

URBAN DEVELOPMENT



THE EVOLUTION OF URBAN DEVELOPMENT ON FIRST HILL

Perkins and Will is in the planning or construction stages of over 3.5 million square feet of new development on First Hill.

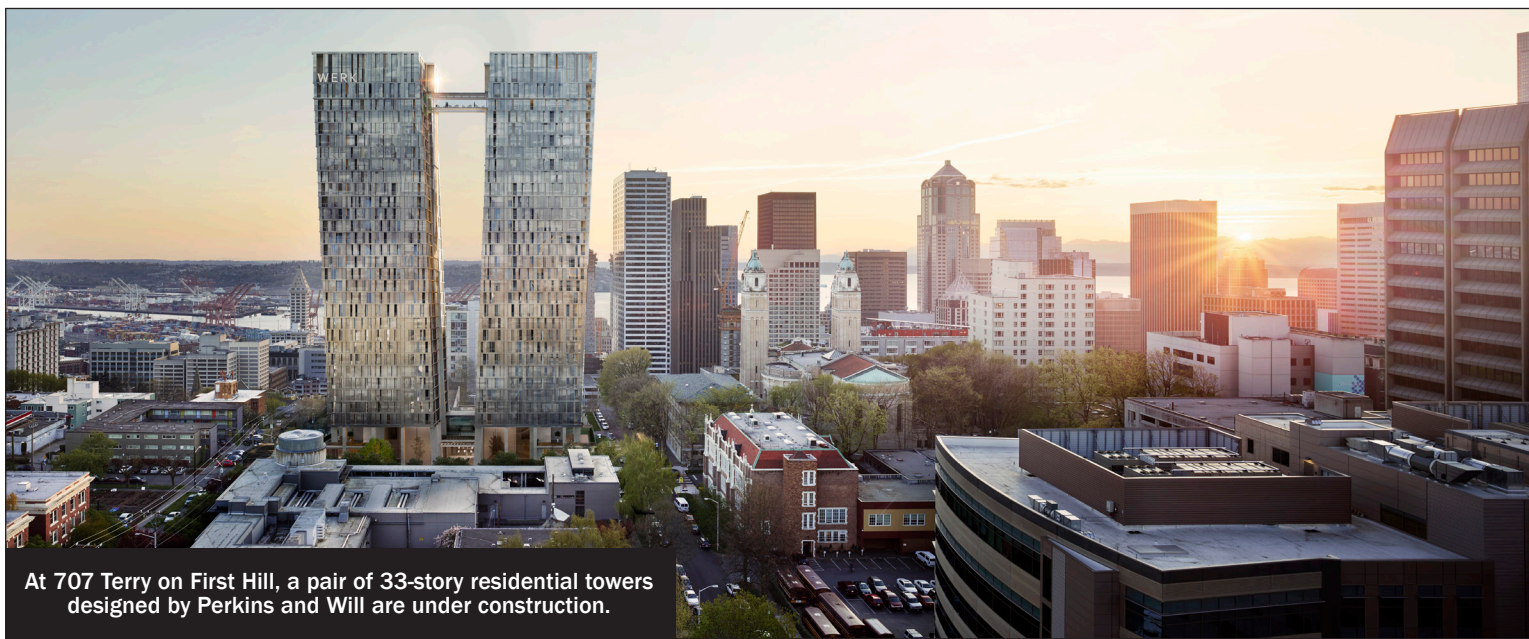
First Hill has the distinction of being one of Seattle's oldest neighborhoods, having gone through many iterations since its establishment in the 1870s. The area has, at different periods, been home to Seattle's most prominent families, some of Seattle's earliest residences and emerging artists.



BY BRAD HINTHORNE
PERKINS AND WILL

Now, First Hill is in the midst of another transformation as health care institutions, cultural organizations and a growing, engaged residential community have been working to "fill in" the edges and create a more seamless vibrant community.

In recent years, First Hill has been the recipient of incredible design-forward, community-



At 707 Terry on First Hill, a pair of 33-story residential towers designed by Perkins and Will are under construction.

PHOTO COURTESY OF PERKINS AND WILL

oriented development. Perkins and Will, alone, is in the planning or construction stages of more than 3.5 million square

feet of new construction with a combined value just under \$1.8 billion, including over 1,000 residential units.

The First Hill Public Realm Action Plan has been essential to the neighborhood's success, as it manages this growth to

become a denser, more walkable neighborhood. A collaboration between several stakeholders, including the Seattle Depart-

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ment of Transportation, Seattle Parks and Recreation, and the First Hill Improvement Association, the plan is a roadmap for leveraging roadways and public spaces to create a livable, walkable urban neighborhood.

Additionally, an array of public transportation options, which include a new light rail station in nearby Capitol Hill and Seattle's streetcar system, have made the area more attractive to residents, visitors and businesses alike.

Institutional investment in First Hill is also foundational to its evolution. For decades, "Pill Hill" has been a hub of health care systems in Seattle, including Swedish First Hill Medical Center, Harborview Medical Center and Virginia Mason.

More recently, The Polyclinic and Kaiser Permanente have also built a significant presence in the area.

As Seattle continues to grow, there is strong demand for expanded and updated facilities to provide state-of-the-art care to a larger patient population. As a result, First Hill has been infused with institutional investment from health care systems and every one of the health care institutions mentioned above has either recently expanded or has plans to grow over the next five years.

On First Hill, institutional investment goes hand-in-hand with the development of the neighborhood's long-standing artistic and cultural vibrance. For example, Swedish has plans to construct the First Hill Mile, an urban walking path intended to improve the health and pedestrian fabric of the First Hill neighborhood.

And, at the intersection of

Lennar's Ovation Towers will have two 32-story towers adjacent to the historic Town Hall venue. The project includes a park adjoining a new lower level of performance space in the recently renovated Town Hall.



Boylston Avenue, Marion and Broadway, a former Swedish Health Services office building has been transformed into a contemporary art museum, dubbed the Museum of Museums. MoM hosts two formal exhibition spaces, three additional on-site museums, rotating instal-

lations, murals and sculptures, a theater and weekly art classes.

The new MoM gallery joins an array of diverse arts organizations on First Hill, including the Frye Art Museum, which is across the street from 707 Terry, a pair of 33-story residential towers designed by Perkins and Will and currently under construction. Reflecting its artistic neighbor, the project's creative design consists of two towers that appear to lean away from each another, connected by a skybridge. Upon completion, the Frye Museum has the option to assume ownership of a select number of apartments, renting them to generate a sustainable source of income that will fund the institution's operations.

Residential boom

In addition to this financial benefit, projects like 707 Terry also contribute to the neighborhood's growth by drawing new people to First Hill. This residen-

tial boom is bringing energy and foot traffic to the neighborhood that builds on the institutional investment and arts and culture of First Hill, creating a virtuous cycle of continued growth.

Another example of a public-private collaboration for the betterment of the neighborhood is Lennar's development of two 32-story towers adjacent to Seattle's beloved Town Hall venue. Designed by Perkins and Will and named Ovation Towers, the project is a nod to the historic event venue and will add 565 new residences, along with 8,400 square feet of retail, office and restaurant space, creating synergies with the recently renovated Town Hall.

As part of the development, Lennar is also building a park that adjoins a new lower level of performance space in the recently renovated Town Hall, allowing patrons to spill out into the newly created extended event space and public park amenity.

First Hill has long been one of Seattle's most distinct neighborhoods, influenced by both its proximity and separation from the downtown core. While change is constant, so is the area's commitment to livability, creating new public amenities and advocating for neighborhood improvements as a component to new development. As public planning, investment and residential growth continue to converge in the area, First Hill will transform further into a commercial and cultural hub. The next chapter for Seattle's oldest neighborhood looks full of hope.

Brad Hinthorne is a principal at the global architecture firm Perkins and Will. A graduate of the University of Washington, Hinthorne is based in the Seattle studio, where he leads a diverse portfolio of public and private sector projects including health care, higher education, mixed-use, multifamily, civic and commercial.

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2020 URBAN DEVELOPMENT TEAM

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SUSTAINABLE SATELLITES: SAVIORS OF OUR CITIES?

Density, diversity and connectedness can make cities like ours more resilient.

During the novel coronavirus pandemic, there appears to be an escalating tension between the established sustainable attributes of cities and their susceptibility to virus transmission.

Urbanists will continue to champion density as it fortifies walkable, livable, vibrant communities, and yet they must



BY MYER HARRELL
WEBER THOMPSON

respond to the perception that in context of COVID-19, dense cities are less safe and American city dwellers will flock to the suburbs like it is 1950. Density, diversity and connectedness, particularly through patterns and movement of workplaces, can make cities like ours more resilient in response to a virus pandemic, along with other crises we are bound to face.

As Singapore and Seoul have shown us, the trajectory of the current pandemic is more of a problem of policy and human behavior than density. While urban density is not an absolute liability, it does appear to be a threshold criteria for the hardest hit areas. In other words, with poor policy and human behavior, density can increase points of contact and exacerbate transmission rates. Because of this, it is helpful to consider the future of urban places, indoors and outdoors, planned and unplanned, in the wake of the pandemic. Some claim that office workers will never step into an elevator again, or that employers will pack up and move offices to suburban campuses. These notions are hyperbolic and flawed. The underlying motives for this generation's migration back to cities — to more walkable, varied and vibrant urban living — are still relevant and sound.

Cities are essential to civilization, not only for innovation and cross-pollination, but for responsible and sustainable population growth, and the communities of all types that thrive therein. We won't suddenly forget Jane Jacobs and decades of re-investing in urban centers because of a once-in-a-century pandemic. Memory loss isn't a symptom of the coronavirus.

