Site

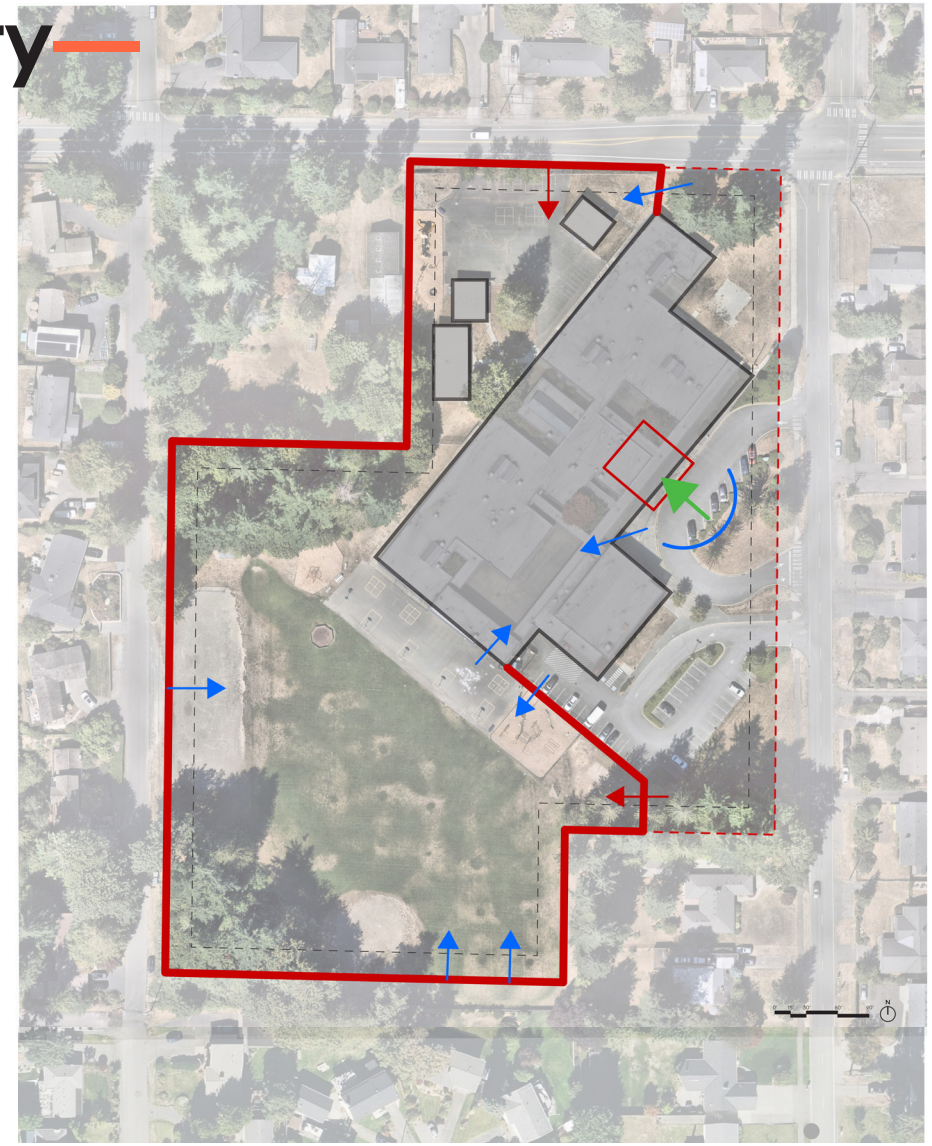


Existing

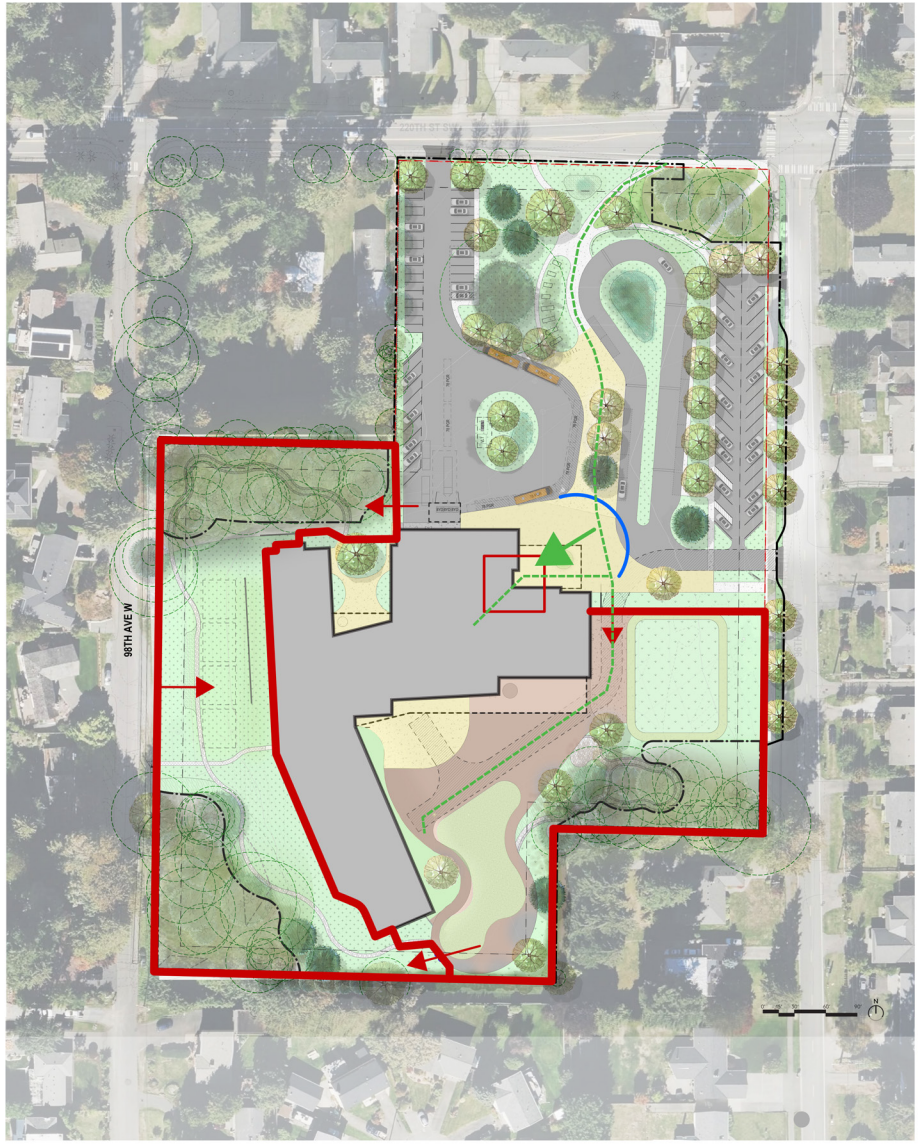


Proposed

Site Security



Existing



Proposed

LEGEND

- VISIBILITY
- FENCES
- CONTROLLED ACCESS
- MAIN ENTRY
- OTHER ENTRY POINTS
- ACCESSIBLE ROUTE

Utilities

LEGEND

- MASS TIMBER
- GEO EXCHANGE FIELD
- UNDERGROUND STORMWATER MANAGEMENT
- SOLAR PV ARRAY
- EV CHARGING STATION

