

REVISIONING Five Corners & Westgate

Edmonds Special District Plan

Draft Plans

May 12, 2011



City of Edmonds



Green Futures Lab,
University of Washington



Cascade Land Conservancy

REVISIONING Five Corners & Westgate

Agenda

6:00 Introduction

6:05 Movement, Greening & Stormwater Opportunities

6:10 Alternative Site Design Concepts

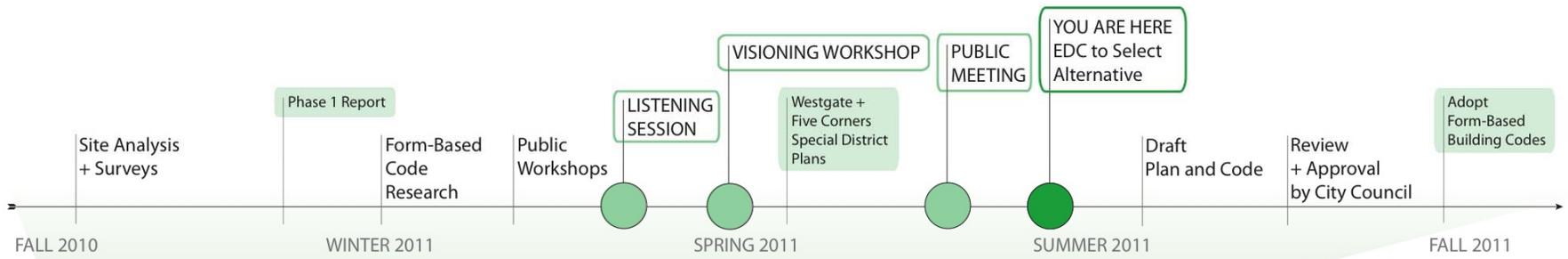
6:25 Results of May 3 Public Meeting

6:30 Discuss & Decide on Preferred Alternatives



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Process Overview



NEXT STEPS - SHORT TERM

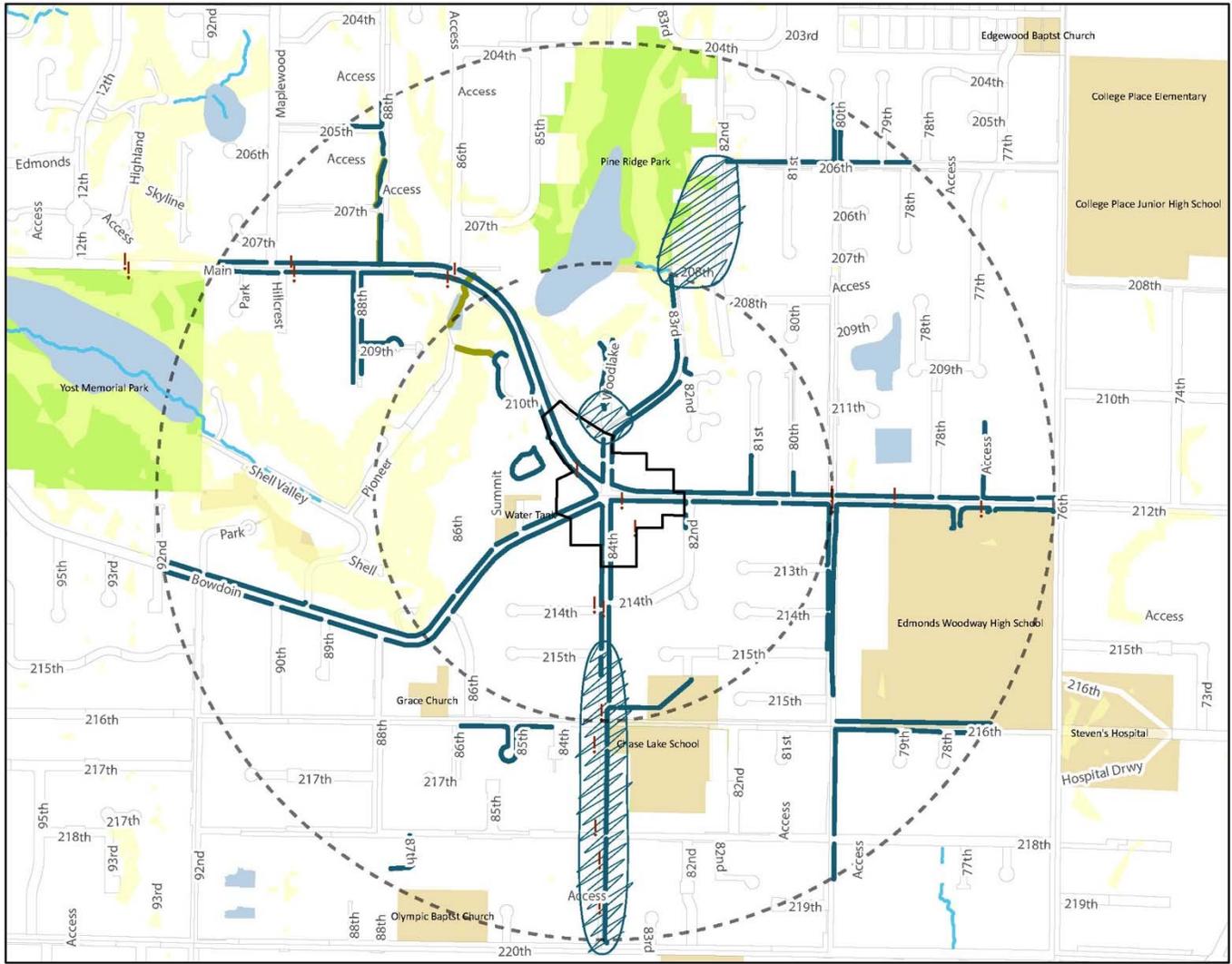


NEXT STEPS - LONG TERM

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

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Pedestrian Connections



REVISIONING Five Corners Movement Opportunities: Sidewalks

Potential:

- Opportunity/Need for better walking conditions

Existing:

- Transit Stops
- Sidewalks
- Alleys

Amenities:

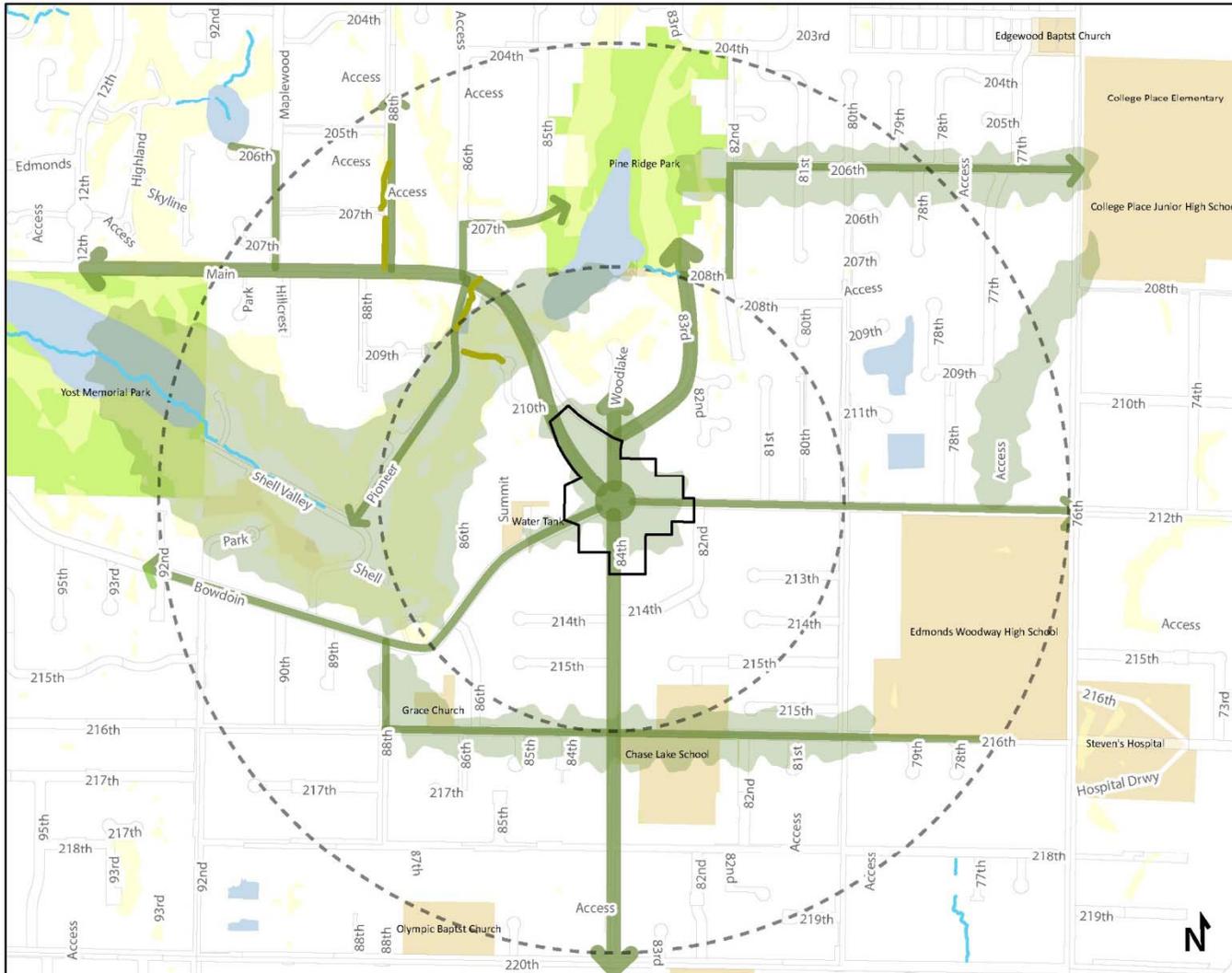
- Wetlands
- Streams
- >8% Slopes
- Parks
- Public Use

Walking Radius: 5 + 10 min.

0 250 500 1,000 Feet

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Green Connections



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Green Connections Opportunities

Potential:

- Green Connections
- Movement Connections

Existing:

