

REVISIONING Five Corners & Westgate

Edmonds Special District Plan

Draft Plans

April 20, 2011



City of Edmonds



Green Futures Lab,
University of Washington



Cascade Land Conservancy

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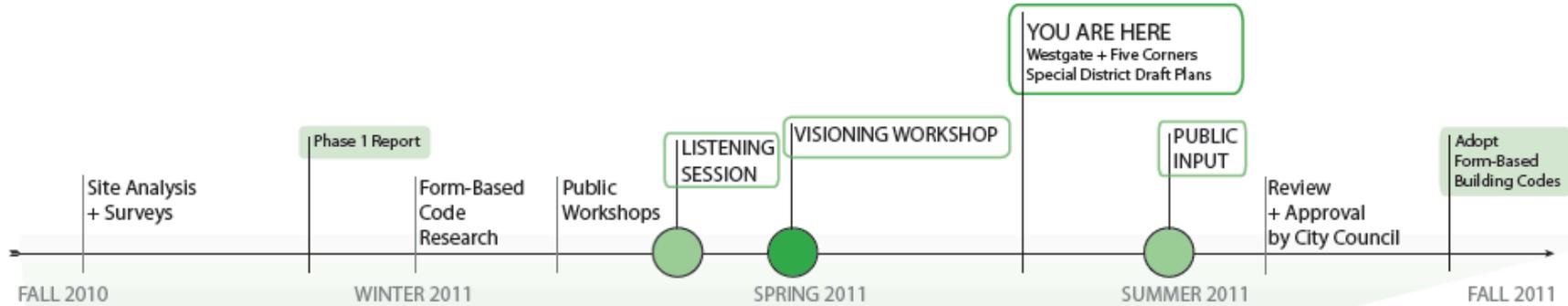
Agenda

- Agenda
- 6:00 Introduction/ Overview of Process
- 6:05 Summary of Design Workshop Results
- 6:15 Movement, Greening & Stormwater Opportunities
- 6:25 Alternative Site Design Concepts – Westgate & Five Corners
- 6:40 Next Steps – Process and Your Role
- Discussion
- 6:45 Discussion of Public Process & What We've Heard
- 6:55 Five Corners – Questions and Comments
- 7:10 Westgate – Questions and Comments
- 7:25 Closing



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Process Overview



SHORT-TERM TIMELINE Process for Westgate and Five Corners



LONG-TERM TIMELINE In the future, new developments will use form-based building codes



Phase One: Site Analysis and Online Survey



- Prepared a citizen survey
- Site surveys of land uses & amenities.
- Parking counts
- Walking distance & conditions
- Mapping study results
- Analysis of user friendliness

Phase Two: Listening Session and Audience Response Surveys



Brown University

- Listening sessions for each site
- Audience response survey
- Synthesis of survey results
- Form-based code case studies

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Phase Three: Design Workshop and Draft Plans

