

# Creating McCormick Village

A Lively and Attractive Neighborhood  
Pedestrian Village



This presentation illustrates the inspiration and iterative process to present our vision for McCormick Village – a Neighborhood Pedestrian Village

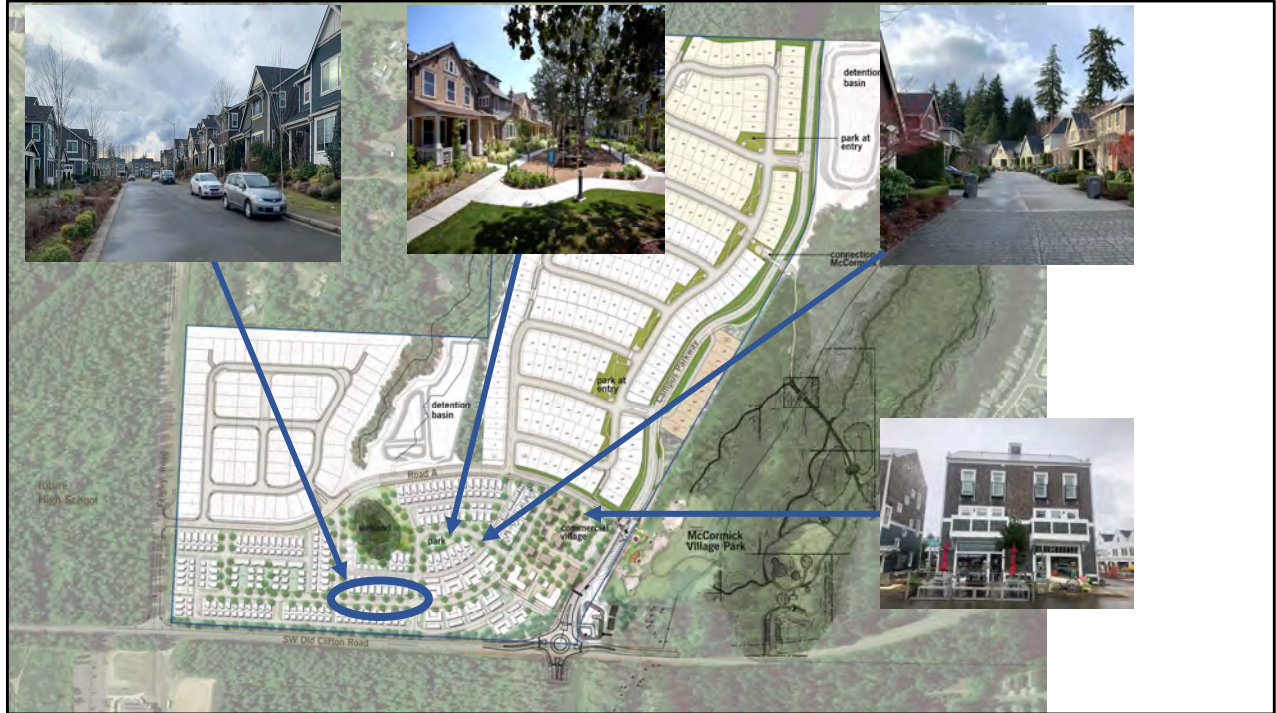


McCormick Village is located due west of the McCormick Village Park. McCormick Village plan includes a western entrance to be added to connect to the park.



When McCormick Communities purchased the property in 2016, the original concept was to develop the property using design concepts for garden style apartments and neighborhood commercial centers.





The inspiration of the design is centered around the question: how to create a neighborhood that is part of the community? Fortunately for our team, Nick Bond and his team put forth the hard effort of creating a zoning code that captures the essence of the “Missing Middle”. It harkens back to some of the traditional planning tools that blends various densities and uses into an integral community. In this case, that puts the Pedestrian experience into the focus. This is captured within the R3 zoning code of the City of Port Orchard.



Design techniques such as Live/Work buildings and woonerfs will be utilized throughout the neighborhoods. The woonerfs give the opportunity for the pedestrian to easily navigate throughout the community while sharing local access roads that are designed for walking.



The main road in McCormick Village subarea will be designed in conjunction with alleys so that a great pedestrian experience can be created.





Pocket parks will be utilized to provide points of play and rest to create a enjoyable walking experience.



The commercial component of McCormick Village continues these concepts to make a great pedestrian experience. Four-sided architecture, a commercial woonerf, and gathering places all combine to create a unique and iconic place.





