ALBERT STREET STREET VISION creating the 'green spine'



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Dedicated to a better Brisbane

Foreword



Brisbane's relaxed outdoor lifestyle and wonderful climate are the envy of cities around the globe. To thrive in a competitive global market, cities need to capitalise on their distinctive localities to establish a unique identity. Nowhere is this more important than in our city centre, the economic and cultural heart of Brisbane, Australia's New World City.

Over the next 20 years, the number of pedestrians using our city streets is

expected to double. The reinvention of existing areas and creation of new public spaces will be critical to maintaining our enviable lifestyle.

The transformation of Albert Street into the city centre's 'green spine' – linking Roma Street Parkland with King George Square and the City Botanic Gardens – is an exciting initiative included in the *Brisbane City Centre Master Plan 2014*, which Brisbane City Council released in March 2014.

The Albert Street revitalisation is an opportunity for Council to work together with the Albert Street business community to enhance the area for Brisbane residents, workers and visitors. The street will showcase our beautiful sub-tropical climate and vibrant lifestyle by offering unique public spaces, outdoor dining destinations, activities and events to enjoy.

The Albert Street Vision has been developed with input from local businesses, key stakeholders and the community. Continuing this partnership will be fundamental to realising our collective vision for our city's green spine in the future. I thank you all for your contribution.

Graham Quirk Lord Mayor



Project overview

The Albert Street Vision positions Albert Street as an exemplar pedestrian street and subtropical living room that contributes to Brisbane's emergence as Australia's New World City.

The vision statement and guiding principles aim to establish a new green spine for the city centre with Albert Street serving as the connecting corridor between Roma Street Parkland and the City Botanic Gardens. The vision focuses on a core area from Queen Street to Alice Street. The core area has been identified as a key focus for future streetscape upgrades due to the redevelopment potential of adjacent sites and proximity to Queen Street Mall.

A priority project

The Brisbane City Centre Master Plan 2014 (the CCMP) was endorsed by Council in 2014. The CCMP sets out a number of transformative projects to support a new direction for our city centre and deliver on the vision for an 'Open Brisbane' – open for business, an open outdoor lifestyle and open for all people to enjoy. The CCMP identifies six priority projects, which are scheduled to commence by 2019. Based on the strength of community support, the Albert Street green spine is one of these priority projects.

Albert Street

The CCMP envisions Albert Street as a leafy pedestrian boulevard that encourages people to stroll between the city centre's two major parks – the City Botanic Gardens and Roma Street Parkland.

The revitalisation of Albert Street is an exciting opportunity to enhance the unique casual lifestyle of our subtropical city. The southern end of the Central Business District (CBD) is experiencing change, which presents an opportunity for Albert Street to be progressively formalised as a key north-south pedestrian link to support the function of the Queen Street Mall.



Context

A series of interventions over time have changed the way Albert Street functions and its role in the CBD road network. Initially one of the main routes into the CBD, the role of Albert Street as a vehicle access route has diminished with the restriction of traffic through King George Square in 1969.

The closure of Queen Street to establish the mall in the 1980s, combined with recent introductions of pedestrianised, shared spaces along Albert Street, has resulted in low traffic volumes compared to other major CBD streets. These interventions have ultimately changed the function and role of Albert Street.

Growth in the CBD

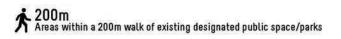
Over the next 20 years Brisbane's CBD streets will be busier places. It is estimated that CBD streets will experience a doubling of pedestrian trips, an 80% increase in public transport journeys and demand for 50 new apartment and office towers to accommodate thousands of new residents and workers.

A large proportion of this growth will occur in the southern CBD area in the direct vicinity of Albert Street. There are already a number of redevelopments underway that will provide more than 1000 new dwellings in total. This planned growth increases the need for more public space and heightens demand for other services and amenities.



Retail expansion and diversity in the CBD

Queen Street Mall is one of Australia's most successful pedestrian malls with over 26 million visitors per year. These high visitor numbers present an opportunity for other CBD precincts to offer a diverse retail mix, activation and vibrancy to the city centre. Albert Street provides a logical 'release valve' for Queen Street Mall.



The centre of Albert Street is a missing gap in the CBD public space network and a vital stepping stone in the creation of the green spine.



A preliminary idea for Albert Street by Tract Consultants for community feedback during the Ideas Fiesta 2013. IMAGE BY TRACT CONSULTANTS.

