



Andrea Gaffney

BARCH, Cornell University

MLA/MCP Urban Design, University of California Berkeley

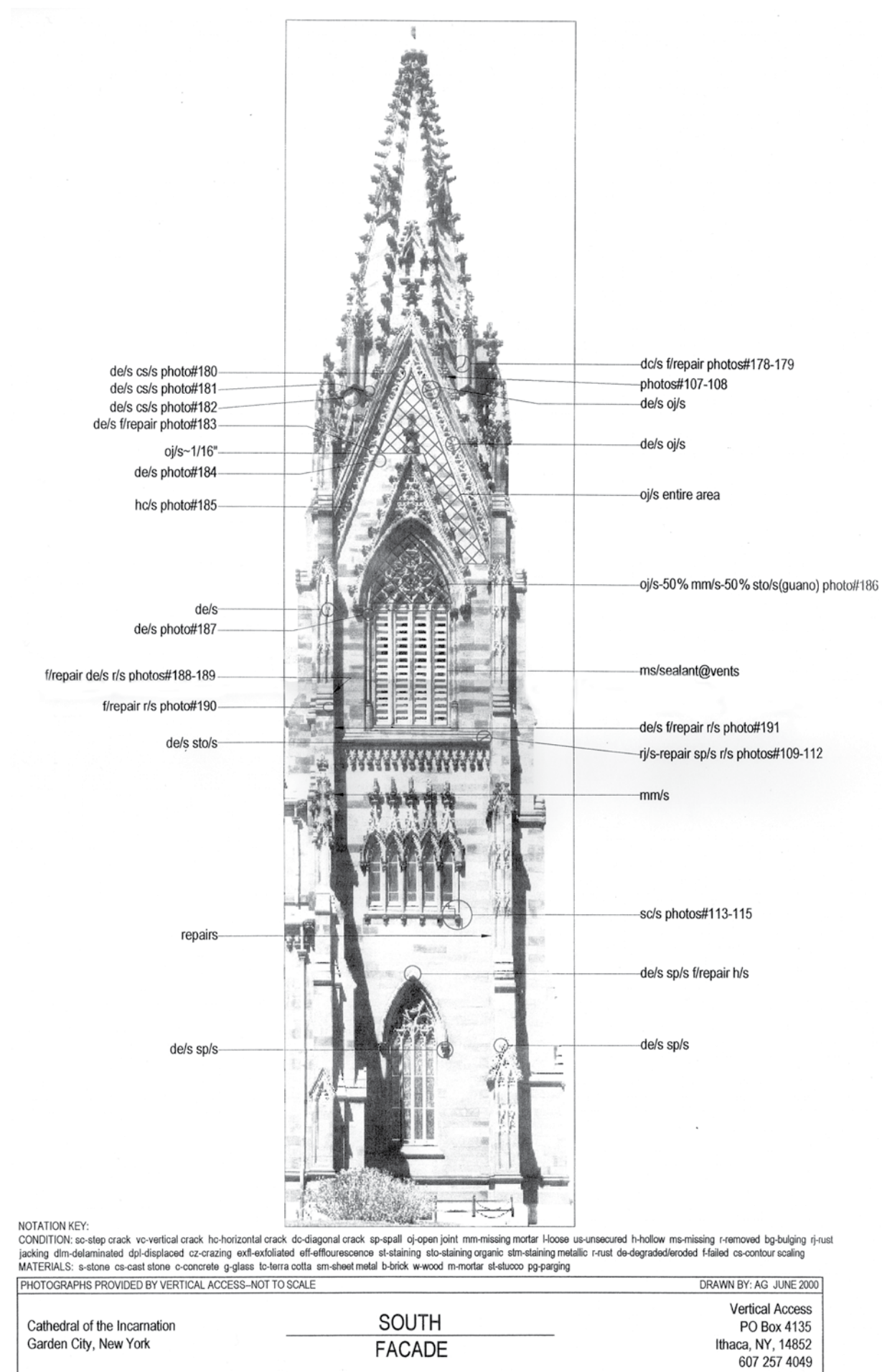
RA (MA #20422), LEED AP

Building Façade Inspector  
Vertical Access 1999-2000

I conducted façade inspections, rigged safety equipment, implemented minor repairs, prepared presentation reports, and worked with desktop photogrammetry to create base drawings, and spent time hanging around in some pretty spectacular places!



Chrysler Building standing seam water leakage testing  
Andrea Gaffney BUILDINGS / PROFESSIONAL



Yale graduate dormitory inspection

The Plan of Nashville: Avenues to a Great City  
Nashville Civic Design Center 2002-2004  
www.planofnashville.com



Existing conditions road system diagram

Vision plan road system diagram



Images and community member sketches from public meetings

As an urban designer at NCDC, I led the community based design effort to craft the vision plan for downtown Nashville. I produced graphics, led design workshops, and wrote publications for the PoN.

The Plan of Nashville is a community-based design initiative striving to create a vision plan for downtown Nashville and its surrounding neighborhoods. Since 1950 more than ninety plans have been proposed for various parts of Nashville; this is the first effort to consider the central city in its entirety. Conceptually based on the Commercial Club's 1909 Plan of Chicago, the Plan of Nashville publication will set forth a vision plan and statement with community goals and design principles which will serve as a litmus test for current and future development. The Nashville Civic Design Center seeks to perpetuate community participation in the design process through continued public awareness and understanding of the surrounding environment by documenting the vision plan and its process, and making it available to everyone in the form of a book; date of publication: January 2005. NCDC continues to lead the community through the LIVING THE PLAN initiative, which has pushed forward several major ideas from the Plan into the strategic planning arena.

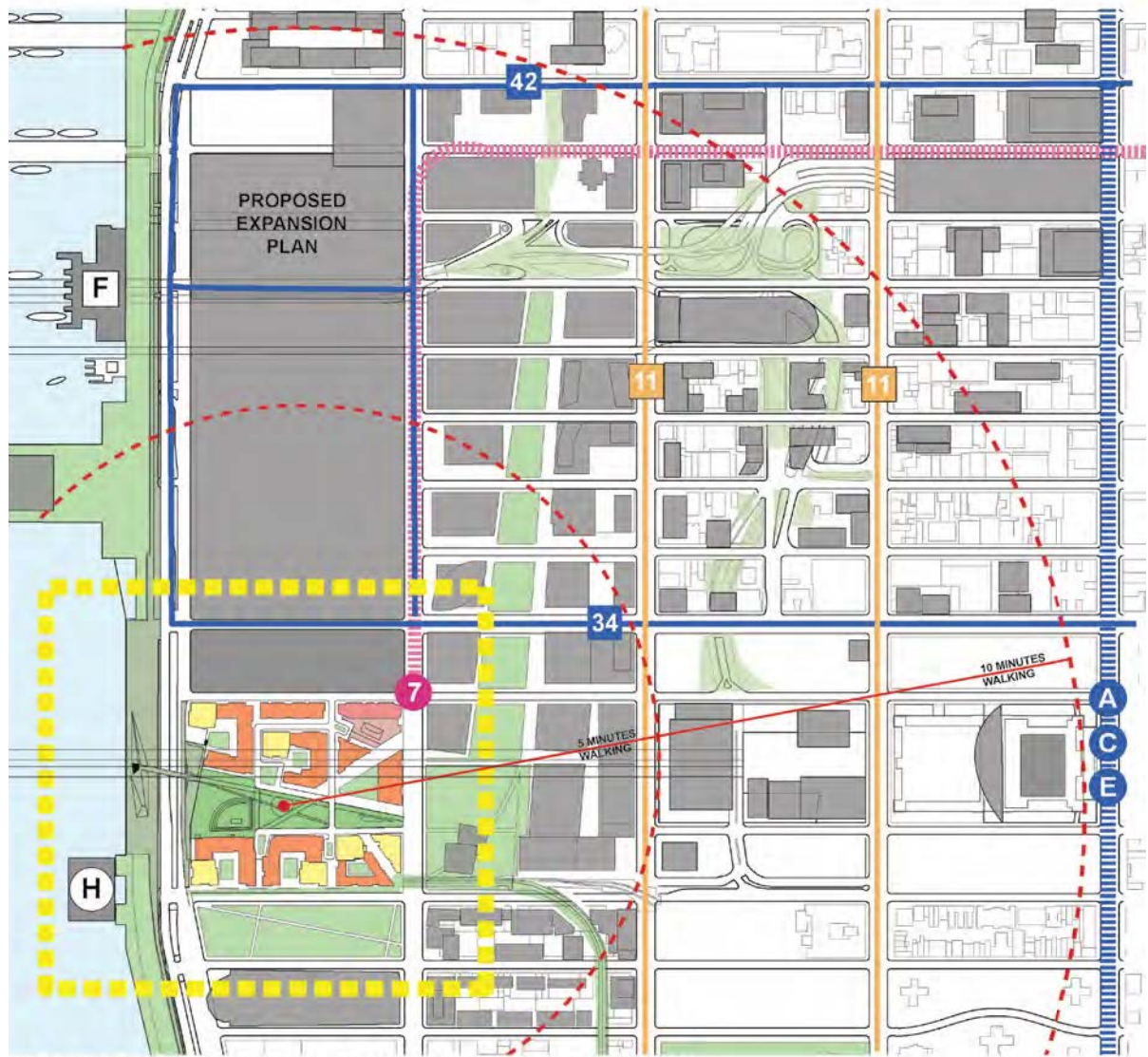
Andrea Gaffney CITIES / PROFESSIONAL / PUBLICATION



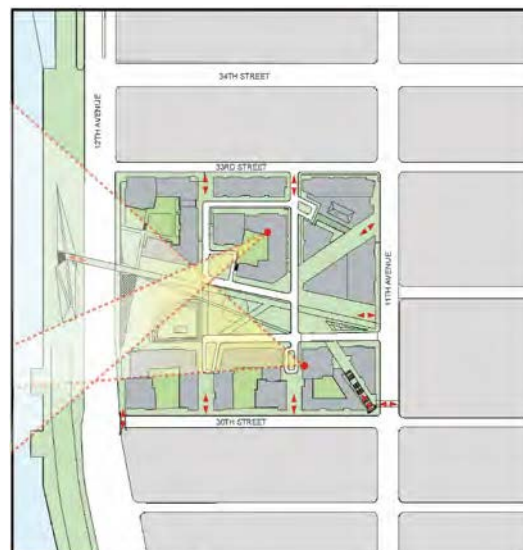
Nashville Civic Design Center staff compiling maps

Composite community visions map

West Side Rail Yards Development Proposal  
 Manhattan, NY  
 Chan Krieger Sieniewicz 2005



SITE SHOWN IN CONTEXT OF PROPOSED HUDSON YARDS MASTER PLAN

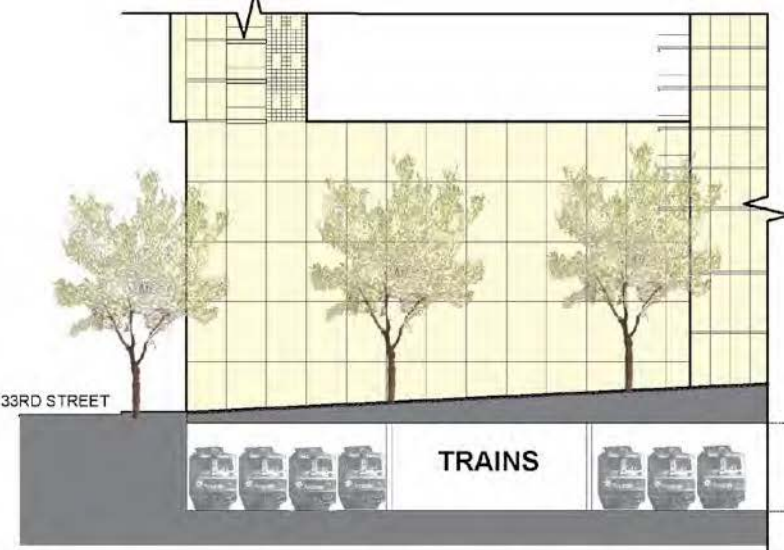


PEDESTRIAN ACCESS, PUBLIC SPACE & VIEWS

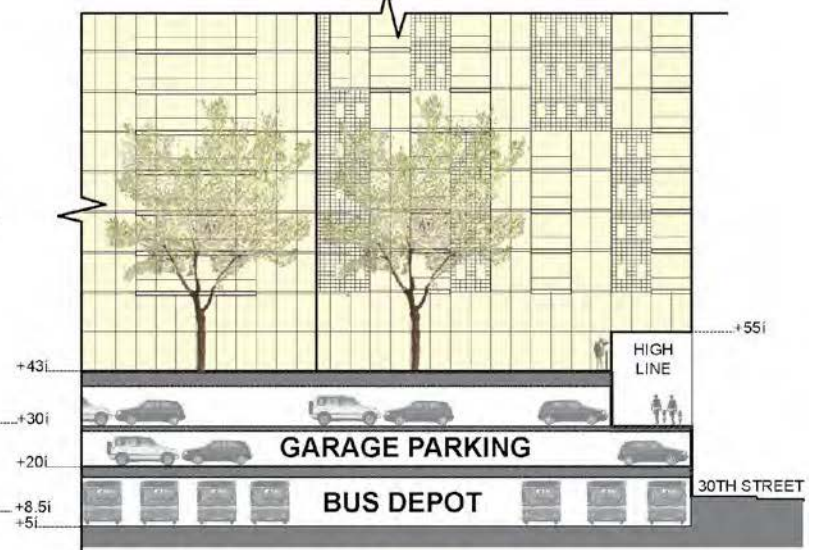


VEHICULAR ACCESS & TRANSIT ROUTES

My responsibilities included composing the urban design diagrams, analyzing existing site data and generating site sections from the information, façade design and graphic presentation design. (Rendering produced by consultants.)



