

# Public Spaces | Public Life for Seattle's Central Waterfront

ScanIDesign Master Studio, Autumn 2010 [Larch 504/Arch503]

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## Green Streets & Corridors

### Project 1: Site and Context Analysis

**DUE: Wednesday 06 October; Friday 08 October**

As a first step in our process, you will work together to document the contextual parameters for our study area along **Seattle's Central Waterfront**. Much of the data you will need have already been gathered during the city of Seattle's Central Waterfront planning process, which got underway in 2003. In addition, the Gehl Interns conducted in-depth documentation of the area this summer. Thus for the most part you will only need to synthesize information, keeping in mind that your analysis should be useful for the next phase of the project: (1) developing a framework plan, which will require you to establish districts, and (2) developing a program and concept for one of those districts. In addition, one team will make a critical analysis of the lessons learned for the studio project from the study tour in Copenhagen and Malmö, keeping in mind that not everyone in the studio participated in the tour. All teams should become familiar with the Request for Qualifications for the Central Waterfront Consultant Team and with all the materials on Seattle's Department and Planning and Development waterfront website.

The boundaries of the study area will be **roughly (context will be greater):**

- **Elliott Bay to the west (including the bay)**
- **First Avenue to the east**
- **Lenora Street to the north**
- **King Street to the south**

## Content Areas

You will divide into teams to gather and present the essential data to the rest of the group for one of the content areas listed below. Content areas below are suggested, and additional planning documents not on the list should be included in the analyses. Each team will research and develop the graphic representation for its content area, working at various scales as appropriate for the topic. For example, you might look at circulation in detail within the study area with an overview of how circulation extends via regional transportation and trail systems. Note: the scale of the maps should be agreed upon by the entire group.

### A. History, Demographics, Social Function

- Cultural history
- Historical uses and demographics
- Current uses and demographics
- Socio-spatial environment (cultural and aesthetic character, quality of social spaces—opportunities for prospect and refuge)
- Behavior (activities/functions, user groups, time used, conflicts)
- Results from engagement with diverse user groups; missing social functions and spaces
- Temporal versus permanent attractions
- Waterfront planning guidelines related to social function

### B. Land Use, Zoning, Built Environment

- Zoning, land uses, density (note any non-conforming uses)
- Built environment (building typologies, height, material, age, occupancy, ownership)
- Architectural character
- Key landmarks (note any officially landmarked structures)
- Alaskan Way Preliminary Alignment, Public Realm Diagram, Alaskan Way Landing Concept, Seawall Replacement Program, Waterfront Charrette and other plans and diagrams generated during the waterfront planning process
- Other proposed developments

### C. Circulation, Pedestrian Environment

- Pedestrian and bicycle circulation, including routes and volumes (e.g. Bicycle Network Fact Sheet; Gehl Interns Waterfront Pedestrian Analysis)
- Motorized circulation and transportation connections: train, light rail, bus, vehicles, destinations; show larger connections and projected numbers
- Pedestrian affordances/quality
- Views to and from the study area
- Patterns of use by moving and stationary pedestrians
- Climatic comfort, sun/shade, wind, noise
- Waste removal and service circulation
- Plans, e.g proposals in the Gehl Public Space Public Life Study; Blue Ring

### D. Ecological Environment

- Geological history, aquatic and terrestrial ecological context
- Topography
- Water (storm water patterns, sewer patterns—combined or separated, outfalls—watershed(s), water bodies, water source); stormwater and CSO Plans; See Stormwater and CSO Control for Vine, University, Madison and Washington Basins
- Vegetation and condition, topography, flora, fauna
- Soil conditions
- Existing and potential urban wildlife habitat / patterns/species / guilds; potential nearshore habitat: See Parametrix Report
- Climate/energy/heat island (including embodied energy), carbon sequestration and emissions
- Sun path, solar access, prevailing winds, seasonal & diurnal temperatures, humidity, rainfall
- Potential brownfields/contamination, effect of global warming projections

**E. Economic Environment**

- Quality of the economic environment (producing, distributing, and consuming goods and services)
- Evidence of recent investment/disinvestment
- Employment opportunities
- Buying behavior of users
- Role in the regional and global market
- Economic studies

**F. Critical Analysis of the Study Tour**

Keeping in mind that all students did not participate in the tour and drawing upon the information other students have posted on the Copenhagen blog:

- Strengths/weaknesses of the observed public spaces, waterfront/city interaction, social life, etc.
- Applicability of successful public space design in Copenhagen and Malmö to Seattle's Central Waterfront
- Lessons learned from unsuccessful public space design in Copenhagen and Malmö that should be avoided in Seattle.
- Public space patterns that can be applied to the SCW

**PRESENTATION REQUIREMENTS:**

**Project 1a: Site Analysis Presentation**

You will prepare a concise verbal presentation illustrated with PowerPoint slides. Most likely one and no more than two persons should be responsible for this presentation. Your analyses will be presented to the group on **WEDNESDAY, 06 OCTOBER**, at the beginning of class.

**Project 1b: Site Analysis Poster**

You will present your graphical analysis on 24" x 36" sheet(s). This part of the assignment is due on **FRIDAY, 08 OCTOBER**, at the beginning of class.

# Creating a Great Central Waterfront

## Briefing Book Materials

1. **Committee**
  - a. [Roster](#)
  - b. [Meeting Schedule](#) \*Updated 7/27/2010
  - c. [Purpose and Goals](#)
  - d. [Guidelines](#)
  - e. [Organization and Timeline](#)
  - f. [Council Ordinance 123142 \(w/ amendment\)](#)
  
2. **Background and Existing Conditions**
  - a. [Existing Conditions Maps](#)
  - b. [Alaskan Way Viaduct and Seawall Replacement Program \(AWVSRP\) Schedule, SDOT](#)
  - c. [Background on pedestrian and bicycle use and issues](#)
  - d. [Center City Public Realm Guide, December 2009 working draft, DPD](#)
  - e. [Council legislation related to the Central Waterfront](#)
  - f. [2006 Central Waterfront Concept Plan Summary](#)
  - g. [2007 Alaskan Way Landing Concept Plan](#)
  - h. [Central Waterfront History](#)
  
3. **Best Practices from other cities**
  - a. [The High Line, NYC](#)
  - b. [Hudson River Park, NYC](#)
  - c. [Battery Park City, NYC](#)
  - d. [Millennium Park, Chicago, IL](#)
  - e. [Post Office Square, Boston, MA](#)
  - f. [The Embarcadero, San Francisco, CA](#)
  - g. [ULI Case Studies](#)
  
4. **Seattle Precedents**
  - a. [Olympic Sculpture Park](#)
  - b. [Central Library](#)
  - c. [Lake Union Park](#)
  - d. [Pike Place Market](#)
  
5. **Management and Financing Models**
  - a. [City / State MOA regarding AWVSRP funding\(October 2009\)](#)
  - b. [City and County Options for Creative Financing: PFDs, PDAs and 501\(c\)\(3\)s](#)
  - c. [Levy Lid Lift](#)
  - d. [Local Improvement Districts \(LID\)](#)
  
6. **Central Waterfront RFQ Materials**
  - a. [General Project Area Graphic](#)
  - b. [Summary of Central Waterfront Legislation](#)
  - c. [Seattle Center City Public Realm Diagram and Seattle Waterfront Initiative Opportunities Linkages Diagram](#)
  - d. [Major Project Decision](#)
  - e. [Central Waterfront Project Request for Qualifications](#)