BELL STREET PARK
PUBLIC MEETING #2
13 JANUARY 2010
DESIGN OPTIONS
BASIS OF DESIGN
urban context
original concept
current BASIS OF DESIGN section
BASIS OF DESIGN plan
BASIS OF DESIGN plan: 4th ave. to 5th ave.
BASIS OF DESIGN plan: 3rd ave. to 4th ave.
BASIS OF DESIGN plan: 2nd ave. to 3rd ave.
BASIS OF DESIGN plan: 1st ave. to 2nd ave.
A LEGACY OF TRANSFORMATION
let's be bold
a landscape and a culture dramatically altered

looking north from Denny Hill with 2nd Avenue at left (1882)

Muck-Muck-Wum camping area maintained by area natives at the foot of Bell Street that later became the flume outlet for dirt during the first regrade (1898)
even before the regrades, clearing and platting
boardwalks and building
then the denny hill regrades c. 1900-1931

first regrade - profiles of original and regraded slopes c. 1910
denny hill regrade #1 (1903-1911)
first regrade looking west on bell street
4th and Bell

5th Ave and Bell St (June 1929)
5th ave. and battery street (1929)
so what's next?
how to achieve the basis of design goals and reflect a legacy of transformation
1st Design Option:
Sluiced Surface
sluices and slurries, moving water and rock...
dynamic movement and bold formal consequences
destroyed landforms, but created new ones
SLUICED SURFACE plan: faceted planes, dynamic movement

Parc del Garraf
SLUICED SURFACE plan: 5th ave. to 4th ave.
SLUICED SURFACE plan: 5th ave. to 4th ave.

deYoung Museum

Cendon di Silea
SLUICED SURFACE plan: 5th ave. to 4th ave.

Pedra Tosca Park

Teardrop Park
SLUICED SURFACE plan: 4th ave. to 3rd ave.
SLUICED SURFACE plan: 4th ave. to 3rd ave.

Court Square Garden

Botanical Garden of Bordeaux
SLUICED SURFACE plan: 4th ave. to 3rd ave.
SLUICED SURFACE plan: 3rd ave. to 2nd ave.
SLUICED SURFACE plan: 3rd ave. to 2nd ave.

Fira Montjuic 2

PROPOSED MIXED USE SITE

POTENTIAL PLAY AREA

REGRADE PARK (DOG PARK)

Darling Harbor
SLUICED SURFACE plan: 3rd ave. to 2nd ave.

Kreuzlingen Hafenplatz

Sankt Hans Torv
SLUICED SURFACE plan: 1st ave. to 2nd ave.
SLUICED SURFACE plan: 1st ave. to 2nd ave.
SLUICED SURFACE plan: 1st ave. to 2nd ave.
2\textsuperscript{nd} DESIGN OPTION: MEASURED MOVEMENT
a more mechanical approach
ordered origins...marking time
Seattle’s “film row”

Rendezvous restaurant and Jewelbox Theater, an adjunct of the Film Exchange Bldg. (built c.1930)

Everything but filming and public showings was done on film row.

Film Exchange Bldg. (built 1928, demo’d 1992)

MGM (built 1936, photo c.1950)

Del Rey Restaurant (2009)

Paramount Pictures (1st Ave b/w Bell and Battery)
need more and better lighting...can this be an opportunity for art and culture?
an impression left by moving images
an impression left by moving people
MEASURED MOVEMENT plan: the rhythms of the street
MEASURED MOVEMENT plan: 4th ave. to 5th ave.
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MEASURED MOVEMENT plan: 3rd ave. to 4th ave.
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Strasbourg café
MEASURED MOVEMENT plan: 2nd ave. to 3rd ave.
MEASURED MOVEMENT plan: 2\textsuperscript{nd} ave. to 3\textsuperscript{rd} ave.

Bailey Plaza

Jamison Square
MEASURED MOVEMENT plan: 2nd ave. to 3rd ave.

Westlake Plaza
MEASURED MOVEMENT plan: 1st ave. to 2nd ave.
MEASURED MOVEMENT plan: 1st ave. to 2nd ave.
MEASURED MOVEMENT plan: 1st ave. to 2nd ave.

