

# REVISIONING Five Corners & Westgate

## Edmonds Special District Plan

Presentation to  
Edmonds City Council  
June 21, 2011



City of Edmonds



Green Futures Lab,  
University of Washington



Cascade Land Conservancy

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# Acknowledgements

## Team 1 – Fall Quarter Undergrad Class

- Elizabeth Abrahamson, Cristina Haworth, Brad Shipley

## Team 2 – January-June Student Internships

- Betsy Jacobson –Masters in Urban Planning and Landscape Architecture
- Tom Jamieson – Masters in Landscape Architecture
- Julie Kreigh – PhD in Built Environment
- Jeanine Matthews – Masters in Landscape Architecture
- Eric Scharnhorst – Masters in Landscape Architecture
- Brad Shipley –B.S Degree in Community, Environment and Planning

## Faculty: Jill Sterrett, FAICP - Urban Design and Planning

- Nancy Rottle, ASLA - Landscape Architecture



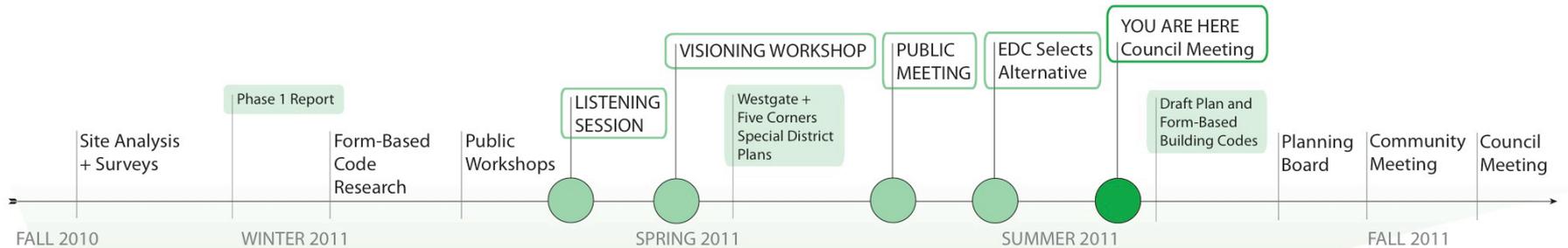
## REVISIONING Five Corners & Westgate

# Agenda

1. Public Process
2. Connections and Green Features
3. Five Corners Plan
4. Westgate Plan
5. Overview of Form Based Code
6. Questions and Discussion



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## NEXT STEPS - SHORT TERM



## NEXT STEPS - LONG TERM

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

# Phase One: Site Analysis and Online Survey



- Prepared a citizen survey
- Site surveys of land uses & amenities.
- Parking counts
- Walking distance & conditions
- Mapping study results
- Analysis of user friendliness

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# Phase One:

Research on Exemplary Commercial Centers in the PNW

*The Three C's:*

**COMPLETE**



**COMPACT**



**CONNECTED**



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## Phase Two:

Listening Session and Audience Response Surveys



Brown University

- Listening sessions for each site
- Audience response survey
- Synthesis of survey results
- Form-based code case studies



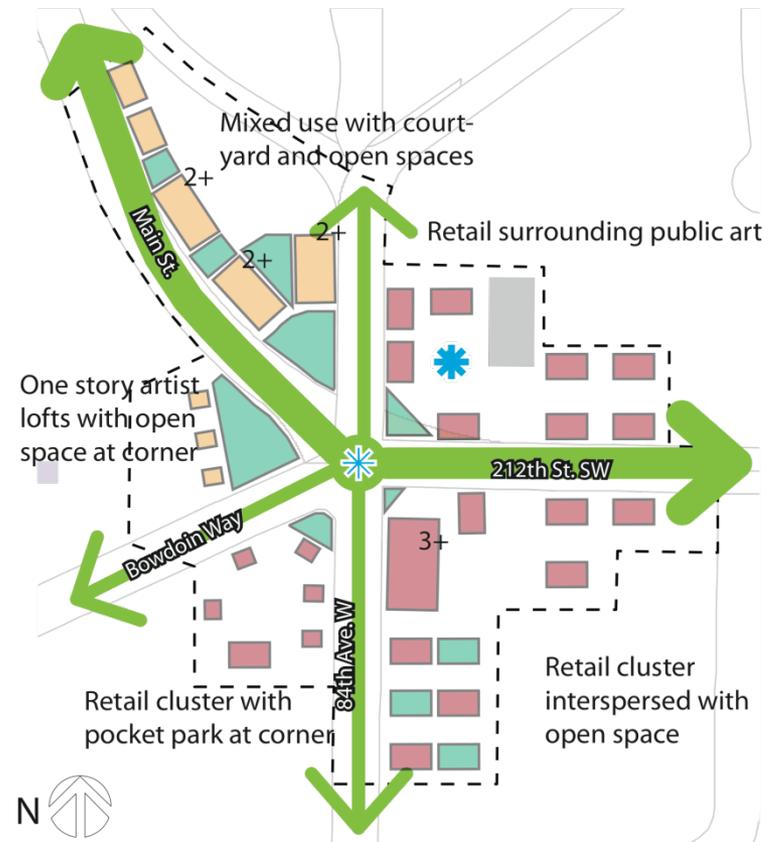
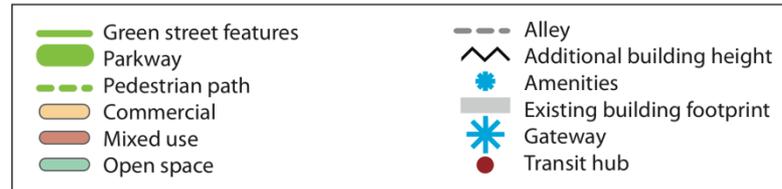
# Phase Three: Design Workshop and Draft Plans