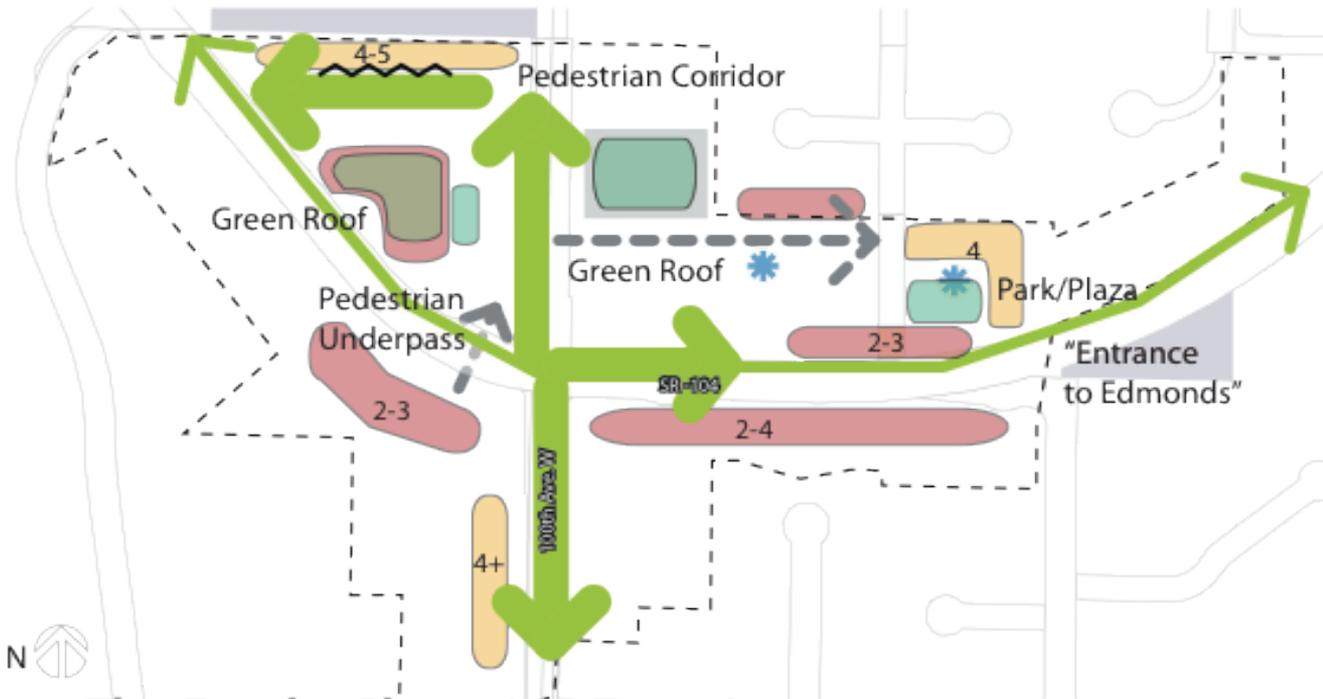
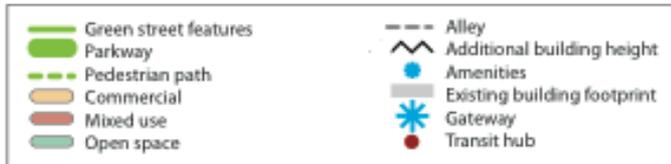


- Public design workshop
- Review of what we have heard from the public
- Draft site design