A gap in the public space network

With a number of significant new developments planned in the Albert Street area, it is expected that there will be increased demand for additional public spaces to accommodate the additional residents and workers. The creation of new public spaces, as well as renewed investment in existing public spaces in the southern CBD, will be critical to maintaining amenity, fostering safe and convenient pedestrian access and relieving pressure on Queen Street Mall.

Stronger linkages to open spaces, including the City Botanic Gardens and Roma Street Parkland, can help to address the need for more public space and bring about the revitalisation of these areas.

Community support

Council's Ideas Fiesta took place in April 2013 and included a three-week program of events across Brisbane's CBD. As part of the fiesta, Council invited local and interstate design firms to prepare transformative ideas for 17 inner-city areas. These ideas were released online and at the fiesta events. The community was encouraged to provide feedback through 'likes' on Facebook and in-person at the events.

The idea for the revitalisation of Albert Street was the clear community favourite, receiving four times more likes than the next popular transformative idea.

BrisAsia Festival

In March 2014, Albert Street was temporarily closed to traffic between Charlotte Street and Mary Street for the BrisAsia Festival. During the event the community was invited to review and provide feedback on preliminary design ideas from the planning process.

The feedback highlighted a preference for shared and pedestrianised spaces along Albert Street and indicated community support for proposed improvements, including greenery, shade, lighting, events and activation.

Strategic framework

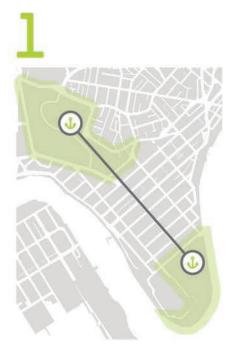
The Albert Street green spine has the potential to evolve into a key CBD pedestrian axis, supporting the role and function of Queen Street Mall. Securing more pedestrianoriented outcomes for the street will link the CBD's two destination gardens and green anchors.

Five strategic drivers will guide Albert Street's role in the future development of Brisbane city.

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Queen Street acts as Brisbane's First Street and serves as the symbolic and functional 'heart' of the CBD. Together with the Albert Street 'green spine', it will form an intersection of people-focused corridors which unify and link the city centre.





Anchor both ends

Roma Street Parkland and the City Botanic Gardens are the city centre's two main destination parklands, anchoring either end of Albert Street and reinforcing the street's role as a park-to-park axis.

Roma Street Parkland and the Roma Street station will provide a northern anchor, bringing commuters to and from the city.

The City Botanic Gardens will be the southern anchor to Albert Street. Seamless connections, landscaping and legibility at this interface will be integral to strengthening the 'green spine'. The City Botanic Gardens Master Plan 2015 highlights the opportunity for a redesigned Albert Street concourse that exemplifies the character of this historic space.

A public realm focus in the

A public realm focus in th southern CBD

In comparison to the remainder of the city centre, the southern end of Albert Street presents a gap in the CBD's public space network. With Queen Street Mall being highly utilised and the number of visitors and CBD workers expected to increase, the provision of open space will be key to improving the lifestyle of workers, residents and visitors.

Strategically located public space along Albert Street will add to the broader CBD open space network. A midway break-out space between Queen Street Mall and the City Botanic Gardens will strengthen the linkage between these key destinations.



Urban pulse

Albert Street is 1.3 kilometres long and moves through a variety of different urban environments. A chain of experiences and spaces will alleviate the perceived walking distance, creating pulses of activity along the street. The mix of environments along the length of the street is currently shaped by a variety of small businesses, major nodes and public spaces, including Roma Street Parkland, King George Square, Queen Street Mall and City Botanic Gardens.

Albert Street also provides a comfortable pedestrian connection between public transport and the heart of Queen Street Mall.

City access from the north and south

The cycle network surrounding the CBD peninsula is well used and provides good connections with the wider city cycle network. With low traffic volumes and a logical connection to the surrounding cycle corridors, Albert Street presents a clear linkage to extend and integrate these cycle connections into the heart of the CBD from the north and south.

The Kangaroo Point Bridge has been identified as a future connection that will increase cyclist traffic through the southern end of the CBD. When delivered, the bridge will reinforce the need for a key cycle link through Albert Street. 5



Integrated parkland

The CCMP envisages Roma Street Parkland, Wickham Park and Emma Miller Place as a cohesive green space. Integrating these spaces will improve connections within, and between, the parks and from the parks to adjoining neighbourhoods. It will also extend the park experience towards the city centre.

