

BAKER HEIGHTS MASTER PLAN

11.09.2021

GGLO

EVERETT
HOUSING AUTHORITY

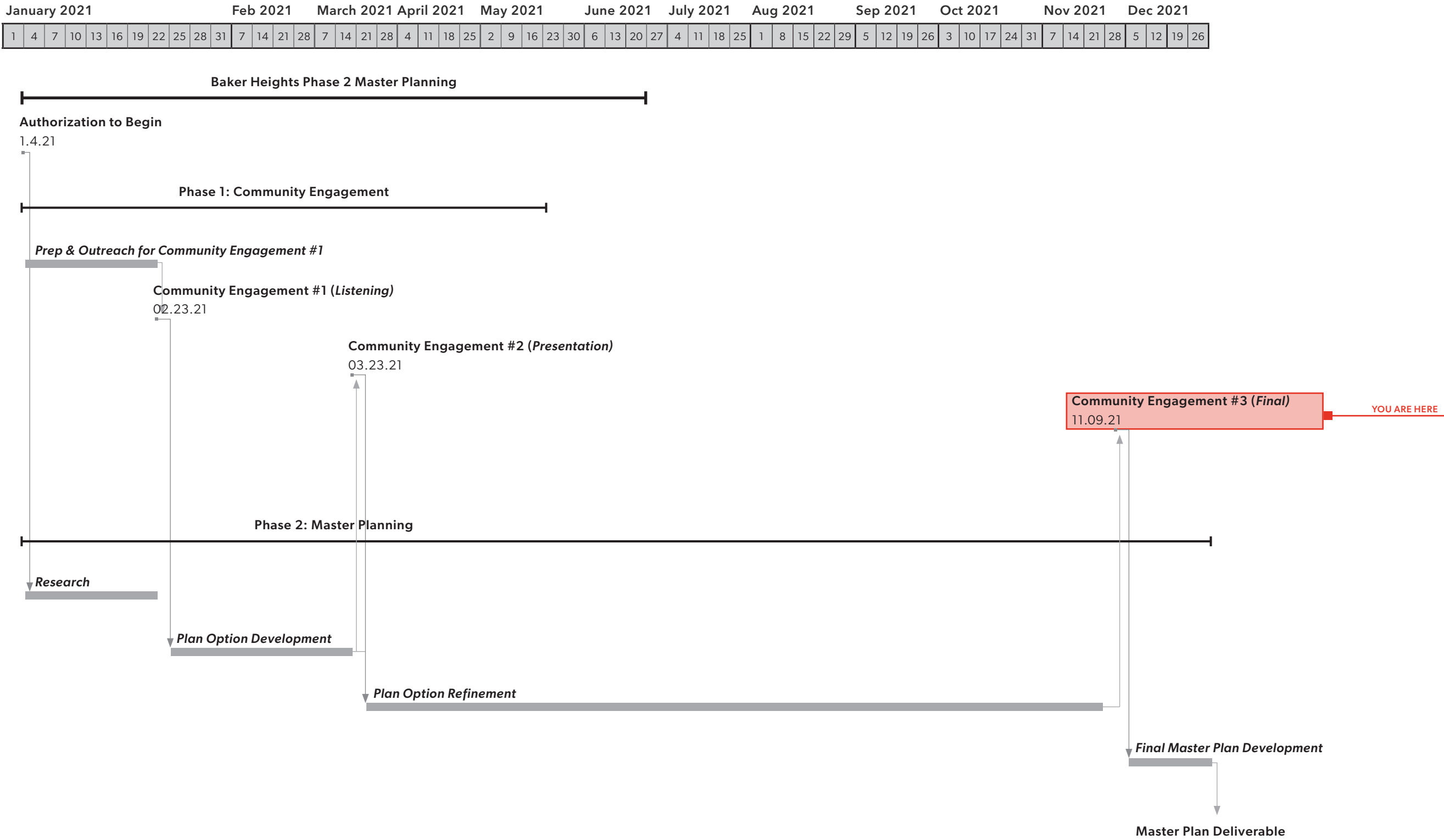


AGENDA

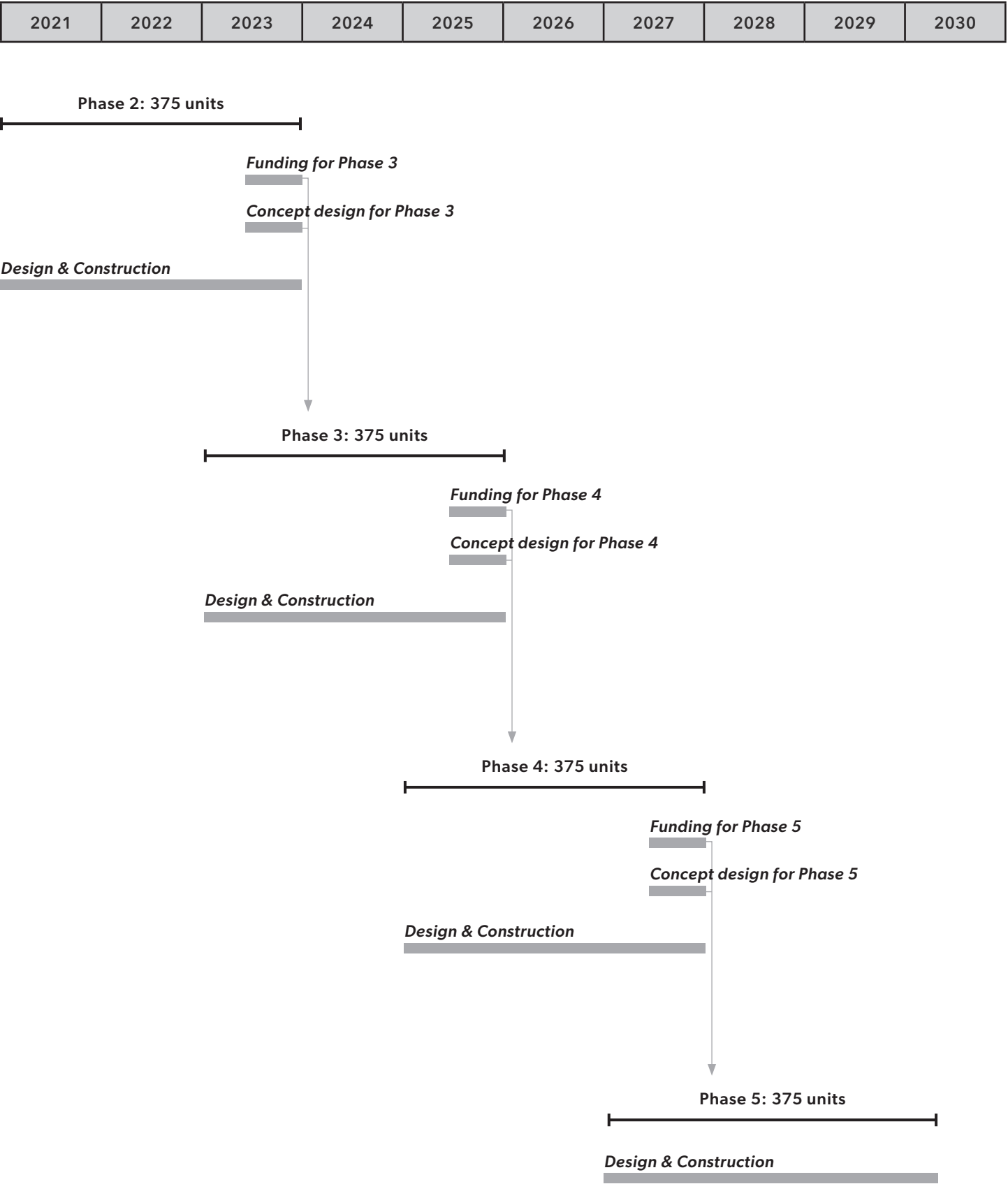
- Introduction
- Schedule
- Survey
- Planning Updates
- Breakout Session - 15-20 mins
- Breakout Session Report
- Summary & Next Steps
- Q&A



