

continuity + change

# URBAN TRANSITIONS, PUBLIC LIFE

for 15th avenue east

scan|design interdisciplinary master studio 2018  
college of built environments, university of washington



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## for 15th Avenue East

2018 Scan|Design Interdisciplinary Master Studio  
University of Washington, College of Built Environments

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## Acknowledgments

**Scan|Design Foundation** *by Inger + Jens Bruun*

**Board & Vellum**

**Environmental Works**

**Capitol Hill Housing**



Study tour group taking a play-break at Sydhavn School  
Lars Gemzoe

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Students exploring Superkilen, a public park in the Nørrebro neighborhood of Copenhagen

Jess Vetrano

# FOREWORD

The 15th Ave. East neighborhood center is a beloved locus for shopping, eating, working, meeting, and finding essential services – an exemplary center for a “10-minute neighborhood.” Yet, the commercial node will soon be seeing significant transformation, as individual properties are imminently developed to serve a rapidly-densifying city and district. In an effort to precede and potentially shape future development, in Spring 2018 the local firms of Board & Vellum and Environmental Works sponsored a community workshop to solicit visions and desires from the neighborhood. Inspired by our experiences of Copenhagen’s and Malmö’s planning policies and design trials for equitable, convenient, and sustainable cities, our students have built upon the results of the Workshop to imagine 15th Ave. East’s future, asking the questions:

- “How can a neighborhood retain its “soul” while also accommodating growth and change?”
- How can design of a commercial street invite public use and the cultivation of a more vibrant “public life” culture?

- How can its history, current strengths and beloved qualities be preserved, while also accommodating and promoting the kind of change that will cultivate a more socially just, economically robust and environmentally regenerative urban node?”

We have many people to thank for making this studio and study tour an extraordinary teaching and learning experience. Staff at Environmental Works and Board & Vellum have unwaveringly supported our studio processes, supplying essential background information, facilitating a Community Open House, and participating in our expert panel and studio reviews. We especially thank Leslie Batten from Board & Vellum for her organizational acumen and for enlisting a robust corps of participants in our studio processes; Board & Vellum Principal Jeff Pelletier for supporting his staff’s involvement and for his own leadership in the project; Haley Mackay for her insightful comments on the student’s work and this document; and Shannon Carrico and Gretchen Claire from Environmental Works for their resolute leadership, participation and support. We are ever so

appreciative of the insight and stamina that Master Teacher Louise Grasso has brought to the studio during her two weeks of teaching and design critique, and the expert perspective she brings to the students’ learning about urban design. Finally, our sincere thanks go to the Scan | Design Foundation which has continued to provide generous support for both the travel and studio components of this program, positively impacting the learning of our students and the generation of inspired design ideas that will influence the development of our ever-evolving city.

We thank you all, and hope the ideas generated through this studio will inspire and shape how the 15th Ave. East center can transition, while retaining and building upon the urban qualities that make it the beloved neighborhood center that it is.

**Nancy Rottle** Professor, Landscape Architecture, University of Washington

2018 Scan | Design Interdisciplinary Master Studio  
University of Washington, College of Built Environments

# INTRODUCTION

## by Board & Vellum and Environmental Works

In response to community discussions lamenting the development changes and pressures on 15th Ave E, Environmental Works and Board & Vellum co-hosted a pro-bono community workshop in April 2018 to help merchants and residents of 15th Ave E voice their concerns and collaboratively outline goals for the future of their community. We were pleased with the turn-out of 80+ community members and impressed by the positive responses that each individual who attended shared with the group.

After the workshop, as we worked together to catalogue the feedback and brainstorm ways to showcase the results, we were approached by Nancy Rottle to team up with the Scan|Design

Master Studio. The goals of this integration were to explore the realities of the neighborhood, review the community feedback, and synthesize all of the findings into design solutions the community could use to achieve their goals. Over the course of the quarter we encouraged ongoing engagement between the community and the students. Our first event, a lecture and discussion by Louise Grasso, shared public realm design approaches as inspiration for human scale neighborhood design. Our second event, an open house gallery, invited the community to review the student's proposed design ideas at their midterm and provide feedback. At both events students and community members engaged in

thoughtful dialogue ranging from neighborhood character, development pressures, safety, transportation, and so much more.

At the end of the quarter we reviewed the student's final work that is presented in this book. We are very pleased with the analysis, creativity, and momentum the Master Studio engaged in while trying to answer our initial question, "What are your best ideas for the future of 15th Ave E"? We are truly thankful to the Master Studio and Nancy Rottle for reaching out to us and we hope the community will find inspiration in these ideas and continue to advocate for their neighborhood. There is still so much more to do.

### Board & Vellum

### Environmental Works







Students sharing sketchbooks while in Denmark  
Jess Vetrano

# STUDY TOUR + STUDIO OVERVIEW

Fifteen graduate students from Landscape Architecture and Architecture participated in the 2018 Scan|Design Foundation Travel Study Program. The trip focused on the urban planning, architecture, and public spaces of the Øresund region. Through study of public spaces, housing typologies, climate adaptation, and urban greening strategies in Copenhagen and Malmö, students were introduced to ideas and concepts that broadened their understanding of public space design that layered human use and urban ecology.

The trip introduced students to the ideas championed by Jan Gehl and Gehl Architects. The principle that design should encourage “life between buildings” to improve people’s quality of life and create sustainable, healthy cities was illustrated both through lectures and projects the group experienced. Building on these experiences, the students were introduced to the Parameters for Public Space developed by Copenhagen urban design firm, Schulze +

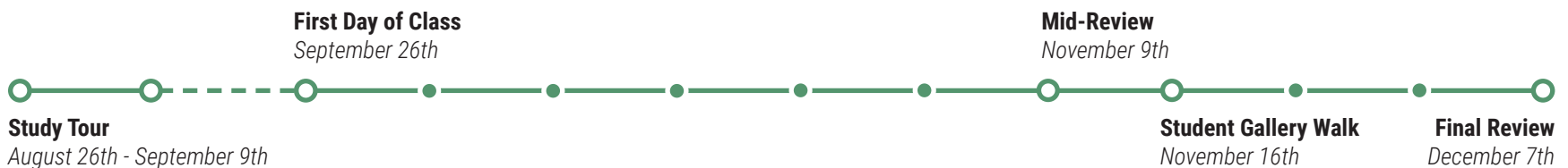
+ Grasso. The concepts and projects explored in Scandinavia were then incorporated into our ten-week studio, which focused on the 15th Ave. East commercial node as a case study for our analyses, urban theory-based investigations, planning and design explorations. Our work is grounded by the visions and goals of local residents and businesses as expressed through the Spring 2018 15th Avenue East Workshop, initiated by local design firms Board & Vellum and Environmental Works.

Through urban design, the students address community desires while bringing their own sensibilities, research and design talents to propose policies, plans, and interventions for 15th Avenue East. Throughout the term, students explored ideas for improvements to the street and public realm, and opportunities for transitioning sites located along this current commercial stretch. Inspired by our experiences in Copenhagen and Malmo we considered how to apply the Gehl and Schulze +

Grasso methods for studying public space; to design invitations that build vibrant neighborhood social life by encouraging staying in the public realm of streets, plazas, parks and leftover spaces; and to innovate exemplary design that is equitable, ecological, and climate-resilient. Throughout the term we worked with professionals from Board & Vellum and Environmental Works, as well as citizens, city staff and local architects and landscape architects.

During the term, our Master Studio benefited from the involvement of Louise Grasso, formerly with Gehl Architects and co-founder of Schulze + Grasso. Throughout the design process, we built on the study tour by referencing examples from our travels, employing and expanding on public life / public space principles, and applying Copenhagen’s integrative principles to climate adaptation through a multi-objective approach to the design of public space.

## Study Tour + Studio Sequence



# Study Tour Itinerary

## Friday, August 24th

Welcome to Copenhagen!

## Saturday, August 25th

Copenhagen: the Once + Future City

Walking tour led by Nancy Rottle + Paul Olson featuring historical places and new urban design with exercises along the way.

## Sunday, August 26th

Copenhagen: Beyond The City Gates

A trip outside the Copenhagen city limits to explore the contemporary historic town of Helsingør and visit to the world-class Louisiana Museum.

## Monday, August 27th

Cities For People: The Gehl Approach

Lectures on Copenhagen's spatial history, an introduction to Gehl Architects' principles and urban space research methods with Lars Gemzoe, Helle Soholt, and Jonna Ekholm.

## Tuesday, August 28th

Lars Gemzoe's Copenhagen: Harbor Circle + Allotment Gardens

Bicycle tour with Lars Gemzoe, emeritus of Gehl Architects, focusing on new projects on and near the harbor.

## Wednesday, August 29th

Bicycle Urbanism In Copenhagen

Bicycle tour of Copenhagen's celebrated bicycle infrastructure led by Copenhagenize, and



documentation of diverse street designs that invite safe and happy cycling.

## Thursday, August 30th

### Housing For All

Tour focused on historical and contemporary housing options led by Jesper Ole Jensen, a visit to COBE's more recent projects near the harbor, and an introduction to BLOX, new home to the Danish Architecture Center.

## Friday, August 31st

### Future-Proofing The City: Copenhagen's Approach To Climate Adaptation

Lectures on the city's approach to climate adaptation from Christian Nyerup Nielsen and Lykke Leonardsen, as well as a tour of Lindevangsparken from Marianne Levinsen.

## Saturday, September 1st

### New City Making On The Harbour

Tour of the rapidly developing Northern Harbour (Nordhavn), and then traveled to Malmö.

## Sunday, September 2nd

### Malmö's Open Space System

Bicycle tour of Malmö's open space system and diverse cultural districts led by Julieta Talavera.

## Monday, September 3rd

### Sustainable Malmö

Tour of the Green Roof Institute, Augustenborg Housing retrofit, and the new Green House urban agriculture apartments.



Sharing diagrams + sketches  
Jess Vetrano



Biking Through Fields  
Jess Vetrano

## Tuesday, September 4th

### Malmö's Western Harbour District

Tour of Malmö's Western Harbor led by Catarina Rolfsdotter-Jansson, and a visit to Stapelbadden (STPLN). Traveled back to Copenhagen.

## Wednesday, September 5th

### Amager: A Day To + Along The Coast

Visit to cultural, recreational and urban design institutions in Amager, exploring the Amager beach park, ending in snacks and swimming at the circular bathing structure.

## Thursday, September 6th

### Precedent + Terrain Studies

Day to conduct precedent/terrain studies and freely explore the city.



Final group dinner at OsterGRO  
Jess Vetrano

## Friday, September 7th

### Schulze + Grasso + District Explorations: Norrebro + Skt. Kjelds

Lecture with Louise Grasso, of Schulze + Grasso, and exploration of Norrebro's open spaces, ending with a tour and dinner at OsterGRO.

## Saturday, August 8th

### Final Day: Find Your Inner Copenhagen

Free day in Copenhagen!

## Sunday, September 9th

Check Out + Departure

## Protection

### Protection against traffic & accidents — feeling safe

- Protection for pedestrians and cyclists
- Eliminating fear of traffic
- Safe crossings

### Protection against crime & violence — feeling secure

- Lively public realm
- Allow for passive surveillance
- Diversity of functions 24/7/365
- Well lit / lighting in human scale

### Protection against unpleasant sensory experiences

- Wind/draft
- Rain/snow
- Cold/heat
- Pollution
- Dust, noise, glare

## Comfort

### Opportunities to walk/cycle

- Room for walking
- Interesting facades
- No obstacles
- Good surfaces
- Accessibility for everyone

### Opportunities to stop & stay

- Attractive & functional edges
- Defined spots for staying
- Objects to lean against or stand next to
- Facades with good details that invite staying

### Opportunities to sit

- Defined zones for sitting
- Pleasant views, people watching
- Good mix of public and café seating
- Resting/waiting opportunities

### Opportunities to see

- Reasonable viewing distances
- Unhindered views
- Interesting views
- easy orientation
- Lighting (when dark)

### Opportunities to talk & listen

- Low noise levels
- Public seating arrangements conducive to communicating, 'talkscapes'

### Opportunities for play & exercise

- Allow for physical activity, exercise, play & street entertainment
- Temporary activities (markets, festivals, exhibitions etc)
- By day and night
- In summer and winter

## Enjoyment

### Dimensioned at human scale

- Dimensions of buildings & spaces in observance of the important human dimension in relation to senses, movements, size and behaviour

### Opportunities to enjoy the positive aspects of climate

- Sun/shade
- Heat/coolness
- Shelter from wind/breeze

### Aesthetic qualities + positive sensory experience

- Good design and detailing
- Good materials
- Fine views/vistas
- Rich sensory experiences: trees, plants, water

## Course Sequence

Throughout the quarter the students had opportunities to work in various groups to take advantage of the interdisciplinary studio format. After working in pairs on our Copenhagen and Malmo precedent studies, the students were divided into interdisciplinary teams to conduct analyses on the project site at different scales.

For the final design project, students chose a site within the 15th Avenue East corridor of Capitol Hill, developed a program that would serve specific community needs, and designed their site individually. Over the course of the term, students continually refined their design proposals, working between district, block, and site scales, and responding to feedback from guests, peers, faculty, community members, and Louise Grasso.

## Design Methodology

### 12 Urban Quality Criteria

During precedent study and preliminary site analysis, students used Gehl Architects' 12 Urban Quality Criteria approach to observe and assess the site's existing quality of life. They first completed this exercise on a range of urban conditions in Copenhagen, and then brought it back to Seattle and applied it to the 15th Avenue East project site during the District Analysis phase of the studio.

### Gehl Architects' 12 Quality Criteria

*Gehl Architects*

This approach complimented other strategies for quantitative analysis, which allowed students to understand how people might experience the neighborhood.

## Life | Space | Buildings

In addition to using the 12 Quality Criteria, we used an exercise called “Life | Space | Buildings” to help students develop site programs and designs that cater to diverse populations of people and animals alike. Students took on roles of different community stakeholders from a family visiting shops to a squirrel climbing trees. These helped them to establish the required program elements needed to create vital public spaces that are inviting to all. After applying the programming in two-dimensions, students then created massing studies to give three-dimensional form to their programmed spaces.

## Schulze + Grassov Master Teacher

Students were lucky to be able to work with Master Teacher Louise Grassov, Co-Founder of Schulze + Grassov and formerly of Gehl Architects. Louise’s firm is based in Copenhagen and focuses on public space design. The students were introduced to Louise while in Copenhagen, and then she traveled to Seattle to join our studio for the two weeks leading up to the mid-review. Louise offered valuable feedback that guided the development of students’ designs.

### LIFE



### SPACE



### BUILDINGS



Cititek



Students pose with Master Teacher Louise Grassov  
Jess Vetrano



Birdseye view of pedestrian street in Copenhagen  
*Jess Vetrano*



# PRECEDENT STUDIES

Good design is often informed and inspired by precedent studies of previously designed projects.

This assignment challenged students to move beyond site, and dig deeper into project drivers, processes, and outcomes at shifting scales and perspectives. Students worked in small interdisciplinary teams to select and research a precedent site which they then shared with the rest of the class.

The chosen precedent projects include commercial districts, cultural/school institutions, housing

districts, squares and public spaces, stormwater mitigation strategies, and entire streetscapes.

Each project was analyzed through a telescopic lens, exploring three scales of design: context, site, and intervention. Context analyses aimed to understand the project's relationship with its surroundings. At the site scale, students focused on how integrated goals were interwoven with the site's forms and functions. Finally, students were asked to identify small-scale interventions that were repeated or employed throughout the project, and record what functions they provided.

During the study tour, students were given time to visit their precedent site in order to sketch, diagram, photograph, and most importantly experience the site in person. Since the sites are located in Copenhagen and Malmo, student research relied heavily on websites, interviews, observations, articles, periodicals and/or books in order to dig deep for the essential lessons the projects have to offer.

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*Bennet Song, Ilse Torres*

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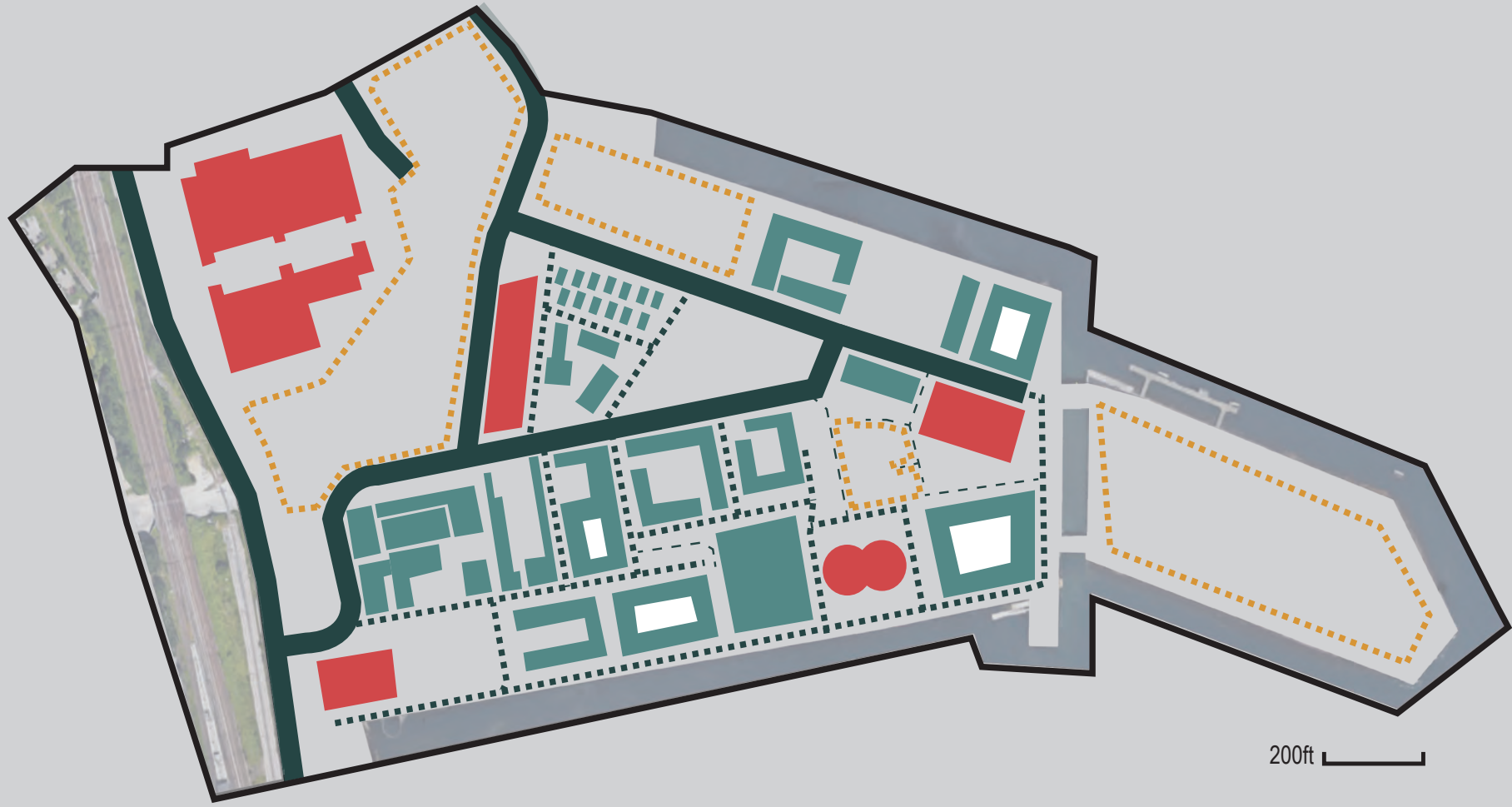
*Janie Bube, Raphael Montoya*

## Sønder Boulevard ..... 53

*Krista Doersch, Ariel Scholten*

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*Yuxi Jin, Jingjing Bu*



200ft

- Residential
- Commercial
- Future Development
- Vehicle Traffic
- Mix Traffic
- Pedestrian Traffic

Aarhusgade Quarter, Nordhavn  
Context Map. All modes of transportation are present on site.  
Diagram by Ilse Torres



# Aarhusgade Quarter

*Bennet Song, Ilse Torres*

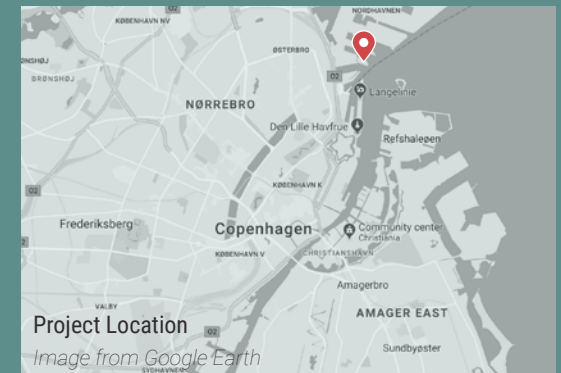
Aarhusgade Quarter is the first stage of the development of Nordhavn, a district in northern Copenhagen. The master plan and design guidelines have been constructed by COBE. The concept of the district is the 5-minute neighborhood, where the user is able to walk from edge to edge within 5 minutes. The streets work to encourage pedestrians to feel safe within the area, by limiting the car usage to the periphery of the area.

The different uses within the buildings intend to ensure a more active location, the combination of commercial, housing and public features work together to encourage users within the area to actively participate in the public realm.

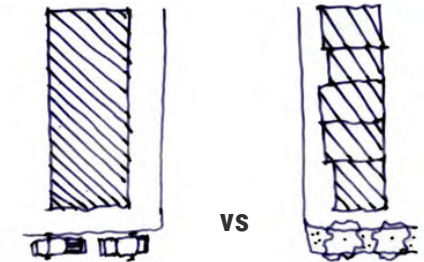
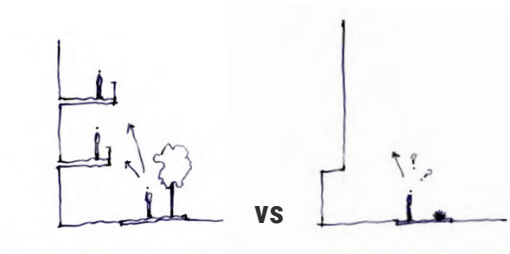


Street width varies throughout the development

*Photos by Ilse Torres*



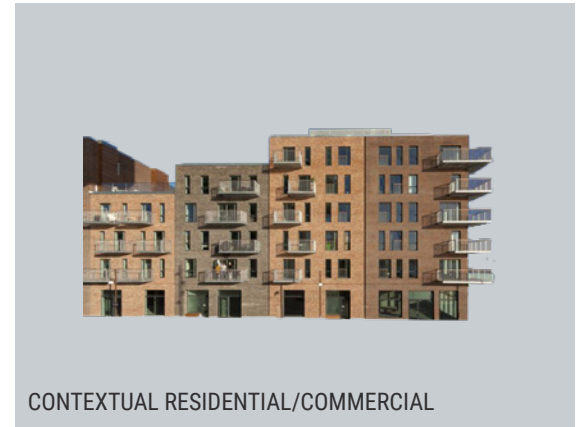
**“At COBE, we are interested in architecture - not just how it affects the development of our cities, but how it sets the conditions for peoples’ daily lives”**



ICONIC COMMERCIAL



ICONIC RESIDENTIAL



CONTEXTUAL RESIDENTIAL/COMMERCIAL

**Top: Scale comparison diagrams**

*Quote from landzine.com*

*Diagrams by Bennet Song*

**Bottom Left: The Park 'n' Play by JAJA**

*Base photo from worldarchitecture.org*

**Bottom Middle: The Silo by COBE**

*Base photo from cobe.dk*

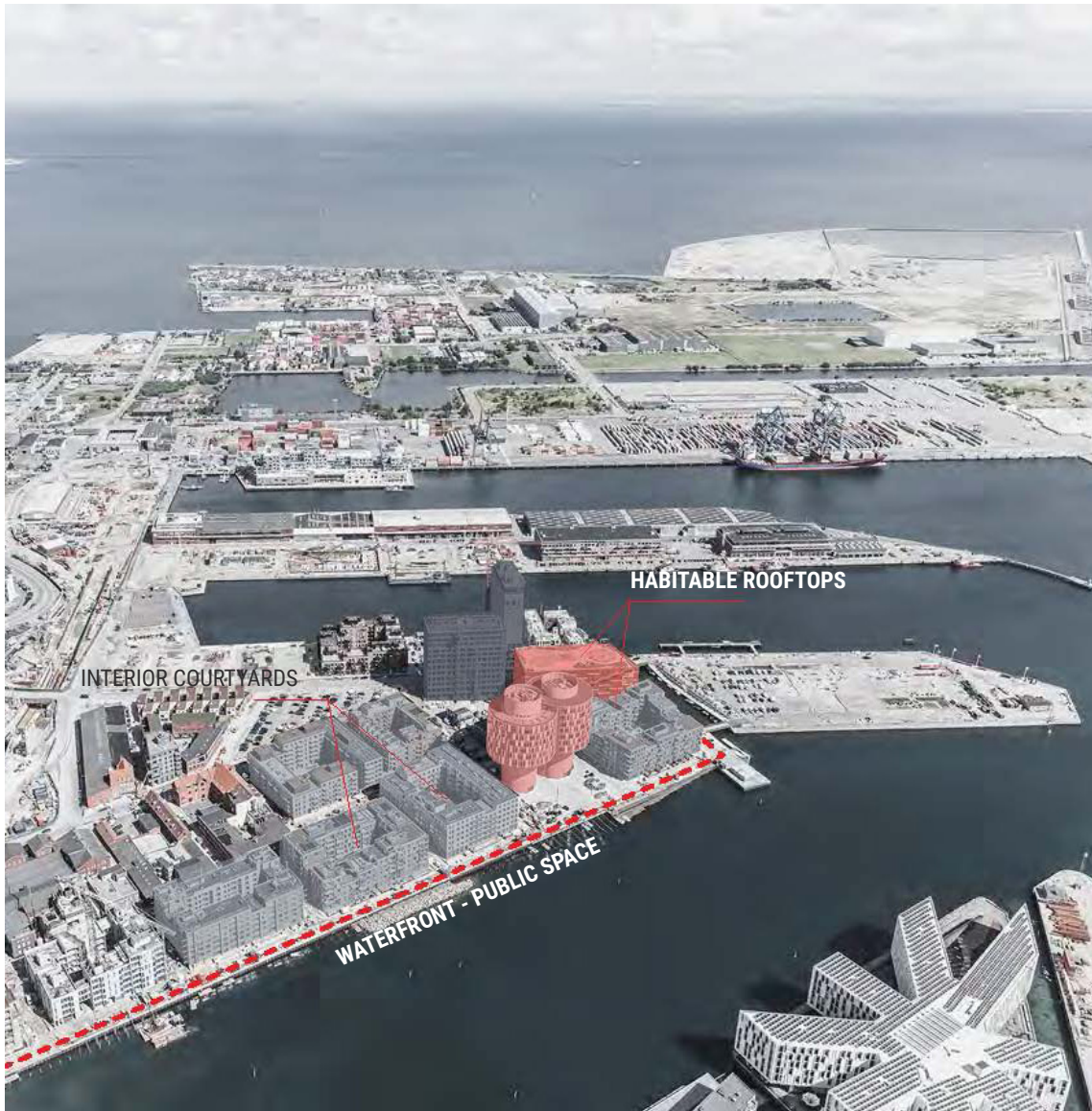
**Bottom Right: Midrise courtyard housing**

*Base photo from all-copenhagen-apartments.com*

## Scaled For People

Aarhusgade Quarter is part of the initial phase of the new Nordhavn district done by COBE. Its buildings thus far can be characterized into three primary typologies: iconic commercial, iconic residential, and contextual residential/commercial. As noted in the aerial view the bulk of the new development and adaptive reuse projects fit within the category of contextual residential/commercial. This typology

comprises primarily of mid-rise courtyard housing with a ground floor of commercial use and housing above. The success of this foundation building type is in the care taken to break down the overall building masses of the new developments. Street facades are broken up by changes in material detailing and building height. A common material palette, primarily brick, creates a sense of cohesion throughout



#### Aerial photograph

Base photo from [landzine.com](http://landzine.com), © Rasmus Hjortshøj

Diagram by Bennet Song

the neighborhood. The iconic commercial and residential buildings are larger in scale and also boast unique aesthetics. In turn, they function strongly as wayfinding points and increase the dynamism of the pedestrian experience by offering a stark shift in the built fabric.

The Silos, by COBE, are part of the neighborhood's push for the adaptive reuse of the existing historical buildings. The street grid for development was also greatly influenced by the existing context.

## Spaces For People

The allocation of the waterfront for public use is another crucial function for the quality of life in Nordhavn. Swimming areas, boat parking, extensive seating, planting, cafes, and a pedestrian boulevard are part of a public gathering space that is intended to be utilized throughout the year by COBE, see rendering on the following page. The creation of generous public spaces that people will gather in, regardless of weather constraints, is a great tool in generating a sense of place identity and community bonds for the residents. Because COBE envisions the greater Nordhavn development as a "city of islets and canals", the decision to make these edges free for public use means the stitching of the district is made up of public space rather than private development or automobile traffic.



**Top Left: Winter waterfront rendering by COBE**

*Rendering from cobe.dk*

**Top Right: Bike parking 1**

*Photo by Ilse Torres*

**Bottom Right: Bike parking 2**

*Photo by Ilse Torres*



## By Foot Or By Bicycle

If the Orestad district in Copenhagen is representative of monolithic scale and human functions isolated within super-blocks, Aarhusgade Quarter examines the opposite. While a massive parking garage sits along the water's edge, its function helps the whole district break the mold. It serves as a space for a grocery store, a rooftop



**Material Palette of Nordhavn**

*Photos by Bennet Song*

park, and a recycling center, all in addition to parking. The benefit is that the rest of the district can prioritize people over automobiles.

The small scale interventions and construction details that pay conscious attention to the human experience of place are what make Aarhusgade Quarter an exciting platform for the future. The removal of automobiles as the principle means of circulation results in a greater care taken for the street paving. Throughout the site there is a continuity of pavers, brick work, wayfinding paths, textured transitions for accessibility, and integrated channels and ornamental drain covers for storm water. The amount of anticipated bike traffic is also indicated in the large amount of bike parking that is allocated in the street, instead of where a typical parking spot would be. These interventions also allow for a continuous design language throughout the site as bike parking posts are replicated. Multi-modal shared streets are raised to the elevation of sidewalks, allowing planting strips, bike parking and pedestrian circulation to occur on one level. Separation from vehicle traffic through a curb and elevation change ensure safety and mobility. Coupling the attention on paving and circulation experience with the care taken in the building facade details creates a housing district that is shaped to accommodate the future.



**Night time view of the Musiktorvet in Amagerkulturpunkt.**

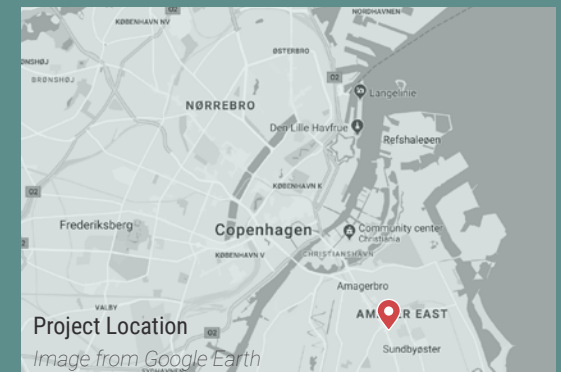
Image from Effekt: <https://www.oeffekt.dk/mus>

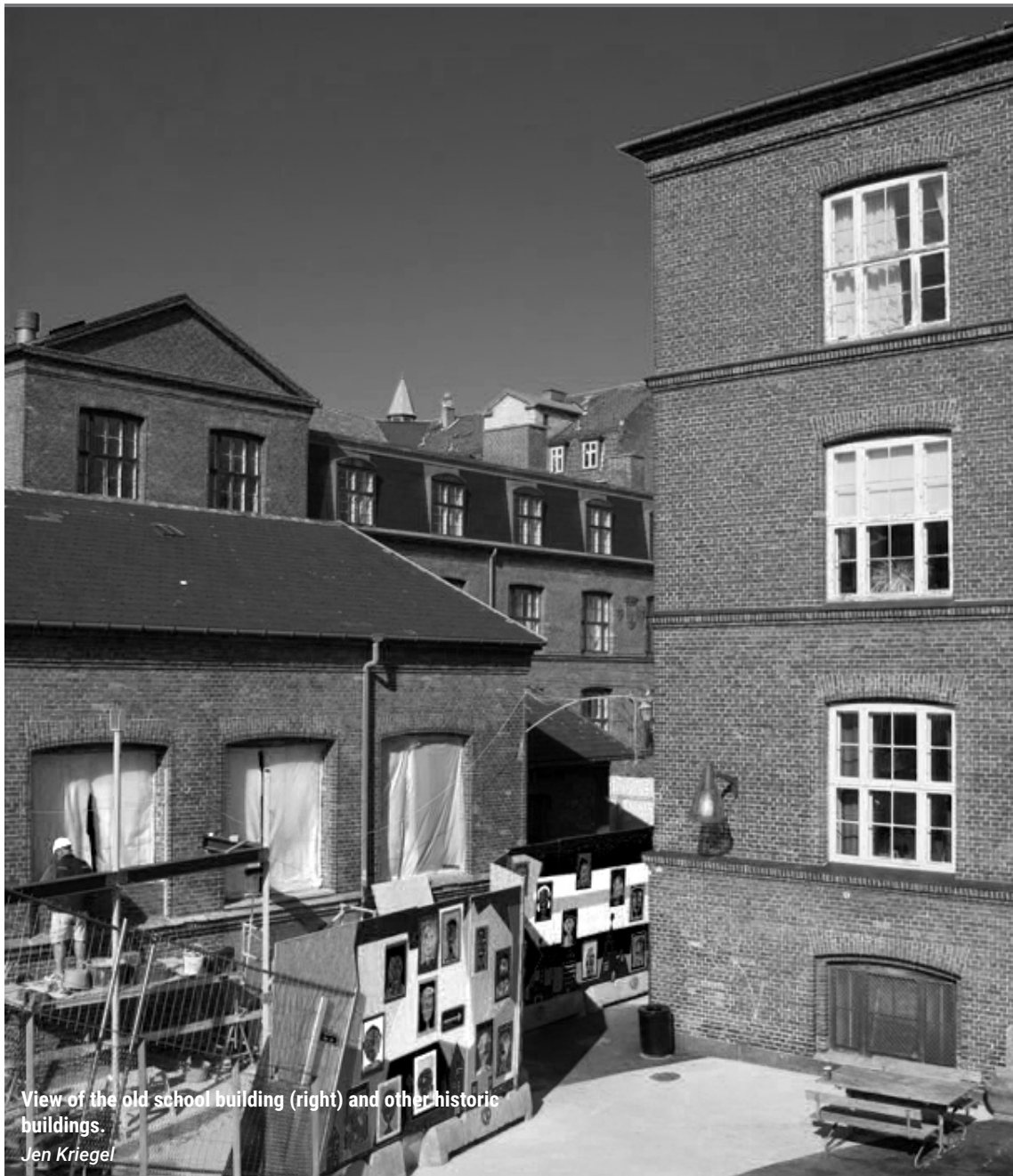


# Amager Kulturpunkt

*Lihui Yang, Jen Kriegel*

Fifteen years ago the citizens of the Oresund Road district, located in the Amager neighborhood in the east of Copenhagen, decided they wanted a cultural meeting point for their neighborhood, and in 2005 a five-year renewal project began. The area chosen for the new cultural institution was a parking lot in front of the existing cinema and theater, Amager Bio. An architectural contest was opened in 2008 and won by Effekt and Witraz. Though still moving towards completion, the square is in use and holds numerous cultural institutions. The site is able to hold concerts, theater performances, film, cultural education projects and generally serve as the creative cultural center the community needed.





View of the old school building (right) and other historic buildings.

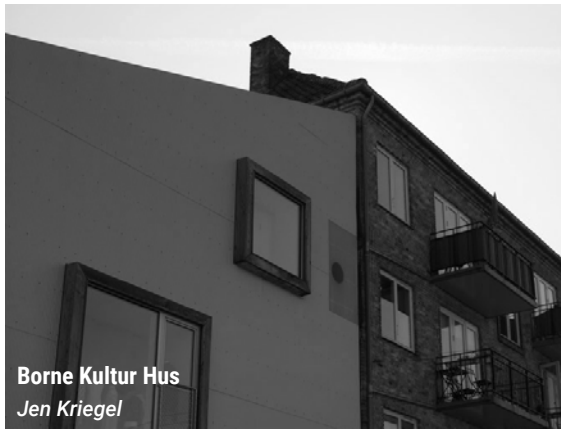
Jen Kriegel

## History of Amager Kulturpunkt

In 1939-41, the cinema known as Amager Bio was built. It was divided into two spaces in 1976 to be more competitive, but sold ten years later in 1986 to be transformed into a discount supermarket. The local council, Sundby, opposed this change, believing the place should maintain its cultural roots. In 1989, the city of Copenhagen reached an agreement with the supermarket, giving the city use of Amager Bio for twenty years. The mayor handed the old cinema over to Sundby Local Council, serving as the catalyst for Amager Kulturpunkt.

Various cultural events took place in the cinema over the next few years, and in 1991 Amager Culture Council was formed. Their first major project gathered the old cinema, a closed school built in 1903, and a theater to create a framework for a cultural institution and a gathering place for the community. In 1993 the council received a large grant from the mayor to renovate the old cinema, turning the two rooms back into one and creating a large venue for concerts and performances. The new Amager Bio opened its doors for the first time in 1997.

Following their renewal project in the early 2000's, many cultural institutions have opened their doors in Amager Kulturpunkt, including multiple performance spaces, studios, schools and community outreach institutions.



## Huset

“The House” contains administration for the Kulturpunkt, as well as a ceramics and a painting studio. It emphasizes cultural development in Amager.

## Beta

Beta is a small music venue with room for an audience of 150, emphasizing closeness to the artist. The venue holds around 90 concerts annually.

## Zebu

Zebu is a theater producing shows for children and young people. Their main stage is in Amager, but they also travel around Denmark.

## Loftet

“The Loft” serves as a meeting place for retirees, with a focus on cooperation. Users play bingo, billiards, or enjoy events from the Amager Jazz Club.

## Palatten & Galaxen

Palatten & Galaxen are integrated childcare institutions with 132 students in nursery school and kindergarten. Part of their mission includes helping the neighborhood’s vulnerable children, for which they receive government subsidies. They create an environment where children can explore together, and focus on language, well-being, space and learning as well as working with the community.



Lihui Yang



Jen Kriegel

### Borne Kulturhus Ama'r

Borne Kulturhus Ama'r is a cultural house for children and young people aged from 0 to 18 years old, providing space for them to play alone, with their families or their schools and institutions. The place offers both workshops and events with professional artists and other specialists. Now the house is used with the intention to create an interdisciplinary cooperation between libraries, schools, institutions and artists in Amager.



Jen Kriegel

### Musiktorvet

The "music square" is an outdoor stage marked by a recently completed canopy which provides shelter and sets the stage for concerts, markets, theater, etc. The upper roof is covered with triangular ETFE foil cushions, whilst a ceiling of reflective, perforated aluminum panels allows a sunlight to penetrate the roof structure. Steel mesh curtains that can be drawn around the perimeter of the canopy to create a more sheltered space.



<https://allevents.in/amagerbro/midnight-on-danish-concert/1899520863665457>

### Amager BIO

Amager Bio is a 5,774 cubic meter venue accommodating 1,100 standing, 600 seated, and 360 dining guests and is known for its excellent acoustics, sound technology and interior. The program covers everything from death metal to streamlined pop music. There are 90 to 125 concerts annually in collaboration with the Danish Music Association 5 ears. This collaboration also includes the voluntary labor that Amager Bio relies on.

# Site Analysis

- Building Land: This image shows the existing historic architecture and the location of a newly built canopy.
- Green Space & Tree Canopy: Large spaces between buildings are used for green space while there are some trees spread on the plaza or along the kindergarten.
- Open Space & Close Space: Most spaces are wide open, but the area between two close buildings feels relatively close
- Parking Space: There are two parking places in the site for bikes
- Transportation: The transportation can be divided into three types: car way, walkway, and bikeway.
- Activity Types: Four different kinds of activities happen on different area in this site.



## Weaknesses + Improvement Measures

- The organization of the benches is too close to allow people to sit. Benches should be movable.
- The material of the benches and tables are metal and too cold for people. Material can be changed to something warmer.
- The parking lot at the back of the site could be converted to usable community space.



Site Analysis Diagrams  
Lihui Yang



Photo by Kulturehuset Indre By

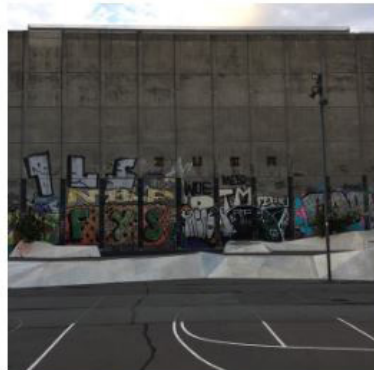
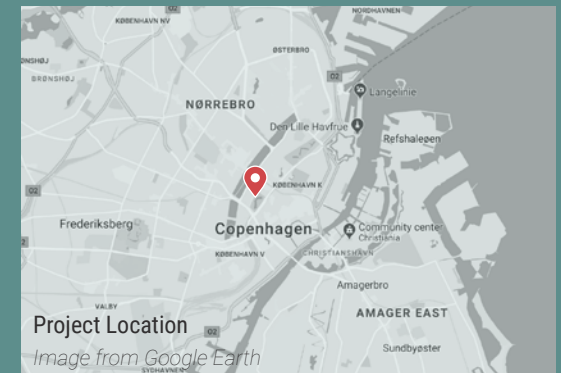


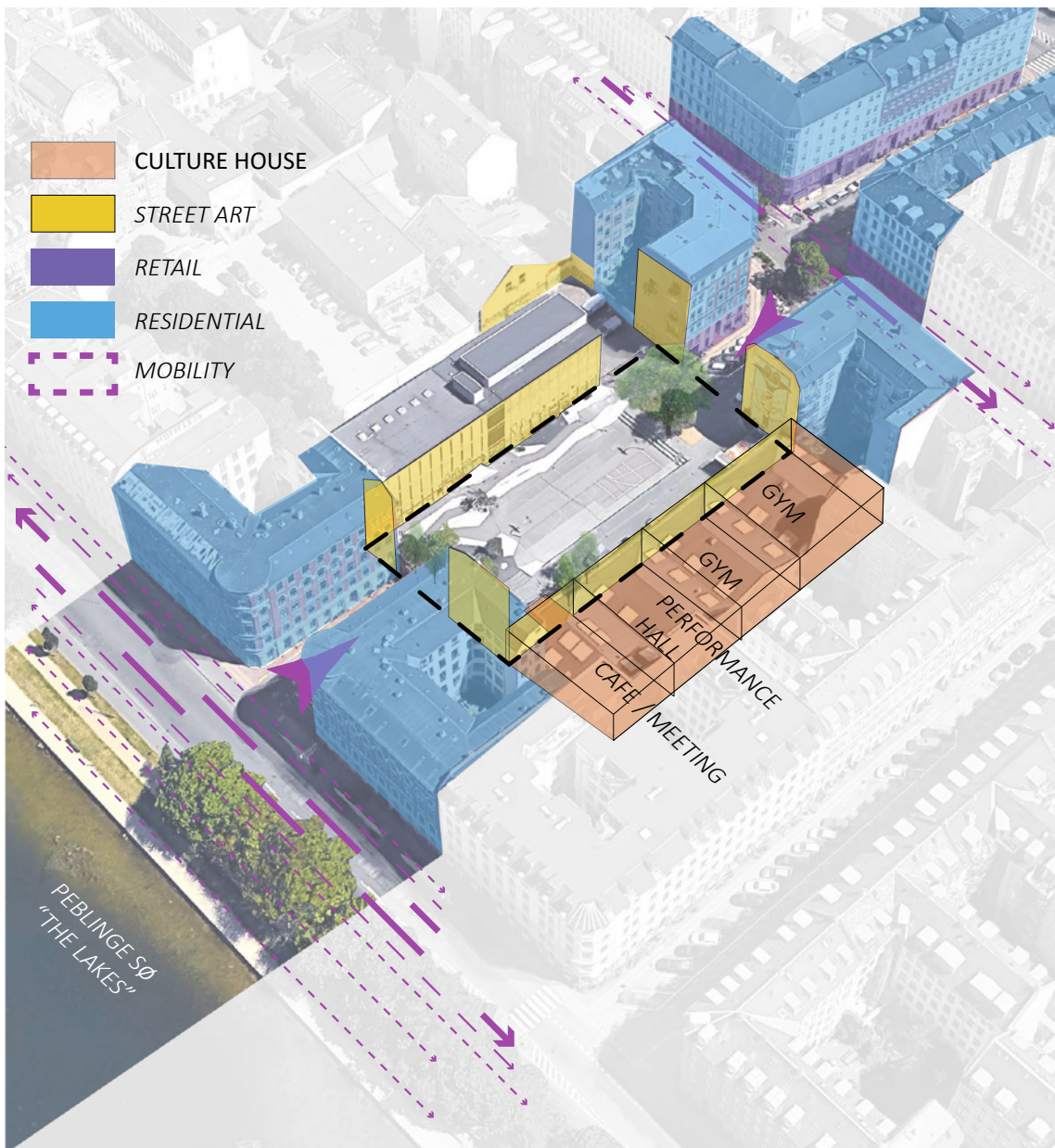
Photo from Foursquare, Kulturehuset Indre By

# Charlotte Ammundsens Plads

Wenshuo Zhang, Brian Deck

The aim of the plaza was to create a democratic place from a neglected passageway. The project unites the gritty street life with the traits of a classical cobblestone plaza. The plaza is fronted by the municipal "culture house" which organizes and facilitates community events. A central sunken basketball court is wrapped by robust skateboarding and concrete seating forms. The mural and graffiti walls set the foreground while apartments in the background creates the perception of a grander outdoor room.





The plaza is a link between the small scale neighborhood streetscape and the open space of the lakes area. The appearance of the plaza stands out from the neighborhood facades. The varied retail, residential, and nightlife context allows the plaza to be a safe space for people passing through to the transit corridor.

The informal uses of the plaza make it a destination for all Copenhagengers. The plaza dominates as an active play space for skateboarding, basketball, and rock wall climbing. Seating is designed along the active spaces allowing for passive uses.

Urban Connection Context Diagram

Brian Deck





Graphic by 1:1 landskab



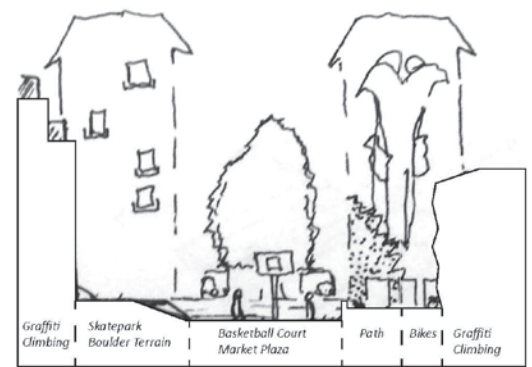
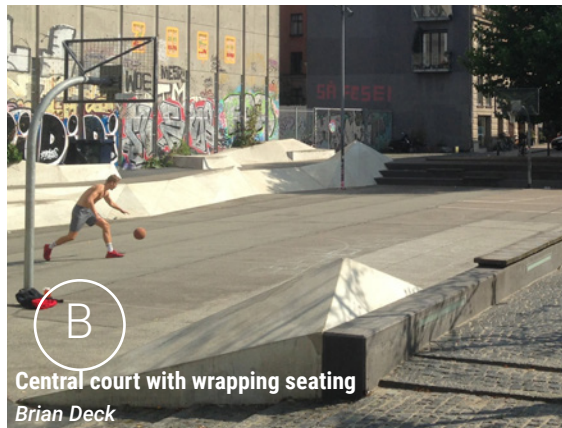
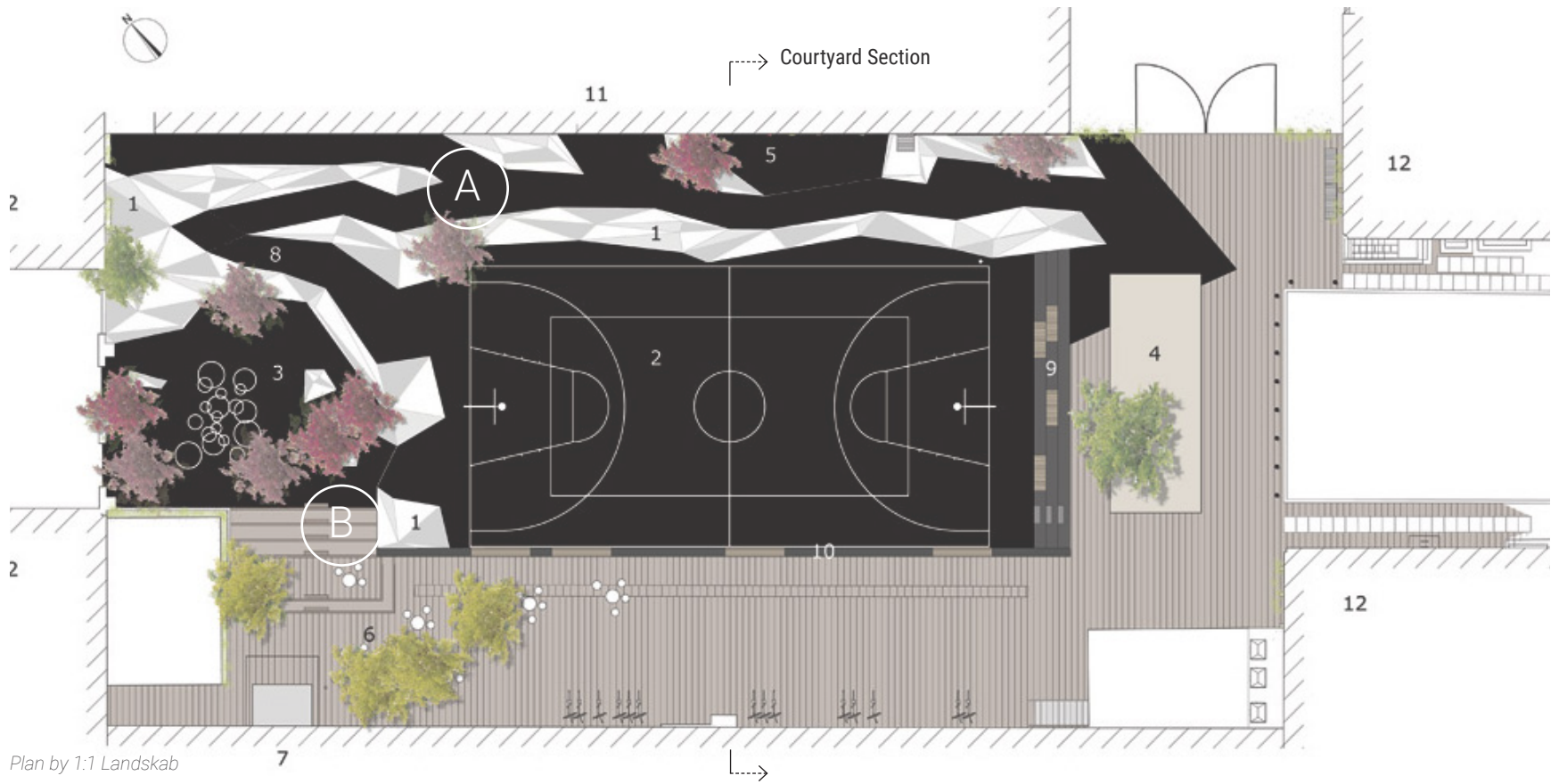
Facades Collages of Connected Streets by Wenshuo Zhang

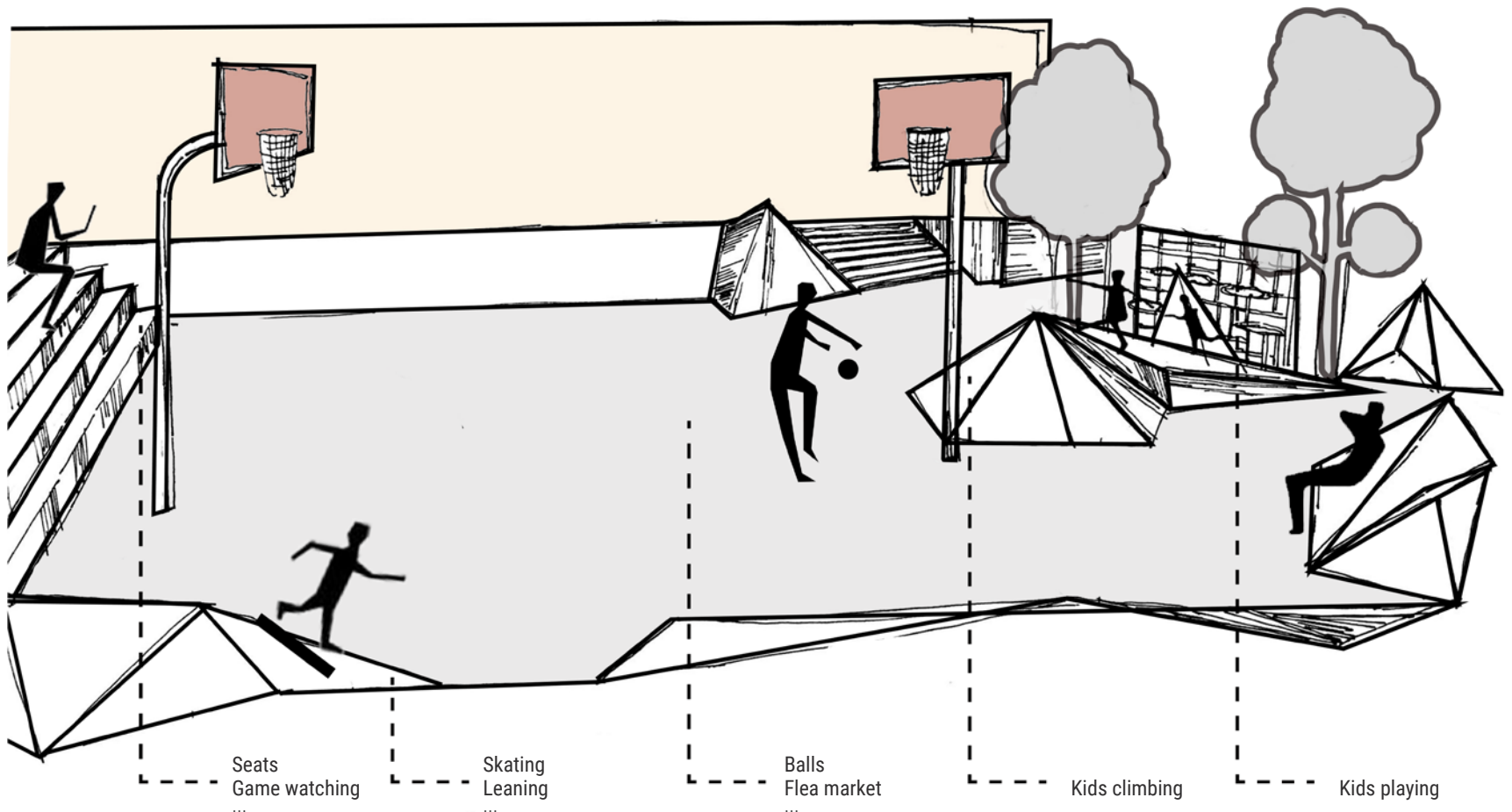
### Connection between streets and plaza

- Retail Formats. Food store along the commercial streets give people a great reason to sit down

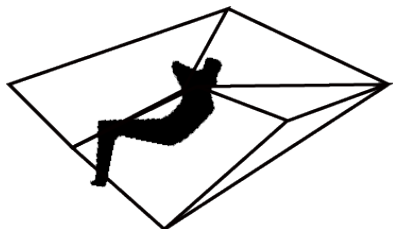
and enjoy food on the plaza. It provides a good example of what kind of business could promote and be promoted by a public recreation space.

- Plaza serves as an entrance from the transit corridor to the neighborhood, connecting the open space near the lake to the active neighborhood.





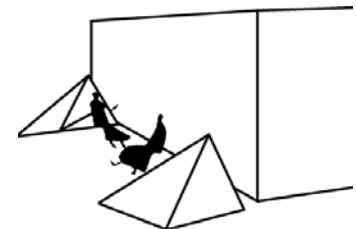
Charlotte Ammundsens Plads Activity Scene  
 Diagrams by Wenshuo Zhang



1st Using Type of Concrete Cliff: Leaning&Lying



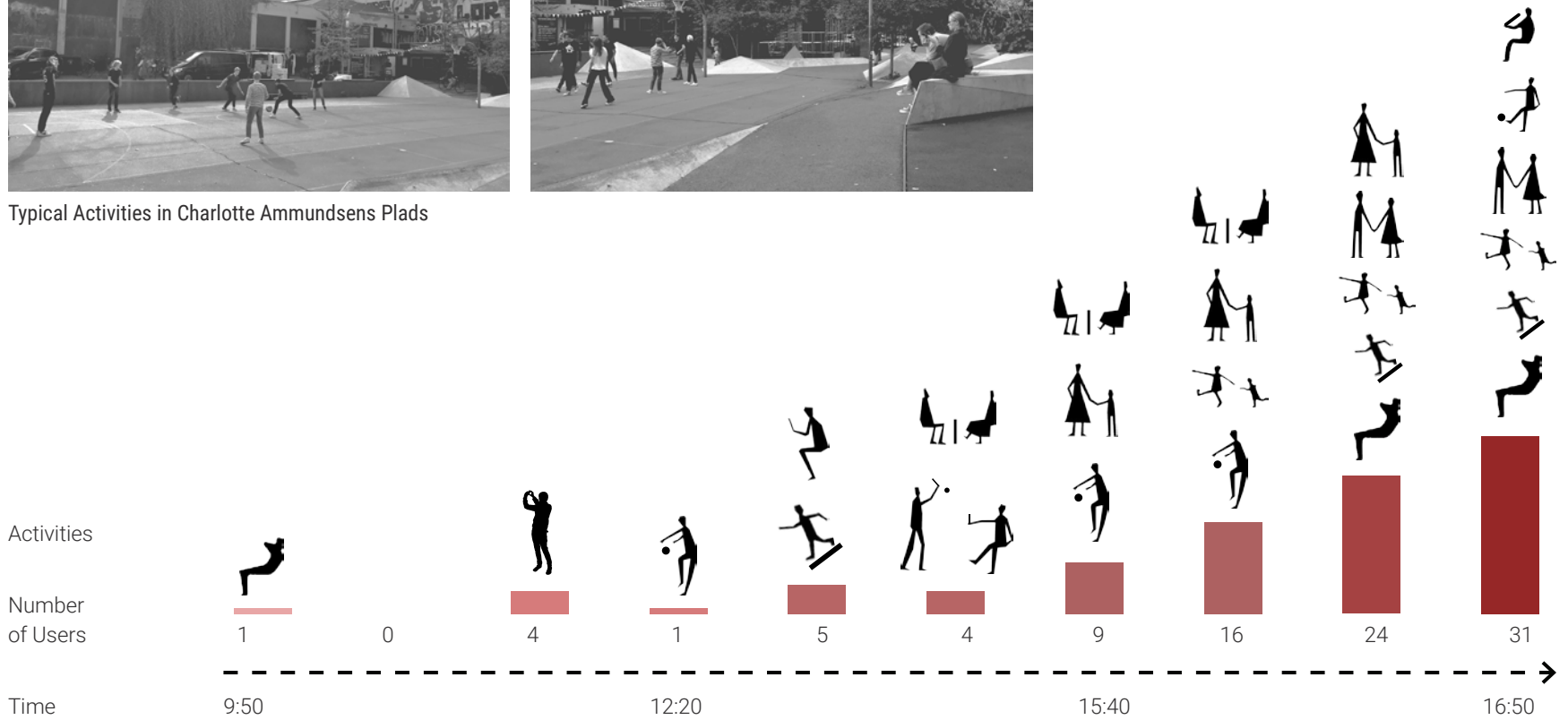
2nd Using Type of Concrete Cliff: Seating&Planter



3rd Using Type of Concrete Cliff: Co-creating Private Space



Typical Activities in Charlotte Ammundsens Plads



Activities Timeline in Charlotte Ammundsens Plads

Diagrams by Wenshuo Zhang



Cafe and Kitchen, Brian Deck



Two gyms, Kulturhuset



Performance and music hall, Kulturhuset

## Kulturhuset Indre By

Culture House is a community space for meeting and having events. Copenhagen municipality operates the culture house. Event planners organized events on the plaza and within the gym, cafe, and music halls. People are welcome to organize events and rent spaces.

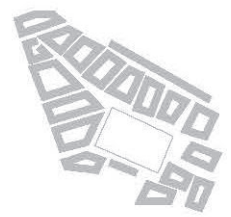
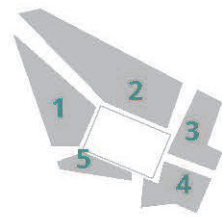
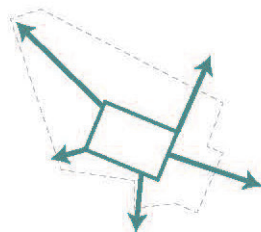
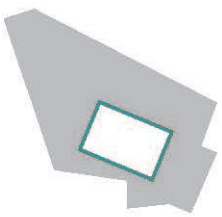
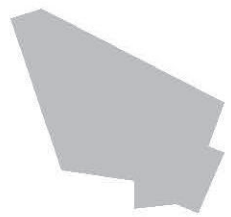
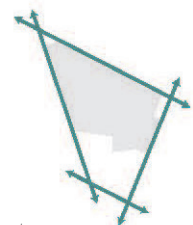
<https://kulturhusetindreby.kk.dk/>



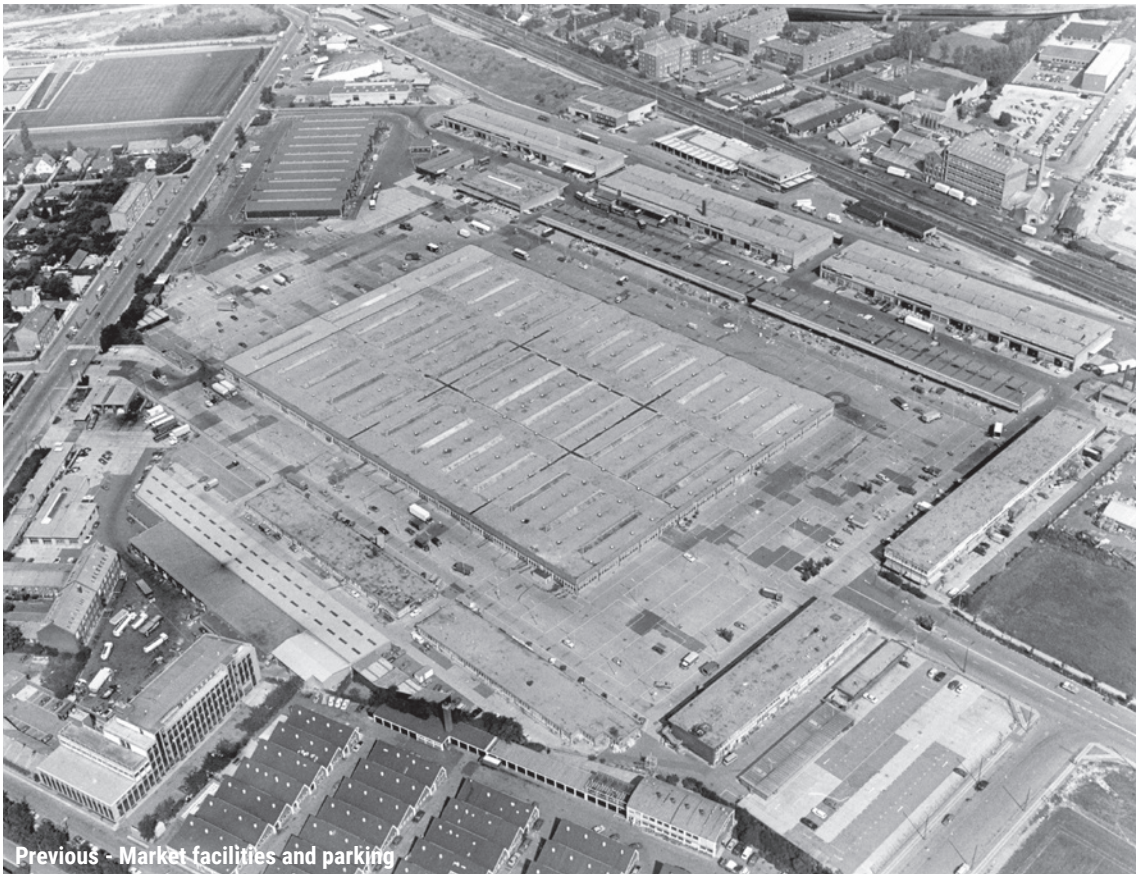
Activities programming, Brian Deck



Polyform Arkitekter



Ka Yan Lee



Previous - Market facilities and parking

# Grønttorvet

*Ka Yan (Karen) Lee*

Grønttorvet is a new housing neighborhood district built on the premise of embracing the past and looking to a sustainable future. Previously, this location was home to Copenhagen Wholesale Market cooperative society back in 1954. It was one of the largest market facilities in Scandinavia. In 2006, the market outgrew the existing Valby neighborhood location and relocated to Høje Taastrup. A private developer, FB Gruppen, bought the land, removed the market facilities and parking, and redeveloped property into a sustainable housing district. Grønttorvet means “green square”.

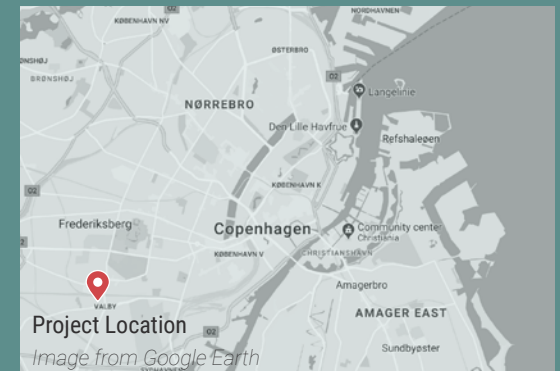
## A Community For All

Grønttorvet aims to create community development by integrating mixed housing types and resident demographics. The housing district offers:

- 2,200 units in 30+ new construction buildings
- 23,000 m2 park
- Collaborative living lifestyle

- Communal gathering spaces
- Rooftop greenhouses
- Tree groves

Grønttorvet is an example of how a private player can counteract the social division in modern cities.







# Grønttorvsparken (The Park)

The 23,000 m<sup>2</sup> (5.7 acres) edible park is the central gathering location for Grønttorvet residents. A common dining house is designed with up-cycled building materials from the previous Wholesale Market. The main intention of the park emphasizes the concept of farm to table.

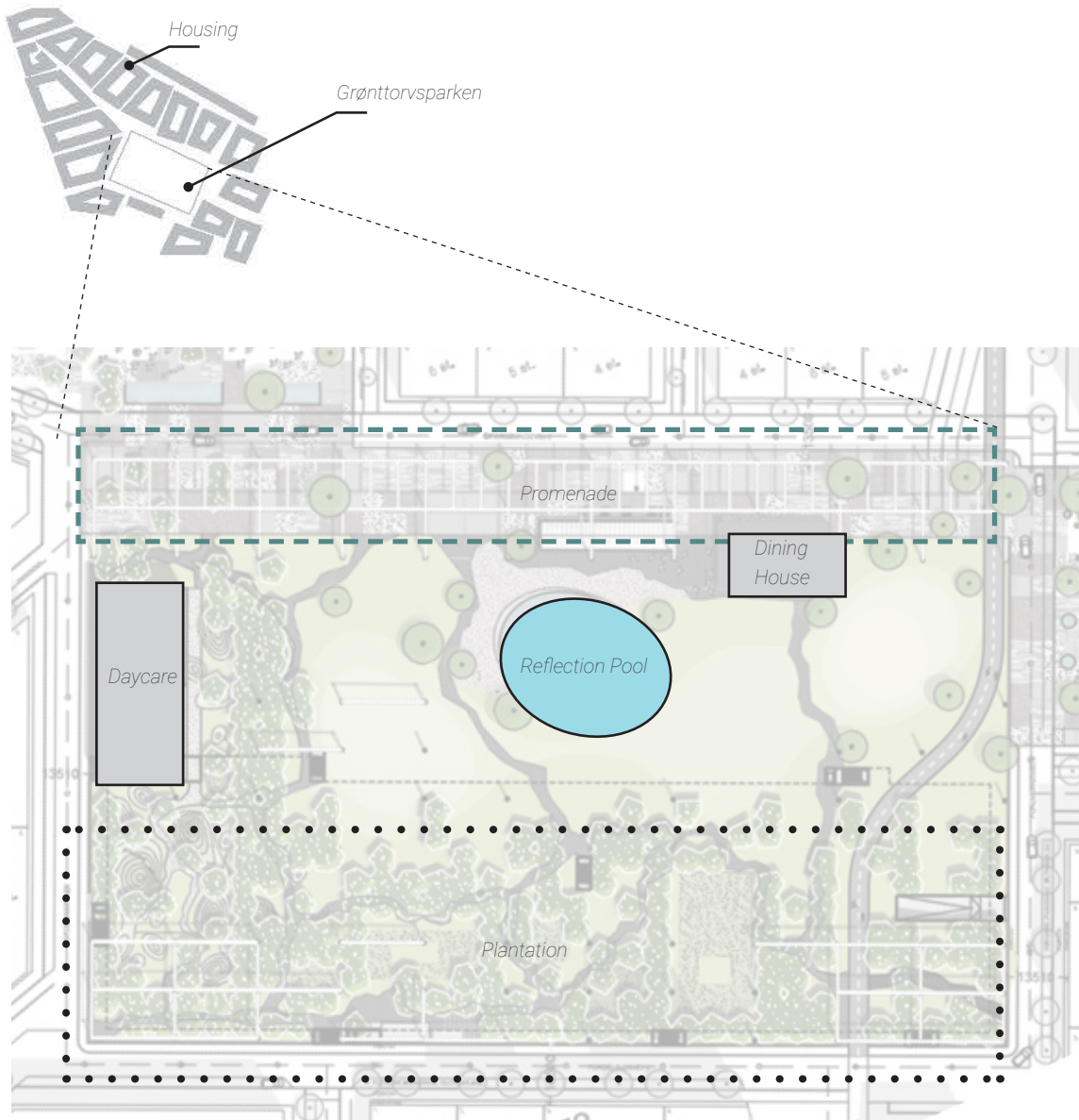
Amenities included:

- Daycare with public playground
- Full edible tree grove
- Interior trails for recreation
- Old market remnants (columns & beams)
- Communal dining house

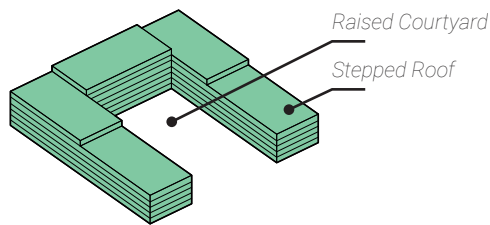
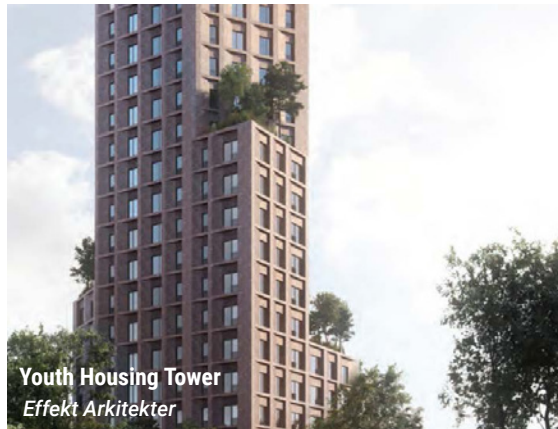
The sustainable dining house is made from 100% up-cycled building materials from previous market facility. This unique aspect sets an example of how to mitigate carbon emissions by reusing existing building materials such as concrete, brick, and glass already present on-site.

