



Seattle Post-COVID Recovery Plan

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Seattle **W** UNIVERSITY *of* WASHINGTON

Overview

- Introduction
 - The vision
 - Key Factors
 - Base Maps
- Study Area Analysis
 - Zoning Codes
 - Asset Mapping
 - Data Visualizations
 - SPD crime reports
 - Block conditions
- Summary
- Comparable Recovery Plans
- What's Next?



The Vision



- Improve safety and cleanliness of downtown
- Foster multifunctional spaces
- Provide a sustainable and inclusive recovery
- Support and refine city policies

Key Factors



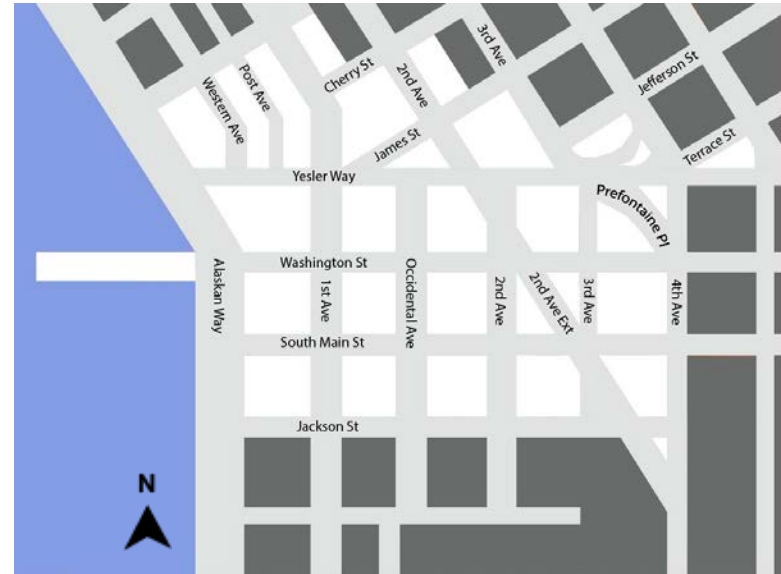
- Historic settlement of the city
- Site conditions
- Economy
- Public Policy

Study Area: Base Maps

Pike-Pine Corridor









Pioneer Square Preservation District

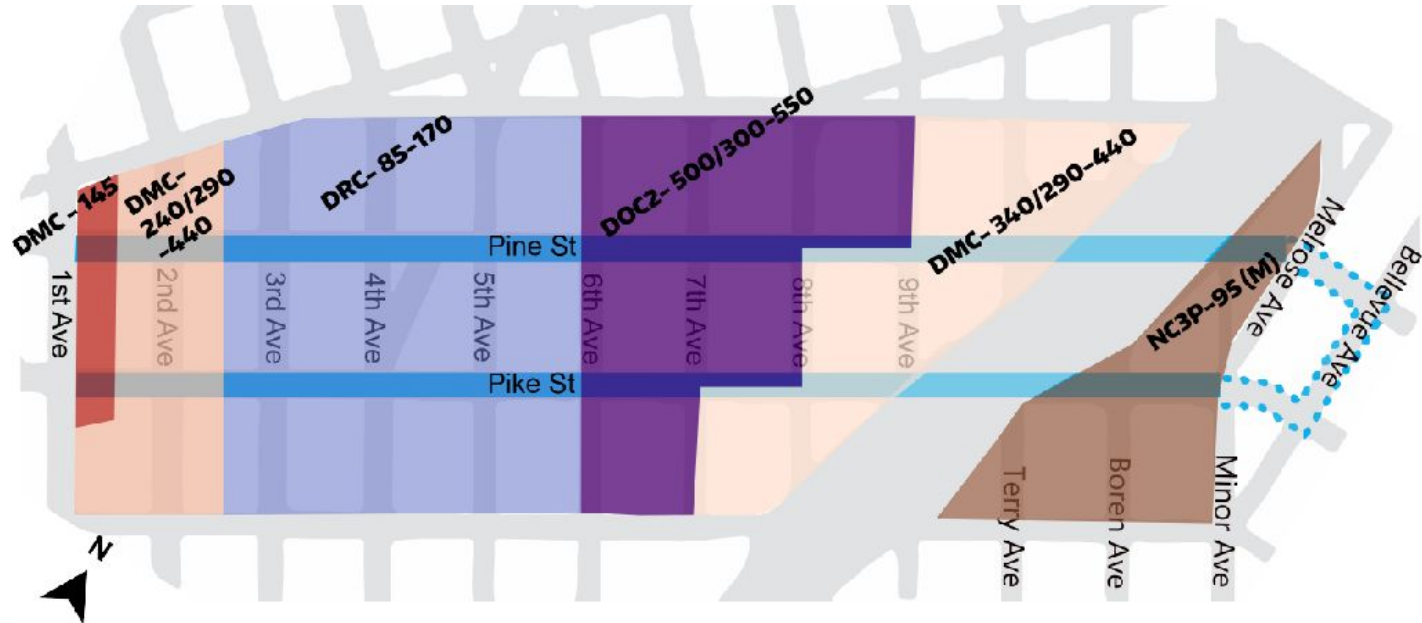


Zoning Codes

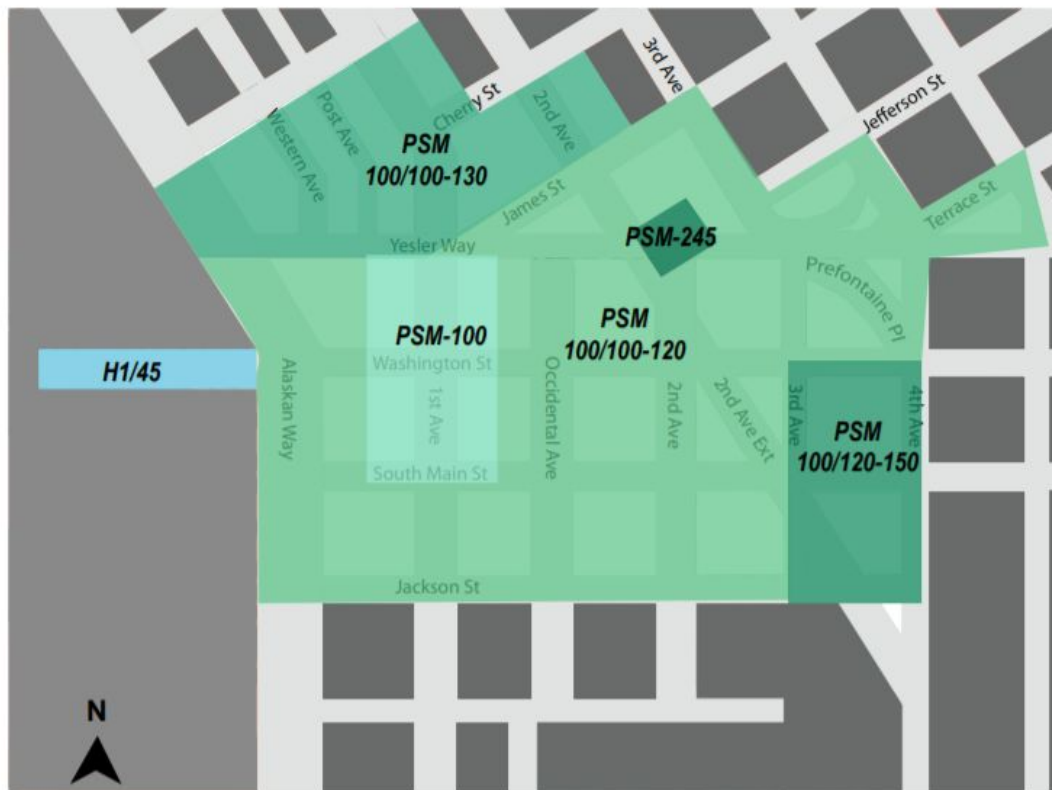
Pike-Pine Corridor Zoning

[Downtown Zoning](#)
[Manual](#)