PARTIAL SECTION THROUGH SITE LOOKING EAST



Blackstone Residence Hall LEED Silver  
Clark University, Worcester, MA  
Chan Krieger Sieniewicz 2005-2007

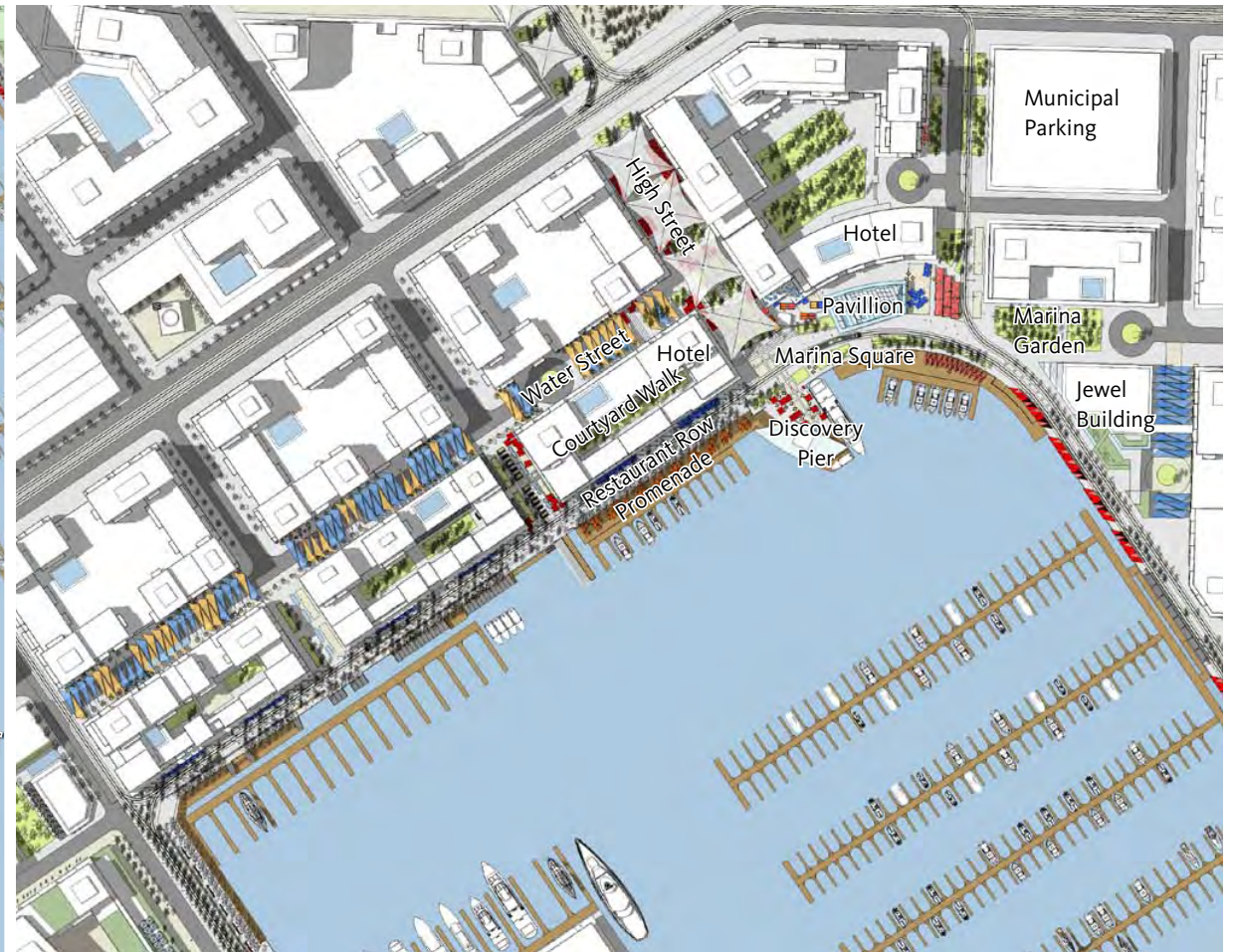
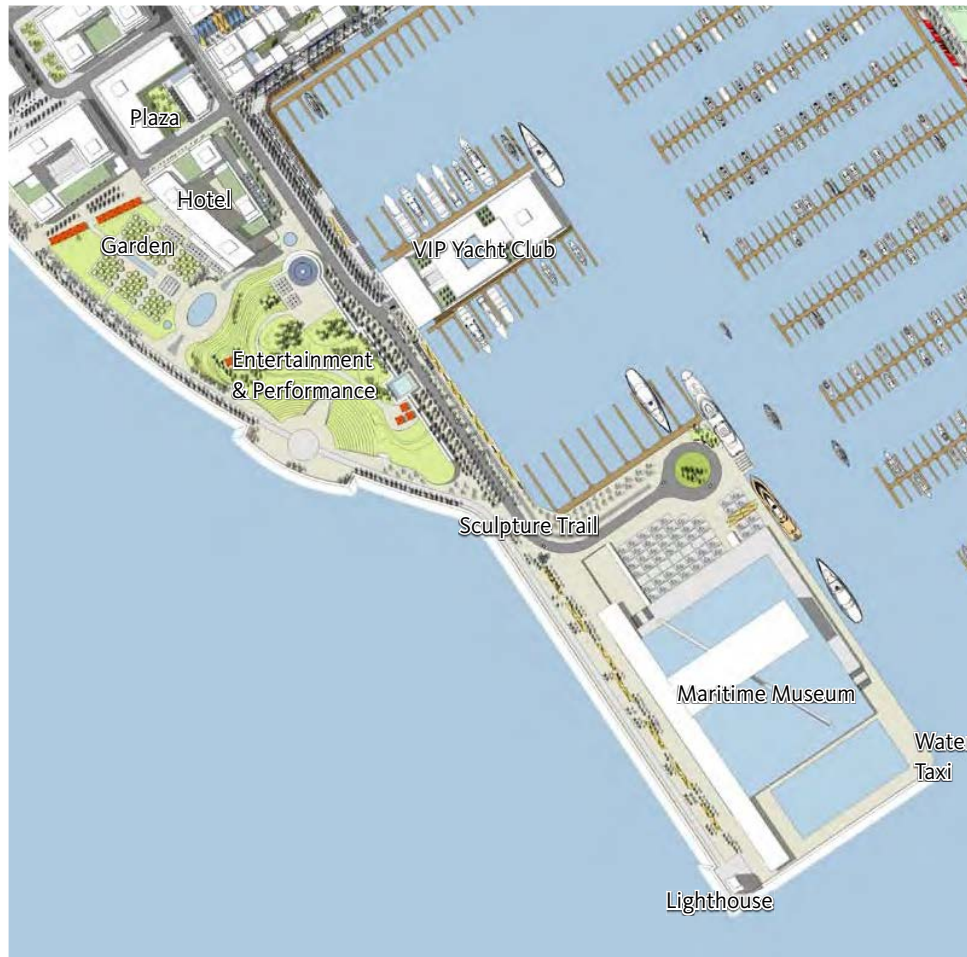
We collaborated with students and faculty to design this new type of residence hall with apartment-style units and group study spaces.



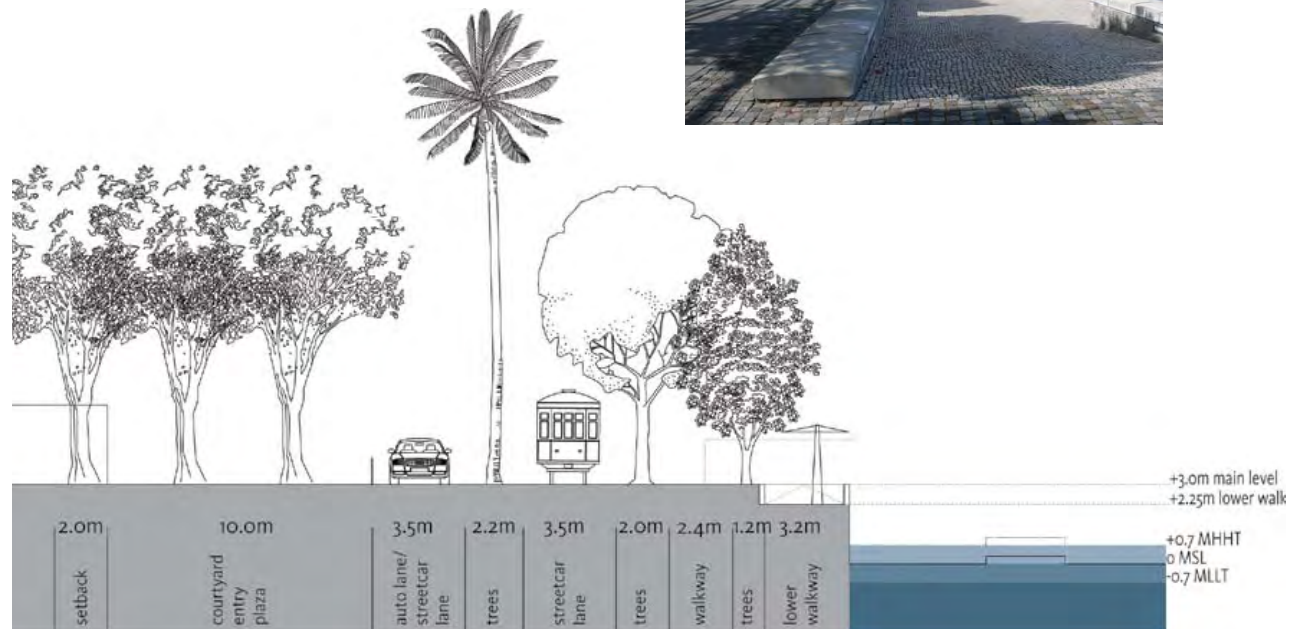
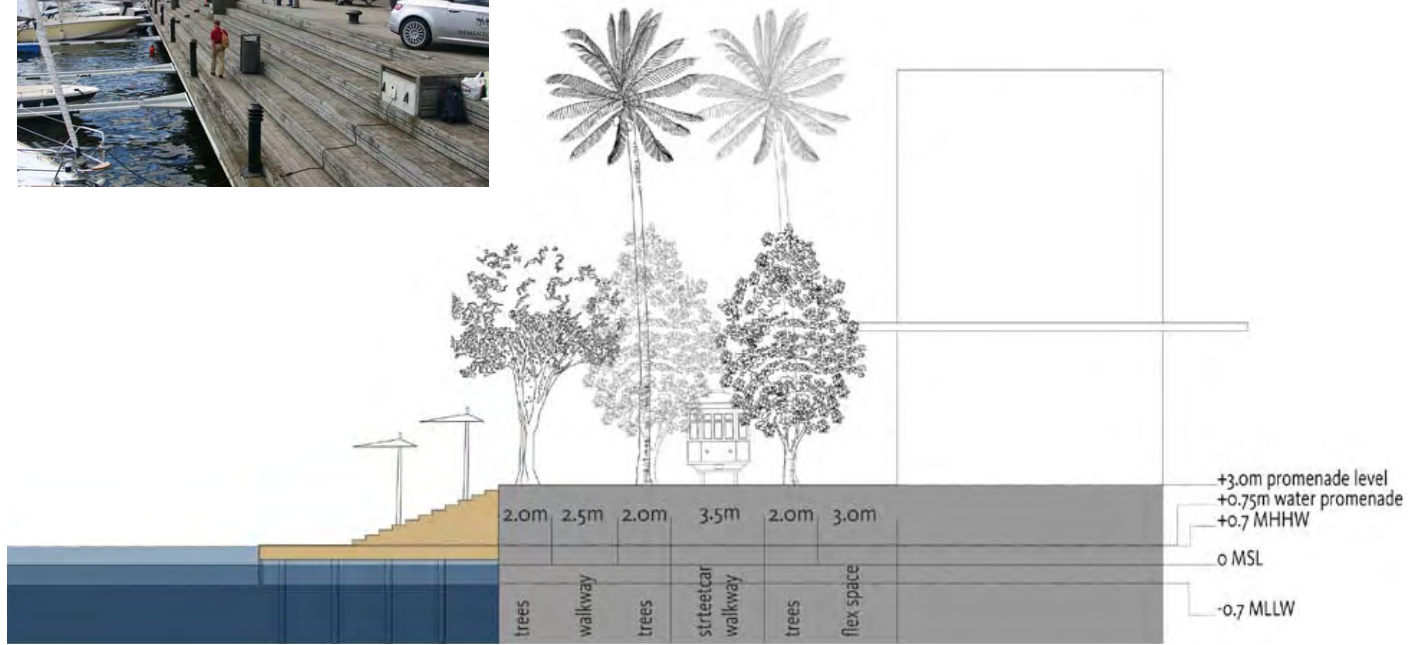
My responsibilities for this 208 bed apartment-style residence hall include: project master planning and building design development from project initiation through construction document completion.



District Open Space Program Planning & Schematic Design  
 United Arab Emirates  
 Urban Design Consultant for Project for Public Spaces  
 Spring 2010



District Open Space Program Planning & Schematic Design  
 United Arab Emirates  
 Urban Design Consultant for Project for Public Spaces  
 Promenade Design & Rendering Art Direction  
 Spring 2010



# Waterfront City Design Competition

Beirut, Lebanon

I worked with a group of architects, directing them on the urban form, open space/landscape strategies and sustainable site designs.

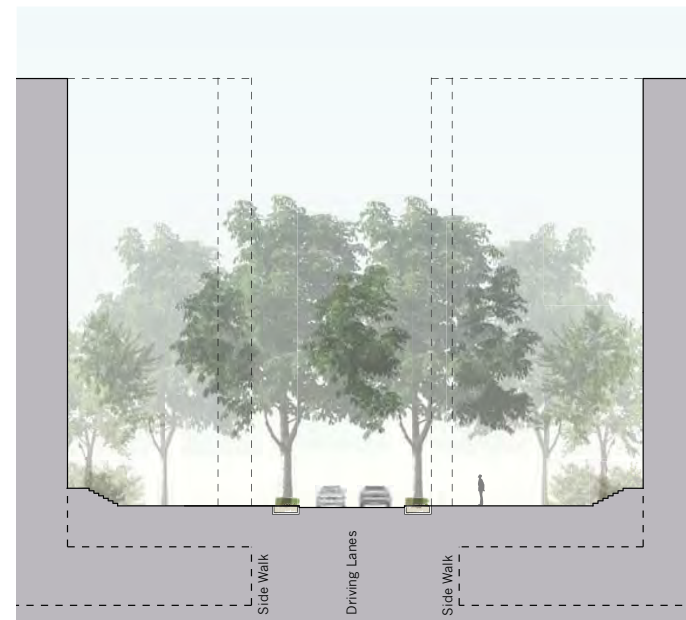
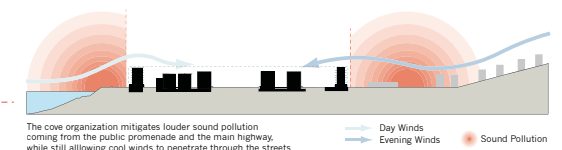
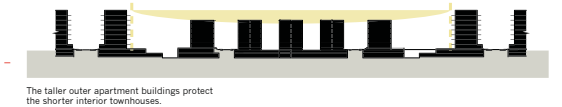
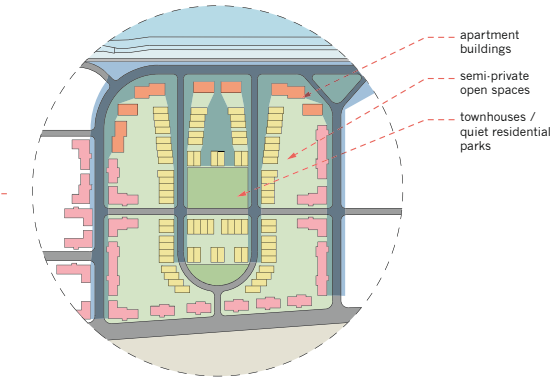
Senior Urban Designer at SOM

Fall 2010



### "Cove" Organization

Building typologies and open spaces are organized in a manner that creates a concentric system of rings, which moves from more public and loud on the exterior, to more private and quiet on the interior.