It's natural to overreact in this moment. But we tend to underestimate the human inclination to revert to the mean. In five years, when treatments and vaccines help us build herd immunity, our spaces will no longer

have sneeze guards and one-directional movement. We will resist making permanent and unfortunate design decisions to address a temporary issue.

However, like past pandemics and plagues there are certain to be trends and lasting changes, initiated because of their effectiveness in slowing the spread of the disease, but staying with us because of tangible side benefits, even if purely aesthetic.

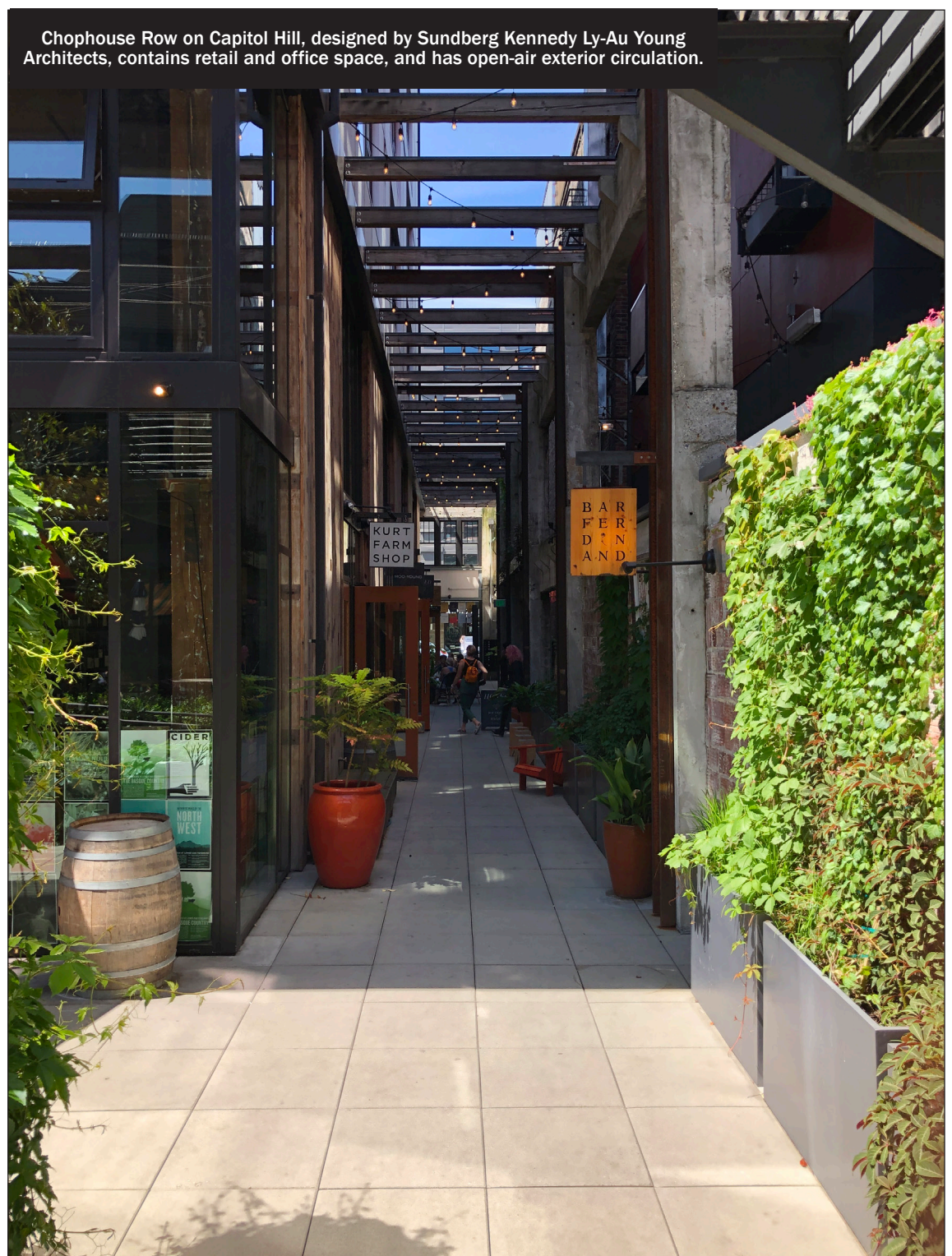
To consider one potential response to the pandemic, let's revisit the old concept of decentralization for our time. When Ebenezer Howard proposed the Garden City in 1898, it was anachronistic in its transportation infrastructure of heavy rail and canals. Also a bit geometrically pure, it failed to fully acknowledge market forces, social inequities and general messiness of urban development. But perhaps Howard was on to something when he dreamed up interconnected, self-sufficient, dense neighborhoods surrounding a central city.

The trend of decentralization has long been in the works in Seattle. Transit-oriented, mixed-use "micro-neighborhoods" are growing up in urban villages and urban centers according to the Seattle Comprehensive Plan, taking pressure off the central business district to provide the places for Seattleites to live, work, eat and socialize.

In recent years, new office space has appeared in Seattle's secondary neighborhoods with smaller-scale, mixed-use developments supporting (and supported by) what is around them. Often with retail on the ground floor, these buildings are developed speculatively without a specific office tenant in mind, and are therefore flexible, built to last and rooted in place.

Three to seven stories tall, brimming with operable windows, these buildings feature stairways instead of elevators, provide direct access to decks and balconies, and weave clever landscapes and human-scaled spaces at grade. This new office typology connects office workers to the outdoors and one other, encouraging healthy movement. There is a growing portfolio of great urban mid-rise office buildings, outside the city center but not as far flung as the suburbs.

This trend will continue as employers and employees place increasing value in neighborhoods (where many have spent a lot of time since the stay-at-home order in March). If we layer another idea onto the decentralization of cities — office satellites — things start to get



Chophouse Row on Capitol Hill, designed by Sundberg Kennedy Ly-Au Young Architects, contains retail and office space, and has open-air exterior circulation.

PHOTO BY MYER HARRELL

interesting. Proposed in a 1976 book called "The Telecommunications-Transportation Tradeoff: Options for Tomorrow" by lead author Jack Nilles, but only achievable now with advances in digital remote working tools, this concept described a distributed company that isn't bound by one particular location. Think of it as a "hub-and-spoke" model without the spokes. There is merit in bringing in physical connections between satellites, but stopping them at the city limits.

Imagine a large business that downsizes their downtown headquarters. This is where the company hosts new and out-of-town

clients, interviews new hires and convenes all-company meetings. Much of the workforce has been redistributed to three urban satellite offices in mixed-use neighborhoods to support face-to-face collaboration and provide resources that employees don't have at home — a conference room, color printer, direct network connection and more peace and quiet for focused work.

In this future the satellites are well connected by bus and light rail to downtown and each other. They are within walking and biking distance to employees' homes and neighborhood

amenities. For employees that live outside city limits, commuting to their primary satellite by car, carpool, ferry, or transit just got a whole lot easier by avoiding downtown.

Based on recent announcements from some leading tech companies, the expectations and reliance around remote work are changing and could endure. Some employees will work from home part-time and some entirely. The recent crisis has affected numerous types of jobs, and this proposal does not address many of them, nor those who have suffered unemployment or the illness itself.

For the majority of office workers, the current four-month trial of work-from-home has proved the efficacy of virtual work. Proximity to a satellite would mean that a hybrid work model with a good measure of face-to-face interaction is still available. What is the ideal size of an urban satellite office? It's difficult to be certain, but W. L. Gore famously used Dunbar's Number to limit their facilities to 150 employees, a proposed limit to the meaningful interpersonal connections a person can make.

While right now we are rightly focused on returning to workplaces safely and equitably, looking further out urban satellite offices could enhance not only our community's ability to withstand a virus, but other natural and artificial disturbances as well. There is resilience in decentralization. As in nature, a thorough and redundant distribution of resources, supported by communication and transportation, provides a quicker and more complete recovery from a disturbance. Decentralization can mean the survival of a colony.

We cannot predict with certainty what COVID-19 means for the future of our city. It could be a sea change, a brief ripple or most likely something in between. If office decentralization proliferates and urban satellites emerge, it will be important to support them in neighbor-

hoods across the city (not just the more affluent ones), and boost their impact through affordable housing, equitable access and improved transit.

We humans are remarkable in our ability to adapt to new conditions, and then just as remarkably, revert to old habits. All the more reason why the present window to change the way we work can be leveraged to improve our city.