- Public design workshop with local professionals
- Review of what we had heard from the public
- Draft site design: Life, Space, Buildings
- 6 teams Five Corners, 3 teams Westgate

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## Phase Three: Five Corners' Design Workshop



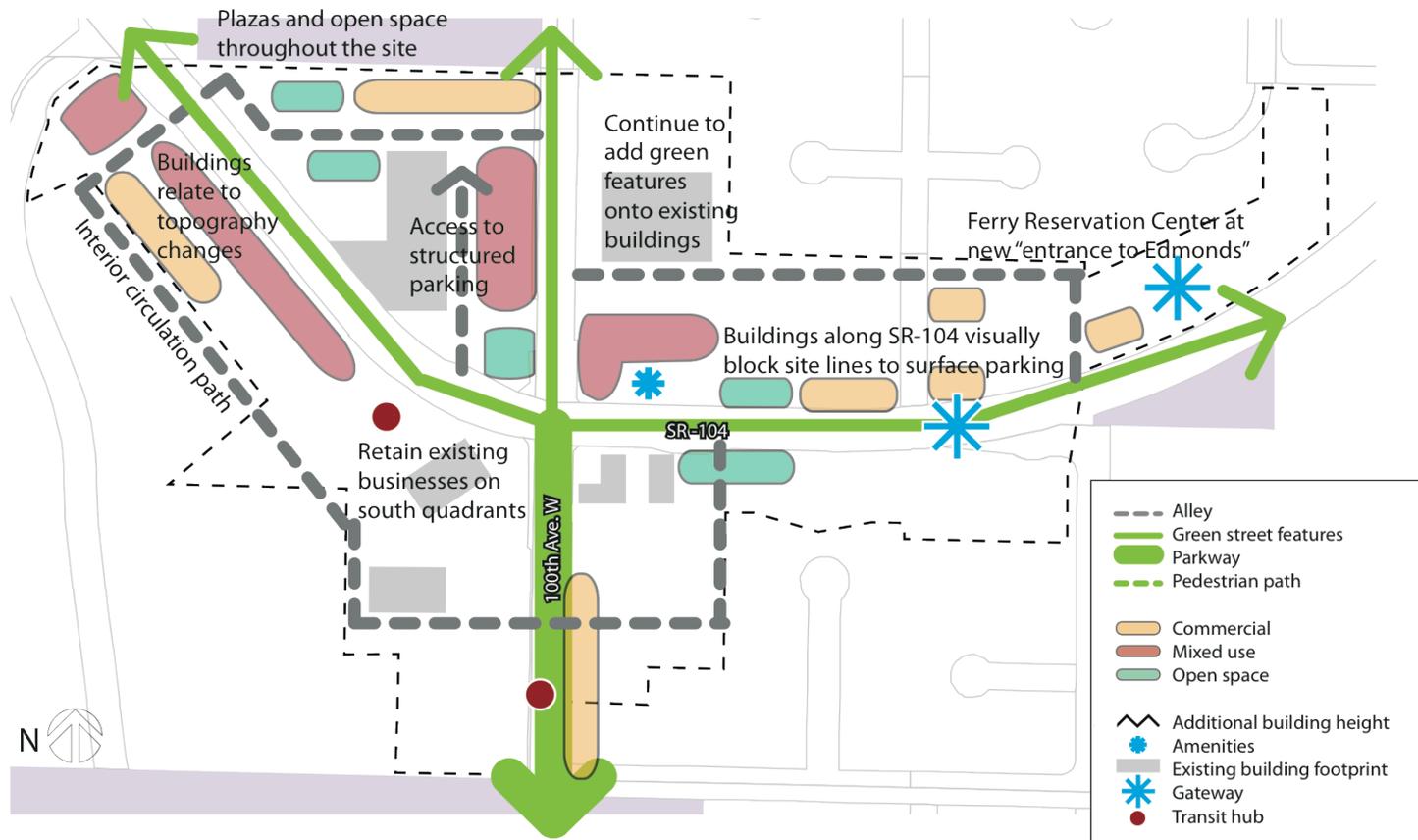
FC6: Five Corners Circle



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# Design Workshop

## Westgate



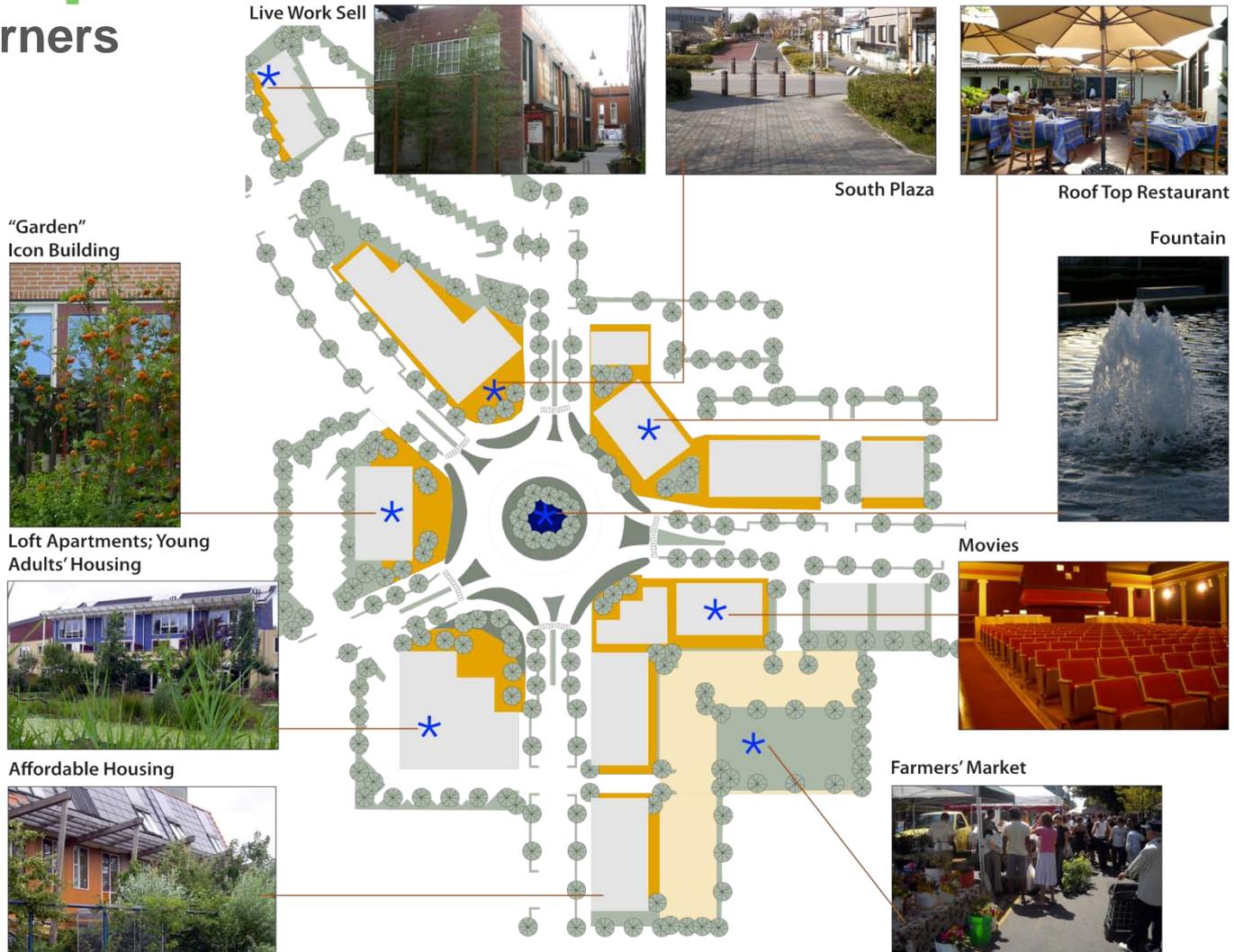
## WG3: Westgate Create



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## Life Space

### Five Corners



FC1: Garden Gateway



# Public Sentiment

Main Topics	Five Corners	Westgate
<b>Building Scale</b>	2-3 stories w/ housing	3-4 stories w/ housing
<b>Public Space</b>	Increasing public space was the most popular recommendation for improvement (all ages). Examples suggested were plazas, sitting space, green space.	
<b>Walking/Biking</b>	Improve walkability by creating safe environment for people of all ages.	
<b>Traffic</b>	Roundabout has general public support. Concerns about increased congestion noted.	No prominent issues with automobile traffic
<b>Services</b>	Community desires better restaurants, street cafés, and a bakery. Business fronts should be at the sidewalk.	
<b>Amenities</b>	Landscaping on sidewalks, street trees, and use of native plant species	



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## Phase 4:

### Refining and Selecting Preferred Alternative - Five Corners



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## Phase 4:

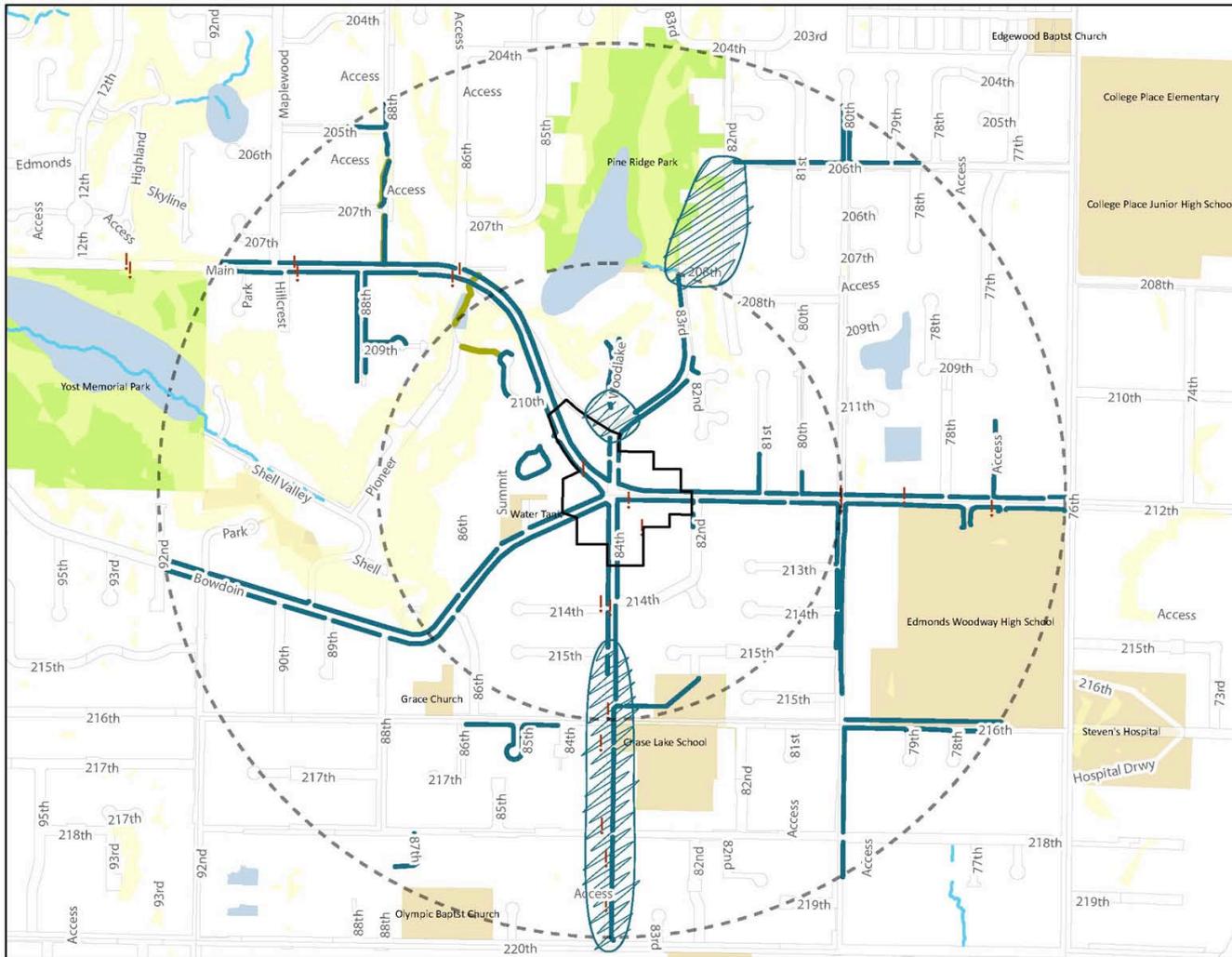
### Refining and Selecting Preferred Alternative - Westgate



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# Pedestrian Connections

## Five Corners



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## Movement Opportunities: Sidewalks

#### Potential:

Opportunity/Need for better walking conditions

#### Existing:

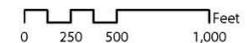
- Transit Stops
- Sidewalks
- Alleys

Facilities

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

Amenities

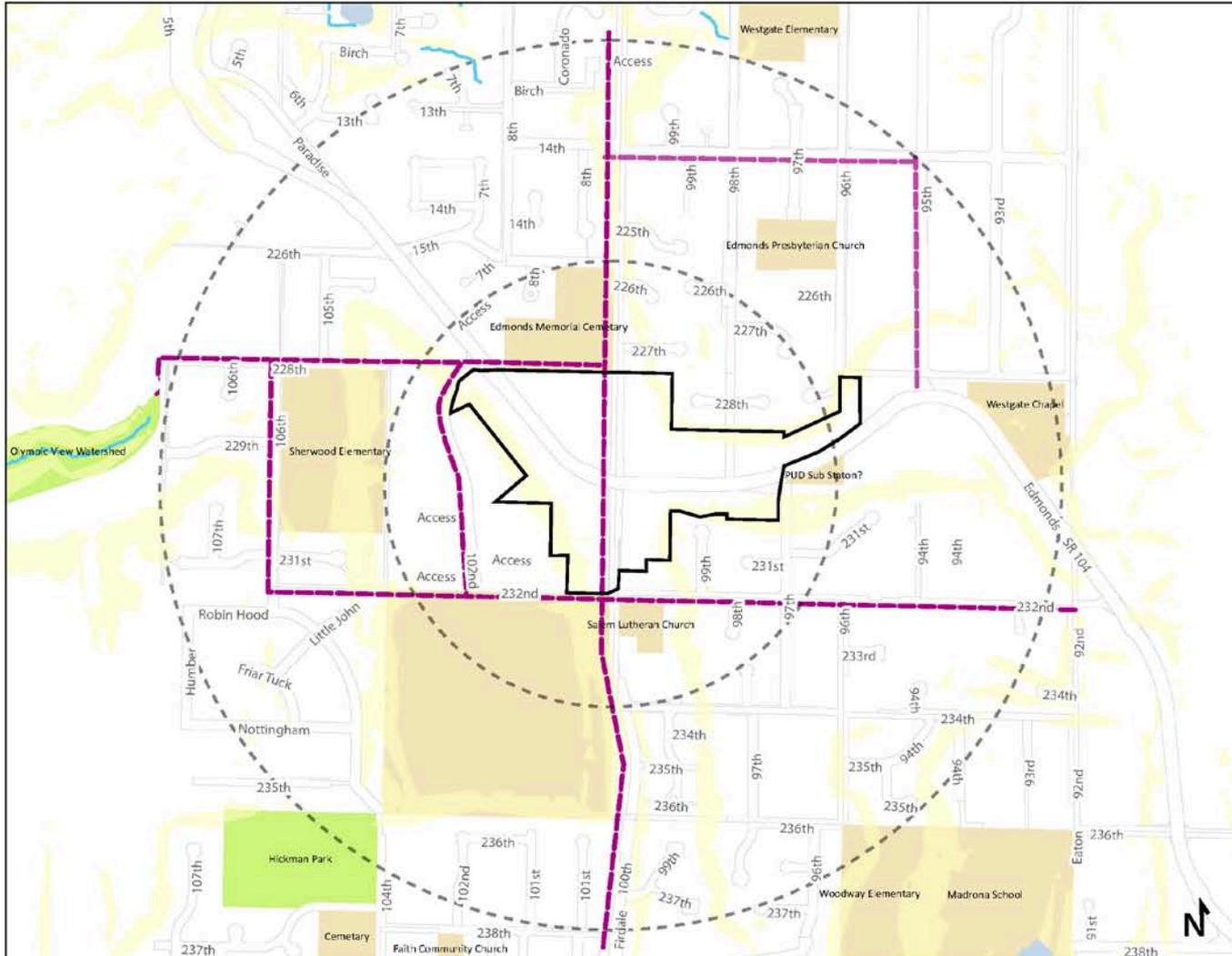
Walking Radius: 5 + 10 min.



