



City of Edgewood: Town Center, Conceptual Design Open House

8th to 13th Street Option #:



OPTION NO.

2



Site Planning Goals

- Preserve natural features
- Site is divided into sectors by physical features
- Alternatives for increasing density
- Energy efficient
- Green
- Shared Development Opportunity (LID/TDR)



Ways to Increase Energy Efficiency

- Higher density reduces infrastructure energy per unit
- Pedestrian orientation with on-site employment and services reduces vehicle miles
- LEED Buildings
- Energy production – solar space and hot water heating, photovoltaics



Green Features that can be Incorporated

- Rain water use in winter to reduce stormwater detention pond size
- Preserve significant tree stands
- Preserve, enhance, and connect wetlands
- Wetland enhancement can serve stormwater needs
- Green roofs; trees reduce heat island effect



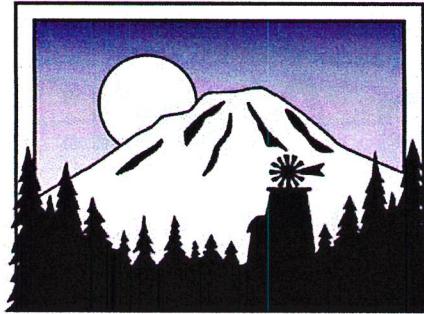
Higher Density Housing Area: High Density Residential

- Target: young professionals
- Single-family attached
- Fee simple
- Walk to transit, shopping, employment
- Increase density while still maintaining rural character



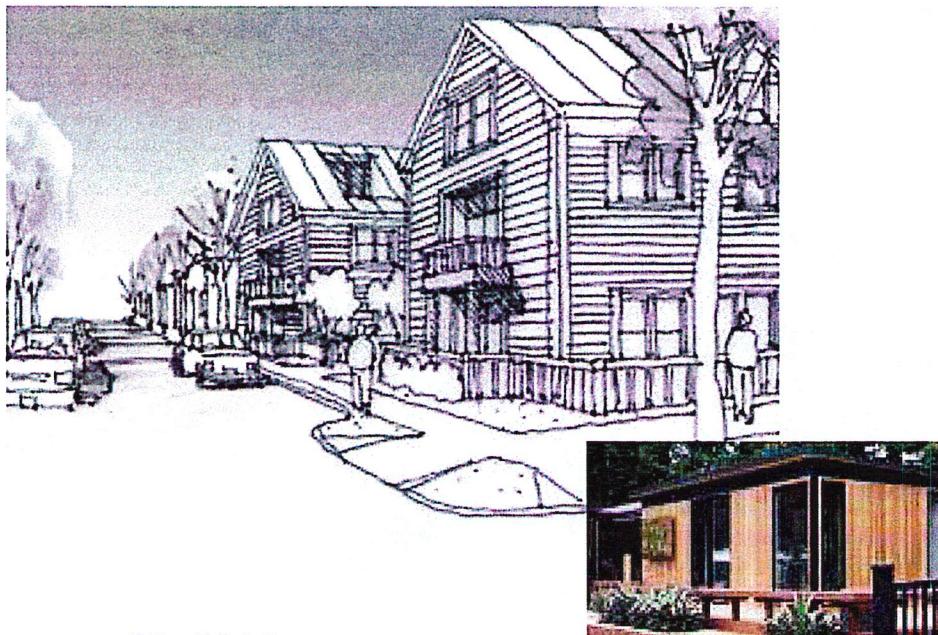
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Higher Housing Density: Medium Density

- Target: active retirees
- Single-family attached & high density single family detached (such as cottage clusters)
- Walk to transit, shopping, services



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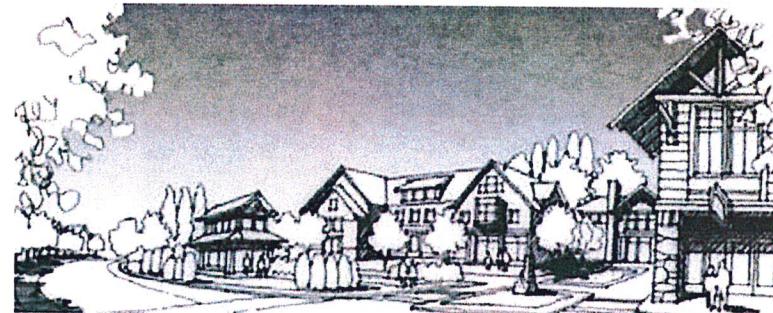