# Waterfront City Design Competition

Beirut, Lebanon

I worked with a group of architects, directing them on the urban form, open space/landscape strategies and sustainable site designs.

Senior Urban Designer at SOM

Fall 2010



Maximum benefits can be created when site and building water harvesting systems are coordinated and combined, where possible. Rainwater harvested from rooftops and plazas filters through planters and drains to a cistern. Grey water from buildings can also be filtered through the same on-site bio-filtration system and stored for reuse. Irrigation and toilet flushing, both non-potable uses, account for a significant amount of water demand. Harvesting water on-site provides multiple benefits, and when coordinated with the landscape and building design, this green infrastructure can enhance the overall value of a development.

- Potable Water
- Grey Water
- Rain Water
- Black Water



Flow-through planters along streets reduce peak flows by holding water. The storm sewer system serves as an overflow.



Runnels channel water across the site and plants filter the water before it enters a cistern for re-use as irrigation or toilet flushing



A bio-swale and a recycled water feature serve as a buffer between semi-public and private open spaces without the use of fences.



Runnels channel water across the site and plants filter the water before it enters a cistern for re-use as irrigation or toilet flushing



Permeable Paving



Drought tolerant planting



Water play



Vertical water runnels



Terraced bio-filter raingarden



Sunken gardens bring light to underground parking

## Site & Building Scale Recycled Water Systems

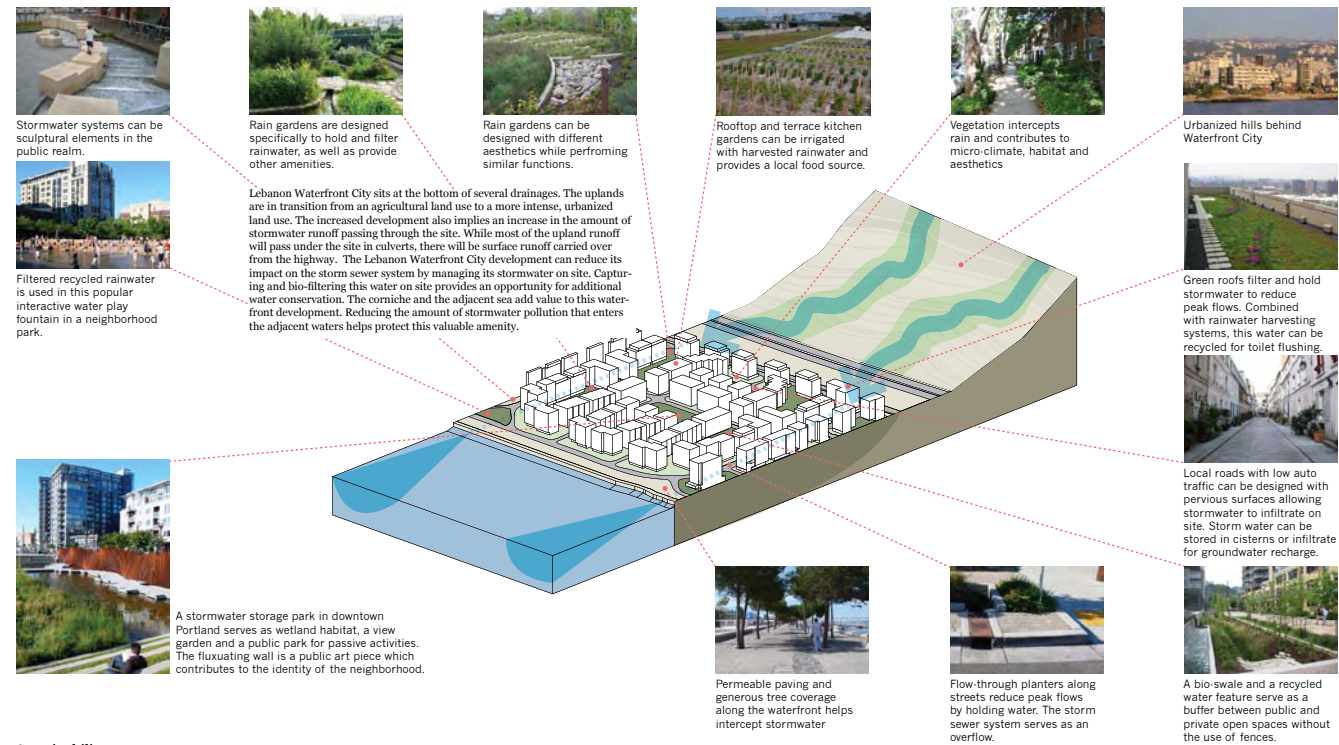
# Waterfront City Design Competition

Beirut, Lebanon

I worked with a group of architects, directing them on the urban form, open space landscape strategies and sustainable site designs.

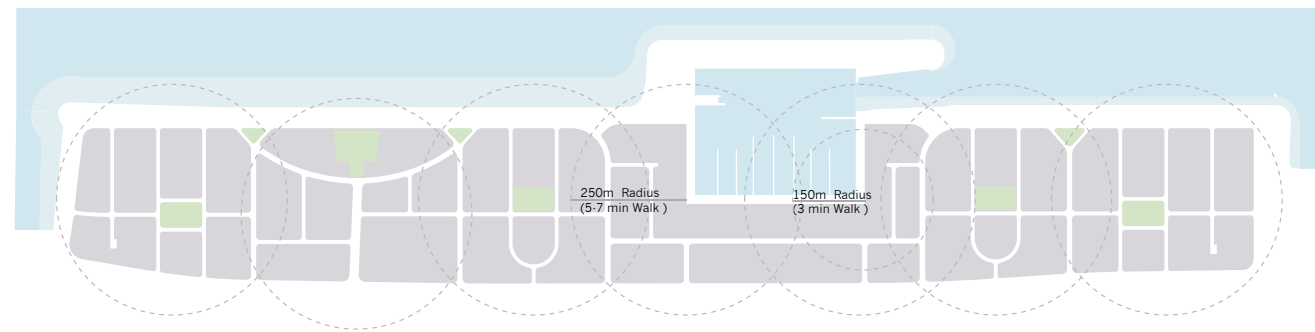
Senior Urban Designer at SOM

Fall 2010



## Sustainability

Watershed Scale Systems & Green Infrastructure



Beirut Scale Comparison



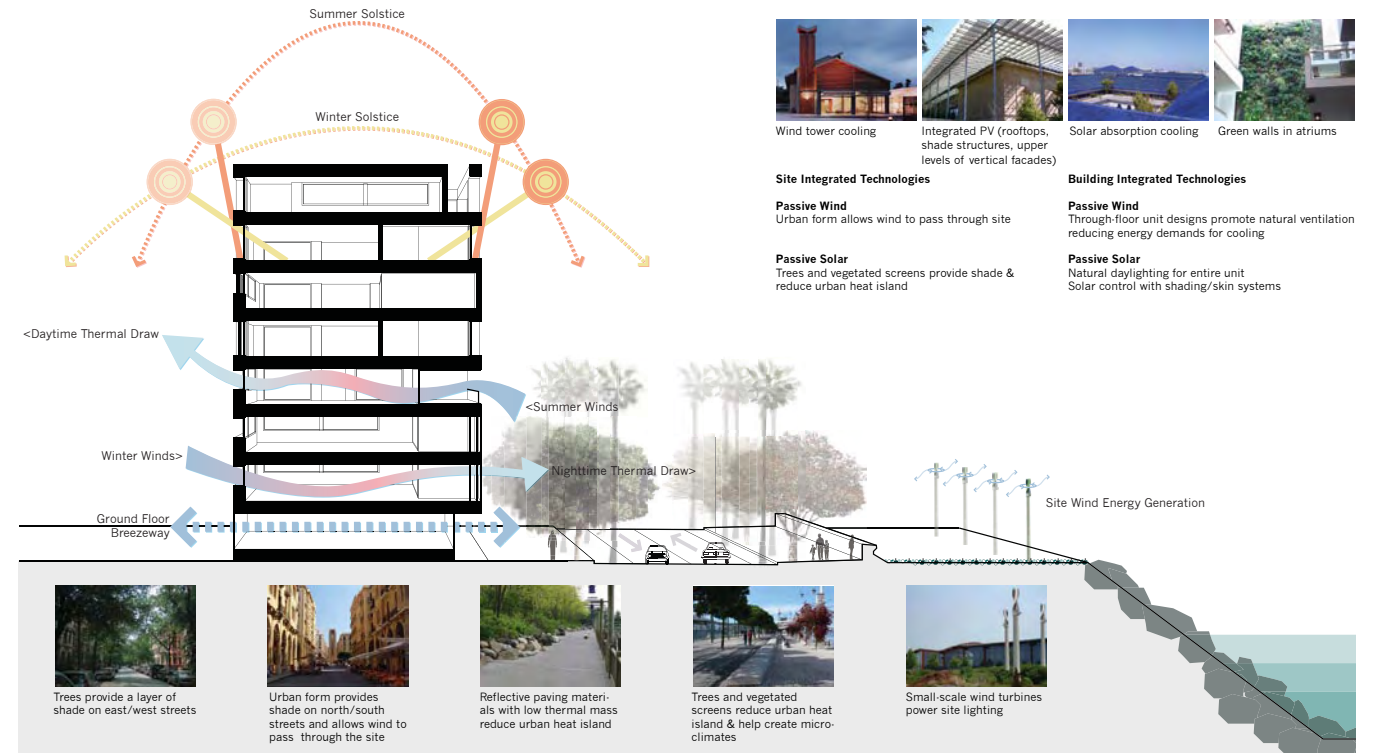
Belgravia, London Precinct Scale Comparison



Sunnyside Gardens, New York Mid-Block Cut-through Scale Comparison



Park Merced, San Francisco Garden Style Housing with a Variety of Open Spaces



## Site & Building Scale

Sun & Wind Related Energy Efficiency

### Plant Palette

To reduce irrigation demand, species should be drought-tolerant or require low water in the warmer months. Ground covers and shrubs used in the water recycling systems should possess bio-filtering qualities. Native species should be used when appropriate as they are most adapted to the climate, otherwise a palette of Mediterranean Climate species should be adapted. Salt-tolerant species should be used in areas subject to sea spray, such as the embankments. Color ranges identify each precinct: reds and purples for the marina waterfront, and yellows and oranges for the adjacent residential precincts. Each street type can be identified by a specific set of trees, creating an urban legibility through streetscape planting. Species diversity will help build a robust urban forest that adds both economic and environmental value.



