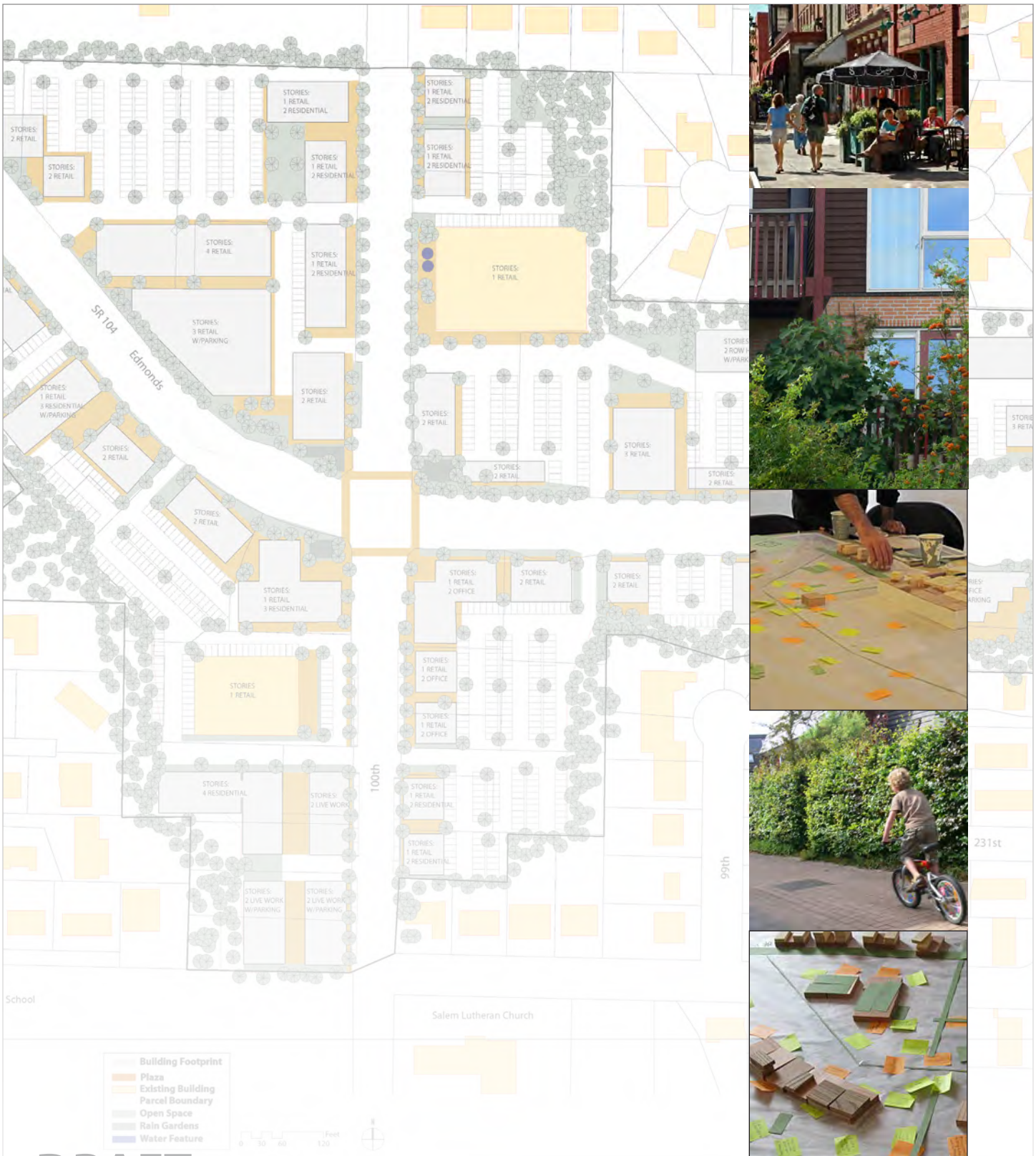


DRAFT

City of Edmonds

August 29, 2012

REVISIONING Westgate: A District Plan and Form-Based Code

1.1 | Intent and Goals for Westgate

The *ReVisioning Westgate: A District Plan and Form-Based Code* (herein called "the plan") establishes a vision for new types of development in the Westgate area, currently zoned Neighborhood Business. The plan proposes mixed-use development, including dwelling units, offices and retail spaces in a walkable community center with many amenity spaces. The intent of the plan is to establish a connection between neighborhoods; create a desirable center for local residents, while being inviting to visitors; and unify the Westgate District with a distinctive character.

The goals for the Westgate District Plan and Form-Based Code include:

1. Creating mixed-use walkable, compact development that is economically viable, attractive and community-friendly,
2. Improving connectedness for pedestrian and bicycle users,
3. Prioritizing amenity spaces for informal and organized gatherings,
4. Emphasizing green building construction, storm-water infiltration, and a variety of green features,
5. Establishing a flexible regulating system that creates quality public spaces by regulating building placement and form,
6. Ensuring civic and private investments contribute to increased infrastructure capacity and benefit the surrounding neighborhoods and the community at large, and
7. Encouraging the development of a variety of housing choices available to residents of all economic and age segments.

Recognizing the complexities associated with this neighborhood business site, the plan seeks a balance between open space, green features, commercial, retail and residential needs. The planning process addressed the Westgate area in terms of Life, Space and Buildings, a process pioneered by Gehl Architects of Copenhagen. The Gehl approach is summarized below:

Life: a vision for public life begins with the people who live in the neighborhood. Including everyone's input helps paint a clear picture of neighborhood life. This understanding is the key to improving neighborhood vitality.

Space: The next step is to envision public spaces that can best support the life of the neighborhood. What types of public spaces do people need for the life that was discussed in the first step? A focus on the fine-grained, human-scale of spaces is crucial.

Buildings: Finally, planning should address the quality, height, massing, scale and functions of the buildings that will support neighborhood life and fit the spaces that were defined in the second step.

For the Westgate District, significant attributes of the Form-Based Code were made visible through applying the Gehl approach. Specifically, the plan features:

• Life: green, outdoor amenity spaces, pedestrian access; good internal circulation; shopping destination with local attractions, especially bakeries, restaurants, and grocery stores; protecting the tree canopy; and retaining existing viable retail. For Westgate, the understanding of this vision was derived from a series of public meetings, (described in Section 1.3 below);

• Space: safe crossings, green open space, defined plaza space; buildings to street edges; circulation on pedestrian corridors and internal streets; bike-friendly routes and dedicated bike lanes; and water quality features. For Westgate, our understanding of these public spaces was derived from both research (described in Section 1.2) and the public process (described in Section 1.3); and

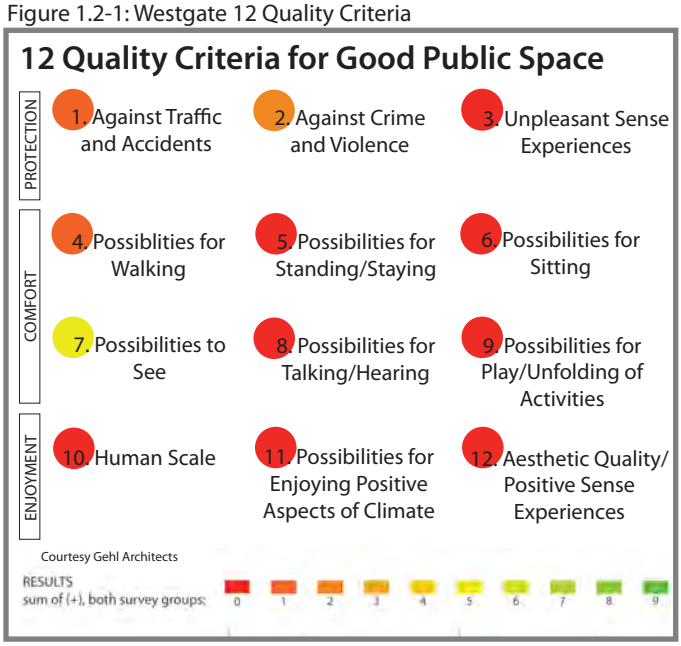
• Buildings: buildings grouped, ample open space; activated facades, green roofs and deck access; incentives and trade-offs for additional building height; tuck-under parking, parking structures, street parking and surface parking; sense of enclosure for residential and open areas; and maintaining some larger building footprints for anchor stores. For Westgate, the process of creating a concept for development (shown in the illustrative plan) began with a hands-on public workshop (described in Section 1.3) and evolved through many iterations of working with the initial products of the workshop, the plans developed by the GFL team, and the input of staff, the EDC and the Planning Board.

Section 1.4 further describes the plan concept and attributes of the plan design.

1.2 | Summary of Background Research

In Fall of 2010, an undergraduate student team from the University of Washington initiated the background research for the *ReVisioning Westgate* project with a preliminary site analyses of the Westgate area. The team mapped sidewalk conditions, measured the distance travelled within 5 and 10-minute walks of the main intersection, and collected parking counts to measure the current demand. The team used Gehl Architects' 12-quality criteria methodology to evaluate the project site on the basis of the site's current capacity to provide protection, comfort, and enjoyment for persons of all ages (Figure 1.2-1). See also Appendix 1a.

Figure 1.2-1: Westgate 12 Quality Criteria



The results indicated that the existing Westgate site is deficient on eleven of the twelve quality criteria. In particular, opportunities to safely sit, stand, walk, and talk were found to be especially deficient at Westgate. However, the site did provide possibilities for interesting and unhindered views.

Phase Two of the Project was initiated in January 2011 by a team of graduate students from the UW Green Futures Lab (GFL). This phase of work focused on researching case studies of other municipalities and their work with Form Based Codes. In particular, the team examined recently adopted form-based codes from Benecia, California; Farmers Branch, Texas; Ventura, California; and Miami, Florida. One of the GFL team members also met with city officials and residents in Miami to discuss the public process, challenges, and successes of developing the Miami21 form-based code.The Miami21citywide plan was developed by Duany, Plater-Zyberk & Company and was awarded the American Planning Association's (APA) 2011 National Planning Excellence Award for Best Practice.

Using GIS (Geographic Information System) data, the team mapped property lines, steep slopes, locations of mature trees, topography in a digital terrain model, identified sidewalk breaks, and recorded other existing conditions. With input from the public at public meetings, the GFL team identified existing biking/pedestrian connections, green features, and movement corridors for wildlife habitat.

The focus of Phase Three of the *Revisioning Westgate* project included the public involvement process that is further described in Section 1.3.

Phase Four brought together the results of all previous public workshops and the extensive research work of the GFL team. In a public open house setting, the public reviewed and responded to two draft alternatives,representing alternative approaches to development at Westgate. The public marked preference cards to identify site features they found most desirable.

Throughout the duration of the project, the team worked with City staff and the Edmonds Economic Development Commission (EDC) who offered local perspective, critiqued the findings of the GFL team's work, and offered guidance when needed. Briefings were held for the EDC throughout the process and more extensive work sessions were held for in-depth discussions of the alternatives and preferred plans on April 20, May 20, and June 15, 2011.

