REVISIONING Five Corners & Westgate
Edmonds Special District Plan

APA Conference
October 12, 2012

City of Edmonds
Green Futures Lab,
University of Washington
Cascade Land Conservancy
Agenda

INTRODUCTION: Nancy Rottle
PARTICIPATORY DESIGN: Betsy Jacobson
EDMONDS FORM BASED CODE: Julie Kriegh
GREEN FACTOR: Nancy Rottle
CONCLUSION: Nancy Rottle
REVISIONING Five Corners & Westgate

Map Overview
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NEXT STEPS - SHORT TERM

- Initial Development of a Few Properties
- Other Properties Develop, Possibly up to 50% of the Neighborhood Center
- Full Build Out

NEXT STEPS - LONG TERM

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

Participatory Design
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Participatory Public Process

- Community Survey by Mail and On-line Survey [October - March]
- Listening Sessions [January]
- Design Workshop [March]
- Alternatives Preferences Forum [May]
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Public Listening Sessions
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Audience Response Survey
What Do People Want?

What's Your Wish?
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What Do People Want?

Greening the Site

Shopping, Services, Socializing and Housing

Potential Activities:
1. What shopping and service amenities would you most like to see added? Place a dot by your top five selections.
2. What social and other amenities would you most like to see added? Place a dot by your top three selections.
3. Which types of housing could be added to this area? Place a dot by your top three selections.

Socializing & Amenities

Housing

Shopping / Services
What Do They Know?

Greening the Environment

- All parking should have bio-swales & landscaping
- Un pave some of parking lots to planting trees, rain gardens, etc.
- Buffer from PUD substation
- This is a named cliff, what looks like a gravel pit - can we build housing?
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Before Design Started

illenko’s GROUND RULES for Public participation

- Assume that together we know more
- Commit to finding a common solution
- Share airtime—everyone participates
- Listen—try to understand other’s assumptions and views
- Respect for those with whom you disagree—see differences as asset
- Look for solutions with multiple uses—the best ideas solve more than one problem at the same time.
- Keep in mind the highest good of the entire community—present and future
- Work with balance between mind and heart, knowledge and intuitive expertise and passion
- Allow no room for blame
- Confront internal contradictions: practice compassion towards those who, like yourself, contribute to the problem they wish to solve
- Practice constructive attitude—never oppose something unless you are able to propose something better
- Be willing to hear new information and change your mind
- Explore unconventional approaches—new conditions require new solutions
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Life (and) Space (and then) Building

Life comes first in neighborhood planning. ... ... determines the quality and arrangement of the spaces. ... ... that are then thoughtfully framed by buildings.
Five Corners reflects its identity as a pedestrian friendly community hub

**Life**
- Art and artist focused
- Gathering spaces
- Housing - apartments and senior housing
- Key services - veterinarian, bank, counselor, etc.
- Restaurants
- Safe walking - paths, street-crossings, destinations
- Small scale retail
- Vibrant environment

**Space**
This alternative explored each of the five corners as distinct spaces organized around a traffic-circle dubbed “Jerome’s Circle.” Each corner is designated with a particular use - office park, community center/residential, public open space, restaurant and small retail - but all spaces on each of the five corners make use of courtyards and plazas. The courtyards and plazas are intended to increase activity and activate space while buffering users from vehicular traffic. Each of the courtyards or plazas are themselves organized around green space, either at their centers, between buildings, or along their edges.

**Buildings**
Nearly all the buildings in this alternative are organized around courtyards, plazas, pocket parks, and green features. The buildings are intentionally small-scale - 2 to 3 stories - with small footprints to establish a pleasant pedestrian experience. The buildings themselves have multiple uses - retail, restaurants, theater, residential, community center, fitness center, office space - with the overall intention that they serve the needs and provide key services to those who live in the nearby community.
3-story height limit
OR
4-stories with height bonus opportunities at the corner?
Julie Kriegl

Edmonds Special Districts

Form Based Code
Contents of the Plan:

1. Introduction
2. The Regulating Framework
3. Building Types and Standards
4. Civic Investment: Streetscape and Public Space Standards
5. Private Investment: Amenity Spaces and Green Features Standards
6. Administration and Implementation Standards
7. Recommendations
Overall Design Vision:  
Life + Space + Building
Intent and Goals