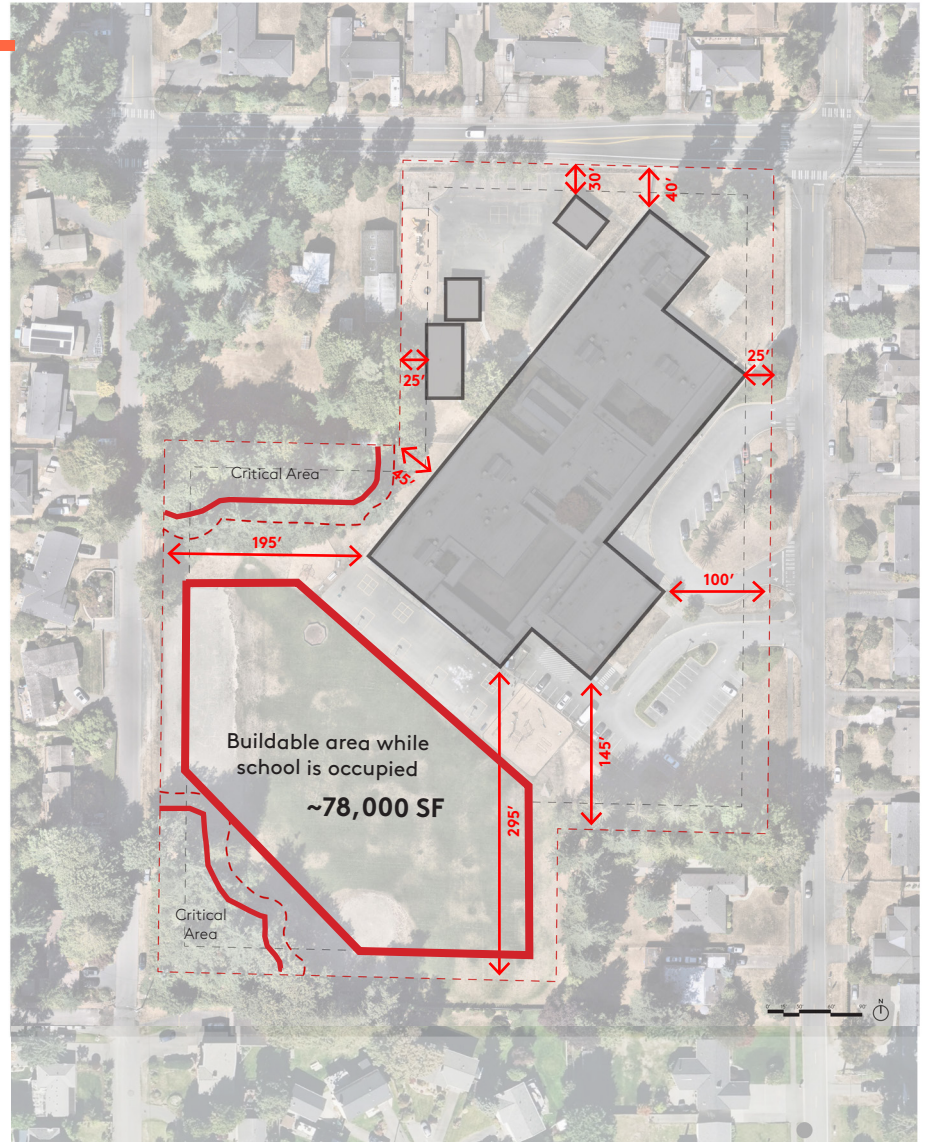


Existing

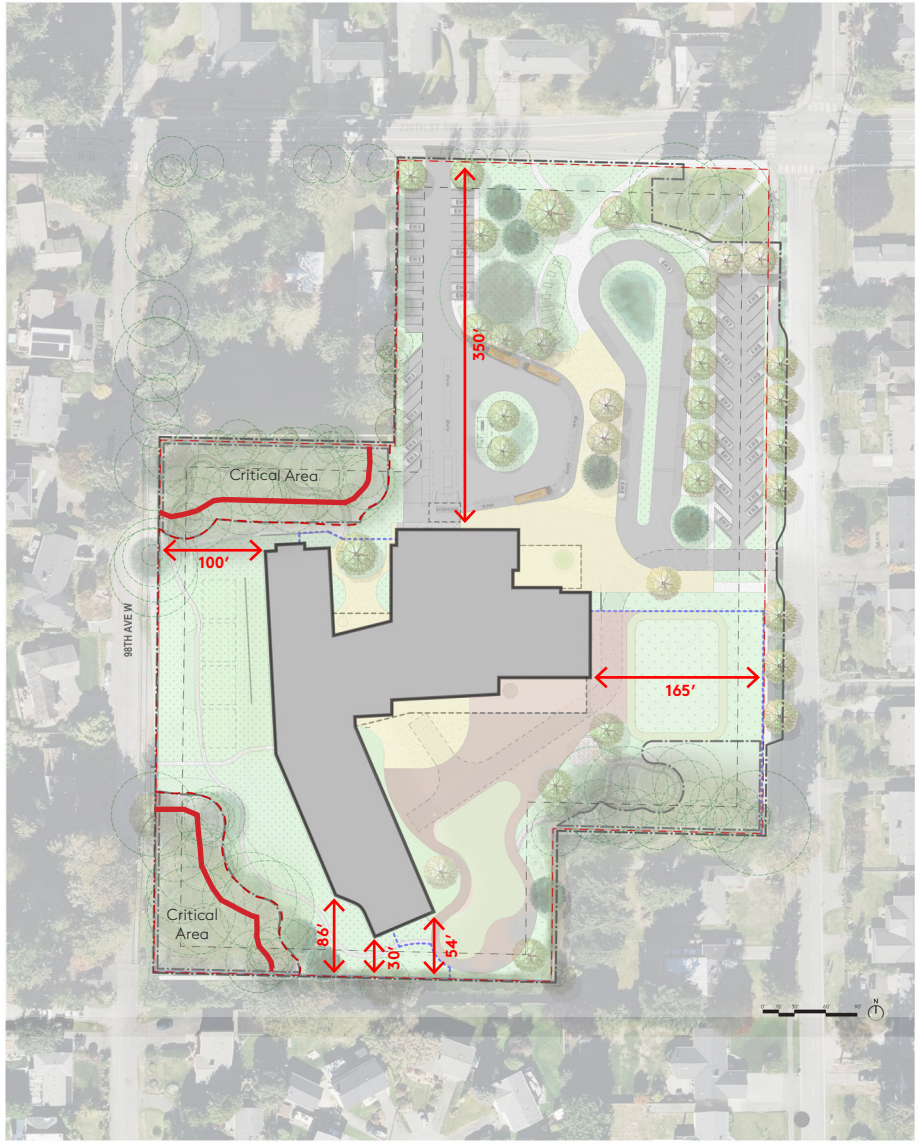


Proposed

Setbacks



Existing

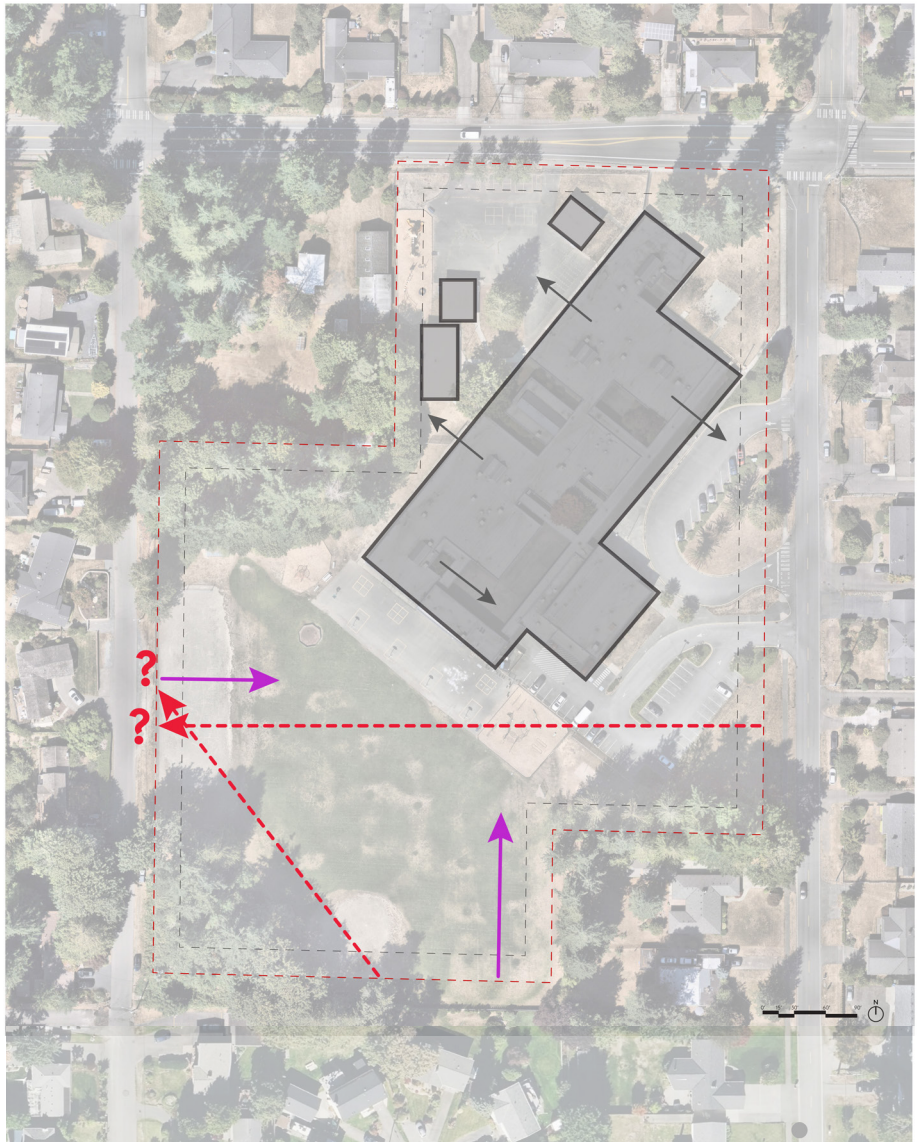


Proposed

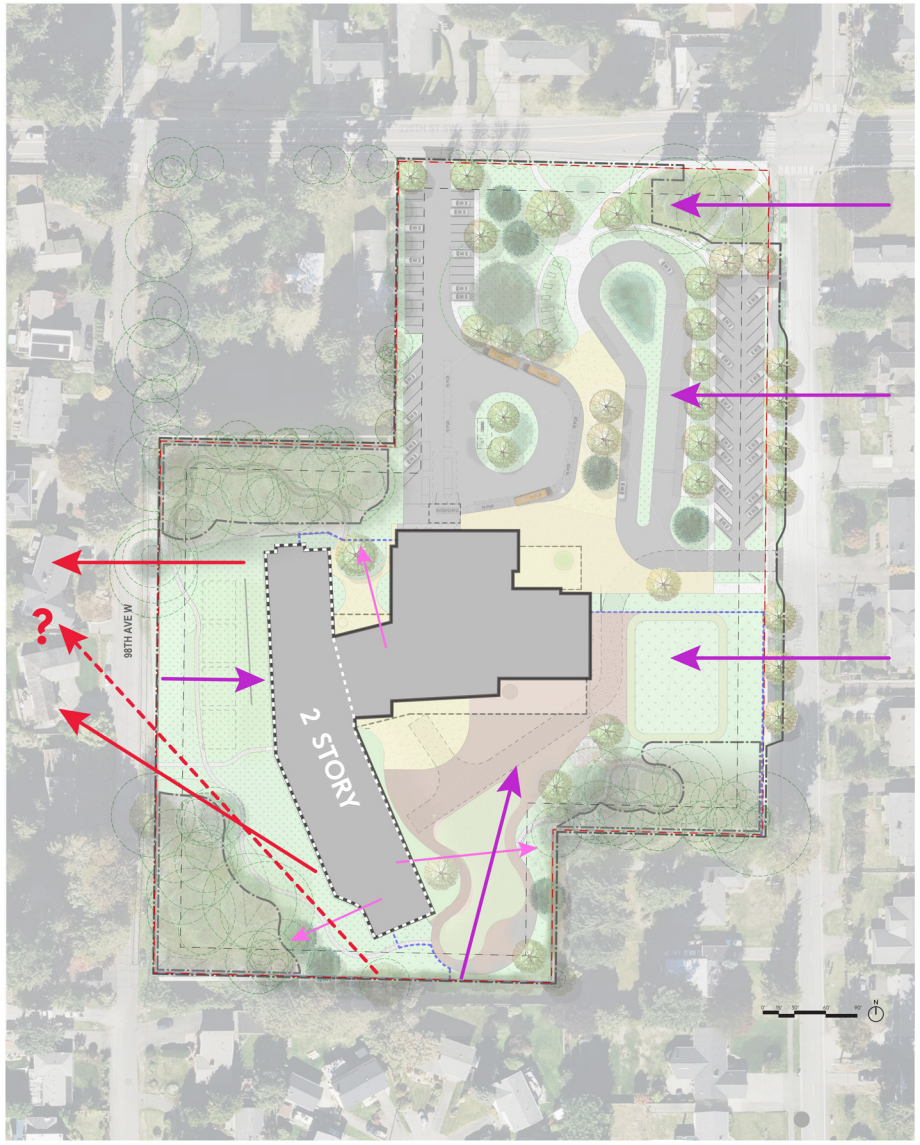
Views

LEGEND

- POTENTIAL PUGET SOUND VIEW
- PUGET SOUND VIEW
- TERRITORIAL
- CURRENT STUDENT VIEW
- POTENTIAL STUDENT VIEW



Existing



Proposed

