

# 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

Nancy Rottle

# Introduction



# Agenda

**INTRODUCTION: Nancy Rottle**

**PARTICIPATORY DESIGN: Betsy Jacobson**

**EDMONDS FORM BASED CODE: Julie Kriegh**

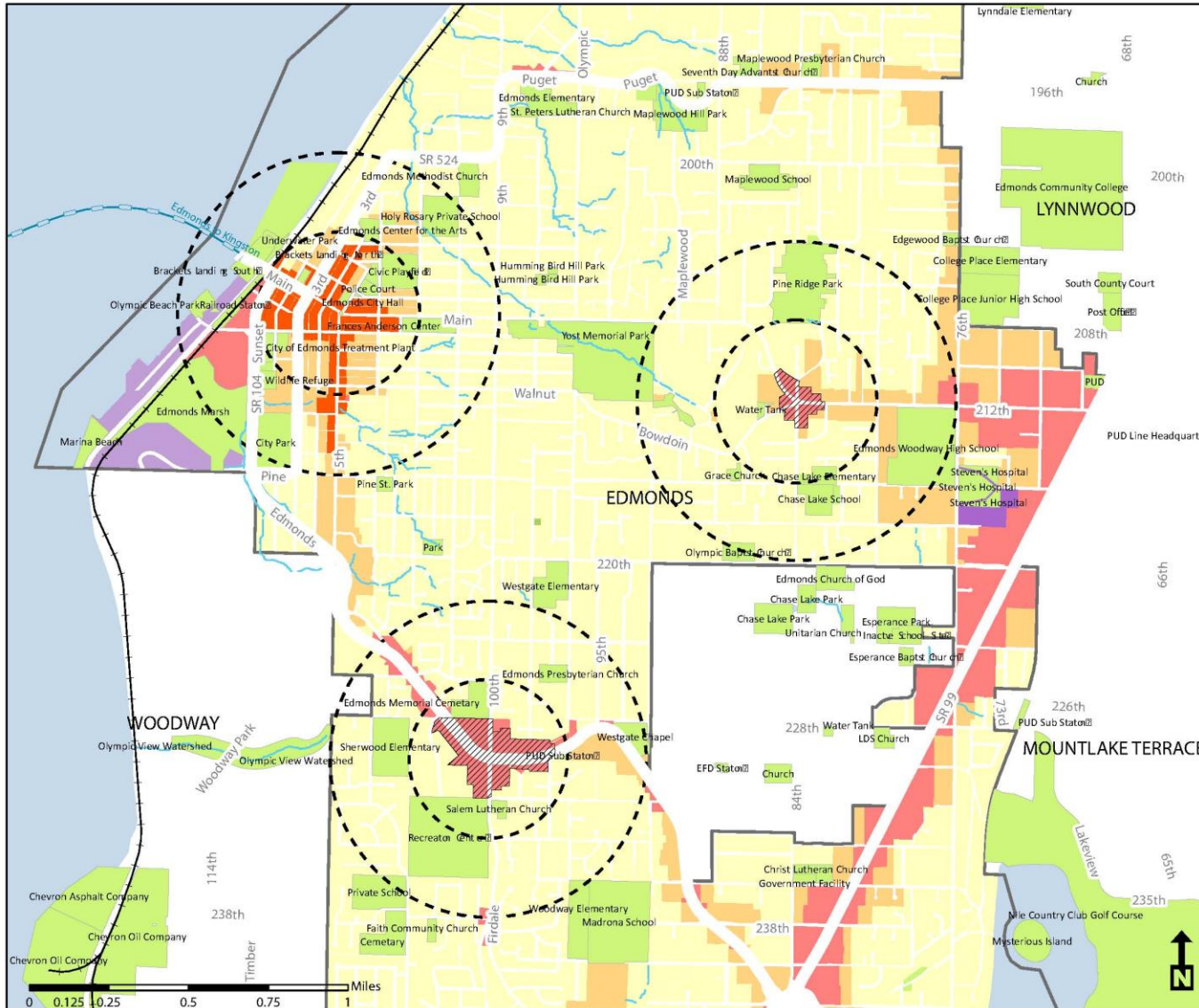
**GREEN FACTOR: Nancy Rottle**

**CONCLUSION: Nancy Rottle**



# REVISIONING Five Corners & Westgate

# Map Overview



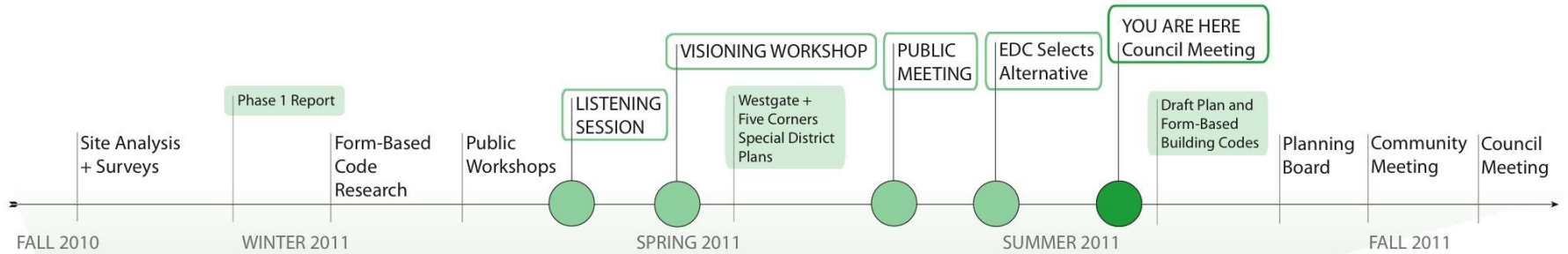
### LAND USES

- Commercial
- Downtown Commercial
- Waterfront Commercial
- Medical
- Open Space
- Public Use
- Multi-Family Housing
- Single-Family Housing