Life = People

- Increase economically viability and a sense of community
  - Creating mixed-use walkable, compact developments

- Improve connectedness within and beyond the neighborhood
  - Creating links for pedestrian and bicycle users

Space = Place

- Prioritize amenity spaces
  - Creating places for informal and organized gatherings and activities

- Promote civic and private investments
  - Contributing to an increased infrastructure capacity that benefits the neighborhood and surrounding community

Building = Performance

- Incorporate sustainable features
  - Emphasizing green building construction, stormwater infiltration, low-impact site design

- Regulate building placement and form
  - Establishing a flexible regulating system that creates quality public spaces by emphasizing building form

- Create variety of housing and business use choices
  - Encouraging the development of a range of building options for many economic and age segments
Life + Space + Building = People Place and Performance
WESTGATE: The Regulating Framework

1. Amenity Spaces
2. Required Building Lines
3. Street Types
4. Building Types
5. Building Frontage Types
6. Height Bonus Criteria and Score Card
7. Green Factor
1. Amenity Spaces

- **Common Areas**: Landscape enhancement at intersection; possible public park; linkages to surrounding areas; setbacks from SR 104
- **“Amenity Space”** (usable plazas, sidewalks, lawns, etc) of 15% per lot, based on analysis of proposed development.
- **Street trees** and parking lot trees: retention of trees on surrounding slopes
- **Stormwater management** through landscape features
2. Required Build-to Lines

1) Street Type A: State Road 104 - Required Building Line shall be 8’ from the right-of-way (see Section 4.2 Streetscape Standards).

2) Street Type B: 100th Avenue West - Required Building Line shall be 5’ from the right-of-way (see Section 4.2 Streetscape Standards).

3) Street Type C: Internal Circulation Drive - Required Building Line shall be 3’ from the edge of the prescribed 9’ to 12’ edge treatment (yards, sidewalks, landscaping, or swales) lining the drive (see Section 5.4 Streetscape Standards).

Required Building Lines for State Road 104 shall be 8’ from Right-of-Way.

Required Building Lines for 100th Avenue West shall be 5’ from Right-of-Way.
3. Streetscape Standards

**State Road 104**

**Proposed Approach**
The proposed alterations maintain the street’s function and designation as a principal arterial while they enhance the street’s ecological aspects and improve it as a pedestrian route. Frontage requirements and additional vegetation will strengthen the character of the street and provide a comfortable sense of enclosure.

**Internal Circulation Drive**

**Proposed Approach**
Shared street (or woonerf) concept is intended to provide access to new residential developments, new and existing businesses, and provide pedestrian connectivity as an alternative to SR-104.
4. Building Types

- **Rowhouse** - Townhome apartments or condominiums
- **Live Work** - Townhome apartments or condominiums
- **Stacked Dwellings** - Single level living apartments or condominiums
- **Loft Dwellings** - Two level living units as apartments or condominiums with retail on the ground level
- **Courtyard Residential** - Apartment or condominium flats
- **Side Court** - Office only, Retail Mixed Use with office or residential above, or Community Service Mixed Use with office or residential above
- **Commercial Block** - Office only, Retail Mixed Use with office or residential above, or Community Service Mixed Use with office
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Building Types Westgate

Live-Work
Building Types Westgate

Stacked Dwellings
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5. Building Frontage Types Westgate

Key
- Shopfront or Gallery Frontages allowed
- All Frontage types allowed

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

Secondary Frontages are allowed to the Required Building Line along a minimum 40% of the frontage, but must 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 an 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.

Loadings, drive-throughs, or other service entries are prohibited on street-facing façades.

Any building façade facing a public street shall include changes in building form, modulation, and walkways, 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 150' of the façade facing a public street.