Vines



Shrubs



Ground Covers



Riparian Trees

Palms

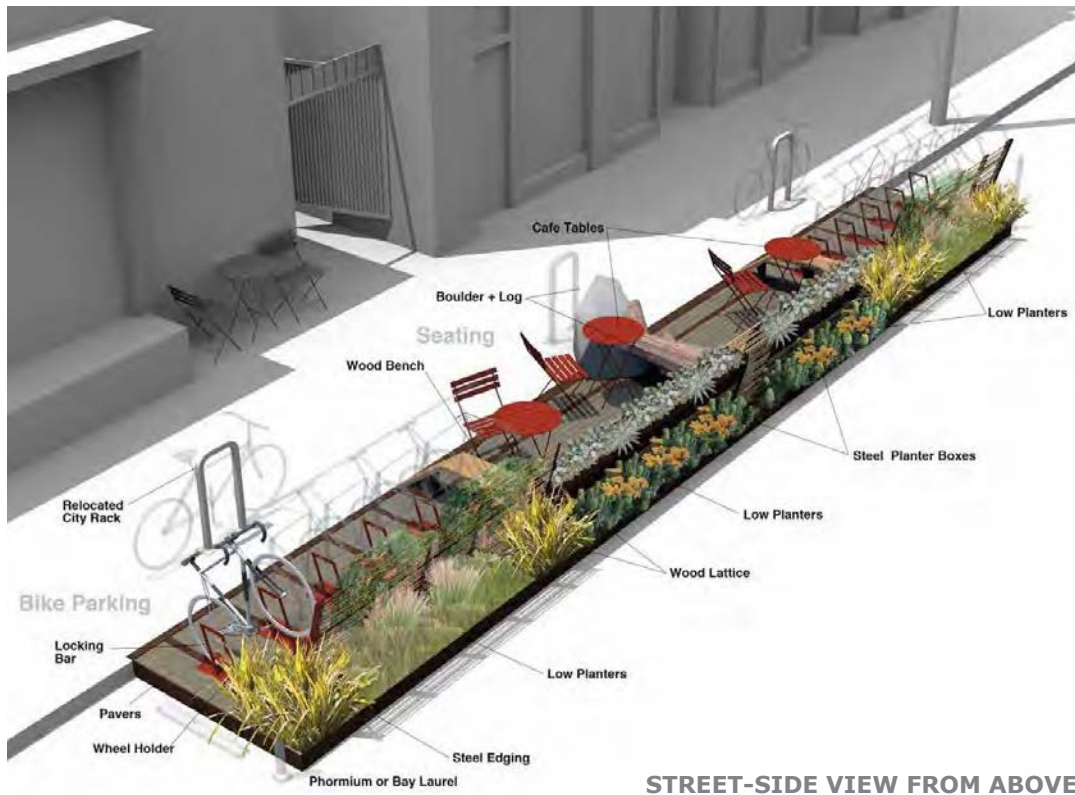
Street Trees



Ornamental/Character Trees

Overall Site Plant Palette

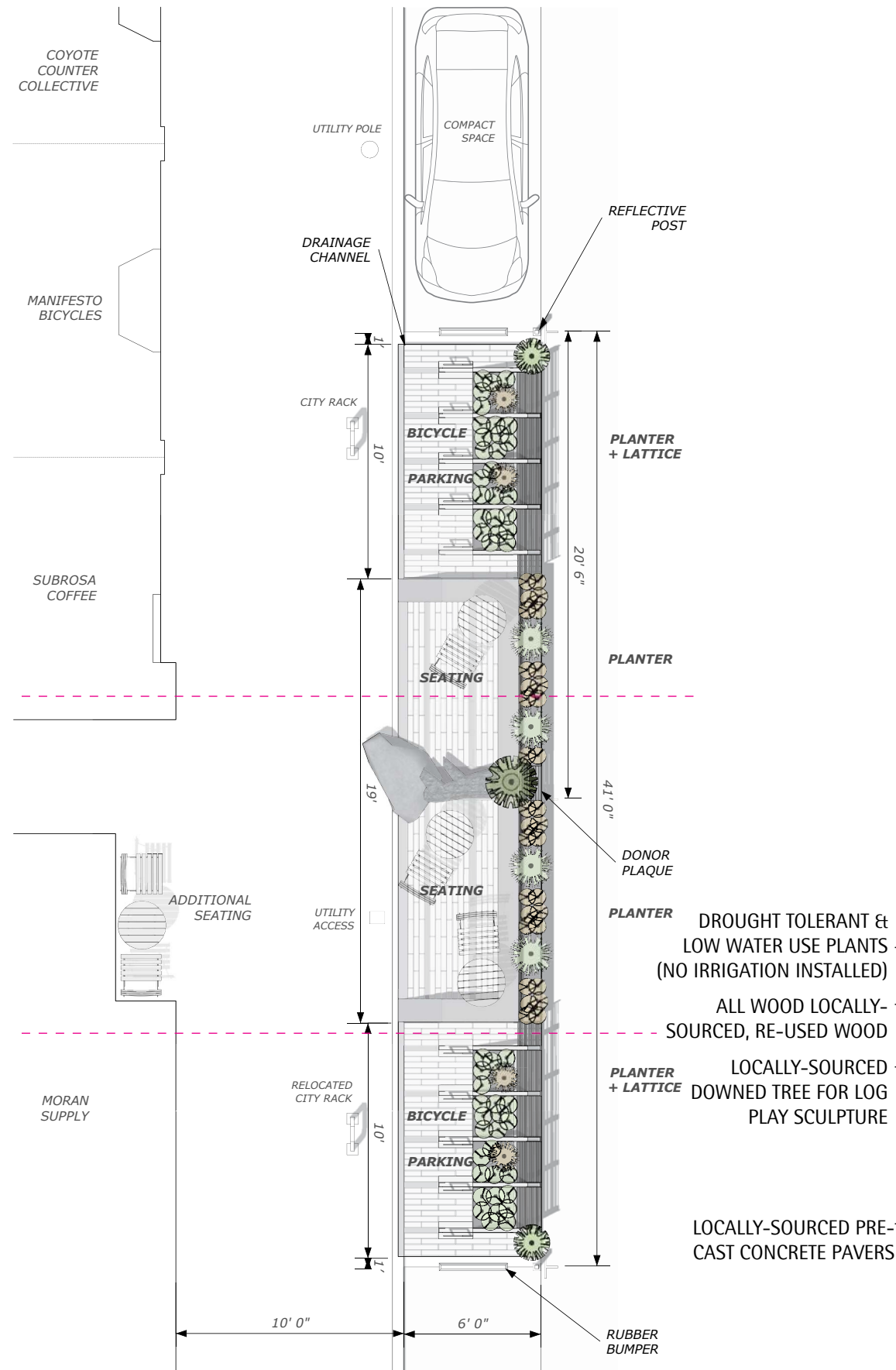
40th Street Parklet - Pro-bono Project  
 Oakland, California  
 Manifesto Bicycles and Subrosa Coffee  
 Designed by Andrea Gaffney and Justin Viglianti 2011-2012  
 The design emerged from discussions with the business owners, combining sculptural bicycle parking, greenery for the neighborhood and public seating, all of which reflects the businesses' eclectic aesthetic. This was the second parklet built in Oakland.



STREET-SIDE VIEW FROM ABOVE



Andrea Gaffney PUBLIC PLACES / PROFESSIONAL



CONCEPT RENDERING



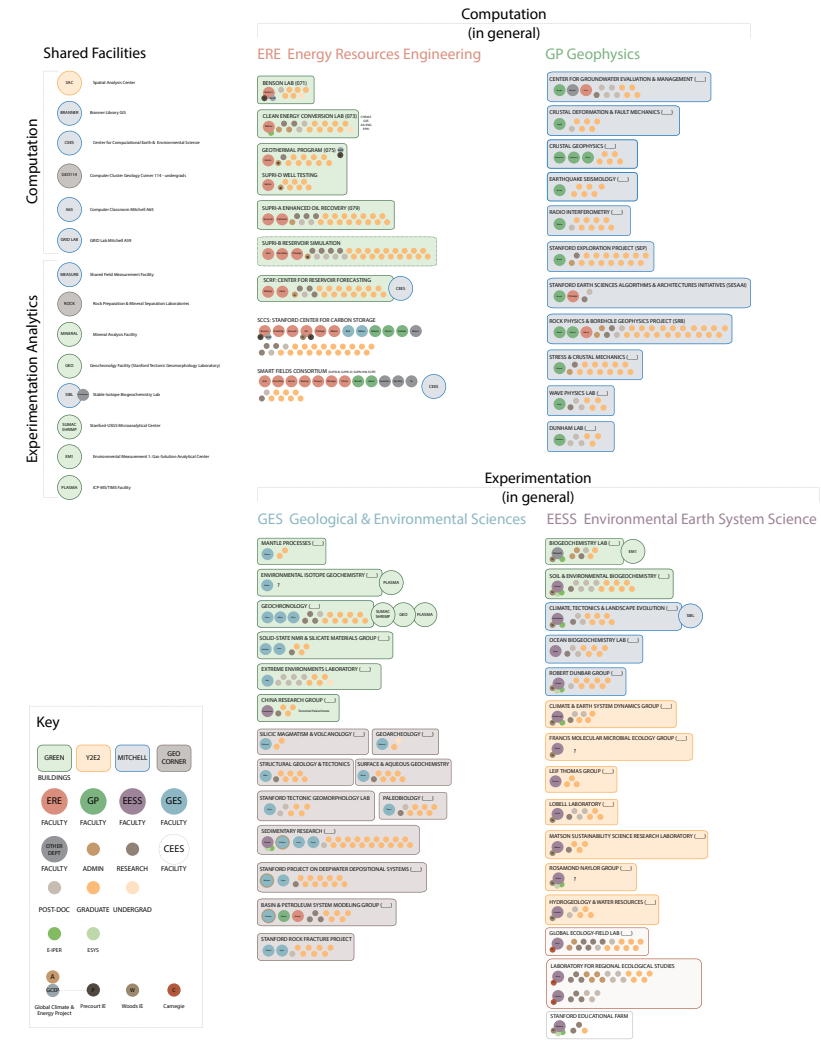
OPENING DAY PHOTOGRAPH



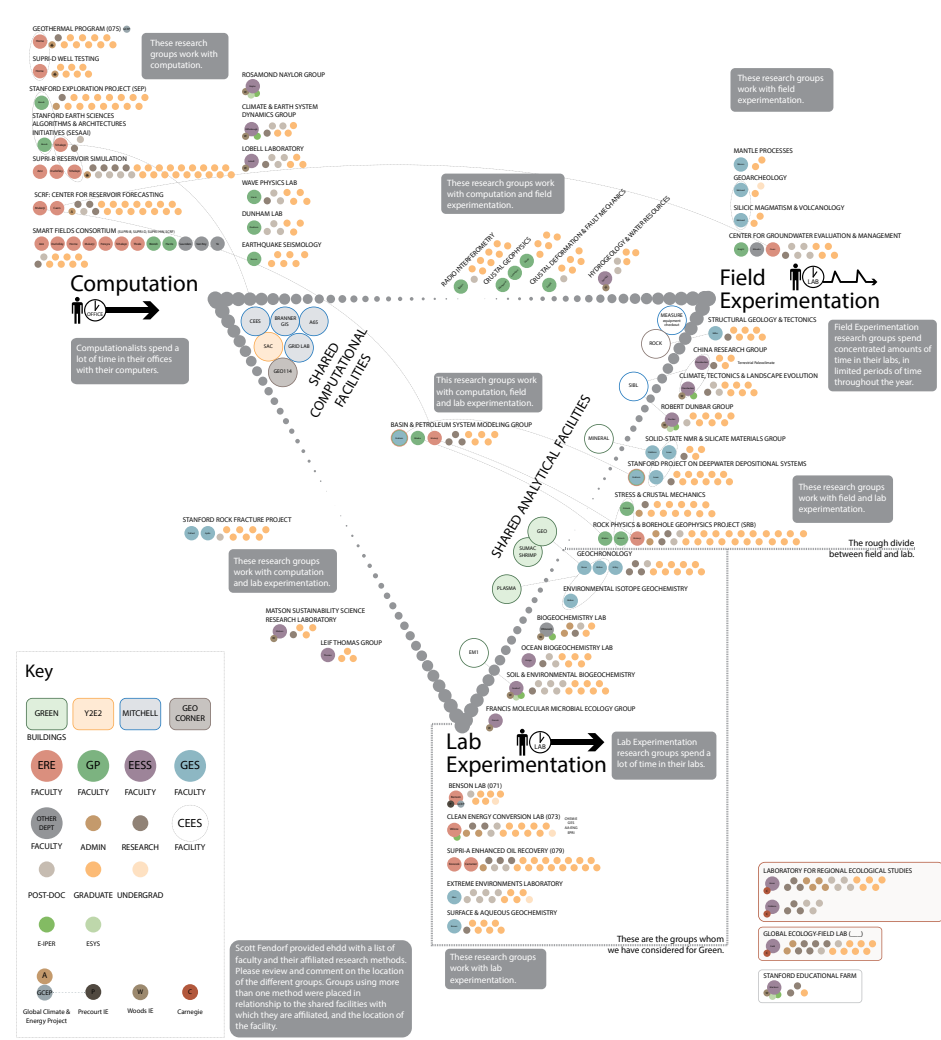
RESOURCE-EFFICIENT MATERIALS

These diagrams represent the programming exercise where we helped the school consider organizational strategies to help them build a more collaborative and efficient school community. We identified the school's existing program, the additional program needed to enhance community and collaboration, factored in long-term growth, and then sorted for desired adjacencies. These diagrams then informed two different site options on campus.