### BASE LAYERS

- Westgate
- Five Corners
- Quarter-mile Radius
- Half-mile Radius
- Public Use
- Water

# REVISIONING Five Corners & Westgate



## NEXT STEPS - SHORT TERM



## NEXT STEPS - LONG TERM

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

Betsy Jacobson

# Participatory Design



# Participatory Public Process



Brown University

- Community Survey by Mail and On-line Survey [October - March]
- Listening Sessions [January]
- Design Workshop [March ]
- Alternatives Preferences Forum [May]



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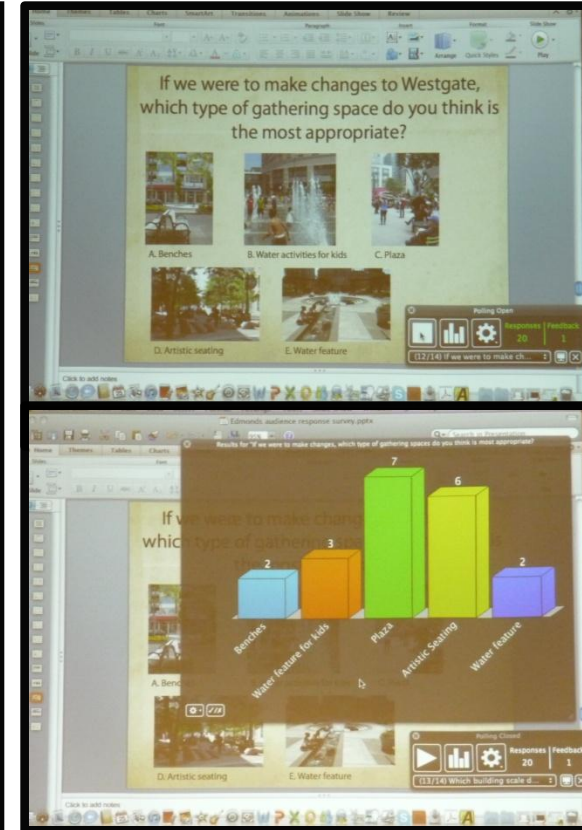
# Public Listening Sessions





## REVISIONING Five Corners & Westgate

# Audience Response Survey



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# What Do People Want?

What's Your Wish?

REVISIONING



6 to 1000  
parking  
to improve  
and  
area

all roads  
should be  
improved  
and  
walkable

improve  
landscaping  
in the town

improve  
the area  
around  
the  
school

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Dedicated  
bike  
lanes  
limit parking  
in  
the  
area

Green  
Housing

housing  
units  
for  
young  
citizens

## REVISIONING Five Corners & Westgate

# What Do People Want?

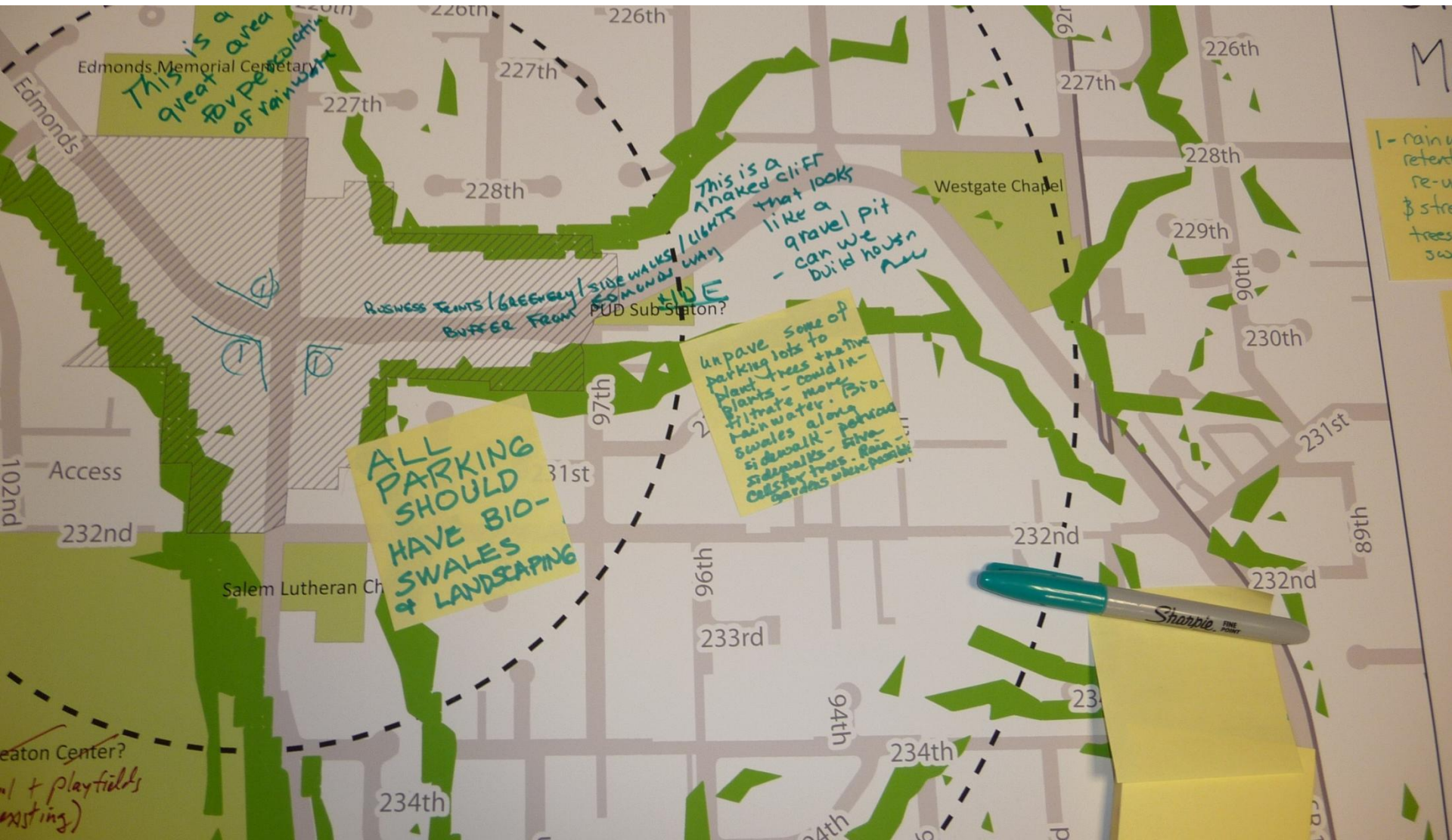
## Greening the Site



## REVISIONING Five Corners & Westgate

# What Do They Know?

## Greening the Environment



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# Design Workshop and Alternative Preferences Forum