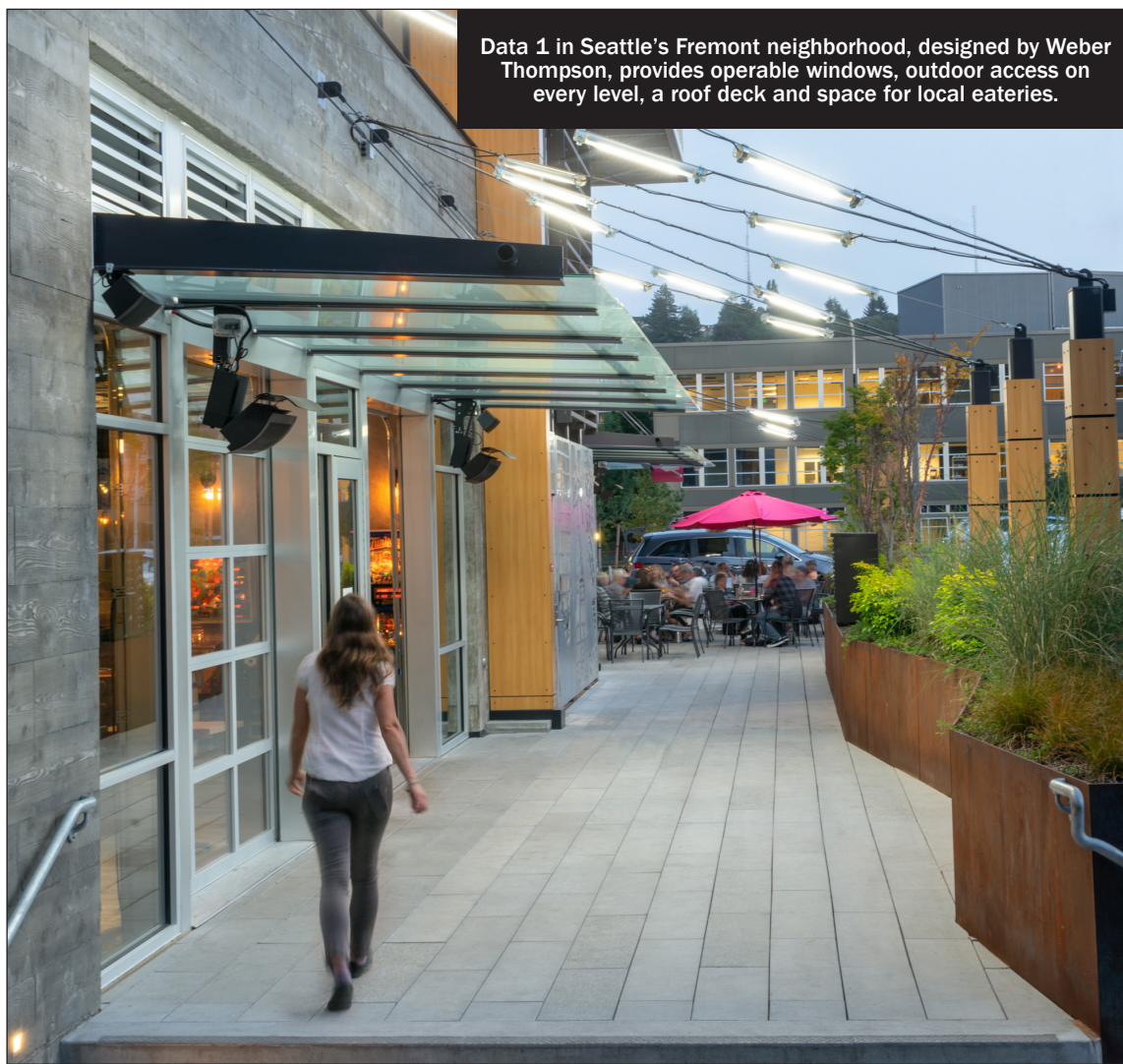
The coronavirus has constrained us. Thankfully, constraint can lead to innovation and instigate a rallying cry for smarter approaches to density.

Myer Harrell is a principal and director of sustainability at Weber Thompson, where he manages high-performance projects in the firm's commercial office design studio.

LEASES & TENANTS

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Data 1 in Seattle's Fremont neighborhood, designed by Weber Thompson, provides operable windows, outdoor access on every level, a roof deck and space for local eateries.

PHOTO BY MEGHAN MONTGOMERY/BUILT WORK PHOTOGRAPHY

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LIFE SCIENCE THRIVES IN URBAN HUBS

Seattle has long been known as a mecca for incubators and startups, often driven by local scientists and business leaders.

Innovation happens in proximity, not in isolation. For life science and technology companies, the halo of nearby universities and research institutions, combined with the dynamic energy of urban hubs helps to foster unique synergies for discovery and innovation.

There is no better example of this synergistic urban development than Seattle's South Lake Union neighborhood: Fred Hutchinson Cancer Research Center, University of Washington Medicine, Seattle Children's Research and Benaroya Research Institute, along with many others, have created a robust and collaborative life science cluster that has developed life-changing innovations benefiting people around the world. Global technology giants such as Google, Facebook, Microsoft and, of



BY MIKE RUHL
BIOMED REALTY

course, Amazon, who also call South Lake Union home, benefit from an international cohort of intellectual capital for computer science, AI and web- and cloud-based services.

Seattle has long been known as a mecca for incubators and startups, often driven by local scientists and business leaders who started their careers with any number of the established research centers. The intersection of established talent pools and thriving business communities creates a regional center of excellence and a life science ecosystem. These communities aspire to develop science, perfect it, and then grow into leaders of the life science world. Juno Therapeutics is just one recent example, having been taken under the umbrella of Bristol-Myers Squibb.

Having recognized the unique nature of the market, BioMed Realty has invested in and currently owns and operates purpose-built life science properties in Seattle. The portfolio houses a variety of life science businesses, from startups to well-



Dexter Yard is the largest research and development and office project under construction in South Lake Union, and the only one over 200,000 square feet delivering next year.

established companies. Our asset, Dexter Yard, is presently under construction, with shell and core delivery slated for late 2021.

Dexter Yard is located at what we consider to be the corner of "Main and Main" — just a block north of the intersection of Dexter Avenue and Mercer Street, and within blocks of the global leaders in technology and research, the Allen Institute and our existing assets in South Lake Union. Once complete, Dexter Yard will be comprised of two 15-story towers totaling over 500,000 square feet of office and lab space and an additional 20,000 square feet of retail.

A good neighbor

An urban environment is seamlessly connected to the vibrancy of the neighborhood, so we are extremely mindful that our retail partners need to consider the greater neighborhood. Additionally, there are thousands of multifamily units within blocks of Dexter Yard and we've worked very closely with their property managers every step of the way to be good neighbors.

Dexter Yard is the largest research and development and office project under construction in South Lake Union and the only one over 200,000 square feet delivering next year. Our focus for future development in the region remains on South Lake Union, where at least 4 million square feet of office space is slated for development in the next five years.

In general, urban development is more consistent in areas like Seattle and, specifically, South Lake Union. Resiliency is often found in urban economies, which tend to bounce back sooner in each cycle than suburban areas, and that can mitigate risk over

the development timeline.

We understand there are inherent challenges with urban development. First, the cost of building complex systems within a 500,000-square-foot vertical building can be much more expensive than a three-story low-rise campus. Second, the logistics of constructing a building in an urban environment are more complicated and require teams to leverage their collective experience and creativity to maintain schedules and budget allocations.

Factors to consider

These considerations are nothing new for BioMed Realty, as we have learned to take these and other factors, such as the following, into account when planning an urban development:

- Increased challenges in obtaining permits.
- Coordination and approval of lane closures for delivery of materials and the creation of access to the jobsite for labor.
- Either increased parking costs, or the use of more distant parking in combination with shuttles to the site for workers.
- Uncertainty caused by political cycles.

The good news is that, as a global company, we encounter these challenges daily and understand how to mitigate complications. We pride ourselves in partnering with companies that are collaborative and think big picture to propose innovative, cost-effective solutions to keep the development moving forward. This has become even more valuable in recent years with the progress the Dexter Yard



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project has made in overcoming recent challenges.

We all had to transform our operations due to the COVID-19 pandemic. BioMed has always made safety our top priority, and our thoughts are with our first responders, medical professionals and the communities' families that have been impacted by the virus. Locally, Dexter Yard was one of the first developments allowed to restart construction, as the project was deemed essential and exempt from the state order requiring the shutdown of construction projects.

In response, we collaborated with our partners at Turner Construction to create a safety plan that allowed our contractors and crews to return to work safely while adhering to social distancing guidelines and prioritizing the health of everyone working on the jobsite. Under this plan, the team has achieved new efficiencies every day and continues to learn to work in this new environment.

We would not be where we are today at Dexter Yard without the trust and expertise of OAC Services, SKB Architects, PES Environmental, Turner Construction and the many valued service providers and subcontractors on the job. As a company, BioMed builds large-scale complex devel-



URBAN HUBS — PAGE 11

PHOTO BY PETER HOWLAND



BUILD YOUR FUTURE AT DEXTER YARD

Welcome to Dexter Yard. Situated at the intersection of South Lake Union's tech row and Seattle's most sought after neighborhood. Its open, community-centric design invites people to connect and enjoy themselves within a work & play environment and for companies to attract talent, innovate and grow.

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DEXTER YARD

DESIGN, SCIENCE AND THE BRAIN

How future architectural design can strengthen human health.

While our current work-from-home circumstances have some benefits, such as greater personal flexibility and the elimination of stressful commutes, many of us are also experiencing first-hand the impact of a limited, unvaried environment on our physical and mental health. We are, effectively, subjects in a global experiment in how environments impact human health — and the evidence is mounting.



BY MATTHIAS OLT
B+H ARCHITECTS

Physio-sensory connection

In 2019, visitors to Milan Design Week received a physio-sensory wristband on entry to the exhibition, “A Space for Being.” The band was the brainchild of Google’s Ivy Ross and Susan Magsamen, founder of the International Arts + Mind Lab at Johns Hopkins University. It was designed to measure how visual aesthetic experiences impact our health and wellbeing. The data collected informed a life-changing new branch of science called neuroaesthetics, the study of how sensory environmental input impacts human physiology and psychology.