The preserved structural grid of the old market provides an underlying organization for programs and activities to occur. Due to the scale of the park, multiple activities could occur simultaneously. The park allows for social cohesion.

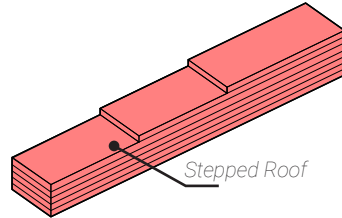
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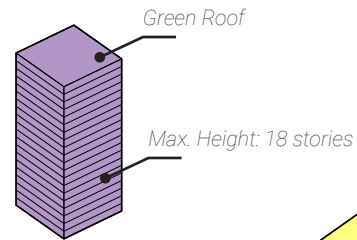
Zones within Grønttorvsparken  
Ka Yan Lee



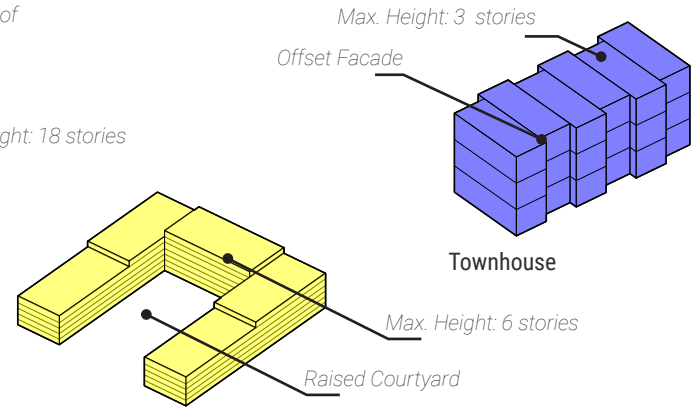
Apartments



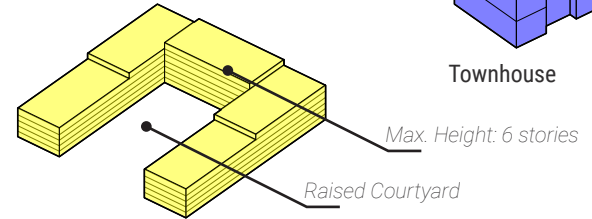
Senior Housing



Youth Housing



Townhouse



Cooperative Housing



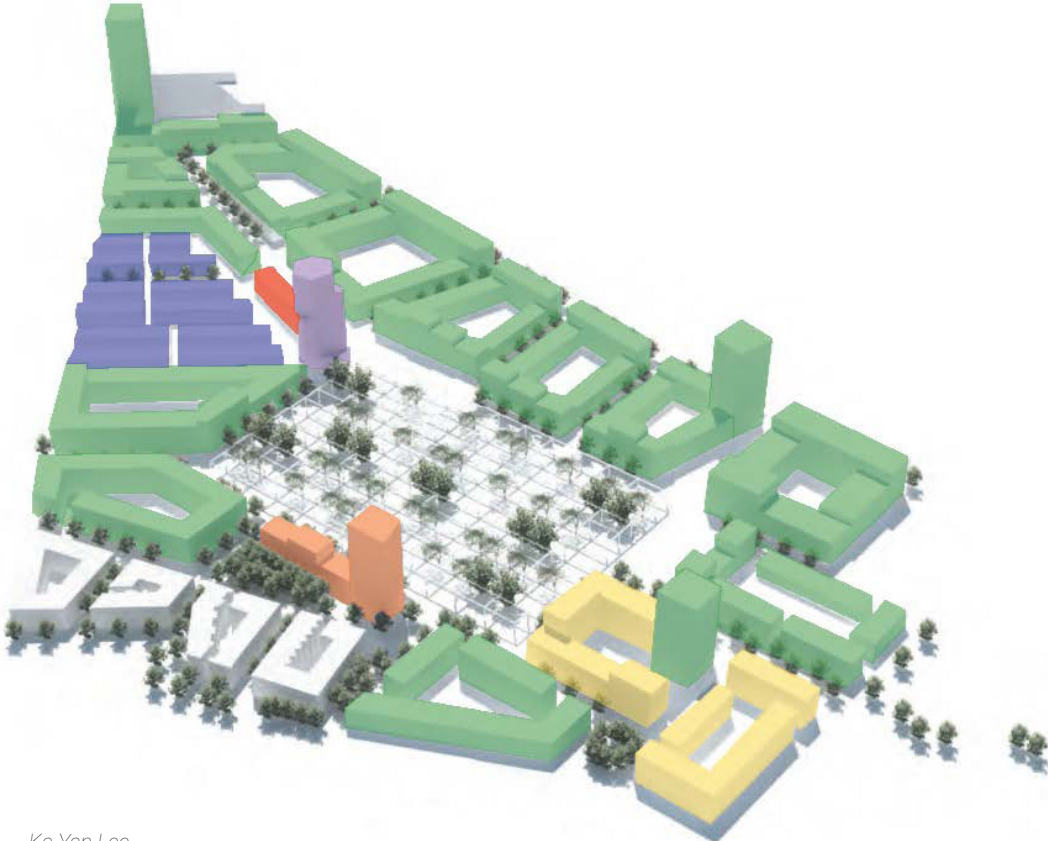
# Housing Typology

Grønttorvet offers a mix of housing types and ownership styles to integrate all ages, backgrounds, and demographics together. The new housing district is intended to mimic a varied city with various housing units, fluctuating building heights, and emphasis on self-sustaining green living.







- Own vs Rent
- Youth vs Senior
- Individual vs Family
- Collaboration vs Cooperation

FB Gruppen aims to control price levels of housing by using the strategy of integrated housing. This strategically ensures a wide range of income levels from residents therefore steadying home/rent prices.

Housing heights are mainly consistent with Copenhagen style of 3-6 stories. With the exception of five efficiency tower studios/youth housing reaching up to 18 stories. Building heights and locations were placed for optimal sunlight for interior courtyards and the central park. Daylight studies were conducted to ensure that all streets and walkways would obtain sunlight during core hours.



*Ka Yan Lee*

 Apartments	 Cooperative Housing
 Youth Housing Tower	 Condominium
 Townhouse	 Senior Housing



**MATERIALITY** - Cohesive use of brick throughout Grønttorvet housing.

*Ka Yan Lee*



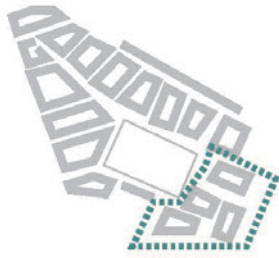
**CONSTRUCTABILITY** - Brick facade panels

*Mads Fredrick*

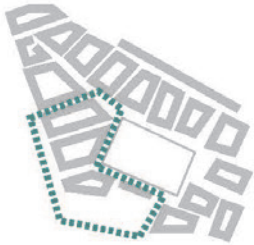


**SPEED** - Pre-cast wall systems

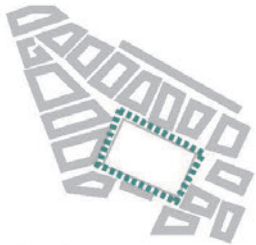
*Mads Fredrick*



**PHASE 1:**  
 Demolition of all market facilities  
 Preserve columns and beams  
 Staging location with preserved building materials  
 Construct 4 buildings



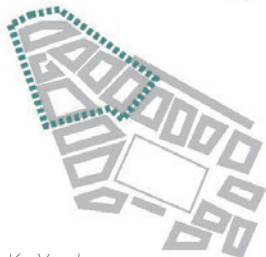
**PHASE 2:**  
 Excavation of underground parking  
 Construct townhouses  
 Insert refurbished columns and beams



**PHASE 3:**  
 Construct communal buildings  
 Primitive landscaping



**PHASE 4:**  
 Construct housing buildings  
 Long houses used to block railway sounds



**PHASE 5:**  
 Construct housing buildings  
 Completion of all housing/courtyards

Ka Yan Lee

## Materiality & Construction

Construction for Grønttorvet began in 2016 with the goal to finish all construction by 2021. The short five year time frame requires well-planned construction administration. The project strategically utilizes panelized wall systems of pre-cast concrete lifted up by cranes to reduce time on site. Construction phasing intentionally planned for buildings nearest to the main roads to be finished first, then the internal park, and lastly buildings by the railways. The project is broken into phases for manageability and to get residents moved in as soon as construction is complete.

## Green Living

At the top of each apartment building, greenhouses are placed with the intention of communal sharing and creates a gathering point for community events. Total project cost estimate is 5 billion DKK.



Grønttorvet

## Site Visit

When we visited the site, construction had yet to begin but an informational sign from the City of Copenhagen explained the predicted timeline for the project, and announced upcoming community meetings to discuss the plans.

The sign also explained the excavations that were underway, and which had provided reason for a TV news crew to be reporting while we were there: an archaeological process is underway to study bodies buried during an 1853 cholera epidemic that took the lives of many Copenhageners. It remains to be seen how these archaeological investigations, which Copenhagen University is directing, will affect the timeline of the park redesign project.



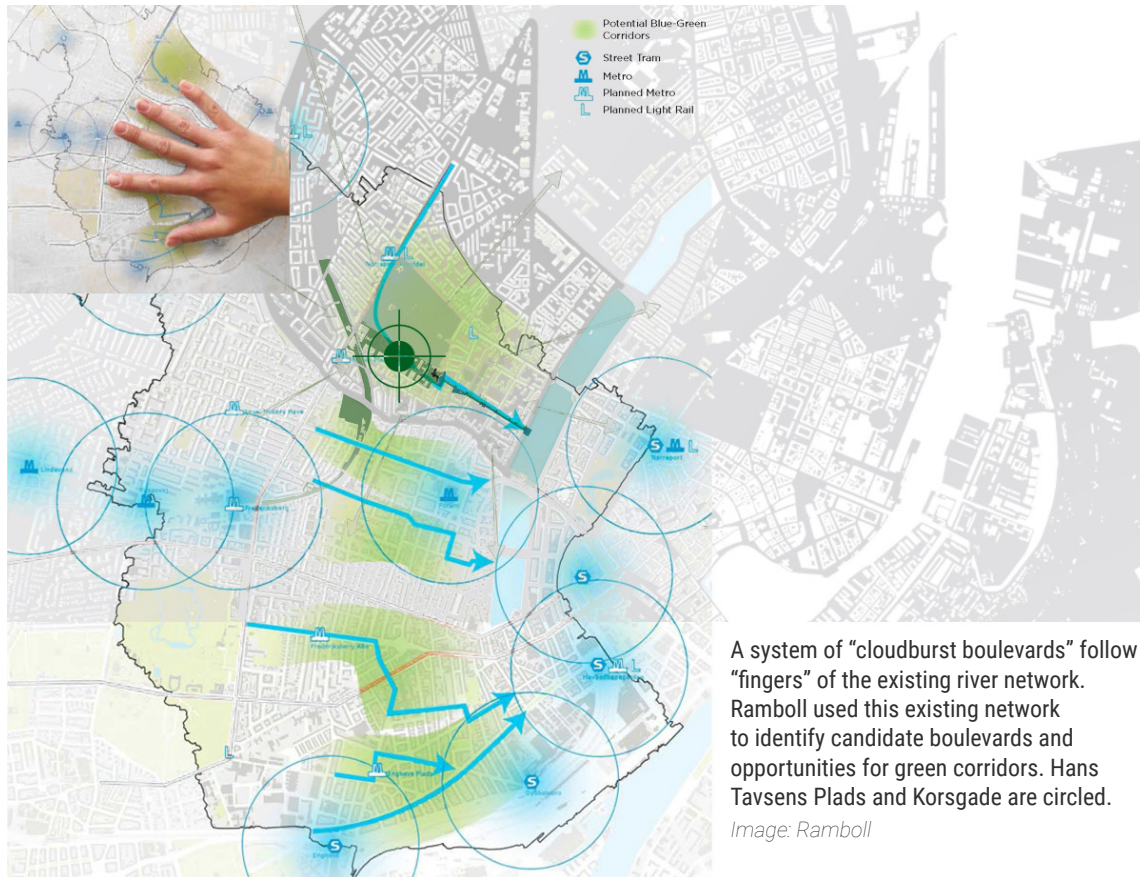
**Hans Tavsens Park will serve as not just a meeting point for the Nørrebro community, but also as a critical water catchment basin during stormwater events.**

*Image: SLA/Ramboll*

# Hans Tavsens Plads + Korsgade

Peter Samuels, Mo Li

Hans Tavsens Plads is an important public meeting space within the Nørrebro district of Copenhagen. It is a transition space between the tranquil Assistens Cemetery and bustling Rantzausgade, and is bordered by several schools and the Hellig Kors Church. It is also well-positioned to serve as a major stormwater catchment as part of the City's ambitious Cloudburst Management Plan. SLA and Ramboll won the Nordic Built Cities Challenge for their design of Hans Tavsens Plads and the adjacent Korsgade. This design focuses on co-creation with community and stormwater management, whereby stormwater is detained, cleaned, and conveyed to Peblinge Lake, at the terminus of Korsgade. Expected completion date is in 2022.

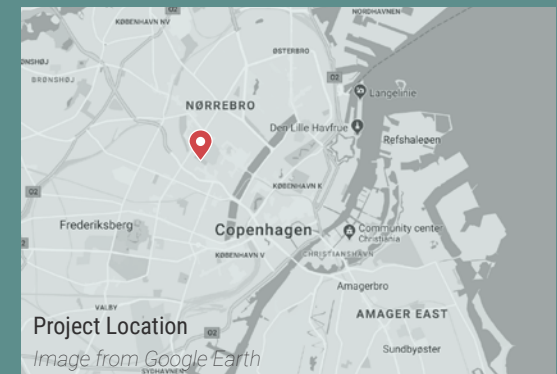


A system of “cloudburst boulevards” follow “fingers” of the existing river network. Ramboll used this existing network to identify candidate boulevards and opportunities for green corridors. Hans Tavsens Plads and Korsgade are circled.

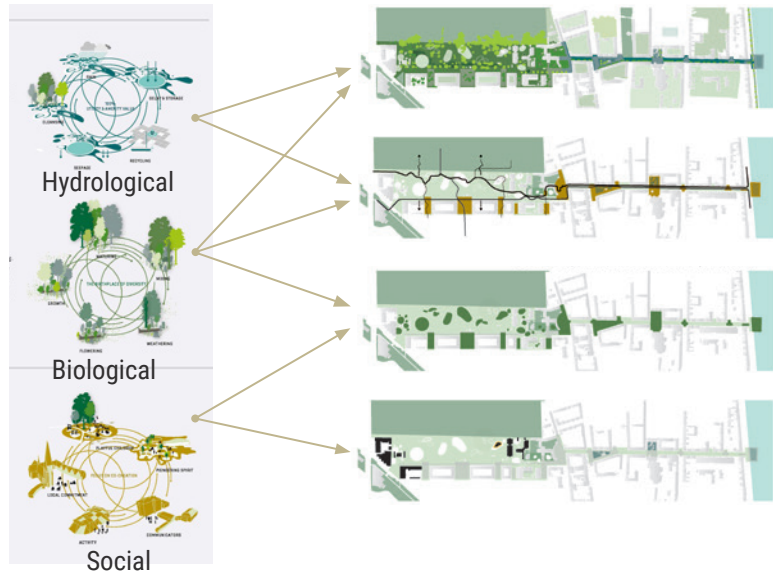
Image: Ramboll



Photos: Peter Samuels



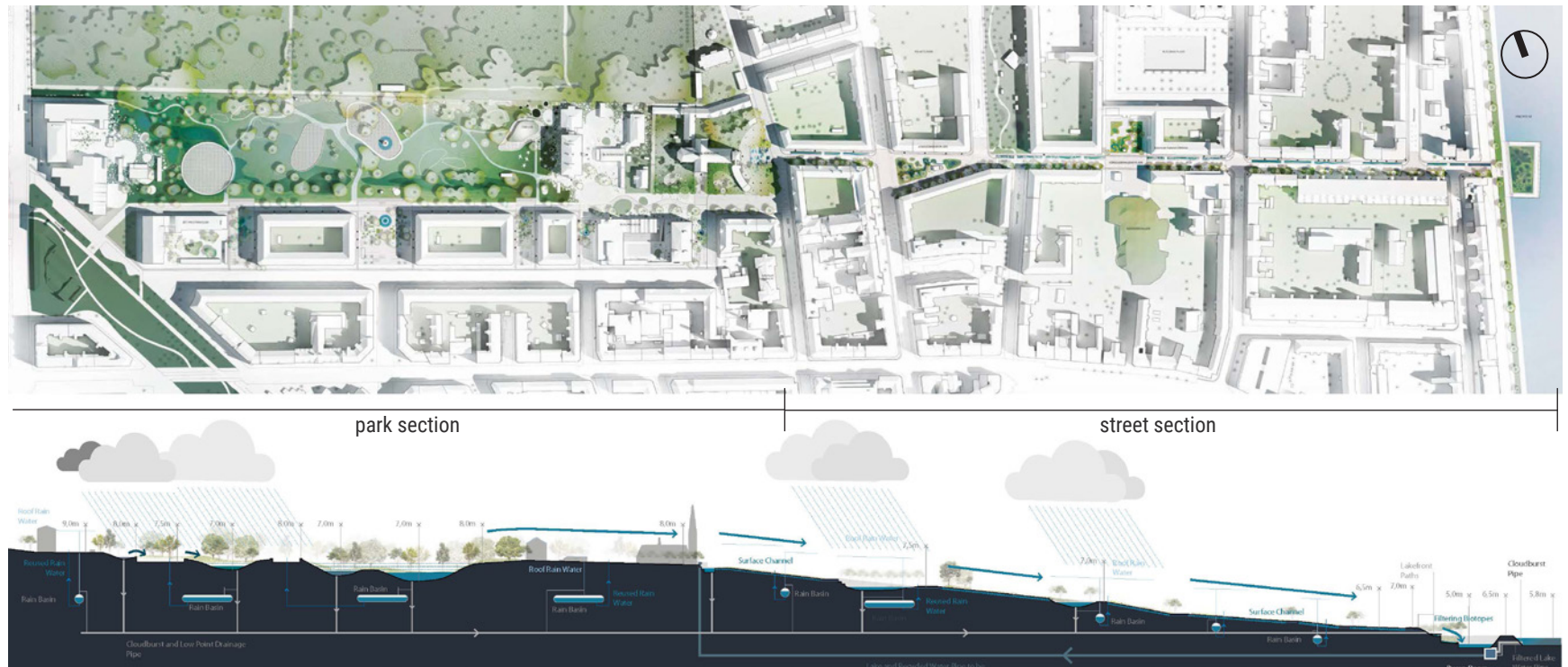
Project Location  
Image from Google Earth



## Design Drivers

For the redesign of Hans Tavsens Park, the designers at SLA thought beyond simply trying to design for stormwater management. They began by thinking about three critical cycles: the hydrological, the biological, and the social. Each interacts with the foci of their design:

- Climate adaptation with city nature: a rich urban ecology connects people with nature and mitigates effects of climate change and stormwater.
- Links: the designers hope to increase accessibility to the park and Korsgade.
- Differences for all: the design includes many un-programmed open spaces that allow for a variety of uses.
- Schools as drivers: the design includes interventions that encourage co-creation within Norrebro and its city nature, beginning with the children in the schools surrounding the park.







## Stormwater/Cloudburst Strategies

It was no small task for the team from SLA and Ramboll to detain, slow, and clean water from large stormwater events while also creating spaces that could be socially dynamic across age groups. The site therefore includes socially flexible spaces that

can also hold stormwater, such as the circular arena at the western portion of Hans Tavsen Plads, which fills in large stormwater events (above).

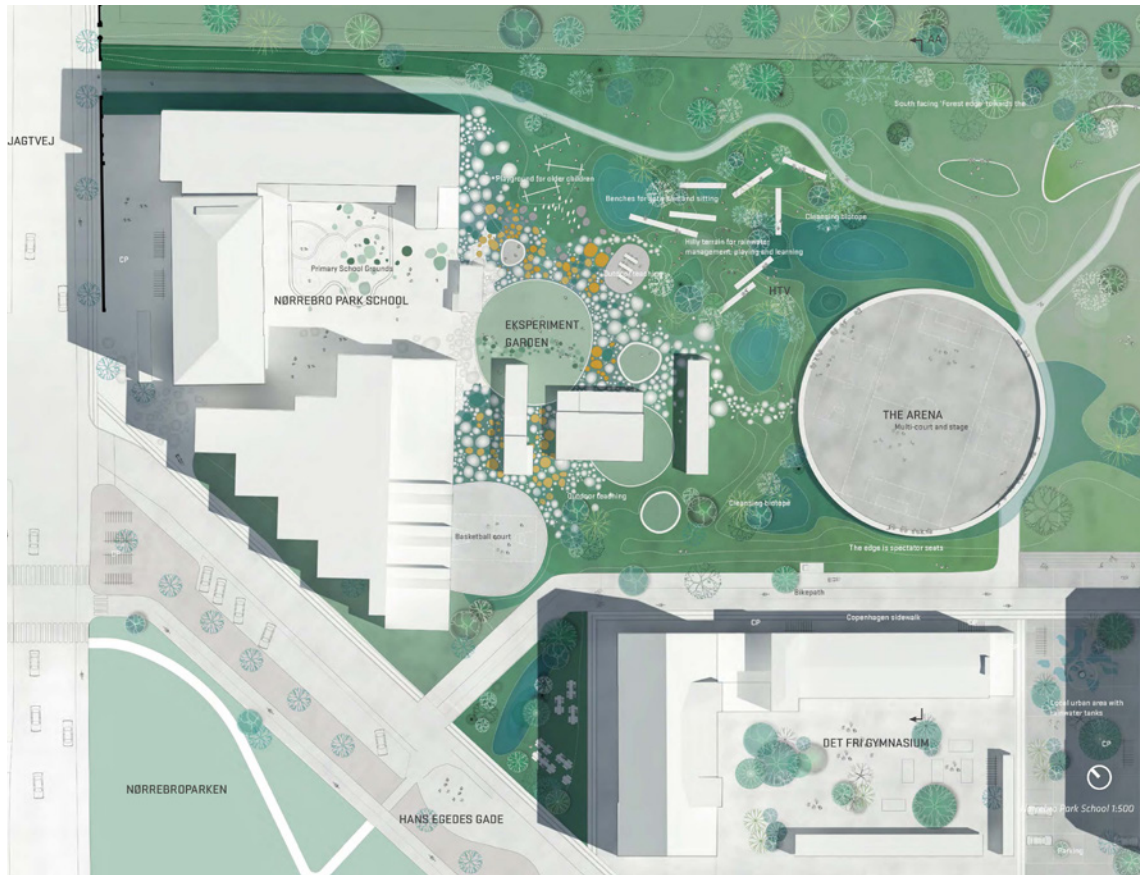
They also thought about guiding and cleaning large volumes of water. As stormwater makes its way to Peblinge Lake, it is treated in biotopes that use plants (such as willow) and lime/sand to clean water. Water is then detained in ten different subsurface water

tanks. At a “lakeside balcony” at the eastern terminus, water is further treated by a larger biotope. From there, it can be pumped into the lake or back to the top of Korsgade for further treatment via surface biotopes. Engineers have also ensured that, despite Hans Tavsen Plad’s massive detention volume of 18,000 cubic meters, discharge pumps will drain water within twenty four hours of a cloudburst event.

Left: Prior to flowing into Peblinge Lake, stormwater is managed and cleaned via surface biotopes, and surface and subsurface infrastructure.

Above: SLA and Ramboll considered stormwater events of varied volumes in their strategy.

Images: SLA/Ramboll

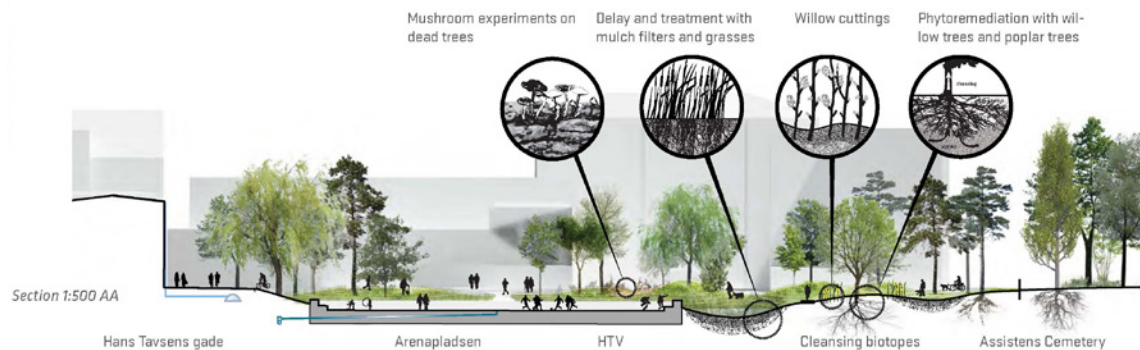


## Interventions: Hans Tavsens Plads and Korsgade

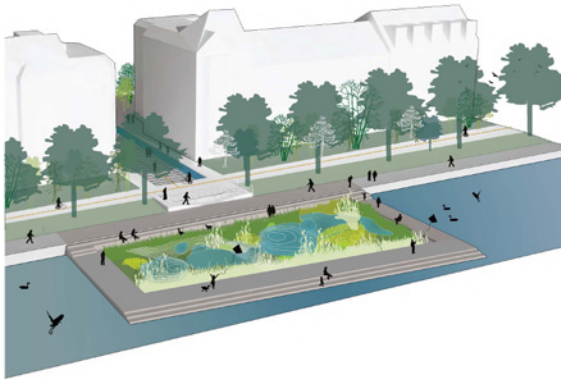
In designing specific interventions to accomplish goals of cleaning and managing stormwater, SLA focused at each area of Hans Tavsens Plads and Korsgade on integrating these ecological goals with social goals of co-creation. It was especially important to them that the design allow the people of Nørrebro to play an active role in shaping a new urban ecology, in the process taking ownership of site.

This included the school communities that surround Hans Tavsens Plads. As such, SLA proposed that the site become an educational laboratory at both the western (left) and eastern portions of the park. They hope that children and their teachers will engage with filtering biotopes, composting features, rainwater recycling features, and seed collection opportunities, in the process encouraging these children and their families to become more invested in the Nørrebro neighborhood they call home.

Korsgade (right) will also feature filtering biotopes co-created by area residents, and at the end of the street, an island balcony will play host to a diverse plant community, such that people living in or passing through Nørrebro might better appreciate the ecological processes happening around them. Grass species and Swamp Cypress trees, along with mulch, will not just clean water, but also frame a more naturalized view of Peblinge Lake.



Images: SLA/Ramboll

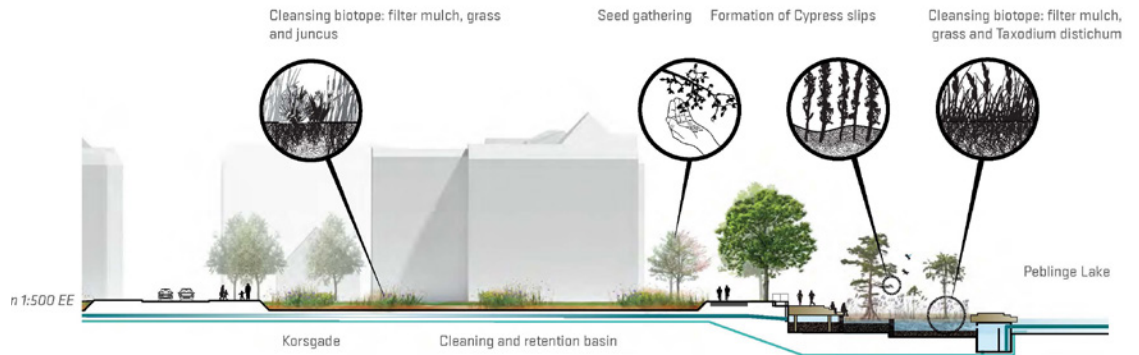


**Sources**

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SLA, Ramboll. The Soul of Norrebro. Retrieved from [http://nordicinnovation.org/Documents/Nordic%20Built%20Cities-dokumenter/Soul%20of%20Norrebro\\_booklet.pdf](http://nordicinnovation.org/Documents/Nordic%20Built%20Cities-dokumenter/Soul%20of%20Norrebro_booklet.pdf).

Ramboll. Copenhagen Cloudburst Plans. (2016). Retrieved from [https://acwi.gov/climate\\_wkg/minutes/Copenhagen\\_Cloudburst\\_Ramboll\\_April\\_20\\_2016%20\(4\).pdf](https://acwi.gov/climate_wkg/minutes/Copenhagen_Cloudburst_Ramboll_April_20_2016%20(4).pdf).



Images: SLA/Ramboll

**Location** Osterbro, Copenhagen, Denmark  
**Landscape Architect** SLA  
**Client** The Municipality of Copenhagen  
**Realization** 2018 for Stage 1  
**Area** 34,900 m<sup>2</sup>

PRECEDENT STUDY | SKT. KJELDS PLADS + BRYGGERVANGEN



**Proposed Skt Kjelds Plads Atmospheric Collage**  
SLA

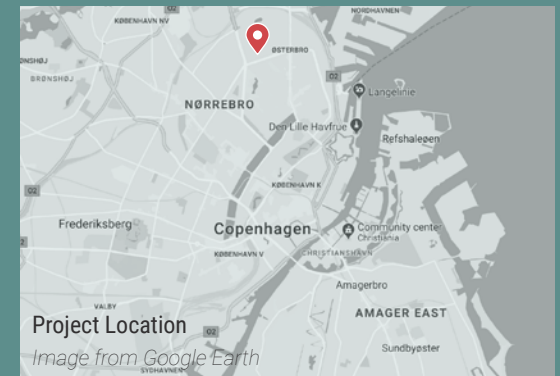


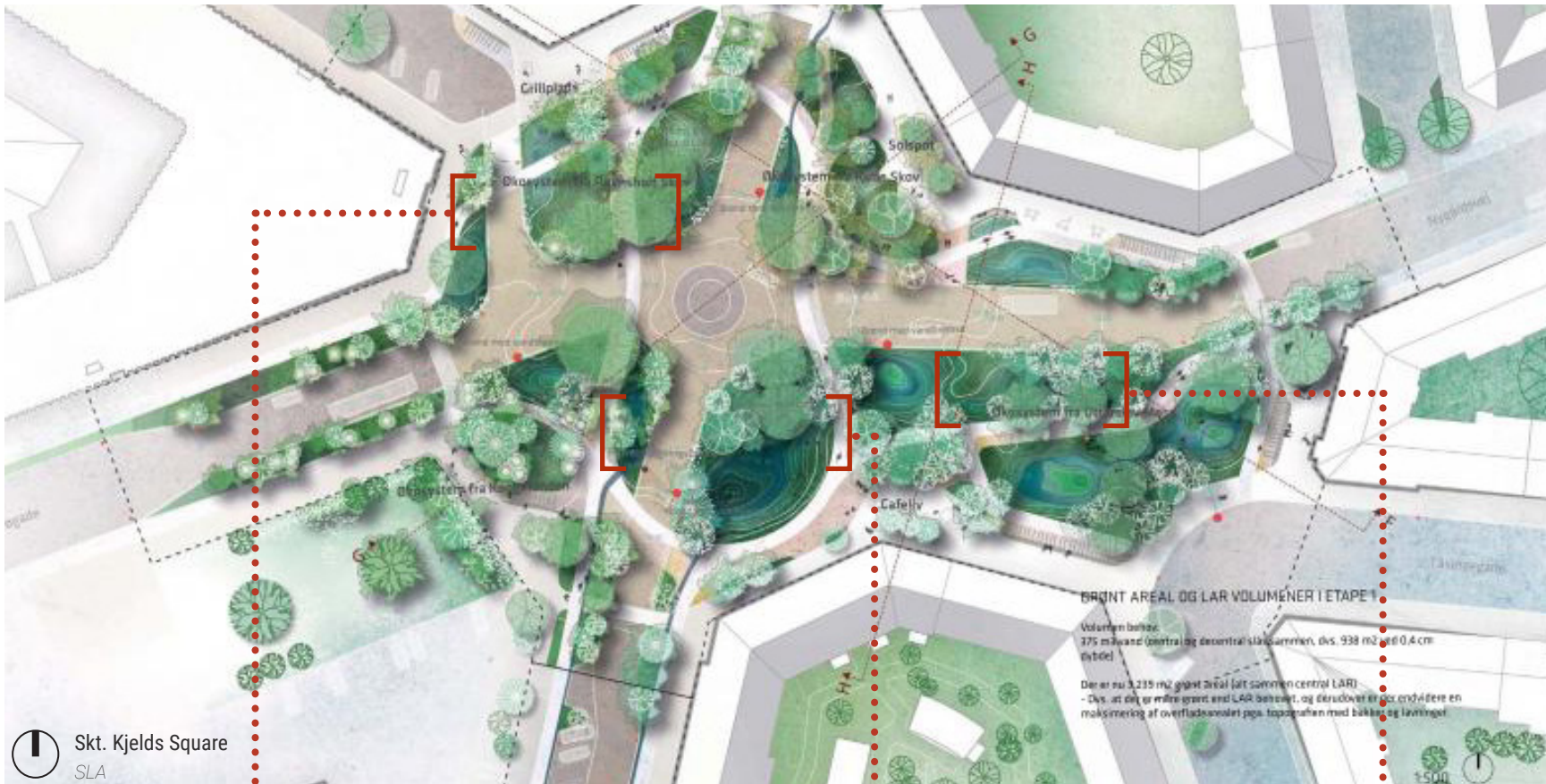
Site Context  
Raphael Montoya


# Skt. Kjelds Plads + Bryggervangen

Janie Bube, Raphael Montoya

Copenhagen is transforming Skt. Kjelds Plads and Bryggervangen into the heart of the Climate-Resilient Neighborhood. The square and street will have green and blue solutions that act to percolate, filter, and redirect the stormwater runoff during cloudbursts and heavy rains. These solutions will be implemented to manage 30% of the stormwater at the surface level. The vision is to create “urban nature,” increase biodiversity, foster community, combat climate change, and bring people outside to enjoy their street park spaces. Utilizing various biotopes, habitat with a particular ecological community, allows the project to have natural qualities and combine the functionality of each distinct nature area to manage cloudburst events.






 Skt. Kjelds Square  
 SLA

**BRUNT AREAL OG LAR VOLUMENER I ETAPE 1**  
 Volumener består:  
 175 m<sup>2</sup> areal (central og decentral sløjserammen, dvs. 938 m<sup>2</sup> med 0,4 cm  
 bybille)  
 Der er nu 3.215 m<sup>2</sup> grønt areal (alt sammen central LAR)  
 - Dvs. at der er mere grønt end LAR behovet, og det udover er der endvidere en  
 maksimering af overfladearealet pga. topografien med bakker og lavninger



Section A Representing Kongelunden  
SLA



Section B Representing Utterslev Mose  
SLA



Section C Representing Amager Fælled  
SLA

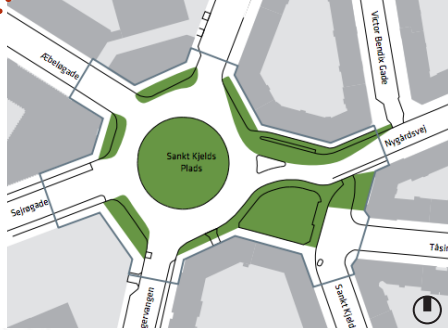
Sections A, B, and C demonstrate the variety in the plant palette and dynamic urban nature landscape.



Bryggervangen + Skt. Kjelds Square  
SLA



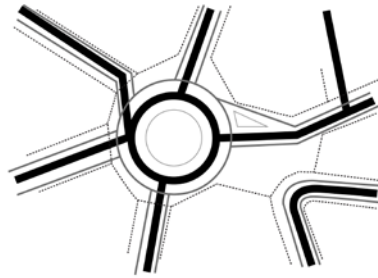
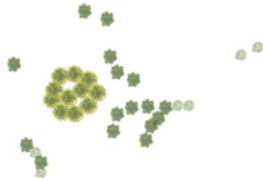
**Original Skt Kjelds Plads**



Original Street Layout with Vegetation  
SLA

- Large Trees
- Small Trees
- Shrubs

Original Diagram of Trees/Shrubs  
Janie Bube



Original Diagram of Circulation  
Janie Bube

- ..... Pedestrian Circulation
- Bike Circulation
- Vehicle Circulation

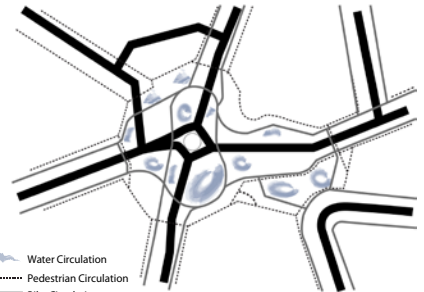
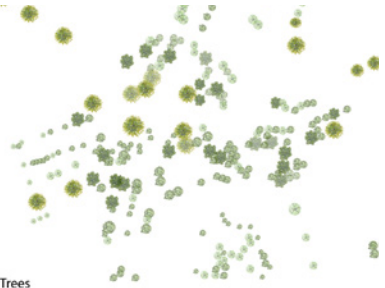
**Proposed Skt Kjelds Plads**



Proposed Layout with Vegetation  
SLA

- Large Trees
- Small Trees
- Shrubs

Proposed Diagram of Trees/Shrubs  
Janie Bube



Proposed Diagram of Circulation  
Janie Bube

- Water Circulation
- ..... Pedestrian Circulation
- Bike Circulation
- Vehicle Circulation



September 2018 Construction of Skt. Kjelds Plads  
Janie Bube



Bioswale Entering Tasinge Plads  
Janie Bube



Construction of Bioswale on  
Bryggervangen  
Janie Bube

## Site-Specific Design Interventions

Skt. Kjelds Plads and Bryggervangen activates its site-specific urban design by responding to specific conditions and ways of life in the neighborhood. Before it was used as a speedway shortcut, the new design slows vehicular traffic down significantly. The different modes of transportation will be safely separated and controlled through Skt. Kjelds Plads, making it safer for all users. Many buildings would

have their basements flooded during cloudbursts and now the stormwater management done on-site will prevent this completely. Before, there were a few old oaks, that had to be removed for the project, but there was very little activated green space. Now, the site will have greenways, park spaces, and urban nature abounding.



Tasinge Plads, Copenhagen's first climate change-  
adapted urban space  
Janie Bube





Atmospheric Collage of Proposed Site  
SLA

## The Community

Project development for this Climate-Resilient Neighborhood started in 2012. Part of the project will be realized by the end of 2018. When conversing with home owners and business owners located around the square of Skt. Kjelds Plads there was a

general feeling of excitement for the finished design, but current frustration with the construction and noise of their living and working dwellings. Overall, this community is enthusiastic to have a functional, biodiverse, and aesthetically picturesque street re-design right next to their front doorsteps.

### Sources

Klimakvarter.dk

<http://klimakvarter.dk/projekt/skt-kjelds-plads-2/>

SLA

<http://www.sla.dk/en/projects/bryggervangen-sktkjelds>

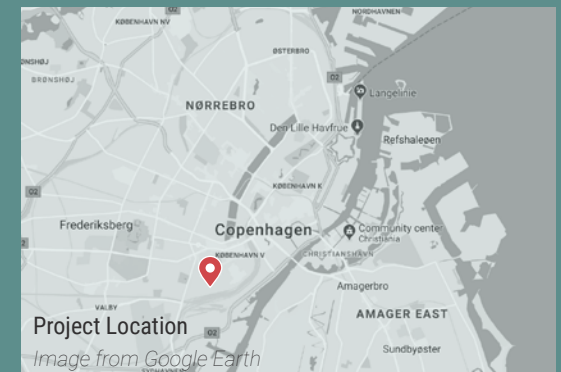
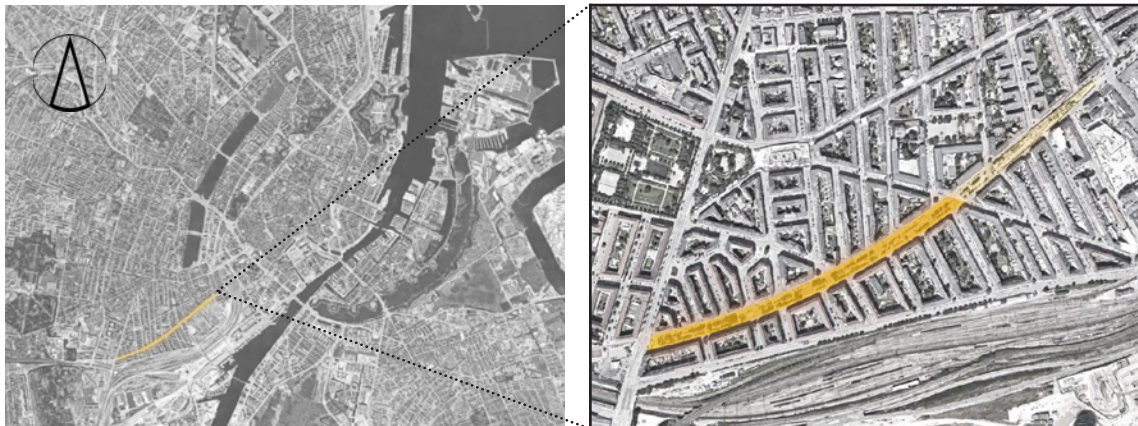
Location: Copenhagen, Denmark  
Landscape Architect: SLA  
Client: The Municipality of Copenhagen  
Realization: 2006  
Area: 1.6 hA / 1.1 km  
Partners: Hansen & Henneberg, Københavns  
Kommune, Vej & Park



# Sønder Boulevard

*Krista Doersch, Ariel Scholten*

Located in Vesterbro, one of Denmark's most densely populated areas, Sønder Boulevard is a revitalized urban promenade. Conveniently located near Copenhagen's central train station and the popular Meatpacking District bars and restaurants, this project took the opportunity to slow the pace of the boulevard and now prioritizes access for pedestrians and bicyclists over cars. The circulation was drastically altered by closing off vehicle access at the west end, reducing the number of car lanes, and creating a one-way traffic pattern. With the input of the local community Sønder Boulevard is now a popular destination to relax, eat, and play.



*Ariel Scholten, basemap from Google*

**BEFORE**

publicspace.org

**A Wander Down Sønder**

Translated to 'South Boulevard', Sønder Boulevard was once part of Copenhagen's waterfront. The city expanded during the mid-nineteenth century and the boulevard was initially the first stretch of the railway. In 1905, it became a main road, complete with a wide, kilometer long, forested parterre, which quickly became a social promenade. Unfortunately, by the end of the twentieth century nearly all of the

elm trees had died from fungal diseases and cars dominated the boulevard.

Following the completion of a refurbishing project at Halmtorvet, adjacent to the east, the City Council of Copenhagen funded the project to recreate the promenade in 2004. After a series of workshops with local residents, SLA designed the space to meet a wide range of activities and embraced juxtaposition as a design element. Orthogonal sections of varying sizes include areas with seating, ball courts, playgrounds, and gardens.

**AFTER**

Ariel Scholten

This project revitalized the historic promenade to meet the community's need for diverse programming

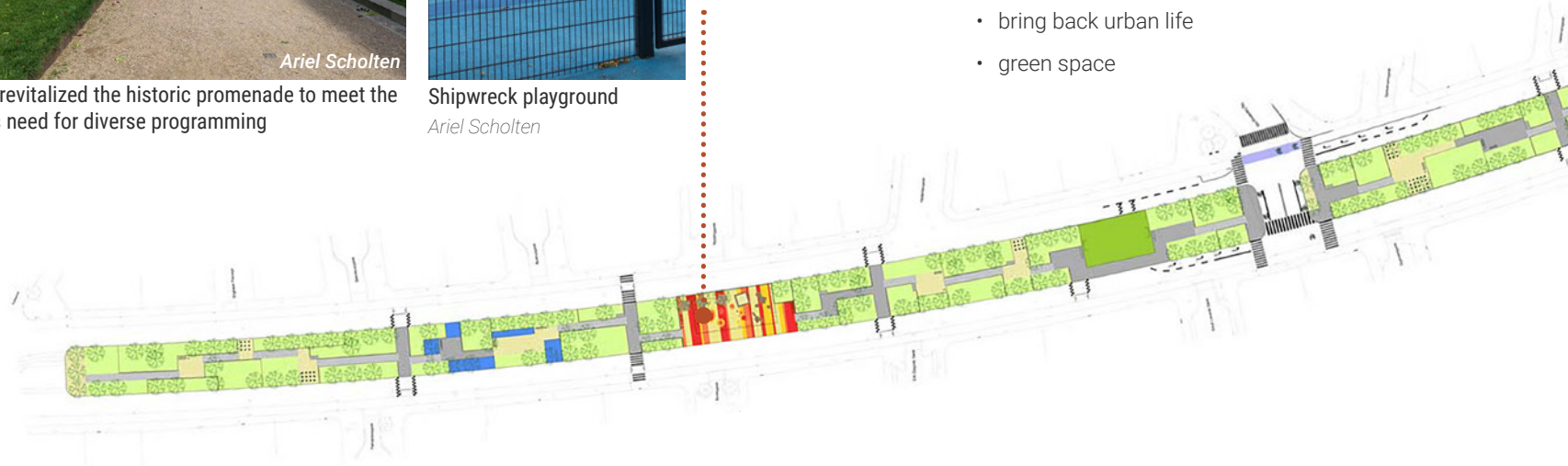


Shipwreck playground

Ariel Scholten

**Project Goals**

- connect Vesterbro back to City Center
- listen to local residents
- flexible framework
- bring back urban life
- green space





Urban tree canopy is brought back

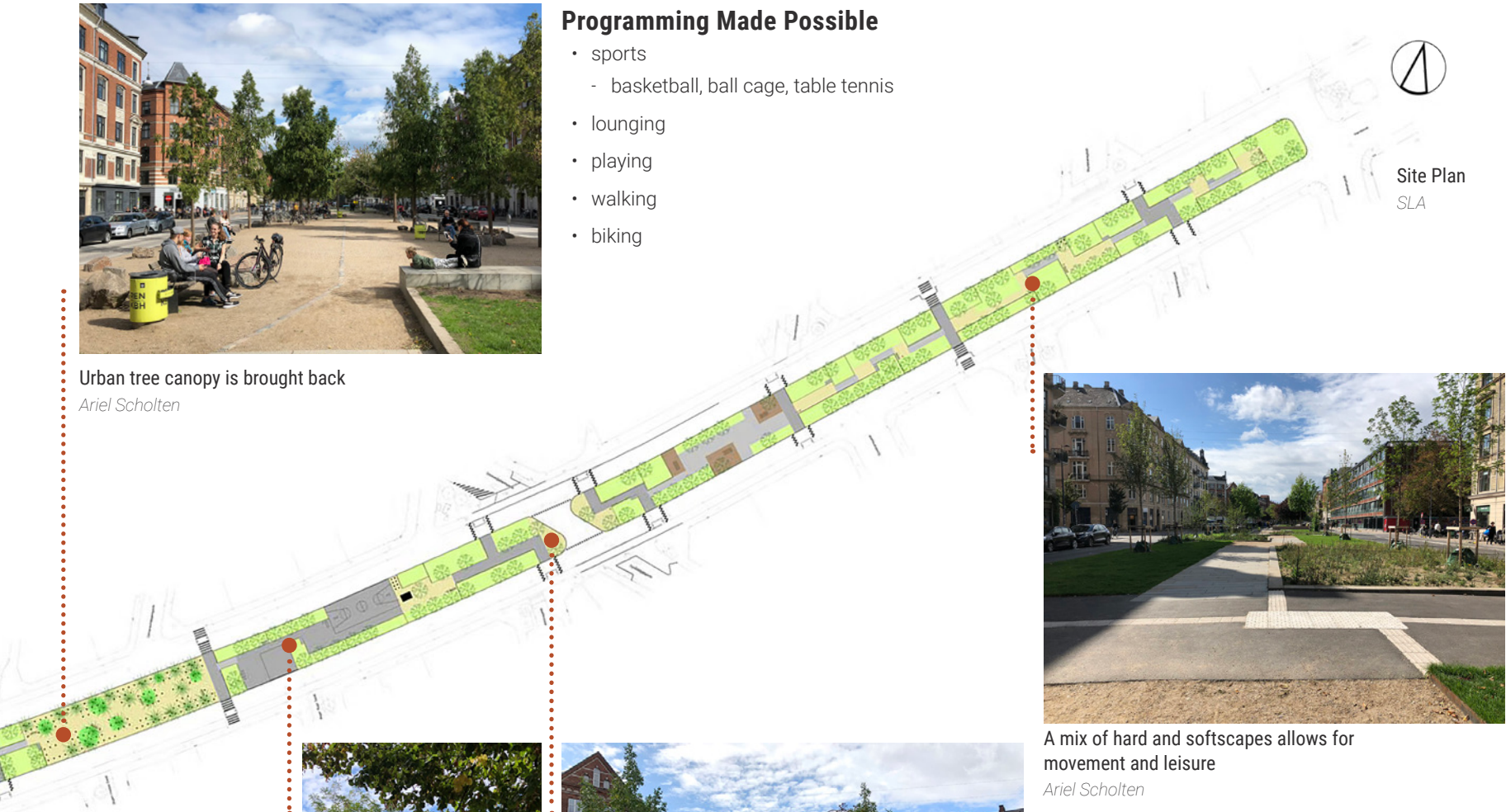
*Ariel Scholten*

## Programming Made Possible

- sports
  - basketball, ball cage, table tennis
- lounging
- playing
- walking
- biking



Site Plan  
SLA



A mix of hard and softscapes allows for movement and leisure

*Ariel Scholten*



New recreation opportunities

*Ariel Scholten*



Prioritized bike and pedestrian access

*Ariel Scholten*

## Surrounding Community

- mainly five-story residential from 19th and 20th century
- ground level cafes and bars mostly towards east end
- Absalon's Church which is now a community center



Krista Doersch

## Small Scale Interventions

Areas along the promenade are defined by changes in materiality and groupings of plant species. A common vein of an orthogonal path connects the sections of diverse programs.

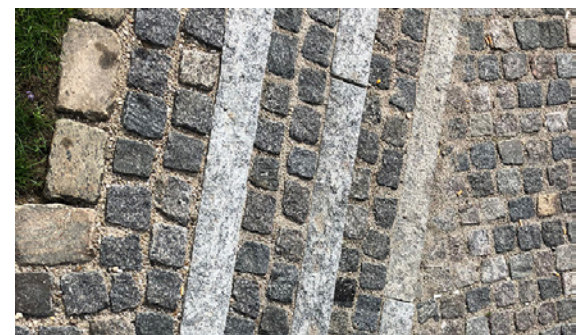


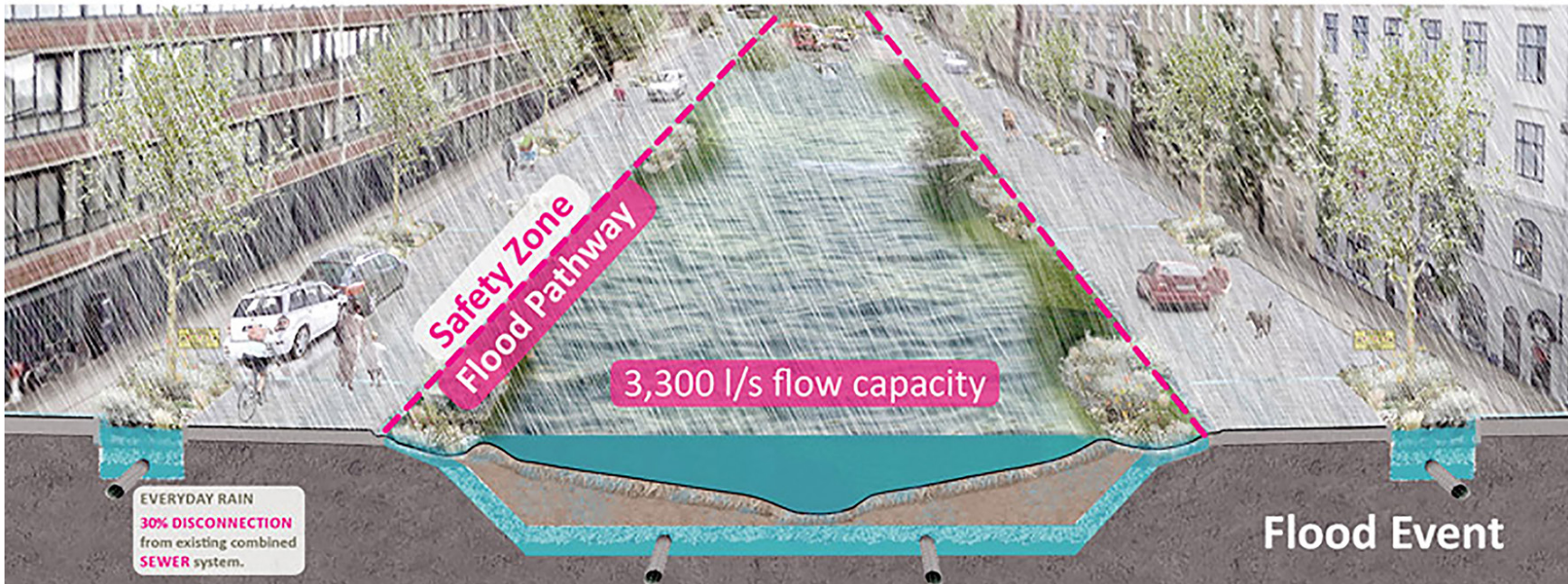
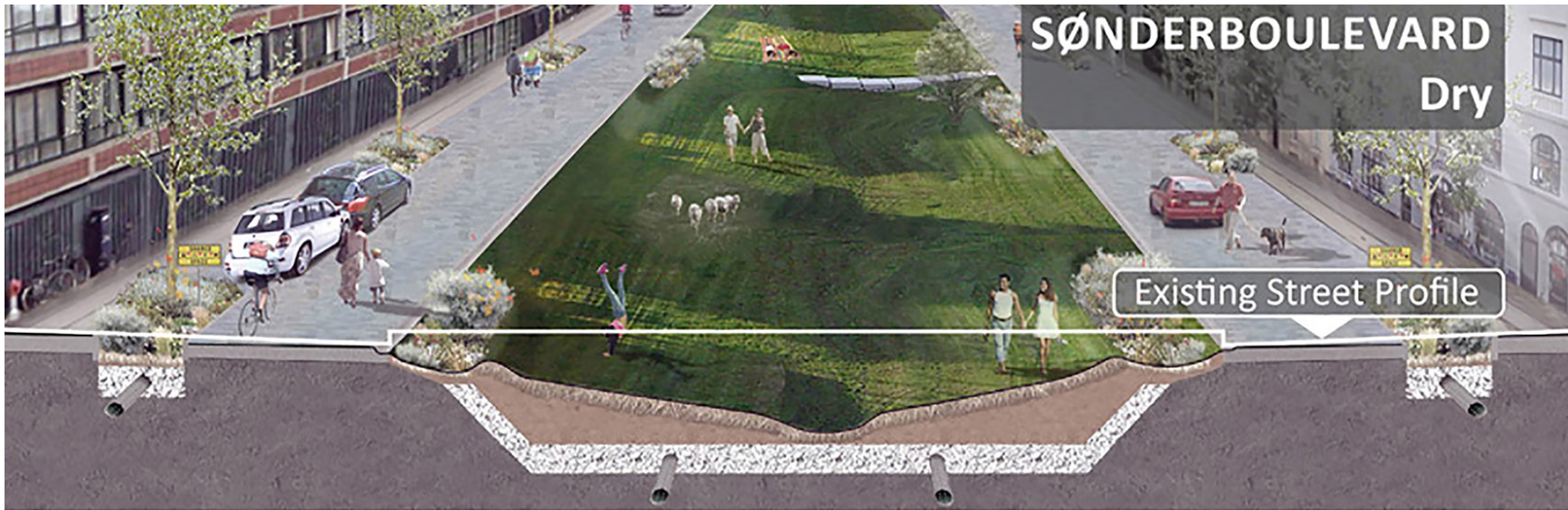
All photos Ariel Scholten



### Sources

- <http://www.sla.dk/en/projects/sonderboulevard>
- <https://www.publicspace.org/works/-/project/e092-sonder-boulevard>
- <http://www.kobenhavnergron.dk/place/sonder-boulevard/?lang=en>
- <https://www.revolvy.com/page/Sønder-Boulevard>
- <http://www.landezine.com/index.php/2015/05/copenhagen-strategic-flood-masterplan-by-atelier-dreiseitl/>





Possible future stormwater detention on Sønder Boulevard from Copenhagen Strategic Flood Masterplan by Ramboll Studio Dreiseitl  
 Atelier Dreiseitl

LANDSCAPE ARCHITECT/ SLA  
CLIENT / Danish Building and Property Agency and  
University of Copenhagen SUND  
AREA / 37.000 m<sup>2</sup>  
COLLABORATORS / C.F. Møller, Rambøll, Aggebo &  
Henriksen, Skælskør Anlægsgartnere, Byggros, Birkholm  
Planteskole



SUND Nature Park  
<http://www.sla.dk/en/projects/sundnaturepark/>



# SUND Nature Park | Maersk Tower

*Yuxi Jin, Jingjing Bu*

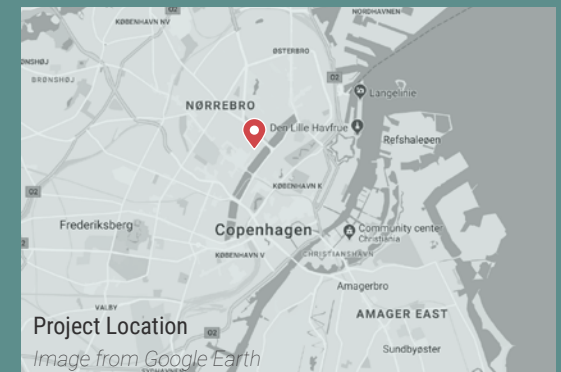
The inspiration for the landscape surrounding the new Mærsk Building was found in the history of the location and its unique atmosphere. The Panum Institute is an educational institution with a long history and tradition as well as a modern research central, with thousands of daily users.

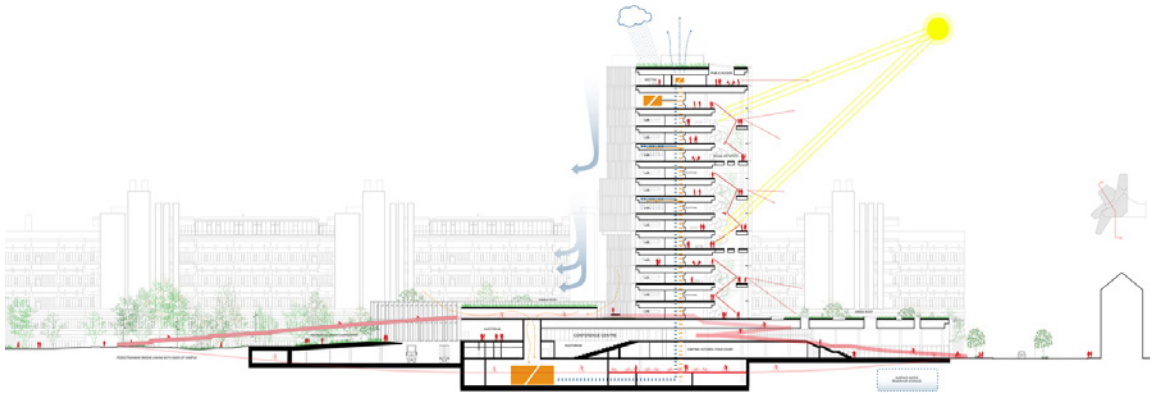
The new landscape facilitates the meeting between past and future, nature and urbanity, in an inviting, green urban space - a recreation urban landscape for the students of Panum as well as the locals - right in the center of Nørrebro's busy street life.



Isometric Drawing Base Level

[https://images.adsttc.com/media/images/5a6a/4be0/f197/ccde/2400/06b1/large\\_jpg/Isometric\\_drawing\\_base\\_level.jpg?1516915660](https://images.adsttc.com/media/images/5a6a/4be0/f197/ccde/2400/06b1/large_jpg/Isometric_drawing_base_level.jpg?1516915660)





The Maersk Tower hosts Denmark's most energy-efficient laboratories, where waste energy is recycled to a hitherto unprecedented level.



Green Space

Top: [https://www.archdaily.com/887270/the-maersk-tower-cf-moller-architects\\_5a6a4eeaf197c-cde240006bd-the-maersk-tower-cf-moller-architects-sustainability-section-aa](https://www.archdaily.com/887270/the-maersk-tower-cf-moller-architects_5a6a4eeaf197c-cde240006bd-the-maersk-tower-cf-moller-architects-sustainability-section-aa)

Bottom left: <http://www.sla.dk/en/projects/sundnaturepark>

Bottom middle: <http://www.sla.dk/en/projects/sundnaturepark>

Bottom right: [https://www.publicspace.org/documents/220568/1041585/34512sund\\_nature\\_park\\_sla\\_a.pdf/857b3451-72bf-85d7-6104-50bfdab07142?version=1.0](https://www.publicspace.org/documents/220568/1041585/34512sund_nature_park_sla_a.pdf/857b3451-72bf-85d7-6104-50bfdab07142?version=1.0)



First Class Bicycle Access

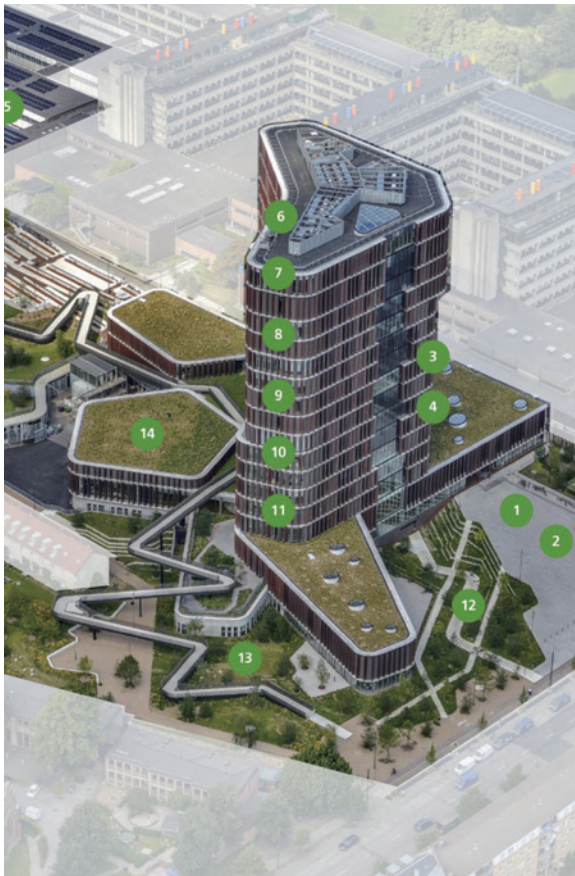
According to the introduction from SLA, we found that designers focused on Green roof, an inviting green urban space for users of Panum and locals. We analyzed SUND Nature Park in three categories - Green Roof, Users, and Local Residents.



Trees and Plants are Close to the Tower

## Green Roof

The green roof is part of SLA's SUND Nature Park, which is a new type of urban campus park that supports student life and provides a wide range of natural and social values to the city. The large public green roof offers a variety of outdoor study places, green lounge areas and new opportunities for social gatherings for researchers, students and



#### Facts about Maersk Tower

- 1 Rainwater is collected for toilet flushes and for watering the park
- 2 Surplus rainwater can seep through the flagstones and is collected in a large reservoir below ground – also in cases of extreme downpour
- 3 District cooling lowers the total energy consumption and the emission of CO<sub>2</sub>
- 4 Exterior shutters reduce the amount of direct sunlight by 75%
- 5 Solar panels produce energy for the building
- 6 A consistent use of LED lighting and light automation reduces the electricity consumption
- 7 Monitoring and control systems optimise the daily operation of the building while minimising energy consumption
- 8 Automatic closing of the hatches in fume hoods and laminar flow cabinets reduces ventilation needs
- 9 Loop ventilation ensures the lowest possible energy consumption and provides for highly flexible laboratories
- 10 Energy-efficient freezers based on water cooling and cryogenic technology save energy
- 11 Integrated flexibility in the building allows for the layout of the floors to be altered to best suit potential future research needs
- 12 First class bicycle access and parking as well as shower facilities provide incentives for employees and students to bike to work
- 13 The Campus Park provides an inviting green space for the users of Maersk Tower and for neighbourhood residents while it also boosts the biodiversity in the area
- 14 Green roofs delay rainwater and contribute to biodiversity

ordinary citizens. The green roof is designed with a high degree of wild nature, which re-establishes Copenhagen’s old public Grass Commons, which until the 1840s stretched all the way to the borough of Nørrebro. In addition, a number of exotic tree species have been added as a nod to the multicultural Nørrebro, while at the same time making roof, building and park more sustainable and resilient towards future climate change.

“The SUND Nature Park and its green roof offer a number of new functional and social values for Nørrebro. The strong nature of the roof has a specially designed earth layer that creates self-regulated ecosystems, which can handle even 100-year rain events and recycles the rain water in the park and in the building. The roof is designed with extremely high biodiversity with native meadows



Squares and green areas create many possibilities for outdoor recreation

Top: <https://www.e-pages.dk/ku/1357/>

Bottom: [http://www.sla.dk\\_en/projects\\_sundnaturepark\\_](http://www.sla.dk_en/projects_sundnaturepark_)



Green quality of life - for users and citizens



The canteen is open to the public



Citizens are welcoming to take in the stunning landscape scenery



Green pathways wind their way around the building



Bicycle parking between Maersk Tower and the Panum building

Top left: <http://www.sla.dk/en/projects/sundnaturepark>  
 Top middle: <http://www.sla.dk/en/projects/sundnaturepark>  
 Top right: <http://www.sla.dk/en/projects/sundnaturepark>  
 Bottom left: <http://www.sla.dk/en/projects/sundnaturepark>  
 Bottom right: <http://www.sla.dk/en/projects/sundnaturepark>

and large trees. The roof is publicly accessible from both the building and the park, enabling everyone to experience Copenhagen's new wildlife up close," says Stig L. Andersson, founder and design director in SLA.

The jury's motivation for awarding SLA the Scandinavian Green Roof Award reads:

"The Mærsk Tower's green roof successfully merges large roof surfaces of 5,000 m2 with sophisticated design and replication of different Danish habitats.

As a public green roof project, it takes responsibility for the public good, being primarily based on recycled materials and with significant cuts in storm water runoff for better climate adaptation in a dense urban area."

Panum's new characteristic landscape consists of varied mini-biotopes with a diverse range of plant species, creating peaceful pockets for relaxation in the heart of central Nørrebro.



All the students and citizens are welcome to take in the scenery and urban furniture.



French Windows allow users to experience nature



Gutter structure using similar materials as the exterior of the building near the entrance of bike parking



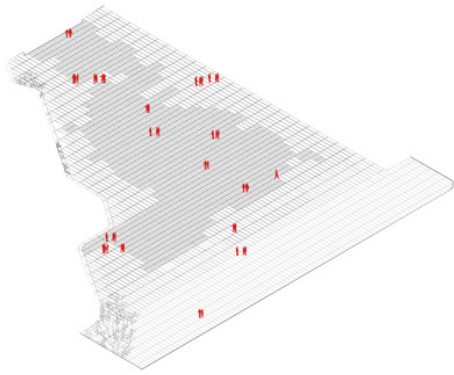
Green roof with seating



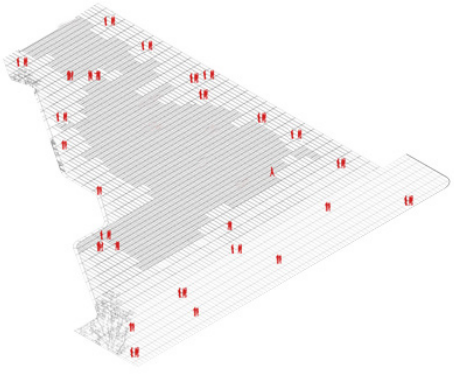
People from both outside and inside can share nature



Pocket garden between Panum Lab Buildings



Proposed Movement



Actual Movement

Top left: [https://www.archdaily.com/887270/the-maersk-tower-cf-moller-architects\\_5a6a4be0f197ccode240006b1-the-maersk-tower-cf-moller-architects-isometric-drawing-base-level\(1\)](https://www.archdaily.com/887270/the-maersk-tower-cf-moller-architects_5a6a4be0f197ccode240006b1-the-maersk-tower-cf-moller-architects-isometric-drawing-base-level(1))

Top middle: [http://www.sla.dk/en/projects/sundnaturepark\\_](http://www.sla.dk/en/projects/sundnaturepark_)

Top right: [http://www.sla.dk/en/projects/sundnaturepark\\_](http://www.sla.dk/en/projects/sundnaturepark_)



Paths



Bike Paths



Short Cut



Elevated walking path

## Campus Life - Users

One goal of the design was to attract more qualified researchers – an effect that has already started. The design of the nature park has added a clear identity to the site and more green than before. While the previous campus had few recreation qualities, the new SUND Nature Park has provided the entire Nørrebro neighborhood with a highly appreciated green common space that creates new physical, social and mental connections in the area.

## Public Life - Local Neighborhood

The park's recreation, biological and stress-reducing qualities and inviting design not only benefits the students and researchers but also improves the life quality of all local citizens. From day one, SUND Nature Park has also added much-needed environmental value to Nørrebro: Through its natural climate adaptation, the park can now absorb a

## Interview A-Student

S-Student; W-Yuxi, Jingjing

W: What do you know about SUND Nature Project?

S: A recreative urban landscape and a pretty green roof garden in the future, sad that the green roof garden has not finished.

W: Enjoy the environments of this campus? Where do you like staying best?

S: I love this building and most time, I stay inside of this building, and I love inside most.

W: Many people hanging out outdoor? How about some locals?

S: Maybe during sunny days. No idea about locals.

W: Anything about wildlife? S: No idea.

W: Where parking bikes?

S: Parking lots in the basement.

W: How about the Bicycle Bridge outside of the building and parking lots there?

S: I dont use the Panum Lab, so I barely use that bridge. It is hard to bike for me, but researchers and scientists working in the lab may use.

## Interview B-Visitor

V-Visitor, she came for a lecture, her husband works here; W-Yuxi, Jingjing

W: What do you know this project and what do you think and like?

V: I know it is pretty, and my daughter is going to study here, but I have been here only for several times for lectures and did not spent time touring this campus.