	Downtown Mixed Commercial- 145
	Downtown Mixed Commercial- 240/290-440
	Downtown Retail Core- 85-170
	Downtown Office Core- 500/300-550
	Downtown Mixed Commercial- 340/290-440
	Neighborhood Commercial 3 Pedestrian- 95



Pioneer Square Zoning



- Downtown Harborfront 1/45
- Pioneer Square Mixed
100 Residential 100-130
- Pioneer Square Mixed
100 Residential 100-120
- Pioneer Square Mixed-100
- Pioneer Square Mixed-245
- Pioneer Square Mixed
100 Residential 100-150

A photograph of a city street corner on a rainy day. The foreground is a wet, cobblestone plaza with a red and grey brick pattern. In the background, there is a Nordstrom Rack store with large glass windows and a sign that says "NORDSTROM rack". To the left, a green street sign for "5th Ave" is visible, along with a "ONE WAY" sign pointing left. A yellow sign above the store entrance says "WE'RE OPEN". A person is walking across the plaza. The sky is overcast, and the wet pavement reflects the surrounding buildings and streetlights.

Asset Mapping

Comments

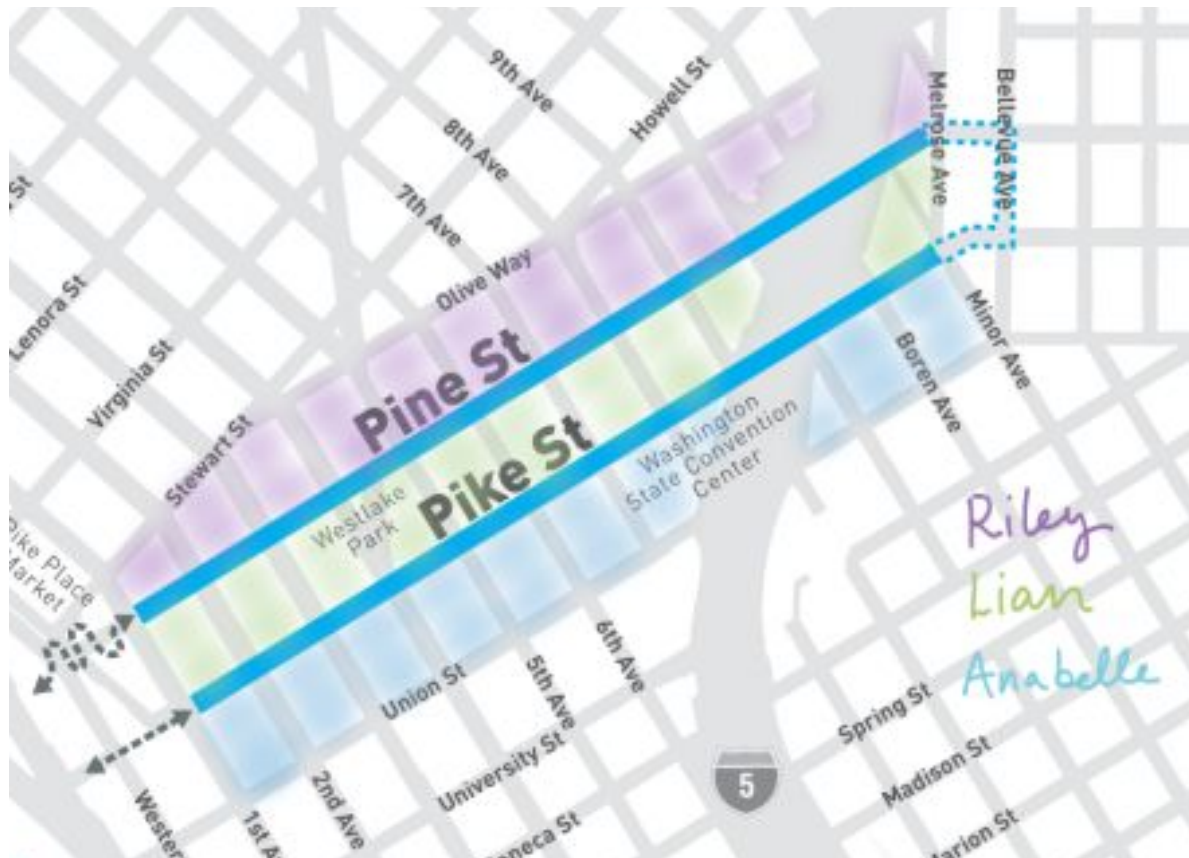
- All data gathered are based on King County Parcel Viewer, Google Maps, and Google Street View.
- Blocks might need to be revisited in-person for more up to date information.
- Full Occupancy asset mapping only completed for 1st Ave to 4th Ave of the Pike Pine Corridor. The remaining blocks only have the storefronts of Pine St and Pike St mapped.
- The current conditions of the storefronts in Pioneer Square need further research in order to get an accurate count of closed businesses.

Pike Pine Corridor
Asset Mapping files:

[Northside of Pine](#)

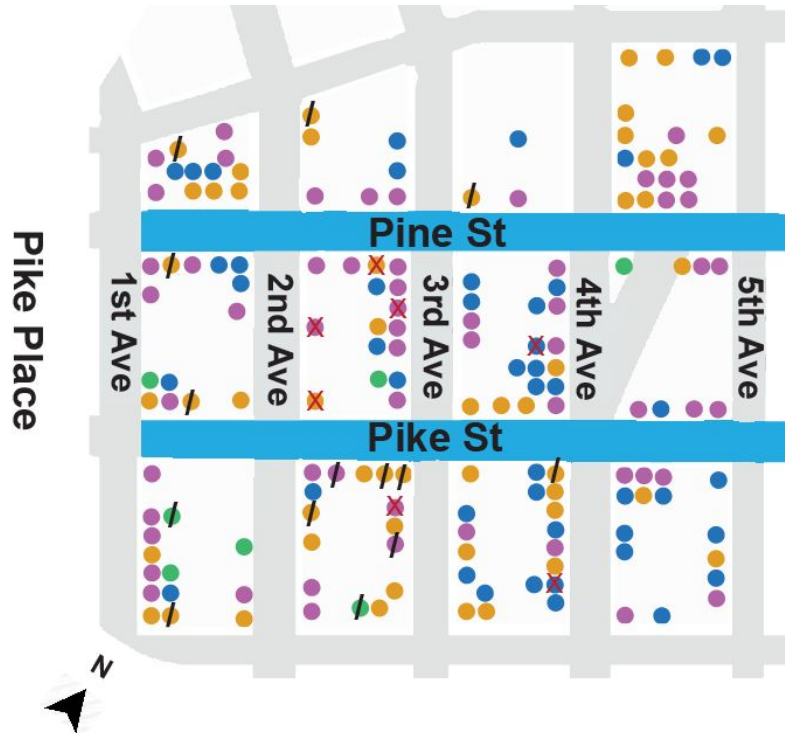
[Southside of Pine &
Northside of Pike](#)

[Southside of Pike](#)