- Wetlands
- Streams
- >8% Slopes
- Parks
- Public Use

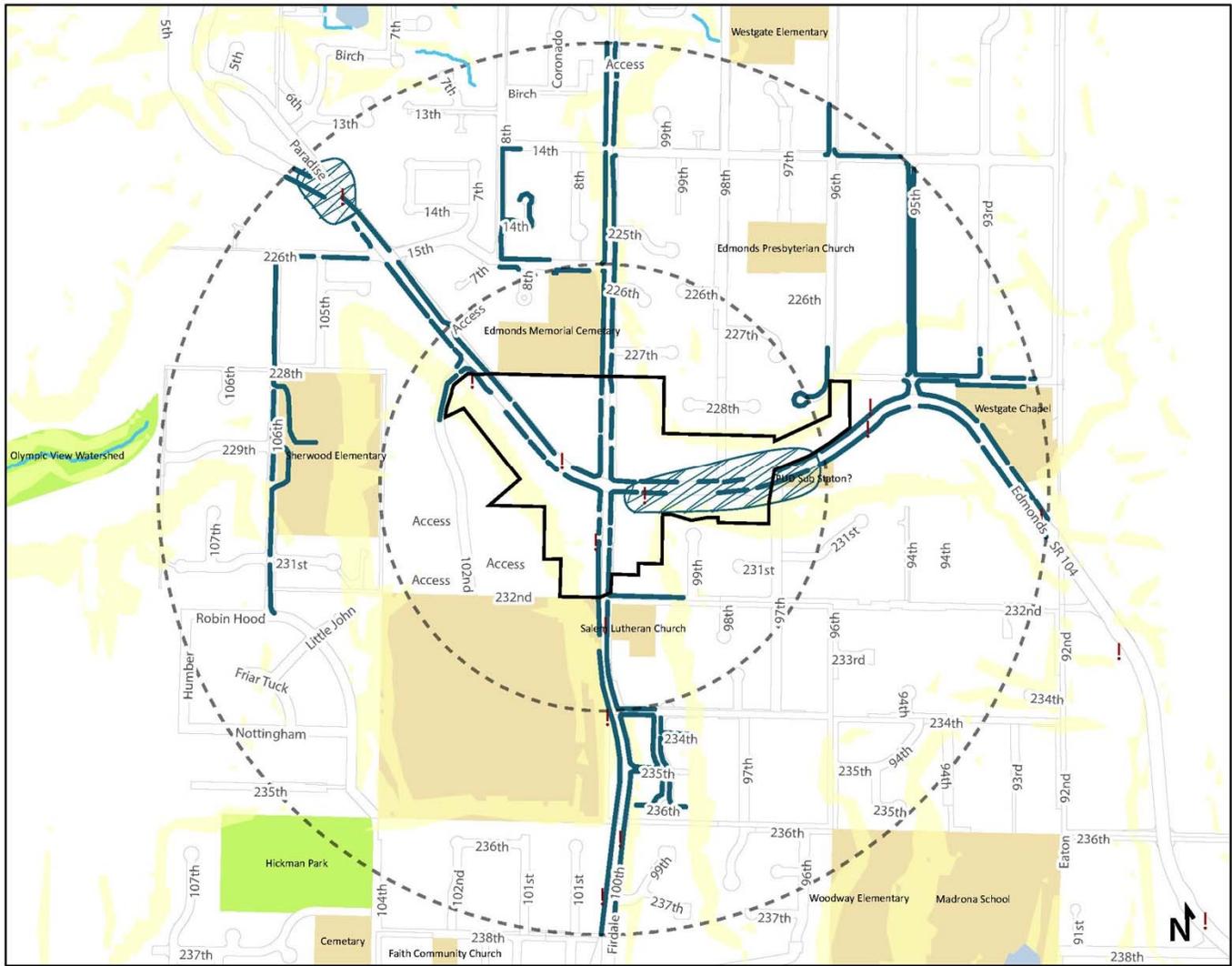
Walking Radius:
5 + 10 min.

0 250 500 1,000 Feet



REVISIONING Five Corners & Westgate

Pedestrian Connections



REVISIONING Westgate

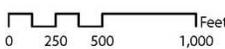
Movement Opportunities: Sidewalks

Potential:
 Opportunity/Need for better walking conditions

Existing:
 Transit Stops
 Sidewalks
 Alleys

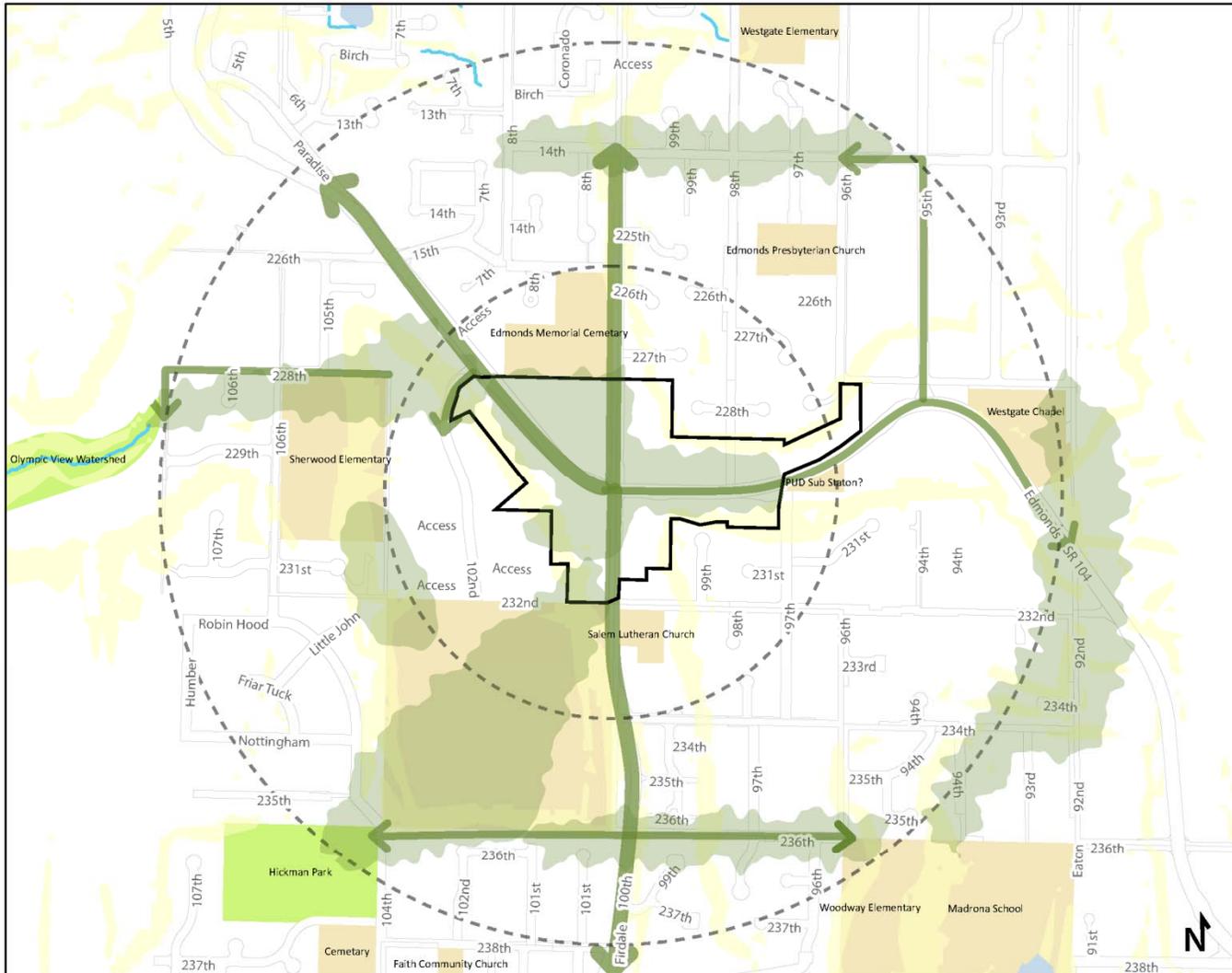
Amenities:
 Wetlands
 Streams
 >8% Slopes
 Parks
 Public Use