## REVISIONING Five Corners & Westgate

# Before Design Started

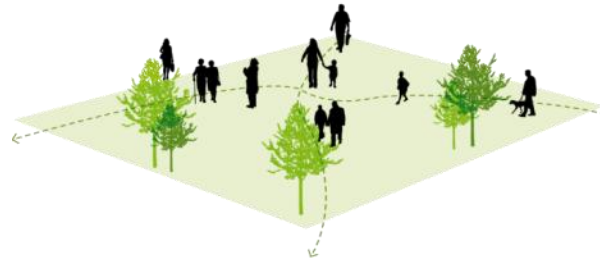


COMMUNITY CENTER  
lilenko's GROUND RULES for Public  
Participation

- 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 the 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

# REVISIONING Five Corners & Westgate

## 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.

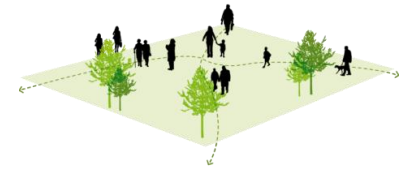
# REVISIONING Five Corners & Westgate

## Life





# REVISIONING Five Corners & Westgate Space



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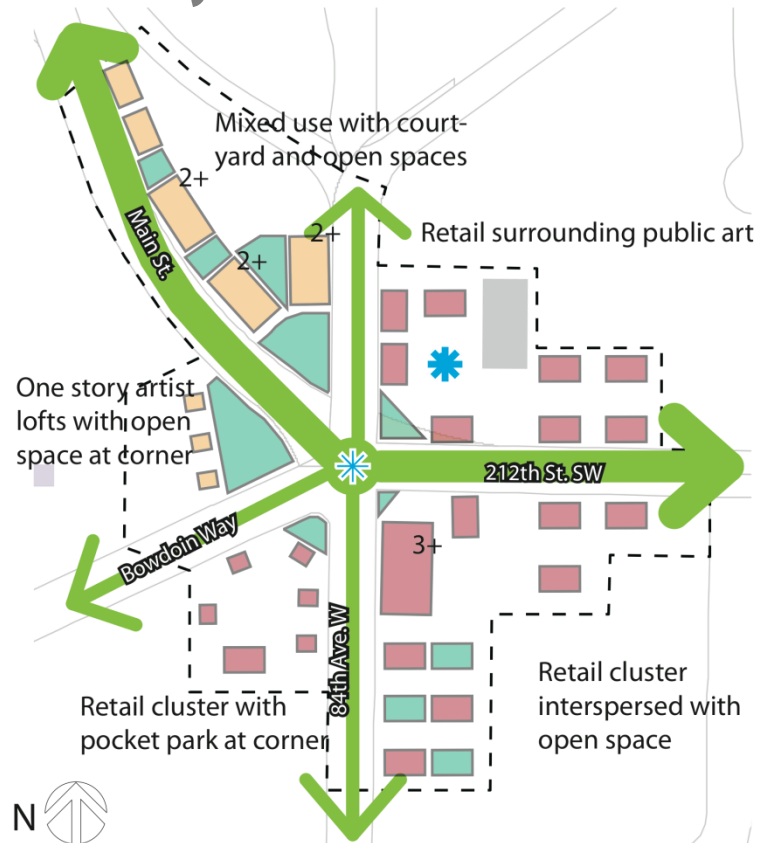
# Building



# REVISIONING Five Corners & Westgate

## Workshop Summaries

Five Corners reflects its identity as a pedestrian friendly community hub



### Life

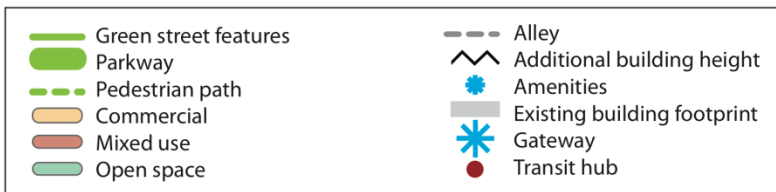
- Art and artist focused
- Gathering spaces
- Housing - apartments and senior housing
- Key services - veterinarian, bank, counselor, etc.
- Restaurants
- Safe walking - paths, street-crossings, destinations
- Small scale retail
- Vibrant environment

### 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.



## REVISIONING Five Corners & Westgate

# Alternative Preferences Forum

## Refining and Selecting from Alternatives



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

FOOD/GARDEN ENTERTAINMENT CENTER	URBAN VILLAGE
<input type="checkbox"/> regional and chain shopping experience w/ livework housing in southwest quad	<input type="checkbox"/> increased housing, office, and local shops with live/work housing & studios concentrated in northwest quad and dispersed throughout
<input type="checkbox"/> 3 story height limit	<input type="checkbox"/> 4 stories w/ height bonus opportunities, higher pocket park
<input type="checkbox"/> buildings oriented toward 100th Ave W & SR-104	<input type="checkbox"/> buildings oriented toward internal circulation
<input type="checkbox"/> retain PCC, Starbucks, and existing thriving buildings QFC remains but re-developed	<input type="checkbox"/> phased re-development of entire site w/ retention of PCC or small supermarket
<input type="checkbox"/> larger building footprints accommodate thriving cafes, home supplies, entertainment, and larger offices	<input type="checkbox"/> smaller building footprints accommodate independent shops, local businesses, and small offices
<input type="checkbox"/> water quality and open space features concentrated along SR-104	<input type="checkbox"/> water quality and open space features concentrated at village park
<input type="checkbox"/> pedestrian improvements concentrated along 100th Ave. W	<input type="checkbox"/> pedestrian improvements focused along privately-owned internal roads
<input type="checkbox"/> surface parking	<input type="checkbox"/> surface, tuck-under --
<input type="checkbox"/> rely on existing mass transit	
<input type="checkbox"/> temporary farmers market site at surf- lot near cemetery	
<input type="checkbox"/> buffer off-site-	
<input type="checkbox"/> pro-	