W: Do you like it?

V: Yes, it is beautiful!

100-year cloudburst event and prevent the local neighborhood from being flooded. Finally, the recycling of rainwater has also led to significantly reduced consumption of water in both park and tower.

Most humans now live in cities and their main experience of nature is through urban nature. We utilize green space as an escape from our busy lives.

As we observed, the entrance plaza is with three retentions since the rainwater is collected for toilet flushes and for watering the park in the entrance plaza, and surplus rainwater can seep through the flagstones and is collected in a large reservoir below ground. But we found that this shape also changed the flow of the incoming people.

And the terraced sitting area around curved bicycle lane might not be a popular route, as we found a shortcut from the bike parking area to the entrance plaza.

In addition, the bicycle bridge supposed to be a public life outreach space while the day we went there were rare people to use this fancy bicycle bridge.



Maersk Tower Interior Perspective

<https://www.arch2o.com/maersk-tower-c-f-moller-architects/>



Birdseye view of the 15th Avenue E  
Google Earth



# DISTRICT ANALYSES

Our first effort working with the 15th Ave. E. Community was to understand the 15th Ave. Commercial Node, documenting and analyzing its features, patterns, qualities, needs and opportunities. Students combined on-the-ground reconnaissance with archival investigation to uncover the underlying qualities of the district; its current forms, flows and processes; and future predicted conditions and plans.

Students were broken into small, 2-3 person groups that focused on the following six district themes:

- water
- urban green
- water relationships
- demographics
- social and economic conditions

- spaces and the public realm
- streets, mobility, and circulation flows
- zoning and land use
- existing and in-progress plans
- design drivers
- deep context and sensory qualities
- physical and built environment edges

Within each theme area, students identified the conditions and patterns that would be used to inform future programming, concept and schematic development for selected areas. Their studies included existing plans, places and patterns, along with future predicted conditions; in particular, addressing both valued historic patterns and structures, as well as impending urban growth patterns and current social and economic

conditions. Students incorporated considerations of impacts and benefits to contexts both upstream and downstream (people, lake, fish, etc.) as they relate to short and long-term needs and opportunities for each system/study area. Both on-site and contextual forces were important considerations in understanding what would influence site-scale work later in the term. Analyses were then translated into concise “SWOT” (Strengths, Weaknesses, Opportunities and Need”) summaries and presented to the class at large in order for every student to have an understanding of each of the theme areas.

## **Ecological Relationships** ..... 69

*Luhui Yang, Yuxi Jin, Brian Deck*

## **Demographics, Society, + Public Life** ..... 75

*Jingjing Bu, Wenshuo Zhang*

## **Streets, Mobility + Transportation** ..... 85

*Raphael Montoya, Bennett Song, Ilse Torres*

## **Zoning + Land Use; Existing + In-Process Plans** ..... 95

*Ka Yan (Karen) Lee, Mo Li, Ariel Scholten*

## **Design Drivers, Deep Context, Sensory Qualities** ..... 105

*Peter Samuels, Jen Kriegel*

## **Physical + Built Edges** ..... 113

*Krista Doersch, Janie Bube*



**TREE MAP**

- A. Columnar English Oak (*Quercus Roburf. fastigia*)
- B. English Cherry (*Prunus Laurocerasus*)
- C. Littleleaf Linden (*Tilia Cordata*)
- D. Eastern Redbud (*Cercis Canadensis*)
- E. Honey Locust (*Gleditsia triacanthos*)
- F. Norway Maple (*Acer Platanoides*)
- G. Thundercloud Purpleleaf Plum (*Prunus Cerasifera*)
- H. Double Chinese Cherry (*Prunus Serrulate*)
- I. Japanese Zelkova (*Zelkova Serrata*)
- J. Cherry/Plum/Laurel (*Prunus sp.*)
- K. Sweetgum (*Liquidambar Styraciflua*)
- L. Red Maple (*Acer Rubrum*)
- M. White Birch (*Betula Penelula*)
- N. Japanese Snowbell Tree (*Styrax Japonicus*)
- O. Queen Elizabeth Maple (*Acer Campestre*)
- P. Scots Pine (*Pinus Sylvestris*)
- Q. Lombardy Poplar (*Populus Nigra*)
- R. Kwanzan Flowering Cherry (*Prunus "Kwanzan"*)
- S. Eastern Dogwood (*Lornus Florida*)
- T. Atlas Cedar (*Cedrus Atlantica*)

# Ecological Relationships

Luhui Yang, Yuxi Jin, Brian Deck

## Conclusion

### Strength

- 15th Ave E is rich in greenery, using a variety of greening methods to decorate the street.
- There are various scales of green space on the street.

### Weakness

- Most greening is non-functional.
- Large greening spaces where most activities would happen are far less than small ones.
- Lack of canopy shading.

### Opportunity

- Edge greening can be used by people.
- Some existing spaces can be redesigned for people to use.

### Need

- Continuous green facilities and spaces.
- More green open spaces.

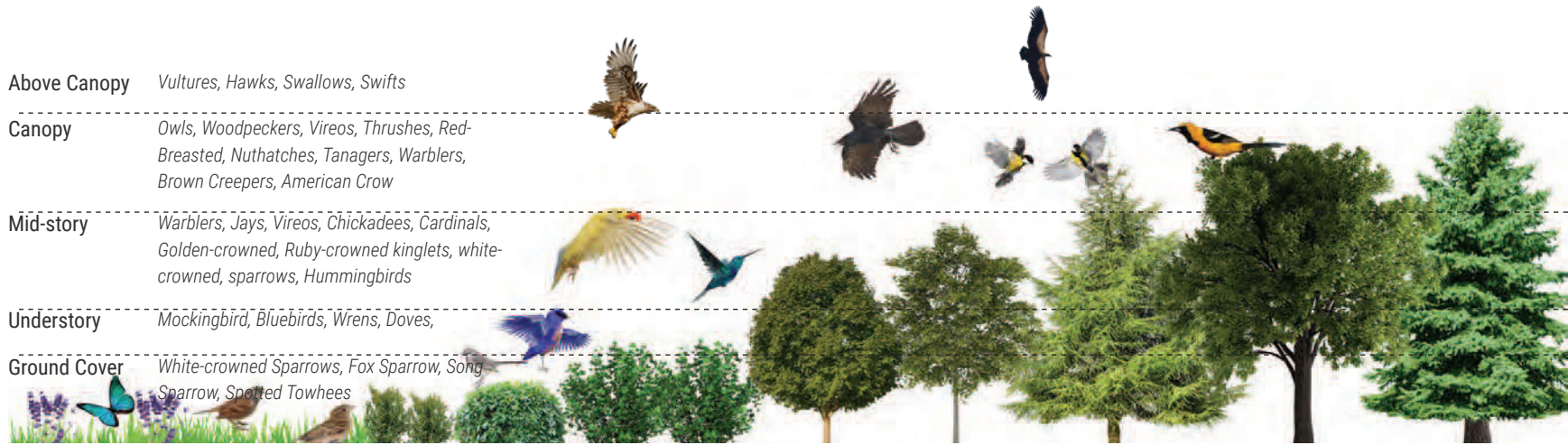


### SHADING SPACE

- OVERHANG
- CANOPY

Image by Lihui Yang and Yuxi Jin

Photo 1, 2, 3, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 21, 22 taken by Lihui Yang  
Photo 4, 19, 20 taken by Brian Deck  
Image by Lihui Yang



**Above Canopy** *Vultures, Hawks, Swallows, Swifts*

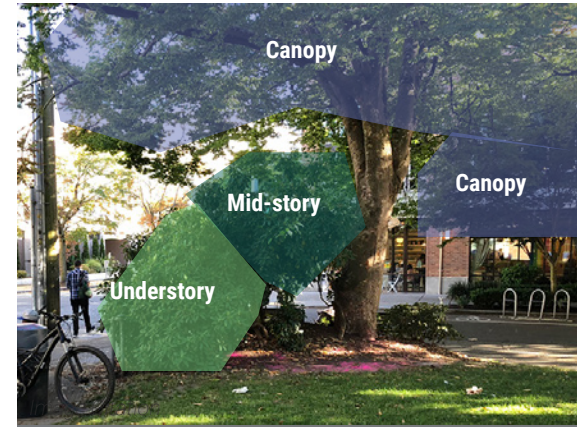
**Canopy** *Owls, Woodpeckers, Vireos, Thrushes, Red-Breasted, Nuthatches, Tanagers, Warblers, Brown Creepers, American Crow*

**Mid-story** *Warblers, Jays, Vireos, Chickadees, Cardinals, Golden-crowned, Ruby-crowned kinglets, white-crowned, sparrows, Hummingbirds*

**Understory** *Mockingbird, Bluebirds, Wrens, Doves,*

**Ground Cover** *White-crowned Sparrows, Fox Sparrow, Song Sparrow, Spotted Towhees*

**Layer of Green Space - Species**



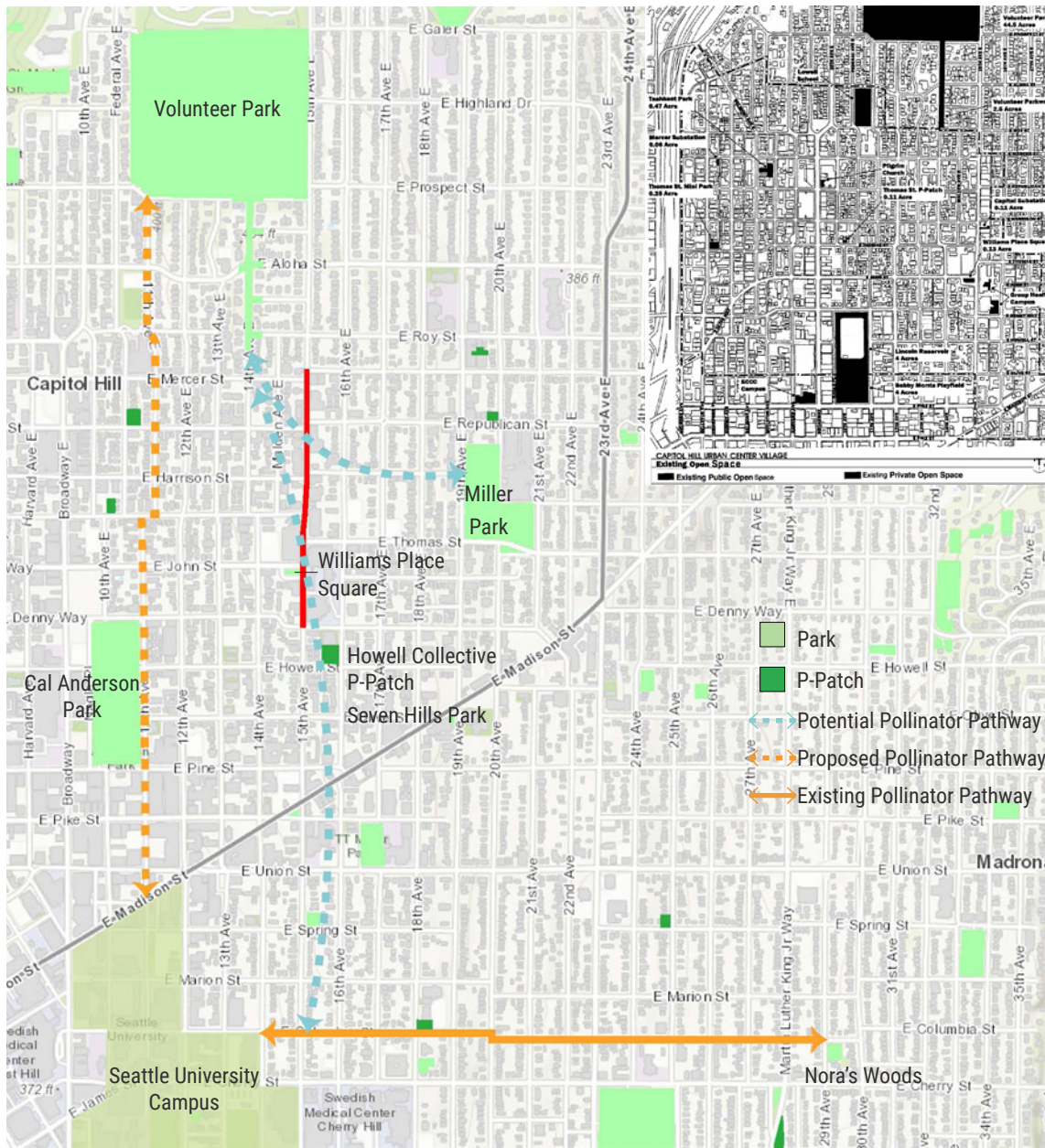
**Sources**

- Seattle Audubon
- Trees for Seattle
- Forterra
- Top: made by Yuxi Jin
- Bottoms taken by Yuxi Jin

**Urban Green**

Green Space provides many benefits for human communities, including their positive effect on health, local economy, safety, child development, and stormwater infrastructure. A healthy and diverse green space is also important to other residents and visitors of Seattle - Wild Life, birds, bees, butterflies... Each layer of the green space provides habitat to some specific wild life.

A lot of ground-foraging birds, bees, butterflies, etc. rely on low lying shrubs like ferns, sallah, pollinator-friendly flowers. In the high level of shrubs and lower canopy, there are other birds species, that prefer nesting in the canopy of shrubs. They forage for the berries and insects that can be found in this layer. Nesters that prefer tall, mature Douglas-fir, western hemlock, and western red cedar could use the urban canopy consists of conifers and hardwoods.



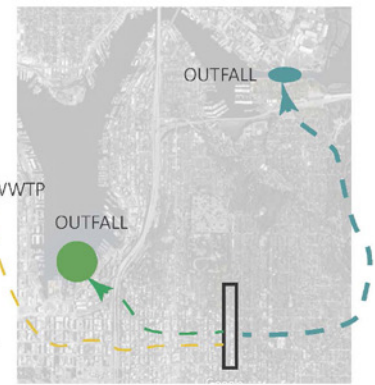
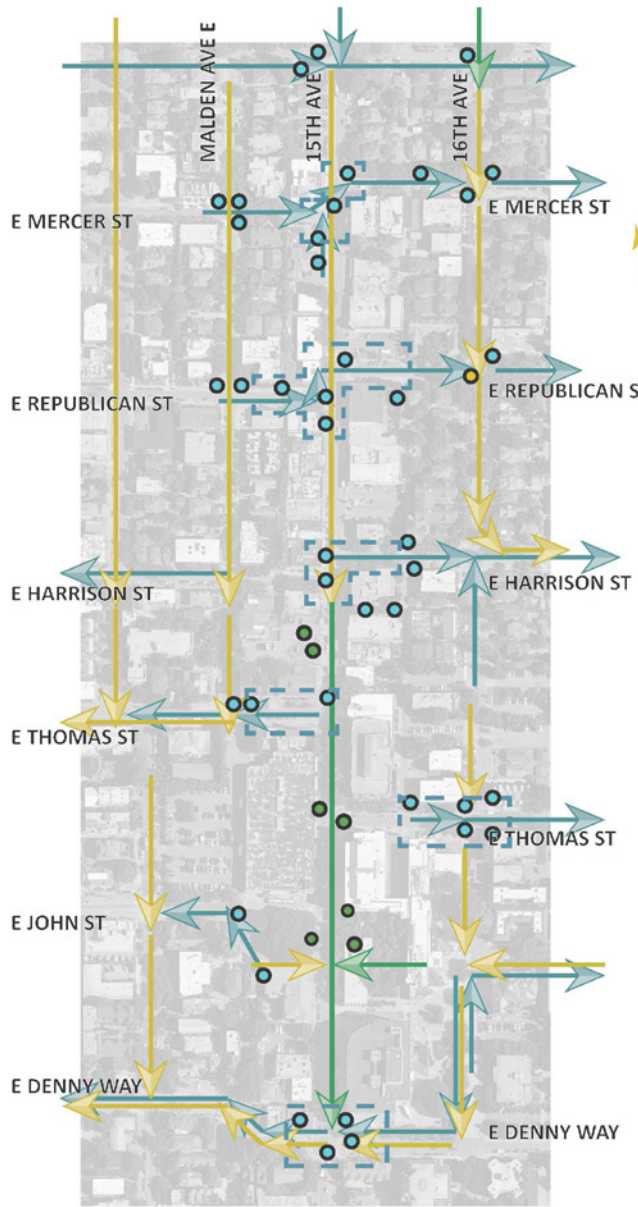
Green Space Map

In our site, there are some green space along the 15th Avenue. They have some ground cover, some lower shrubs and several street trees, which can be the mid-story and understory canopy, but not enough higher canopy and pollinated flowers. There is only one tiny park - Williams Place Square, where the diversity of plants is not very enough. From the larger scale, there are some parks around, several P-Patches, and will be two pollinator pathways, which means there will be some visitors - birds, butterflies, bees, etc passing our site.

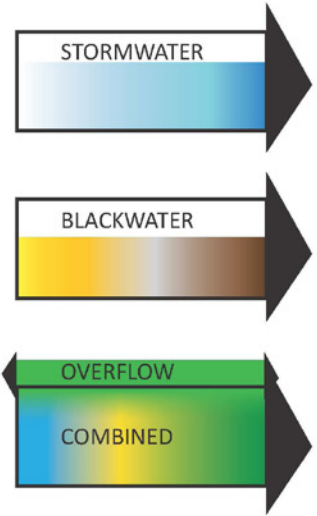
The Pollinator Pathway is a participatory art, design and ecology social sculpture founded by the artist and designer Sarah Bergmann. They connected existing isolated green spaces from Nora's Woods to Seattle University Campus, created a more hospitable urban environment for pollinators like bees with a system of ecological corridors of flowering plants by using existing urban infrastructure such as curb space and rooftops. They will work on a pollinator pathway from Volunteer Park to Seattle University Campus in the future.

### Sources

The Pollinator Pathway  
 Seattle Department of Neighborhoods  
 Left made by Yuxi Jin



- █ DRAINAGE MAIN
- █ SANITARY MAIN
- █ COMBINED MAIN
- DRAIN



15th Ave has opportunities for harvesting relatively clean rainwater and stormwater before disposing of it in underground sewer systems. The site is located on top of a ridge of the Capitol Hill neighborhood within the Lake Union watershed. Hardscaping and topography slope drainage either to the west into lower south Lake Union or to the east eventually north through the Arboretum into the Montlake cut.

Drainage mains primarily remain relatively clean surface water throughout their travel but combine with the residential and commercial sewage Sanitary mains at certain locations through Capitol Hill. The Combined main travels ultimately to Discovery Park Waste Water Treatment Plant, WWTP, unless during stormwater events.

When rainfall from building roofs and street surface stormwater from Drainage mains link with blackwater sewage from Sanitary mains they can overflow in the Combined mains. When overflows occur before the WWTP they are diverted to outfall sites. Contaminated Combine mains release overflow in Lake Union periodically when the WWTP is at maximum capacity.

Sources

[http://gisrevprxy.seattle.gov/wab\\_ext/DSOResearch\\_Ext/](http://gisrevprxy.seattle.gov/wab_ext/DSOResearch_Ext/)

15th AVE Sewer Drainage Map

Brian Deck

Sewer main diagram

Brian Deck



15th Ave has a diversity of narrow public spaces that provide an environmental service. The street runs north to south so it receives full sun. Although, as the main character buildings are on the east and west sides, they only receive half day warmth and direct light. The southern faces are primarily non-social and under-designed spaces even though they receive the most sun.

Based on a drainage and sewer maps there are several intersections that could engage more retention and permeability of surface stormwater. The hardscaping of the street directs water to the intersections where they are piped away through storm drains and sidewalk curb cuts.

Protection from the rain is a key concern in Seattle and there are long corridors of overhead cover. These awnings on small businesses provide some relief while larger sidewalk overhangs from commercial buildings provide a shelter.

#### Sources

[http://gisrevprxy.seattle.gov/wab\\_ext/DSOResearch\\_Ext/](http://gisrevprxy.seattle.gov/wab_ext/DSOResearch_Ext/)  
 Google Maps

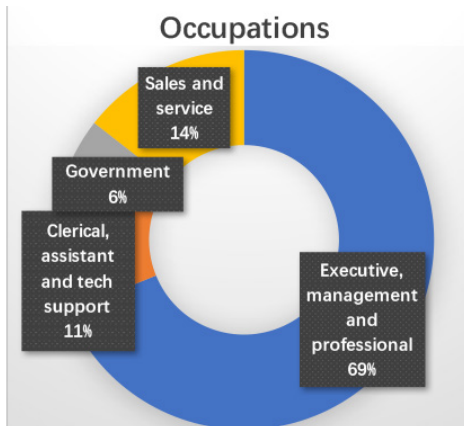
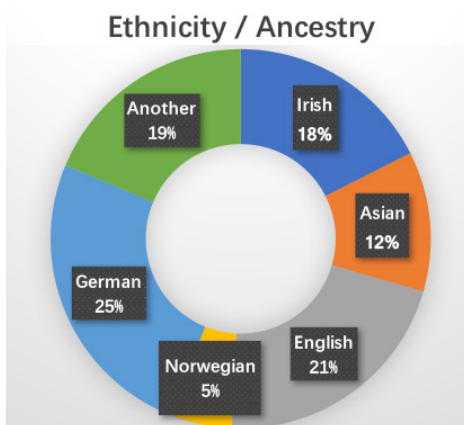
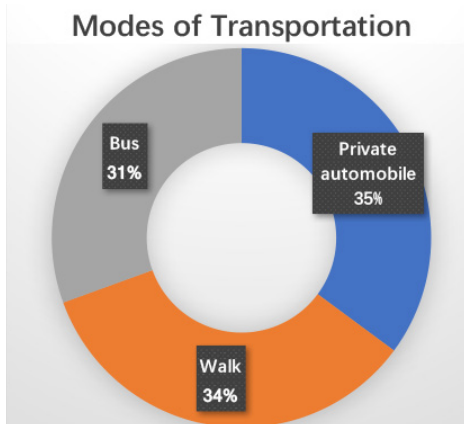




Categories	E Mercer St / E Denny Way Neighborhood	Other Neighborhoods in the Nation
Education - Educated adults with at least bachelor's degree	72.4%	22.6%
Residents living alone	58.9%	99.1%
Car Ownership - do not have car	25.7%	\
Occupation - executives, managers and professionals	65.7%	\
Diversity - Having Eastern European and Swiss ancestry people	2.2% Eastern European; 1.7% Swiss ancestry	\
Diversity - Having Armenian and British ancestry people	1.1% Armenian; 1.7% British ancestry	\
Diversity - Same sex couples living together	98.4% more than U.S.	\
Income - above average	72.5% higher than U.S.	\

Diagram by Jingjing Bu

Data resource: <https://www.neighborhoodscout.com/wa/seattle/thomas-st#overview>



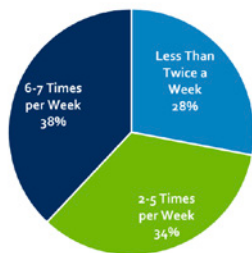
# Demographics, Society, + Public Life

Jingjing Bu, Wenshuo Zhang

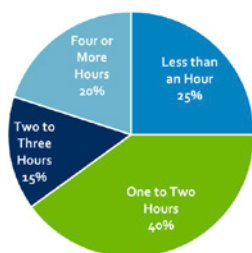
## Demographic-Residents

- Education - Higher education background.
- Occupation - This neighborhood has a higher proportion of its residents employed as executives, managers and professionals than 96.1% of the neighborhoods in American.
- Diversity - Large number of different ancestries represented here
- Migration / Stability / Cohesiveness - In this neighborhood, a greater proportion of the residents living here today did not live here five years ago than is found in 95.9% of U.S.
- Neighborhoods - Has more new residents from other areas than almost any other in America.
- Income - The upper-middle class income, making it an above average income neighborhood.

Frequency of Visiting



Duration of Visit



Personal Vehicle



Walk / Bike



Transit

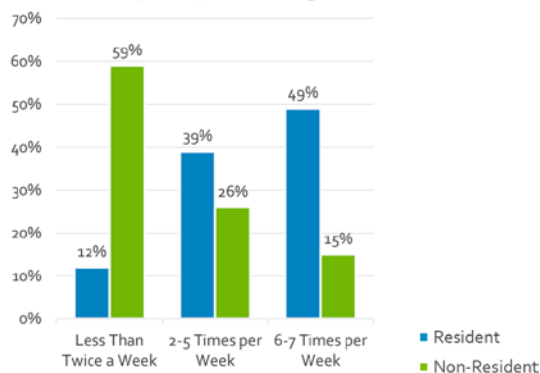


# Demographic-Non-Residents

## Travel Behaviors

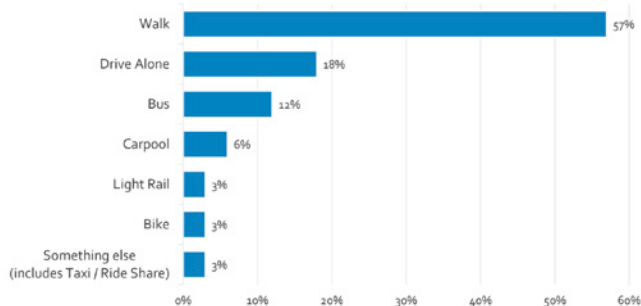
- Nearly three-quarters of respondents (74%) visit the 15th Ave E Business District two or more times per week.
- While nearly all residents (88%) visit two or more times per week, non-residents are split with six out of ten visiting the area less than twice per week (59%).
- Three quarters (75%) of visitors use alternative transportation modes to get to/from 15th Ave E.
- Over three times as many visitors walked (57%) as driving alone, the second most common travel mode (18%).
- Over three-quarters of residents (78%) walked compared with only 57% percent of non-residents.
- Convenience is the leading driver for those who use public transit (45%) or a personal vehicle (35%).
- Proximity is the primary driver for those who walk (43%).

Frequency of Visiting

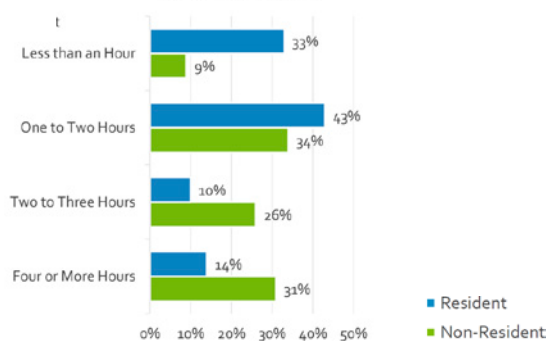


Frequency of Visit - Resident vs. Non-Residents

Frequency of Visit by Travel Mode



Duration of Visit



Duration of Visit - Resident vs. Non-Residents

Travel Mode To 15th Ave E -All Visitors

	Drove Alone	Carpool	Walk/Bike	Bus	Link Light Rail	Other
South Seattle (n=17)	41%	24%	6%	12%	6%	12%
Northeast Seattle (n=12)	42%	17%	8%	25%	8%	0%
Seatac Area (n=11)	27%	0%	0%	64%	0%	9%
Downtown Seattle (n=10)	30%	0%	0%	60%	10%	0%
Northwest Seattle (n=9)	33%	44%	22%	11%	0%	0%
Outside Washington (n=9)	22%	0%	56%	11%	11%	0%
Capitol Hill (n=7)	43%	0%	43%	14%	0%	0%
Elsewhere in WA (n=6)	50%	17%	0%	17%	0%	33%
West Seattle (n=6)	17%	33%	33%	17%	0%	0%
East Side (n=4)	50%	25%	0%	25%	0%	0%
Snohomish County (n=4)	50%	0%	50%	0%	0%	0%
Bellevue (n=2)	0%	50%	50%	0%	0%	0%

Travel Mode To 15th Ave E -By Origin of Non-Residents

Data resource: Capitol Hill / 15th Ave E Neighborhood Intercept Survey by SDOT, Nov 2016

## Critical Review

- Shape the spaces and people will gather here and walk in almost any climate
- Address the all alternative modes of transportation



Photo: Wenshuo Zhang



Photo: Wenshuo Zhang

## Social Issue and Street Character from Street Interview

### VOX POP

#### Social issue on the street

- High housing price
- Shortage of affordable housing
- Identity change of community members
- Lack of community center
- Homeless people



Photo: Wenshuo Zhang



Photo: Wenshuo Zhang

#### Best thing about the street

- Pedestrian friendly street scale
- Wonderful street feature: historical houses, relatively safe environment, quiet atmosphere, convenient, diverse culture

Resource: Street interview conducted by Jingjing Bu & Wenshuo Zhang



Image: Google Map

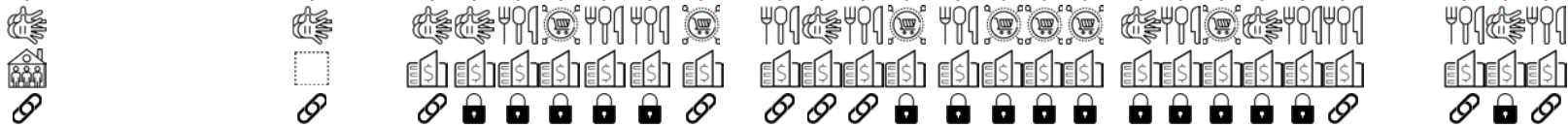
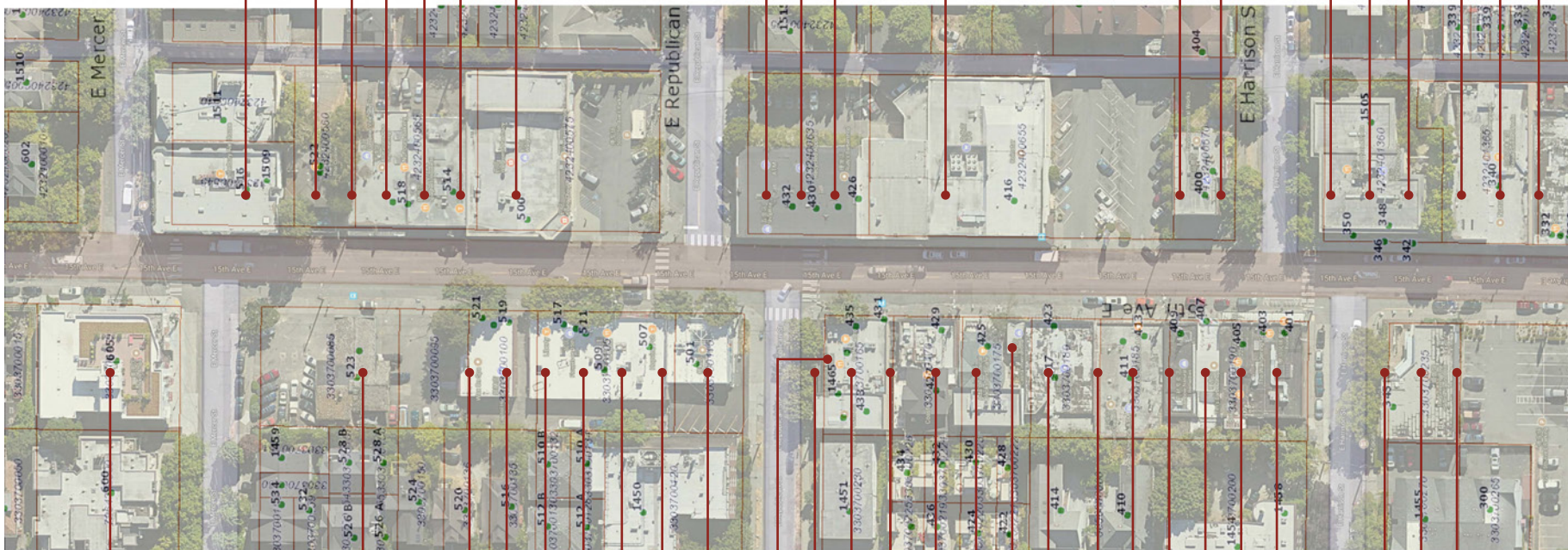


Photo: Wenshuo Zhang



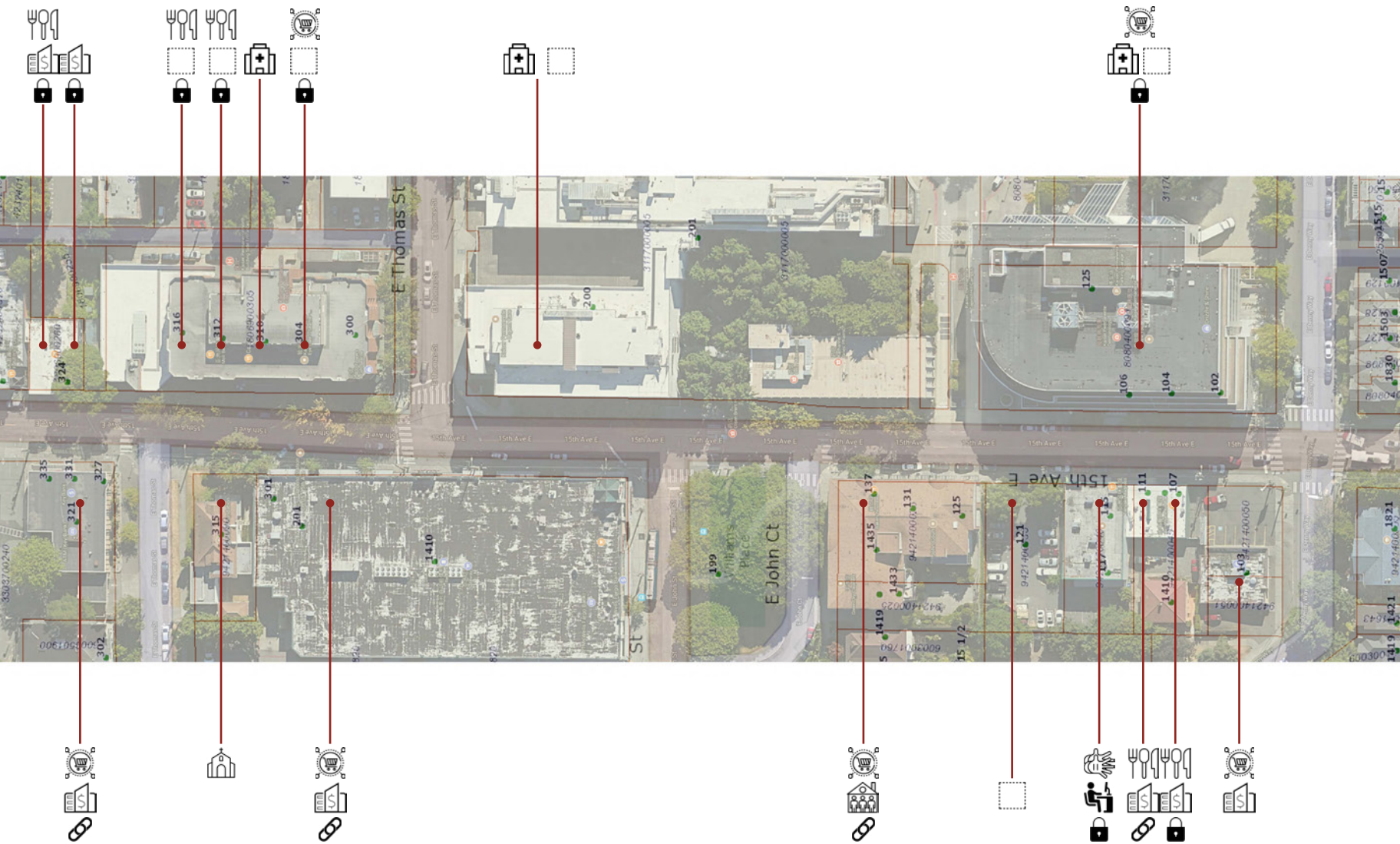
Photo: Wenshuo Zhang

Business Type  
Present use  
Business ownership



Business Type & Ownership on 15th Ave E

Diagram by Wenshuo Zhang

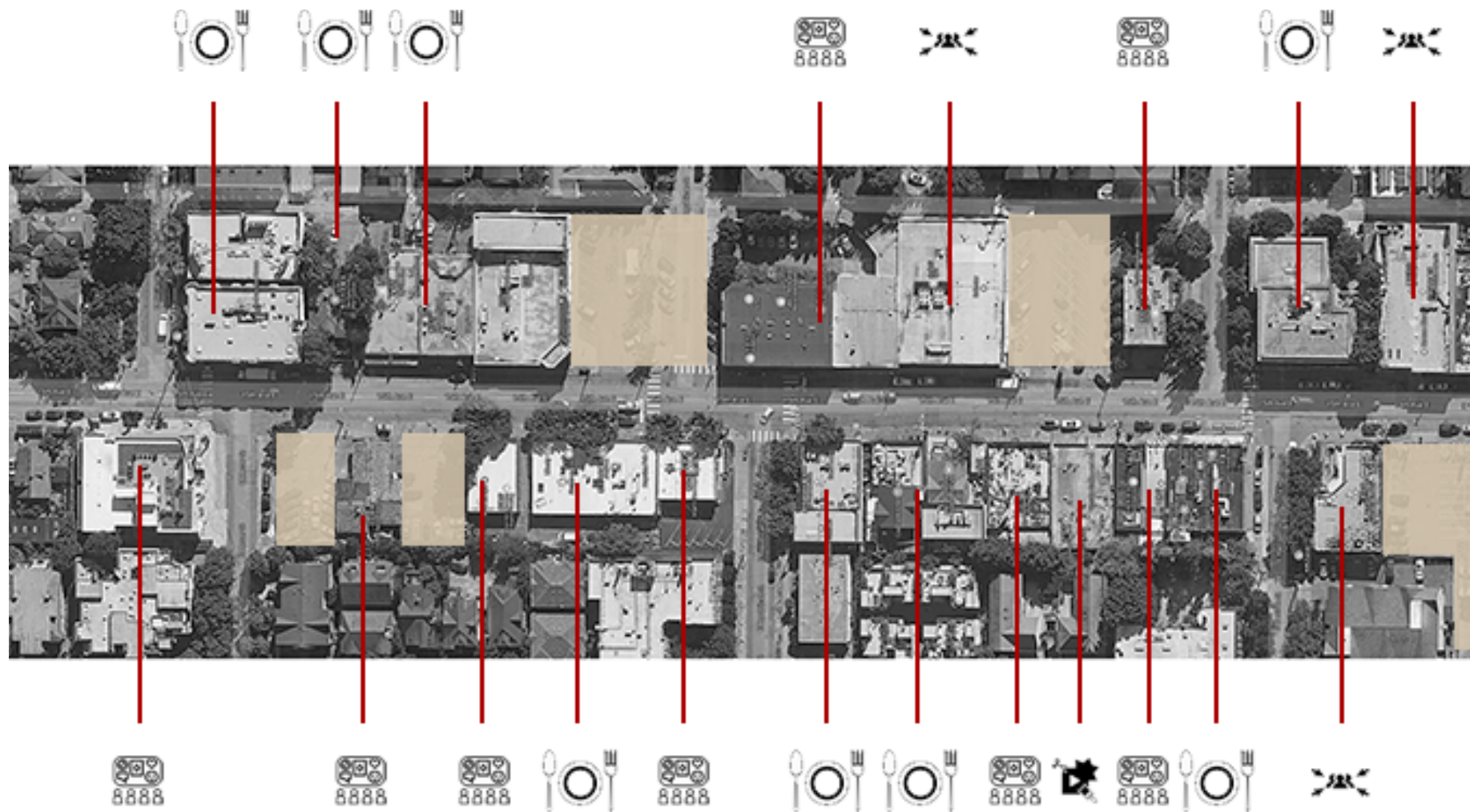


## Legend

-  Service
-  Chain
-  Office
-  Restaurant
-  Vacant
-  Residential/Commercial mix
-  Church
-  Supply
-  Private owned
-  Commercial
-  Hospital

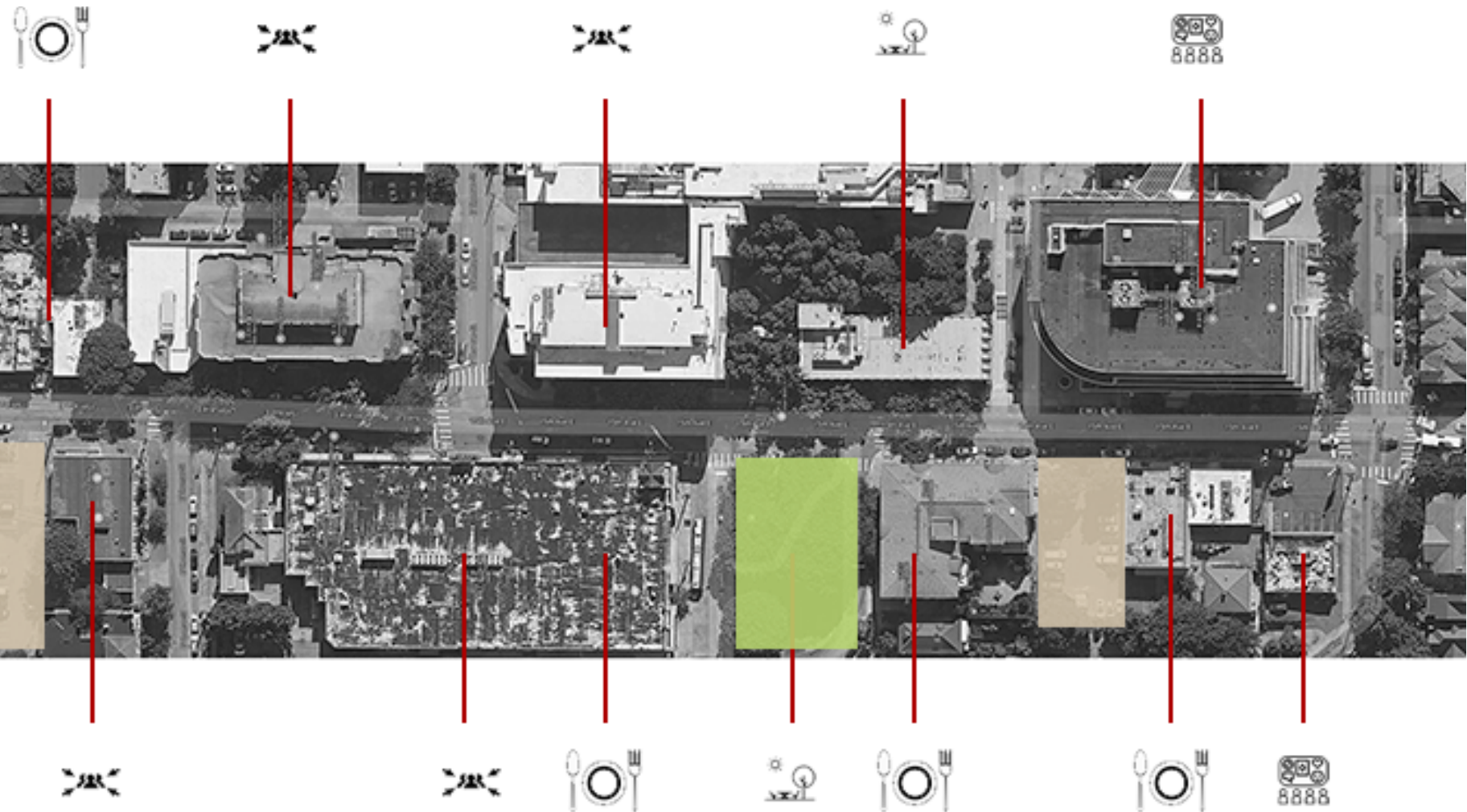


### Spaces-Public Realm Amenities









Public Realm on 15th Ave E

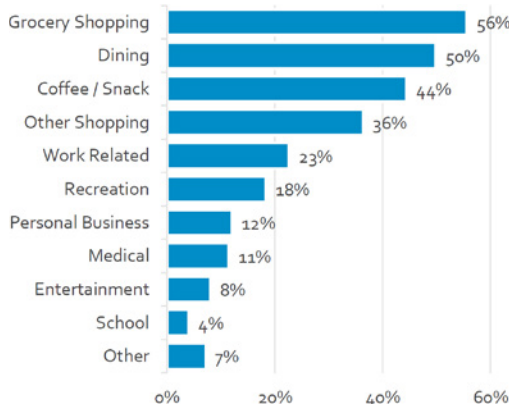
Diagram by Jingjing Bu



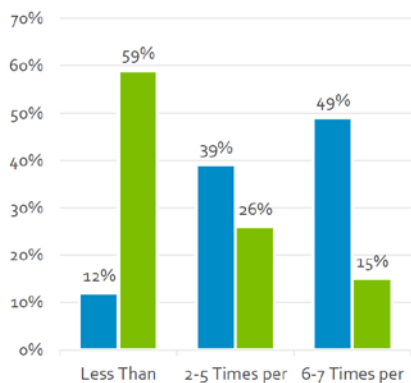
## Legend

-  Recreation and Play
-  Art
-  Nature
-  Greenland Realm
-  Food
-  Parking Realm

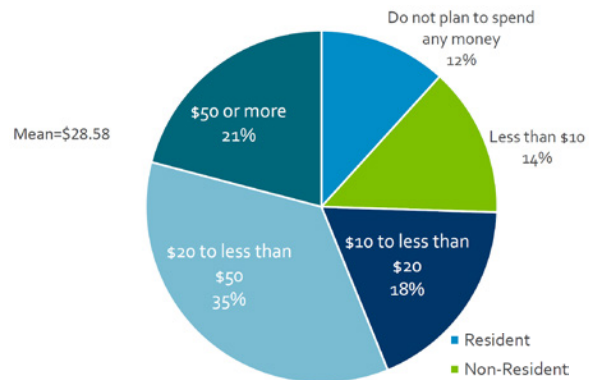




Reasons for Typical Visit (All Visitors)

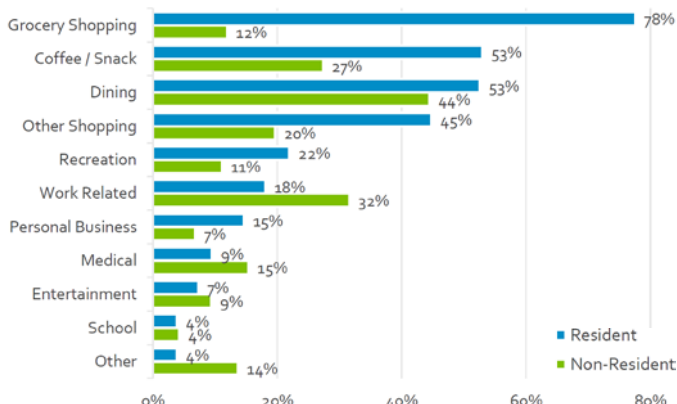


Frequency of visiting (Residents/Non-residents)

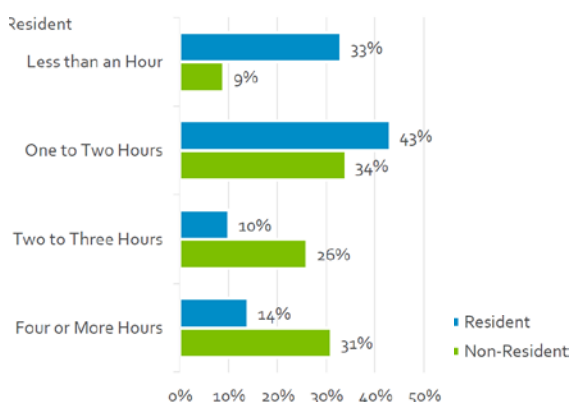


Spending (All Visitors)

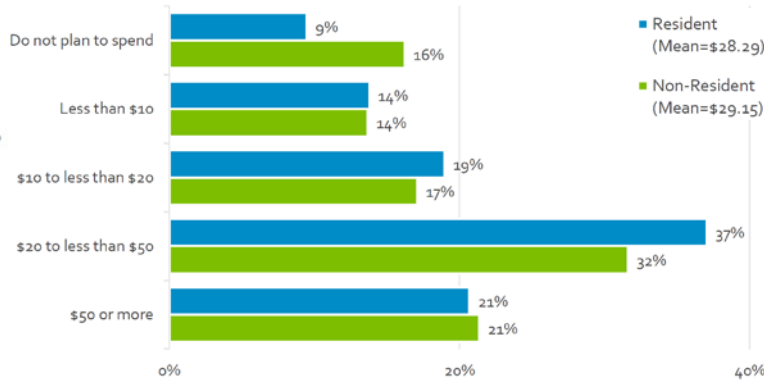
Data resource: Capitol Hill / 15th Ave E Neighborhood Intercept Survey by SDOT, Nov 2016



Reasons for Typical Visit (Residents/Non-residents)



Duration of visiting (Residents/Non-residents)



Spending (Residents/Non-residents)

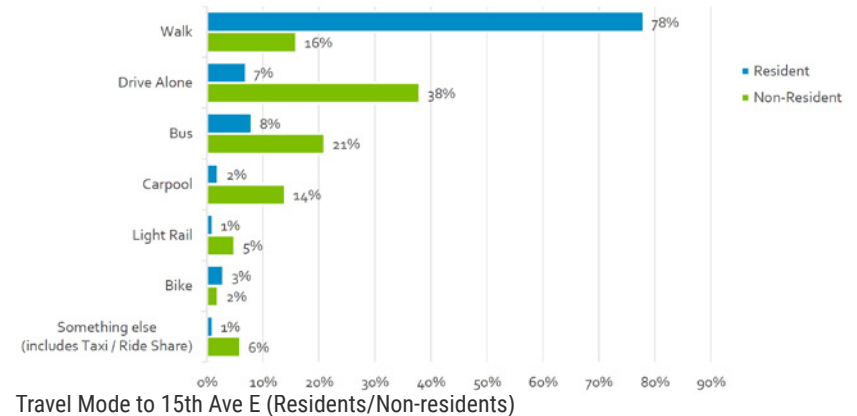
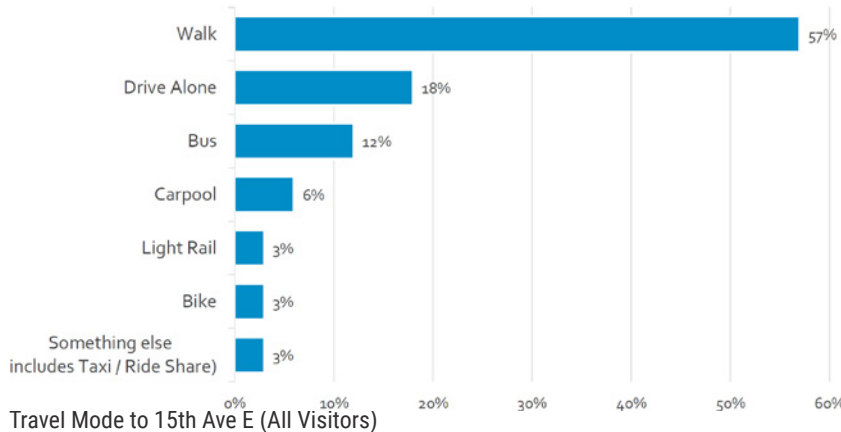
## Staying Activities

- Most residents visit the street for grocery shopping.
- Most non-residents visit the street for dining.
- Residents and non-residents are similarly likely to visit the area to dine at a restaurant.
- Half (49%) residents visit the street 6-7 times per week.
- The majority of non-residents visit less than twice per week.
- Non-residents spend more time in the area than residents.
- Nearly all (88%) visitors plan on spending some money while in the area.
- Over half (56%) plan on spending \$20 or more and one-in-five (21%) plan on spending at least \$50.

## Critical Review

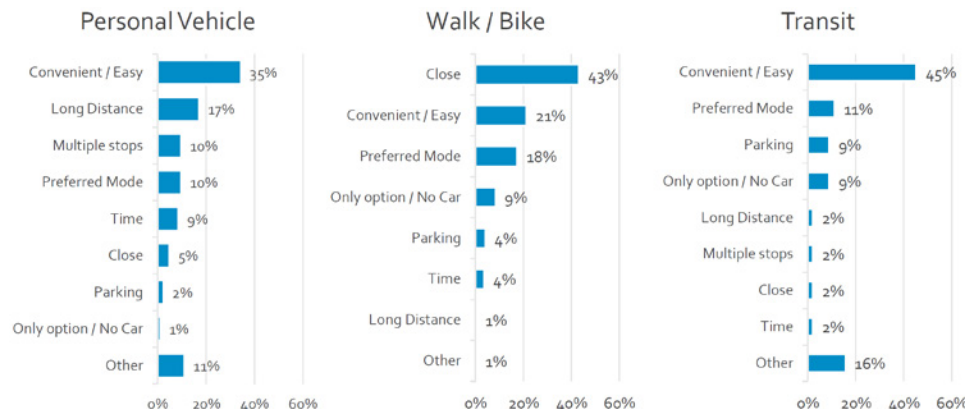
- **Attractive keys for activities: Dining/Cafe/Grocery**
- **More amenities to increase duration of visiting, combining to major visiting reasons**



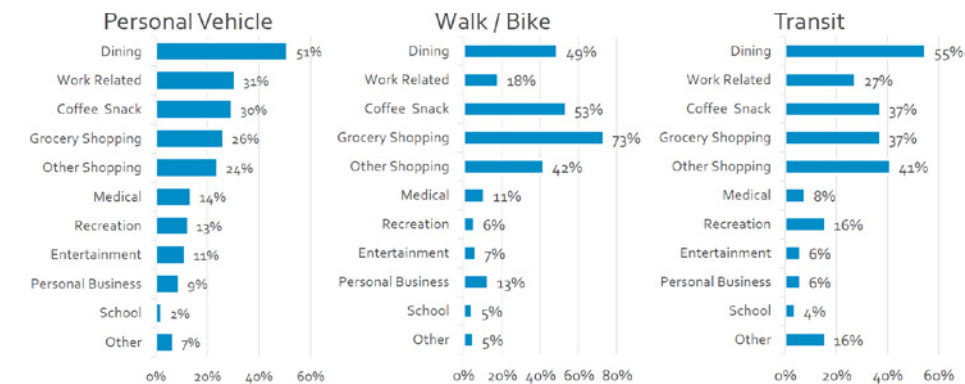


Travel Mode to 15th Ave E (All Visitors)

Travel Mode to 15th Ave E (Residents/Non-residents)



Reason for Choosing Mode (All Visitors)



Reasons for Typical Visit - Primary Travel Mode

Data resource: Capitol Hill / 15th Ave E Neighborhood Intercept Survey by SDOT, Nov 2016

## Transport Activities

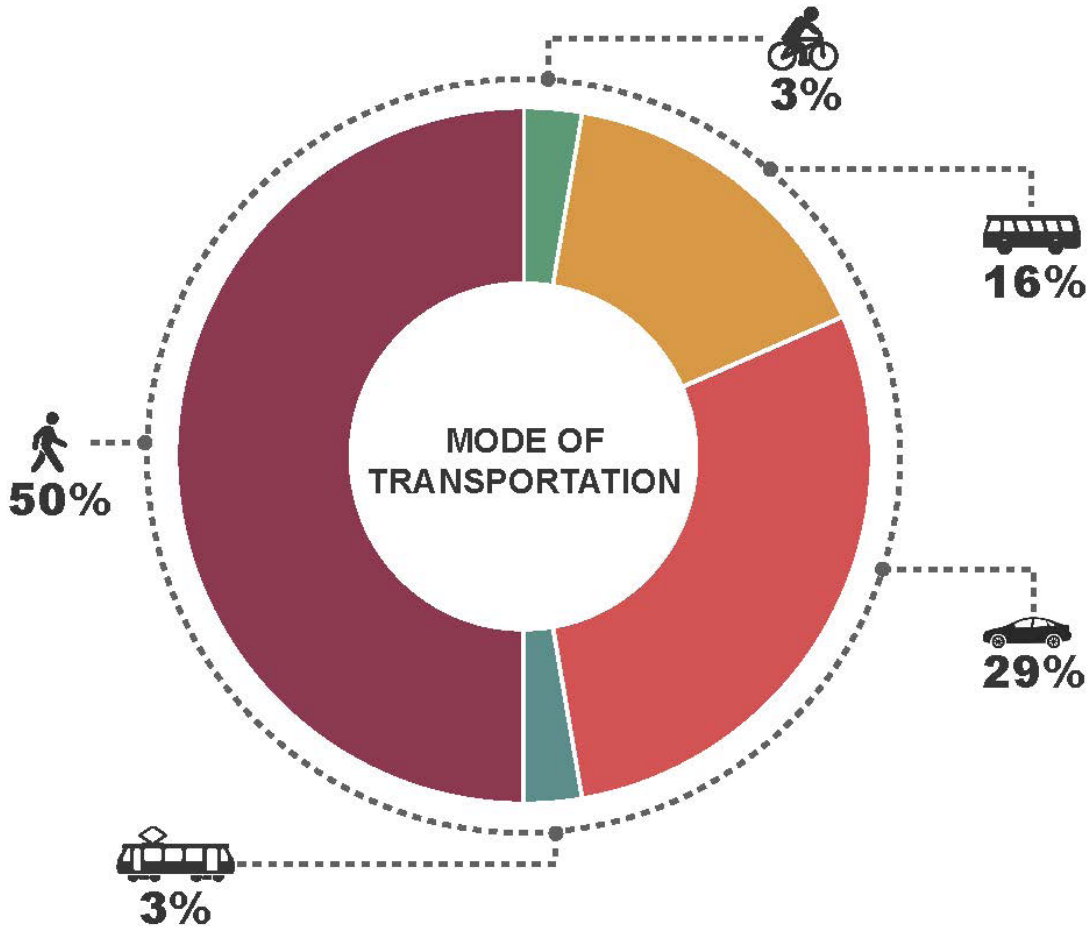
- Convenience is the leading driver for those who use a personal vehicle and public transportation and the second driver for those who walk.
- Most residents walk.
- Non-residents are much more likely to use all other modes of travel to get to the area.
- Visitors are equally likely to visit the area to dine at a restaurant regardless of the travel mode used.
- Those who walk or bike are significantly more likely to be grocery shopping or getting coffee.

## Critical Review

- **Cafe/Grocery shopping being more attractive might promote pedestrian/bike transportation**
- **Dinning on the street is always a strong attraction to people**
- **Hospitality grocery shopping/dinning environment might promote pedestrian/bike transportation**

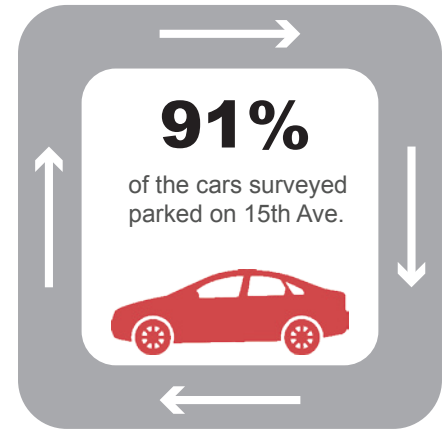


# Usage Survey



Avg. Time in the Area

As part of our site analysis we performed a series of observational studies at crucial intersections and mid-blocks along 15th Avenue. Our goal was to create comparisons between weekday and weekend transportation uses throughout



Graphs by: Ilse Torres



# Quality Criteria

PROTECTION

Protection against traffic & accidents  
--Feeling safe

Protection against crime & violence  
--Feeling secure

Protection against unpleasant sensory experiences

COMFORT

Opportunities to walk/cycle

Opportunities to stop & stay

Opportunities to sit

Opportunities to see

Opportunities to talk & listen

Opportunities to play & exercise

ENJOYMENT

Dimensioned at human scale

Opportunities to enjoy the positive aspects of climate

Aesthetic qualities + positive sensory experience

12 Key Quality Criteria by Gehl's Architecture implemented on 15th Ave

Analysis by: Raphael Montoya, Bennett Song and Ilse Torres

# Streets, Mobility + Transportation

Raphael Montoya, Bennett Song, Ilse Torres

The analysis of the street, mobility and circulation flows of 15th Avenue corridor, routes from the corner of Denny Ave on the south up to Mercer on the north end of the street.

Existing conditions, traffic flows and quality of the street are the main focus of the analysis. On-site data such as counting of transportation methods at different locations throughout the 6-block area of analysis, gave a snapshot of the use and density of the neighborhood corridor. The six blocks can be covered in 10 minutes at a leisurely speed.

The survey analyzed the modes of transportation used to get to 15th Ave, the average time each individual spent within the corridor during their current trip, and if they drove, where did they park. In total 37 individuals were surveyed.

As part of our site analysis we performed a series of observational studies at crucial intersections



## Uses and Flow Observation Points

and mid-blocks along 15th Avenue. Our goal was to create comparisons between weekday and weekend transportation uses throughout mornings, afternoons, and evening. In the following charts, the highest quantity of any transportation type at that particular time will be highlighted in green. From our finding we can begin to draw conclusions about day-time and night-time uses, weekday and weekend uses, preferred methods of transportation, and potential patterns around nodes within our site.



### Legend

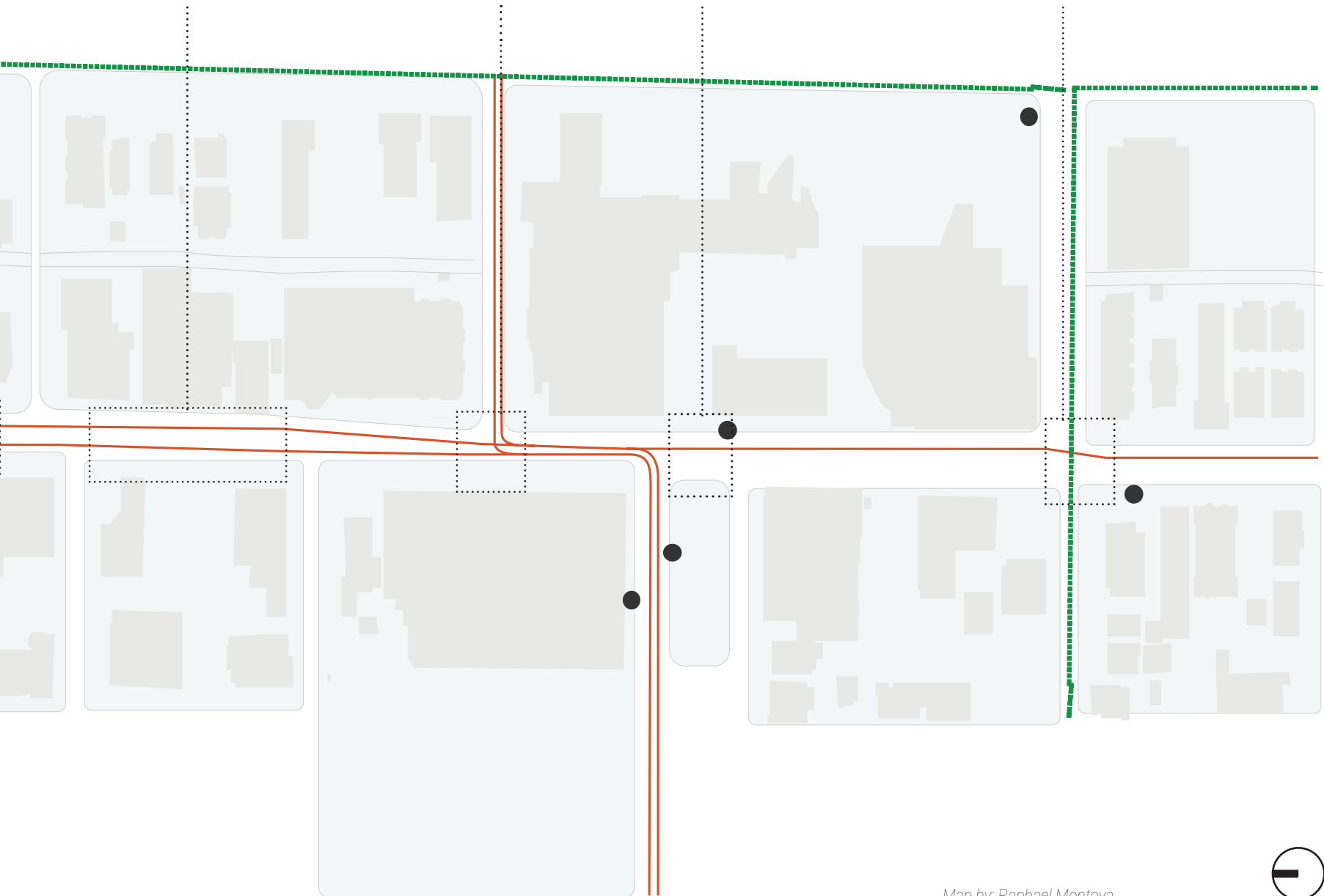
- Planned Bike Paths -----
- Bus Paths \_\_\_\_\_
- Bus Stops ●

Harrison/Thomas  
Mid-block

Thomas  
Intersection

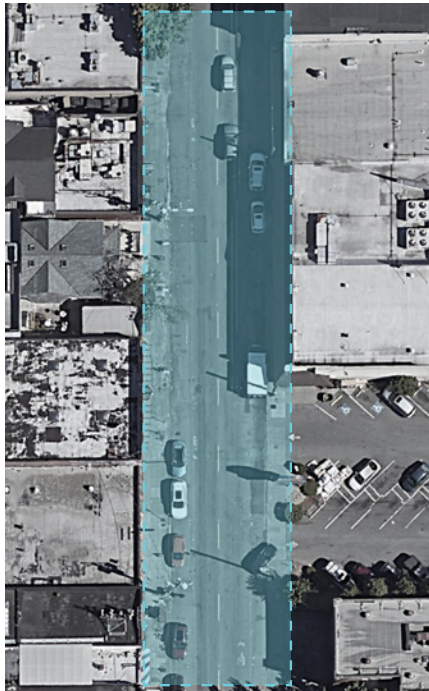
John Street Mid-  
block

Denny Way  
Intersection



Map by: Raphael Montoya





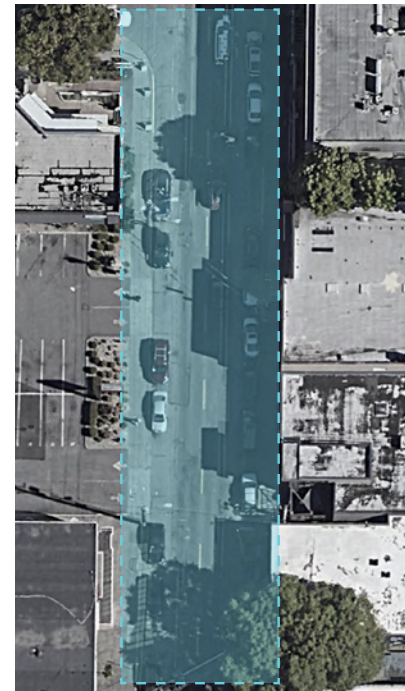
### Republican/Harrison Mid-block

#### Weekday Observations

Time	Pedestrians				Bikes		Buses		Vehicles	
	S	N	S	N	S	N	S	N	S	N
9:27 AM	32	19	2	0					27	18
5:00 PM	47	38	1	2	0	0	0	0	52	68
8:00 PM										

#### Weekend Observations

Time	Pedestrians				Bikes		Buses		Vehicles	
	S	N	S	N	S	N	S	N	S	N
8:00 AM	25	14	2	0	1	1	1	1	20	24
7:13 PM	31	31	1	1	1	1	1	1	16	16
8:40 PM	44	33	3	1	1	1	1	1	21	37



### Harrison/Thomas Mid-block

#### Weekday Observations

Time	Pedestrians				Bikes		Buses		Vehicles	
	S	N	S	N	S	N	S	N	S	N
9:39 AM	12	16	0	0					35	30
5:00 PM	39	57	2	1	3	1			35	46
8:00 PM										

#### Weekend Observations

Time	Pedestrians				Bikes		Buses		Vehicles	
	S	N	S	N	S	N	S	N	S	N
8:00 AM	14	13	0	2	0	0	0	0	15	21
6:55 PM	28	30	1	1	1	1	1	1	28	23
8:58 PM	51	18	1	0	0	0	0	0	35	30



### John Intersection

#### Weekday Observations

Time	Pedestrians				Bikes		Buses		Vehicles	
	S	N	S	N	S	N	S	N	S	N
10:05 AM	14	25	0	0					34	46
5:00 PM	24	15	0	6	0	0	0	0	30	36
8:00 PM										

#### Weekend Observations

Time	Pedestrians				Bikes		Buses		Vehicles	
	S	N	S	N	S	N	S	N	S	N
8:00 AM	8	9	0	0	0	0	0	0	21	20
6:30 PM	14	9	0	1	0	0	0	0	24	29
9:26 PM	10	8	1	0	0	0	0	0	34	46



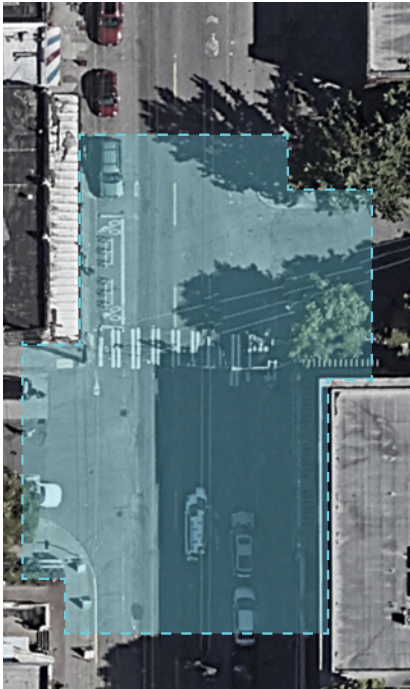
### Denny Intersection

#### Weekday Observations

Time	Pedestrians				Bikes		Buses		Vehicles	
	S	N	S	N	S	N	S	N	S	N
8:00 AM										
5:00 PM	15	8	4	2	1	0	0	0	30	36
8:00 PM										

#### Weekend Observations

Time	Pedestrians				Bikes		Buses		Vehicles	
	S	N	S	N	S	N	S	N	S	N
8:00 AM	4	2	0	0	0	0	0	0	16	20
6:15 PM	9	17	0	0	0	0	0	0	23	28
9:39 PM	12	10	0	0	0	0	0	0		



## Republican Intersection

### Weekday Observations

Zone Republican Intersection									
Time	Pedestrians		Bikes		Buses		Vehicles		
	S	N	S	N	S	N	S	N	
9:15 AM	7	10	0	0			21	19	
5:00 PM	7	10	1	3	2	1	33	39	
8:00 PM									

### Weekend Observations

Zone Republican Intersection									
Time	Pedestrians		Bikes		Buses		Vehicles		
	S	N	S	N	S	N	S	N	
8:00 AM	25	17	0	1	1	1	24	21	
7:25 PM	24	29	0	0	1	1	22	34	
8:27 PM	24	22	0	0	0	0	21	19	



## Thomas Intersection

### Weekday Observations

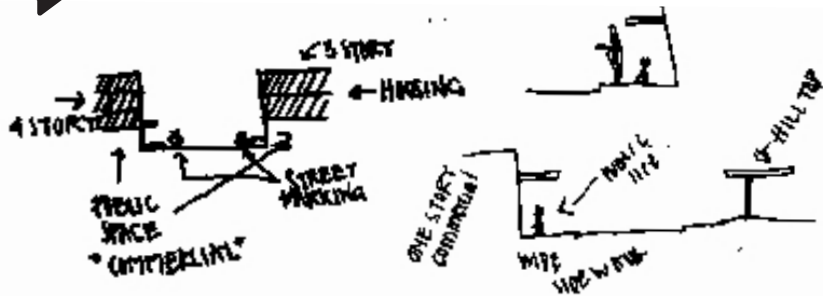
Zone Thomas Intersection									
Time	Pedestrians		Bikes		Buses		Vehicles		
	S	N	S	N	S	N	S	N	
9:53 AM	18	21	0	0			49	42	
5:00 PM	27	32	3	3	1	3	40	53	
8:00 PM									

### Weekend Observations

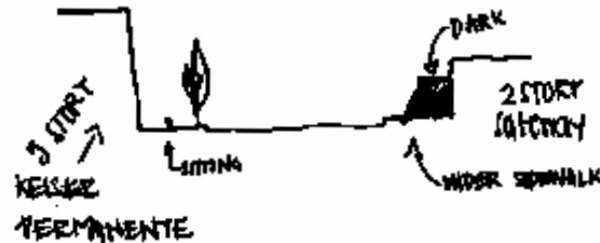
Zone Thomas Intersection									
Time	Pedestrians		Bikes		Buses		Vehicles		
	S	N	S	N	S	N	S	N	
8:00 AM	16	9	2	0	1	1	33	27	
6:43 PM	16	16	0	0	2	2	39	35	
9:14 PM	14	15	0	0	2	0	49	42	



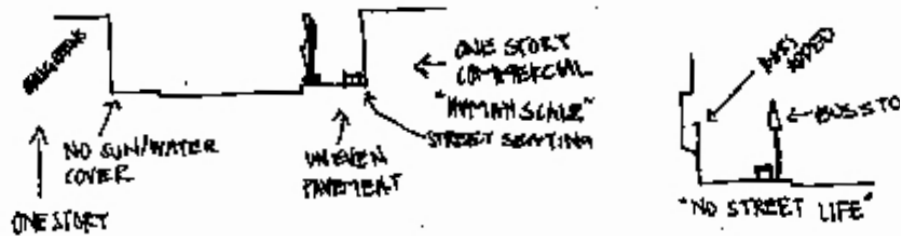
# Street Sections



Mercer and 15th



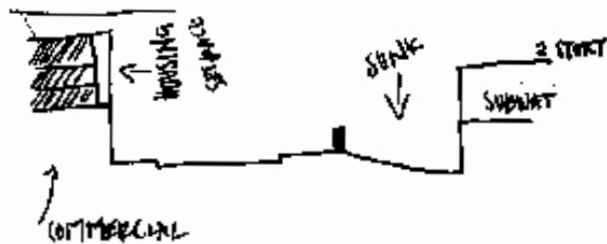
John and 15th



Republican and 15th



Thomas and 15th



Harrison and 15th



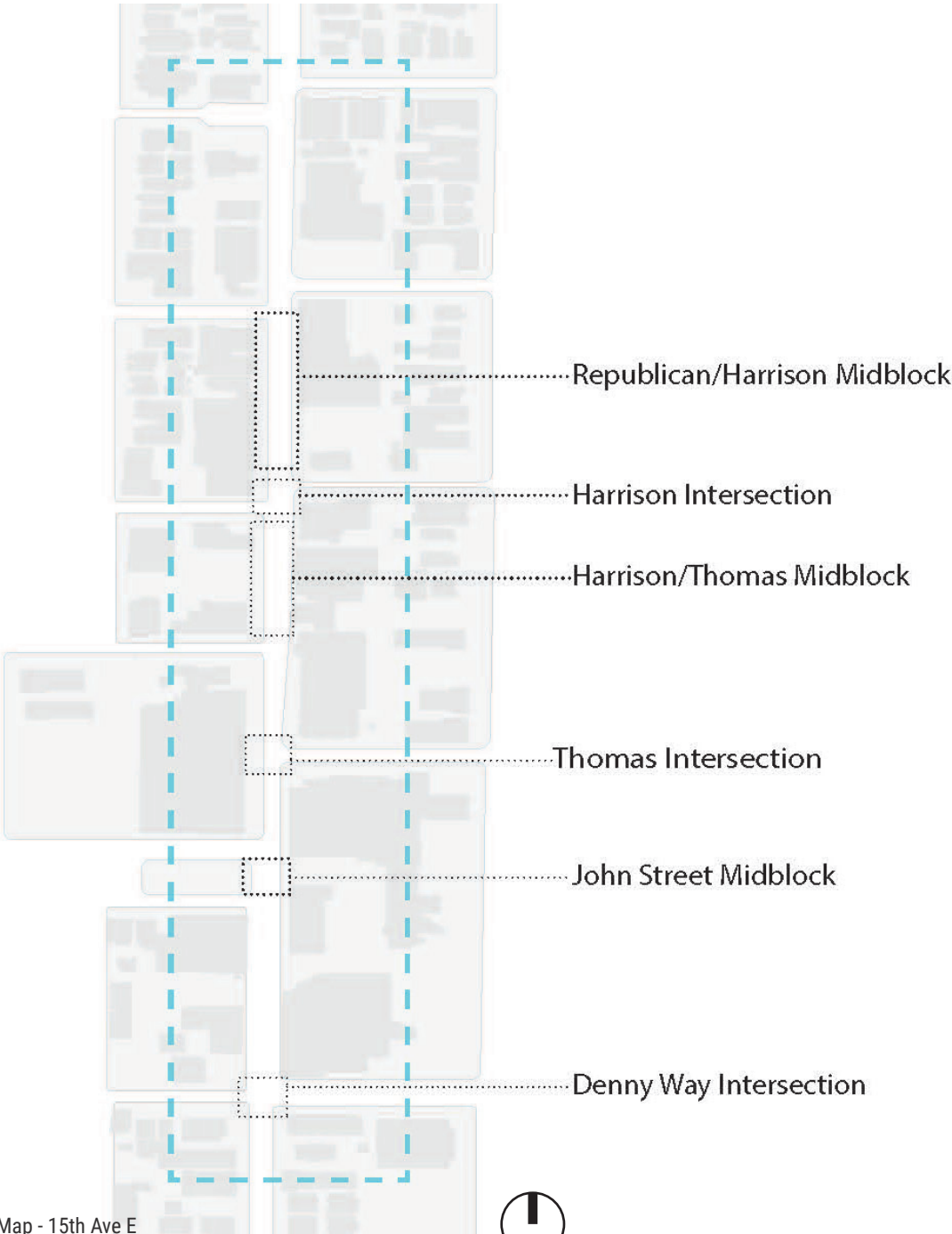
Denny and 15th

Sections By: Ilse Torres

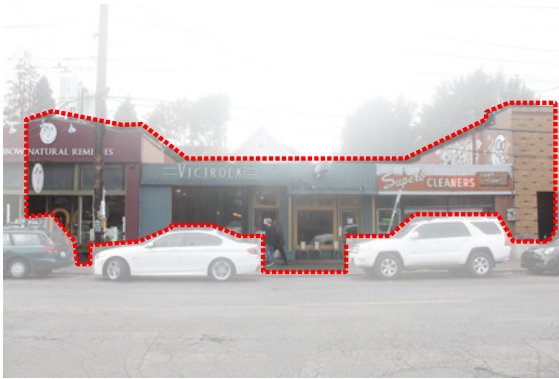


# Pedestrian Environment + Street Character

15th Ave E. is composed of a variety of architectural and spatial characteristics. As new development is inevitable, it is essential to examine the best ways to maintain and build off of what is existing. This initial study examines street presence and the architectural and landscape detailing that contributes to either a positive or negative pedestrian experience.



