reVISIONING Five Corners & Westgate

Edmonds Special District Plan

Preferred Plan

June 15, 2011

City of Edmonds

Green Futures Lab,
University of Washington

Cascade Land Conservancy

Agenda

- Agenda
- 6:00 Introduction
- 6:05 Overview of Westgate Plan
- 6:10 Overview of Five Corners Plan
- 6:15 Overview of Form Based Code
- 6:20 Next Steps
- Discussion

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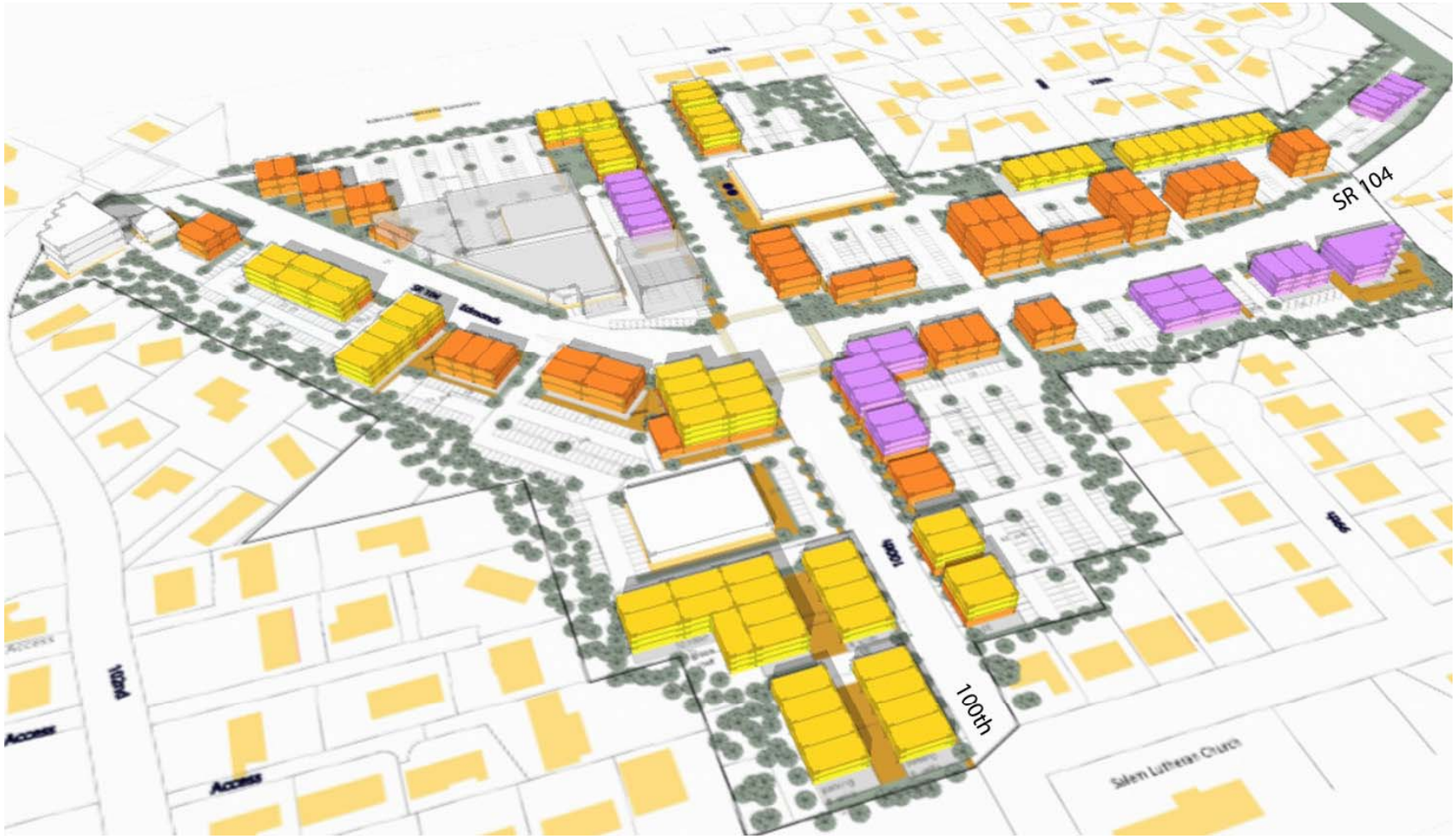