7.5 | Regional Connections

7.5.1 | Movement Opportunities | Green Connections

By establishing green connections between destinations (such as schools and parks), the neighborhood becomes more walkable, as well as provides better connected habitat for wildlife. There is great opportunity to connect existing parks, with new continuous green spaces providing significantly higher habitat value than isolated spaces. These green improvements will provide the aesthetic features that will contribute to a more livable residential environment surrounding Westgate (see Section 4).

Green connections and features can also help to reduce the impacts of urbanization on the natural environment. Currently rainwater runoff from Edmonds roads, roofs and parking lots flows directly into the area's streams and to Puget Sound, without first filtering the petroleum and metals that vehicles generate. Street trees, natural areas and sustainable stormwater infrastructure will help to slow and filter this stormwater, to alleviate the pollution burden that city streets puts on local water bodies. Figure 7.5-1 shows some of the opportunities to increase green connections in the areas surrounding the Westgate District.

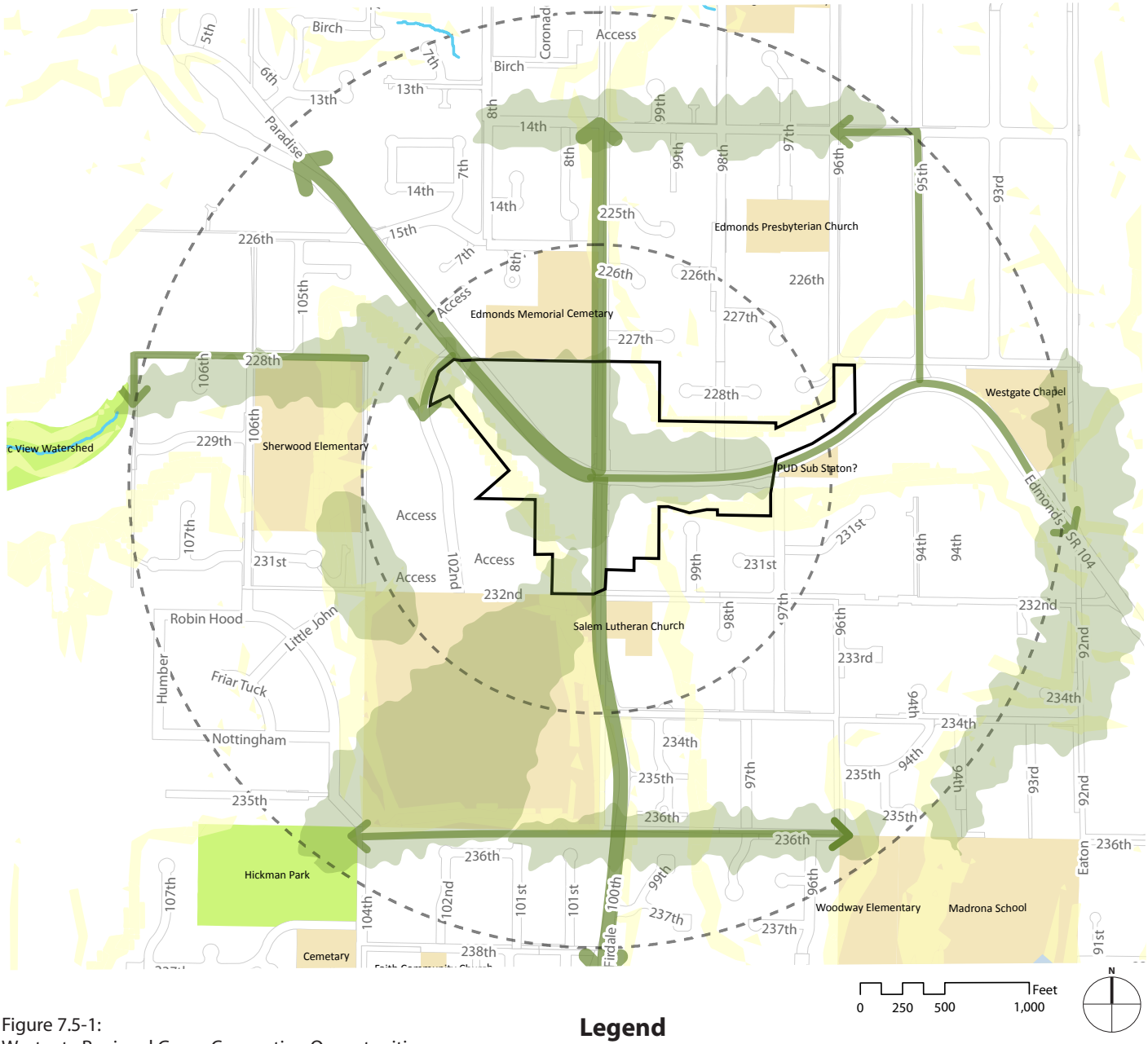


Figure 7.5-1:
Westgate Regional Green Connection Opportunities

Legend

- green connections - potential
- movement connections - potential walking
- radius: 5 - 10 minutes

7.5.2 | Movement Opportunities | Sidewalks

By making good pedestrian connections to the Westgate District, pedestrian use of the District may increase. This supports the plan's reduction in on-site parking requirements and enhanced amenity space, site activities and green features. Figure 7.5-2 shows sidewalk conditions in the vicinity of the Westgate District and highlights areas where sidewalk improvements are needed.

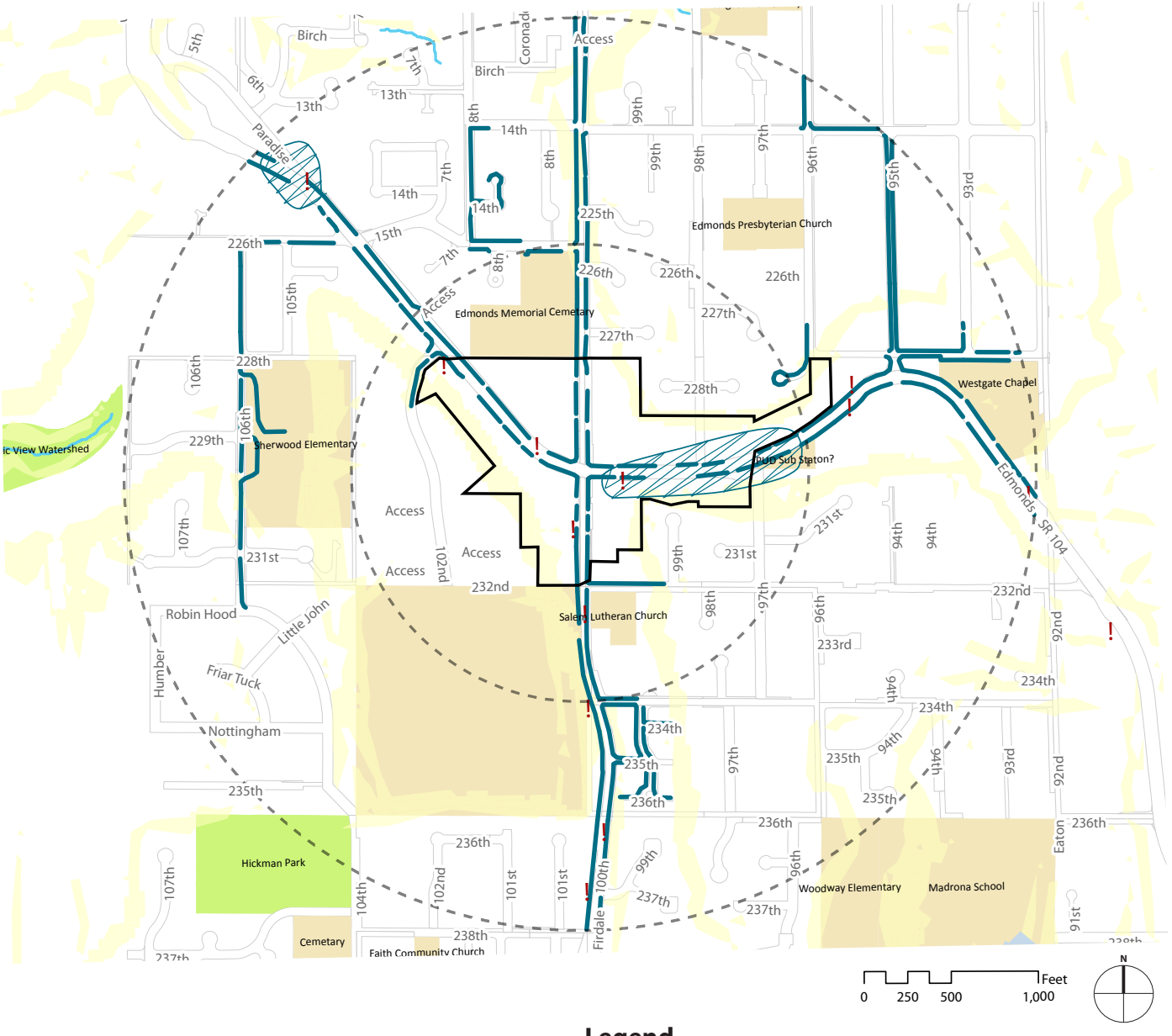


Figure 7.5-2:
Westgate Regional Sidewalk Improvement Opportunities

Legend

- opportunity/need for better walking conditions
- transit stops
- sidewalks
- walking radius: 5 - 10 minutes

7.5.3 | Movement Opportunities | Cycling

Making new bicycle connections will enable people to get to Westgate without getting in their cars, and will create safe ways to cycle between schools, parks and residential areas. The City's Bike Master Plan identifies 100th Avenue West as a potential route and a critical link to nearby schools and existing bicycle infrastructure. Figure 7.5-3 shows opportunities to improve bycycling connections between the Westgate District and the surrounding neighborhoods.