Site Map - 15th Ave E  
Map by Raphael Montoya



Building is pulled back which cultivates a more inviting entry into the alley  
 Permeable paving serves to demarcate separation of public/private space while also assisting drainage

Potential space to densify without completely altering street character along 15th Ave E.

Through block access to the alley acts to break up the mass of the block



Planting strips can act as visual enhancement along utility walls that are otherwise blank  
 Greening along either edge of the alley enlivens the pedestrian experience while also reducing rainwater runoff

**Alley Characteristics**

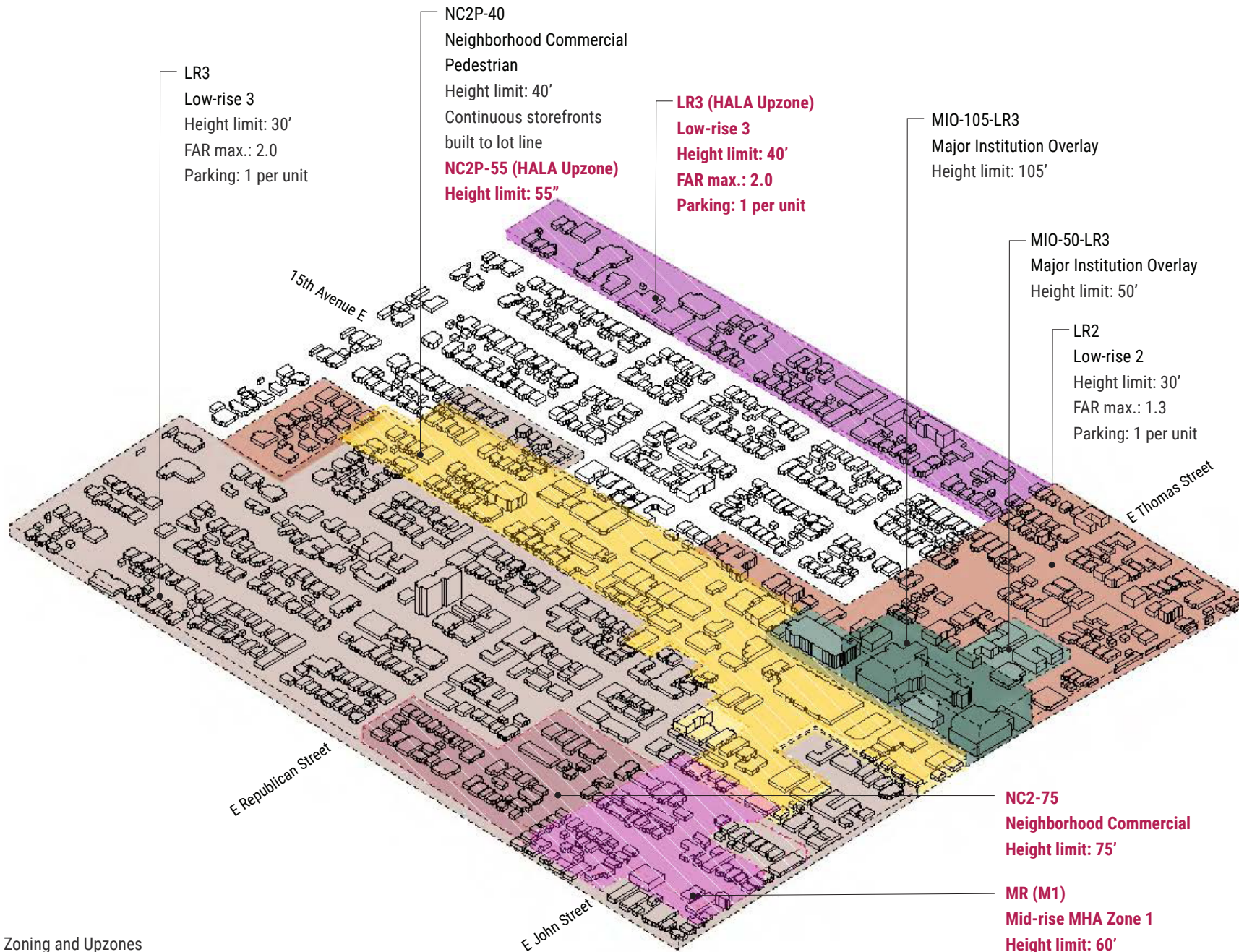
*Diagrams by Bennet Song*

# Materials



Material Palette of 15th Ave E

*Photos by Bennet Song*



Zoning and Upzones

Ariel Scholten

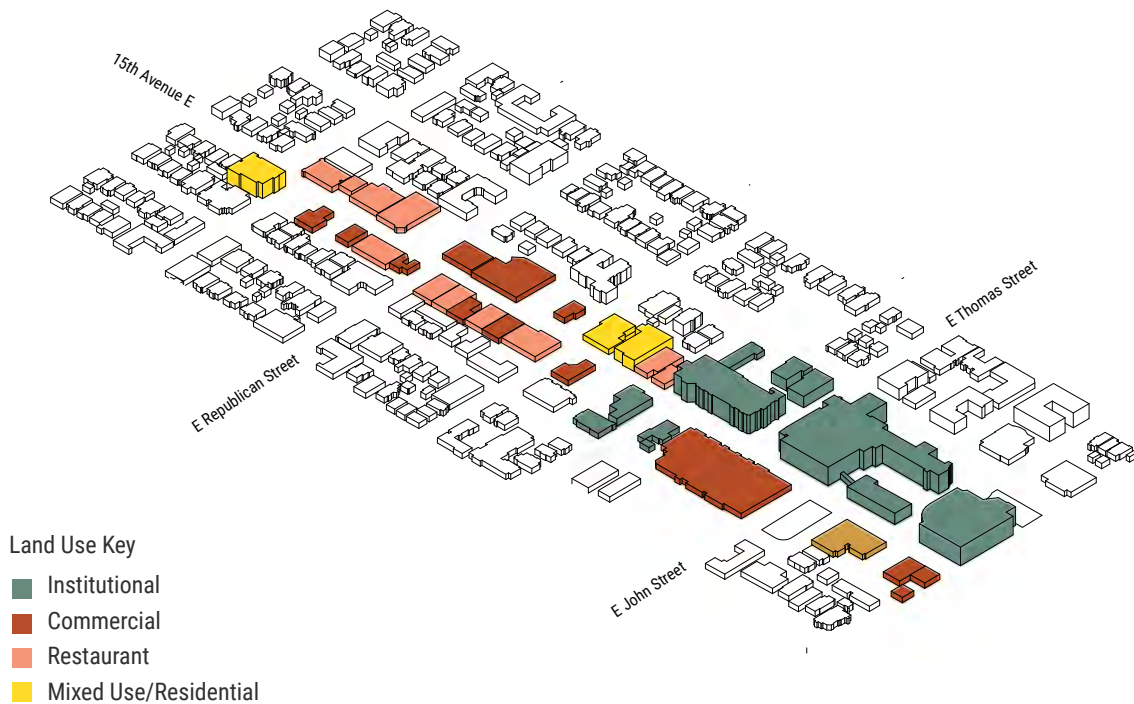
# Zoning + Land Use; Existing + In-Process Plans

*Ka Yan (Karen) Lee, Mo Li, Ariel Scholten*

Capitol Hill is in the midst of major change in all aspects of land use. Neighborhood involvement is a large component of decision-making, with a wide variety of organizations in Capitol Hill included in the process.

## Land Use

There are four types of land use along the 15th Ave corridor: Institutional, including religious, medical and educational buildings; Commercial, including retail and businesses; Restaurants and Mixed Use/residential buildings.



Land Use  
*Ariel Scholten*

## Citywide Design Guidelines

### Context and Site

- CS1 - Natural Systems and Site Features
- CS2 - Urban Pattern and Form
- CS3 - Architectural Context and Character

### Public Life

- PL1 - Connectivity
- PL2 - Walkability
- PL3 - Street Level Interaction
- PL4 - Active Transportation

### Design Concept

- DC1 - Project Uses and Activities
- DC2 - Architectural Concept
- DC3 - Open Space Concept
- DC4 - Exterior Elements and Finishes

### Sources

Capitol Hill Neighborhood Design Guidelines

## Capitol Hill Priority Design Issues

- Reinforce and augment the neighborhood's architectural qualities, walkable urban form, historic character, and natural features.
- Create an attractive, functional, and safe pedestrian environment, especially in support of vibrant, thriving retail corridors.
- Leverage new development to meet the art community's goal to elevate and sustain the

presence of arts and culture in Capitol Hill.

- Leverage new development to meet EcoDistrict goals to promote a socially equitable, environmentally resilient and culturally vibrant neighborhood.
- Honor Capitol Hill's role as the center of the LGBTQ culture and community
- Incorporate or acknowledge the best features of existing early to mid-century buildings in new development.
- Enhance and expand contiguous tree canopy, and expand natural landscapes
- Champion environmental sustainability in new developments to make active transportation, efficient energy and water use, minimal waste, healthy sustainable food accessible to all residents.
- Encourage a greener, more sustainable public realm.

## 15th Avenue Supplemental Guidance

Encourage facade detailing at the street level that contributes to the street's existing intimate retail character and variety of pedestrian scales storefronts. Use pedestrian-oriented custom signs to identify buildings and street-level activities. Improve the walkability along 15th Ave. while maintaining the street's intimate pedestrian character.

## Seattle Public Utilities-Stormwater

### Combined Sewer Overflows Capital Projects

Combined sewer overflows (CSOs) are relief points in sewer systems that carry sewage and stormwater in the same pipe.

Since 1979, King County has reduced its overflows by 90 percent. Seattle waterways will benefit from upcoming projects to prevent sewage overflows and polluted stormwater runoff.

A diagram on the adjacent page shows how Seattle's combined sewer system overflows to waterways during heavy rain events. There could be design interventions along 15th Avenue E that assist in preventing this overflow events.

### Rainwise: Managing Stormwater At Home

Rainwise project can slow and clean the rain runoff from our homes by helping the rain soak into the soil.

There are some approaches that we can consider to treat stormwater at home when we design residential landscapes for 15th ave N, to slow it, spread it, filter it, soak it in:

- Plant more trees
- Reduce paved area
- Improve your soil with compost and mulch
- Try porous paving options

### Sources

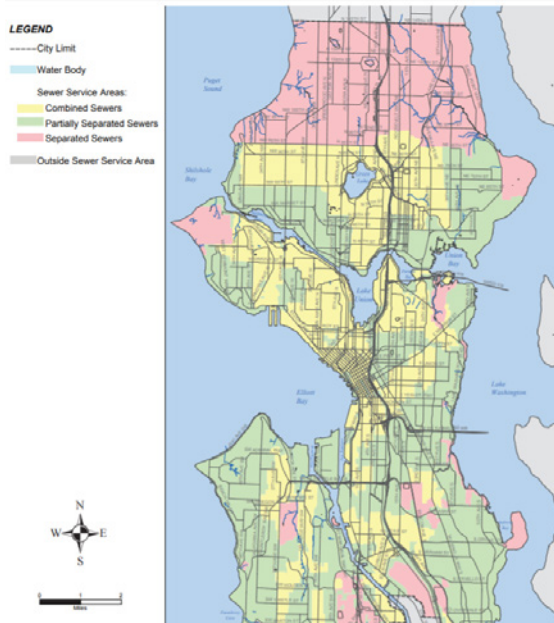
Seattle Public Utilities [http://www.seattle.gov/util/cs/groups/public/@spu/@usm/documents/webcontent/spu01\\_006289.pdf](http://www.seattle.gov/util/cs/groups/public/@spu/@usm/documents/webcontent/spu01_006289.pdf)

RainWise Program <http://www.seattle.gov/util/EnvironmentConservation/Projects/GreenStormwaterInfrastructure/RainWise/index.htm>

## Seattle Climate Action Plan

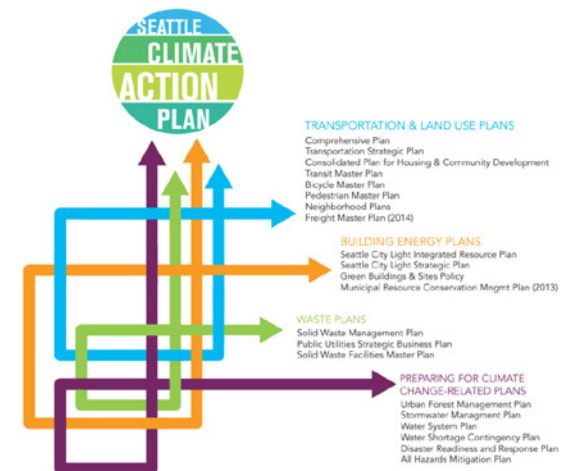
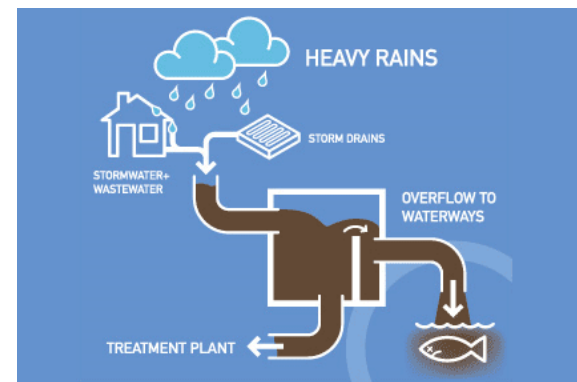
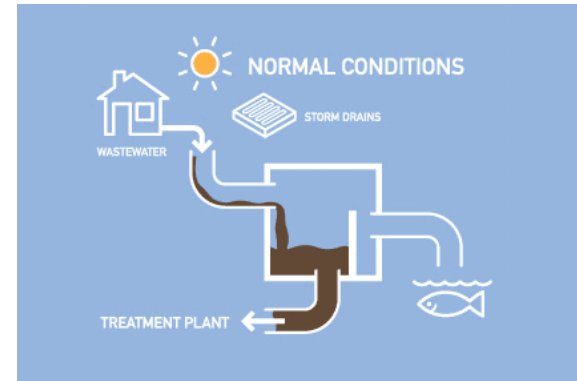
Focuses on city actions that reduce greenhouse emissions and also support vibrant neighborhoods, economic prosperity, and social equity. Actions are focused on areas of greatest need and impact: road transportation, building energy and waste. Some plans may be applied to 15th ave E:

- Prioritize walking and bicycling on residential streets.
- Enhance sidewalks, crossings, and public places.
- Use green stormwater infrastructure and low carbon materials.
- Provide incentives to make transit and walking more fun and appealing.
- Think creatively about how land use policies and building energy strategies can integrate to create highly efficient new construction.

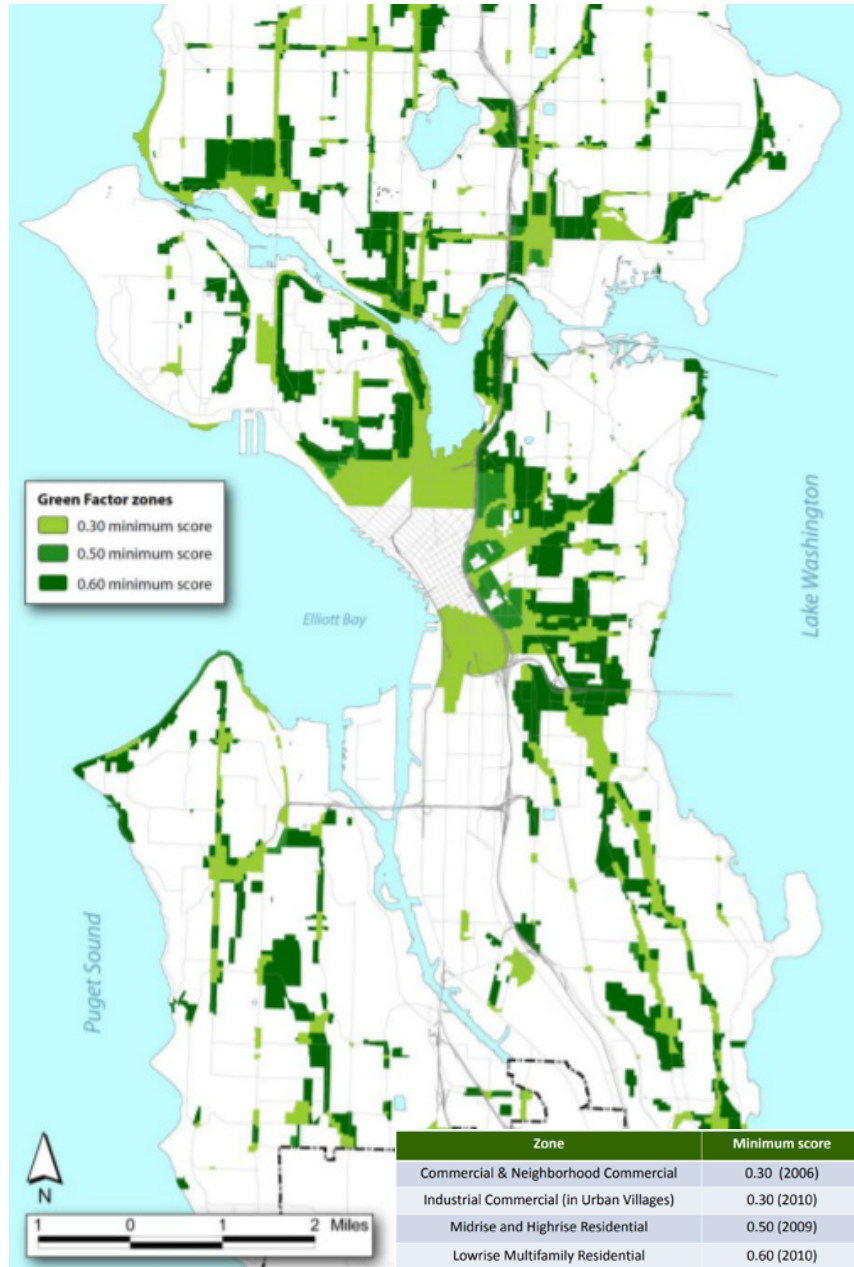


City Of Seattle NPDES Basins Sewer Service Areas

Seattle Public Utilities 2009 CSO Reduction Program Technical Documentation



# Seattle Green Factor



SGF help improving livability and ecological function through landscaping standards. Here are two case studies below showing how a particular project met its Seattle Green Factor requirement and their calculation worksheets. Case studies focus on mid-rise mix-use and supermarkets, which could be applied to new development on 15th ave E.

- Link Apartments - Six-Story Mixed-Use Building
- Pinehurst Safeway - Grocery Store



Types of Area**	Square Feet	Factor	Total
<b>A Vegetation planted with a soil depth of less than 24"</b>			
1 Lawns or grass pavers or ground covers	997	0.2	19
<b>B Vegetation planted with a soil depth of more than 24"</b>			
1 Lawns, grass pavers or other plants less than 3' tall at maturity	8543	0.7	5,980
2 Shrubs taller than 3' at maturity - calculated at 16 sq ft per plant (typically planted no closer than 18" on center)	690	0.3	231
3 Tree canopy for "small trees" in SDOT's Street Tree Planting Schedule or equivalent canopy spread of 15' - calculated at 50 sq ft per tree	14	0.3	21
4 Tree canopy for "small/medium trees" in Street Tree Planting Schedule or equivalent canopy spread of 20' - calculated at 100 sq ft per tree	14	0.3	21
5 Tree canopy for "medium/large trees" in Street Tree Planting Schedule or equivalent canopy spread of 25' - calculated at 150 sq ft per tree	14	0.4	840
6 Tree canopy for "large trees" in Street Tree Planting Schedule or equivalent canopy spread of 30' - calculated at 200 sq ft per tree	0	0.4	0
7 Tree canopy for preservation of "exceptional trees" or trees with trunk diameter exceeding 24" at four and one half feet above the ground, calculated at 250 sq ft per tree	0	0.5	0
<b>B Green roofs</b>			
1 Permeable paving that drains only itself. It must be at grade - calculated per square foot	0	0.6	0
<b>C Green roofs - 4" minimum soil depth at time of planting</b>			
D Vegetated walls	0	0.7	0
<b>E Water features (fountains) or rain gardens (where allowed by SPD)</b>			
<b>Bonuses</b>			
1 Drought tolerant or native plant species	997	0.1	10
2 Landscaping using drought tolerant plants or where at least 50% of annual irrigation needs are met from non-potable sources	8,548	0.1	86

Landscaping Elements**	enter sq ft of parcel	enter sq ft of parcel	SCORE	Factor	Score
<b>A Landscaped areas (select one of the following for each area)</b>					
1 Landscaped areas with a soil depth of less than 24"	0	0	0	0.1	-
2 Landscaped areas with a soil depth of 24" or greater	8543	8543	0.6	16,068.6	
<b>B Plantings (credit for plants in landscaped areas from Section A)</b>					
1 Mulch, ground covers, or other plants less than 2' tall at maturity	115	115	1.0	2,152.0	
2 Shrubs or perennials 2' or taller - calculated at 12 sq ft per plant (typically planted no closer than 18" on center)	1994	1994	0.3	6,962	
3 Tree canopy for "small trees" or equivalent (canopy spread 8' to 15') - calculated at 75 sq ft per tree	38	2850	0.3	855	
4 Tree canopy for "small/medium trees" or equivalent (canopy spread 16' to 20') - calculated at 100 sq ft per tree	48	7200	0.3	2,160.0	
5 Tree canopy for "medium/large trees" or equivalent (canopy spread of 21' to 25') - calculated at 150 sq ft per tree	14	4500	0.4	1,800.0	
6 Tree canopy for "large trees" or equivalent (canopy spread of 26' to 30') - calculated at 200 sq ft per tree	0	2450	0.4	980.0	
7 Tree canopy for preservation of large existing trees with trunks 6" or more in diameter - calculated at 20 sq ft per inch diameter	84	1680	0.8	1,344.0	
<b>C Green roofs</b>					
1 Over 4" tall 2" and less than 4" of growth medium	0	0	0.4	-	
2 Under 4" tall 4" or more growth medium	0	0	0.7	-	
<b>D Vegetated walls</b>					
<b>E Approved water features</b>					
<b>F Permeable paving</b>					
1 Permeable paving over at least 6" and less than 24" of soil or gravel	0	0	0.2	-	
2 Permeable paving over at least 24" of soil or gravel	0	7,192	0.5	8,590.5	
<b>G Structural soil systems</b>					
<b>H Bonuses</b>					
1 Drought tolerant or native plant species	997	997	0.1	2,893.3	
2 Landscaping where at least 50% of annual irrigation needs are met through the use of harvested rainwater	997	2,152	0.2	420.4	
3 Landscaping visible to passers-by from adjacent public right of way or public open spaces	8,548	8,548	0.1	1,000	
4 Landscaping in food cultivation	0	1,694	0.1	169	

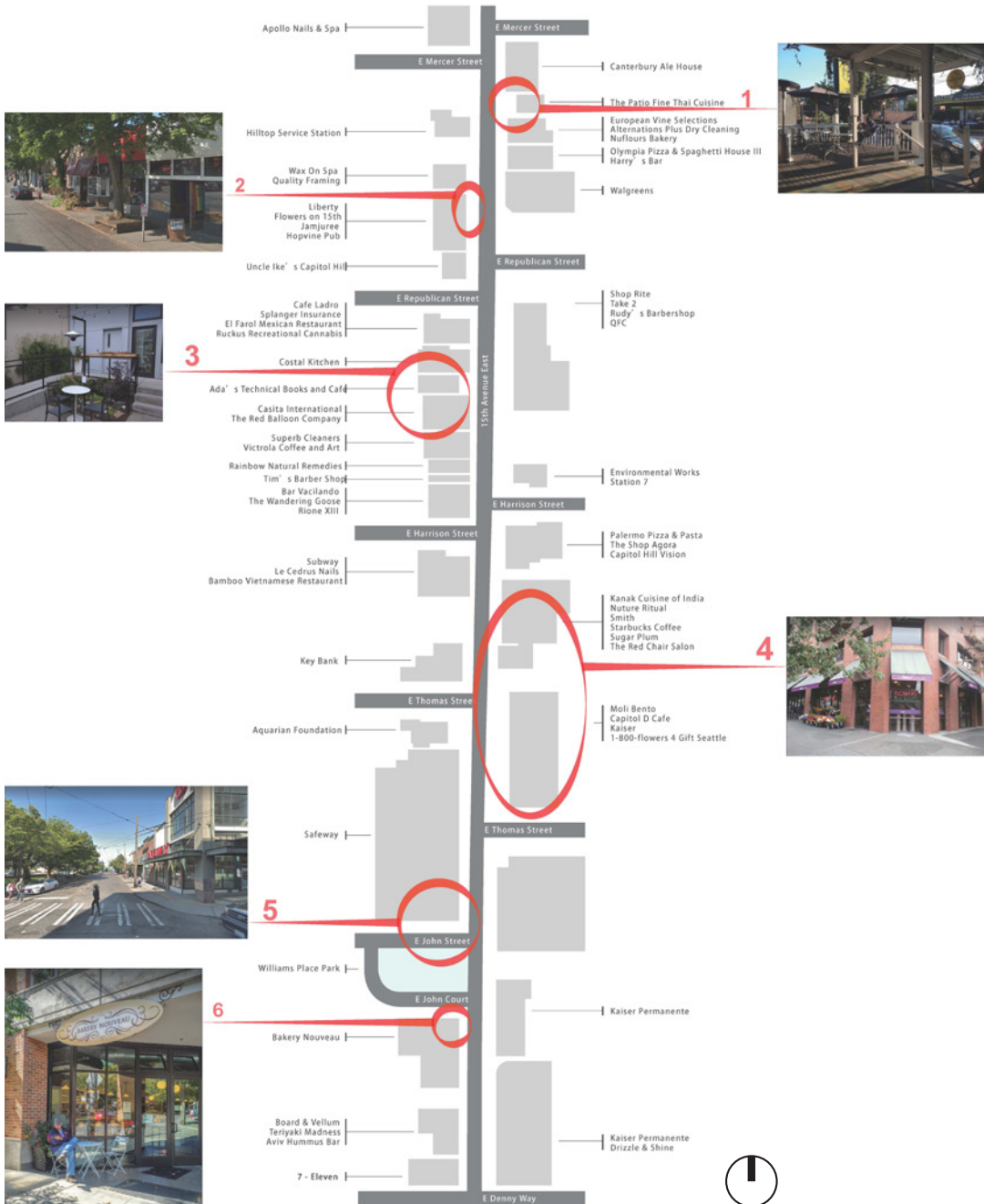


# 15th Ave East "Hot Spots"

A map showing the popular spots on 15th ave E, some businesses around these spots are benefited by their collaboration: certain businesses are response to other businesses adjacent. Some businesses are benefited by offering gathering spaces for the neighborhood.

For example:

1. The Patio Fine Thai Cuisine
  - offers some outdoor spaces
2. Flowers on 15th and adjacent businesses
  - cooperate together
3. Ada's Technical Books and Cafe
  - the courtyard offers great outdoor spaces
4. Commercial Development between E Harrison St and E Thomas St
  - large pedestrian spaces
5. Safeway and Williams Place Park
  - transit hub
6. Bakery Nouveau
  - offers some outdoor spaces



## Demographics



**Occupation**

- 50% local business owners
- 30% local residents
- 20% Visitors



Infographics by Ka Yan Lee

## Safety Responses

2 out of 5 responses felt  
**“Safe”**  
on 15th Ave overall

One resident said they are  
**“very aware of surroundings”**

30% of surveyed workers receive  
**“unwanted catcalls”**  
on the street

1 in 4 responded  
**“parklet feels unsafe”**



A few surveyees said they  
**“tend to walk faster at night by Safeway”**

**One** responded  
**“9-5 PM feels safe, after hours slightly not as safe”**

2 out of 3 local residents felt responses felt  
**“Generally safe”**

50% of surveyed business owners said  
**“No major safety issue on 15th Ave”**

## 15th's Future

What would you like to see change on 15th? Remain the same?

20% responded adamantly  
**“NO CHANGE!”**

1 out of 10 would like  
**“mixed income housing”**  
if development happens on 15th

Residents would like to see  
**“wider sidewalks by QFC”**

45% responded  
**“Save the small shops”**

# Building Projects Pipeline

 New Construction

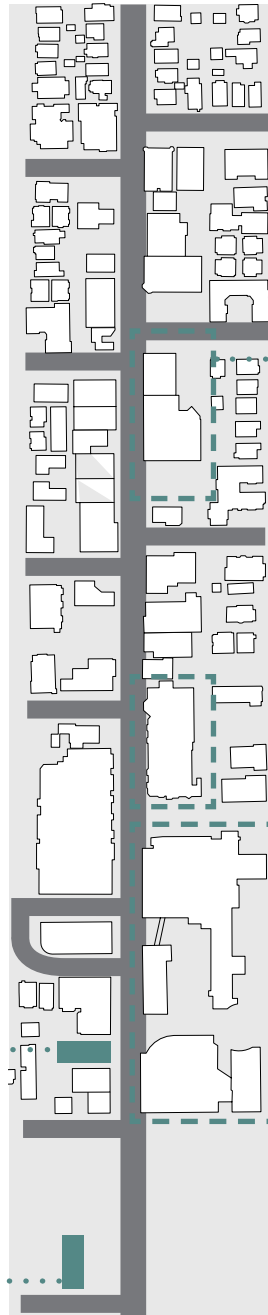
 Future Redesign / Redevelop



121 15th Ave E  
 4-story, 36 apartment units, 23,900 sq ft  
 1,296 sq ft ground level restaurant



1420 Howell Street  
 4-story, 56 residential units  
 No parking available



Hunters Capital bought for \$11.25 million  
 37,800 sq redevelopment space  
 Timeline unknown.



Kaiser Permanente Redevelopment  
 \$400 million  
 Remodel Kaiser campus by 2022



**TRANSPORTATION**  
Maximize opportunity for walking, biking, public transportation



**MATERIALS**  
Reduce material use, encourage local regional product choices



**WATER**  
Reduce polluted runoff, conserve potable water, and reduce black water production



**HABITAT**  
Enrich urban habitat and promote biodiversity to neighborhoods promote biodiversity



**CULTURE**  
Foster neighborhood identity through built-environment and support of local arts



**EQUITY**  
Preserve and expand affordable housing and commercial spaces



**ENERGY**  
Reduce greenhouse gas emissions



**HEALTH**  
Promote biophillic design, ensure access to healthy affordable food

## Capitol Hill Ecodistrict

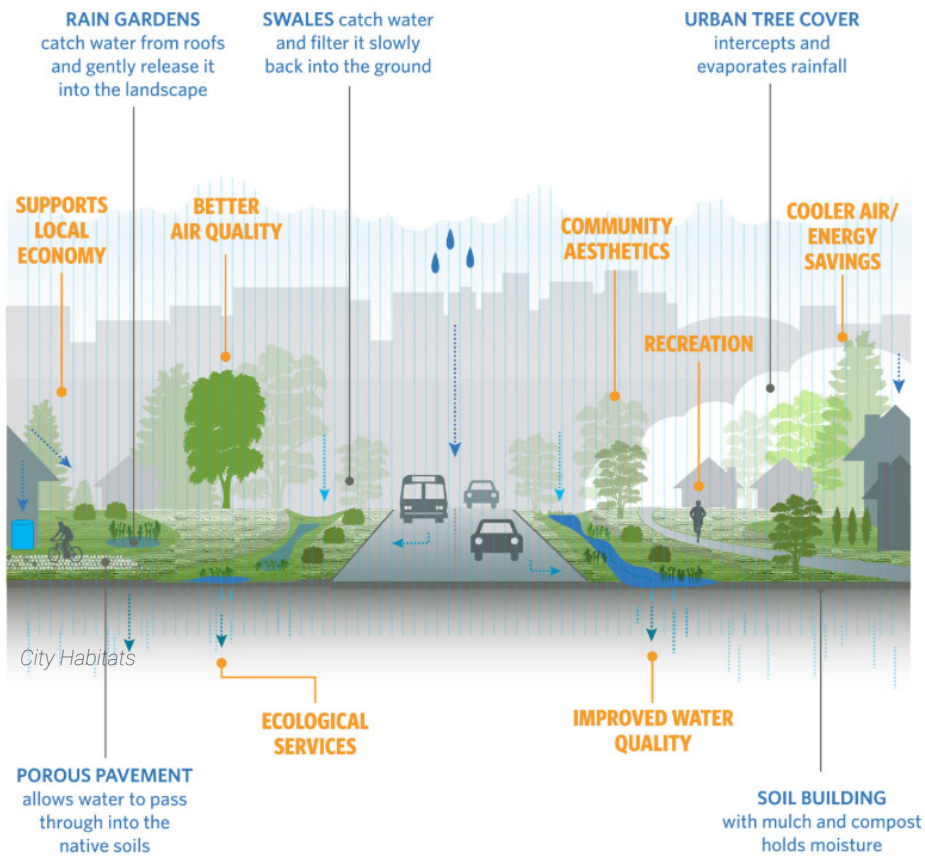
EcoDistrict focuses on eight objectives to retain a community-driven effort that promotes a socially equitable, environmentally resilient, and culturally vibrant neighborhood. EcoDistrict is a partnership with the community led by Capitol Hill Housing. The initiative is a joint effort to combine environmental sustainability and community health through community development, affordable housing, and

healthy public spaces. By maximizing walkability and transportation, the Capitol Hill neighborhood will create connectivity and social vibrancy. Due to Capitol Hill's neighborhood desirability and attractive location in Seattle, EcoDistrict addresses the foreseeable challenges of increased population density in a sustainable manner with goals of increasing community development/involvement in the forefront.

## International Living Future Institute

### Living Community Challenge

ILFI provides guidance and advice for planning and designing a Living Community. To be certified as a LLC, neighborhoods must meet high performance standards net positive consumption for the community. The concepts of harvesting, sharing, and regeneration are key principles.



Pike/Pine Corridor
  15th Ave Study Area

Major Arterial

## City Habitat

City Habitat is a coalition of movements and organizations that aim to create a habitable urban environment emphasized on green living. The coalition's goal is to collaboratively work together with partner organizations, cities, and the people. The coalition revolves around designing and thinking of innovative ways to support human habitats to help Puget Sound communities thrive.

## Pike/Pine Corridor

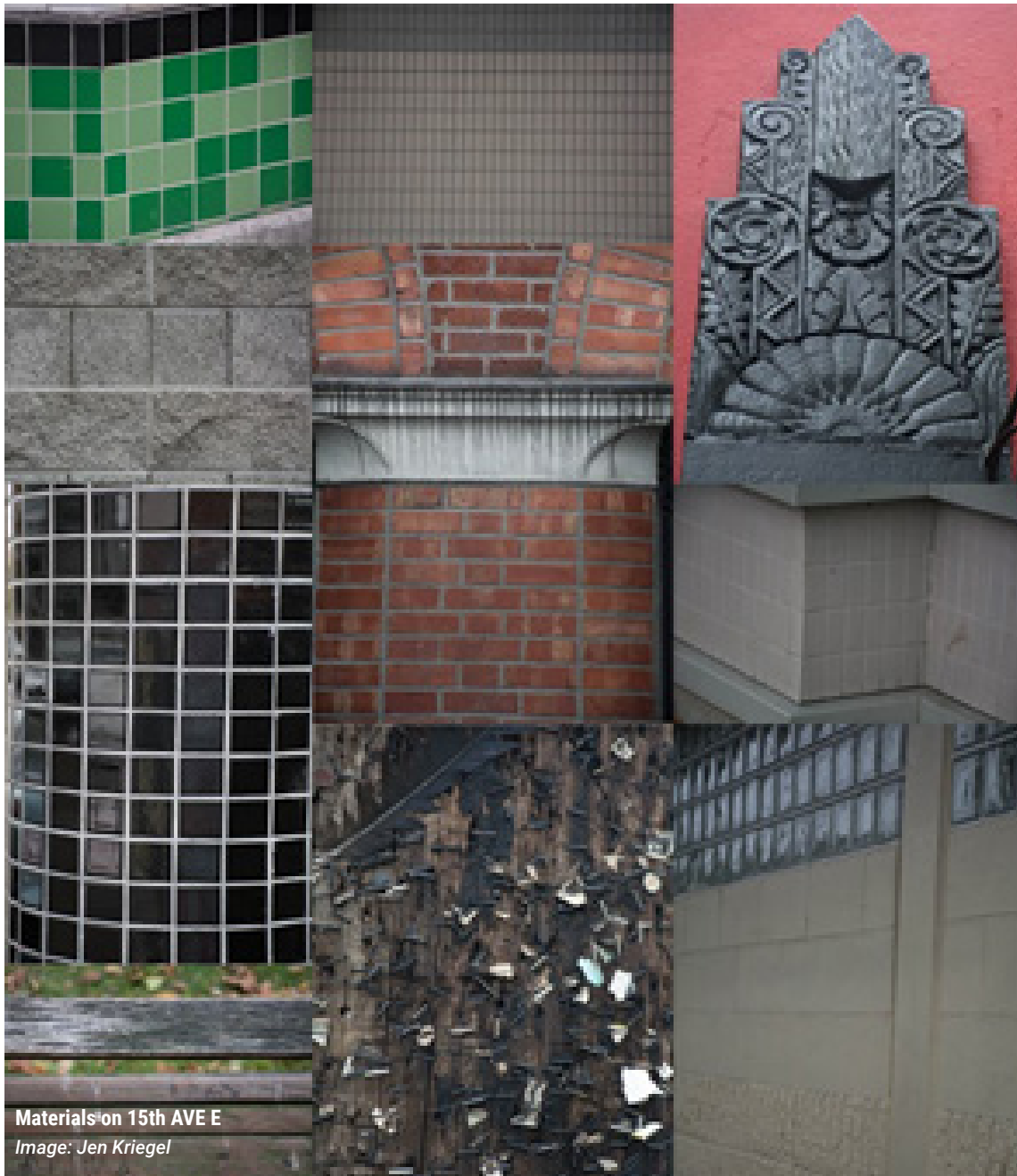
The corridor is bounded by E Olive St. to the North, 15th Ave to the East, Union and Madison to the South, and I-5 to the West. The area is an urban village with design guidelines that emphasize on urban form, public life, connective, and much more. For additional resources, visit <https://www.seattle.gov/Documents/Departments/OPCD/Vault/CitywideDesignGuidelinesUpdate/PikePineGuidelines.pdf>.

## What's Next For 15th Ave?

EcoDistrict, City Habitat, and Pike/Pine Corridor are opportunities to utilize to incorporate 15th Ave into the greater area of Capitol Hill. Each initiative emphasizes on connectivity and urban life which can be used as a tool to enhance and maintain the original character of 15th Ave.



Signs on 15th AVE E  
Image: Jen Kriegel



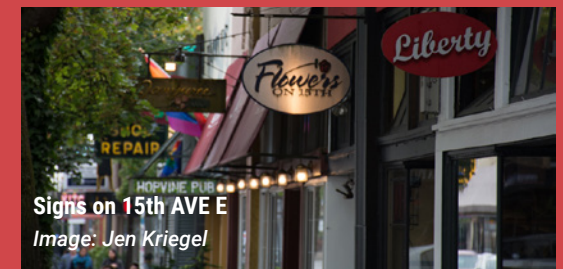
Materials on 15th AVE E

Image: Jen Kriegel

# Design Drivers, Deep Context, Sensory Qualities

*Peter Samuels, Jen Kriegel*

For this analysis, we considered the deeper elements driving design on 15th Ave E, in particular deep context and sensory qualities. We found a rich material palette on 15th, especially within the original 1920's shops. Materials include brick and tile on both the old and new buildings. We also found few public seats on the street, which detracted from public life. Noise is at its loudest at the intersection of E John and E Thomas St, and at its most pleasant alongside the shops, where restaurants leave their doors open and the sounds of conversation spill out onto the street.



Signs on 15th AVE E

Image: Jen Kriegel



Current home of Olympia Pizza, Harry's Bar 1958

Photo: octopup.org

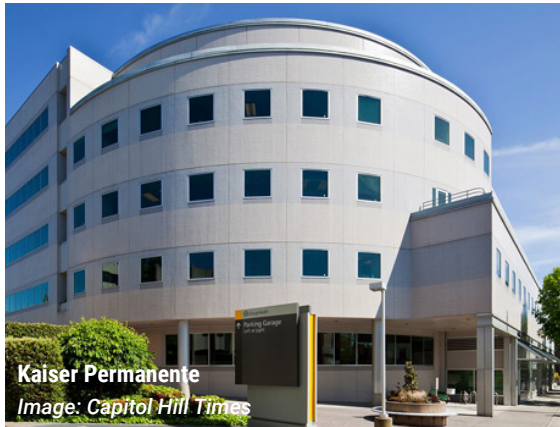
## History

- **1872:** Road cleared to Lake View Cemetery (forest not clear cut until 1880s)
- **1901:** Developer James Moore (who named Capitol Hill) builds trolley lines up E Pike Street and north along 15th Ave E
- **By 1915:** Much of neighborhood filled with housing; mix of small worker cottages, "Classic Boxes" for middle class, Tudor mansions
- **1906-1912:** Water tower, conservatory, and Olmsted Brothers plans are built in Volunteer Park
- **1927:** White Capitol Hill residents go door-to-door to spread restrictive housing covenants. Restrictions eventually cover 183 blocks on the hill.
- **1933:** Seattle Art Museum opened in Volunteer Park
- **1960s:** Oldest businesses begin to decline in light of move to rehabilitated Pioneer Square
- **1969:** Dorian House opens to provide counseling and employment to members of LGBTQ community
- **1971:** Country Doctor Community Clinic opens in Fire Station 7, provides low/no-cost healthcare to area residents
- **1974:** Gay Community Center opens on 16th Avenue E





**Fire Station 7 in 1921 & 2009**  
 Image: Ocotpup.org



**Kaiser Permanente**  
 Image: Capitol Hill Times



**Williams Place Park**  
 Image: Capitol Sherill Y. - Yelp



**Aquarian Foundation**  
 Image: Google Street View

## Historic Preservation

- Only Fire Station 7 protected
  - Washington Heritage Listing
  - National Register of Historic Places
- In workshop, community suggested:
  - Making street historic district
  - Encourage preservation & adaptive reuse
  - Enact facade preservation incentive program similar to Pike/Pine

## Cultural Institutions

- Kaiser Permanente
  - Major institution & employer
  - A few people noted it in community workshop
  - Community wants them to engage more
- Seattle Area Support Groups & Community Centers
  - Non-profit corporation by providing peer emotional support to the LGBTQ community in Capitol Hill since the 1984

- Offers numerous support groups each week
- Williams Place Park
  - According to City of Seattle, a cultural place
- Aquarian Foundation
  - A non-denominational church
  - Offers services twice per week

## Views and Viewsheds

Throughout the day, views down the sidewalks of 15th Ave E are mostly unobstructed, except for the presence of street trees and frequent electric utility poles. The differences in experience of views between blocks therefore hinge on the softness of building-sidewalk interfaces, extent of awnings, and quality of lighting. Lastly, visibility into and within Williams Place Park are limited in the evening due to lack of lighting.

Perhaps the area with the greatest potential for improvement of views are the avenue's crosswalks. Visibility of oncoming traffic is hindered at several crosswalks by proximity of parked cars. This is particularly an issue at the ends of the commercial stretch of the avenue, where cars travel at higher speeds.



At the crosswalk at the intersection of E Mercer St. and 15th Ave E., at the north end of the commercial corridor, northbound traffic tends to accelerate as it leaves the neighborhood, and southbound traffic is already driving at higher speeds heading into the district. It is therefore especially troublesome that drivers and pedestrians cannot see each other well from the edge of the crosswalk.

Top Left: Looking north from west side of crosswalk.

Bottom Left: Looking south from east side of crosswalk.

*Photos: Peter Samuels*



Looking across the street at the E Republican St intersection, toward Wallgreens, there is space to create more urban, human-scaled public space, which might include opportunities for seating. In contrast, the west side of the street includes small storefronts, benches, and street trees, which create the feeling of active public life.

*Photo: Peter Samuels*



At Key Bank, local restaurants like Smith, Full Tilt Ice Cream, and Agora beckon, but a lack of definition to the streetscape within and beyond the bank parking lot and at the edge of the bank building create a less inviting, more suburban feel.



At Williams Place Park, the generous tree canopy provides a sense of urban greenery, but a lack of lighting (and programming) means that it transforms into a dark, uninviting urban forest at night.



The intersection with East Harrison marks a transition from the busier, more human-scaled portion of the commercial corridor (right side of photo) and the more sporadically populated portion of the corridor that includes Key Bank and Safeway.

*Photos: Peter Samuels*

# Gehl Urban Quality Criteria

In order to analyze sensory and aesthetic qualities on a block-by-block basis, we called upon eight out of Gehl’s twelve criteria that they use to evaluate the quality of public life. For many of the criteria, the blocks at the northern end of the neighborhood presented the most opportunities to engage positively in public life (seating, buildings dimensioned at human scale, visual interest) and the fewest disruptions (traffic noise, feelings of exposure, poor sense of safety). These disruptions were most pronounced at the area around Safeway at E John Street and E Thomas Street, which serves as a major traffic crossing and public transit corridor for the neighborhood.



Protection against traffic & accidents - feeling safe

- Areas with access for vehicles feel less safe
- A few intersections have no crosswalks



Protection against crime & violence - feeling secure

- Too much open space (e.g. parking lots) lacks refuge
- Long stretches of blank wall offer no escape



Protection against unpleasant sensory experiences

- Awnings and trees are extremely useful
- Open areas are exposed to wind
- Traffic noise around Thomas and John is loud and constant

● Good  
● Medium  
● Poor



## Sources

<https://www.nps.gov/maps/full.html?mapId=7ad17cc9-b808-4ff8-a2f9-a99909164466e1>  
<https://dahp.wa.gov/historic-preservation/find-a-historic-place>  
<http://www.sasgcc.org/>  
<http://www.historylink.org/File/9841>  
<http://octopup.org/seattle/before-after/capitol-hill/15th-ave-e/300-499>  
[http://depts.washington.edu/civl/covenants\\_report.htm](http://depts.washington.edu/civl/covenants_report.htm)  
<https://www.seattlemag.com/article/seattles-ugly-past-segregation-our-neighborhoods>



### Opportunities to see

- Views are generally good
- In some areas, you cannot see into the building beside you
- Williams Place Park has no lighting

### Opportunities to talk and listen

- Traffic noise loud and constant around E John St. and E Thomas St
- Most areas offer no public seating

### Dimensioned at human scale

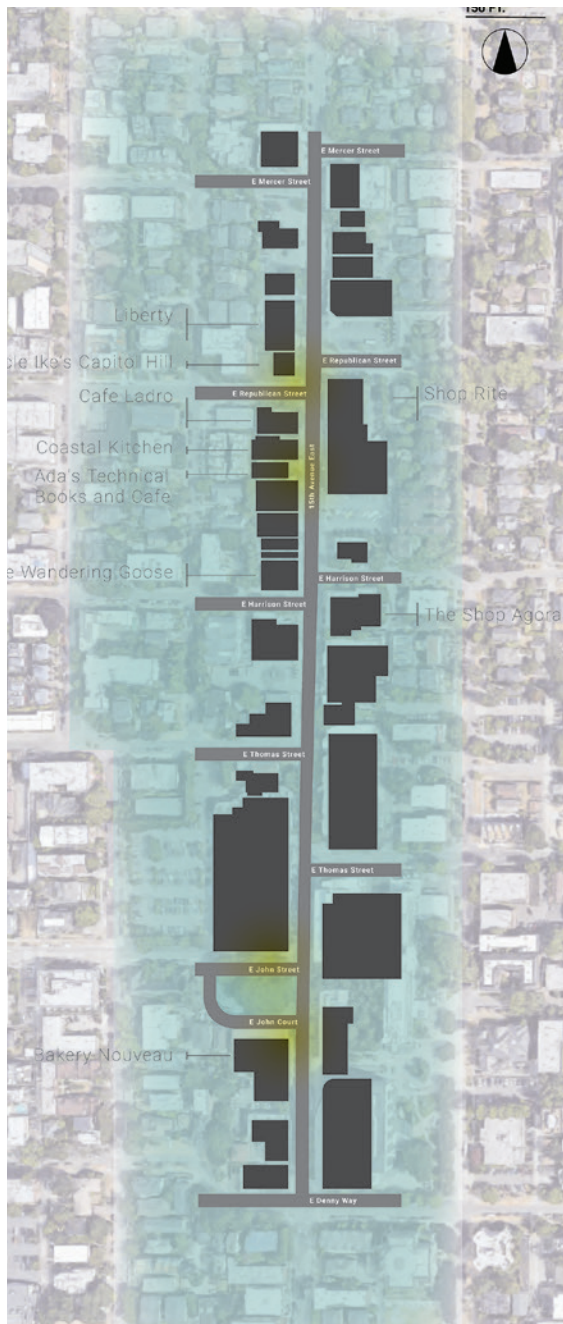
- Building heights less daunting than long stretches of blank wall
- Some sidewalks are actually too wide to be comfortable

### Opportunities to enjoy the positive aspects of the climate

- Very little public seating
- Most seats must be paid for

### Aesthetic qualities + positive sensory experience

- Many areas lack visual interest - parking lots and blank walls
- Long blank walls are worst aesthetically

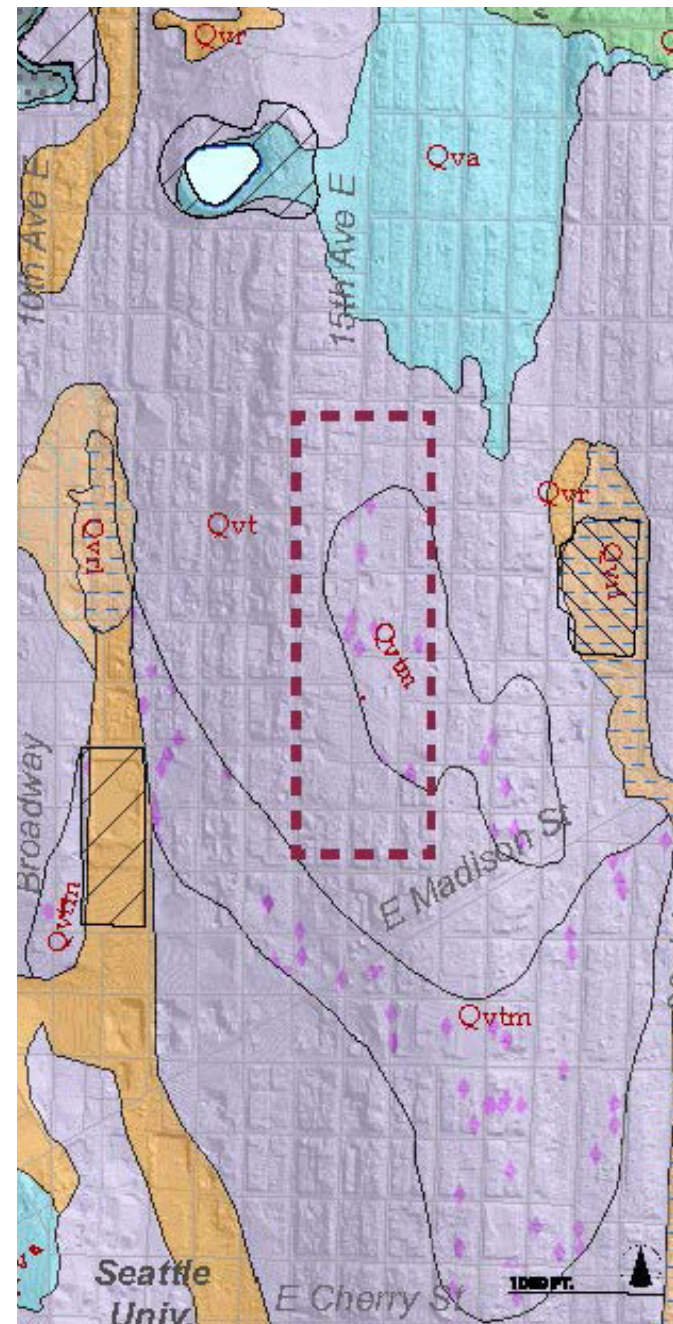


## Extent and Nodes

The site is loosely defined as extending a block in each direction from the commercial core of 15th Ave E (blue shading). The surrounding area immediately becomes residential with a strong neighborhood identity. While there are no official landmarks, there are several businesses that are neighborhood institutions according to local residents. Volunteer Park as well as several homes in the area are historic landmarks and are part of the charm of the area. Popular destinations and traffic circulation dictate where people tend to linger on the street.

- 15th Avenue E Commercial Core
- Popular Destinations








*Krista Doersch, Board & Vellum and Google basemaps*



# Geology

The geologic composition is primarily subglacial till, which is a mix of sediment shaped by the sole of the glacier sliding over its bed. Till is compressed under the weight of the glacier making it a solid rock. Seattle's Hazard Explorer maps indicate that because of the till, 15th Ave E has low potential for liquefaction and landslides, but will shake more during an earthquake. Extreme shaking is especially problematic for unreinforced masonry (URM) buildings, such as Station 7 and The Wandering Goose.

## Vashon Glacial Deposits (Fraser Glaciation, Pleistocene)

-  Qvr - recessional outwash deposits
-  Qvrl - recessional lacustrine deposits
-  Qvrc - recessional coarse-grained deposits
-  Qvi - ice-contact deposits
-  Qvt - subglacial till
-  Qvtm - subglacial meltout till
-  Qva - advance outwash deposits



# Physical + Built Edges

*Krista Doersch, Janie Bube*

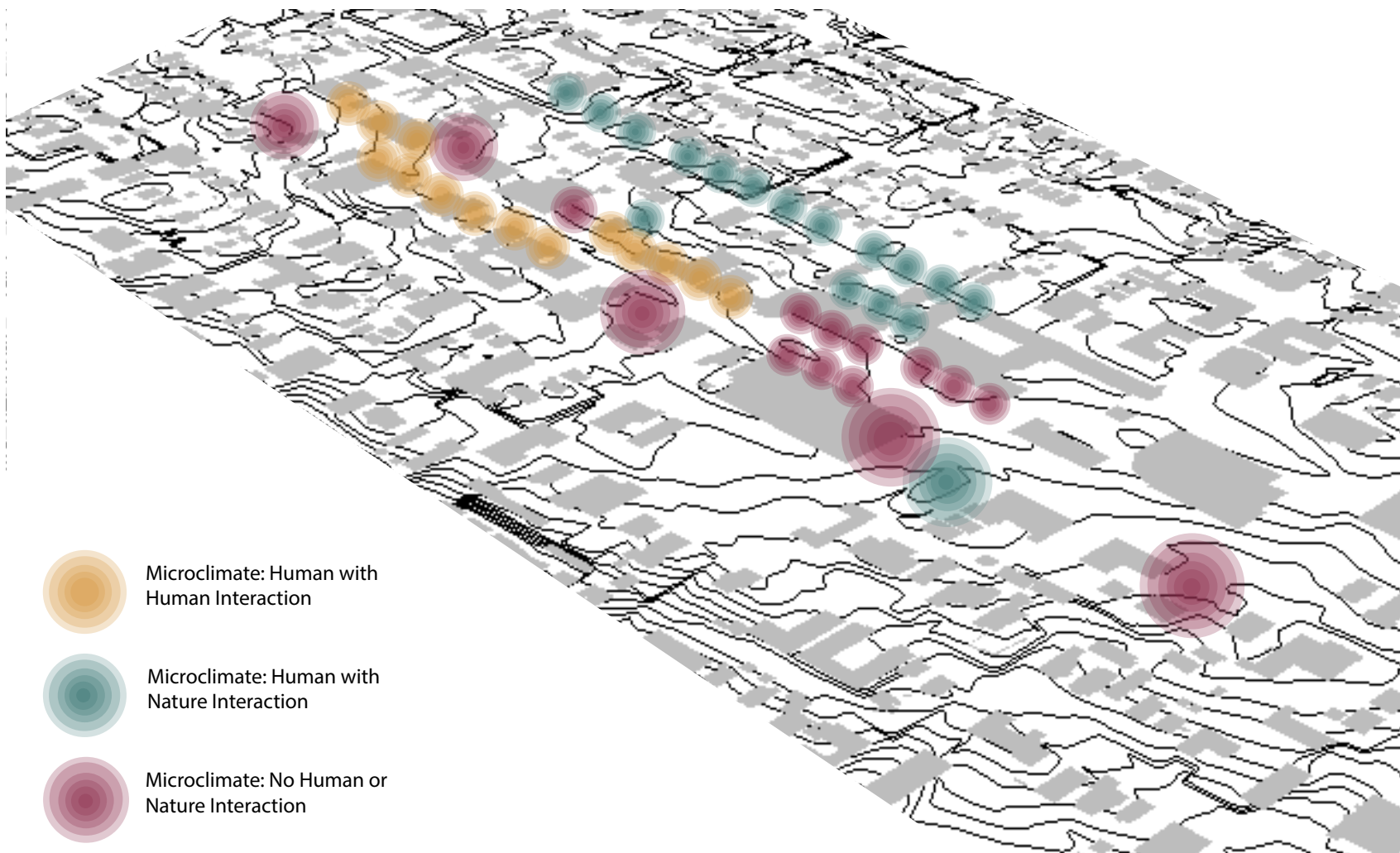
## Topography

The site drains to the south at an average slope of 1%. The street sits near the top of the ridge that continues up to Volunteer Park. Contours are shown at two foot intervals.

### Sources

- Seattle Hazard Map - <http://arcg.is/1y0m1r>
- Landmarks - <http://www.seattle.gov/neighborhoods/programs-and-services/historic-preservation/landmarks/landmarks-map>
- Geology - <https://pubs.usgs.gov/of/2005/1252/>
- Contour Dataset - [https://gisrevprxy.seattle.gov/arcgis/rest/services/ext/WM\\_CityGISLayers/MapServer/1](https://gisrevprxy.seattle.gov/arcgis/rest/services/ext/WM_CityGISLayers/MapServer/1)

*Krista Doersch, ESRI basemap, City of Seattle Data*

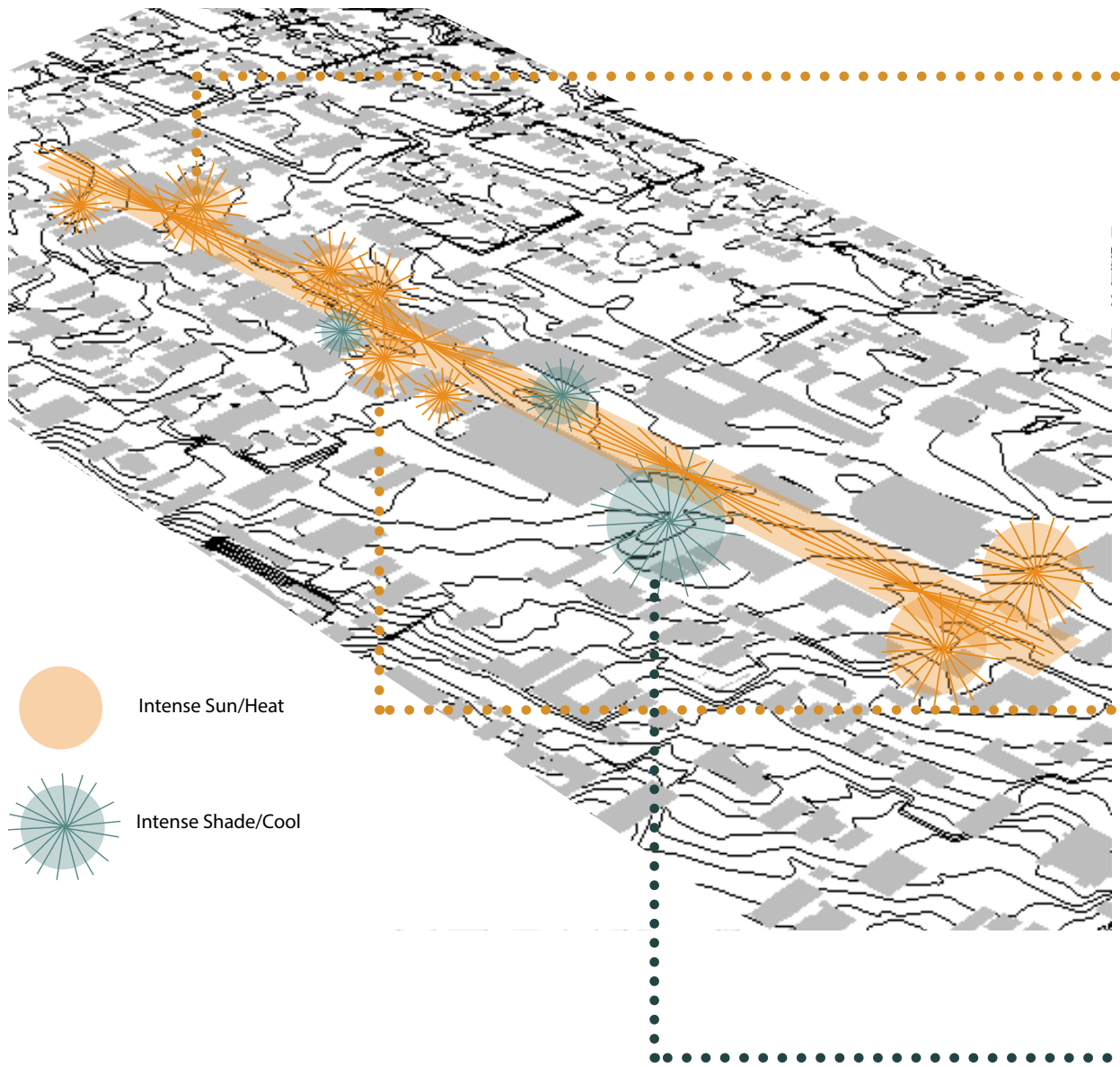


### Microclimate Diagram

*Janie Bube*

This is a unique look at microclimate, examining the climate and microclimate of interactions: human with human and human with nature. There are several instances where there are no interactions of any kind, which translates as a void of potential interactions.

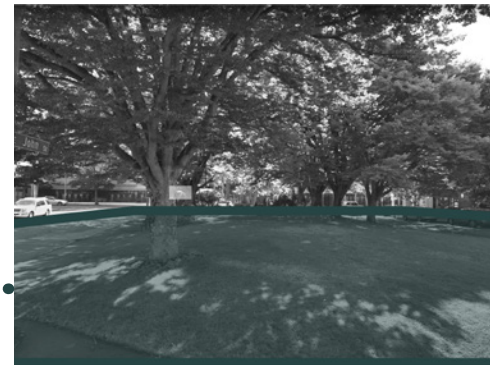




Walgreens Parking lot and Intersection



Key Bank Parking lot



Williams Place Park

Sun/Shade Diagram  
Janie Bube



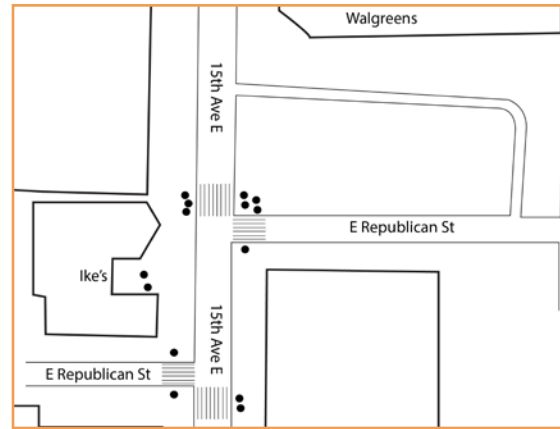
# District Life Observations

Stationary surveys were conducted at four sites that were identified as being active areas. We used the Gehl method of watching a site for 10 minutes and recording the number of people stopping in the space, and, if possible, identifying why. We surveyed on three days at different times of day.

