Reinventing Cities Seattle Meet-up Event

A global competition for zero-carbon & resilient projects

June 6, 2024

C40 CITIES Reinventing Cities

Washington State Department of Transportation



ARIA, Milan

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Adiam Emery
Deputy Mayor
City of Seattle

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City of Seattle

Downtown is → buzzing

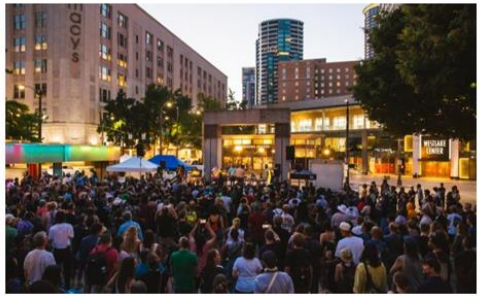
In summer of 2023 Mayor Bruce Harrell released the Downtown Activation Plan



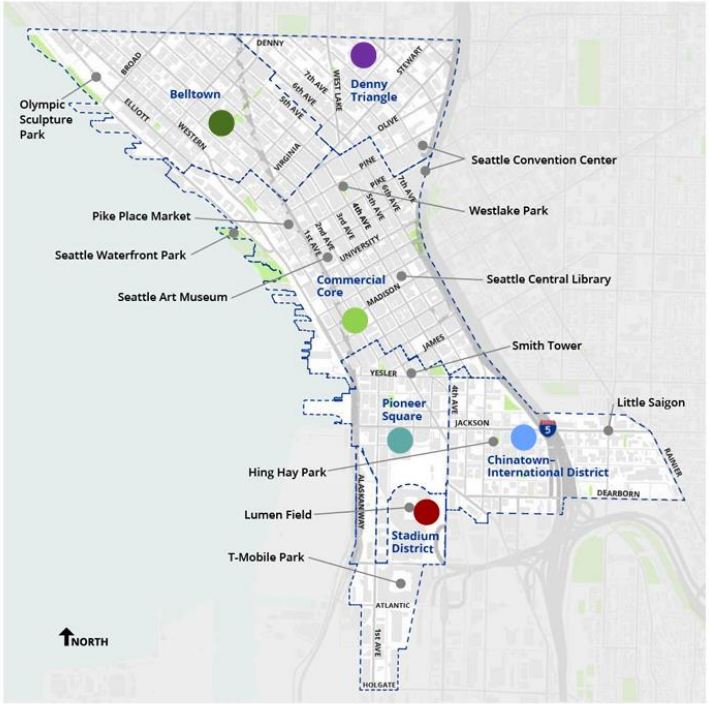
City of Seattle

Building the plan

- We created the Downtown Activation Plan through a collaborative process
  - 11 City of Seattle departments and agencies
  - Shared the draft plan with over 800 individuals
  - Met with over 60 partners
  - Surveyed more than 140 community members
  - 750+ respondents to public opinion research
  - 110 people in listening sessions
  - Seven consulting partners
  - Extensive research



Downtown Activation Plan zone



Downtown Activation Plan Zone

Downtown includes a rich collection of neighborhoods:

- Belltown
- Chinatown-International District
- Commercial Core
- Denny Triangle
- Pioneer Square
- Stadium District

The Downtown Activation Plan outlines seven bold goals to build a new future for Downtown Seattle



Make Downtown **safe** and welcoming



Transform Downtown into a lively **neighborhood** where more people can afford to live



Create a unique Downtown **retail** experience



Make Downtown a place where people want to **work** and that reflects the future of our economy



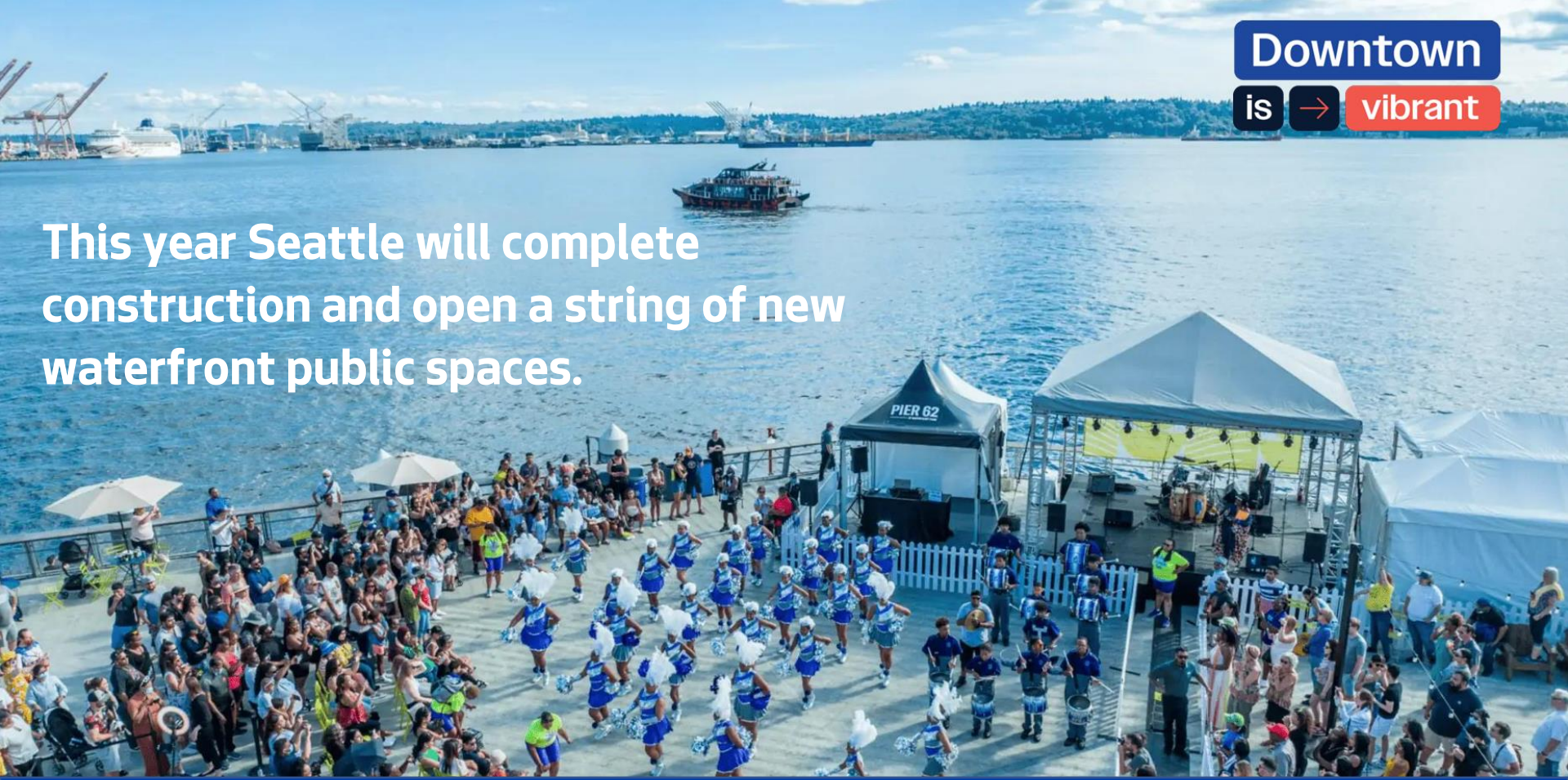
Celebrate Downtown Seattle's **arts, culture, sports, and entertainment**



