all plants in the right-of-way have been planted according to SDOT standards.

☐ A completed Landscape Management Plan has been submitted to the owner (required for Green Factor projects only).

I declare under penalty of perjury under the laws of the State of Washington that the foregoing is true and correct.

_____ _____

Signature of landscape professional **Date**

NOTE: If you provide false information in this document, you will subject yourself to criminal liability. You may also subject the property owner to a penalty of $150-$500 per day for each day that the landscape features are out of compliance with code requirements (SMC 23.90.018).

Attachment B

The interactive Excel version of this score sheet is available at www.seattle.gov/dpd/Permits/GreenFactor.

Revised 12/28/10

Green Factor Score Sheet

SEATTLE × green factor

Project title:

Parcel size (enter this value first) * enter sq ft of parcel: 5,000

SCORE -

	Landscape Elements**	Totals from GF worksheet		Factor	Total
A	**Landscaped areas (select one of the following for each area)**				
1	Landscaped areas with a soil depth of less than 24"	enter sq ft: 0		0.1	-
2	Landscaped areas with a soil depth of 24" or greater	enter sq ft: 0		0.6	-
3	Bioretention facilities	enter sq ft: 0		1.0	-
B	**Plantings (credit for plants in landscaped areas from Section A)**				
1	Mulch, ground covers, or other plants less than 2' tall at maturity	enter sq ft: 0		0.1	-
2	Shrubs or perennials 2'+ at maturity - calculated at 12 sq ft per plant (typically planted no closer than 18" on center)	enter number of plants: 0	0	0.3	-
3	Tree canopy for "small trees" or equivalent (canopy spread 8' to 15') - calculated at 75 sq ft per tree	enter number of plants: 0	0	0.3	-
4	Tree canopy for "small/medium trees" or equivalent (canopy spread 16' to 20') - calculated at 150 sq ft per tree	enter number of plants: 0	0	0.3	-
5	Tree canopy for "medium/large trees" or equivalent (canopy spread of 21' to 25') - calculated at 250 sq ft per tree	enter number of plants: 0	0	0.4	-
6	Tree canopy for "large trees" or equivalent (canopy spread of 26' to 30') - calculated at 350 sq ft per tree	enter number of plants: 0	0	0.4	-
7	Tree canopy for preservation of large existing trees with trunks 6"+ in diameter - calculated at 20 sq ft per inch diameter	enter inches DBH: 0	0	0.8	-
C	**Green roofs**				
1	Over at least 2" and less than 4" of growth medium	enter sq ft: 0		0.4	-
2	Over at least 4" of growth medium	enter sq ft: 0		0.7	-
D	**Vegetated walls**	enter sq ft: 0		0.7	-
E	**Approved water features**	enter sq ft: 0		0.7	-
F	**Permeable paving**				
1	Permeable paving over at least 6" and less than 24" of soil or gravel	enter sq ft: 0		0.2	-
2	Permeable paving over at least 24" of soil or gravel	enter sq ft: 0		0.5	-
G	**Structural soil systems**	enter sq ft: 0		0.2	-
		sub-total of sq ft =	0		
H	**Bonuses**				
1	Drought-tolerant or native plant species	enter sq ft: 0		0.1	-
2	Landscaped areas where at least 50% of annual irrigation needs are met through the use of harvested rainwater	enter sq ft: 0		0.2	-
3	Landscaping visible to passersby from adjacent public right of way or public open spaces	enter sq ft: 0		0.1	-
4	Landscaping in food cultivation	enter sq ft: 0		0.1	-
			Green Factor numerator =		-

** Do not count public rights-of-way in parcel size calculation.*

*** You may count landscape improvements in rights-of-way contiguous with the parcel. All landscaping on private and public property must comply with the Landscape Standards Director's Rule (DR 6-2009)*

Attachment C

The interactive Excel version of this worksheet is available at www.seattle.gov/dpd/Permits/GreenFactor.

Revised 4/8/09

Green Factor Worksheet*

SEATTLE × *green factor*

		Planting Area						TOTAL**
		1	2	3	*keep adding columns as needed*			
A1	*square feet*							0
A2	*square feet*							0
A3	*square feet*							0
B1	*square feet*							0
B2	*# of plants*							0
B3	*# of trees*							0
B4	*# of trees*							0
B5	*# of trees*							0
B6	*# of trees*							0
B7	*# of trees*							0
C1	*square feet*							0
C2	*square feet*							0
D	*square feet*							0
E	*square feet*							0
F1	*square feet*							0
F2	*square feet*							0
G	*square feet*							0
H1	*square feet*							0
H2	*square feet*							0
H3	*square feet*							0
H4	*square feet*							0

*** See Green Factor score sheet for category definitions**

**** Enter totals on the Green Factor score sheet**

Appendix | 5b | Green Factor Plant List

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www.seattle.gov/dpd/Permits/GreenFactor/GreenFactorTools/

Seattle Green Factor Plant List

Notes:
● All plants on this list are drought-tolerant once they are established unless comments indicate otherwise.
● Seattle Department of Transportations Right-of Way Improvement Manual establishes height limits for non-street-tree plantings in rights-of-way. Maximum plant height within 30 feet of an intersection (as measured from the corner of the curb) is 24 inches. Elsewhere in the right-of-way, plantings are allowed to be 30 inches tall.
● "Bioretention Zone" describes where plants can appropriately be used in bioretention systems such as swales and rain gardens. Zone 1 is the designation for plants that can be used in the flat bottoms of bioretention facilities: 1A refers to species that prefer soil saturation or shallow inundation for long durations, while Zone 1B refers to plants that can alternate between dry ands short-term saturated conditions. Zone 2 is the designation for plants best used at the well-drained slopes of bioretention facilities. All other species are appropriate for planting at the tops of bioretention areas.