Design Workshop Results

Westgate

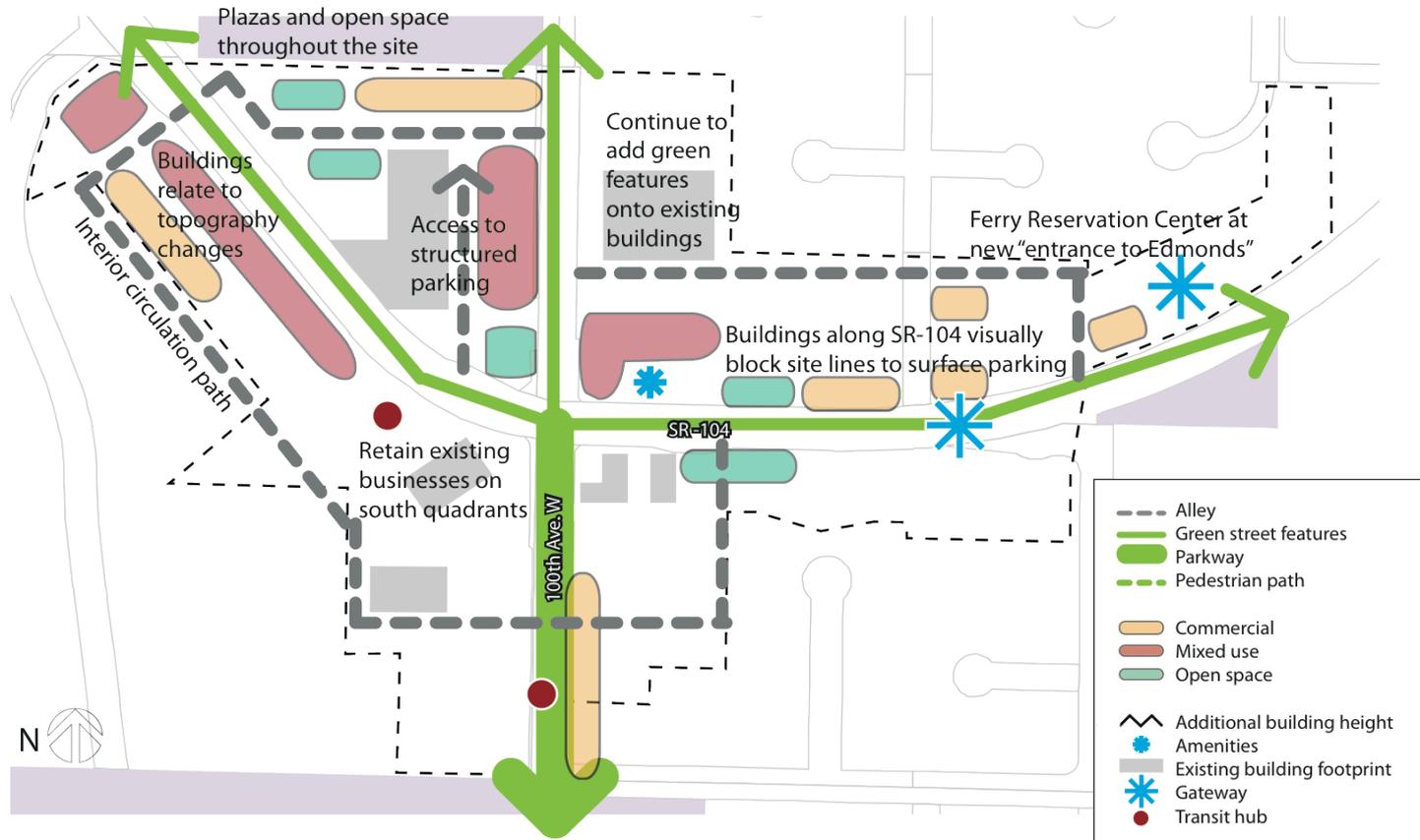


WG2: The Food + Shopping Experience



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Design Workshop Results Westgate