GENERAL COMA

Public Meeting: May 3, 2011

**3-story height limit  
OR  
4-stories with height bonus  
opportunities at the corner ?**



**Julie Kriegh**

# **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**



## REVISIONING Five Corners & Westgate

# 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





# REVISIONING Five Corners & Westgate

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**

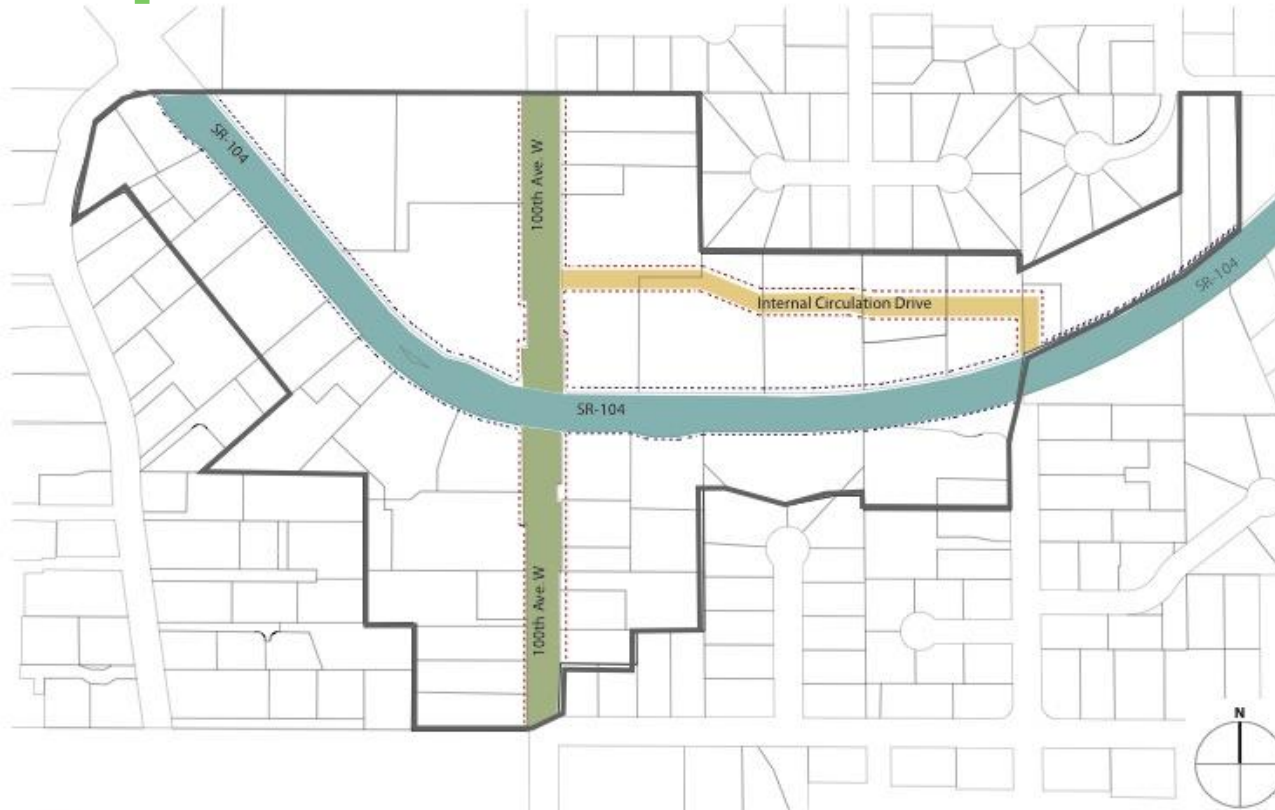





## 1. Amenity Spaces

- **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



# REVISIONING Five Corners & Westgate

## 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.

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

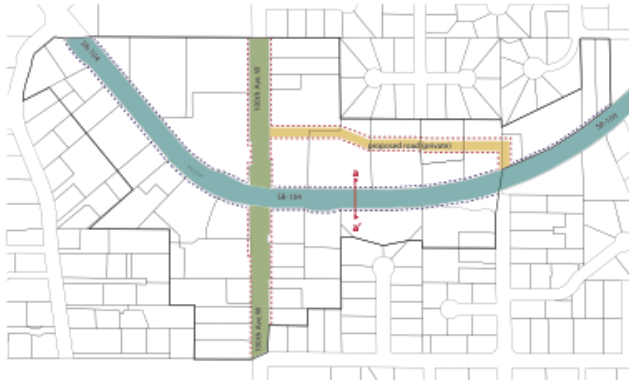


Fig. 4.1 - Section a - a': looking east, in-line with existing bowling alley

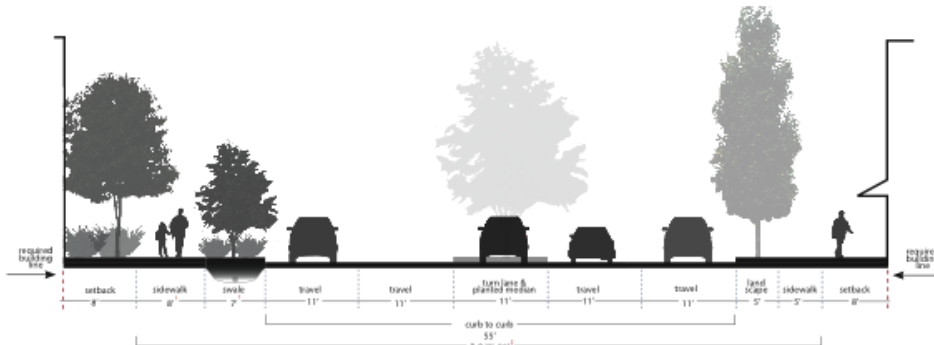


Fig. 4.2

### 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.

Thoroughfare Type:	shared street
Movement:	yield
R.O.W Width:	42'
Design Speed:	10 mph