Make Downtown **a top destination** for Seattleites and visitors year-round



Create a healthy, resilient, and **green** Downtown



Downtown is → vibrant

This year Seattle will complete construction and open a string of new waterfront public spaces.

City of Seattle



Seattle restored supports small local businesses and artists to fill vacant storefronts.

Vibrant public spaces





- City Hall Park shows what we can accomplish
- Pickleball for All and Youth Basketball tournaments
- Family-friendly activations

City of Seattle considerations for the WOSCA site

- Contributing to Downtown Recovery and Seattle's south waterfront
- Creation of a hub for maritime training, skills and innovation
- Creation of economic development opportunities in partnership with the Port of Seattle
- Capitalizing on event-related gathering and hospitality opportunities in the stadium district immediately adjacent
- Uses that will support neighborhood residents and the local business community



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Thank you.
Adiam.Emery@Seattle.gov
Downtown
is
you
downtownisyou.com

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Mike Gribner
Deputy Secretary
Washington State Department of Transportation

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David Miller
Managing Director of the C40 Centre for City Climate Policy and Economy &
Former Mayor of Toronto

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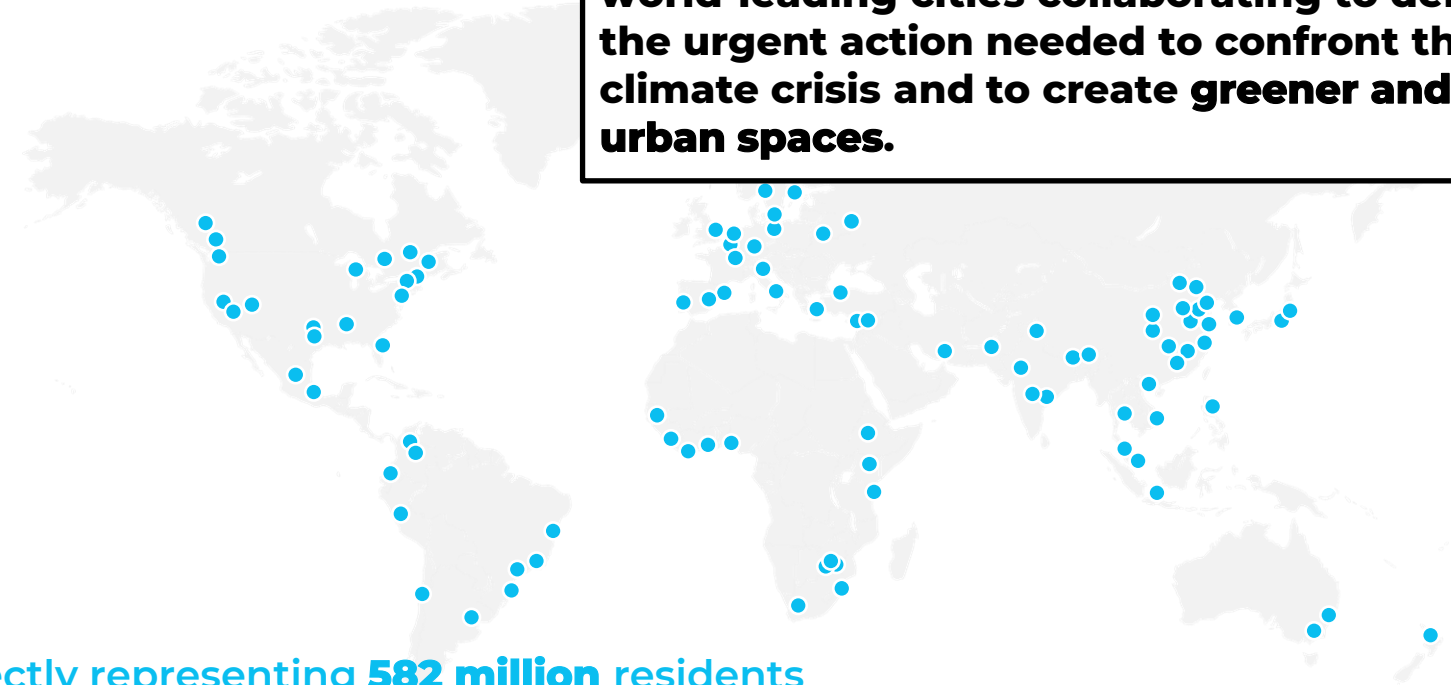
C40 Cities

C40 is a network of mayors of nearly 100 world-leading cities collaborating to deliver the urgent action needed to confront the climate crisis and to create greener and fairer urban spaces.



Directly representing **582 million** residents and **20% of the global economy**

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Why does urban planning and design matter for climate action?

