

12TH avenue ARTS



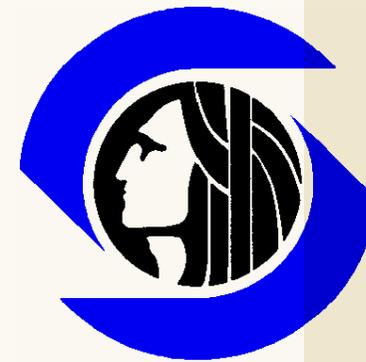
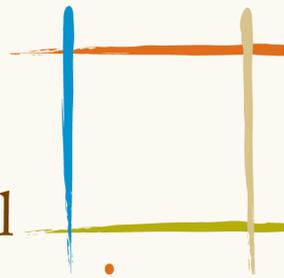
05.16.2012
RECOMMENDATION MEETING

DPD Project Number: 3012437

PARTNERSHIP

MONKBERRY
MANAGEMENTGROUP

capitol hill
housing



COMMUNITY DEVELOPMENT

88 HOMES

office

retail and restuarant

performing ARTS

police support

COMMUNITY OUTREACH

- **PPUNC**
- **Arts Advisory Committee**
- **Neighborhood Workgroups**
- **Retail Workgroup**
- **Ecodistrict Study + Ecocharrette**



12TH
avenue
ARTS

Sustaining the Vibrancy
of **CAPITOL HILL**

CONTEXT

HISTORICAL



CONTEXT

CONTEMPORARY



The Broadway



Agnes Lofts



1111 E Pike



Broadway Crossing

Trace Lofts



CONTEXT

PROGRAMATIC

replacing lost performing arts space

context of visible and hidden arts spaces



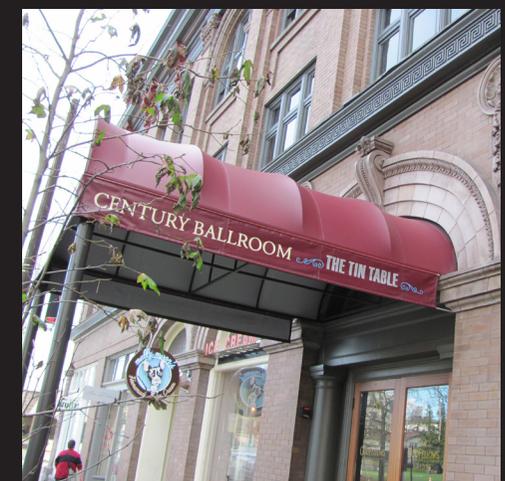
Lee Center For the Arts

photo by LMN

Broadway Performance Hall



Velocity Dance Studio



Century Ballroom

photo by javacolleen



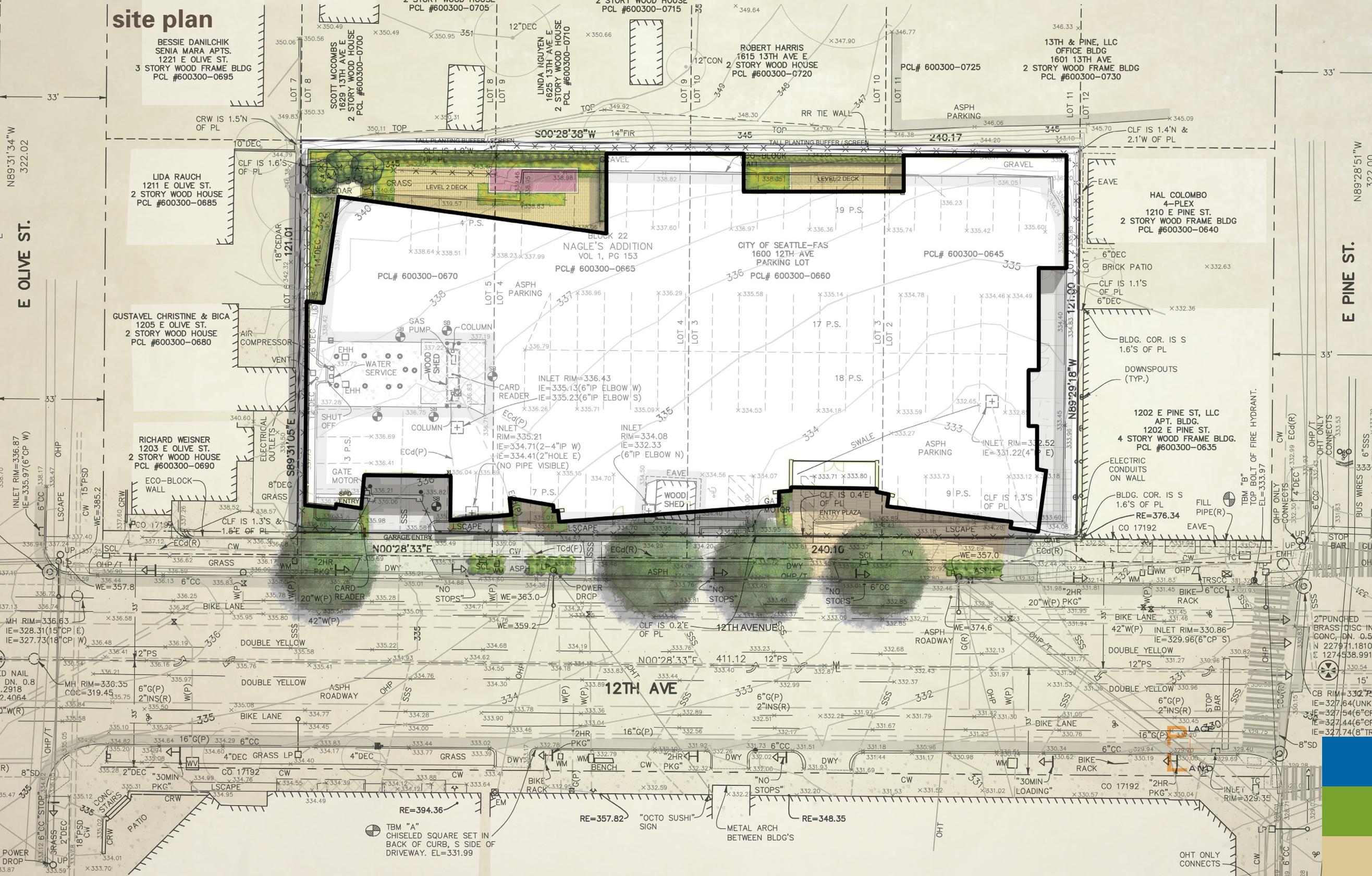
1/2" PUNCHED BRASS DISC, TOP OF CURB, N SIDE OF ROUNDABOUT N 228385.6281 E 1274864.4661

N00°28'44"E 432.38

CONTEXT

13TH AVE E

site plan



E OLIVE ST.

E PINE ST.