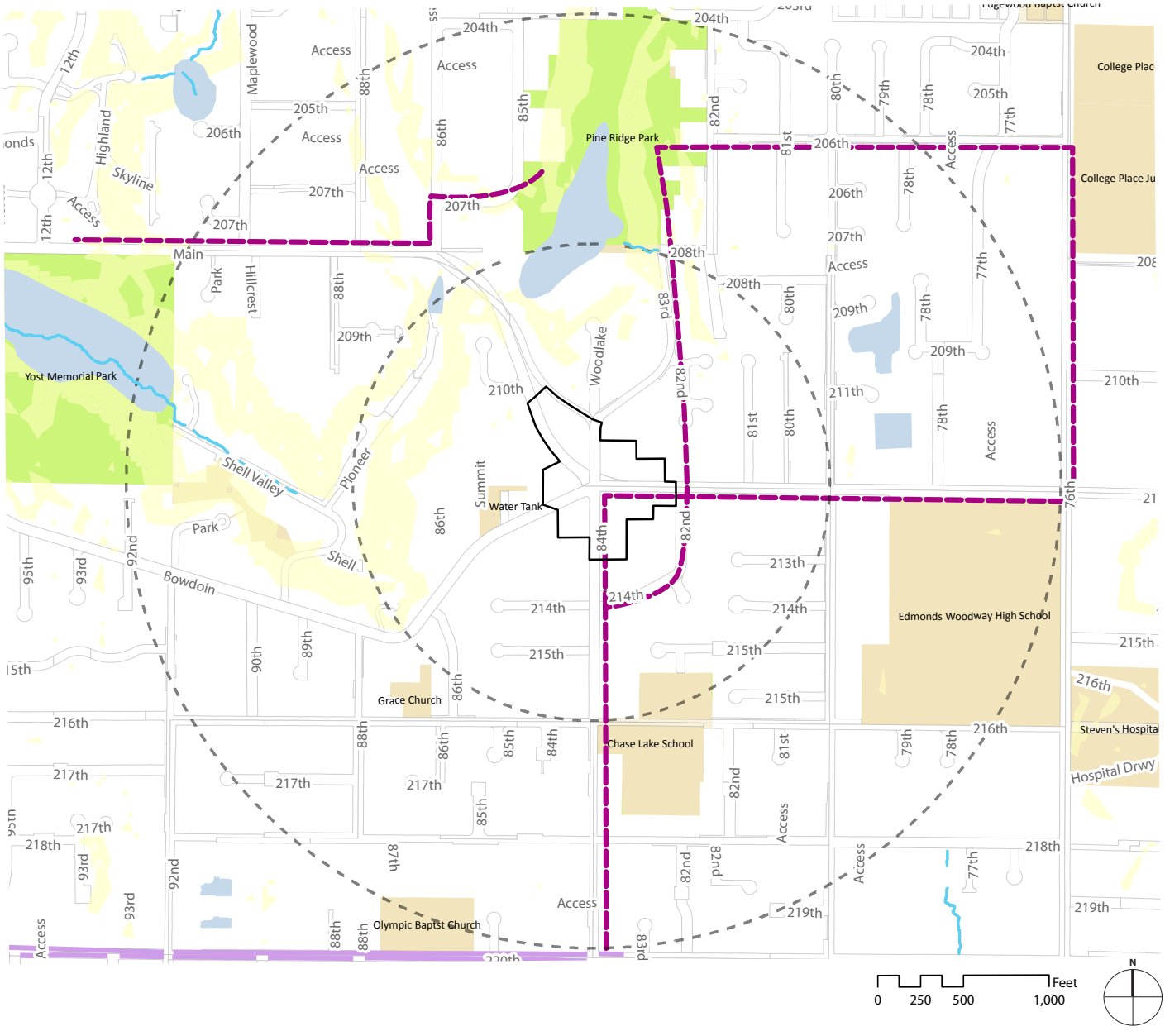


Figure 7.5-3:
Westgate Regional Cycling Improvement Opportunities

Legend

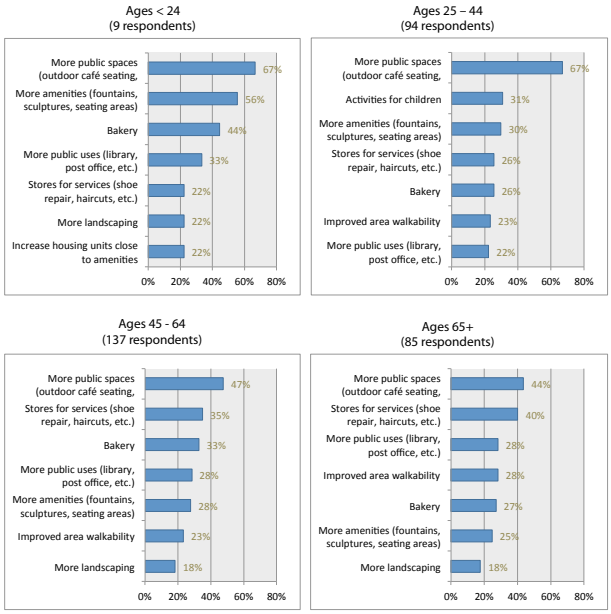
bike connections - potential

walking radius: 5 - 10 minutes

1.3 | Summary of Public Process

The GFL team began the four-phase public process in Fall 2010. During the first phase, the team conducted an online survey to gain insight of how the public uses the site and to learn what improvements the public might desire. The survey was marketed by the City of Edmonds through a postcard mailer sent to approximately 2,200 residences within a 2000-ft radius of each center. The survey was open from November 9, 2010 through March 22, 2011 and received 387 individual responses. The online survey found respondents of all ages considered 'more public spaces' as the best way to improve the site (Figure 1.3-1). Many respondents also stated they desired better restaurants and safer streets.

Figure 1.3-1: Suggestions for Improvements, categorized by age

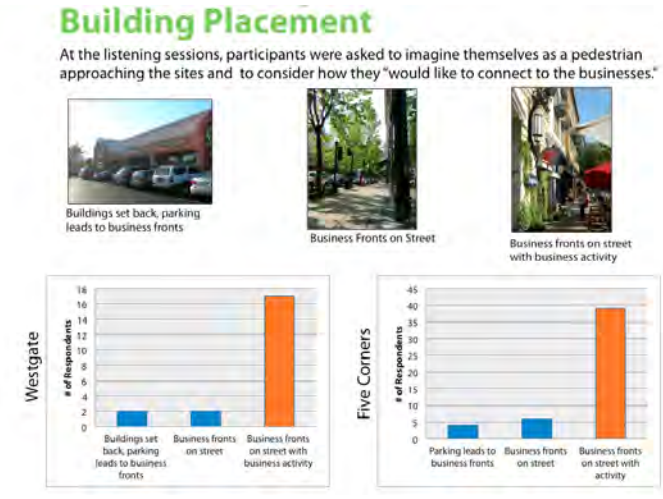


Phase Two included a public meeting, termed a Listening Session, with about 25 people attending. Led by The Cascade Land Conservancy (CLC) and the GFL team, participants at this session were presented with data from the Phase One online survey, shown examples of local built projects that reflected best practices for creating high quality public spaces, and given a brief tutorial on green infrastructure. The informational presentation was followed by an instant polling audience-response, visual preference survey. Participants were issued digital "clickers" that allowed for real-time tabulations of their responses, which allowed each respondent to see the combined responses of the whole group. They were asked to respond to multiple-choice questions and select visual preferences to various building configurations and street treatments. Figure 1.3-2 provides an example question and audience responses. (See Appendix 1b for additional highlights from the visual preference survey). The participants expressed the desire to bring building fronts to the street and to allow activities, such as outdoor café tables, on the sidewalks where appropriate.

The city staff organized individual meetings with some of the property owners in the Westgate area. From these meetings staff and the consultant team gained an understanding of the constraints and potentials for new development at Five Corners.

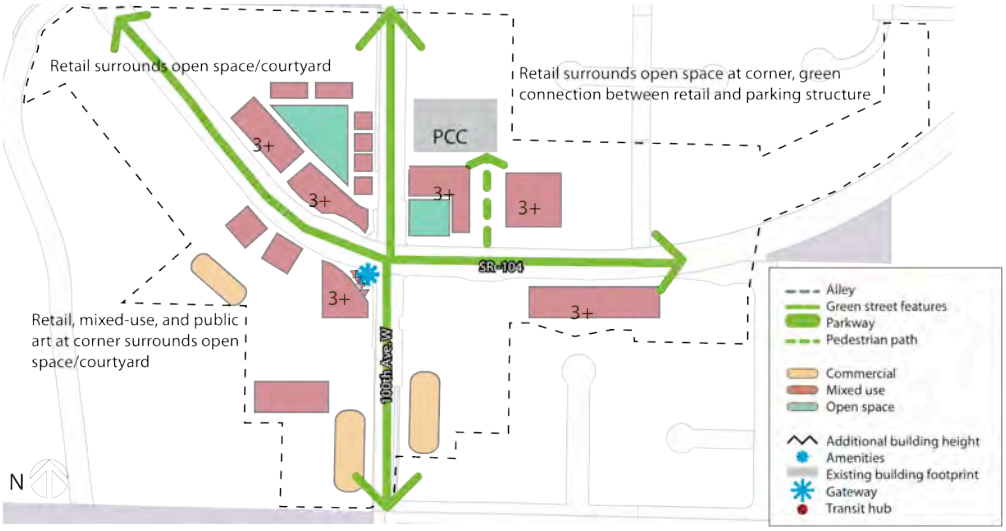
Guided by what the team heard in the first two phases, the Phase Three public involvement effort focused on a half-day Saturday Design Workshop. At this workshop, residents and local business owners engaged with design professionals in a hands-on effort to create designs for Westgate. The workshop began with summary of what the GFL team heard from the public during the Phase One and Two processes and a brief overview of green infrastructure. Approximately 65 citizens and members of the city's boards and City Council attended the workshop. The attendees were divided into nine small groups, separately addressing Five Corners or Westgate. Led by a design professional, each group designed a plan by first considering the life (activities), they would like to be able to do on site. The teams then located plazas and open spaces needed to support these life activities on the site.

Figure 1.3-2



Lastly, the teams used wooden blocks, scaled to represent building sizes, to place buildings on their plans to define the edges of the desired life-space, enhance the overall character, and activate the site. Figure 1.3-3 shows an example conceptual plan representing the results of one of the Westgate teams at this workshop. The conceptual plans developed by the other teams are provided in Appendix 1c.

Figure 1.3-3: Conceptual Plan for Westgate from the Public Design Workshop



WG1: **Edmonds Gateway**

Phase Four brought together the results of all previous workshops and the extensive work of the GFL team. In a public open house setting, the public reviewed and responded to two draft alternatives, representing alternative approaches to development at Westgate. The public marked preference cards to identify site features they found most desirable (Figure 1.3-4).

Through the duration of the project, the team worked with the Edmonds Economic Development Commission (EDC) to offer local perspective, critique the findings of the GFL team's work, and offer guidance when needed. Regular briefings were held for the EDC throughout the project and more extensive work sessions were held for in-depth discussions of the alternatives and preferred plans on April 20, May 20, and June 15.

A Summary of Common Themes heard at these public meetings is provided in Appendix 1e.

Figure 1.3-4: Preference Card for Public Input on Alternatives

WESTGATE ALTERNATIVES

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

ARTS & FOOD HUB	URBAN VILLAGE
☐ regional & chain shopping experience w/ live/work housing in southwest quad	☐ inceased housing, office, and local shops w/ live/work housing & studios concentrated in northwest quad & dispersed throughout
☐ 3 story height limit	☐ 4 stories w/ height bonus opportunities, higher buildings concentrated at corners & around pocket park
☐ buildings oriented toward 100th Ave. W & SR-104	☐ buildings oriented toward internal circulation
☐ retain PCC, Starbucks, & existing thriving buildings, QFC remains but re-developed	☐ phased re-development of entire site w/ retention of PCC or similar supermarket
☐ larger building footprints accommodate garden centers, home supplies, entertainment, & larger offices	☐ smaller building footprints accommodate independent shops, starter businesses, & small offices
☐ water quality & open space features concentrated along SR-104	☐ water quality & open space features concentrated at village park
☐ pedestrian improvements concentrated along 100th Ave. W	☐ pedestrian improvements focused along privately-owned internal roads
☐ surface parking	☐ surface, tuck-under, & structured parking
☐ rely on existing mass transit	☐ transit center
☐ temporary farmers market site at surface parking lot near cemetery	☐ temporary farmers market w/ street closure at village park
☐ buffer off-site residential w/ vegetation buffer	☐ buffer off-site residential w/ housing where possible
☐ protect existing vegetation	☐ optimize new building potential

1.4 | Westgate Illustrative Site Plan

Figure 1.4-1 shows a 3-dimensional view of possible development in the Westgate area under the form-based code. This view shows the building scale and types of uses of potential future development for the Westgate area that could develop over the next 10 to 20 years. This view illustrates how the area might develop, but is not intended to regulate the exact land use, size, location, or amenities of future development.

