



WELCOME  
to the neighborhood

*Molbak's has been helping Northwest gardeners bring lasting beauty to their own backyards for over 60 years.*

**molbak's**  
garden+home

## Woodinville 2035 | World Class Town Center

Presentation to the Woodinville City Council May 9, 2017

Nancy Rottle, FASLA | Professor /Director, University of Washington Green Futures Lab





**Woodinville 2035**

**Best Small Town Center**

**Greenest Town Center**

# Overview

## TODAY'S PRESENTATION

- UW Green Futures Lab
- Guiding Project Principles
- Collaborative Design Process
- Initial Designs
- Final Designs
- Public Preferences
- Conclusions and Questions

# UW Green Futures Lab (GFL) TEAM

## Leadership Team

**Nancy Rottle**, RLA, FASLA, Professor, University of Washington  
Director of the Green Futures Lab

**Julie Kriegh**, AIA, PhD Candidate, College of the Built Environments,  
Consultant to the Green Futures Lab  
Principal, Kriegh Architecture Studio

## GFL Woodinville Team Phase Two

**TJ Bandrowski**, Master of Architecture Graduate

**Sharon Gao**, Master of Landscape Architecture

**Rish Ukil**, Master of Landscape Architecture

**Jesce Waltz**, Master of Architecture & Landscape Architecture

## GFL Woodinville Team Phase One

**Jason Gover**, Master of Architecture

**Yoonshin Kwak**, Master of Landscape Architecture

**Ana Seivert**, Master of Urban Planning

**Rish Ukil**, Master of Landscape Architecture





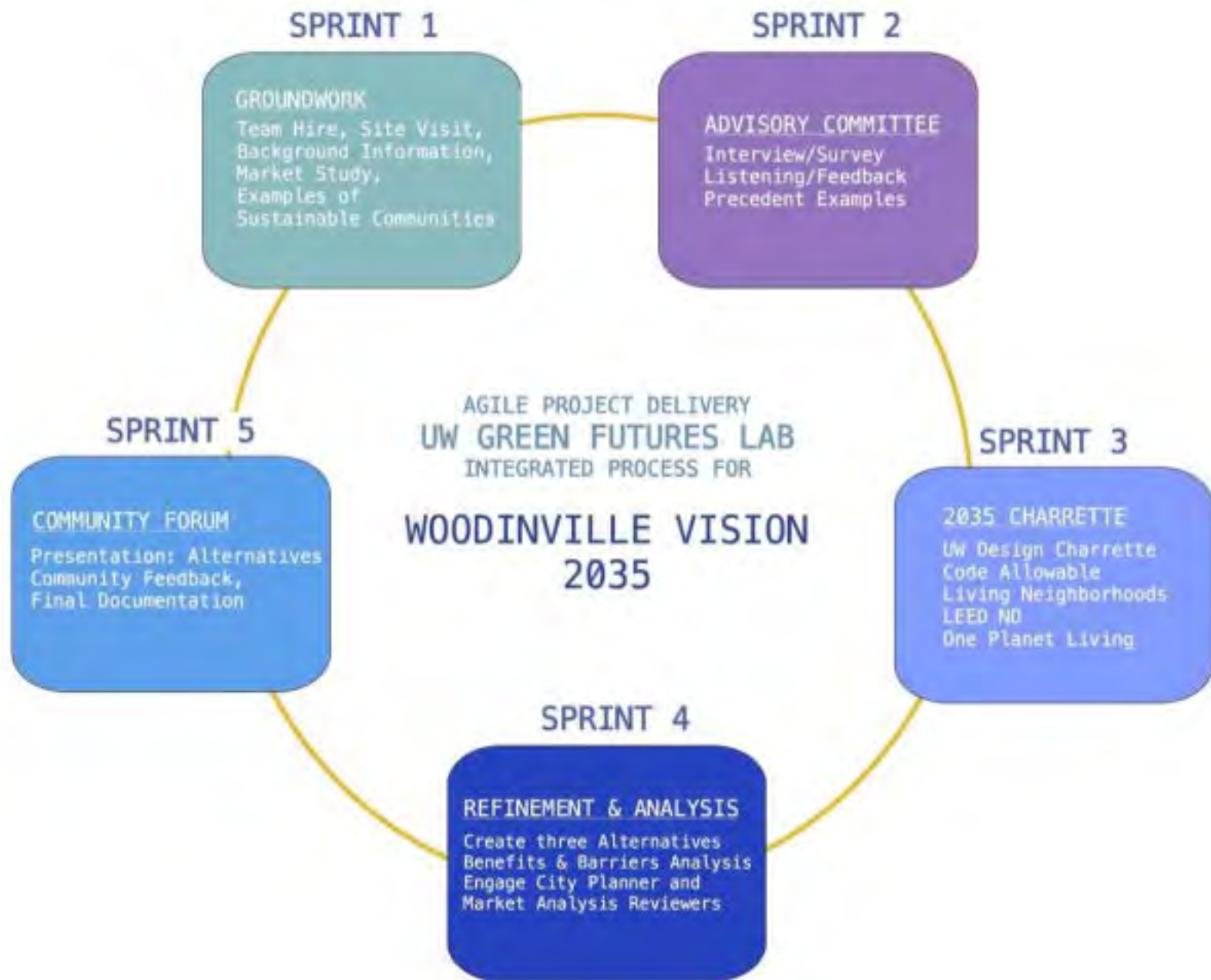
## WHAT DO WE DO?

### GFL Mission:

Environmental Sustainability  
Green Infrastructure  
Education

### GFL Services:

Community Visioning  
Research  
Planning  
Design



# Woodinville Town Center Project Goals

- Create **visionary and viable 20-year visions** for the Woodinville town center, to become an **inspiring example** for small suburban towns regionally and nationally.
- Envision a Town Center that **socially, culturally, and economically activate Woodinville's downtown**, inviting meaningful human engagement and cultivating new business opportunities - a **"living room"** for the community.
- Apply concepts and criteria from three sustainable design frameworks to exemplify the goal of Woodinville having the **"Greenest Town Center."**
- Strengthen the Town Center's **connections** to its dynamic context, and expand opportunities for biking, walking and transit.





# Guiding Principles

## Successful Downtowns

Downtowns should be **multi-functional, embracing many different uses and age groups.**



<https://whereoutsideisin.wordpress.com/tag/reston-town-center/>

# Guiding Principles

## Authenticity

The Project should express, enhance, strengthen, and extend an **authentic identity for Woodinville.**

(e.g. recognize the legacy of the area's **agricultural, garden, and winery heritage.**)



<http://woodinvillewinecountry.com/history/>



# Guiding Principles

## Accessibility

Incorporate a **transportation network** that maximizes access and mobility and **reduces dependence on the automobile**. Develop pedestrian and biking pathways that connect the different areas of the town to the town center.



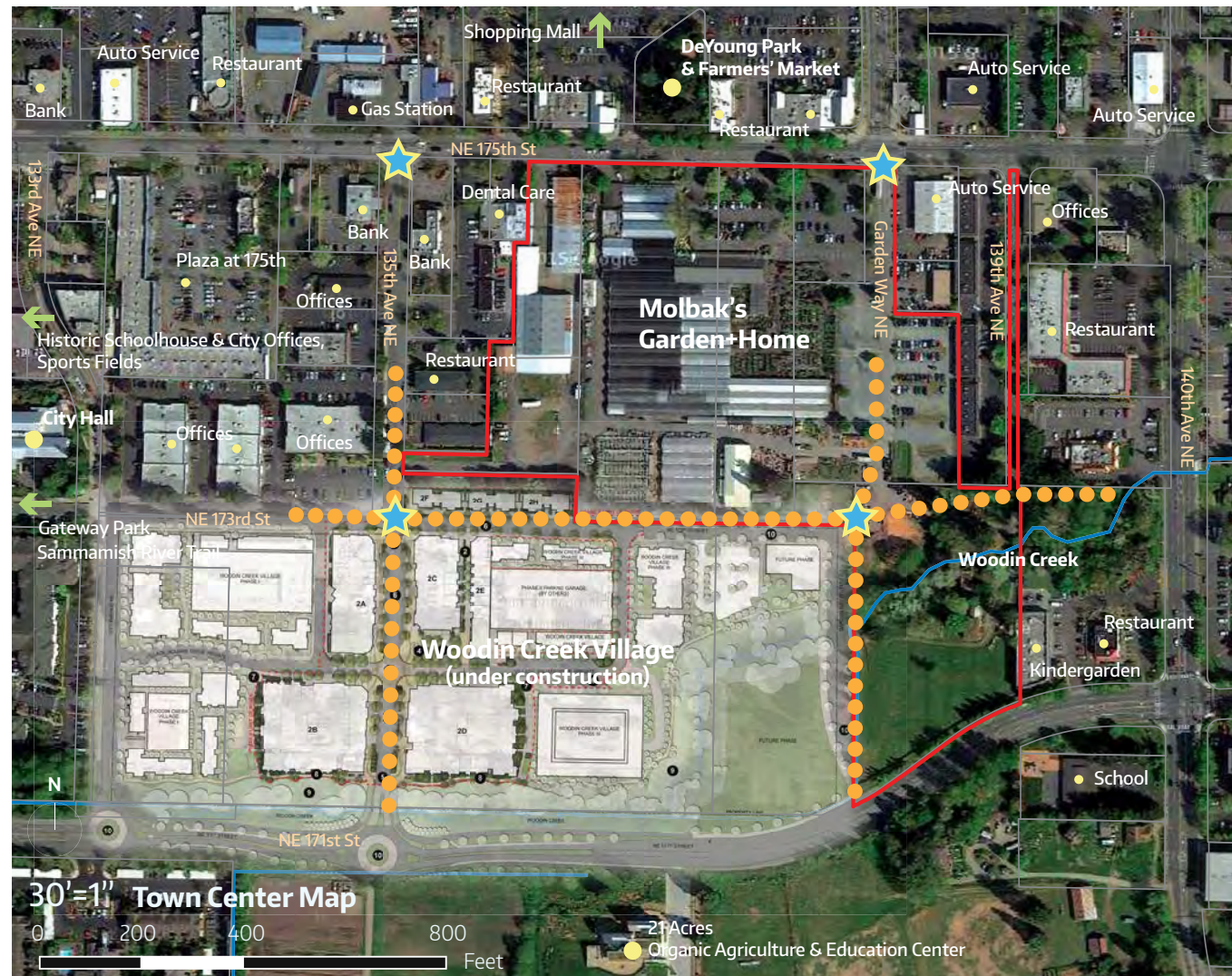
Copenhagen. Image Nancy Rottle



# SPRINT 1: SITE ANALYSIS:

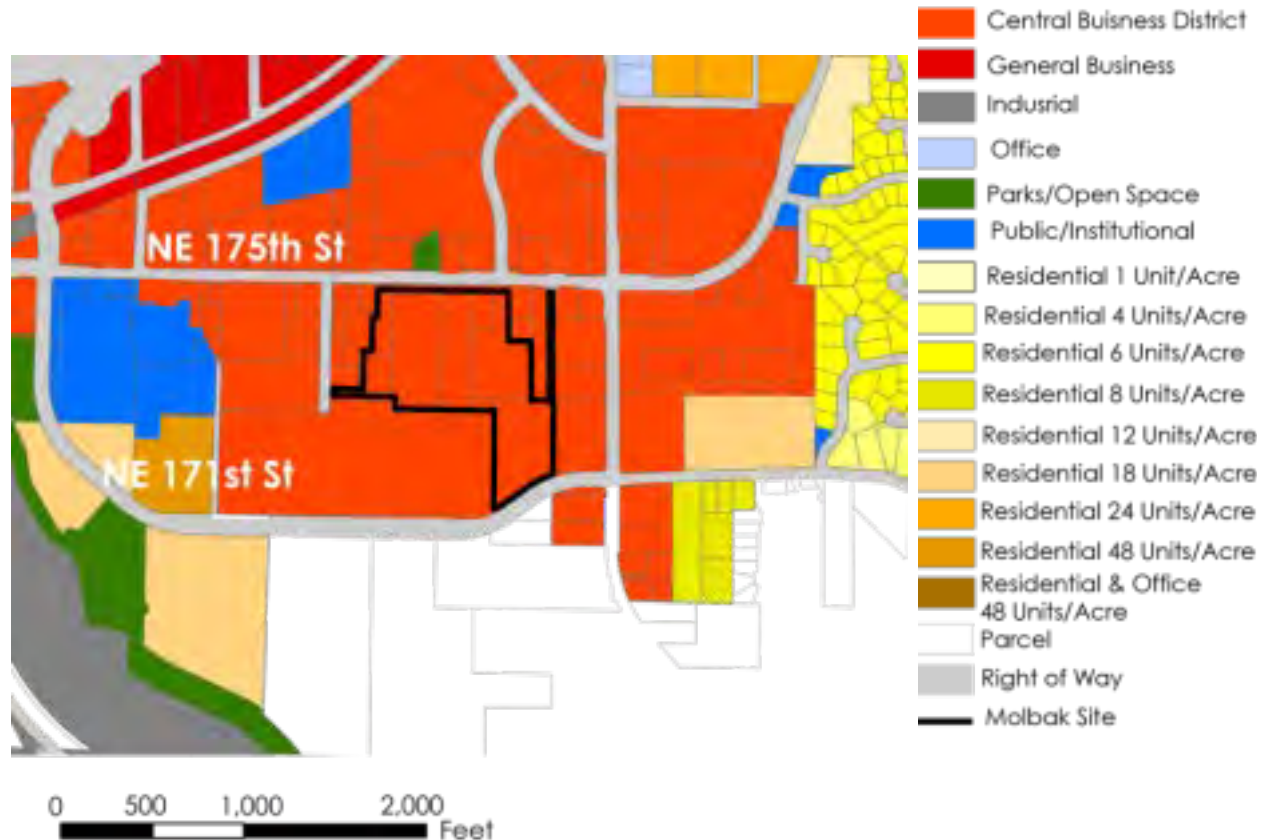
## FUTURE DEVELOPMENT for Buildings, Site, Streets, Stream, Land use

- The Molbak site is located in the heart of the downtown pedestrian oriented district
- Key corners encourage pedestrian friendly development and design
- Several streets will be extended allowing for greater connectivity
- Adjacent Woodin Creek Village, 21 Acres, and Woodin Creek running through site



# SITE ANALYSIS: ZONING & LAND USE

- Molbak site is located in the Central Business District (CBD)
- Zoning allows
  - Mixed use
  - 4-5 Story
  - Higher density 12-48 units/acre





## Sprint 2: Woodinville Advisory Committee Listening Session



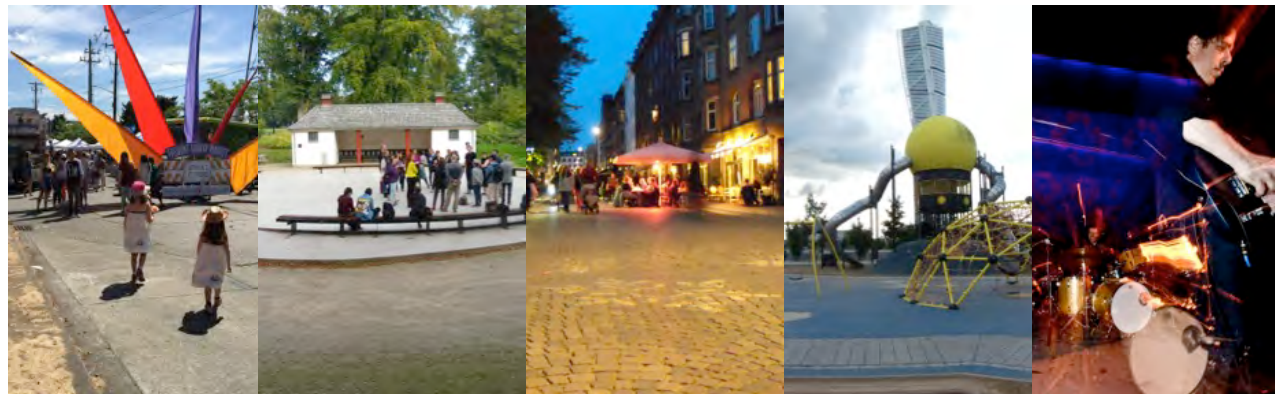
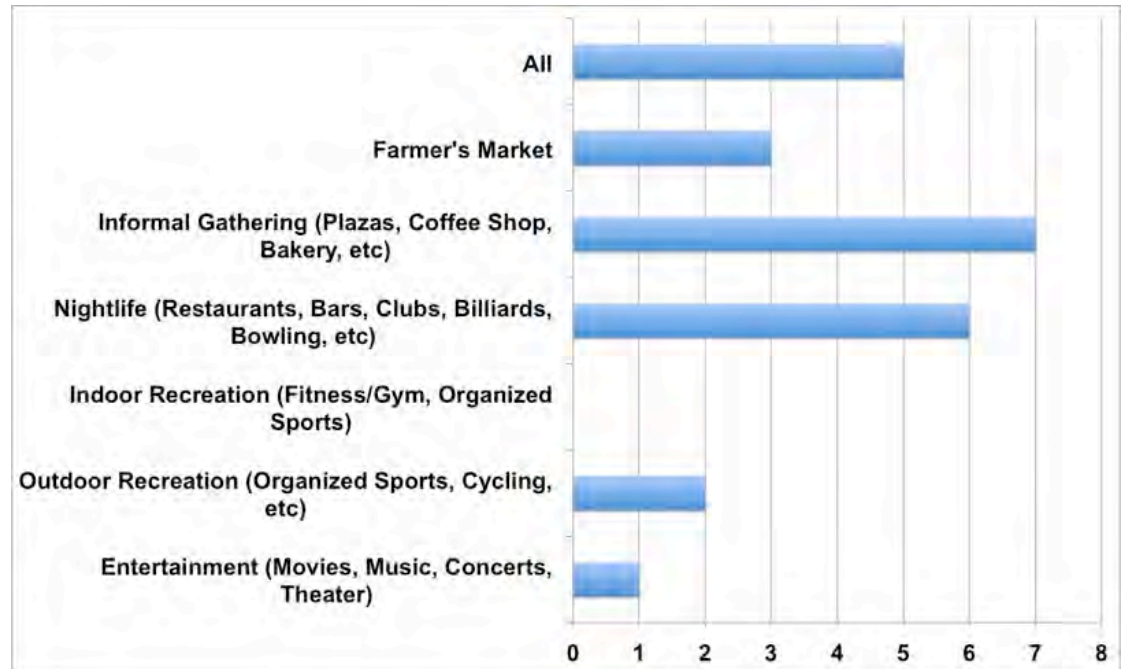
Mapping



## Woodinville Advisory Committee Listening Session

Things we found out-

- There is a desire to develop an intense and lively town center.
- Pedestrian oriented public space is a high priority.
- A desire to integrate sustainable infrastructure.
- Mixed use retail/residential was seen as a desirable opportunity to support intensity and liveliness.
- Multi-modal transportation was seen as a viable strategy to bring people into the area.