GROUNDCOVERS

Scientific Name	*Common Name*	*Evergreen*	*Shade*	*Sun*	*Native*	*up to 24"*	*2-3' ht*	*Bioretention Zone*	*Notes*
Arctostaphylos uva-ursi	kinnikinnick	●		●	●	●			
Asarum caudatum	wild ginger	●	●		●				
Calluna , in variety	heather	●		●		●			
Ceratostigma plumbaginoides	hardy plumbago	●	●	●		●			
Daboecia cantabrica	Irish heath	●		●		●			
Erica , in variety	heath	●		●		●			
Erigeron karvinskianus	Latin American fleabane	●	●	●		●			
Euonymous fortunei 'Colorata'	wintercreeper euonymous	●	●	●		●			
Festuca glauca	blue fescue	●		●		●			
Fragaria chiloensis	beach strawberry	●	●	●	●	●			Aggressive
Fragaria x 'Lipstick'	pink-flowered barren strawberry	●	●	●		●			Aggressive
Genista lydia	hardy dwarf broom	●		●		●			
Genista pilosa	silkyleaf broom	●		●		●			
Juniperus conferta	shore juniper	●		●		●			
Microbiota decussata	Russian arborvitae	●		●		●		2	
Pachysandra terminalis	Japanese spurge	●	●			●			
Pachysandra procumbens	Allegheny pachysandra	●	●			●			
Paxistima canbyi	Canby paxistima	●	●	●		●			
Rubus pentalobus	creeping bramble	●	●	●		●			
Vinca minor	periwinkle	●	●			●			

PERENNIALS / FERNS / GRASSES

Scientific Name	*Common Name*	*Evergreen*	*Shade*	*Sun*	*Native*	*up to 24"*	*2-3' ht*	*Bioretention Zone*	*Notes*
Achillea millefolium	yarrow	●		●		●			
Allium, in variety	ornamental allium			●		●			
Aruncus sylvestre 'Misty Lace"	dwarf goatsbeard		●	●	●			1B	
Aster, in variety	aster			●		●	●		
Athyrium filix-femina	lady fern		●		●		●		

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Bergenia, in variety	bergenia	●		●		●			
Blechnum spicant	deer fern	●	●		●	●			
Calluna vulgaris	heather	●		●		●			
Carex amplifolia	ample-leaved sedge		●		●		●	1A, 1B	Not drought-tolerant
Carex dolichostachya	gold fountain sedge	●		●			●	1A	Not drought-tolerant
Carex morrowii	Morrow's sedge	●		●		●			
Carex obnupta	slough sedge	●	●		●		●	1A, 1B	Not drought-tolerant
Carex pachystachya	thick-headed sedge	●		●	●	●		1B	
Carex stipata	beaked sedge		●	●	●		●	1A	Not drought-tolerant
Carex testacea	orange sedge	●		●		●		1A, 1B, 2	
Cineraria maritima	dusty miller	●		●		●			
Deschampsia cespitosa	tufted hairgrass		●	●	●		●	1A, 1B	Not drought-tolerant
Dierama pulcherrimum	angel's fishing rods	●		●			●		
Epimedium, in variety	bishop's hat	●	●	●		●			
Gaillardia, in variety	blanket flower			●		●			
Geranium macrorrhizum	bigroot cranesbill	●		●		●		2	
Geranium x cantabrigiense 'Biokovo'	Biokovo geranium	●	●	●		●			
Hemerocallis, in variety	daylily			●			●	2	
Heuchera, in variety	heuchera, coral bells	●		●		●		2	
Iberis sempervirens	evergreen candytuft	●		●		●			
Iris "Pacific Coast Hybrids"	Pacific Coast iris	●	●	●	●	●			
Juncus balticus	Baltic rush	●		●	●			1A, 1B	Not drought-tolerant
Juncus effusus	soft rush	●	●	●	●			1A, 1B, 2	Aggressive, not drought-tolerant
Juncus ensifolius	daggerleaf rush		●	●	●			1A	Not drought-tolerant
Juncus patens 'Elk blue'	California gray rush	●	●	●			●	1A, 1B	Not drought-tolerant
Lavandula angustifolia	lavender	semi		●			●		
Liatris spicata	gay feather			●		●			
Liriope, in variety	lilyturf	●	●			●			
Lupinus, in variety	lupine			●	●	●			
Monarda didyma 'Petite Wonder'	bee balm	●		●		●			
Muscari botryoides	grape hyacinth		●	●		●			
Narcissus, in variety	daffodil			●		●			
Nepeta, in variety	catmint		●	●			●	2	
Origanum, in variety	marjoram, ornamental oregano	●		●		●			
Penstemon, in variety	penstemon			●		●			
Petasites frigidus	coltsfoot		●		●	●		1A, 1B	Not drought-tolerant
Phlox subulata	phlox			●		●			
Polystichum munitum	western swordfern	●	●		●		●	2	
Rudbeckia, in variety	coneflower			●		●			
Sagittaria latifolia	arrowhead		●		●				
Salvia, in variety	sage	●		●		●			
Scirpus acutus	hardstem bulrush			●	●			1A	Not drought-tolerant

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Scirpus atrocinctus	wool-grass	●		●	●		●	1A, 1B	Not drought-tolerant
Scirpus microcarpus	small-fruited bulrush		●	●	●			1A	Not drought-tolerant
Thymus, in variety	thyme	●	●	●					
Tolmiea menziesii	youth-on-age	●	●		●				
Tulipa, in variety	tulip			●		●			
Yucca filamentosa	yucca	●		●			●		

LOW SHRUBS (pruning may be required to maintain 24" or 30" maximum height in ROW)