Landscape:	south side - rain garden fronting businesses
Traffic Lanes:	10; one each way
Bike Lane:	none
Parking:	none
Curb to Curb Distance:	no curbs
Sidewalks:	6'

Table 5.2



Fig. 5.1 - Sections a - a' & b - b'

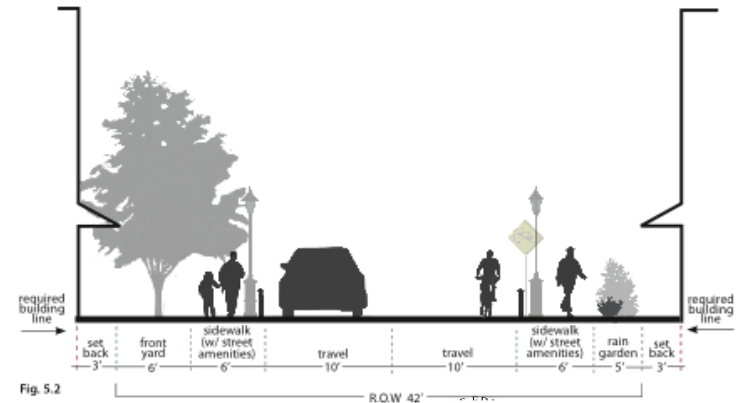


Fig. 5.2

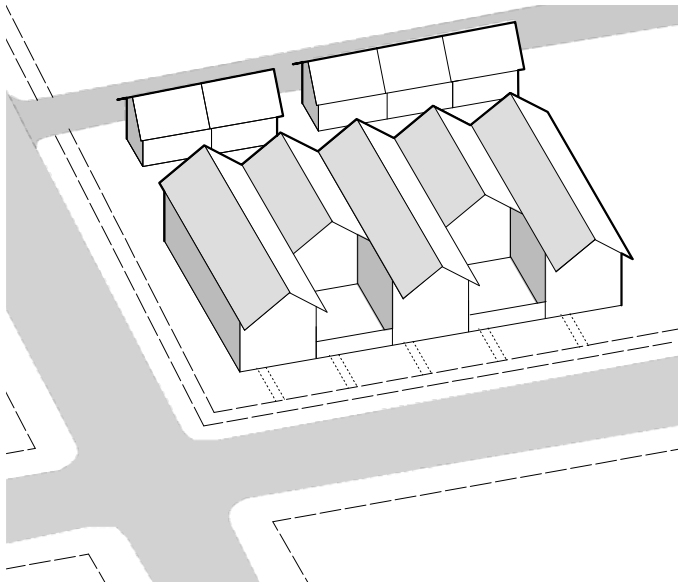
## 4. Building Types

- **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



## REVISIONING Five Corners & Westgate

# Building Types Westgate

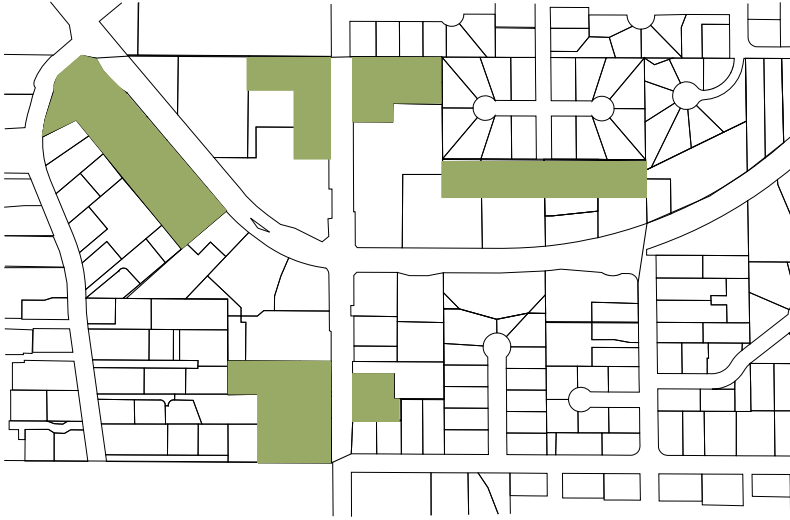


Live-Work

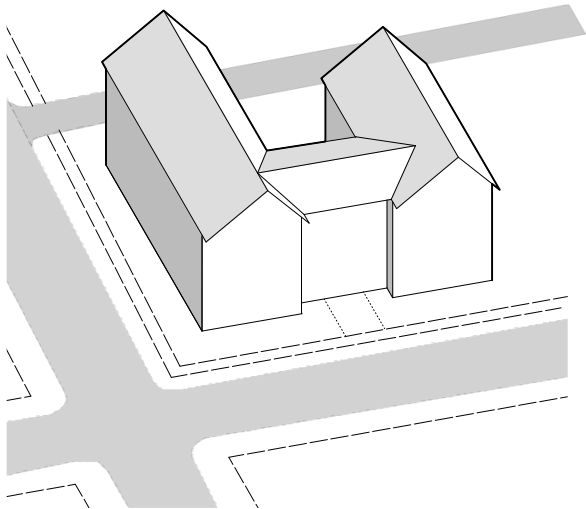


## REVISIONING Five Corners & Westgate

# Building Types Westgate



Stacked Dwellings





# REVISIONING Five Corners & Westgate

## 5. Building Frontage Types Westgate



### 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.

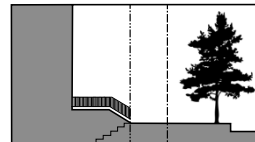
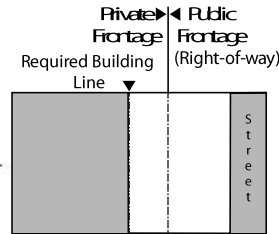
For both primary and secondary frontages, façades on retail stores shall be glazed with clear glass occupying no less than 60% of the sidewalk-level story.