Walking Radius: 5 + 10 min.



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Green Connections

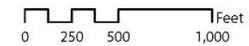


REVISIONING Westgate Green Connections Opportunities

- Potential:**
- Green Connections
 - Movement Connections

- Existing:**
- Wetlands
 - Streams
 - >8% Slopes
 - Parks
 - Public Use

Walking Radius:
5 + 10 min.



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Stormwater Management



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GREEN

- living walls
- bioswales/rain gardens
- green roofs
- permeable paving



REVISIONING Five Corners & Westgate Design Alternatives

Life Sp

Five Corners: Garden Gateway



Five Corners: Garden Gateway

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Design Alternatives

Building Scale

Five Corners: Garden Gateway

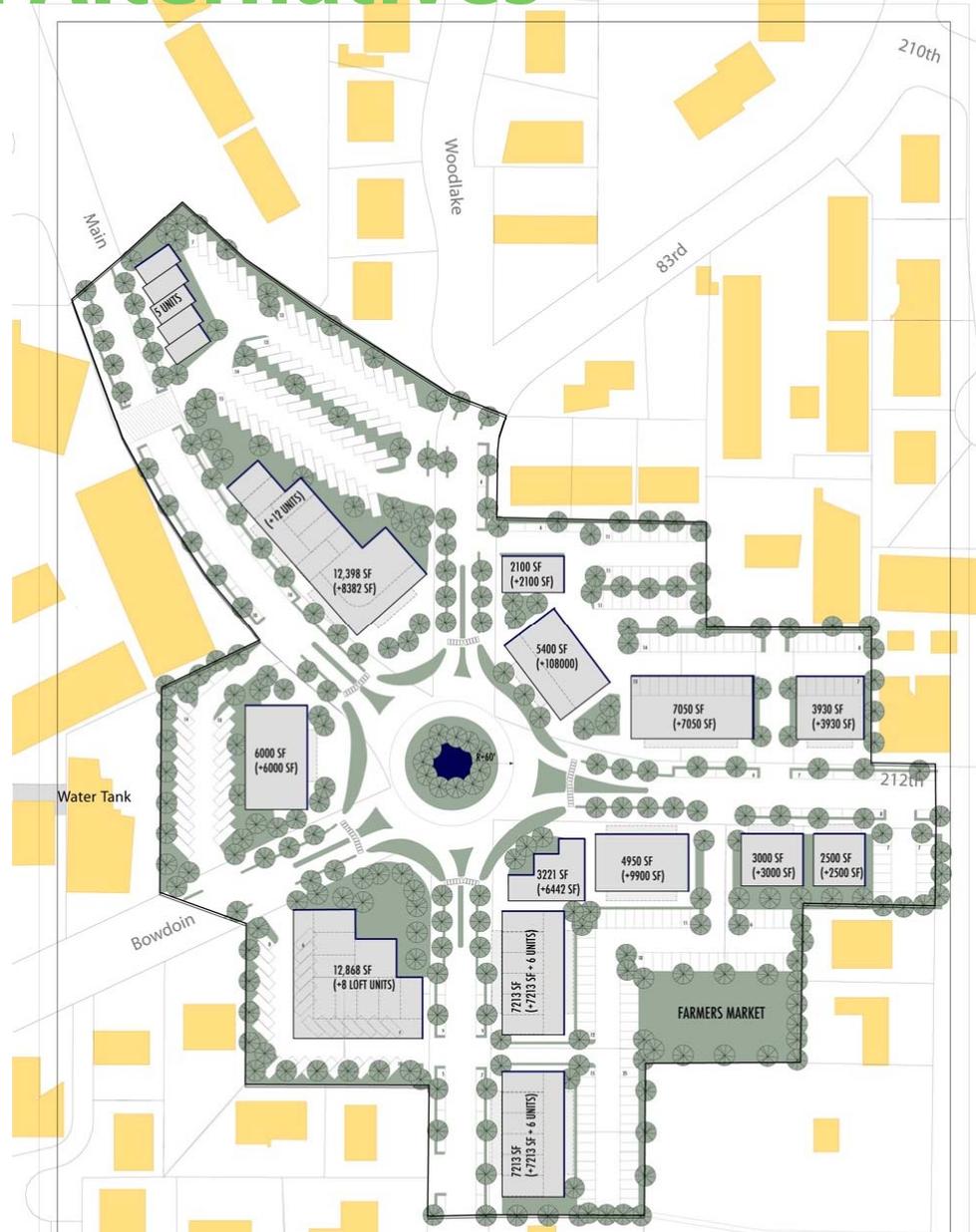


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Design Alternatives

Site Plan

Five Corners: Garden Gateway



REVISIONING Five Corners & Westgate Design Alternatives Life

Five Corners: Village Center

The diagram is a site plan for the Five Corners Village Center. It features a central circular plaza with a tree canopy. Surrounding this are several rectangular building footprints, some with internal courtyards. The plan is annotated with various design features: blue asterisks mark specific points of interest; orange lines delineate different zones or paths; and green circles represent tree buffers. The overall layout is designed to be pedestrian-friendly and integrated with green spaces.