In meetings to discuss alternative plans for the Westgate area, the Economic Development Commission and the Planning Board recognized the local resident's interests and also felt it is necessary to provide incentives to property owners to create amenity space and the desired small-unit housing. Thus, the Concept Plan for Westgate allows for up to 3 story development throughout the area. All parcels are also eligible for height bonuses that would allow up to a total of 4 or 5 stories, subject to the development review process as defined in City Code and the bonus requirements (see Section 6.5). An important restriction on permitting the 5th story is that it is allowed only where the added height backs against steep slopes, to reduce impacts on existing adjacent residential uses and to avoid a canyon-like effect of tall buildings along the two major roads (see Section 6.5). Figure 1.4-1 provides an illustration showing a mix of potential building heights and a possible combination of uses.

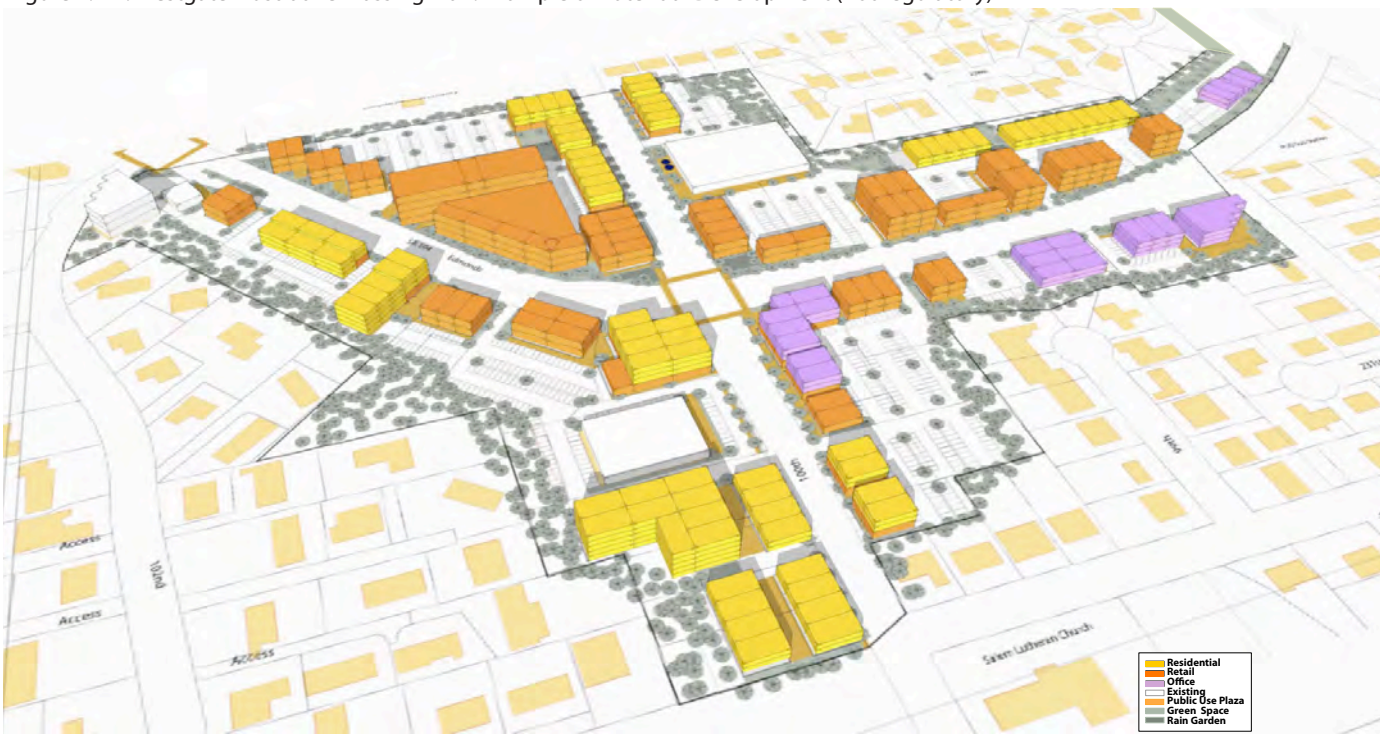
Table 1.4-2
Potential Development as Illustrated in Fig. 1.4-1

	Northwest	Northeast	Southwest	Southeast	Total
Retail (new)	20,200	122,400	42,300	64,800	249,700
Retail (retained)	20,200	34,500			54,700
Office	27,000	13,000	81,800	45,800	167,600
Bed & Breakfast				32,400	32,400
Live-work units				24	24
Residential units	32	62	34	52	180
Parking spaces	170	397	281	363	1,211
Development total*	67,400	169,900	124,100	143,000	504,400

*Total square footage excludes dwelling units

Amenity Space: The variety of outdoor spaces required of all future development, which includes lawns, plazas, squares, accessible rooftops, and sidewalks.

Figure 1.4-1: Westgate Illustrative Massing Plan: Example of Potential Development (not regulatory)



1.5 | Organization of the Plan

ReVisioning Westgate: A District Plan and Form-Based Code establishes standards for new development in the Westgate area. The plan is organized so that the parts interrelate and often must be reviewed together. The sections in the Table of Contents show the main topics and the overall organization of the plan. Each of the major sections is described below.

Section 1 – Introduction:
This section lays out the goals and intent of the plan. It also describes how the plan was constructed relevant to background research and the public process. This section also explains how the plan is structured.

Section 2 – The Regulating Framework:
This section establishes the Regulating Framework for the Form-Based Code. It provides a consolidated overview of the permitted development standards for each property and for the adjacent public rights-of-way. These development standards are detailed further in Sections 3 through 6.

Section 3 – Building Standards:
This section provides detailed standards for building types, including placement, height, and frontage types, as well as green building construction and housing diversity requirements.

Section 4 – Civic Investment: Streetscape and Public Space Standards:
This section sets the standard for sidewalks, street trees, bike lanes, landscaping, and streets with the intent to build coherent, safe transportation corridors for all modes of travel. This section is also intended to assist developers in understanding how a building site relates to the street.

Section 5 – Private Investment: Gathering Spaces and Green Feature Standards:
This section provides information on Green Factor requirements. This section also sets the standards for plazas, gathering spaces, and parking configurations.

Section 6 – Administration and Implementation:
This section describes how the review of development proposals in the Westgate District will be handled under the Form-Based Code, consistent with City procedures for other development. This section also identifies the bonus system which allows for added building height when various conditions are met.

Section 7 – Recommendations:
This section provides information for the City Council, Boards and Commissions that describe actions the city can take to foster development under the Westgate plan and to meet the goals of the plan.

2.1 | Purpose, Principles and Intent

Purpose

This section establishes the Regulating Framework that defines development standards for the building forms and land use types that are allowed within the Westgate District. The Regulating Framework includes Core Concepts, Amenity Space and Green Features Types, Street Types, Required Building Lines, Building Types, and Frontage Types.

Principles and Intent

A core principle of the Westgate Plan is to provide spaces for the use and enjoyment of the public, green features which protect and enhance the environment, and multi-modal access to amenity spaces as well as to businesses. The Regulating Framework is the controlling document and principal tool for implementing the Westgate District form-based code. The Regulating Framework provides standards for the development of each property or lot and illustrates how each relates to the adjacent properties and public right-of-way. The Regulating Framework for the Westgate District identifies the Core Concepts of the plan, Amenity Space and Green Feature Types, Street Types & Required Building Lines, Building Types, and Frontage Types.

Figure 2.1-1: Westgate Illustrative Map: Trees and Hillsides

Protecting Steep Slope Areas is a Core Concept of the Plan

2.2 | Core Concepts

The core concept for the Westgate District is to create a vibrant mixed-use activity center that enhances the economic development of the city and provides housing as well as retail and office uses to meet the needs of all age groups. The plan seeks to retain key features of the area, including protecting the large trees and green surrounding hillsides, while increasing walkability and gathering spaces, such as plazas and open spaces. (See figures 2.1-1 and 2.1-2). Other important aspects of the Concept Plan for Westgate include:

- Designing a landscape emphasis for the primary intersection.
- Creating a lively pedestrian environment with wide sidewalks and requirements for buildings to be placed close to the sidewalk.
- Landscaping the plazas, open spaces, and parking areas with a requirement of 15% landscaped open space.
- Promoting a sustainable low-impact development with a requirement for bioswales, rain gardens, green roofs and other features to retain and infiltrate storm water.
- Providing workforce housing and increasing residential uses with a requirement of 10% small-sized dwelling units.
- Providing options for non-motorized transportation linking new bike lanes into the city's larger system of bike lanes and extending sidewalks and pedestrian paths into the surrounding residential areas.

2.3 | Amenity Space & Green Features Types

As noted in the previous section, an important component of the Westgate District Plan is the provision of ample amenity space and encouragement of green features throughout the District. In addition to the requirements for individual properties, the Westgate District plan includes some common areas that will provide amenity space and green features. Specifically, these include:

- Landscape enhancements at the intersection of SR 104 and 100th Street to create a clear identity and a distinct central point for the Westgate District.
- A public park in the NW quadrant of the site, providing shared amenity space for residents in the area.
- Linkages from the Westgate District to surrounding residential areas to encourage walking and biking to the District.
- Expanded setback areas (from 5 feet to 8 feet) along SR 104 to provide separation for pedestrians from traffic and to provide landscaping to enhance the natural setting for motorists along SR 104
- Bioswales along State Road 104, 100th Avenue West, Bowdoin Way, and 84th Avenue West.

Figure 2.3-1: Westgate Illustrative Plan of Open Space with Example Photos

2.5 | Building Types

Properties in the Westgate District are allowed buildings up to 3 stories in height, with an additional 1 to 2 stories permitted for development meeting the bonus criteria including considerations of topography. See Section 6.5 for bonus provisions. There are seven Building Types allowed in the Westgate District, as listed below:

1. **Rowhouse** - Two or more attached story townhome apartments or condominiums.

2. **Courtyard** - A cluster of apartment or condominium flats arranged to share one or more common courtyards.

3. **Stacked Dwelling** - The building massing is predicated on horizontal repetition and vertical stacking of non-residential commercial uses on the ground level with residential above.

4. **Live-work** - An integrated housing apartment or condominium and working space designed to accommodate joint residential and work activity uses.

5. **Loft Mixed-Use** - Loft Mixed-Use buildings are predicated on horizontal repetition and vertical stacking of units organized on lobby, corridor, and elevator access. Loft buildings have greater height per floor to accommodate the second floor loft area within a unit.

6. **Side Court Mixed-Use** - Retail mixed-Use with office or residential above, or community service mixed-use with office or residential above.

7. **Commercial Block | Mixed-Use** - Retail mixed-use or community service mixed-use with residential above. Retail only, office only or community service mixed-use with office or retail above.

Each Building Type is allowed only within specified locations within the Westgate District, as shown in figures below. Most properties have an option of several building types.