Pike-Pine Corridor Asset Mapping: 1st Ave to 5th Ave

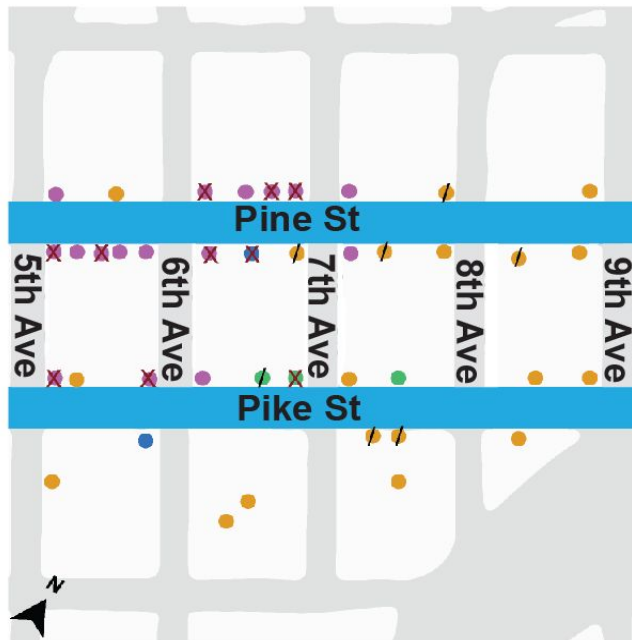
(January 2021)



Retail-	
Food/Drink-	
Medical/Professional-	
Recreation/Entertainment-	
Temporarily Closed-	
Permanently Closed-	

Pike-Pine Corridor Asset Mapping 5th Ave to 9th Ave

(January 2021)



Pike-Pine Corridor Asset Mapping: 9th Ave to Melrose Ave

(January 2021)



Retail-



Food/Drink-



Medical/Professional-



Recreation/Entertainment-



Temporarily Closed-



Permanently Closed-

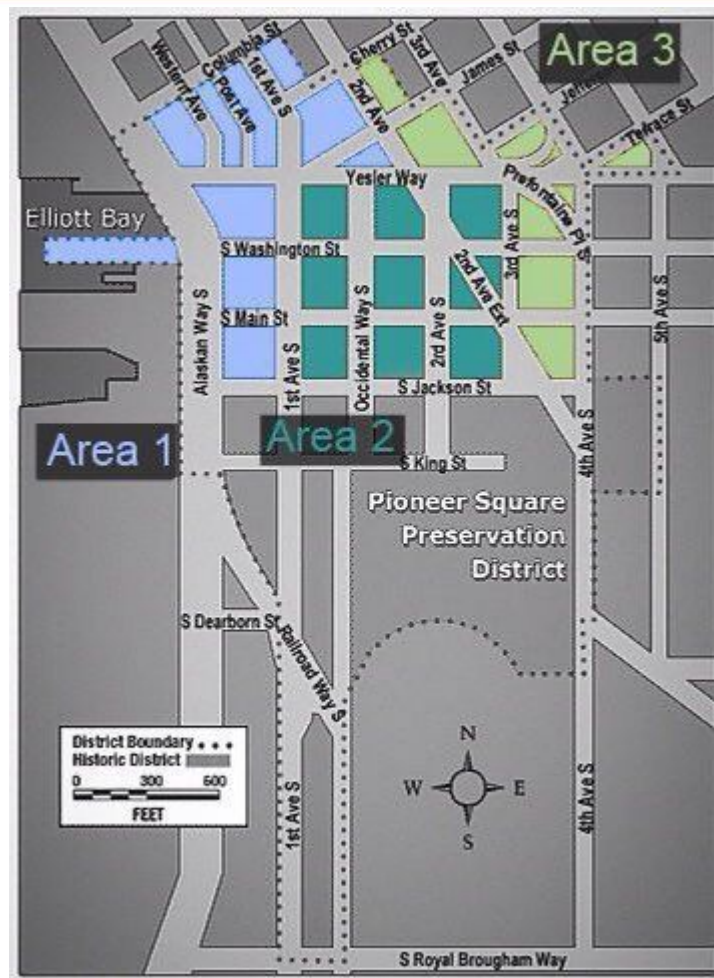


Pioneer Square
Asset Mapping Files:

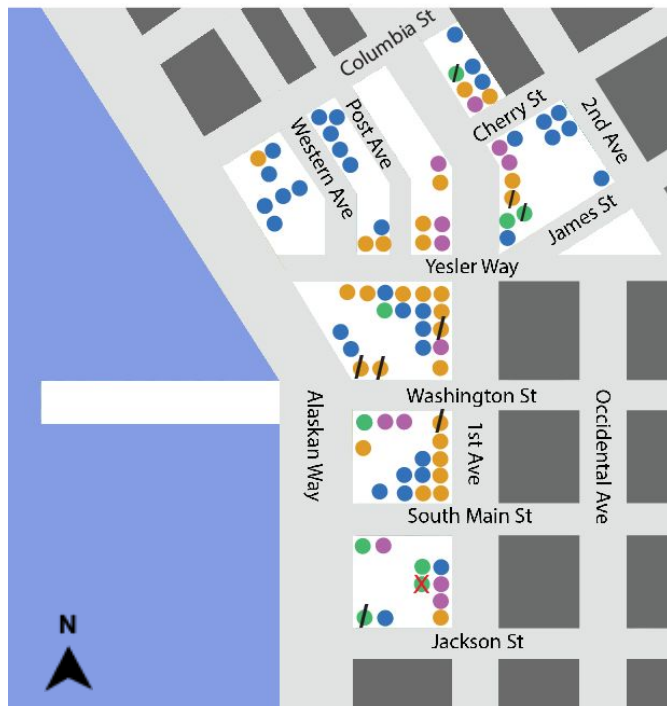
[Pioneer Square Area #1](#)

[Pioneer Square Area #2](#)

[Pioneer Square Area #3](#)



Pioneer Square Asset Mapping: Area #1 (February 2021)