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

(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.

a. Terrace or Elevated Entry: The main façade is set back from the frontage line by an elevated terrace or entry. This type is suitable for residential use from sidewalks. The elevated terrace is also suitable for outdoor cafes. 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. Forecourt frontage may be used on Courtyards, 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. 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 be strong enough to provide protection from the weather. This type is appropriate in retail or office use only. Shopfront frontage may be used on Stacked Dwellings, Live-Work, Loft Mixed-Use, Side Court, 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 colonnade overlapping the sidewalk. The entry should be at sidewalk grade. The gallery/arcade should be no less than 8' 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, or Commercial Block Mixed-Use building types where the building provides ground floor retail or office uses.
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Street Frontage Types: Define Public - Private Spaces
### 6. Height Bonus

**Criteria**

1. Housing Size
2. Green Building
3. Green Factor
4. Amenity Space
5. Alternate Transportation

**Bonus**

One Story = 8 Points  
Two Story = 12 Points

---

**Housing Unit Size** (see Section 3.4.1)  
<table>
<thead>
<tr>
<th>Prereq.</th>
<th>Housing Size Credit</th>
<th>Cumulative</th>
</tr>
</thead>
<tbody>
<tr>
<td>Required</td>
<td>Number of units &lt; 900 sq. ft., 10%</td>
<td>1</td>
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<tr>
<td>Required</td>
<td>No units ≥ 1,600 sq. ft.</td>
<td>1</td>
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</table>

**Green Building Program**  
<table>
<thead>
<tr>
<th>Prereq.</th>
<th>Green Building Credit</th>
<th>Cumulative</th>
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</thead>
<tbody>
<tr>
<td>Required</td>
<td>Built Green* / LEED* Certified Rating or equivalent</td>
<td>4</td>
</tr>
<tr>
<td>Credit 1</td>
<td>LEED* Silver Rating / Built Green* 4-5 / Evergreen Sustainable Development Standards</td>
<td>5</td>
</tr>
<tr>
<td>Credit 2</td>
<td>LEED* Gold Rating</td>
<td>6</td>
</tr>
<tr>
<td>Credit 3</td>
<td>Passive House Standard / LEED* Platinum Rating</td>
<td>7</td>
</tr>
<tr>
<td>Credit 4</td>
<td>Living Building*</td>
<td>8</td>
</tr>
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</table>

**Green Factor**  
<table>
<thead>
<tr>
<th>Prereq.</th>
<th>Green Factor Score</th>
<th>Cumulative</th>
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</thead>
<tbody>
<tr>
<td>Required</td>
<td>Green Factor Score 0.3</td>
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</tr>
<tr>
<td>Credit 1</td>
<td>Green Factor Score 0.4</td>
<td>2</td>
</tr>
<tr>
<td>Credit 2</td>
<td>Green Factor Score 0.5</td>
<td>3</td>
</tr>
<tr>
<td>Credit 3</td>
<td>Green Factor Score 0.6</td>
<td>4</td>
</tr>
<tr>
<td>Credit 4</td>
<td>Green Factor Score ≥ 0.8 Sustainable Sites Initiative™, or equivalent</td>
<td>5</td>
</tr>
</tbody>
</table>

**Amenity Space** (see Section 2.3)  
<table>
<thead>
<tr>
<th>Prereq.</th>
<th>Percentage of amenity space of lot size</th>
<th>Cumulative</th>
</tr>
</thead>
<tbody>
<tr>
<td>Required</td>
<td>Percentage of amenity space of lot size 15%</td>
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</tr>
<tr>
<td>Credit 1</td>
<td>Percentage of amenity space of lot size 20%</td>
<td>2</td>
</tr>
<tr>
<td>Credit 2</td>
<td>Percentage of amenity space of lot size 25%</td>
<td>3</td>
</tr>
<tr>
<td>Credit 3</td>
<td>Percentage of amenity space of lot size 30%</td>
<td>4</td>
</tr>
</tbody>
</table>

**Alternative Transportation**  
<table>
<thead>
<tr>
<th>Prereq.</th>
<th>Alternative Transportation Credit</th>
<th>Cumulative</th>
</tr>
</thead>
<tbody>
<tr>
<td>Required</td>
<td>Meet street standards, including: bikeway and pedestrian networks, and vehicle parking</td>
<td>1</td>
</tr>
<tr>
<td>Credit 1</td>
<td>Car share parking, minimum 2 parking spots</td>
<td>2</td>
</tr>
<tr>
<td>Credit 2</td>
<td>Charging facility for electric cars</td>
<td>3</td>
</tr>
<tr>
<td>Credit 3</td>
<td>Indoor bicycle storage and changing facilities</td>
<td>4</td>
</tr>
<tr>
<td>Credit 4</td>
<td>Priority parking for sub-compact (Smart Cars™ and motorcycles)</td>
<td>5</td>
</tr>
</tbody>
</table>