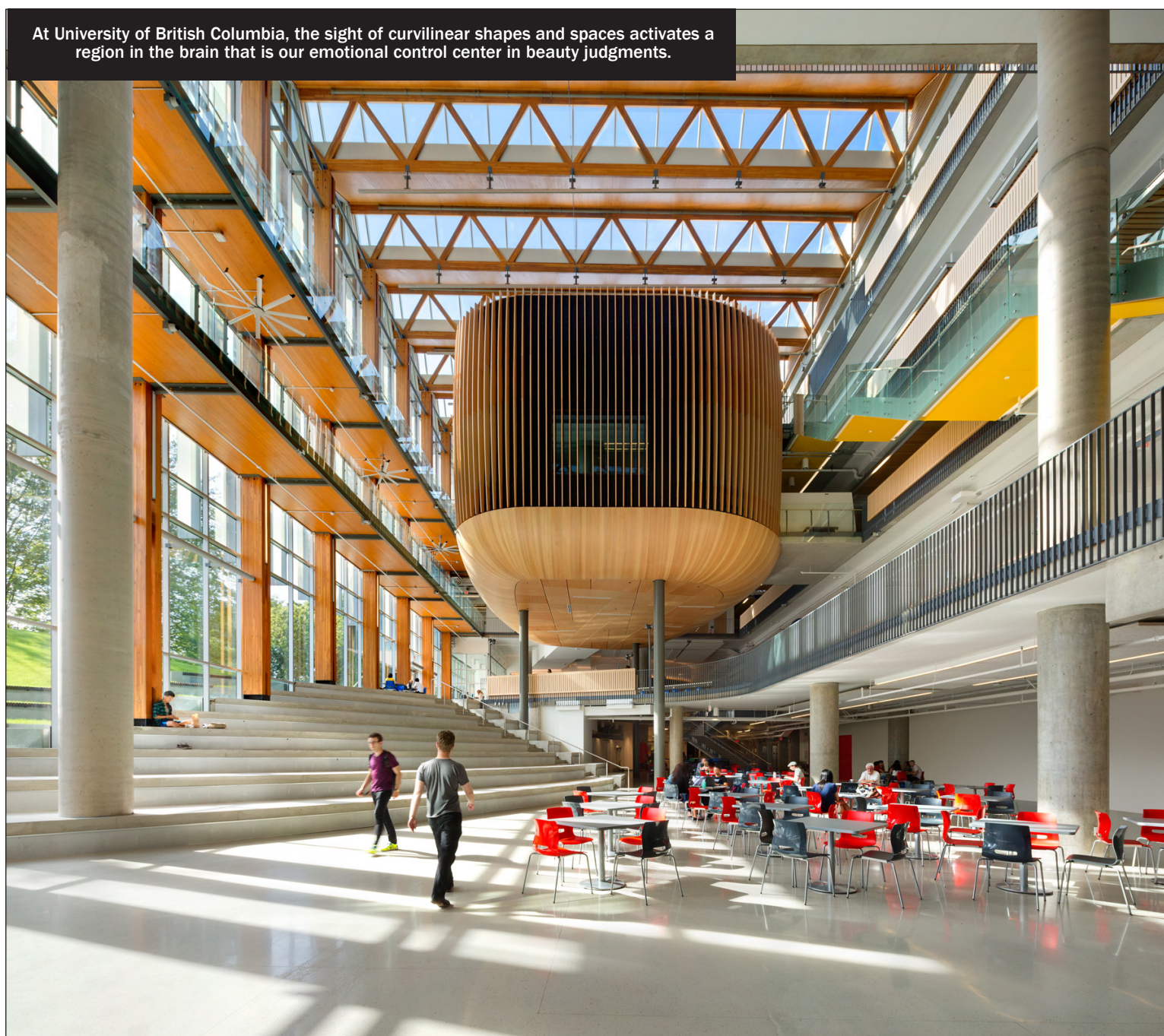
In 1999, British neurobiologist Semir Zeki began using non-invasive brain imaging techniques to understand how and why humans respond to the arts. As sensor technology becomes more accessible (and wearable) this new branch in the study of brain science is focusing on how aesthetic experiences such as exposure to architecture, visual design, music and dance register in our brain and affect our body’s biological and emotional responses. The findings are compelling and have significant implications for the design of our built environments.

Patterns and movement

Recent physiological research demonstrated direct correlations between the lower stress indicators in the body and increased tactile experience with natural materials, visual access to nature and non-rhythmic sensory stimuli, such as hearing the wind or observing changing light patterns.

Natural materials

In recent Japanese studies, the touch and sight of wood was found to induce significant



At University of British Columbia, the sight of curvilinear shapes and spaces activates a region in the brain that is our emotional control center in beauty judgments.

physiological and psychological relaxation, as compared to control materials of tile, steel, resin and marble.

Indoor greenery

Exposure to plants has not only proven to lower the release of oxyhemoglobin, a stress protein that affects the brain, but their intentional use in interior design can also mitigate the indoor air migration of aerosols. For example, foliage between work areas create micro-eddies and can limit the flow of air contaminants.

Architectural bodybuilding

Innovation in architecture occurs incrementally by subtle or not-so-subtle developments

in scientific discoveries, technological breakthroughs, pandemics and socio-political reform. The growing findings from the study of neuroaesthetics, coupled with evidence from our personal experiences in quarantine is contributing to a far greater understanding of the direct link between environmental and human health.

B+H is responding with increased urgency to better comprehend the link between natural systems and human response mechanisms. We are researching novel ways in which a building’s structural elements and design language can play a pivotal role in enhancing wellness. Drawing deeply on biophilic principles, we are exploring the ways in which natural materials, access to non-rhythmic sensory

stimuli and organic shapes can apply across all scales, from the position of a body in a room to the planning of entire communities and cities.

Access to natural greenery

Exposure to plants, natural views and nature imagery plays a positive role in recovery and pain management inside care facilities, as demonstrated in Roger Ulrich’s groundbreaking 1984 study. Recent research builds on these findings and suggests views of natural surroundings may benefit men and women differently. Men with obstructed views of nature demonstrated a decline in mental health, while women with obstructed views appeared to show a greater decline in physi-

cal health. The bottom line is that views of nature measurably boost health.

Improved focus

Earlier this year, Oshin Vartanian, a psychologist at the University of Toronto, documented that while coherence and fascination were well-established dimensions in response to architecture, hominess emerged as a new dimension. Neuroscientists like Colin Ellard are using physical environments and immersive virtual reality to test mood, concentration and stress levels of people in varied surroundings.

Positive emotion

Ed Connor of Johns Hopkins University explored how specific

PHOTOS COURTESY OF B+H ARCHITECTS

shapes — such as the smooth curves in the work of French-German sculptor Jean Arp — create pleasant emotional responses. The shape of a space, a building, a street or a skyline can affect us. Rectilinear forms increase stress; sinuous forms reduce it.

Vartanian conducted a functional MRI study that showcased photos of interior design projects with either a curvy or linear aesthetic. The results revealed that participants overwhelmingly favored spaces with curved furniture, fixtures and floor patterns over their angular counterparts. Most strikingly, Vartanian's brain

scans discovered that curved designs led to a burst of activity in the anterior cingulate cortex — a cognitive area of the brain that triggers an emotional reaction — whereas interior spaces bearing sharp corners and straight lines did not. In short, we are wired for an emotional connection to

rounded forms. The form does matter.

Promoting human health

This latest research provides evidence that our immediate surroundings affect our brain functions beyond our consciousness. As architects and designers of the built environment, we have a responsibility to use this information to design better performing spaces that promote and support human health. Neuroaesthetically informed design can lower breathing rates, blood pressure, pain and anxiety.

In the past it has been hard to articulate the emotional and psychological impact of a positive aesthetic experience, but by combining the science with accessible sensor technology we have the gift of a new language. Technology can help us know ourselves better and the essential revelation is that the way we consciously think about space

is not necessarily in line with how our bodies react to it. The body is a vast sensory system and its responses may well be different from the bias of our rational mind.

The 2019 Milan Design Week exhibition showed that design affects our bodies in an immediate, direct and impactful way. People have agency over the environments they choose to inhabit and the global quarantine experiment has provided us all with a heightened awareness of the impact of space on our mental and physical health. Architectural solutions that evolve at the intersection of neuroscience, arts and technology will contribute to healthier communities and promote social cohesion, engagement and well-being.

Matthias Olt is the design director with B+H Architects.

Recent brain science suggests that the sight and touch of plant material, organic forms, wood surfaces — as seen at the University of Windsor — reduces the release of stress proteins.



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Patricia Reser Center for the Arts will be a world-class multidisciplinary arts venue designed to enhance the cultural and economic vitality of Beaverton.

PHOTOS COURTESY OF THE PATRICIA RESER CENTER FOR THE ARTS

BOLD ARCHITECTURE BLENDS WITH NATURE IN THE CITY

For Knot's design process, collaborative discussions offered invaluable insight to the site's ecological importance.

The Patricia Reser Center for the Arts will be a destination not just for the arts, but also a showcase for the fast-growing city of Beaverton.

The Center for the Arts will offer the diverse Beaverton community a world-class destination where residents will come together for the arts, as well as for civic and social events.



BY MARILEE HANKS
KNOT

At Knot — a Portland firm specializing in experiential graphic design, landscape architecture and ecological planning — the Patricia Reser Center for the Arts allowed our design team the opportunity to work with Opsis Architecture on a meaningful project that will unveil Beaverton's natural beauties through bold architecture and design.

As a cultural jewel for Beaverton, the center will include a 550-seat proscenium theater for concerts, theater and dance, and an art gallery, exhibit space and outdoor plaza. Under construction and due for completion in 2021, the center will be a catalyst for economic and cultural growth in a city seven miles west

The center will have a 550-seat proscenium theater.



of Portland that tech firms and Fortune 500 companies have called home for several decades.