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## Cycling Connections

### Westgate



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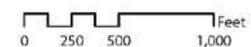
## Movement Opportunities: Cycling Connections

— Bike Connections - Potential

Existing:

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

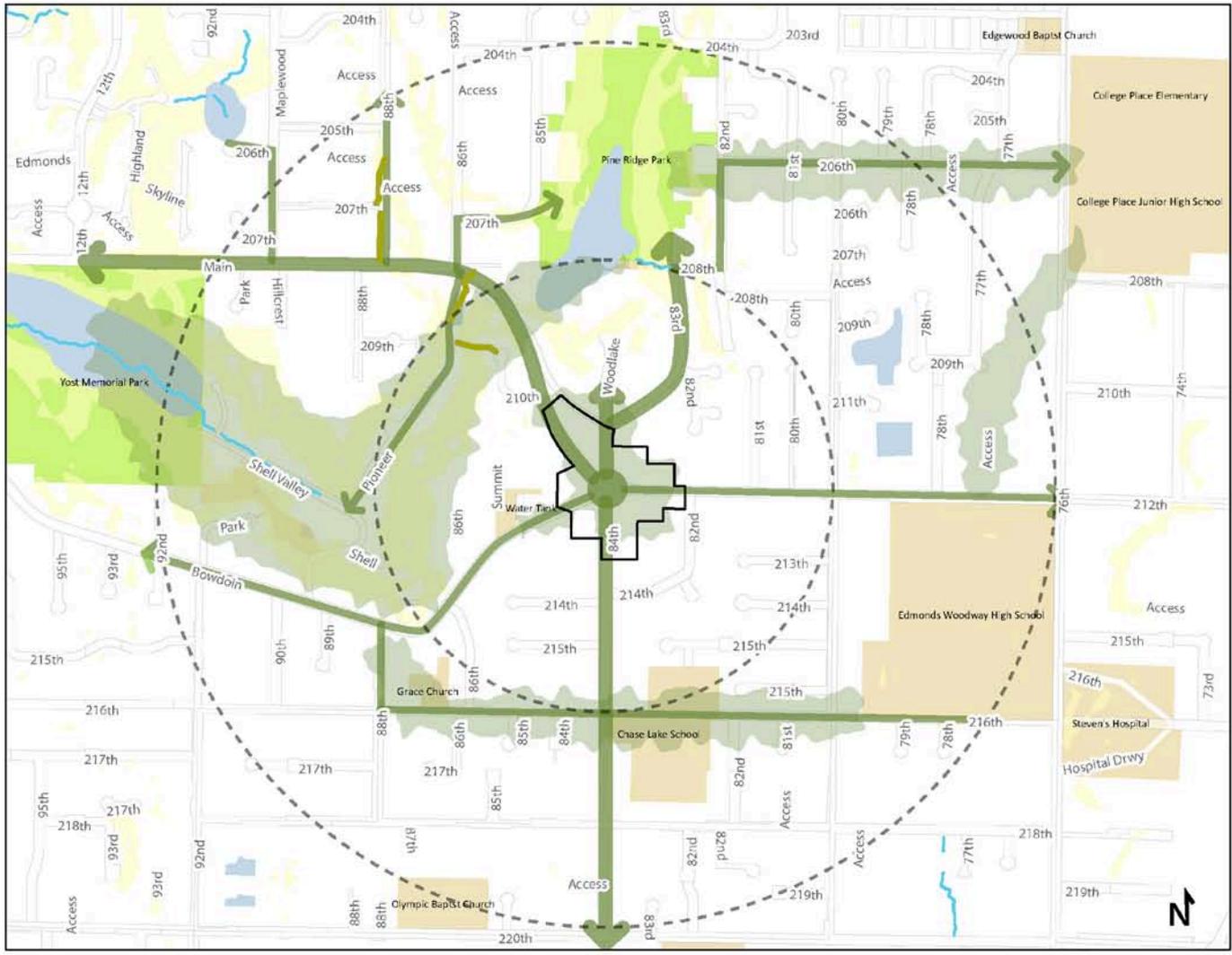
--- Walking Radius: 5 + 10 min.