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

Points in 4 categories, including at least one within Green Factor or Amenity Space.
Green Features: Westgate Green Factor
Green Features: Westgate Green Factor

1. Based on **successful Seattle Green Factor** for Commercial and Multi-Family Zones

2. Flexible system to address **ecological and livability functions**

3. Developer achieves **score by implementing green elements**; minimum score: .30 of lot size

4. **Points can be earned for requirements**, e.g. meeting stormwater code; features such as permeable paving, trees, rainwater irrigation in required setbacks and amenity spaces
Green Features: Westgate Green Factor

Applicant / landscape professional
a) tracks quantities on score sheet and submits with plans
b) certifies that plan meets or exceeds minimum requirements

Points for:
- Soil depth in landscaped areas
- Tree canopy
- Shrubs and ground covers
- Bioretention facilities
- Green roofs
- Permeable paving
- Water features
- Green walls
- Drought tolerant/native plants
- Features visible from public spaces

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**Green Factor Score Sheet**

<table>
<thead>
<tr>
<th>Landscape Elements**</th>
<th>Totals from GF worksheet</th>
<th>Factor</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>A Landscaped areas (select one of the following for each area)</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1 Landscaped areas with a soil depth of less than 24&quot;</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>enter sq ft</td>
<td></td>
<td></td>
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<tr>
<td>2 Landscaped areas with a soil depth of 24&quot; or greater</td>
<td></td>
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<td></td>
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<tr>
<td>enter sq ft</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>3 Bioretention facilities</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>enter sq ft</td>
<td></td>
<td></td>
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<tr>
<td>B Plantings (credit for plants in landscaped areas from Section A)</td>
<td></td>
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<td></td>
</tr>
<tr>
<td>1 Mulch, ground covers, or other plants less than 2' tall at maturity</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>enter number of plants</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2 Shrubs or perennials ≥ at maturity - calculated at 12 sq ft per plant (typically planted no closer than 18&quot; on center)</td>
<td></td>
<td></td>
<td></td>
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<tr>
<td>enter number of plants</td>
<td></td>
<td></td>
<td></td>
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<tr>
<td>3 Tree canopy for &quot;small trees&quot; or equivalent (canopy spread 8' to 15') - calculated at 75 sq ft per tree</td>
<td></td>
<td></td>
<td></td>
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<tr>
<td>enter number of plants</td>
<td></td>
<td></td>
<td></td>
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<tr>
<td>4 Tree canopy for &quot;small/medium trees&quot; or equivalent (canopy spread 16' to 20') - calculated at 150 sq ft per tree</td>
<td></td>
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<tr>
<td>enter number of plants</td>
<td></td>
<td></td>
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<tr>
<td>5 Tree canopy for &quot;medium/large trees&quot; or equivalent (canopy spread of 21' to 25') - calculated at 250 sq ft per tree</td>
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<td>enter number of plants</td>
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<tr>
<td>6 Tree canopy for &quot;large trees&quot; or equivalent (canopy spread of 26' to 30') - calculated at 350 sq ft per tree</td>
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<tr>
<td>enter inches DBH</td>
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<tr>
<td>C Green roofs</td>
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<tr>
<td>1 Over at least 2&quot; and less than 4&quot; of growth medium</td>
<td></td>
<td></td>
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<tr>
<td>enter sq ft</td>
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<tr>
<td>2 Over at least 4&quot; of growth medium</td>
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<td></td>
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<tr>
<td>enter sq ft</td>
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<tr>
<td>D Vegetated walls</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>E Approved water features</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>F Permeable paving</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1 Permeable paving over at least 6&quot; and less than 24&quot; of soil or gravel</td>
<td></td>
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<tr>
<td>enter sq ft</td>
<td></td>
<td></td>
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<tr>
<td>2 Permeable paving over at least 24&quot;, of soil or gravel</td>
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<tr>
<td>enter sq ft</td>
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<tr>
<td>G Structural soil systems</td>
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<td></td>
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<tr>
<td>H Bonuses</td>
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<tr>
<td>1 Drought-tolerant or native plant species</td>
<td></td>
<td></td>
<td></td>
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<tr>
<td>enter sq ft</td>
<td></td>
<td></td>
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<tr>
<td>2 Landscaping areas where at least 50% of annual irrigation needs are met through the use of harvested rainwater</td>
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<td>enter sq ft</td>
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<tr>
<td>3 Landscaping visible to passersby from adjacent public right of way or public open spaces</td>
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<tr>
<td>enter sq ft</td>
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<tr>
<td>4 Landscaping in food cultivation</td>
<td></td>
<td></td>
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<tr>
<td>enter sq ft</td>
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</tbody>
</table>

*Do not count public rights-of-way in parcel size calculation.