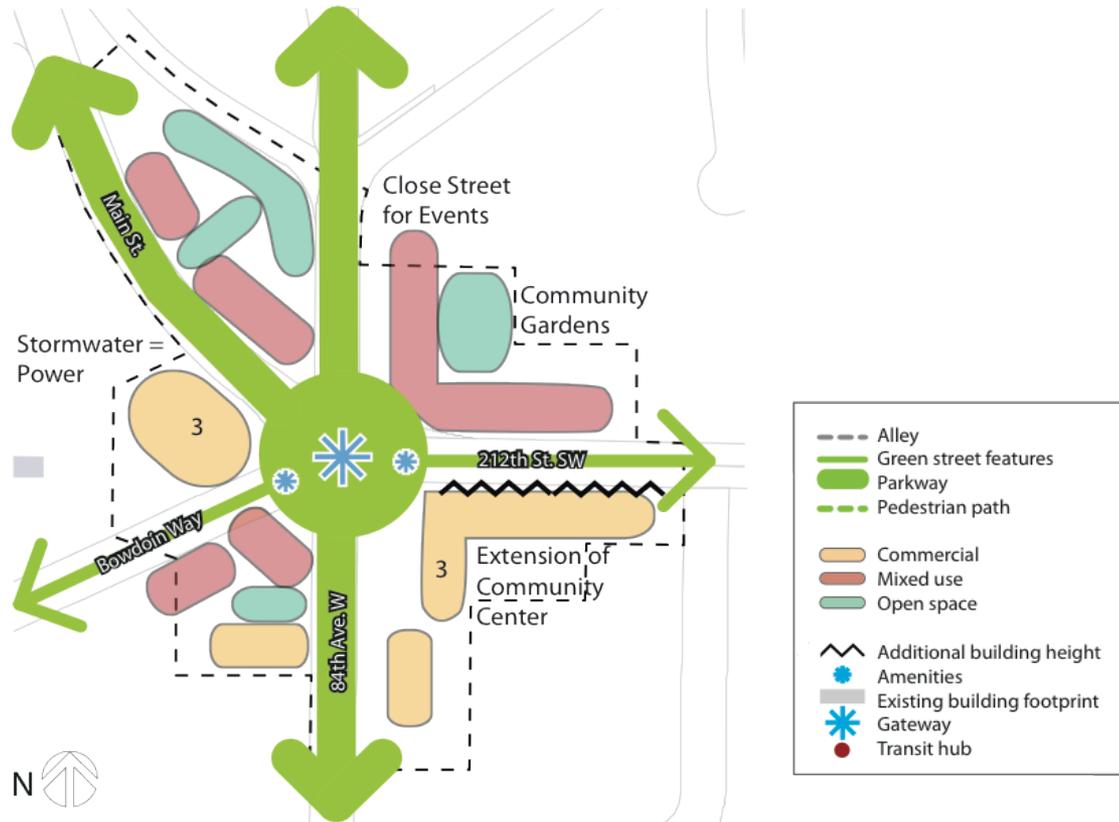


WG3: **Westgate Create**



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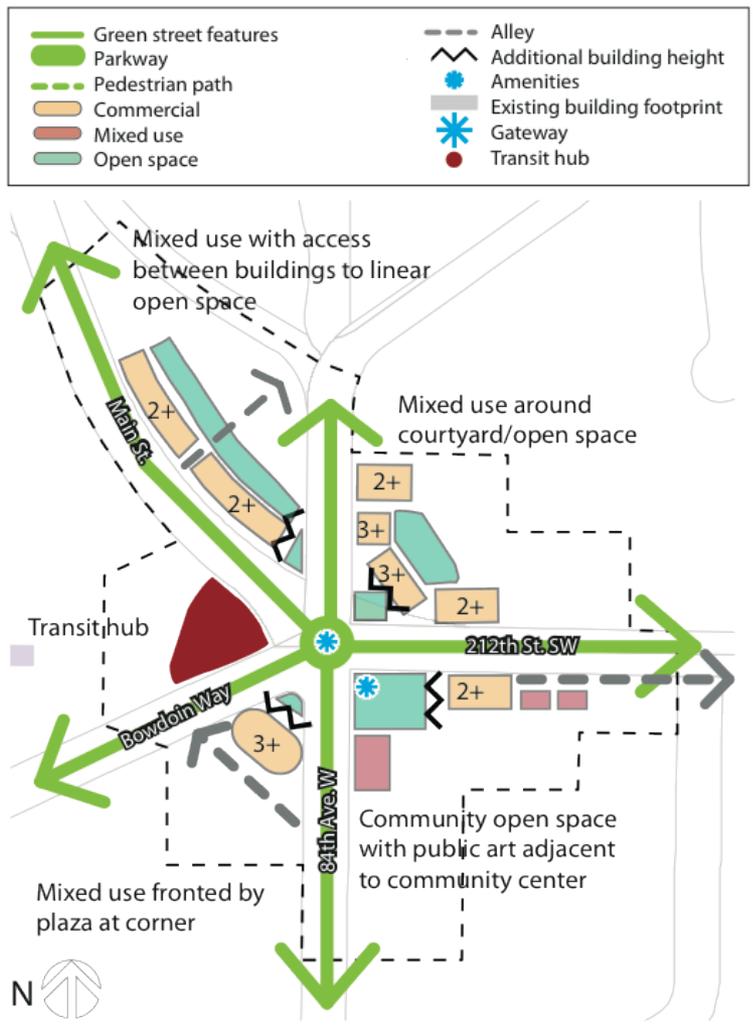
Design Workshop Results Five Corners