Instant Polling

Sprint 3:  
Woodinville  
2035  
Charrette



# Assumptions

The Town Center Project needs to exhibit **principles of social, environmental, and economic sustainability.**

New development should use a systems approach for sustainable development by **integrating best practices** for green stormwater design, building design, and construction, landscaping, walkability, wayfinding, among others cited in ILFI, OPL, and LEED criteria to create the **Greenest Town Center.**

**Designs do not need to conform to existing codes.**



**Living Futures (ILFI)  
Building and  
Community  
Challenges**



**LEED for  
Neighborhoods and  
Campuses**



**One Planet Living**









Instruction on the three sustainability frameworks, by local experts.

1 Life

2 Space

3 Buildings



Gehl Architects · Urban Quality Consultants · Gl. Kongevej 1, 4.tv · 1610 Copenhagen V · Denmark · [www.gehlarchitects.dk](http://www.gehlarchitects.dk)

1. Life. 2. Space. 3. Buildings.





LIFE.





SPACE.





BUILDING.







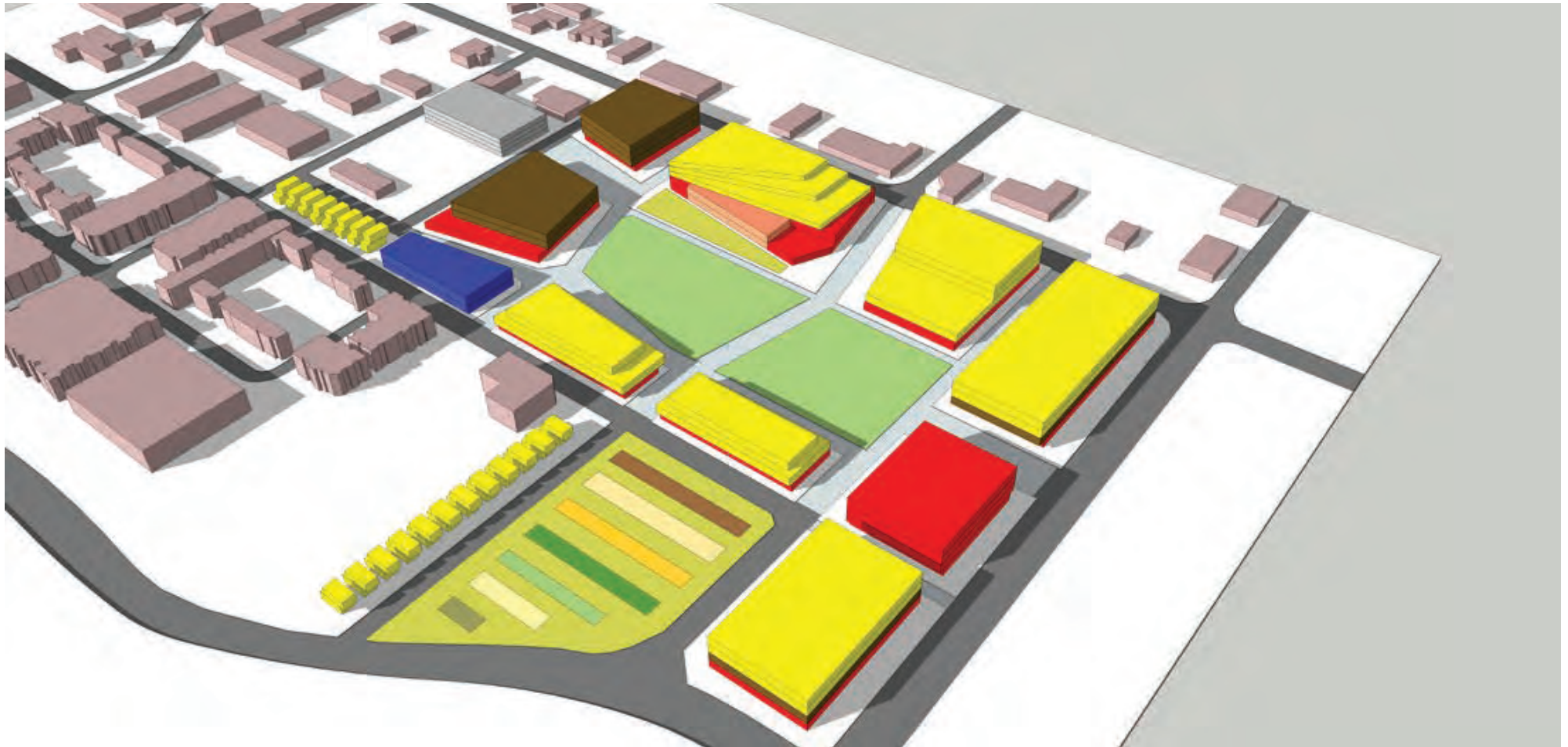


Sprint 4

# Hybrid Alternatives



## **HYBRID 1:** The Garden to Market Village

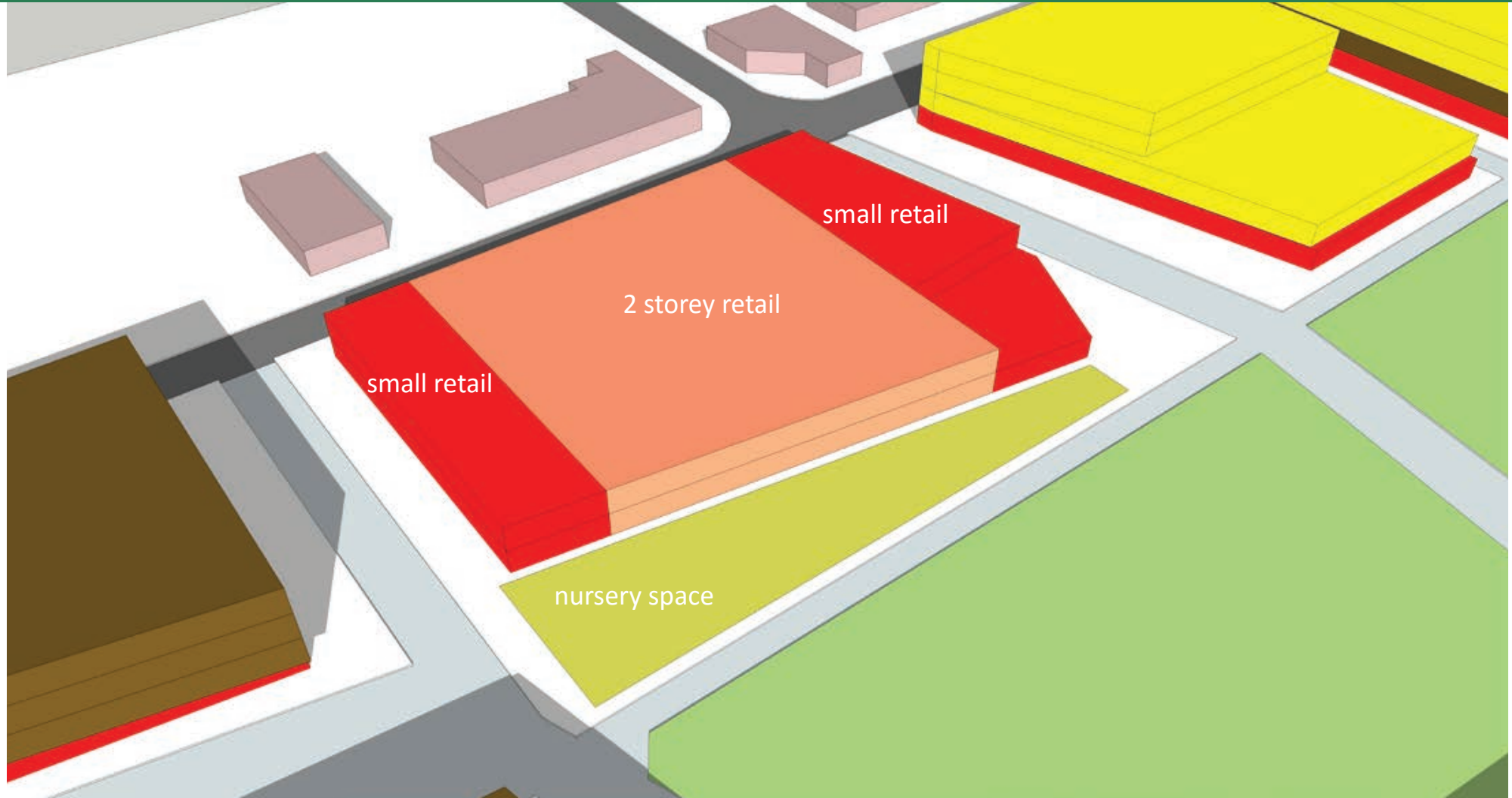




## GARDEN TO MARKET VILLAGE

EXISTING BUILDINGS

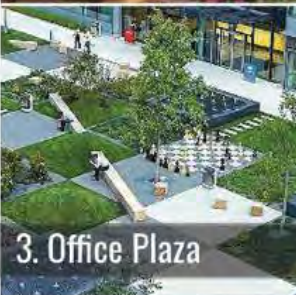
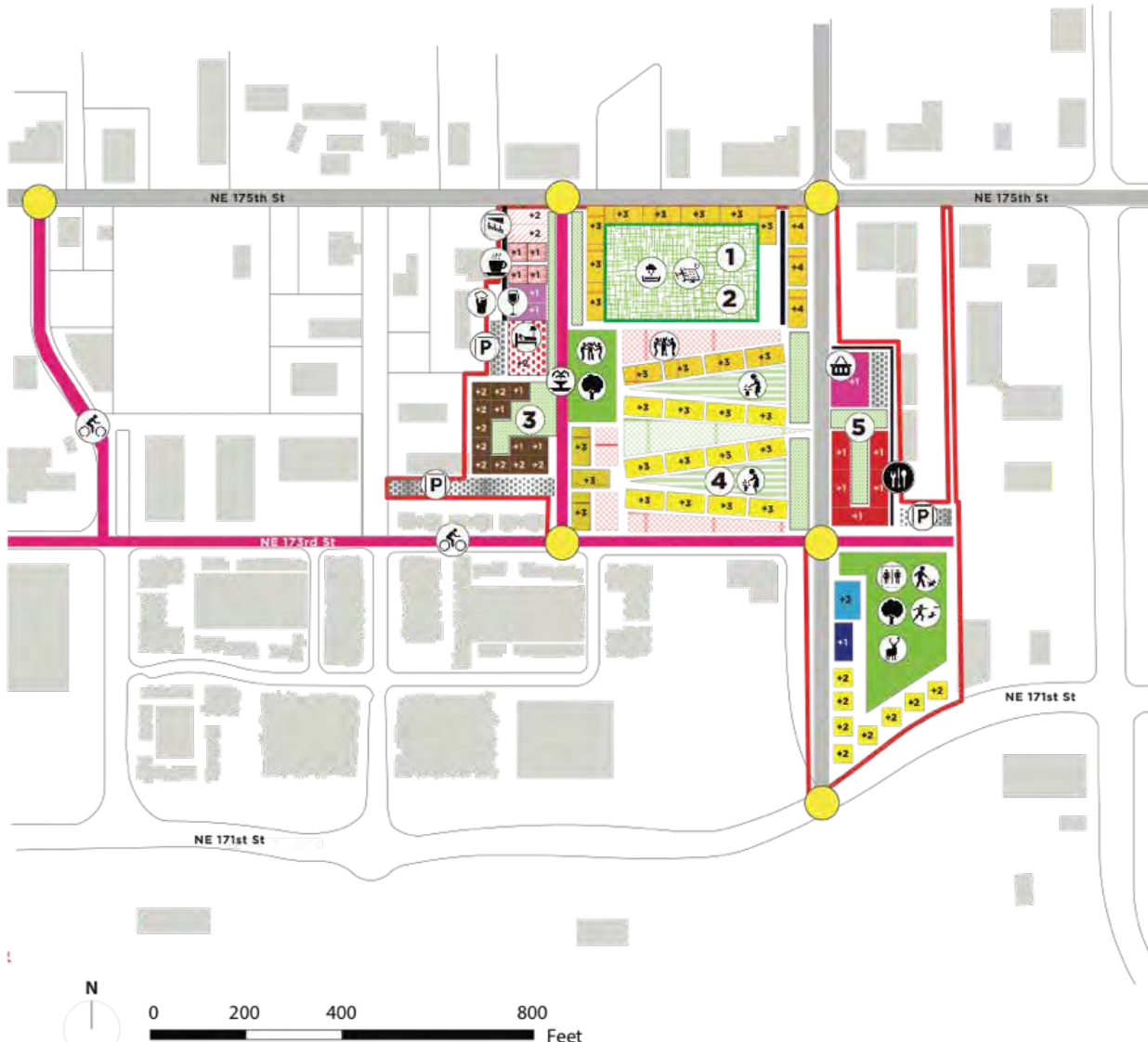
# HYBRID 1: The Garden to Market Village LEED (Campus)



Molbak's



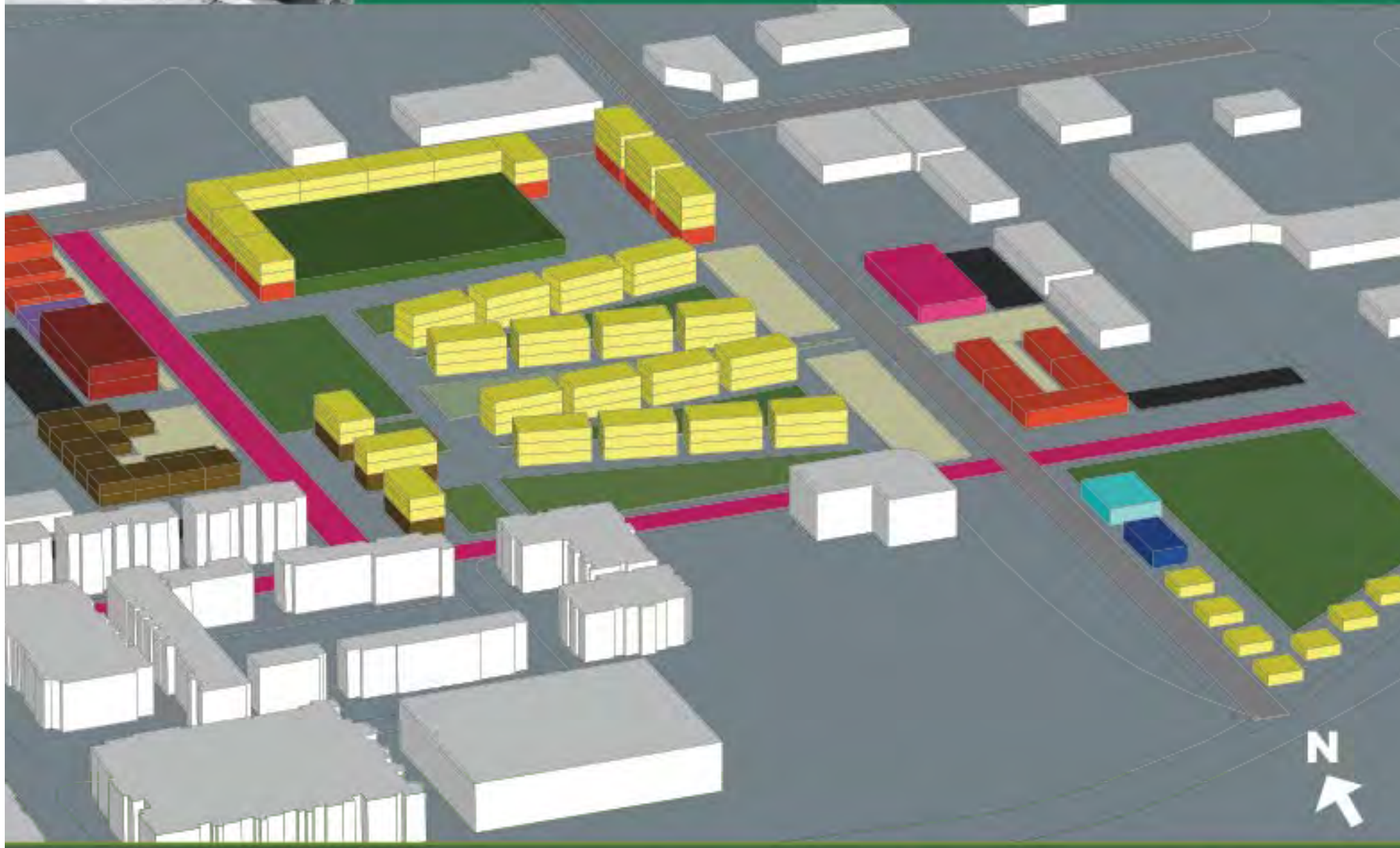
# HYBRID 2: Vine At The Market | OPL Hybrid







# Vine At The Market | OPL Hybrid





# HYBRID 3: City of Gardens

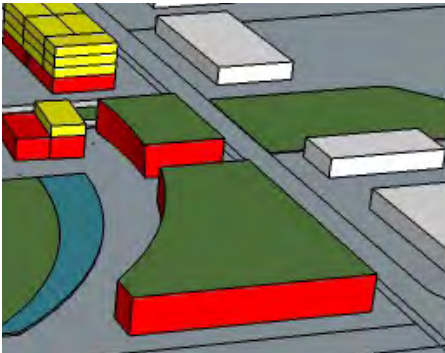
ILFI





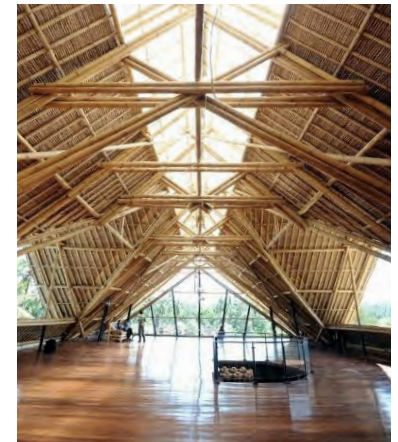
# HYBRID 3: City of Gardens

ILFI



## The Molbak's

Molbak's would be about 100,000 sq. ft. , which would be part of retail/business development built around a large central plaza or commons to encourage community. The plaza itself could demonstrate the difference that plants, gardens and structures can make to the environment(fountains, seating, restaurants, etc.) and part of Molbak's plant retail business could spill out into the plaza so that there is blending of the lines between retail and park.