Scientific Name	*Common Name*	*Evergreen*	*Shade*	*Sun*	*Native*	*up to 24"*	*2-3' ht*	*Bioretention Zone*	*Notes*
Abelia x grandiflora 'Rose Creek'	abelia	●	●	●			●	2	
Arctostaphylos densiflora	Vine Hill manzanita	●		●			●	2	
Arctostaphylos pumila	manzanita	●		●			●		
Berberis buxifolia 'Pygmaea' or 'Nana'	dwarf boxleaf barberry	●		●			●		
Berberis candidula	paleleaf barberry		●	●			●		
Berberis darwinii ' Compacta'	dwarf Darwin barberry	●		●			●		
Berberis stenophylla 'Corallina Compacta'	dwarf coral hedge barberry	●		●			●		
Berberis thunbergii	Japanese barberry	●		●			●		
Berberis verruculosa	warty barberry	●	●				●	2	
Buxus microphylla 'Compacta'	little-leaf boxwood		●	●			●		
Buxus sempervirens 'Suffruticosa'	common edging boxwood		●	●			●	2	
Caryopteris, in variety	caryopteris			●			●		
Cassinia leptophylla	cassinia	●		●			●	2	
Ceanothus gloriosus	Point Reyes ceanothus	●		●		●		2	
Chamaecyparis obtusa 'Nana'	dwarf hinoki cypress	●	●	●			●		
Cistus, in variety	rockrose	●		●			●	2	
Cornus sericea 'Kelseyii'	Kelsey redstem dogwood		●	●			●	1B, 2	
Cotoneaster dammeri	bearberry cotoneaster	●		●		●			
Daboecia cantabrica	Irish heath	●		●		●			
Escallonia 'Compacta'	compact escallonia	●	●	●			●	2	
Euonymus japonicus 'Microphyllus'	evergreen euonymous	●	●	●			●	2	
Euryops, in variety	euryops	●		●		●	●	2	
Gaultheria shallon	salal	●	●		●		●	2	
Halimiocistus x *sahucii*	halimiocistus	●		●		●			
Halimiocistus x *wintonensis*	halimiocistus	●		●		●		2	
Hebe, in variety	hebe	●		●		●	●	2	
Hydrangea quercifolia 'Pee Wee'	dwarf oak-leaf hydrangea		●	●			●	1B, 2	
Ilex crenata 'Compacta'	Japanese holly	●	●	●			●	2	
Ilex crenata 'Helleri'	Heller Japanese holly	●	●	●			●		
Lavandula, in variety	lavander	●		●			●	2	
Mahonia nervosa	low Oregon holly-grape	●	●		●		●	2	
Mahonia repens	creeping Oregon holly-grape	●	●	●	●		●		
Nandina domestica 'Compacta' or 'Harbor Dwarf' or 'Gulf Stream'	dwarf heavenly-bamboo	●	●	●			●	2	

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Olea europaea 'Little Ollie' ['Montra']	dwarf olive	●		●			●	2	
Phlomis purpurea	phlomis	●		●			●	2	
Phormium tenax 'Tiny Tim' or 'Jack Sprat'	compact New Zealand flax	●		●			●		
Pieris japonica 'Cavatine'	Cavatine' andromeda	●		●			●		
Pittosporum tobira 'Wheeler's Dwarf' and 'Shima'	dwarf Japanese mock-orange	●	●	●			●	2	
Potentilla fruticosa	shrubby cinquefoil			●			●	2	
Prunus laurocerasus 'Mount Vernon'	Mount Vernon cherry laurel	●	●				●		
Rhododendron 'PJM Princess Susan' (compact/dwarf form)	compact PJM rhododendron	●		●			●	2	
Rhododendron, in variety	rhododendron and azalea	●	●	●			●	2	
Rhus aromatica 'Gro-Low'	dwarf lemonade sumac		●	●			●	2	
Rosa nutkana	Nootka Rose			●	●			1B, 2	
Rosa rugosa	Rugosa Rose			●				1B, 2	
Rosmarinus officinalis 'Collingwood Ingram'	dwarf rosemary	●		●			●	2	
Rosmarinus officinalis "Majorca Pink'	Rosemary	●		●				2	
Ruscus aculeatus and R. hypoglossum	butchers broom	●	●				●		
Senecio greyii	senecio	●		●			●	2	
Sarcococca hookeriana var. humilis	sweet box	●	●			●			
Spiraea betulifolia	shiny-leaf spirea		●	●	●		●	2	
Spiraea douglasii	Steeplebush		●	●	●		●	1A,1B, 2	
Spiraea japonica 'Little Princess'	dwarf Japanese spirea			●			●	2	
Spiraea x bumalda 'Magic carpet'	bumalda spirea		●	●			●	1B	
Symphoricarpos albus	snowberry		●	●	●		●	1A, 1B, 2	
Teucrium chamaedrys	wall germander	●		●		●			
Viburnum acerifolium 'Nana'	dwarf cranberry bush viburnum		●	●			●	1B	
Viburnum davidii	David viburnum	●	●	●			●	2	
Viburnum trilobum 'Compactum'	dwarf cranberry bush viburnum		●	●			●	1B, 2	

TALL SHRUBS (subject to site-specific approval if used in ROW)

Scientific Name	*Common Name*	*Evergreen*	*Shade*	*Sun*	*Native*	*up to 24"*	*2-3' ht*	*Bioretention Zone*	*Notes*
Arbutus unedo 'Compacta'	compact strawberry tree	●	●	●				2	
Camelia sasanqua 'Yuletide'	yuletide camelia	●	●	●					
Ceanothus Julia Phelps	Small leaf Mountain lilac	●		●				2	
Chamaecyparis obtusa 'nana gracilis'	dwarf hinoki cypress	●		●				2	
Choisya ternata	Mexican mock orange	●	●	●					
Cornus stolonifera	Red -osier Dogwood		●	●	●			1A, 1B, 2	
Cornus sericea 'Isanti'	compact redtwig dogwood	●	●	●				1B, 2	
Hydrangea quercifolia	oak-leaf hydrangea		●	●				2	
Holodiscus discolor	Ocean Spray		●	●	●			1A, 1B, 2	
Mahonia aquifolium	Tall Oregon Grape	●	●	●	●			1A, 1B, 2	

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Mahonia x media 'Arthur Menzies'	hybrid mahonia	●	●	●			●	2	
Myrica californica	California wax-myrtle	●		●	●			2	
Philadelphus lewisii	Mock-orange			●	●			1B,1A, 2	
Phormium tenax	New Zealand flax		●	●				2	
Physocarpus captatus	Pacific Ninebark		●	●	●			1B,1A, 2	
Physocarpus opulifolius 'Diablo'	Diablo Ninebark		●	●				1B,1A, 2	
Ribes sanguineum and cultivated varieties	red-flowering currant		●	●	●			2	
Salix hookeriana	Hooker's Willow		●	●	●			1A,1B, 2	Not drought-tolerant
Taxus baccata ' Fastigiata'	Irish yew	●	●	●					
Vaccinium ovatum	evergreen huckleberry	●	●	●	●			2	

BIORETENTION TREES (appropriate for zones 1A or 1B), subject to site-specific approval in ROW. See Green Factor tree list for non-bioretention options.