Westgate

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Westgate

Emphasizes building focus on SR 104 and 100th

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Westgate

QFC expansion & redevelopment potential

> 60 housing units with tuck-under parking

Bed & Breakfast built into the hill

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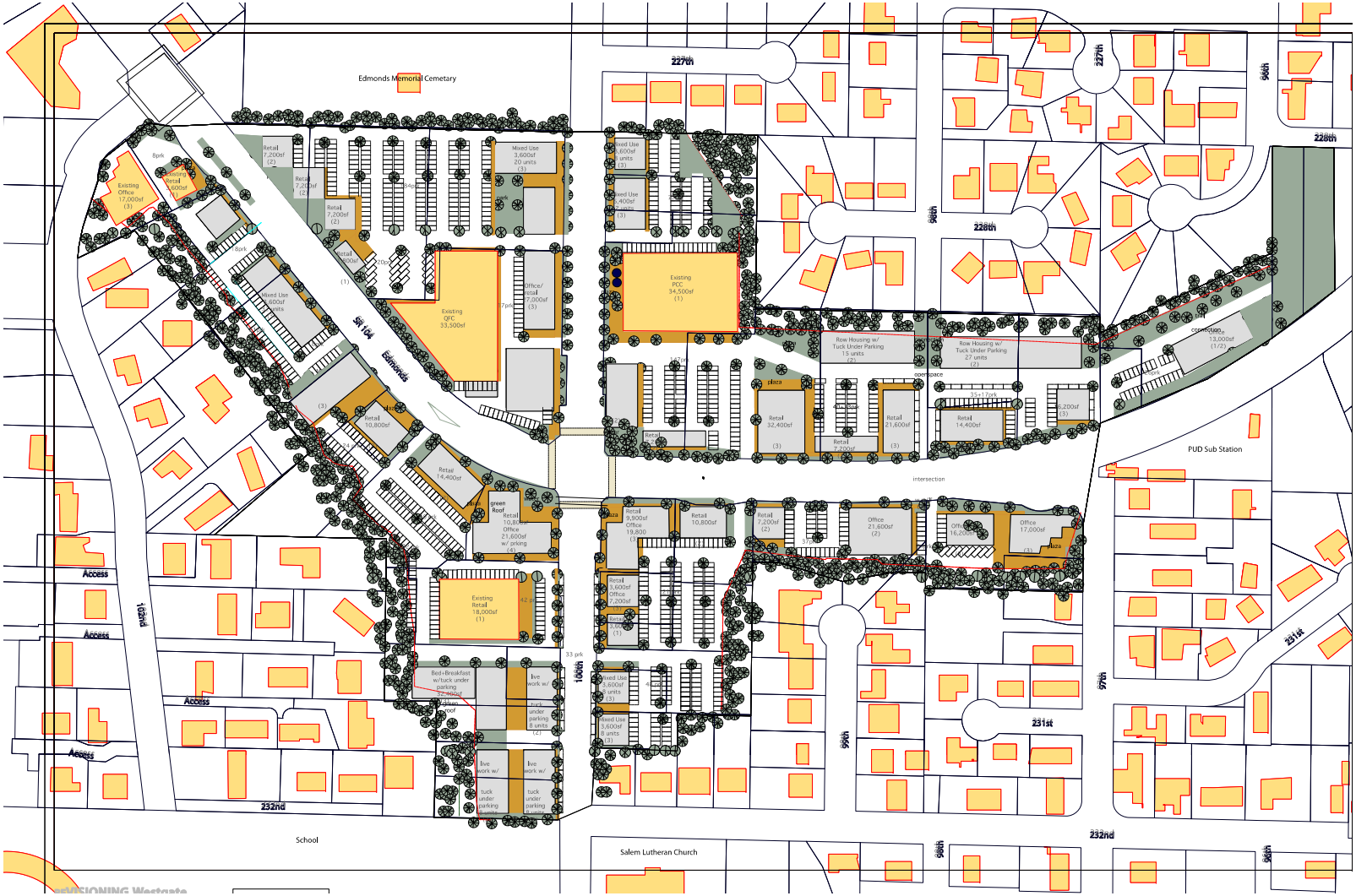