Medical Office

- Target: health and medical office along with other service offices
- Small spaces for professional office
- Walk to transit, shopping, services
- Developed within a Town village character



Image source: Seattle DJC, Planned Milford Creek ER



Source: City of Edgewood Meridian Ave Corridor Plan



Image source: Lakewood Medical, Cascade Pacific



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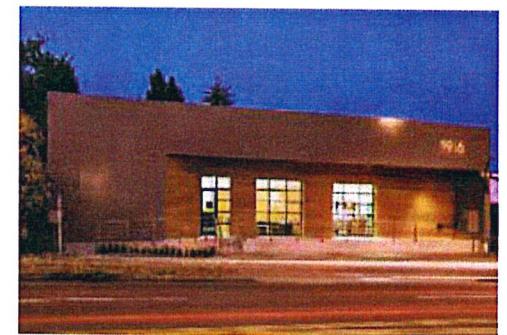
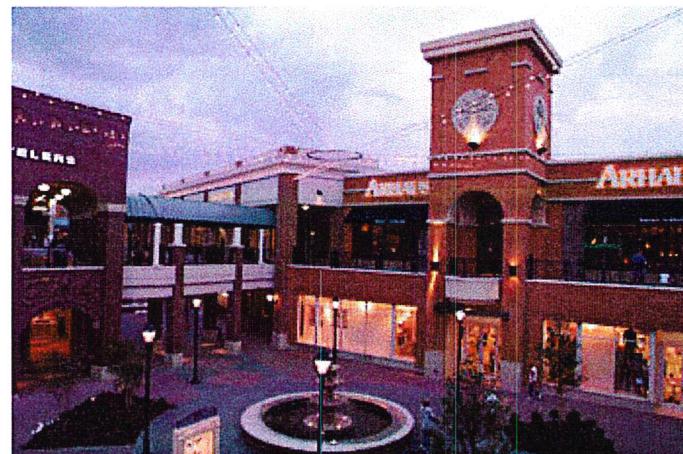
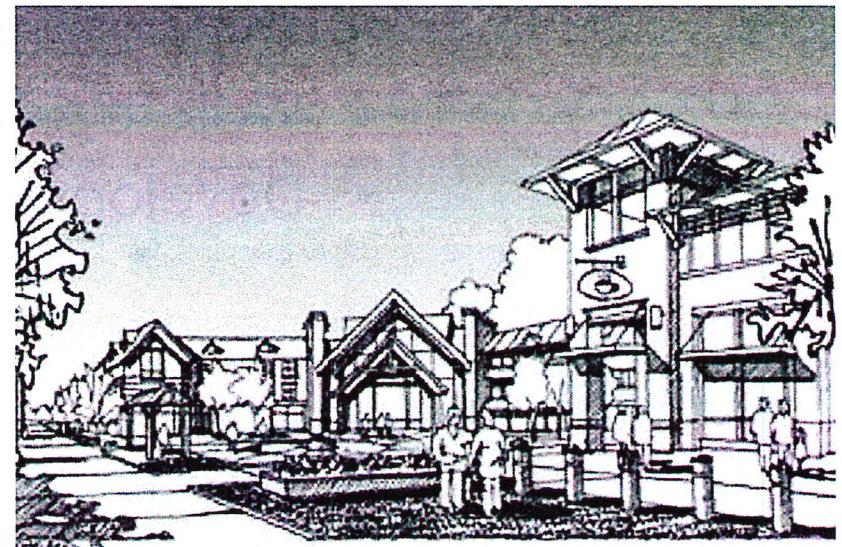


Image source: Pb elemental architecture

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Neighborhood Center



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Neighborhood Center

Anchor:

Grocery & Drug

No. of Stores:

10 to 40

Total Retail Space:

30,000 to 100,000

Site Area:

1 to 3 acres

Market Area Pop.