N89°31'34\"W 322.02

N89°28'51\"W 322.00

6\"SSS 333.70

2\"PUNCHED BRASS DISC IN CONC. DN. 0.5' N 227°11.1810 E 1274538.991

CB RIM=332.7 IE=327.64(UNK) IE=327.54(6\"CP IE=327.44(6\"CP IE=327.74(6\"TR

CONTEXT

north on 12th avenue from pine street

ONYX CONDOMINIUMS

PINE St. APARTMENTS

NW LIQUOR & WINE

WEST

12th AVENUE
NORTH



CONTEXT

south on 12th avenue from olive street



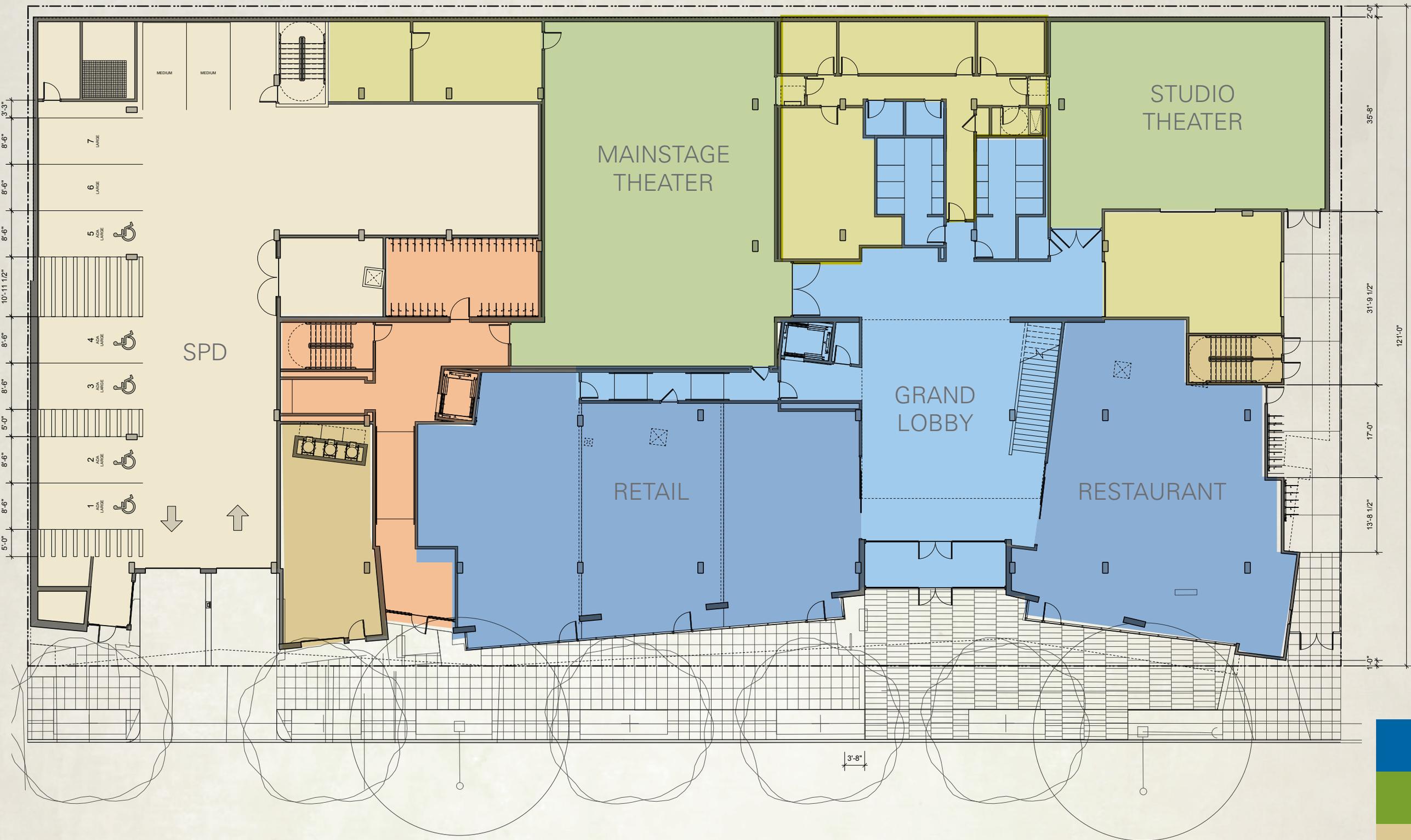
PACKARD BUILDING

12th AVENUE
SOUTH