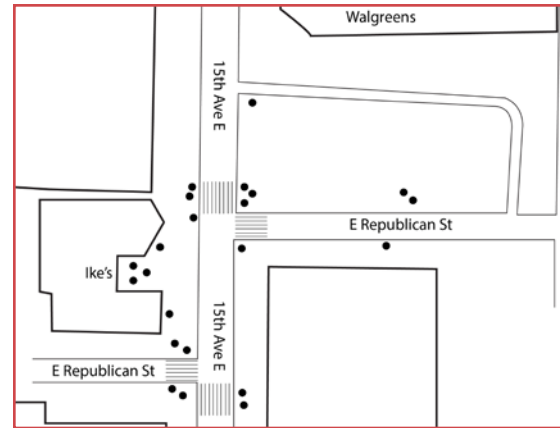
## RESULTS

	Friday	Saturday	Sunday
Standing ●	24	56	74
Commercial Activity □	1	1	2
Lying Down ■	6	0	0
Waiting for Transport T	3	12	9
Sitting on Bench X <sub>b</sub>	0	0	2
Sitting on Café Chair X <sub>c</sub>	0	1	5
Sitting Waiting for Transport X <sub>T</sub>	0	2	3
Sitting on Secondary Seating X <sub>s</sub>	0	0	1

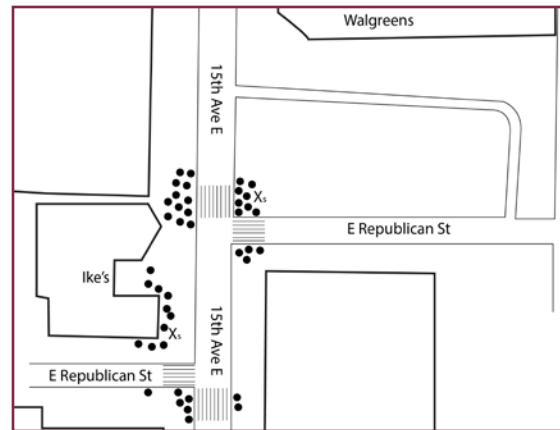
SITE 1: WALGREENS



Friday AM  
50°F and raining

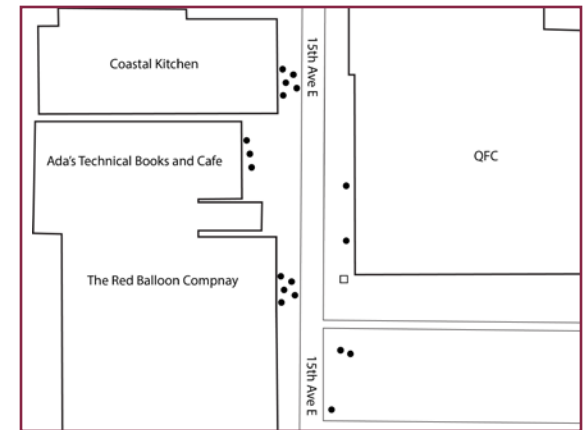
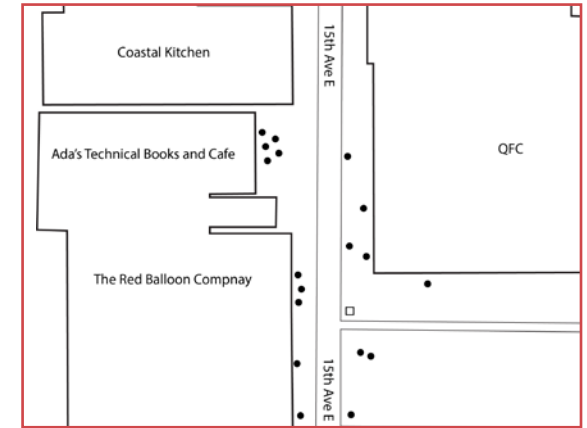
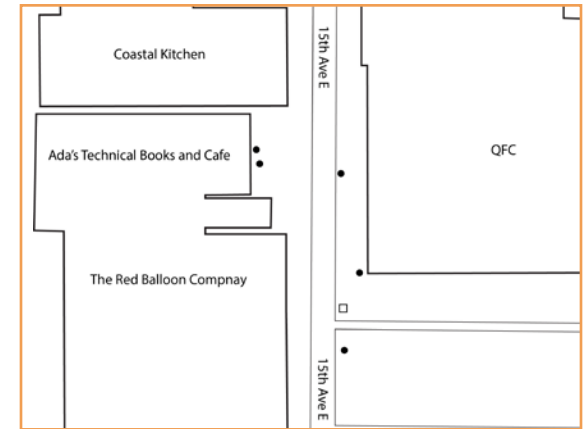


Saturday PM  
55°F and partly sunny

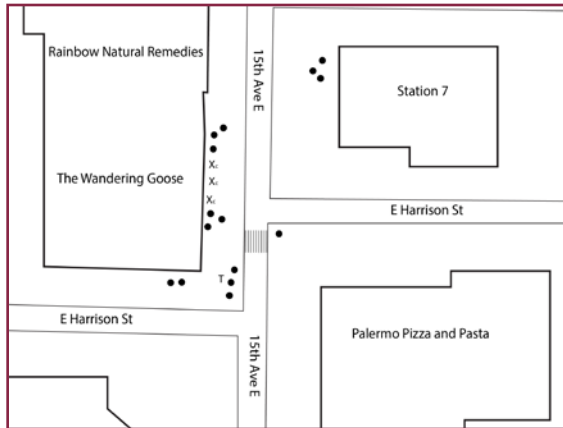
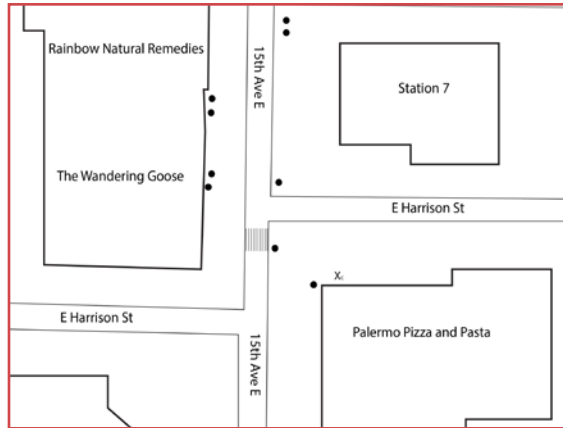
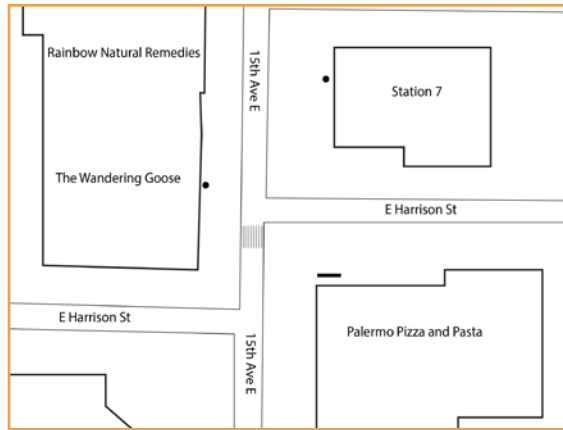


Sunday PM  
55°F and drizzling

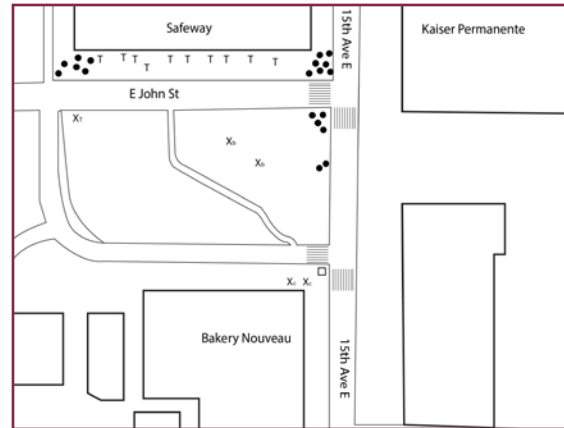
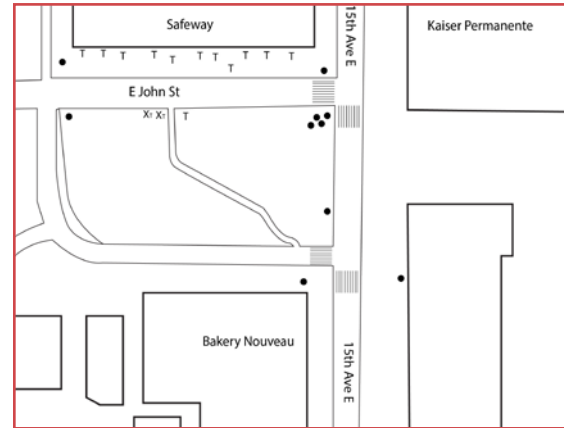
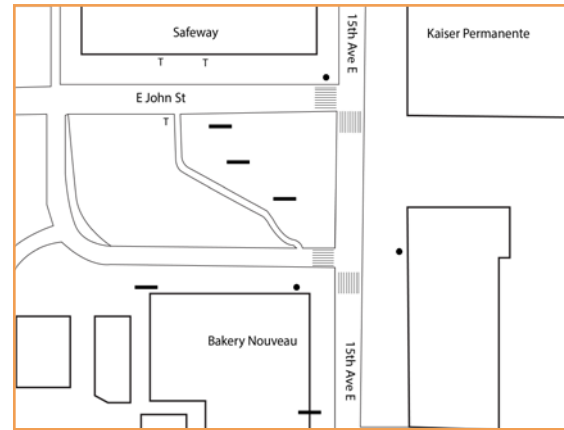
SITE 2: ADA'S AND QFC



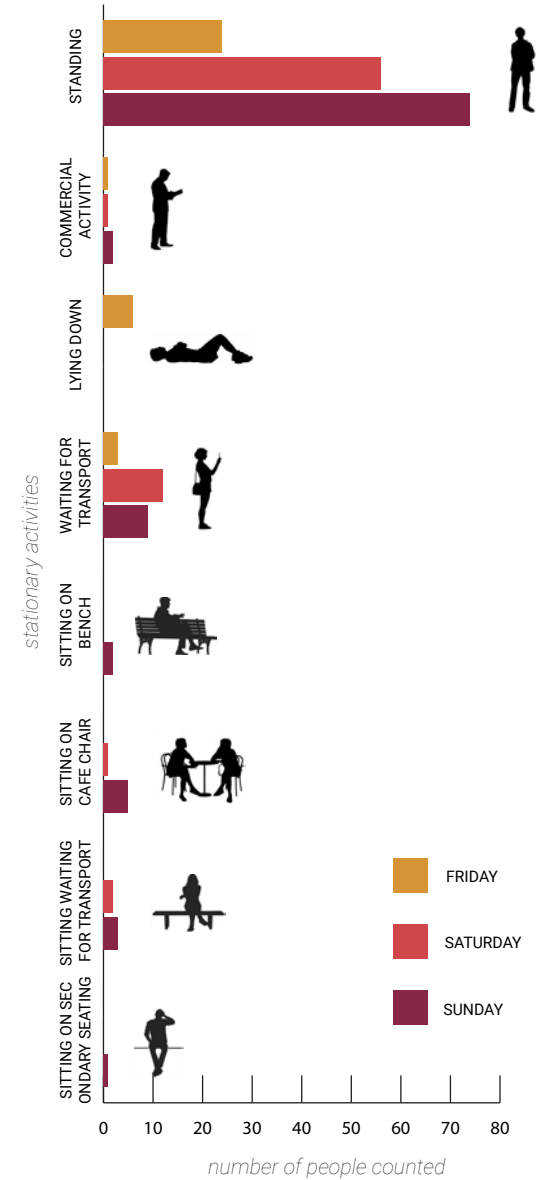
SITE 3: STATION 7



SITE 4: SAFEWAY AND THE PARK



Summary of Stationary Activities Observed

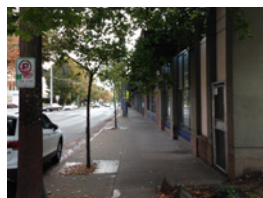
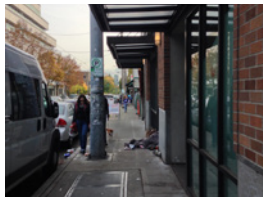
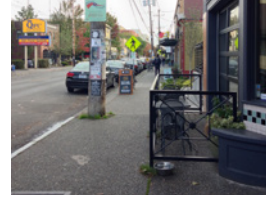


Graphics and data collection by Janie Bube and Krista Doersch

# Edge Conditions

It is important to note that several factors influence how welcoming a space is and how likely someone is to stay there.

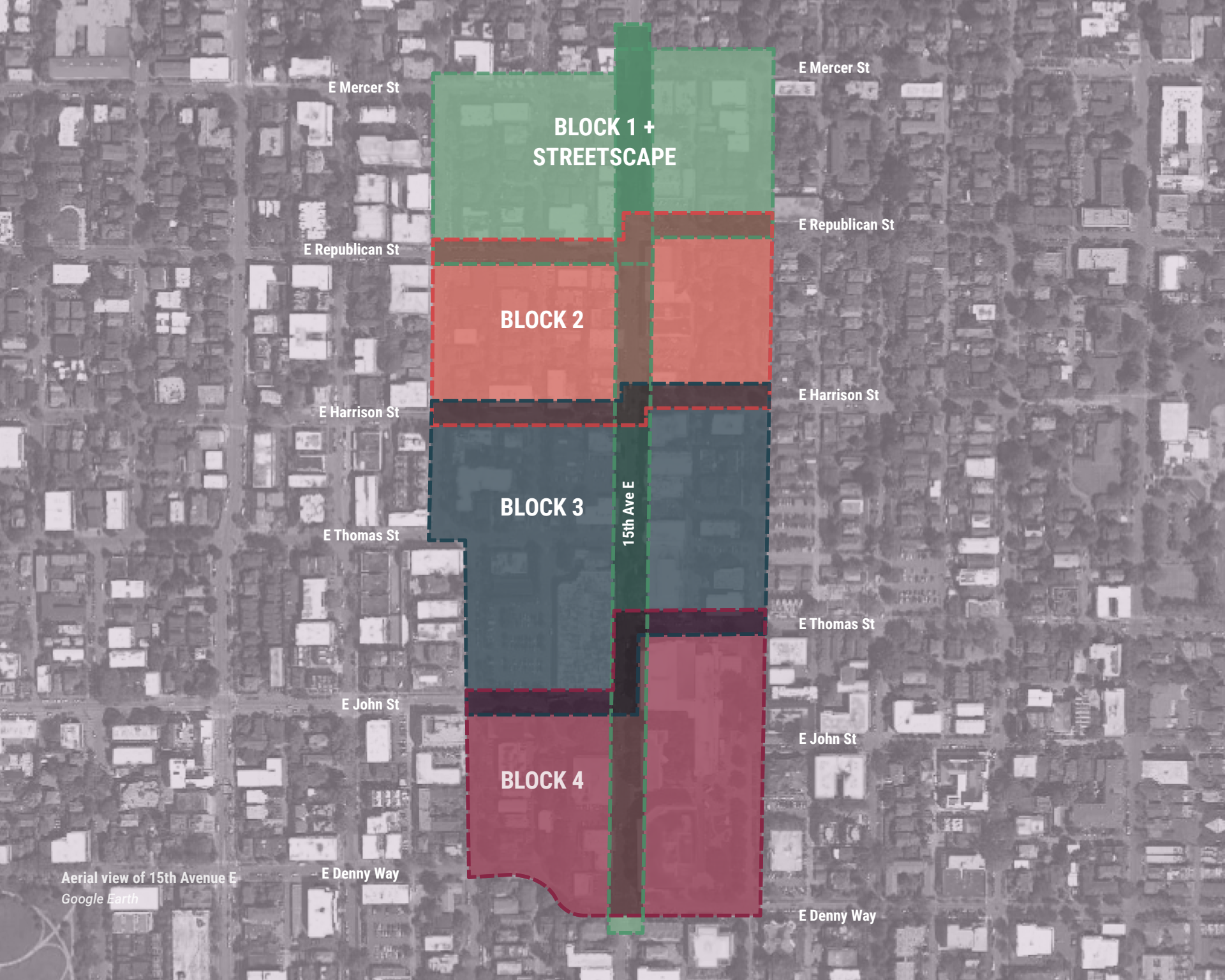
- outdoor seating that is fenced off is not equally welcoming to everyone
- wider sidewalks do not necessarily mean more people will stay there
- awnings are used in the rain
- bike parking is available but underutilized
- utility poles dominate the sidewalk



# Edge Conditions in Neighborhood

- immediately residential; mixed single family and complexes
- very green; mix of young and mature trees
- alleys are heavily used for parking and garbage; some entrances





**BLOCK 1 +  
STREETScape**

**BLOCK 2**

**BLOCK 3**

**BLOCK 4**

15th Ave E

E Mercer St

E Republican St

E Harrison St

E Thomas St

E John St

E Denny Way

E Mercer St

E Republican St

E Harrison St

E Thomas St

E John St

E Denny Way

Aerial view of 15th Avenue E  
Google Earth

# SITE DESIGNS

Students decided to work individually to create specific site programs and designs for the 15th Avenue E Commercial Node. These final designs were inspired and informed by a range of resources. These include the principles and projects explored by students in Scandinavia; the community desires identified through the workshop hosted by Board & Vellum and Environmental Works; understanding

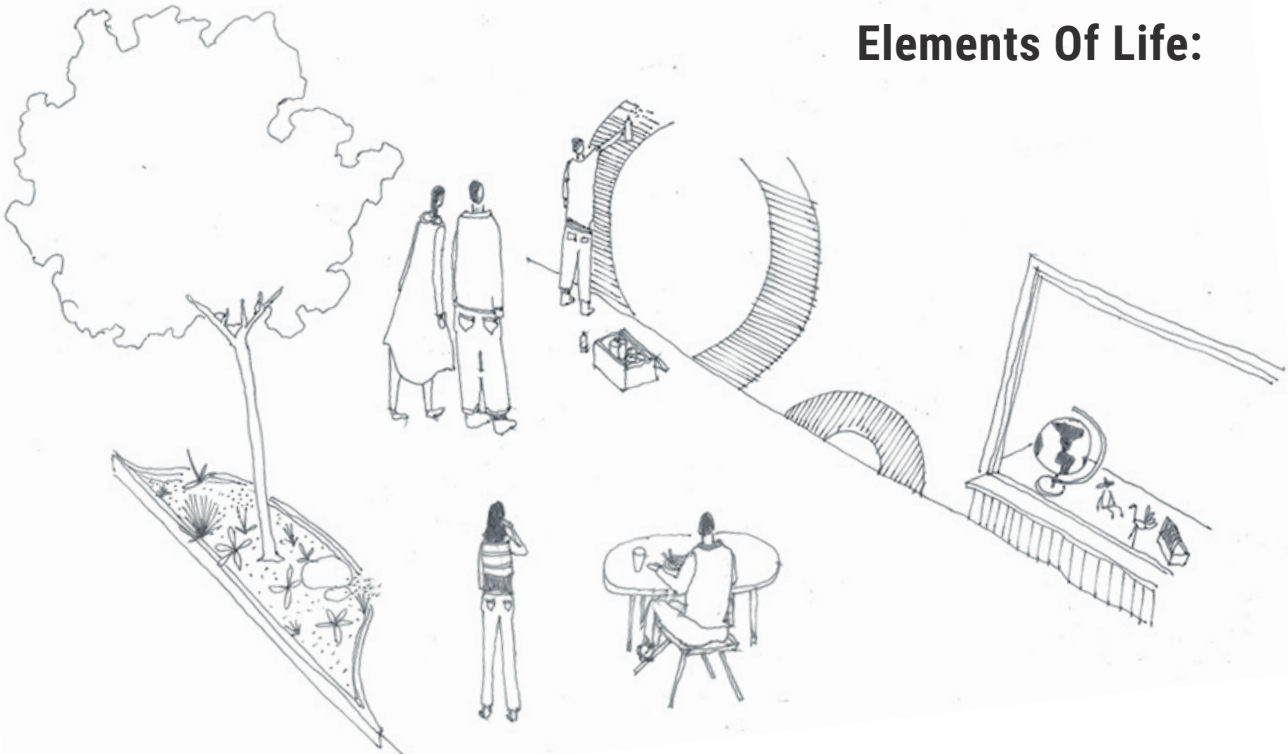
the area's existing conditions and in-progress plans; and guidance from faculty, design professionals, and our Master Teacher, Louise Grasso.

The selected project site and surrounding neighborhood in the 15th Avenue East Commercial Node is destined to change in the next decades as the neighborhood intensifies, with streets already beginning to accommodate multi-modal transit.

Students considered the quality of public life – both moving through and staying in – for the public realm of streets, parks and leftover spaces. The final designs were developed at all scales and show detailed and integrated resolution at the levels of district, site and building.

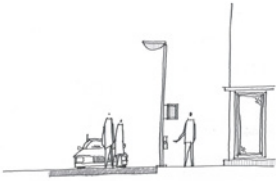
 <b>Life on 15th Ave E</b> .....123 <i>Bennet Song</i>	 <b>The Creative Hub</b> .....185 <i>Jingjing Bu</i>
 <b>(RE)Prioritizing Public Space</b> .....131 <i>Jen Kriegel</i>	 <b>Weaving the Web: A Green Corridor on 15th Ave</b> .....193 <i>Peter Samuels</i>
 <b>Popup Plaza</b> .....139 <i>Brian Deck</i>	 <b>15th Avenue Community Courtyard</b> .....203 <i>Ka Yan (Karen) Lee</i>
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 <b>15th Ave E: A Democratic + Healthy Future</b> .....153 <i>Wenshuo Zhang</i>	 <b>Urban Connection</b> .....217 <i>Ilse Torres</i>
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 <b>Growing: experience + transformation</b> .....177 <i>Janie Bube</i>	

# Elements Of Life:



On your left a sign juts out from a covered entry illuminating the coffee served within. Beneath it two men are sitting together. One is fitted within a suit, the other draped with baggy pants, sweatshirt, and hat. They converse quietly with smiles amidst a draft of smoke. The chairs they are in are well worn, bearing witness to the conversation taking place now and the many that have taken place before. Just beside them the neighboring sleeping business front is home to a man curled on the ground, cradled by a mass of blankets. His resting is quiet and undisturbed by the movements circling around. Further along a young man and woman are glowing from an evening out together. They both stop

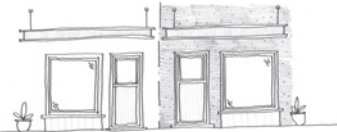
abruptly at a toy shop, pointing, mesmerized by the magical sets glowing in the evening light just behind the glass. Up ahead, a woman climbs out of a car and pauses to check her phone for someone she must be waiting to meet. Just inside, her night is forecast by the aroma of duck, potatoes, seared vegetables, and wine. Snug tables and benches create an audible buzz of laughter and stories that drift out to the street. Life on 15th is born out of the frequency of the comings and goings of its shops, the exchange of its users, and the inevitable negotiations that ensue. The capacity to accommodate both positive and negative dynamics is made possible by its street elements - a hint to it's resilience.



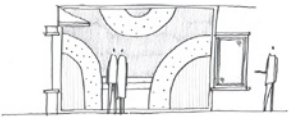
**articulated crosswalks**  
*low-medium input*  
*short-long term*



**transportation**  
*low input*  
*long term*

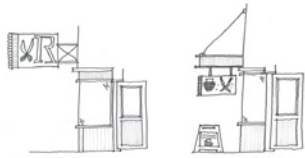


**material finishes**  
*low input*  
*short-long term*



**public art**  
*low input*  
*short-long term*





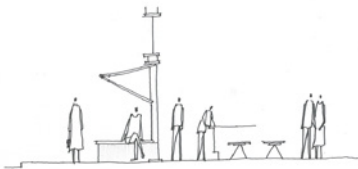
**awnings and signage**

*low-medium input  
long term*



**pedestrian lighting**

*medium input  
long term*



**sight, smell, sound**

*medium- large input  
long term*



**water**

*medium input  
long term*



**pollinator pathway**

*medium input  
long term*



**places to stay**

*low-medium input  
short-long term*



**community posting board**

*low input  
short-long term*



**flexible space**

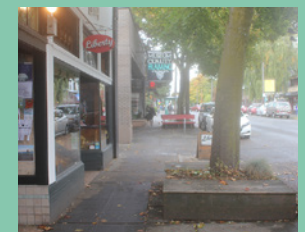
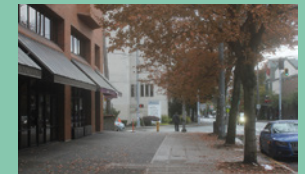
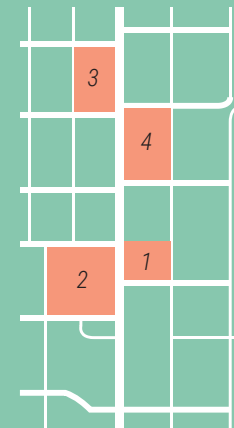
*low input  
short-long term*

# Life on 15th Ave E

*Bennet Song*

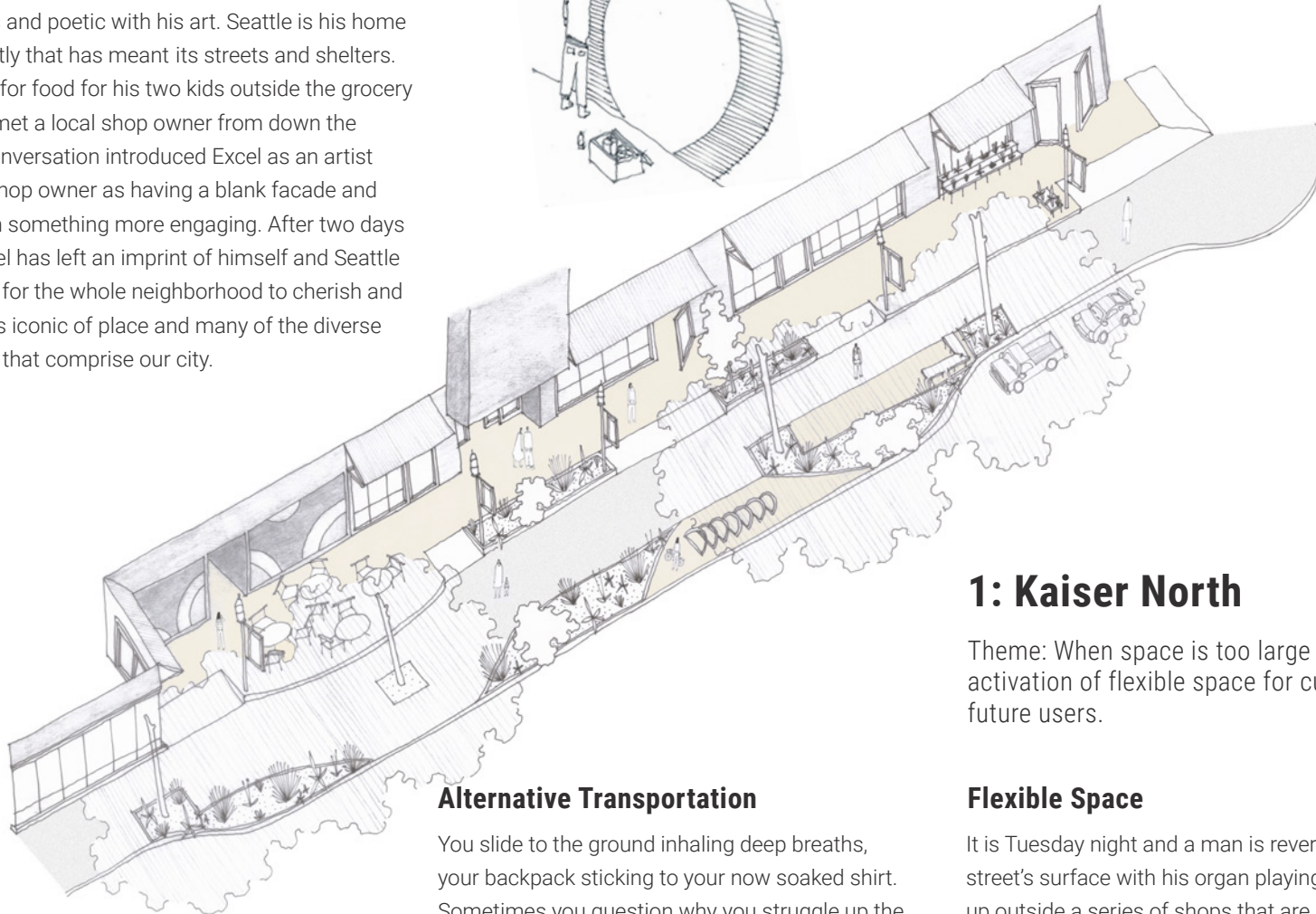
The most vibrant places in cities are often those that illustrate the clear signs of life. Their streets, shops, and homes offer a sense of natural habitation that has arisen through use and over time. In the context of rapid pace development, there remains a question of how to best plan and design for these types of spaces. Building off of the existing principles that make 15th Ave E a successful street, a series of “elements of life” have been compiled in addition to narratives that explore the past, present, and future of the street. Together they create a framework for design that is rooted in peoples use and experience rather than a particular aesthetic theme.

**Project Location + Site Photos**



## Public Art

Excel has been a painter for 20 years. Articulate with his words and poetic with his art. Seattle is his home but recently that has meant its streets and shelters. In asking for food for his two kids outside the grocery store he met a local shop owner from down the street. Conversation introduced Excel as an artist and the shop owner as having a blank facade and interest in something more engaging. After two days work Excel has left an imprint of himself and Seattle his home for the whole neighborhood to cherish and share. It is iconic of place and many of the diverse elements that comprise our city.



### Alternative Transportation

You slide to the ground inhaling deep breaths, your backpack sticking to your now soaked shirt. Sometimes you question why you struggle up the hill just to go shopping but 15th never disappoints—remedies, hair cuts, bank deposits, gifts for your niece, and a relaxing Friday evening, its all a quick ten minutes from your house by bike. The effortless glide back down on your way home evaporates any previous questions in your mind.



### Axon - Kaiser North

Scale: n.t.s.

## 1: Kaiser North

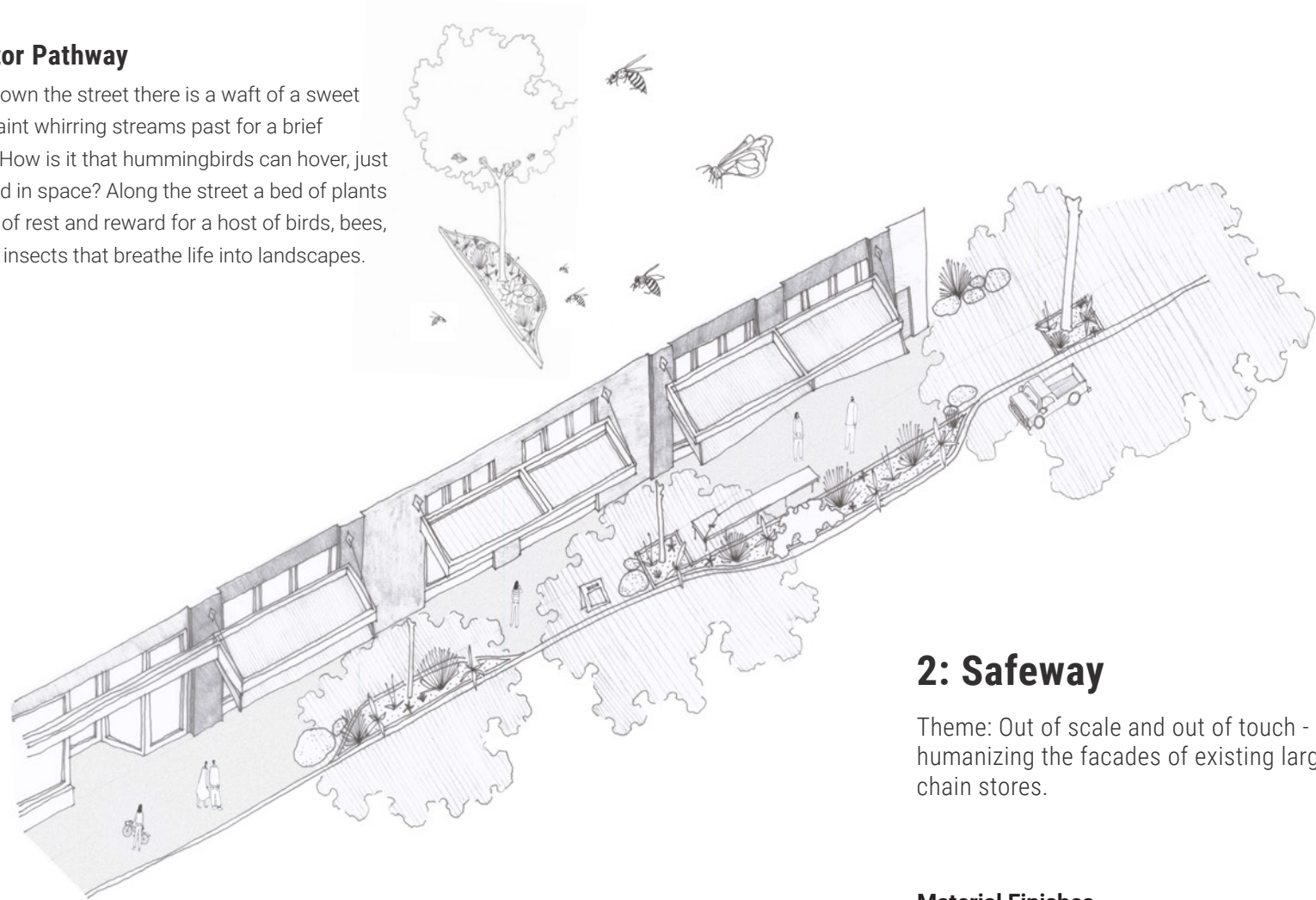
Theme: When space is too large - how to invite activation of flexible space for current and future users.

### Flexible Space

It is Tuesday night and a man is reverberating the street's surface with his organ playing. He is set up outside a series of shops that are all closed for the night. In their stead, he offers a free concert to those passing by. On Saturday a market fills the street. Within the tent enclosures your sight is immersed in fresh fruit, vegetables, and home-made wares. The surrounding urban fabric is nonexistent while within the array of smells, colors, and sounds.

## Pollinator Pathway

Walking down the street there is a waft of a sweet smell. A faint whirring streams past for a brief moment. How is it that hummingbirds can hover, just suspended in space? Along the street a bed of plants is a place of rest and reward for a host of birds, bees, and other insects that breathe life into landscapes.



## 2: Safeway

Theme: Out of scale and out of touch - humanizing the facades of existing large-scale chain stores.

### Articulated Sidewalk

Looking down the sidewalk, 15th is a continuous stream of people entering and exiting shops, sitting outside reading and talking on their phones, selling newspapers and asking for a dollar, walking their dogs and parking their bikes. They cross blocks to continue with their exchanges with ease and comfort, cars approaching aware and cautiously.

### Material Finishes

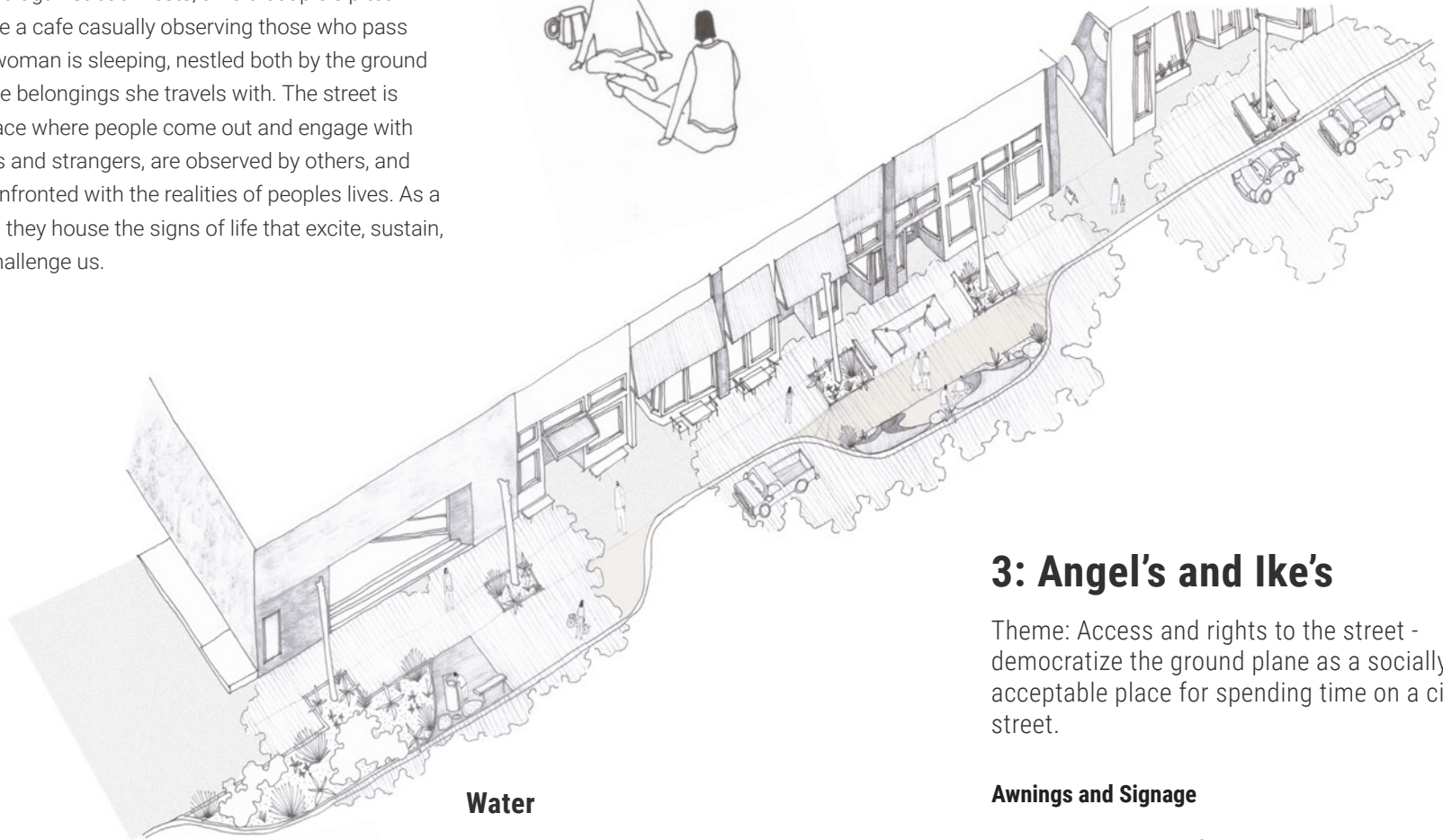
The Thai restaurant is red, Rudy's barbershop is black, the hardware store is a cool tan, and QFC boasts a mural on its utility wall. The rhythm of the street can share a roof and still give a unique expression of what is within. All that is needed is a can of paint.

Axon - Safeway  
Scale: n.t.s.



## Places to Stay

A group of people laugh together smoking cigarettes reclined against back rests, an old couple sip tea outside a cafe casually observing those who pass by. A woman is sleeping, nestled both by the ground and the belongings she travels with. The street is the place where people come out and engage with friends and strangers, are observed by others, and are confronted with the realities of peoples lives. As a whole, they house the signs of life that excite, sustain, and challenge us.



## Water

100 degrees in July and counting. Seattle's summers have become overwhelmingly beautiful and uncomfortable. After trudging the street all morning you just need a quick drink of water. Our streets serve the function of the city and likewise should serve our functions as people.



Axon - Angel's and Ike's

Scale: n.t.s.

## 3: Angel's and Ike's

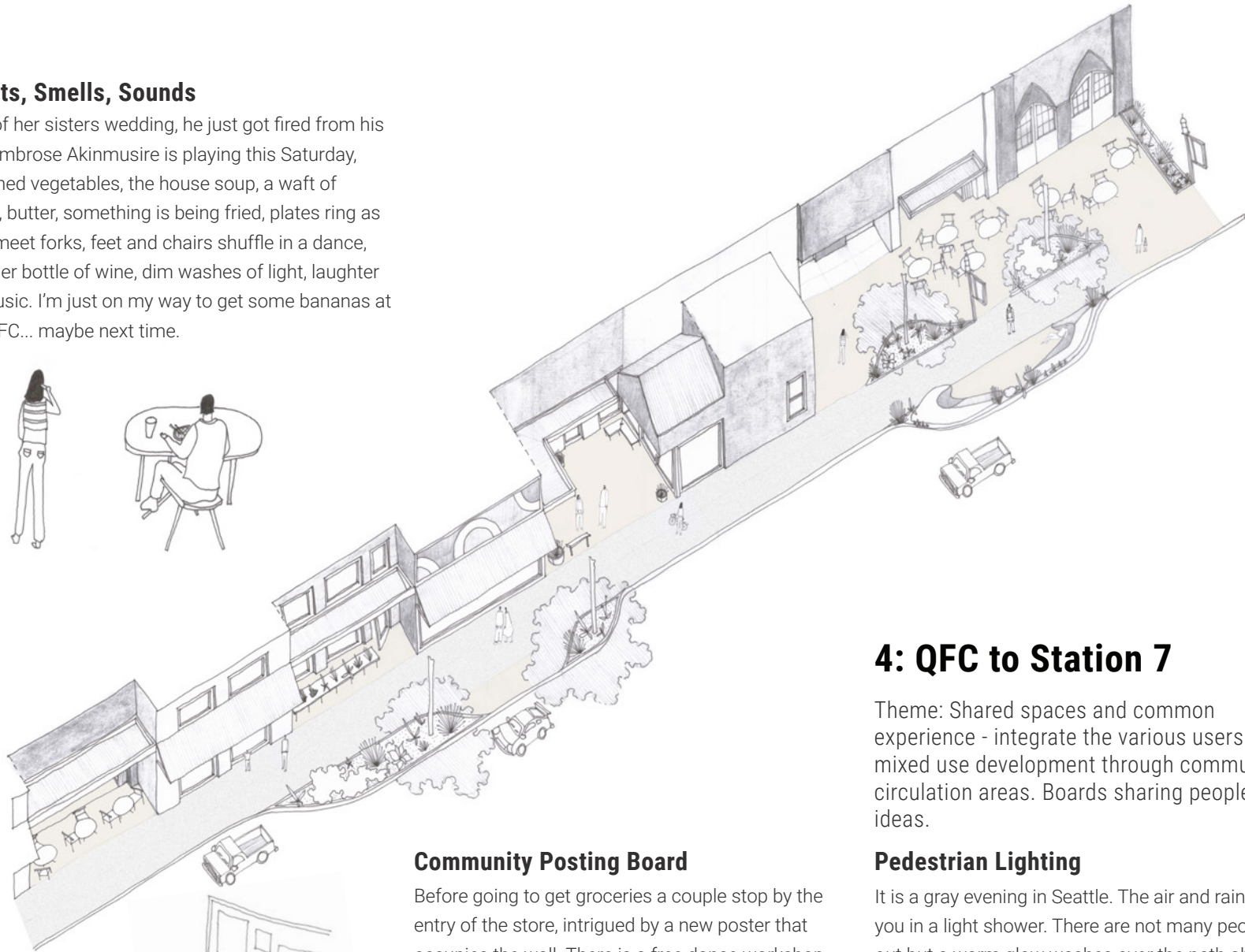
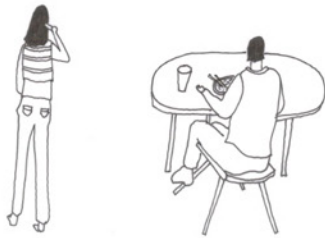
Theme: Access and rights to the street - democratize the ground plane as a socially acceptable place for spending time on a city street.

### Awnings and Signage

The signs that jut out from the shops do not appear as if one hand has drawn them. Instead they are a chaotic jumble of the unique characters that run and occupy the spaces behind them. It is there lack of order that carries appeal though. Sharing space with awnings that shelter those walking by, the street feels like a space taken care of by people for people.

## Sights, Smells, Sounds

Talk of her sisters wedding, he just got fired from his job, Ambrose Akinmusire is playing this Saturday, steamed vegetables, the house soup, a waft of garlic, butter, something is being fried, plates ring as they meet forks, feet and chairs shuffle in a dance, another bottle of wine, dim washes of light, laughter as music. I'm just on my way to get some bananas at the QFC... maybe next time.



Axon - QFC to Station 7

Scale: n.t.s.

### Community Posting Board

Before going to get groceries a couple stop by the entry of the store, intrigued by a new poster that occupies the wall. There is a free dance workshop this weekend at a studio just down the street. It is always an awesome sight when people can move with complete fluidity to the sway of music... Next to the poster are other events happening around the neighborhood, and papers sharing peoples ideas.

## 4: QFC to Station 7

Theme: Shared spaces and common experience - integrate the various users of mixed use development through communal circulation areas. Boards sharing peoples ideas.

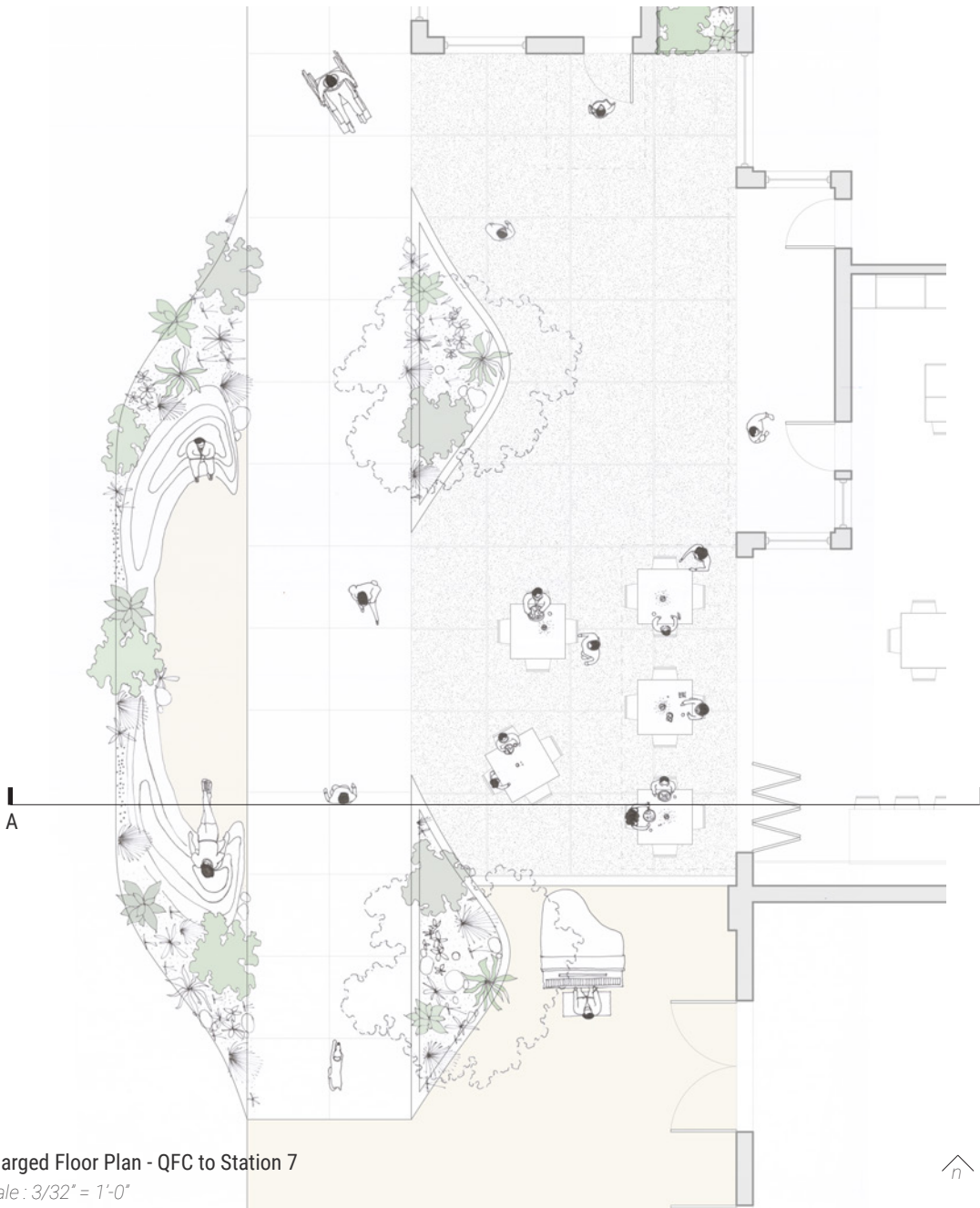
### Pedestrian Lighting

It is a gray evening in Seattle. The air and rain envelop you in a light shower. There are not many people out but a warm glow washes over the path ahead of you. The light comes from just overhead, a reminder that you are supposed to be there. It also illuminates custom sign boards that hand on outstretched arms. Up ahead there is a cafe, a perfect place for harbor on such an evening.



Section Perspective A - QFC to Station 7

Scale: n.t.s.



Enlarged Floor Plan - QFC to Station 7  
 Scale:  $3/32" = 1'-0"$

## Co-mixing

A family comes out of the grocery store and stops to chat with Walter, the man selling Real Change just outside the entrance. Walter looks more tired than normal today but enthusiastically breaks into a new poem he has recently written. Behind them pass a couple who have been out on errands for the day and are just returning home, as they head for the front door to the lobby they wave and wish their best to the family and Walter, their mutual acquaintance. A young man passively stands in the background waiting for the bus to arrive. In this time an elderly veteran of the neighborhood retreated from the store with his recently purchased medicine, two kids on skateboards have crashed by, and a great dane strutted by walking its tired owners. The entrance of homes, shops, and parking garages can all share space and create places of common experience.

## Neighborhood Futures

From one end of the street there is a buzz of chatter, rolling laughter, the music of the street. The sound of groups of people fill spaces even if they are empty, they come alive. From the other, a hush has fallen over the sidewalk. A man walks pensive, captured by thoughts elsewhere, a group of companions wrapped in blankets nestle in for the night, a couple meander around the sidewalk to the curious scents that their dog has found, one after another. From the life that rises and sleeps at this moment, the memories, and vision for the future, the street holds all these stories and more.



View of the new Central Plaza

© 2015 Public Library for 150 Ave E



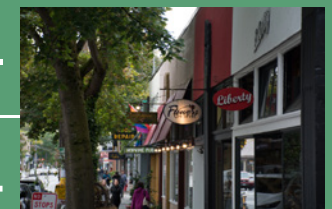
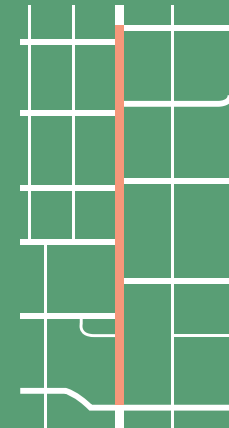


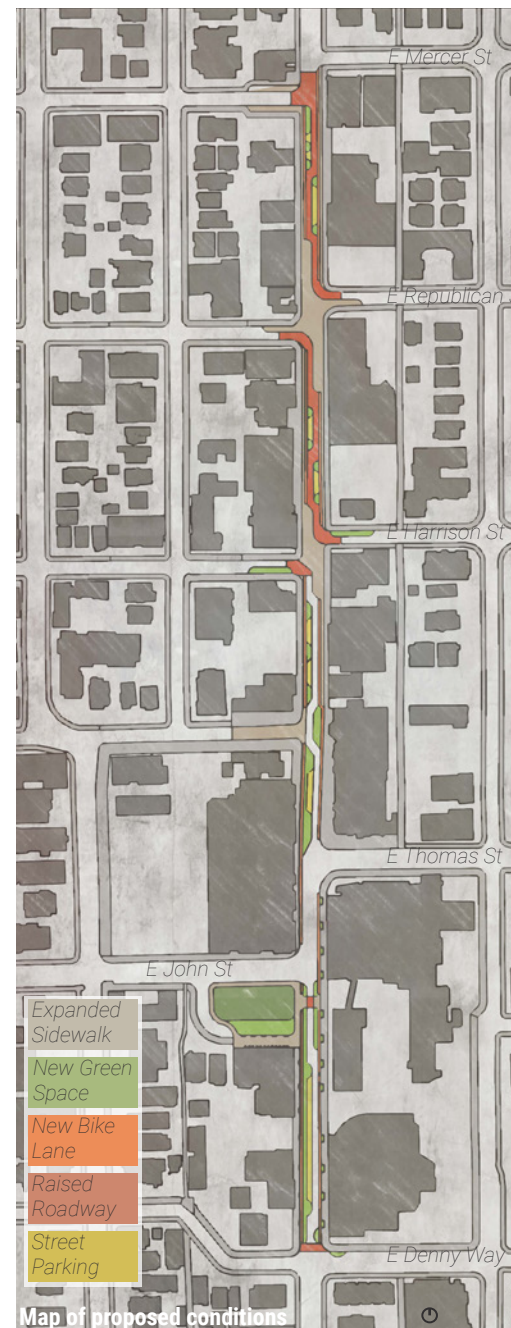
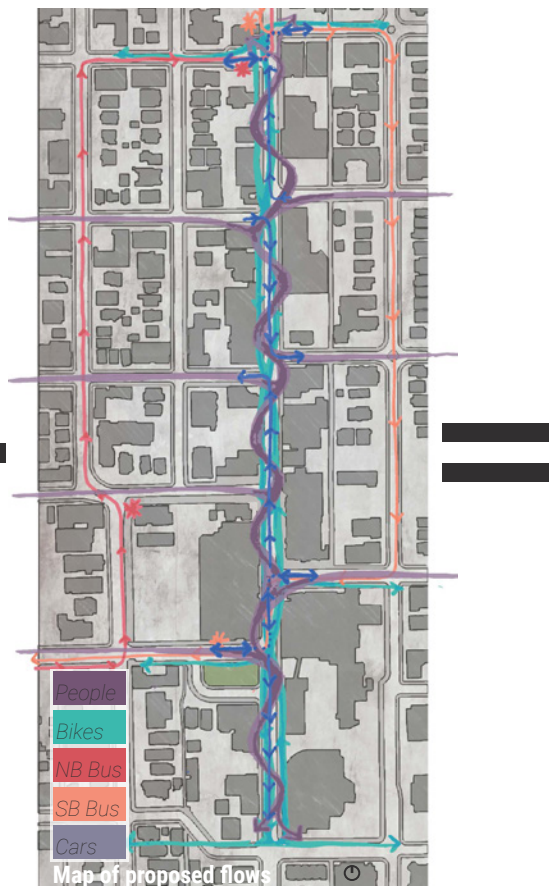
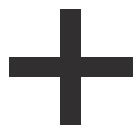
# (RE)Prioritizing Public Space

*Jen Kriegel*

In a public meeting in spring of 2018, the 15th Ave E community came together to discuss what they felt should change on their street, and what should remain the same. An improved pedestrian experience, repaired and widened sidewalks, safer crosswalks and more street trees topped the list of desired changes. The community also wants to maintain the walkable, human scaled character of their street. This project takes on the entire 15th Ave streetscape in order to address these concerns and desires by re-prioritizing the public space from car-focused to people-focused.

## Project Location + Site Photos



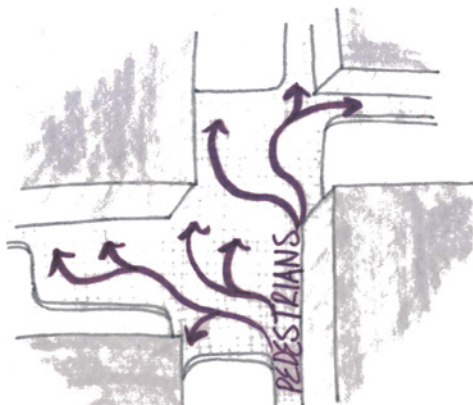


## Recognizing Challenges

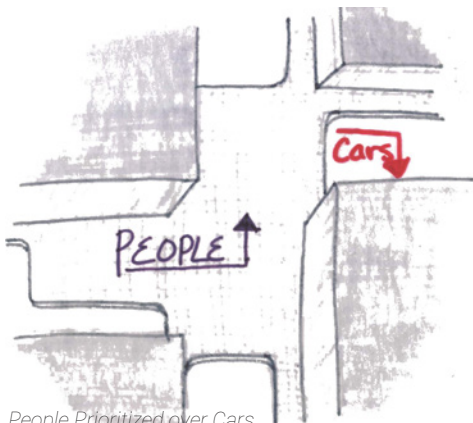
The street is the only public space for the community, and currently it belongs to cars, not to people. This projects suggests a shift in priorities: pedestrians first, cars last, in order to make pedestrians feel safe and comfortable, and create a destination they will return to repeatedly. The space should give pedestrians ownership of the street and allow them to safely cross anywhere.

## Redirecting Flow

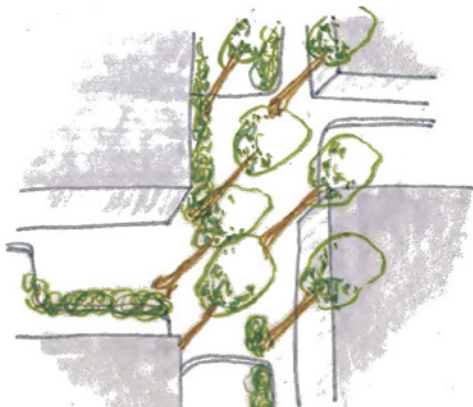
In order to create a comfortable space for pedestrians, traffic flows must change. New bike lanes in both directions improve access and encourage slower forms of movement; the number ten bus now north on 14th and south on 16th; car traffic changes to a series of one-ways in order to slow traffic. All this allows for more pedestrian space and more green space.



*Expanding Pedestrian Realm*



*People Prioritized over Cars*



*Plants Emphasize Pedestrians*

## Prioritized for People

Creating a safe and comfortable space for people requires expanding the pedestrian realm into the street by creating wider sidewalks, public plazas and raised crosswalks. It also means slowing vehicular traffic so pedestrians feel free to walk anywhere. In some places, this means raising the entire street to sidewalk level to make it clear that pedestrians have ownership, in others cars are slowed by woonerfs that force them to meander, and in most areas of the street, plantings are used to delineate the vehicle path from the spaces reserved for pedestrians. All of this serves the dual purpose of creating a safer pedestrian realm and adding character to the street-scape.

Changes in the street-scape allow for a number of improvements to take place. The switching one-way traffic in particular allows for great changes, including increased green space and public plazas in the center of the street where the traffic direction changes. One-way traffic means lanes can be taken away, allowing for the widening of sidewalks wherever necessary, the addition of bike lanes, and numerous public benches and street trees while maintaining a third of the original street parking.

Additionally, John Court was partially closed to allow Williams Place Park to expand and Thomas Street closed west of 15th for a public plaza. The extension of the park along with the new central plazas creates a dramatic increase in park space on the street.

**+12,500**  
square-feet of green space

**+12,000**  
square-feet of plaza space

**+3,750**  
feet of bike lanes

**+3,000**  
feet of wider sidewalks

**+58**  
new public benches

**+43**  
new street trees



Enlarged Plan of Central Plaza

## Spaces for People

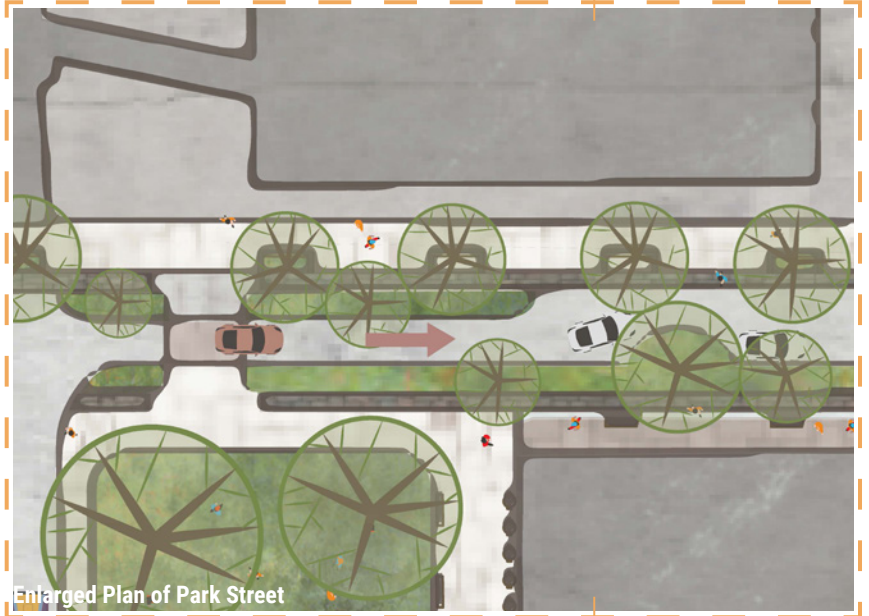
The proposed street-scape for 15th Ave is dramatically different from the current conditions while maintaining much character. There are three distinct zones on the street, emphasized by changes in street design. On the north end of the street between Mercer and Harrison, many single-story original shops remain. These blocks became pedestrian-dominated, with two central plazas; the street is all one level and paved with stone, using only plantings to separate cars from people. The central blocks from Harrison to John are more commercial, and here a shared street was created, using woonerfs to slow traffic and closing Thomas to allow for another public plaza. Finally, the southern blocks from John to Denny are dominated by Kaiser Permanente. Combined with the existing park and wide sidewalks, the addition of numerous planters and bioretention gives these blocks a park-like feel.



Future Plan of 15th Ave E



Enlarged Plan of Shared Street



Enlarged Plan of Park Street





Section of Central Plaza

## A Place for Public Life

In this vision of 15th Ave, the street is even livelier than it ever was before. Pedestrians and plants dominate the space, while cars are allowed only where necessary. The pedestrian-dominated blocks are defined by large central plazas, placed in the center of the street to emphasize that this place is for people. The plazas have plantings, water features and plenty of public seating to encourage people to stay a while and enjoy the space. The shared street also emphasizes people, and has wide sidewalks to ensure that there is not only enough space for people to walk comfortably, but also space for shops to display their products or set up tables. The closing of Thomas street adds another public plaza that people can enjoy, and that further reroutes traffic, encouraging cars to use the street only when necessary. Finally, the park street looks to expand Williams Place Park all the way to Denny with bio-retention swales and numerous planters. Here, the sidewalks did not need much expansion and the space was given to plants instead, giving a comfortable setting to a place dominated by institutional buildings.

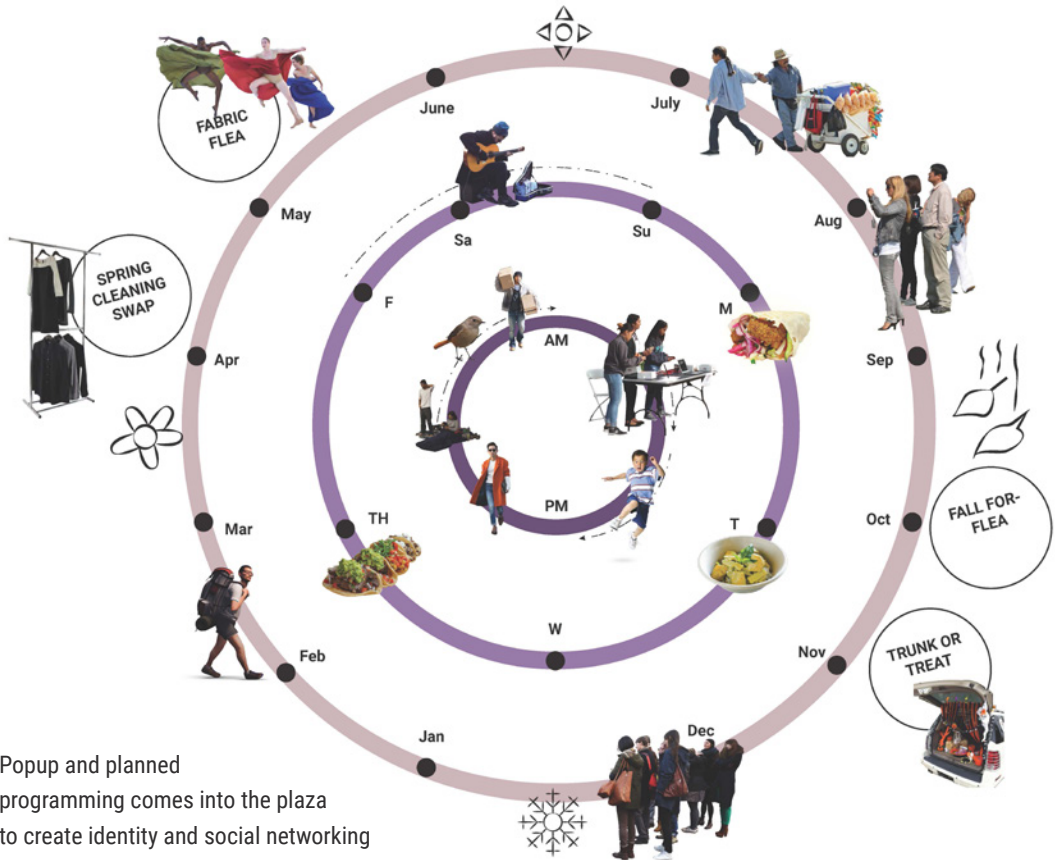
These proposed changes stem from the idea that public space should be prioritized for people. If we shift our thinking to consider a future where the car does not need to be king, we can instead create a public realm that works better for people, and create a destination that people will want to return to, or even better, will not want to leave.



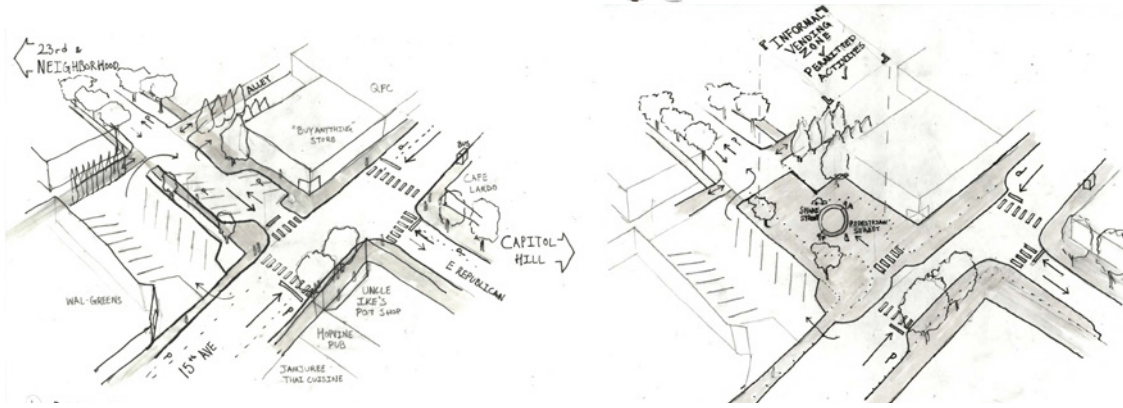


A canopy boardwalk and multi-use street furniture encloses the open space of the plaza. Vendors come into the space informally and through planned events. The former side street becomes a lively and personalized place for the neighborhood commercial street. The open invitation of the central plaza offers social activity while providing street sellers a place to establish an identity and a living.





Popup and planned programming comes into the plaza to create identity and social networking



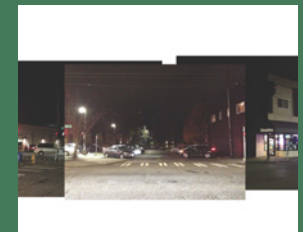
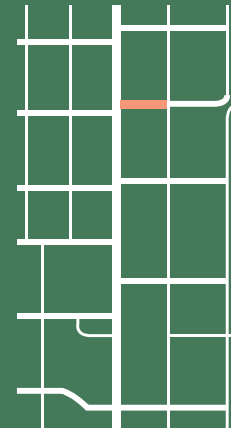
The intersection of East Republican street and 15th Ave transitions from an idle car pass-through to an engaging plaza for people causal gathering, planned street markets, and daily vendors.

# Popup Plaza

Brian Deck

This urban design prioritizes the individuality that people bring into a public space. This neighborhood living room is made by assigning excess vehicle space into social space. The site takes advantage of the small business community and diversity of street pedestrians. This new plaza provides an open space to hold seasonal street markets and daily gathering. People are welcomed to come make an income selling on the street and hang out beside the bustle of 15th. The goal of the Popup Plaza to allow street sellers and entertainers an accessible space, to create community appreciation for residents, and address public necessities like water, bathrooms, and income.

## Project Location + Site Photos





By inviting and incubating a diversity of walk-on small-scaled street sellers and community exchange

events, the plaza compliments the small business merchant association while providing a public

living room for the diverse uses of street life and community identity in the neighborhood.

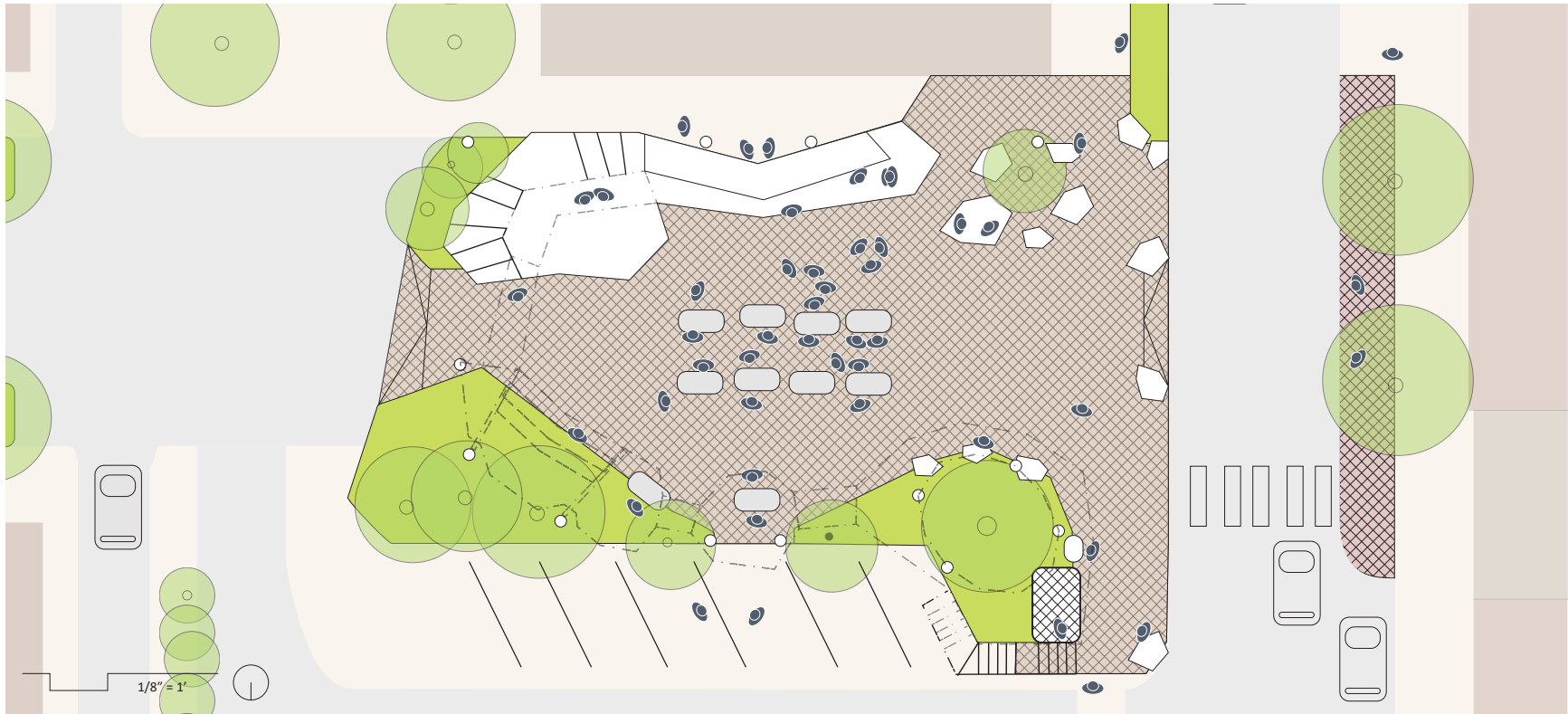
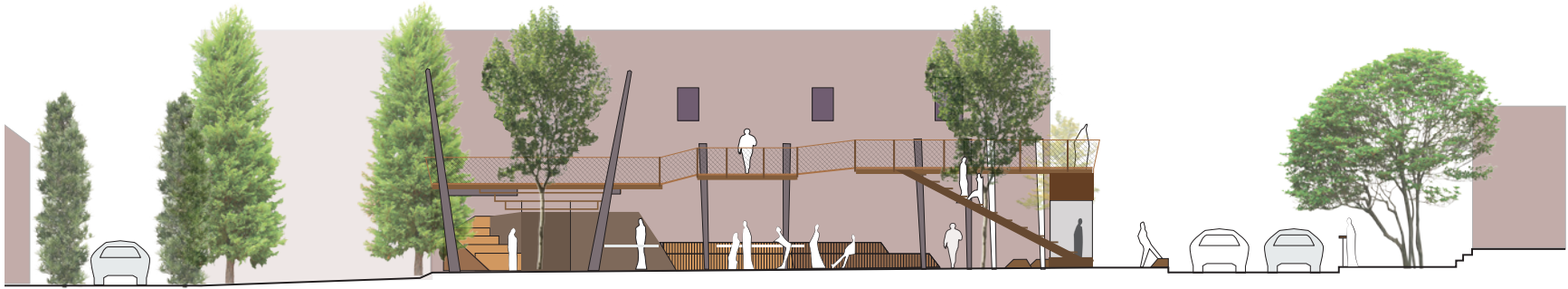


- POP UP EVENT STORAGE*
- STREET LANTERN*
- PLAY RAMP*
- STORAGE LOCKERS*
- MULTI USE BENCH*
- BRICK PAVERS*
- STORMWATER CATCHMENT*
- CANOPY BOARDWALK*
- ILLUMINATED COLUMNS*
- TREE PLANTINGS*
- PUBLIC BATHROOM + WATER FOUNTAIN*
- CURB SEATING*

Sensory design of the plaza reinforces the spontaneity of public life while providing a fresh relief spot of social life and urban nature along 15th. Planting design provides visibility over ground covers and offers overhead canopy. Lighting design

gives a glow and charm through street lanterns. Water sounds babble by from stormwater edges. The materiality of the wood decking feels more approachable and brick paving compliments the character of the mid-century low rise masonry

storefronts. The structure of the multi-use furniture feels solidly grounded while the canopy walk has a subtle spring and suspension. Edges of thin surfaces with tall skinny elements creates an outdoor room enclosure.