COMMUNITY MEETING OVERVIEW



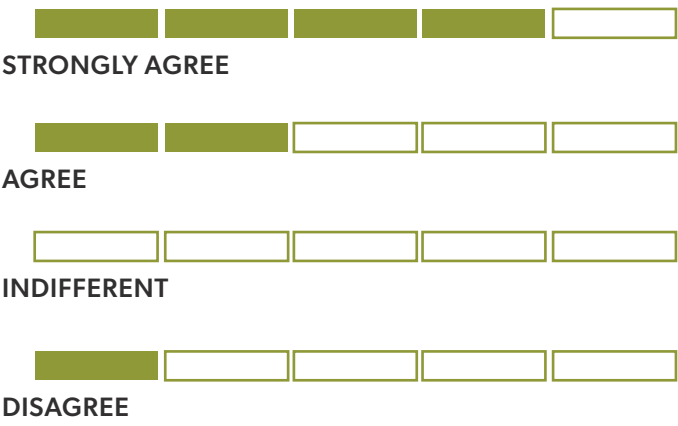
10 YEAR TIMELINE



SURVEY

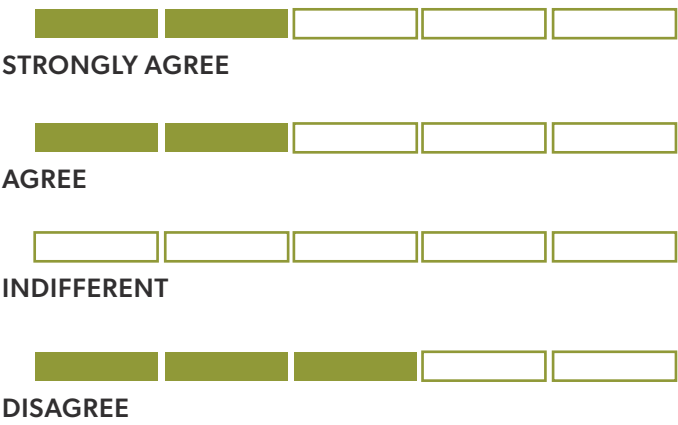
Q1: THE HOUSING AFFORDABILITY CRISIS REQUIRES UNIQUE THINKING AND SOLUTIONS.

Answered: 54 Skipped: 0



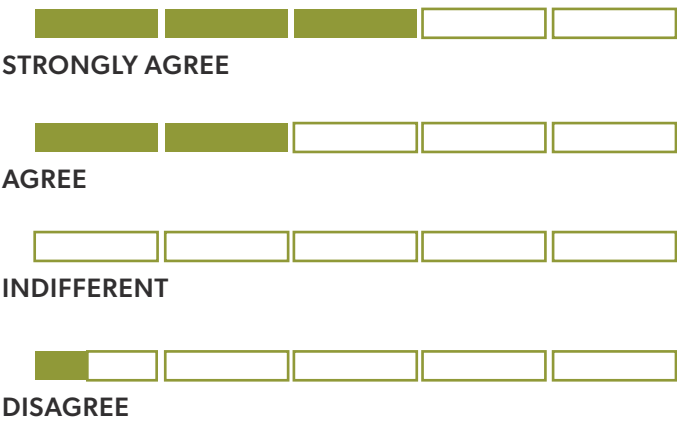
Q2: HOUSING THAT IS MULTI-STORY* ARE FINE IF IN RETURN WE GET MORE PARKS AND PLAY AREAS THAT ARE WELL-LIT AND SAFE. (*8 TO 12 STORIES, SUCH AS BAKERVIEW TOWER AND PROVIDENCE HOSPITAL)

Answered: 54 Skipped: 0



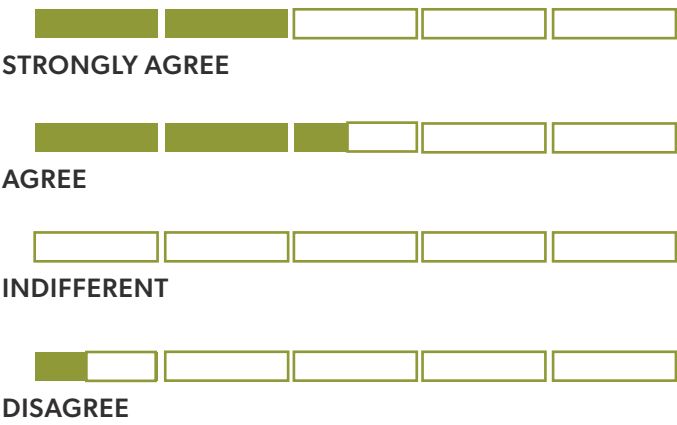
Q3: A VARIETY OF HOUSING OPTIONS SUPPORTS THE DIVERSITY OF OUR COMMUNITY.

Answered: 54 Skipped: 0



Q4: I WELCOME MORE HOUSING IF THE DESIGN IS SAFE WITH WIDE SIDEWALKS AND PATHWAYS THAT ALLOW SHARED SPACES THAT ARE WELL-LIT WITH PLACES TO SIT AND REST OR GATHER.