A vision for Albert Street

The revitalisation of Albert Street is an opportunity to enhance the lifestyle of Brisbane's residents, workers and visitors.



Artist's impression of additional seating and shade creating a subtropical living room.

Albert Street will be Brisbane's green spine and subtropical living room. It will make the most of our subtropical climate and outdoor lifestyle through the delivery of a leafy and pedestrian-friendly 'eat street' that links the city with its major parks.

Brisbane's subtropical living room will be a dynamic place for people located at the heart of the CBD.

🖈 VISION

BRISBANE'S SUBTROPICAL LIVING ROOM

Guiding principles

AN ADAPTABLE AND CURATED SPACE:

An ever-changing space, adapting on a daily, weekly and annual basis.

EAT STREET:

A destination street to meet and dine for long or short periods throughout the day and night.

A GREEN RELIEF ZONE: Bringing parklife into the city and providing relief from the urban bustle.

A PLACE WHERE PEOPLE HAVE PRIORITY:

Balancing competing movement needs for all modes of transport.

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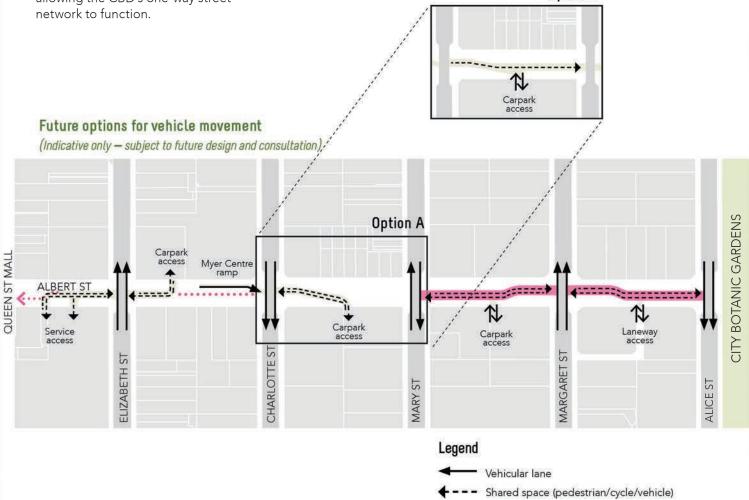
Brisbane's subtropical living room will be a dynamic new 'people's place' in the heart of the CBD.

Rebalancing the street

Albert Street contains one of the lowest vehicular traffic volumes of any CBD street, especially outside of typical morning and afternoon weekday peak periods. These low traffic numbers create an opportunity to rebalance the street towards more pedestrian-friendly uses.

Albert Street is popular with pedestrians, particularly from Queen Street to Mary Street, due to its proximity to Queen Street Mall. Mary Street to Alice Street acts as an important connection for pedestrians into the City Botanic Gardens and the Queensland University of Technology but also provides a key linkage for vehicles allowing the CBD's one-way street network to function. Different streetscape configurations are proposed to balance the access needs of both pedestrians and vehicles along Albert Street. These configurations have been shaped by consultation with key stakeholders and the general public and will continue to evolve as development occurs.

As key development sites along Albert Street are redeveloped, the preliminary configurations below will continue to be tested to develop the best design outcomes.



Emergency access

Shared space with higher traffic volumes. Further traffic investigation required to finalise lane numbers.

Option B



A range of streetscape cross sections are possible along Albert Street in the future to balance the access needs of both pedestrians and vehicles.

*

The Albert Street Vision will seek to transition the street towards a shared space arrangement, allowing a much wider footpath than the existing street section. Where traffic volumes allow, certain sections of the street may be fully pedestrianised.



Concepts for future delivery

The Albert Street Vision proposes a sequence of 'place-making' initiatives to encourage a variety of experiences. These initiatives will link the City Botanic Gardens to the city and help realise Albert Street's potential as the CBD's green spine.

The plan below shows the core retail area of Albert Street and illustrates future functions between Queen Street and Alice Street. The urban elements shown have been shaped by consultation with key stakeholders and the general public. These elements form a suite that builds on and supports the guiding principles for the street.

*

Concepts for the

Street section

can be found on

pages 14 and 15.

Queen to Elizabeth

The following pages of the document take a closer look at each section of the street and include preliminary concepts to outline the intent and function of each space. Future street upgrades will be delivered in parallel with private development and will occur progressively as redevelopment occurs. All concepts shown are indicative only and subject to further consultation and design.