### MAPPING EXISTING RESEARCH GROUPS



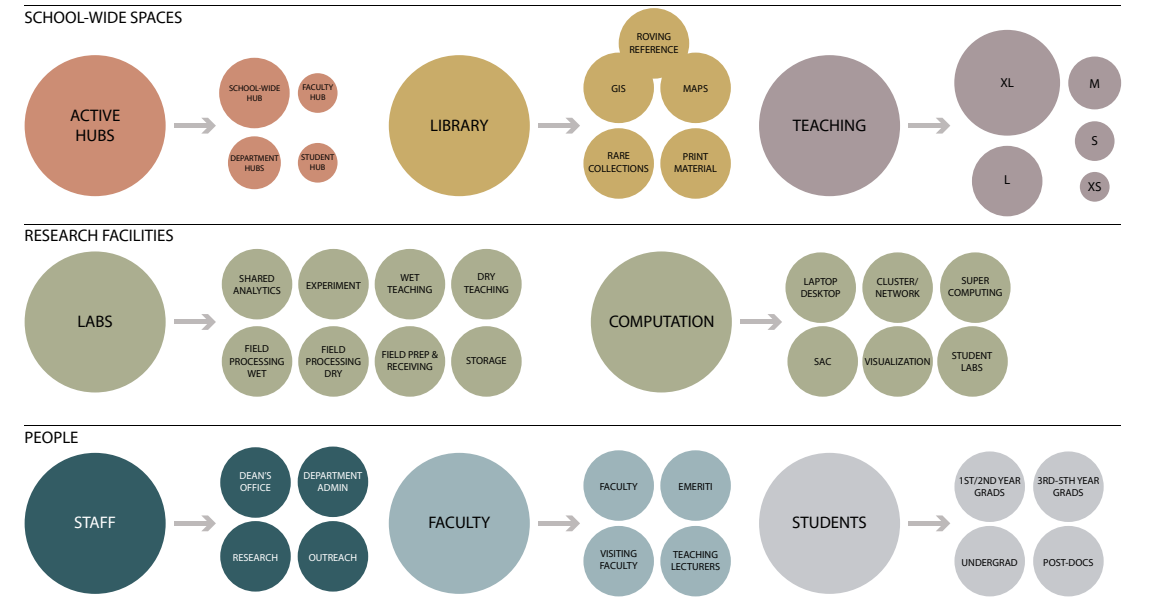
### MAPPING RESEARCH GROUP RELATIONSHIPS BY TYPE



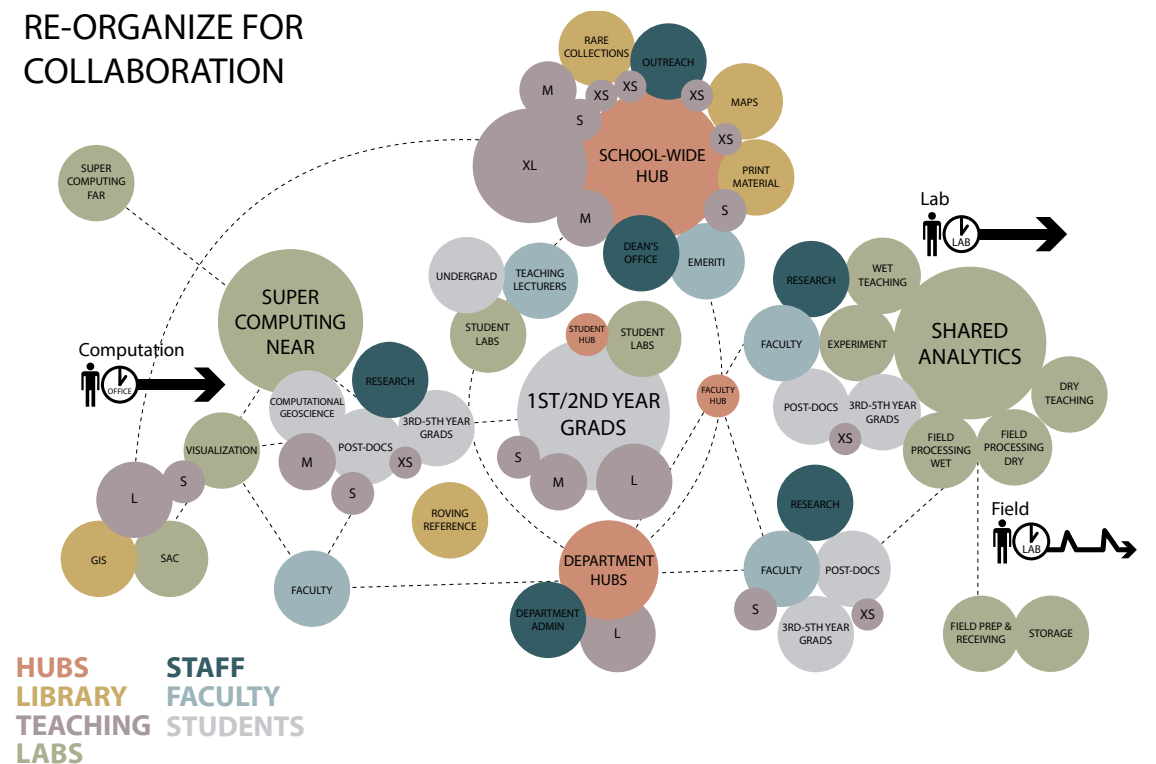
### SPLITTING PROGRAM

$$\left( \text{EXISTING PROGRAM} + \text{COLLABORATION SPACE} \right) * \text{LONG-TERM GROWTH} / \text{DESIRED ADJACENCIES} = 3-5 \text{ OPTIONS}$$

SUSTAINABLE School of Earth Sciences  
 High Caliber Research  
 High Quality Teaching  
 High Performance Collaboration



### CLUSTERING NEW PROGRAM RE-ORGANIZE FOR COLLABORATION

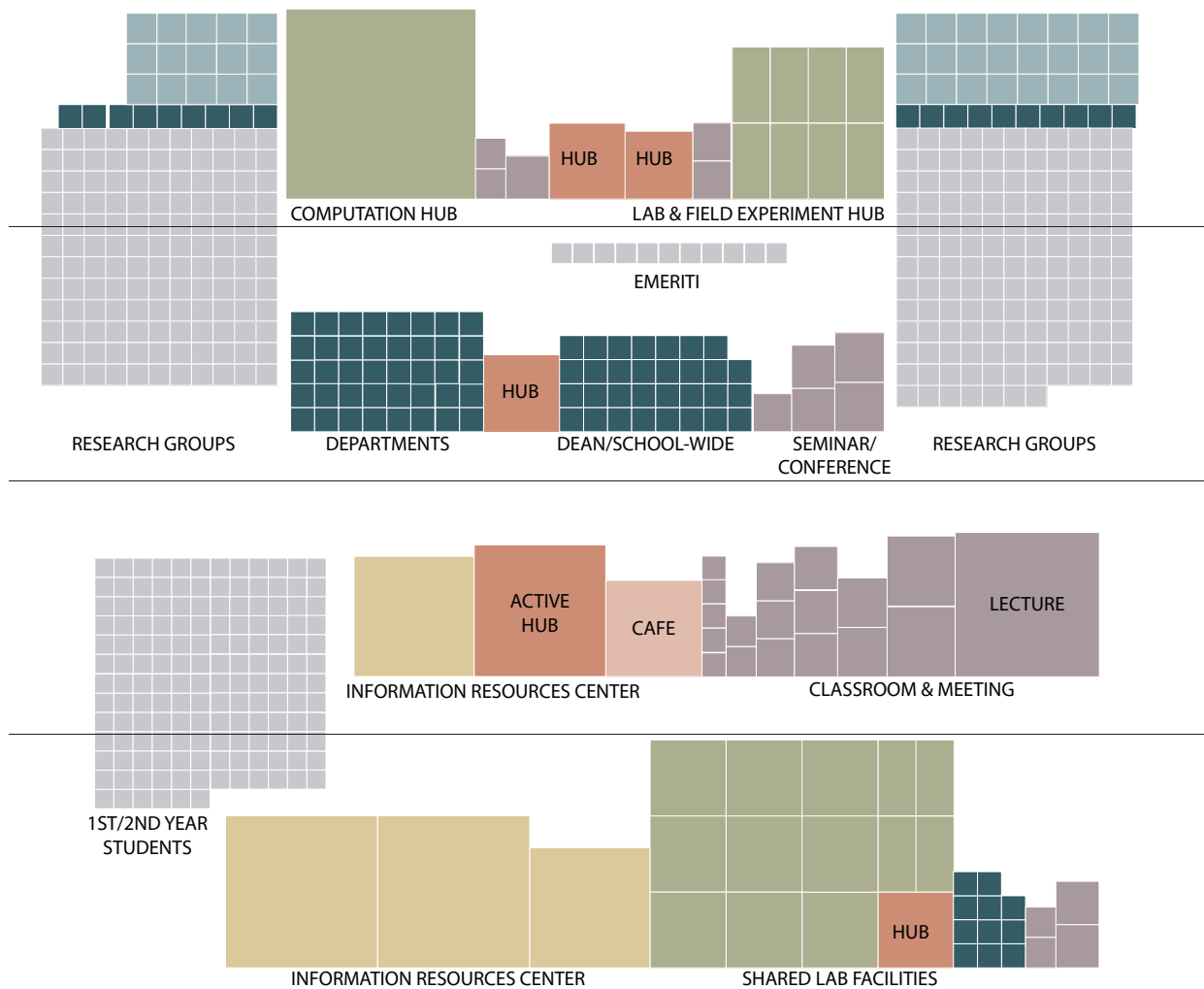


Stanford School of Earth Sciences  
 Visioning and Master Plan  
 EHDD 2012

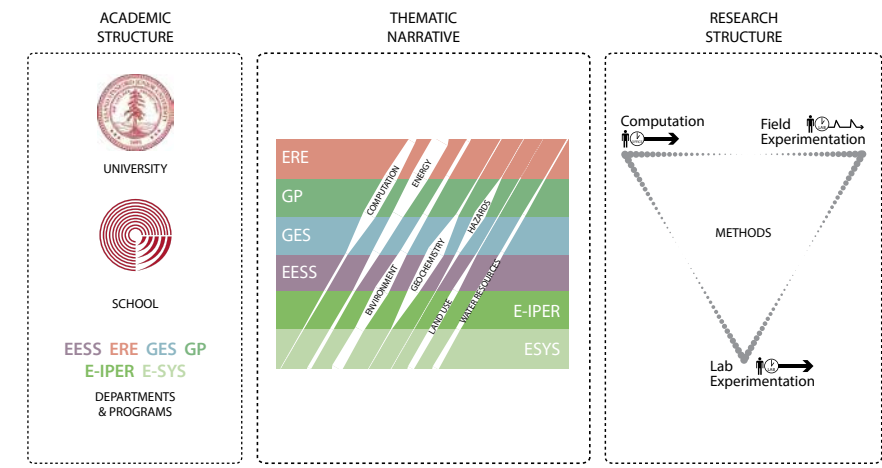
Recognizing different organizational paradigms and the strengths of existing facilities, we proposed different spatial strategies to enhance collaboration and efficiencies. Both site options conceptually reinforced a campus ecotone, where the new SES quad could serve as a transition zone between the applied and physical sciences, and between the academic and residential campuses at the university. The ecotone concept reinforces the School of Earth Sciences' identity.

- HUBS
- INFORMATION
- TEACHING
- LABS
- FACULTY
- STAFF
- STUDENTS

**NEW BUILDING**  
 97,000 NSF / 170,000 GSF



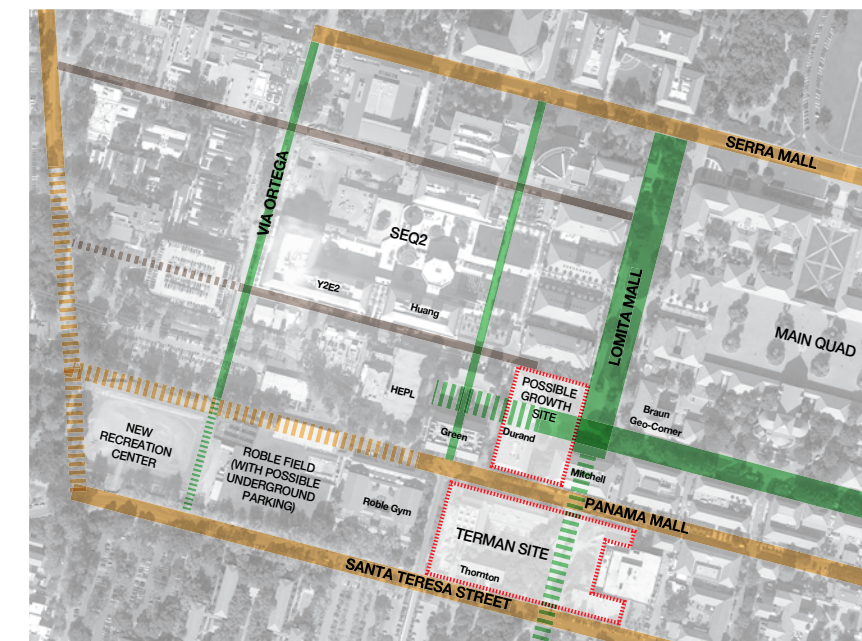
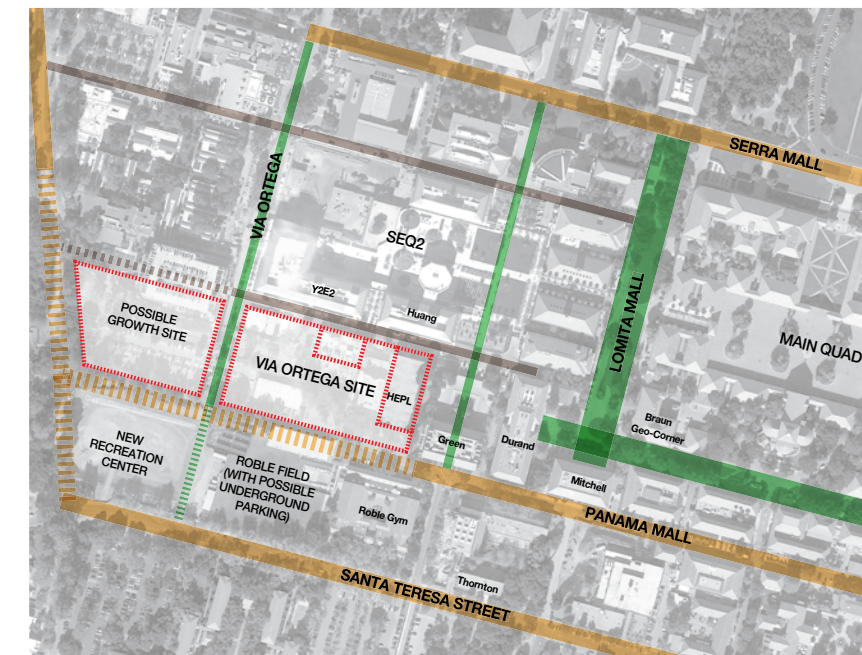
**NEW BUILDING PROGRAM BY FLOOR LEVEL**



**SITE OPTION 1**



**SITE OPTION 2**



Vega Park & Sunset Point  
River Islands Development  
SWA 2014

The concept for this 2-acre neighborhood park ringed active play spaces around a flexible central open space. Sunset Point provides additional recreation activities for all ages of the community, and now includes a community center.





# Facts

**Project** Eagle Plaza  
**Client** Build Public  
**Client contact** Michael Yarne & Brooke Ray Smith  
**Project Director** John Bela  
**Project Manager** Andrea Gaffney  
**Project size** 12,000 square feet  
**Services** Public Space Design  
**Year** 2015  
 Read more at: [www.eagleplaza.org](http://www.eagleplaza.org)

Preservation and community activists have long sought to commemorate the West SOMA's rich cultural history for the broader benefit of its residents, small businesses, and local and international visitors.

# Vision

-  1. Modular hexagon planters with benches offer generous seating areas that contribute to the plaza's geometry and character.
-  2. Plug-in pole systems with lights can accommodate a shade canopy, hammocks, a movie screen, exercise equipment, play equipment, or can be reconfigured for event fencing.



# Eagle Plaza

## An Urban Oasis

Gehl worked with Build Public to envision a 12,000sf flexible street plaza for San Francisco's West SOMA neighborhood, an important place for the LGTBQ community. The project will convert one block of an existing street into a shared access plaza, creating an important public space in a transitioning area of the city which currently lacks significant open space.

The proposed street plaza is located adjacent to the SF Eagle Bar, which is an historic cornerstone for San Francisco's leather community, and active community hub. A number of multi-unit residential projects are planned for the area that will also help populate the plaza on a daily basis.

Gehl led a series of workshops with the local community to define the program and character for this new public space, from which a

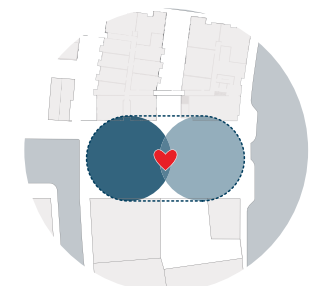
schematic design package was developed for public support and funding approval.