# HYBRID 3: City of Gardens

ILFI



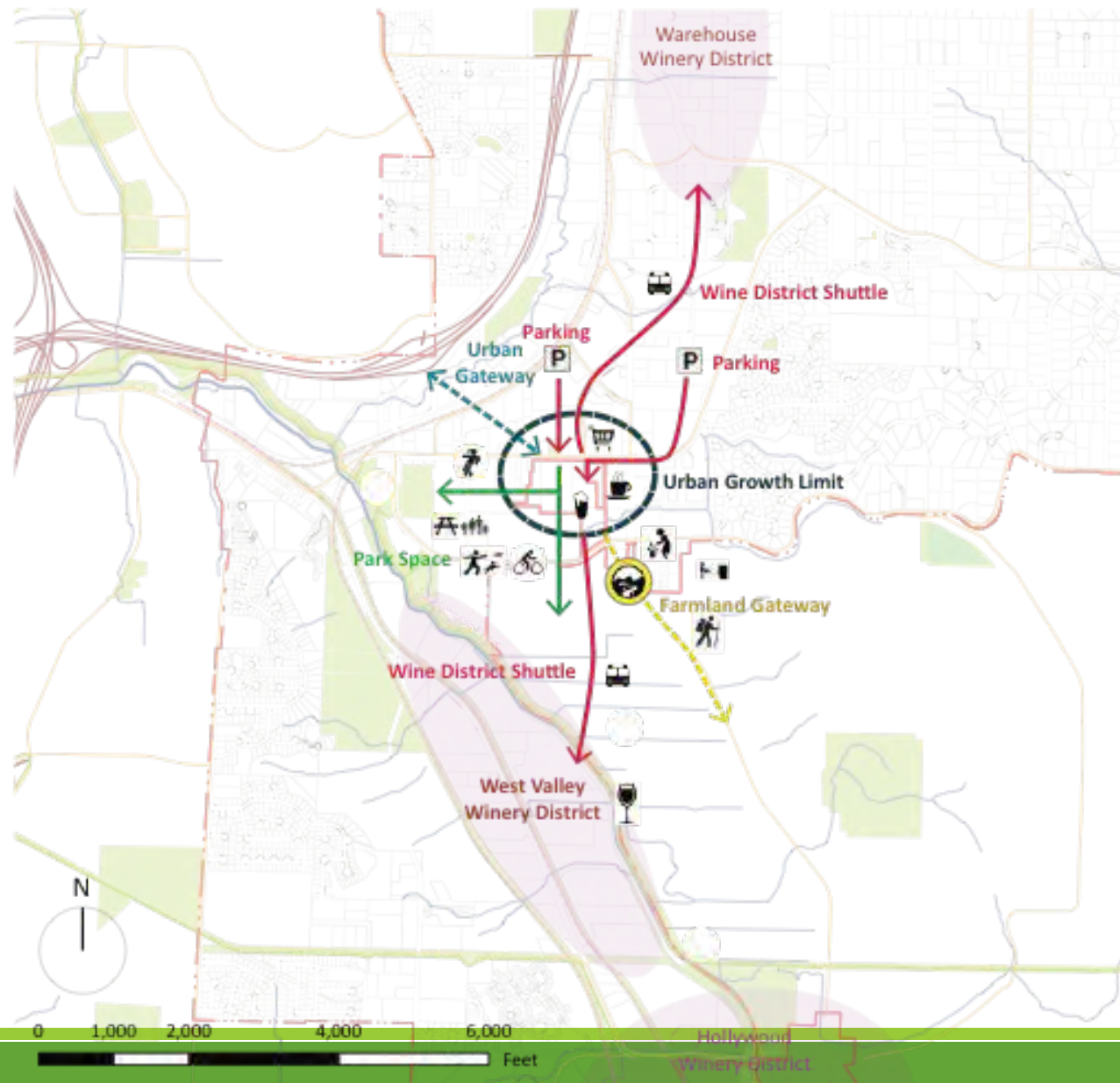
## Sustainable Cafe/Restaurant

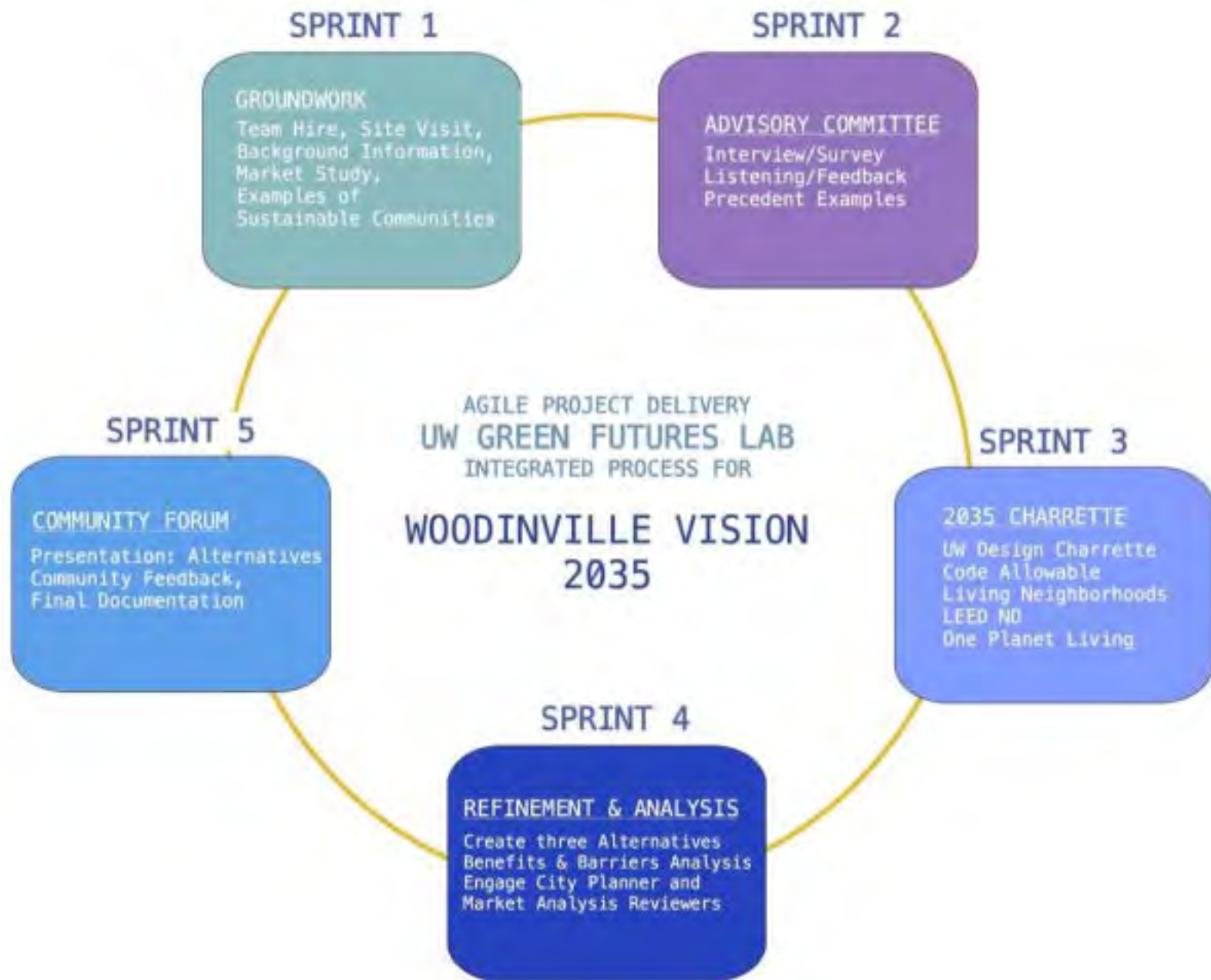
Outdoor eating space





# Connection Map



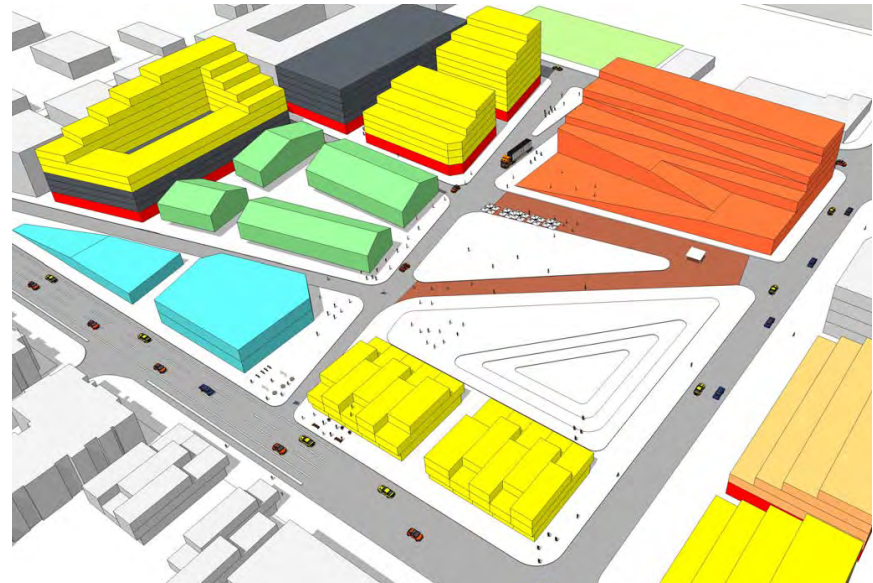
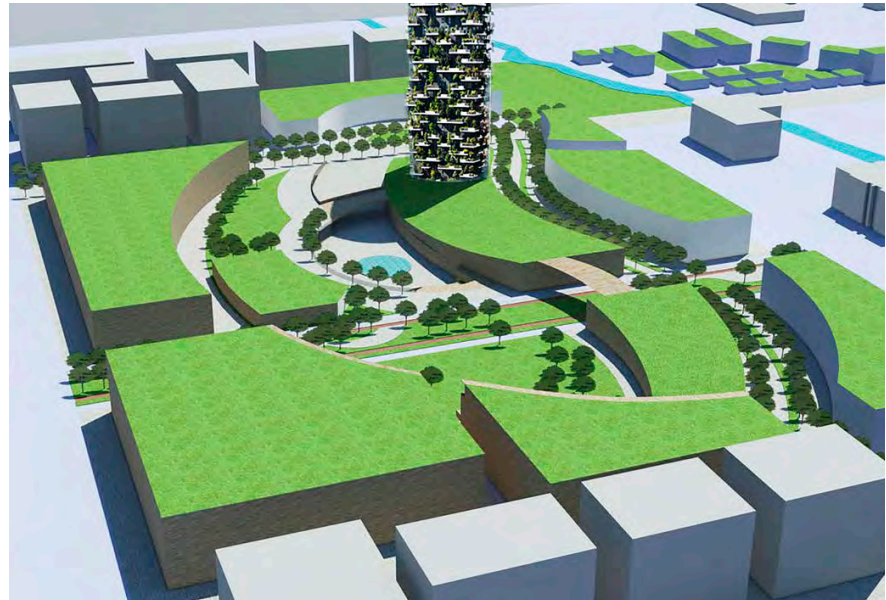




Sprint 4b

## Refined Design Alternatives

- City of Gardens Connector
- The Cultural Collector



## 5.1 Common to Both Alternatives: Connect & Collect



Figure 5: Connect - Extend from the Town Center to the Surrounding Area

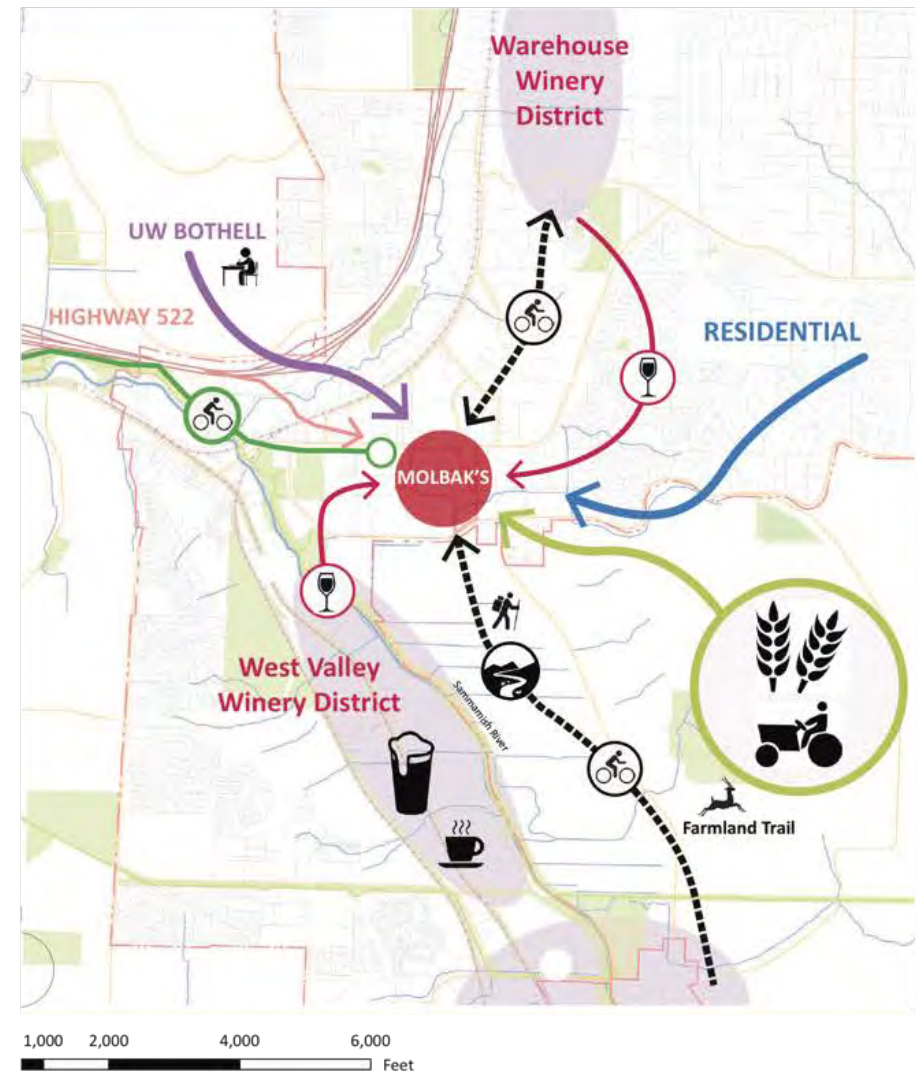


Figure 6: Collect - Drawing Opportunities Into the Town Center



## 5.1 Common to Both Alternatives: Connect & Collect

### Connection & Collection Goals

The city of Woodinville is known for the agriculture and wine industry. The Connector and Collector design alternatives aim to highlight existing regional opportunities and link local resources through pedestrian-centric design. This planning approach places Molbak's at the heart of the project as a beloved retailer of 60 years located on a property of 17 acres in the center of the downtown core. Additionally, the project seeks to provide opportunities for small local businesses and artisan shops to showcase their goods in the town center. Providing a place for cultural events and entertainment is seen as a catalyst for re-development and essential for drawing residents and visitors alike into the town center.