**You may count landscape improvements in rights-of-way contiguous with the parcel. All landscaping on private and public property must comply with the Landscape Standards Director's Rule (DR 6-2009)
Element: Green Roofs

Green Roofs offer a dramatic functional improvement over conventional roofs. They provide habitat for insects and birds, improve stormwater quality while reducing runoff quantity, and they reduce the heat island effect. Their use in building design can count toward LEED® certification, reduce heating and cooling costs, and almost double the lifespan of the roof. They are becoming more common and can be useful in educating the public about the benefits of green building practices.

Above grade planted area

2” Green Roof

>4” Green Roof

2” to 4” of growth medium

Thin profile green roofs have the advantages of reduced structural load on a building, while offering many of the benefits of a thicker profile roof. Even thin profile roofs can capture and retain 60% of the precipitation that falls on them.

Green Factor defines green roofs as any planting which is on top of a structure at least one foot above the level of the at grade entrance. Green roofs with less than a 2” soil profile will be categorized as landscaping areas with less than 24” of soil.

C1
Element - 2-4” Green Roof
Functional Benefits
- Reduction of runoff
- Reduction of heat island
- Habitat creation
- Improved insulation

Environmental Considerations
- Petroleum products
- Requires irrigation

Note - Green Roof can extend roof lifespan to 50-100 Years
Factor - 0.4

C2
Element - >4” Green Roof
Functional Benefits
- Further runoff reduction
- Reduction of heat island
- More diverse habitat
- Improved insulation

Environmental Considerations
- Petroleum products
- Requires irrigation

Note - Green Roof can extend roof lifespan to 50-100 Years
Factor - 0.7
Green Factor Example

NOTES
Downspouts and green roofs connect to lower planters. Streetside planters receive south Oregon St. runoff. Courtyard and upper planters overflow to big planter.

1" = 10'0"
Recommendations and Implementation

1. Movement and Greening
2. Public Art, Temporary Space Activation
3. Community and non-profit uses for existing vacant buildings
4. Workforce housing
5. Administration and Implementation
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Recommendations: Movement and Greening
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Recommendations:

• Public Art, Temporary Space Activation
• Community and non-profit uses for existing vacant buildings
• Workforce housing
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Administration & Implementation

<table>
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<tr>
<th>Proposed Development</th>
<th>Review Process</th>
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<tr>
<td>1 to 3 Stories</td>
<td>Administrative Review</td>
</tr>
<tr>
<td>4 Stories</td>
<td>Administrative Review + Bonus Scoresheet</td>
</tr>
<tr>
<td>5 Stories</td>
<td>Administrative Review + Bonus Scoresheet + Design Review</td>
</tr>
</tbody>
</table>

Diagram:
- Conceptual Design
- Required First Meetings w ADB (Hearing Phase 1)
- ADB Public (Hearing Phase 2)
- SEPA determination
- ADB issues Design Considerations
- Appeal
  - No → Detailed Design
  - Yes → Redesign (optional)
- SEPA Appeal to HE Design appeal to HE of CC (?)
- Application to City
- Staff permit review & Design Decision
- Permit Approved
REVISIONING Five Corners & Westgate

Acknowledgements

University of Washington Team

- **Nancy Rottle**, ASLA - UW Landscape Architecture Faculty
- **Jill Sterrett**, FAICP - Sterrett Consulting
  - UW Urban Design and Planning Faculty
- Betsy Jacobson- MAKERS Architecture and Urban Design,
  - Masters in Landscape Architecture / Urban Design & Planning
- Julie Kriegh, AIA- Kriegh Architects, PhD in Built Environment
- Jeanine Matthews- Masters in Landscape Architecture
- Brad Shipley,-BS Degree in Community, Environment and Planning
- Tom Jamieson- Masters in Landscape Architecture
- Eric Scharnhorst- Masters in Landscape Architecture
Thank You

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