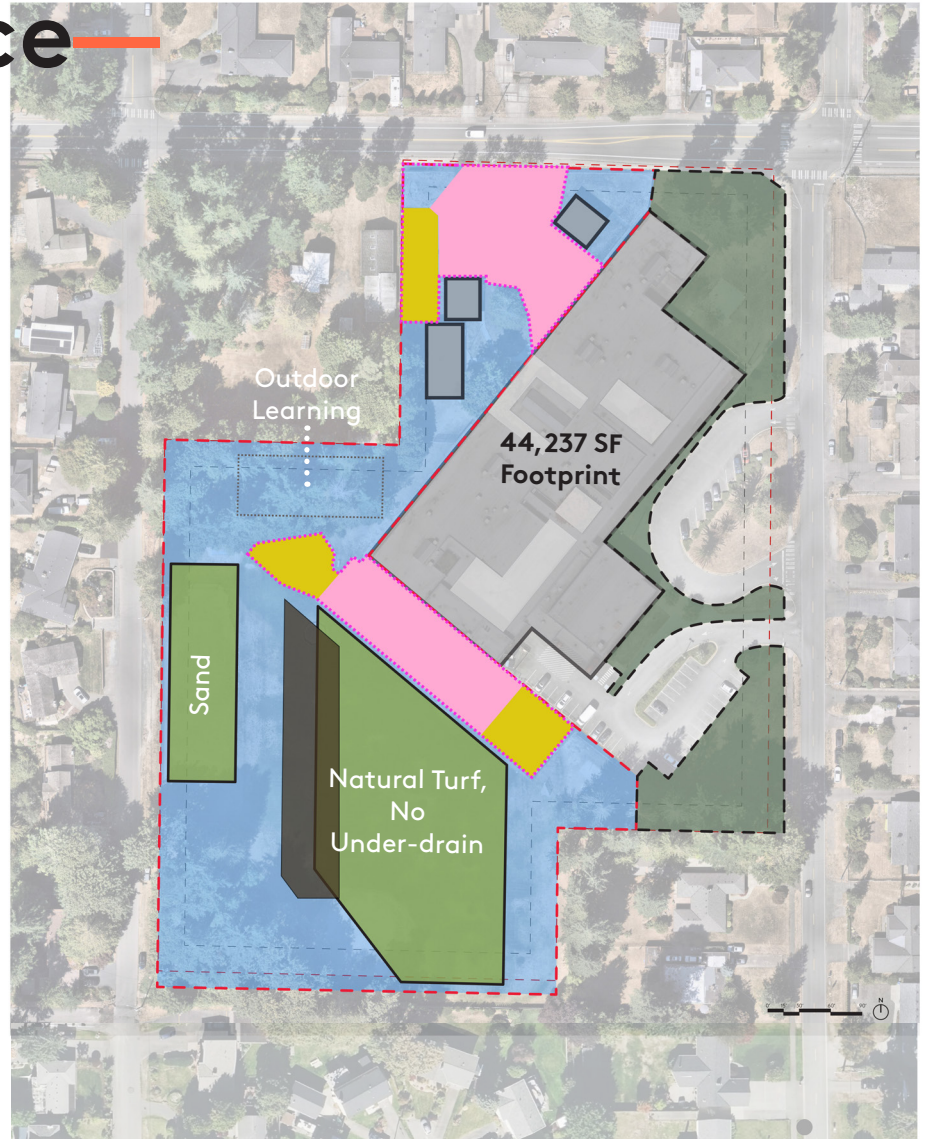
Open Space

Existing:
Building Footprint: 44,237 SF
Total Building Area: 44,237 SF + 4,000 SF Portables
Fenced Student Open Space: 207,600 SF
Flat area for ball play: 58,000 SF (natural turf, no underdrain)
Recess Area: 36,000 SF
Pedestrian Friendly Open Space: 43,390 SF
Marginal Waterlogged Zone (unusable due to slope and standing water): 12,500 SF