Scientific Name	*Common Name*	*Evergreen*	*Shade*	*Sun*	*Native*	*up to 24"*	*2-3' ht*	*Bioretention Zone*	*Notes*
Abies grandis	Grand Fir	●		●	●			1B, 2	
Acer circinatum	Vine Maple		●	●	●			1A,1B, 2	
Acer glabrum	Rocky Mountian Maple		●	●	●			1A,1B, 2	
Acer saccharum 'Commemoration'	Commemoration Sugar Maple		●	●				1A,1B, 2	
Alnus crispa	Sitka Alder		●	●	●			1A,1B, 2	
Alnus rubra	Red Alder		●	●	●			1A,1B, 2	
Betula papyrifera	White Birch		●	●	●			1A,1B, 2	
Chamaecyparis nootkatensis	Alaskan Cedar	●	●	●	●			1A,1B, 2	
Corylus cornuta	Beaked Hazelnut		●	●	●			1A,1B, 2	
Fraxinus latifolia	Oregon Ash			●	●			1A,1B, 2	
Liquidambar styraciflua	Sweet Gum			●				1A,1B, 2	
Populus tremuloides	Quaking Aspen			●	●			1A,1B, 2	
Pseudotsuga menziesii	Douglas Fir	●	●	●	●			1B, 2	
Rhamus purshiana	Cascara		●	●	●			1A,1B, 2	
Salix lucida	Pacific Willow			●	●			1A,1B, 2	
Salix scouleriana	Scouler's Willow			●	●			1A,1B, 2	
Taxodium distichum	Bald Cypress			●				1A,1B, 2	
Thuja plicatum	Western Red Cedar	●	●	●	●			1A,1B, 2	
Tsuga heterophylla	Western Hemlock	●	●	●	●			1A,1B, 2	

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VINES

Scientific Name	*Common Name*	*Evergreen*	*Shade*	*Sun*	*Native*	*up to 24"*	*2-3' ht*	*Bioretention Zone*	*Notes*
Actinidia kolomikta	Kolomikta kiwi		●	●					
Akebia quinata	5-leaf akebia	●	●	●					Aggressive
Aristolochia macrophylla	Dutchman's pipe		●	●					
Clematis armandii	evergreen clematis	●		●					
Clematis x cartmanii "Blaaval"	Avalanche evergreen clematis	●		●					
Clematis montana	anemone clematis			●					
Euonymous fortunei 'Kewensis' or 'Radicans'	climbing wintercreeper	●	●	●					
Hydrangea anomala	climbing hydrangea			●					
Jasminum grandiflorum	climbing jasmine	●	●						
Lonicera ciliosa	orange honeysuckle		●		●				
Lonicera sempervirens or *L. heckrottii*	trumpet honeysuckle / coral honeysuckle			●					
Passiflora, in variety	passion vine	●		●					Aggressive
Parthenocissus quinquefolia	Virginia creeper			●					
Parthenocissus tricuspidata	Boston ivy		●						
Trachelospermum jasminoides	star jasmine	●	●	●					
Wisteria , in variety	wisteria			●					

GREEN ROOF PLANTS

Scientific Name	*Common Name*	*Evergreen*	*Shade*	*Sun*	*Native*	*up to 24"*	*2-3' ht*	*Bioretention Zone*	*Notes*
Allium schoenoprasum	chives			●		●			
Allium senescens	lavender-flowered onion		●	●		●			
Delosperma nubigenum	yellow ice plant	●	●	●		●			
Festuca idahoensis	Idaho fescue	●		●	●	●			
Fragaria chiloensis	barren strawberry	●	●	●	●	●			
Hebe decumbens	ground hebe	●	●	●		●			
Helianthemum nummularium, in variety	sunrose	●		●		●			
Heuchera micrantha	coral bells/alumroot	●	●		●	●			
Iberis sempervirens	evergreen candytuft	●	●	●		●			
Montia parviflora	small-flowered spring-beauty	●	●		●	●			
Rosmarinus officinalis 'Prostratus'	prostrate rosemary	●		●		●			
Sedum dasyphyllum	thick-leaf stonecrop	●		●	●	●			
Sedum divergens	Pacific stonecrop	●		●	●	●			
Sedum kamtschaticum	Russian stonecrop	●		●		●			
Sedum laxum	roseflower stonecrop	●		●	●	●			
Sedum oreganum	Oregon stonecrop	●		●	●	●			
Sedum spathulifolium	broadleaf stonecrop	●		●	●	●			
Sedum stefco	stonecrop	●		●		●			
Sempervivum arachnoideum	hens and chicks	●		●		●			
Sisyrinchium bellum	blue-eyed grass			●	●	●			
Talinum calycinum	fame flower	●		●		●			
Trifolium repens	New Zealand White Clover	semi		●					

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SPECIES NOT PERMITTED IN ROW OR NEW LANDSCAPE PLANS

Scientific Name	Common Name
Hedera helix --all varieties	English ivy
Buddleia	butterfly bush
Clematis vitalba	old man's beard
Ilex aquifolium	English holly
Prunus laurocerasus	English Laurel
Polygonum aubertii	silver lace vine
Any plant species classified by King County as a Class A, B, or C Noxious Weed	

Appendix | 5c | Green Factor Trees

Seattle Green Factor Trees: http://www.seattle.gov/dpd/Permits/GreenFactor/GreenFactorTools/

Green Factor Trees (Sorted according to criteria)

Group	Botanical Name	Common Name	Height	Spread	Shape	Volume	Strip Width	Wires	Fall Color	Comments	Street Tree	Native Tree
Large												
	Abies grandis	Grand Fir	100	35		0		☐		Grows at 0-1500 m in moist conifer forests	☐	☑
	Abies procera	Noble Fir	90	30		0		☐			☐	☐
	Acer freemanii 'Autumn Blaze'	Autumn Blaze M	50	40		37700	6	☐	Orange		☑	☐
	Acer macrophyllum	Big Leaf Maple	100	80	Rounded	0		☐	yellow / brown	Very large native	☐	☑
	Acer platanoides 'Emerald Que	Emerald Queen	50	40		50300	6	☐	Yellow		☑	☐
	Acer saccharum 'Bonfire'	Bonfire Sugar Ma	50	40	Oval	50300	6	☐	Bright orange red	Fastest growing sugar maple.	☑	☐
	Acer saccharum 'Commemorat	Commemoration	50	35		38500	6	☐	Orange to orange-red	Resistant to leaf tatter.	☑	☐
	Acer saccharum 'Legacy'	Legacy Sugar Ma	50	35		38500	5	☐	Yellow or orange/red	Limited use - where sugar maple is desired in standard planting strips	☑	☐
	Aesculus flava	Yellow Buckeye	70	40		0		☐	yellow / orange	yellow flowers - least suscepible to leaf blotch - large fruit	☐	☐
	Alnus rubra	Red Alder	70	35	Broadly coni	0		☐	yellow / brown	nitrogen fixing	☐	☑
	Cercidiphyllum japonicum	Katsura Tree	40	40	Oval	37700	6	☐	Yellow to orange	Needs lots of water when young	☑	☐
	Fagus sylvatica	Green Beech	50	40	Oval	50300	6	☐	Bronze	Silvery-grey bark.	☑	☐
	Fagus sylvatica 'Asplenifolia'	Fernleaf Beech	60	60		0	6	☐	golden / brown	Beautiful cut leaf	☑	☐
	Fraxinus latifolia	Oregon Ash	60	35		0		☐	yellow / brown	Only native ash in PNW	☐	☑