Courtyards for intimate outdoor seating

Open Plazas

Internal pedestrian circulation

Small Park facing south

100' Building

Pedestrian and Bike Circle

Large sidewalk/Street tree buffers

rc: Village Gateway

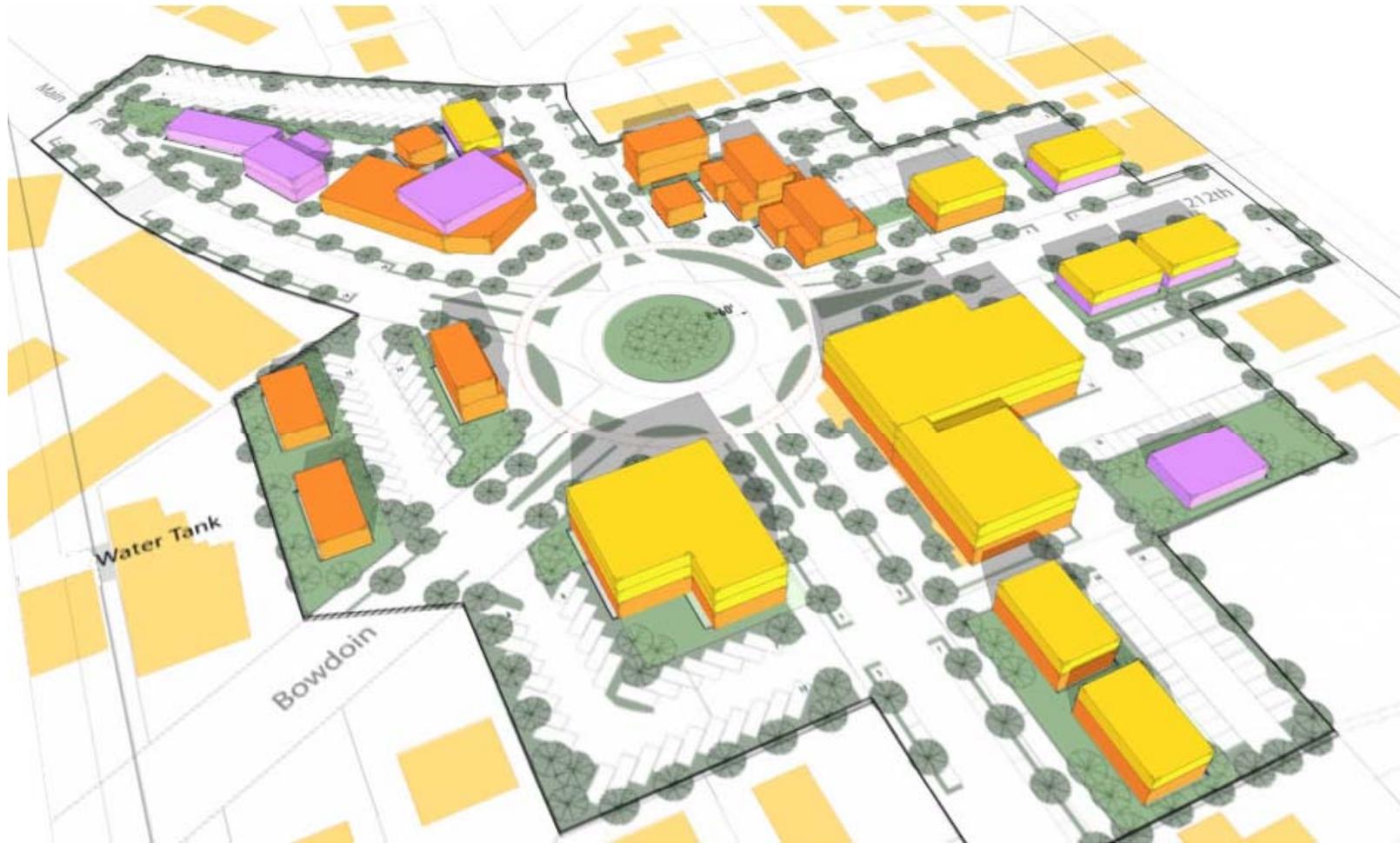


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Design Alternatives

Building Scale

Five Corners: Village Center

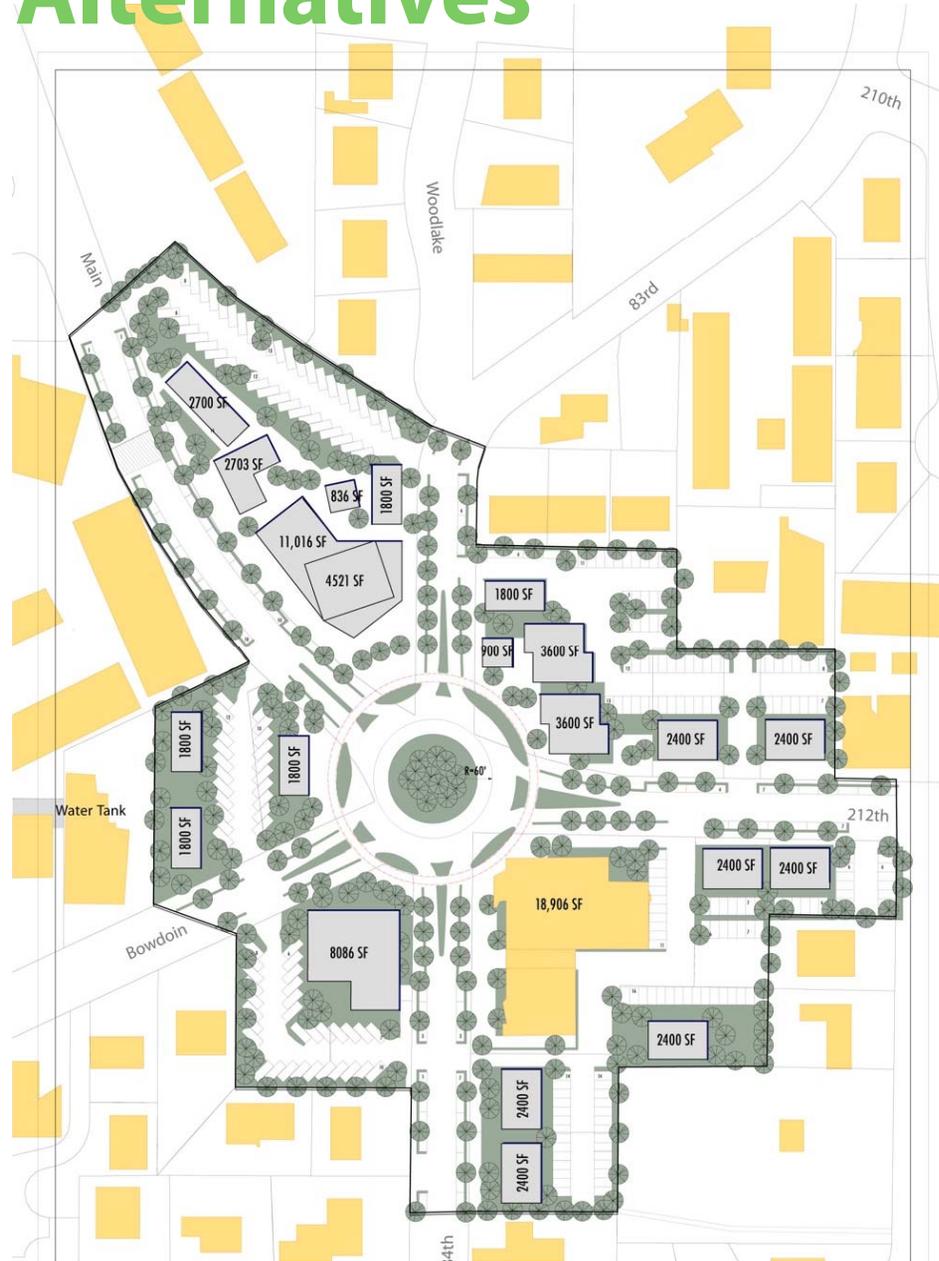


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Design Alternatives

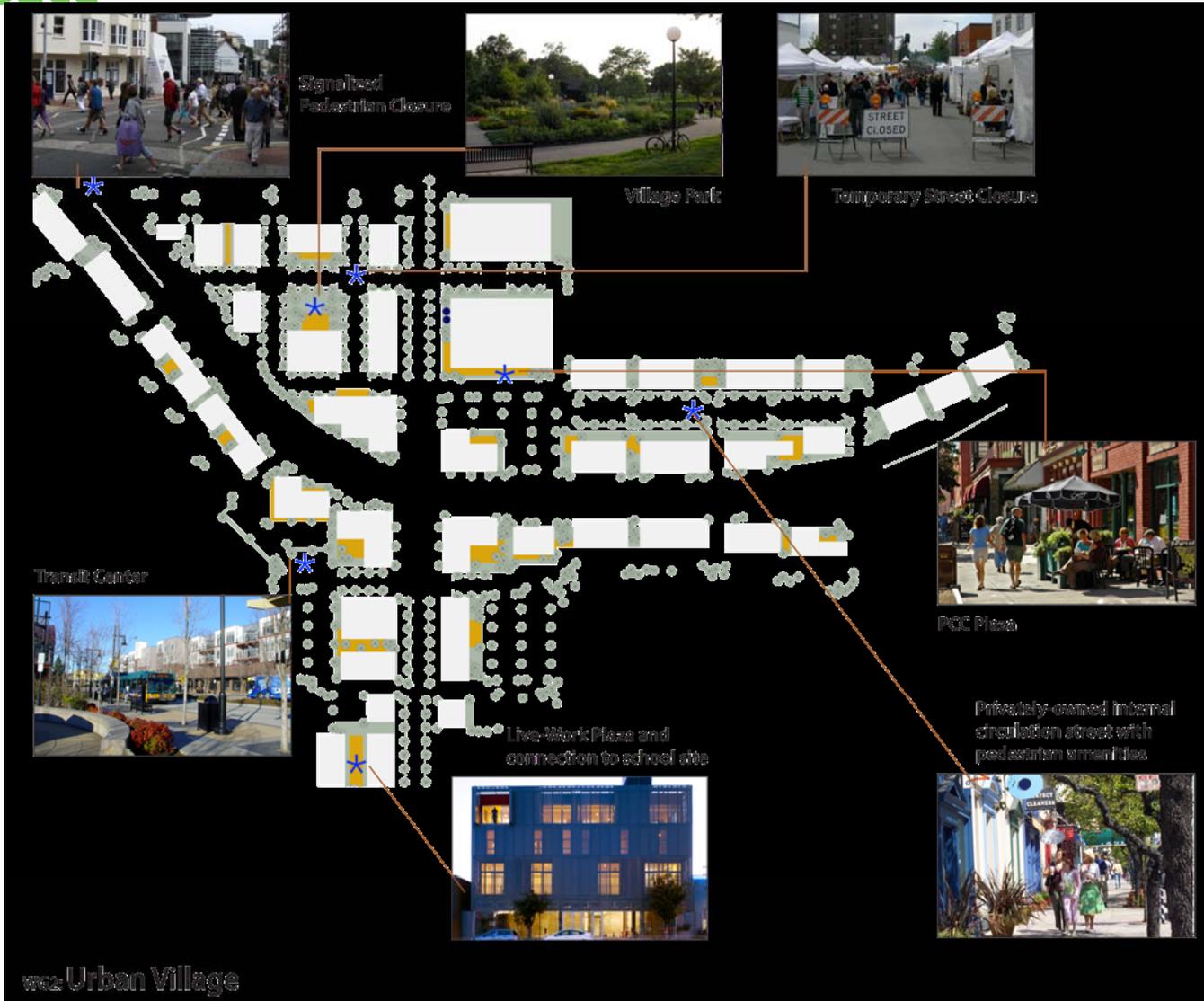
Site Plan

Five Corners: Village Center



REVISIONING Five Corners & Westgate Design Alternatives Life Space