10,000 to 30,000

Market Area Radius:

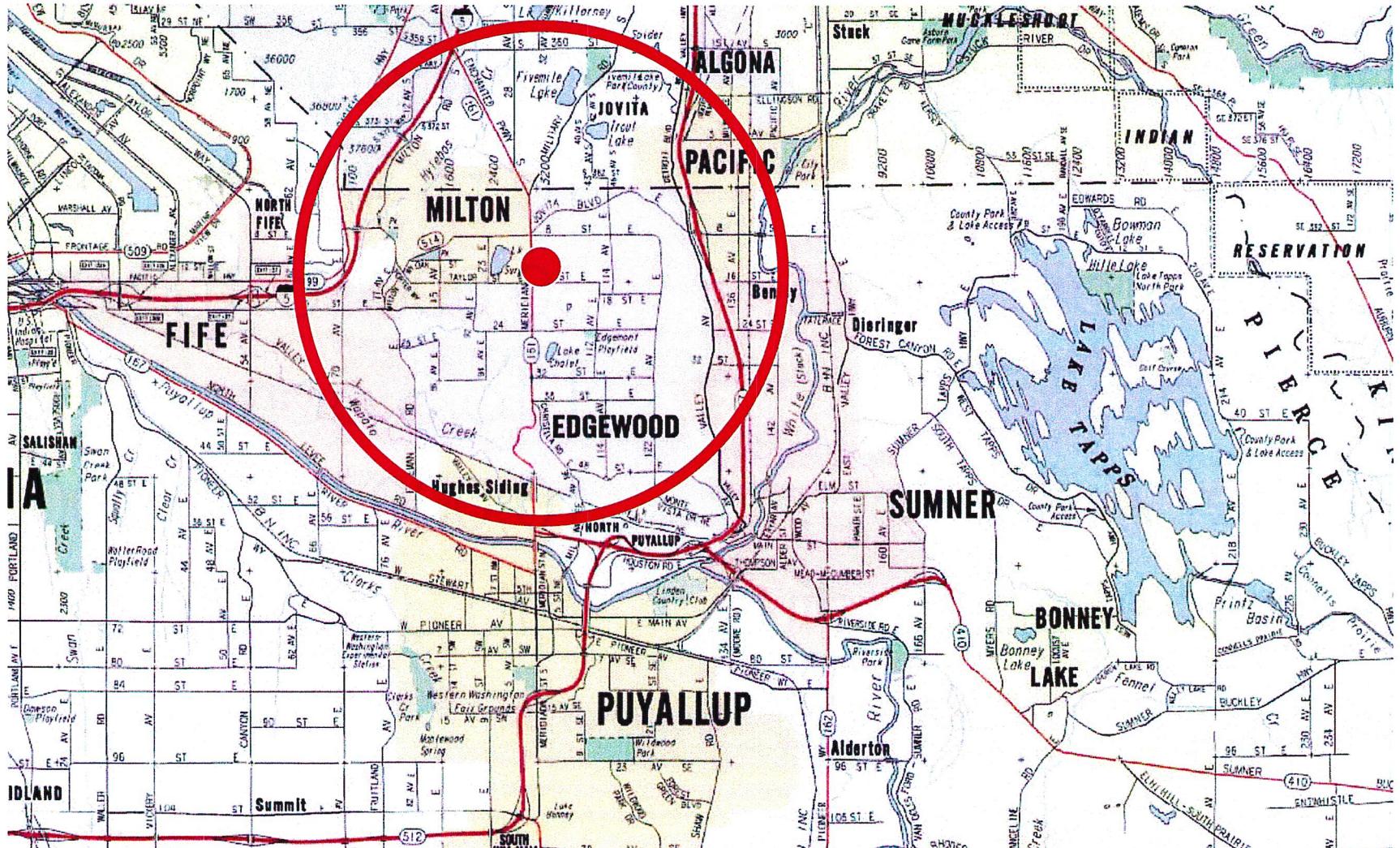
1 to 3 miles

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Source: Urban Land Institute



Market Area Radius



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Planning Can Preserve & Enhance Rural Character

- Avoid Parking lots adjacent to Meridian
- Pedestrian connectivity in large parking lots
- Modest increase in density can help enhance natural environment
- Sidewalks
- Setbacks
- Lot coverage
- Height
- Landscaping
- Sign Regulations



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image source: CNU.org