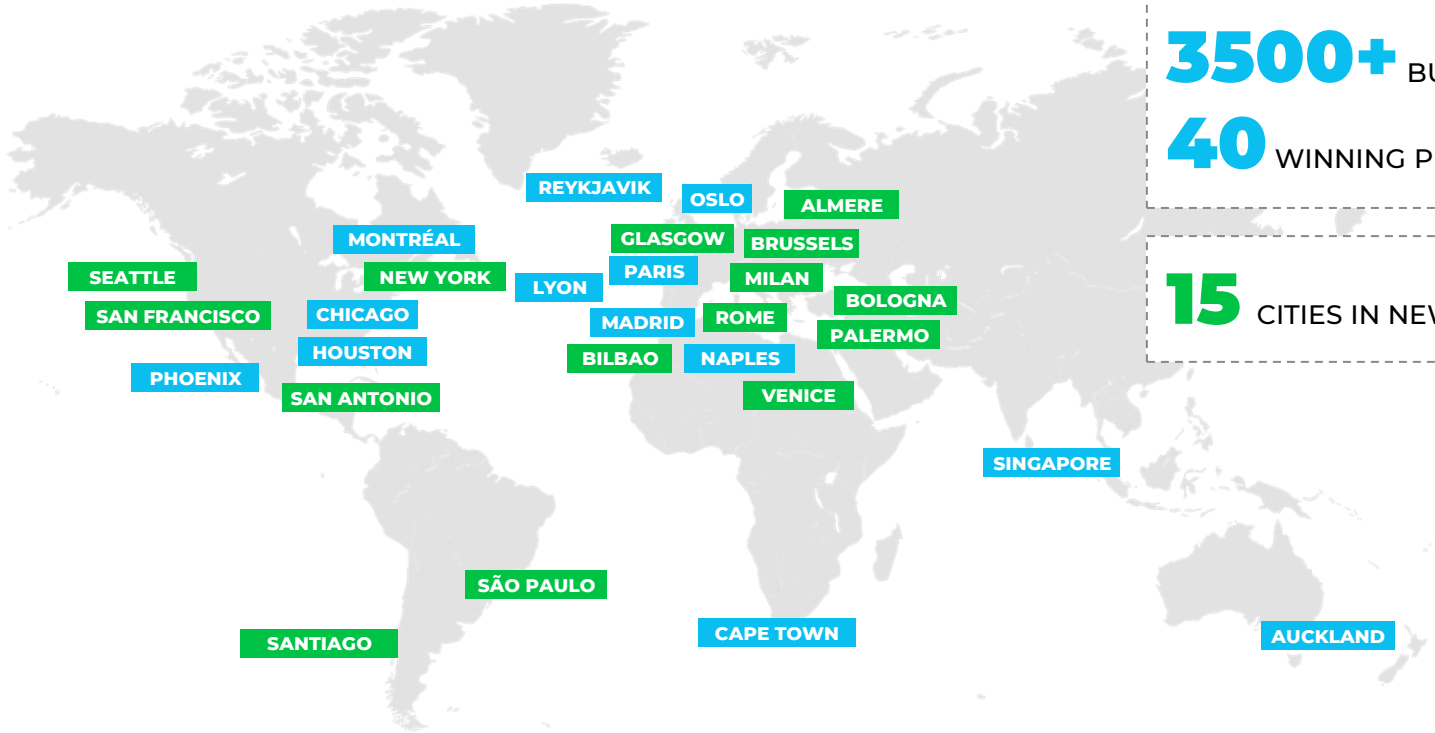


"Integrated spatial planning to achieve **compact and resource-efficient urban growth** through co-location of residences and jobs, mixed land use, and transit-oriented development could **reduce GHG emissions between 23-26% by 2050** compared to the business-as-usual scenario."

IPCC report, April 2022

- Global competition to stimulate sustainable development and **innovative solutions to environmental and urban challenges.**
- Create a space where **cities and private sector can collaborate** for zero-carbon urban regeneration.
- Invites creative professionals including **architects, developers and environmentalists** to transform underutilized urban sites into **sustainable & community-focused projects.**





28 CITIES ENGAGED

3500+ BUSINESSES

40 WINNING PROJECTS

15 CITIES IN NEW EDITION

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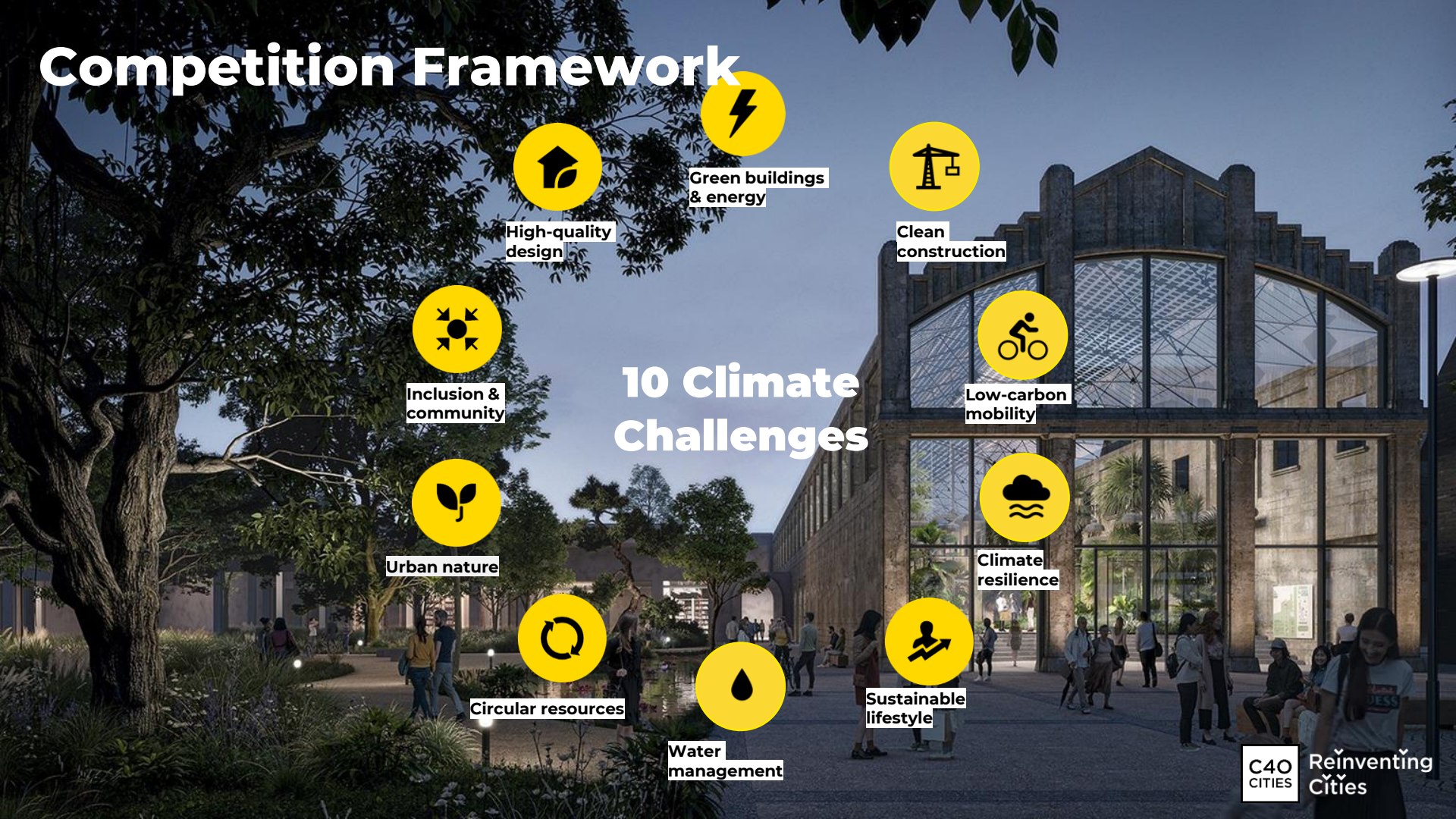
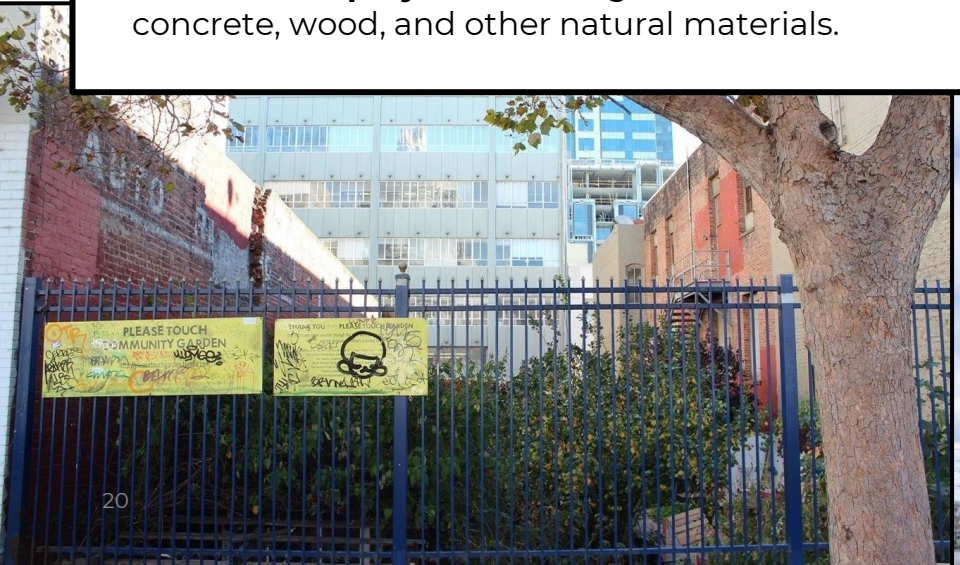
Competition Framework



