



CITY OF AUBURN

Little Alleyway, Big Activation

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University of Washington ○ College of Built Environments

Landscape Architecture 600: Independent Studio

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SPECIAL THANKS TO:



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LITTLE ALLEYWAY, BIG ACTIVATION

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ABOUT LIVABLE CITY YEAR

The UW Livable City Year program (LCY) is an initiative that enables local governments to tap into the talents and energy of the University of Washington to address local sustainability and livability goals. LCY links UW courses and students with a Washington city or regional government for an entire academic year, partnering to work on projects identified by the community. LCY helps cities reach their goals for livability in an affordable way while providing opportunities for students to learn through real-life problem solving. LCY has partnered with the City of Auburn for the 2016-2017 academic year, the inaugural year of the program.

The UW's Livable City Year program is led by faculty directors Branden Born with the Department of Urban Design and Planning, and Jennifer Otten with the School of Public Health, in collaboration with UW Sustainability, Urban@UW and the Association of Washington Cities, and with foundational support from the College of Built Environments and Undergraduate Academic Affairs. For more information contact the program at uwlcy@uw.edu.



LIVABLE CITY YEAR: ONE YEAR. ONE CITY. DOZENS OF
UW FACULTY AND HUNDREDS OF STUDENTS, WORKING
TOGETHER TO CATALYZE LIVABILITY.

LCY.UW.EDU

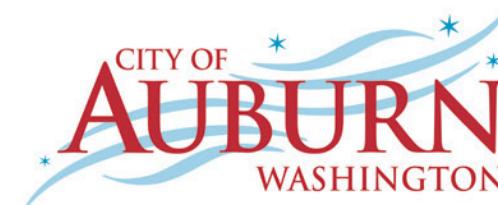
ABOUT THE CITY OF AUBURN

The City of Auburn is well-positioned to take advantage of many of the opportunities in the Puget Sound region. Centrally located between Seattle and Tacoma, Auburn is home to more than 77,000 residents. It is the land of two rivers (White & Green), spread across two counties (King & Pierce), and home to the Muckleshoot Indian Tribe.

Auburn was founded in 1891 and has retained an historic downtown while also welcoming new, modern development. Known for its family-friendly, small-town feel, Auburn was initially an agricultural community, the city saw growth due to its location on railroad lines and, more recently, became a manufacturing and distribution center. Auburn is situated near the major north-south and east-west regional transportation routes, with two railroads and close proximity to the Ports of Seattle and Tacoma.

Auburn has more than two dozen elementary, middle and high schools, and is also home to Green River College, which is known for its strong international education programs. The city is one hour away from Mt. Rainier, and has many outdoor recreational opportunities.

The mission of the City of Auburn is to preserve and enhance the quality of life for all citizens of Auburn, providing public safety, human services, infrastructure, recreation and cultural services, public information services, planning, and economic development.

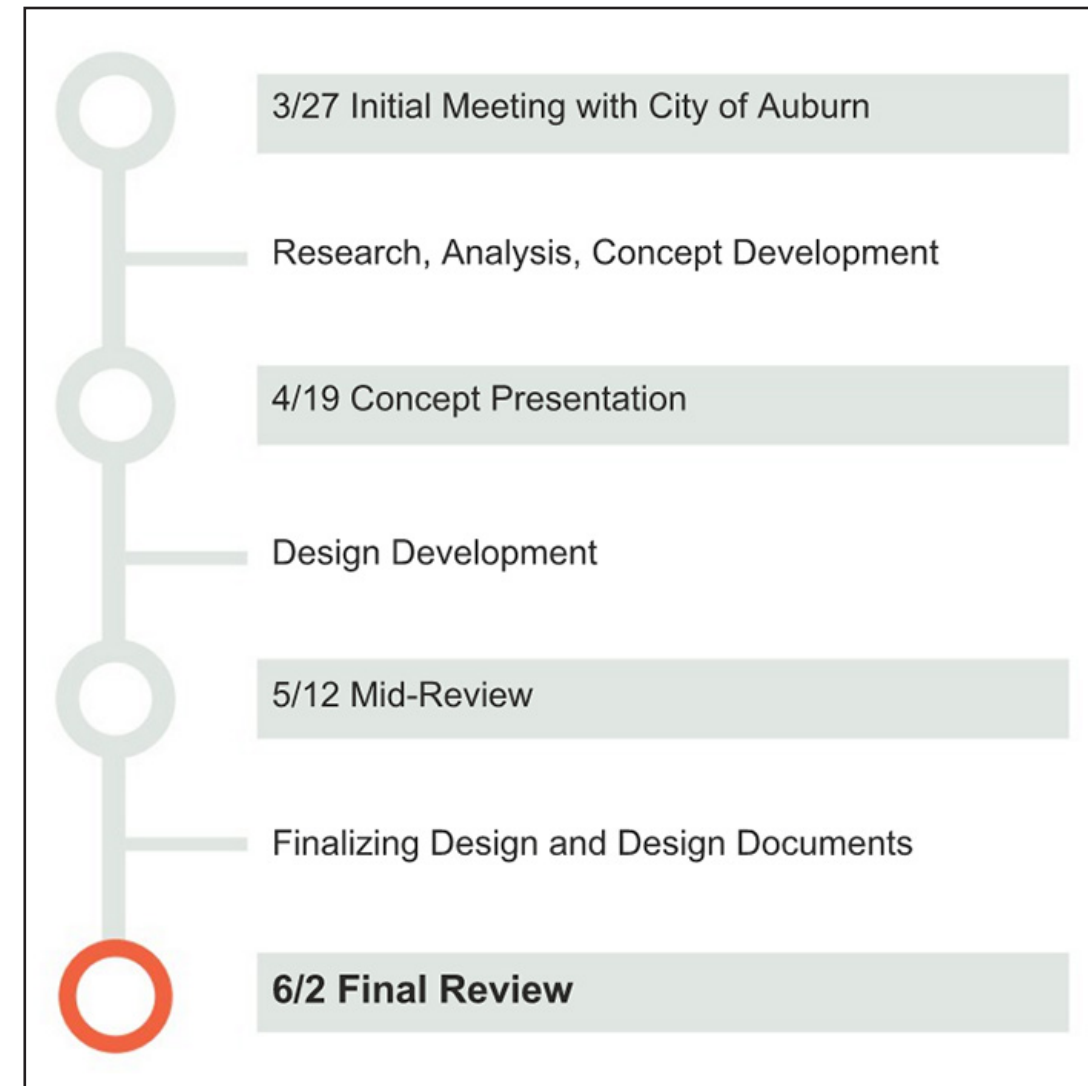


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01 EXECUTIVE SUMMARY

The goal of this project was to provide the City of Auburn with a designed plan for a central alleyway in their downtown. Our partners at the city asked us to consider different ways to activate the space: how to establish character and placemaking, as well as to provide social and environmental functions. We established several objectives for the design after our first meeting. Our goals included the creation of an alleyway space that fits its historical downtown context while providing flexible outdoor space that could be used for arts-related programming, as well as provide space for sitting, eating, and gathering. In addition, we hoped to add green space to Auburn's downtown and manage stormwater runoff through Low Impact Development (LID) practices.

As students, our personal goals were to complete this project in a professional way and to provide Auburn with a design that could be built. To help us craft as professional a project as possible, we enlisted the help of two landscape architects to act as our mentors and guide us through the professional process of a landscape architecture firm. This process entailed a period of analysis where we located our site within the context of Auburn's history, geography, transportation systems, and local businesses. The analysis then informed three concept designs, which we presented to the city at our first meeting. Based on their feedback, we combined aspects of the concepts they liked most into a single design. Their feedback on that design informed our final design. After finalizing the design, we worked to create compelling images, diagrams, and research to help the city promote this design to stakeholders and raise funding for its construction. By the end of the quarter, we provided the city with a comprehensive report containing a critical analysis of the site, a schematic design, design details, and strategies for implementation.



Credit: Student team

FIGURE 1
PROJECT
TIMELINE

02 INTRODUCTION

The City of Auburn had previously identified the alley in between the Auburn Avenue Theater and the planned Arts and Culture Center as a location with potential for activation. With the city seeking funding for the Arts and Culture Center, this small area off Main Street was an ideal candidate for revitalization. During community outreach garnering ideas and support for the new Arts and Culture Center, residents and community members expressed interest in several activities and events that would take place outdoors. While the alleyway is currently seen as an eyesore by some, full of trash receptacles, parked cars, and buckled asphalt, the City of Auburn recognized its potential to become a vibrant public space and contribute to the historic downtown.

There are several precedents for vibrant alleys across history, ranging from ancient history to modern day. The narrow spaces between buildings were often used as plazas, small outdoor eating areas, and art in many medieval European towns. Alleyway activation can contribute to better walkability, opportunities for green infrastructure, support local businesses, create unique space for cultural events and activities, and provide intimate and comfortable spaces within the city. Now, cities such as Austin, Chicago, San Francisco, Seattle, and many others are transforming alleyways into usable public space. The City of Chicago has a Green Alleys Program, which supports alleyway renovations that include green infrastructure. The City of Austin has the Downtown Austin Alley Activation Project. San Francisco has a Living Alleys Toolkit. Seattle has the Alley Network Project, which has supported several events and interventions in Pioneer Square alleys. By investigating the potential of

transforming a barely-used alley into a successful public space, Auburn joins many other innovative cities.

When we first discussed the project with the city, they described their vision for the site as a flexible art and gathering space where the adjacent arts buildings may hold events. They pointed out some issues with the site, such as drainage and trash, and urged us to be creative and imaginative in our design. We worked together to define the deliverable as a document containing analysis, a schematic design, and some implementation strategies. Our collaboration with the city was made successful through consistent and responsive communication. Our partners at the city provided us with information and resources we needed for analysis, and responded to all our questions. We also met in-person four times, twice in Auburn and twice at UW. The excitement and energy that came from our partners at the City of Auburn helped motivate and inspire us to create a design that would meet their needs, contribute to historic Downtown Auburn, and would have real potential to be built.

03 METHODS

Project Timeline

March 27: CLIENT MEETING: kickoff

- Discuss expectations, goals, budget, existing conditions, etc.
- Tour of site

Week 2 & 3: STUDIO WORK: concept development

- Site analysis and precedents
- Develop no more than three concepts

Week 4: April 19th CONCEPT PRESENTATIONS 2pm @ Gould

- Invite faculty, professionals, & city of Auburn
- Present concepts and analysis
- Both should be concise with general ideas and no details
- Receive feedback

Week 5 & 6: STUDIO WORK: design development

- Start site design based on client input
- Work on details, feasibility, and budget

Week 7: May 12 Mid-Review 2pm @ Gould

- Invite faculty, professionals, and city of Auburn
- Meet clients in person or via email
- Discuss progress of design before finalizing

Week 8 & 9: STUDIO WORK: further design development

- Continue and finalize development based on feedback
- May 24 LCY event in Auburn, 2—6 pm

Friday June 2: FINAL REVIEW 2pm @ City of Auburn

- Celebrate!

Kickoff and Concept Development

Following a typical professional process, the course started with a “kickoff” meeting with City of Auburn staff at the site in Auburn. This allowed the city to give the students a tour of the site, point out the issues and opportunities, and tell them their goals and vision for the design. This meeting was the first of several visits to explore Downtown Auburn to gain a greater understanding of the area. Following the kickoff meeting, the analysis portion of the course lasted three weeks and was a critical part of the design process. The analysis provided students with a deeper understanding of the city’s history, present conditions, and future trajectory. For the analysis, students used GIS data provided by the city for several mapping exercises placing the site in context with major geographic features, transportation systems, and local businesses. We also used the 3D modeling program, Rhino, to create simulated light conditions.