FC1: A Neighborhood of Connection + Opportunity



Design Workshop Results Five Corners



FC2: Multi-Generational Neighborhood Play-yard

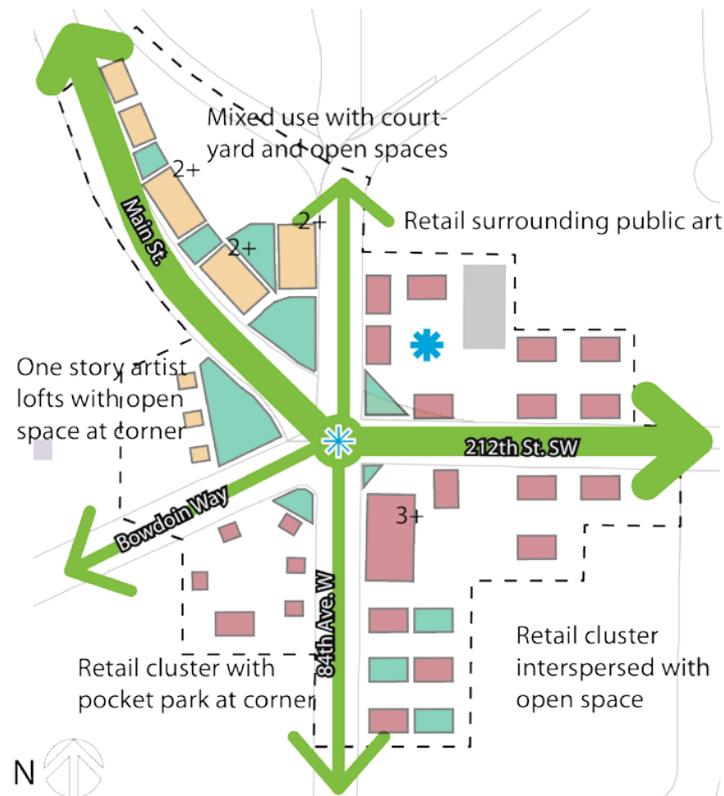
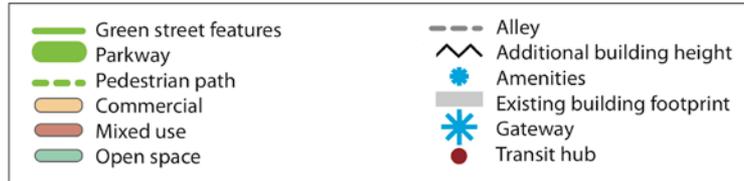
Design Workshop Results