Westgate: Urban Village



wca Urban Village



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Design Alternatives

Building Scale

Westgate: Urban Village

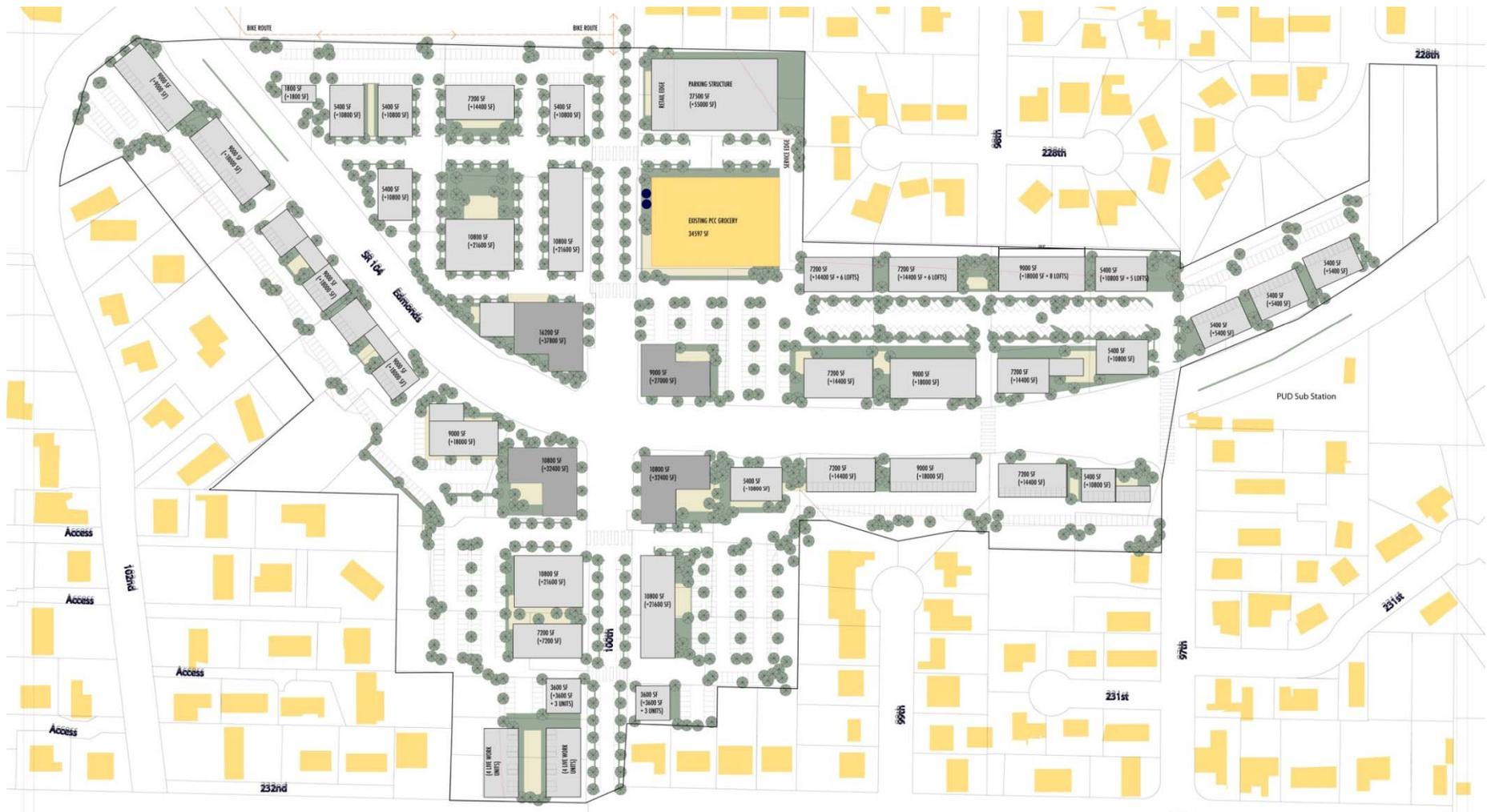


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Design Alternatives

Site Plan

Westgate: Urban Village



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Design Alternatives

Life Space

Westgate: Arts & Food Hub

The site plan shows a central area with several buildings and open spaces. A road curves through the site. Various design features are highlighted with callouts and images:

- Temporary Farmer's Market:** Located at the top left, with an image of a market stall.
- Retain existing tree canopy:** Located at the top center, with an image of trees.
- Rainwater features along SR-104:** Located at the top right, with an image of tall grasses.
- Pedestrian improvements and street trees to create a series of enclosure:** Located in the center, with an image of a sidewalk with trees.
- Office plaza on open space with water quality features:** Located at the bottom right, with an image of a plaza.
- Views to hill and vegetation:** Located at the bottom left, with an image of a garden path.