Kronsberg in Hanover

Queens Botanical Garden
MEASURED MOVEMENT vignette
VIBRANT

+ SAFE

+ GREEN

[ BELL STREET PARK ]
SAMPLE BLOCK: 1st ave. to 2nd ave.
VIBRANT_gathering spaces

SLUICED SURFACE

MEASURED MOVEMENT
SAFE_lighting

MEASURED MOVEMENT

SLUICED SURFACE
SAFE_pedestrians

MEASURED MOVEMENT

SLUICED SURFACE
BELL STREET PARK
PUBLIC MEETING #2
13 JANUARY 2010
LIGHTING
LIGHTING
Goals

Bell Street Existing Light Levels
Street is very dark and feels unsafe at night
Intersections (typ) 3.5
Sidewalk at pedestrian fixture 1.8
Sidewalk between fixtures .4
Sidewalk without ped. Poles .01
Lighting at building entry 5
## LIGHTING

### Goals

<table>
<thead>
<tr>
<th>Area Description</th>
<th>Light Level (fc)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Roadway (collector, commercial)</td>
<td>1.2</td>
</tr>
<tr>
<td>Sidewalks horizontal (roadside, commercial areas)</td>
<td>1</td>
</tr>
<tr>
<td>Sidewalks vertical (roadside, commercial areas)</td>
<td>2.2</td>
</tr>
<tr>
<td>Walkways horizontal (distant from roadways)</td>
<td>.5</td>
</tr>
<tr>
<td>Walkways vertical (distant from roadways)</td>
<td>.5</td>
</tr>
<tr>
<td>Building entrances</td>
<td>3-5</td>
</tr>
<tr>
<td>Outdoor dining</td>
<td>3</td>
</tr>
</tbody>
</table>

Contrast ratio (average to minimum) 4:1

Security lighting recommendations

<table>
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<tr>
<th>Description</th>
<th>Light Level (fc)</th>
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</thead>
<tbody>
<tr>
<td>Large open areas</td>
<td>.5 to 2</td>
</tr>
<tr>
<td>Buildings (vertical illuminance on façade)</td>
<td>.5 to 2</td>
</tr>
<tr>
<td>Perimeter fence</td>
<td>.5</td>
</tr>
<tr>
<td>Entrances</td>
<td>10</td>
</tr>
<tr>
<td>Gatehouses</td>
<td>10</td>
</tr>
</tbody>
</table>
Light Level comparison

**University Village**
Property feels safe and very well lit. Light is even with good contrast ratios.
- Parking Lot: 1.8
- Pedestrian Path: 2.5
- Sidewalk (between fixtures): 1.6
- Sidewalk (at fixture): 2.9
- Store Entry: 4.5
- Center of mall plaza: 2.2
- Mall corridor: 2.3

**Westlake Center**
Center is downtown hub and feels safe mostly from eyes on the street
- South Plaza Center: 0.8
- South Plaza at Sidewalk: 1.3
- Center Block Intersection: 8.0
- North Plaza adjacent to entry: 2.2
- North Plaza between trees: 1.8

**South Queen Anne**
Retail sidewalk feels safe and open at night
- North intersection: 3.1
- Sidewalk at fixture: 3.5
- Sidewalk between poles: 0.7
- South Intersection plaza: 2.0

**Alley 24**
Alley is deliberately brightly lighted to encourage use at night
- Cross Alley: 2.5
- Center Alley Intersection: 3.75
- Alley north end: 3.25
- Alley south end: 3.25
- Alley at sidewalk: 2.5
Bell Street Park Boulevard

**Light Level Goals**

<table>
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<th>Goal</th>
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<tbody>
<tr>
<td>Street intersections</td>
<td>3</td>
</tr>
<tr>
<td>Park bus path</td>
<td>2</td>
</tr>
<tr>
<td>Park pedestrian path</td>
<td>2</td>
</tr>
<tr>
<td>Sidewalk (between fixtures)</td>
<td>1</td>
</tr>
<tr>
<td>Sidewalk (at fixture)</td>
<td>3</td>
</tr>
<tr>
<td>Building Entry</td>
<td>5</td>
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