Figure 2.5-1: Allowed Locations for each Building Type

2.6 | Frontage Types

This section establishes the regulations for Frontage Types within the Westgate District. The purpose of the Frontage Types is to ensure coherent streets and to assist developers and owners with understanding the relationship between building fronts and public space. Building Frontage Types are carefully coordinated with Building Types, see Section 3.3 for regulations on which frontage types are allowed for each Building type.

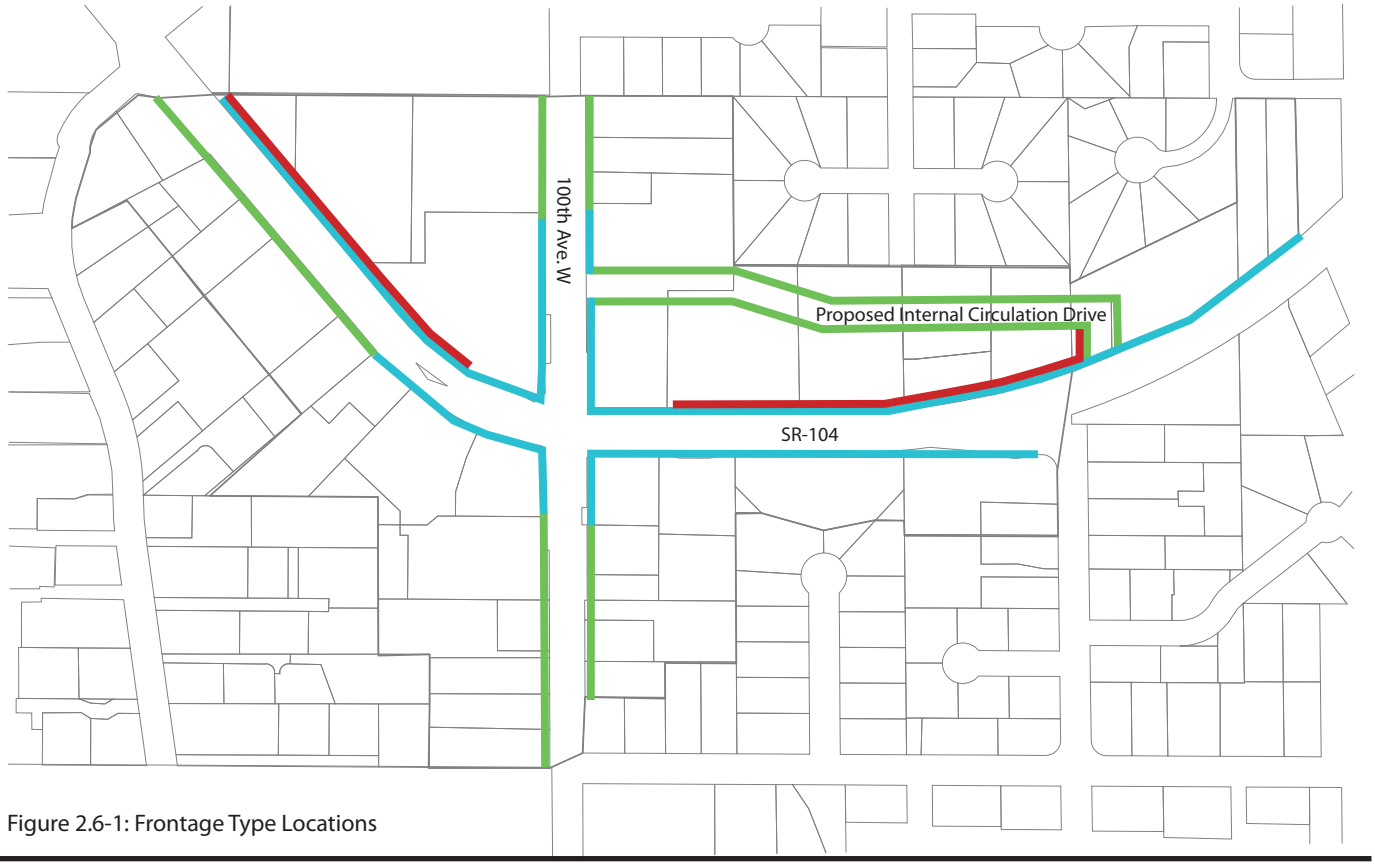


Figure 2.6-1: Frontage Type Locations

Key

- Shopfront or Gallery Frontages allowed
- All Frontage types allowed
- Secondary Frontage type allowed >100' from building corner at the intersection of 100th Ave W. and SR-104 (see section 3.3)

Standards

Primary façades shall be built to the Required Building Line along a minimum 60% of the Required Building Line.

Where Secondary Frontage types are allowed, 40% of the frontage shall be built to the Required Building Line.

Any section along the Required Building Line that is not defined by a building must be defined by amenity space or green space except to allow for the minimum necessary openings for vehicular traffic.

For both primary and secondary frontages, façades on retail stores shall be glazed with clear glass occupying no less than 60% of the sidewalk-level story.

Loading docks, drive-throughs, or other service entries are prohibitted on street facing façades.

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

When appropriate, access through the building to rear parking or amenity spaces should be at intervals no more than every 150' of the façade facing a public street.

Awnings, bay windows, or other non-street level building design features may encroach on the Required Building Line, but not on the Property Line.

Drawing for coding purposes only.

3.1 | Purpose, Principles, and Intent

Purpose
This Section identifies the building types allowed within the Westgate District, and provides design standards for each type, to ensure that proposed development is consistent with the city's goals for building form and quality.

Principles and Intent
The intent of the Westgate District Plan is to create a lively and pedestrian-friendly environment by providing for a variety of mixed use buildings and spaces. Each proposed building shall be designed in compliance with the standards of this Section for the applicable building type and with the neighborhood character identity identified in Section 1.4.

Allowable Building Types by Zone
A lot may be developed only with a building type allowed by Section 3.2 in the zone applicable to the parcel. More than one building type is allowed on each parcel.

Mixed Type Development
The development regulations are structured by the definition of distinct building types of the Form Based Code that have been identified as specifically suitable for Westgate District in scale and configuration. On deep lots and aggregated lots, there is an opportunity to mix these types within a single development project. Mixing building types within a project encourages variety in the massing and organization of the buildings, open spaces on the lot, and on the frontages at a scale that is appropriate for Westgate.

Scale and Massing
The scale and massing of buildings is to be calibrated to the existing urban context with the intent of breaking down large scale building masses and elements into "walkable neighborhood" elements and smaller scale building clusters. The contiguous lengths of building facades are regulated in the Frontage Types Section 3.3. The heights of buildings will be designated by area using stories as the measure rather than a prescribed height in feet. Upper floors are encouraged to be stepped back from street to allow an accessible roof deck or green roof area.

All parcels in the Westgate District may have up to 3 stories allowed with a bonus of 1 or 2 additional stories on any property meeting bonus criteria. See Section 6.5 for bonus provisions.

Illustrative Plans
Figures 3.1-1 and 3.1-2 provide illustrations of possible future development of the Westgate District as it could occur over the next twenty years under the Westgate District Plan and Form-Based Code. The development illustrated in these figures correspond to the example development massing plan previously illustrated in Figure 1.4-1. The first of these (Figure 3.1-1) illustrated potential open space and green features, including green roof and rain gardens. In this illustrative plan, the buildings are left as white spaces (with labels to indicate land use) to emplasize the life-space areas. In the second illustration (Figure 3.1-2) new buildings are shaded as gray and retained existing uses are shaded as yellow. Labels within the building outline show the number of stories (height) of the building and the mix of uses. Both figures are illustrative of possible future development and are not regulatory.

Each of the seven building types is detailed in Sections 3.2.1 through 3.2.7 of this document. For each building type, an illustrative diagram and photos show the type of development that would occur under this building type, but that exact form or design shown is not required. For each building type, a diagram shows the allowed locations for that building type in green. For parcels that are not colored green, that building type is not allowed.

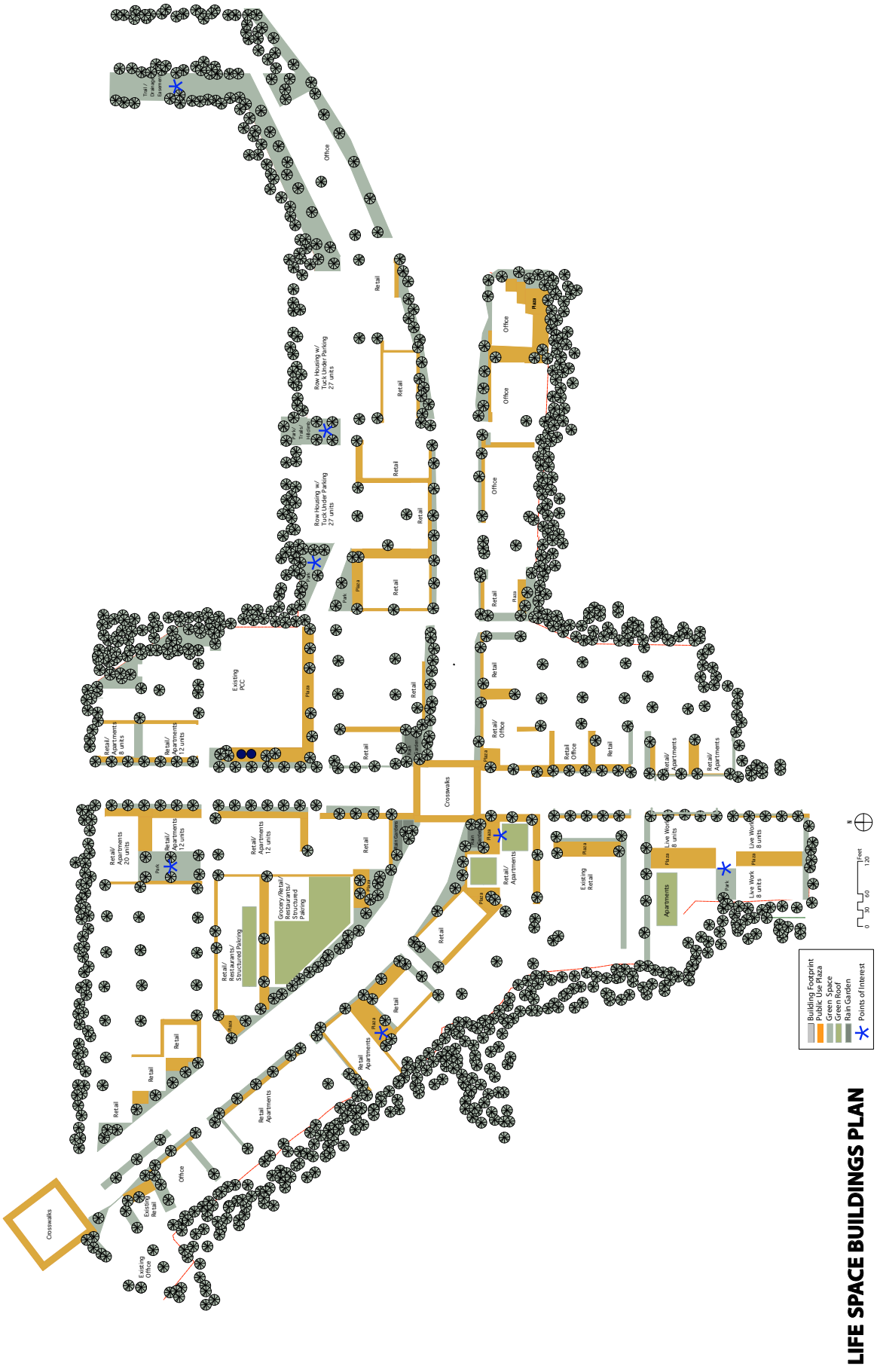
Six of the seven building types allow a mixture of uses within the building. The rowhouse building type allows residential uses only. Three other building types are primarily residential, but do allow ground floor commercial uses. These three are: Courtyard, Stacked Dwellings, and Live-Work Units. The Loft and Side Court Mixed Use building types allow any use on any floor, while the Commercial Block Mixed Use allows residential uses only on upper floors. These regulations are summarized in Table 3.1-1.