Retail-



Food/Drink-



Medical/Professional-



Recreation/Entertainment-



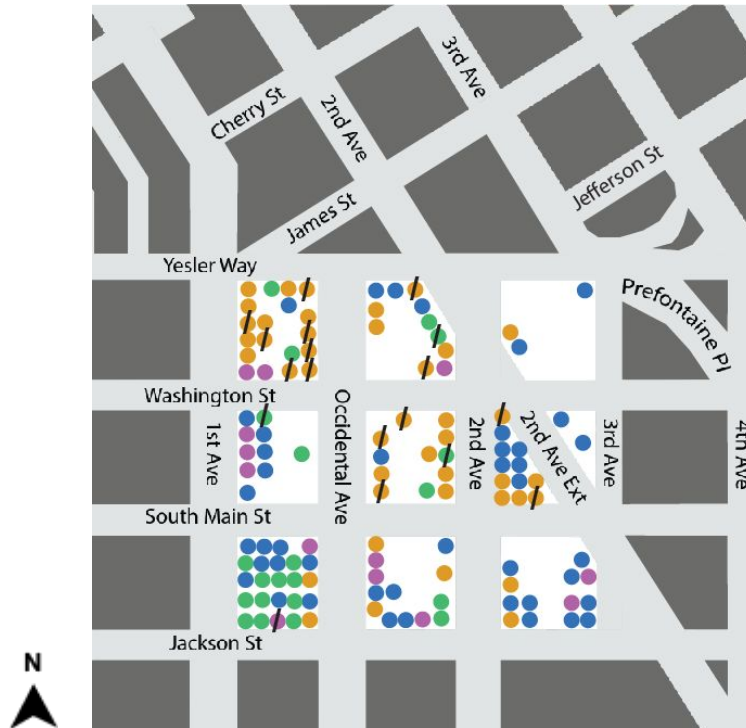
Temporarily Closed-



Permanently Closed-

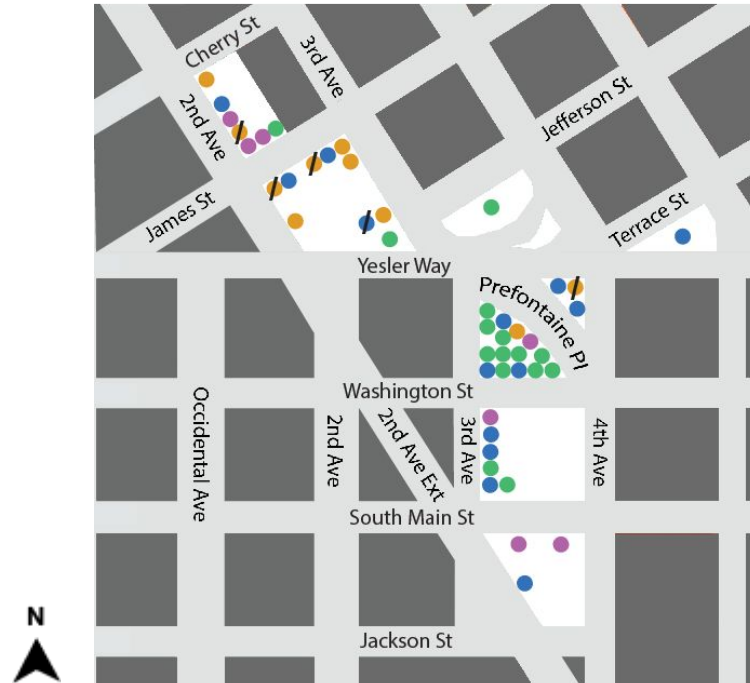


Pioneer Square Asset Mapping: Area #2 (February 2021)



Retail-	
Food/Drink-	
Medical/Professional-	
Recreation/Entertainment-	
Temporarily Closed-	
Permanently Closed-	

Pioneer Square Asset Mapping: Area #3 (February 2021)



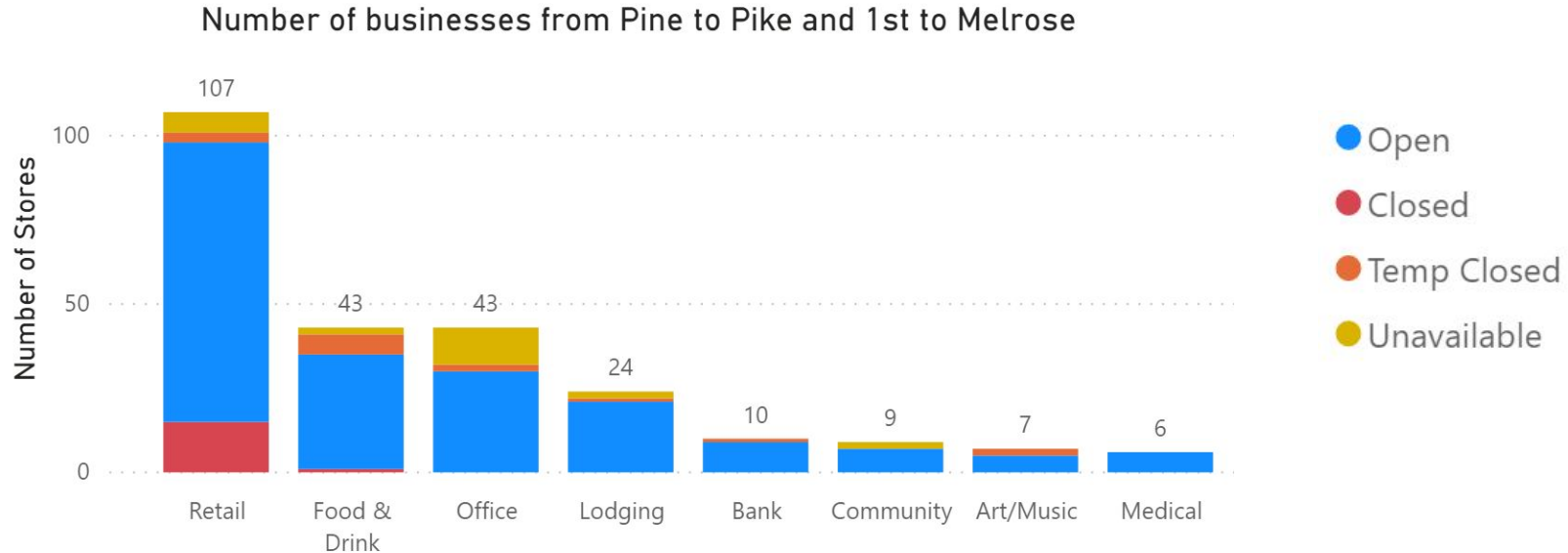
Retail-	
Food/Drink-	
Medical/Professional-	
Recreation/Entertainment-	
Temporarily Closed-	
Permanently Closed-	

A photograph of a city street scene. In the background is a large, ornate, light-colored building with classical architectural features like columns and decorative moldings. A dark awning covers the ground floor entrance. A red neon sign with the word "Cayana" is visible above the entrance. A silver sedan is parked on the street in front of the building. To the left, a dark blue car is partially visible. In the foreground, there's a sidewalk with a green-painted bike lane section. A black lamppost with two white globe lights stands on the sidewalk. A dark, ornate metal post is in the immediate foreground on the left. The text "Data Visualizations" is overlaid in a large, white, sans-serif font in the center of the image.

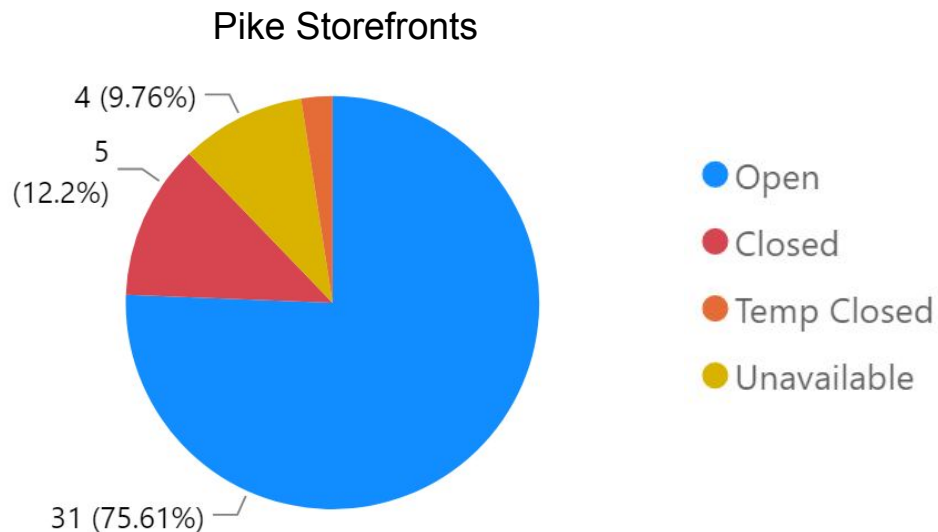
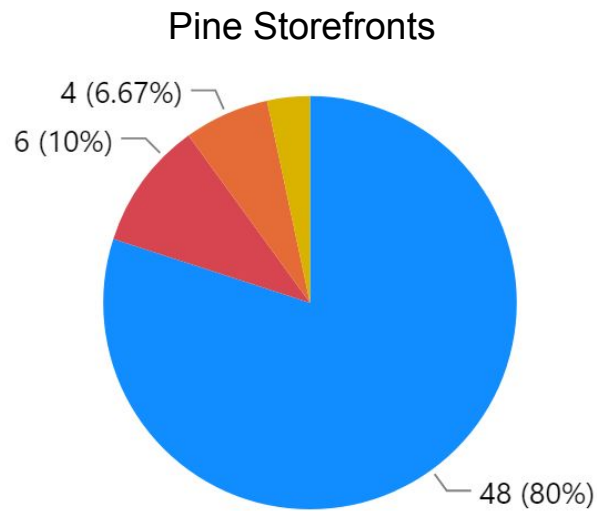
Data Visualizations

Pike-Pine Corridor: Sector Performance

- There is a higher percentage of permanently closed stores in the retail sector.
- There are more temporarily closed stores in the food & drink sectors.

