



Final massing photograph show the Ferry Reservation Center along SR-104



Table group members discuss their plan

Life

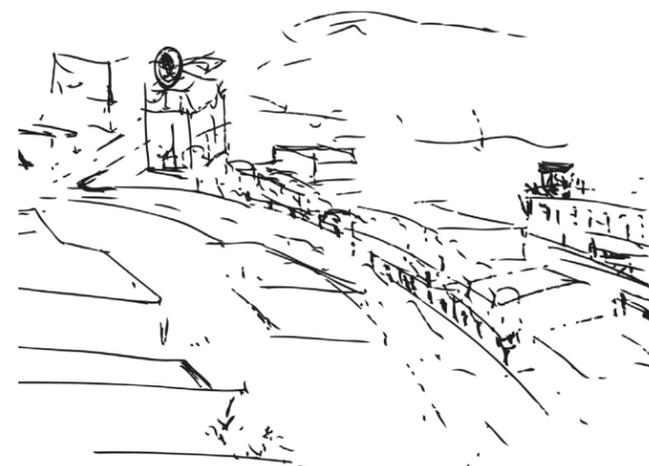
- Bakery
- Braille school
- Buy a bottle of wine
- Clothing store
- Exercise and stroll through park
- Go to movies
- Green Gateway on SR-104
- Green pedestrian crosswalks to neighborhood
- Kids play area
- Kids waiting for bus
- Live above grocery
- Resedential over retail
- Live/work
- Meet at community center
- Meet friends
- Meet friends for coffee
- Outdoor café
- Pocket park
- Reserve a spot on the ferry
- Site and watch children play
- Sports retail
- Street trees on sidewalk on SR-104
- Take clothes to cleaners
- Variety of small retail

Space

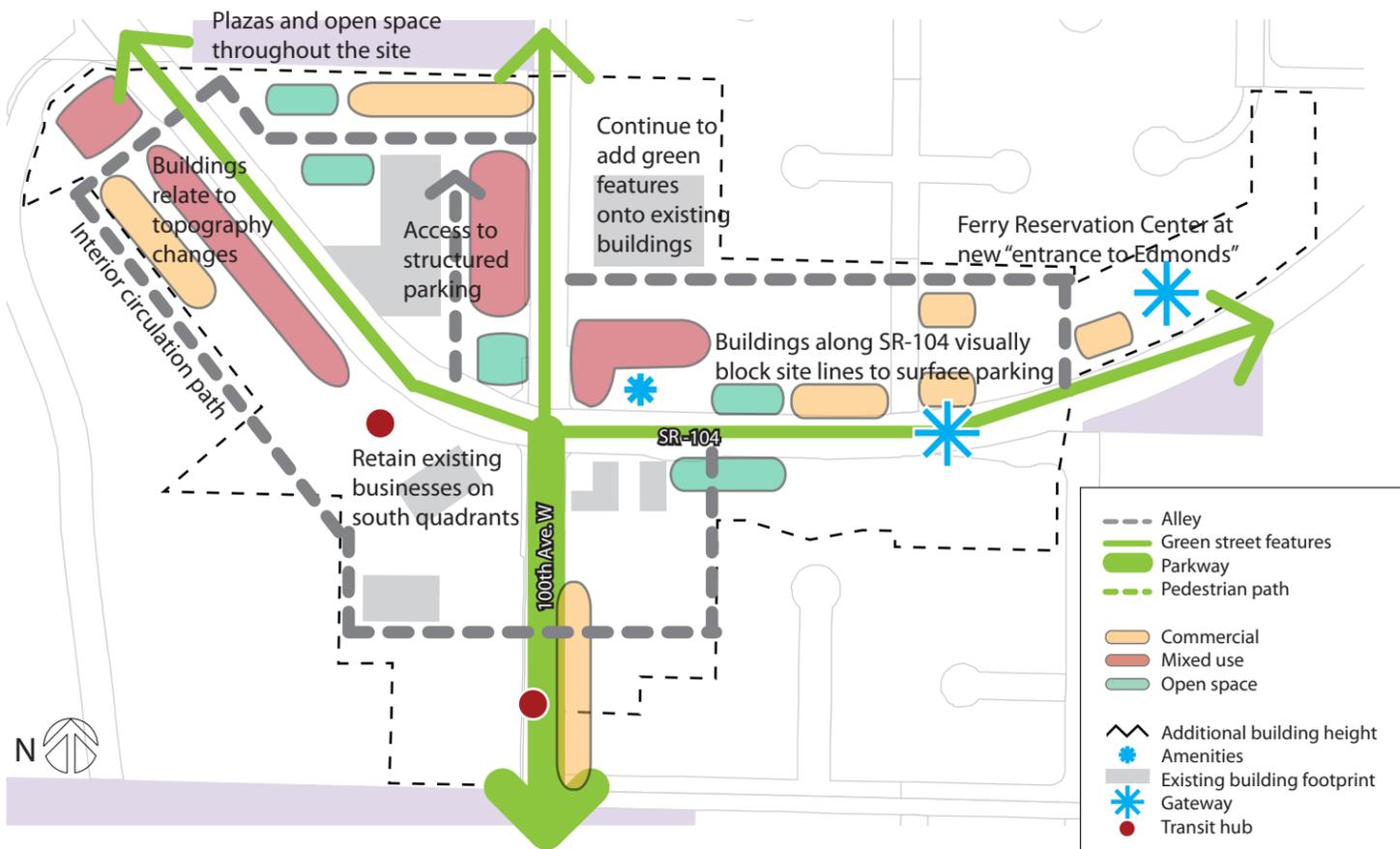
- Interior circulation corridor for pedestrian and transit
- Passive parks that break-up building monotony

Buildings

- 3-4 story residential to extend and buffer the adjacent low-scale residential
- Buildings relate to topography
- Increased height at intersection
- Structured parking integrated into buildings



Sketch looking west along SR-104 illustrating massings built out to the public right of way



WG3: Westgate Create

REVISIONING Westgate + Five Corners

Edmonds Special District Plans | March 12, 2011
Workshop Table Group Summary

Westgate Create WG3: Support the existing anchor buildings by developing around them

This group described Westgate as a place that lacks a “there there” and focused on strategies to increase visitors to the site. A key feature of the plan is a Ferry Reservation Center adjacent to SR-104. The plan establishes interior circulation corridor to connect the seemingly disparate sections and uses of the site. New building development and a series of pocket parks were placed adjacent to this corridor. Together, the corridor and new development is intended to respect and support the existing anchor buildings, such as PCC and Starbucks.

To break up the potential monotony of the site, the northeast quadrant has 3-4 story residential and mixed-uses while the northwest quadrant is more commercially oriented with live/work units throughout. Edges between the building masses relate to topography. To improve the ecological functionality, green roofs are encouraged on both the existing and new development.

Key Goals

- Allow for more people on foot
- Create destination places with amenities and community spaces
- Design as a place for young professionals
- Develop a regional anchor with the architectural character of secondary retail
- Encourage multifamily housing
- Extend Swift (SR-104: 99 to ferry) and transit with BRT
- Improve walkability on SR-104
- Increase building heights and plan for subsequent parking needs with structured parking
- Require new development to be attractive and environmentally sensitive
- Take advantage of the economics of ferry traffic
- Vibrant balance of regional, community, and city scales