Table 3.1-1: Allowed Uses by Floor for Each Building Type

Building Type	Residential	Office	Retail
Rowhouse	Any floor	Not allowed	Not allowed
Courtyard	Any floor	Ground floor only subordinate to residential	Ground floor only subordinate to residential
Stacked Dwellings	Any floor	Ground floor only subordinate to residential	Ground floor only subordinate to residential
Live-Work	Any floor	Ground floor only subordinate to residential	Ground floor only subordinate to residential
Loft Mixed Use	Any floor	Any floor	Any floor
Side Court Mixed Use	Any floor	Any floor	Ground floor only
Commercial Block Mixed Use	Upper floors only	Upper floors only	Any floor

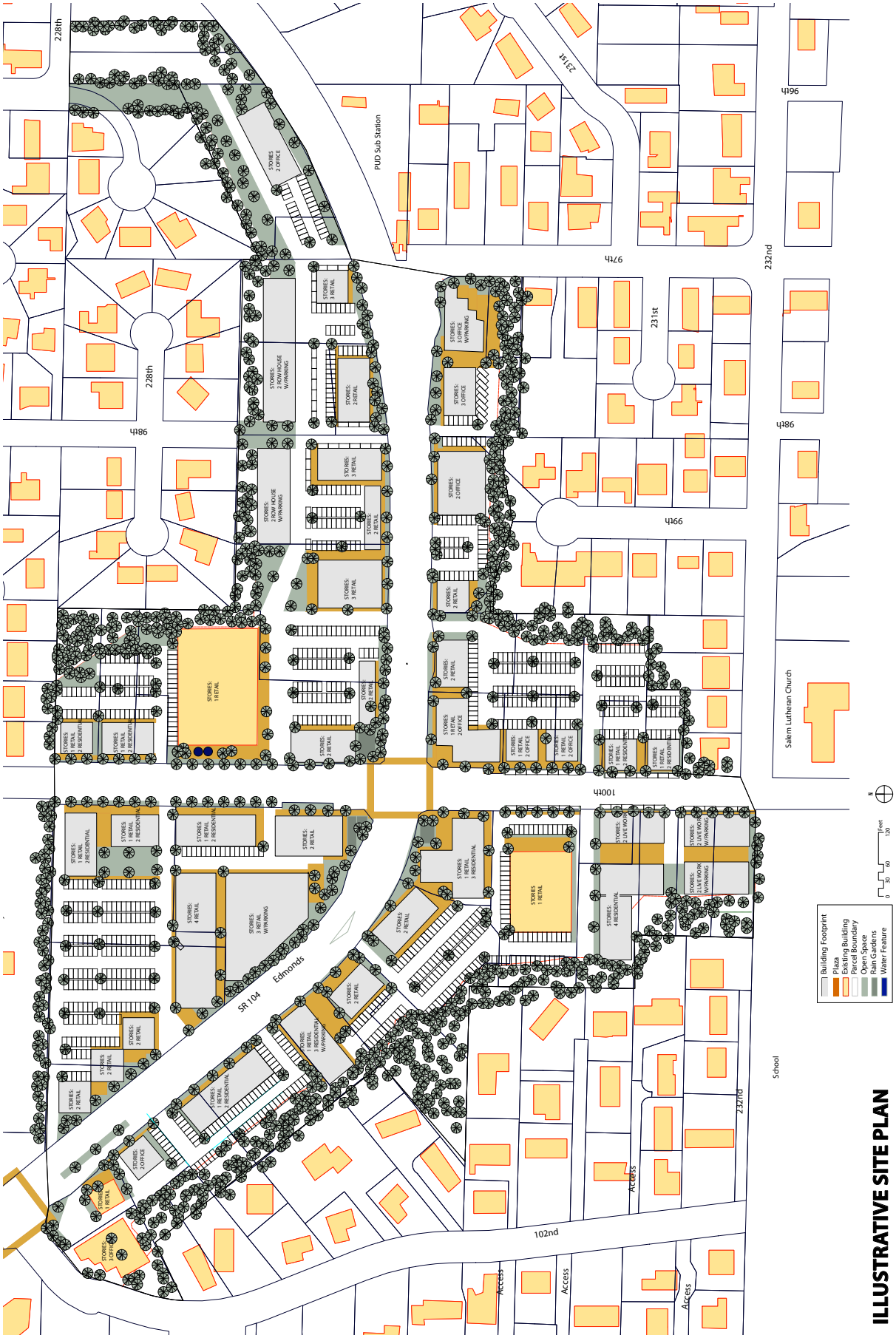
Whenever residential uses occur, at least 10% of the residential units shall be very small units designed for workforce housing (under 900 square feet) and no unit will exceed 1,600 square feet in size. See Section 3.4, Workforce Housing Criteria, for further details.

Figure 3.1-1: Illustrative Site Plan showing open space and green features



Example of potential development, not regulatory

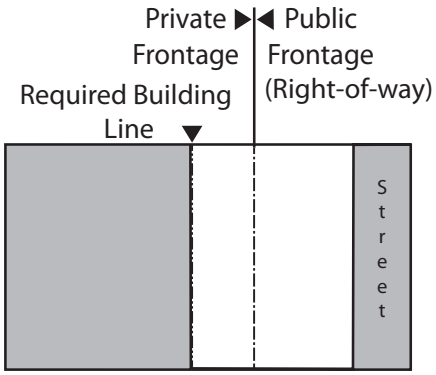
Figure 3.1-2: Illustrative Site Plan showing an example development with building heights and uses

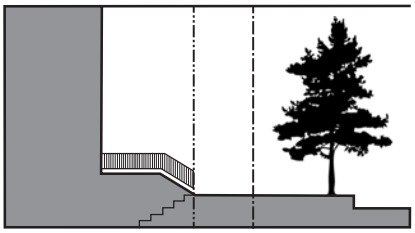


Example of potential development, not regulatory

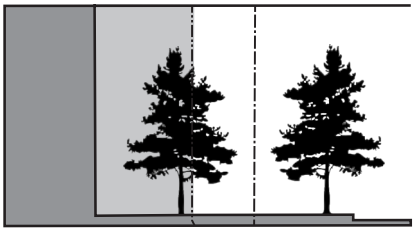
3.3 | Frontage Types

Figure 3.3-1

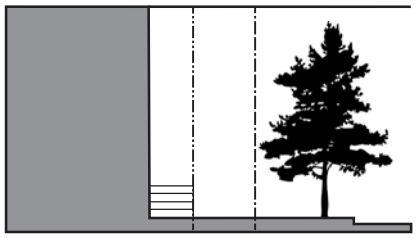




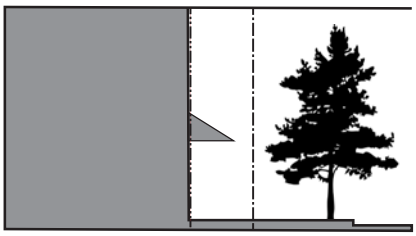
a. Terrace or Elevated Entry: The main façade is set back from the frontage line by an elevated terrace or entry. This type buffers residential use from sidewalks. The elevated terrace is also suitable for outdoor cafes (1). Terrace or Elevated Entry frontage is allowed on all building types.



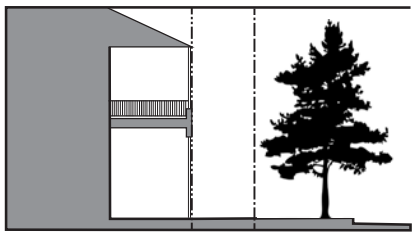
b. Forecourt: The main façade is at the required building line with a portion set back for a small court space. The court could be used to provide shopping or restaurant seating in commercial buildings, or as an entry court for residential buildings. This type should be used sparingly (1).Forecourt frontage may be used on Courtyard, Stacked Dwellings, and Live-Work building types.



c. Stoop: The main façade is near the frontage line with the first story elevated to provide privacy. The stoop is appropriate for ground floor residential use (1). Stoop frontage may be used on Rowhouse, Courtyard, Live-Work, and Stacked Dwellings building types.



d. Shopfront: The main façade is aligned close to the frontage line with the building entrance at sidewalk grade. The covering shall extent far enough to provide pedestrians protection from the weather. This type is appropriate for retail or office use only. Shopfront frontage may be used on Stacked Dwellings, Live-Work, Loft Mixed-Use, Side Court Office, or Commercial Block Mixed-Use building types where the building provides ground floor retail or office uses.



e. Gallery (or arcade): The main façade is set back from the frontage line with an attached cantilevered colonnade overlapping the sidewalk. The entry should be at sidewalk grade. The gallery/arcade should be no less than 8' feet wide. This type is appropriate for retail or office use only. Gallery/arcade frontage may be used on Stacked Dwellings, Live-Work, Loft Mixed-Use, Side Court Office, or Commercial Block Mixed-Use building types where the building provides ground floor retail or office uses.

(1) Frontages a, b, and c are not allowed within 100 feet measured from the building corner at the intersection of 100th Ave W. and SR-104.

State Road 104

Proposed Approach

The proposed concept maintains the street's function and designation as a principal arterial while enhancing the street's ecological aspects and improving pedestrian amenities. Frontage requirements and additional vegetation will strengthen the character of the street and provide a comfortable sense of enclosure.