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Concepts for

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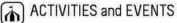
Charlotte Street

section can be

found on pages

16 and 17.









Concepts for the

Charlotte to Mary

Street section

can be found on

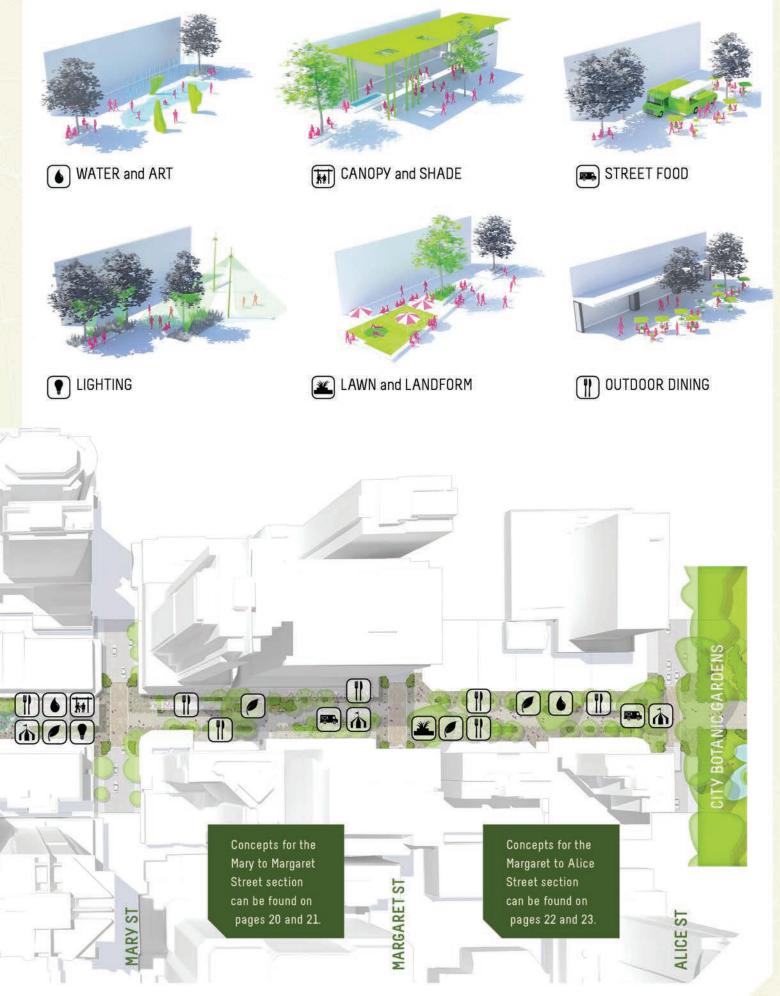
pages 18 and 19.

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Queen to Elizabeth Street

Located at the heart of the CBD, the section of Albert Street between Queen and Elizabeth streets offers the ability to create an entry marker for the Albert Street precinct.

The public amenities block at the key intersection of Queen and Albert streets provides a necessary facility for the city. However, an opportunity exists to improve design outcomes in this area befitting its prime location at the heart of the city centre.

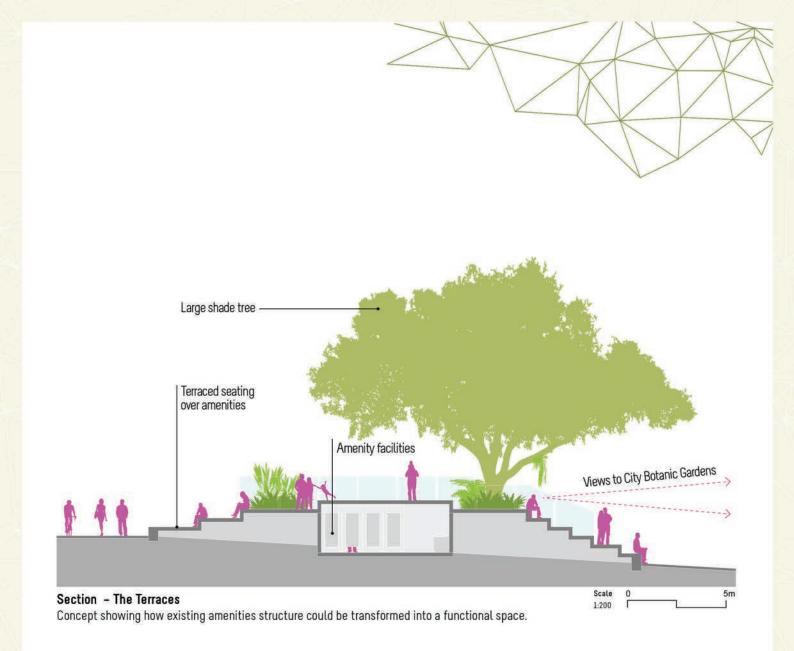
Design concepts for this will progress in parallel with the Queen Street Mall visioning process and the future redevelopment of the Myer Centre.