Students also visited MIG/SVR, a landscape architecture firm that had previously worked with the City of Auburn on their visioning documentation. After gaining insight from MIG/SVR, students spent an afternoon visiting some of Seattle’s own alleys including Post Alley, Nord Alley, and Canton Alley to see some of the alleys highlighted for redevelopment in Seattle. These alleys may represent a mode of alleyway renovation that could be used by cities such as Auburn. Three concept designs were developed at an informal ‘charrette,’ or designing session, where all



Credit: Student team

FIGURE 2

STUDENTS
VISIT AUBURN

three students sat down with a map of the site, photos, pens and markers, and brainstormed ideas. A key decision that influenced the designs was whether to keep the existing bigleaf maple on site. Students collaborated to refine their many ideas into three concepts, each with its own theme. This analysis period concluded with a concept presentation in which city staff could review and comment on what they liked and did not like about each concept.

FIGURE 3
STUDENT TEAM
WORK SESSION

The team visits with professionals from Seattle firm SVR to receive design advice.



Credit: Student team

Design Development

The City of Auburn was unable to choose a single concept design as the city valued a variety of elements from each concept design. We then spent the next two weeks responding to the City of Auburn's comments and combining various elements into something cohesive. The city felt strongly about keeping the bigleaf maple, since it is one of the largest trees in Downtown Auburn. This presented a challenge, since the tree bisects the entrance to the alley into two separately defined spaces. During this process, the students benefited from critiques and input from their professional

FIGURE 4
STUDENT TEAM
INSPECTS SITE



Credit: Student team

advisors, faculty advisors, and peers in the landscape architecture program. Students visited the site in Auburn a second time, took measurements, and documented the site and adjacent neighborhoods. Ultimately, we created a cohesive site design by creating a paving pattern that would unify the whole site by creating a line that would move through the site in the form of a bench and planting edge. For the mid-review, we presented our complete design to the city and invited feedback.



Credit: Student team

Creating Final Documents

The final round of feedback provided only a few edits to make to the design. We then created compelling documents that would aid the city in the process of realizing the design and detail documents to help direct construction if the design were to be built. Some of the most compelling images were the rendered perspectives that depicted before and after images of the site, allowing people to imagine what the site could be. We also provided detailed information on materials, site furnishings, lighting, planting, and cost analysis. The goal for this part of the process was creation of a document that our partners at the City of Auburn could "put on the mayor's desk." This document would help the city gain support for the project.

Our final review was held in Auburn and we presented the design and delivered several printed copies of their executive summary. The design review was well received and sparked conversation regarding the procurement of funding for the design.

FIGURE 5:
STUDENT TEAM
WORK SESSION

The Team receives advice on their plant palette from members of local firm HBB. (left)



FIGURE 6:
FINAL
PRESENTATION

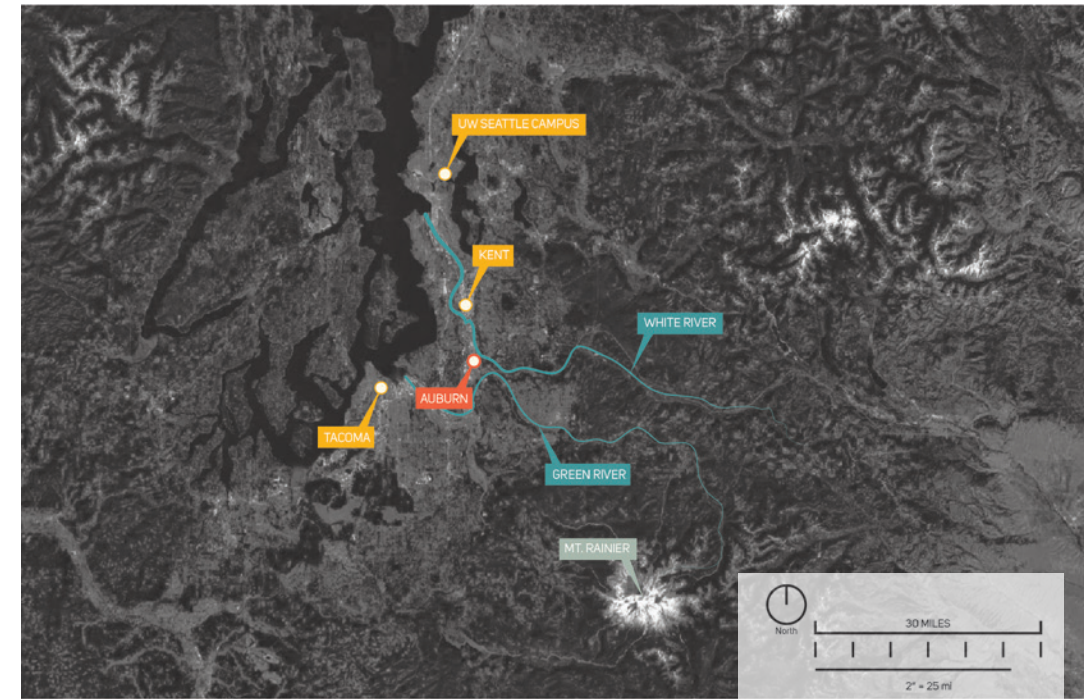
(right)

04 ANALYSIS

The initial research and analysis of the project site and context were crucial for understanding design potential and impacts, determining design opportunities and constraints, as well as finding design inspirations.

Regional Context

Located at the border of King and Pierce County in the Puget Sound Region, Auburn lies roughly 30 miles south of Seattle and is nestled in the valley between the Green and White Rivers with Mount Rainier always close in sight. The project site for the alleyway redesign is in the heart of Downtown Auburn at the intersection of Auburn Way and Main Street, two main thoroughfares through the city, giving the project some geographical prominence. The Sound Transit Commuter Rail line lies within a quarter mile walking distance from the site, adding to its accessibility. Though largely auto-oriented, Downtown Auburn is fairly walkable, with wide sidewalks lined with public art pieces. Bike infrastructure is scattered throughout Downtown Auburn, and Main Street itself is marked with sharrows, a shared lane marking, to encourage biking. Additionally, two regional trails are in or near the downtown area, with the Interurban Trail half a mile east of the project site and the Green River Trail just over a mile to the west. The alleyway redesign aims to enhance walkability and bike-ability in Downtown Auburn. Along with the trail system, there are 28 developed parks with more than 240 acres of recreational open green space in the Auburn area. However, the only public open spaces within the downtown areas are B Street Plaza and



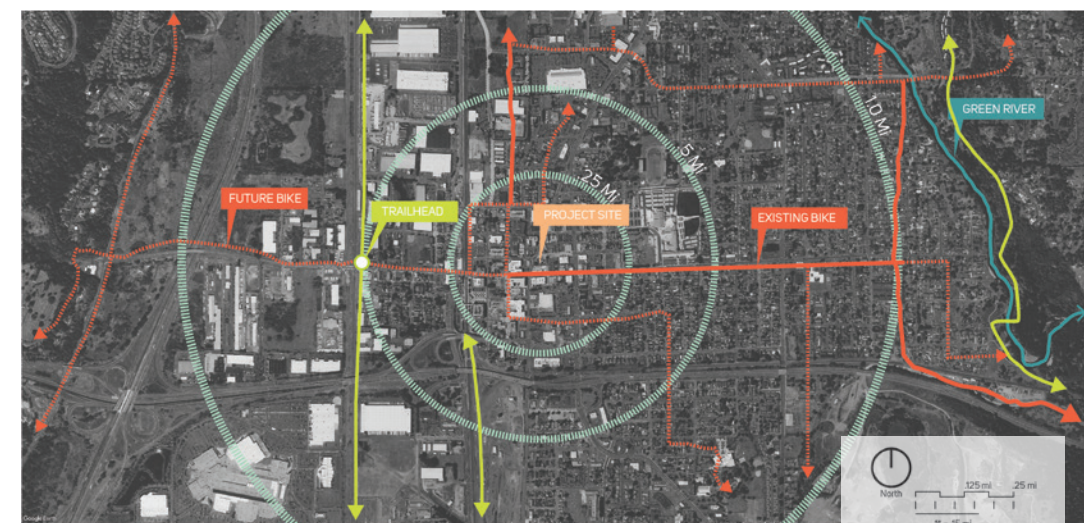
Credit: Student team

FIGURE 6
REGIONAL
CONTEXT



Credit: Student team

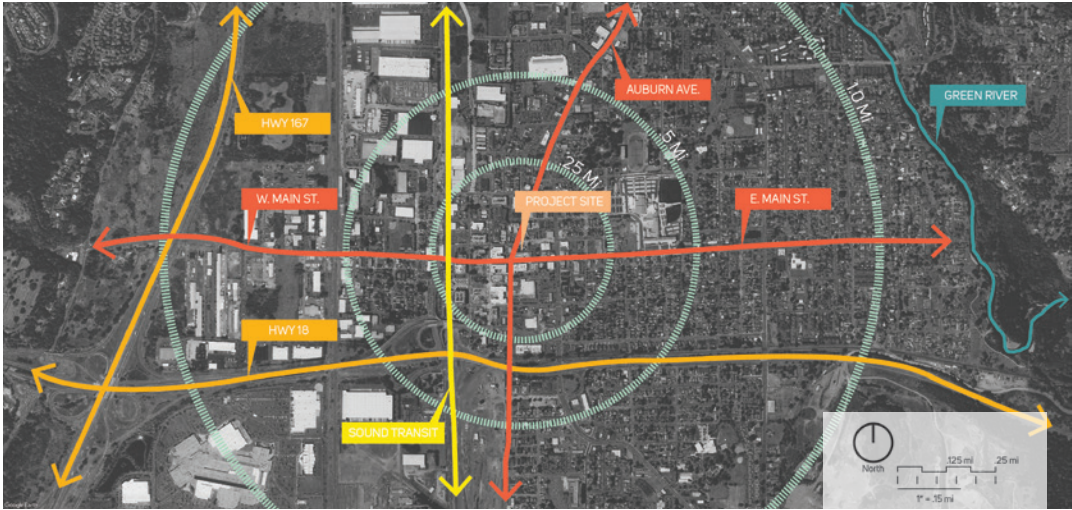
FIGURE 7
EXISTING
PARKS AND
OPEN SPACES
IN AUBURN



Credit: Student team

FIGURE 8
TRAILS AND
BIKE PATHS IN
AUBURN

FIGURE 9
MAJOR TRANS-
PORTATION
ROUTES IN
AUBURN



Credit: Student team

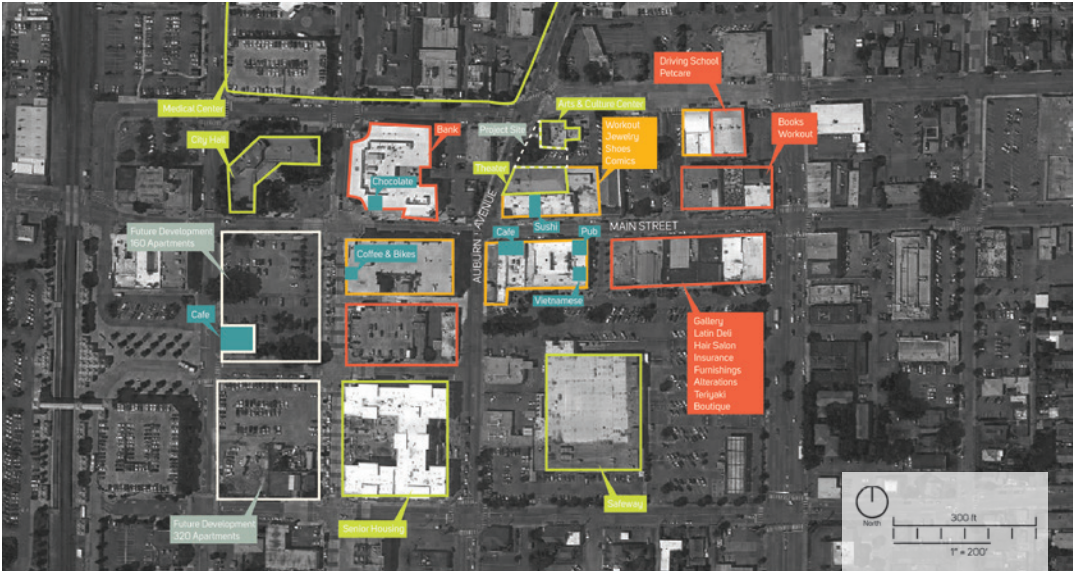
Division Street Plaza, both of which are heavily paved and contain limited amounts of vegetation. This indicates a strong need for the preservation of existing green spaces as well as the introduction of additional green spaces in Downtown Auburn.