Westgate

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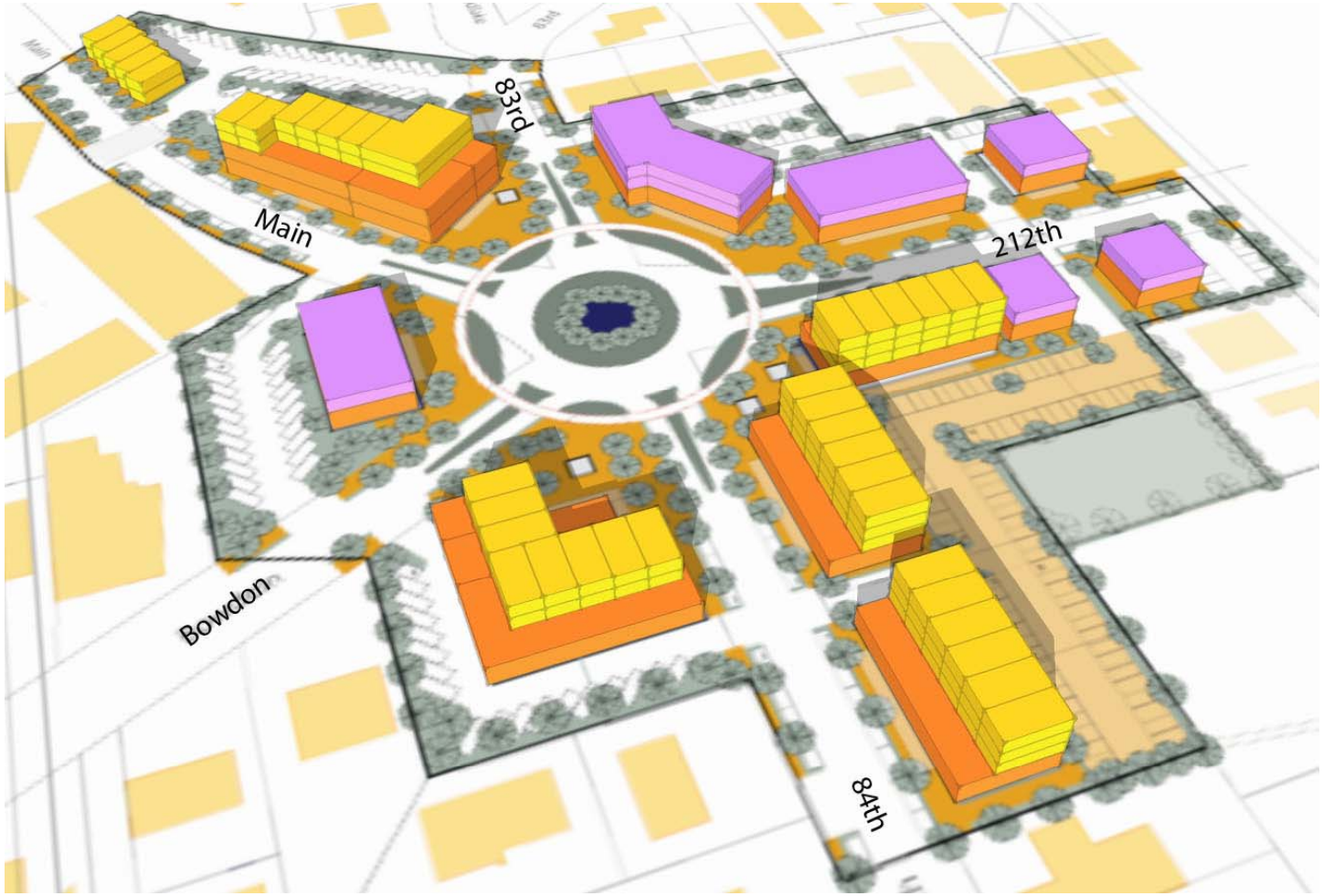
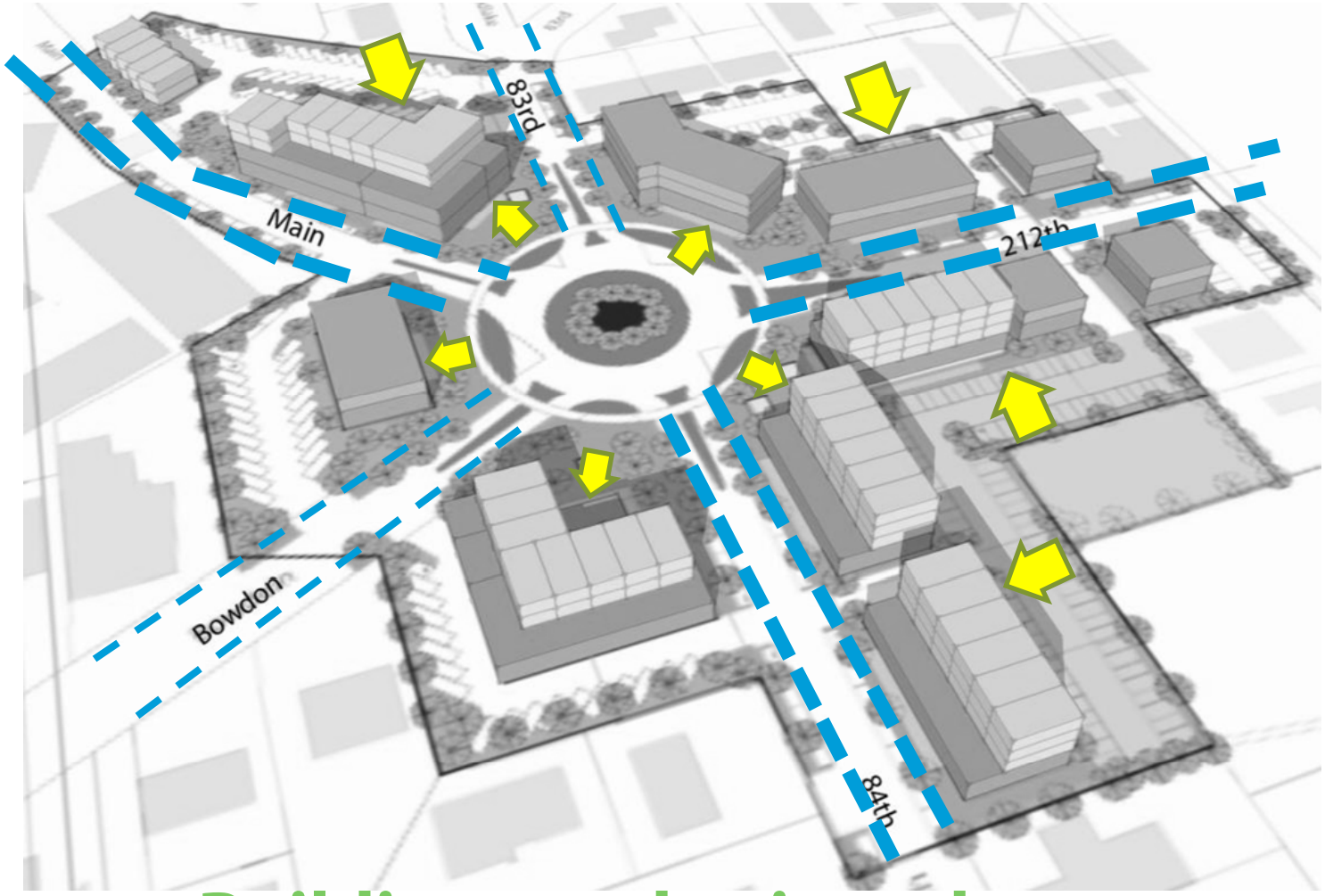