LEGEND

- 1. The Terraces redesign amenities block to become a functional entry marker for Albert Street incorporating terraced/amphitheatre seating, a green wall, signage and a small kiosk.
- 2. Temporary stage create a flexible space for performances with spectators able to utilise The Terraces as a seating amphitheatre.
- 3. Level dining terraces provide increased amenities and activation potential to the Myer Centre Albert Street frontage, including a garden buffer.
- 4. Large fig tree provide shade to the terraced area.
- 5. Garden beds and seating increase planting to reinforce Albert Street as the inner-city green corridor while providing a stronger connection to the City Botanic Gardens.
- 6. Raised intersection incorporate kerb build-outs with increased planting.
- 7. Emergency vehicle access maintain access to the Queen Street Mall.
- 8. Shared space incorporate a subtle feature paving change to delineate vehicular path.
- 9. CityCycle parking



Queen to Elizabeth St Concept Plan (preliminary concept, subject to future consultation and design).





Elizabeth to Charlotte Street

The section of Albert Street between Elizabeth and Charlotte streets lies adjacent to the Queen Street Mall and is activated with pedestrians and outdoor dining businesses. Reduced clutter and new, welcoming pedestrian spaces can help this section of the street accommodate existing demand and meet its full potential.

The area between Elizabeth and Charlotte streets is the most animated section of the street however the capacity of this section to meet future pedestrian and business demand is restricted. Partial pedestrianisation and activation of the exit ramp edge will allow this space to operate safely and efficiently.

LEGEND

- 1. Outdoor dining pavilion create a comfortable and weather-proof dining space including a green trellis.
- 2. Raised intersection incorporate kerb build-outs with increased planting.
- 3. Terraced platforms provide terraced seating above the northern end of the Myer Centre exit ramp with increased planting (possible additional kiosk location).
- 4. Garden beds and seating increase planting to reinforce Albert Street as the inner-city green corridor while providing a stronger connection to the City Botanic Gardens.
- 5. The Lounge create a long, multi-use outdoor lounge located along the length of the exit ramp.
- 6. Shared space incorporate a subtle feature paving change to delineate vehicular path.



Elizabeth to Charlotte St Concept Plan (preliminary concept, subject to future consultation and design).



Artist's impression of Elizabeth to Charlotte Street section.



Section B Outdoor dining room

Scale 0 5m 1:200 - _____



Charlotte to Mary Street

The Charlotte to Mary Street section of Albert Street is the midway point between Queen Street and the City Botanic Gardens and can provide a key link in the CBD's open space network.

The Charlotte and Mary streets section contains limited traffic and vehicular access requirements compared to other parts of the street. Road closures and events in this area have demonstrated the flexibility of this space. There is an opportunity to continue with exploratory designs for elements that might not be possible elsewhere in the street. Due to these site opportunities, this section could be the catalyst to reclaim the street as a public space.

The Charlotte to Mary Street section has also been identified for the Albert Street Temporary Event Space Project which will trial an innovative approach to begin the process of transformation. For further information please refer to pages 25 and 26.

LEGEND

1. Multi use platform provide a shaded, flexible space for seating, resting and small-scale programmed entertainment located on a platform below the fig tree.

2. The Lawn

encourage increased social interaction with a large raised turf platform and flexible seating options both on the turf and its perimeter.

- 3. Open air dining enable casual outdoor street dining within an informal landscaping.
- 4. Frog's Hollow water play create a historically influenced, active play space utilising ephemeral water jets capable of being turned off to create a larger function space. The water play also provides passive cooling, tranquil sounds and visual amenity.
- 5. Shared space incorporate a subtle feature paving change to delineate vehicular path.
- 6. The Living Room create a shaded flexible pavilion with a kiosk for public seating and events. Refer to page 19.
- 7. Raised intersection incorporate kerb build-outs with increased planting.