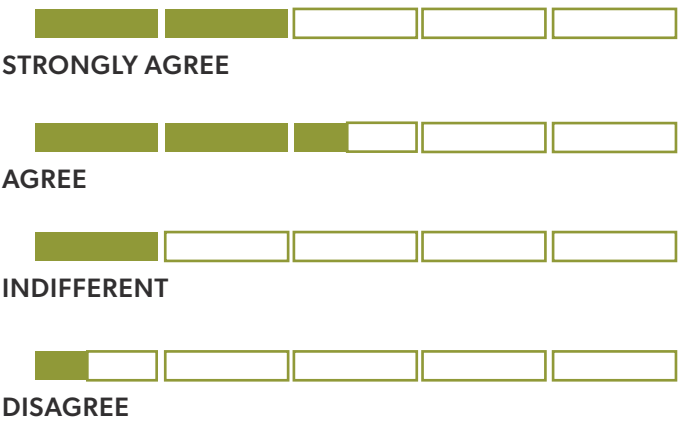
Answered: 54 Skipped: 0



SURVEY

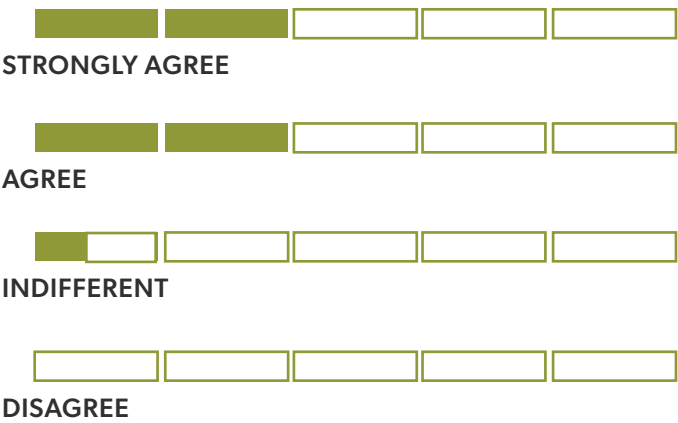
Q5: ADDING HOUSING IN A WELL-DESIGNED URBAN COMMUNITY REDUCES OUR FOOTPRINT ON OUR ENVIRONMENT.

Answered: 54 Skipped: 0



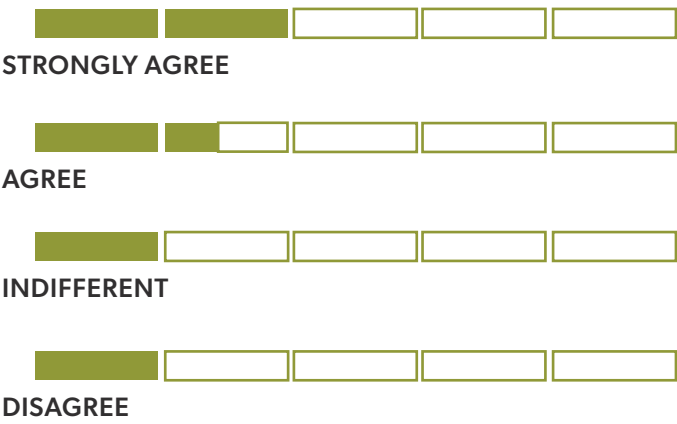
Q6: VIBRANT, DIVERSE AND ACCESSIBLE PUBLIC SPACES CREATE A SENSE OF BELONGING AMONG A DIVERSE COMMUNITY.

Answered: 54 Skipped: 0



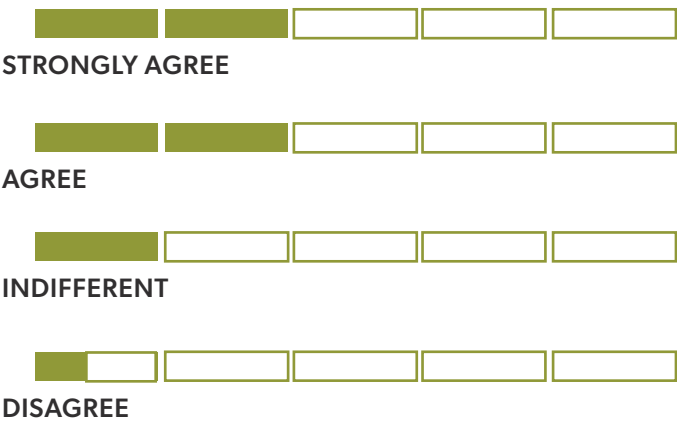
Q7: I WOULD DRIVE LESS IF CONVENIENT TO WALK TO AND USE LOCAL OR REGIONAL TRANSIT.