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# Green Connections

## Five Corners



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## Green Connections Opportunities

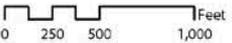
**Potential:**

- Green Connections
- Movement Connections

**Existing:**

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

Walking Radius: 5 + 10 min.



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# Stormwater Management



Five Corners



Westgate



Five Corners



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## GREEN FEATURES

living walls  
bioswales/rain gardens  
green roofs  
permeable paving



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## GREEN FEATURES

street trees | green street edges | green roofs |  
stormwater treatment | bioswales | rainwater harvesting |  
rain gardens | permeable paving | **pocket parks** | **courtyards**



**pocket parks**



**courtyards**

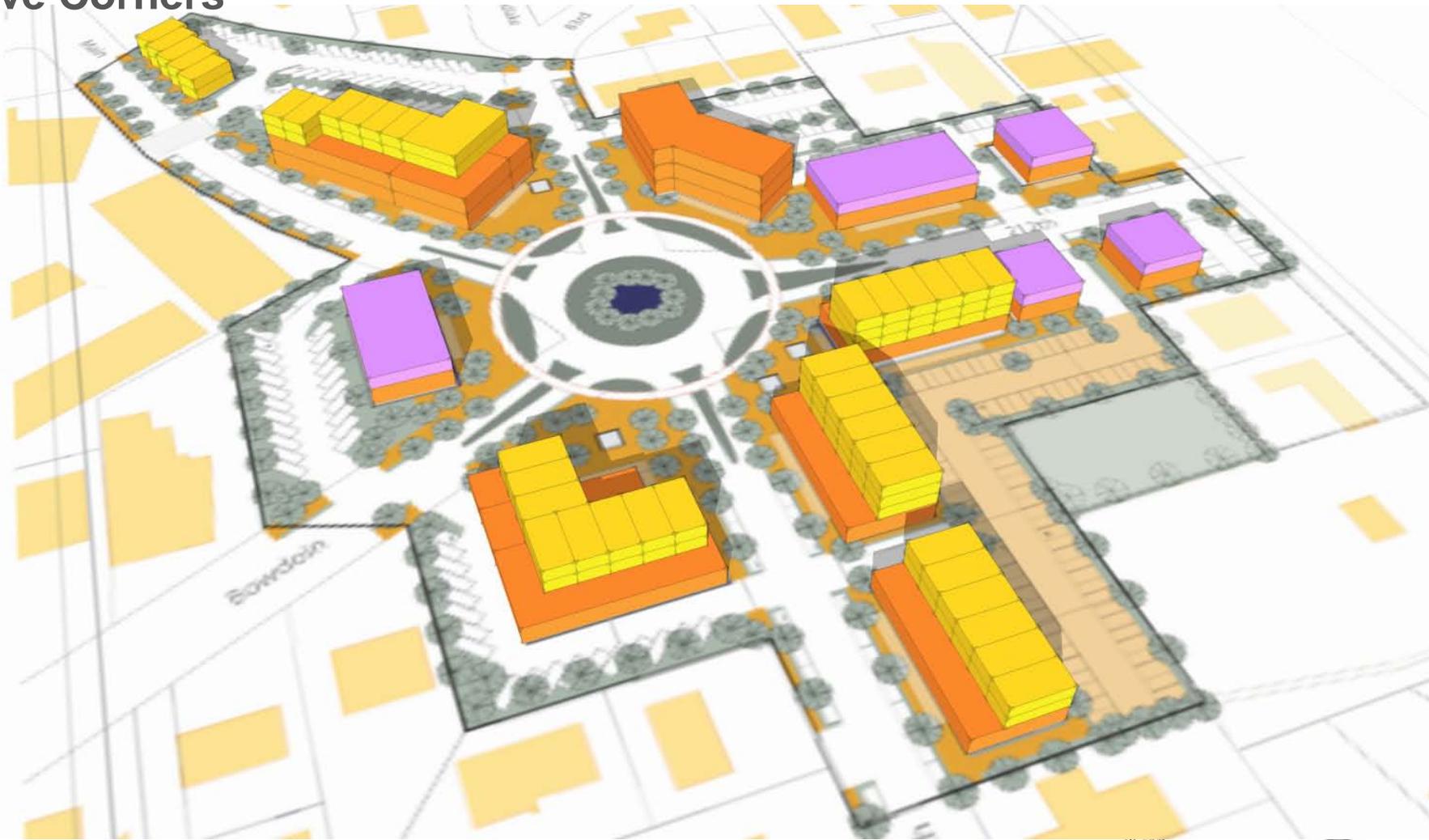




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# Buildings

Five Corners



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## Life Space