Located between Beaverton Creek and a major light rail station, Reser Center is conceived

as a regional attractor and cornerstone of a vibrant new urban development comprised of retail, restaurants, 230 housing units, a 125-bed hotel, and parking structure.

Knot's team of graphic designers worked closely with Opsis, exploring design narratives that will complement the natural beauty of the adjacent Beaverton Creek through the use of

natural materials. Our design choices respond to the natural site components and to the unique architectural qualities that emerged from Opsis.

Central to our effort, according

to Knot's experiential designer Jill Boots, was the development of an experiential design program that would bridge the greatest elements of the building's design with its unique environment. The solution, Boots said, was the creation of a layered and integrated wayfinding system that subtly weaves through the space, blending together communication and architecture.

Equally as essential is a custom set of graphic symbols supporting an inclusive and welcoming environment for the community, while an artful donor acknowledgment celebrates the beauty of the adjacent Beaverton Creek and local support for the center.

Through a series of collaborative visioning workshops, contextual research and iterative design experimentation with the city of Beaverton, its mayor and Opsis, Knot gained a deep understanding of the project narrative and context.

The ultimate driver for Knot's design process, these collaborative discussions offered invaluable insight to the site's ecological importance, the center's architectural language and its immense urban and cultural value. The final design is the result of a shared vision

that pulls together community, architecture, culture and landscape.

Jim Kalvelage, founding partner with Opsis, said the design of Reser Center for the Arts celebrates the attributes of both the urban and natural context while weaving together into a harmonious relationship.

"The irregular site geometry — inscribed by Beaverton Creek and adjoining wetlands, the arc of Crescent Street and adjacent parking garage — informs an organic and bold architecture," Kalvelage noted. "Discrete program elements are oriented to either the urban or natural context and composed into a varied massing sheathed in natural materials with a high level of porosity. The multi-level lobby overlooks Beaverton Creek and opens up to the Arts Plaza and Crescent Street, a venue for art festivals and celebrations."

The pedestrian-oriented Crescent Street will be activated by Reser Center's entrance and lobby of the 550-seat theater, art gallery and conference space. The cantilevered upper volumes of the experimental performance lab, conference room, and administrative suite provide a prospect and covered sidewalk and plaza areas.

"The transformative impact

of the Reser Center design will define the cultural heart of Beaverton as an activity hub throughout the day and evening," Kalvelage added. "As a destination for residents and visitors, it will be a catalyst for development in this evolving Cultural District. The Reser Center will redefine the civic setting with its iconic glass lobby facing outward to the community as an illuminated lantern reflected in the water of Beaverton Creek and viewed from Hall Boulevard, a major vehicular arterial in Beaverton. The stage tower is conceived as a civic landmark and canvas that will be painted at night with illumination and projections announcing performances and community events as viewed from both near and distant approaches."

This legacy and the site's proximity to Beaverton Creek along with the city's desire to integrate wood into the public spaces inspired the metaphor of the "Beaver Dam" — an enveloping wood enclosure of engineered and artistic expression — for the design of the lobby and theater.

The lobby wall and ceiling are sheathed in fir panels with layered and varied patterns of sticks that extend to the fir curtain wall, framing views of

Beaverton Creek, Kalvelage said. Daylighting through the glass wall and skylight create a constantly changing shadow play. The theater's encompassing wood interior comprised of fir boards and panels with an intuitive pattern of incisions support the seamless integration of acoustical and theatrical systems to create a visually warm and intimate relationship between the audience and performers.

In a city with considerable natural beauty to share, Patricia Reser Center for the Arts challenged designers at Knot to embark on their own journey of exploration and discovery.

Knot's crafted approach to our experiential graphic design program for the center will result in a venue that artfully bridges urban and natural environments and will be a catalyst for decades of transformative urban growth.

Marilee Hanks, owner and principal of the Portland landscape architecture/experiential graphic design firm Knot, is passionate about shaping the human experience of place and reinforcing the natural systems that sustain us.

URBAN HUBS

CONTINUED FROM PAGE 7

opments as a core discipline.

Overcoming challenges

As an extended project team at Dexter Yard, we have been faced with hurdles, but have adapted and overcome challenges, all while remaining on schedule and staying on budget. It is an important reminder to choose the right partners. I am incredibly proud of the relationships that have allowed us to work together successfully to craft solutions to the challenges put in our path and have never encountered a similar level of creativity and problem solving in urban development.

I am excited to have an innovative company move into Dexter Yard next year that can take advantage of this facility's efficient design and robust infrastructure.

In the meantime, I will be looking for our next urban development opportunity to serve the life science and technology industries — hopefully within walking distance of Dexter and Mercer.

Mike Ruhl is vice president with BioMed Realty.

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A RADICAL REBALANCING OF THE URBAN ENVIRONMENT

How the post-pandemic urban streetscape can be more equitable, inclusive and healthy.



BY R. STEVEN
LEWIS



JEROME
UNTERREINER
ZGF

present, where cars relinquish their claim on street space to pedestrians eager to enjoy an enhanced public realm, what contributions might reclaimed streets make to further the goal of a diverse, equitable and inclusive society?

Inclusive design

The answer lies not solely in the physical nature of converted infrastructure, but rather in the thought and intention given to programing, promoting and activating such places so that they welcome and invite diverse groups of users. One of the best examples of diverse groups sharing reclaimed streets can be found in the heart of the downtown Detroit, where Mayor Mike Duggan's insistence that the city's amenities — both old and new — exist for “all Detroiters” to enjoy freely.

The success of these reimagined street spaces illustrates the importance of understanding the world view of constituents, particularly those from disinvested neighborhoods, who may view



Reimagined street spaces are a vital component of our public realm and reflection of our community and common aspirations.

IMAGES COURTESY OF ZGF

For months, cities across the country have been ceding car lanes to pedestrians and cyclists. These changes, born out of a global pandemic and plunging vehicle miles driven, are demonstrating the wide appeal for recalibrating the nation's urban streets. So, what comes next for our street realm and how might we harness the momentum gained during these uncertain times?

The existential question embodied in the axiom, “If you build it, they will come...” is who are “they?” As we imagine a future, or for that matter a

such “improvements” to the public realm as suspect, wondering for whom they are intended.

But with the proper outreach and engagement throughout the planning and design process, the public can first participate in determining the appropriateness of converting streets to pedestrian amenities, and then help to inform the shape and use of such projects. Conducting mean-

ingful participatory processes, whether at the neighborhood scale or in the heart of cities, enables end users to ultimately take pride and ownership over the finished product, while minimizing potential misunderstandings and unforeseen consequences that might threaten desired outcomes.

One of the authors of this piece, Steven Lewis, previous-

ly served as the urban design director for central Detroit. A key responsibility was to work with civic leaders, business owners and residents, and to act as an honest broker to balance long-awaited reinvestment into a city deprived of public benefits for decades with the fear

REBALANCING — PAGE 19



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LANDSCAPE ARCHITECTURE IN THE TIME OF COVID-19

It's time to demonstrate our gratitude to nature through urban landscape architecture and design.

If you told me a year ago that I would soon be spending the majority of my workday either in my backyard, my basement or my Airstream I would've given you the side eye.

Yet, since the first of March, that is exactly where my working life has been taking place.



BY MARK SINDELL

GGLO

team to reflect on what the long-term impact of the "Time of Corona" might be.

"I" and "we" spaces

Prior to stay-at-home orders, we in the U.S. were at the peak of a cycle that heavily emphasized social/gathering space and minimized individual space in the design of housing, offices, hospitality and educational environments. As you can see from the abundance of webinars and articles available in the past month or so, COVID-19 appears to have broken that cycle, encouraging us to shift us back to balancing "I" and "we" spaces with a little more emphasis on the "I."

Living and working in the Northwest, I've had the good fortune to have worked with Lisa Picard while she was at Skanska, during which we used her "1-2-4-all" formula as a guide for developing urban landscapes that are flexible enough to support solo, couple, small group and large group activities. This kind of flexibility, which was important pre-coronavirus, is just as valid now, although we're seeing increased emphasis on individual and small group uses, at least for the short term.

Our strategy for landscape design for urban projects is to weave together Picard's 1-2-4-all formula with what we call our 24/7/365 Program Wheel. Expanding on the Power of Ten concept from Project for Public Spaces, we recommend that any successful public open space should have enough variety of uses to be functional day and night, 365 days a year.

Thus as we program open spaces, whether we're talking about a public plaza in front of a city hall, a roof deck on a multifamily housing building, an urban park or a university

quad, we pay attention to the variety of ways that space can be used across seasons and times of day, as well as different sizes of groups. Sure, the larger the space the easier this is to accomplish, but flexibility and diversity can exist in all sizes of urban landscapes. The delicate balance is to figure out how to deliver more with less, without getting so watered down that the landscape doesn't mean much/do much and therefore loses its uniqueness.

As an example, on a smaller scale, let's look at a roof deck we've done for a downtown Seattle high-rise apartment building. We have firepits of different sizes and scales so 1-2-4-all can use them. Outdoor tables and chairs include a modified farm table so you and 12 of your closest friends can celebrate your birthday, as well as four-tops and deuces for working from home or for intimate gatherings.

Easy social distancing

In Caldwell, Idaho, we use both hardscapes and plantings to transform a relatively small town square into a sought-after tourist destination. The space features a shaded bandstand, landscaped lawn areas for picnicking and hardscapes to support a weekend farmer's market, art fairs and other summer events. During the winter, parts of the hardscapes are transformed into a skating ribbon. Firepits provide year-round warmth and areas of respite for small groups.

