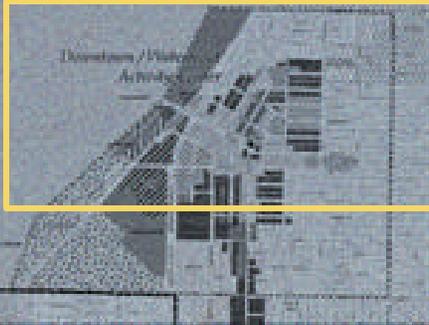
A grainy, blue-tinted photograph of a residential street scene. The image shows houses with gabled roofs and bare trees. The overall tone is monochromatic with a blue hue. The text is overlaid in the center.

Edmonds City Center

Design Issues

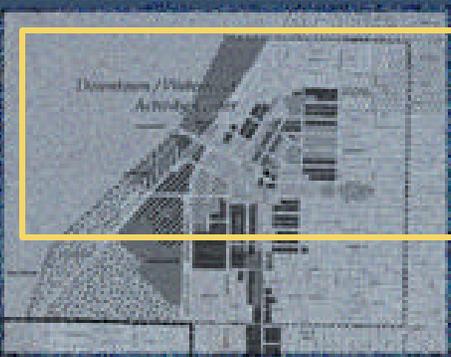
May 3, 2005



USES / ACTIVITIES

Active and Vital





USES / ACTIVITIES

Mixture of Uses

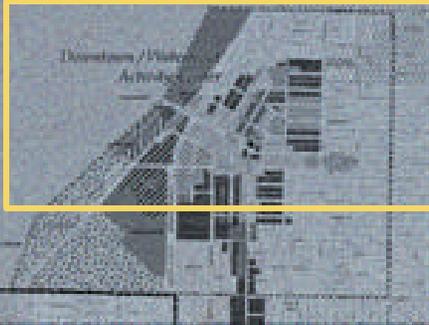
- *Commercial*
- *Residential*



USES / ACTIVITIES

New Development Redevelopment

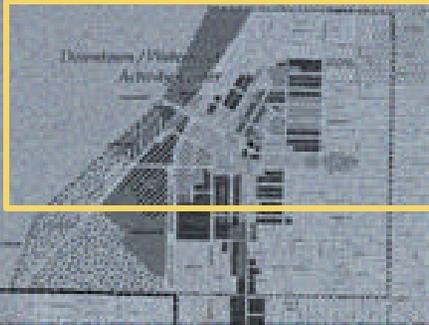




USES / ACTIVITIES

Ground Floor Retail

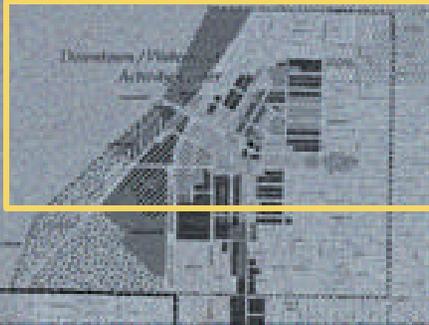




USES / ACTIVITIES

*Strong Retail Core
Continuity with Past*



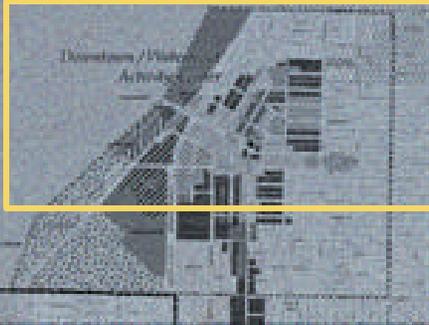


DESIGN

Small Town Setting

- *History / Scale*

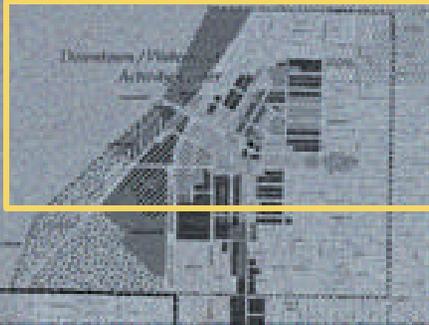




DESIGN

Pedestrian / Human Scale

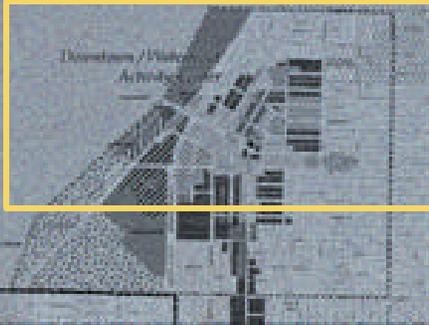




DESIGN

Windows / Weather Protection

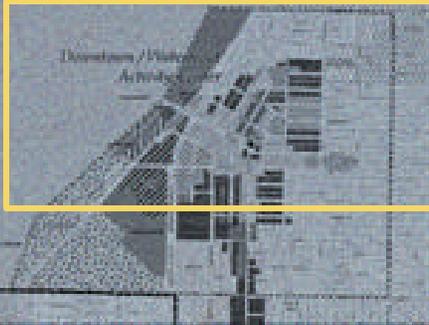




DESIGN

1st Floor / Differentiation

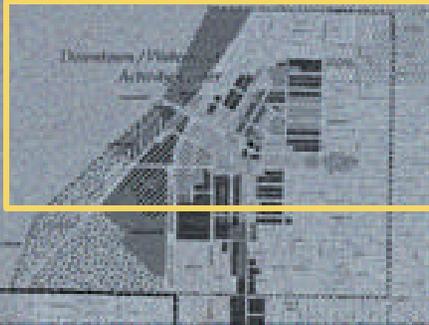




DESIGN

Street Walls / Edge

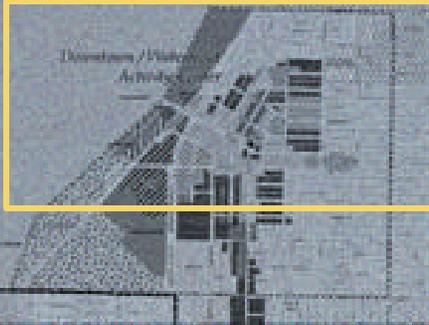




DESIGN

Outdoor Spaces





DESIGN

Modulation v. Details



GUIDELINES

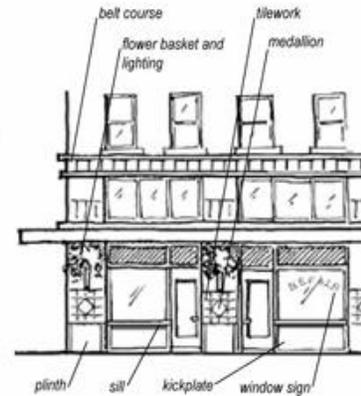
Ground Level Details

Intent:

To reinforce the character of the streetscape by encouraging the greatest amount of visual interest along the ground level of buildings facing pedestrian streets.

Guidelines:

1. Ground-floor, street-facing façades of commercial and mixed-use buildings shall incorporate at least five of the following elements:
 - a. Lighting or hanging baskets supported by ornamental brackets
 - b. Medallions
 - c. Belt courses
 - d. Plinths for columns
 - e. Kickplate for storefront window
 - f. Projecting sills
 - g. Tilework
 - h. Pedestrian-scale signs or signs painted on windows
 - i. Planter box
 - j. An element not listed here, as approved, that meets the intent.
2. Building façades not facing a street shall incorporate at least three of the above mentioned items.



Ground floor details encourage visual interest along the ground level of buildings facing pedestrian streets.