The Kelsey Civic Centre
San Francisco

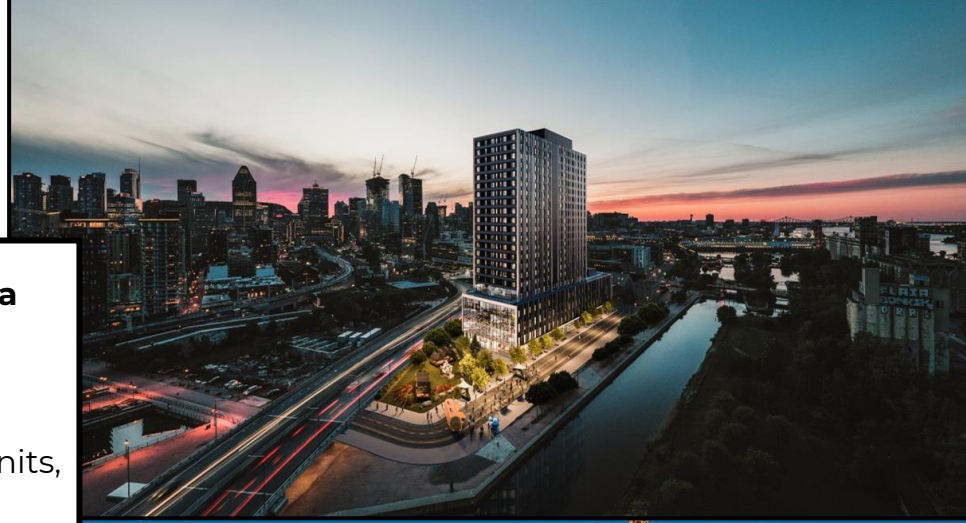


- The Kelsey Civic Centre transforms an underutilised site into an **all-electric, zero-carbon, disability-forward and 100% affordable housing project**.
- **112 homes and communal spaces** for San Franciscans of all abilities, incomes, and backgrounds.
- **Zero-carbon project** including the use of low carbon concrete, wood, and other natural materials.

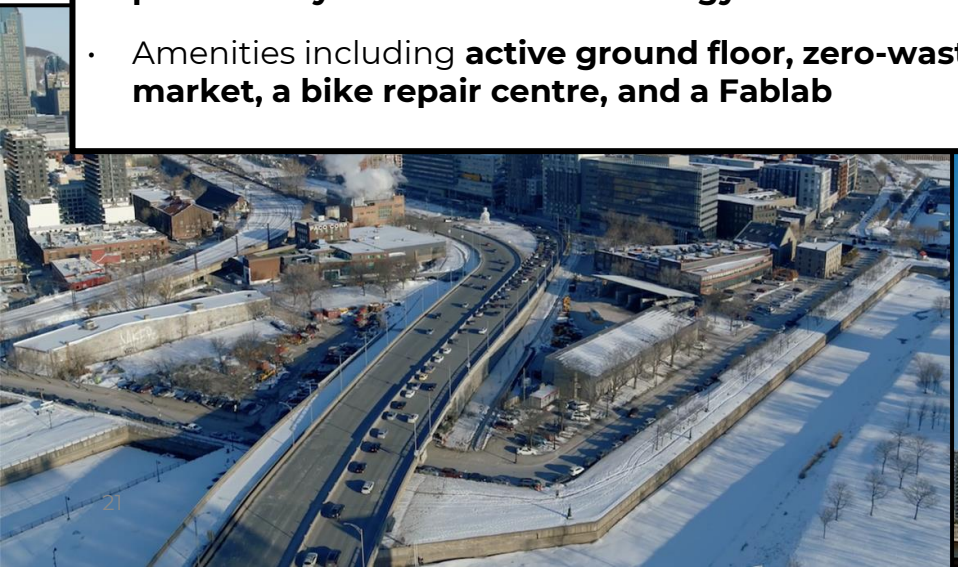




Haleco
Montréal



- Haleco transforms a satellite service yard to **create a new living and meeting place.**
- **LEED Platinum project.**
- 327 residential units with 40 community housing units, **powered by 100% renewable energy.**
- Amenities including **active ground floor, zero-waste market, a bike repair centre, and a Fablab**





Sunnyside Energy
Houston



- Sunnyside Energy transforms a former landfill into the **largest urban solar farm** in the US. 70 MW of solar panels will be installed over 224 acres.
- The project will generate electricity to **supply 12,000 homes** and will provide **power discounts for low-income residents**.
- **Urban farm & training center for biodiversity**, including aquaponics, bee keeping, bioremediation and native plants.