Neighborhood Context

The project site is surrounded by a variety of different buildings and user groups. The site is sandwiched between the Auburn Avenue Theater and the proposed Arts and Culture Center, providing strong art programming opportunities. A variety of commercial businesses along Main Street will also bring users to the alleyway, and can act as potential programming collaborators. These include various retail stores, restaurants and bars, as well as a fitness center and a comic book store whose back doors are along the alleyway. A large high-end apartment building kitty-corner to the alleyway site has recently attracted hundreds of new residents to Downtown Auburn, and several new apartment buildings are expected to be constructed nearby. Additionally, a senior housing facility, medical center, and City Hall all lie within a few blocks of the alleyway, which may also bring potential users to the site and act as programming collaborators.

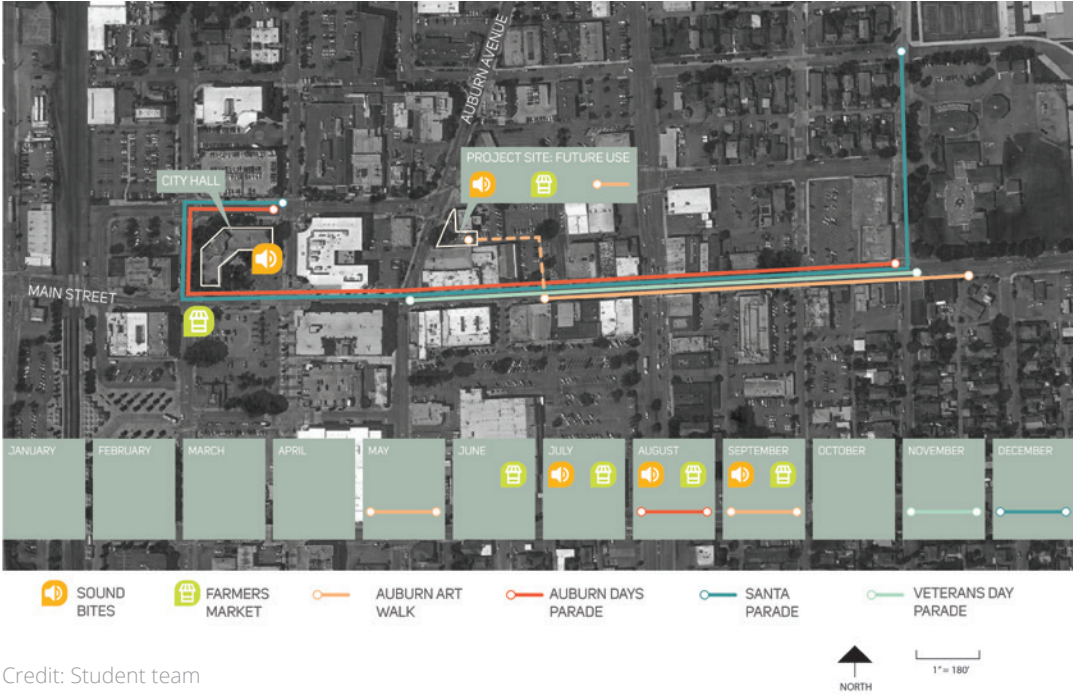
Many existing programs and events take place near the alleyway site in Downtown Auburn. The annual Auburn Days Parade, Santa Parade, Veterans' Day Parade and the biannual Auburn Art Walk all run along Main Street. The seasonal farmer's market and Soundbites, a concert series put on by the city, also take place on Division Street Plaza across City Hall just a few blocks from the alley. The redesigned alleyway can provide opportunities to expand and support existing programming as well as enhance downtown activation through the drearier winter months that are currently lacking in programming.

FIGURE 10
INTERSECTION
AT EAST 4TH
STREET



Credit: Student team

FIGURE 11
ANALYSIS OF
ALLEYWAY'S
SURROUNDING
NEIGHBOR-
HOODS



Credit: Student team

Downtown Alleys

An aerial analysis of Downtown Auburn shows that there are close to 50 alleyways in the area. Most of these alleys are used for parking, service vehicles, trash collection, and back door access. While many of them are residential alleys, some abut the back doors of commercial or mixed use buildings. Alleyways with high redevelopment potential have been identified in the analysis based on adjacent building uses, proximity to large user groups, and potential collaborating partners. We hope that this alleyway redevelopment project can serve as a prototype that could be applied to other underutilized alleys or streets in Auburn.

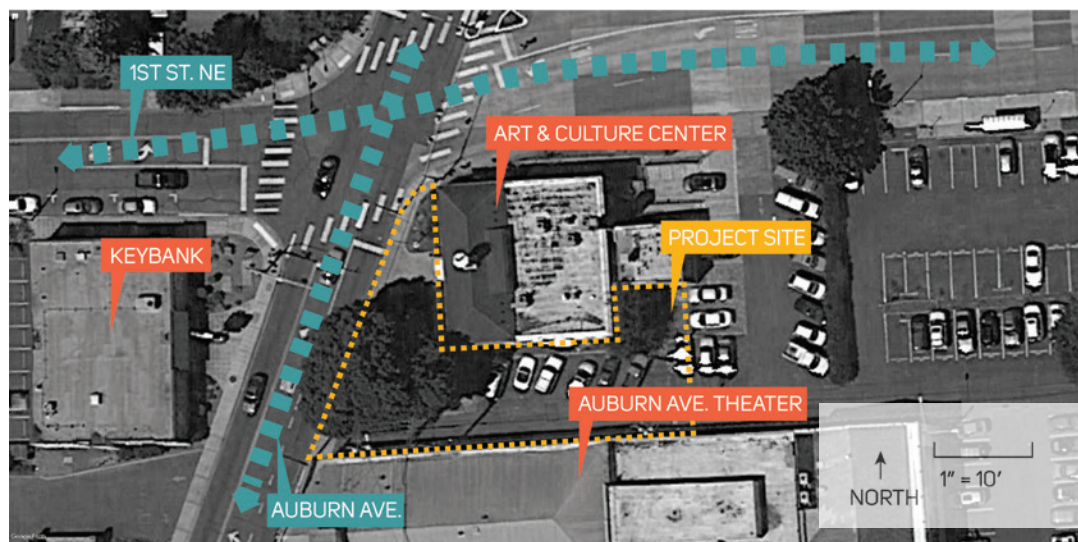
FIGURE 12
EXISTING
ALLEYWAYS IN
AUBURN



Credit: Student team

FIGURE 13
ALLEYWAY SITE
CONTEXT

The alleyway site lies between the proposed Arts and Culture Center and the Auburn Avenue Theater.



Credit: Student team

Existing Site Conditions

The site of the alleyway project is in the heart of downtown, sandwiched between the proposed Arts and Culture Center to the north and Auburn Avenue Theater to the south. The alleyway is currently used for various service vehicles, utilities, and parking. There are several dumpsters and recycling bins along the north facade of the Auburn Avenue Theater and at the back entrances of existing businesses. Back doors to the theater also act as an access for the loading of staging equipment and props. Several parking stalls line the opposite facade along the proposed Arts and Culture Center. Downspouts along the buildings collect rainwater from the rooftop and deposit rain water directly onto the ground plane, which is paved with asphalt that has deteriorated and become uneven over the years causing drainage issues on site. Other utilities present include several wooden poles, overhead cable lines, a

FIGURE 14
SITE
CONDITIONS

Proposed Arts and Culture Center. (left)

The Auburn Avenue Theatre. (right)



Deteriorating pavement and bad grading causes drainage issues on site. (left)

Existing bigleaf maple tree. (right)



Existing overhead cablelines.



Credit: Student team

gas regulator, and AC units. The building of the proposed Arts and Culture Center is the historic Auburn Post Office, listed on the National Registry of Historic Places. The red brick building with its illuminated cupola give the site a historic atmosphere. Similarly, the Auburn Avenue Theater is housed in a building that is over 80 years old. Previously a carriage house and then a bus depot, the theater became a movie house in the 1940s. The marquee and neon lights have a vintage aesthetic, helping add to the site's historic ambiance. A mature and lush bigleaf maple sits in front of the buildings on a patch of weedy and rocky lawn. The preservation of the tree would provide filtered shade on site and preserve needed greenery in the downtown area; nonetheless, the tree would also create design constraints by minimizing allowable excavation and construction around its extensive root

zone. Due to the orientation of the site and surrounding buildings, heavy and nearly constant shade is cast along the southern edge of the alley, along the north side of the Auburn Avenue Theater building, which limits planting options. In contrast, the north edge of the building, along the south side of the proposed Arts and Culture Center, will remain largely sunny and suitable for sun-loving plant species.

FIGURE 15
SUN-SHADE
SECTION

A shade analysis showing the difference in light/shade patterns on site throughout the year