Outdoor Learning: 7,500 SF

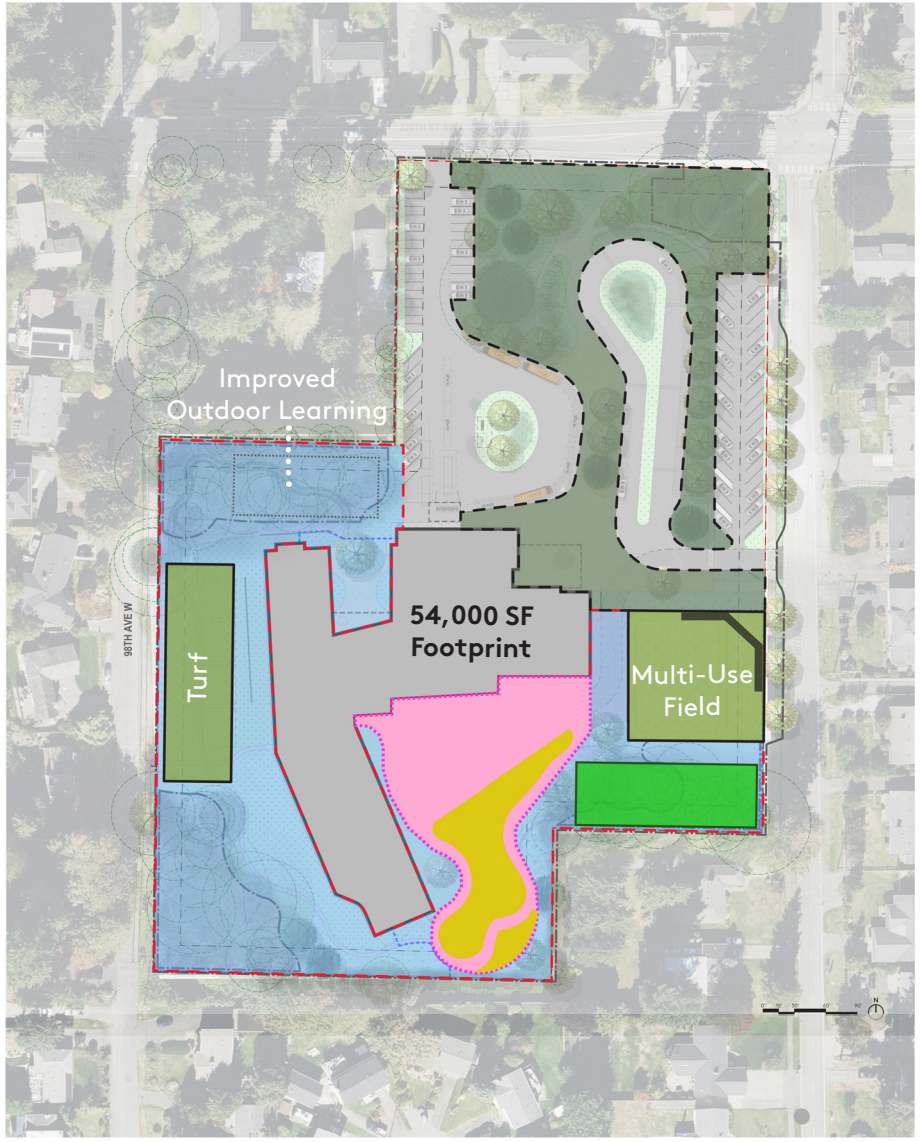
Proposed:
Building Footprint: 54,000 SF
Total Building Area: Approx. 84,000 SF
Fenced Student Open Space: 163,800 SF
Flat Area for Ball Play: 29,000 SF (all weather surface)
Recess area: 34,000 SF
Pedestrian Friendly Open Space: 65,100 SF
Improved Outdoor Learning: 13,500 SF
Nature Play: 10,000 SF