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Group	Botanical Name	Common Name	Height	Spread	Shape	Volume	Strip Width	Wires	Fall Color	Comments	Street Tree	Native Tree
	Fraxinus pennsylvanica 'Urbani	Urbanite Ash	50	40	Pyramidal	50300	6	☐	Deep bronze	Tolerant of city conditions	☑	☐
	Gymnocladus dioicus 'Espress	Espresso Kentuc	50	35		0	6	☐	yellow	very coarse branches - extremely large bi-pinnately compound leaf -	☑	☐
	Liriodendron tulipifera	Tulip Tree	60	30	Oval	35400	8	☐	Yellow	Fast-growing tree.	☑	☐
	Nothofagus antarctica	Antarctic Beech	50	35		38500	6	☐	None	Rugged twisted branching and petite foliage.	☑	☐
	Picea sitchensis	Sitka Spruce	100	30		0		☐	Evergreen	Native environment is characterized by a cool, moist maritime climate	☐	☑
	Pinus monticola	Western White Pi	100	35		0		☐	Evergreen	Occurs in lowland fog forests or on moist mountain soils - primary host	☐	☑
	Platanus x acerifolia 'Bloodgoo	Bloodgood Londo	50	40	Pyramidal	63700	8	☐	Red	More anthracnose resistant - needs space	☑	☐
	Platanus x acerifolia 'Yarwood'	Yarwood London	50	40		50300	8	☐	Yellow-brown	High resistance to powdery mildew.	☑	☐
	Psudotsuga menziesii	Douglas Fir	150	35		0		☐	Evergreen		☐	☑
	Quercus bicolor	Swamp White Oa	45	45		55700	8	☐	Varies.	Shaggy peeling bark	☑	☐
	Quercus coccinea	Scarlet Oak	50	40	Upright	50300	6	☐	Red	Best oak for fall color	☑	☐
	Quercus garryana	Oregon Oak	45	40	Oval	43960	6	☐		Native to Pacific Northwest	☑	☐
	Quercus imbricaria	Shingle Oak	60	50		0	6	☐	golden / brown	nice summer foliage - leaves can persist	☑	☐
	Quercus muhlenbergii	Chestnut Oak	60	50		0	6	☐	brown / yellow	coarsely toothed leaf	☑	☐
	Quercus robur	English Oak	50	40	Rounded	50300	8	☐	Yellow-brown	Large, sturdy tree	☑	☐
	Quercus rubra	Red Oak	50	45	Rounded	63600	8	☐	Red	Fast growing oak - needs space	☑	☐

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Group	Botanical Name	Common Name	Height	Spread	Shape	Volume	Strip Width	Wires	Fall Color	Comments	Street Tree	Native Tree
	Quercus velutina	Black Oak	60	50		0	6	☐	rusty red		☑	☐
	Thuja plicata	Western Red Ce	125	40	Pyramidal	0		☐	Evergreen	growth is stunted on dry soils	☐	☑
	Tsuga heterophylla	Western Hemloc	130	30		0		☐	Evergreen		☐	☑
	Ulmus 'Homestead'	Homestead Elm	60	35		48100	6	☐	Yellow		☑	☐
	Ulmus 'Pioneer'	Pioneer Elm	60	50		98200	6	☐	Yellow	Resistant to Dutch elm disease.	☑	☐
	Ulmus parvifolia 'Emer II'	Allee Elm	50	35	Vase	38500	5	☐	Yellow-orange	Exfoliating bark and nice fall color	☑	☐
	Zelkova serrata 'Greenvase'	Green Vase Zelk	50	40		50300	5	☐	Orange	Vigorous	☑	☐
Medium / Large												
	Acer campestre	Hedge Maple	30	30		14100	5	☐	Yellow		☑	☐
	Acer campestre 'Evelyn'	Queen Elizabeth	35	30		17700	5	☐	Yellow	More upright branching than the species.	☑	☐
	Acer miyabei 'Morton'	State Street Mapl	45	30		0	5	☐	yellow		☑	☐
	Acer platanoides 'Parkway'	Parkway Norway	40	25		14700	6	☐	Yellow	tolerant of verticillium wilt	☑	☐
	Acer pseudoplatanus 'Atropurp	Spaethii Maple	40	30		21200	5	☐	Not significant	Leaves green on top purple underneath.	☑	☐
	Acer saccharum 'Green Mount	Green Mountain	45	35	Oval	33700	6	☐	Red to orange.	Reliable fall color	☑	☐
	Aesculus x carnea	'Briottii' Red Hors	30	35		19200	5	☐	No	Resists heat and drought better than other horsechestmuts.	☑	☐
	Betula albosinenesis var septe	Chinese Red Birc	45	35		0	5	☐	yellow	pink/ white peeling bark	☑	☐
	Betula jacquemontii	Jacquemontii Bir	40	30	Oval	21200	5	☐	Yellow	White bark makes for good winter interest - best for aphid resistance	☑	☐