Answered: 54 Skipped: 0

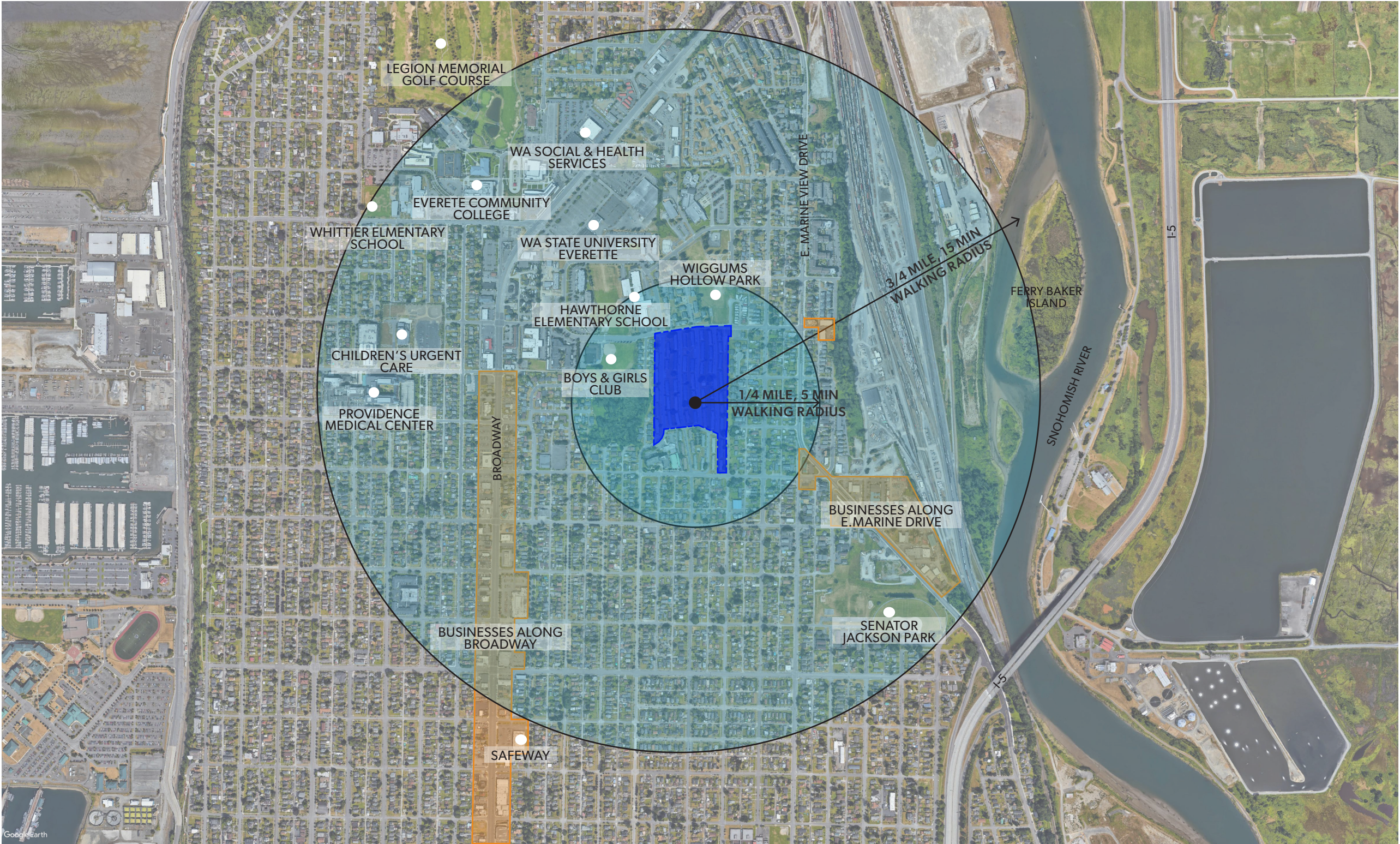


Q8: BICYCLES WOULD BE A GOOD ALTERNATIVE TO A CAR IF THERE WERE BETTER BIKE PATHS.