Five Corners

Five Corners



Building emphasis at the street edge and plazas

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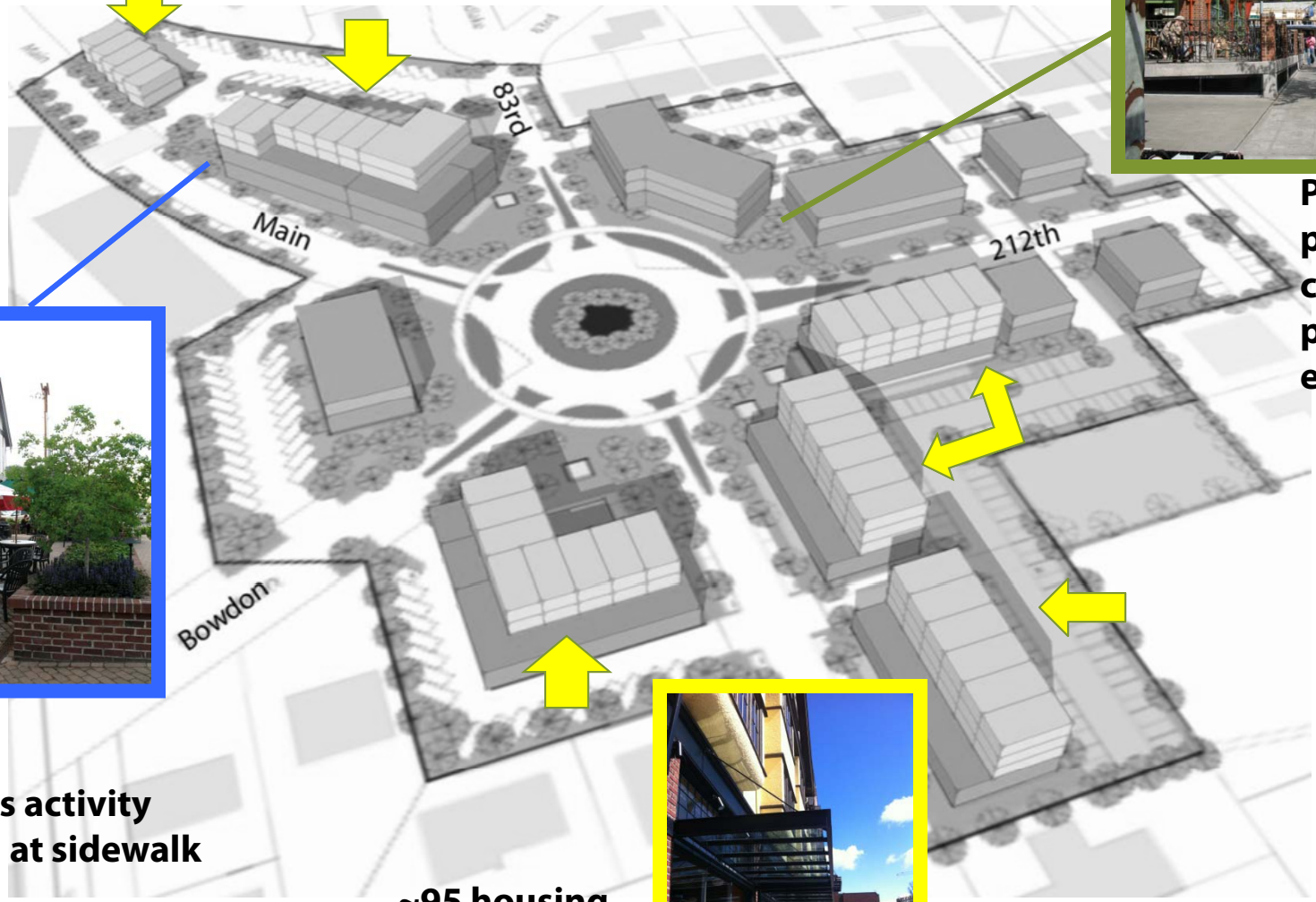
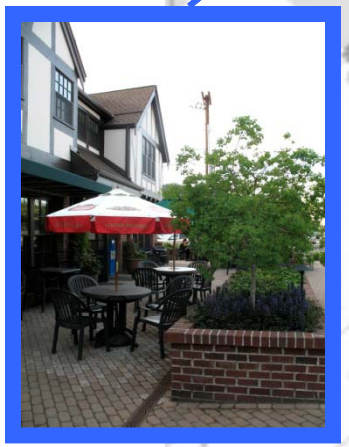


Plazas and public spaces create safe pedestrian environment



Business activity allowed at sidewalk

Five Corners

~95 housing units above retail.