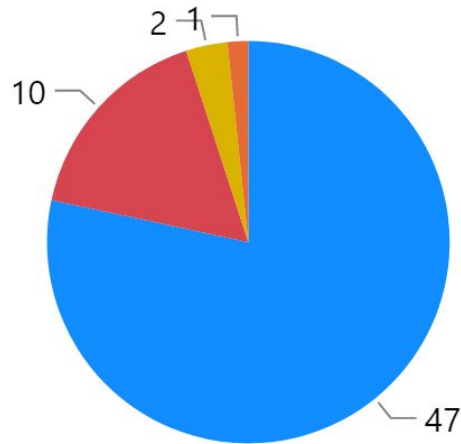


Pike Street vs Pine Street: Rate of Closure

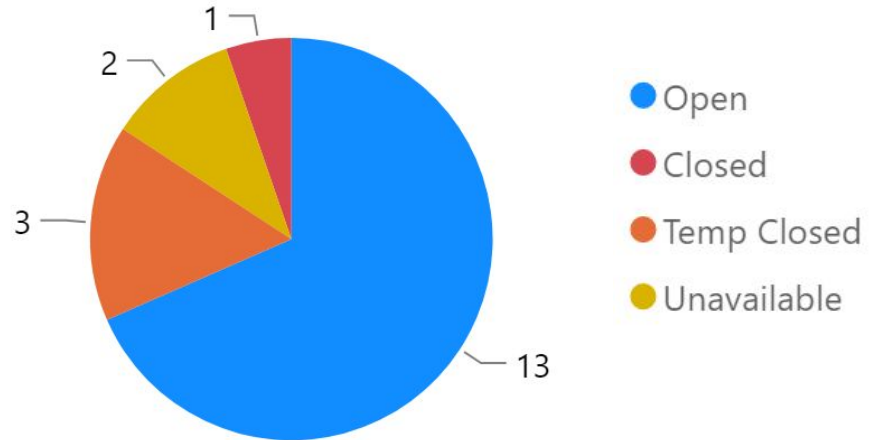


Pike-Pine Retail and Food/Drink Closures

Pike Pine Corridor - Retail Status



Pike Pine Corridor - Food & Drink Status

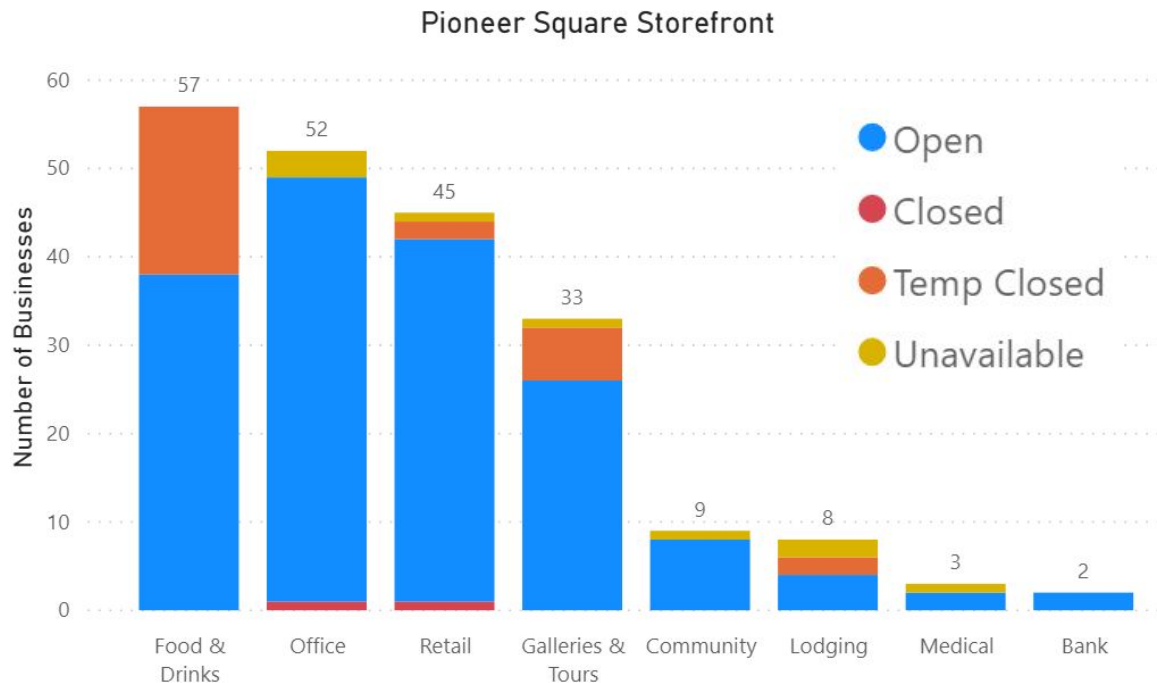


- Open
- Closed
- Temp Closed
- Unavailable

Pioneer Square: Sector Performance

Compared to Pike-Pine Corridor:

- Less retail
- More offices (companies and individuals, galleries)
- Homeless shelters
- Rehabilitation centers

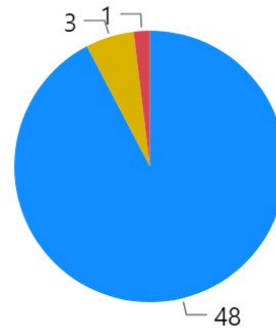


Pioneer Square: Sector Performance

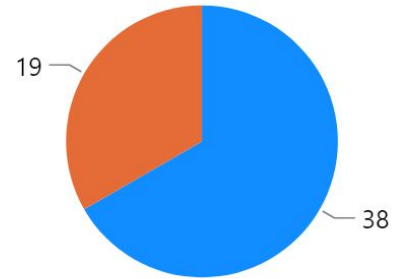
- Compared to Pine-Pike, there are more temporarily closed stores in general.
- 33% of the food & drink sector is temporarily closed.