Planning that draws people in people and activities in to a central space



Pedestrian Centric



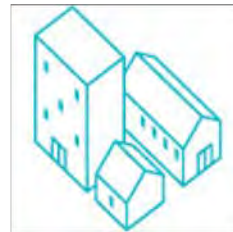
Molbak as anchor at heart of project



Create an Environment for small businesses



Create a Place for Cultural Events



Create a place for high density Urban Dwelling



Create a place to represent woodinville's craft culture



Create a place for Garden to Market commerce to occur



Urban farming and greenery as iconic element of development

Figure 4: Connection and Collection Goals



## 5.1 Common to Both Alternatives: Connect & Collect

### Sustainability Goals

Sustainability goals provide the framework and form the foundation on which the design alternatives were generated for Woodinville. These goals are derived from three, high reaching, beyond code, state-of-the-art design standards enumerated below (for additional information about each framework, see Volume 2: Chapter 3).

**One Planet Living (OPL)** is an initiative of Bioregional and its partners that aims to make truly sustainable living a reality. OPL uses ecological footprinting and carbon footprinting as its headline indicators. It is based on ten guiding principles of sustainability as a framework that aims to plan, deliver and communicate sustainable development to foster green, circular economies.

**The Living Community Challenge** by the International Living Futures Institute (ILFI) embraces the concept of community building as a new model of urban design through seven principles or petals that encompasses the 20 imperatives of the challenge.

**Leadership in Energy and Environmental Design (LEED)** is one of the most popular green building certification programs used worldwide. Developed by the non-profit U.S. Green Building Council it includes a set of rating systems for the design, construction, operation, and maintenance of green buildings, homes, campuses, and neighborhoods that aims to help building planners, designers, and owners be environmentally responsible and use resources efficiently.





## 5.2 City of Gardens Connector

### Overview

The design for the City of Gardens encourages an experiential exploration of a variety of garden spaces on the ground level with public plazas and open spaces as well as green streets for pedestrian and bike use; on the roof level with green roofs, demonstration gardens, and patios; and in the design of the iconic garden tower providing views of rich agricultural valleys and mountains beyond.



Figure 20: Bird's Eye View Overlooking the Site from the North West

## 5.2 City of Gardens Connector

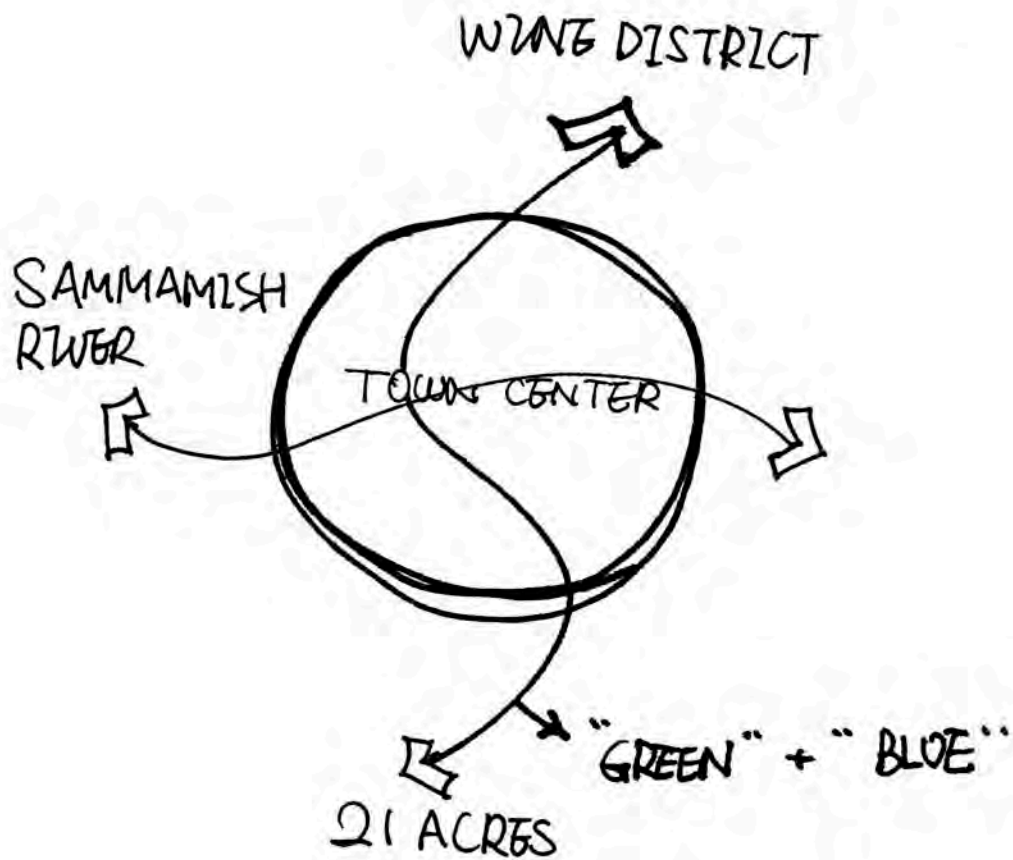


Figure 11: Diagram of Centralization and Decentralization

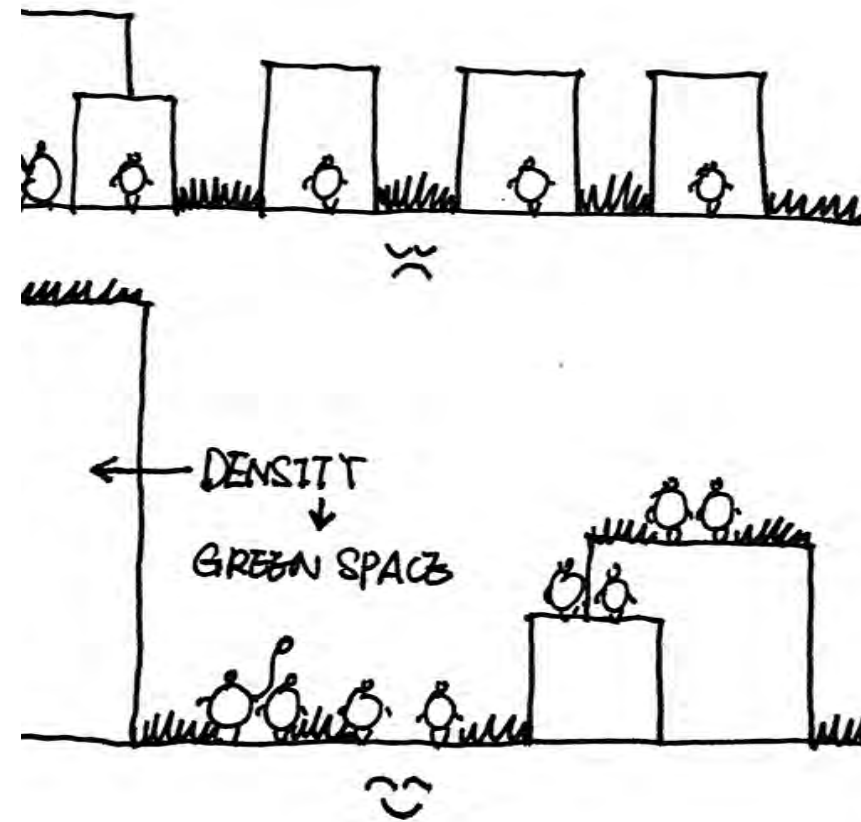


Figure 12: Transfer Density to a Tower to Obtain More Open Space



## 5.2 City of Gardens: Connector



Figure 10: Vibrant Life in Woodinville's "City of Gardens"



# 5.2 City of Gardens Connector

## Objectives

The three key objectives of this design alternative are:

- **GREEN OPEN SPACES** - Focus on human-scaled development offering high quality public green open spaces and public plazas in primary locations to promote interactions among professionals, business people, families, residents and visitors alike
- **AN ICON** - Develop an iconic tower to act as a beacon signaling the life and activities that Woodinville has to offer but also incorporates elements of its horticultural and agricultural past as a mixed-use residential "garden tower"
- **URBAN AGRICULTURE** - Combine the agricultural history of the region with state of the art contemporary practices in sustainability. Focus on resilient, renewable systems such as locally grown food to market to table businesses (urban agriculture), renewable solar energy, clean water treatment, and green roof technologies



Figure 14 : Green Open Spaces



Figure 15 : Iconic Tower








## 5.2 City of Gardens Connector

### Circulation Patterns

The circulation patterns encourage pedestrian and bike activity within the site while keeping vehicular traffic concentrated along the perimeter of the site. Site parking is located under the town center complex.

The design focuses on a fluid series of multi-modal connections through the town center to outlying areas such as: Sammamish River and Burke Gilman Trails to the west, Winery Districts to the north and south, and Residential District to the east and south.

To provide a sense of experiential exploration pedestrian pathways are connected throughout the site on multiple levels in, through, and between buildings at the ground surface and along skybridges and roof top gardens.

-  Pedestrian
-  Bike
-  Vehicle

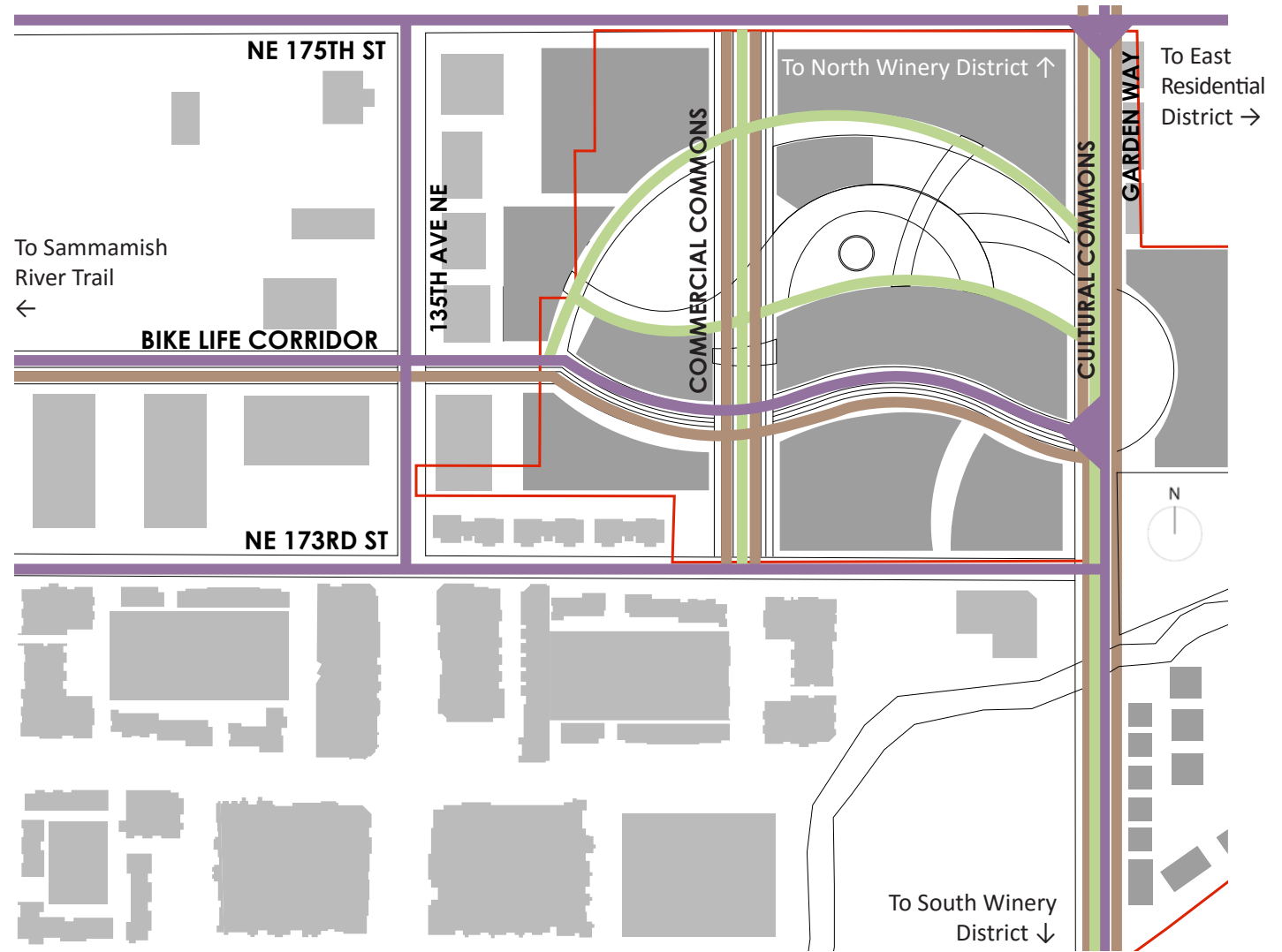


Figure 24: Site Circulation Patterns



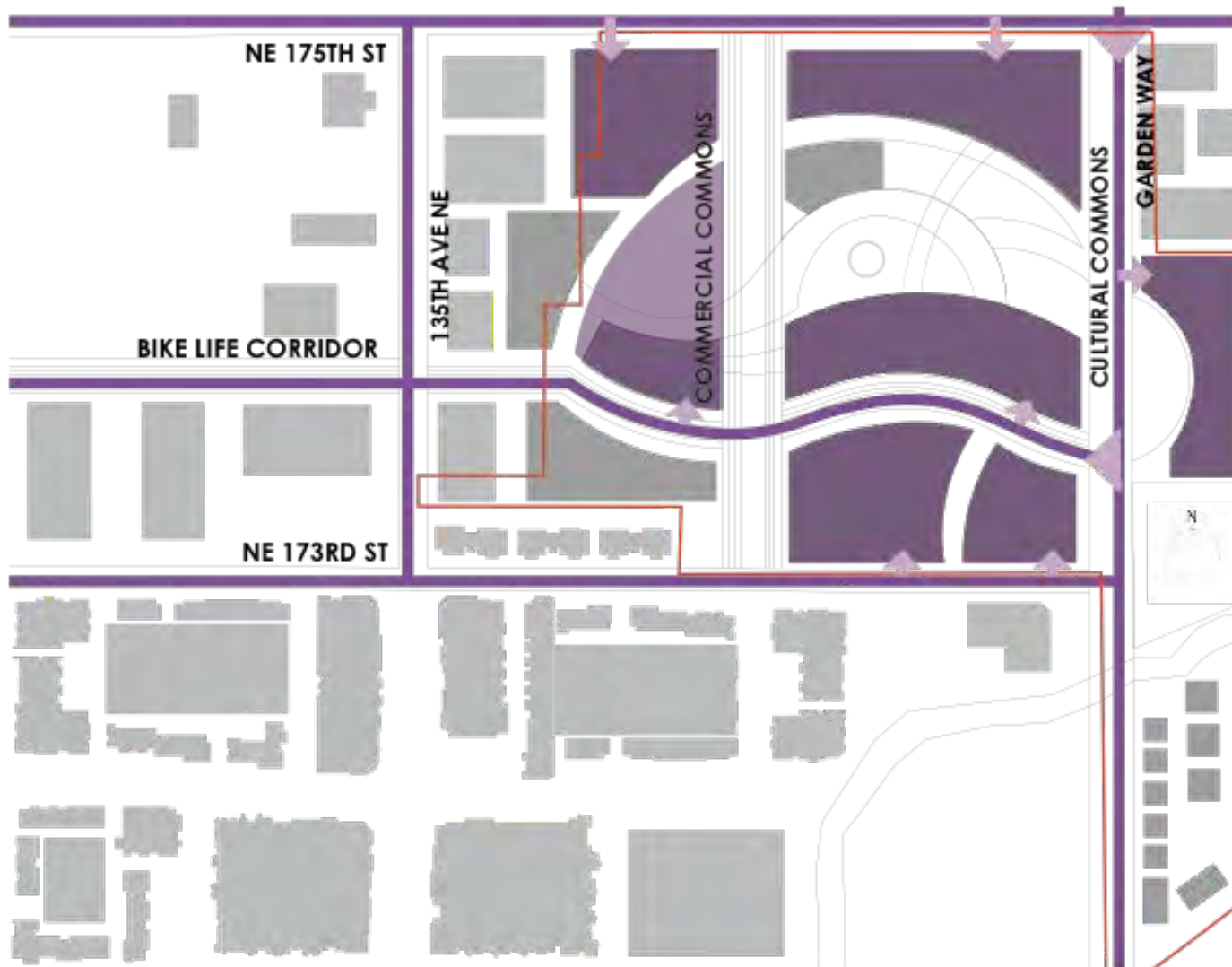


Figure 25: Parking Locations

## Parking Analysis

Parking has been conceived as underground on a single level with multiple entry points. This not only allows the town center to be given a car-free status but also enhances the importance of active and healthy lifestyles by promoting bike and pedestrian oriented activities.

In order to create the relatively car-free environment a unidirectional flow of vehicular movement has been conceived within the site.

- Vehicular
- Underground Parking
- Parking Entrance

## 5.2 City of Gardens Connector

### Street Sections

#### CULTURAL COMMONS

This street has been designed as a multi-modal street with a single lane for vehicular movement in one direction to enter the site.

The street changes character based on its usage, from providing parking space, landscaped areas, bike lanes to drop-off points, activity space for brew pub, etc. thereby affording an overall dynamic character.