Group	Botanical Name	Common Name	Height	Spread	Shape	Volume	Strip Width	Wires	Fall Color	Comments	Street Tree	Native Tree
	Betula papyrifera	Paper Birch	60	35		0		☐	Yellow / brown	High susceptibility to aphid infestation	☐	☑
	Chamaecyparis pisifera	Sawara Cypress	45	25	Pyramidal	17200	6	☐	Evergreen	Special site approval needed - many cultivars available	☐	☐
	Corylus colurna	Turkish Filbert	40	25	Pyramidal	14800	5	☐	Yellow	Tight, formal, dense crown - not for high pedestrian areas	☑	☐
	Eucommia ulmoides	Hardy Rubber Tr	50	40		0	5	☐		Dark green shiny leaves	☑	☐
	Fagus sylvatica 'Rohanii'	Purple Oak Leaf	50	30		0	6	☐		Attractive purple leaves with wavy margins.	☑	☐
	Fraxinus americana 'Autumn A	Autumn Applaus	40	25	Oval	14700	5	☐	Purple	Compact tree - reportedly seedless	☑	☐
	Fraxinus americana 'Empire'	Empire Ash	50	25	Columnar	17900	5	☐	Rusty Orange	Use for areas adjacent to taller buildings when ash is desired	☑	☐
	Fraxinus pennsylvanica 'Patmo	Patmore Ash	45	35	Oval	33700	5	☐	Yellow	Extremely hardy, may be seedless.	☑	☐
	Ginko biloba 'Autumn Gold'	Autumn Gold Gin	45	35	Pyramidal	33700	6	☐	Yellow	Narrow when young	☑	☐
	Halesia monticola	Mountain Silverb	45	25		0	5	☐	yellow	attractive, small white flower	☑	☐
	Koelreuteria paniculata	Goldenrain Tree	30	30		14100		☑	Yellow	Midsummer blooming.	☑	☐
	Liquidambar styraciflua 'Rotun	Rotundiloba Swe	45	25		17200	6	☐	Purple orange	Only sweetgum that is entirely fruitless. Smooth rounded leaf	☑	☐
	Magnolia denudata	Yulan Magnolia	40	40		0	5	☐		6" inch, fragrant, white blossoms in spring	☑	☐
	Metasequoia glyptostroboides	Dawn Redwood	50	25	Narrow	19625	6	☐	Rusty	Fast growing deciduous conifer	☑	☐
	Nyssa sylvatica	Tupelo	60	20		18800	5	☐	Apricot > bright red	Handsomely chunky bark.	☑	☐
	Phellodendron amurense 'Mac	Macho Cork Tree	40	40		0	5	☐	yellow	Male selection - fruitless - another good variety is 'His Majesty'	☑	☐

Group	Botanical Name	Common Name	Height	Spread	Shape	Volume	Strip Width	Wires	Fall Color	Comments	Street Tree	Native Tree
	Pinus nigra	Austrian Pine	45	25	Pyramidal	17200	6	☐	Evergreen	Special site approval needed - fairly tolerant of heat, pollution, urban	☐	☐
	Pinus pinea	Italian Stone Pin	40	30	Pyramidal	21200	6	☐	Evergreen	Special site approval needed	☐	☐
	Populus tremuloides	Quaking Aspen	50	30		0		☐	yellow / orange		☐	☑
	Pyrus calleryana 'Aristocrat'	Aristocrat Pear	40	30		21200	5	☐	Red	Good branch angles - one of the tallest pears	☑	☐
	Quercus frainetto	Italian Oak	50	30	Oval	28300	6	☐	Yellow-Brown	Drought resistant	☑	☐
	Quercus robur 'fastigiata'	Skyrocket Oak	40	15		17200	6	☐	Yellow-brown	Columnar variety of oak.	☑	☐
	Salix lasiandra	Pacific Willow	40	30		0		☐	yellow		☐	☑
	Sophora japonica 'Regent'	Japanese Pagod	50	40		0	6	☐	yellow	can have trunk canker or twig blight	☑	☐
	Taxodium distichum	Bald Cypress	55	30	Pyramidal	31800	6	☐	Rusty red	A deciduous conifer	☑	☐
	Taxodium distichum 'Mickelson	Shawnee Brave	55	20	Narrow/pyr.	14100	6	☐	Orange/bronze	Deciduous conifer - tolerates city conditions	☑	☐
	Tilia americana 'Redmond'	Redmond Linden	45	30	Pyramidal	21200	8	☐	Yellow	Pyramidal, needs water.	☑	☐
	Tilia cordata 'Greenspire'	Greenspire Linde	40	30		21200	5	☐	Yellowish	Symmetrical, pyramidal form.	☑	☐
	Zelkova serrata 'Village Green'	Village Green Zel	40	38		34000	5	☐	Rusty Red		☑	☐
Medium / Small												
	Acer nigrum 'Green Column'	Green Column Bl	50	10		12600	5	☐	Yellow to orange	Good close to buildings.	☑	☐
	Acer platanoides'Columnar'	Columnar Norwa	40	15		5300	5	☐	Yellow	Good close to buildings.	☑	☐
	Acer rubrum 'Bowhall'	Bowhall Maple	40	15		5300	5	☐	Yellow orange		☑	☐

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Group	Botanical Name	Common Name	Height	Spread	Shape	Volume	Strip Width	Wires	Fall Color	Comments	Street Tree	Native Tree
	Acer rubrum 'Karpick'	Karpick Maple	35-40	20		8800	5	☐	Yellow to orange	May work under very high powerlines with arborist's approval.	☑	☐
	Acer rubrum 'Scarsen'	Scarlet Sentinel	40	20		9400	5	☐	Yellow orange		☑	☐
	Acer truncatum x A. platanoide	Norwegian Suns	35	25		12300		☑	Yellow-orange/red	Limited use under wires	☑	☐
	Acer truncatum x A. platanoide	Pacific Sunset M	30	25		9800	5	☑	Yellow-orange/red	Limited use under wires	☑	☐
	Alnus sinuata	Sitka Alder	40	25		0		☐		Prefers a heavy moist soil - usually found above 3000' feet - can be	☐	☑
	Carpinus betulus	'Fastigiata' Pyra	35	15	Pyramidal	12300	5	☐	Yellow	Broadens when older	☑	☐
	Cladrastis kentukea	Yellowwood	40	40		0	5	☐	yellow / orange	white flowers in spring, resembling wisteria flowers	☑	☐
	Cornus controversa 'June Sno	Giant Dogwood	40	30		0	5	☐	red / orange	Large white flower clusters that appear in June	☑	☐
	Crataegus crus-galli 'Inermis'	Thornless Cocks	25	30		10600		☑	Orange to scarlet	Red persistent fruit.	☑	☐
	Crataegus phaenopyrum	Washington Haw	25	20		4700		☑	Scarlet	Thorny.	☑	☐
	Crataegus suksdorfii	Suksdorf's Hawth	30	25		0		☐		Shorter spines than C. Douglasii	☐	☑
	Crataegus x lavalii	Lavalle Hawthorn	28	20		5600		☑	Bronze	Thorns on younger trees.	☑	☐
	Davidia involucrata	Dove Tree	40	30		0	5	☐		large, unique white flowers in May	☑	☐
	Ginko biloba 'Princeton Sentry	Princeton Sentry	40	15	Columnar	5300	6	☐	Yellow	Very narrow growth.	☑	☐
	Halesia tetraptera	Carolina Silverbel	35	30	Irregular	0	5	☐	Yellow	Attractive bark for seasonal interest	☑	☐
	Libocedrus decurrens	Incense Cedar	35	20	Pyramidal	7850	6	☐	Evergreen	Special site approval needed	☐	☐