CURRENT PLANS

LEVEL 1 — GROUND LEVEL

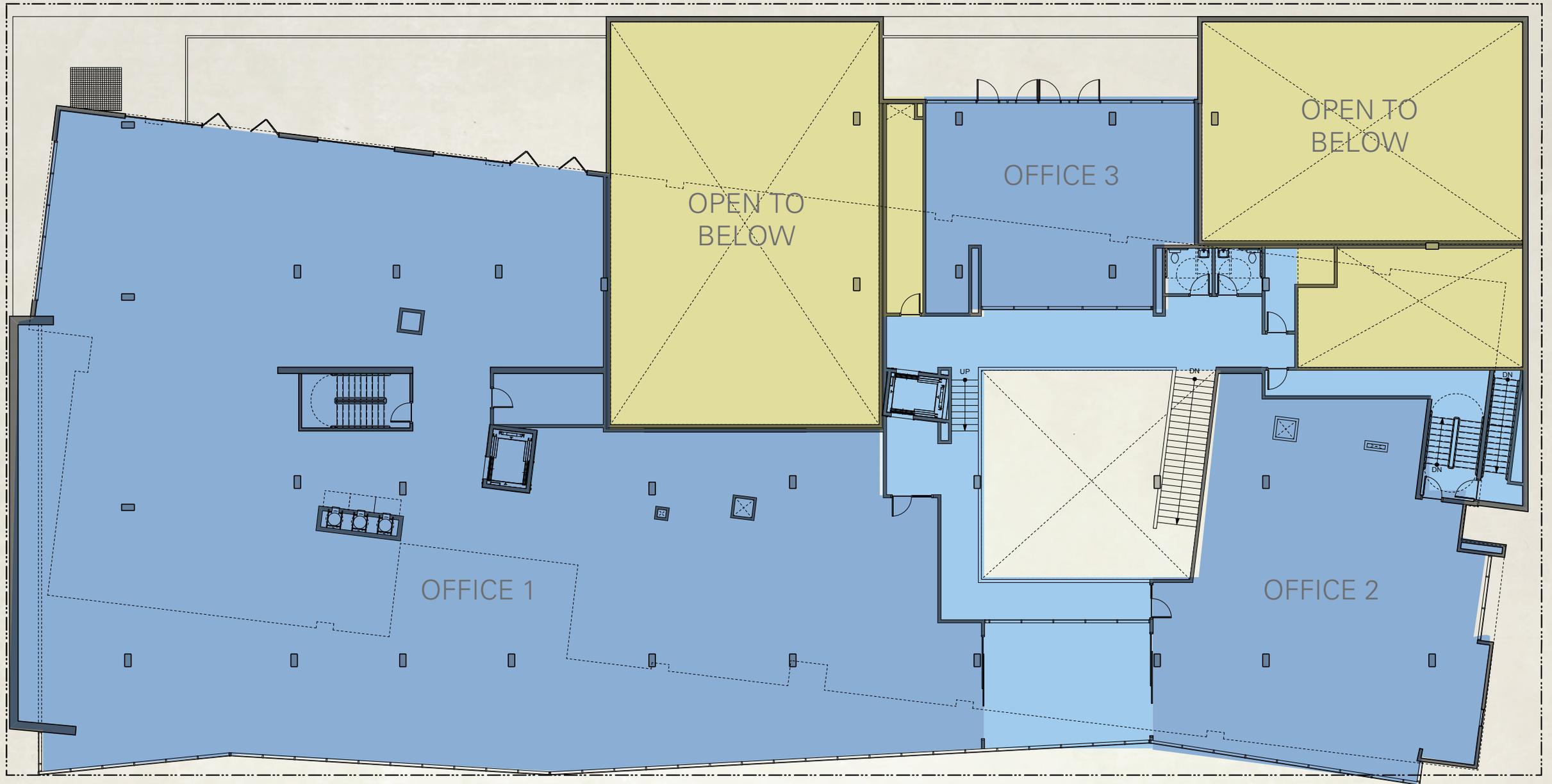


12th AVENUE



CURRENT PLANS

LEVEL 2 — OFFICE LEVEL



12th AVENUE



CURRENT PLANS

LEVEL 3-6 — RESIDENTIAL LEVELS



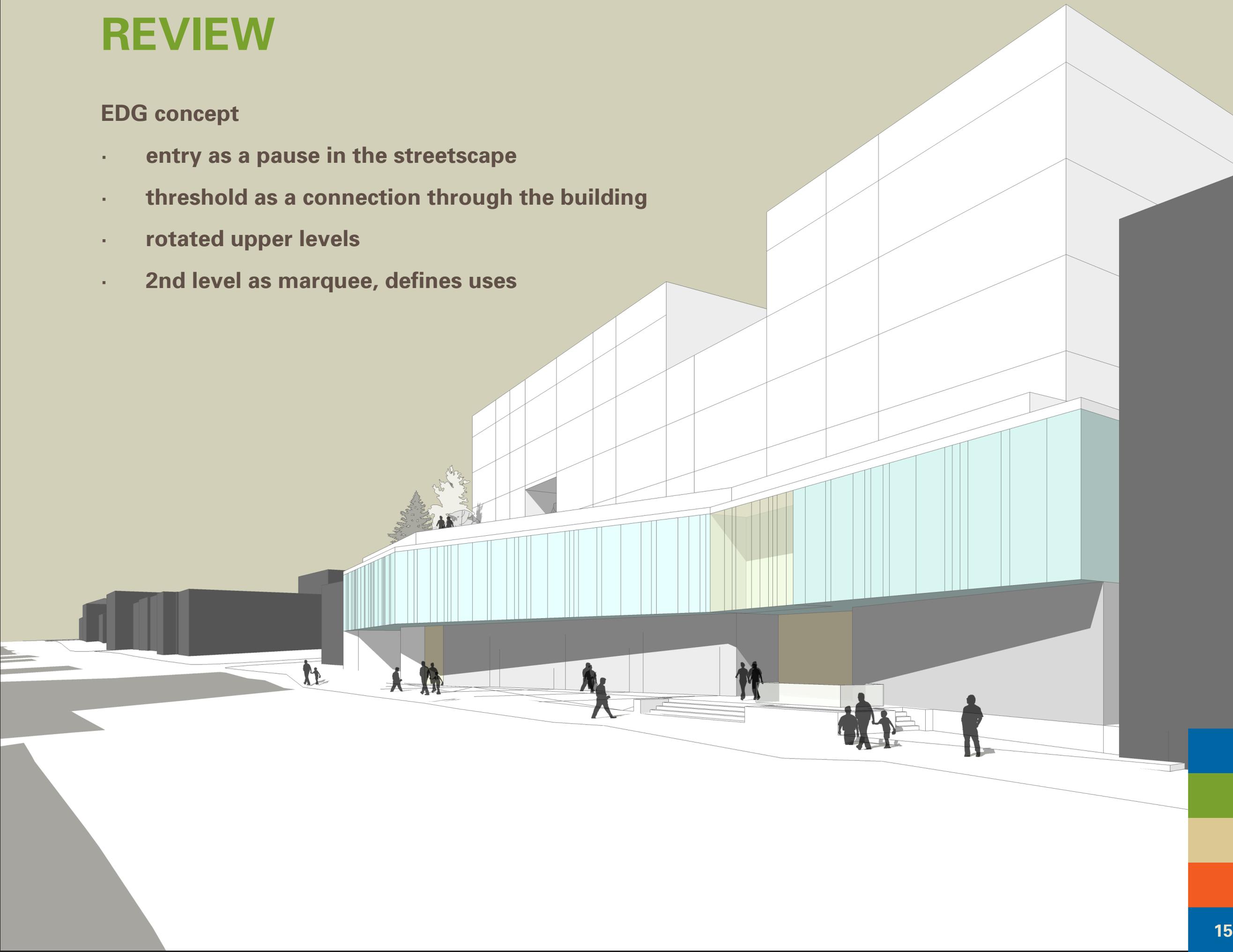
12th AVENUE



REVIEW

EDG concept

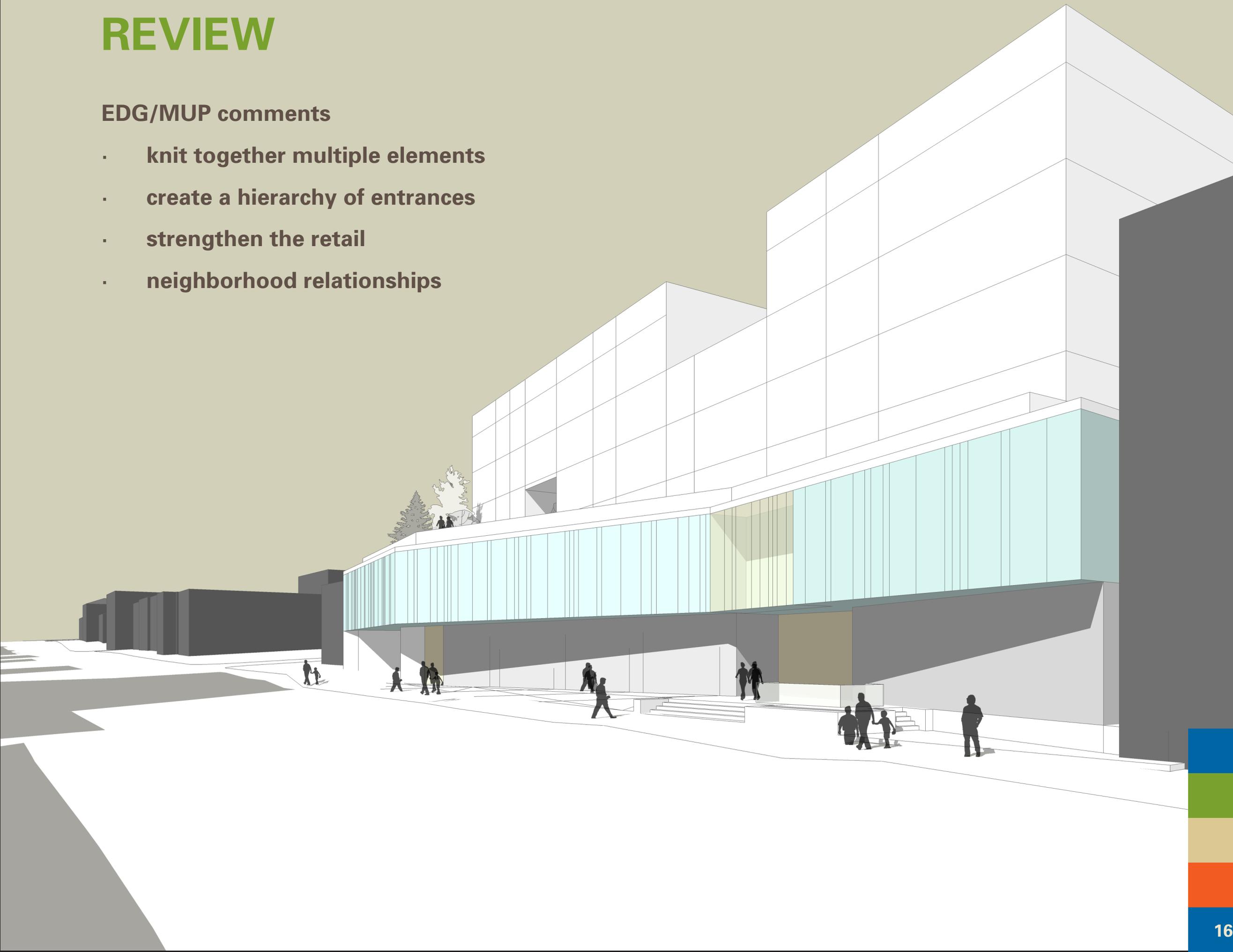
- entry as a pause in the streetscape
- threshold as a connection through the building
- rotated upper levels
- 2nd level as marquee, defines uses