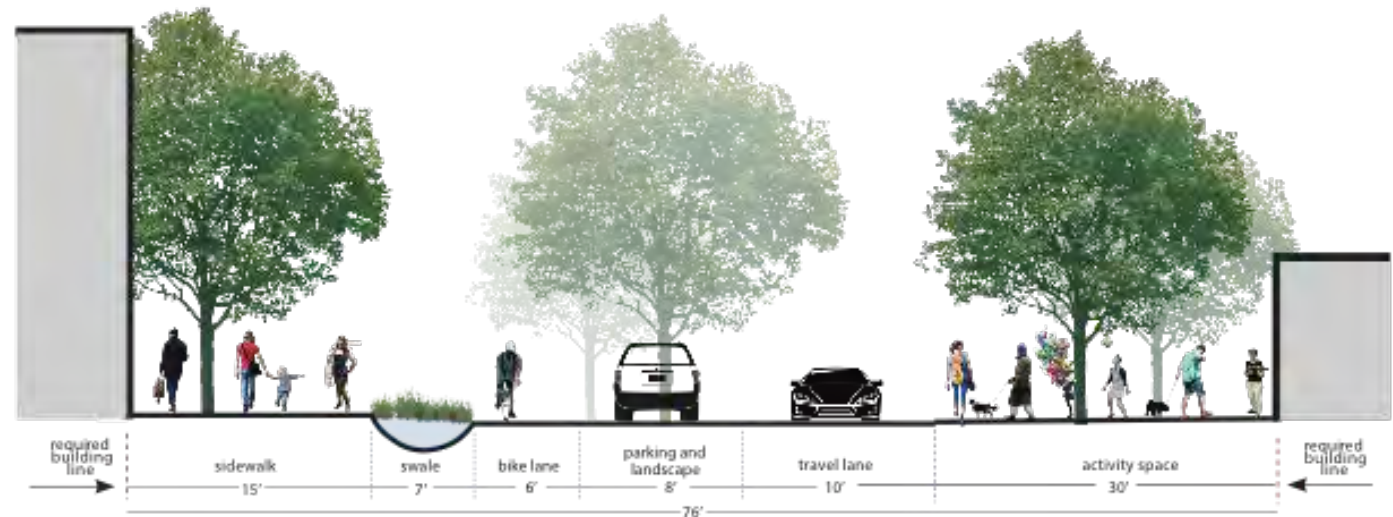


Figure 26: Cultural Commons Street Section

#### COMMERCIAL COMMONS

This street is conceived as a completely car-free zone that runs across the site in the north-south direction. The highlighting feature is a wide linear landscaped area that doubles up as an event space thereby facilitating human interaction in the town center.

The street is further enhanced with sidewalks facing retail shopping, bioswales and bike lanes.

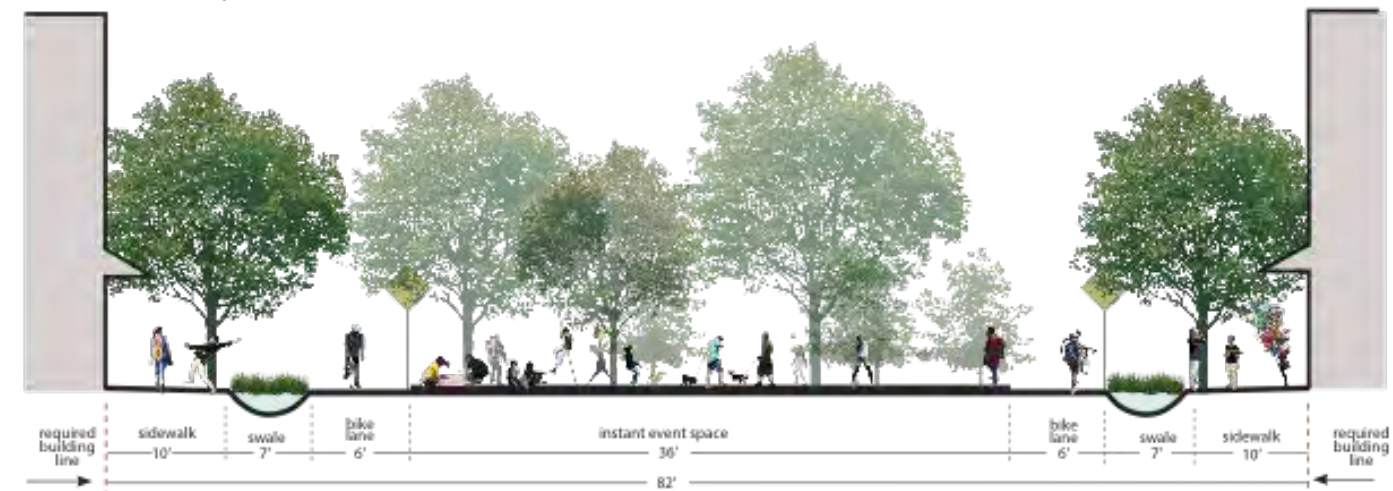


Figure 27: Commercial Commons Street Section



# ns Connector

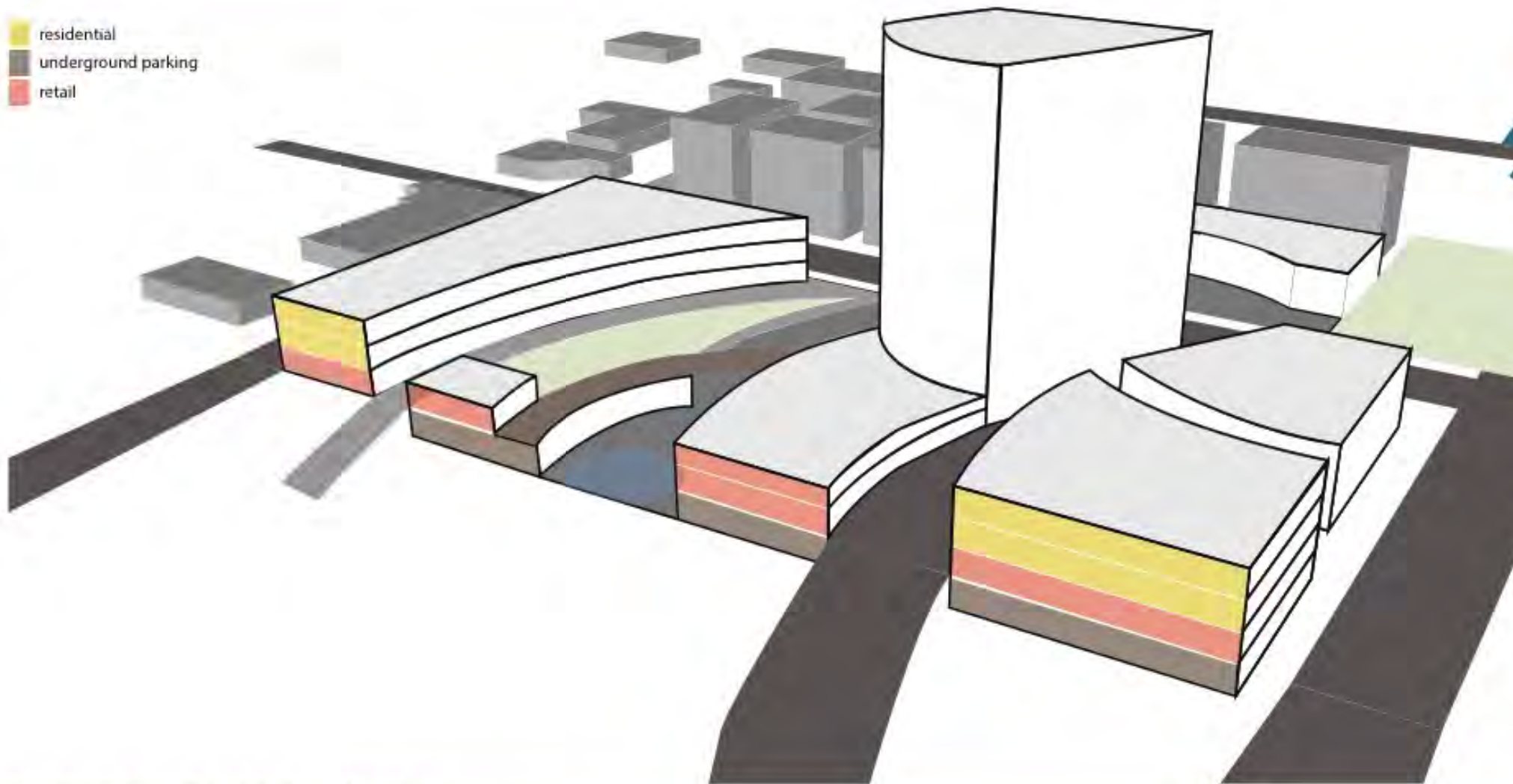


Figure 30 : Site Section Through the Central Open Plaza

# 5.2 City of Gardens Connector

## Life - Garden and Agriculture

Woodinville has a long and rich history built on commerce connected to the greater Seattle region. Along with wood products from the timber industry, Woodinville has maintained a strong connection to farming and agriculture in the surrounding fertile valley. Couple this history with Molbak's 60 years of nursery / garden activity to current market trends in locally grown food to table artisan shops and it makes sense to provide demonstration gardens of all types throughout the town center.



Figure 31: Natural Foods



Figure 33: Chevy Chase Neighborhood, Maryland



Figure 32: Abalimi Agricultural Farm, Cape Town



Figure 34: ASLA EXPO 2015, Chicago



## 5.2 City of Gardens Connector

### Nightlife

Woodinville's town center is the focal point of agrotourism and this design emphasizes the potential opportunity to create a vibrant nightlife.

A dance club, jazz and supper club are supplemented with tasting rooms that are supported by the local wineries that also offer wine tours as well as brew pubs that cater to a wide variety of audiences.

This nightlife is meant to augment the successful summer concert series at the Chateau Ste. Michelle Winery.

Entertainment and recreational activities, both day and night, provide an opportunity for boutique hotels, vacation rentals, and in-home stay business opportunities.



Figure 37: Myrtle Beach Dance Club, South Carolina



Figure 38: SMOKE: Jazz and Supper Club, New York



Figure 39: Mt. Shasta Brewing Company, Weed



Figure 40: The Tasting Room, New York



## 5.2 City of Gardens Connector

### Central Plaza Open Space

The public plaza and open space resides in the heart of the downtown center design. Multiple, fluid and flowing pedestrian pathways move in, around and over the multi-levelled plaza.

The focal point of the plaza is a large water fountain inspiring child's play and delight for adults.

A cafe with outdoor dining borders the main plaza walkway to the north while retail and a farm-to-table rooftop restaurant are located to the south.

Molbak's demonstration garden and nursery are located north and east of the cafe.

Careful attention has been given to the location of the iconic tower to ensure that it does not cast a shadow on these public open spaces.

Visitors and residents alike may park in the underground parking structure and access the plaza area through the civic activities building located to the west of the fountain.

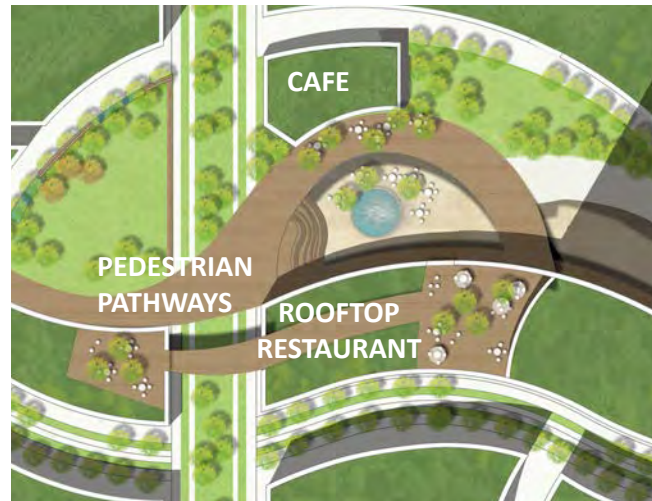


Figure 43: Central Plaza Plan Detail

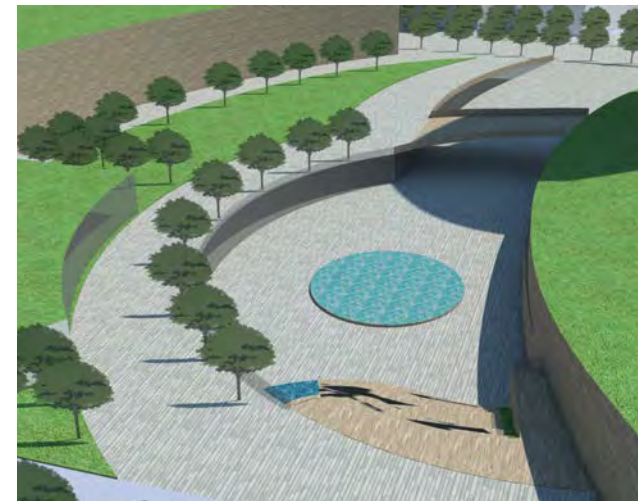


Figure 45: Central Plaza



Figure 44: Galaxy SoHo, Beijing



Figure 47: City Creek Center, Salt Lake City



## 5.2 City of Gardens Connector

### Green Open Space

The centrally situated green open space is intentionally designed to provide a significant area for various outdoor activities and opportunities for relaxation.

This space is intended to be utilized by working professionals, visiting tourists, shoppers, local residents, children, and families to relax on the grass, eat lunch, listen to music, read a book, toss a frisbee, or play games.

The area is surrounded on all sides by pedestrian walkways backed by the garden center, office buildings, small retail, and mixed-use residential buildings.

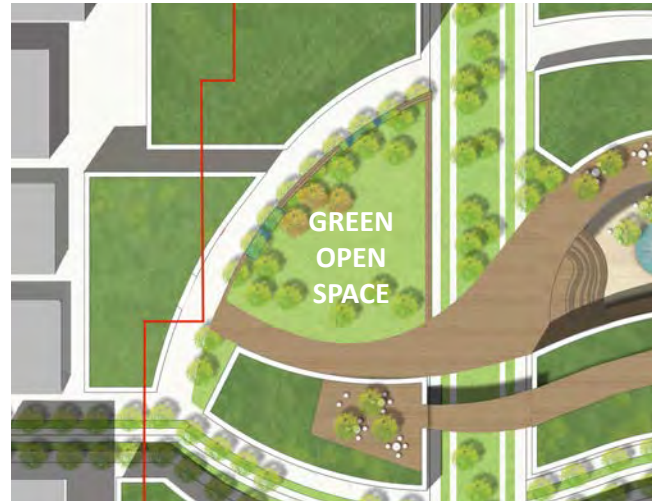


Figure 49: Green Space Plan Detail

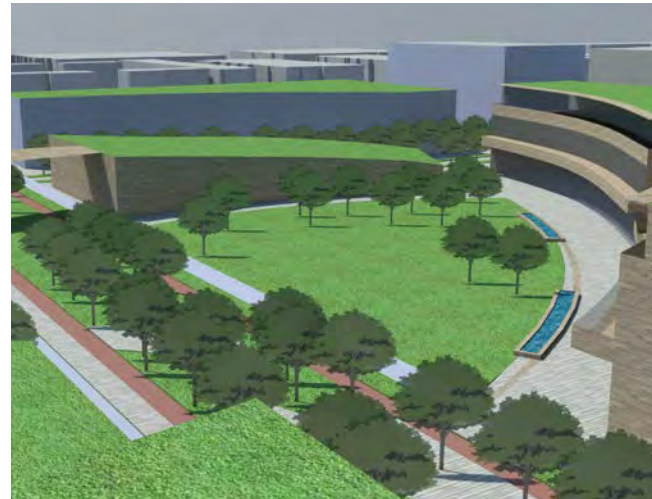


Figure 50: Green Open Space



Figure 51: University of Technology, Sydney



Figure 52: Sonder Boulevard, Copenhagen

## 5.2 City of Gardens Connector

### Molbak's Garden + Home

In this design the Molbak's store has been situated in two buildings adjacent to each other and an outdoor space situated closer to the central public plaza.

- 50% Interior
- 30% Covered Outdoor
- 20% Outdoor



Figure 55 : Components of Molbak's Garden + Home



## 5.2 City of Gardens Connector

### Molbak's Garden + Home

Molbak's Garden + Home is the hinge point for the new design, but rather than opting for a single building, this proposal explores the idea of Molbak's as an anchor tenant spread across three adjacent locations.

The split into three locations mirrors the business model of Molbak's with an interior garden space, a covered outdoor retail space and an open outdoor retail space.

The three part store creates an opportunity for demonstration gardens highlighting state-of-the-art garden practices, plants and horticulture techniques that may change with the seasons. In other words, the store itself becomes a park and an urban garden for customers to explore and experience in multiple buildings on multiple levels.



Figure 57: Sunny Hills, Tokyo



Figure 58: MFO Park, Zurich



Figure 59: Changi International Airport, Singapore



## 5.2 City of Gardens Connector

### Cafe with Iconic Pavilion

The cafe situated at the heart of this design has the potential to be an iconic architectural structure that would not only be unique to Woodinville's town center but would also offer an opportunity to showcase local artists in an artistic building while playing off of Woodinville's historic forest and timber products industry.

Outdoor ground level and rooftop dining is provided. The strategic location of the cafe at the intersection of pedestrian corridors and retail streets provide an excellent opportunity for public interaction.