Five Corners



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Design Workshop Results Five Corners

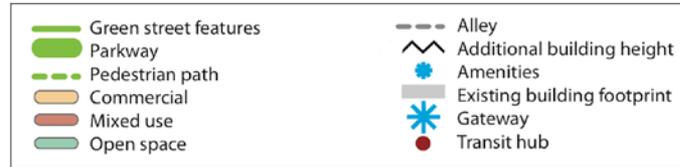


FC6: Five Corners Circle



Design Workshop Results

Five Corners



FC7: High Five Staying Alive



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What We Have Heard:

Public Input - Westgate

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



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What We Have Heard:

Public Input -Five Corners

Main Topics	Popular Recommendations	Source
Building Scale	One to two stories	Audience Response Survey
	Two to three stories	Design Workshop
	Condos or apartments over retail	Listening Session
	Live/work units	Listening Session
	No additional housing	Listening Session
	Add Housing	Design Workshop
Public Space	Most popular recommendation for improvement (all ages)	Online Survey
	Benches	Listening Session
	Flowers and green space	Listening Session
	Covered seating near building	Listening Session
	Plaza	Audience Response Survey
	Water feature for kids	Audience Response Survey
	Open space/gathering space	Design Workshop
Walking/Biking	Improve walkability	Design Workshop
	Improve safety	Design Workshop
	Connect to Pine Park	Listening Session, Design Workshop
Traffic	Better traffic management	Online Survey
	Roundabout has general community support	Online Survey, Listening session, Design Workshop
	Concern that roundabout will increase traffic	Online Survey, Listening Session
Services	Better restaurants	Online Survey
	Stores for services	Online Survey
	Bakery	Online Survey
	Street café	Design Workshop
	Business fronts on street	Audience Response Survey, Design Workshop
Amenities	Nesting boxes	Listening Session
	Native plants	Listening Session
	Landscaping on sidewalks	Audience Response Survey
	Street trees	Design Workshop

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GREEN FEATURES

street trees | green street edges | green roofs |
stormwater treatment | bioswales | rainwater harvesting |
rain gardens | permeable paving | pocket parks | courtyards



street trees



green street edges



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green roofs



stormwater treatment



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bioswales



rainwater harvesting



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rain gardens



permeable paving



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GREEN FEATURES

street trees | green street edges | green roofs |
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rain gardens | permeable paving | **pocket parks** | **courtyards**