Thoroughfare Type:	state highway
Movement:	free
R.O.W Width:	80′
Design Speed:	35 mph
Landscape:	north side - vegetated swale, south side - street trees planted 30′ on center
Traffic Lanes:	11′, two each way; 11′ center turn lane w/ intermittent planted median
Bike Lane:	none
Parking:	none
Curb to Curb Distance:	55′
Sidewalks:	north side 5 - 8′; south side 5′

Table 4.2-1: SR 104 Street Standards

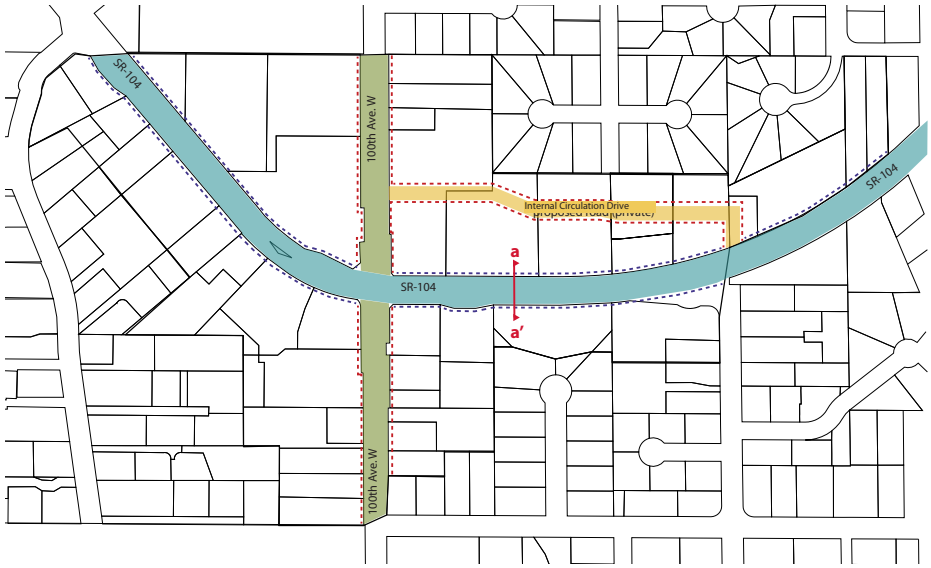


Figure 4.2-1 - SR 104 Section Location Map

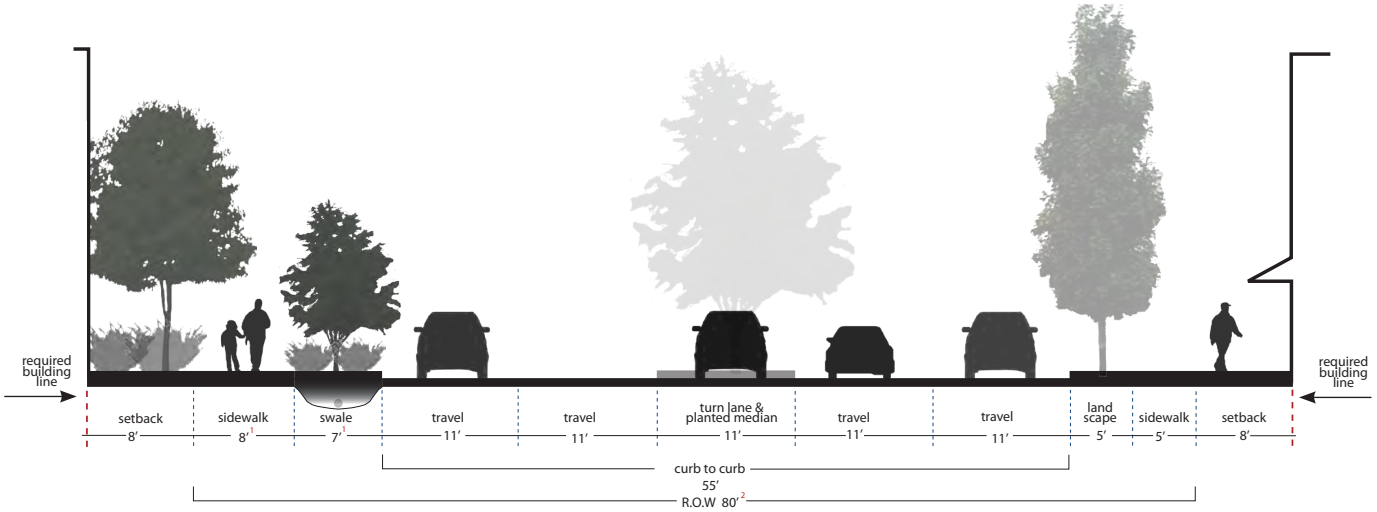


Figure 4.2-2: SR 104 Street Section

Notes:

1. The sidewalk and swale are depicted at 8′ and 7′, respectively. However, depending on stormwater volume, the width of both the sidewalk or the swale can vary. It is recommended that the sidewalk vary between 5-8′ and the swale between 5-7′. Also, depending on stormwater volume and capacity, the swale depicted here can built as a traditional landscape strip, rain garden, or a vegetated swale planted with appropriate street trees.

2. Within the site boundary, the ROW on SR-104 is predominantly 80′. There are, however, a number of places where the ROW fluctuates between 80′ and 90′. The Streetscape Standard indicated here is for an 80′ ROW. At those places on SR-104 where the ROW widens, the respective landscape feature should also be required to widen accordingly.

FIGURE NOT TO SCALE

100th Avenue West

north of SR - 104

Proposed Approach

The proposed concept is focused on establishing the street as a pedestrian-centered thoroughfare. Bike lanes are established along the existing cycling route. A bioswale and street trees provide enclosure.

Thoroughfare Type:	commercial street with pedestrian enhancements
Movement:	slow
R.O.W Width:	70′
Design Speed:	25 mph
Landscape:	east side - bioswale; west side - street trees planted in bulb outs between parking
Traffic Lanes:	10′, one each way; 11′ center turn lane w/ intermittent landscaping
Bike Lane:	6′ both sides of street
Parking:	8′ parallel parking on west side of street
Curb to Curb Distance:	50′
Sidewalks:	6′

Table 4.2-2: 100th Avenue W/N of SR 104 Street Standards

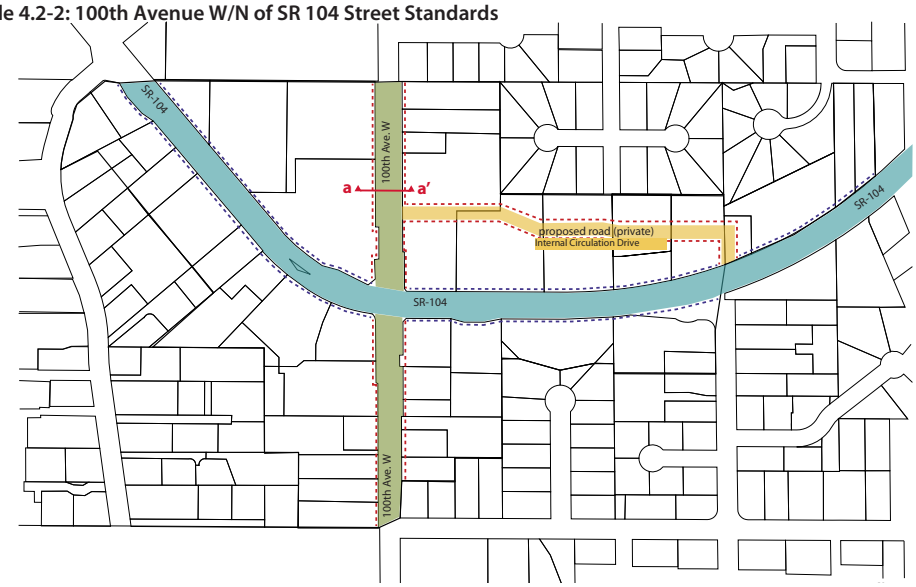


Figure 4.2-3: 100th Avenue W/N of SR 104 Section Location Map

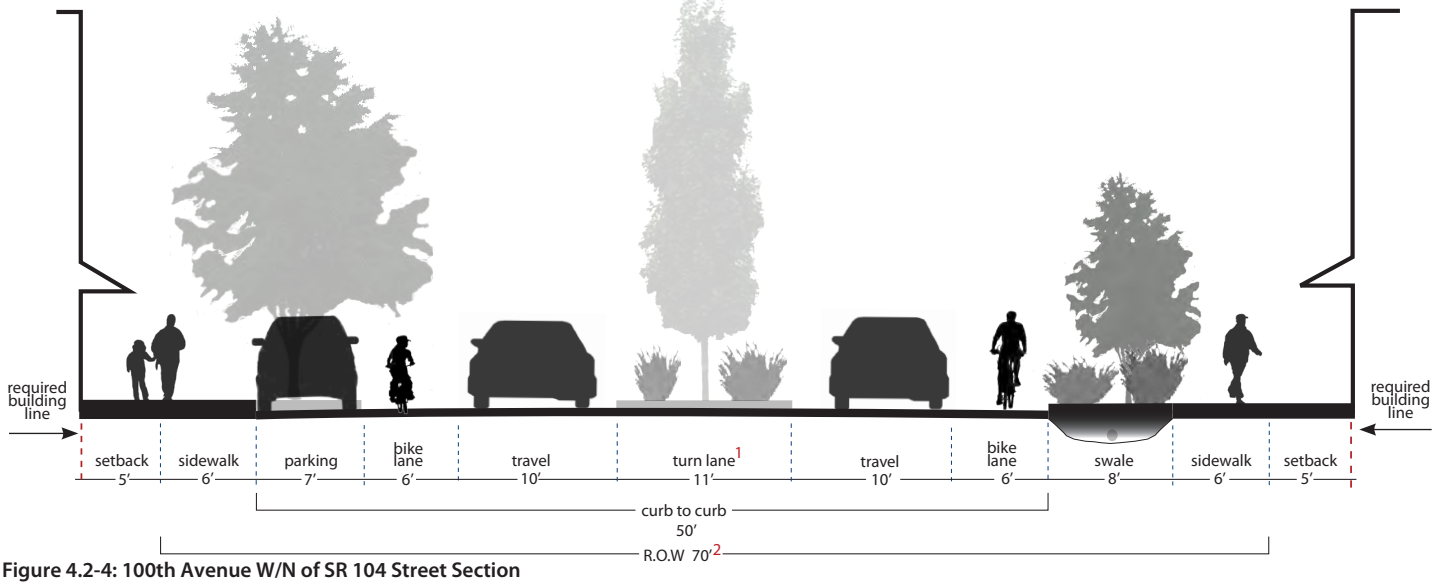


Figure 4.2-4: 100th Avenue W/N of SR 104 Street Section

Notes:

1. Where feasible, it is recommended a planted median replace segments of the existing turn lane .

2. Within the site boundary, the ROW on 100th Ave. is predominantly 70′. There are, however, a number of places where the ROW fluctuates between 70′ and 80′. The Streetscape Standard indicated here is for a 70′ ROW. At those places on 100th Ave. where the ROW widens, the respective landscape features will be required to widen accordingly.

FIGURE NOT TO SCALE

5.0 | Private Investment: Amenity Spaces & Green Features Standards

5.1 | Purpose, Principles and Intent

Purpose

This section identifies the types of amenity spaces and green open space allowed within the Westgate District as indicated by the Regulating Framework (Section 2.0), and provides design standards for each type, to ensure that proposed development is consistent with the City of Edmonds goals for character and quality of the places surrounding the buildings on private property within the Westgate area. This section also describes the Green Factor requirements that apply to each development within Westgate.

Principles and Intent

The intent of the proposed system is not only to establish amenity spaces that serve the community and local needs, but also to provide for the protection and enhancement of natural resources for the benefit of the greater community. Core principles of the Westgate District plan are to promote:

- an environment that encourages and facilitates bicycling and pedestrian activity —"walkable" streets that are comfortable, efficient, safe, and interesting; and

- coherence of the public-right-of-way, serving to assist residents, building owners and managers with understanding the relationship between the public-right-of-way and their own properties; and

- sustainability by providing for trees and plants which contribute to privacy, the reduction of noise and air pollution, shade, maintenance of the natural habitat, conservation of water and rainwater management.