REVIEW

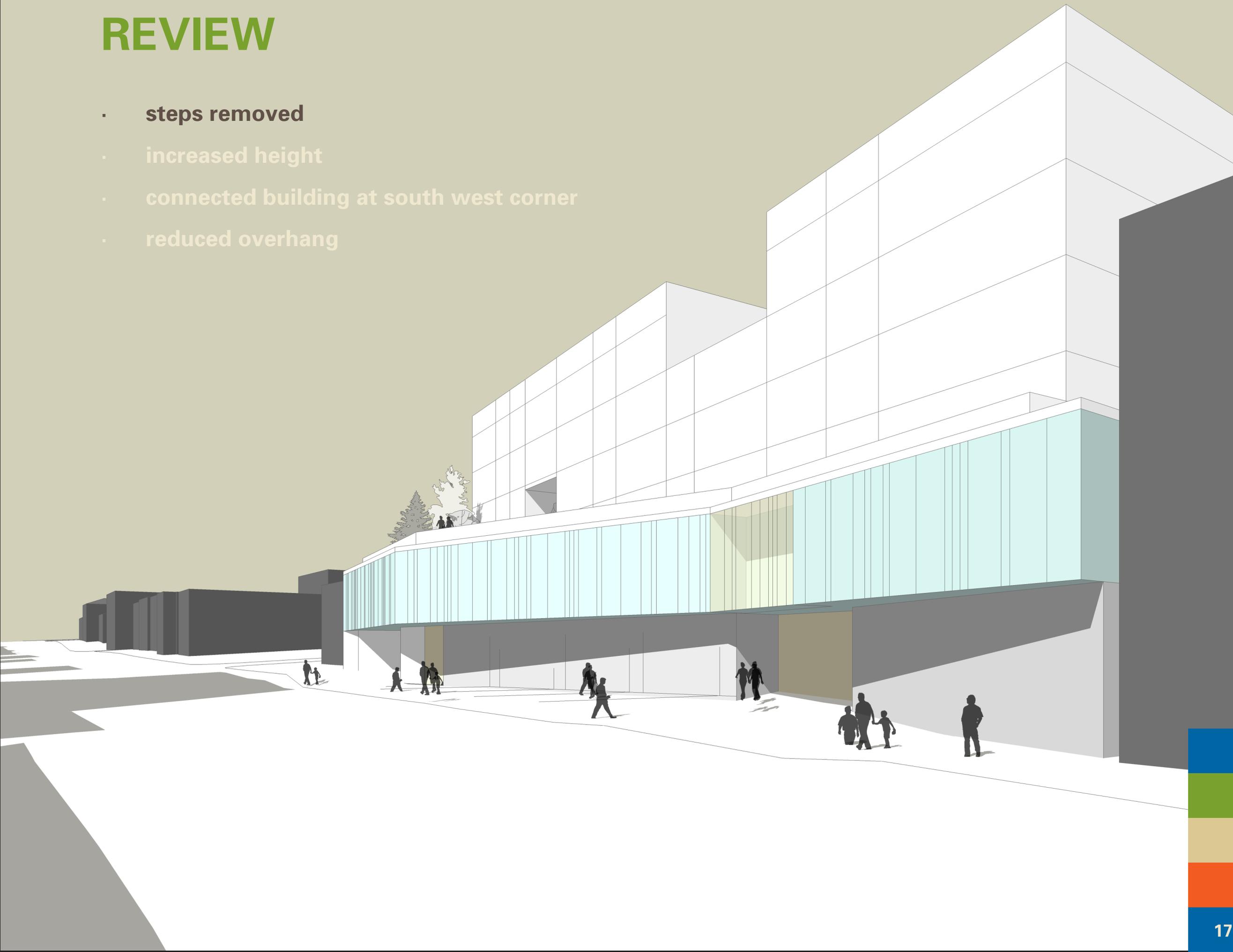
EDG/MUP comments

- knit together multiple elements
- create a hierarchy of entrances
- strengthen the retail
- neighborhood relationships



REVIEW

- **steps removed**
- increased height
- connected building at south west corner
- reduced overhang



REVIEW

- steps removed
- **increased height**
- connected building at south west corner
- reduced overhang



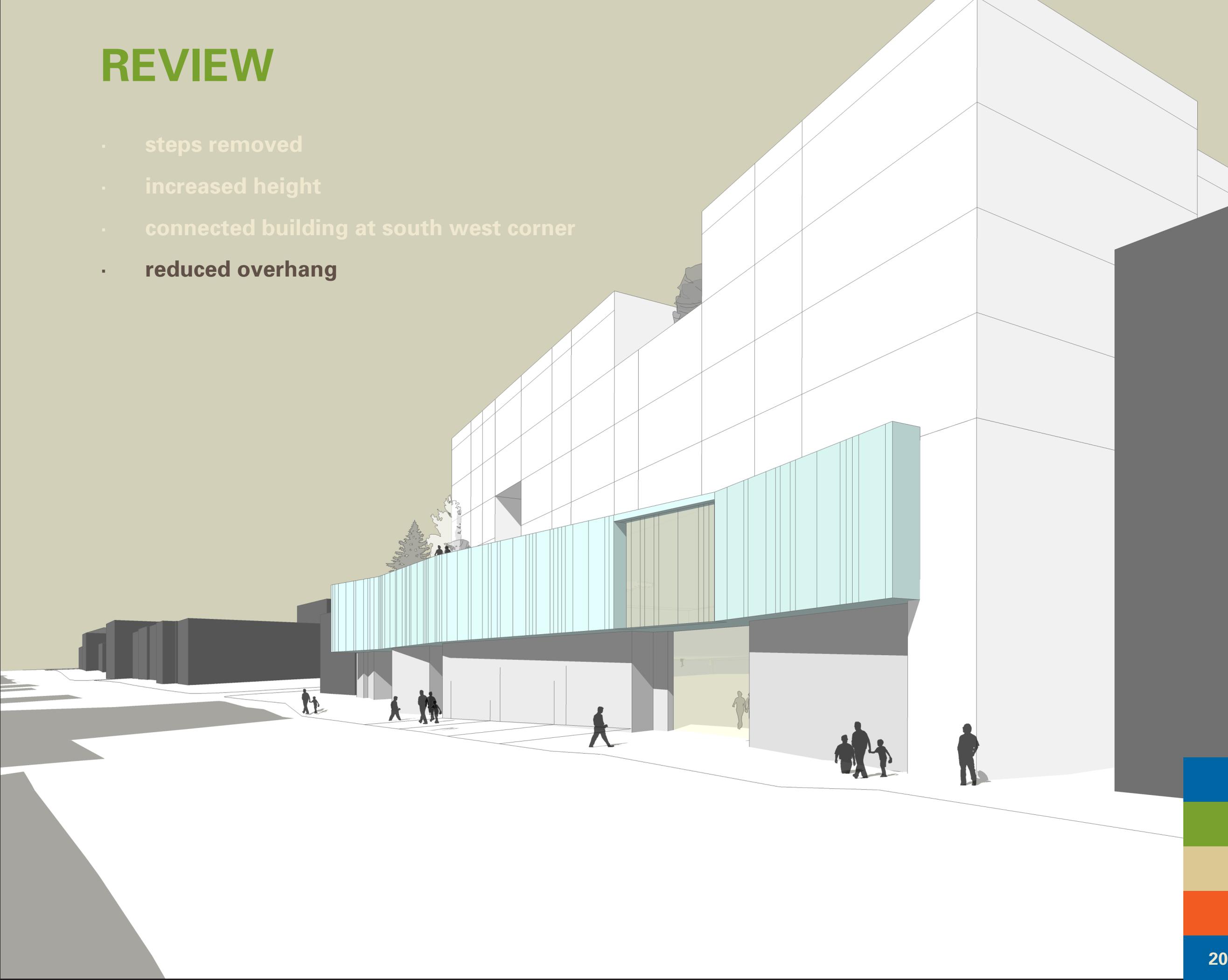
REVIEW

- steps removed
- increased height
- **connected building at south west corner**
- reduced overhang



REVIEW

- steps removed
- increased height
- connected building at south west corner
- **reduced overhang**