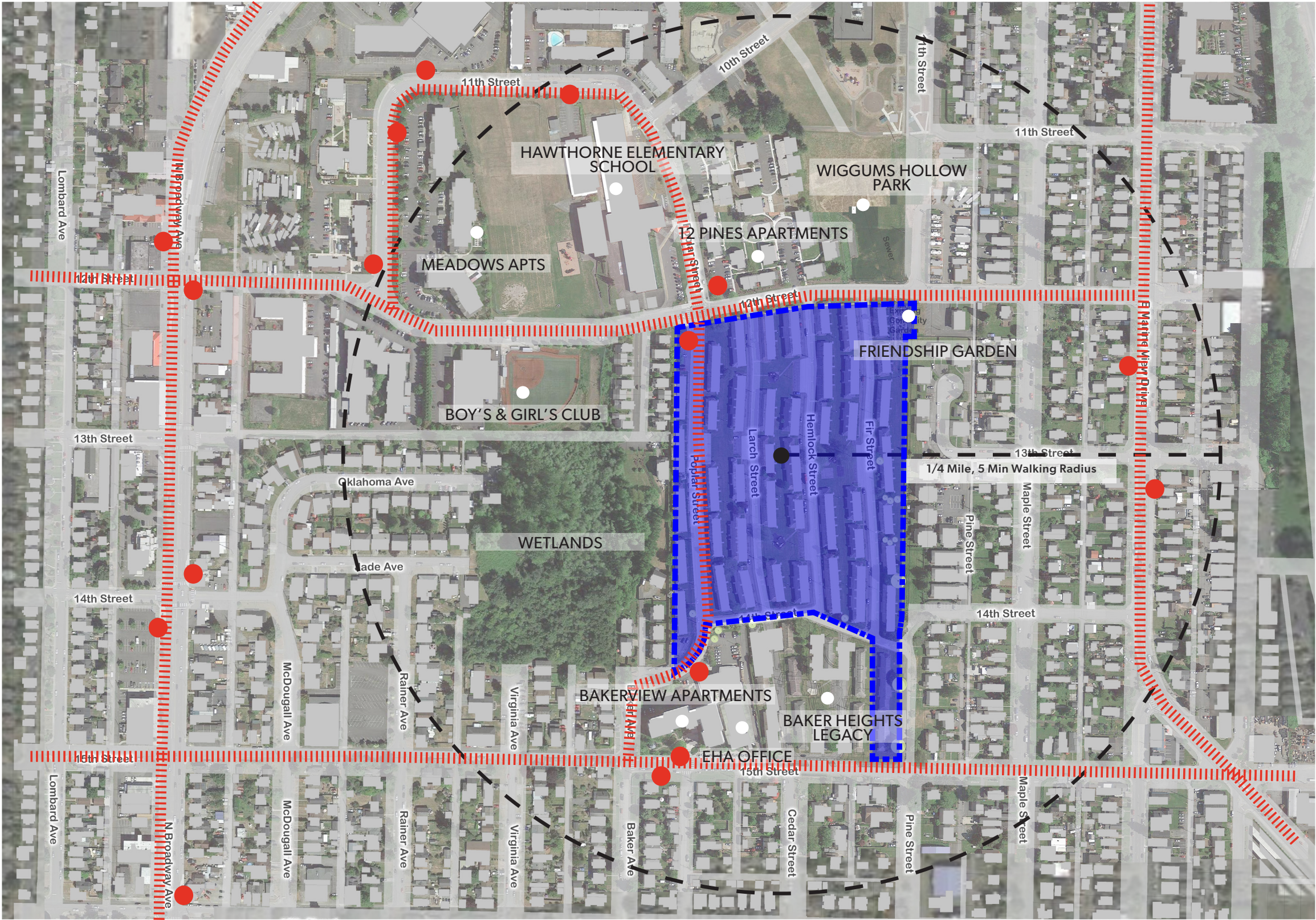
Answered: 54 Skipped: 0



15 MIN WALKABLE NEIGHBORHOOD



5 MIN WALK RADIUS & VICINITY MAP





MIXED
INCOME

HEIGHT
TO ENABLE
SCALE

work/live
&
childcare



Rendering courtesy of PAU Studio, New York



MIXED
USE

human
scale



Carbon12, photo by Andrew Pogue

SUSTAINABLE
CLT
CROSS LAMINATED
TIMBER
CONSTRUCTION

adjacency
buffers



RACIAL
EQUITY

biophilia
CONNECTION
TO NATURE



TOD
TRANSIT ORIENTED
DEVELOPMENT

WALKABLE



neighborhood
RETAIL

healthy
buildings,
environment
& ecology

VISION- SAFE / BEAUTIFUL / WELCOMING / SUSTAINABLE / WALKABLE / CONNECTED



MASTER PLAN CONCEPT



RESPONSIVE TO SITE
CONTEXT



MIXED USE
(PDO BENEFIT)



MAJOR OPEN SPACE
(PDO BENEFIT)

CONCEPTUAL MASTER PLAN



DESIGN CONCEPT-1

RESPONSIVE TO SITE CONTEXT AND ENHANCE SITE CONNECTIONS

- STREET FRAMEWORK RESPONDS TO EXISTING STREET PATTERN AND RESPECT SITE HISTORY AND TOPOGRAPHY
- ENHANCE CONNECTIONS TO
 1. WIGGUMS HOLLOW PARK
 2. BOYS AND GIRLS CLUB FIELD
 3. FUTURE WETLAND TRAIL
 4. BAKER HEIGHTS LEGACY PROJECT
- TRANSITION ZONE TO PROVIDE ADJACENCY BUFFERS



CONCEPTUAL MASTER PLAN



DESIGN CONCEPT-2

MIXED USES AND VARIETY

- MIXED USE DEVELOPMENT TO MEET THE NEIGHBORHOOD'S NEEDS
- MIXED INCOME
- **HOUSING:** VARIETY OF RESIDENTIAL BUILDING TYPES WITH TOTAL 1,500 UNITS
- **COMMERCIAL:** NEIGHBORHOOD GROCERY, MULTI-CULTURAL MARKET, COFFEE SHOP, RESTAURANT, ARTS AND CRAFT STUDIO, GALLERY ETC.
- **SERVICE AND AMENITY:** SALON, CHILDCARE, DENTIST/DOCTOR'S OFFICE, EYECARE, CO-WORKING SPACE, SPA AND FITNESS ETC.