The built elements enclose the central space while opening the space onto the sidewalk. The extended sidewalk across the street makes the space feel

connected across the road. Connections to the road allow for mobile vendors to come in and out of the space. Public toilet and water fountain is placed onto

the sidewalk to create more monitoring and adoption of its use.



The built elements create an experience from scatter stones to canopy-walk. The multi use bench serves as group seating and tabletop looking onto the open space. Underneath are rentable lockers for people needing daily storage on the street. The seating steps up to form a playful ramp overlook. Underneath is permanent storage of pop up event tables and props. Columns of the canopy walk wrap around and mood light the space.



Rainy View From a Pavilion

By Yuxi Jin

South Ave E



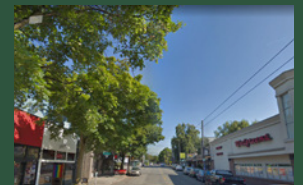
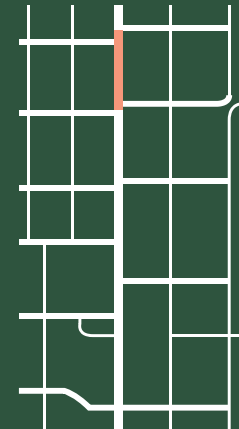
# In Between

*Yuxi Jin*

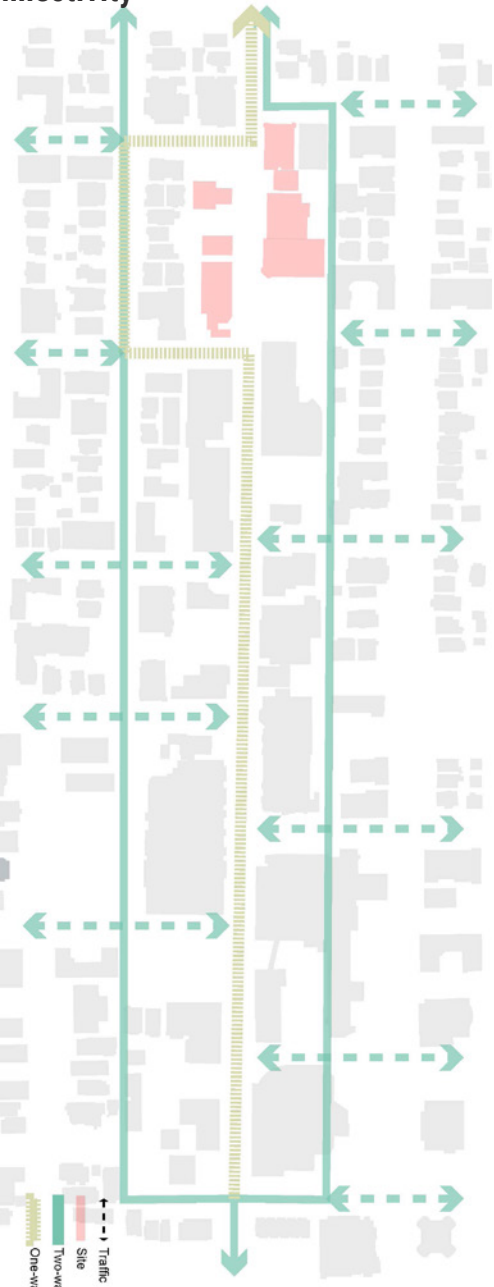
Returning the street open space back to the pedestrians in this neighborhood is the main focus of this design. Meanwhile, with the fast development of driverless cars, neighborhoods won't need as much parking space in the future. The proposal tries to connect the different programs on both sides along the 15th street to active the street life with cover in between.

The roof not only provides protection from the rain, but also creates an urban social hub underneath. It is also an extension of the shops along the street. Topography also plays an important role to accommodate different activities.

## Project Location + Site Photos

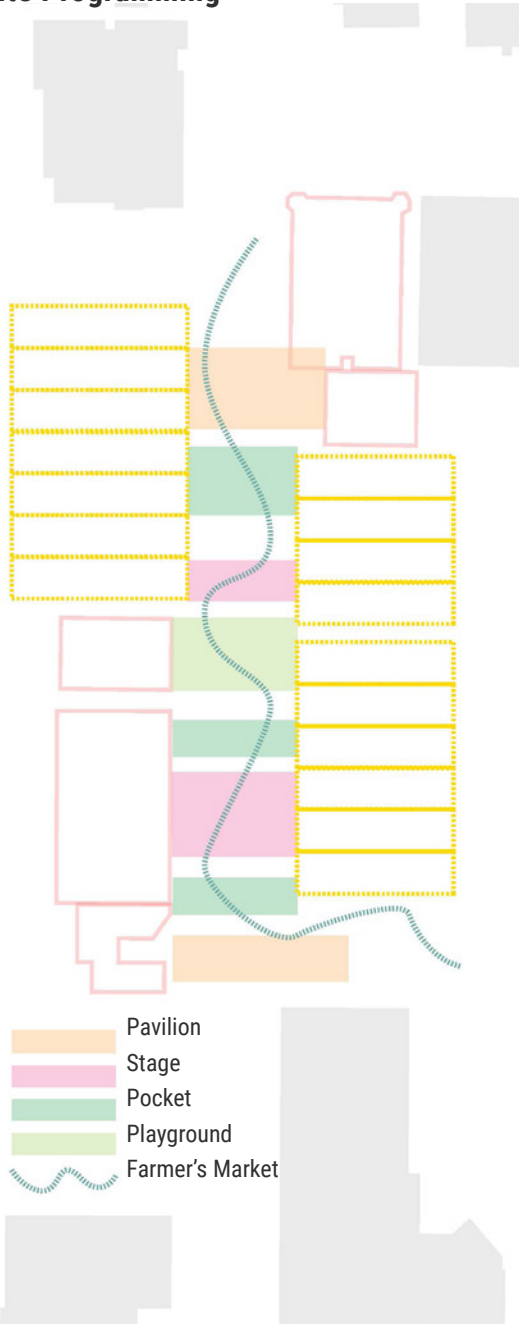


### Connectivity

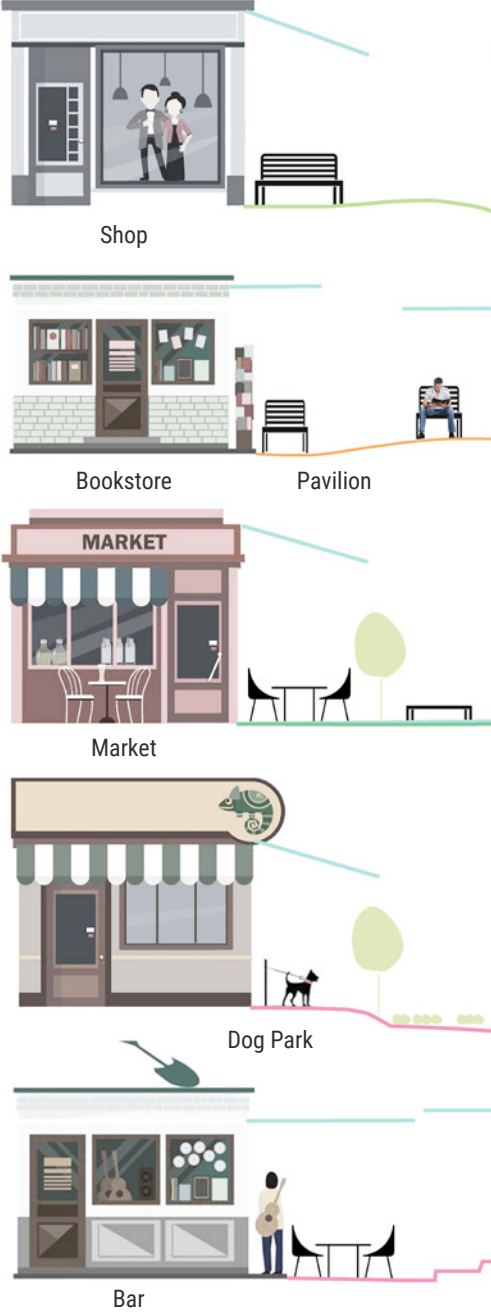


Diagrams By Yuxi Jin

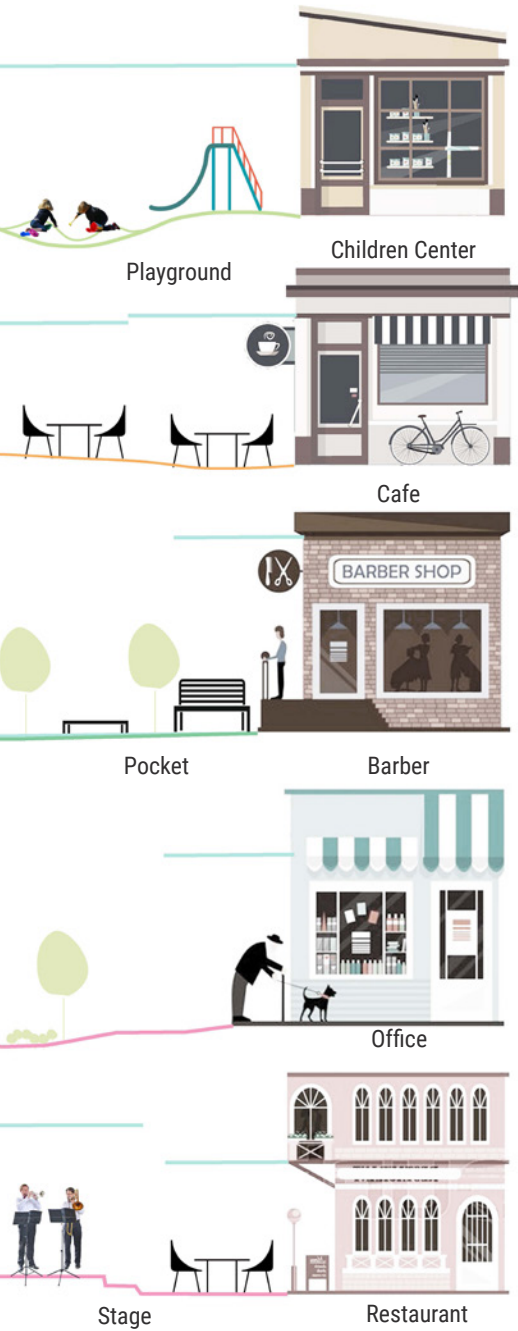
### Site Programming



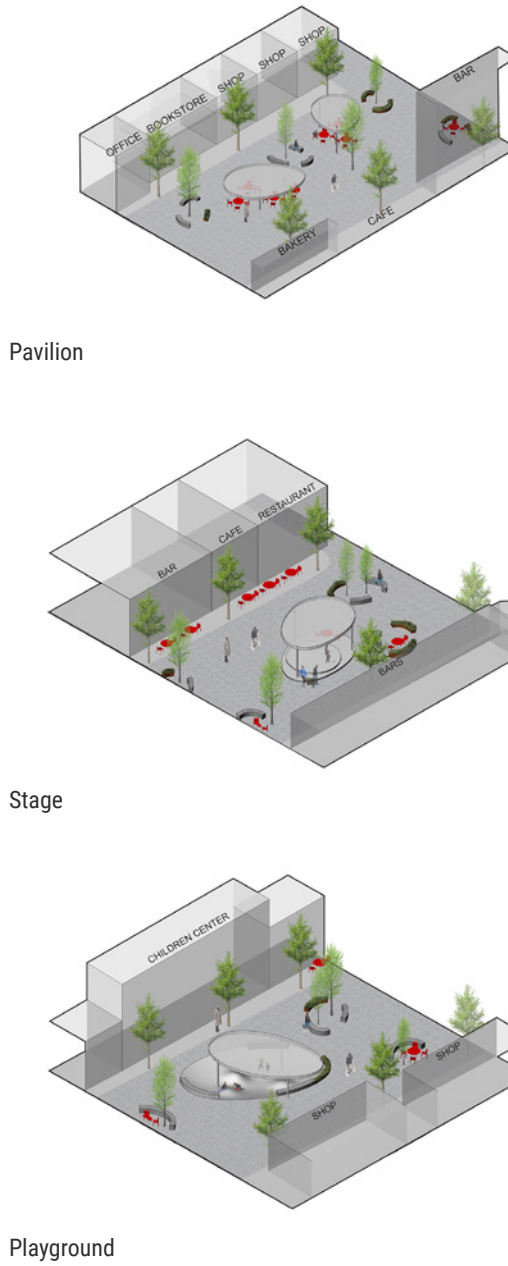
### Site Sections



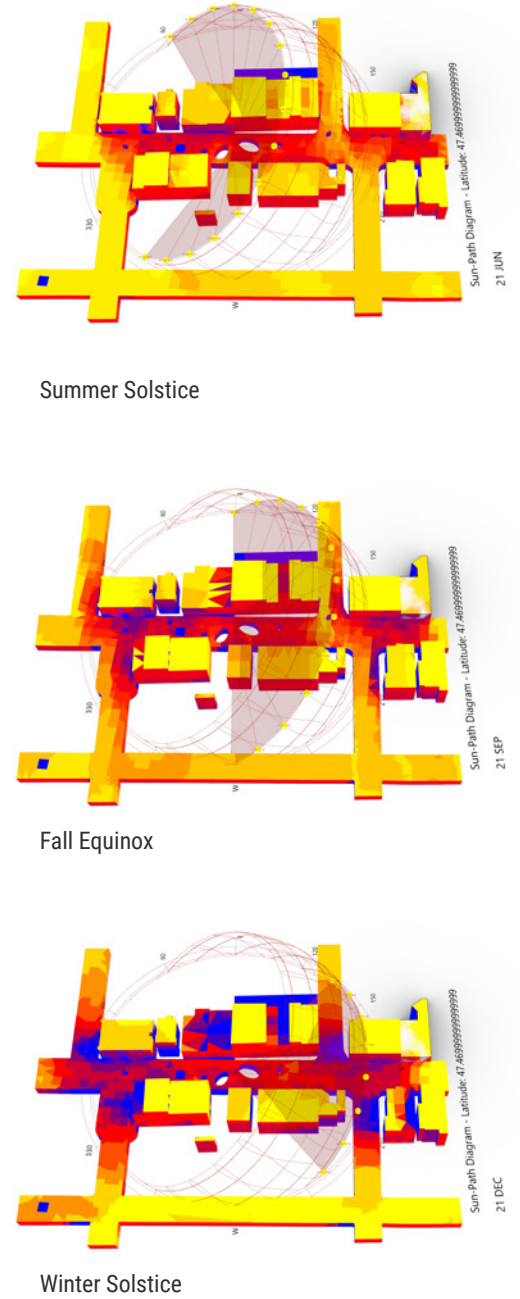


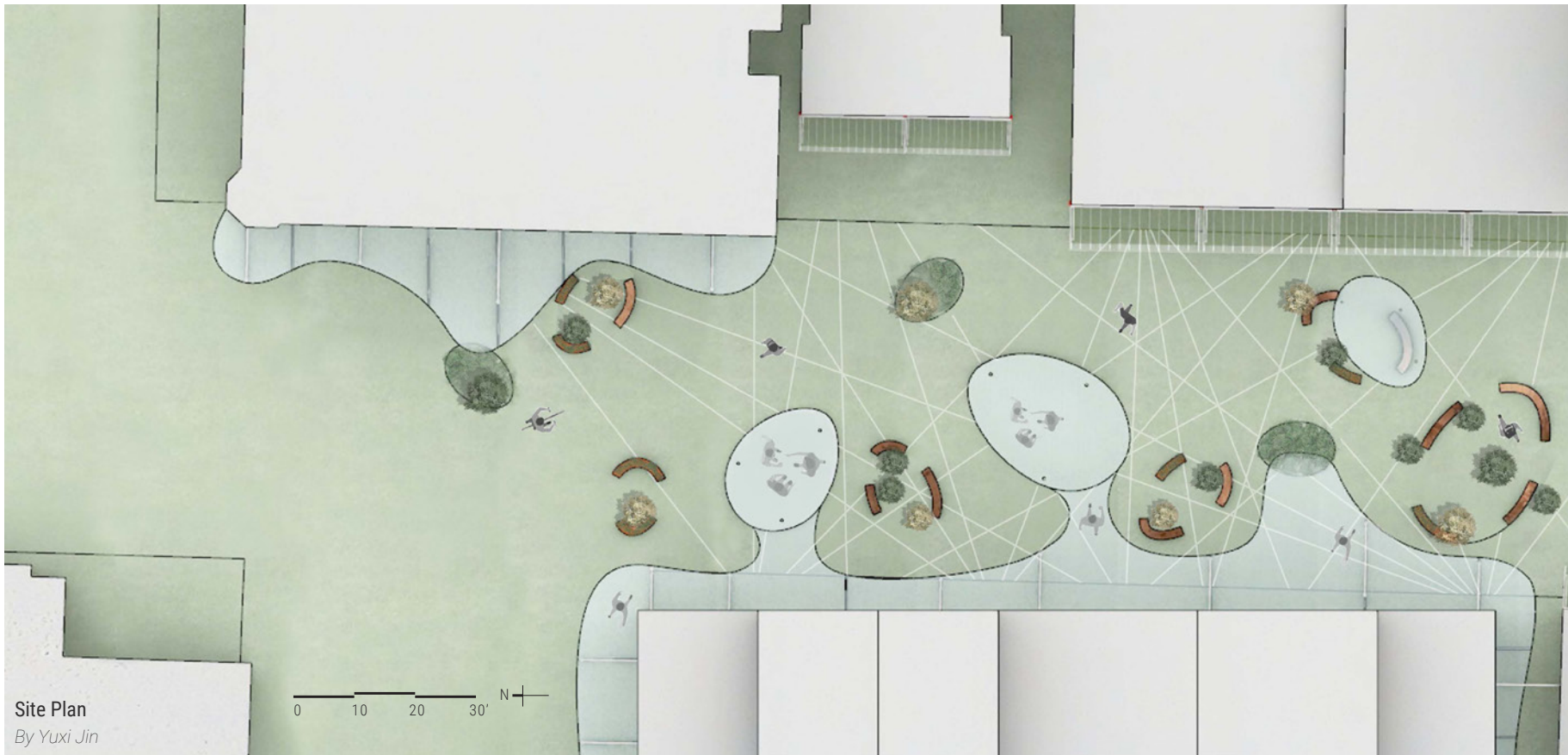


## Site Axons

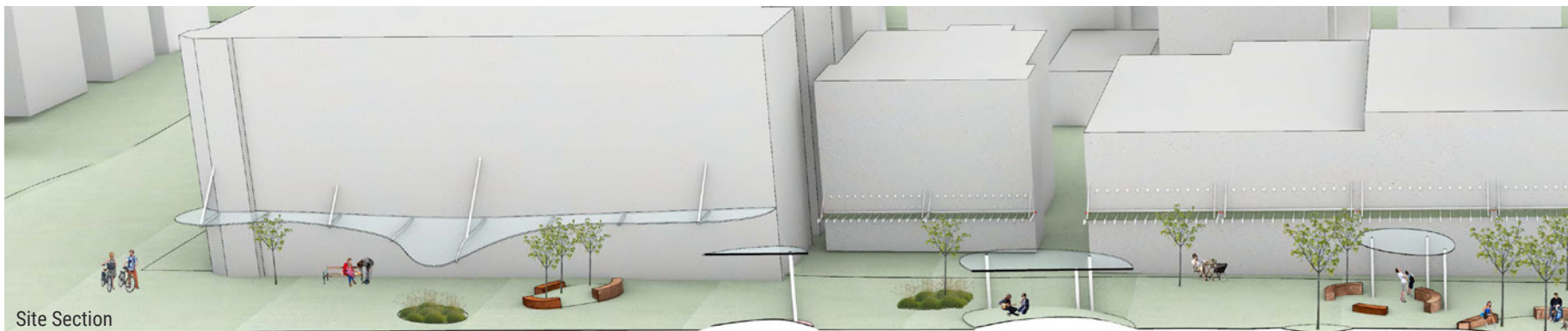


## Sun-Path Analyses

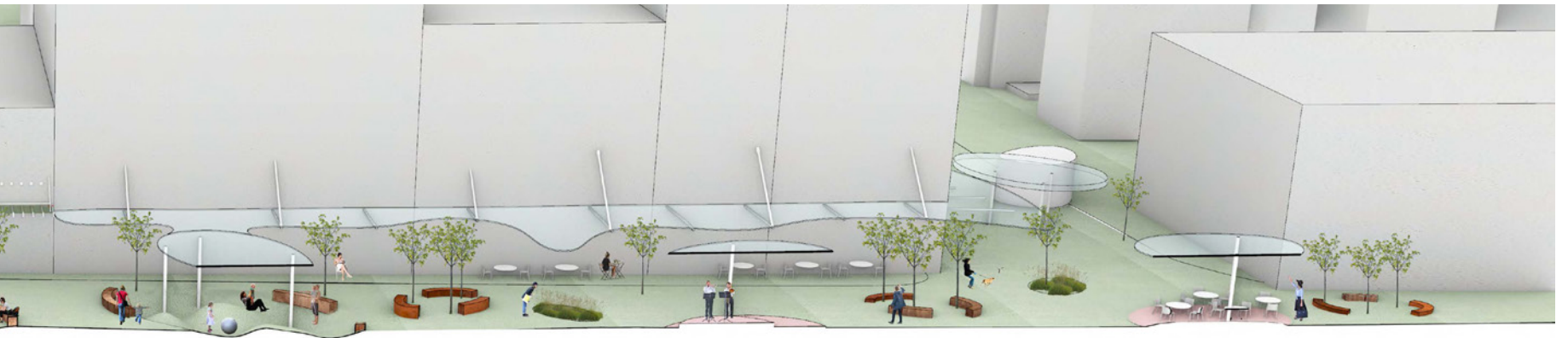
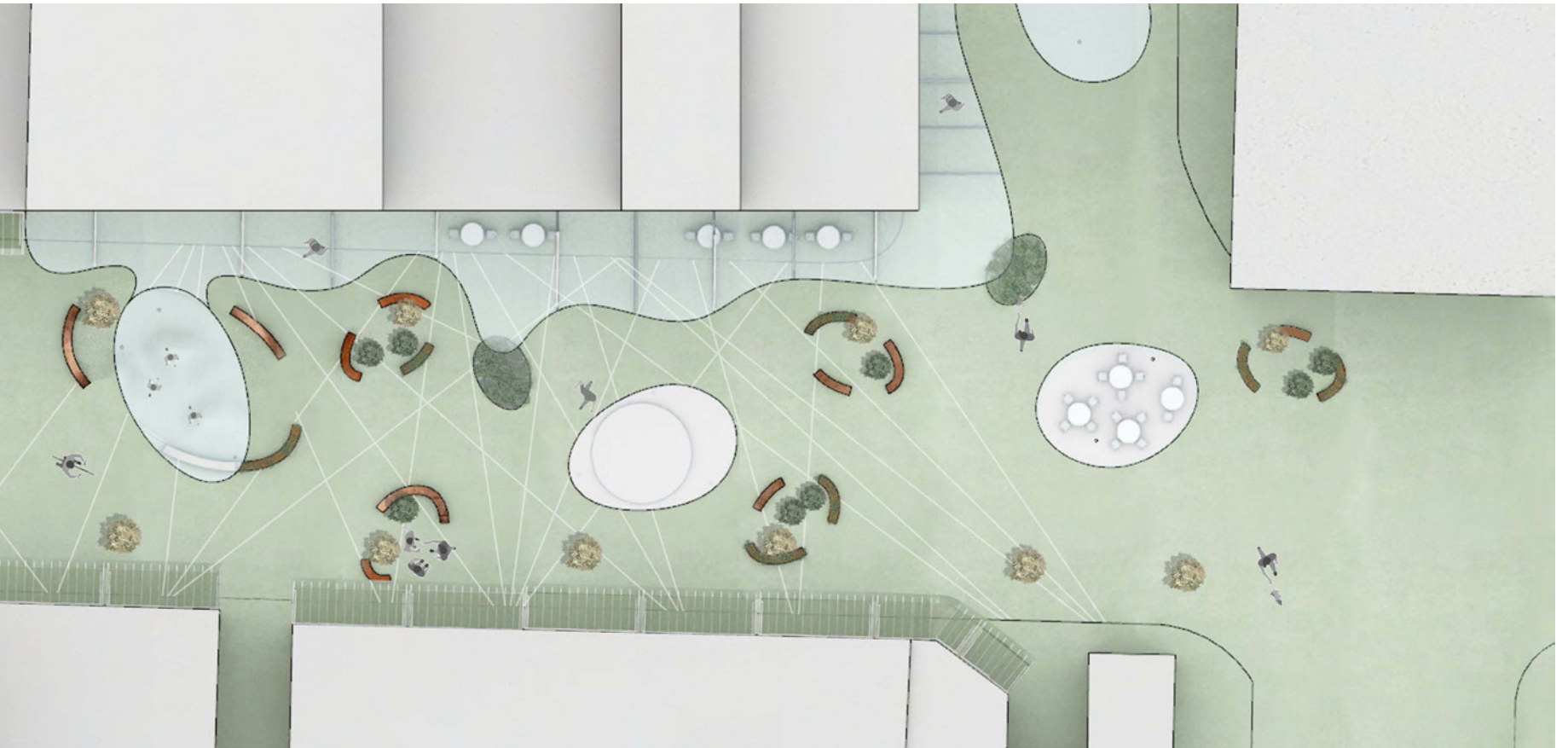




Site Plan  
By Yuxi Jin

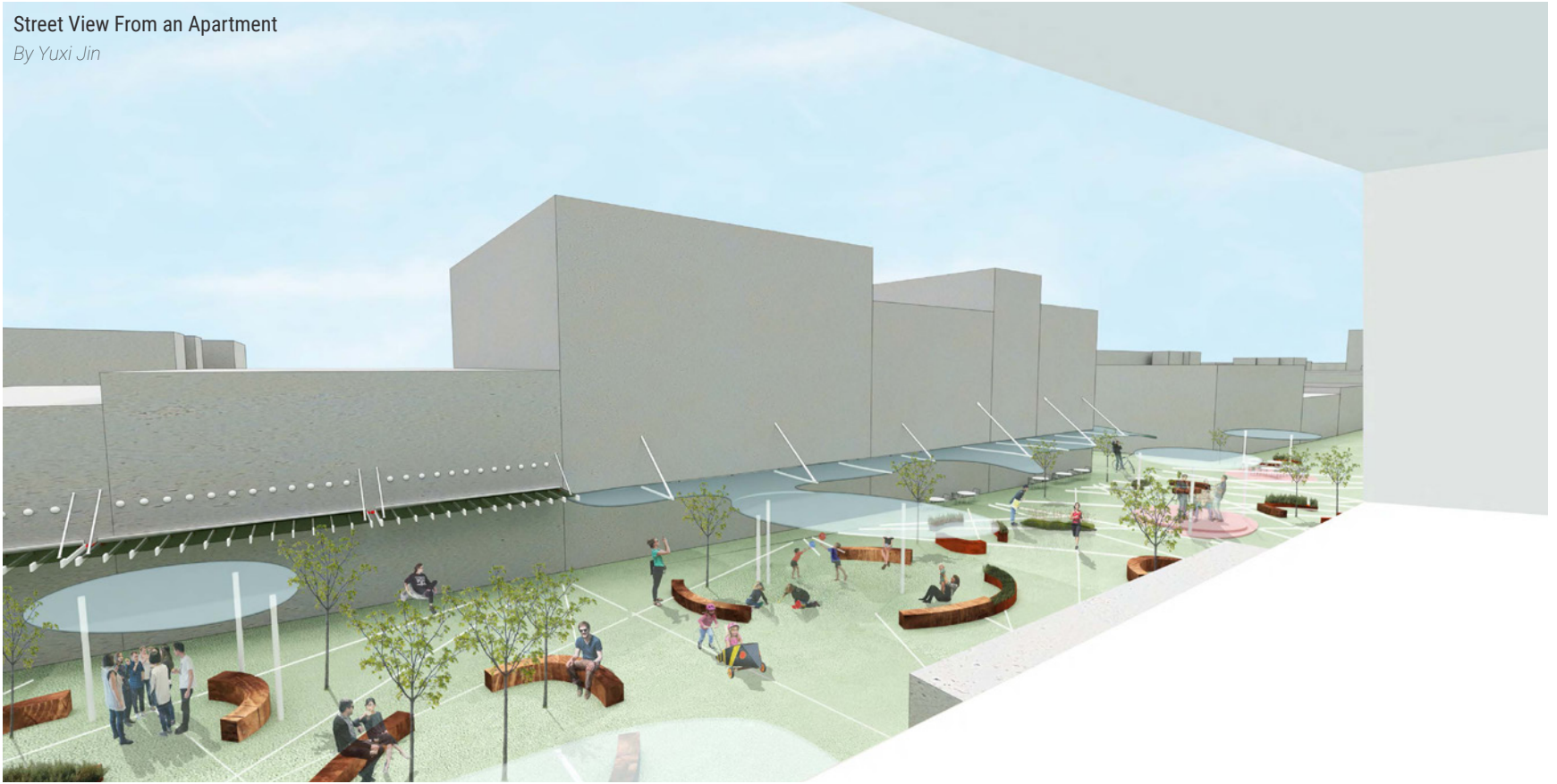


Site Section  
By Yuxi Jin



## Street View From an Apartment

By Yuxi Jin



## Define Extensions Of Both Sides

**Pavilions** | Providing space with roof protection for people hanging out here - different types of space for different types of users.

**Pockets** | Using planters, public benches and trees to create a green open space for gathering and resting.

**Awning** | Connecting stores and open space by free-

curve awnings of new buildings and current awnings of existing buildings and pavilion roofs.

**Pavement** | Guiding pedestrians by the lines of movement on the pavement.

**Tree Array** | Arranging two rows of trees to connect the whole site.



**Night View**  
By Yuxi Jin

## Active Neighborhood Life

Night Life | Bringing the night life to the outdoor space.

Social Life | Creating public outdoor space with edges and roof to encourage social activities outsidess of the street.

Natural Life | Building a friendly environment by

planting trees and shrubs irrigated by the rainwater from the roof.

Solitary Life | Designing a space not only for social life, but also for staying alone.

Daily Life | Keeping the current characters of stores - all kinds of stores meeting residents' daily needs.



*Young Residents*  
"Space to talk & Family gathering"

*Transitional Communities*  
"Places to sleep at night"

*Grocery Shopper without Car*  
"Places to store stuff temporarily for visiting other part of the street"

*Parking Lot*  
Take up most public space now

*Passers-by*  
"Need attraction"

*Long facade without stimulus*

Existing Problems and Proposed Future Diagram  
Wenshuo Zhang

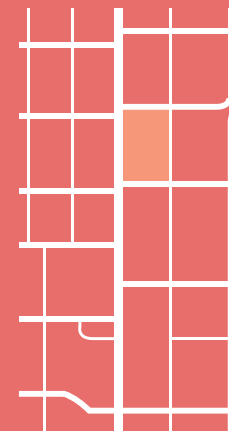
# 15th Ave E: A Democratic + Healthy Future

Wenshuo Zhang

As a street with wonderful diversity and proud history, 15th Ave E is facing great challenges brought by transportation and economy development. This project intended to introduce a future with vigorous social life and healthy lifestyle to 15th Ave, meanwhile protecting its enchanting street characters. The goal could be reached by solutions in 3 aspects:

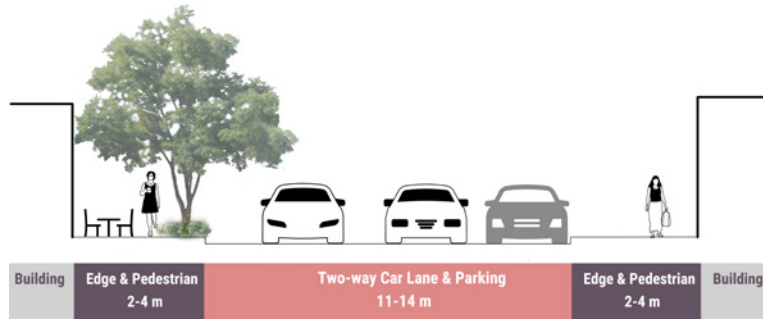
- **Transportation Planning** (Bike System Introduction)
- **Streetscape Guidelines** (Based on Social interaction)
- **Public Life Hub Design** (An example)

## Project Location + Site Photos



# Transportation Planning

The introduction of bike system aims to invite people to engage in everyday exercise more and increase street social interaction on the street. Bike system on 15th Ave E could be established through two phases. Phase 01 focuses on introducing bike lane that satisfy basic requirements and connecting 15th Ave E to the city's bike system. Phase 02 starts working on the improvement of bike infrastructure and creating friendly biking environment.



Existing Street Section (Typology)

Wenshuo Zhang



Problems Caused by Car-domination

Wenshuo Zhang



Phase 01-Strategic Plan  
Wenshuo Zhang

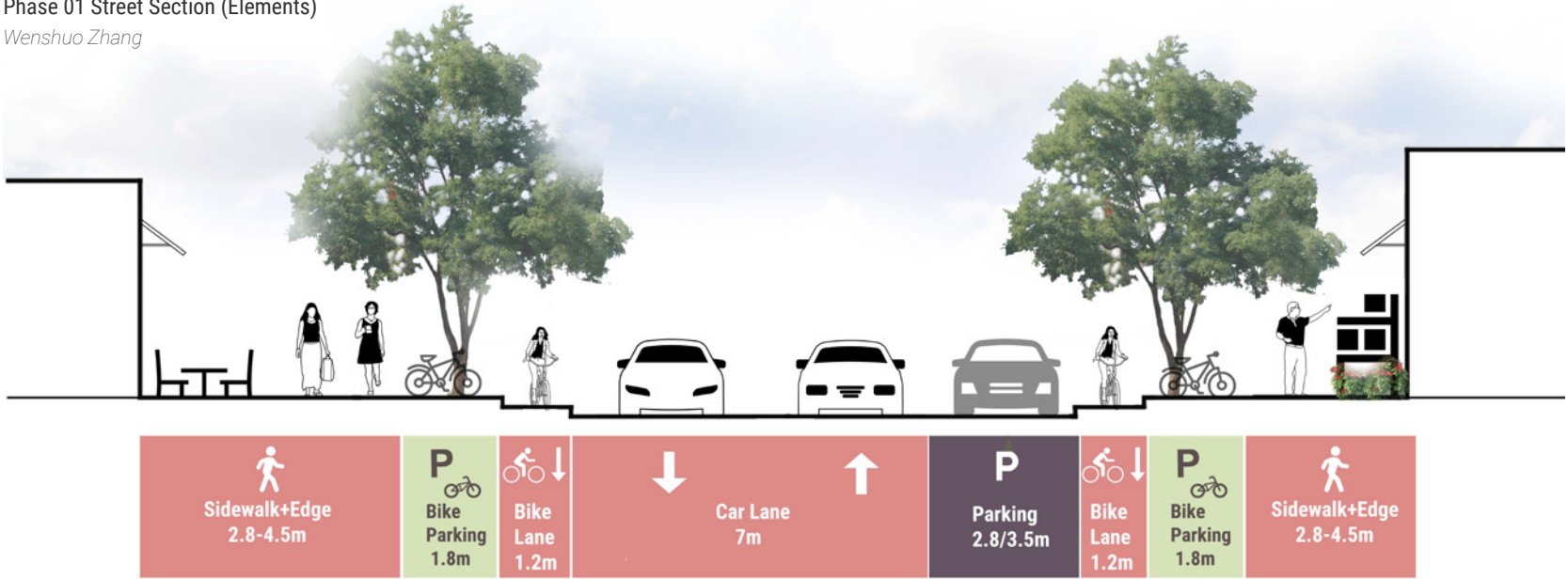


Phase 02-Strategic Plan  
by Wenshuo Zhang



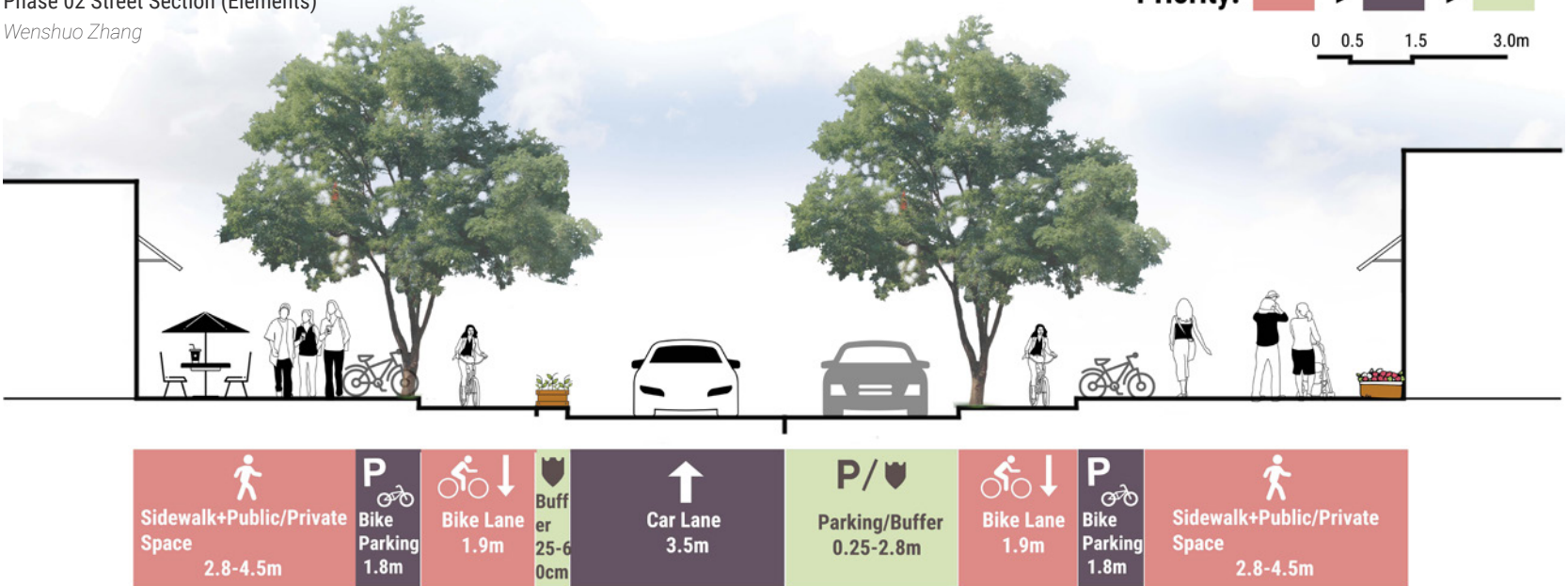
### Phase 01 Street Section (Elements)

Wenshuo Zhang



### Phase 02 Street Section (Elements)

Wenshuo Zhang

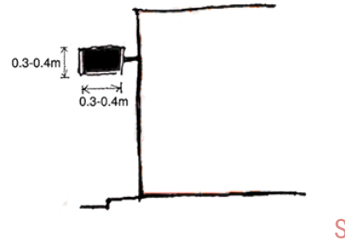
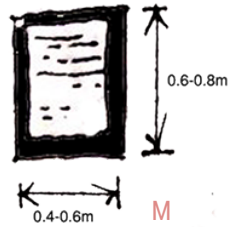
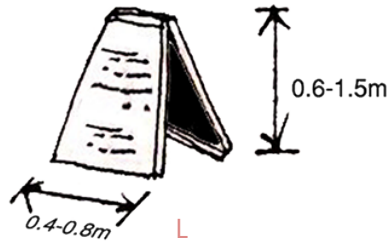


# Street Intervention Guidelines

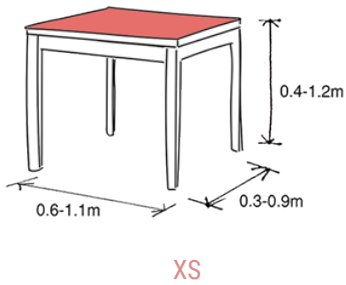
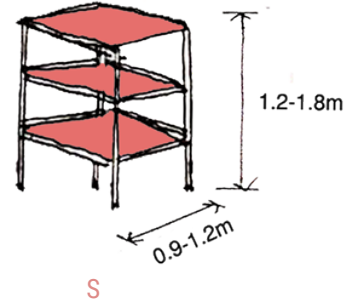
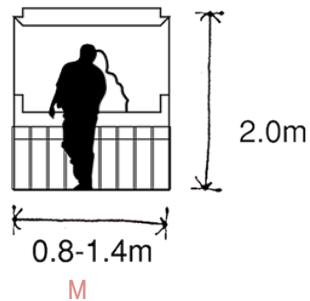
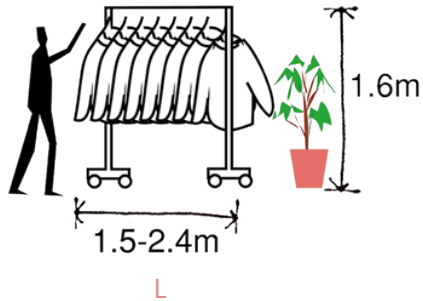


## For Shop Owners

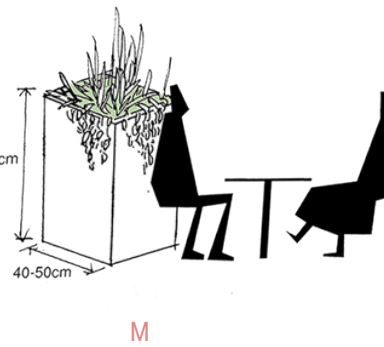
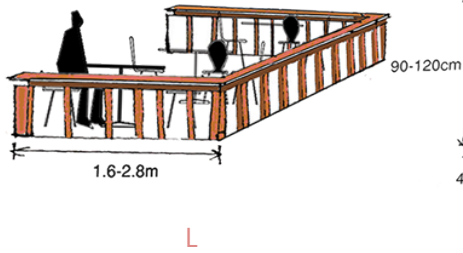
### Advertising: Commercial Sign



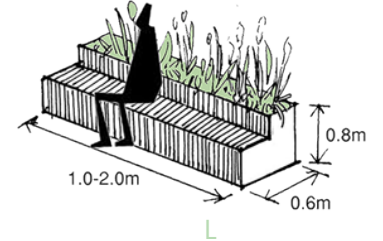
### Advertising: Goods Display



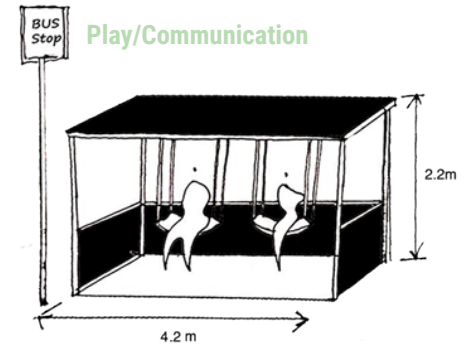
### Space: Outside Dining



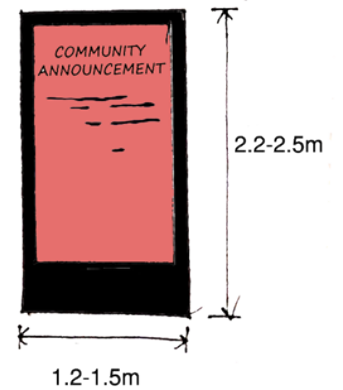
### Rest: Planter/Seats



### Play/Communication



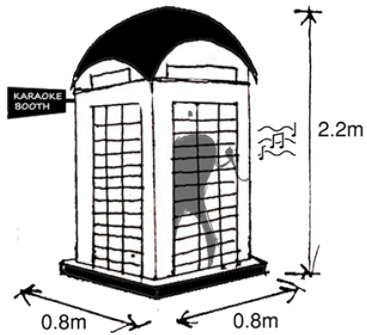
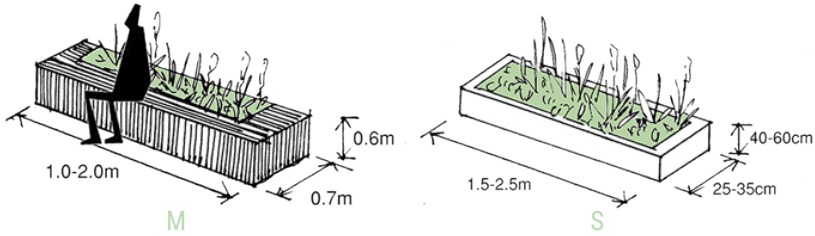
### L: Swing at Bus Stop



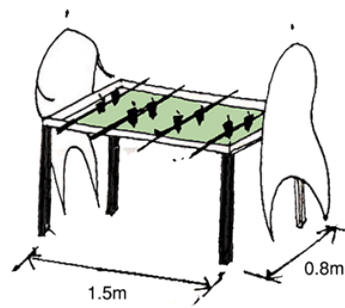
### XS: Community Announcement Board



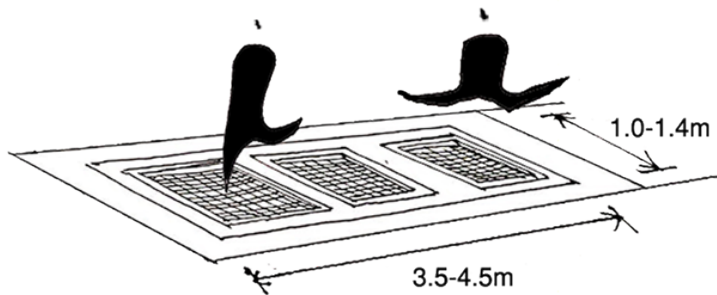
## For Pedestrian



M: Karaoke Booth



S: Foosball

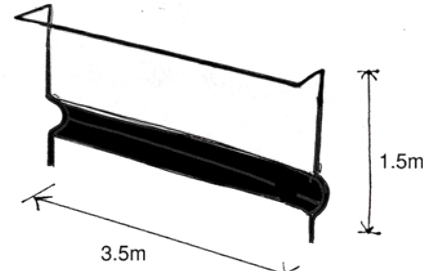


M: Street Trampoline

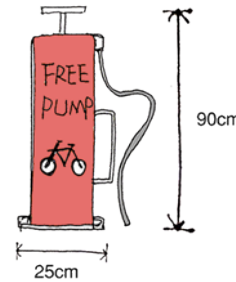


## For Cyclist

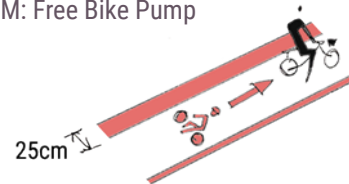
### Bike Infrastructure



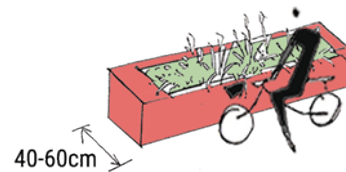
L: Cyclist Support at Intersection



M: Free Bike Pump



Buffer M: Painting



Buffer L: Planter

Interventions with multiple sizes are provided to be chosen by shop owners inside their property lines and by community members for public space according to street sizes of different blocks. The interventions aim to provide better commercial experience and encourage more joyful activities on the street.

Street Intervention Sketch  
Wenshuo Zhang

# Public Life Hub Design

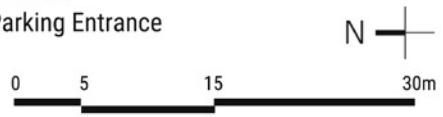
BLOCK 2 | 15TH AVE E: A DEMOCRATIC + HEALTHY FUTURE



**Legend**

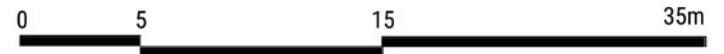
- |                             |                          |                             |                                 |
|-----------------------------|--------------------------|-----------------------------|---------------------------------|
| 1 Community Gathering Space | 5 Residential Roof Yard  | 9 Democratic Court          | 13 Street Trampoline            |
| 2 Grocery Store Loading     | 6 Bike Parking           | 10 Green Hill               | 14 Food Pavilion                |
| 3 Public Roof Garden        | 7 Bus Stop               | 11 Station 7                | 15 Multi-use Block Stairs       |
| 4 Mixed-use Building        | 8 Car Parking/Green Cell | 12 Underground Parking Exit | 16 Underground Parking Entrance |

Public Life Hub Plan  
Wenshuo Zhang





**Mixed-use Building Street Facade**  
Wenshuo Zhang

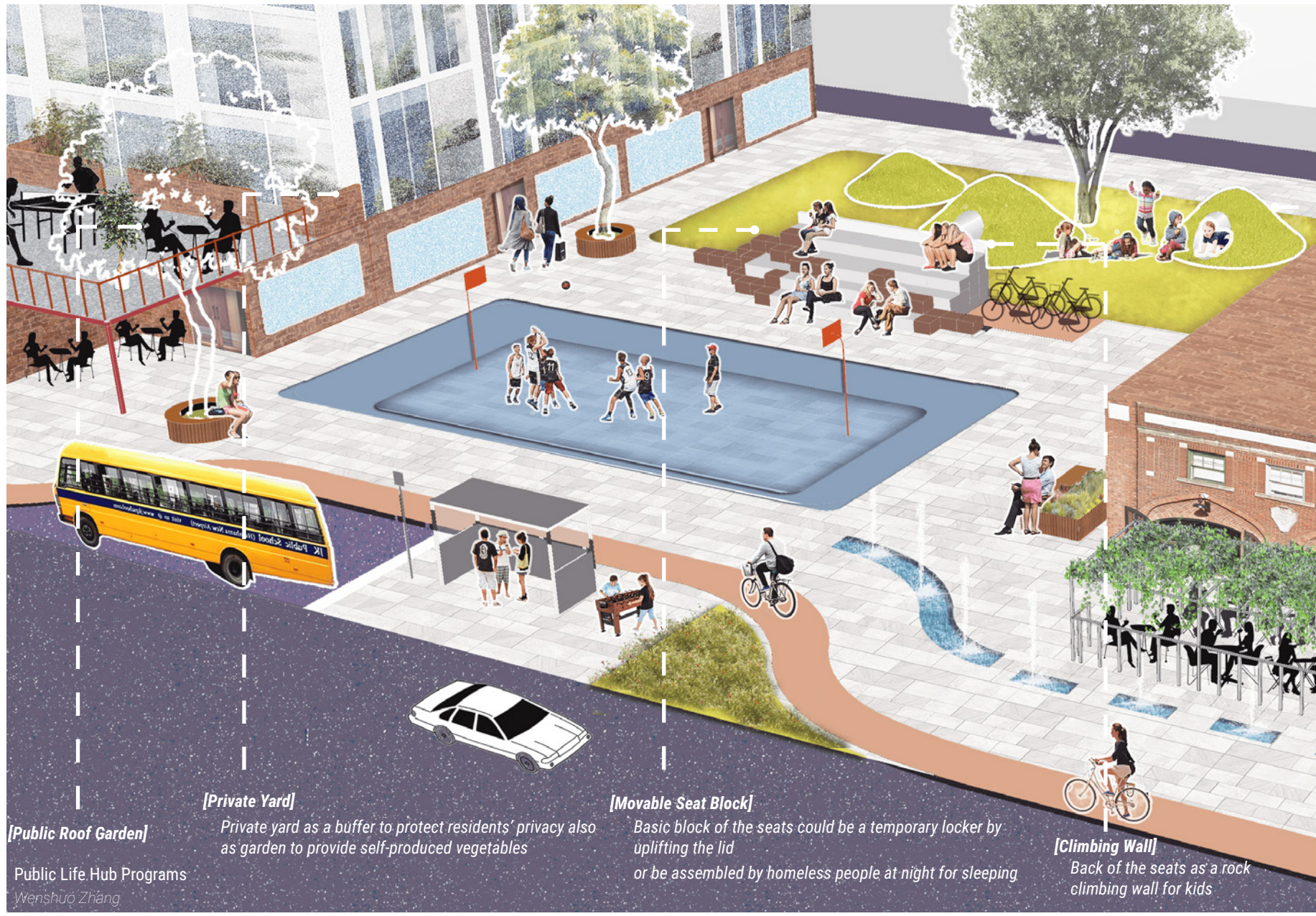


**Building Public Stairs**  
Wenshuo Zhang

The previous QFC property is transformed to a commercial (ground floor) and residential (above ground level) mixed-use building, including affordable housing, local small shops and reduced QFC grocery supply.

# Public Life Hub Design

BLOCK 2 | 15TH AVE E: A DEMOCRATIC + HEALTHY FUTURE



**[Public Roof Garden]**

**[Private Yard]**

**[Movable Seat Block]**

**[Climbing Wall]**

Private yard as a buffer to protect residents' privacy also as garden to provide self-produced vegetables

Basic block of the seats could be a temporary locker by uplifting the lid or be assembled by homeless people at night for sleeping

Back of the seats as a rock climbing wall for kids

Public Life Hub Programs  
Wenshuo Zhang





Southwest View





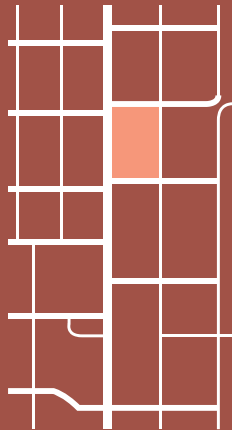
Project Location

# The Fjord

*Ariel Scholten*

15th Ave E in Seattle’s Capitol Hill neighborhood is a strong community of people with a deep interest in maintaining the charming and approachable character of the neighborhood. The 15th Ave E QFC has a longstanding history on the street, with many residents and daytime workers and visitors frequenting the store. The Fjord is a proposed new development that is sensitive to the scale of the neighborhood while increasing green space access, maintaining relationships with small businesses already in the area, establishing hubs of activity that can be accessed throughout the day and into the evening, and increasing density of housing in the area.

## Project Location + Site Photos



### Axon Plan

#### FOURTH FLOOR

- 1. Kindergarten / Public Playscape
- 2. Residential
- 3. Green Roof Amenity Space

#### THIRD FLOOR

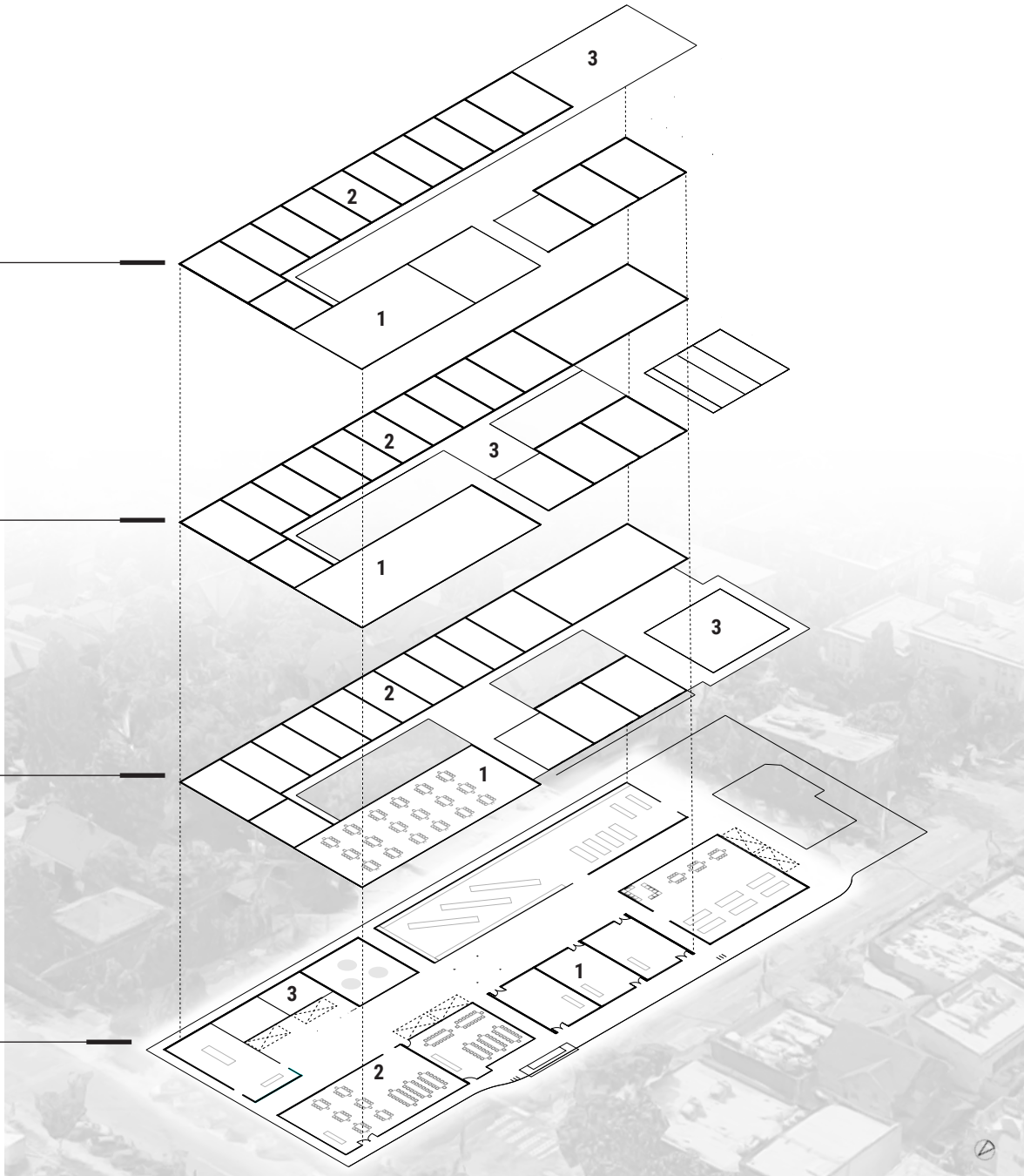
- 1. Office Space
- 2. Residential
- 3. Green Roof Amenity Space

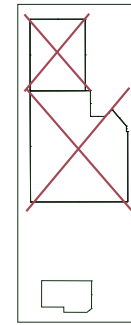
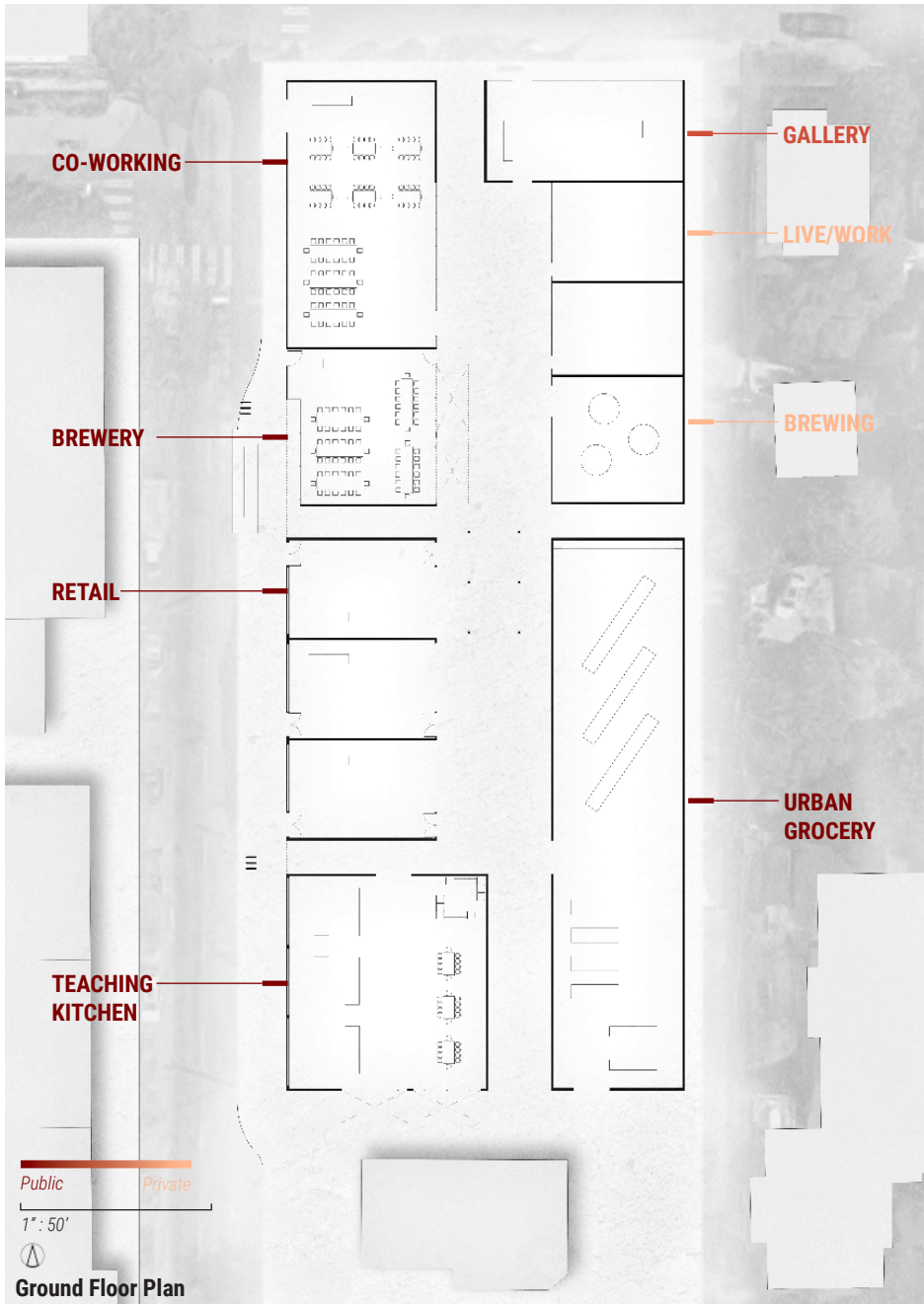
#### SECOND FLOOR

- 1. Office Space
- 2. Residential
- 3. Green Roof Community Garden

#### FIRST FLOOR

- 1. Retail
- 2. Office Space
- 3. Residential

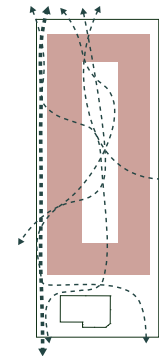




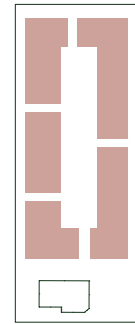
Existing Condition



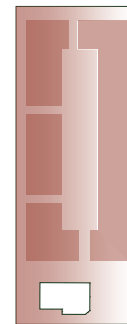
New Geometry



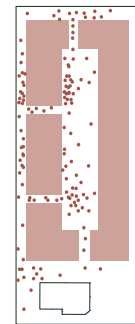
Pedestrian Circulation



Entry Points



Public + Private



Frequency of Use



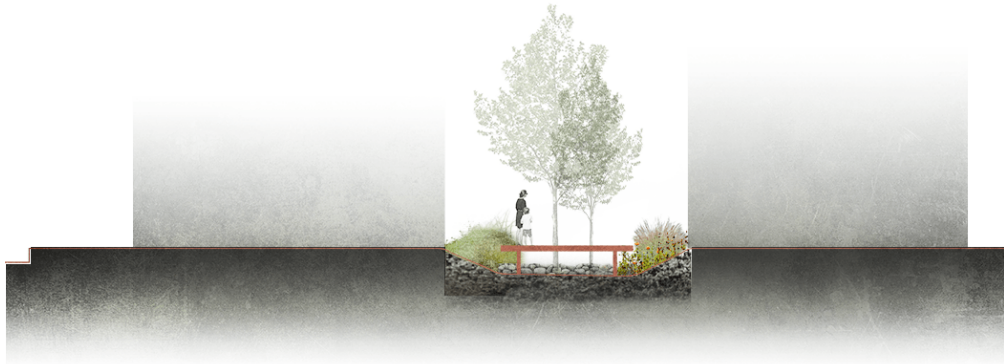
West Elevation: Day + Night



**RUDY'S**  
*Barbershop*

West Courtyard Entry

# Public Bioretention Courtyard + Garden



1" : 25'  
Courtyard Section

INFLOW

INFLOW

INFLOW



1" : 50'  
Courtyard Plan



North Courtyard Entry



BLOCK 2 | A CIRCLE IN THE WATER



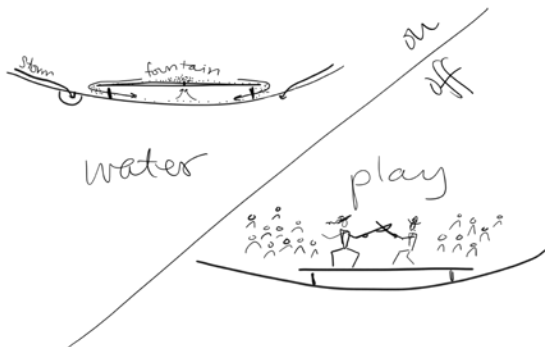


# Context

Existing establishments on site include a hardware, thrift, barber, and grocery store plus the historic Fire Station 7 building which has a boutique and the offices of Environmental Works. While the shops are beloved, the east side of the street has a very narrow sidewalk and very little cover from sun or rain.



Storefronts across from project site on 15th Ave E  
*Board&Vellum*



Concept sketches of fountain, woonerf, and sculptural seating



# A Circle in the Water

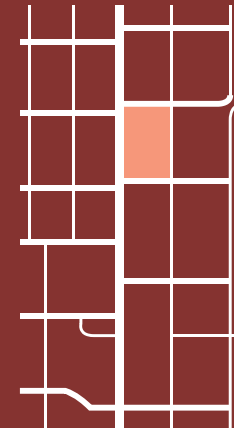
*Krista Doersch*

The 15th Avenue East neighborhood has an old soul, but needs a new heart. The block between E Republican and E Harrison provides an opportunity to create a new central node. Currently, the site includes several favorite businesses and a parking lot.

## Goals

- Increase usable community space
- Support small, local businesses
- Provide public seating and restrooms
- Materials consistent with historic feel

### Project Location + Site Photos





**Site plan**  
+  
**Elevation**

By breaking up the building footprint and raising the height of buildings, more small shops can have storefronts easily accessible from the street.

A generous overhanging balcony provides cover from the rain and shades stores from intense afternoon sun.

A raised crosswalk and curved street connect both sides of the street and encourage foot traffic.

An inviting and transparent community space, including public restrooms, for any type of gathering from performances to birthday parties.

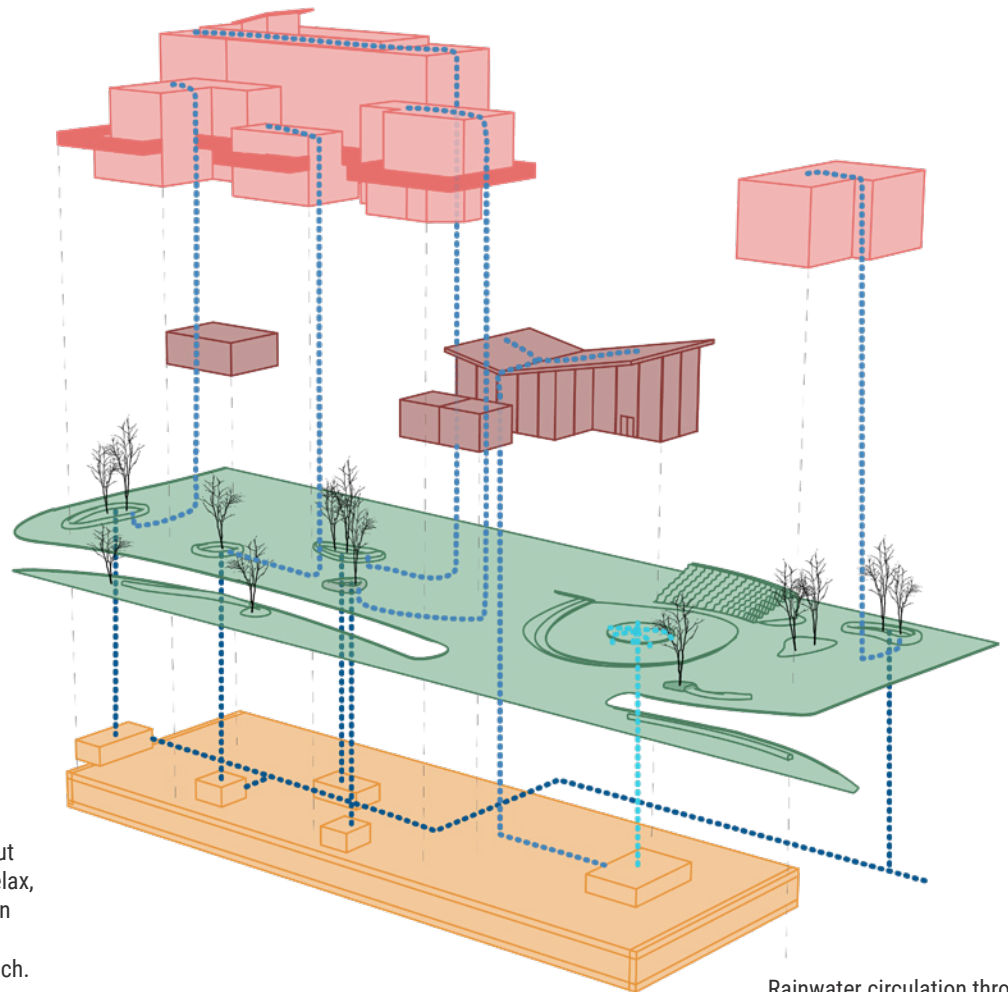
Update and enhance structures while maintaining the feel of historic brick masonry.