Design elements include modular furniture and planters to create an inviting green oasis, shade, and protection from wind and noise. The mix of fixed and moveable seating and ambient lighting provide for flexible day and night use and support a variety of programming.

Planned events include fitness classes, food trucks, performances, and movie nights. While the design prioritizes pedestrian activity and calms traffic, the plaza will include one lane for local traffic and emergency vehicle access that can be closed for larger events.

A stewardship organization supported by merchants and residents will ensure maintenance and promote a sense of shared ownership.

## Design Drivers



### Two Dynamic Spaces One Big Event Space

The Plaza provides two distinct spaces — the quiet bosque and the more social/active zone. During an event, the space functions as a dynamic whole



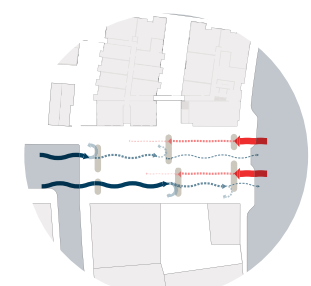
### Green

The plaza brings more green into the neighborhood



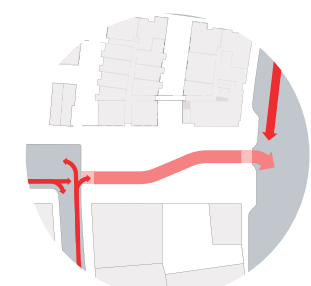
### Sun & Shade

Given the orientation of the blocks, there is a sunny side and a shady side to the plaza. The design and use of the plaza takes these microclimates into consideration.



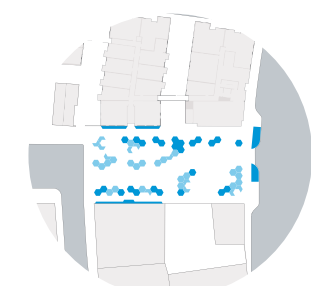
### Wind & Noise Barriers

The layers of planting provide wind and noise barriers. Garbage blown down the street will likely be caught at the west side of the plaza and will need to be managed.



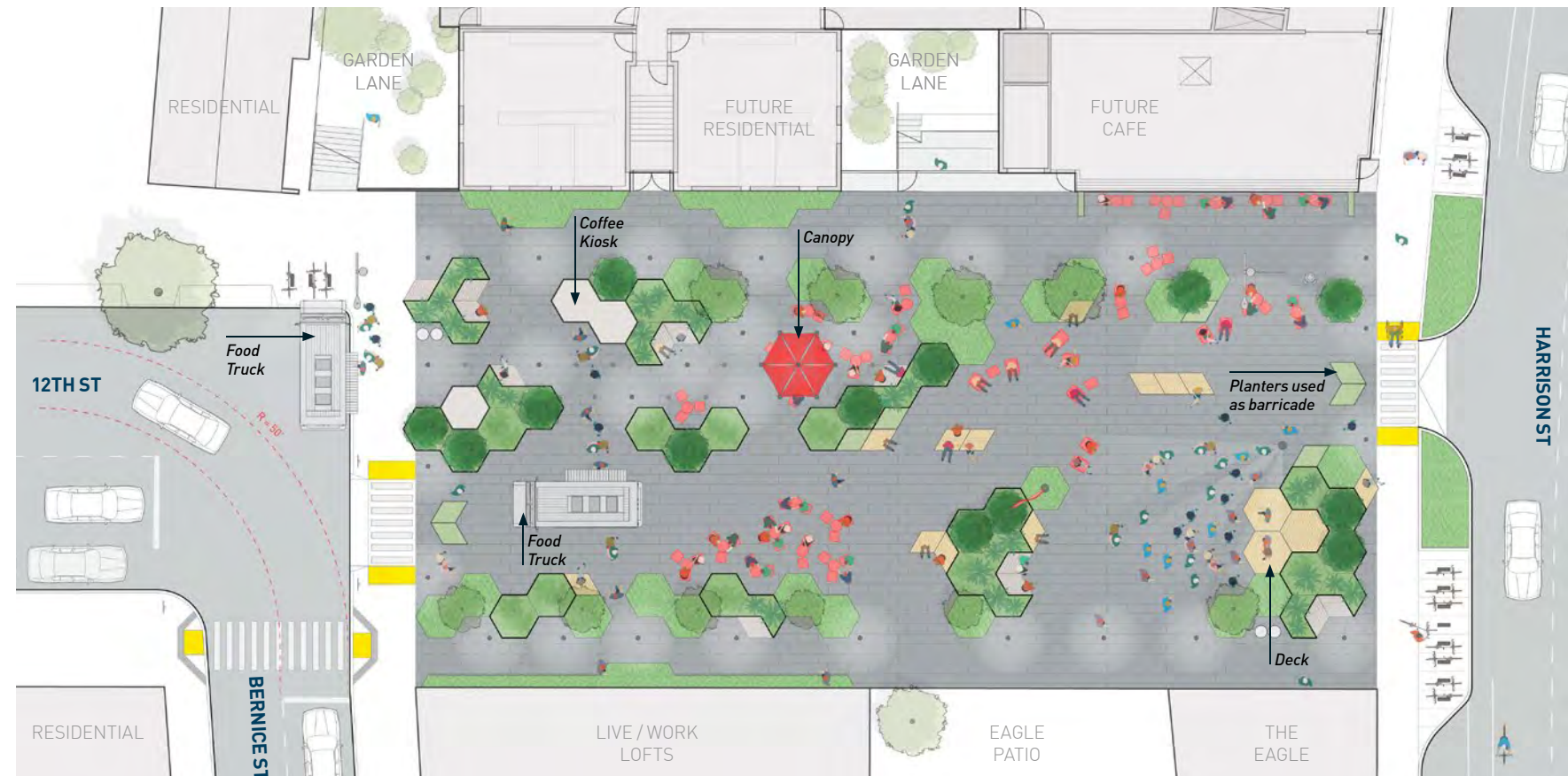
### Traffic Circulation

Vehicle circulation is limited to one slow lane eastbound that allows for emergency vehicle access.



### Stormwater

The plaza increases the permeability of the site through planting and manages stormwater with flow-through planters on Harrison Street.



# Dundas Place Flexible Street Planning & Schematic Design





London, Ontario, Canada

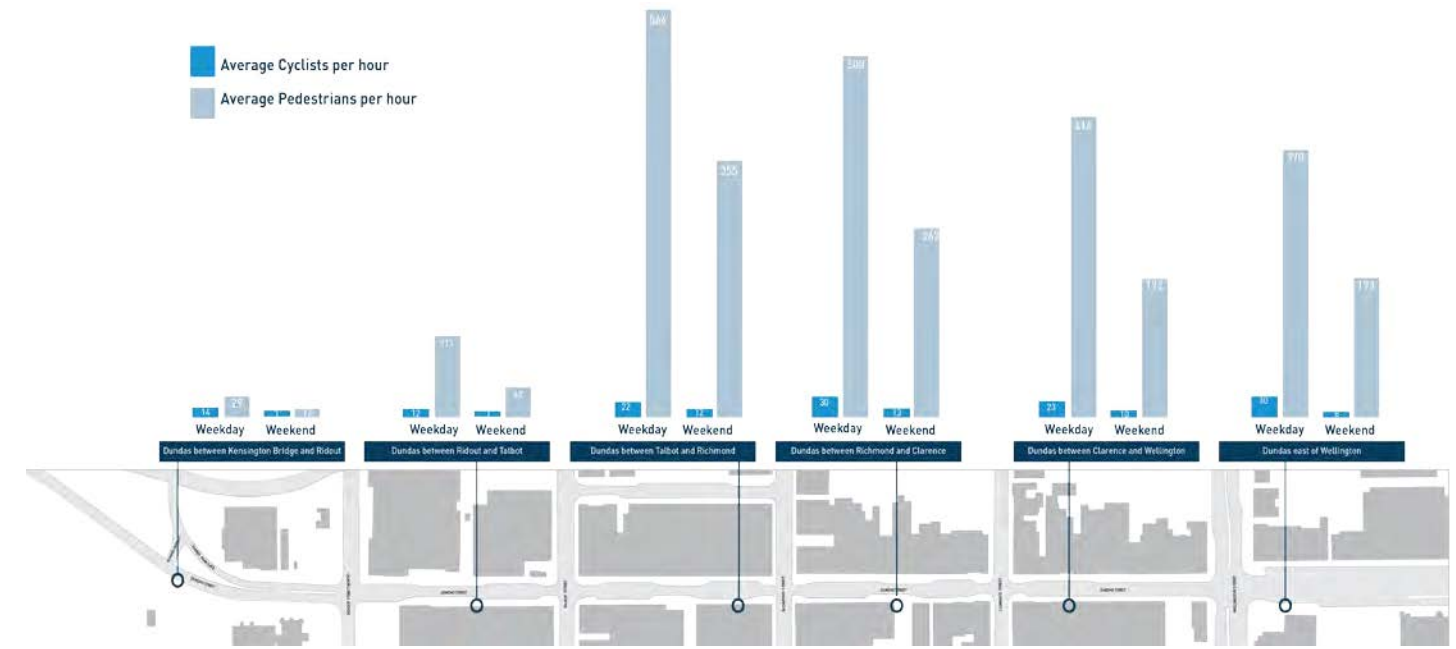
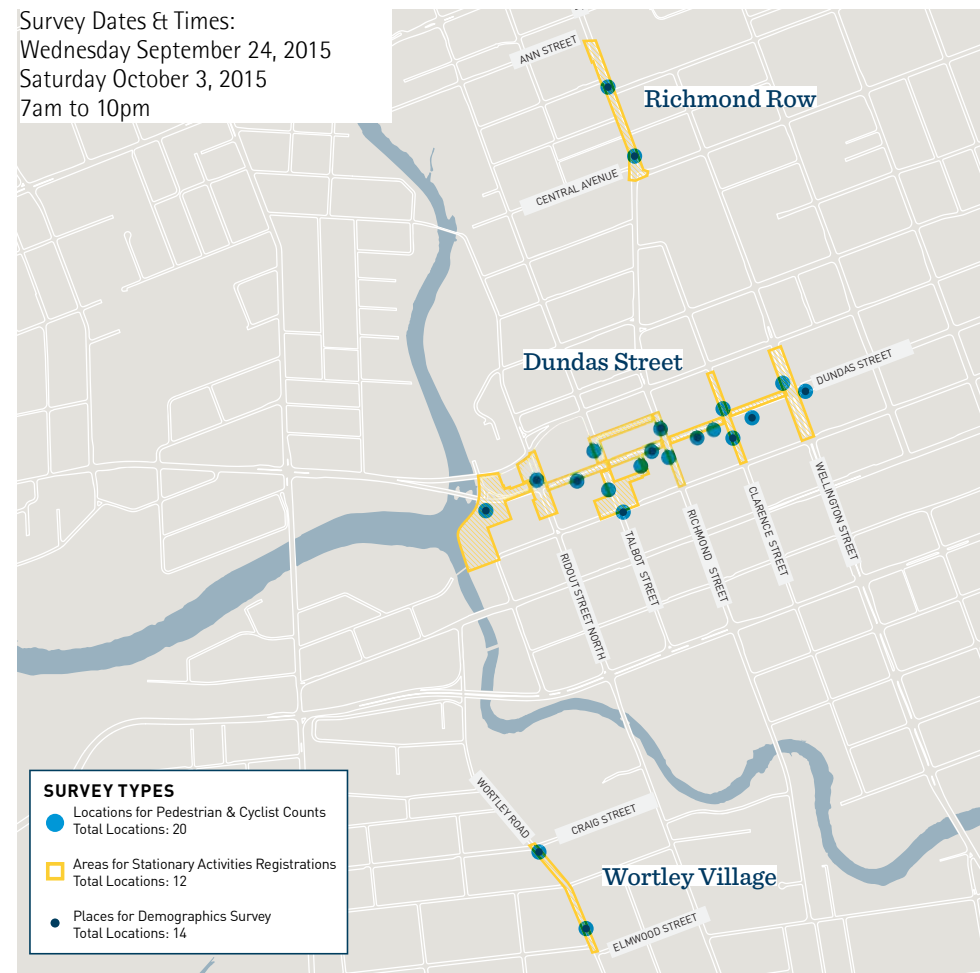
Gehl Studio 2015-16

As part of their downtown vision plan, London, Ontario identified the transformation of Dundas Street into a flexible street as their top priority project. Gehl Studio as a sub-consultant to Dillon Engineering led the planning, community outreach, and concept design for the transformation of Dundas Street into Dundas Place. We employed several outreach techniques including the Favorite Places survey which asks people what is their favorite place in their city, and why. Another aspect of the Favorite Places survey is asking people to comment on precedent images with respect to what they want to see in the project area. In both surveys, we extract qualities and characteristics of the favorite places and use them to develop success criteria for the project.