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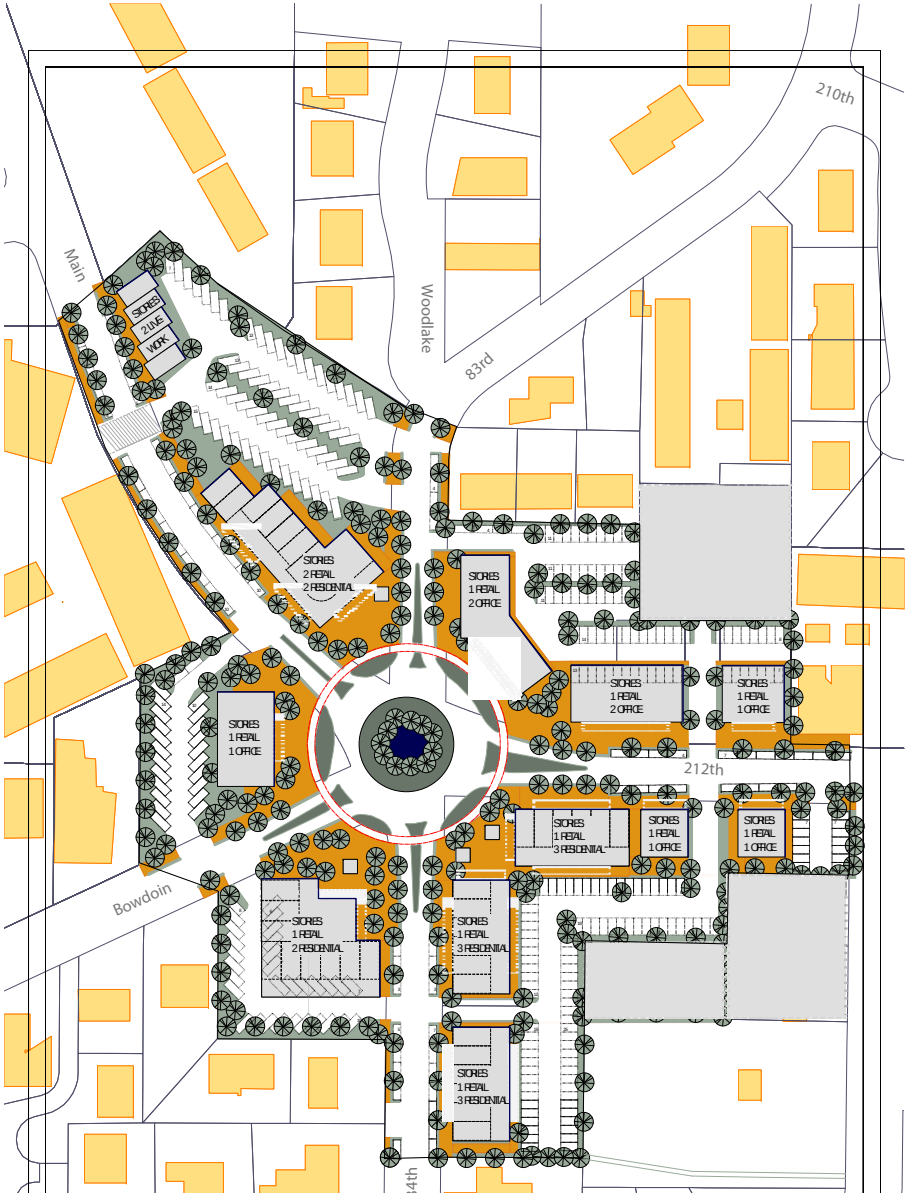


Five Corners

Contents of the Plan/Form-Based Code

1. Introduction
   - Intent and Goals
   - Summary of the Public Process
   - How to Use this Code
   - Components of the Code
2. The Regulating Framework
   - Understanding the Regulating Framework
   - Street Types
   - Frontage Types
   - Building Types
3. Land Use and Building Standards
4. Streetscape and Public Space Standards
5. Frontage Types
6. Green Features Standards
7. Administration and Implementation