Campo Urbano, Rome

‘The Reinventing Cities competition has inspired exactly the inventive collaboration we need to combat the climate crisis .

It is more than an innovative competition - it is providing vital solutions to build the urban future we want.’

Mark Watts, C40 Executive Director

Contacts:

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Kris Abrudan
Communications Director at Washington State Department of Transportation

C40 CITIES Reinventing Cities



ARIA, Milan

How it works?



City / City partner propose **underused sites**, ready for redevelopment

C40 CITIES

C40 organises the **global call** for projects



Creative teams present their best **proposals** to redevelop the site

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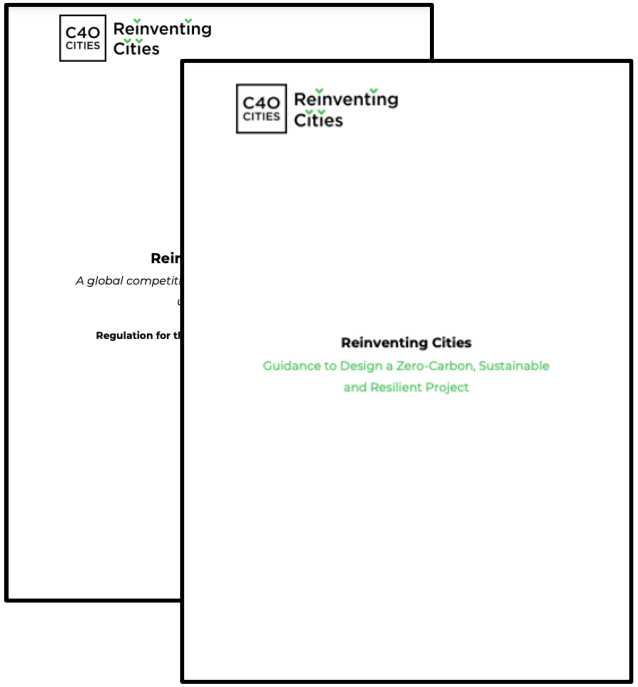
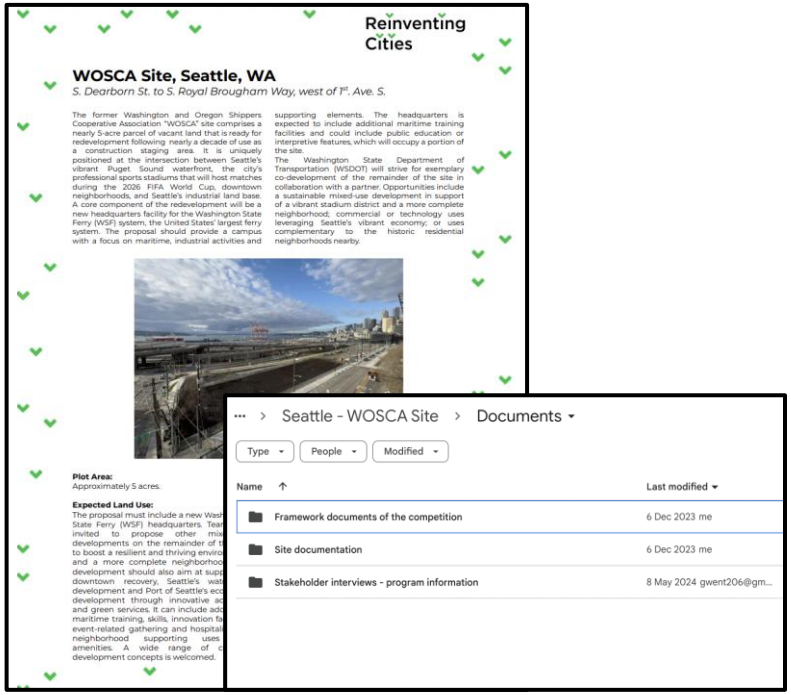
Competition Framework

Regulations & Guidance



State & City-specific Requirements



Competition Framework



WOSCA site history

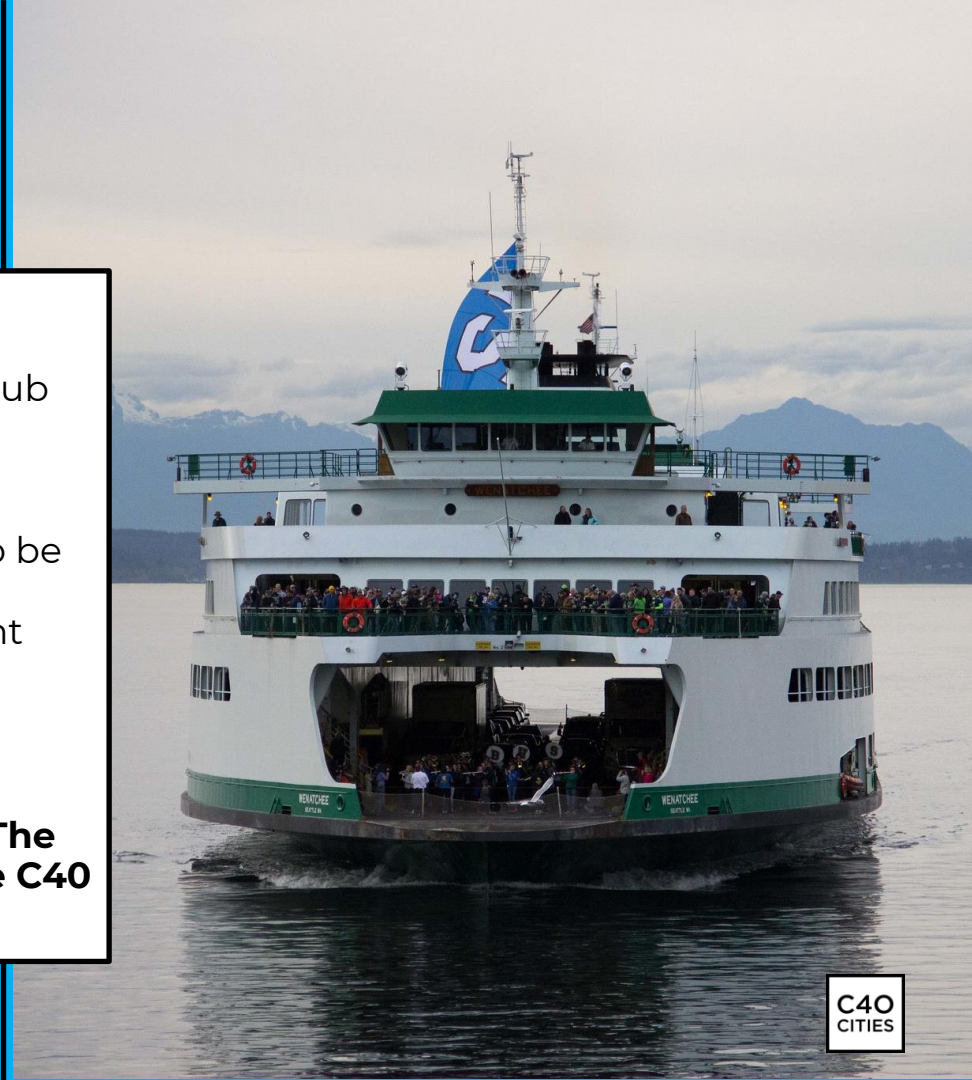
- **Washington and Oregon Shippers Cooperative Association** = WOSCA site indicative of its history
- **Size** - 5-acre parcel of vacant land
- **Ready for new life** after a decade of use as a construction staging area.
- **Uniquely positioned** - Puget Sound waterfront, the city's professional sports stadiums that will host matches during the 2026 FIFA World Cup, downtown neighborhoods, and Seattle's industrial land base.