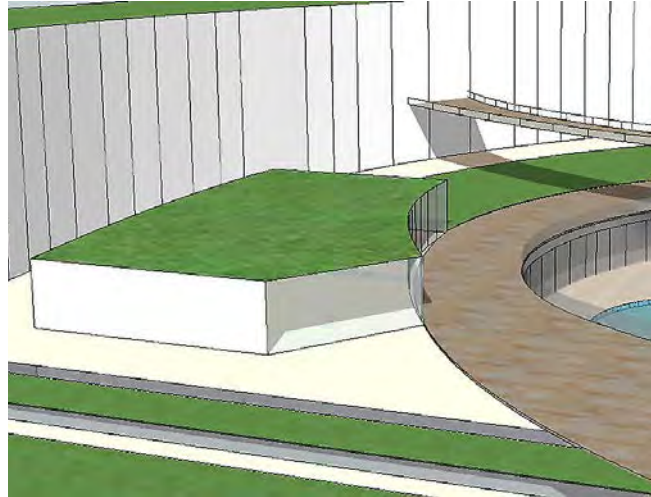


Figure 62: Centrally Located Cafe



Figure 64: Cafe design by Maria Cucinella Architects



Figure 63: Cafe with a gridshell structure



Figure 65: Streetside Cafe



## 5.2 City of Gardens Connector

### Restaurant with focus on agriculture

A centrally located rooftop restaurant is situated at the mezzanine floor of the iconic garden tower offering stunning views of the Woodinville town center and views to the farmland valley and mountains to the southeast.

The restaurant leverages a farm-to-table dining experience while overlooking the farming valley and rooftop herb garden.

The focus of this restaurant is on demonstrating urban agriculture by locally sourcing much of the food.

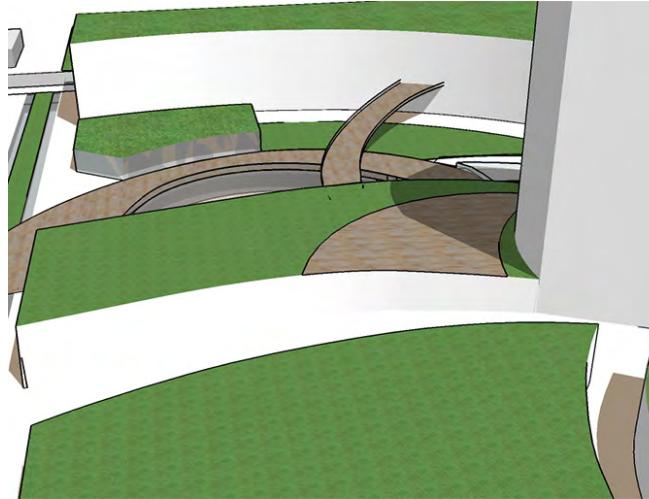


Figure 67 : Rooftop Restaurant



Figure 69: Jonathan Club Rooftop Restaurant, Los Angeles



Figure 68 : Bar Agricole, San Francisco



Figure 70: Mas Provencal Restaurant, Nice



# ns Connector



Figure 71 : Garden Tower and Central Open Space



Figure 72: Bosco Verticale, Milan

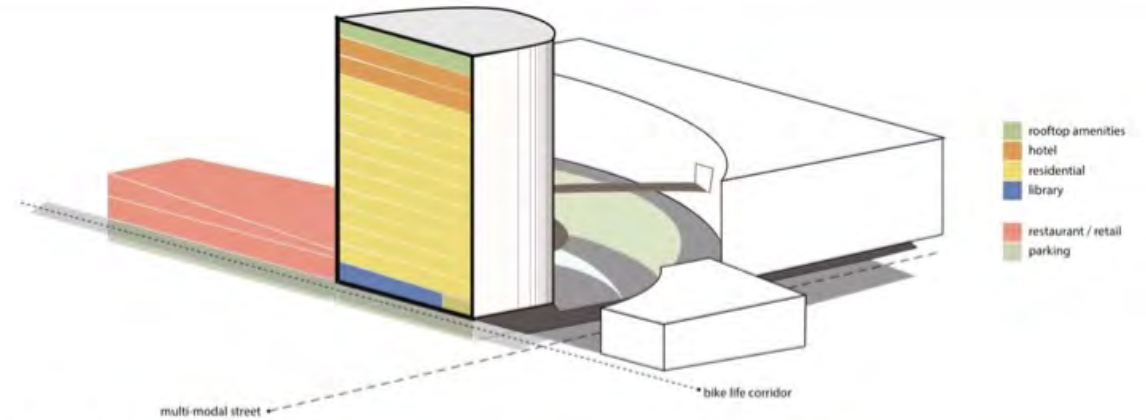


Figure 73: Diagrammatic Section of Garden Tower



Figure 74: Proposed AltaSEA Campus at Los Angeles by Gensler Associates



## 5.2 City of Gardens Connector

### Library

The library is located at the base of the iconic garden tower and its central location enables easy accessibility by car, bike or foot.

The active relationship between outdoor and indoor space of the library makes it a fun and relaxing place to stay. Different kinds of community activities and events can be held here; these would provide abundant resources to the community and establish a sense of place for cultural events in the community.



Figure 79: Library at the Base of the Garden Tower



Figure 81: Louisiana Museum of Modern Art, Copenhagen



Figure 80: Bibliotek Library, Copenhagen



Figure 82: Bibliotek Library, Copenhagen

## 5.2 City of Gardens Connector

### Townhomes

Conceived as a state-of-the-art "Green Community" the cluster of townhomes in the southern portion of the site is situated across from Woodin Creek.

The focus of this development is on active and healthy cooperative living centered around urban agriculture.

Several sustainable strategies will be applied to the community, such as green roofs, bio-retention cells, cisterns for stormwater collection, and solar panels on rooftop.

The goal of this community is zero waste, zero energy and zero net water use. In other words, using One Planet Living and ILFI strategies, this community is intended to be a resilient green community demonstrating the best practices of sustainable residential design.



Figure 85: Residential housing, Malmö

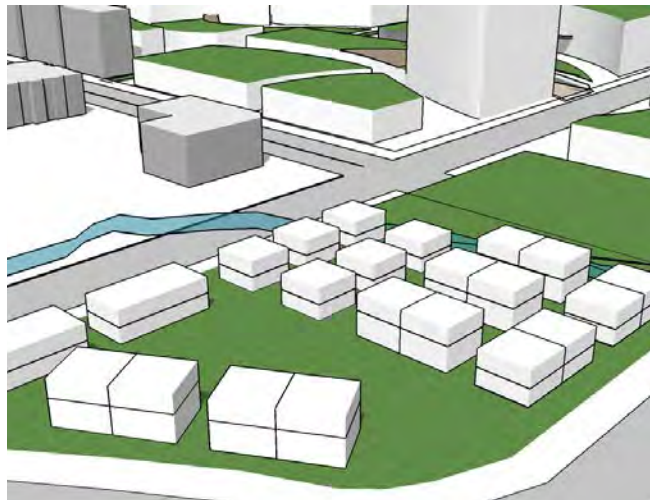


Figure 86: View of cluster of townhomes



Figure 87: Grow Community, Bainbridge Island, WA



## 5.2 City of Gardens Connector



Figure 88: Potential Locations for Solar Energy Collection



Figure 89: Sonnenschiff Solar Village, Freiburg



Figure 90: Sonnenschiff Solar Village, Freiburg

## 5.2 City of Gardens Connector

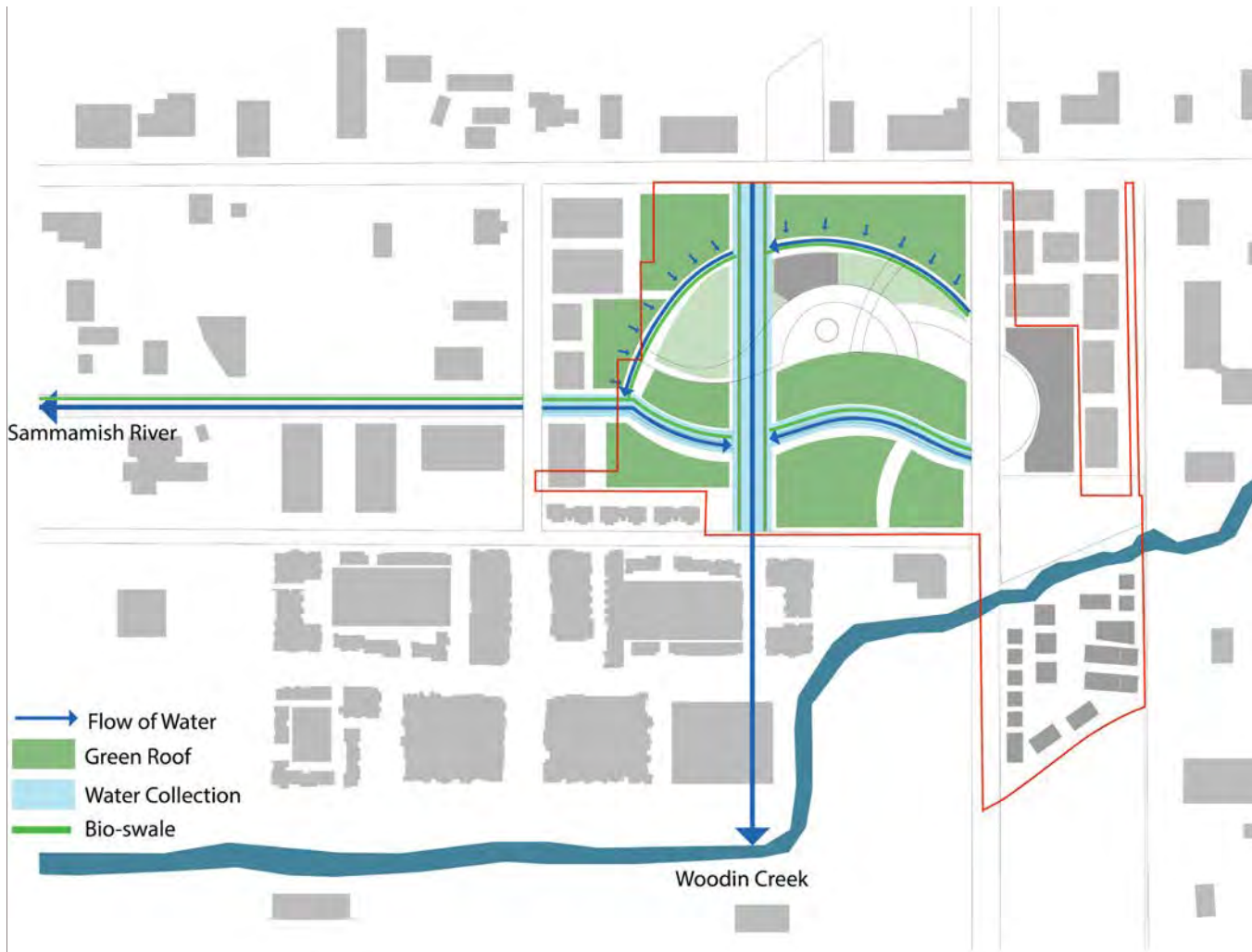


Figure 93: Potential Locations for Water Retention/Treatment and Urban Farming



Figure 94: Gary Comer Youth Center, Chicago



Figure 95: Bo01 Housing, Malmö



# 5.2 City of Gardens Connector

OPL Scorecard

10		<b>HEALTH AND HAPPINESS</b>
9		<b>EQUITY AND LOCAL ECONOMY</b>
10		<b>CULTURE AND COMMUNITY</b>
8		<b>LAND USE AND WILDLIFE</b>
8		<b>SUSTAINABLE WATER</b>
10		<b>LOCAL AND SUSTAINABLE FOOD</b>
8		<b>SUSTAINABLE MATERIALS</b>
10		<b>SUSTAINABLE TRANSPORT</b>
7		<b>ZERO WASTE</b>
7		<b>ZERO CARBON</b>

LEED Scorecard

	<b>Location &amp; Transportation</b>	<ul style="list-style-type: none"> <li>LEED for Neighborhood Development Location</li> <li>High Priority Site</li> <li>Bicycle Facilities</li> <li>Reduced Parking Footprint</li> <li>Green Vehicles</li> </ul>	15	10
	<b>Sustainable Sites</b>	<ul style="list-style-type: none"> <li>Site Management</li> <li>Site Development: Protect or restore Habitat</li> <li>Joint use of facilities</li> <li>Rainwater Management</li> <li>Heat Island Reduction</li> <li>Light Pollution Reduction</li> <li>Site Improvement Plan</li> </ul>	1 2 1 2 2 1 1	1 1 0 2 1 0 0
	<b>Water Efficiency</b>	<ul style="list-style-type: none"> <li>Outdoor Water Use Reduction</li> <li>Cooling Tower Water Use</li> </ul>	2 3	2 1
	<b>Energy &amp; Atmosphere</b>	<ul style="list-style-type: none"> <li>Enhanced Refrigerant Management</li> <li>Advanced energy metering</li> </ul>	1 2	1 2
	<b>Materials and Resources</b>	<ul style="list-style-type: none"> <li>Solid Waste Management</li> <li>Purchasing Lamps</li> <li>Facility maintenance and renovation</li> </ul>	2 1 2	1 1 2
	<b>Indoor Environment</b>	<ul style="list-style-type: none"> <li>Interior lighting</li> <li>Daylight and quality views</li> </ul>	2 4	2 4
	<b>Innovation</b>	<ul style="list-style-type: none"> <li>Innovation in Design</li> </ul>	5	4
<b>Total Points Achieved</b>				<b>35</b>

ILFI Scorecard

	<b>PLACE</b>	<ul style="list-style-type: none"> <li>01. LIMITS TO GROWTH</li> <li>02. URBAN AGRICULTURE</li> <li>03. HABITAT EXCHANGE</li> <li>04. HUMAN POWERED LIVING</li> </ul>	8 10 8 10
	<b>WATER</b>	05. NET POSITIVE WATER	9
	<b>ENERGY</b>	06. NET POSITIVE ENERGY	9
	<b>HEALTH AND HAPPINESS</b>	<ul style="list-style-type: none"> <li>07. CIVILIZED ENVIRONMENT</li> <li>08. HEALTHY NEIGHBORHOOD DESIGN</li> <li>09. BIOPHILIC ENVIRONMENT</li> <li>10. RESILIENT COMMUNITY CONNECTIONS</li> </ul>	10 10 9 10

\*Sustainability Score Cards are one way for GFL Teams to  
These scores differ from the project evaluation processes

One Planet Living Principles: [bioregional.com/oneplanetli](http://bioregional.com/oneplanetli)  
LEED Campus Credit Categories: [usgbc.org](http://usgbc.org)  
ILFI Imperatives: [living-future.org](http://living-future.org)

## 5.2 City of Gardens Connector

### Quick Wins

Any major visioning project, such as the 20-year vision for Woodinville's town center, requires a series of early events - or "quick wins" - to celebrate small steps in achieving the larger goal and bring together the citizens of Woodinville to promote community interest and interaction.

For the Woodinville Vision 2035 Town Center some of the key quick wins that could be implemented are wine festivals, pie festivals and mushroom festivals; these could be held on the property before re-development. This final design provides ample outdoor space of varying sizes that can be utilized for gathering a large group of people to celebrate a World Class Sustainable Town Center!



Figure 98: Wine Festival



Figure 99: Pie Fest



## 5.3 Culture Collector

### Big Idea

Conceived as a "town within a town" the Culture Collector design provides a central location for Woodinville to gather and socialize. Designed as an urban center full of activity, this development scheme offers a rich mix of land uses with a dense concentration of residential, business, retail, and live-work or maker-space.

The Molbak's property is a large enough land parcel to allow for a higher concentration of buildings surrounding a large public open space connected to a variety of architectural elements, landscape features, and transportation corridors.

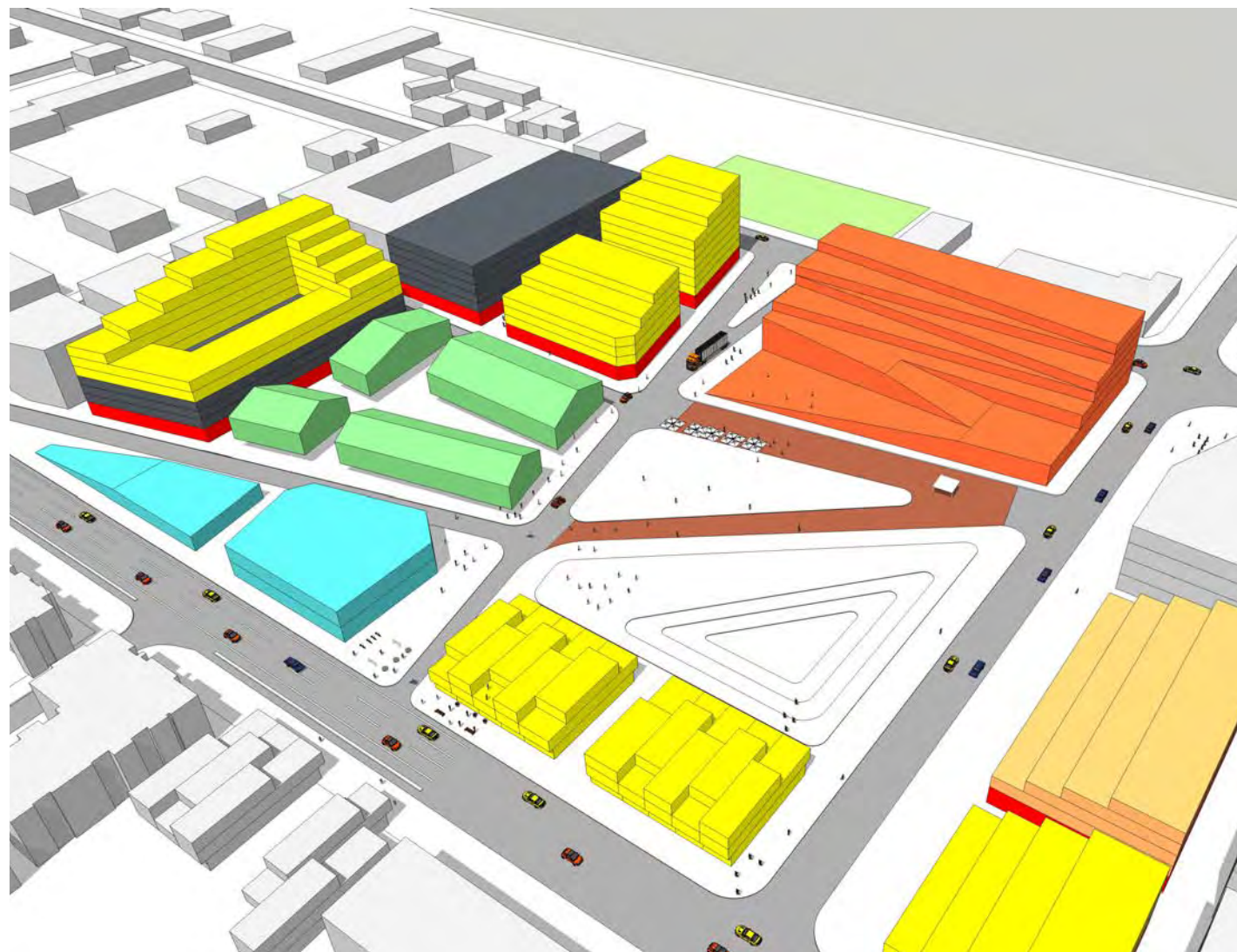


Figure 103: Bird's Eye View of the Site from the South East



Figure 104: Woodinville Identity Markers

## Big Idea

The Collector concept supports the small town lifestyle of Woodinville by offering space in the town center to showcase local commerce, arts, wine, music, gardening, and agriculture.