### Five Corners



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# Illustrative Plan

## Westgate



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# Buildings

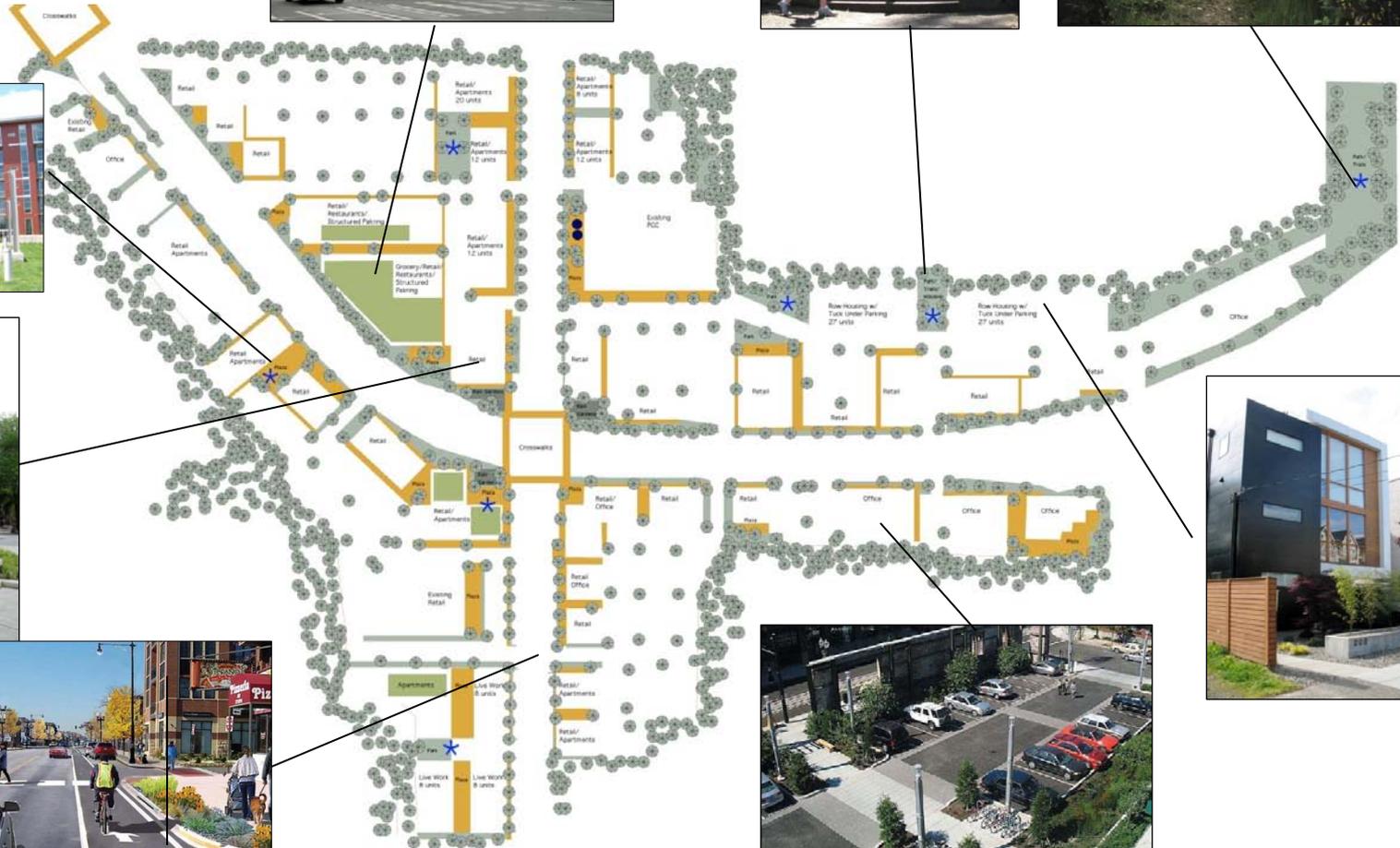
## Westgate



# REVISIONING Five Corners & Westgate

# Life Space

## Westgate



# Contents of the Plan/Form-Based Code

1. Introduction
  - Intent and Goals
  - Summary of the Public Process
  - How to Use this Code
2. The Regulating Framework
  - Understanding the Regulating Framework
  - Street Types
  - Frontage Types
  - Building Types
  - Public Space and Green Feature Types
3. Building Standards
4. Civic Investment: Streetscape and Public Space Standards
5. Private Investment: Gathering Spaces and Green Features S
6. Administration and Implementation Standards



# 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



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# Residential Building Types



Rowhouses



Courtyard Residential



Live/Work



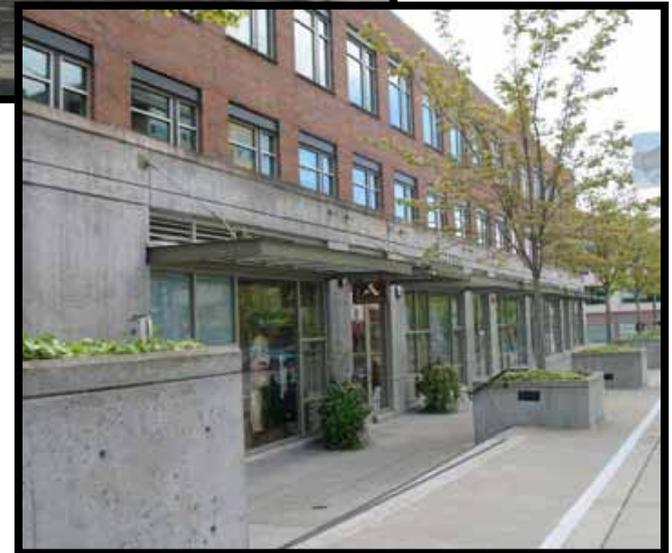
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# Commercial Building Types