Building Types

1. ***Rowhouse*** - Townhome apartments or condominiums
2. ***Live Work*** - Townhome apartments or condominiums
3. ***Courtyard Residential*** - Apartment or condominium flats
4. ***Side Court*** - Office only, Retail Mixed Use with office or residential above, or Community Service Mixed Use with office or residential above
5. ***Commercial Block*** - Retail only, Office only, Retail Mixed Use with office or residential above, or Community Service Mixed Use with office or residential above

Residential Building Types

Rowhouses

Courtyard Residential

Live/Work

Commercial Building Types

Side Court

Commercial Block

Streetscape Standards

Westgate
100th Ave.

baseline

Thoroughfare Type:	commercial street with pedestrian enhancements
Movement:	slow
R.O.W. Width:	70'
Design Speed:	25 mph
Landscape:	street trees planted in bulb outs
Traffic Lanes:	11', one each way, 11' center turn lane
Bike Lane:	4.5' both sides of street
Parking:	8' parallel parking, both sides of street
Pedestrian Crossing Distance:	49'
Sidewalks:	6'

Section View looking south from intersection of 100th Ave. and SR-104

Streetscape Standards

Westgate
100th Ave.

w/ amenities
2-way cycle path
stormwater swale

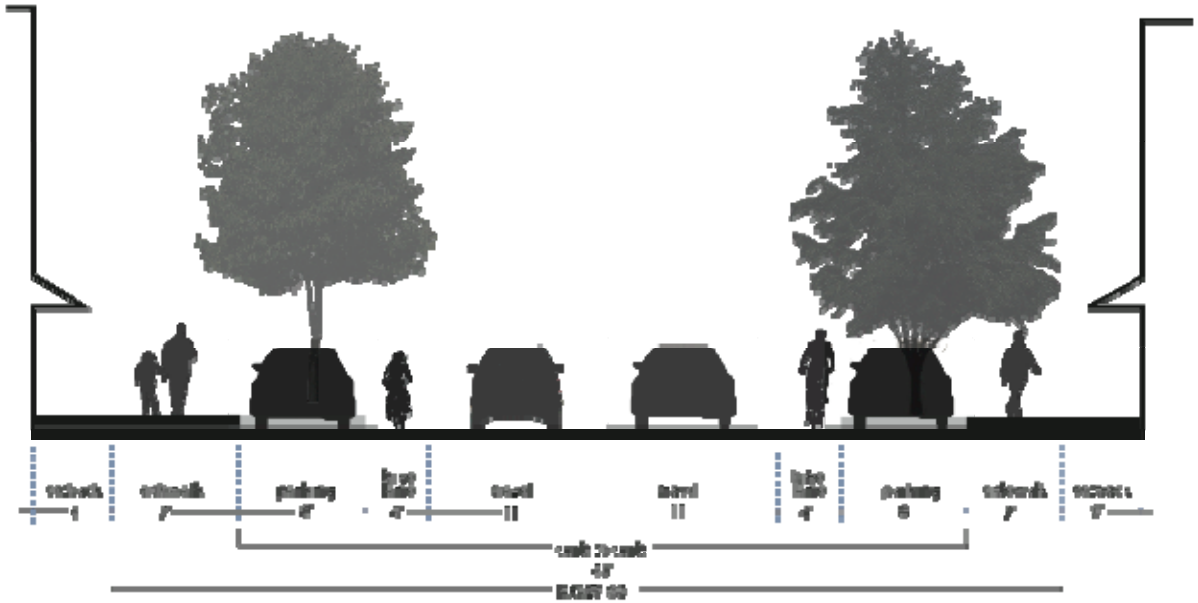
Thoroughfare Type:	commercial street with pedestrian enhancements
Movement:	slow
R.O.W. Width:	70'
Design Speed:	25 mph
Landscape:	west side - street trees planted no less than 20', east side - swale and planted buffer
Traffic Lanes:	11', one each way, 11' center turn lane
Bike Lane:	8' two-way cycle path
Parking:	none
Pedestrian Crossing Distance:	33'
Sidewalks:	6'

Section View looking north from intersection of 100th Ave. and proposed internal street

Streetscape Standards

Five Corners Main Street & baseline

Thoroughfare Type:	commercial street
Movement:	free
R.O.W Width:	60'
Design Speed:	30 mph
Landscape:	street trees planted in bulb-outs between parking
Traffic Lanes:	11', one each way
Bike Lane:	4' both sides of street
Parking:	8' parallel parking both sides of street
Pedestrian Crossing Distance:	46'
Sidewalks:	7'