Site use timeline

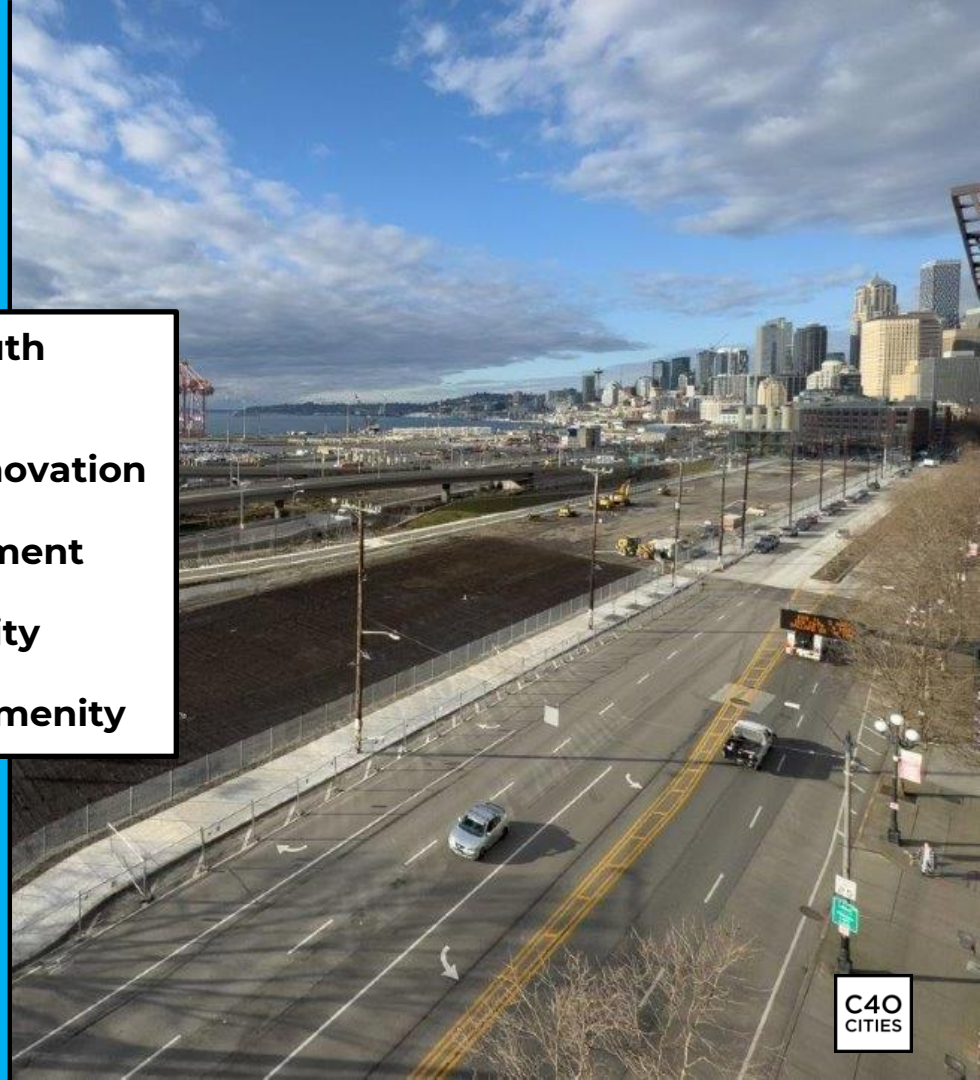
Short term, temporary use to support FIFA activities (summer 2026)
- Provide essential multimodal transportation hub to support World Cup crowds.
- Offers the public a preview of upcoming permanent redevelopment.
- Unlikely for construction of permanent uses to be complete by summer of 2026.
- This creates space for community engagement throughout the procurement process.

Long term - Construction of a permanent redevelopment to commence in 2027 or 2028. **The permanent redevelopment is the focus of the C40 Reinventing Cities competition.**



Site development priorities

- Downtown Recovery and Seattle's South Waterfront
- Other Maritime Training, Skills and Innovation
- Port of Seattle-led Economic Development
- Event-Related Gathering and Hospitality
- Neighborhood Supporting Uses and Amenity