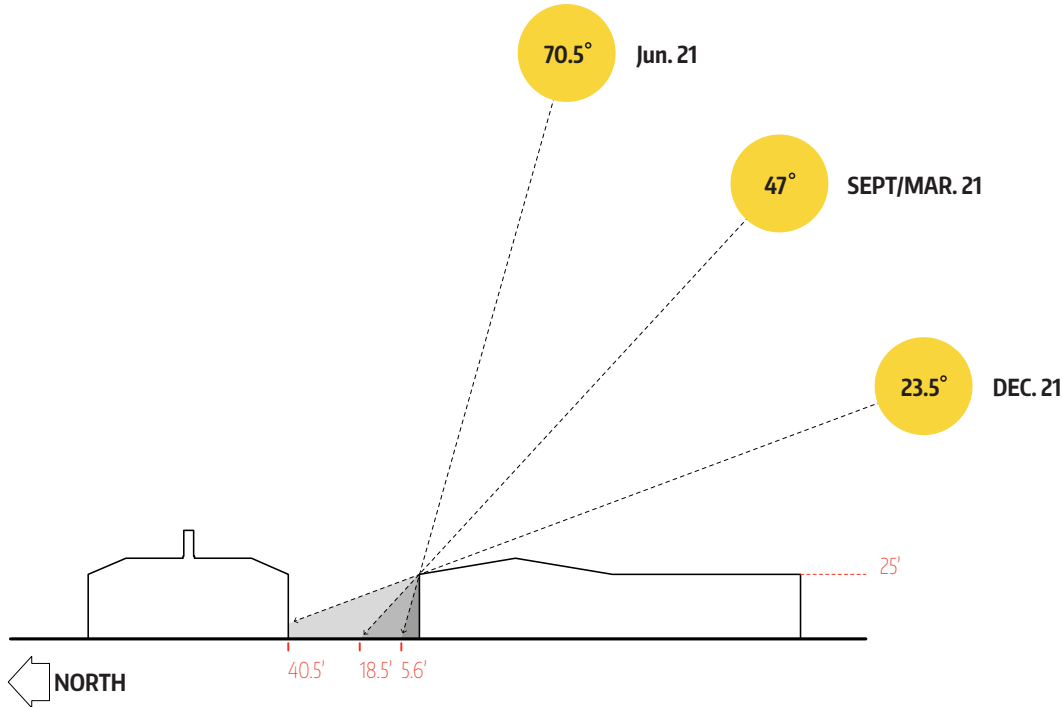
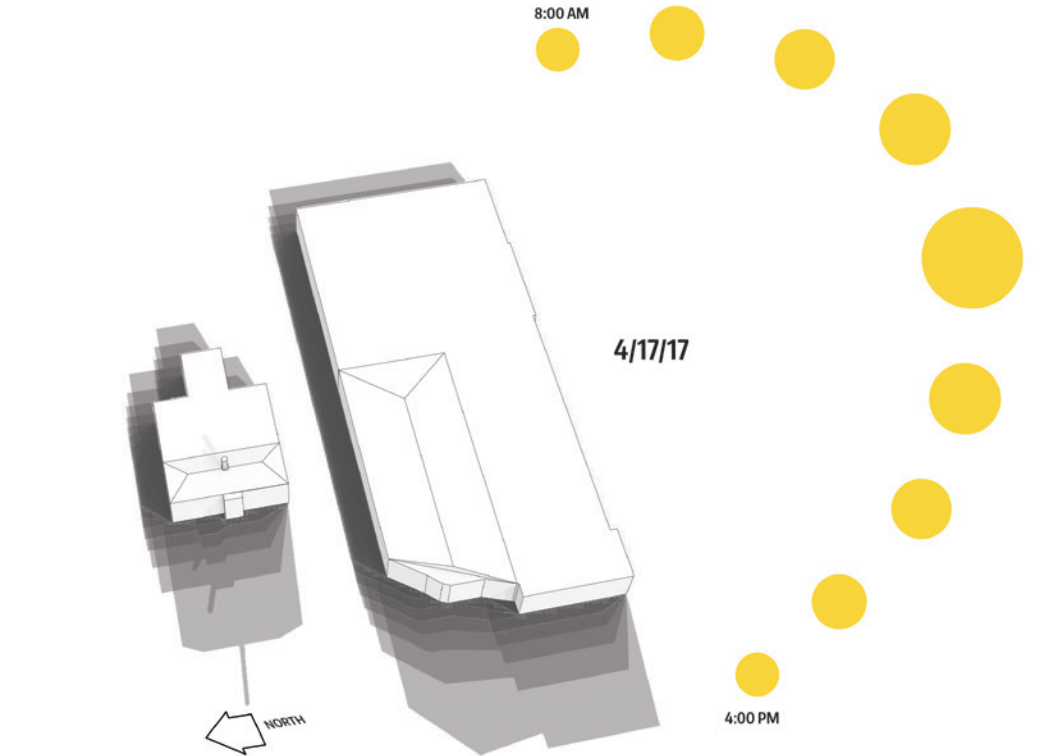


FIGURE 16
SUN-SHADE
PLAN.

A shade analysis for April 17th showing the heavily shaded area along the northern facade of the theater.



Credit: Student team



Credit: Student team

Inspiration

Several existing alleyway designs were studied as precedents to investigate the different roles of design elements including lighting, paving, site furnishing, vegetation, and stormwater management systems. Precedents also provided insight into various site characteristics such as scale, enclosure, color, massing, sight lines, and programming ideas. Some of the precedents we studied included:

- Alley 24, the courtyard of a contemporary apartment building in Seattle that utilizes vegetation for placemaking;
- Post Alley, a popular and vibrant alleyway in Seattle lined with neon lights and movable furniture and surrounded by bustling businesses;
- Mint Plaza in San Francisco, which uses a combination of permanent and movable site furnishing and unique color combinations;
- Old Town in Albuquerque uses varied brick paving to accent the plaza and pathways complimentary to the buildings.

FIGURE 17
ALLEYWAY
OPPORTUNITIES
AND
CONSTRAINTS

A summary of various opportunities and constraints in developing the alleyway site.

FIGURE 18
Precedent images:
Alley 24, Post Alley,
Mint Plaza, Old Town.
(left to right)



Credit: Malcom Tredinnick. Wikimedia Commons. CC-BY-2.0.



Credit: "Chairs on Mint Plaza" by Maxime Guilbot. Flickr. CC-BY-2.0



Credit: Seattle Department of Transportation. Flickr. CC-BY-2.0



Credit: "Alley24" by Joe Mabel. Wikimedia. CC-BY-2.0

05 CONCEPT DESIGN

Process

We provided three initial concept design proposals for the City of Auburn to evaluate and potentially implement. A multiple proposal approach allowed us to learn how the city responded to different materials and design scenarios, helping to gain foundational information and preferences to inform further iterations. By outlining the context for the City of Auburn and the context of site more specifically, inspiration was drawn from the regional scale to the site specific. We felt it was important that the design was grounded within the City of Auburn, whether that be specific to the site's downtown location or the city's geographic location.

We held a design 'charrette' – an informal design meeting. The charrette allowed us to rapidly come up with ideas and test them on trace paper overlaid on a base map. This method allows design ideas to be quickly drawn and iterated upon by team members. Due to the collaborative nature of a design charrette, feedback can be immediately exchanged. Ultimately, each team member developed one concept with feedback and constructive critiques from the entire team. This method of design produced three proposals all differing in approach and overall design aesthetic, but that were agreed upon and had been considered by all members of the team.

Presentation

The concept presentation took place on April 19, 2017 at the University of Washington in Gould Hall. This presentation allowed students to show their concept designs to the representatives of the City of Auburn, as well as their professional advisors, for feedback to move forward towards the mid review presentation.

The presentation allowed each concept to outline influencing factors for concept proposals from contextual influences. The three concepts presented were titled Big Maple Little Alley, Outdoor Rooms, and Between Two Rivers. Each concept was presented as an idea matrix highlighting design elements for each proposal that culminated in a sketched plan and vignette to show the atmosphere and character of the design.

Big Maple Little Alley

Big Maple Little Alley utilized creative green space, elevation changes within the space, green walls, bold overhead lighting elements, maintenance of the existing bigleaf maple tree, a raised deck for seating, and nature themed art and light projections. The bold overhead lighting, highlighted the bigleaf maple tree as well as helped to create a vertical sense of scale. Natural and bold materials were used in this concept such as wood, iron, and brick.

Outdoor Rooms

Outdoor Rooms proposed designated areas in the alley, geometric forms, interactive art, distributed stormwater collection, bold use of color, an overhead trellis, flexible seating, ornamental flowering trees, and wall art and murals. This concept was the only one that explored the potential of the space without maintaining the existing bigleaf maple tree. The alley was divided into front plaza, living room, and back porch areas with different aesthetics and uses. This concept highlighted designated areas and strong use of color throughout the space. Outdoor Rooms used colorful flexible seating and materials such as stone paving, metal, and overhead sconces to achieve a vibrant atmosphere.

Between Two Rivers

Between Two Rivers used natural and reflective materials, the prominence of water in the design, mosaics, visible stormwater management, and overhead lighting and

FIGURE 19
 "BIG MAPLE
 LITTLE ALLEY"
 PLAN AND
 SKETCH

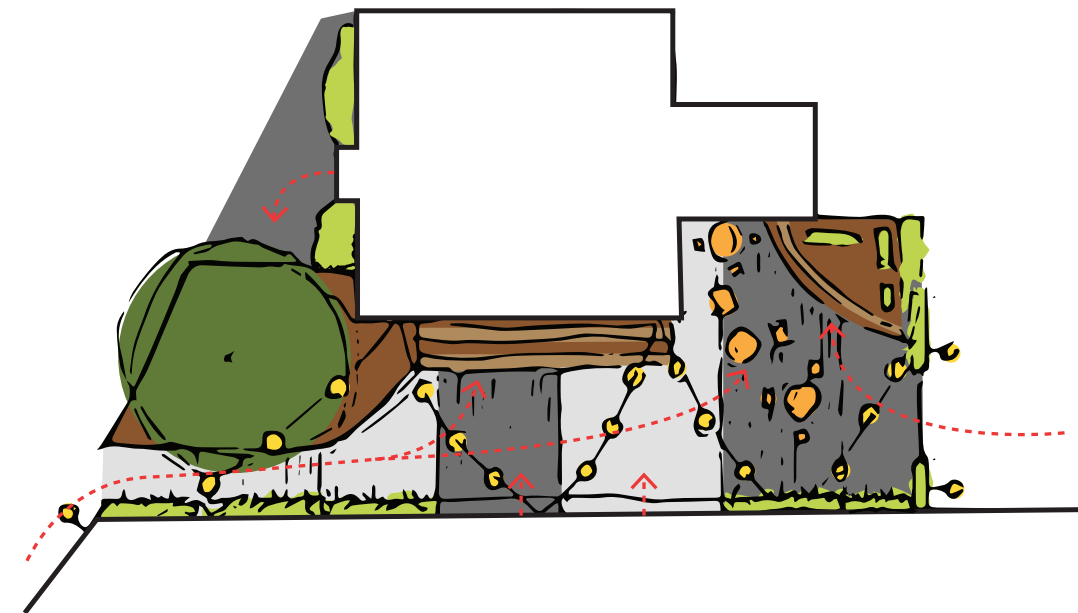


FIGURE 20
 "OUTDOOR
 ROOMS"
 PLAN AND
 SKETCH

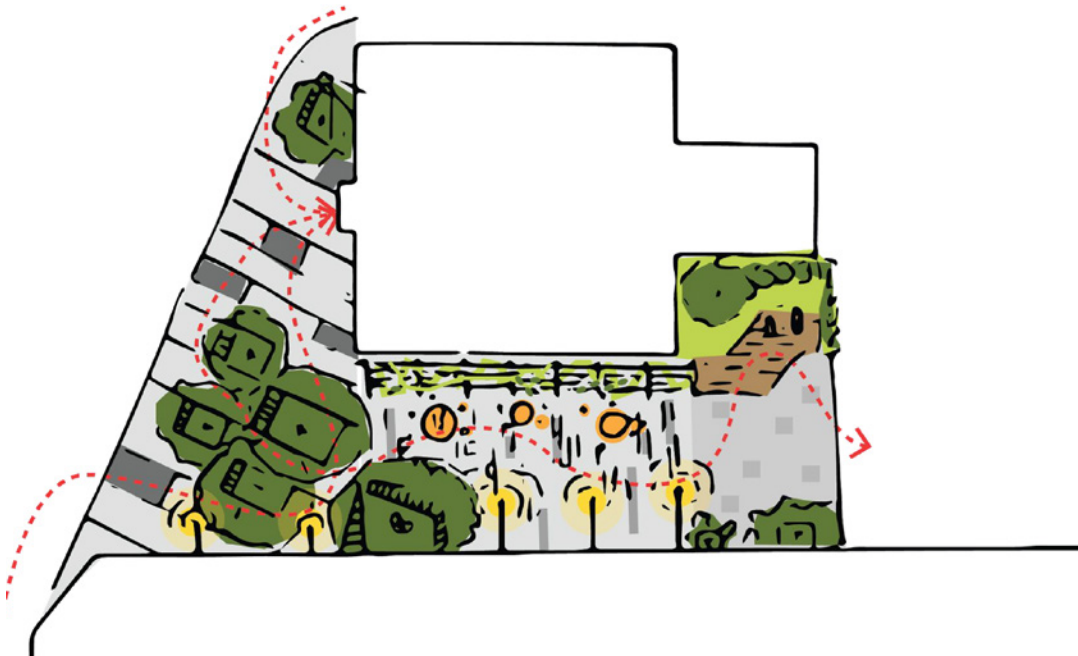
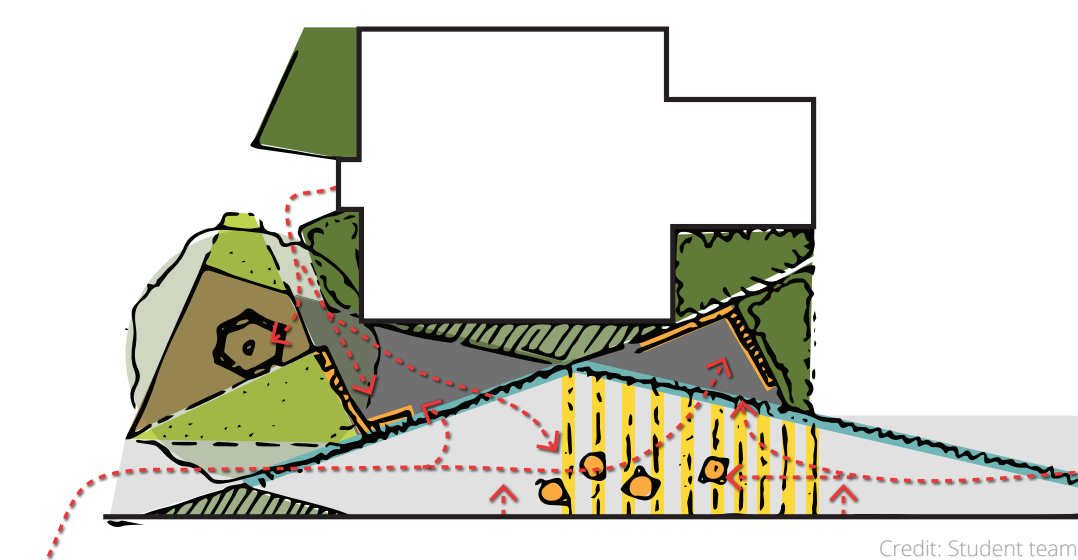