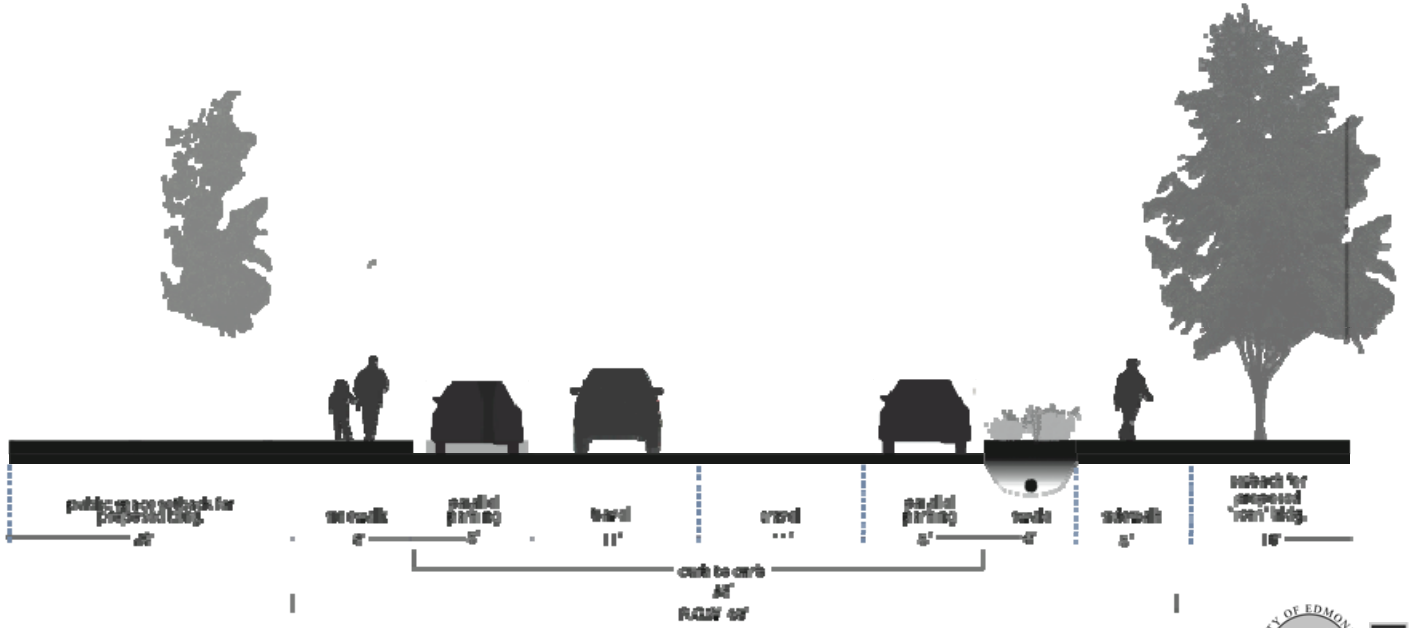
Section View: Main St.: looking northeast from proposed roundabout crosswalk
212th St. SW: looking east toward proposed rondabout

Streetscape Standards

Five Corners
Bowdoin

w/ amenities
stormwater swale
public space setback

Thoroughfare Type:	commercial street
Movement:	slow
R.O.W Width:	60'
Design Speed:	20 mph
Landscape:	south side - street trees planted in bulb-outs between parking, north side - swale w/ overflow directed toward roundabout
Traffic Lanes:	11' one each way
Bike Lane:	none
Parking:	8' parallel parking on south side of street
Pedestrian Crossing Distance:	38'
Sidewalks:	8'



Section View: looking south from proposed roundabout crosswalk

GREEN FEATURES

A Few Possibilities

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

living walls

bioswale/rain garden

green roof

permeable paving

Next Steps

Tonight: Request EDC to reaffirm support for concepts

6/21: City Council Presentation

Summer: Planning Board to review & refine Plan and FBC

Fall: Public meeting

Year end: City Council decision

THANKS FOR PARTICIPATING!