REVIEW



- permeable entrances — wide sidewalk, high ceilings, operable storefront
- solid service areas anchor north corner
- office level marquee
- residential levels anchor south corner



REVIEW



- permeable entrances
- solid service areas anchor north corner — necessary grounding element, pattern continues
- office level marquee
- residential levels anchor south corner



REVIEW



- permeable entrances
- solid service areas anchor north corner
- **office level marquee** — express horizontal, connect grand lobby through lighting
- residential levels anchor south corner



REVIEW



- permeable entrances
- solid service areas anchor north corner
- office level marquee
- residential levels anchor south corner — the anchor and the hinge



REVIEW



- **main entry** — community entrance / tying uses together / open storefront
- retail
- residential
- police



REVIEW



- main entry
- retail — warm material / operable panels / wide sidewalk / high ceiling
- residential
- police



REVIEW



· main entry

· retail

· residential — transparent and semi-private / home / solid surrounding material

· police



REVIEW



- main entry
- retail
- residential
- **police** — restrained, grounding, deactivated, pedestrian aware



strengthen retail

REVIEW

- steps removed
- increased height
- reduced overhang
- storefront patterns



REVIEW



- upper level rotation
- side setbacks



REVIEW



- upper level rotation
- side setbacks



DETAILS

LANDSCAPE



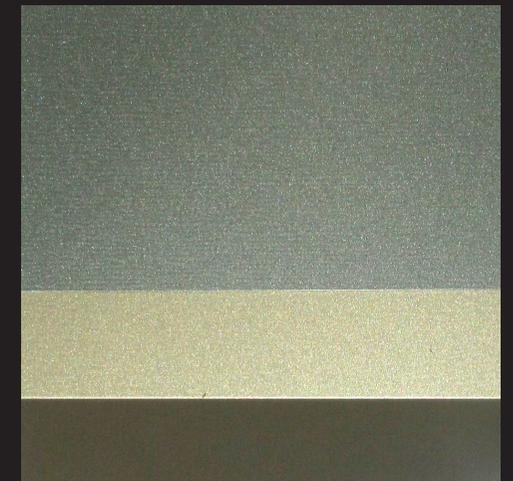
SIGNS



LIGHTING



MATERIALS



LANDSCAPE

level 1 — street level

- **Lobby Entry** — community connection, unique materials
- **Retail** — blending with sidewalk, planter separations
- **Residential Entry** — small scale, specialty paving
- **Police Entry** — de-emphasized, additional planting