A north arrow is located in the lower-left quadrant of the plan.

wa1: Arts & Food Hub



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Design Alternatives

Building Scale

Westgate: Arts & Food Hub

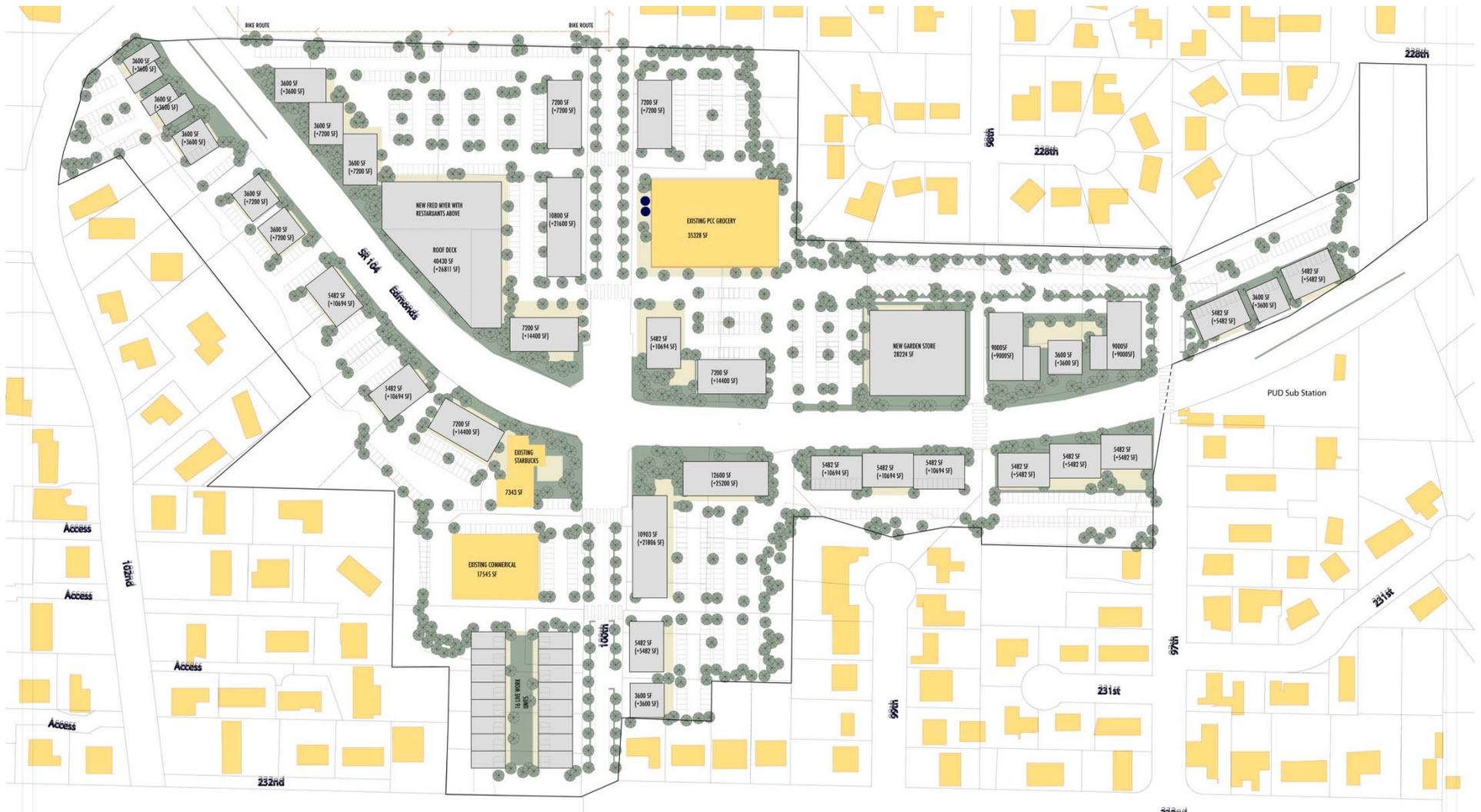


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Design Alternatives

Site Plan

Westgate: Arts & Food Hub



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Preference Cards

WESTGATE ALTERNATIVES

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



Food/GARDEN ENTERTAINMENT CENTER	URBAN VILLAGE
<ul style="list-style-type: none"> <input type="checkbox"/> regional and chain shopping experience w/ livework housing in southeast quad <input type="checkbox"/> 3-story height limit <input type="checkbox"/> buildings oriented toward 100th Ave-W & SR-104 <input type="checkbox"/> retain PCC, Starbucks, and existing thriving buildings; CFC remains but re-developed <input type="checkbox"/> large building footprints accommodate garden centers, home supplies, entertainment, and larger offices <input type="checkbox"/> water quality and open space features concentrated along SR-104 <input type="checkbox"/> pedestrian improvements concentrated along 100th Ave. W <input type="checkbox"/> surface parking <input type="checkbox"/> rely on existing mass transit <input type="checkbox"/> temporary farmers' market site at surface parking lot near cemetery <input type="checkbox"/> buffer off-site residential with vegetation buffer <input type="checkbox"/> protect existing vegetation 	<ul style="list-style-type: none"> <input type="checkbox"/> increased housing, office, and local shops with livework housing & studios concentrated in northwest quad and dispersed throughout <input type="checkbox"/> 4 stories w/ height bonus opportunities, higher buildings concentrated at corners and around pocket park <input type="checkbox"/> buildings oriented toward internal circulation <input type="checkbox"/> phased re-development of entire site w/ retention of PCC or similar supermarket <input type="checkbox"/> smaller building footprints accommodate independent shops, starter businesses, and small offices <input type="checkbox"/> water quality and open space features concentrated at village park <input type="checkbox"/> pedestrian improvements focused along privately-owned internal roads <input type="checkbox"/> surface, back-under, and structured parking <input type="checkbox"/> transit center <input type="checkbox"/> temporary farmers' market with street closure at village park <input type="checkbox"/> buffer off-site residential with housing where possible <input type="checkbox"/> optimize new building potential
<p>GENERAL COMMENTS:</p>	

Printed March 14th 3, 2011

Five Corners alternatives printed on other side
 printed on card stock
 total # of cards: 100

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This Evening's Activities

- Review Alternatives
- Decisions on elements of preferred alternatives

THANKS FOR PARTICIPATING!