This small but mighty project has breathed new life into the city of Caldwell, bringing back retail, restaurants and visitors from the surrounding five states. Support for social distancing in this environment can be achieved merely by setting up fewer seating areas, and spacing farmer's market tents a bit farther apart until the threat of widespread contagion is a distant memory.

It's important to remember that we won't be here for the rest of our lives, so we don't want to over correct. I think the current pandemic is akin to a 100-year flood. It's the kind of thing that happens rarely but has substantial impact. That said, recent levels of climate change have taught us that what we once thought of as 100-year floods are beginning to happen as often as every five years.

Given humanity's global mobility, it's reasonable to assume that experiences like this current pandemic could also be more frequent than 100-year cycles. The SARS epidemic in China in



Pedestrian thoroughways at Burien Town Square are wide enough to support physical distancing.

IMAGES COURTESY OF GGLO

the early 2000s and the outbreak of MERS on the Arabian Peninsula in 2012 were similar, though not as widespread, phenomena.

Our goal in designing urban landscapes is to create active, beloved spaces that are safe, support social distancing when needed and allow for connections, nonetheless. We want to pay attention to patterns, respect context, contribute positively to environmental sustainability, and make flexible choices that create a whole that is greater than the sum of its parts.

There are some changes we expect will be with us for the long haul. Typically, stairs and walkways are too narrow to support social distancing. Stairs and walkways are better designed when thought of as integral parts of the environment, not afterthoughts. Some municipal standards might require review.

For example, standard sidewalk width in the city of Seattle is 6 feet, which is why we see folks walking in the streets as they pass each other and why the short-term solution bandied about is to close certain streets exclusively for pedestrians and bicycles. Walkways have historically been too narrow to support healthy distancing because we think of them only as non-monetized intangibles rather than as an integral part of the landscape design.

Intangible things done right



A mix of soft and hardscapes provide areas for individual and group enjoyment of outdoor areas in multifamily residences.

can create both revenue and a delightful user experience. Not enough can be said about creating unique experiential frontage (e.g., trailside walkways, access stairs and bike paths). It's a misnomer to think that these are "wasted spaces." The visionaries among us understand this and can therefore imagine something like the High Line in New York City or Millennium Park in Chicago.

When smart developers join smart designers in creating better environments, everybody wins.

People in urban environments have often sought opportunities to get away from density, stress and traffic, toward fresh air and open space. Now that we all understand just how easy

it is to work and collaborate remotely, this desire could influence flight from large cities to less densely populated areas if we can't find a way to mitigate the challenges. Thoughtful urban development preserves what's good about urban areas and, as cities like Boise, Bend, Bozeman and South Lake Tahoe continue to grow, expansion strategies must include thoughtful landscape design so we don't destroy the very natural environments people are leaving the city to find.

Hungry for nature

My firm has an office in Los Angeles, a city with a reputation

LANDSCAPES — PAGE 20

SEATTLE'S MARCH TOWARD LEGACY CITY

The area's historic growth requires new innovations for complex site development.

Over the past few development cycles, the region's urban communities — notably downtown Seattle and Bellevue — have continued a path toward rapid densification.



BY EUGENE
GERSHMAN
GIS

As employment rises in the core, so does the need for housing, multi-modal transit and other fundamental elements supporting urban growth.

The evidence is everywhere: Our downtown communities rank near the top of all U.S. cities in the number of tower cranes on major construction sites. Developers and their partners are delivering a range of project types to meet demand from urban residents, large-scale office users, health, education and research organizations, retailers and hospitality operators, among others. And while the coronavirus has impacted the projected pace of some downtown development, there's reason to believe that Seattle and Bellevue remain healthy targets for domestic and global investors. The area's overall desirability, in addition to its ability to adapt to the "new normal," has given further strength to the local residential market.

Establishing a legacy

It's part of an urban-evolution process that Forbes recently described as Seattle's march toward legacy city status — increasing density in the core to "accommodate the inward flow of jobs and employees" from major companies like Amazon. This growth is helping Seattle and other West Coast cities, as well as Denver and Miami, to join the list of long-time legacy markets such as New York, Boston and D.C. — largely densified prior to World War II.

But this region is different than most other emerging cities, due to the extreme geographic constraints presented by Puget Sound and various lakes, and mountain ranges that encircle our urban development zones. The result of these natural surroundings — as well as record-setting growth that absorbed most of the developable land — is a limited number of parcels that offer a relatively clear path for development. What's left are mostly challenging sites defined by small, tight urban footprints, steep slopes and environmental

sensitivities requiring massive clean-up or other resource-consuming mitigation.

Opportunities for specialization

Not all is lost, however. The region's meteoric growth has required real estate developers to become more adept at identifying projects that pencil. Perhaps more importantly, recent cycles have provided opportunities for real estate companies to refine their capabilities in developing sites that pose financial and logistical obstacles.

Since being founded in 1992, Redmond-based GIS International Group has specialized in creating iconic structures — multifamily, mixed-use and single-family properties — on highly complex urban parcels. The company provides turnkey real estate solutions for its clients and project partners, and has led several area projects posing a variety of development and construction challenges.

Environmental preservation

Delivered in 2017, Park 12 is a townhome community near the fast-evolving Bellevue's Spring District, just minutes from the core. The project includes 12 homes nestled adjacent to a private, protected green park space and Kelsey Creek running through the site.

Given its proximity to sensitive wetlands, Park 12 required significant improvements to the site, including the restoration of a portion of Kelsey Creek, which flows into the Mercer Slough and serves as a migratory stream for coho, sockeye and chinook salmon, as well as steelhead trout. In unprecedented fashion, the neighborhood rallied around the plan to develop this former dump site. Additionally, the park is comprised of nursed fallen trees, all of which were replaced by plantings — many of which serve at-risk birds, bats and bees — creating a truly sustainable habitat and a lovely place for families to frolic.

The GIS team — which also included SkB Architects, structural partner Grid Engineers, civil firm CSP Engineering and landscape architect GCH — cleaned up the site and removed invasive species to attract native habitat. GIS also took great care to protect the natural environment by reestablishing native plantings and installing birdhouses, bat boxes and beehives. The environmental elements of the project provided both a challenge and opportunity for development, as the park space acts

The Alta Vista project in Bellevue presented GIS with the opportunity to deliver a contemporary single-family home.



PHOTOS COURTESY OF GIS



Park 12 is a townhome community near the fast-evolving Spring District in Bellevue.

as a private wildlife conservation area and is safeguarded from future development through a native growth protection easement.

Despite its exceptional location, many developers passed on the property prior to GIS's acquisition of the land in 2015, due to the site's critical-area status, proximity to Kelsey Creek and tough-to-build-on soil conditions.

Postage-sized parcel

Once planned as the European Tower project — a one-home,

one-floor Euro-inspired pencil tower in the heart of downtown Bellevue — the GIS Plaza site is now moving forward as a six-story boutique building featuring 16 custom residences, a luxurious office space and boutique retail space all totaling nearly 32,000 square feet. The property, which recently broke ground, required GIS to bring a host of innovative design and construction solutions given the site's extreme space constraints. The quarter-block parcel is located steps away from the public library, Ashwood Park and Bellevue's

urban core.

The site's small 5,682-square-foot footprint — more commonly found in older U.S. cities and markets throughout Europe and Asia — does not provide ample space for traditional subterranean parking. Instead, GIS and design partner SkB Architects planned a fully mechanical parking system, the first of its kind in Bellevue. The technologically advanced system will provide for 21 stalls in a footprint that normally would accommodate

THE COMING EVOLUTION OF CITIES AND PUBLIC SPACES

Communities will win if they stay true to themselves.



BY JOAN INSEL & MICHAEL LEE
CALLISONRTKL

The coronavirus accelerated many facets of people's attitudes and behaviors that were already in place prior to the pandemic: increased focus on self-care, enrichment and well-being; self-discovery and learning; quality over quantity driving purchase decisions; and technology to keep us connected to family, our social networks and our co-workers when we can't be there in person.

However, we are social beings and nothing will ever replace our desire and need to engage face-to-face.

Some things will gradually return to normal while others, perhaps, will not.

We do know that we will need to reimagine the typical urban experience for whatever the new normal will be, and empathy to people's rational and emotional needs will be paramount.

Communities will win if they stay true to themselves. Be real. Be authentic. Be people-centric.

Just how might the urban environment — that we have come to know and expect — evolve? Design considerations revolve around how cities have helped create spaces for fulfillment of basic human needs: commerce, government administration, worship, and social interaction, but now there is a new baseline of expectations that needs to be addressed.