CONCRETE SIDEWALK



SHRUB COLOR AND TEXTURE



ORNAMENTAL GRASS TEXTURE



SPECIAL PAVING AT ENTRIES



LANDSCAPE

level 1 — street level



BED SNAKE
MAY 11-28
12TH AVENUE ARTS



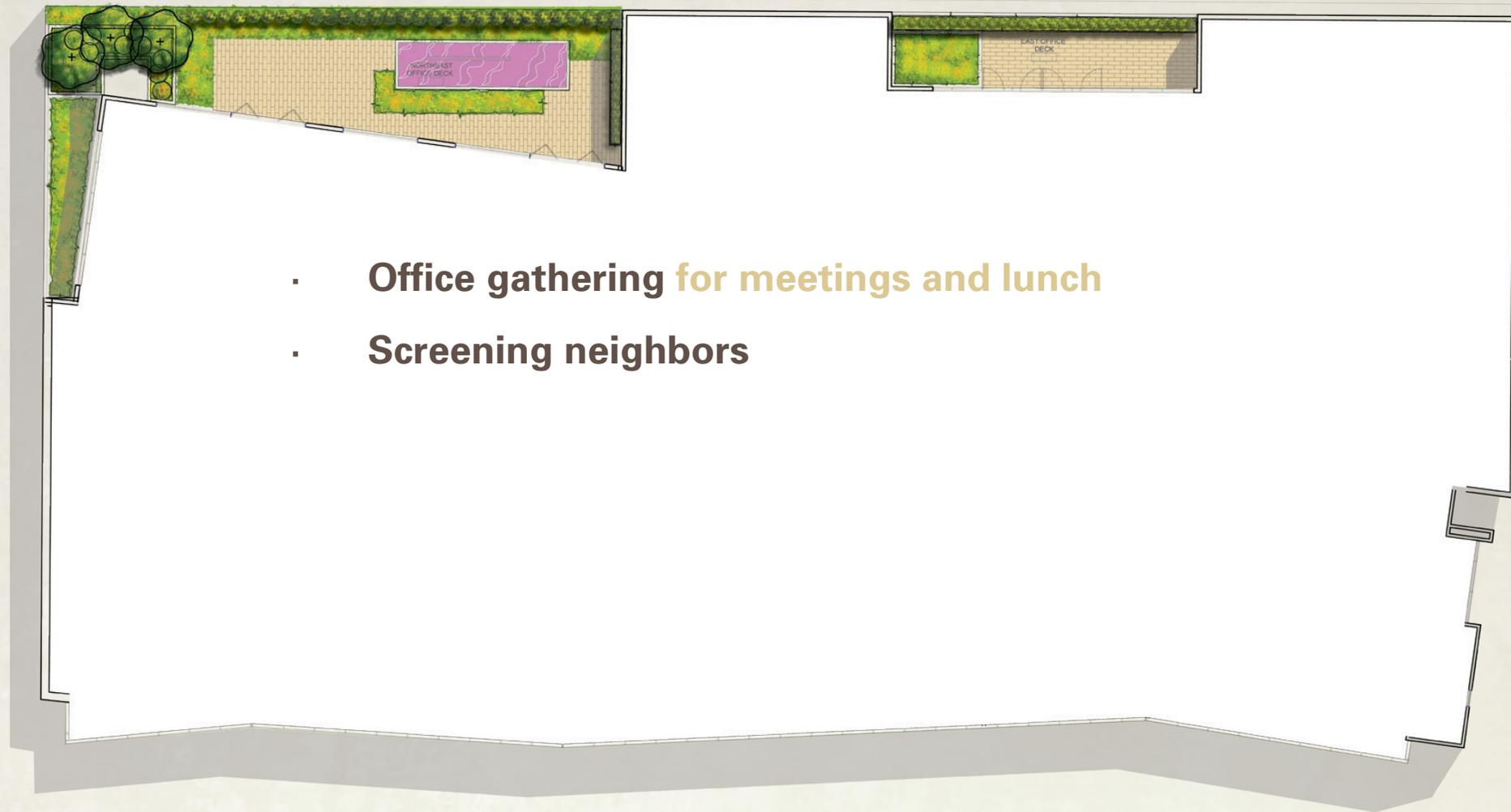
LANDSCAPE

level 1 — street level



LANDSCAPE

level 2 — office level



- Office gathering for meetings and lunch
- Screening neighbors



OFFICE SCREENING



OFFICE TEXTURE



OFFICE REFLECTIVE SPACE



COLOR AT REFLECTIVE SPACE



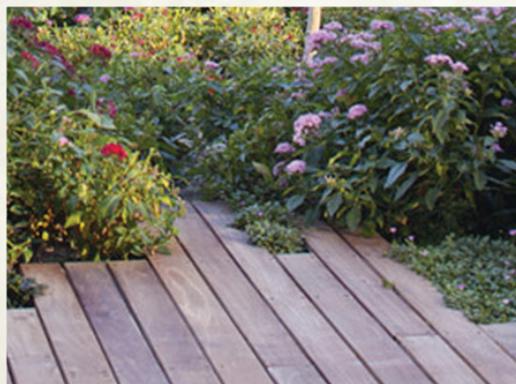
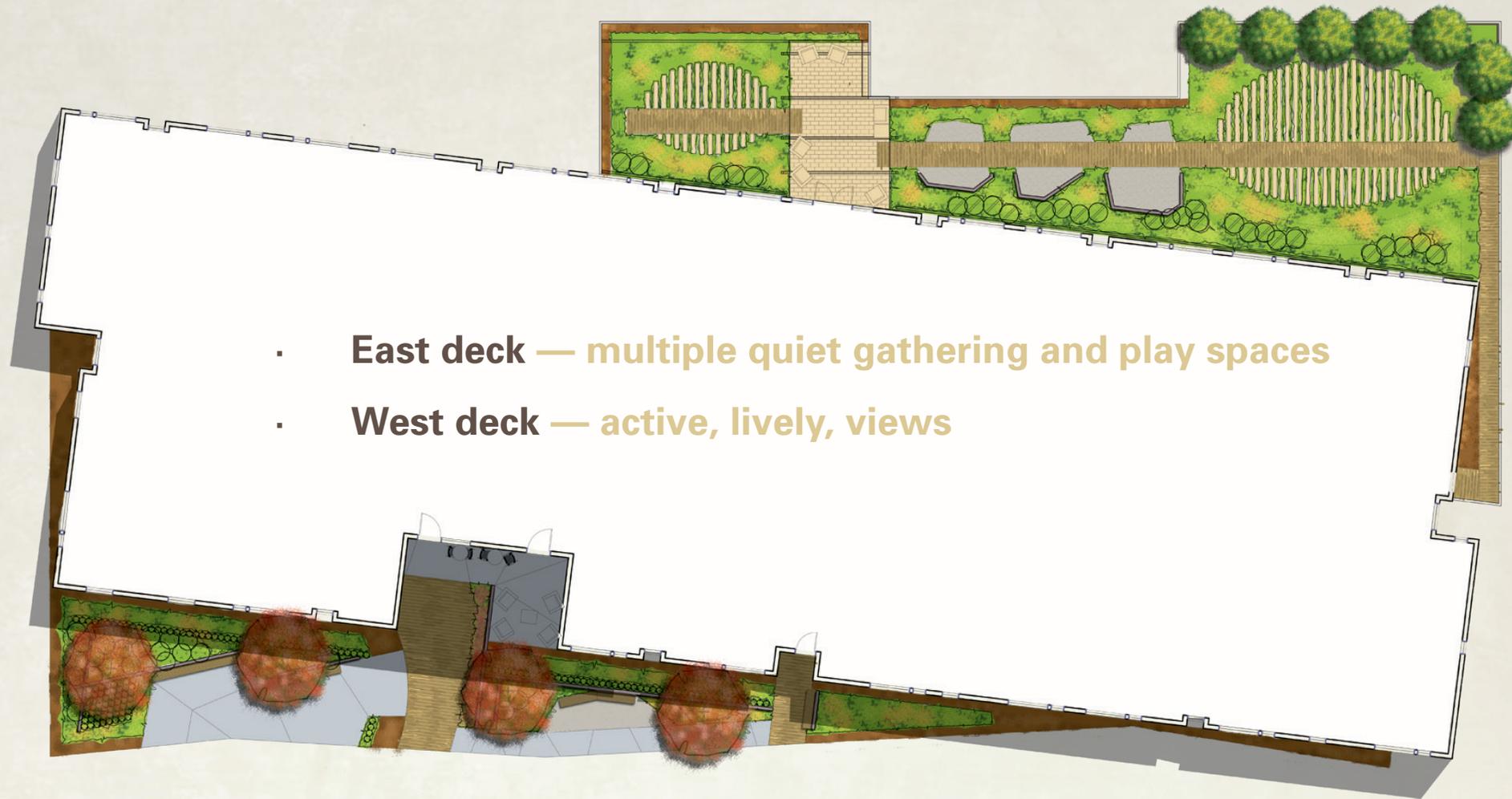
LANDSCAPE