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Group	Botanical Name	Common Name	Height	Spread	Shape	Volume	Strip Width	Wires	Fall Color	Comments	Street Tree	Native Tree
	Liquidambar styraciflua	Moraine Sweetgu	40	20		9400	6	☐	Yellow, orange/red	Light green foliage. More compact than other varieties	☑	☐
	Maackia amurensis	Amur Maackia	30	20		0	5	☑	none	attractive bark and summer flowers - grows in tough conditions	☑	☐
	Magnolia 'Elizabeth'	Elizabeth Magnol	30	20		0	5	☑		yellow flowers	☑	☐
	Magnolia 'Galaxy'	Galaxy Magnolia	35	25	pyramidal	0	5	☑	yellow/brow n	reddish-purple flowers in spring.	☑	☐
	Magnolia grandiflora 'Victoria'	Victoria Evergree	25	20		4700	5	☑	Evergreen		☑	☐
	Magnolia Kobus	Wada's Memory	35	20	Round	7900	5	☑	Brown	Does not flower well when young	☑	☐
	Ostrya virginiana	Ironwood	40	25		0	5	☐	yellow	hop like fruit	☑	☐
	Parrotia persica	Persian Parrotia	30	20		6300	5	☑	Yellow - orange red	Select or prune for single stem; can be multi-trunked.	☑	☐
	Pinus densiflora 'Umbraculifera	Umbrella Pine	25	20	Oval	4810	8	☑	Evergreen	Special site approval needed	☐	☐
	Prunus x yedoensis 'Akebono'	Akebono Floweri	25	25		7400	6	☑	Yellow		☑	☐
	Pterostyrax hispida	Fragrant Epaulett	40	30		0	5	☐	yellow / brown	Pendulous creamy white flowers - fragrant	☑	☐
	Pyrus calleryana 'Cambridge''	Cambridge Pear	40	15	Pyramidal	5300	5	☐	Reddish purple	Narrow tree with good branch angles and form	☑	☐
	Pyrus calleryana 'Glen's Form'	Chanticleer or Cl	40	15		5300	5	☐	Scarlet	Vigorous.	☑	☐
	Pyrus calleryana 'Redspire'	Redspire Pear	35	25		12300		☐	Yellow to red	Pyramidal.	☑	☐
	Quercus 'Crimschmidt'	Crimson Spire O	45	15		6200		☐		Hard to find.	☑	☐
	Robinia x ambigua	Pink Idaho Locus	35	25		12300	5	☐	Yellow	Fragrant flowers.	☑	☐

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Group	Botanical Name	Common Name	Height	Spread	Shape	Volume	Strip Width	Wires	Fall Color	Comments	Street Tree	Native Tree
	Sciadopitys verticillata	Japanese Umbrel	30	20	Pyramidal	6300	8	☑	Evergreen	Grows slowly - pristine evergreen foliage - special site approval	☐	☐
	Sorbus alnifolia	Korean Mountain	40	30		0	5	☐	orange	Simple leaves. Beautiful pink-red fruit - may be short lived	☑	☐
	Sorbus aucuparia 'Mitchred'	Cardinal Royal M	35	20		7900	5	☑	Rust	Bright red berries.	☑	☐
	Sorbus x hybridia	Oakleaf Royal Mt	30	20		6300	5	☑	Rust		☑	☐
	Stewartia monodelpha	Orange Bark Ste	30	20		0	5	☑	orange	orange peeling bark - white flowers in spring	☑	☐
	Taxus brevifolia	Pacific Yew	40	25		0		☐	Evergreen	typically occurs as an understory tree 3-5 m tall west of the Cascades	☐	☑
	Tilia cordata 'De Groot'	De Groot Littlelea	30	20		6300	5	☑	Yellow	Compact, suckers less than other Lindens.	☑	☐
	Tilia cordata 'Chancole'	Chancelor Linden	35	20		7900	5	☐	Yellow	Pyramidal.	☑	☐
Small												
	Acer buegerianum	Trident Maple	30	30		0		☑	orange/red	select for a single stem	☑	☐
	Acer circinatum	Vine Maple	25	25		0	5	☑	red / orange	Do not use in exposed 'harsh' sites in streetscape plantings.	☑	☑
	Acer ginnala 'Flame'	Flame Amur Ma	20	20	Round	3100	5	☑	Red	Select or prune for single stem; can be multi-trunked.	☑	☐
	Acer grandidentatum 'Schmidt'	Rocky Mt. Glow	25+	15		2700	5	☑	Intense red	Hard to find	☑	☐
	Acer griseum	Paperbark Maple	25	20		2700	5	☑		Smooth, peeling, cinnamon colored bark.	☑	☐
	Acer palmatum	Japanese Maple	20	24		1100	5	☑	Y	Hundreds of varied cultivars. Can be slow growing.	☑	☐
	Acer platanoides 'Globosum'	Globe Norway M	20	18		2500	5	☑	Yellow	Rounded top, and compact growth.	☑	☐
	Acer triflorum	Three-Flower Ma	25	20		0	5	☑	apricot/gold	cream colored shaggy bark	☑	☐