LEGEND

- FENCED OPEN SPACE
- BALL PLAY (FLAT AREA)
- PEDESTRIAN OPEN SPACE
- RECESS AREAS
  - HARD SURFACE PLAY
  - SOFT SURFACE PLAY
- MARGINAL WATER LOGGED ZONE
- NATURE PLAY
- OUTDOOR LEARNING



Existing



Proposed

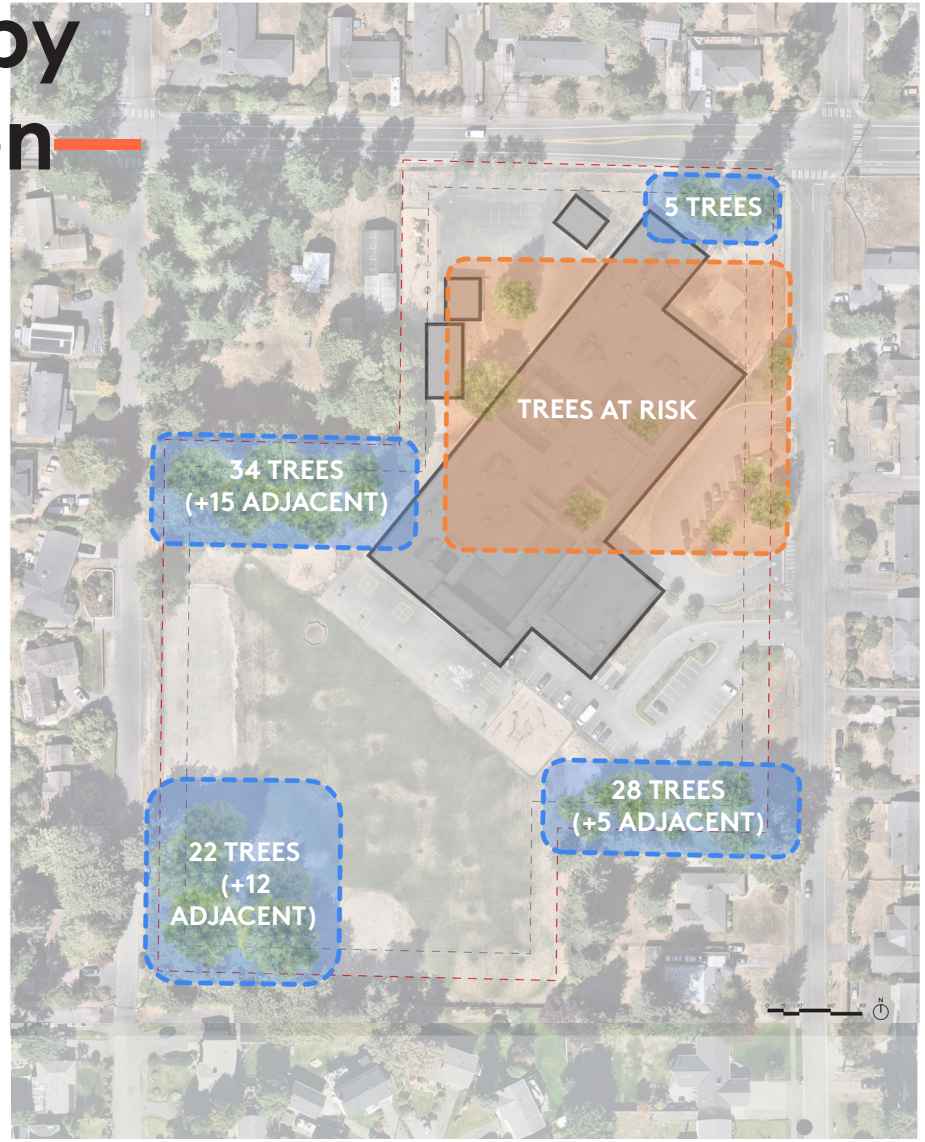
Tree Canopy Preservation

Existing:
- 105 significant trees on site (8 in poor health)
- 15 trees to be removed
- 4 tree groves preserved

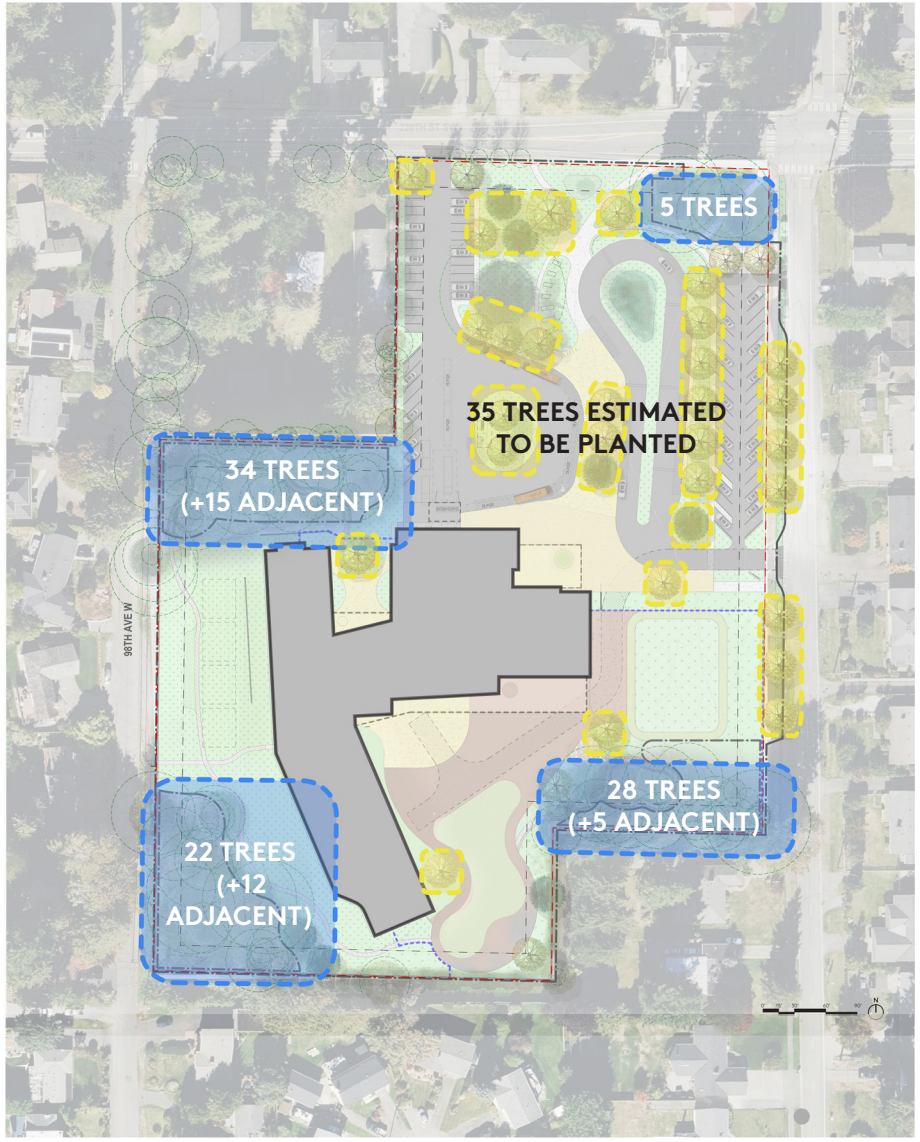
Proposed:
- 90 trees retained
- 35 new trees estimated
- Work with neighbors regarding land-scaping between neighboring properties and school