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

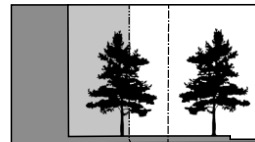
Any building façade facing a public street shall include changes in building form, modulation, archways, entrances, porches, or stoops for every 12' of frontage.

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.

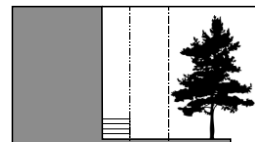
Awnings, bay windows, or other non-street level building design features may encroach on the Required Building Line, but not on the Property Line.



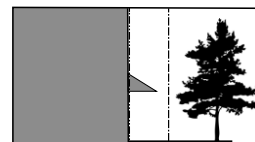
**a Terrace or Elevated Entry:** The main façade is set back from the frontage line by an elevated terrace or entry. This type buffers residential use from sidewalks. The elevated terrace is also suitable for outdoor cafes (1). Terrace or Elevated Entry frontage is allowed on all building types.



**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 extend 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.

# REVISIONING Five Corners & Westgate

## Street Frontage Types: Define Public - Private Spaces



# REVISIONING Five Corners & Westgate

## 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) Cumulative 4 Points

<input type="checkbox"/>	Prereq.	Number of units < 900 sq. ft., 10%	Required
<input type="checkbox"/>	Prereq.	No units ≥ 1,600 sq. ft.	Required
<input type="checkbox"/>	Credit 1	Number of units < 900 sq. ft. 20%	1
<input type="checkbox"/>	Credit 2	Number of units 900-1000 sq. ft. 10%	1
<input type="checkbox"/>	Credit 3	Number of units 1001-1200 sq. ft. 10%	1
<input type="checkbox"/>	Credit 4	Number of units 1201-1400 sq. ft. 10%	1

#### Green Building Program 4 Points

<input type="checkbox"/>	Prereq.	Built Green® / LEED® Certified Rating or equivalent	Required
<input type="checkbox"/>	Credit 1	LEED® Silver Rating / Built Green® 4-5 / Evergreen Sustainable Development Standards	1
<input type="checkbox"/>	Credit 2	LEED® Gold Rating	2
<input type="checkbox"/>	Credit 3	Passive House Standard / LEED® Platinum Rating	3
<input type="checkbox"/>	Credit 4	Living Building®	4

#### Green Factor 5 Points

<input type="checkbox"/>	Prereq.	Green Factor Score 0.3	Required
<input type="checkbox"/>	Credit 1	Green Factor Score 0.4	2
<input type="checkbox"/>	Credit 2	Green Factor Score 0.5	3
<input type="checkbox"/>	Credit 3	Green Factor Score 0.6	4
<input type="checkbox"/>	Credit 4	Green Factor Score ≥ 0.8 Sustainable Sites Initiative™, or equivalent	5

#### Amenity Space (see Section 2.3) 4 Points

<input type="checkbox"/>	Prereq.	Percentage of amenity space of lot size 15%	Required
<input type="checkbox"/>	Credit 1	Percentage of amenity space of lot size 20%	2
<input type="checkbox"/>	Credit 2	Percentage of amenity space of lot size 25%	3
<input type="checkbox"/>	Credit 3	Percentage of amenity space of lot size ≥30%	4

#### Alternative Transportation Cumulative 5 Points

<input type="checkbox"/>	Prereq.	Meet street standards, including; bikeway and pedestrian networks, and vehicle parking	Required
<input type="checkbox"/>	Credit 1	Car share parking, minimum 2 parking spots	1
<input type="checkbox"/>	Credit 2	Charging facility for electric cars	2
<input type="checkbox"/>	Credit 3	Indoor bicycle storage and changing facilities	1
<input type="checkbox"/>	Credit 4	Priority parking for sub-compact (Smart Cars™ and motorcycles)	1

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

<input type="checkbox"/>	Points in 4 categories, including at least one within Green Factor or Amenity Space	Required
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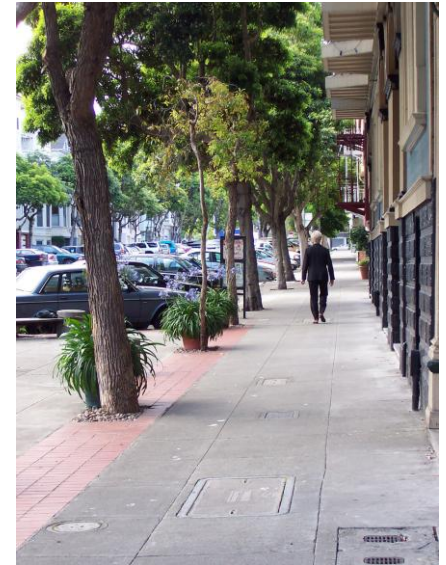
Nancy Rottle