# Concept

The focal point of the site is a community center and multi-use plaza. Together, they function as one indoor and outdoor community gathering space where a minimalist fountain can be turned off to become a stage. Seating options face both onto the street or in towards the fountain. A new building network also maintains small storefront access while increasing the amount of commercial space.

In order to slow the amount of rainwater running into city infrastructure, water can be controlled from rooftops to planting beds. First, by rooftop gardens and then by water loving species, such as birches, only severe storms would enter the city system. Separately, water harvested from the community building will be filtered with an ultraviolet treatment to be used in the fountain.



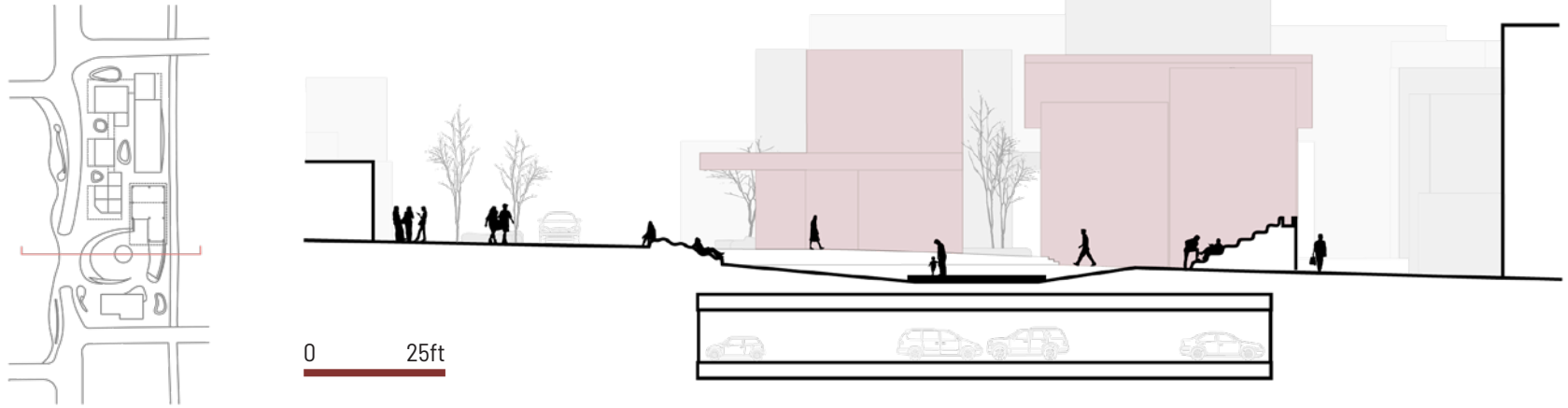
Rainwater circulation through planters and fountain on site

Moving parking to an underground garage provides more spaces and creates space to expand sidewalks.

Sculptural seating throughout the site provides space to relax, connect, and slow down. Can be used equally well to view performances or people watch.

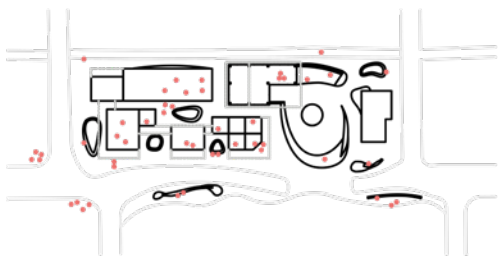


Section through plaza

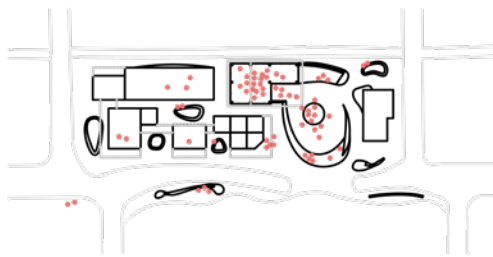


Potential site usage

The combination of indoor and outdoor space means there is always somewhere for activities to be taking place, from shopping to playing in the fountain.



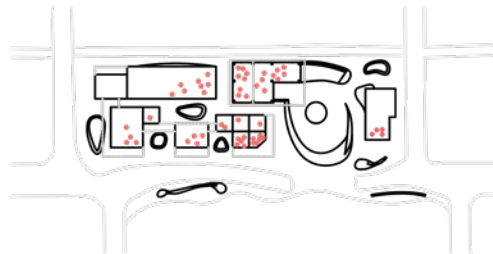
Average weekday



Warm weekend



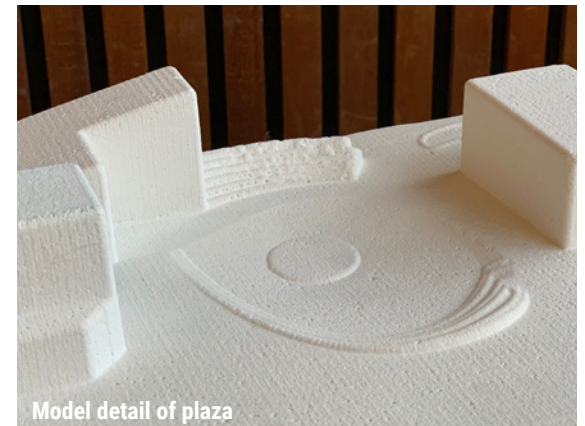
Outdoor concert



Rainy day

*“Glory is like a circle in the water, which never ceaseth to enlarge itself, till, by broad spreading, it disperse to naught.”*

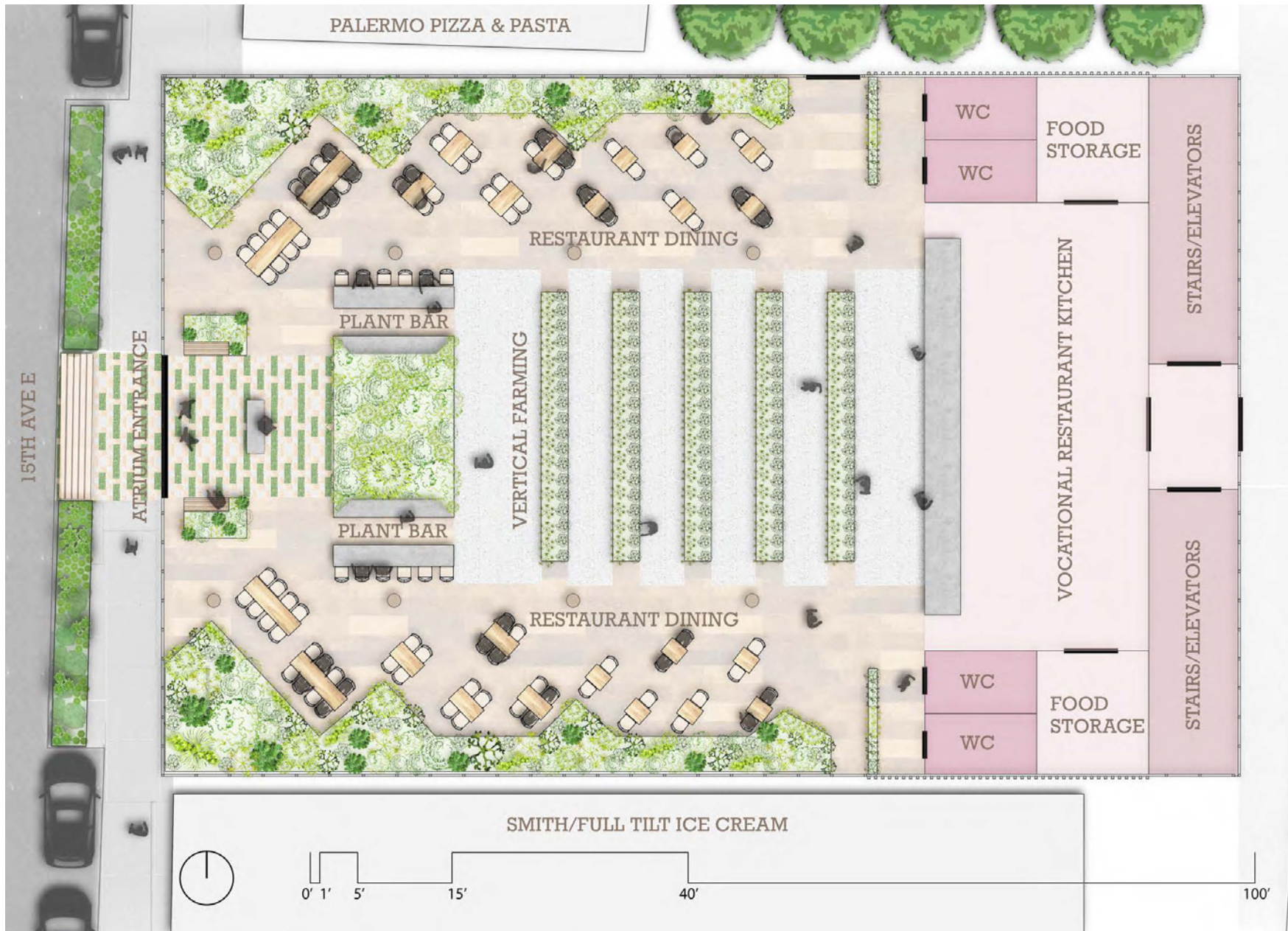
*William Shakespeare  
Henry VI, Part One*



Model detail of plaza



An evening event in the community center



Plan of Ground Floor

Janie Bube



Atmospheric Collage of Ground Floor  
Provides the feeling of the ground floor

Janie Bube



Project Design Principals

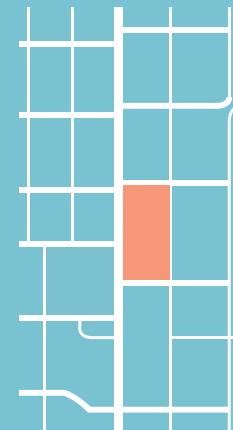
Janie Bube

# Growing: experience + transformation

Janie Bube

This building promotes sustainable re-integration and productive living for formerly transient people through ecological design with a communal focus. This passive building features a holistic, closed-loop system that houses formerly transient people and offers vertical farming and therapeutic garden services as well as vocational training in horticulture, food production, and management. It includes individual micro-apartment units and shared floor living.

## Project Location + Site Photos



Google Maps Photos



Rendered Perspective of the Ground Floor

*Janie Bube*





This building values its contribution to the community. Entering the ground floor, the public discovers a grand plant-filled atrium farm-to-table restaurant. Vertical farming stacks are lined behind the plant bar, framed by wood columns. The planting beds follow the north and south walls, creating plant pockets for quiet table conversation. Light penetrates in from the high-above reflecting pool layered on top the glass skylights and from all sides of the glass exterior. The see-through glass, recycled timber, and pockets of plants loosely suggest a tree. The sidewalk has been kicked-out to give way to bioretention swales and materiality change providing an intriguing invitation to enter the building.

In its interior green spaces and gardens, an atmosphere of openness, airiness, and healthful green sights enact the building's mission of providing revitalizing support.

This building represents a model that can be replicated in other city sites both in Seattle and other states. Ideally, it would be adopted by large health institutions to further their efforts to help and support formerly transient people and to provide an avenue for therapeutic garden research and closed-loop business models.

## Communal Living Floors

Continuing up the building, you see cut-outs and set-backs to allow light to penetrate through to the ground floor center where the vertical farming is

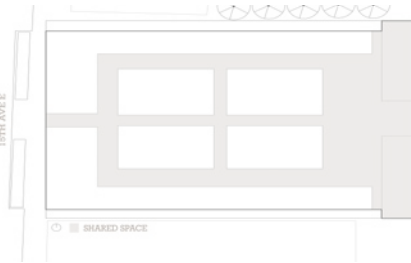
housed. The exterior balconies invite connection with the city by providing vistas. The building also looks inward with plant filled interior balconies and views down to the atrium floor, across to the very large living walls, and up above to the reflecting pool on top of the glass skylights. The 2nd-4th floors are the same with two sides of the building having private entrances for each wing. These floors each have 6 individual micro-apartment units, shared kitchen/living space, and communal bathrooms/showers. The purpose behind the communal aspect of each floor is to provide support for the residents and foster community.

## Rooftop Therapeutic Garden

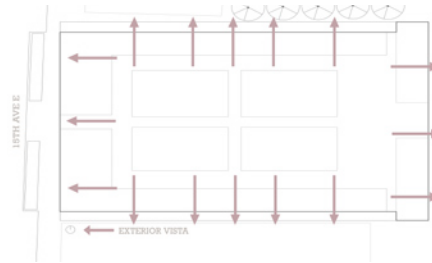
The rooftop is a shared space for residents only. Residents training for a horticulture vocation are responsible for the maintenance of all the green spaces (exterior and interior) of the building. The rooftop is a place for contemplation, celebration, and relaxation. The reflecting pools provide a calming mirror effect on cloudy days and a beautiful shiny effect on sunny days. The planting beds surrounding the perimeter of the roof top are meant to be therapeutic with their color choices, smells, and biodiversity. The amazing borrowed vista of greater downtown integrates the building in its urban Seattle environment.

ROOFTOP

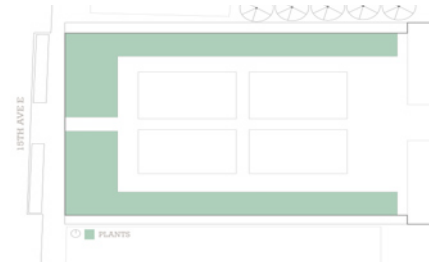
SHARED/INDIVIDUAL SPACE



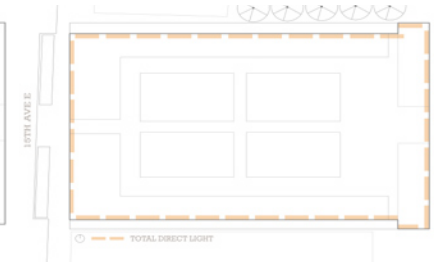
INTERIOR/EXTERIOR VISTAS



ECOLOGICAL SPACE

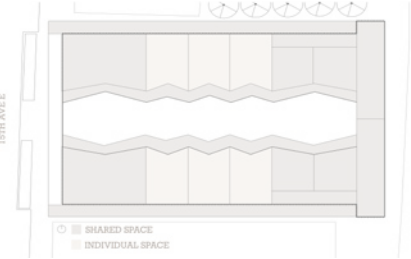


DIRECTION OF LIGHT ENTRANCE

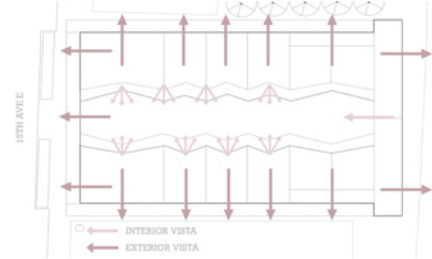


2ND-4TH FLOORS

SHARED SPACE  
INDIVIDUAL SPACE



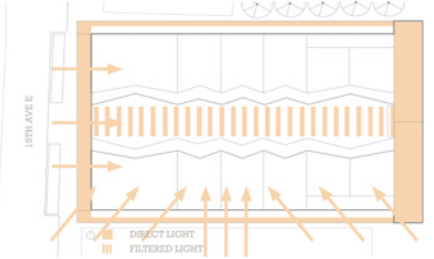
INTERIOR VISTA  
EXTERIOR VISTA



PLANTS

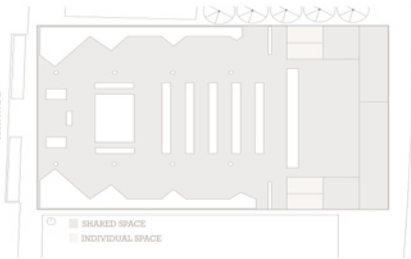


DIRECT LIGHT  
FILTERED LIGHT

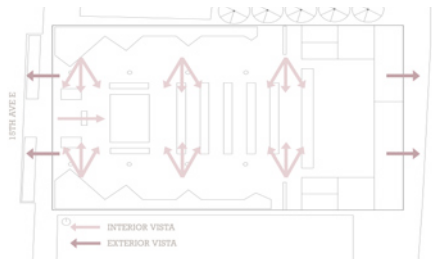


GROUND FLOOR

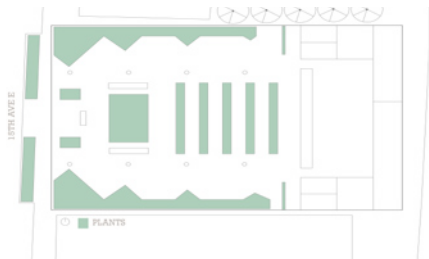
SHARED SPACE  
INDIVIDUAL SPACE



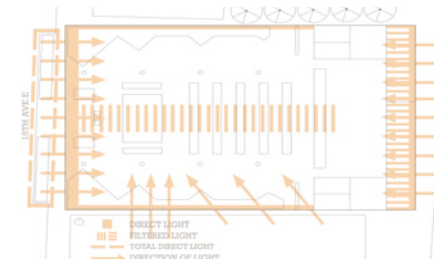
INTERIOR VISTA  
EXTERIOR VISTA



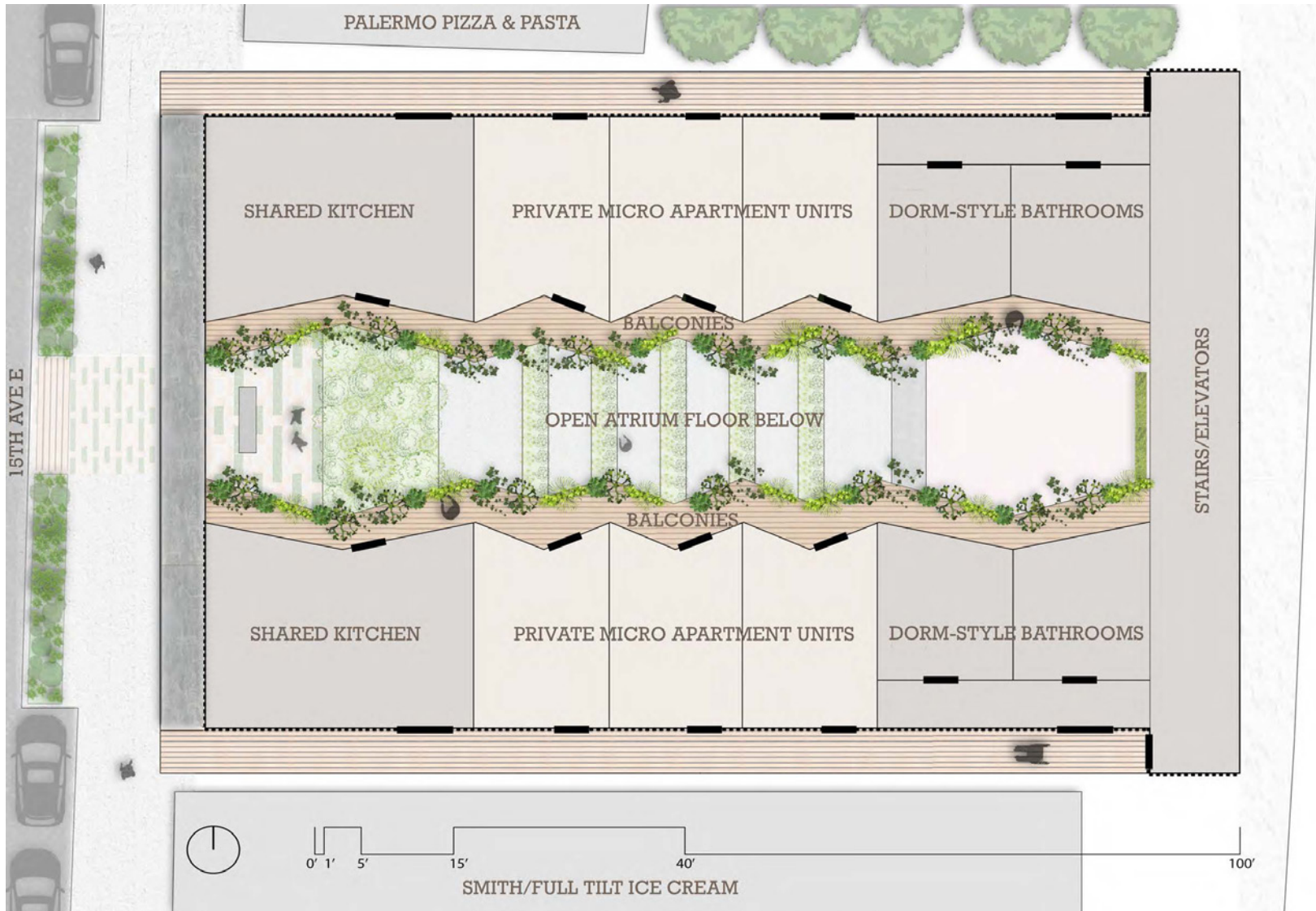
PLANTS



DIRECT LIGHT  
FILTERED LIGHT  
TOTAL DIRECT LIGHT  
DIRECTION OF LIGHT

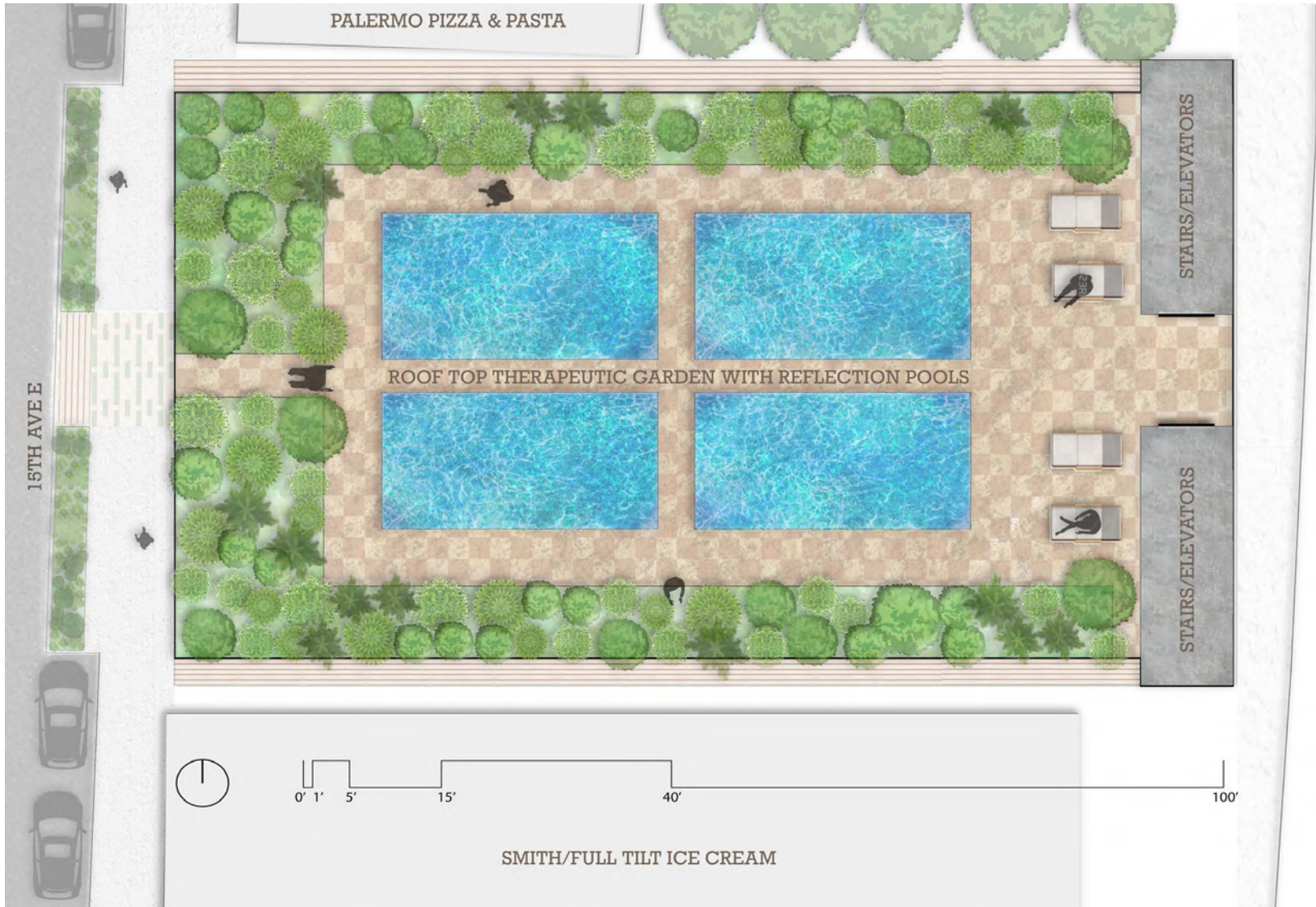


All Diagrams by Janie Bube



Plan of 2Nd-4Th Floors

Janie Bube



Plan of Rooftop Therapeutic Garden

Janie Bube



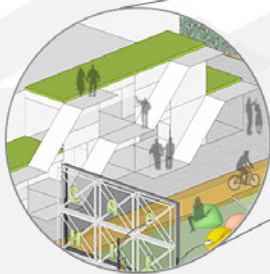
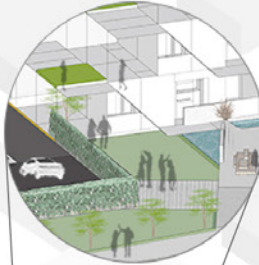
Rendered Perspective of Rooftop Therapeutic Garden

*Janie Bube*

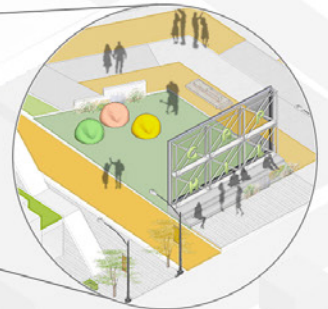
**Water & Peds. & Green & Bike**



**Parking Area with Planting Fence**



**Agora & Farmer Market**



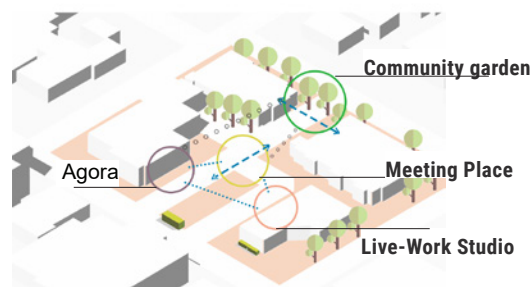
**Entrance Stair Platform & Cultural ID**



**Outdoor Movie Screen**

Site Scale Programs Diagram the i...

## Artist Live-Work Studio



Concept Diagram and Site Analysis

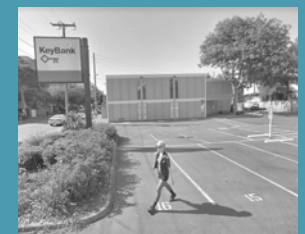
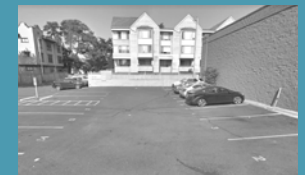
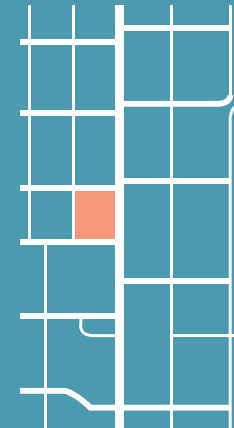
# The Creative Hub

*Jingjing Bu*

The "Community Brain" exists to develop community cohesion using the widest range of the arts, education and local history in order to give people and place renewed importance and pride, learning about ourselves and others through enjoying our lives and the time and space we share.

It is about utilizing people's natural talents and energies to develop stronger communities and relationships. It is about strengthening the natural networking and support that can happen in healthy societies creating more resilient communities. It is about believing everyone is brilliant.

## Project Location + Site Photos





**New Destinations**

- 1 Flexible Office Space
- 2 Healing Garden
- 3 Education
- 4 Events- Culture
- 5 Public Lobbies
- 6 Leisure
- 7 Sector-Based Housing
- 8 Retail
- 9 Sports Facilities - Wellness

**Legend**

- Bike/scooter Lane
- Ped. Lane w/ water
- Hard Paving
- Green roof
- Soft Paving
- Parking Lot

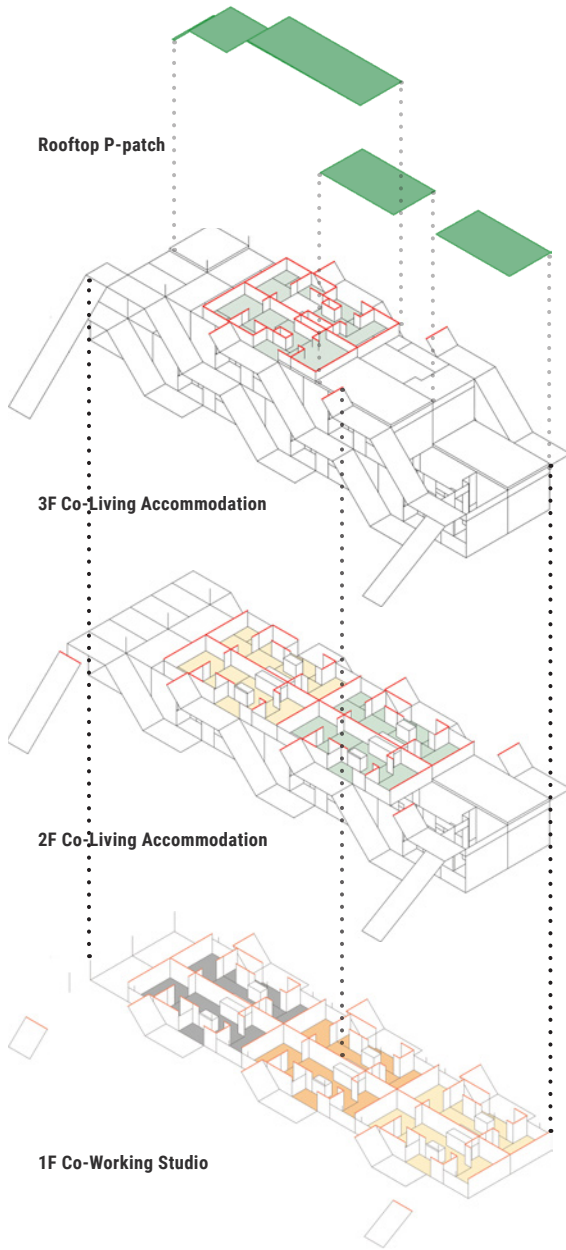


# Vibrant Urban Lifestyle

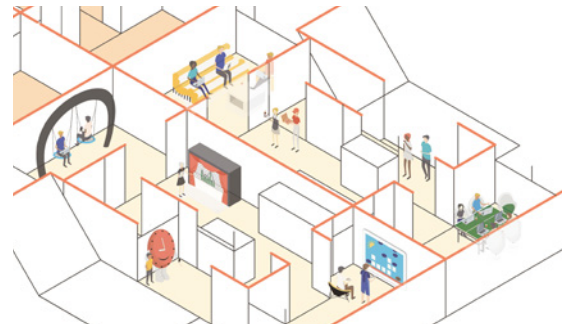
The refurbishment of this typical warehouse space provides a simple open working space for a group of independent professionals from the designers / artists world and neighboring disciplines. It has been designed to propel them in developing their work in

a transparent manner, sharing ideas and stimulating potential collaborations.

Co-working and Maker Space is evolving into a dynamic, vibrant urban district, brimming with knowledge-intensive activities, from both the professional and academic sectors.



Exploded axonometric diagram for Live-Work Bldgs



Co-Working Studio DEMO



Co-Living Accommodation DEMO



Three-level Rooftop



Medium-Scale Birdseye View



## Healing Garden

The seniors can effectively reduce physical and mental stress in the interaction with nature, promoting sleep, increase exercise, contributing to the normal functioning of the body.

Walking or wheelchair-bound elderly people can both have close contact with plants and flowers.

## Rooftop Leisure Plaza

Good cities are urban centers that concentrate the urban character. They are the silhouette and mixed-use communities of the city, this is also the core value of livable city.

## Programmatic Transformation

The project has evolved out of a unique planning concept of “Fast Lane” and “Slow Lane”, indicating a play fast - live slow rhythm, delivering a diverse shopping and spatial experience to incoming public. The “Fast Lane” incorporates various brands and contemporary fashion while the “Slow Lane” comprises a line-up of live-work studio, al fresco cafes and lifestyle stores.



# Design Guidelines

*"The success of our public spaces is closely linked to how they are connected to the city network and where they stand in the hierarchy of the surrounding urban space." – Schulze + Grassov, Parameters for Public Space.*

## Live Your Story

- Vibrant Community
- Street-Level Interaction
- Amenities, Hospitality, Housing

## Broadcasting Innovation

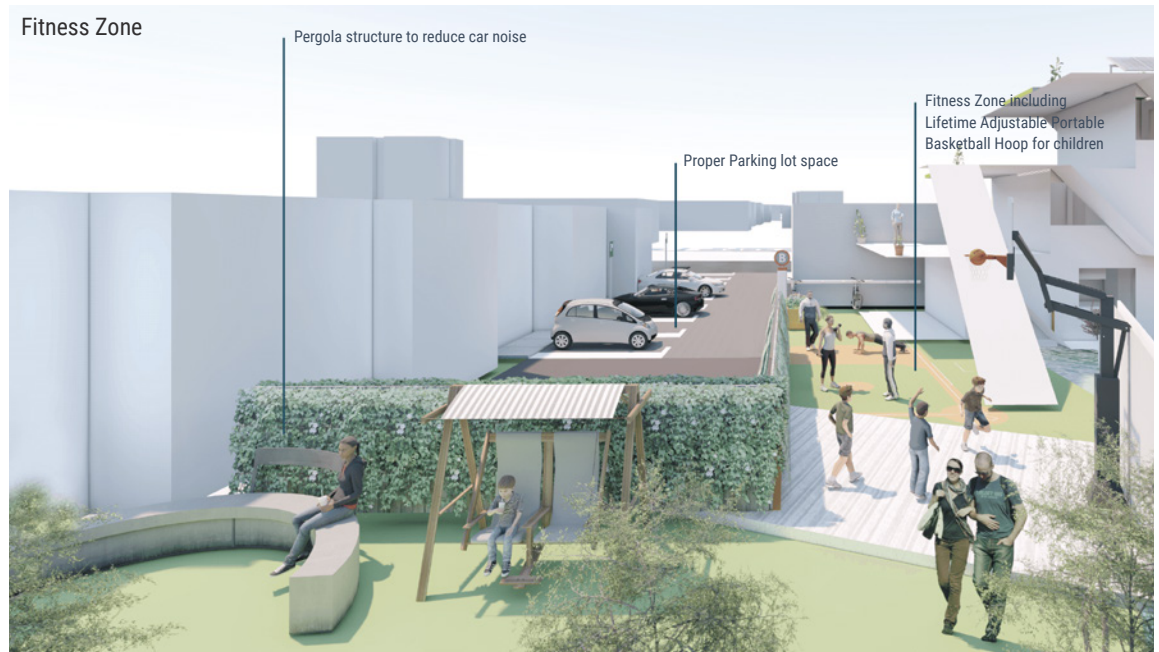
- Public Interface
- Creative Culture
- Outdoor Broadcasting, Meeting Venues, Entertainment, Art

## Mobility

- Seamlessly incorporated bike, scooter and pedestrian paths to encourage green modes of transportation
- ADA Accessible

## Sustainability

- Healthy lifestyle, healing garden, fitness zone
- Urban Farming
- Sonar Panels and many more sustainable interventions



## Daylight View

- Benches with plants, water features, trees, signs, artwork, street vendors, etc.
- Fitness zone
- Urban play area
- Retail and restaurant
- Outdoor sofas, al fresco cafes and lifestyle stores



## Rainy day View

- The rain pavilion
- Hided pop-up bean bags and others
- Green roof canopy
- Bioretention cell and bioswale
- Rainwater collection



## Night View

- Street lighting
- Outdoor movie theatre
- Lighting system under the benches
- Bulletin board with light for guiding
- Rooftop barbecue time!



## Phases For Designing

### Phase One

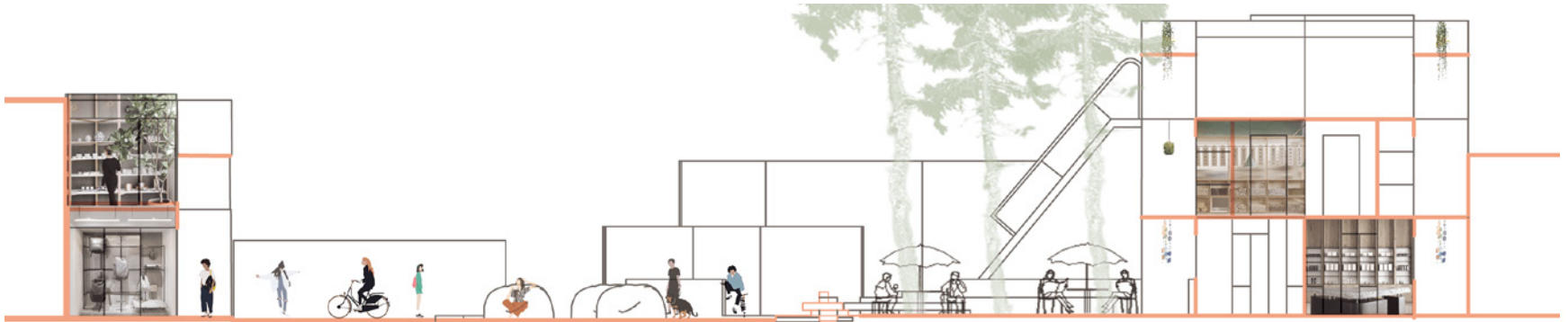
- Co-living & Co-working
- Farmer Market
- Community Healing Garden
- Fitness Zone

### Phase Two

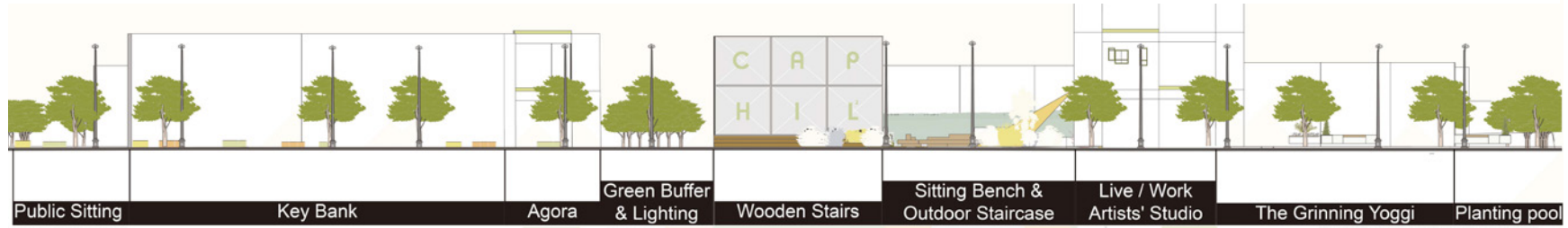
- Refurbish the Key Bank bldgs.
- MORE Co-living for affordable housing need
- A commercial complex that combines cultural heritage, creative and stylish urban living and sustainable development

### Phase Three

- Located in the heart of the 15th street, this urban transition hub is an open-plan, low-rise and lane-driven shopping precinct.
- This creative hub is a bustling urban lifestyle hub where visitors can enjoy a truly unique shopping and leisure experience amidst the lanes, courtyards and plazas of the complex.
- Rain screens, seats, water features, trees and shrubs, street lights, signs, artwork, trails, and of course, street vendors' views and temporary pop-up workshop and many more activities. These neighborhood designs spontaneously injected into the blood of urban development, conforming to the same principles as tactical urbanism and ultimately shape the long-term changes in the neighborhood.



Site Section

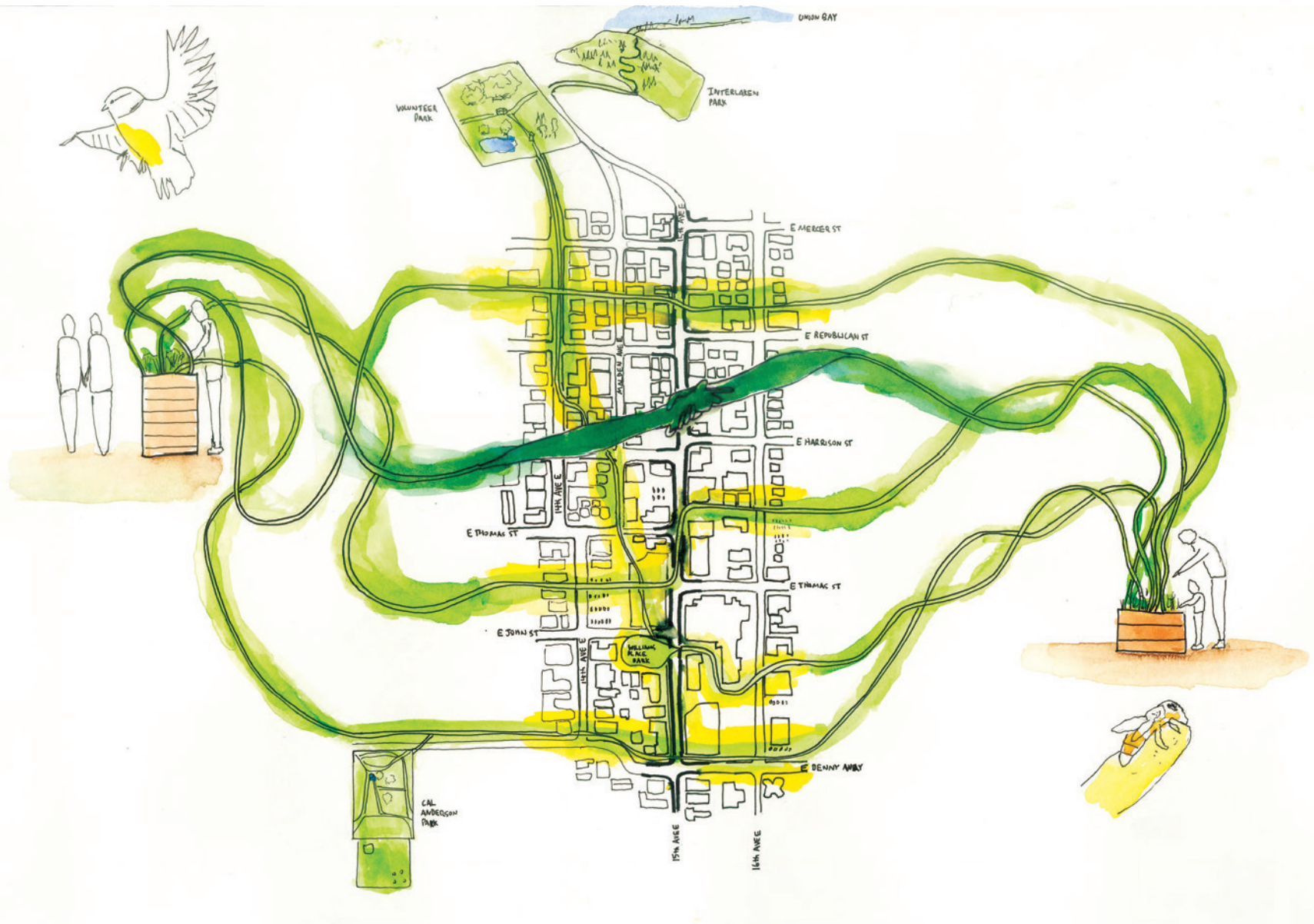


Public Sitting      Key Bank      Agora      Green Buffer & Lighting      Wooden Stairs      Sitting Bench & Outdoor Staircase      Live / Work Artists' Studio      The Grinning Yoggi      Planting pool



Street Elevation





A stronger green network on Capitol Hill has potential to not just support greater biodiversity, but also to foster stronger east-west neighborhood connections within and between Capitol Hill's social "islands."

# Weaving the Web: A Green Corridor on 15th Ave

*Peter Samuels*

As the 15th Ave E neighborhood develops, it has an opportunity to build a green corridor across the neighborhood for more engaged communities, cleaner water, and healthier habitats, in the process serving as a stronger gateway to Volunteer Park and as part of a better connected Capitol Hill. This design centers on the transformation of a block of E Thomas Street into a public park that provides needed playscape, community gardening, and spaces for lingering, potentially catalyzing further development of a neighborhood-wide green network.

## EXISTING SITES

STAY / EAT  
GARDEN  
PLAY

VOLUNTEER PARK

BROADWAY HILL PARK

MILLER PARK

WILLIAMS PLACE PARK

SEVEN HILLS PARK

CAL ANDERSON PARK

## PROPOSED SITES

PLAY  
GARDEN  
STAY / EAT

15TH & E REPUBLICAN

15TH & E HARRISON

15TH & E THOMAS

15TH & E DENNY WAY

## Focal Site:



## A Connected District

While there are many green spaces in the 15th Ave E neighborhood and its vicinity, the district would benefit from more public spaces that connect neighbors across 15th Ave E. The proposed expanded green network would support more sustainable communities and connected wildlife habitats by providing programming that residents and visitors most need, paired with complex ecologies. Below are several guidelines that could be implemented throughout the district.

## District Guidelines



**Vertical complexity** for habitat, biodiversity, moments of enclosure

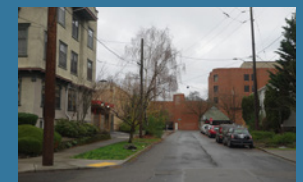
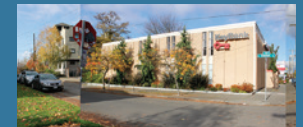
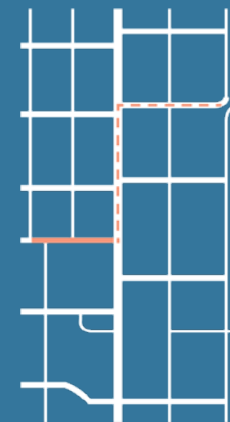


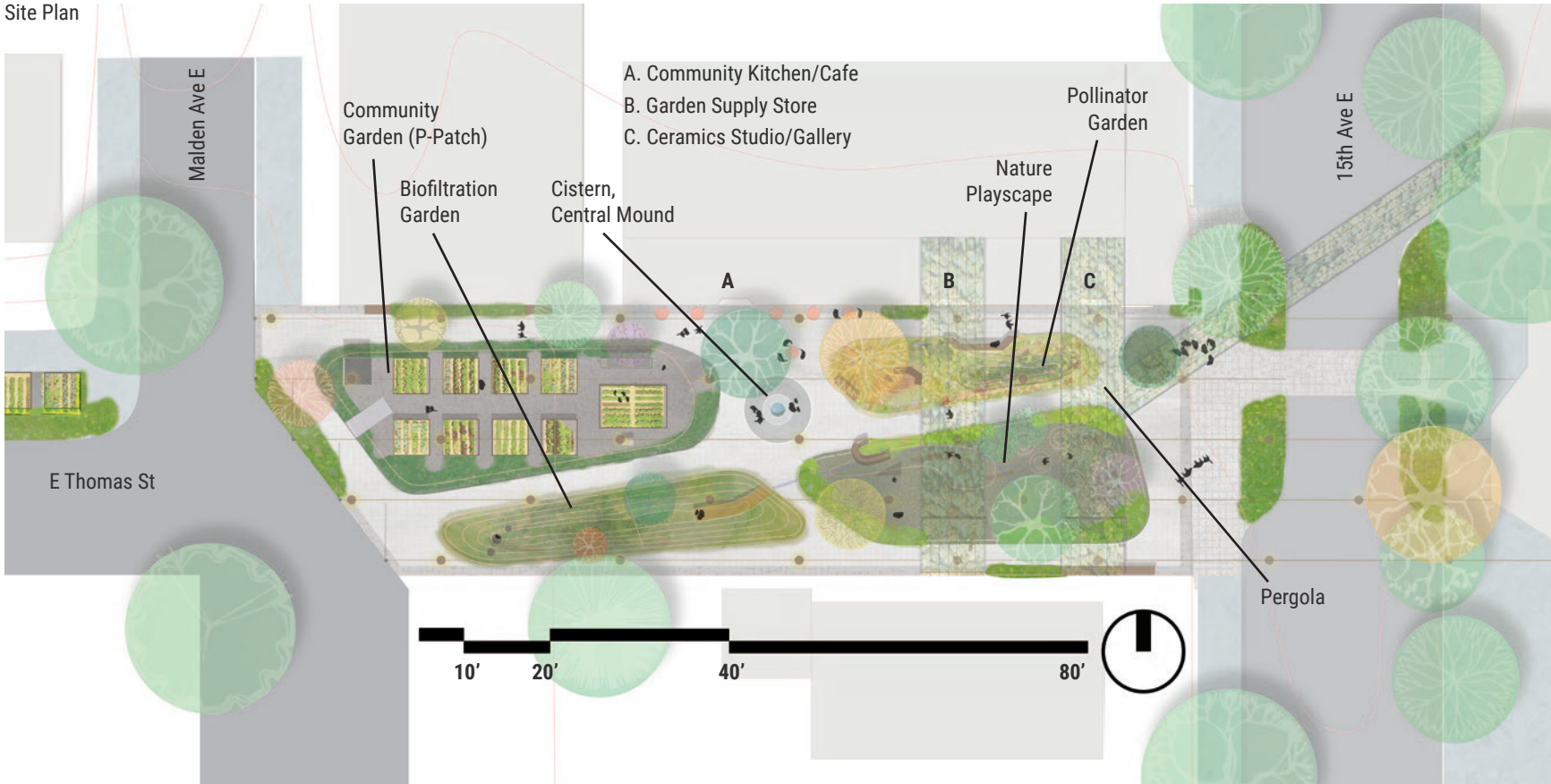
**Emergence of vegetation** out of the urban landscape



**Native plants and dead wood** for biodiversity, nature play opportunities

## Project Location + Site Photos

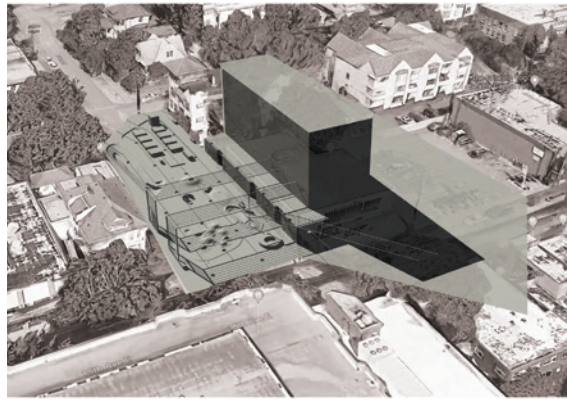




## Nature Play and Discovery at E Thomas Street

This design explores the possibilities of building a community-oriented public green space in the streetscape of what is currently a lightly trafficked block of East Thomas Street, which includes the current site of Key Bank. On account of its dramatic views of the Space Needle and its location in a quieter part of the 15th Ave corridor, it is an ideal

place to address the need for a neighborhood playground and community garden space. This design also envisions a future mixed-use commercial development where vibrant commercial activity spills out and interacts with the programming of the greater block- including interaction between a community cafe and the P-Patch garden. By providing flexible spaces within a park that bridges urban and residential, it can be enjoyed throughout the day and across seasons.

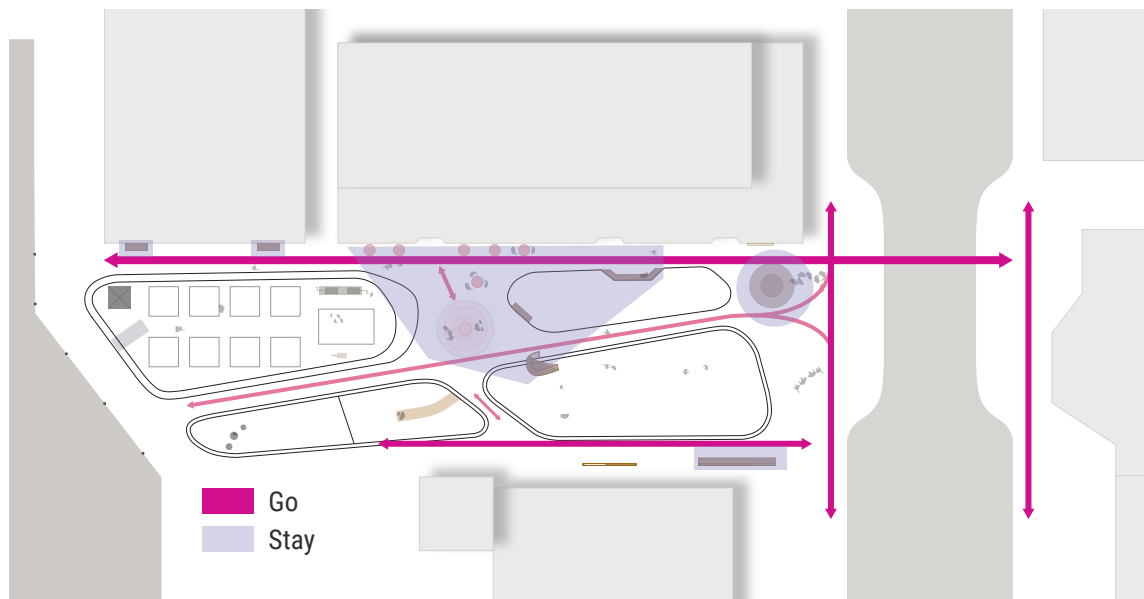


Background Image: Google Maps



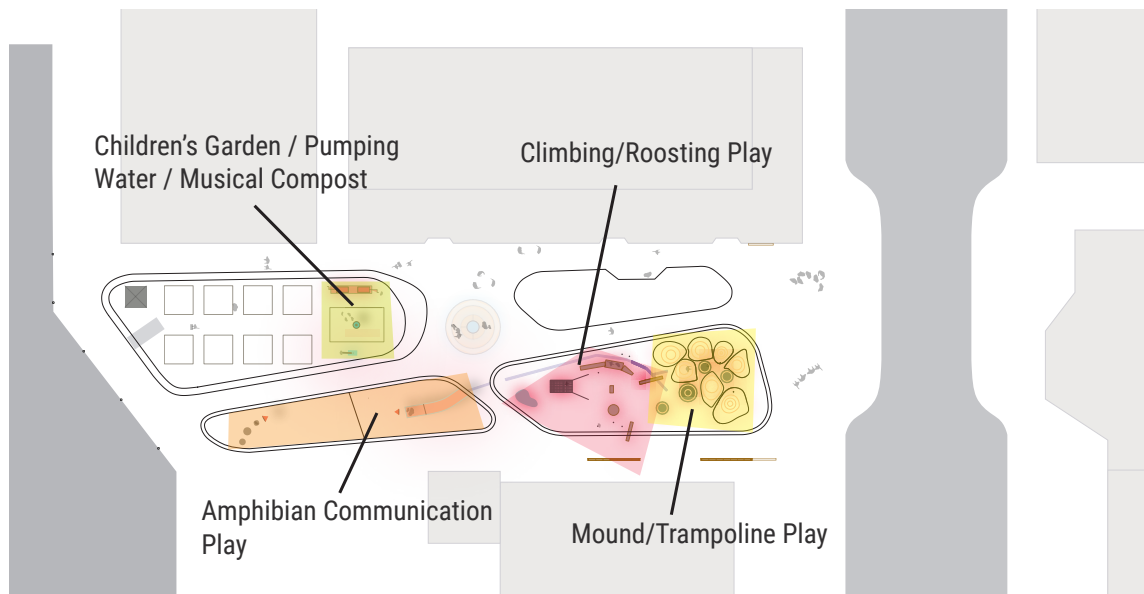


P-Patch, community cafe, and nature play weave together at East Thomas Street.



### Small Businesses and Park, Next Door

To maintain the intimate, vibrant character that is found in the heart of the 15th Ave E commercial corridor, the edges of the site encourage movement alongside the facade of the new development, with spaces along this edge for dining, socializing, or taking a quiet break. Circulation is left open along the southern edge to invite interaction with the Aquarian Foundation. Secondary paths invite residents and visitors to wander within the park's canopy and settle in the park's central zone.



### Learn and Play in Rich Urban Habitat

Educational nature play is woven throughout the park. In the main play zone, children can explore mounds and trampolines built on stormwater-collecting depressions, while wood and rope structures teach lessons about birds, bats, and mammals that climb, roost, and swing. In the garden, turning compost drives a musical flute to teach lessons about the energy cycle, and using the hand pump illuminates the cistern as it draws up water for irrigation. In the bioinfiltration garden, children learn about amphibian communication through a "frog phone" that warps their voices as they converse from across the garden.

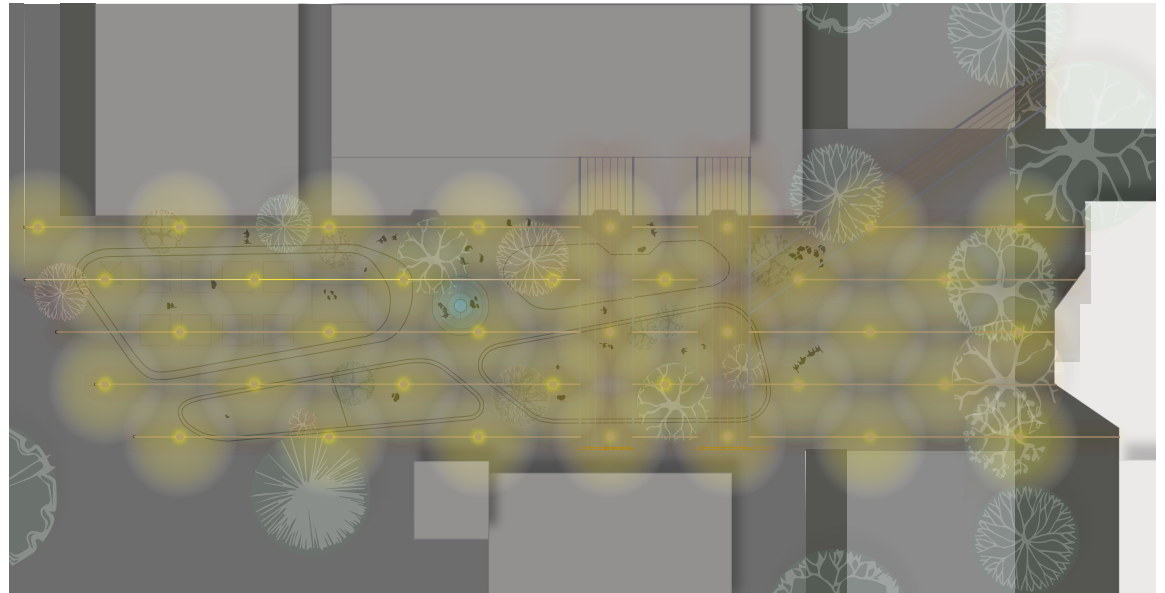
## Admire a Seattle Icon

East Thomas Street provides a unique, unobstructed view of the Space Needle. This design placed a priority on showcasing that view: the central pathway and the park's foliage frame this singular icon of the Seattle skyline.



## Lighting

By night, wire-suspended street lights 20 feet above the ground provide a warm, cozy ambiance that befits both the urban character of the 15th Avenue corridor and the lush vegetation of the ground plane and canopy. Throughout the day, the light fixtures reinforce the urban ceiling established by the pergola, strengthening the urban character of this green site.

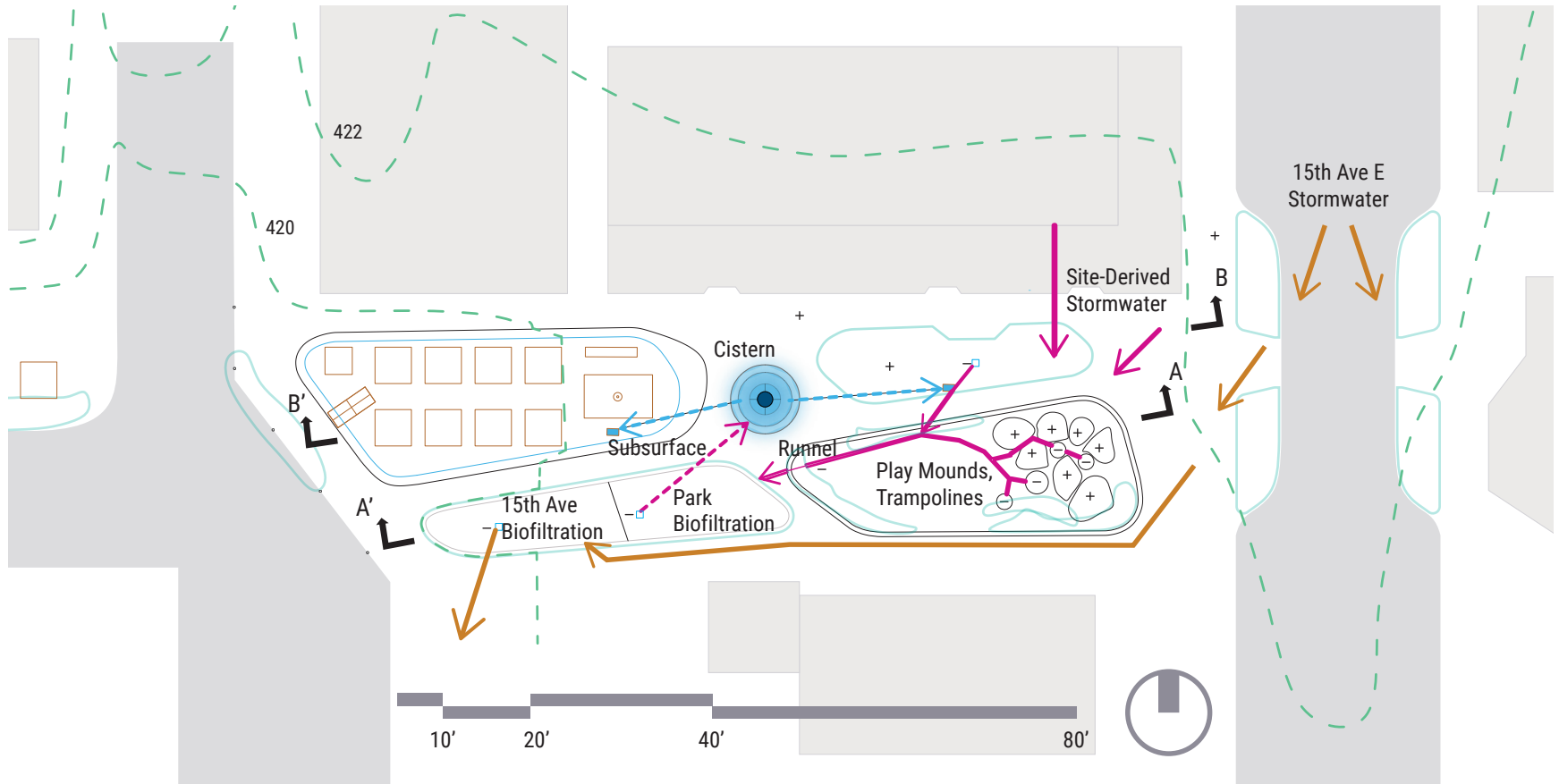


# Stormwater and Play, Intertwined

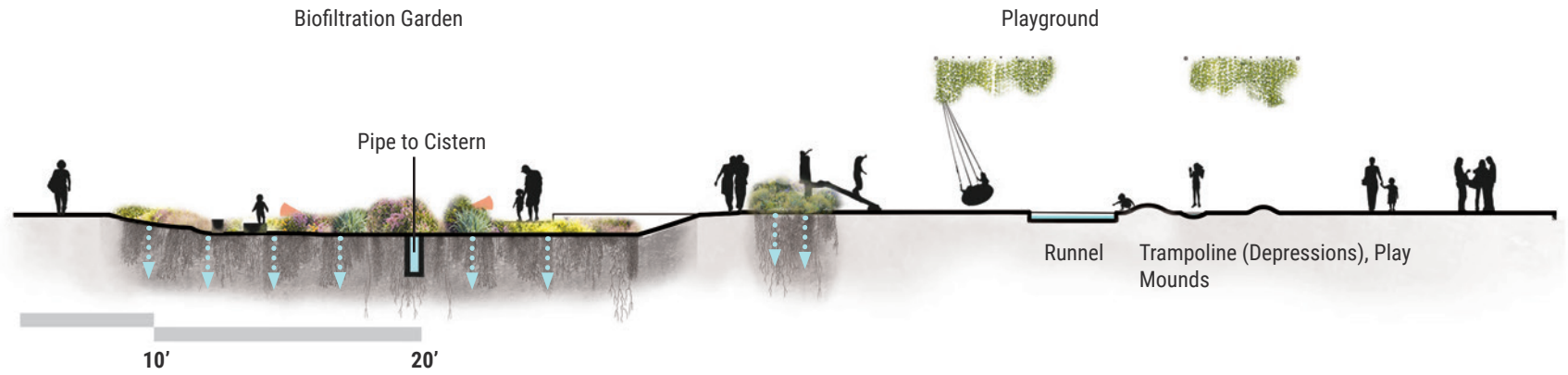
As stormwater comes off the roof of the new development and the ground of the park, it travels on a journey that generates intrigue and play among children and adults alike. In the main playground area, it runs into depressions underneath the trampolines,

making its way into a series of interactive runnels that lead into the biofiltration garden. There, water either infiltrates into groundwater or enters a subsurface pipe to the cistern. In drought conditions, following UV purification, this water is used to irrigate the pollinator and community garden spaces. Children have the opportunity to play an active role,

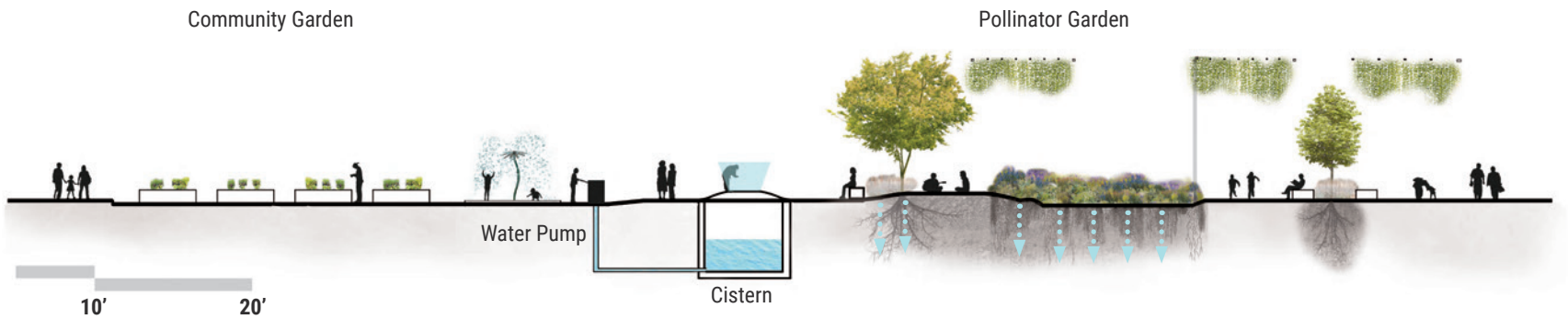
as they can hand pump the water, at which point the window into the cistern glows with colored light. Meanwhile, more highly polluted stormwater from 15th Ave E is guided into a separated portion of the biofiltration garden, where it either enters groundwater or continues on to further biofiltration areas to the west or south.