Charlotte to Mary St Concept Plan (preliminary concept, subject to future consultation and design).



Artist's impression of an adaptable and comfortable living room space for enhanced public use between Charlotte and Mary streets.



Mary to Margaret Street

The section of Albert Street between Mary and Margaret streets begins the transition from an energetic, urban city to a relaxed, garden environment.

The area between Mary and Margaret streets provides an important vehicular function for the city traffic network. This section creates potential for a flexible and activated streetscape environment where design and function reflect the proximity of the City Botanic Gardens.

LEGEND

- 1. Outdoor dining pavilion create a comfortable and weather-proof dining space including a green trellis.
- 2. Shared space incorporate a subtle feature paving change to delineate vehicular path.
- 3. Seating pods create a 'private' space to dwell in the streetscape with small seating pods including roofs and walls.
- 4. Seating nooks increase passive recreation with modular seating elements surrounded by planting (possible additional kiosk location).
- 5. Garden beds and seating increase planting to reinforce Albert Street as the inner-city green corridor while providing a stronger connection to the City Botanic Gardens.
- 6. Urban boardroom provide a new type of street amenity for outdoor meetings, eating and resting with a long, communal, public table.
- 7. Raised intersection incorporate kerb build-outs with increased planting.



Mary to Margaret St Concept Plan (preliminary concept, subject to future consultation and design).



Artist's impression showing a future concept for the Mary to Margaret Street section.



Margaret to Alice Street

The section between Margaret and Alice streets provides a relaxed, leafy gateway strengthening the connection between the city and the City Botanic Gardens.

Directly adjacent to the City Botanic Gardens, the section of Albert Street between Margaret and Alice streets provides the ideal opportunity to cultivate a strong gardens' character through planting and seating areas. The character of the gardens will extend out into the streetscape, establishing a gateway between the city and the gardens.

LEGEND

- 1. Multi-use platform provide a shaded, flexible space for seating, resting and small-scale programmed entertainment located on a platform below the fig tree.
- 2. Shared space incorporate a subtle feature paving change to delineate vehicular path.
- 3. Seating pods create a 'private' space to dwell in the streetscape with small seating pods including roofs and walls.
- 4. Seating nooks increase passive recreation with modular seating elements surrounded by planting.
- 5. Garden beds and seating increase planting to reinforce Albert Street as the inner-city green corridor while providing a stronger connection to the City Botanic Gardens.
- 6. Artwork

include an interactive element which incorporates play, referencing the history of Albert Street (possible additional kiosk location).

- 7. Outdoor dining pavilion create a comfortable and weather-proof dining space including a green trellis.
- Raised intersection incorporate kerb build-outs with increased planting.

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Section B – Passive Green Space (see page 23 for detailed view)

Margaret to Alice St Concept Plan (preliminary concept, subject to future consultation and design).

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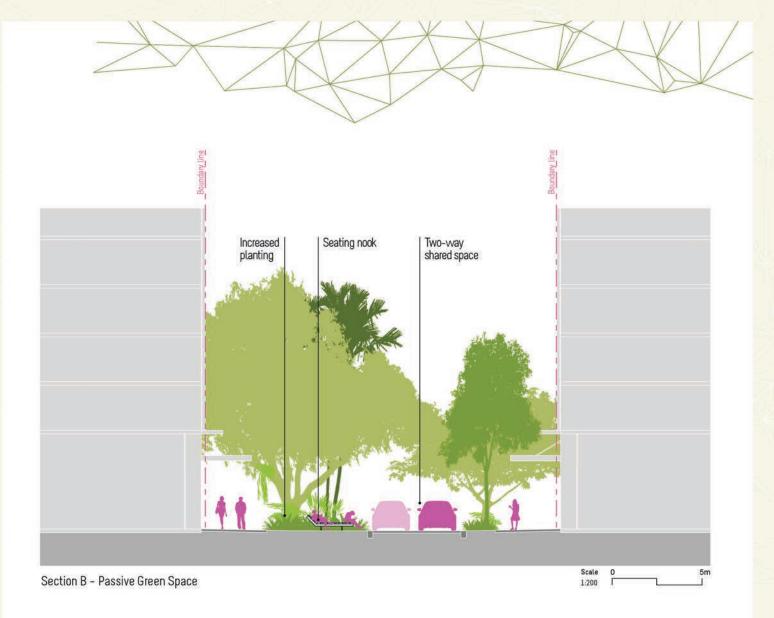
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SPACE





The evolution of the Albert Street green spine

The transformation of Albert Street into a green spine is a long-term goal that will be achieved gradually through a collaborative approach to place-making. The first steps on this journey are already underway and will serve as catalysts for further change.