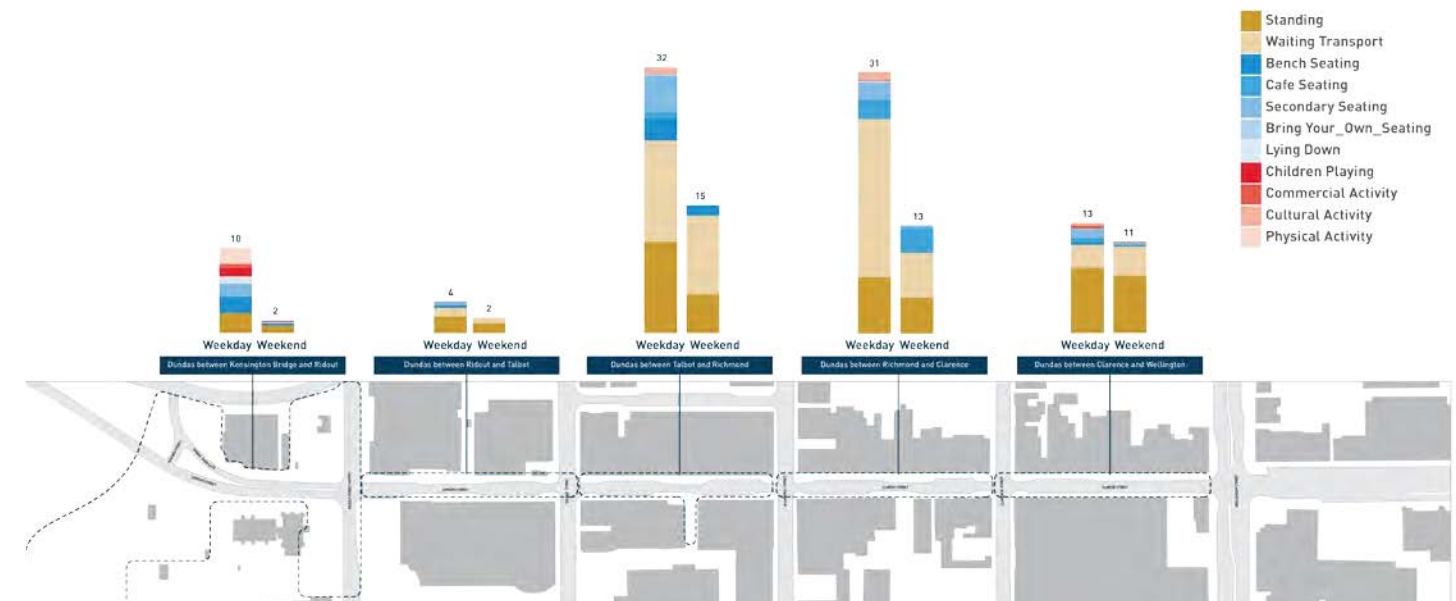
The other significant outreach component comprises the Public Space Public Life Survey which helps us benchmark existing conditions and set quantitative and qualitative goals to measure future transformations. We based this analysis on both available data from the City (desktop analysis), as well as observational and intercept survey data collection. Local college students, city employees, and local project consultants participated as surveyors in the data collection, which is a form of consensus building for the project within the local community.

The collected data provides an overview of how Dundas Street currently works for people staying and moving through, and illustrates the use and structure of the public spaces. This information helped focus the recommendations for improving the mobility, public space quality, connectivity, and liveability of the Downtown.

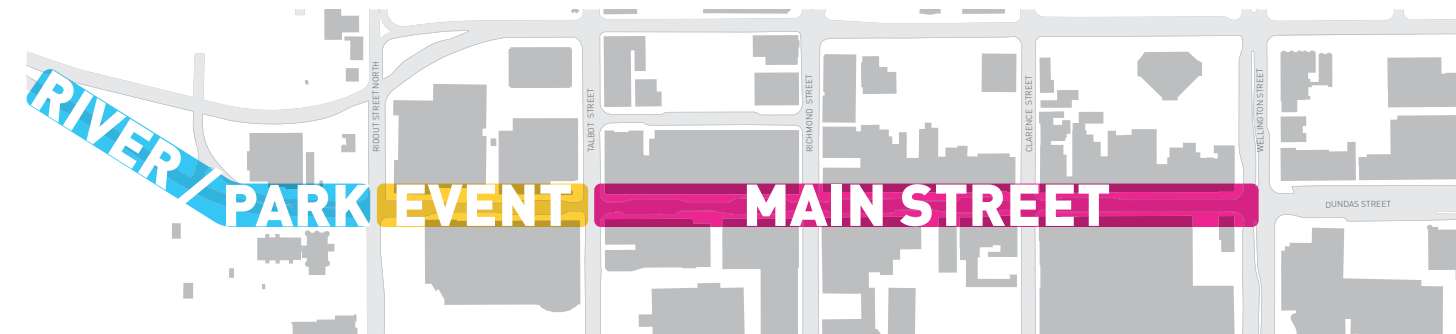
-  Pedestrian & Cyclist Counts
-  Stationary Activity Counts
-  Age & Gender Counts
-  Public Space Mapping



Pedestrian volumes show three distinct character areas that reflect the adjacent land uses. The pedestrian volumes taper dramatically after weekday working hours, indicating this area functions as a financial district more than a neighborhood.



Stationary Activity data shows three distinct character areas with a predominance of people waiting for transit. Noteworthy: There is no public seating on Dundas Street but the informal seating counts indicate a latent desire to sit.



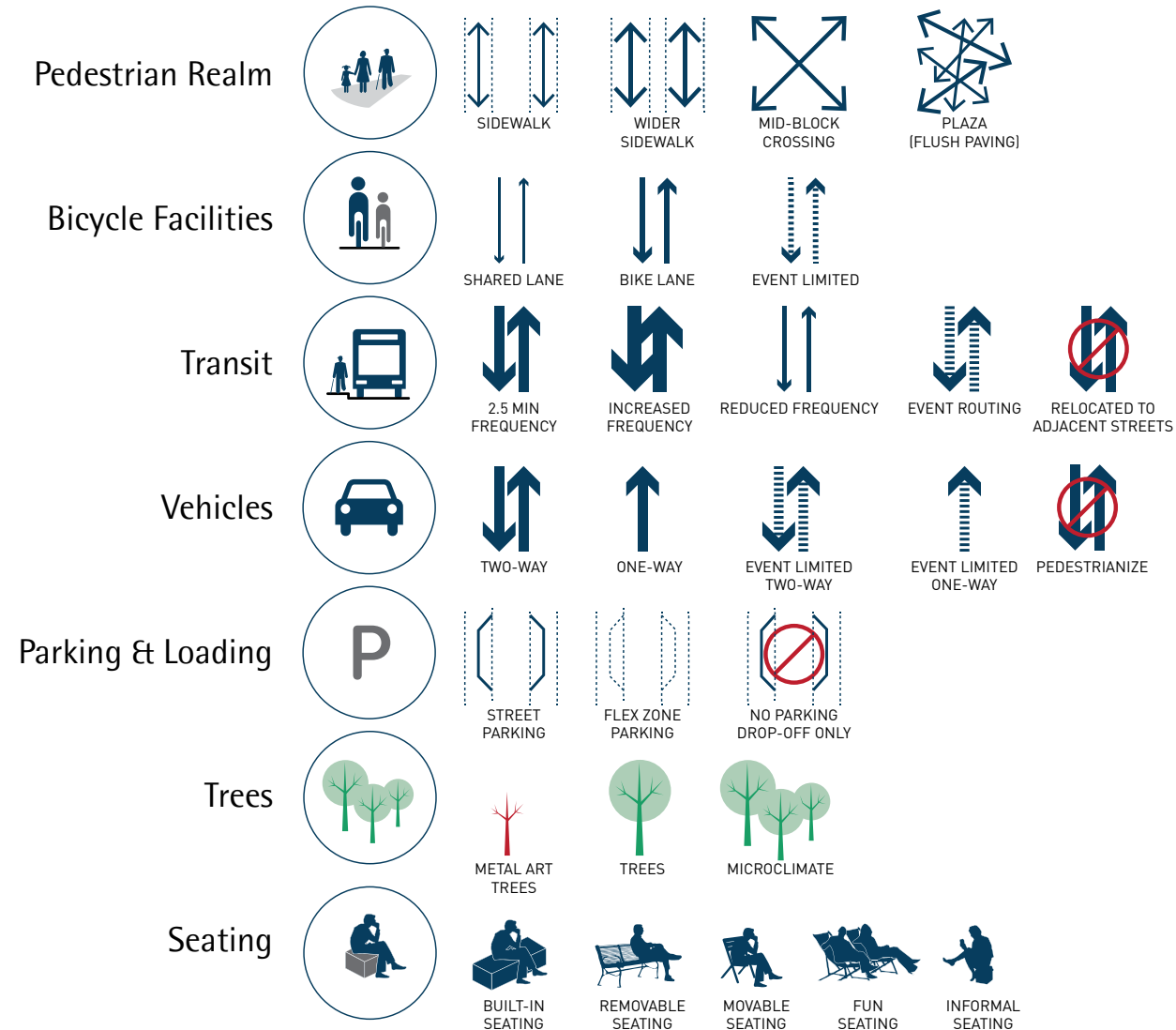
Three character areas emerge along Dundas Street between the Forks of the Thames and Wellington Street. These character areas are reinforced by: Land uses, scale of development, level of pedestrian and cyclist activity, and variety of stationary activities.



Dundas Place Flexible Street Planning & Schematic Design  
 London, Ontario, Canada  
 Gehl Studio 2015-16  
 Fixed to Flexible Framework for Streetscape Transformation  
 Recommendations for Streetscape Improvements, Event Programming & Business  
 Opportunities to transform Dundas Street into Dundas Place

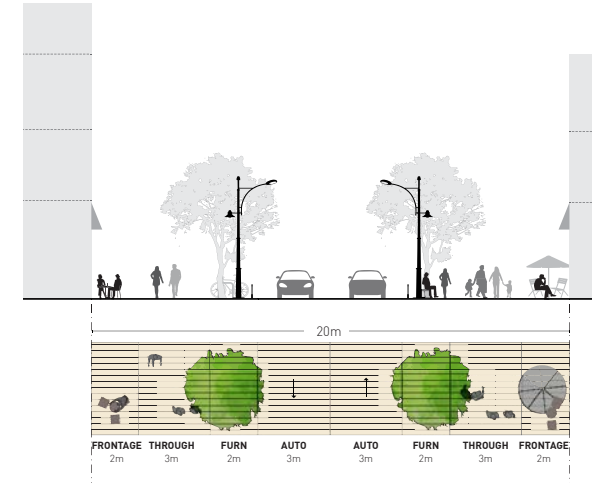
- Gathering Spaces
- Walkable/Bikeable
- Nature in the City
- Café/Patio Seating
- Evening Activities
- Kid & Family-Friendly
- Car-free Events
- Winter/Seasonal Events
- Beauty & Colour
- Design Quality

Using the framework below, stakeholders ranked options for streetscape elements they want for Dundas Place. Case studies and benefit/trade-off explanations were also provided to help inform their choices.

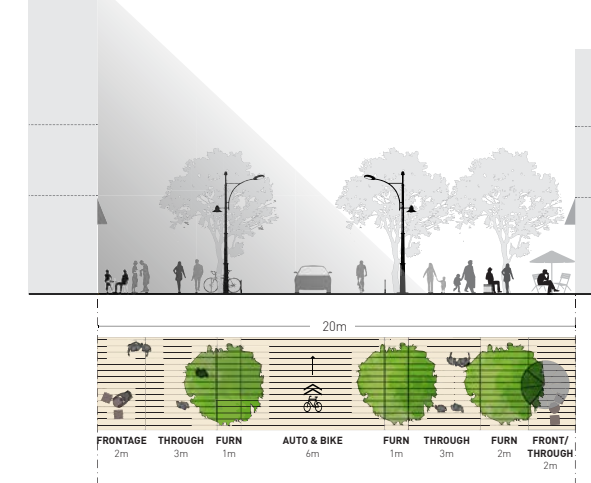


Below are typical design options that reflect the stakeholders' preferred ranking of streetscape elements along Dundas Place

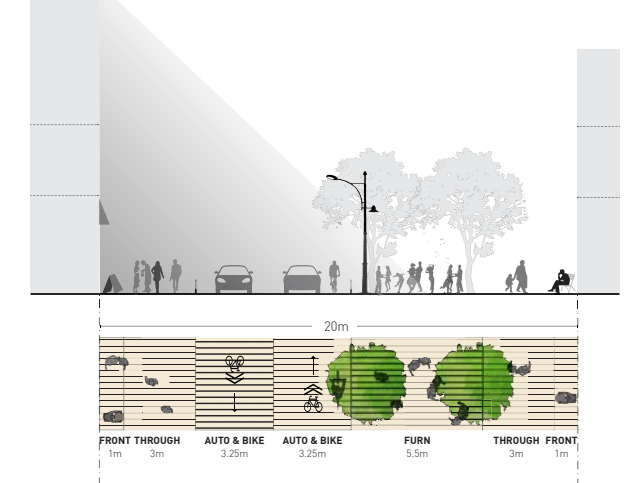
Symmetrical Street



Microclimate Aligned Planting with Through Zone between Trees



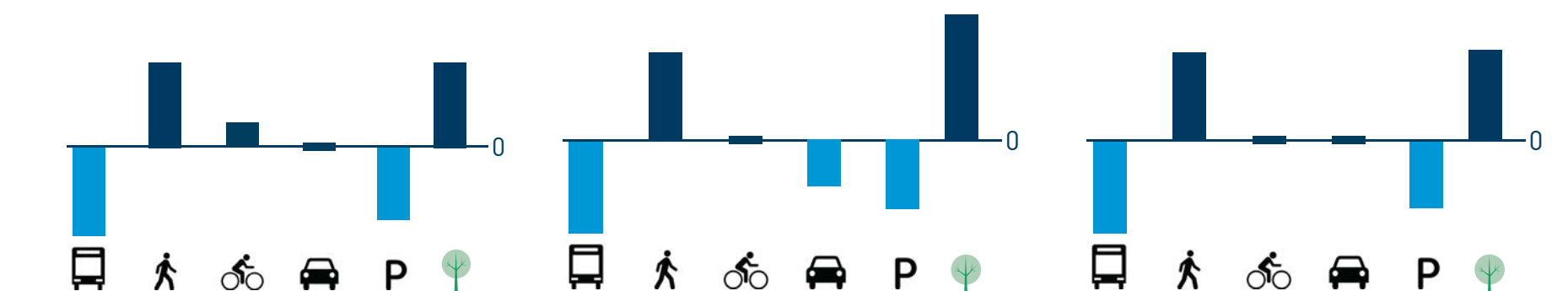
Assymmetrical Planting with Active Furnishing Zone



Streetscape Section with Partial Plan



3-d View of Streetscape Options



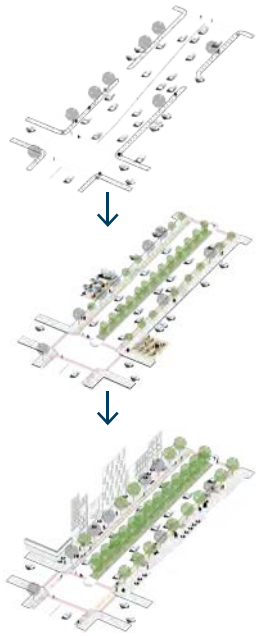
Anticipated Impacts to Existing Streetscape Elements

# Facts

**Project** 61 Avenue SW Corridor  
**Client** City of Calgary  
**Collaborators** Urban Systems  
**Project Director** Jeff Risom  
**Design Lead** Andrea Gaffney  
**Project Manager** Julia DeMartini Day  
**Services** Public Life Survey and Streetscape Design  
**Year** 2015

Converting 61 Avenue SW into a landmark urban boulevard is the first in many transformations for this part of Calgary, where public infrastructure improvements can catalyze surrounding private development investments.