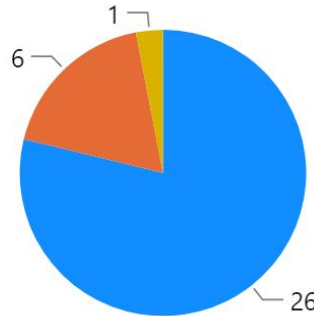
Pioneer Square - Office



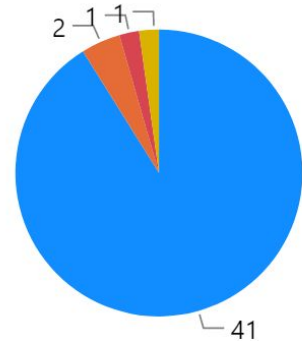
Pioneer Square - Food & Drink



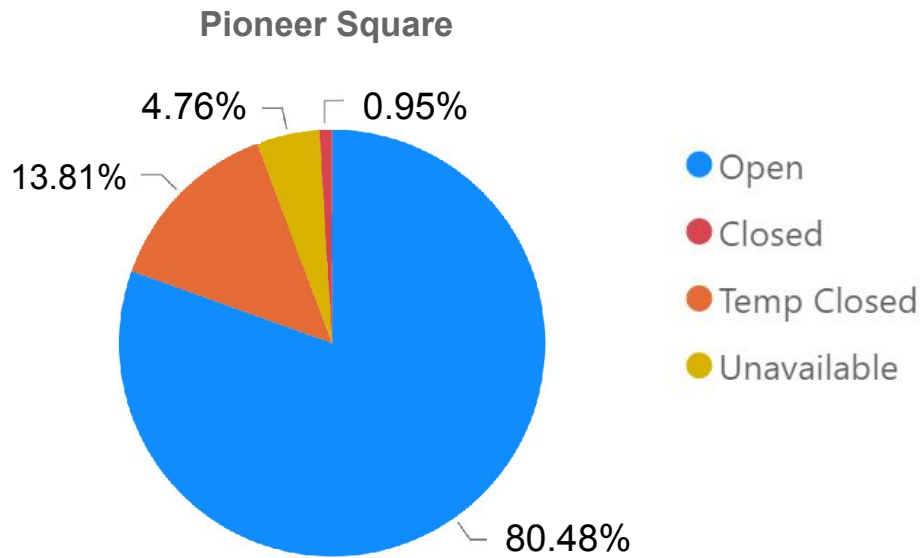
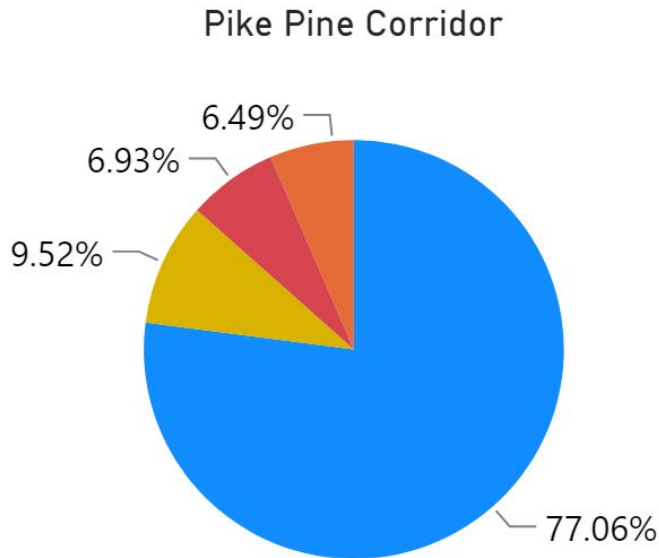
Pioneer Square - Galleries and Tours



Pioneer Square - Retail



Pike-Pine Corridor vs Pioneer Square: Closures



Pike Pine Corridor as of January 27, 2021
Pioneer Square as of February 5, 2021

Hard Rock Cafe

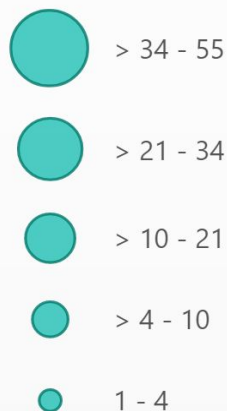
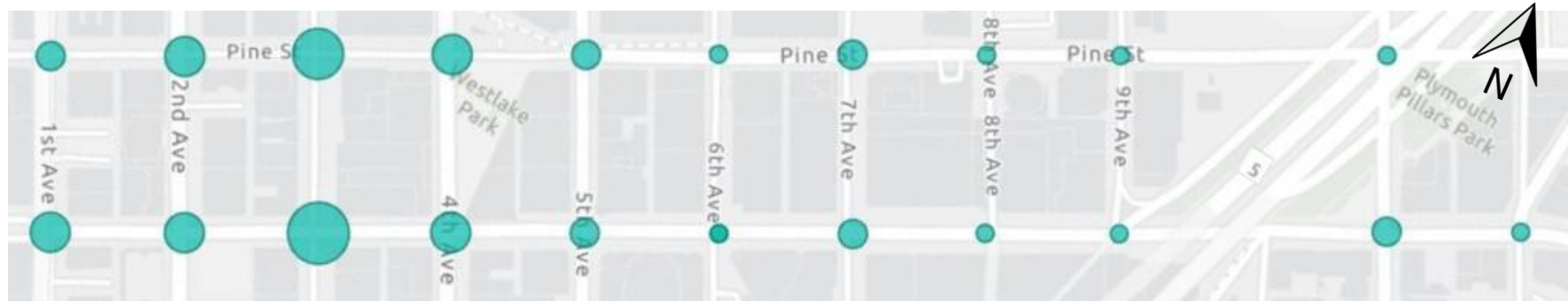
NOT DAPS GALL
Crime Data

SPD Crime Data Comments

- Formal reports: excludes informal and pending reports.
- Data: from January 1, 2020 to December 31, 2020 .

Retrieved from: <https://data.seattle.gov/Public-Safety/SPD-Crime-Data-2008-Present/tazs-3rd5>

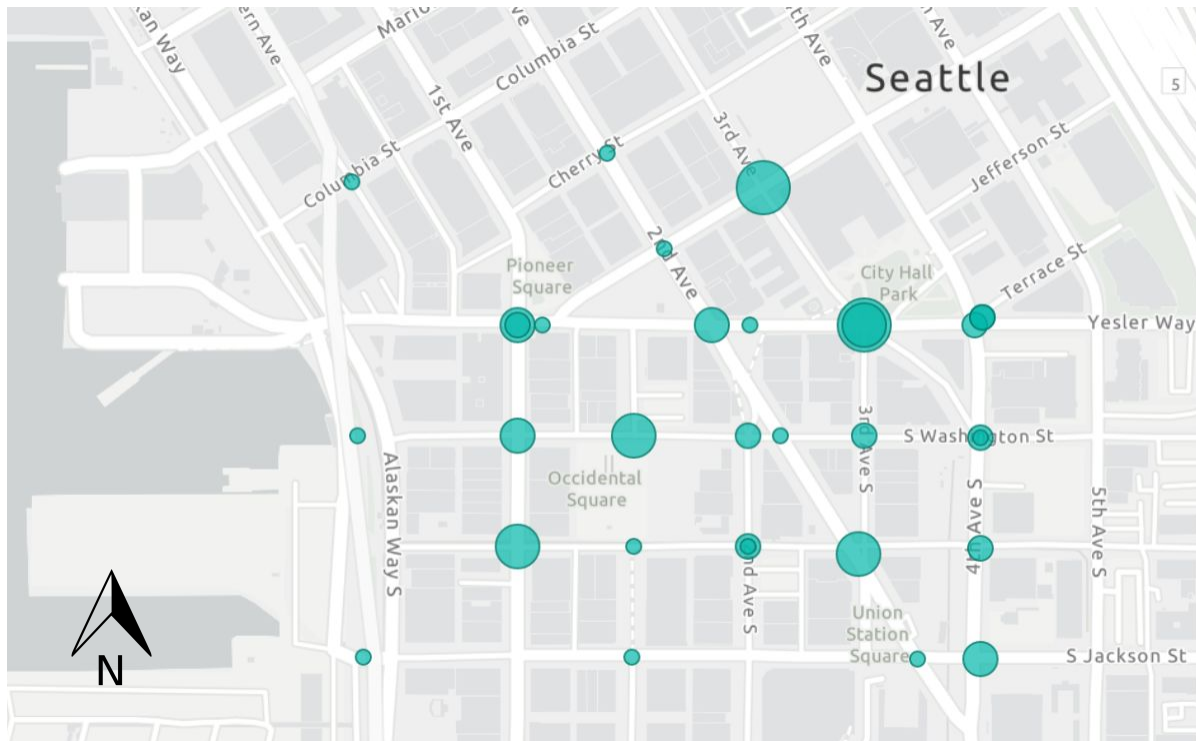
Pike Pine Corridor: Location of Criminal Incidents in 2020