Place-making and events

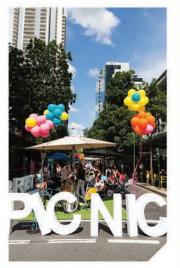
Albert Street has emerged in recent years as an informal and temporary event space, playing an integral and complementary role in the broader network of event spaces across the CBD. In 2008 and 2009, Albert Street, between Elizabeth and Charlotte streets, was transformed into an outdoor food, wine and entertainment event space as part of Brisbane Festival. Local food businesses along Albert Street actively participated in this open, restaurant-style event.

More recently, events in Albert Street have been focused in the section between Charlotte and Mary streets. This section was activated as part of the Ideas Fiesta in 2013, where a three-day picnic was hosted during lunchtime hours. The event was well received and, from then on, the street has been renewed as a home for pop-up events.

In 2013 and 2014, the Charlotte Street to Mary Street section has continued to host a number of different events. Each event has been distinct, relying on a flexible space and the ability for the street to adapt. Some examples of previous events are listed below.

Unlike other CBD event spaces, Albert Street offers a traditional streetscape setting, removed from the bustle of Queen Street Mall. This space connects visually and physically with the street's tenancies, is large enough to remain flexible and can be transformed to adapt to the requirements of the event. The flexibility of the street allows for events to be held that redefine the future function and identity of the street, prompting the community to consider new possibilities for the space.

Into the future, Albert Street's profile as an event space will grow and event-based infrastructure will be formalised in the streetscape design.



IDEAS FIESTA, APRIL 2013: a three-day picnic made possible by closing the street to traffic.



BORDER X, JUNE 2013: a privately hosted event, showcasing local skateboarding talent.



BRISASIA FESTIVAL, FEBRUARY 2014: a three-day event hosted by Council as part of the city's broader BrisAsia festivities.



PARKS ALIVE, AUGUST 2014:

an event coinciding with a major international horticultural festival that transformed Albert Street into a picnic setting.

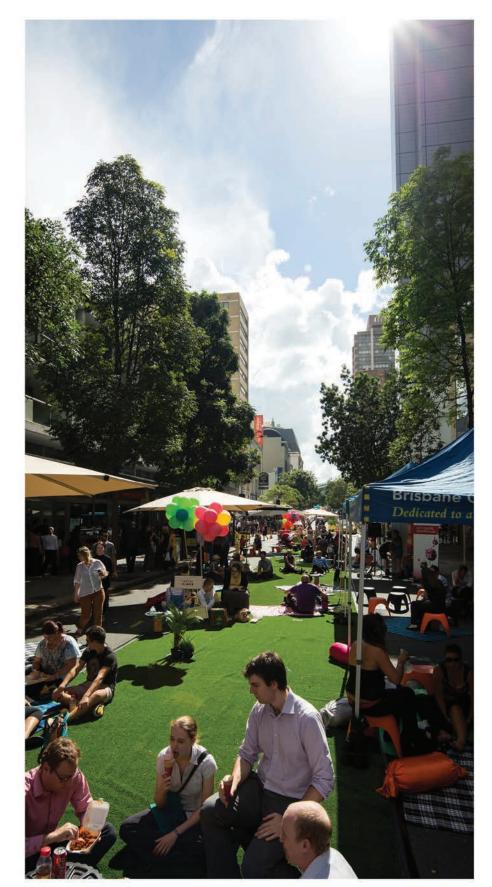
An experimental approach

Lighter Quicker Cheaper (LQC) is an urban design strategy that allows communities and local councils to experiment with a place and learn how people want to use the space before implementing permanent change. LQC keeps momentum moving and demonstrates that change can happen.

LQC concentrates on place-making, a process which benefits from community involvement and local partnerships, resulting in authentic places.

This approach carries a lower risk and is based on taking incremental steps and efficiently implementing, evaluating and tweaking ideas by working with the local community.

Albert Street has become known as an ideal venue to host an event. Council has now begun to implement the Albert Street Temporary Event Space Project, between Charlotte Street and Mary Street, to enable the street to evolve from a temporary event space into a more permanent place shaped by community vision.