FIGURE 21
 "BETWEEN
 TWO RIVERS"
 PLAN AND
 SKETCH



Credit: Student team



Credit: Student team

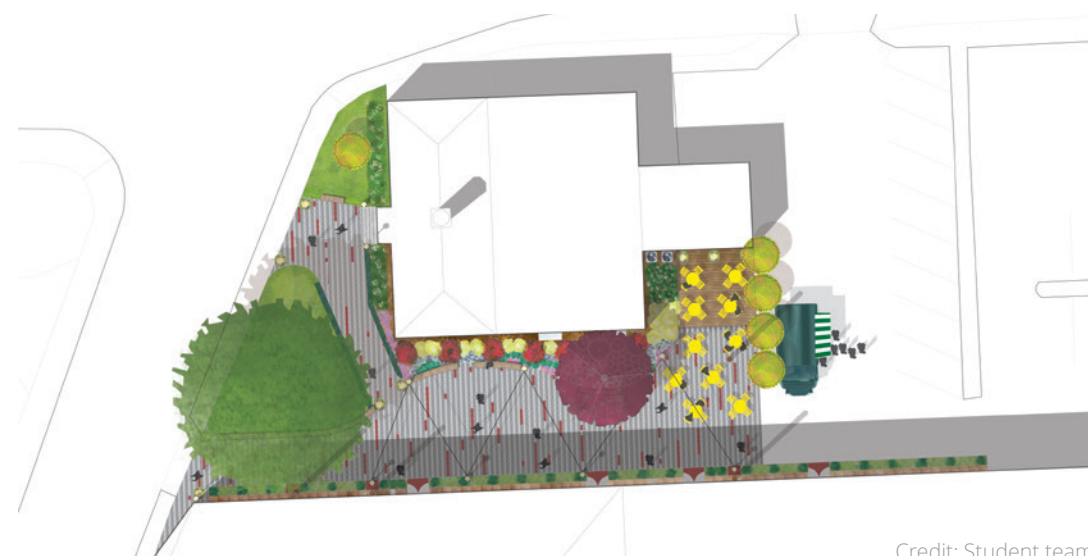
art. This concept maintained the existing bigleaf maple while adding stone benches and rain gardens. Between Two Rivers used natural materials and extended diagonal lines to indicate how Auburn is situated between the Green and White Rivers. Stone, wood, and runnels were used to evoke ideas of moving water, along with reflective materials to mimic the properties of light and water.

Ultimately, we selected elements from each concept to create a final schematic design. The bigleaf maple was to be preserved, in addition to the use of wood and decking to create an inviting space. Additionally, we designed continuous lines and forms to open the space with both flexible and permanent seating throughout.

06 SCHEMATIC DESIGN

The final schematic design made use of the site context while providing space for seasonal activation and programming. The alleyway would be filled with color and defined by a curved line that helps to define the site and extend it where necessary for more seating or delivery access. A 12' thoroughfare is maintained for material deliveries to the Auburn Avenue Theater, but could be partitioned off with the use of large concrete planters. A combination of flexible and permanent seating could accommodate smaller groups during lunch breaks from local businesses, or larger gatherings for outdoor events or the arrival of food trucks.

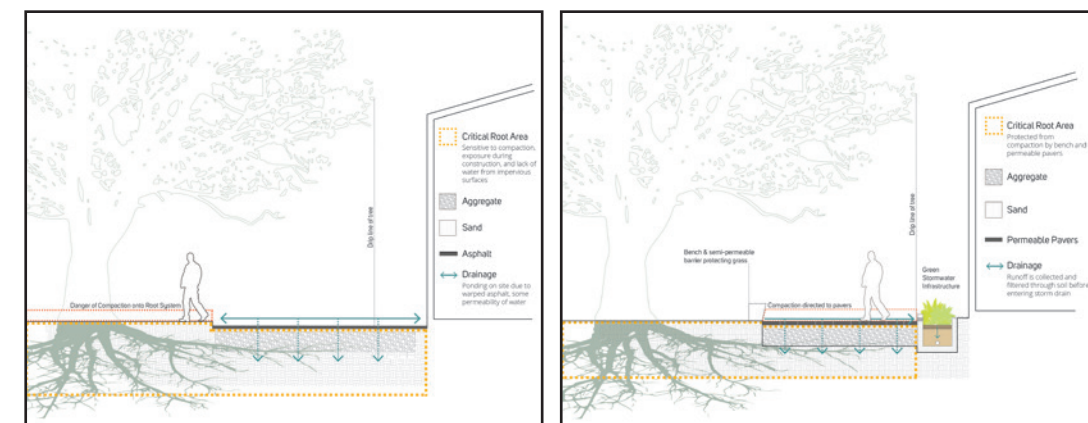
FIGURE 22
SITE PLAN



Credit: Student team

The final design for the alleyway addressed on-site issues, as well as issues identified by the City of Auburn. A wider entrance to the future Arts and Culture Center was created. This allowed for a plaza feel and greater cohesion between the alley space and the entrance space. A larger entrance space could also serve to accommodate larger groups of people entering the space before and after classes or events at the Arts and Culture Center. The existing lawn was maintained on the west side of the alley keeping needed green space in Downtown Auburn. The existing bigleaf maple was also preserved as a symbol for placemaking and wayfinding for the alley. Street side trees are scarce in Downtown Auburn and this unique bigleaf maple provides a much-needed addition of green in an urban setting. Concrete pavers were chosen for the entirety of the alleyway space. The design of the pavers is a running bond that runs perpendicular to the alley. The layout and pattern for this pavement was chosen to maintain continuity from the space in front of the Arts and Culture Center into the alley. The pavers are striped dark and light grey with sporadic placements of red pavers. The grey represents a more modern Downtown Auburn feel while the red pavers sprinkled throughout call attention to the historic Arts and Culture building adjacent to the site.

Within the paving pattern, porous pavers set on sand were used below the tree's critical root area. This allows water to permeate through the paving, watering the tree roots and simultaneously reducing the amount of compaction on the roots themselves. A curved line runs through the site holding sections of permanent seating. This curved line acts as a datum to tie the east and west sides of the alley together through the uniform use of black locust wood for the permanent benches and the raised deck. The raised deck is 12" above the paving, providing a space that is accessible for additional flexible seating, but could be kept open to accommodate performances or outdoor concerts. The south side of the alley is lined with bioretention planters. These planters are 18" from building edges and are approximately 2.5' wide by 2.5' deep. Each planter is filled with resilient species of plants, a regionally appropriate soil mix, and gravel surrounding a pipe connecting the planters to an existing stormwater line. These planters capture all the runoff from the roof of the Auburn Avenue Theater, as well as the sheet flow, water that accumulates and moves along the surface, from the alleyway. This water is then filtered through the planters before being tied into the existing stormwater line. The north side of the alley is where most of the planting is added. This space receives the



Credit: Student team

FIGURE 23
CURRENT
CONDITION

Diagram showing current conditions of critical root zone. (left)

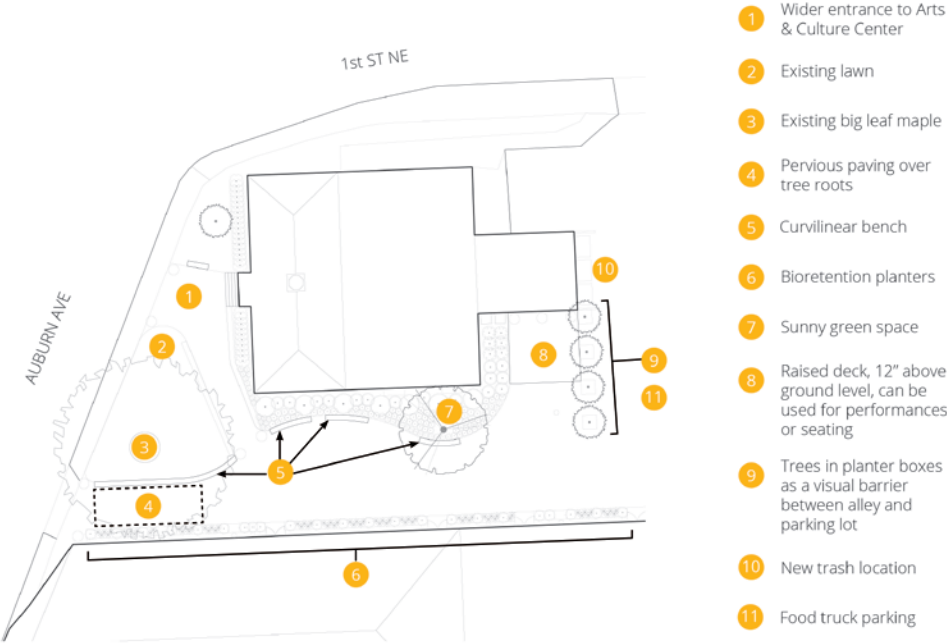
PROPOSED
CONDITION

Diagram showing proposed conditions to protect tree roots and provide water. (right)

most sun seasonally and throughout the day. There are a variety of species used in this design that love sun, and enough space for a smaller tree to be implemented.

The value of this additional green space is immense for people but also for birds, insects, and other wildlife. The trash and dumpster locations for the existing alley were spread along the north wall of the Auburn Avenue Theater. These receptacles would be moved the east side of the future Arts and Culture Center, avoiding the problem of managing trash pick-up on the site. On the east side of the alley, tree box planters would be added. These planters and trees would add a permeable barrier for the east edge of the site, creating a boundary that people could park by but still walk into the space. These planters would also create a backdrop for food truck parking and allow easy access to the flexible seating after purchasing from a local food truck.