Regulating Framework: The Regulating Framework (see Section 2.0) is the principal tool for implementing the District Form-Based Codes. It provides general standards for the development of each property or lot and illustrates how each relates to the adjacent properties and street space. The Regulating Framework also defines general development standards for the building forms and land use types that are allowed within the Westgate District. The Regulating Framework includes Core Concepts, Amenity Space and Green Features Types, Street Types, Required Building Lines, Building Types, and Frontage Types. Additional detail on each of these standards is provided in Sections 3.0 through 5.0.

5.3 | Open Space Standards

The Westgate District shall include two types of open space: Amenity Space and Green Open Space.

Amenity Space

Amenity space is designed to provide residents of all ages with a variety of outdoor experiences. Although the character of these amenity spaces will differ, they form the places that encourage residents and visitors alike to spend time in the company of others or to find solitude in an outdoor setting.

All new development shall provide a minimum of 15% of parcel size as amenity space. Additional amenity space above the 15% base requirement is encouraged and can be part of the development's Green Factor plan outlined in Section 5.2 and can contribute to bonus heights as defined in section 6.5.

The types of amenity space include:

(a) **Lawns**: An open space, available for unstructured recreation. A lawn may be spatially defined by landscaping rather than building frontages. Its landscape shall consist of lawn and trees and shall provide a minimum of 60% planted pervious surface area (such as a turf, groundcover, soil or mulch.)

(b) **Plazas**: An open space, available for civic purposes and commercial activities. A plaza shall be spatially defined primarily by building facades, with strong connections to interior uses. Its landscape shall consist primarily of pavement. Trees are encouraged. Plazas shall be located between buildings and at the intersection of important streets. Plazas shall provide a minimum of 20% planted pervious surface area (such as a rain garden, bioswale, turf, groundcover, soil or mulch). The remaining balance may be any paved surface with a maximum 30% impervious paved surface.

(c) **Squares**: An open space available for unstructured recreation and civic purposes. A square is spatially defined by building facades with strong connections to interior uses. Its landscape shall consist of paths, lawns and trees with a minimum of 20% planted pervious surface area (such as a rain garden, bioswale, turf, groundcover, soil or mulch). The remaining balance may be any paved surface with a maximum 30% impervious paved surface.

(d) **Accessible Green Rooftops**: Accessible green rooftops can confer significant added value to building's occupants or to the general public with benefits ranging from enhanced educational opportunities for schools, "roofparks", horticultural therapy, and even food production.

(e) **Sidewalks**: The purpose of sidewalks is to provide safe, convenient, and pleasant pedestrian circulation along all streets, access to shopfronts and businesses, and to improve the character and identity of commercial and residential areas consistent with the City of Edmonds vision. New development meeting the standards of this plan are allowed to use a portion of the sidewalk area within the public right-of-way for outdoor seating, temporary displays, or other uses provided that pedestrian movement is accommodated.

Green Open Space

The goal for the overall open space in the Westgate District is to create a unified, harmonious, and aesthetically pleasing environment that also integrates sustainable concepts and solutions that restore natural functions and processes. In addition to amenity space, the Westgate District shall incorporate green open space, which includes:

(a) **Trees**: The location and selection of all new tree planting will express the underlying interconnectivity of the Westgate District and surrounding neighborhoods. Species selection will be in character with the local and regional environment, and comprised of an appropriate mix of evergreen and deciduous trees. Trees will be used to define the landscape character of recreation and amenity space areas, identify entry points, and reinforce the legibility of the District by defining major and minor thoroughfares for pedestrians, bicycles and vehicles.

- All new development shall preserve existing trees wherever feasible.
- All new development shall plant new trees in accordance with the Edmonds Municipal Code Chapter 20.13.

(b) **Steep Slopes**: New development shall protect steep slopes by retaining all existing trees and vegetation on slopes exceeding 15%.

(c) **Stormwater Management**: Stormwater runoff from sidewalks shall be conveyed to planted parkways. Overflow from parkways and runoff from the roadways will be directed into bioswales and/or pervious paving in curbside parking areas, located along the street edges where it can infiltrate into the ground. Perforated curbs through which street stormwater runoff can flow to open vegetated swales can also be provided, wherever feasible.

6.0 | Administration and Implementation

6.1 | Purpose, Principles and Intent

Purpose

This Section identifies the administrative procedures for proposed development within the Westgate District, and provides for measures to implement the plan.

Principles and Intent

The intent of this section is to ensure that private development is consistent with the standards of *ReVisioning Westgate: A District Plan and Form-Based Code* related to street, frontage, building, and public space and green feature types.

6.2 | Administrative Review

A staff planner will be assigned to coordinate the technical review process for each new proposed development within the Westgate District. Staff will first review the application and evaluate whether the project meets the general goals and objectives and the specific provisions of the *ReVisioning Westgate* plan. Administrative Review shall be the only review needed for changes to non-conforming uses or for new development where no SEPA review is needed, provided that the proposed new development meets the provisions of the plan and conforms to the 3-story height limit or meets the requirements for a height bonus up to a total of 4 stories. However, if the proposed development requires a SEPA review or seeks approval for a height bonus up to a total of 5 stories, the development shall follow the city's Design Review process. During the design review and approval process, staff will ensure compliance following the requirements imposed by the Architecture Design Board (ADB) or other designated authority. The staff planner will coordinate the application process with other city departments, including Parks and Recreation, Engineering, Public Works, Police and Fire departments.

Table 6.2-1: Westgate Development Review Requirements

Proposed Development	Review Process
1 to 3 Stories	Administrative Review
4 Stories	Administrative Review + Bonus Scoresheet
5 Stories	Administrative Review + Bonus Scoresheet + Design Review
Exceptions to standards for any development	Administrative Review + Bonus Scoresheet (if over 3 stories) + Design Review

A trained staff member will review the Green Factor application and verify the point value calculated by the landscape professionals working for the applicant. (see Section 5.2).

Development: Includes any improvement to property open to exterior view, such as buildings, structures, fixtures, landscaping, site screening, signs, parking lots, lighting, pedestrian facilities, street furniture, use of open areas; whether all or any are publicly or privately sponsored.

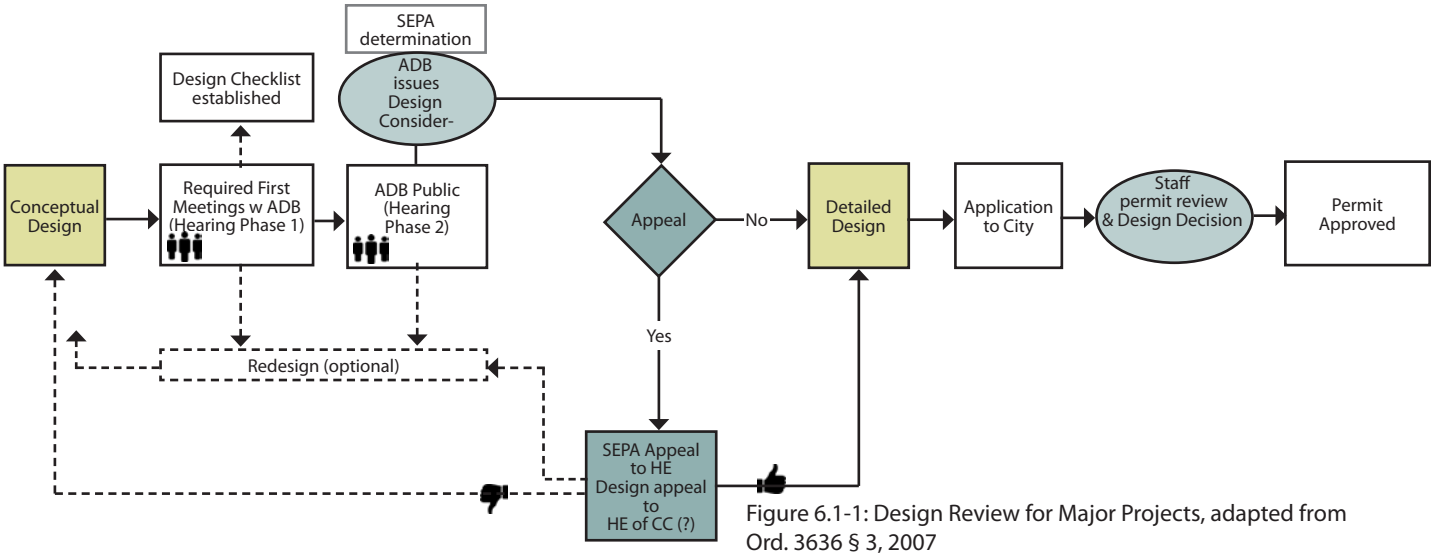


Figure 6.1-1: Design Review for Major Projects, adapted from Ord. 3636 § 3, 2007

6.5.3 | Westgate Height Bonus Score Sheet

☐	**Housing Unit Size** (see Section 3.4)	Cumulative	**4 Points**
☐	Prereq.	**Number of units < 900 sq. ft.,** 10%	Required
☐	Prereq.	**No units ≥ 1,600 sq. ft.**	Required
☐	Credit 1	**Number of units < 900 sq. ft. 20%**	1
☐	Credit 2	**Number of units 900-1000 sq. ft.** 10%	1
☐	Credit 3	**Number of units 1001-1200 sq. ft.** 10%	1
☐	Credit 4	**Number of units 1201-1400 sq. ft.** 10%	1
☐	**Green Building Program** (see Section 3.4)		**4 Points**
☐	Prereq.	**Built Green® / LEED®** Certified Rating or equivalent	Required
☐	Credit 1	**LEED®** Silver Rating / **Built Green®** 4-5 **/ Evergreen Sustainable Development Standards**	1
☐	Credit 2	**LEED®** Gold Rating	2
☐	Credit 3	**Passive House Standard / LEED®** Platinum Rating	3
☐	Credit 4	**Living Building®**	4
☐	**Green Factor** (see Section 2.3 and 5.2)		**5 Points**
☐	Prereq.	**Green Factor Score** 0.3	Required
☐	Credit 1	**Green Factor Score** 0.4	2
☐	Credit 2	**Green Factor Score** 0.5	3
☐	Credit 3	**Green Factor Score** 0.6	4
☐	Credit 4	**Green Factor Score** ≥ 0.7 Sustainable Sites Initiative™, or equivalent	5
☐	**Amenity Space** (see Section 5.3)		**4 Points**
☐	Prereq.	**Percentage of amenity space of lot size** 15%	Required
☐	Credit 1	**Percentage of amenity space of lot size** 20%	2
☐	Credit 2	**Percentage of amenity space of lot size** 25%	3
☐	Credit 3	**Percentage of amenity space of lot size** ≥30%	4
☐	**Alternative Transportation** (see Section 5.6)	Cumulative	**5 Points**
☐	Prereq.	**Meet street standards, including; bikeway and pedestrian networks, and vehicle parking**	Required
☐	Credit 1	**Car share parking,** minimum 2 parking spots	1
☐	Credit 2	**Charging facility for electric cars**	2
☐	Credit 3	**Indoor bicycle storage and changing facilities**	1
☐	Credit 4	**Priority parking for sub-compact (Smart Cars™ and motorcycles)**	1

One-story Bonus requires 8 Points **Two-story Bonus** requires 12 Points

☐	**Points in at least 4 categories**	Required

NOTE: The 5th story height bonus is limited to parcels adjacent to steep slopes as shown in Figure 6.5-1.