Albert Street PICNIC event, Ideas Fiesta 2013.

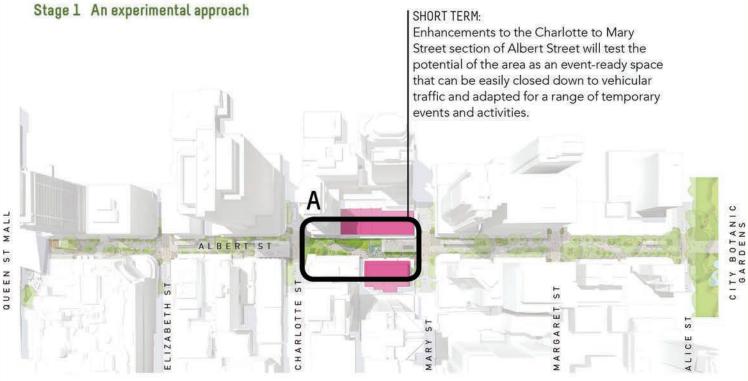
Next steps towards the Albert Street green spine

Staged delivery

The Albert Street Vision will be delivered in parallel with private sector activity through a block-byblock staging strategy. Through staging the works, the traffic and functional impacts of construction can be more sensitively managed to ensure outcomes are balancing the needs of all users. The stages shown below are indicative only and subject to private sector activity.

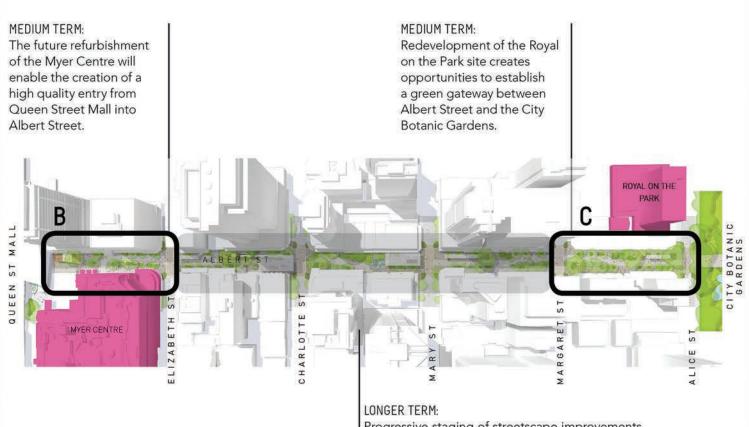


Short-term improvements will focus on facilitating ongoing events and activations between Charlotte and Mary Streets.



Private investment

A number of new developments have recently been approved or constructed along Albert Street and in the southern CBD area which will see Albert Street enter a period of growth and change. As new developments along Albert Street are planned for and constructed, they will reflect the qualities and characteristics of the green spine and the subtropical living room vision. New development will also contribute to delivering placemaking initiatives and streetscape upgrades in the street. Changes to Brisbane's planning scheme, *Brisbane City Plan* 2014, including the City Centre Neighbourhood Plan, will also be made to make sure that each new development contributes to the quality of the streetscape and takes us another step closer to achieving the long-term vision.



Progressive staging of streetscape improvements and place-making activities in the remainder of Albert Street to occur as opportunities arise.

Future redevelopment along Albert Street will continue the process of evolution towards the green spine vision. As sites redevelop they present an opportunity to undertake street upgrades in parallel to further establish the green spine character of Albert Street.

For more information about the Albert Street Vision call the Translating and Interpreting Service (TIS) on 131 450 and ask to be connected to Brisbane City Council's Contact Centre on (07) 3403 8888.

欲瞭解關於《Albert街願景》的更多資訊,請撥 打131 450致電筆譯及口譯服務處,並要求其撥打 (07) 3403 8888轉接布里斯本市政府客服中心。

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欲了解关于《Albert街愿景》的更多信息,请拨打 131 450致电笔译及口译服务处,并要求其拨打 (07) 3403 8888转接布里斯班市政府客服中心。

Albert Street 비전에 관한 더 많은 정보를 원하시면, 통번역 서비스인 131 450 에 전화 후, 브리스번 시의회와 (07) 3403 8888번으로 통화연결을 요청하십시오.

Brisbane City Council Information GPO Box 1434 Brisbane Qld 4001 CA15 593468-03-1061 © Brisbane City Council 2015

For more information visit www.brisbane.qld.gov.au or call (07) 3403 8888

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