LEGEND

- TREES AT RISK
- TREES PROTECTED
- PLANTED TREES



Existing



Proposed

Vehicular and Pedestrian Access

Total on-site queueing area

Existing: 125’ On-site
(Vehicles currently line up along 96th ave NW)

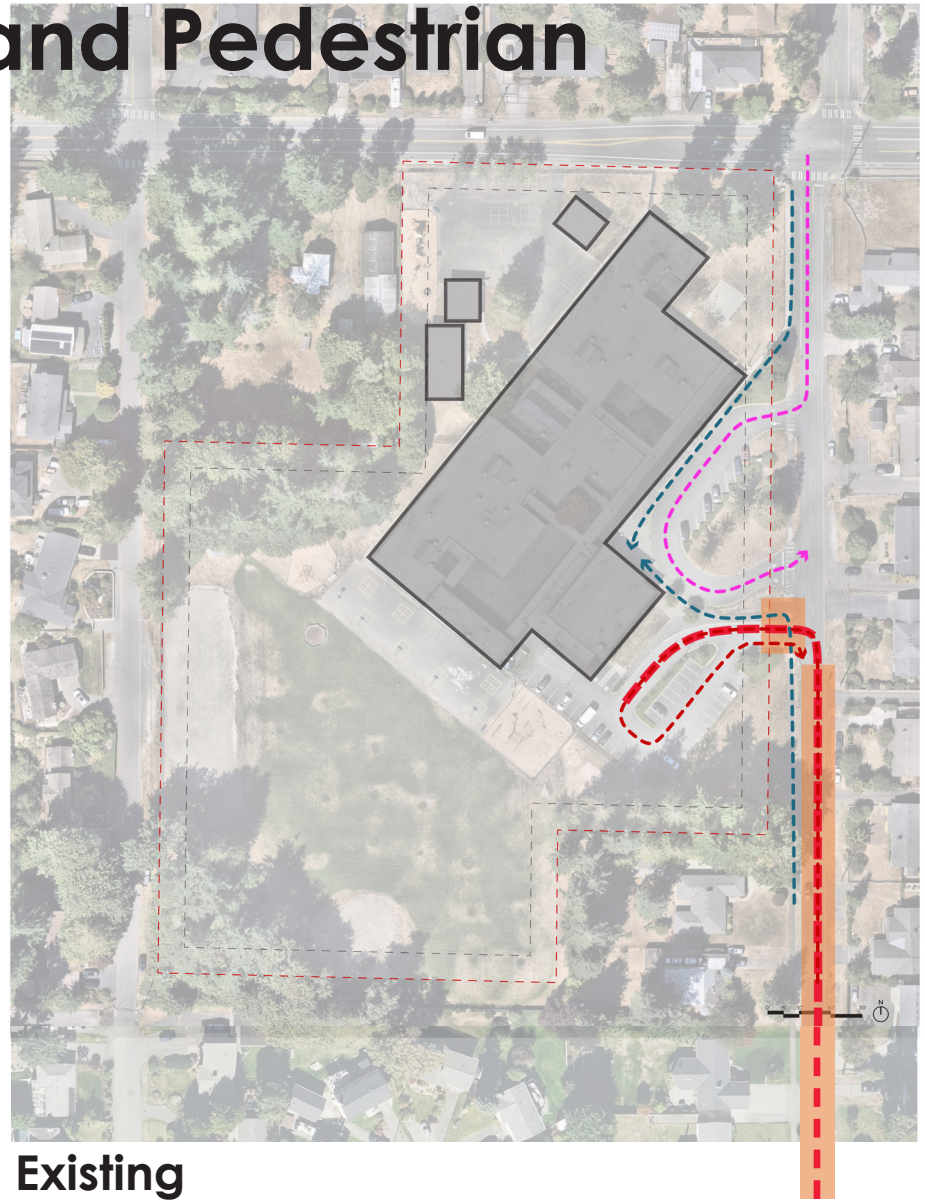
Proposed: 750’ On-site
(greatly improve safety and meets anticipated need on-site)

Parking:
Existing: 50
Required: 61 (City of Edmonds)
Projected Demand: 77 (ITE calculation based on 550 students)
Provided: 74 (including EV)

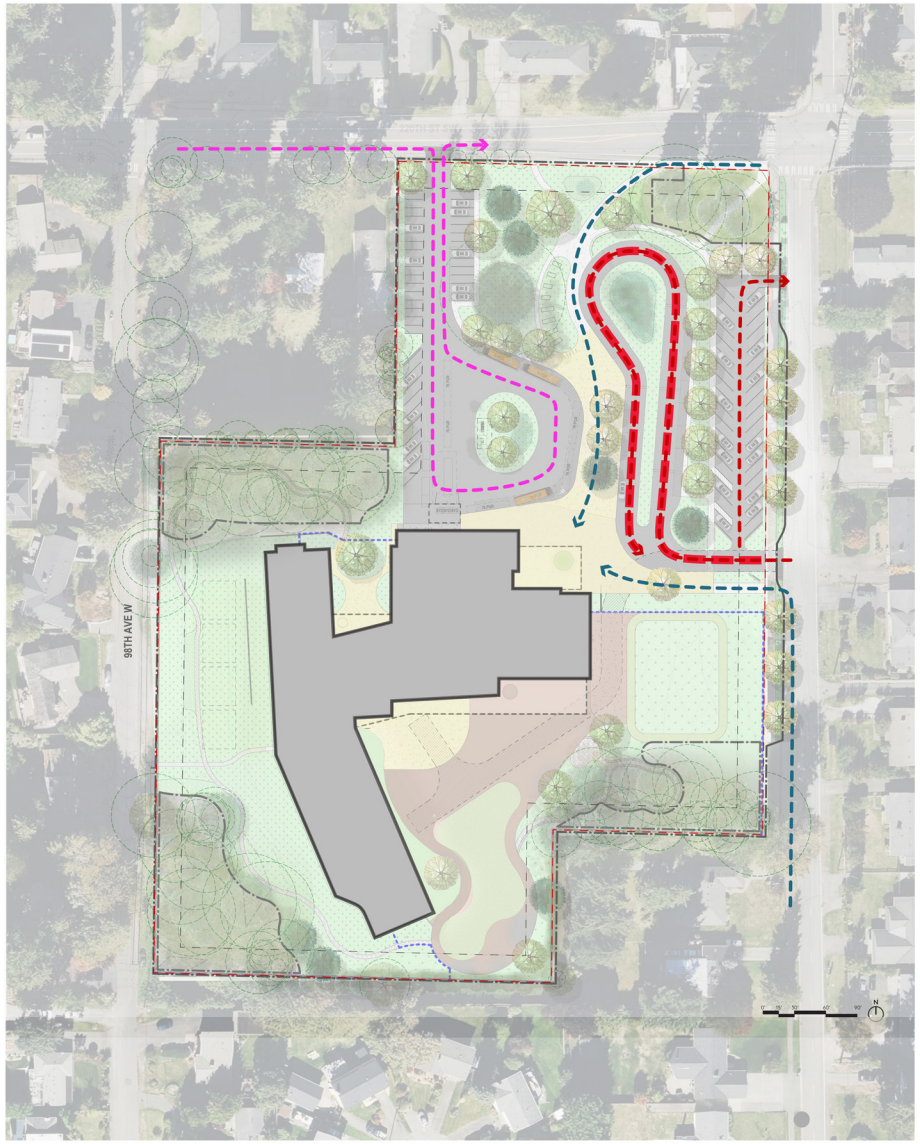
Electric Charging:
Existing: 0
Required: 6 EVSE (10% installed) plus 24 “EVSE Ready” (40% capable)