Side Court



Commercial Block



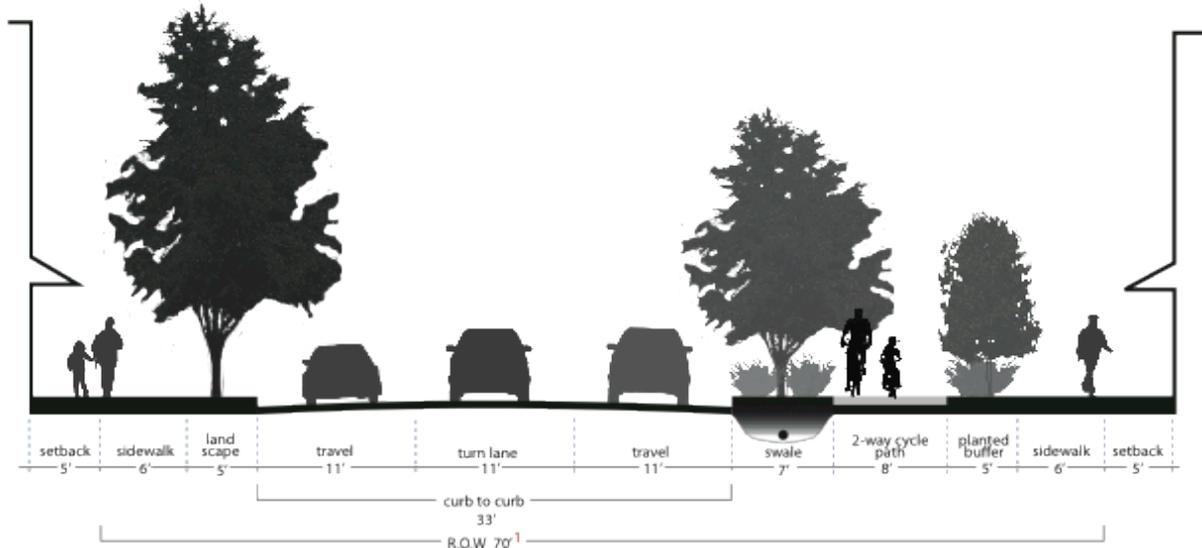
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## Streetscape Standards

**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 30', 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**

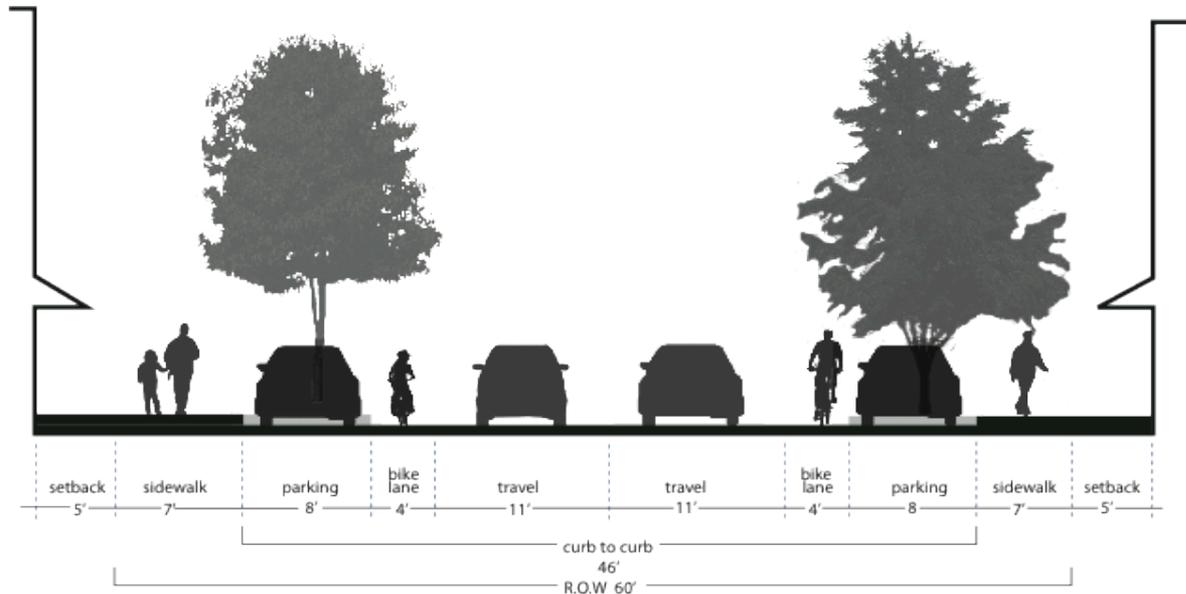
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## Streetscape Standards

**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 roundabout**



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# Next Steps

Tonight: City Council Presentation

Summer: Planning Board to review & refine Plan and FBC

Fall: Public meeting

Year end: City Council decision



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## THANKS FOR PARTICIPATING!