Highest occurrence along 3rd Ave (Pine and Pike)
followed by 1st Ave & Pike St

The leading offenses are simple assault and theft
from motor vehicles

Pioneer Square: Location of Criminal Incidents in 2020



Highest occurrence on
3rd Ave & Yesler Way,
and 3rd Ave & James St

The leading offense are
simple assault and
aggravated assault

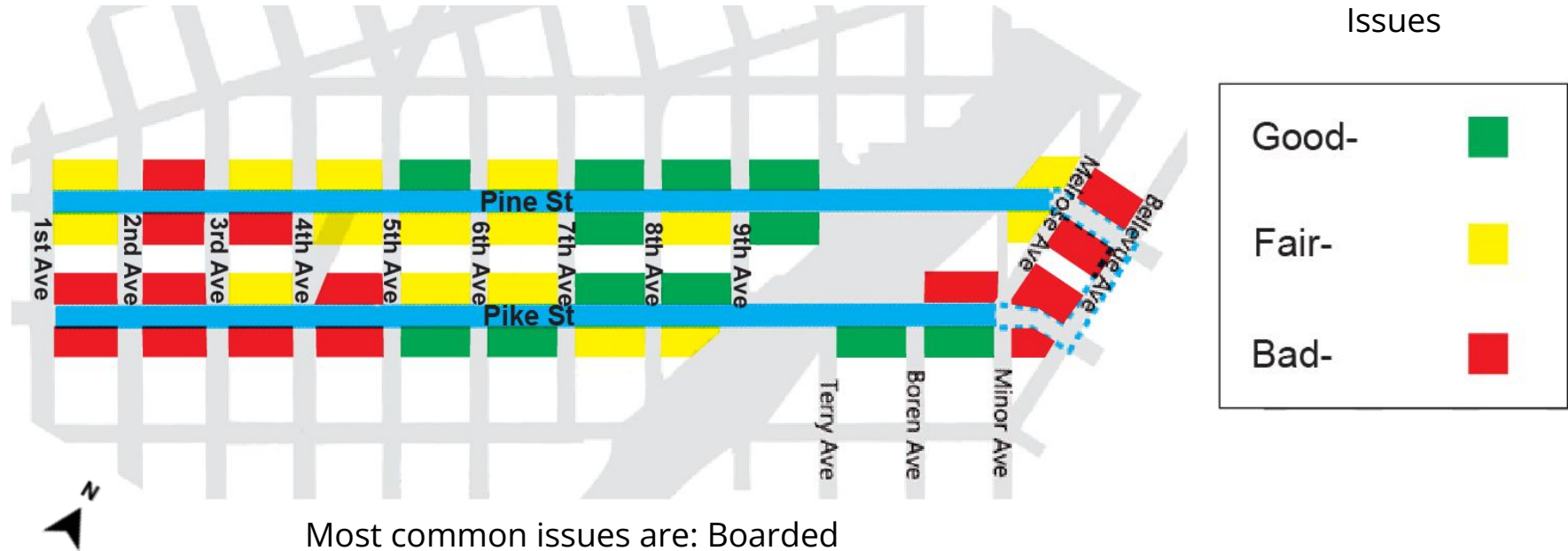




Block Conditions

Pike Pine Corridor Block Conditions

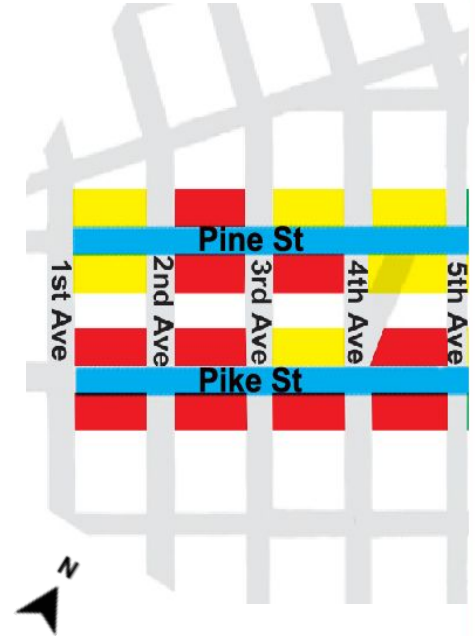
Good- No Issues
Fair- One Issue
Bad- Two or more
Issues



Most common issues are: Boarded Storefronts, Damaged Sidewalks, and Inappropriate use of public space.

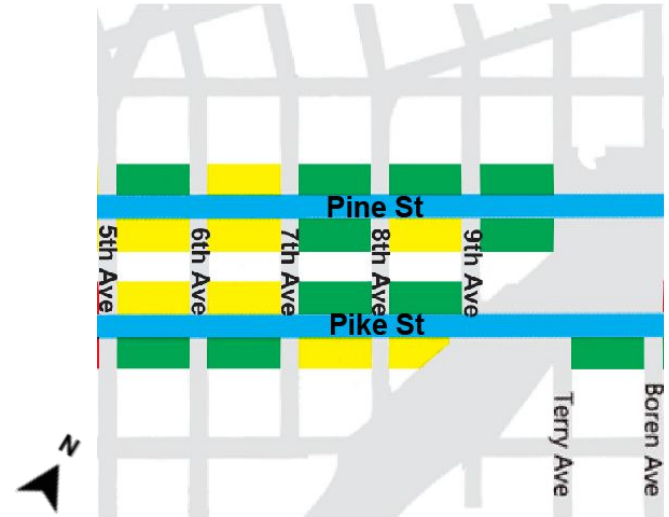
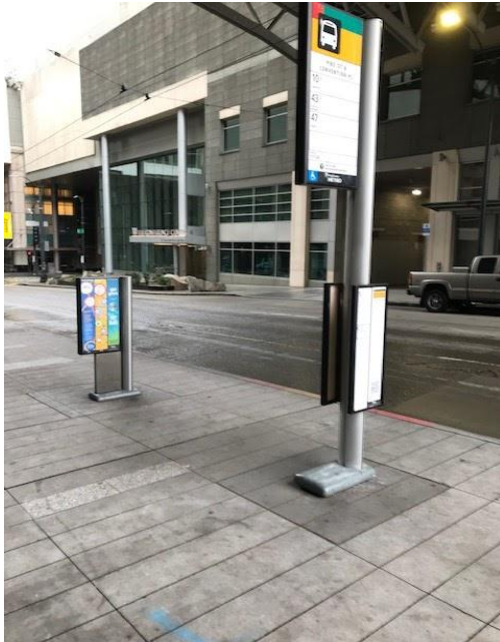
1st Ave to 5th Ave

- These blocks are in poor condition.
- The main issues with this area are
 - There is a high percentage of storefronts that are boarded.
 - There is a high amount of Inappropriate use of public space.
 - The area does not feel safe.
- These issues seem to be most concentrated South of Pike St.