## 5.3 Culture Collector



Figure 101: People Collecting at Woodinville's Town Center





Figure 120: Site Plan



## 5.3 Culture Collector

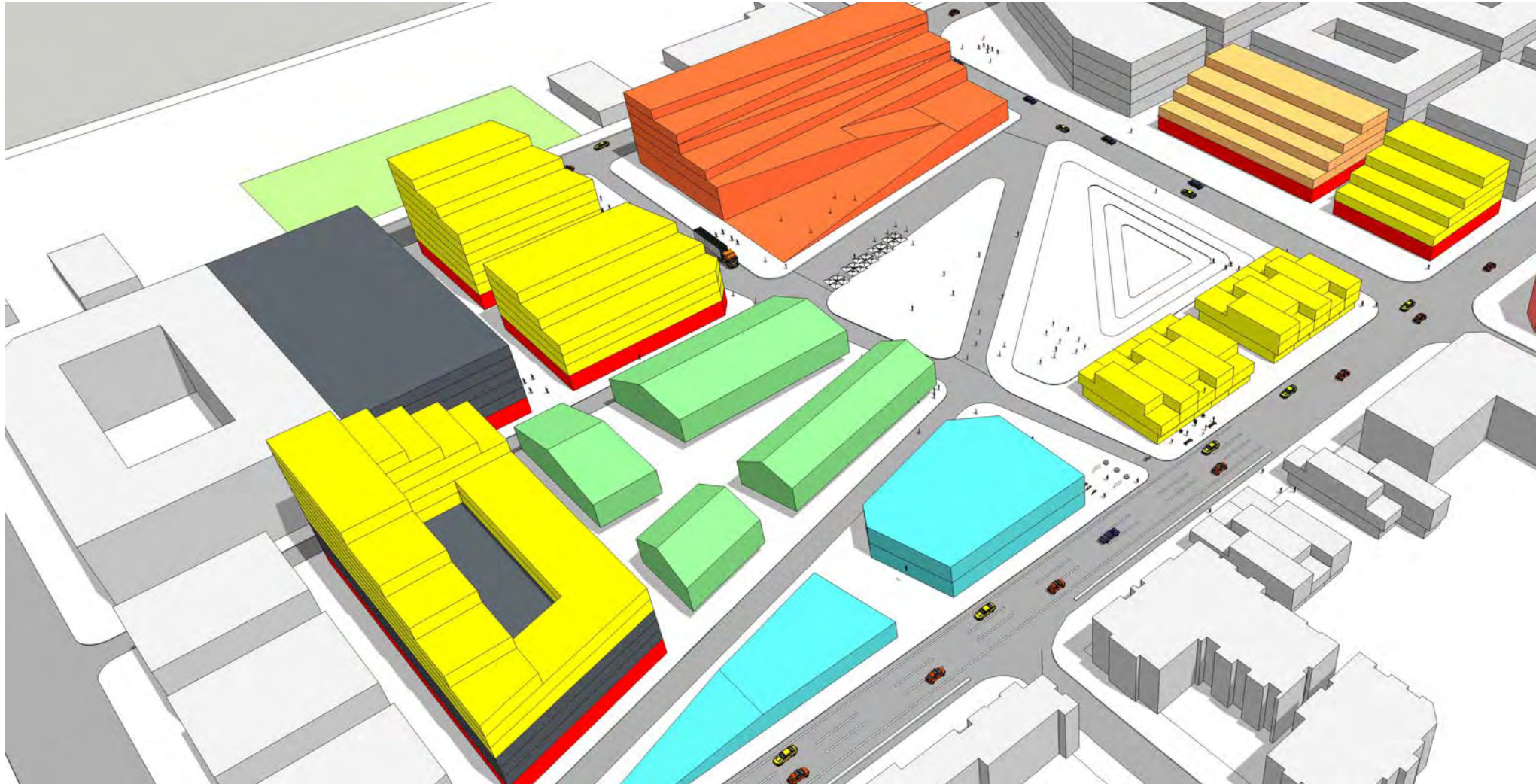


Figure 119: Bird's Eye View of the Site from the South West



## 5.3 Culture Collector

### Pedestrian Streets

Walking and biking streets provide a core design element at the intersection of the public and private realms. These public spaces prioritize the movement of people over cars.

In this human scaled development, people are encouraged to explore and experience the town center as their place to call home, to find entertainment, to engage in conversation, to be intrigued by the goods and services of the region, to be educated by the makers' processes, and to work in an active and lively town center.



Figure 122: Site Circulation Patterns on Pedestrian-Oriented Streets



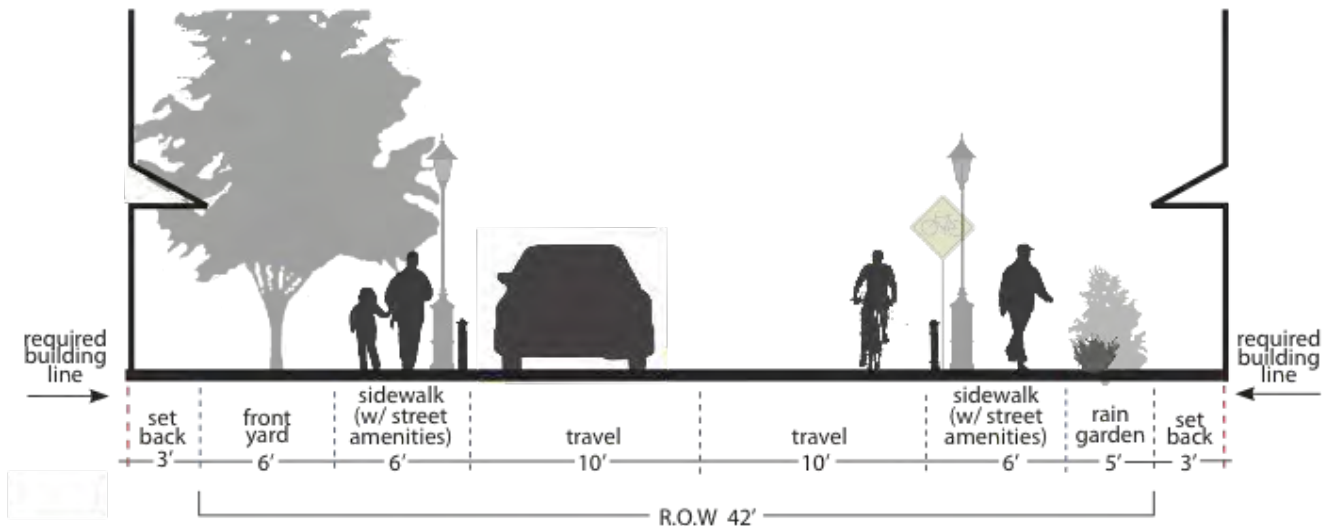


Figure 123: Street Section of NE 175th St



Figure 124: Street view in Groningen, The Netherlands



Figure 125: Section Perspective of NE 175th St



## 5.3 Culture Collector

### Life

A key component in the redevelopment of a new town center is to create an Urban Entertainment District with an active and lively street life both night and day (see Vol. 1, p. 63).

Urban entertainment venues and retail that are in walking distance of each other form the catalyst for residential development. Taken together this mix of uses spurs the vibrant use of public space and a rich array of diverse activities.

Woodinville is particularly well situated in that there is an existing retail culture of farm-to-table, wine and craft beer, artisan shops, garden and home center, as well as live music.



Figure 136: Night Market



Figure 138: Farmer's market



Figure 137: Wine Events



Figure 139: Artist Studios



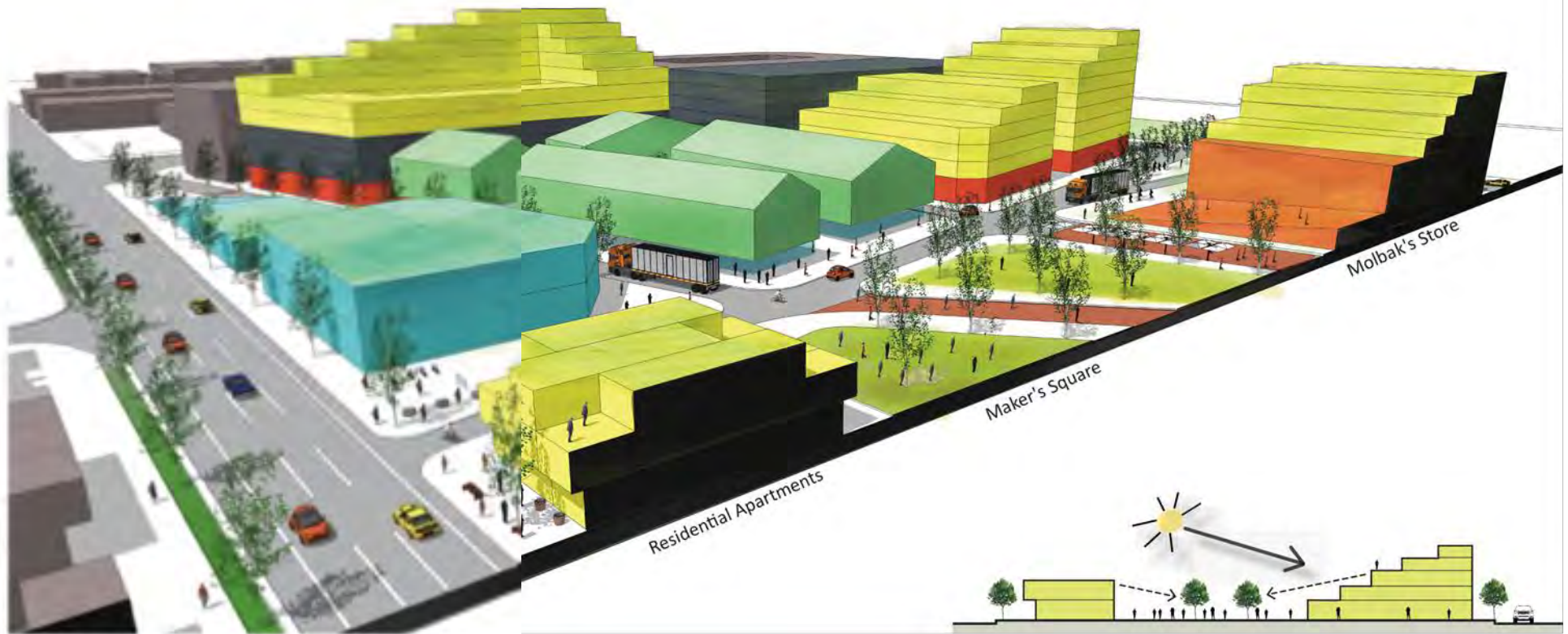


Figure 146: Site Section Through the Public "Maker's Square"



# Molbak's Garden + Home

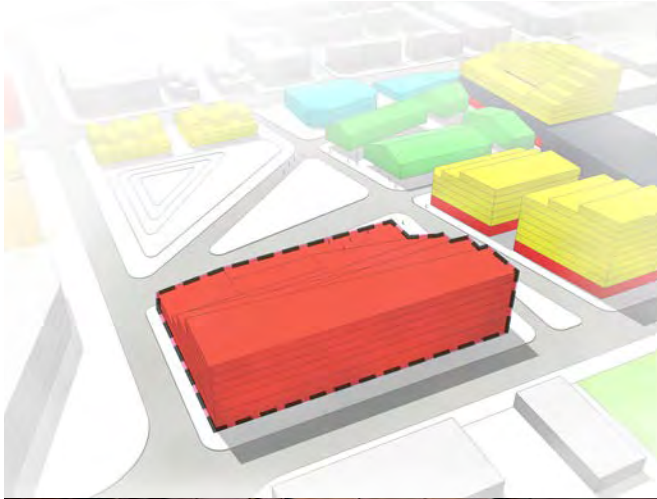


Figure 147: Molbak's Garden + Home



Figure 148: Cultural Center in Nevers, France



Figure 149: Homefarm Complex, Singapore





Figure 102: Molbak's Anchor Store Terracing into a Public Square





# Terraced Apartments

## Terraced Apartments

The buildings themselves enhance the sense of collection. The Collector scheme incorporates terraced/stepped building forms in the architecture, particularly for apartment housing where rings are dispersed to all sides of the site of the central open space. Here housing is dispersed to all sides of the site, with the intent of collecting views/sunlight from the south while simultaneously looking down onto the central green spaces, Molbak's, and the Market Hall. Growth and re-development of a town center is often spurred into action by a rental housing market aimed at young “urban pioneers” looking to live within walking distance of the urban entertainment district (Vol. 1, p. 63). Market Square is designed to be just such a destination entertainment hub.

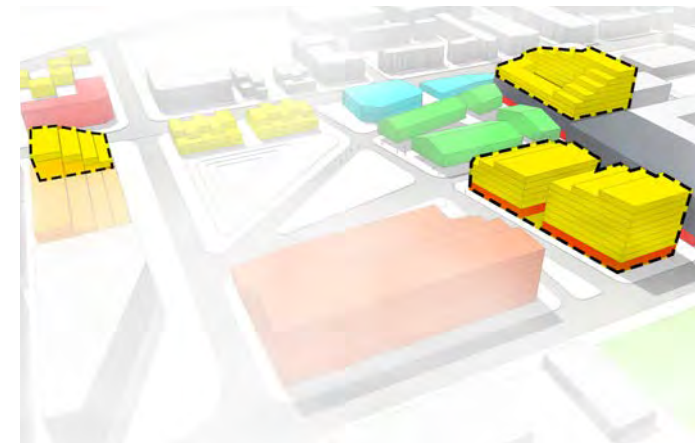


Figure 150: Terraced Apartments



Figure 151 : Sloped building, Stockholm, Sweden



# Market Hall

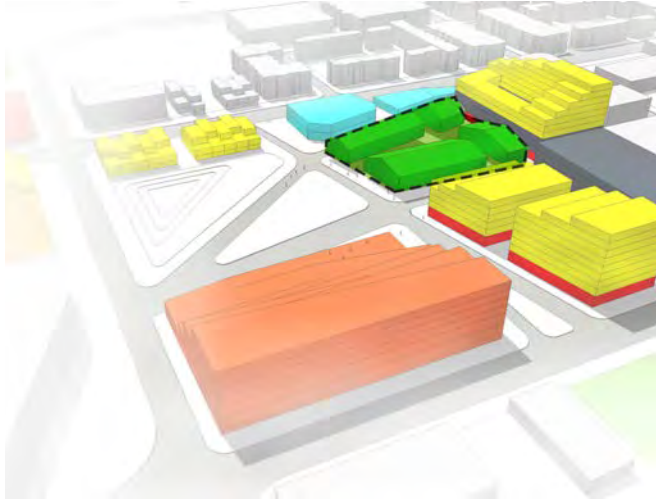


Figure 153: Market Hall



Figure 154: Torvehallerne Market, Copenhagen



Figure 155: Torvehallerne Market, Copenhagen



# Parking Garage

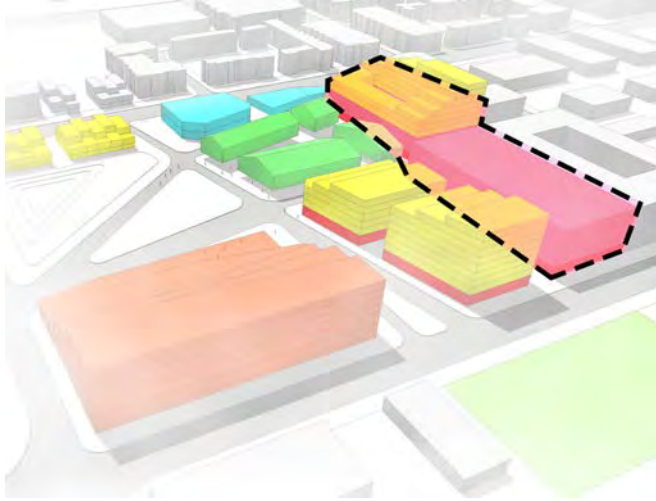


Figure 156: Parking Garage



Figure 157: Parking Garage at Malmö



Figure 158: Parking Garage at Santa Monica Civic Center by architects Moor Ruble Yudell