Section AA: Playscape and Biofiltration Garden

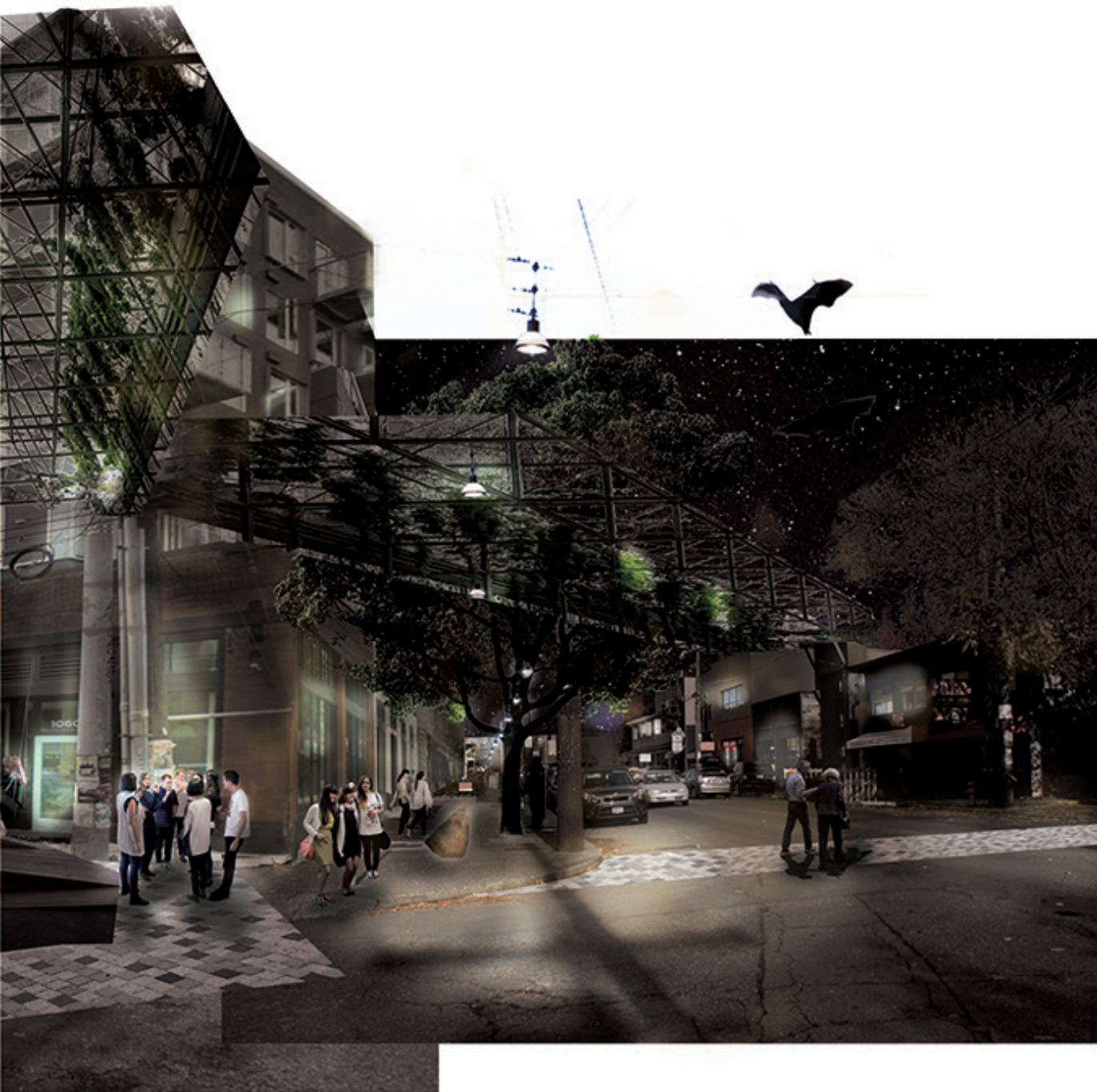


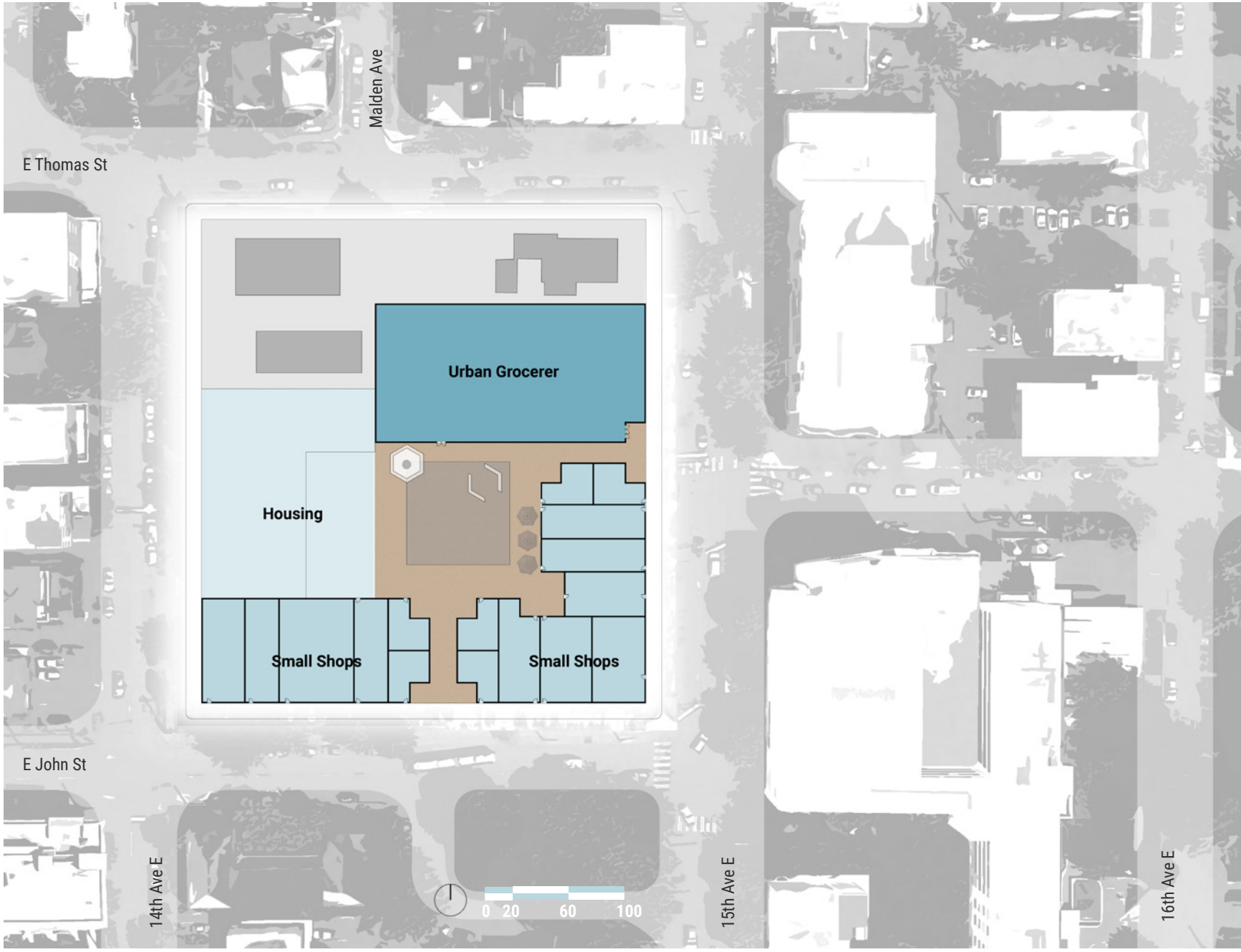
Section BB: Pollinator Garden, Cistern, and Community Garden



The East Thomas Street node of the green network invites neighborhood residents and visitors across age groups, day and night.





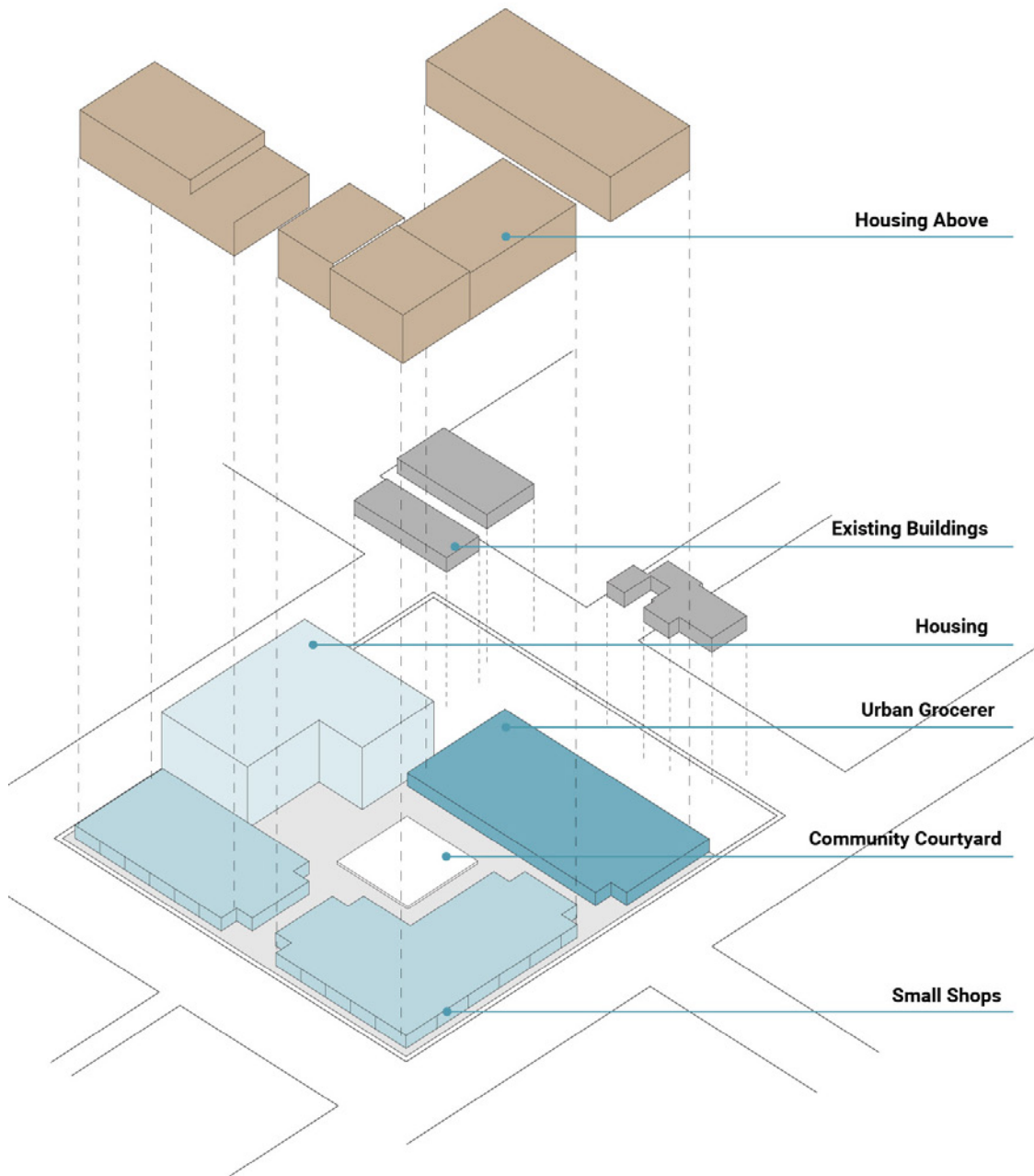




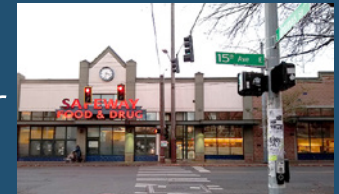
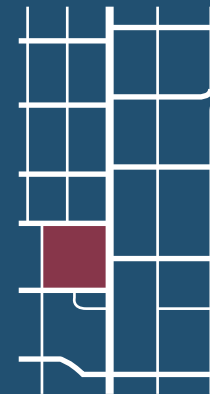
# 15th Avenue Community Courtyard

*Ka Yan (Karen) Lee*

Re-envision a community-focused block with strong street shop presence and an engaging community courtyard. Future development must consider design guidelines to maintain the neighborhood atmosphere of 15th Avenue. In order to preserve the presence of “feeling local”, future development must consider programming elements that spur on community development such as social spaces, engaging activities, and housing. The existing Safeway site is a destination supermarket that best fits suburban areas and not 15th Avenue. By breaking apart the supermarket into subsets of smaller shops, this creates more storefront engagement on the street.



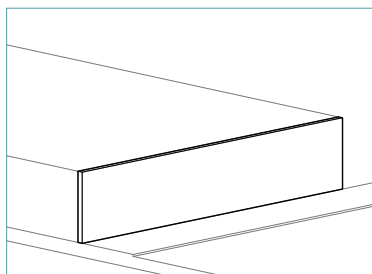
## Project Location + Site Photos



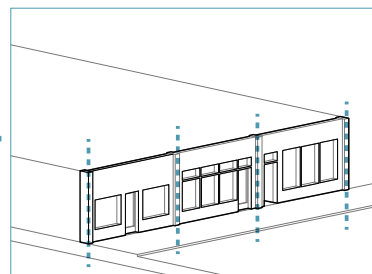
# Ground Floor Transformation



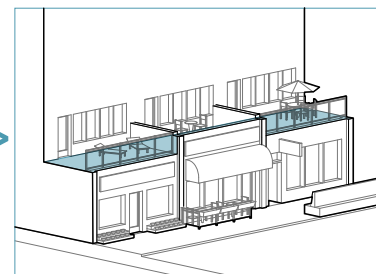
Existing condition



Monolithic wall



Create 20' partition street facing facades



Develop above ground balcony space





Existing condition

12' sidewalk offers three distinct zones.

## Refining the Pedestrian Way

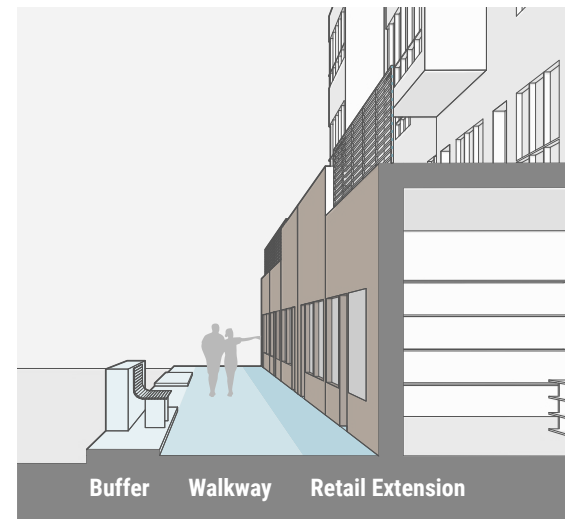
The essence of 15th Avenue's neighborhood identity lies within the interactions on the pedestrian way. Future development along 15th Avenue is recommended to maintain the community's social identity. By incorporating the elements of buffer, pedestrian walkway, and retail extension, the sidewalk fosters socially vibrant opportunities.

### Need for Buffers

The existing conditions of sidewalk to traffic lanes range from

- 1) Sidewalk > Parked Vehicle > Moving Traffic
- 2) Sidewalk > Moving Traffic

There is a need for relief and protection for pedestrians through the incorporated use of a buffer.



### Art walk Access



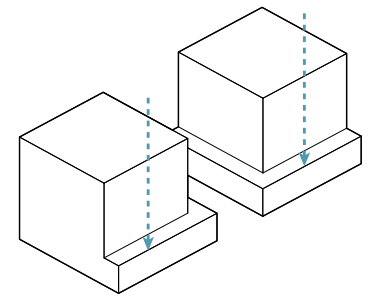
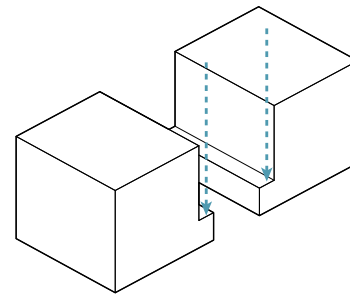
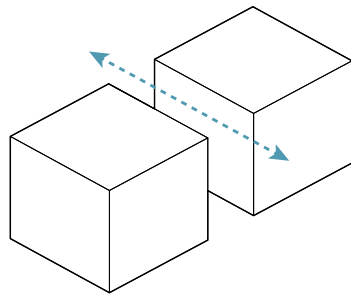
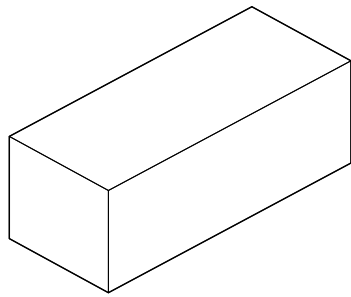
Existing condition from Thomas Street



Looking into the Art walk from Thomas & 15th



Walking through the Art walk



Art walk provides entrance to the Community Courtyard



Peering down into the art walk from balcony

## Community Courtyard

Daily use and activity use.



Bustling activity ranges from food kiosk, social areas, and back of shops extending activity into the courtyard.

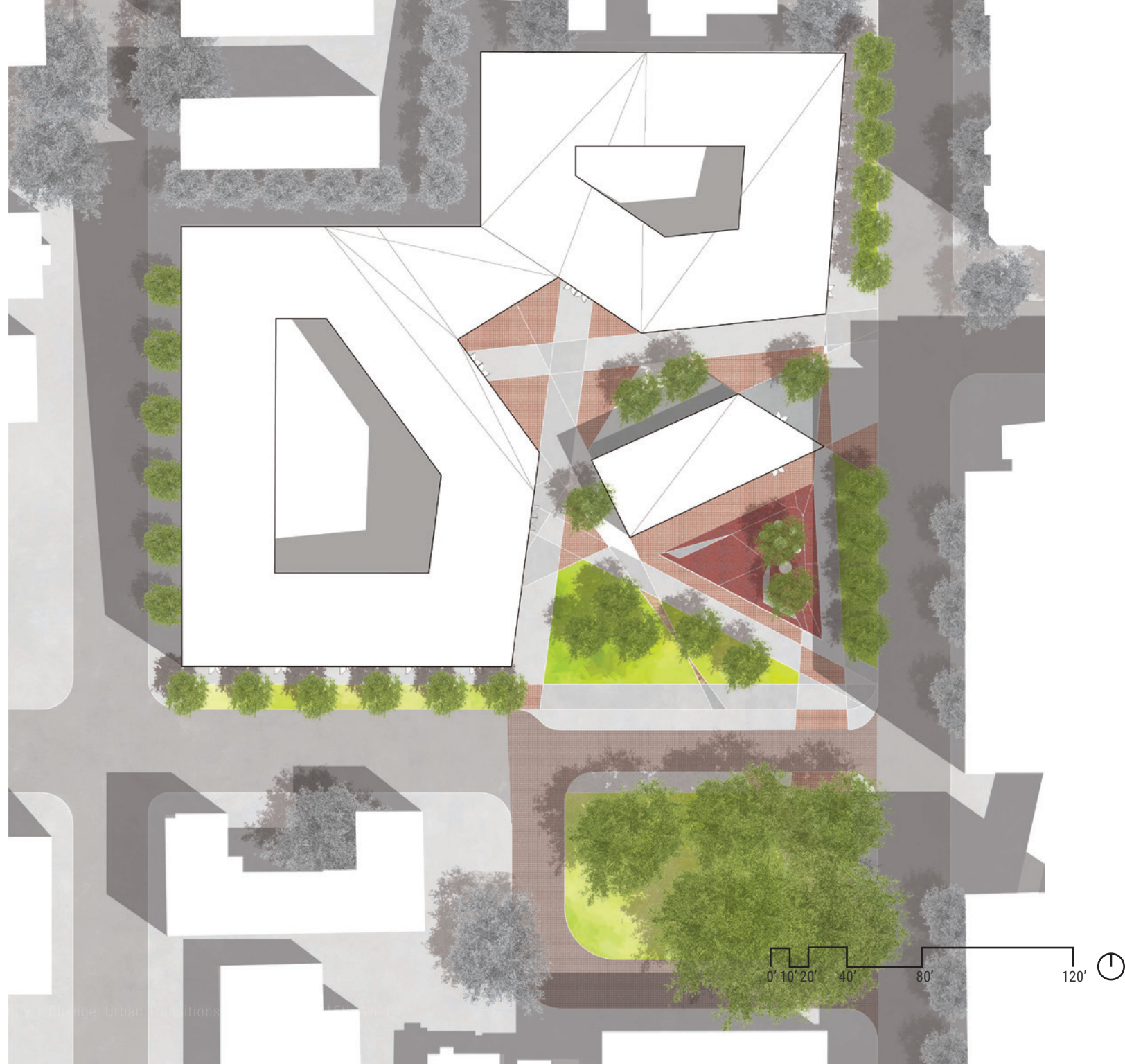


Overhead doors behind retail shops open to the courtyard.



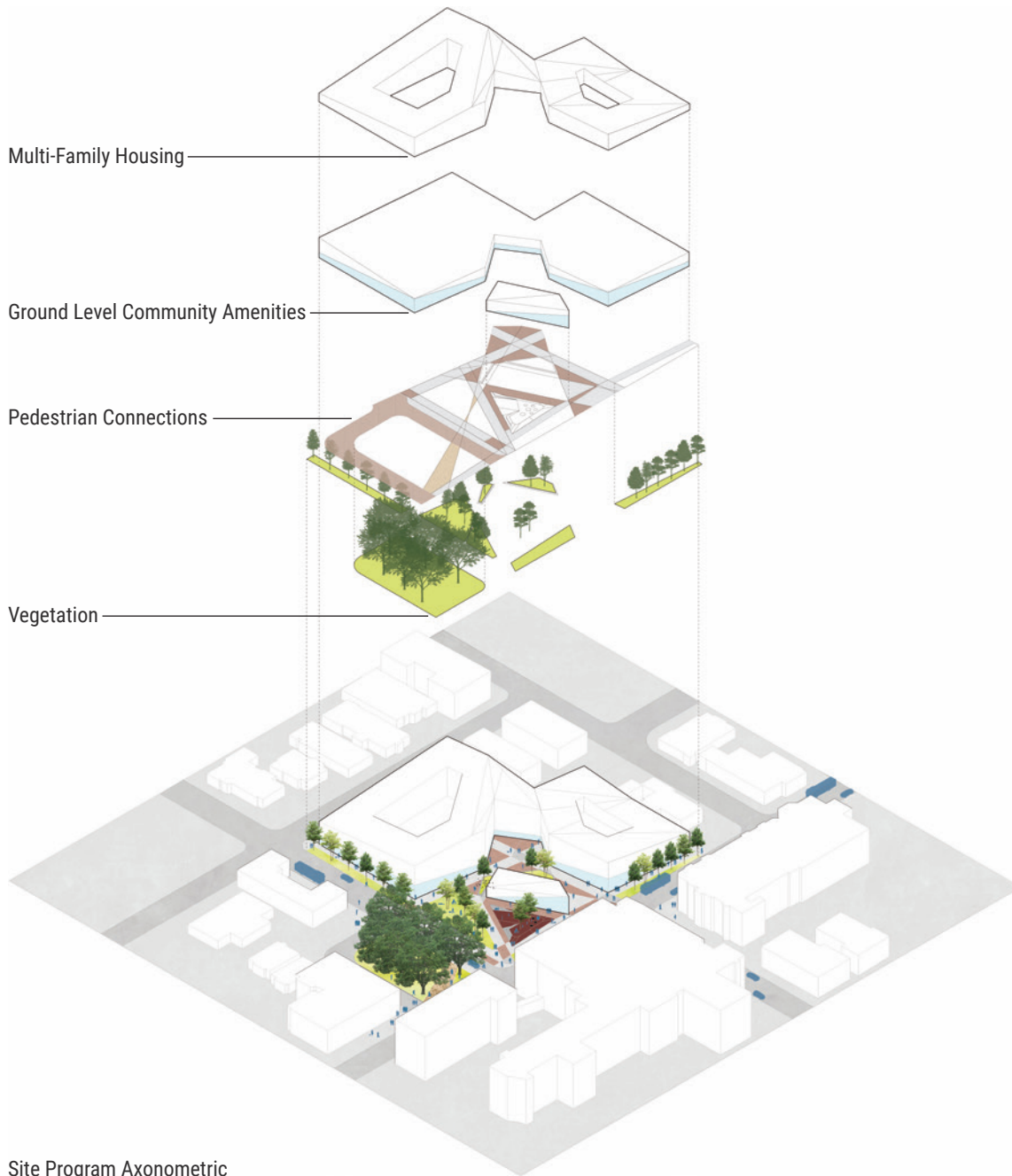
A fire pit creates social opportunities at night.

BLOCK 3 | WALK THE BLOCK



Site Plan





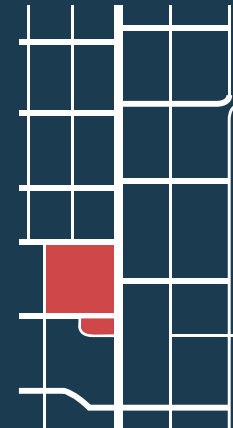
Site Program Axonometric

# Walk the Block

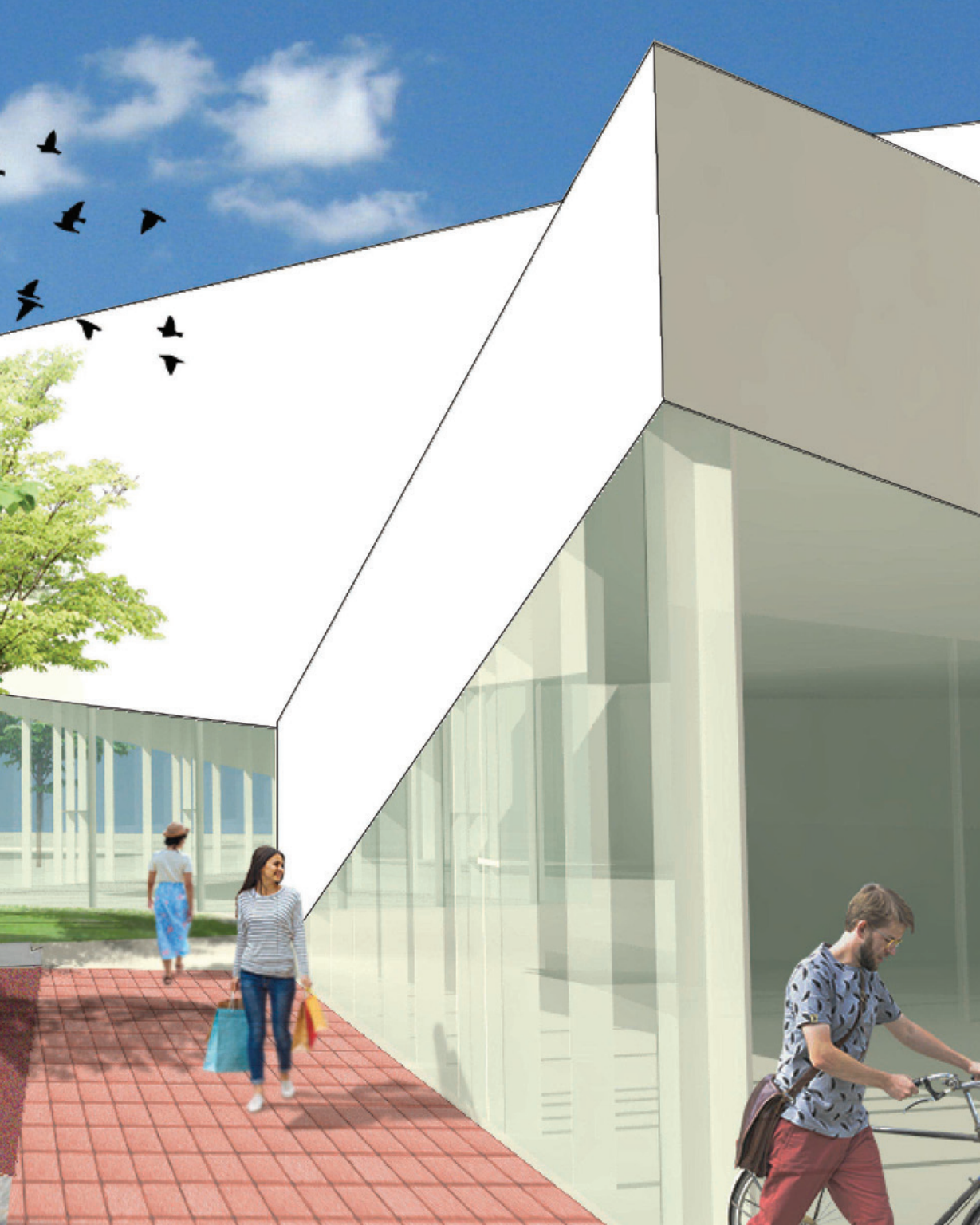
*Raphael Montoya*

The Safeway Site located on East John Street and 15th Avenue exists as an introverted monolith. Despite an over 300-foot stretch of street-wall and unsuccessful connections to the surrounding urban context, Safeway continues to function as a primary amenity for the community. Its location adjacent to Williams Place Park and Kaiser Permanente allow the site to be envisioned as a public asset capable of hybridizing uses and users. The new vision for the Safeway Block creates pedestrian connections into Williams Place Park and extends park space into a new civic square.

## Project Location + Site Photos



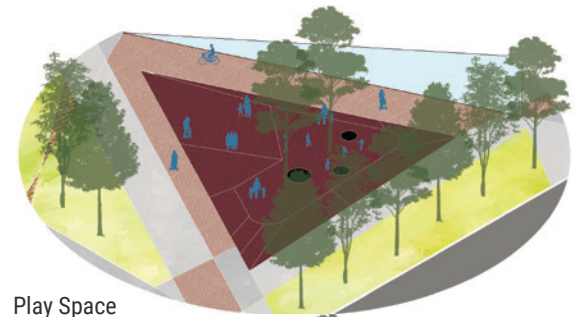




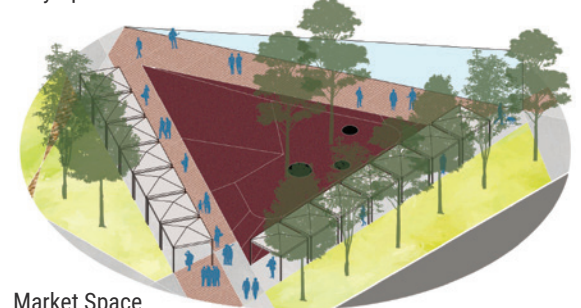
The design draws inspiration from sight lines, desire lines, and anticipated pedestrian circulation to inform the mixed-use building mass and proposed circulation corridors. The surface paving palette creates a dynamic interplay of textures and color giving sensory cues of primary uses. The design aims to highlight the complexity of the urban users and encourages social interaction

## Flexible Spaces

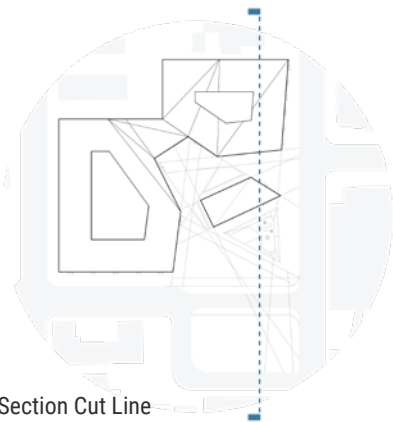
The triangular park serves as a node for the community to program events around. Its design encourages play and leisure while facilitating circulation through the site. The park and its surrounding surfaces create distinct programmatic zones defined by changes in surface paving.



Play Space



Market Space



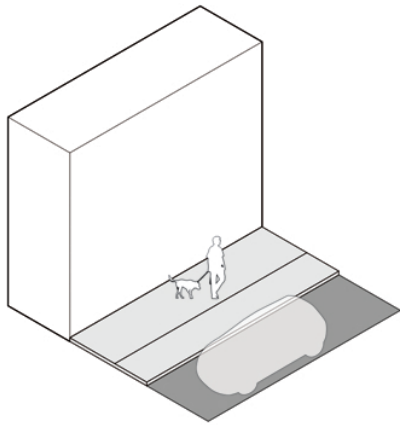
## Surfaces

The surfaces palette include concrete, pervious square pavers, poured in place rubber and , vegetation. Concrete encourages transitional access through the site, pavers are placed in areas ideal for movable seating, poured in place rubber is used in the triangular park to create a safe play space, and vegetation is used as street buffers on the site edges

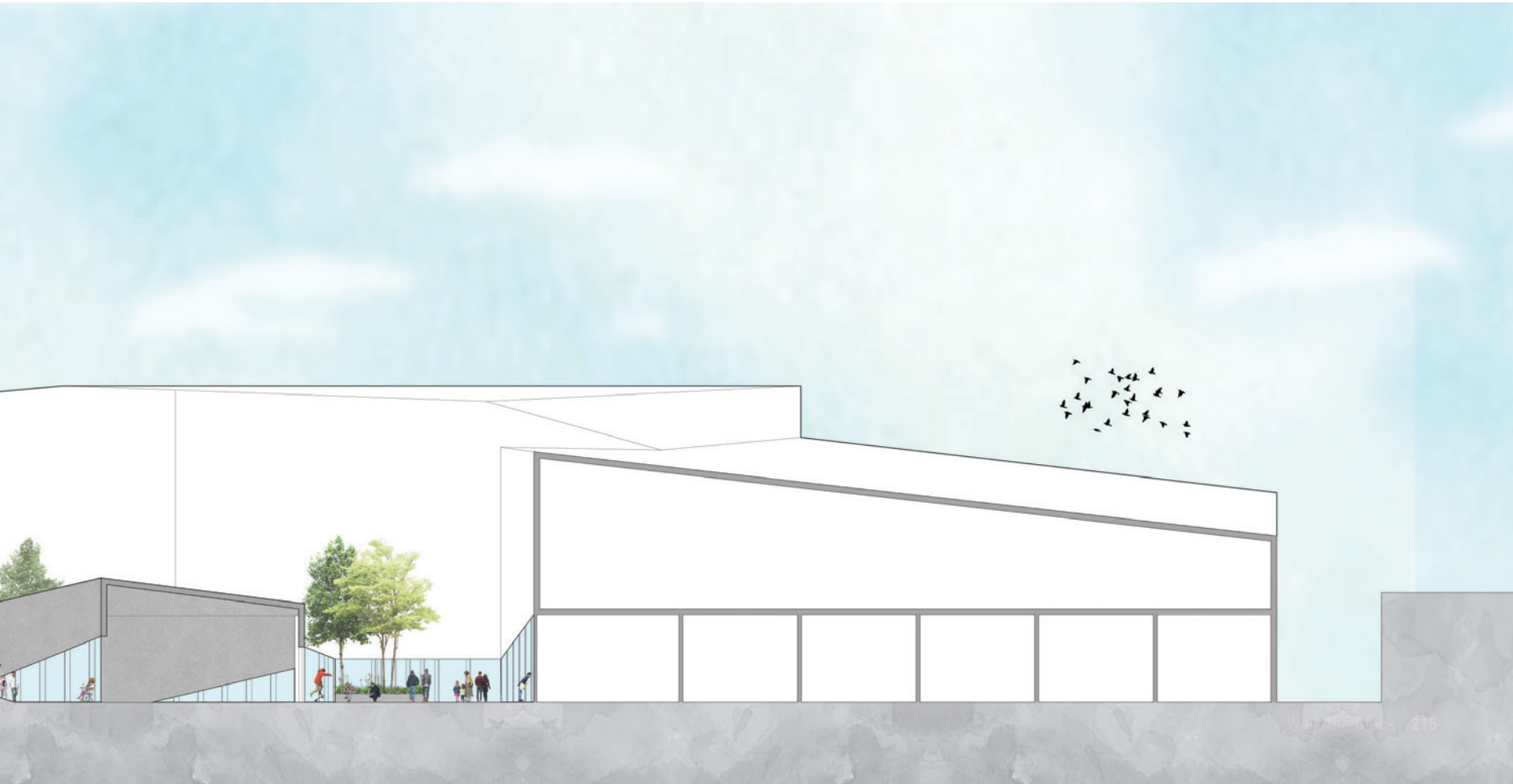
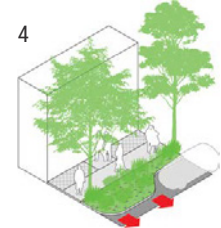
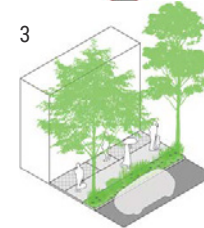
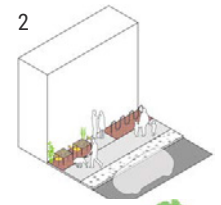
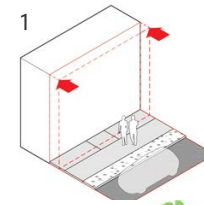
contrast the hardscaping on the interior to create alternative recreation space.

The existing sidewalk condition along Safeway has a 12 foot setback with a wide sidewalk but lacks commercial activation and street buffer





- 1) 16 foot minimum setback from the street for new development
- 2) 5 foot minimum commercial frontage
- 3) 4 foot minimum vegetated street buffer along sidewalk edge
- 4) Utilize curb bulbs to increase connections between block for enhanced pedestrian circulation





Before



After



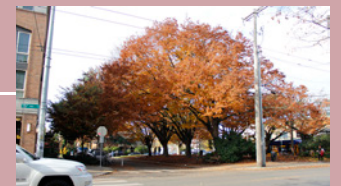
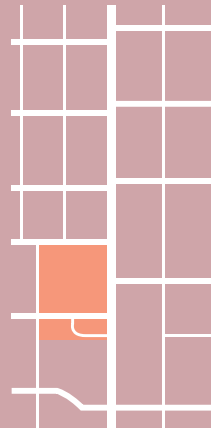
# Urban Connection

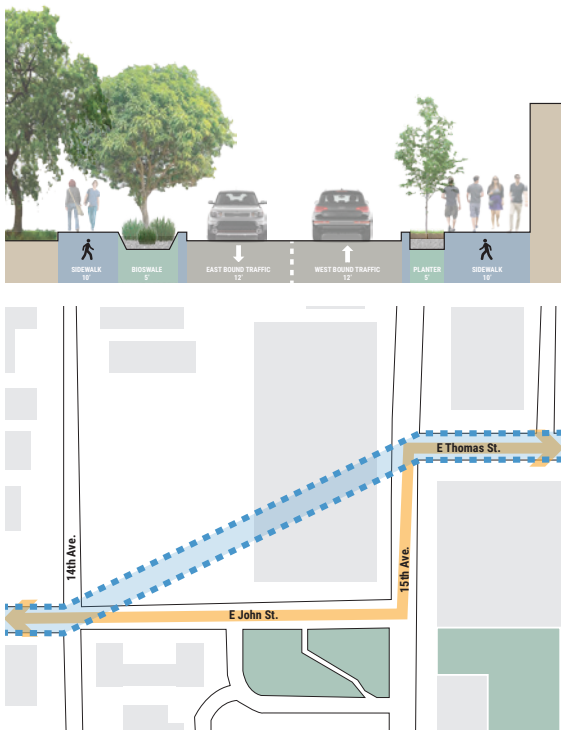
*Ilse Torres*

Located on the intersection of John St and 15th Ave, the development aims to create social interactions by transforming the two adjacent blocks which includes Williams Place Park and Safeway.

The different uses within the buildings intend to ensure a more active location, the combination of commercial, housing and public features work together to encourage users within the area to actively participate in the public realm.

## Project Location + Site Photos

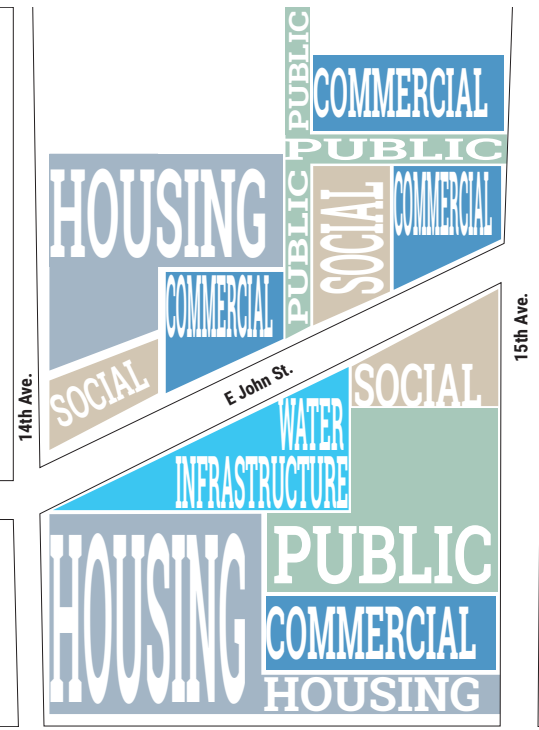




### Circulation

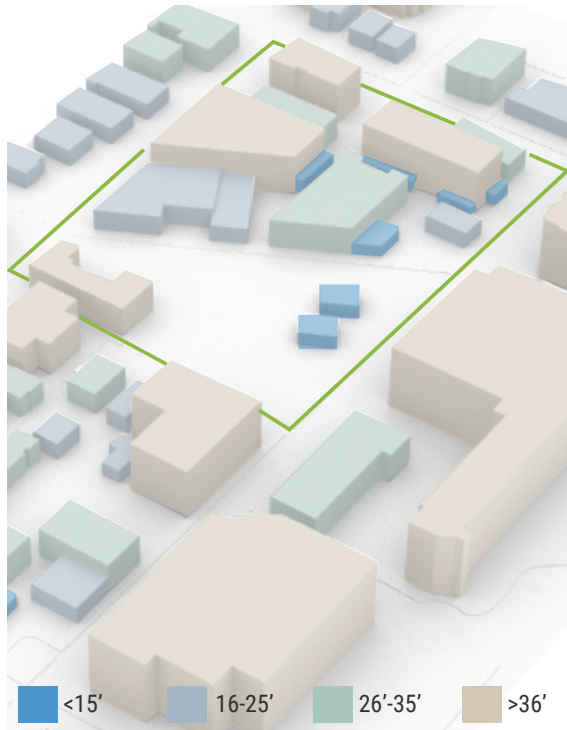
A major change to the directionality of the street will prevent the conflicts created by the zig zag produced by the offset streets. In order to reduce the vehicular traffic speed the smoother transition of the street from John to Thomas creates, the width of the street is reduced from 35' to 25' making a two lane two way street into a one lane two way street. This intends to give priority to the pedestrian over the car.

By directing the traffic diagonally the blocks will be able to expand and allow more space for different program.



### Site Program

The mix of program is of most vital importance as this will determine the activation of the space. Previous analysis of the current user of the site allowed to determine the programmatic elements needed in the site. Intensification of use is the goal of the design, by adding housing, commercial and public uses this will allow densification to occur.



### Scale

Following greater site context the intersection of John and 15th, and the guidelines learnt from Gehl Architecture about sense of scale and visibility; the redevelopment breaks the block down into smaller buildings. By having a difference in heights, different programmatic elements can be included in the same block.

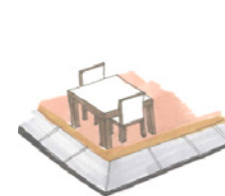




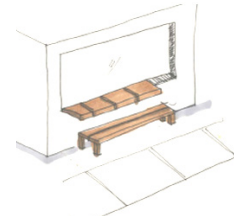
## Site Elements



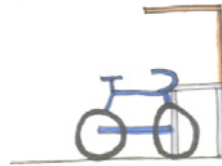
Green Wall



Movable Seating



Integrated Seating



Bike Infrastructure



Sidewalk bump-outs



Elevated Streets



Accent Seating



Bioswale



Street Planters

## Site Plan

The smaller elements distributed throughout the site will create a language that can expand to the entire strip of 15th Ave. This with the intention of connecting the entire area by smaller interventions.

The materiality and street patterns will serve as a greater identity for the site.

The elements used are guided by the need of infrastructure, vegetation and seating.



Day Time



Night Time



**Summer**



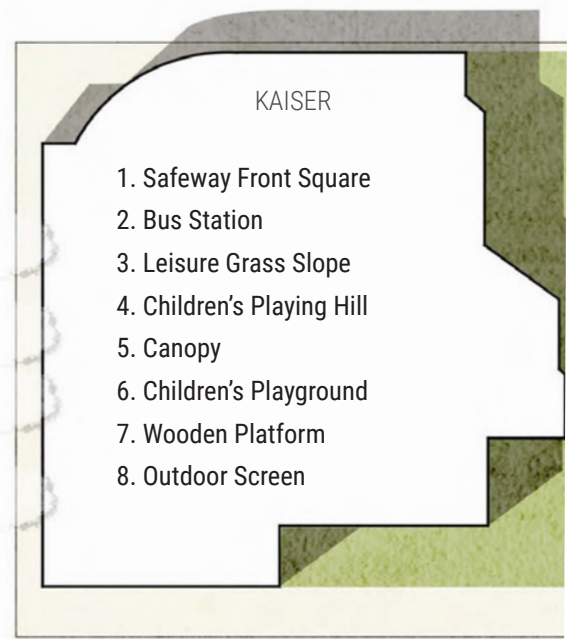
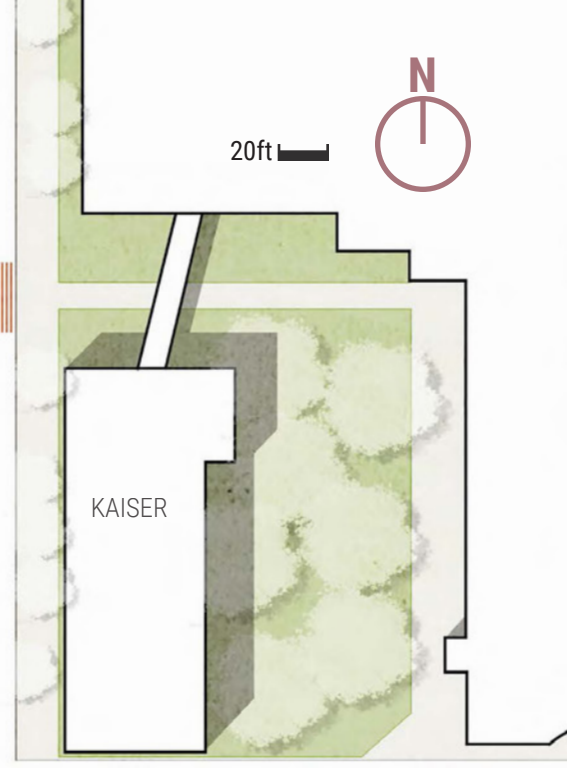
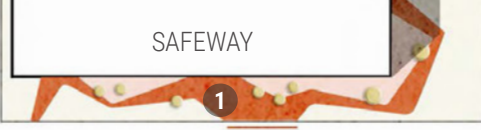
**Winter**

14TH AVE

E John St

15TH AVE

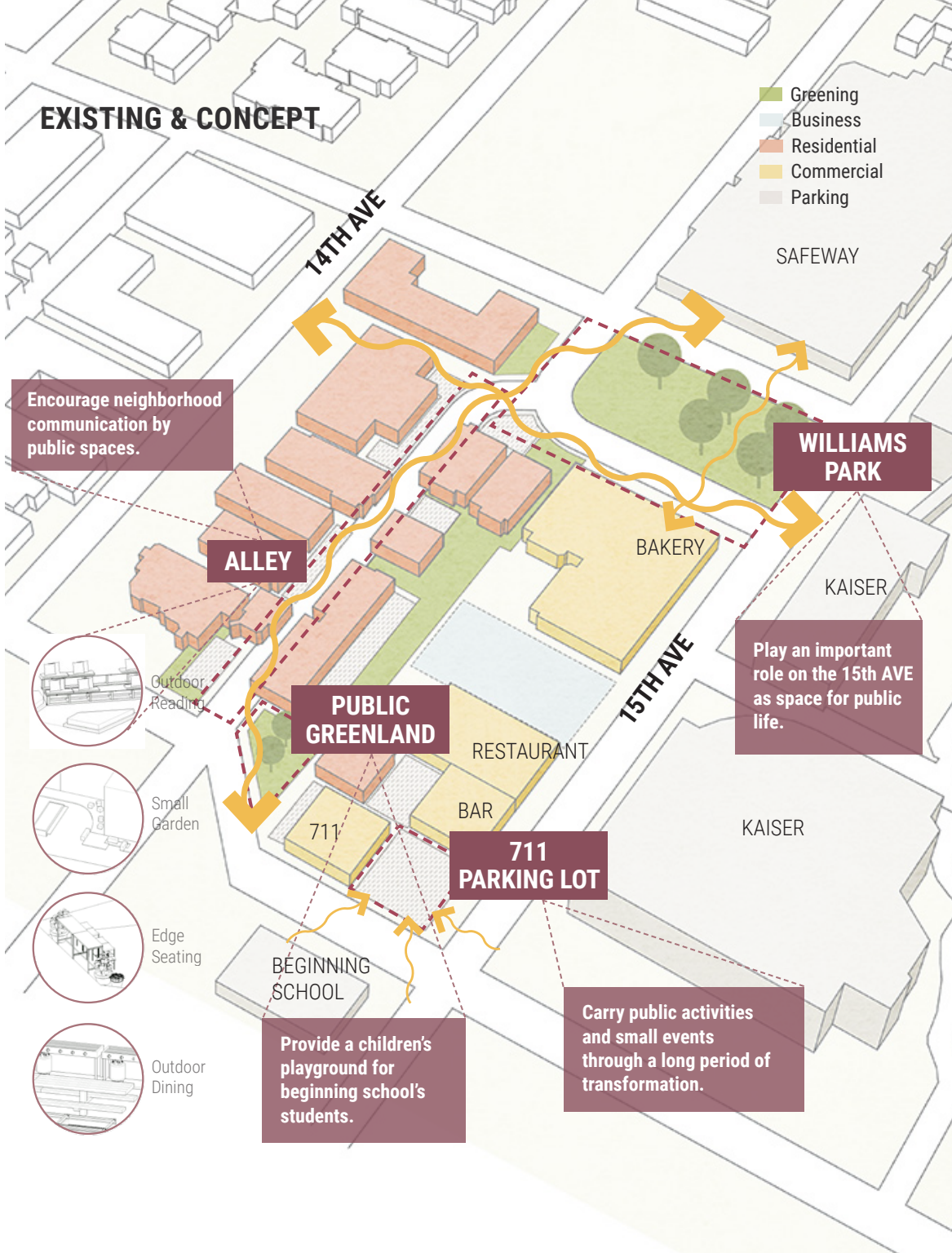
E Denny Way



20ft



## EXISTING & CONCEPT

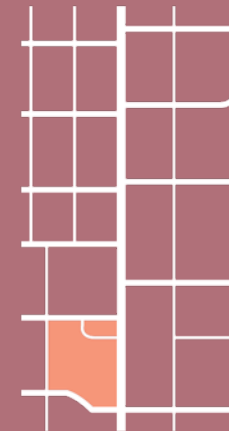


# The Corner Spaces

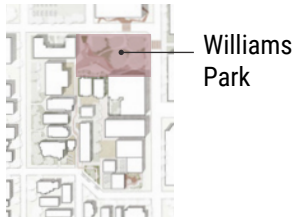
Lihui Yang

The block is located between E John St and E Denny Way. The surrounding buildings are dominated by residential apartments and shops, and the hospital is located to the east of the block. The biggest feature of the neighborhood is that there is a corner park, Williams Park, but the park is in poor condition. The design focuses on the corner space design of the block. It focuses on the conceptual design and proposal of two corner spaces, and focuses on designing two corner public spaces: Williams Park and 711 Parking Lot. The purpose of the design is to redesign the existing space and increase the spatial richness, so that the corner space can carry more public activities and stimulate the vitality of the community.

## Project Location + Site Photos



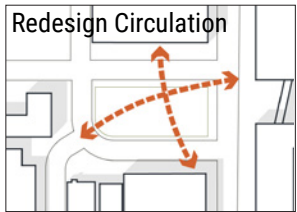
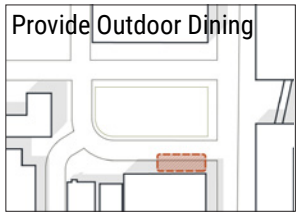
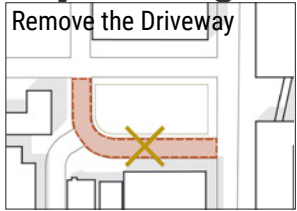
# Location



# Outdoor Dining Space Section



## Key Strategies

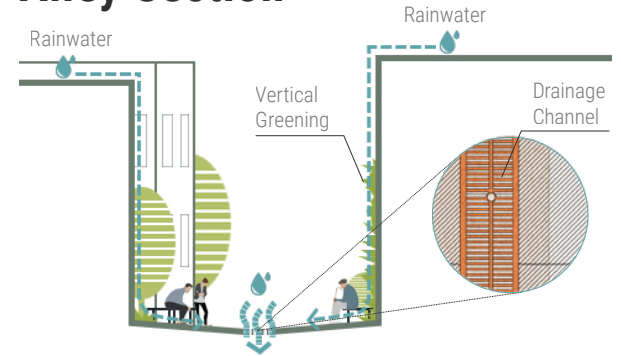


# Grass Slope Section



The children's game grass slope combined with terrain has slides, holes, climbing facilities and so on.

# Alley Section



A drainage channel is provided in the middle of the alley to collect rainwater from the roof of the building and on both sides of the road.



# Location



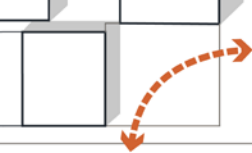
Street Corner Square

# Key Strategies

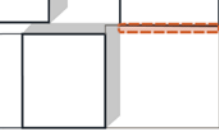
Remove Parking Space



Create Shortcut



Decorate Wall

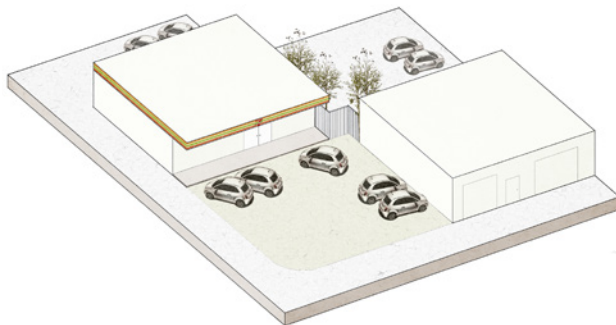


Gather People



# Transformation In Phases

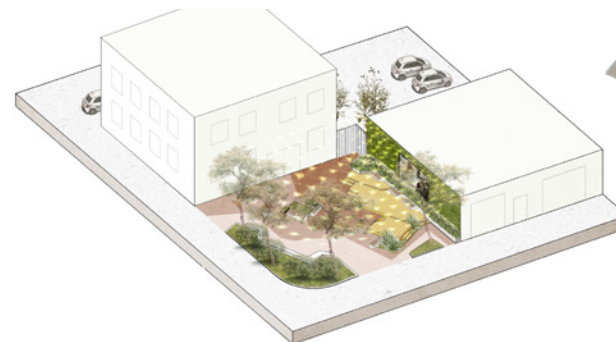
2018 Parking Lot



2020 Temporary Square



2030 Permanent Square



Located at the junction of 15th Ave E and E Denny Way, the site is an important corner space for the street. However, it is used only as a parking lot and is not aesthetically pleasing. Since the 7-11 will be replaced by other buildings in the future, the design of this square will be carried out in stages to cope with future changes.

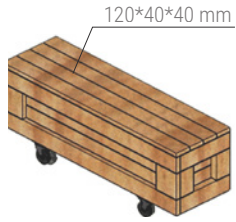
In the first phase, on the one hand, my design transforms the exterior wall of the bar, combines vertical greening and projection screen with the wall; on the other hand, some movable benches and planting boxes will be put into use. At most of the time, the plot will still be used as a parking lot. On summer nights, parking would not be allowed in front of the bar's facade to spare a large enough open space so that people can replace the bench to watch outdoor movies together here.

In the second stage, 7-11 has been replaced by other functional buildings, which may have their own parking space behind or inside it, and the site will be transformed into a permanent public square. In addition to the original movable benches, the venue will also have greening, long benches, a wooden platform where people can rest. The platform can also become a small stage for shows. The corner square will be an active space that can carry a wealth of public events.

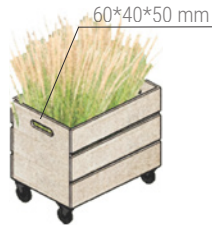


# Movable Design

Bench



Planting Box



Combinations



# Perspective View

2020



In 2020, the parking lot would be transformed into a temporary square where people can sit together and watch outdoor movies in the evening, and car parking would be prevented when such event happens.

2030



Supposing that 7-11 would be replaced by other kind of store and the building would be a two or three stories one and have its own parking space behind or inside it, this street corner can be turned into a permanent square for people to sit or hold some events.



Looking out from Kaiser  
*Sometimes, the best therapy is simply looking out.*  
model and graphic by Mo Li



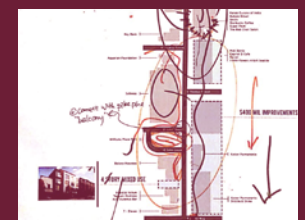
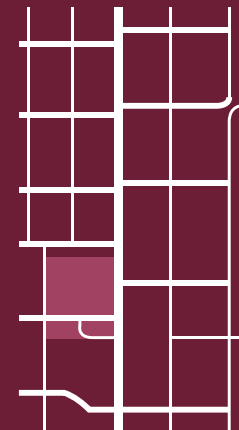
# Community Gateway of 15th Ave E.

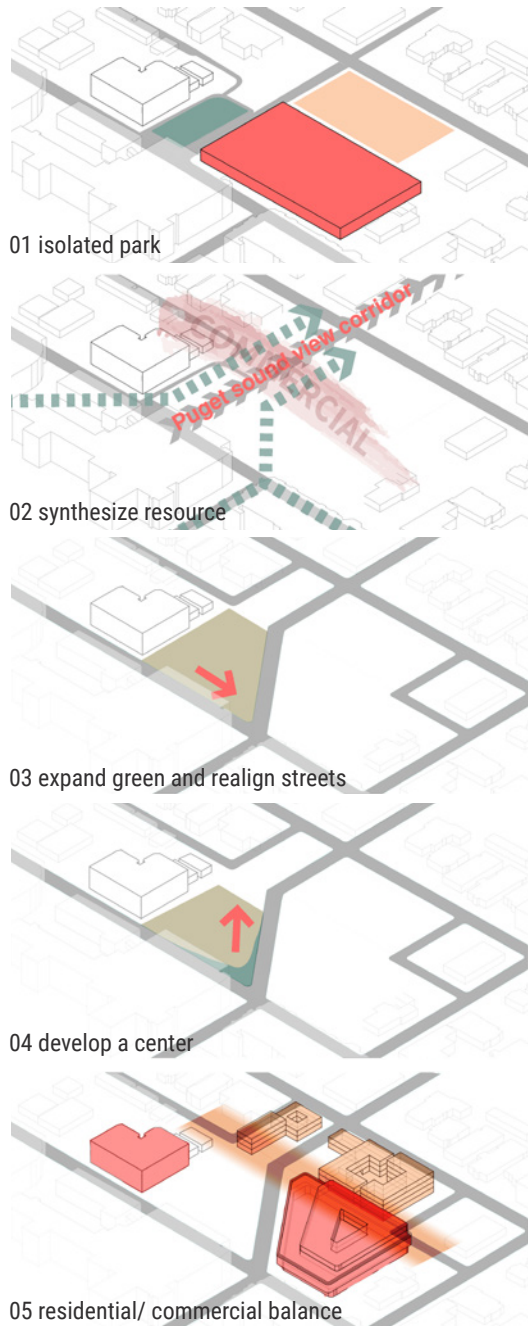
*Mo Li*

The restrictions and opportunities of the isolated William Place make it intriguing to me: how might we help transfer a problematic piece of land into a community gateway?

Though recognized as an unsafe place by residents because of traffic and shades, William Place has potential to become a center of 15th Ave E from the commercial, ecological and social perspectives. Resources as adjacent Safeway, abundant greeneries nearby, and transit stop on site make it possible for a prospective public space.

**Project Location + Picture of site and survey result**





### Step 1

According to the survey, William Place is the most problematic area around 15th ave E neighborhood because of awkward J-walk and the thick shade of the park.

### Step 2

By synthesizing the resources ( green / commercial / view ), rethinking the traffic circulation around William Place.

### Step 3

By realigning street at the same time expanding the greenery, creating a community gateway as a form of public green space.

### Step 4

Peel up a corner of the green space to form a platform for the great view, at the same time create community center underneath.

### Step 5

Add more residential with live-work space, activate the alley as a commercial catalyst.

Diagrams of design strategy development

*Diagrams by Mo Li*

## Design Strategy and Plan



# Programs and Life

Left page :

Left- Upper Left: Initial sketch of park design

Hand drawing by Mo Li

Left- Upper right: Initial sketch of master plan

Hand drawing by Mo Li

Left- Bottom right: Rendered master plan

model and graphic by Mo Li

Bottom left: Initial sketch of isometric view

Thoughts including the potential connection between the street, soft edge, commercial activism, view corridor, public space and green system.

Hand drawing by Mo Li

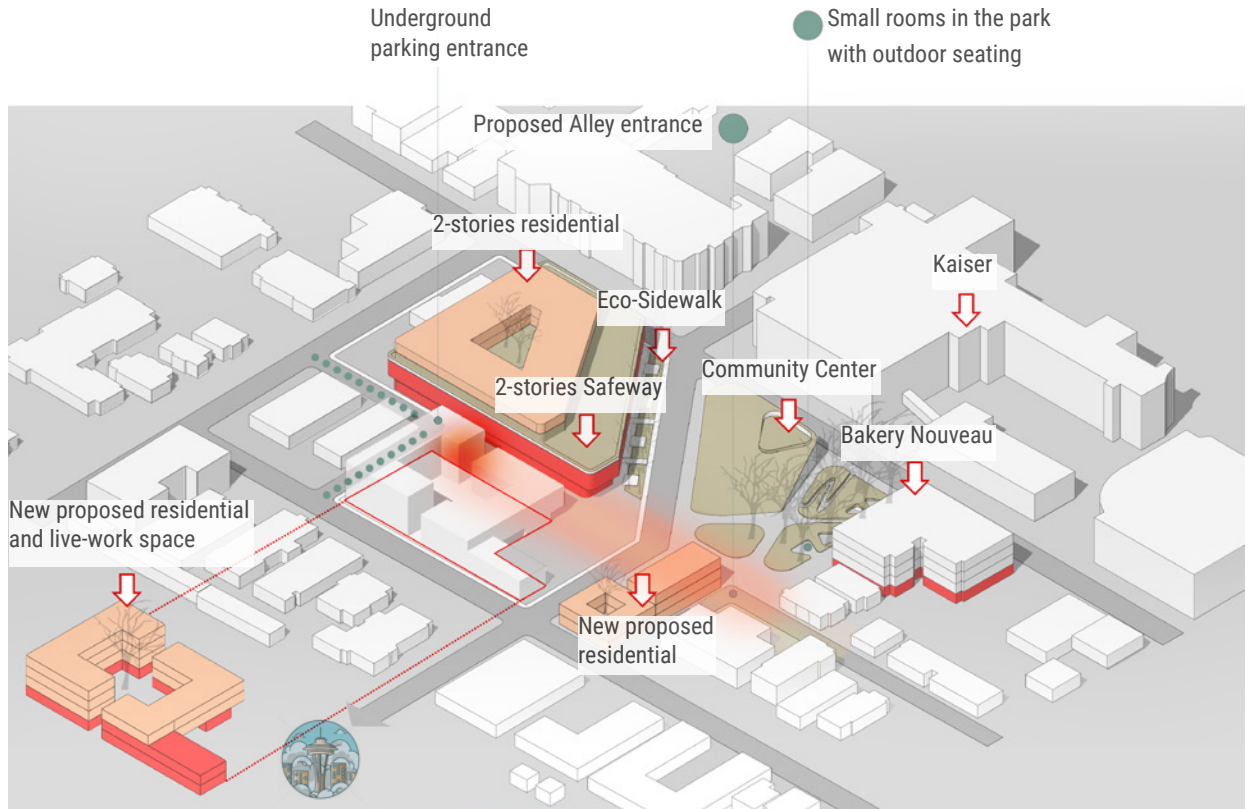
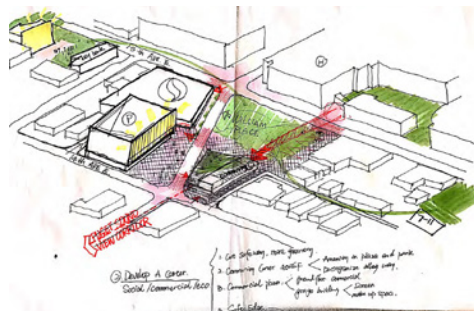
Upper right: Precedents

Multiple resources

Lower right: Isometric view with programs scenario

Called out programs proposed, featured parts were high lighted

model and graphics by Mo Li



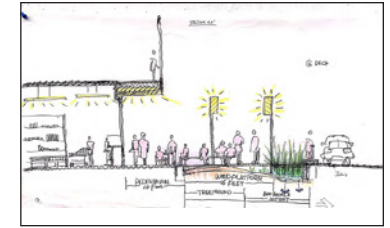
# Bioswale Sidewalk

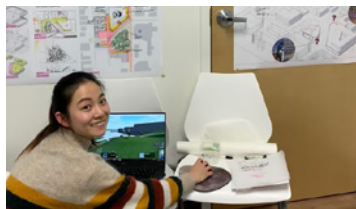
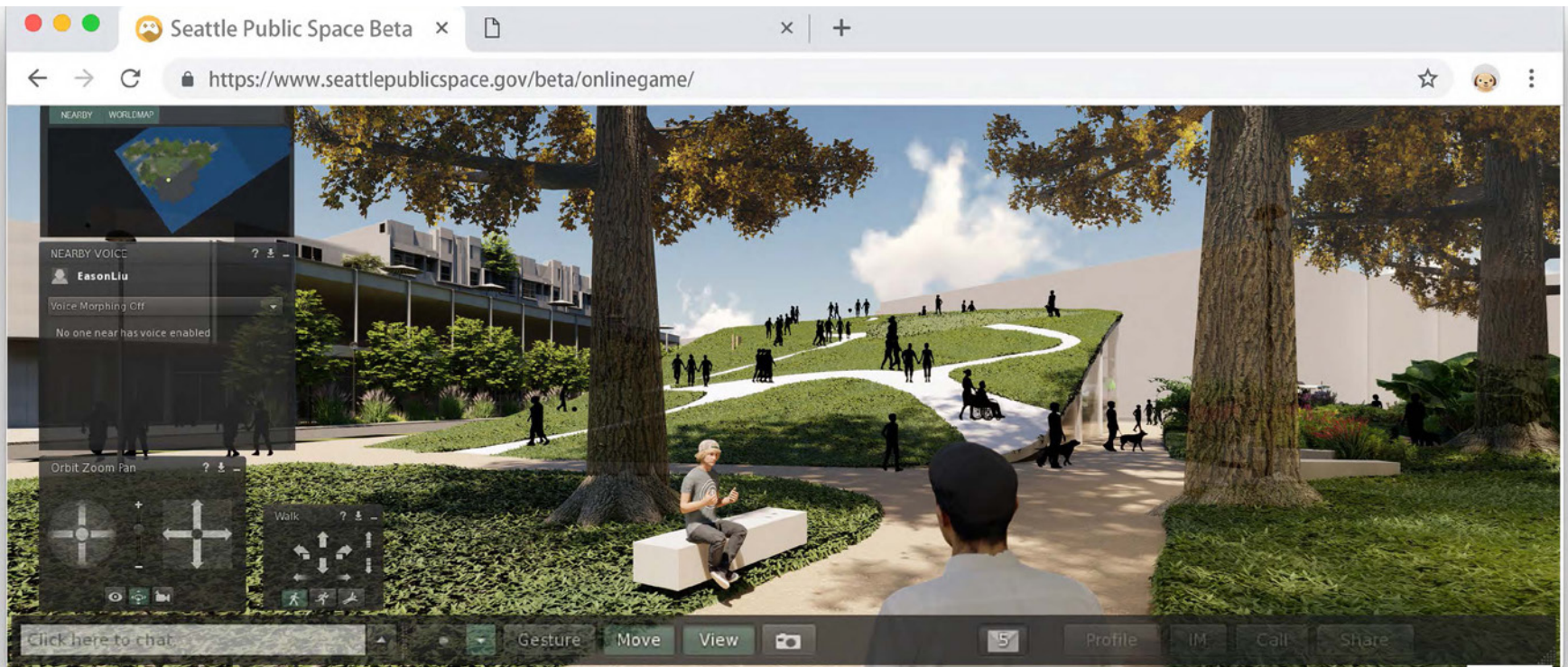
- 33ft total wide sidewalk with water detention
- bring pedestrians closer to commercial
- outdoor balcony for dining
- bring eyes to the park to eliminate crime
- variety of lighting sources supporting nightlife

**Bottom: Perspective rendering**  
*look from NE to SW on eco-sidewalk*  
*Diagram by Mo Li*

**Upper left: Section 1**  
*look from SW to NE with plants*  
*hand drawing by Mo Li*

**Upper right: Section 2**  
*look from SW to NE with plants*  
*hand drawing by Mo Li*





## Participatory Design

This platform would be an effective communication tool that has mutual benefits for all stakeholders: capturing users' in-game behavior and conversation as feedbacks helping city and designer improve the proposal before putting into construction; playing the game itself could be an educational tool to acknowledge residents the potentials of a space.

### Top: Scenario interface for public involvement

*Using video game platform to explore 3D model  
Interface design by Mo Li*

### Bottom Left: Open house

*Capturing residents' performance in exploring 3D model*

### Bottom right upper: Previous open house

*Traditional approached of gathering public opinion*

### Bottom right lower: Open house

*Mo Li showing the 3D model using Lumion*



Site model created by students made of stacked cardboard and wood  
*Jess Vetrano*



# DESIGN GUIDELINES

If well designed, the street will encourage people to linger, watch other people, eat together, or simply enjoy the sights, sounds, and smells of city life. Designers can create spaces that encourage people to spend time in the public realm and to take ownership of their common space. Doing so helps foster a community's spirit and builds relationships that are the bedrock of healthy neighborhoods.

While the individual site designs offer amazing ideas for specific areas along 15th Avenue East, the entire commercial area must work together to create a vibrant public space.

Upon developing their individual site designs, students were asked to compose a series of design guidelines to outline the changes they aimed to see in the 15th Avenue East area at a policy level. While

their site designs offer specific details for how development should occur, the design guidelines are more generalized, and can be used as a starting point for areas that were not addressed by this studio along with those that were.

These guidelines were compiled and summarized under a series of categories to create a concise vision for the future of 15th Avenue East.

## Streetscape

- Enhance pedestrian experience along 15th Ave
  - Expand sidewalk
  - Add street trees
  - Provide seating opportunities
  - Add lighting
  - Increase minimum sidewalk width (take into account tree wells)
  - Establish vegetative buffer along street edges (at least 4' wide)
- Incorporate traffic mitigation strategies
  - Decreased traffic lane width
  - Reduce traffic speeds
  - Additional and raised crosswalks
  - Utilize curb bulbs at intersections to funnel cars and shorten pedestrian street crossing
  - Reduced on-street parking
  - Increased connections to surrounding streets
- Introduction of bike lane is recommended and could be developed through different phases to complete the transform from car-dominated street to bike + pedestrian dominated street
- Relocate parking lane between bike and traffic lanes and add additional buffering to protect cyclists from cars (e.g. paint, planters, bollards)
- Add flexibility to public and private street interventions (e.g. planter, seats, goods display shelf) to encourage street communication and increase pedestrian's commercial experience
- Build a walkable and bikable alleyway with water feature.

## Development

- Reference existing business square footage for new development
- Maintain "human-scaled" development patterns by supporting existing and new local businesses and promoting the existing development character
- Utilize modern materials that echo existing materials theme to maintain historic feel
- Establish privately owned public space requirements for new, large developments to increase accountability and accessibility of open spaces
- Incorporate variety in programming buildings and open spaces
- Provide businesses that create activity at different times of the day and night and maintain access to these establishments
- Pair indoor activities and adjacent functions of plantings, e.g., pairing cooking/eating indoor functions with edible gardening
- Establish future housing development guidelines to maximize "eyes on the street"
- Create courtyards within developments that provide vibrant social spaces at multiple scales through:
  - Adjacency to shops
  - Circulation and public access
  - Programming of seasonal uses
- Create a creative live-work space for artists and start-ups.
- Design a replicable vocational model for formerly transient people
- Utilize temporary features and facilities to deal with changes in the future

## Parks + Open Space

- Locate a new neighborhood park within the 15th Ave E Commercial Area
- Locate a new dog park within the 15th Ave E Commercial Area
- Create a series of “Pocket Parks” that provide benches, trees and other vegetation within the streetscape
- Prioritize pedestrians and bicyclists in the streetscape over vehicles through the provision of raised crosswalks, expanded sidewalk space, new public plazas and seating options, alternative traffic patterns, reduced on-street parking
- Provide shaded areas through the installation of awnings, roof overhangs, frequent street trees and other vegetation, etc.
- Establish small-scale programmatic elements that enliven the streetscape, such as playgrounds, dining areas, a stage, and other seating options
- Create public plazas that are democratic to all and be multi-functional and flexible
- Extend Williams Place Park across John Ct to Bakery Nouveau
- Add functionality with therapeutic spaces

## Biodiversity + Stormwater

- Incorporate opportunities for onsite stormwater management such as rain gardens, bioretention planters and rainwater capture and re-use
- Utilize native plants and dead wood where appropriate to attract birds and insects
- Catalyze human-landscape interaction to improve community engagement and harmony
- Provide vertical complexity in plantings to create opportunities for biodiversity (e.g., through vertical gardens, native plantings on upper stories of buildings, and varied heights of plants in ground plane -- shrubs, trees, grasses)
- Balance preservation of urban character with a sense of wildness by allowing native plantings to emerge out of the ground plane, where appropriate
- Blur the line between outside ecology and inside ecology



Students + faculty posing exploring the Nordhavn neighborhood of Copenhagen  
Nancy Rottle

**“Inviting cities must have carefully designed public space to support the processes that reinforce city life...At eye level the good city provides opportunities for walking staying, meeting and expression, and that means it must provide good scale and good climate.”**

– Jan Gehl, Cities for People