LEGEND

- BUS
- PEDESTRIAN
- PARENT (VEHICULAR)
- PARENT QUEUING
- CONFLICT ZONES

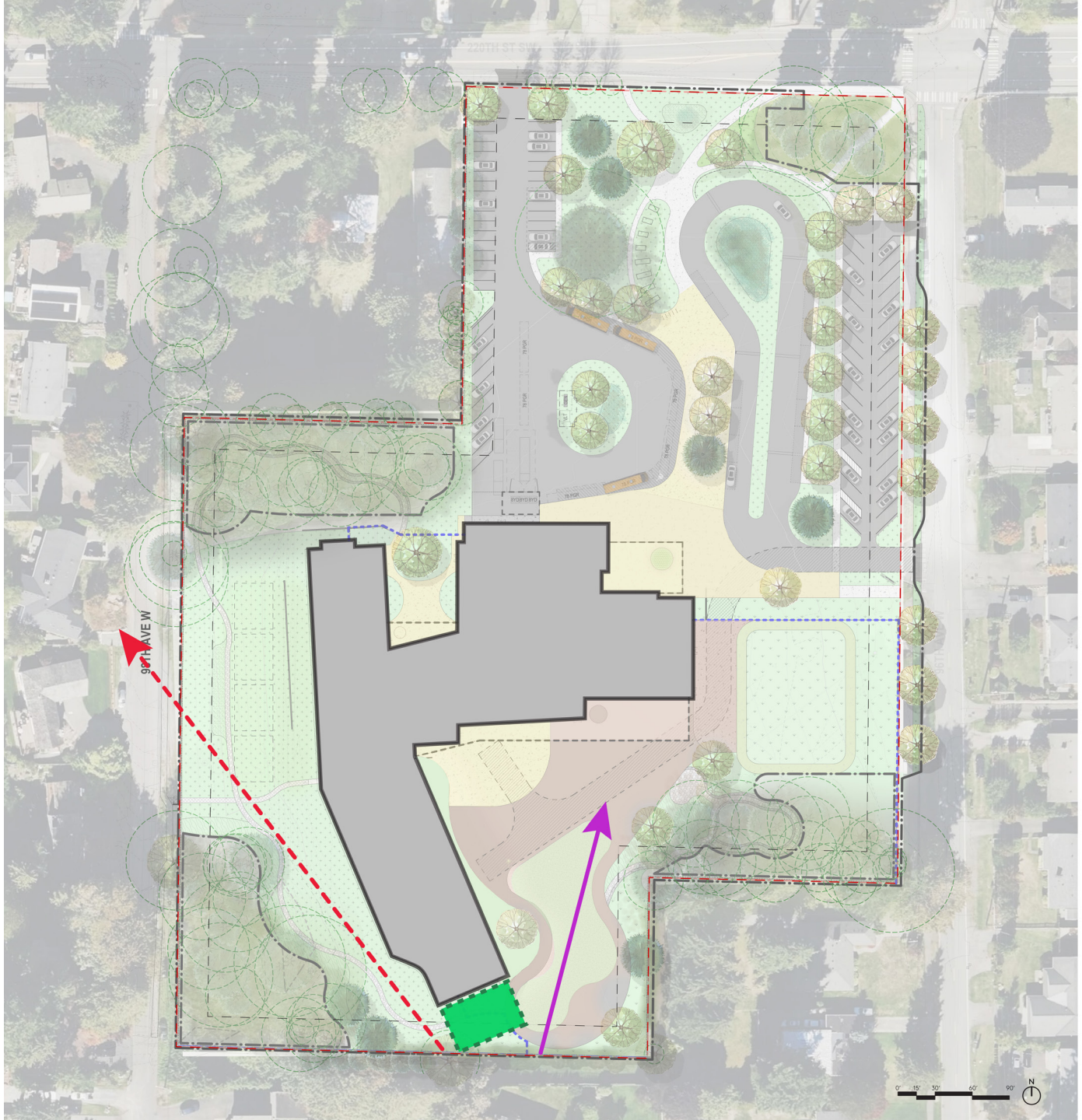


Existing



Proposed

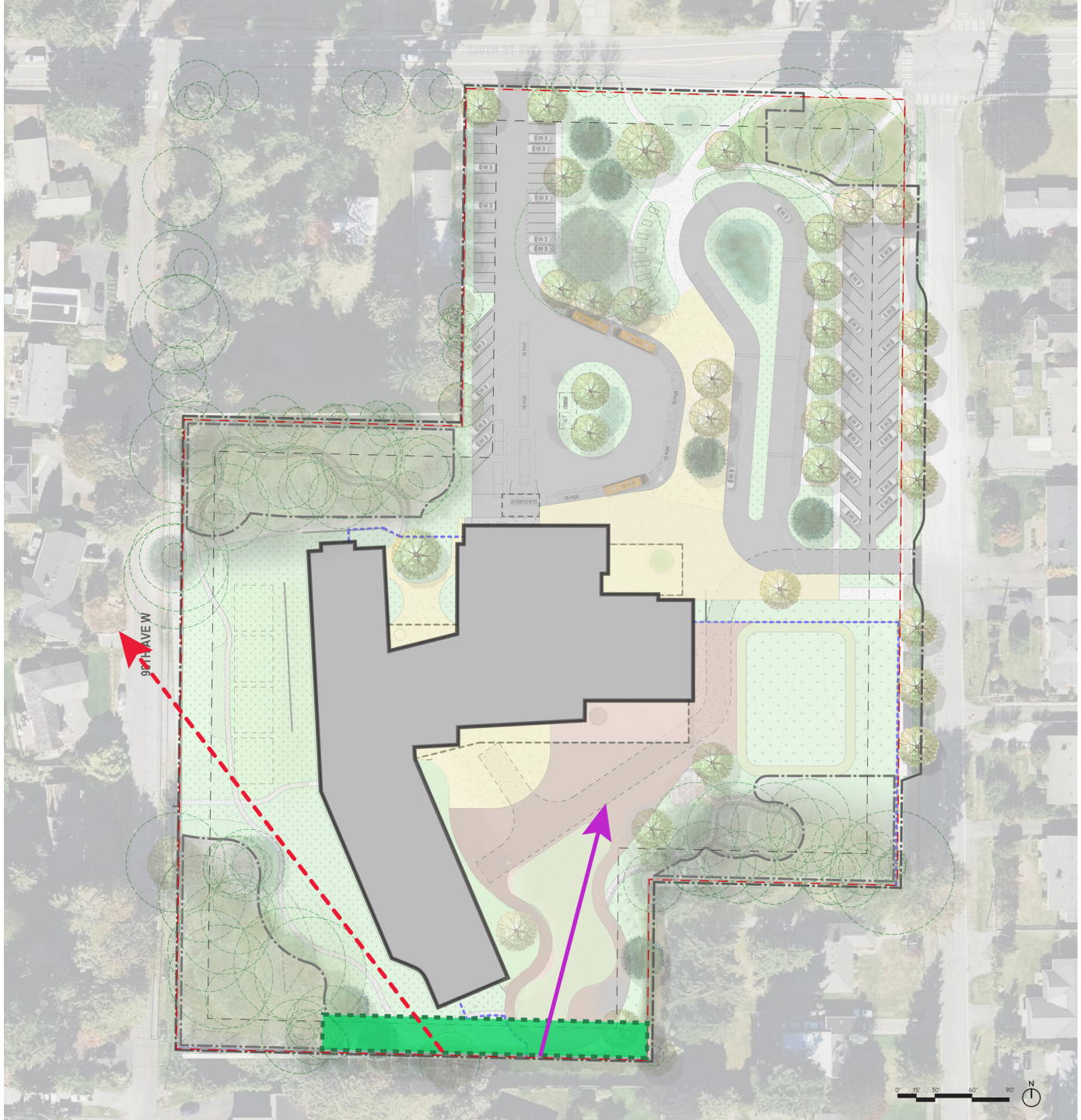
Potential To Enhance Select Buffer



LEGEND

- POTENTIAL PUGET SOUND VIEW
- TERRITORIAL
- BUFFER ZONE

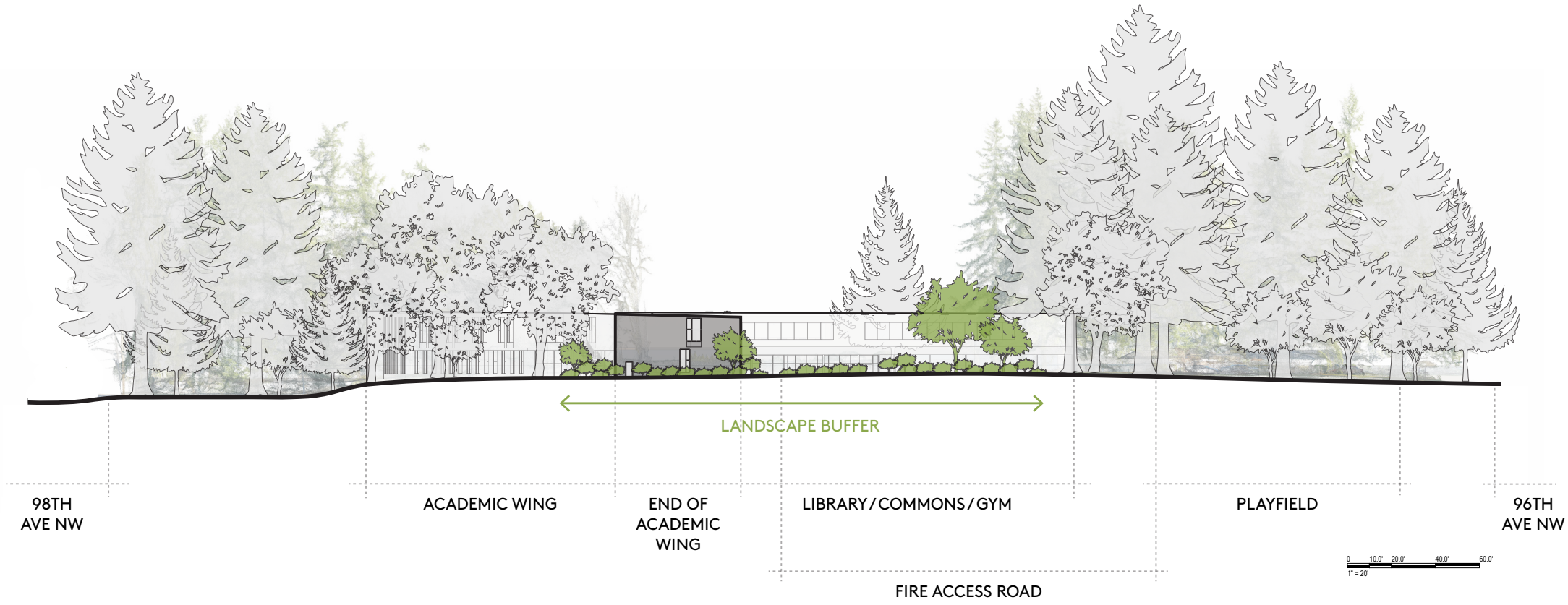