# Live-Work



Figure 159 : Live-Work Spaces



Figure 160 : A Conceptual Model for Live-Work Spaces



Figure 161: Artist's Studio

# Urban Hotel

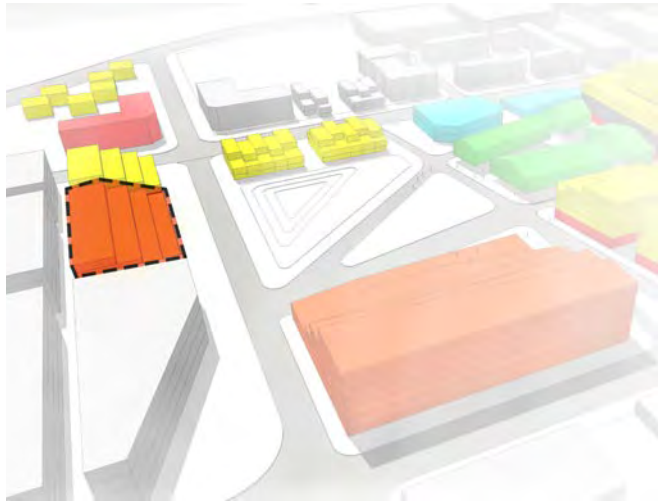


Figure 162: Urban Hotel



Figure 163: Hotel terrace



Figure 164: Urban Hotel



# Maker Space

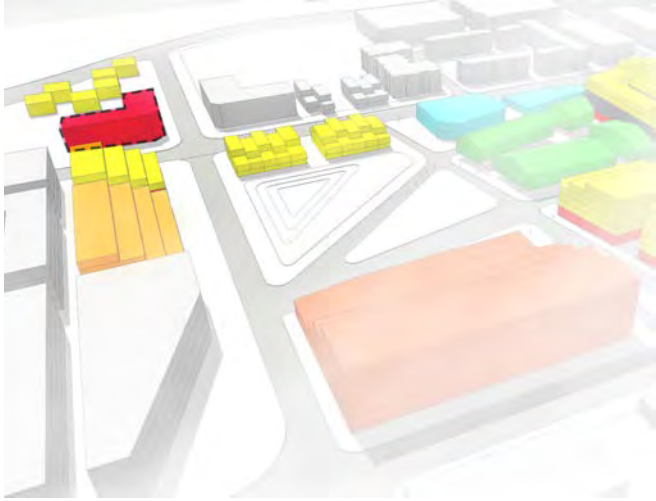


Figure 165 : Maker-Space



Figure 166 : Maker-Space Building



Figure 167: Maker-space Workshop



# Artist Housing

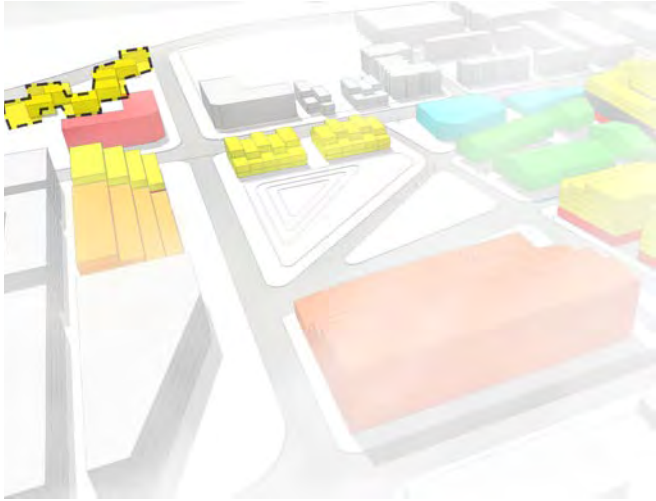


Figure 168: Artist Housing



Figure 169: Grow Community, Bainbridge Island



Figure 170: Maker-Space Housing at Lexington, Kentucky



# 5.3 Culture Collector

OPL Scorecard

10		<b>HEALTH AND HAPPINESS</b>
9		<b>EQUITY AND LOCAL ECONOMY</b>
10		<b>CULTURE AND COMMUNITY</b>
8		<b>LAND USE AND WILDLIFE</b>
8		<b>SUSTAINABLE WATER</b>
10		<b>LOCAL AND SUSTAINABLE FOOD</b>
8		<b>SUSTAINABLE MATERIALS</b>
10		<b>SUSTAINABLE TRANSPORT</b>
7		<b>ZERO WASTE</b>
7		<b>ZERO CARBON</b>

LEED Scorecard

	<b>Location &amp; Transportation</b>	<ul style="list-style-type: none"> <li>LEED for Neighborhood Development Location</li> <li>High Priority Site</li> <li>Bicycle Facilities</li> <li>Reduced Parking Footprint</li> <li>Green Vehicles</li> </ul>	15	14
	<b>Sustainable Sites</b>	<ul style="list-style-type: none"> <li>Site Management</li> <li>Site Development: Protect or restore Habitat</li> <li>Joint use of facilities</li> <li>Rainwater Management</li> <li>Heat Island Reduction</li> <li>Light Pollution Reduction</li> <li>Site Improvement Plan</li> </ul>	1 2 1 2 2 1 1	1 1 0 2 1 0 1
	<b>Water Efficiency</b>	<ul style="list-style-type: none"> <li>Outdoor Water Use Reduction</li> <li>Cooling Tower Water Use</li> </ul>	2 3	2 0
	<b>Energy &amp; Atmosphere</b>	<ul style="list-style-type: none"> <li>Enhanced Refrigerant Management</li> <li>Advanced energy metering</li> </ul>	1 2	1 2
	<b>Materials and Resources</b>	<ul style="list-style-type: none"> <li>Solid Waste Management</li> <li>Purchasing Lamps</li> <li>Facility maintenance and renovation</li> </ul>	2 1 2	1 1 1
	<b>Indoor Environment</b>	<ul style="list-style-type: none"> <li>Interior lighting</li> <li>Daylight and quality views</li> </ul>	2 4	2 4
	<b>Innovation</b>	<ul style="list-style-type: none"> <li>Innovation in Design</li> </ul>	5	5
<b>Total Points Achieved</b>				<b>35</b>

ILFI Scorecard

<b>PLACE</b>	 <ul style="list-style-type: none"> <li>01. LIMITS TO GROWTH</li> <li>02. URBAN AGRICULTURE</li> <li>03. HABITAT EXCHANGE</li> <li>04. HUMAN POWERED LIVING</li> </ul>
<b>WATER</b>	 <ul style="list-style-type: none"> <li>05. NET POSITIVE WATER</li> </ul>
<b>ENERGY</b>	 <ul style="list-style-type: none"> <li>06. NET POSITIVE ENERGY</li> </ul>
<b>HEALTH AND HAPPINESS</b>	 <ul style="list-style-type: none"> <li>07. CIVILIZED ENVIRONMENT</li> <li>08. HEALTHY NEIGHBORHOOD DESIGN</li> <li>09. BIOPHILIC ENVIRONMENT</li> <li>10. RESILIENT COMMUNITY CONNECTIONS</li> </ul>

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 LEED Campus Credit Categories: [usgbc.org](http://usgbc.org)  
 ILFI Imperatives: [living-future.org](http://living-future.org)

## 5.3 Culture Collector

### Quick Wins

A quick win for the Culture Collector could combine a Molbak's sponsored garden party on Garden Way. The garden party would feature a series of food trucks housed in de-constructed and re-purposed green house roofs signifying that Molbak's may be on the move, but is still committed to building community in the process.

Drawings, an interactive slide show, and timeline could be set up to display the future urban planning process and models that will be considered over the next 10 years.



Figure 171: Garden



Figure 172: Wine



# PRIORITIES FORUM June 15, 2016



Figure 1: Open House Presentation at Molbak's

# 6.3 Feedback & Analysis

## Comment Cards Results

The comment cards are essentially a list of the salient features or potential opportunities that have been explored by the two design alternatives for the Town Center of Woodinville. This system allows the users to select one feature they like from each of the two alternatives, or select both if they would prefer to have a specific feature that resonates in both.

Some of the parameters which were used to gauge the views of the audience included:

- Arrangement of public spaces
- Pedestrian and bike activity
- Function and form
- Structure of the new Molbak's store
- The kind of life in the town center
- Garden center
- Treatment of storm water
- Parking arrangement
- Geometry of architecture and landscape architecture
- Density

The results derived from the comment card clearly indicate a lack of bias towards one single alternative, but rather highlights the need of certain basic characteristics for the town center.

Some of the clearly identifiable features that were preferred are the need for decentralized surface-oriented public spaces with a central focal point that are connected by a fluid network of paths. A clear focus on a live-work and entrepreneurial spirit were advocated for, as was as a focus on housing accommodations and the garden center.

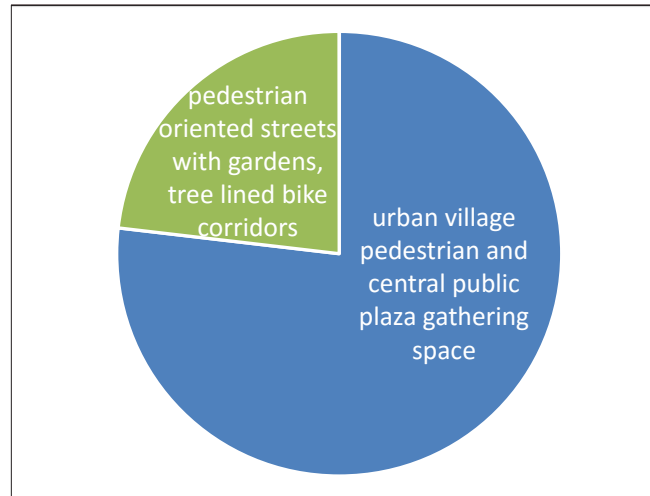


Figure 10: Pedestrian and bike activity

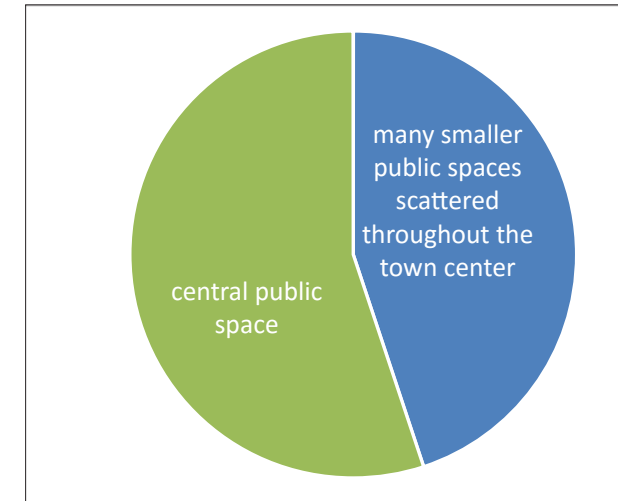


Figure 11: Central or decentralized public space

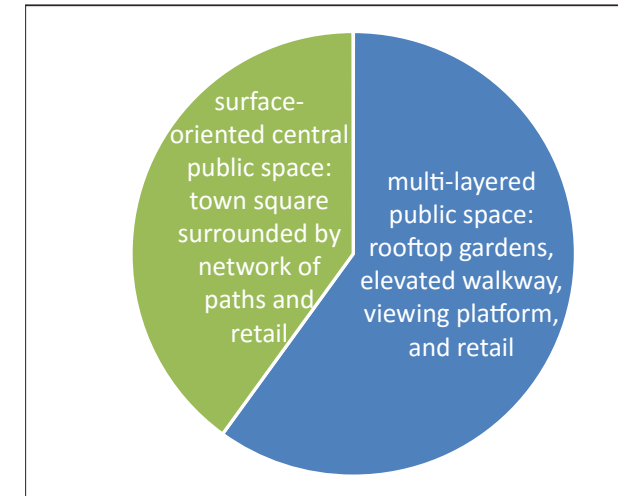


Figure 13: Arrangement of public spaces





## 6.2 Feedback & Analysis

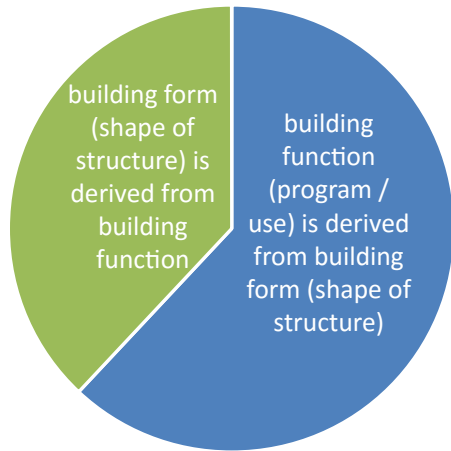


Figure 12: Building function and form



Figure 15: Life activities supported by the town center

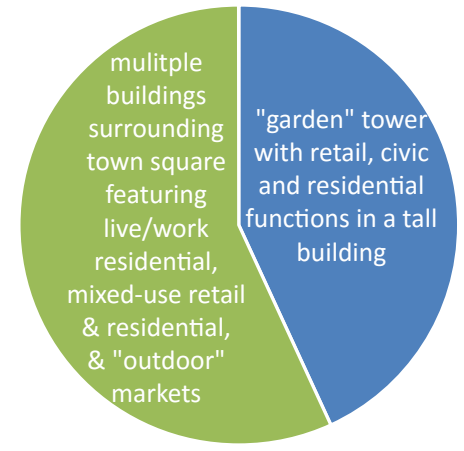


Figure 16: Garden center and identity

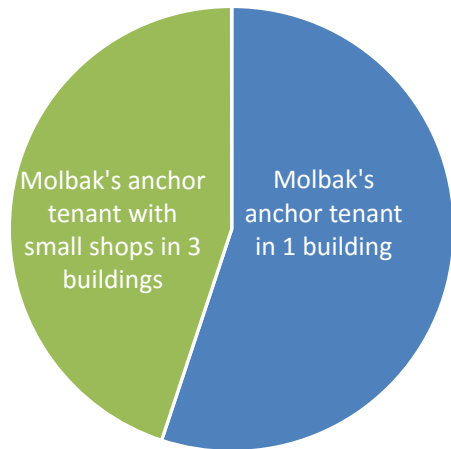


Figure 14: Structure of the new Molbak's store

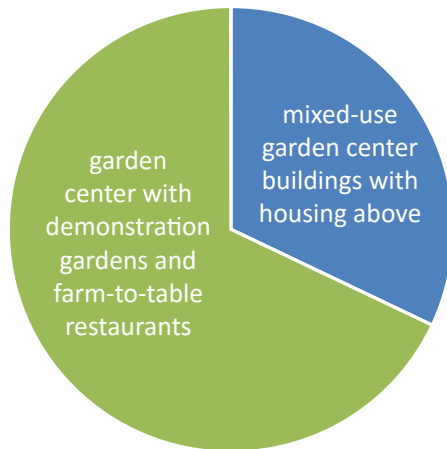


Figure 17: Mixed-use options for new Molbak's store

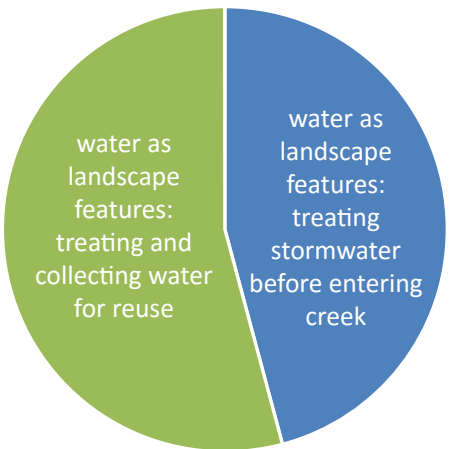


Figure 18: Stormwater treatment

## Analysis: Feasibility Study

A study was conducted by Baylis Architects in 2008 to understand the feasibility of constructing a mixed-use development on the Molbak's Garden + Home site. The feasibility proposal included 4 stories of residential apartments on top of a single story of retail and a single level of underground parking, as well as a restaurant and office buildings along Woodin Creek.

As the comparison in Figure 25 demonstrates, Green Futures Labs Teams' proposals include competitive square footage for residential, retail, and office. In addition, each scheme proposes open space and dedicated nursery space. This spatial diversity is accomplished by increasing density via height or massing in some parts of the site and strategically carving out pockets of open space for public, civic, and ecological use.

FEASIBILITY STUDY		CONNECTOR		COLLECTOR	
Residential	560,200	Residential	434,000	Residential	600,000
Retail	146,800	Retail	122,300	Retail	180,000
Office	40,000	Office	65,350	Office	100,000
		Molbak's	94,000	Molbak's	100,000
		Hotel	38,300	Hotel	80,000
<b>TOTAL</b>	<b>747,000</b>	<b>TOTAL</b>	<b>753,950</b>	<b>TOTAL</b>	<b>1,060,000</b>
Parking	1,900	Parking	1,160	Parking	950
		Open Space	270,000	Open Space	200,000
		Nursery	63,100	Nursery	80,000
<i>- all areas in Ft<sup>2</sup></i>					

Figure 25: Feasibility Study: Baylis Study | Connector Scheme | Collector Scheme





## 5.4 Conclusions



Figure 174: City of Gardens Connector



Figure 175: Culture Collector





**WELCOME**  
*to the neighborhood*

*Molbak's has been helping Northwest gardeners bring lasting beauty to their own backyards for over 60 years.*

**molbak's**  
garden+home

**Woodinville 2035**

**Envisioning a World Class Town Center**





# Thank you.

## Questions?

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