# 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



street trees



green street edges


# 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

Green Factor Score Sheet		SEATTLE 	
Project title:		enter sq ft of parcel	SCORE
Parcel size (enter this value first) *		5,000	-
Landscape Elements**	Totals from GF worksheet	Factor	Total
<b>A Landscaped areas (select one of the following for each area)</b>			
1 Landscaped areas with a soil depth of less than 24"	enter sq ft 0	0.1	-
2 Landscaped areas with a soil depth of 24" or greater	enter sq ft 0	0.6	-
3 Bioretention facilities	enter sq ft 0	1.0	-
<b>B Plantings (credit for plants in landscaped areas from Section A)</b>			
1 Mulch, ground covers, or other plants less than 2' tall at maturity	enter sq ft 0	0.1	-
2 Shrubs or perennials 2'+ at maturity - calculated at 12 sq ft per plant (typically planted no closer than 18" on center)	enter number of plants 0	0	0.3
3 Tree canopy for "small trees" or equivalent (canopy spread 8' to 15') - calculated at 75 sq ft per tree	enter number of plants 0	0	0.3
4 Tree canopy for "small/medium trees" or equivalent (canopy spread 16' to 20') - calculated at 150 sq ft per tree	enter number of plants 0	0	0.3
5 Tree canopy for "medium/large trees" or equivalent (canopy spread of 21' to 25') - calculated at 250 sq ft per tree	enter number of plants 0	0	0.4
6 Tree canopy for "large trees" or equivalent (canopy spread of 26' to 30') - calculated at 350 sq ft per tree	enter number of plants 0	0	0.4
7 Tree canopy for preservation of large existing trees with trunks 6"+ in diameter - calculated at 20 sq ft per inch diameter	enter inches DBH 0	0	0.8
<b>C Green roofs</b>			
1 Over at least 2" and less than 4" of growth medium	enter sq ft 0	0.4	-
2 Over at least 4" of growth medium	enter sq ft 0	0.7	-
<b>D Vegetated walls</b>			
	enter sq ft 0	0.7	-
<b>E Approved water features</b>			
	enter sq ft 0	0.7	-
<b>F Permeable paving</b>			
1 Permeable paving over at least 6" and less than 24" of soil or gravel	enter sq ft 0	0.2	-
2 Permeable paving over at least 24" of soil or gravel	enter sq ft 0	0.5	-
<b>G Structural soil systems</b>			
	enter sq ft 0	0.2	-
sub-total of sq ft = 0			
<b>H Bonuses</b>			
1 Drought-tolerant or native plant species	enter sq ft 0	0.1	-
2 Landscaped areas where at least 50% of annual irrigation needs are met through the use of harvested rainwater	enter sq ft 0	0.2	-
3 Landscaping visible to passersby from adjacent public right of way or public open spaces	enter sq ft 0	0.1	-
4 Landscaping in food cultivation	enter sq ft 0	0.1	-
Green Factor numerator =			

\* 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)

# REVISIONING Five Corners & Westgate

## 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.



### 2" to 4" of growth medium

Thin profile green roofs have the advantage 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 floor 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.

- Graphic Legend**
- ▲ Sedum Mat
  - 2" Growth Medium
  - Filter Fabric
  - ▽ Drainage Layer
  - ▨ Waterproofing Layer
  - ▬ Roof

**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**



### Over 4" of growth medium

Green roofs with a thicker soil profile can support a wider range of plants than a roof with a 2" profile. The increased plant diversity can create a wider range of possible habitats for native insects and birds. Heating and cooling benefits are increased due to increased insulation, and the stormwater are improved. While a wide variety of roof systems are available, proper design, installation and maintenance are crucial to a successful project.

- Graphic Legend**
- ▲ Plant Material
  - 4" Growth Medium
  - Filter Fabric
  - ▽ Drainage Layer
  - ▨ Waterproofing Layer
  - ▬ Roof

**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**



# REVISIONING Five Corners & Westgate

## Green Factor Example

BIG PLANTER



LOWER PLANTERS



BENCH NOOK



STREET TREES



### 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"



GREEN WALL



GARDEN OF LIGHT



COURTYARD



UPPER PLANTERS



DOWNSPOUTS & RUNNELS



GREEN ROOFS



Beacon Hill

Recommendations Meeting

SCALE: N.T.S.

APPLICANT:  
BRANDON SKINNER

MATERIALS

4351 15th Ave South, Seattle, WA 98108

DATE:  
07/21/20

H+dIT  
collaborative, llc  
architecture + planning + design  
3400 phinney avenue n.  
seattle washington 98103  
tel: 206.441.2222 | www.h+d.it.com