# Adaptable



The adaptable design allows for an additive structure to address transformation of the public realm and adjacent land use patterns over time.

# Gehl

Andrea Gaffney CORRIDOR / PROFESSIONAL



# Calgary

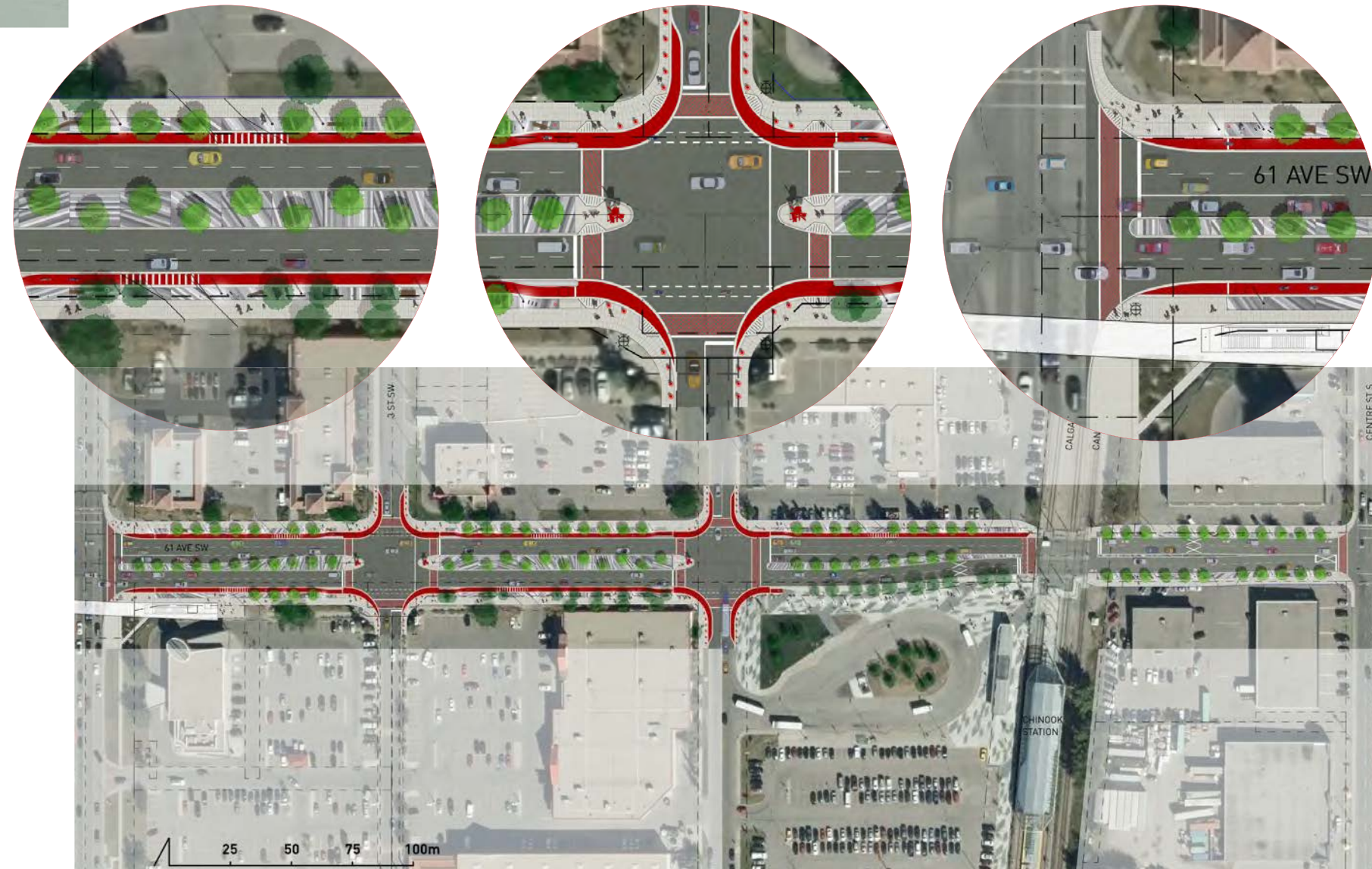
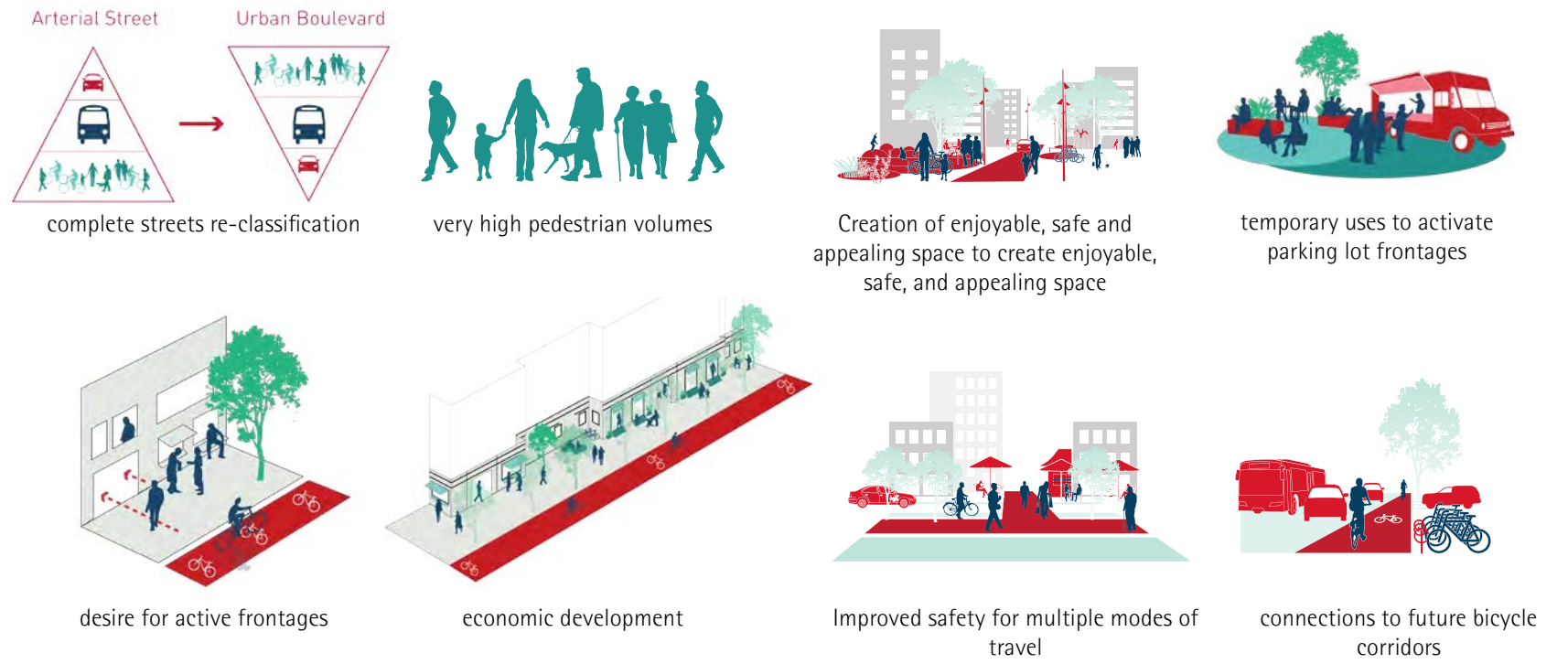
## Getting Ready for Change

Using observational analysis as well as onsite “listen and learn” sessions, the project aspires to four main design strategies for the public realm: Safe & Secure, Accessible, Enjoyable, and Adaptable.

Accordingly, the design considered the relevant city-wide plans and policies to craft an adaptable street section. The design aims to re-balance the mode split on the street to accommodate one of the highest pedestrian volumes in Calgary, meanwhile creating opportunities for places to sit and enjoy. By rationalizing curb alignment and creating space for a cycle path and development set back options, the design provides a high quality multi-modal street for today as well as a framework for future placemaking opportunities to evolve on the street over time.

In partnership with the City and Urban Systems, the design team reviewed existing planning documents and concept designs from which recommendations were crafted in the form of several urban boulevard concept designs. The City reviewed the design options and provided direction for a preliminary design package, which included materials and furnishings selections, and a construction cost estimate.

The design team proposed re-naming the street from 61 Avenue SW to Chinook Boulevard, as the street connects the Chinook Transit Station and the Chinook Centre, a major regional shopping mall. The Chinook winds, characteristic of Calgary’s climate inspired the paving pattern along the boulevard. The design also considered climate-appropriate planting details for snow and innovative on-site stormwater management strategies.

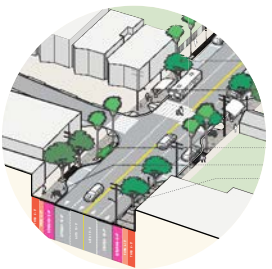


# Facts

**Project** India Basin Masterplan and Transportation Action Plan  
**Client** Build, Inc.  
**Client contact** Michael Yarne, michael@buildinc.biz  
**Collaborators** SOM, Bionic, Sherwood Design Engineers  
**Project Team** David Sim, John Bela, Blaine Merker, Andrea Gaffney  
**Project size** District  
**Services** Master Planning Framework, Integrated Mobility Strategy, Process Facilitation, Public Space and Street Design, Public Space Public Life Strategy  
**Year** 2014 - ongoing

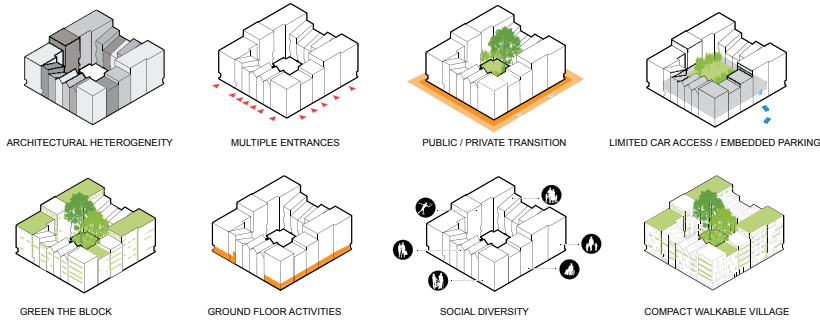
One of the last undeveloped waterfront parcels in San Francisco, the India Basin project will be a complete neighborhood with housing and neighborhood services within a short walking distance, creating a well-connected and resilient community.

# Vision



The district vision includes mixed-use buildings, neighborhood-serving retail, and robust streetscapes to accommodate all mobility types.

# Gehl



Design Drivers: Build a compact village and humanize the block to create an active neighborhood.

# India Basin

## Building a Complete Neighborhood

The India Basin Project is an innovative public-private partnership between Build Inc., a private San Francisco developer, the City & County of San Francisco, and several non-profits, to transform 27 acres of vacant shoreline located in the southeast corner of San Francisco into a dynamic mixed-use urban village and a waterfront park.

At build-out, the urban village will contain up to 1166 housing units, 500,000 square feet of neighborhood serving retail and commercial space, a community market pavilion, a new charter school, and artist live/work studios. These features will be distributed across a mix of 3- to 6-story buildings clustered around a fine-grain network of "shared streets," pedestrian-only laneways, public streets and traffic-separated bike paths.

Gehl Studio is part of team including SOM, Bionic and Sherwood Design Engineers. Gehl leads the urban design framework to create a high quality public

realm. The public realm includes small squares in the heart of the urban village and larger scale waterfront terraces and boardwalks along the edge of the Great Park. The urban village includes a diverse range of housing type from walkup townhomes lining a constructed wetland canal to efficient condominium and apartment-style buildings fronting a central public square.

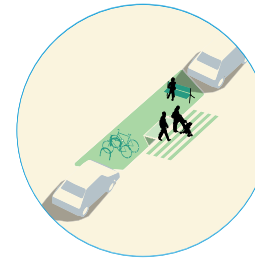
Gehl also led a coordinated India Basin Transportation Action Plan, a comprehensive vision for streetscape and mobility improvements. The planned street sections realign the bicycle network and improve pedestrian and transit connectivity between India Basin and surrounding neighborhoods. New design recommendations include a continuous Bay Trail, a robust bicycle network, ample bike parking, and bike share facilities near transit.

# Facts

**Project** India Basin Transportation Action Plan  
**Client** Build, Inc.  
**Client contact** Michael Yarne  
**Project Team** Jeff Risom, John Bela, Blaine Merker, Andrea Gaffney  
**Project size** District  
**Services** Integrated Mobility Strategy  
**Budget** 150,000 USD  
**Year** 2015

Substantial growth is anticipated in the broader South Eastern/Southern Bayfront area of San Francisco, including the Hunters Point Shipyard and India Basin. Accommodating this growth calls for timely improvements that will ensure safe and sustainable transportation options.

# Vision



Recommendations include a two-way cycle track, tree plantings that will create an iconic landscape, and mid-block crossings.

# Gehl



# India Basin Transportation Action Plan

## Designing for mobility and an inviting public realm

The Action Plan is a comprehensive vision for streetscape and mobility improvements for the India Basin transportation corridor in this growing region of San Francisco's Southeast waterfront. The Action Plan synthesized over 10 years and thousands of hours of community participation and planning efforts for mobility and streetscape improvements in India Basin. Included in this data was information that Gehl gathered through a Public Space Public Life survey. Through observations and interviews, we documented how people spend time in and move through the neighborhood.

Gehl revised planned street sections including the re-alignment of the bicycle network to improve pedestrian, bicycle and transit connectivity and function within the Basin.

Recommended improvements to the bicycle network included:

- Building a continuous Bay Trail
- Create a continuous, robust bicycle network
- Improve Cargo Way cycle track
- Provide ample bicycle parking near activities and uses
- Provide bike share facilities near transit connections and other active areas

In addition to design and planning recommendations, Gehl coordinated the on-going funding and implementation of several long-planned transportation and streetscape improvements with the goal of building great streets, improving mobility, and avoiding redundancies in streetscape and transportation improvements.