CONCEPTUAL MASTER PLAN



MASTER PLAN
scale 1:200

DESIGN CONCEPT-3 OPEN SPACE AND AMENITIES (PARK LIKE COMMUNITY)

- CREATE GATHERING SPACE FOR COMMUNITY
- CREATE SERIES OF OPEN SPACE THAT CONNECTS THROUGH THE SITE
- TALLER BUILDING OFFERS ABOUT 2 ACRES OF ADDITIONAL OPEN SPACE
- MAXIMIZE THE VIEWS



CONCEPTUAL MASTER PLAN



MAIN STREET RETAIL ON POPLAR:

- NEIGHBORHOOD GROCERY/INLINE RETAIL/RESTAURANT AND CAFE/ART CRAFT STUDIO/FITNESS
- NEIGHBORHOOD SERVING SERVICES: CHILDCARE/DENTIST & DOCTOR'S OFFICE
- FLEXIBLE LIVE/WORK UNITS

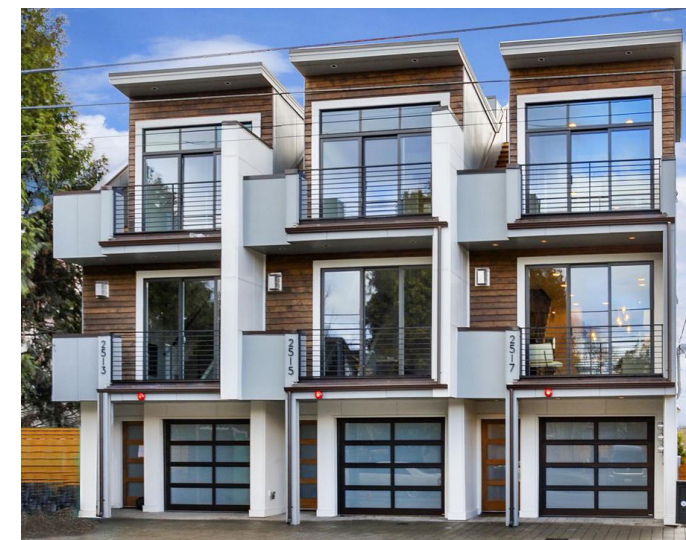


CONCEPTUAL MASTER PLAN



TOWNHOMES EAST OF FIR:

- ALLEY LOADED TH WORKS WITH GRADING CHANGE AND CREATE MORE PEDESTRIAN FRIENDLY STREETScape
- BIOSWALE ALONG FIR STREET FOR STORM WATER MANAGEMENT
- STEP DOWN TO WORK WITH SCALE OF EXISTING ADJACENT NEIGHBORHOOD



CONCEPTUAL MASTER PLAN



INNER CORE BLOCKS:

- MIDRISE BUILDINGS AND TALLER BUILDINGS WITH GREAT VIEWS
- PARKING GARAGE WORKS WITH GRADING CHANGE
- PEDESTRIAN CORRIDOR FOR POTENTIAL ART GALLERY, LIVE/WORK UNITS, MAKER SPACES AND SMALL CAFE ETC.
- CREATE CENTRAL GATHERING PARK/PLAZA IN CENTRALIZED LOCATION
- AMENITY AND SERVICE WILL BE PROVIDED WITHIN THE CORE



CONCEPTUAL MASTER PLAN

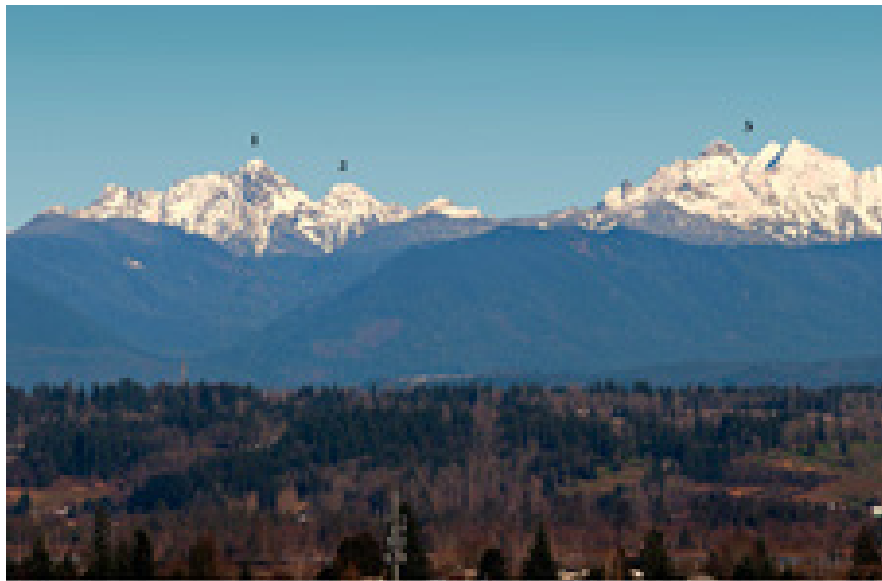


INNER CORE BLOCKS:

- HIGHRISE BUILDING: UP TO 12 STORY CLT TOWER



MASTER PLAN CONCEPT



**RESPONSIVE TO SITE
CONTEXT**



**MIXED USE
(PDO BENEFIT)**



**MAJOR OPEN SPACE
(PDO BENEFIT)**

LANDSCAPE CONCEPT



POTENTIAL LANDSCAPE AMENITIES:

- 1 CENTRAL PARK
- 2 PLAY AREA
- 3 BIKE TRAIL
- 4 COMMUNITY GARDEN
- 5 DOG PARK
- 6 PEDESTRIAN CORRIDOR



LANDSCAPE CONCEPT



PLAY AREA



BIKE TRAIL



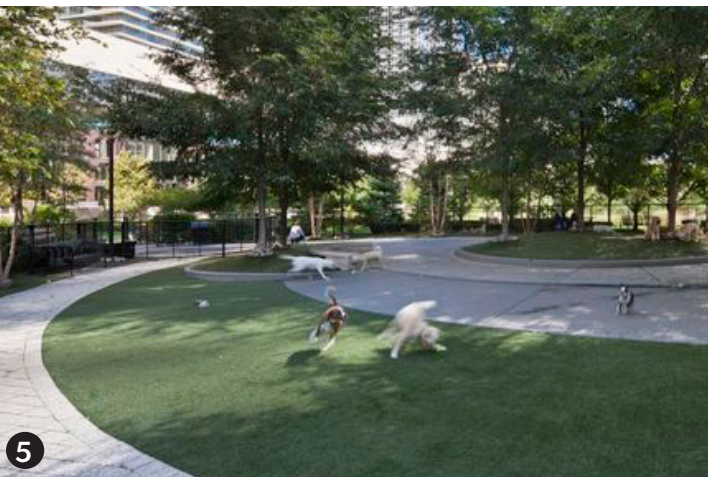
LANDSCAPE CONCEPT



COMMUNITY GARDEN



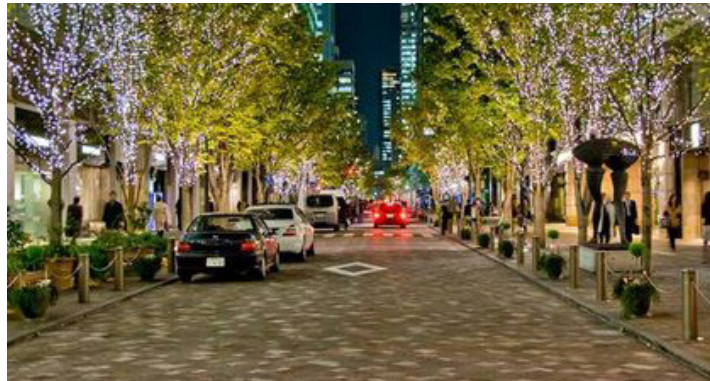
DOG PARK



LANDSCAPE CONCEPT

COMMUNITY SAFETY:

- LIGHTING
- EYES ON THE STREET
- TRAFFIC SAFETY



LANDSCAPE CONCEPT



PEDESTRIAN CORRIDOR
NTS



PEDESTRIAN CORRIDOR:

- FOSTERS CONNECTIVITY THROUGH THE PARK DISTRICT AND LARGER DELTA NEIGHBORHOOD
- BEAUTIFUL AND INVITING
- BRINGS TOGETHER INDIVIDUAL BUILDINGS INTO A VIBRANT NEIGHBORHOOD
- ACTIVATES EACH BUILDING AND PUBLIC SPACE
- ENCOURAGES PHYSICAL ACTIVITY AND SOCIAL ENGAGEMENT



INTERIM PLAN



BREAKOUT SESSION



BREAKOUT SESSION REPORT

SUMMARY & NEXT STEPS

Q&A

THANK YOU!



EVERETT HOUSING AUTHORITY

3017 COLBY AVENUE

EVERETT WA, 98201

CONTACT:

JASON MORROW

DIRECTOR OF DEVELOPMENT

JASONM@EVHA.ORG

206.899.7288

GGLO

SEATTLE

1301 First Avenue, Suite 301
Seattle, WA 98101

206.467.5828

LOS ANGELES

4553 Glencoe Avenue, Suite 39C
Marina Del Rey, CA 90292

310.751.6688

BOISE

1199 Shoreline Drive, Suite 290
Boise, ID 83702

208.953.7227

gglo.com