pocket parks

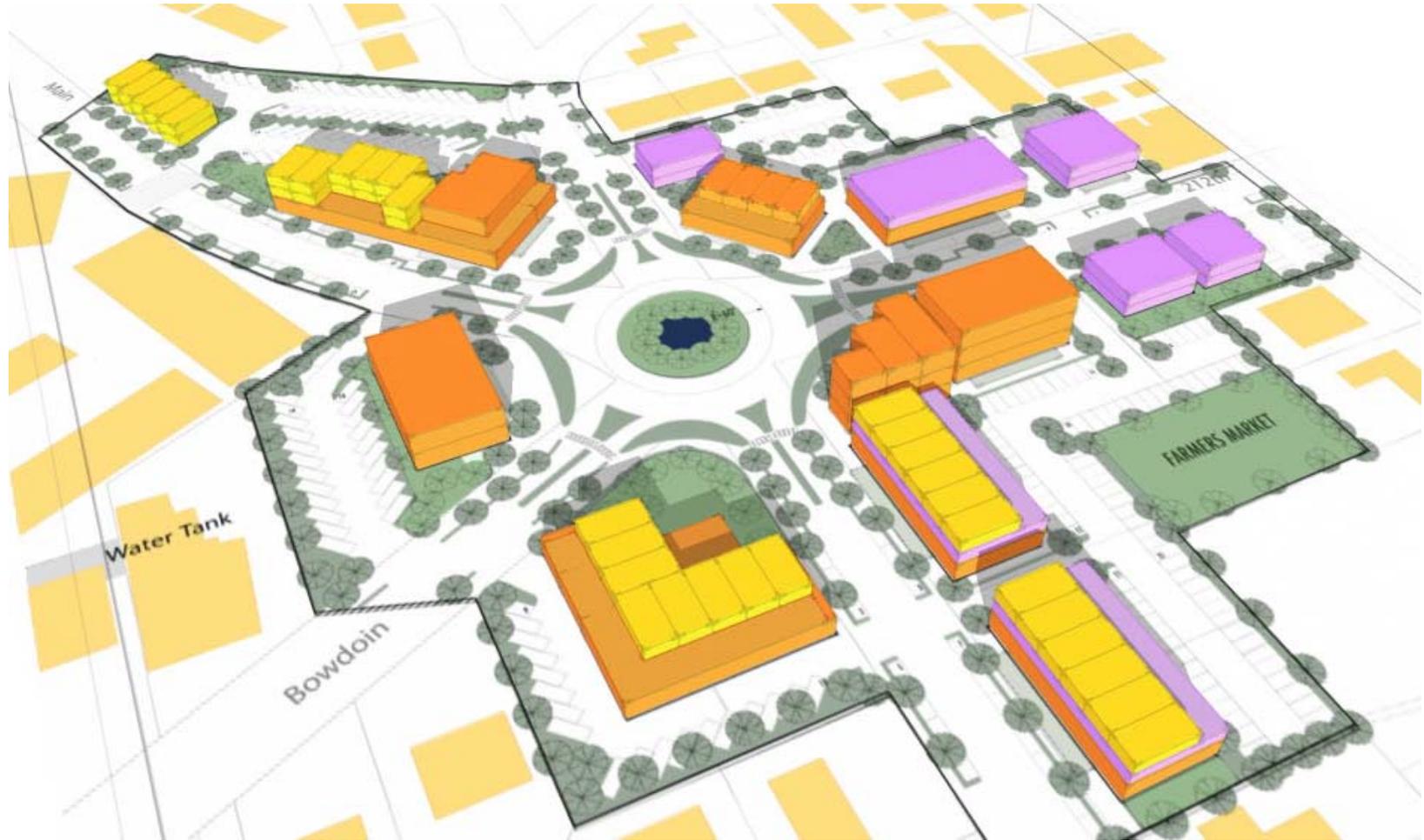


courtyards



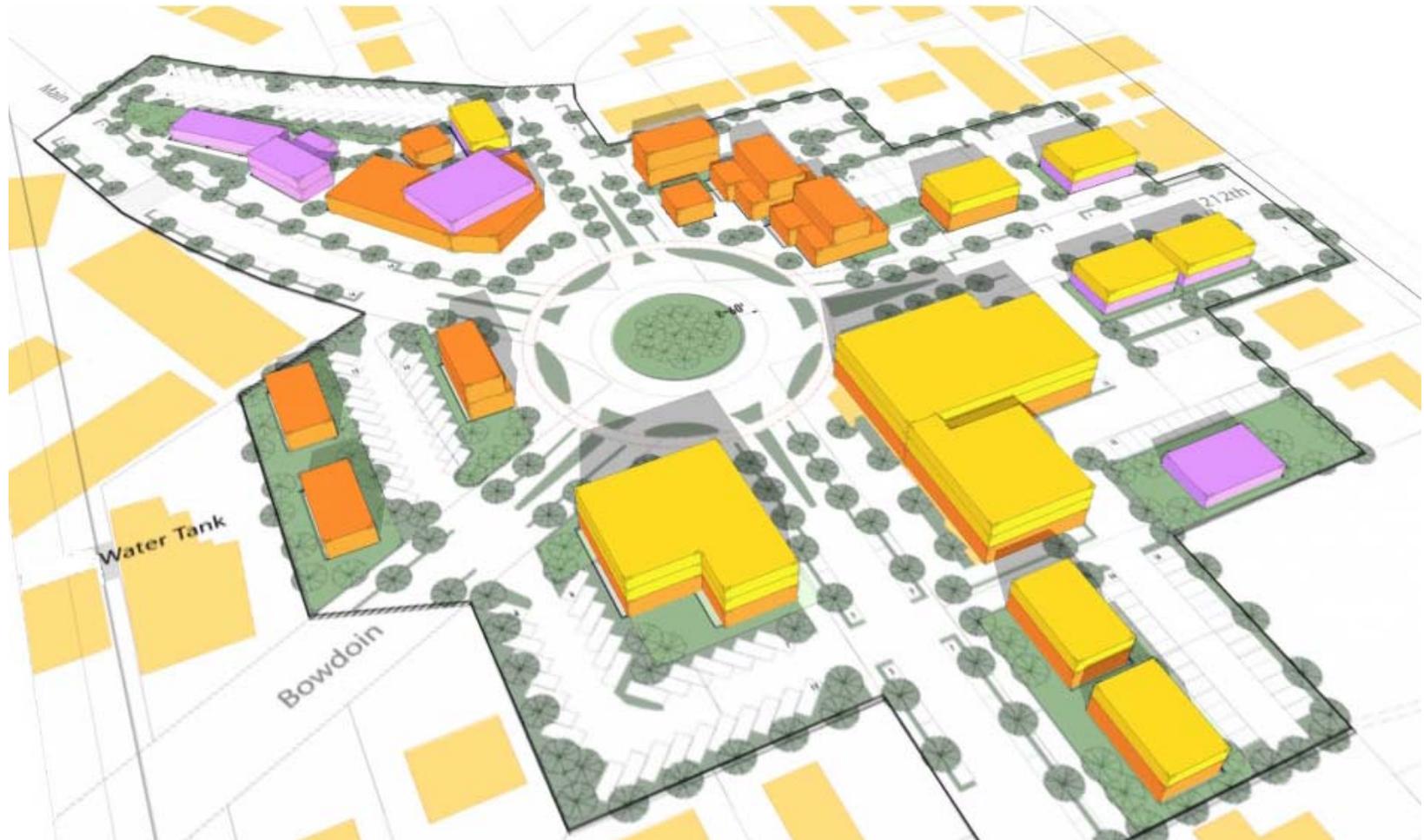
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Design Alternatives