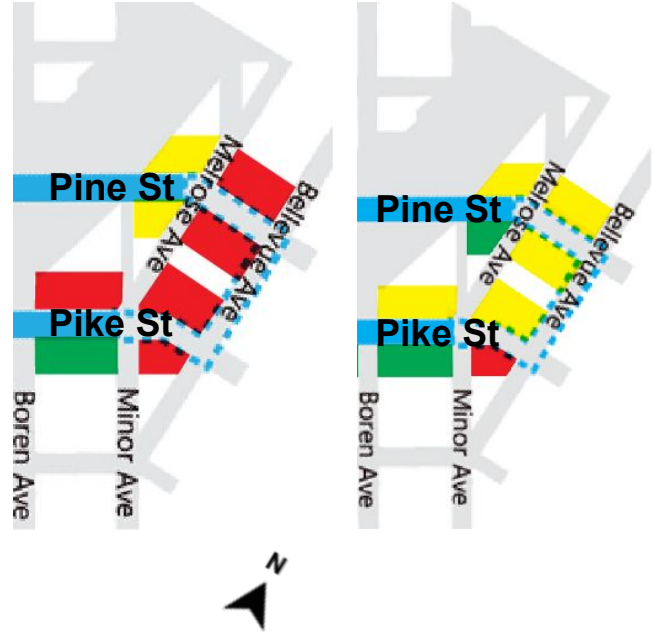
5th Ave to Boren Ave

- These blocks are in good condition.
- It seems the Convention Center is keeping the area clean.
- The only issue is there are a few storefronts that are boarded.



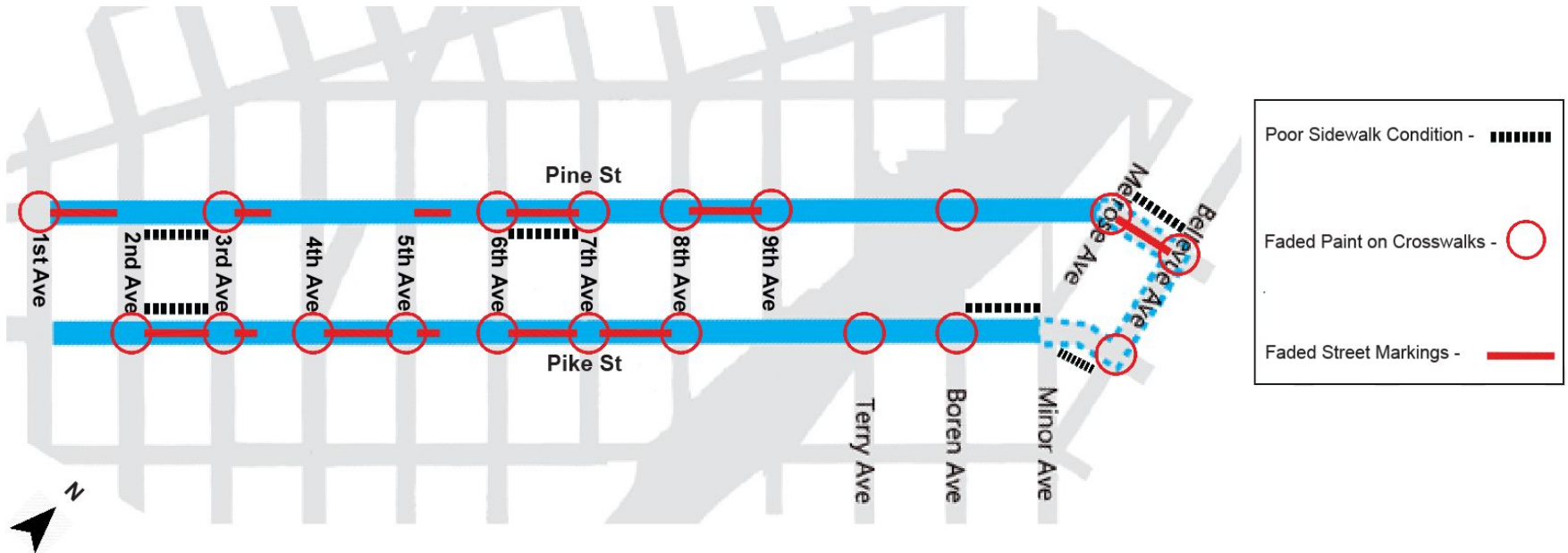
Boren Ave to Bellevue Ave

- These blocks are in fair/poor condition.
- The main issues with this area are:
 - The sidewalk is in poor condition.
 - There is some inappropriate use of public space.
 - There are a lot of posters on all of the light poles.
 - They are peeling off and it looks bad.
 - If this is not a pressing issue then use the right map.



Infrastructure Problem Locations

- Faded road markings
- Cracked/uneven sidewalks





Summary

General Observations

- Closed businesses
- Disrepair of the public right of way
- Public safety concerns
- Economic uncertainty
- General uncertainty
- Homelessness
- Infrastructure issues



A wide-angle photograph of the Seattle skyline at dusk. The city's skyscrapers are illuminated with warm lights, contrasting with the cool blue and purple tones of the twilight sky. In the foreground, the waterfront is filled with numerous sailboats and yachts moored at piers. The Great Wheel, a large Ferris wheel, is brightly lit and stands out against the sky. The water reflects the city lights and the colors of the sunset. The overall scene captures the vibrant energy of the city as day transitions into night.

Comparable Recovery Plans

Cities

- San Francisco
- Denver
- Salt Lake City
- Chicago
- Oakland
- Portland
- San Diego, Baltimore, and Milwaukee

Focus

- Providing more housing
- Supporting small businesses
- Improving energy efficient infrastructure
- Maximizing public investment and enriching local culture
- Cooperating with businesses and allowing “flex” streets
- Stabilizing local business and community conditions
- No recovery plan in place

Non U.S Cities

- Sydney, AUS
- Melbourne, AUS
- Fort McMurray, CDN
- Vancouver, CDN
- London, UK
- Manchester, UK

Focus

- Providing community and local business rebound
- Reviving the activity of the city and transforming spaces
- Creating and fixing spaces that will be used and enjoyed by residents
- Supporting the community and small businesses
- Improving infrastructure and overall city quality
- Improving digital infrastructure



What's Next?

Next Quarter To-Do List

- Expand and confirm on observations
- Further analyze of offices that are open but don't have in person employees
- Continue a block conditions analysis for Pioneer Square
- Visit the area at night, report observations of streets that need decorative and increased lighting
- Further research on possible zoning changes
- See the full list [here](#)



“While disasters capture headlines and national attention short-term, the work of recovery and rebuilding is long term.”

-Sylvia Mathews Burwell

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References

- King County Parcel Viewer
- Google Maps and Google Street View
- 1st draft of our recommendations: [here](#)
 - <https://www.seattletimes.com/opinion/7-must-dos-for-downtown-seattles-recovery/>
- Pictures:

(Some pictures were taken by the team while others are from the internet.)

- <https://panoramastreetline.de/yesler-way-pioneer-square-seattle-usa-P17147>
- <https://www.westend61.de/en/imageView/AAEF06398/panoramic-aerial-view-of-seattle-city-in-sunny-day-usa>
- https://depts.washington.edu/urbanuw/wordpress/wp-content/uploads/2020/10/Boarded-up_storefronts_on_Pine_Street_in_Seattle_during_COVID-19_pandemic-768x508.jpg
- <https://s.yimg.com/ny/api/res/1.2/SbqfivEPiPytZY29JBKWw--/YXBwaWQ9aGlnaGxhbmRlcjt3PTk2MDtoPTY0MA--/https://s.yimg.com/uu/api/res/1.2/6Zeqq5XkkvxGCy1PqmCOPw--~B/aD0zNjQ4O3c9NTQ3MjthcHBpZD15dGFjaHlvbg--/https://media.zenfs.com/en/sgap.org/773702848a17e190d63f4e931fe11cf1>
- <https://a.travel-assets.com/findyours-php/viewfinder/images/res70/170000/170831-Seattle.jpg>
- <https://urbanash.com/wp-content/uploads/2013/10/The20Nolo20Stadium20Place20Apartments-seattle20view.jpg>
- <https://beautifulwashington.com/images/seattle-emerald-film/pier-66-2.jpg>
- <https://www.seattletimes.com/nation-world/nation/boarded-up-windows-and-increased-security-retailers-brace-for-the-election/>