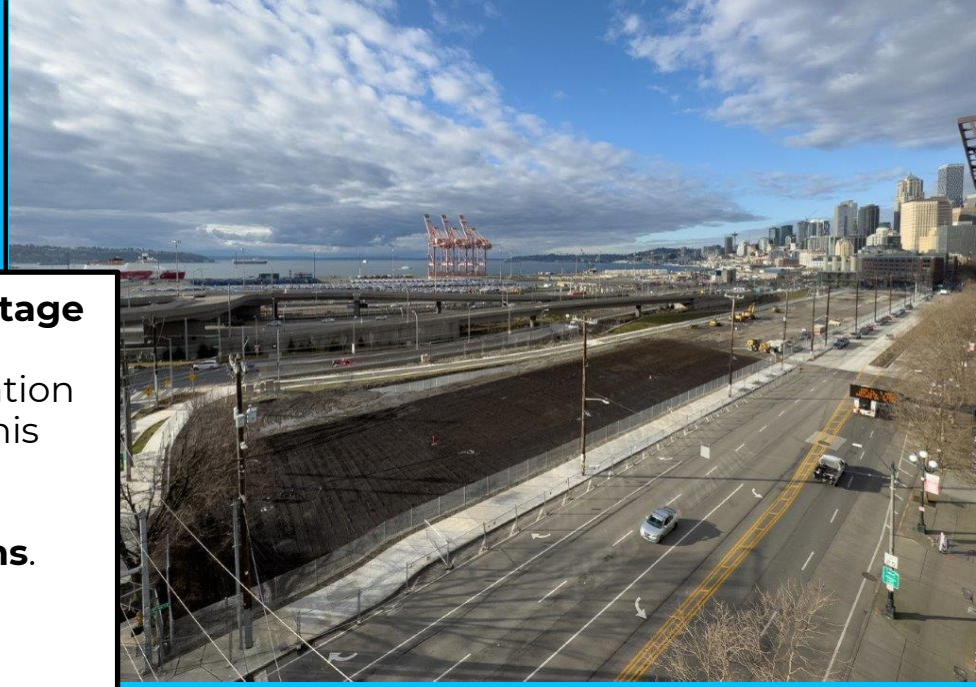


Shared city & WSDOT priorities

- Responsiveness to the **City's maritime heritage** and support for **equitable employment opportunities** in the maritime sectors. Location of the WSF headquarters is an element of this priority.

- Existing **City and State climate action plans**. Consideration of low or no-carbon energy profiles, and innovative building materials including mass timber.

- **Downtown and neighborhood revitalization**.



Participating teams

Reinventing Cities aims to encourage **new types of collaboration** between development teams to create innovative projects.

- **Multidisciplinary teams including architects, planners, environmental experts, community groups, developers, start-ups etc.**
- **Include at least an architect/ planner & environmental expert**
- **Have financial capacity to implement the project** *(not required in phase 1)*



Three-phase competition

Phase 1 — Request for Information → Evaluation of interest received in RFI

Phase 2 — Request for Qualifications* → Selection of 3 to 5 finalist teams

*WSDOT cannot legally pre-select participants for Phase 3 Request for Proposals without first completing an RFQ

Phase 3 — Request for Proposals → Selection of 1 winning team

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Request for Information (RFI) requirements

The RFI ***'Expression of Interest'*** submission must include:

1. **Team form regarding the team representative, team members and past experience**

2. **Presentation of the Project describing general approach, proposed land uses, strategy to minimize carbon emissions, approach to consulting stakeholders**

3. **Illustration board that includes basic sketches, schemes, diagrams, tables to present concept and how the project integrates in its urban and natural surroundings**

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How will the projects be evaluated?

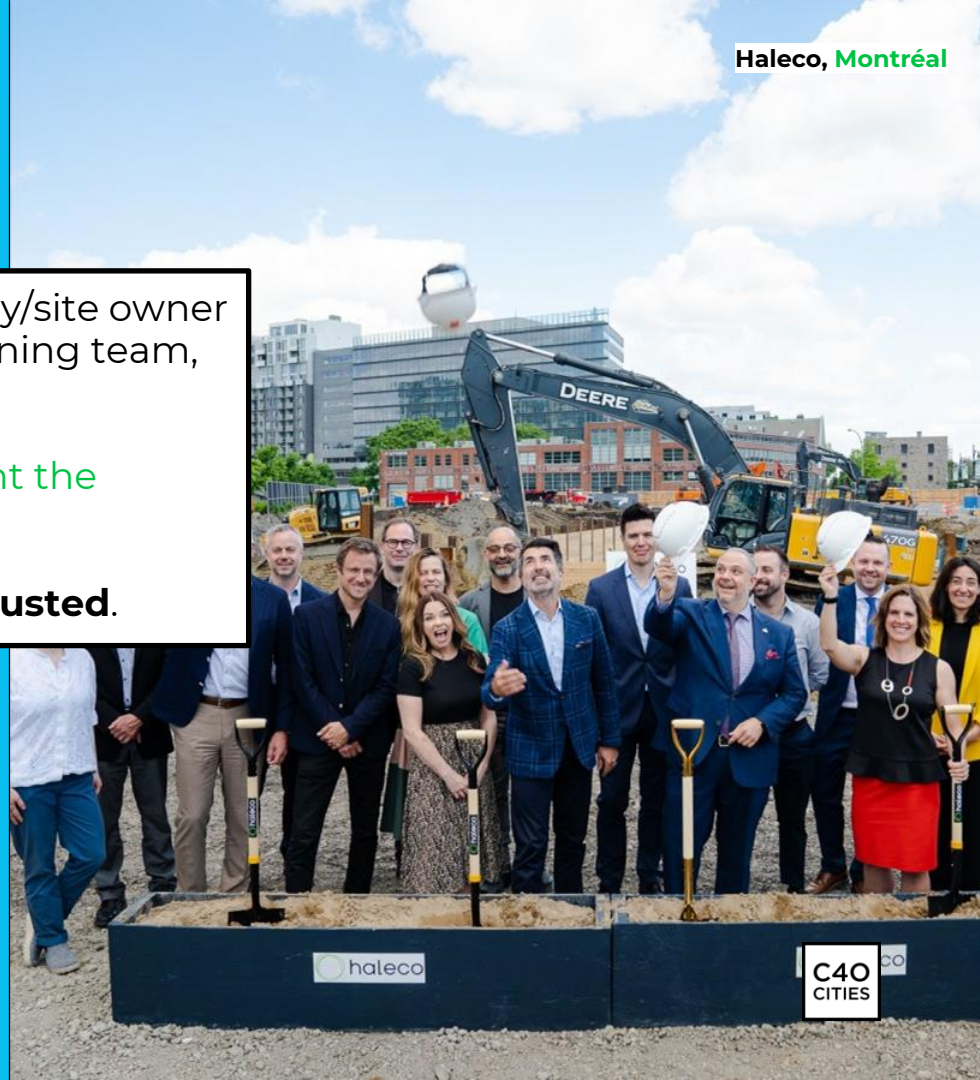
- Relevance of the project to the **specifics of the site**
- **Strategy to minimize carbon emissions** & proposed solutions to address the 10 Climate Challenges
- **Suitability of the team** to successfully implement the proposal
- Soundness of the **business model** and the relevance of the **legal and financial agreement** ***(Phase 2)***



