

South Central Waterfront Talkabout 1:
SDAT Findings & Examples from Elsewhere
(presenter: Harris Steinberg) January 21,
2014



Lesson from the 2012 SDAT
South Central Waterfront Talkabout
21 January 2014

Findings

- a growing city
- lake under seige
- history at risk
- resurgent culture
- code is not a vision
- lack of connectivity
- lack of clarity



Guiding principles

- water as a resource
- development offers opportunity
- place people at the center



Critical frameworks

- design with and for water as a resource
- toward more people-centric transit
- tame the "super block"



Combining the elements



Street and block pattern

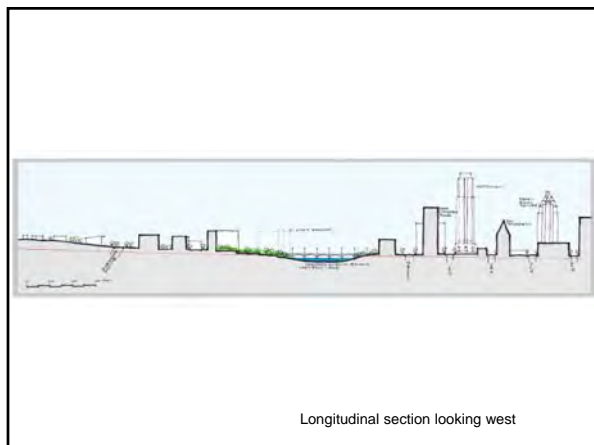
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Greenways, public spaces, and pedestrian connections



Building pattern



Longitudinal section looking west



South Congress looking south



View from Congress Avenue Bridge



New street life

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Economics

- Site is well positioned to take advantage of many assets including proximity to lake, highly educated workforce, engaged citizenry and experienced public agencies
- Potential to accommodate a robust array of uses while improving transit, walkability and connections to lake
- Multi-family residential, office, hotel and retail
 - Mid- and high-rise (6 and 16 stories)
 - 15% Affordable housing
- Shared parking with reduced parking requirements
- Density bonus for public amenities
- Public improvement District or TIF for public improvements
- Build-out program with 6 million sf, 5600 residents and 9000 jobs
- Generate \$32 M in property taxes/year



Inspirations for Waterfront Development
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Access and connectivity



Waller Creek, Austin



Hudson River Park

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Bike station, Millennium Park, Chicago



Woonerf, Amsterdam



Three Bridges of Borneo-Sporenberg, Amsterdam



Portland streetcar



Cambridge, MA boathouse

Green infrastructure

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Venice Island, Philadelphia



Green street, Soak it Up! competition, Philadelphia



Three Rivers Park, Pittsburgh



Sherbourne Commons Park, Toronto



Shoemaker Green, Philadelphia



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Penn's Landing, Philadelphia



Race Street Pier, Philadelphia



Chattanooga 21st Century Waterfront Park



Olympic Sculpture Park, Seattle



False Creek waterfront, Vancouver



Teardrop Park, Manhattan

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City Deck, Green Bay

Development



Station Center, Union City, CA



Via Verde, Bronx, NY



South Waterfront, Portland



HafenCity, Hamburg

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Placemaking



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Ring Around A Tree, Tokyo



Crown Fountain, Millennium Park, Chicago



Conflict Kitchen, Pittsburgh



Pittsburgh waterfront



Brooklyn Bridge Park



Plus Pool, New York

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Invisible River, Philadelphia