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Design Alternatives



Plazas adjacent round-about

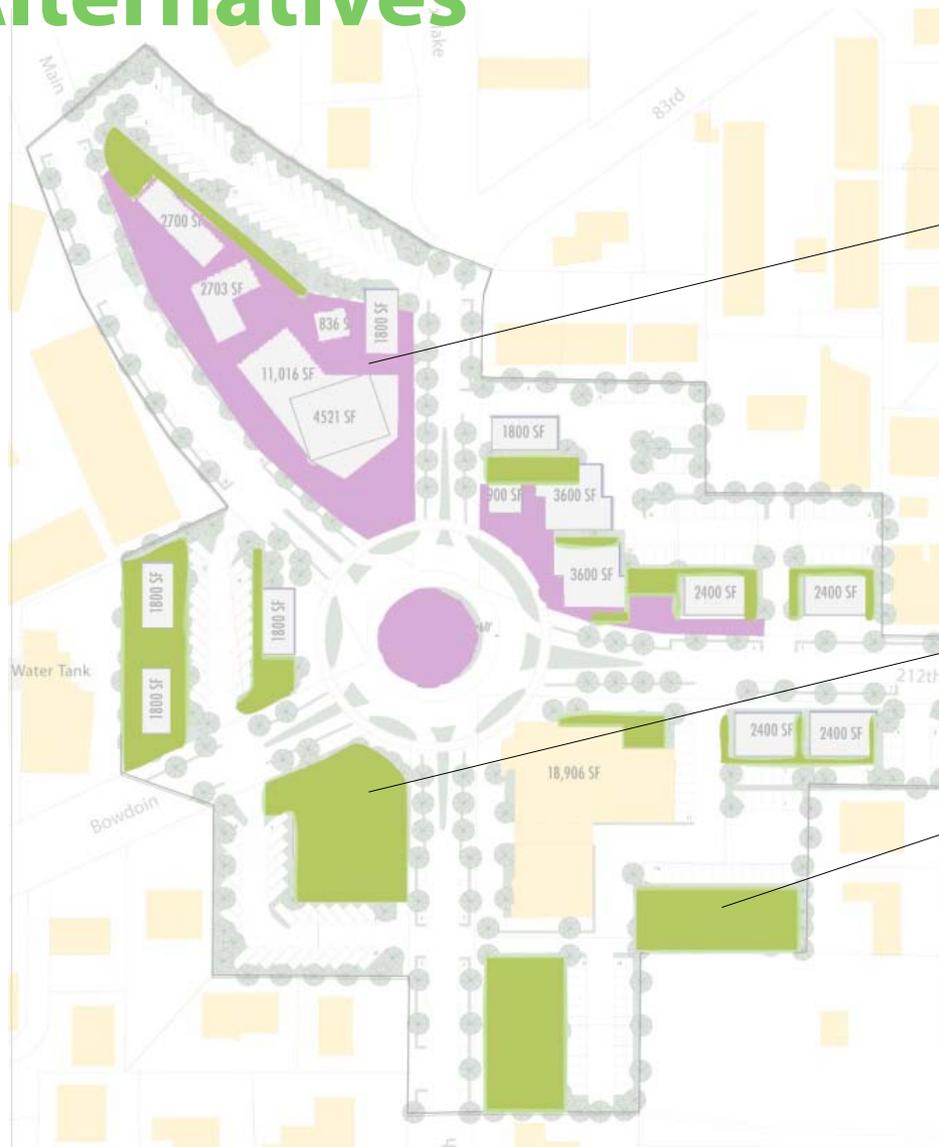
Green roof

Farmer's market



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Design Alternatives



**Internal
plazas**

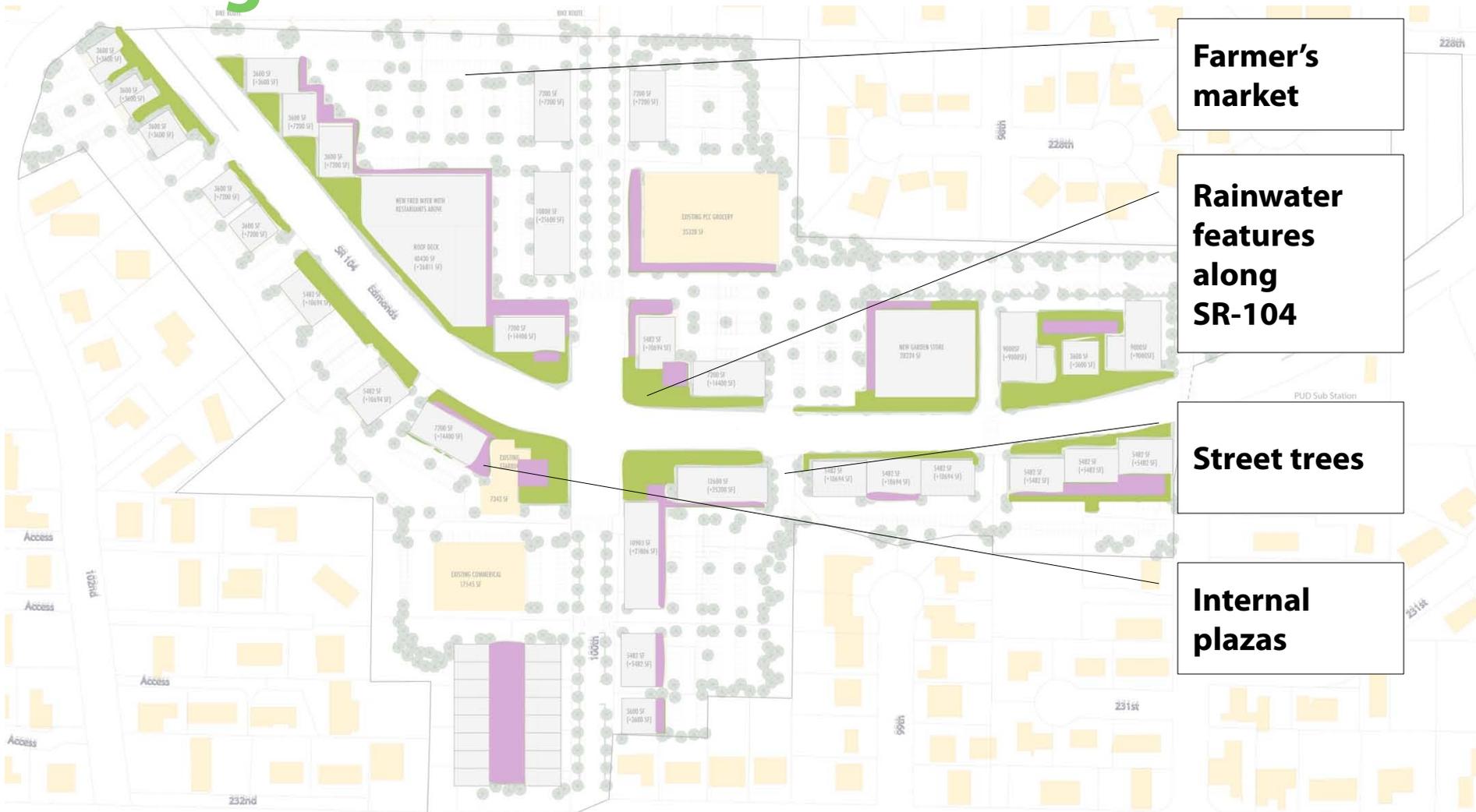
Green roofs

**Farmer's
market**



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Design Alternatives



Farmer's market

Rainwater features along SR-104

Street trees

Internal plazas

