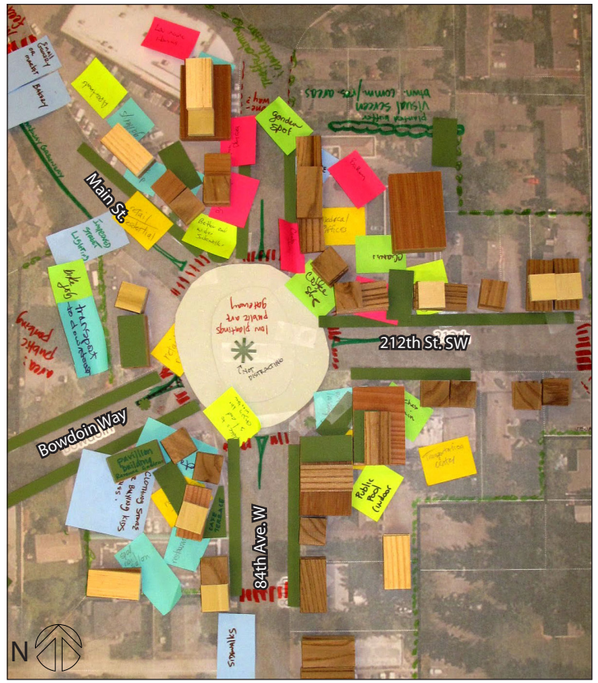
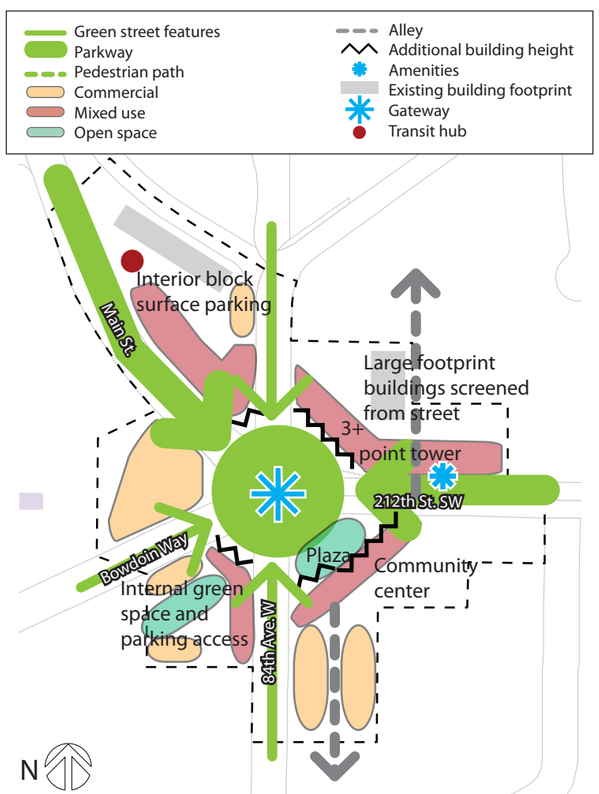


Final massing focuses on small-grained building massing that intensifies near roundabout to create a sense of enclosure and sense of arrival



Workshop participants weigh massing options during the building exercise

Life

- Art galleries
- Bakery
- Benches
- Bike shop
- Candy store
- Clothing store
- Coffee shop
- Daycare center
- Fountains
- Garden store
- Gym
- Low income housing
- Medical offices
- Nail salon
- Paint the water tower
- Public pool
- Restaurants
- Small grocery or market
- Spa
- Transportation hub to downtown
- YMCA

Space

- "Greenway" streets have low planting strips and self-sufficient
- Brick paver pedestrian area
- Cisterns and other water quality improvements
- Improved decorative lighting
- Visual buffer from residential and new development
- Where trees are, have wide sidewalks

Buildings

- Fine-grain building massing
- Frame roundabout by building to sidewalk
- Incorporate ample sidewalk width near roundabout
- Pedestrians friendly
- Secondary building traffic circulation in alleys
- Use the buildings to guide vehicle traffic

FC3: 5-Star Central

REVISIONING
Westgate + Five Corners

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

5-Star Central

FC3: Strong neighborhood core with intense development spokes leading outward

This Table Group explored how new development could support a neighborhood core at the proposed roundabout; becoming both a traffic and pedestrian amenity. They envisioned a neighborhood-scaled commercial district with buildings of 2-3 stories built up to the intersection with enough space for outdoor seating, street trees, and sidewalks. The facades should have a consistent, unified look, to help create a unique sense of place and belonging.

The remainder of the site should be pedestrian-oriented along the major roads with proposed alleys for vehicle access and circulation. The group emphasized their desire to see fine-grained building details that breakup potentially large massed buildings.

Qualities

- Allow equally accessible and easy access for businesses
- Along the streets allow for pedestrian and traffic-friendly spaces; parking behind street frontages
- Become a neighborhood village core
- Building mass should focus inward, framing the pedestrian-dominated space at the center roundabout
- Connect site to other parts of the city, amenities, and facilities
- Create a unified building design, materials, and layout
- Encourage high intensity / density at core with neighborhood focused uses and small-scale at the edges
- Require plazas and other open space for community exchanges that emphasis flexible and temporary uses
- Support community-friendly businesses that become useful and usable to a wide cross-section of people
- Uses should serve local needs; not become a destination