FIGURE 24
PLAN OF
DESIGN
ELEMENTS



Credit: Student team

FIGURE 25
FOOD TRUCKS
POPULATE
THE ALLEY ON
EVENT NIGHTS



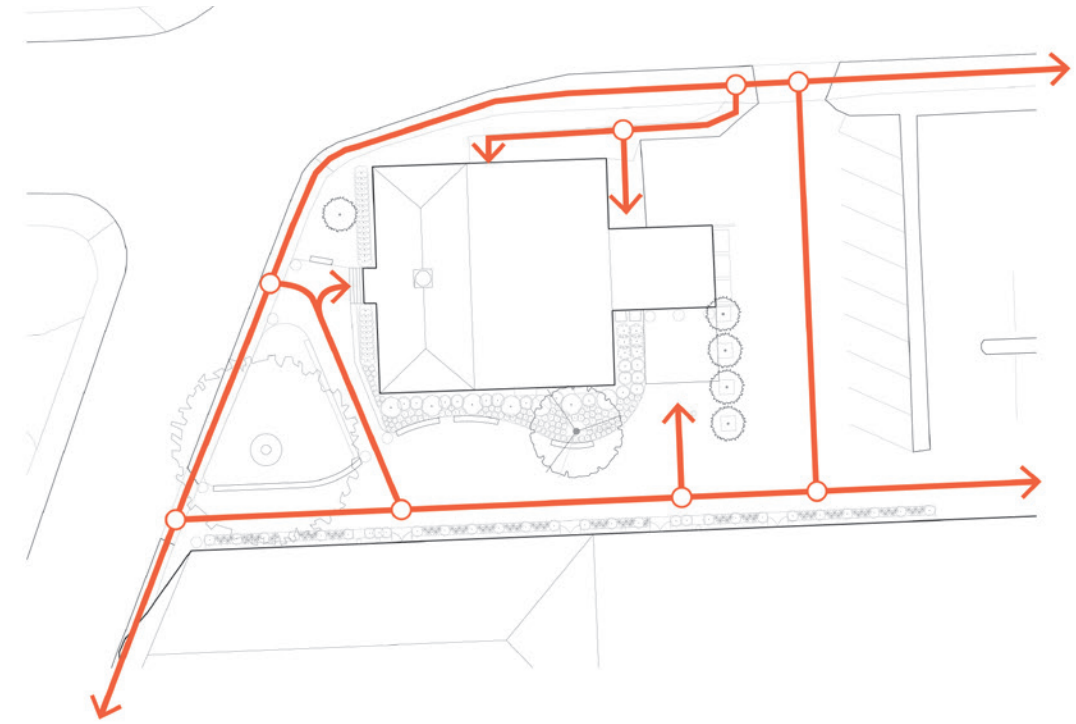
Credit: Student team



Credit: Student team

Circulation

The site design works to keep circulation open while providing areas for gathering. All existing entrances to the future Arts and Culture Center are maintained, but a larger more prominent front entrance is created. Additionally, the pathway between the entrance to the future Arts and Culture Center and the alley is widened to accentuate the connection between the two spaces. The alley maintains a 12' right of way for material deliveries for the Auburn Avenue Theater and for emergency vehicles.



Credit: Student team

Hydrology

The alleyway design aims to capture or infiltrate all the stormwater that falls on site. The amount of permeable space is increased, while the sheet flow from the paver surface is directed south towards the bioretention planters at a gentle slope. The grading for this site slopes in one direction, simplifying runoff management.

FIGURE 26
INTERMISSION
IN THE ALLEY

FIGURE 27
CIRCULATION
FLOW

Diagram showing
circulation of
proposed design.

FIGURE 28
LUNCH BREAK
IN ALLEY
(FOLLOWING
PAGES)

FIGURE 29
OUTDOOR
PERFORMANCE
IN ALLEY
(FOLLOWING
PAGES)





FIGURE30
HYDROLOGY
PLAN

Diagram showing
water circulation and
permeable areas in
proposed design.

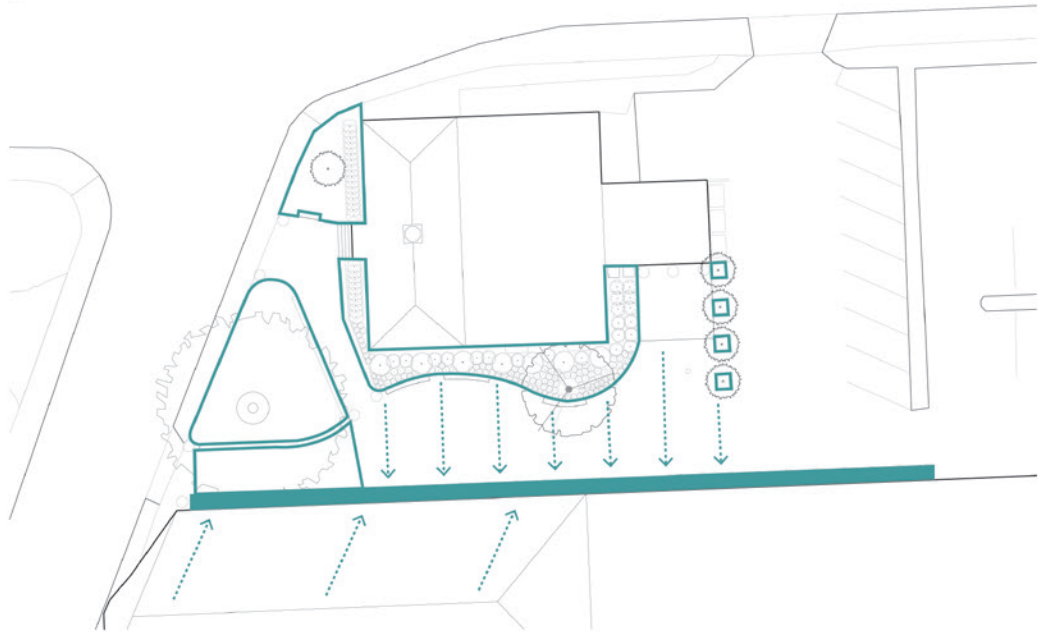


FIGURE 31
LIGHTING PLAN

Diagram showing
lighting layout in
proposed design.

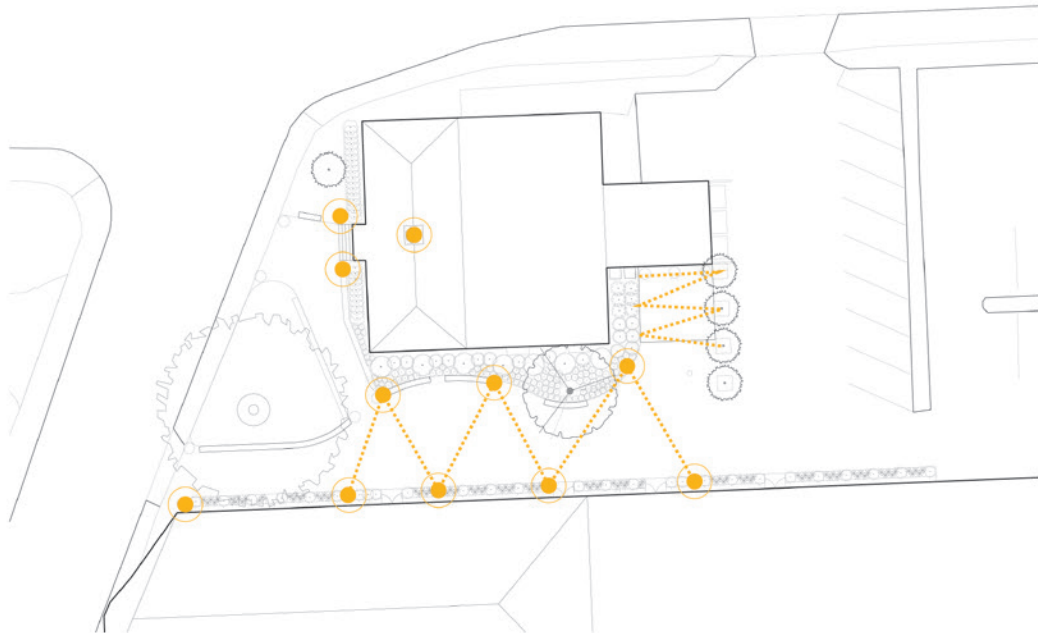
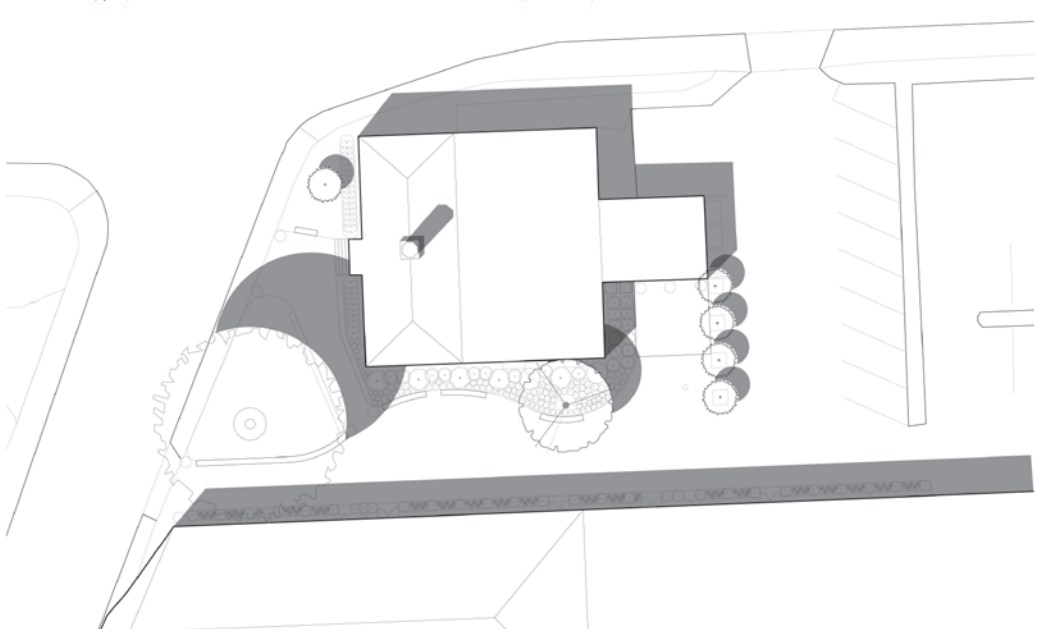


FIGURE 21
SUN-SHADE
PLAN

Diagram showing
shaded areas and
conditions of
proposed design.



Lighting

The lighting layout for the site is simple but creates enough light so the space is safe and comfortable to be in at night. Lamp posts with a historic aesthetic were chosen to help illuminate the space while also supporting overhead string lighting. The string light brings a soft ambient light to the space while also creating an overhead presence.

Shade

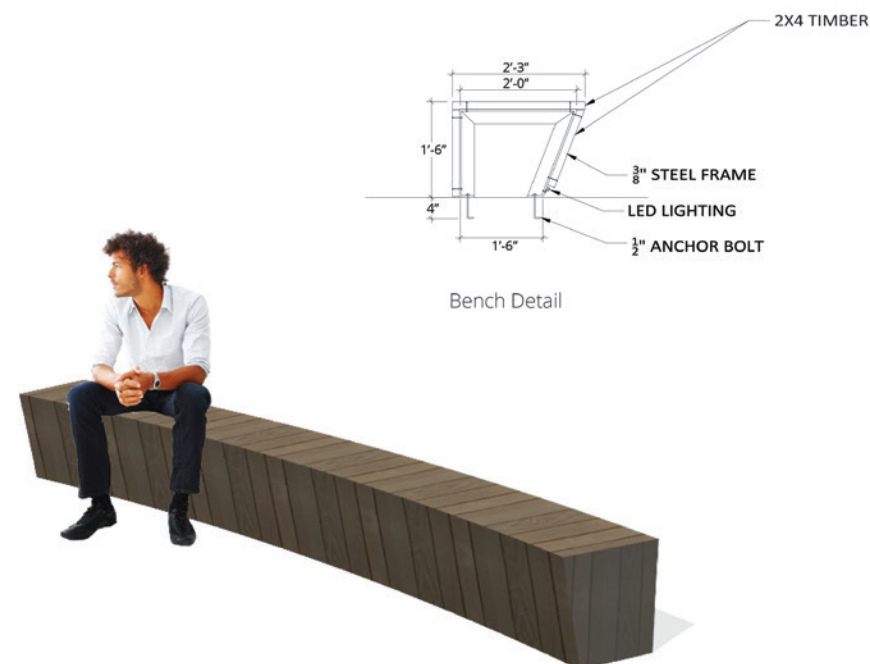
The south facing end of the alley is heavily shaded almost year-round. This provided the opportunity to use shade tolerant species. Most other areas of the alley receive sun except for the space under the bigleaf maple. The shade analysis shows the balance between useable space that is exposed to the sun versus the areas that could be refuge during a hot sunny day.