level 2 — office level



LANDSCAPE

level 3 — first level of residential



WOOD DECKING



PAVING



DYNAMIC SPACES



ARBOR TEXTURE



LANDSCAPE

level 3 — first level of residential



LANDSCAPE

level 3 — first level of residential



LANDSCAPE

level 6 — top level of residential



RAISED PLANTER TEXTURE



PAVING



WOOD DECKING

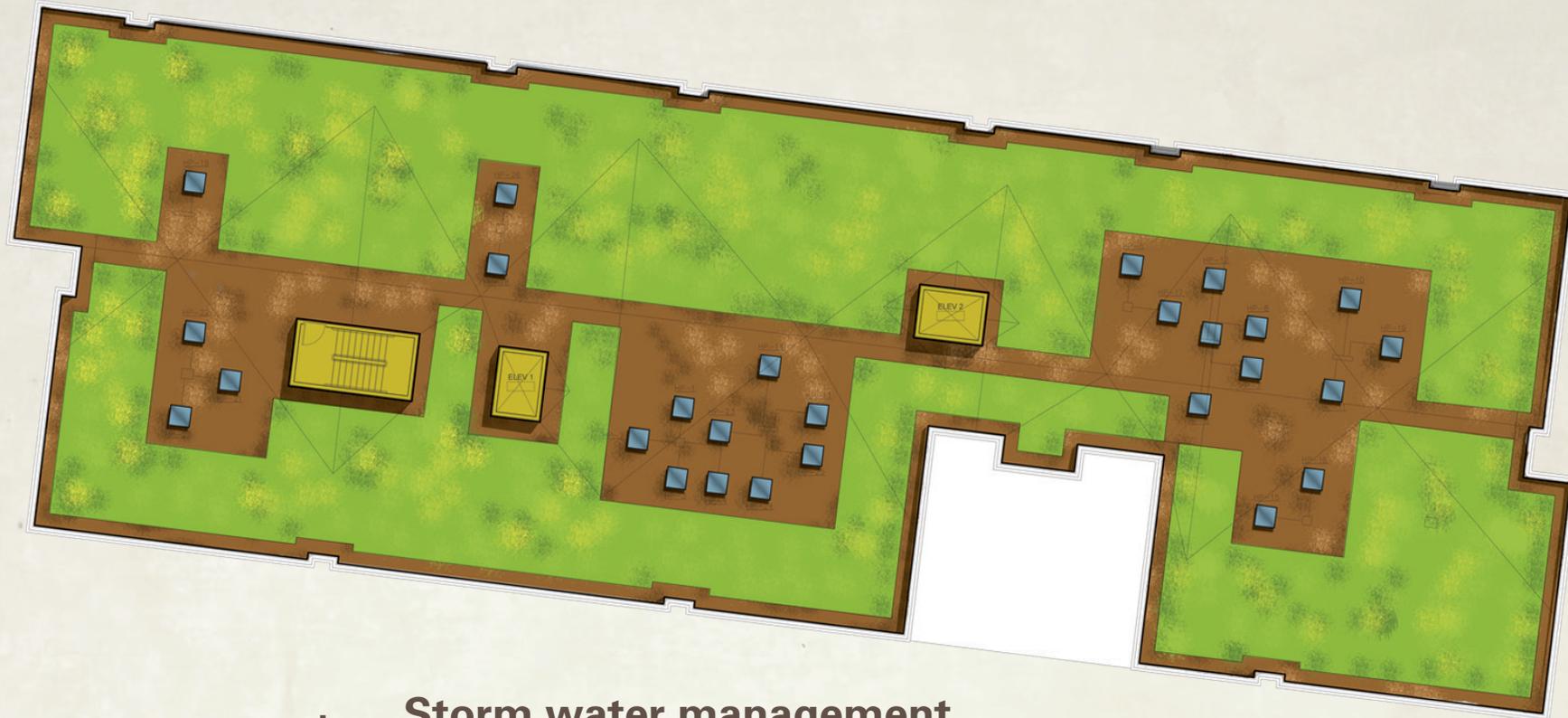


6TH LEVEL RESIDENTIAL TEXTURE



LANDSCAPE

roof



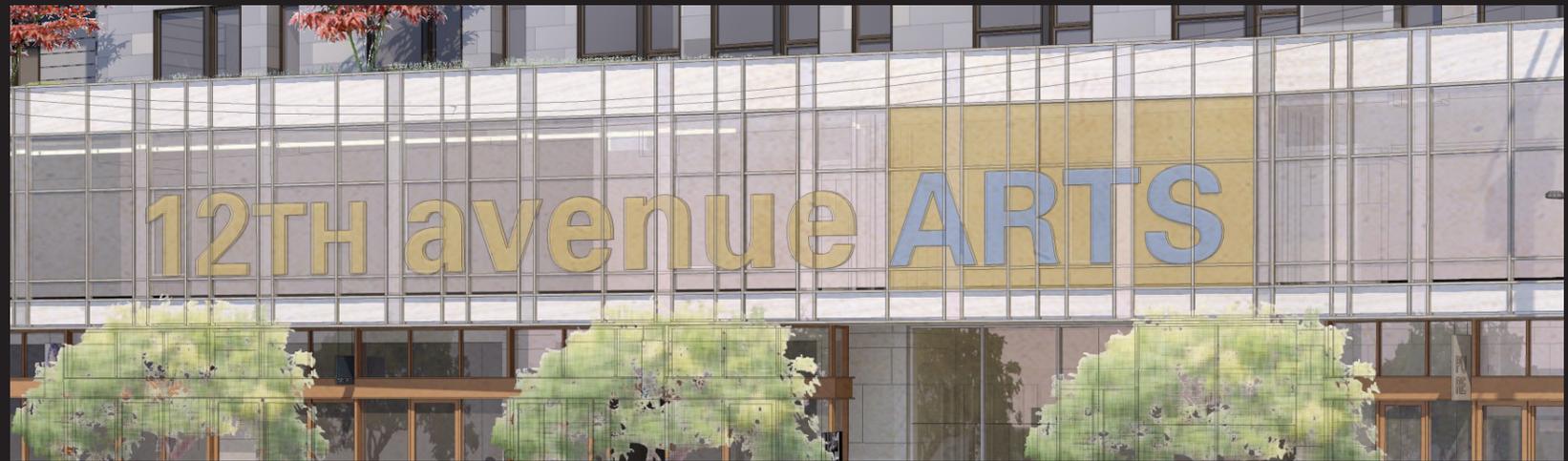
- Storm water management
- Heat island reduction