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Group	Botanical Name	Common Name	Height	Spread	Shape	Volume	Strip Width	Wires	Fall Color	Comments	Street Tree	Native Tree
	Amelanchier alnifolia	Saskatoon Servic	20	15		0		☐		shrublike form - may be difficult to train into tree form	☐	☑
	Amelanchier grandiflora 'Princ	Princess Diana S	20	15		1800	5	☑	Bright red	Good for limited space.	☑	☐
	Amelanchier x grandiflora 'Autu	Autumn Brilliance	20	15		1800	5	☑	Bright red	Reliable bloom.	☑	☐
	Arbutus 'Marina'	Strawberry Tree	25	15		2700	5	☑		Good substitute for Pacific Madrone. May exceed 25' height	☑	☐
	Asimina triloba	Paw Paw	30	20		0	5	☑	yellow	purplish bell shaped flower in spring before leaves emerge	☑	☐
	Carpinus caroliniana	American Hornbe	25	20		2700	5	☑	Yellow to orange	Outstanding fall color – nice little tree	☑	☐
	Carpinus japonicus	Japanese Hornb	20	25		1100	5	☑	Bronze	Wide spreading – not for confined spaces	☑	☐
	Cercis canadensis	Eastern Redbud	25	30		1600	5	☑	Yellow	Blooms before leaves are out.	☑	☐
	Cercis siliquastrum	Judas Tree (Euro	25	30	Oval	1600	5	☑	Yellow	blooms before leaves emerge	☑	☐
	Cornus alternifolia	Pagoda Dogwoo	25	25		0	5	☑	red	attractive white flowers in spring - prune for single stem	☑	☐
	Cornus 'Eddie's White Wonder'	Eddie's White W	25	20	Pyramidal	2700	5	☑	Red	A hybrid of C. florida and C. nuttalii	☑	☐
	Cornus kousa 'Chinensis'	Kousa Dogwood	20	20		3100	5	☑	Reddish to scarlet	Most resistant to disease of the dogwoods.	☑	☐
	Cotinus obovatus	American Smoke	25	25		0	5	☑	varied	pinkish panicle of flowers in spring - can prune for single stem	☑	☐
	Crataegus douglasii	Black Hawthorne	30	25		0		☐	red / orange	Up to 1" inch thorns - ticket forming - may spread underground	☐	☑
	Fagus sylvatica	'Dawyck Purple'	40	12	Columnar	3400	5	☐	No	Purple foliage.	☑	☐
	Lagerstroemia 'tuscarora'	Tuscarora Hybrid	20	18		2500	5	☑	Yellow	Rounded top, and compact growth.	☑	☐

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Group	Botanical Name	Common Name	Height	Spread	Shape	Volume	Strip Width	Wires	Fall Color	Comments	Street Tree	Native Tree
	Liriodendron tulipifera 'Fastigiat	Columnar Tulip	40	10	Narrow	2400	6	☐	Yellow	Good next to buildings.	☑	☐
	Magnolia grandiflora 'Little Ge	Little Gem Magn	15	10		1600	5	☑	Evergreen	Useful where larger varieties are inappropriate.	☑	☐
	Magnolia x loebneri	Loebner Magnoli	20	20		3100		☑	Yellow	Several cultivars.	☑	☐
	Malus 'Adirondack'	Adirondack Crab	18	10	Upright	1600	5	☑		Red fruit. Excellent scab resistance.	☑	☐
	Malus 'Golden Raindrops'	Golden Raindrop	18	13		1100	5	☑	Yellow	Abundant yellow fruit - persists on tree.	☑	☐
	Malus 'Tschonoskii'	Tschonoskii Crab	28	14		2000	5	☑	Scarlet	Sparse green fruit, pyramidal.	☑	☐
	Malus 'Donald Wyman'	Donald Wyman	25	25		0	5	☑	yellow	Disease resistant - nice green foliage in summer - large white	☑	☐
	Malus fusca	Pacific Crabapple	40	25		0		☐			☐	☑
	Oxydendron arboreum	Sourwood	35	12		2800	5	☐	Red	Consistent and brilliant fall color.	☑	☐
	Prunus 'Frankthrees'	Mt. St. Helens Pl	20	20		3100	5	☑		Purple foliage.	☑	☐
	Prunus 'Newport'	Newport Plum	20	20		3100	5	☑	Reddish	Purple red foliage.	☑	☐
	Prunus 'Snowgoose'	Snow Goose Ch	20	20		3100	6	☑		Upright when young, spreading when older.	☑	☐
	Prunus cerasifera 'Krauter Ves	Vesuvius Floweri	30	15		3500	5	☑		Upright growth, darkest foliage of the plums.	☑	☐
	Prunus cerasifera 'Thunderclou	Thundercloud Plu	20	20		3100	5	☑		Dark purple foliage.	☑	☐
	Prunus sargentii 'Columnaris'	Columnar Sargen	35	15	Columnar	4400	8	☐	Orange to orange-red	Upright form. The cherry with the best fall color.	☑	☐
	Prunus x hillieri 'Spire'	Spire Cherry	30	10	Columnar	1600	6	☑	Orange red		☑	☐

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Group	Botanical Name	Common Name	Height	Spread	Shape	Volume	Strip Width	Wires	Fall Color	Comments	Street Tree	Native Tree
	Quercus Ilex	Holly Oak	20	20		3100	5	☑		Prune to keep small, leave it alone to grow large.	☑	☐
	Rhamnus purshiana	Cascara	30	20		0	5	☑	red / orange		☑	☑
	Stewartia psuedocamellia	Japanese Stewar	25	15		0	5	☑	orange / red	Patchwork bark - white flower in spring.	☑	☐
	Styrax japonica	Japanese Snowb	25	25		2800	5	☑	Yellow	Plentiful, green 1/2" seeds.	☑	☐
	Styrax obassia	Fragrant Styrax	25	20	Oval	2700	5	☑	yellow	Smooth gray bark and fragrent white flowers	☑	☐
Small / Constrained site												
	Malus 'Red Barron'	Red Barron Crab	18	8		400	5	☑	Yellow	Good for narrow spaces. Red berries.	☑	☐
	Malus 'Lancelot' ('Lanzam')	Lancelot Crabap	15	10		0	5	☑	yellow	Flower is red in bud.Yellow fruit. Disease resistant	☑	☐
	Prunus serrulata 'Amanogawa'	Amanogawa Flo	20	6		300	6	☑	Bronze	Particularly useful for very narrow planting strips.	☑	☐
	Sorbus americana 'Dwarfcrown	Red Cascade Mo	18	8		400	5	☑	Yellow - orange	Nice winter form – white flowers in spring – red clusters of berries	☑	☐
	Tracheocarpus fortunni	Windmill Palm	25	10	Oval	300	5	☑	EV	traffic visibility can be a problem with small plants	☐	☐

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