Potential To Enhance Select Buffer



LEGEND

- POTENTIAL PUGET SOUND VIEW
- TERRITORIAL
- BUFFER ZONE

Site Section



WESTGATE ELEMENTARY SCHOOL

PHASED vs. UNPHASED APPROACH

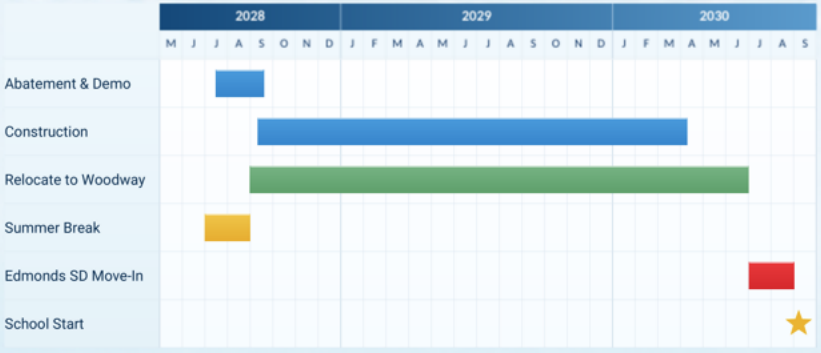
UNPHASED APPROACH



PHASED APPROACH



SCHEDULE



SCHEDULE



Phased approach advances Edmonds SD move-in by approximately 1 year.