By having a commercial woonerf that utilizes techniques to slow down a driver, the pedestrians feel comfortable sharing it with automobiles.



We are creating places where people are able to relax, congregate, and interact. These spaces have the dual purpose of for both proposed retailers and restaurants and creating community. As we have seen during the pandemic, neighborhoods that have these special places have enable community to foster and sustain itself. They have also been the lifeline for restaurants that have been able to incorporate these spaces into their experience.



A human scale building that enhances the outdoor community space.





The commercial woonerf activates the commercial pedestrian village. It provides the ability for prospective shoppers to drive thru the commercial area to find convenient parking. But it also serves the purpose of allowing someone to see the hive of activity.

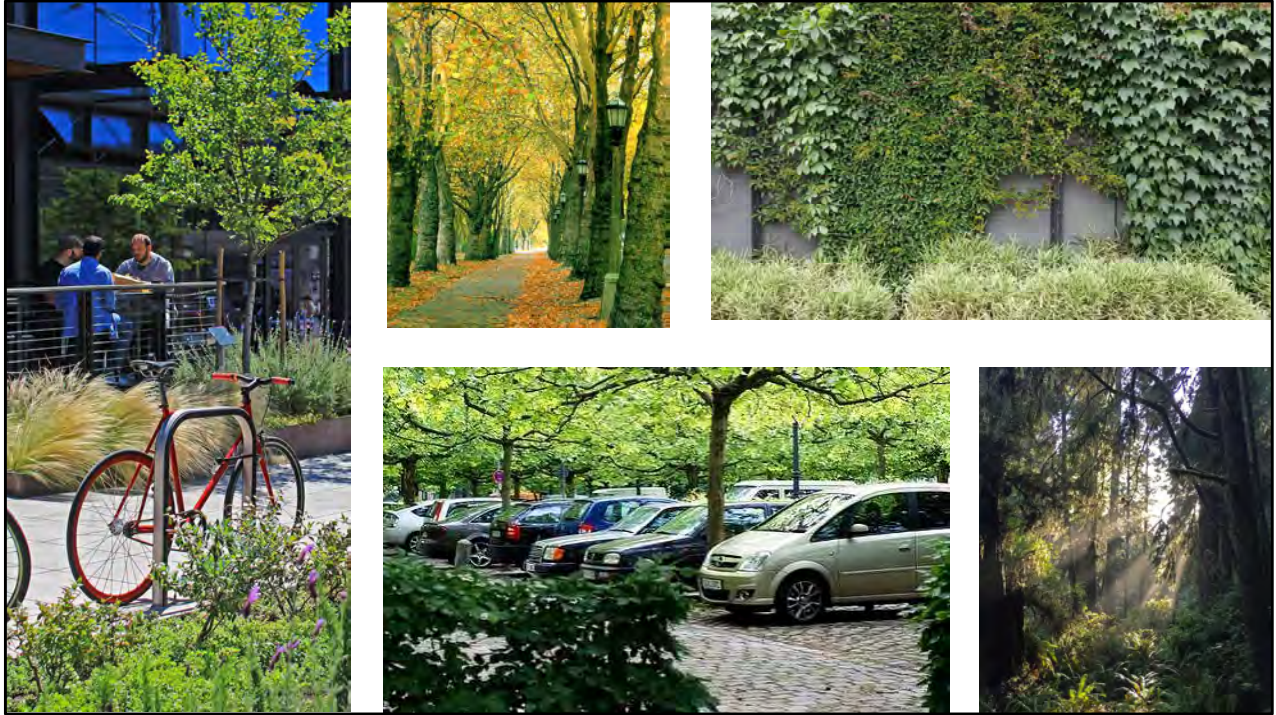


By focusing on buildings that are designed to interact with pedestrians for at least two sides, the retail experience is activated by the walkability.



Indoor and Outdoor will become the norm for the Northwest going forward. Have communities designed and built around this concept will thrive.





Incorporating well designed landscape features is a backbone for creating a great pedestrian experience.



As mentioned throughout my presentation, having spaces for community to enjoy the outdoors is critical for a commercial village.



By providing places for people to gather, sit, and enjoy are the little treasures that make a pedestrian village a destination.





A backbone in any community is the ability to incorporate indoor dining with the outdoor environment.



**MCCORMICK**

CLOSE TO WHAT COUNTS

Thank you