07 DESIGN DETAILS

Furniture

The furniture for the site comprises both permanent and flexible seating. The permanent seating is a custom-designed wood bench made from black locust wood. The bench is segmented along the curved line that helps to define the site.

FIGURE 33
PROPOSED
BENCH DETAIL



Credit: Student team

Materials

We identified precedent materials based on the characteristics of the space. Wood and brick pavers emphasized our vision for the space. The materials were true to the historic character of the area while bringing a modern touch to the site. These precedents ranged from a student-built bench to inspiration for lighting styles. These different precedents help to show a potential vision for the alley through carefully selected materials to create a unique aesthetic for the space.



Curvilinear Bench - built by UC Berkeley students



Flexible Seating - Parc Centre by Landscape Forms



Bioretention Planter



Decorative Planters - Larkspur Planter by Landscape Forms



String Lighting



Historic/Modern Lamps - Cal Anderson Park, Seattle

FIGURE 34
MATERIALS
PALETTE

Planting

The planting scheme was devised during a planting design meeting with plant expert, Monica Thompson. We discussed aesthetics and species that would flourish in the area and the variety of microclimates in the alley. The plan includes four designated planting areas: the south facing planting area, the southeast corner planting area, the bioretention plantings, and the front lawn and future Arts and Culture Center facade. The plant palette was chosen to provide seasonal color and winter interest. In addition to the overall planting scheme, planters were also detailed for their placement within the alley. The various planters would help add color to the space while also acting as moveable bollards that could close off spaces. These planters were detailed for their placement either against a wall, freestanding, or tree box.

FIGURE 35
PROPOSED
PLANT
PALETTE

(Next page)

FRONT LAWN & A&CC FACADE



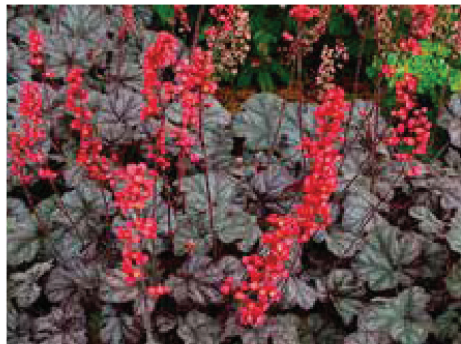
Festuca arundinacea
Tall Fescue Grass



Ophiopogon japonicus 'nana'
Dwarf Mondo Grass



Sarcococca confusa,
Sweetbox



Heuchera 'Plum Pudding'
Purple Leaf Coral Bells



Acer palmatum 'Seiryu'
Japanese Maple

SOUTH FACING PLANTING AREA



Heuchera 'Plum Pudding'
Purple Leaf Coral Bells



Miscanthus sinensis 'Morning Light'
Maiden Grass



Berberis thunbergii 'Rose Glow'
Japanese Barberry



Helictotrichon sempervirens
Blue Oat Grass



Lavandula angustifolia
Lavender



Cercis canadensis 'Forest Pansy'
Eastern Redbud

SOUTHEAST CORNER PLANTING AREA



Vaccinium ovatum
Evergreen Huckleberry



Miscanthus sinensis 'Morning Light'
Maiden Grass



Helictotrichon sempervirens
Blue Oat Grass



Lavandula angustifolia
Lavender



Berberis Thunbergii 'Rose Glow'
Miscanthus Sinensis 'Morning Light'
Helictotrichon sempervirens
Lavendula Angustifolia
Cercis Canadensis 'Forest Pansy'
Huechera 'Plum Pudding'

Maintenance Edge

Planting

Bench

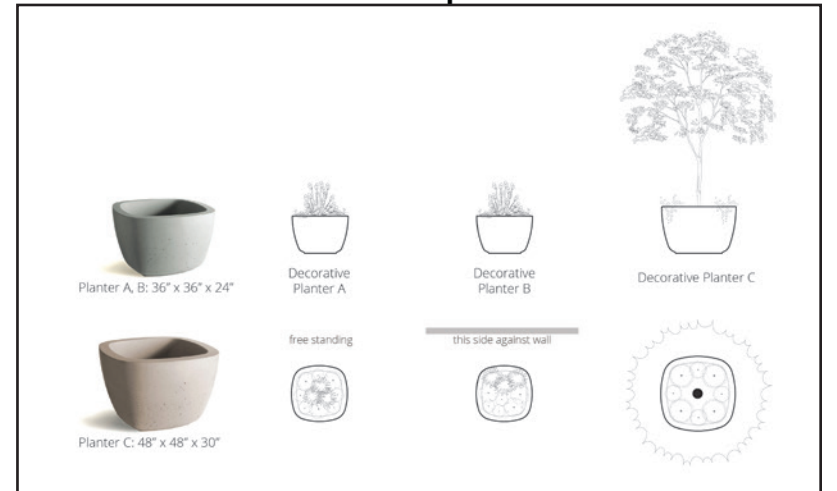


FIGURE 35
DECORATIVE
PLANTER
DETAIL

FIGURE 36
SECTION OF
PLANTING



Section showing plant
massing and color
palette compared to
height.



Carex Obnupta
Juncus Patens

Concrete Pavers

Bioretention Planter

08 DESIGN METRICS

Budget

Once the design was finalized, we developed a budget for project implementation. We calculated the costs of site preparation across seven phases: site demolition, site work, ground surfacing, site furnishing, planting, irrigation and the LID stormwater system. To calculate the total cost for each item, we found appropriate unit costs for materials and their installation for each item from various resources, including the Seattle Public Utilities Cost Estimating Guide and the Washington State Department of Transportation's Unit Bid Analysis website. Once the subtotal of material and installation costs were found, 20 percent contingency, mobilization costs, and sales tax were added to arrive at the final predicted cost of \$544,545.71. This number reflects a comprehensive cost analysis with preferred, high quality materials and serves as a guide for understanding general cost breakdowns. The cost can be reduced at the discretion of the city through adjustments to materials, reduction of installation costs through community projects, and project phasing.

A detailed cost breakdown is provided in the appendix.

Improvements

The total project area is 8,188 square feet. Under existing conditions, impervious surface areas account for 5,300 square feet, and pervious areas at 2,888 square feet. Existing stormwater management practices on-site is minimal, with two catch basins in the alley intended to collect portions of stormwater falling within impervious surfaces of the alley and from downspouts. However, due to poor surfacing and uneven grading, water is prone to running off or pooling on the asphalt surface. The proposed alleyway design increases the pervious surface area by roughly 50 percent, to 4,327 square feet, which consists of 3,677 square feet of planting area and 650 square feet of pervious pavement over the bigleaf maple root zone. Additionally, stormwater falling onto impervious surfaces within the alley and from downspouts will all be directed into the bioretention planter along the southern site boundary, which will serve to filter the runoff before releasing it back into the existing storm drain.

A detailed dimensioned plan of the proposed design can be found in the appendix.

09 PLACEMAKING

Placemaking is critical in creating memorable public spaces that embody a unique identity and character reflective of distinctive cultural and historical contexts.

Branding

One way to foster a sense of place for the alleyway is through branding - by giving it a name, slogan, or logo that can effectively represent the space and cultivate a unique image that people can help constitute and refer to. Some suggested names include the following:

- 1. "Big Maple Alley": This name emphasizes the importance of preserving the existing bigleaf maple by using the tree as a landmark. The tree is already well known to its residents, as it has persevered in Downtown Auburn through many decades as its surrounding has continuously changed. As a native species, it not only embodies a piece of Auburn's natural landscape, but also serves as a symbol of resilience.
- 2. "Auburn Alley": This classic name signals the significance of this specific alleyway in Auburn, establishing it as the primary and/or original alley of the city, a model or protocol for the future development of other underutilized alleyways.
- 3. "Arts Alley": This name highlights the potential for creative programming in the alleyway and its strong connection to the adjacent Arts and Culture Center and Auburn Avenue Theater. It marks the alley as the nexus of Auburn's art hub and a compelling destination.



Credit: Student team

We believe the city should make the final branding decision; though as a team, we felt that the name "Big Maple Alley" best represents our proposed design, both literally and conceptually, by capturing the unique characteristics of the site and its significance to the community.

A logo for the branding can be erected at each end of the alleyway to act as a gateway into the space and define its spatial boundaries. They can also be tied into existing branding for the City of Auburn; for example, incorporating the logo onto the same style of banners hanging on light poles along Main Street can create a stronger sense of place for the city's downtown.

Program Recommendations

Establishing regular events in the alleyway through various forms of programming can also promote the space as a destination. The variety of businesses and establishments adjacent to and near the alleyway highlight opportunities for partnerships and sponsorships of a range of different activities. Some suggested programming and associated partners include the following:

- 1. Temporary art exhibitions or installations in the Alley (Partner: Arts and Culture Center)
- 2. Salsa or Tango Dancing in the Alley (Partner: Auburn Avenue Theater)



FIGURE 37
PROPOSED
LOGOS (LEFT)

FIGURE 38
BRANDED
BANNERS

Branding for the alley can be incorporated into existing city banners. (right)

- 3. Outdoor game tournaments (Partner: Hills of Comics)
- 4. Farmers markets, craft markets, or night markets (Partners: Auburn Farmer’s Market, Arts and Culture Center)
- 5. Outdoor reading room or story-telling events (Partners: Comstock’s Bindery and Bookshop, Hills of Comics)
- 6. Musical performances or an outdoor concert series (Partners: Sound Bytes, Auburn Avenue Theater)
- 7. Outdoor yoga, tai-chi, or aerobics classes (Partner: Turning Point Studios)
- 8. Outdoor eatery or food trucks (Partners: local food vendors, Sushido)
- 9. Appetizers and cocktails (Partners: Auburn Avenue Theater, local restaurants and bars)

FIGURE 39
PROGRAMMING
PRECEDENTS

Gaming, markets,
reading rooms, and
dancing. (Clockwise
from the upper left)



Credit: Alan De Smet. Wikimedia. CC-BY-2.0 (top)



Credit: Mark Delton. Pexel. (top)



Credit: Pexel (bottom)



Credit: Dietmar Rabich. Wikimedia. CC-BY-2.0 (bottom)

10 CONCLUSION

Auburn joins some of the country's leading innovative and modern cities in assessing and reimagining ways to transform underutilized public space to enhance the character of our cities through social and environmental improvements. Revitalizing alleys has become a key component to reclaiming public space in cities across the country. The success of alleyway renovations, such as Post Alley in Seattle, has revealed the potential for alleyways to contribute to a lively downtown. The research, analysis, and design of underused spaces, particularly alleyways, can contribute to the process of urban revitalization already in motion in the City of Auburn. We hope the ideas and inspirations created in this project may continue to inspire the city to imagine new possibilities for their downtown.