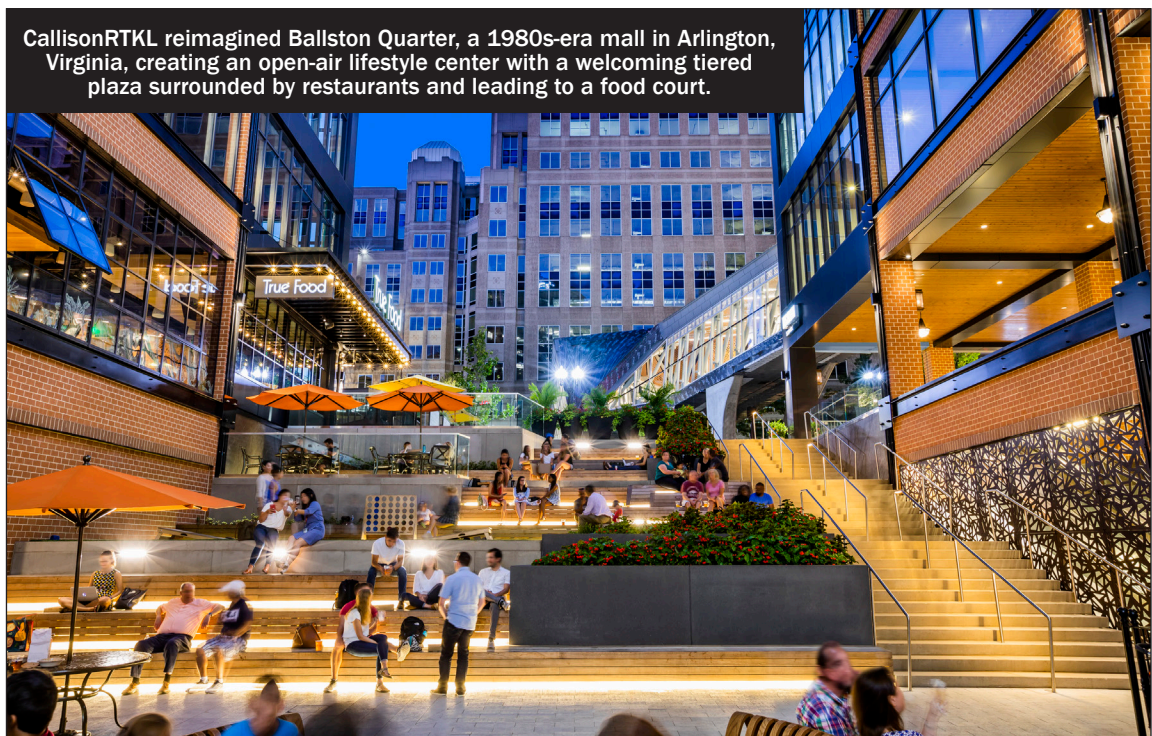
Transportation is one of the key

How we live, work and play is undergoing fundamental change.

At the personal level, everyday routines have been upended. We are dealing with issues and situations that are new to us. In many cases, we are being acutely reminded of things we perhaps took for granted.

At the civic level, well, where do we even begin? Public health and safety. The economy. Transportation. The school system. The list goes on and on.

The future of cities and public spaces will bring us challenges as well as many opportunities. One big challenge will be keeping our downtown corridor vibrant as the role of the "office" undergoes dramatic evaluation. How can we make downtown appealing to the new remote workforce? We must first start by looking at how people were, and are, changing.



CallisonRTKL reimagined Ballston Quarter, a 1980s-era mall in Arlington, Virginia, creating an open-air lifestyle center with a welcoming tiered plaza surrounded by restaurants and leading to a food court.

PHOTO BY DAVID MADISON

considerations when re-imagining the future of the public realm. Cities around the world and in the U.S. are looking to car-free

streets as part of the recovery. New York City has closed 40 miles of streets across the boroughs to cars to make more

space for pedestrians and bicyclists.

Biking and walking are attractive in a pandemic — they're



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resilient, reliable, affordable and they even allow for social distancing. Without cars, streets have more open space to be used for outdoor dining zones, pop-up events and artistic interventions. Even before the pandemic, cities like Milan, Paris and London had created car-free zones and flexible streets that were used as social spaces — not just a way to get from one place to another.

Street life will be seen as more than just retail storefronts. We often think of downtown street life as primarily a retail-centric environment, but there are other uses and services that contribute to the health and vitality of our sidewalks. Outdoor dining is a vital part of the equation, and now more than ever restaurants and bars are turning to dining outdoors to make customers feel safe.

Cities are re-evaluating their sidewalk rules and codes, so as to expand outdoor seating capacity. Artistic and creative public seating zones and clusters can provide places for respite and relaxation. Walk-up windows for food or personal services provide convenience as well as social distancing and should be considered as part of the street environment.

Curbside pick-up zones for restaurants and retail have exploded under the lockdown and will continue in our gradual re-opening.

Long before the pandemic, retailers such as Nordstrom were using curbside pickup and drop-off as a way to offer their

In a Cleveland suburb, CallisonRTKL designed Pincrest, a vibrant, community-friendly environment that offers shopping, dining and leisure activities.



PHOTO BY CALLISONRTKL/DAVID WHITCOMB

customers convenience and flexibility. This trend will continue to increase as restaurants, bars and other personal services see the benefits for their customers. Cities will need to manage the curbside zone as pickup/drop-offs will compete with rideshare,

transit stops, delivery zones and street parking.

Public spaces will also evolve. Thoughtful landscaping, art and environmental graphics can be used to help enliven public parks and plazas while providing for adequate social spacing. The

city of New York painted graphic white circles in Domino Park to encourage the public to stay safely apart.

Flexibility and adaptability are also important when considering how public paces can evolve. Modular and mobile structures

should be considered when planning public spaces. One example, Boxpark (in the UK) used refitted shipping containers to create “the world’s first pop-up mall, fusing the concepts of

EVOLUTION — PAGE 19



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DESIGNING FOR A HOLISTIC COMMUNITY EXPERIENCE

Many of us are seeking open-air options and spaces for safely venturing from the confines of our homes.

As architects, designers and urban planners, we play a critical role in influencing the future and enhancing the spaces of our cities through the design of sustainable, equitable, diverse and safe environments for all.



BY RYAN HAINES
GENSLER

While this is certainly not a new concept, now more than ever we recognize the urgency to address the ongoing issues and vulnerabilities of our cities by conceptualizing and creating welcoming and inclusive spaces that fulfill our individual and collective needs. Although our needs will continue to evolve, their core foundation will require density, resilience and inclusivity.

Density

Strategically increasing the density of our cities provides greater opportunity for diversity — of people, public space, services and entrepreneurialism. Importantly, the interconnections between these are the vehicle for the understanding and appreciation of our fellow citizens.

The pandemic has shined a spotlight on our love of our local neighborhood favorites, influenced by our desire to be outdoors and safely fulfill our needs for goods and services. Proximity to a more comprehensive ecosystem of housing, employment, education, social interactions and respite — combined with access to key transit lines linking us to the larger context — will continue to be critical.

In the near term, however, the unfortunate association of our valuable transit systems with increased risk of infection will have us expecting more of this diversity to be closer to home.

While transit-oriented development (TOD) has begun to develop these types of ecosystems, most are not nearly diverse enough. Vancouver to the north has long provided examples of more varied mixed-use programming, while TOD in Puget Sound has taken a more single-use approach — providing the housing units so desperately needed, but with only minimal secondary uses and open space, instead of being overly optimistic in hoping adjacent properties will fill the gaps.

In order to prevent the continued placement of unremarkable and homogeneously pro-

To address density in urban development, expanding accessibility between housing, employment, education and social interactions via key transit lines continues to be critical.



PHOTO BY DAVID LAUER PHOTOGRAPHY

grammed rowhouses from consuming the available redevelopment sites, these nodes of our city require study and planning at a district level, ensuring diversity is achieved to holistically serve their residents.

Resilience

As we've been forced to abandon indoor facilities during this pandemic, many of us are seeking open-air options and spaces for safely venturing from the confines of our homes to better air quality and physical exercise outdoors. That's a lot of people suddenly gathering in our limited public spaces.

To help combat this, Seattle, Portland and other cities across the nation have closed off various neighborhood streets to permit only pedestrian and cycling access.

These pilots have allowed for equal and safe access to our open areas, green space, parks, greenways, and bike paths, mitigating potential risks brought on by overcrowded pathways and sidewalks.

Additionally, as we transition into the next phases of our businesses opening, some sidewalks and streets are being cordoned off — at least during designated times — to provide the expansion of outdoor restaurant seating and shopping. While these open spaces allow us more room to cohabitate, they are also provid-

When indoor facilities are forced to close their doors for safety reasons, people look for more resilient open-air options in which to enjoy activities like eating out, shopping and exercising.



IMAGE COURTESY OF GENSLER

ing valuable spaces that draw the community closer together.

Inclusivity

The inequity of voices being heard is stifling the progress of our cities to support our diverse citizenry. Existing public spaces are typically ill-equipped to host public discourse, and it is

increasingly obvious how important it is that our city builders make this a priority. It's critical that we start to purposefully create spaces that are open, equitable and safe, including zones designed for public discourse, ensuring all voices can be heard in a safe environment. As evident across the nation over the last several weeks, people are look-

ing for spaces to congregate and be heard.

However, the designs of most cities are not conducive to the organized assembly of peaceful protesters needing a welcoming place for their collective voice to be heard. We need more open areas like plazas or parks

REBALANCING

CONTINUED FROM PAGE 13

among longtime residents that any improvements would signal the beginnings of gentrification and displacement.

Since departing Detroit to join ZGF, Lewis's interest in facilitating discussions with stakeholders around the benefits of improving streets to enable and enhance pedestrian connections within districts and between communities continues with work in Birmingham, Alabama. In collaboration with colleague and co-author Jerome Unterreiner, they are working on ways to unlock the development potential in the neighborhood where the historic Sloss Furnaces sit, currently isolated by railroad tracks and streets devoid of sidewalks.

The proposed design consists of a series of modest improvements to the primary street leading into the district, which if executed will better enable pedestrians to make clear and safe connections to assets within the district as well as neighboring communities, admittedly without eliminating cars in the short term.