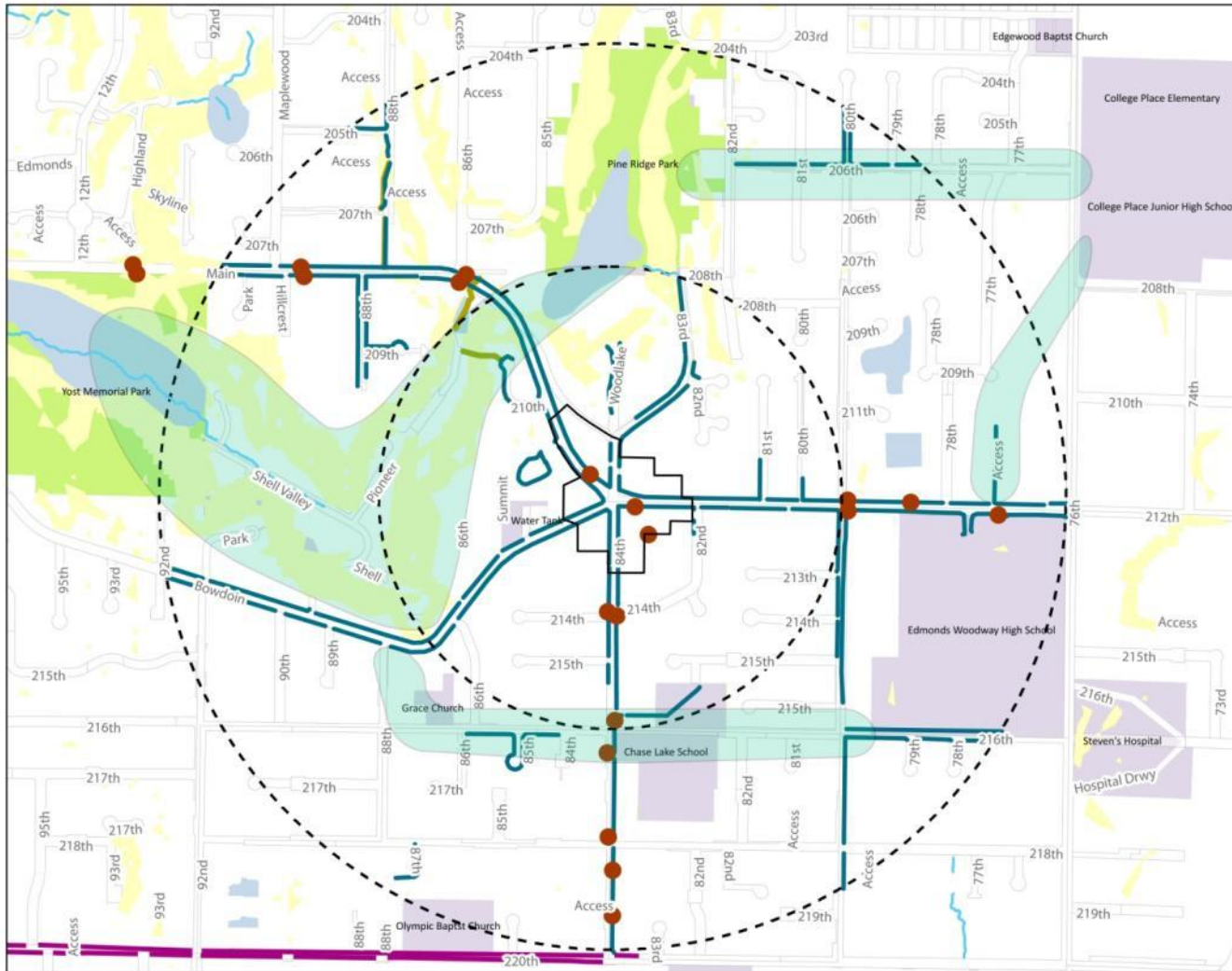
# Recommendations and Implementation

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**



# REVISIONING Five Corners & Westgate

## Recommendations: Movement and Greening



● Connection Opportunities

**Movement**

- Transit Stops
- On-Street Bike Lanes
- Sidewalks
- Alleys

**Greening**

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



REVISIONING Five Corners & Westgate

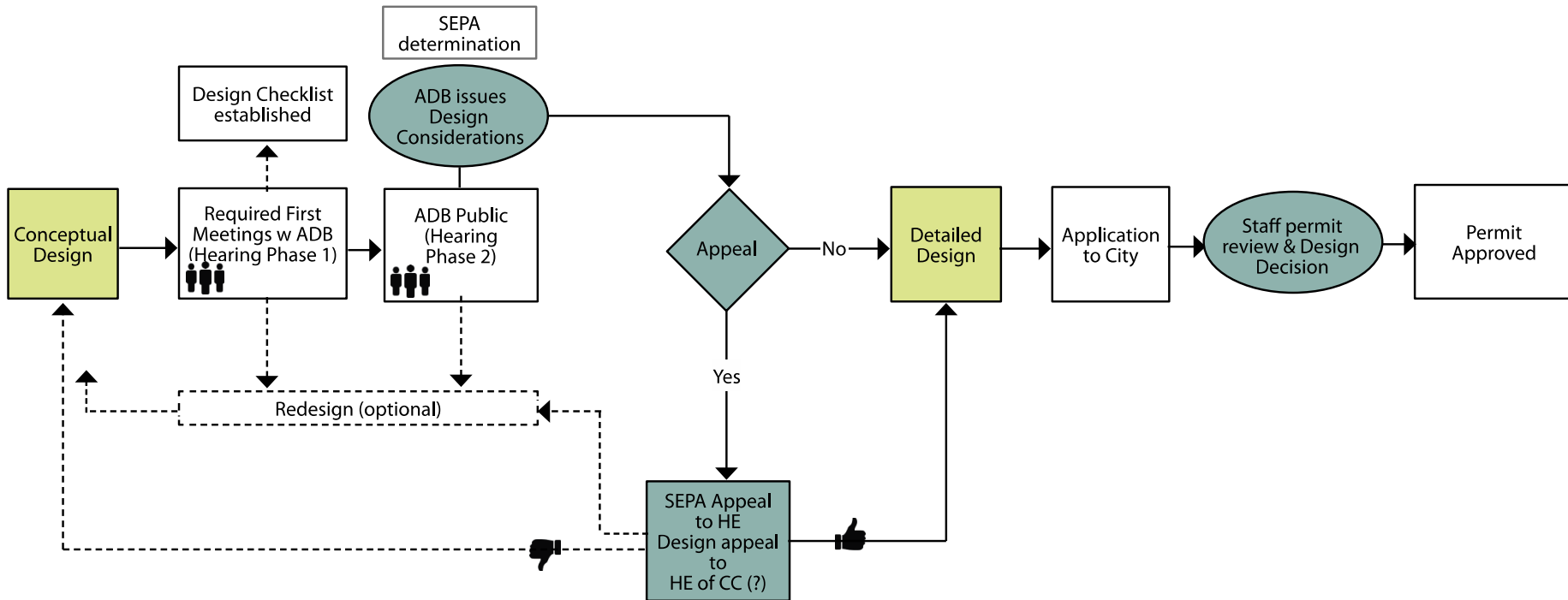
## Recommendations:

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



# Administration & Implementation

Proposed Development	Review Process
1 to 3 Stories	Administrative Review
4 Stories	Administrative Review + Bonus Scoresheet
5 Stories	Administrative Review + Bonus Scoresheet + Design Review



REVISIONING Five Corners & Westgate

# Acknowledgements

## University of Washington Team

- **Nancy Rottle**, ASLA - UW Landscape Architecture Faculty
- **Jill Sterrett**, FAICP - Sterrett Consulting  
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- 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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