

Fact Sheet / “ReVisioning Five Corners: A Special District Form-Based Code”

ReVisioning FIVE CORNERS

CORE CONCEPTS

The intent for Five Corners is to create a vibrant mixed-use activity center that enhances economic development, provides housing, and retail/office uses that support the surrounding neighborhood. Core concepts include:



Emphasis on creating a lively pedestrian environment with wide sidewalks and buildings placed close to the street.



A requirement for 15% landscaped open space. All units shall meet a minimum Green Factor score of .30. Green Factor is a score-based code requirement developed by the City of Seattle to improve the quality of landscaping in new development.



Retain and infiltrate stormwater on private property through use of low-impact development techniques.

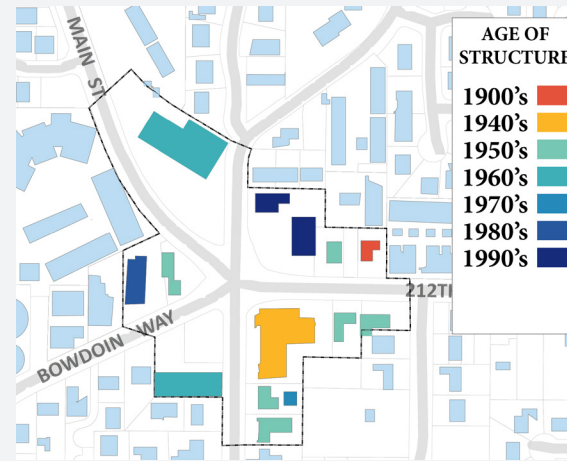


Increase affordable housing and housing options. Require 10% of new housing units to be made affordable to low- to moderate-income households and require a mix in housing unit size — ranging from 900- to 1,600-sf.



Provide options for active transportation by installing new bike lanes and enlarging sidewalks.

EXISTING CONDITIONS



QUICK FACTS

Approximately 12,000 people live within one mile of the study area.

Median age of the population is 46.6-years-old.

Homeownership rate is about 72.7-percent.

Average household income is around \$102,500 (2015 dollars).

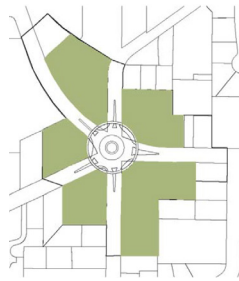
Source: 2011-2015 ACS 5-year sample, census block level data

STUDY AREA: 9.6 sq. acres

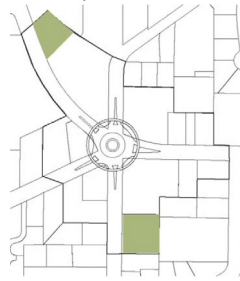
EXISTING USES	SQUARE FOOTAGE
General Retail	36,694
Church	12,192
General Office	6,870
Multi-Family	3,780
Single-Family	3,670
TOTAL	63,206

CURRENT TENANTS

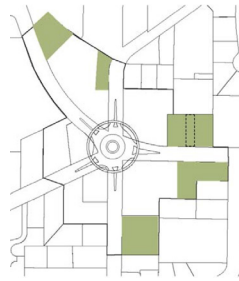
- Calvary Chapel Edmonds
- Café Ladro
- Casa Oaxaca
- A Brewed Awakening
- Bar Dojo
- Shooby Doo Catering
- Noodle Hut
- 5 Corners Teriyaki
- Frankie's Barber Shop
- Magic Nails
- City Dry Cleaners
- Namaste Salon
- Farmers Insurance
- State Farm Insurance
- My Sister's Place (art classes)
- Bridge Animal Referral Center
- Edmonds Veterinary Clinic
- Edmonds Foot & Ankle Clinic
- College Place Optical

Commercial Block
Mixed-Use

Courtyard



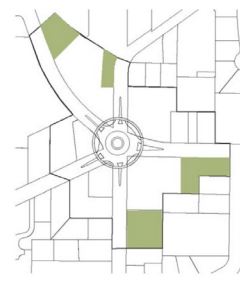
Live-Work



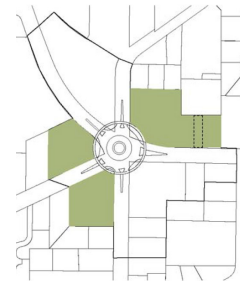
Loft Mixed-Use



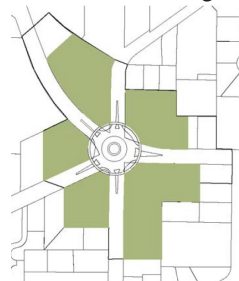
Rowhouse



Side Court



Stacked Dwelling

**Building Placement****Required Building Line (Distance from Property Line)**

Street	5'	5'	5'	5'	5'	5'
Roundabout	20' min., 40' max.	—	—	20' min., 40' max.	—	20' min., 40' max.

Miscellaneous

A minimum of 60% of the primary façade shall be built to the Required Building Line.

Building Form**Stories**

All Properties	2	2	2	2	2	2
Roundabout	3	—	—	3	—	3

Miscellaneous

One bonus story is permitted for any property meeting the height bonus criteria (see section 6.5.3).

Frontage Types (See fig. 3.3-1)

Gallery, Shopfront, Terrace	Forecourt, Stoop, Terrace	Any Frontage Type	Gallery, Shopfront, Terrace	Stoop, Terrace	Gallery, Shopfront, Terrace	Any Frontage Type
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Miscellaneous

Any section of along the required building line that is not defined by a building must be defined by amenity or green space except for the minimum necessary opening for vehicular access.

Awnings, bay windows, or other building design features may encroach over the Required Building Line, but not the Property Line.

Loading docks or other service entries are prohibited on street facing façades.

Façades on retail frontages shall be glazed with clear glass no less than 70% of the sidewalk-level story.

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

Access through the building to rear parkign or amenity space is required at intervals no less than every 150' of the façade facing the street.

Parking

Spaces	Residential: 1 space per unit	Other Uses: 1 space per 500 SF
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