Moving beyond mobility

Reimagined street spaces are a vital component of our public realm and reflection of our community and common aspirations. How can the invitation to participate in planning processes continue to increase ownership and embody the community voices and desired agency for a more just change? The timing of this question intersects with transformational shifts in urban infrastructure that might unlock untraditional opportunities to expand and redefine the canvas.

Two of those transformational shifts are the emergence of new mobility — in the form of autonomous vehicles — and the recognition that, as the Robert Wood Johnson Foundation puts it: "Building a healthier America will hinge largely on what we do outside of the healthcare system."

First, the opportunities that autonomous vehicles offer extend beyond the mobility proposition. The fact they are not driven by humans and operate with a variety of sensors and navigational systems may allow the demise of the curbs, traffic signals, signs and most importantly the asphalt rivers that separate us. They can allow us to unlock the block and connect buildings across the street.

Instead of long, narrow strips of sidewalks squeezed up against the building's edges, streets became a series of places for people to walk and bike through, with AV shuttles gliding along safely. This is currently addressed in the National Association of City Transportation Officials' Blue-

print for Autonomous Urbanism. It proposes that in the streets of tomorrow, people rule the road, advocating for mid-block crossings and more space dedicated to pedestrians.

Wellness and the streetscape

The second benefit is the health proposition. Instead of focusing most of our investments in the treatment of disease, we have an opportunity to shift the investment to the longer arc of health outcomes embedded in lifestyle: housing, food, streets and open space. The streets-and-open-space proposition is not just about getting outside, but feeling safe outside. If street design is integrated with the indoor experience, perhaps we can create a more just public realm, reflecting economic and social diversity of our cities invites all to linger in the space between. AVs can free up street space for people. If we can move more freely on some streets, and we can cross more frequently at midblock crossings, maybe jaywalking will disappear from our language.

Once outside, we can nurture a sense of place in support of good health with sensory enrichment. Light pollution is eliminated because smart vehicles don't need it, leaving lower-level pedestrian lighting to support a circadian street and rhythms. Electric vehicles are quieter. Replacing horns and engine noise with birdsong and human conversation reduces decibel levels to those of a park. Fresher air is in abundance with the expansion of trees and elimination of fossil-fuel producing cars. Cooler environments prevail with more tree cover and permeable surfaces that also filter stormwater. Finally, walkability and human-powered mobility takes a front seat to car infrastructure.

As we continue to rethink this community canvas or public realm, what can we do to create a proposition that posits the lowest price of admission for a life of health and happiness? And more importantly, how can we support emerging voices and the younger generations who will guide the future?

R. Steven Lewis is a principal urban designer at ZGF Architects. Prior to ZGF, he was design director for the Central Region of Detroit's Department of Planning and Development. Jerome Unterreiner is a principal urban designer for the Seattle office of ZGF, and has worked on district planning across the U.S., including Portland's Pearl District, Seattle's South Lake Union and Seattle's Stadium district, as well as for the Portland Streetcar and light rail systems.

EVOLUTION

CONTINUED FROM PAGE 17

modern street food side-by-side with local and global brands," creating a unique shopping and dining destination. Structures of this nature could be used for a wide range of programs like dining, art shows, farmers markets and public speaking events.

As we move forward, urban public spaces will be driven as much by the informal experience as the formal space. They must allow for user curation and

adapt to changing consumer needs. Lively public spaces are the connective tissue that bring cities to life and make them more human.

Life under, after and beyond "the curve" is and will be change-management on steroids for all of us. But history has proven we are a resilient lot, individually and collectively. Our success, once again, will rest on our ability to adapt, adopt and evolve.

For us, the evolution is already well underway.

Joan Insel is a vice president in CallisonRTKL's Seattle office. Her diverse background in architecture and graphic design brings a unique perspective to her projects. Michael Lee is a vice president in CallisonRTKL's Seattle office. His expertise lies in creative placemaking and designing successful commercial environments.

HOLISTIC

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equipped with speaking areas, ample room to accommodate large crowds, great visibility for safety management and strategic designs for the permeability of the edges — all with the intent to reduce the need for large security responses and the escalation that ensues.

It's time to redouble our efforts to approach urban design as a flexible and adaptable model that can rapidly respond to our

everchanging challenges. Just as diversity in the voices consulted to solve problems results in more ideas and better conclusions, curated diversity in the development of our cities will set us up to be a more resilient community able to thrive in the face of the unforeseen. We're now poised to make the needed changes in our approach to create a holistic community experience for all. We have the

ability and responsibility to lead the way.

Ryan Haines is the co-managing director of Gensler's Seattle and Vancouver, B.C., offices. His 20-plus years of architectural experience encompasses an array of diverse projects including master planning, retail, transportation, workplace and government projects.

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LEGACY CITY

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only seven vehicles. In addition, the compact site required GIS to employ a highly efficient construction plan that accommodates the project's adjacent neighbors and minimizes impact on Bellevue's road and foot traffic.

Engineering a steep slope

True to its name, the Alta Vista project in Bellevue presented GIS with the opportunity to deliver a contemporary single-family home that combines state-of-the-art technology with unspoiled natural surroundings — punctuated by panoramic

views of both CBDs, Lake Washington, Puget Sound and the Olympic Mountain Range. The property's steep slope, as well as its sensitive environmental surroundings, caused other homebuilders to pass on the site before GIS purchased the lot in 2014.

Due to its unique location — the land literally drops straight down, at 100% slope, towards the property's western edge — Alta Vista required a massive engineering effort to structurally secure its four floors and 6,639 square feet of residential space. Engineering techniques employed by GIS and its

project partners included cutting a road into the hillside to accommodate a massive drilling rig that installed 29 auger-cast pilings, some of which were up to 75 feet long. The pilings retain the road and hillside, as well as give the home its stability, since they rest on rock. In addition, the driveway served as a bridge that floats over the steep slope between 145th Avenue Southeast and the home.

The single-family residence was marketed to tech-savvy buyers due to its private, secluded location and wide range of innovative features controlled

via a smartphone, tablet and Amazon Alexa — all resulting in on-demand state-of-the-art surveillance, one-touch mood-setting, multiple climate zones, an elevator, central IT control and Sonos sound throughout.

Eugene Gershman is principal and CEO at GIS International Group, a real estate development and construction company serving the greater Puget Sound area. GIS specializes in single-family and multifamily projects and has expertise in developing sites with steep slopes, wetlands and small urban footprints.

LANDSCAPES

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for somewhat stubbornly hanging onto its car culture. Yet when you look at where folks are taking their cars to — the beaches and bike paths in Venice, the boardwalk at Santa Monica Pier, the hiking paths in the Hollywood Hills — we see that even there, hunger for access to nature persists. The City of Angels is changing with expanded public transit and mixed-use developments with public-private, walkable realms. Good landscape architects can be part of the solution by creating urban environments that are nice enough to encourage folks to leave their cars behind.

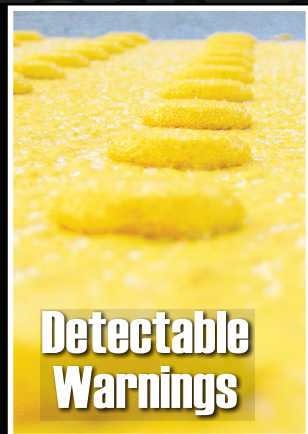
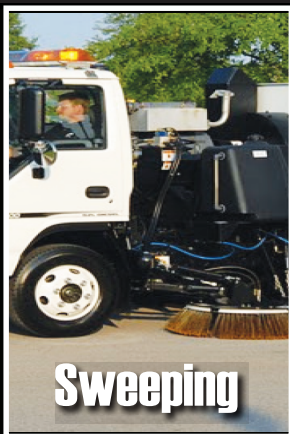
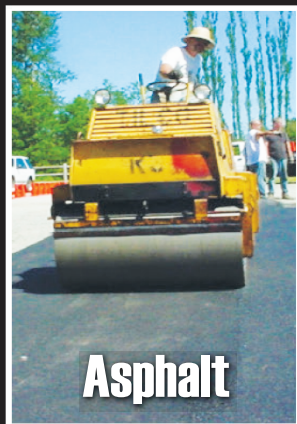
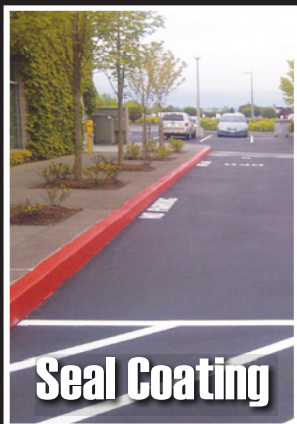
Finally, as I watch protesters march peacefully in the face of unspeakable and unnecessary violence against people of color, renewing a desire to combat institutional racism, I'm reminded that we need to talk about equal access to nature in cities. Access and safety must be available to all visitors. The kinds of sightlines, thoughtful plantings and hardscapes that are features of what can be called "defensive design" are best when used to promote reassurance, not hostility. In multifamily housing, affordable or not, balconies become essential in times like these so everyone can get a literal breath of fresh air and ray of sunshine.

As I finish writing my thoughts here, birds are chirping, plants are blooming, the sun is just beginning to set and I feel a gentle, cool breeze that's just on the comfortable side of sweater weather.

I'm headed out in the Airstream this weekend to reconnect with the wilderness, bringing the best of its soul balm back with me to inform the urban environments I design going forward. Mother nature is not only a source of comfort, but of inspiration. Let's demonstrate our gratitude for all she has given us with thoughtful urban landscape architecture and design.

Principal Mark Sindell, who leads the landscape architecture practice at GGLO, is committed to creating sustainable, urban landscapes that respect context and connect people.

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