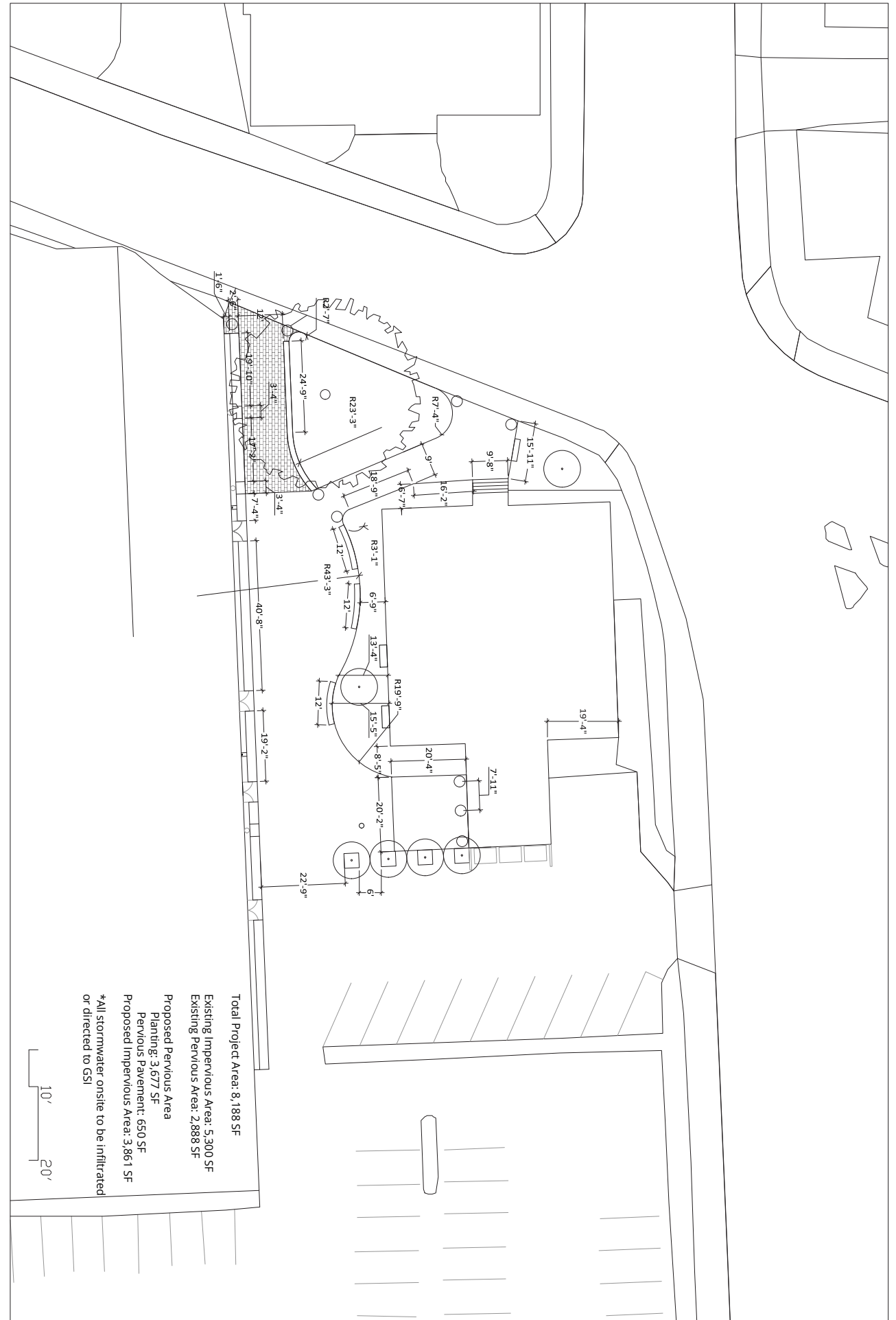
A APPENDIX

Cost Breakdown

	ITEM	UNIT COST	UNIT PER	QUANTITY	ITEM TOTAL	
SITE PREPARATION	DEMOLITION					
	Pavement Removal	\$20.00	SF	4500	\$90,000.00	
	Concrete Curb Removal	\$10.00	LF	150	\$1,500.00	
	Shrub Removal	\$80.00	EA	7	\$560.00	
IMPROVEMENTS	SITE WORK					
	Site Preparation	\$2.00	SF	8188	\$16,376.00	
	Rough Grading	\$0.25	SF	8188	\$2,047.00	
	Imported Fill	\$35.00	CY	83	\$2,905.00	
	Grading	\$1.00	SF	8188	\$8188.00	
	Utilities (Relocation)	\$10,000.00	LS	1	\$10,000.00	
	GROUND SURFACE					
	Concrete Pavers	\$15.00	SF	3580	\$53,700.00	
	Permeable Concrete Pavers	\$15.00	SF	650	\$9,750.00	
	Brick Pavers	\$30.00	SF	113	\$3,390.00	
	Crushed Surfacing Base Course	\$80.00	CY	94	\$7,520.00	
	Wood Deck (Black Locust 1" x 6")	\$9,000.00	LS	1	\$9,000.00	
	Rock Mulch	\$50.00	CY	325	\$16,250.00	
	Concrete Curb	\$45.00	LF	210	\$9,450.00	
	Steel Edging	\$15.00	LF	65	\$975.00	
	SITE FURNISHINGS					
	Custom Wood Bench (w/ LED Lighting)	\$800.00	LF	36	\$28,800.00	
	Light Pole	\$3500.00	EA	8	\$28,000.00	
	String Lights	\$10.00	LF	200	\$2,000.00	
	Planter (Small)	\$1,000.00	EA	9	\$9,000.00	
	Planter (Large)	\$2,000.00	EA	4	\$8,000.00	
	Litter/Recycle Recptacle	\$1,500.00	EA	1	\$1,500.00	
	Movable Chairs	\$245.00	EA	32	\$7,840.00	
	Movable Table	\$630.00	EA	8	\$5,040.00	
	PLANTS					
	Tree (Deciduous 5'-6')	\$250.00	EA	6	\$1,500.00	
	Shrubs (3 gal.)	\$40.00	EA	34	\$1,360.00	
	Perennial/Grasses (1 gal)	\$15.00	EA	300	\$4,500.00	
	Lawn (Seeding)	\$1.50	SF	1584	\$2,376.00	
	Planting Soil (18" Depth)	\$55.00	CY	93	\$5,115.00	
	Turf Area Seeding	\$1.50	SF	60	\$90.00	
	Bark Mulch	\$50.00	CY	15	\$750.00	
	IRRIGATION					
	Irrigation System (2-3 Year)	\$1.50	SF	1545	\$2,317.50	
	L.I.D.					
	Subsurface Drain Pipe	\$45.00	LF	200	\$9,000.00	
	Bioretention Soil (18" Depth)	\$50.00	CY	24	\$1,200.00	
	Filter Material/Aggregate (12")	\$50.00	CY	16	\$800.00	
	Concrete (Pour in Place)	\$20.00	SF	1548	\$30,960.00	
	SUB TOTAL					\$391,759.50
CONTINGENCY					20%	\$78,351.90
MOBILIZATION					10%	\$39,175.95
SALES TAX					9.0%	\$35,258.36
TOTAL COST						\$544,545.71

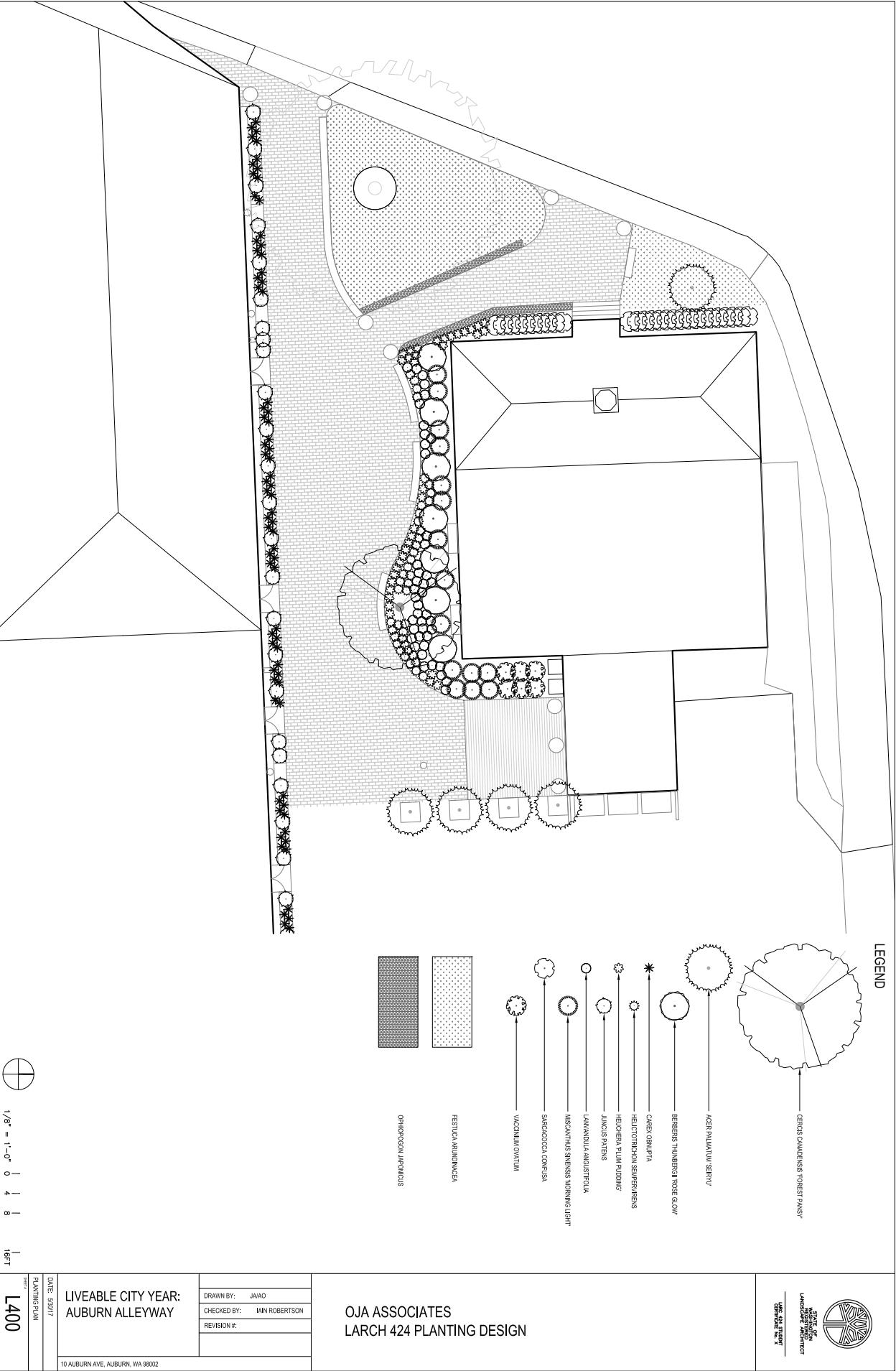
B APPENDIX

Plan Layout



C APPENDIX

Planting Plan

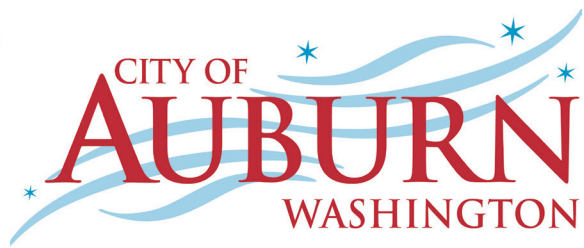


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- City of Auburn Community Vision Report. Prepared by MIG. 2014.
- Fialko, Mary, and Jennifer Hampton. Activating Alleys for a Lively City. In collaboration with the UW Green Futures Lab, Scan Design Foundation, and Gehl Architects. 2010
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Data Sources

- All GIS data were graciously provided by the City of Auburn



**2016 – 2017 LIVABLE CITY
YEAR**