The Kelsey Civic Center,
San Francisco

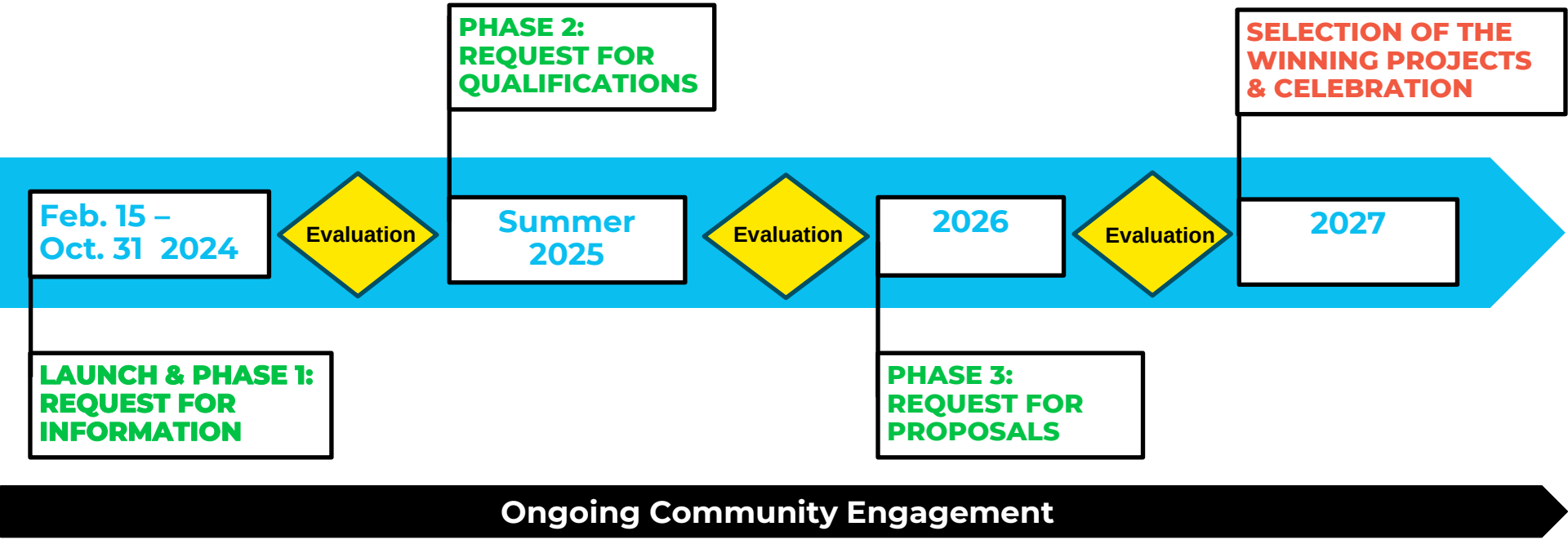
Implementation of projects

- After the competition process, each city/site owner **finalizes the agreement** with the winning team, in line with local laws and regulations.
- The **winning team** will then implement the project.
- The implementation model can be **adjusted**.

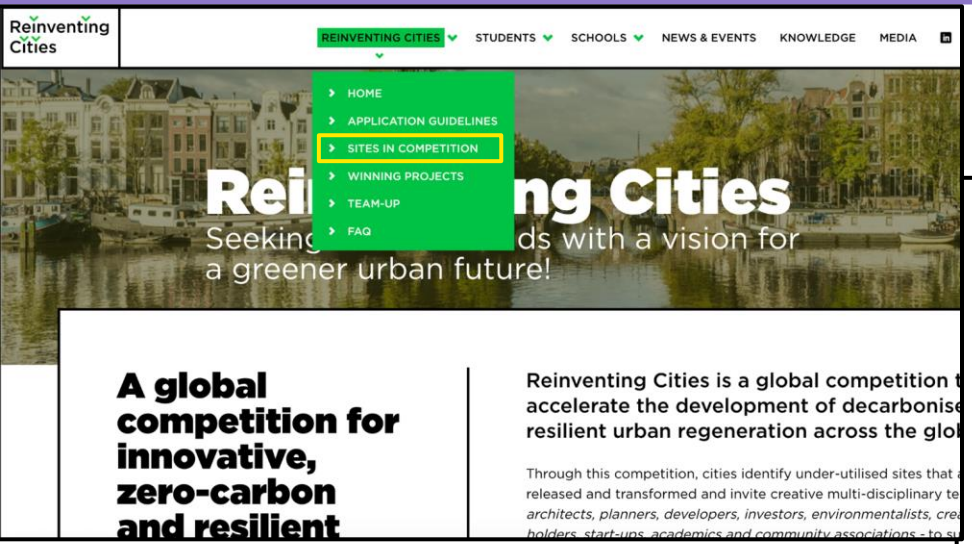


Haleco, Montréal

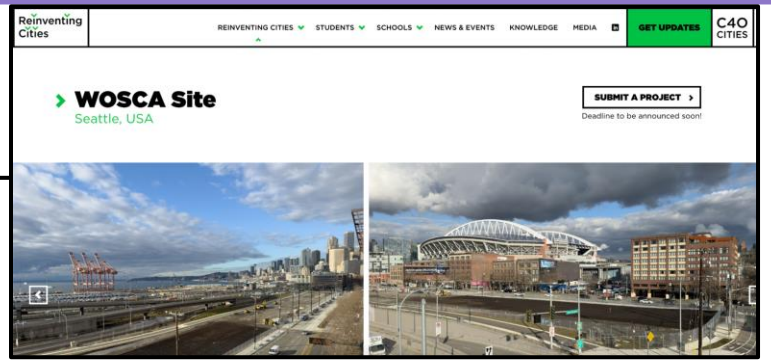
Provisional Timeline



How can I apply?



c40reinventingcities.org/en/professionals/



Documentation

[EN] REINVENTING CITIES_REGULATIONS (EXPRESSION OF INTEREST)

[EN] GUIDANCE TO DESIGN A ZERO CARBON, SUSTAINABLE AND RESILIENT PROJECT

SITE REQUIREMENTS_WOSCA SITE_SEATTLE

Dataroom Access

Download specific documents for this site

OPEN DATAROOM

Questions?

If you have a question or would like more details on the Reinventing Cities competition, please use the form below. You will receive a response via email.

First name *

Last name *

E-mail *

Company

Message *

I agree to receive updates about the Reinventing Cities program and that my information may be used in accordance with C40's Privacy policy You can withdraw this consent at any time.



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