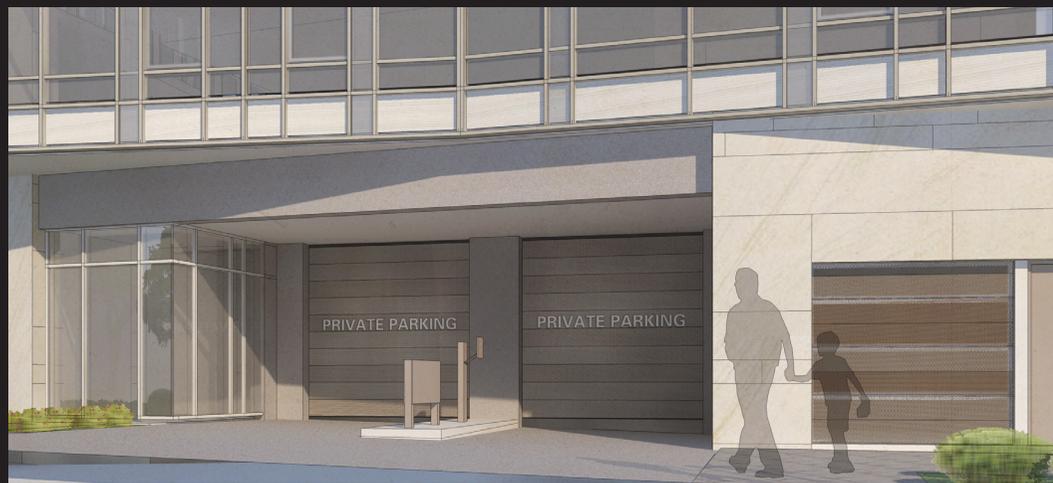
EXTENSIVE GREEN ROOF



SIGNS



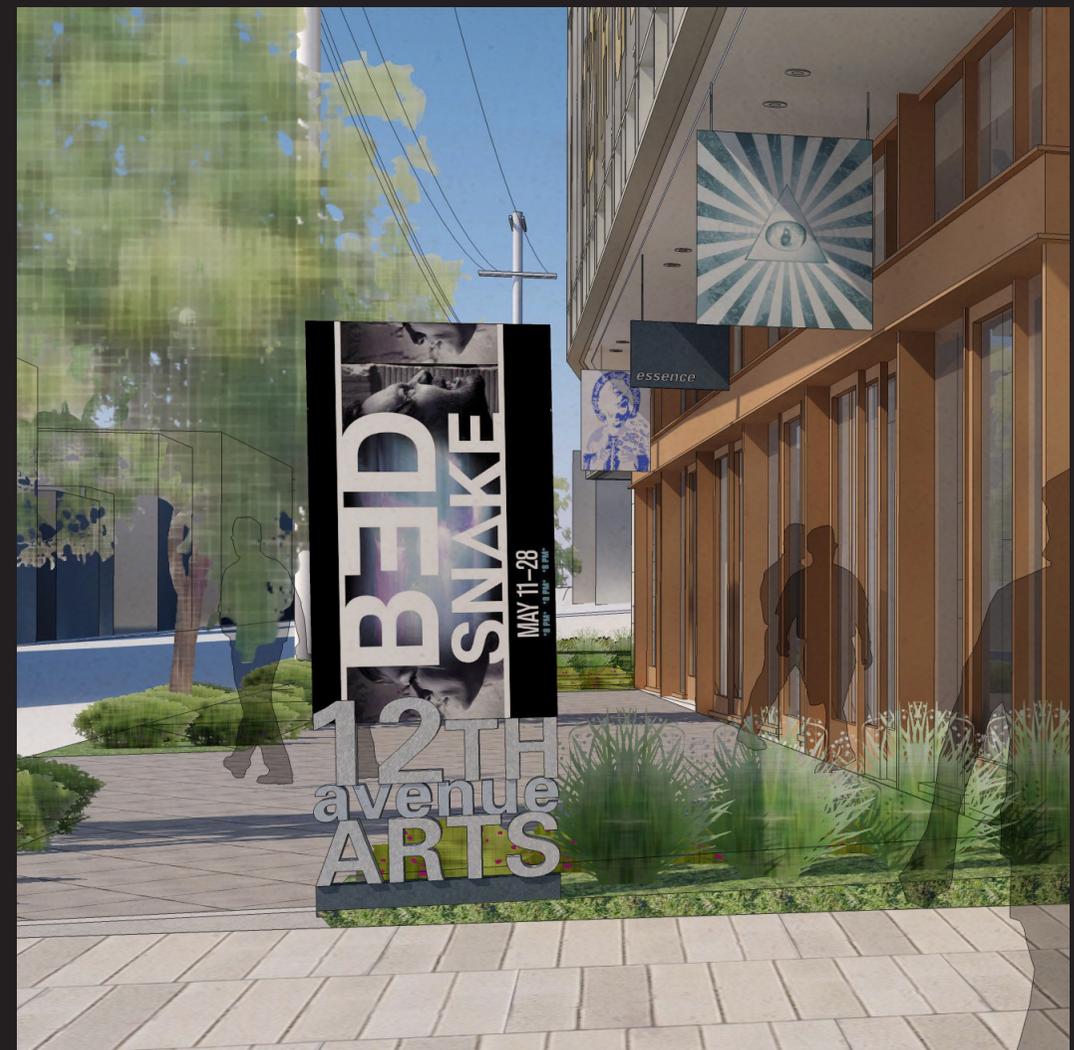
marquee sign concept



parking entry



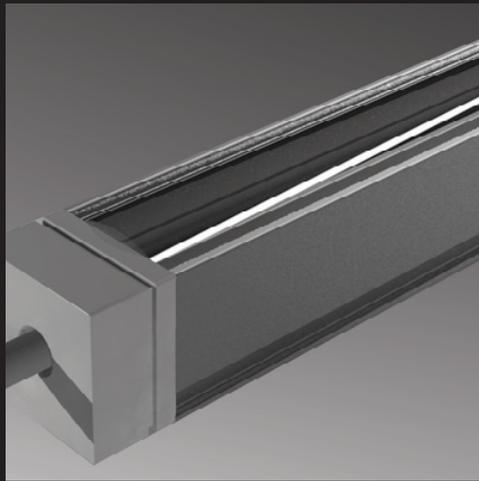
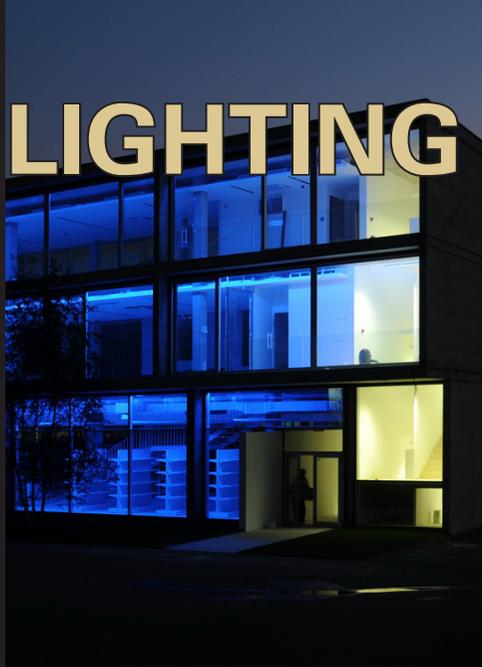
residential entry



freestanding entry sign and retail blade signs



LIGHTING



RECESSED SOFFIT LIGHTING

RECESSED SPOT LIGHTS

MONUMENT SIGN LIGHTING

INTERNAL LIGHTING BY USE



MATERIALS

preferred color scheme



sandstone



wood



metals



MATERIALS

preferred color scheme



MATERIALS

alternate color scheme — warm palette



MATERIALS

alternate pattern scheme — vertical orientation





ONYX
CONDOMINIUM
COMMERCIAL UNIT
AVAILABLE
UNIT AVAILA

12TH avenue ARTS

Sustaining the Vibrancy
of **CAPITOL HILL**



DEPARTURES

1 STREET USE

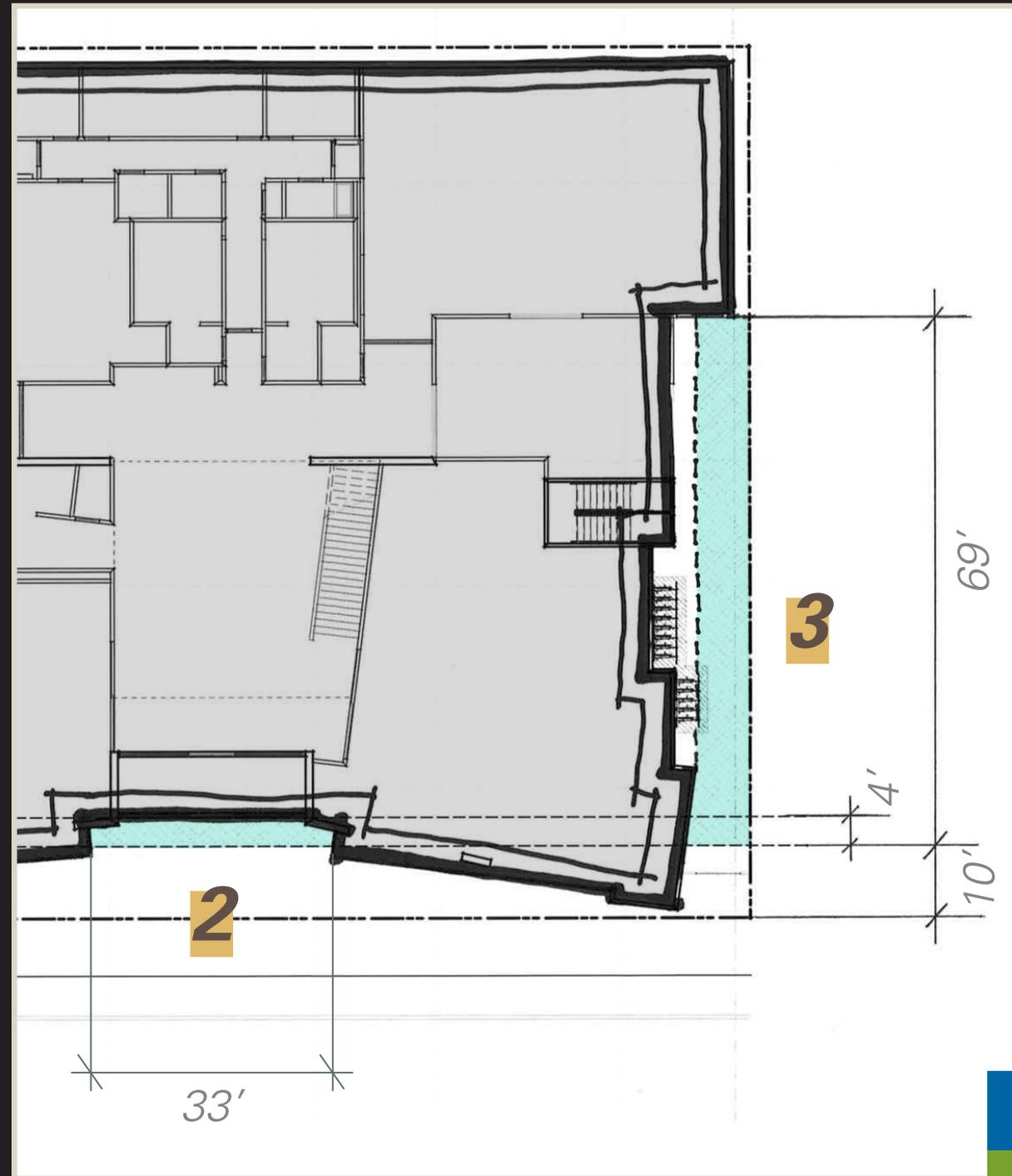
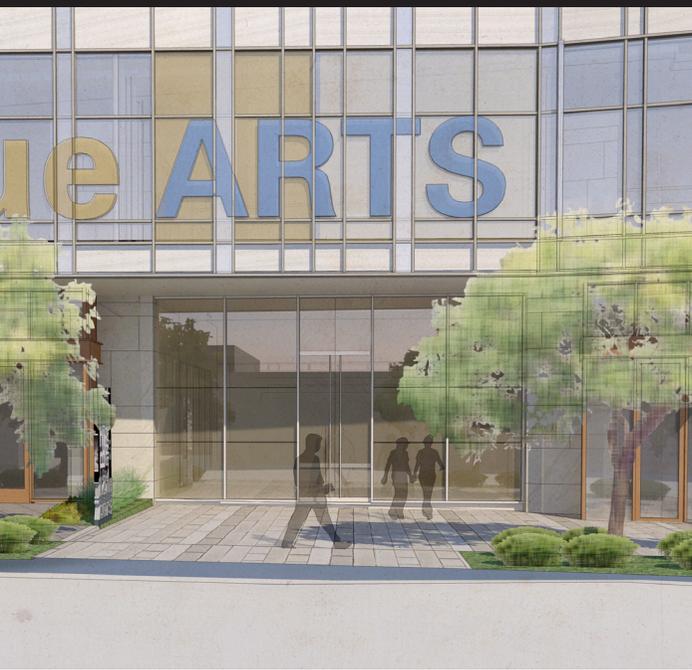
- no alley / police partnership
- 80% required / 74% provided
- transparency requirements now met



DEPARTURES

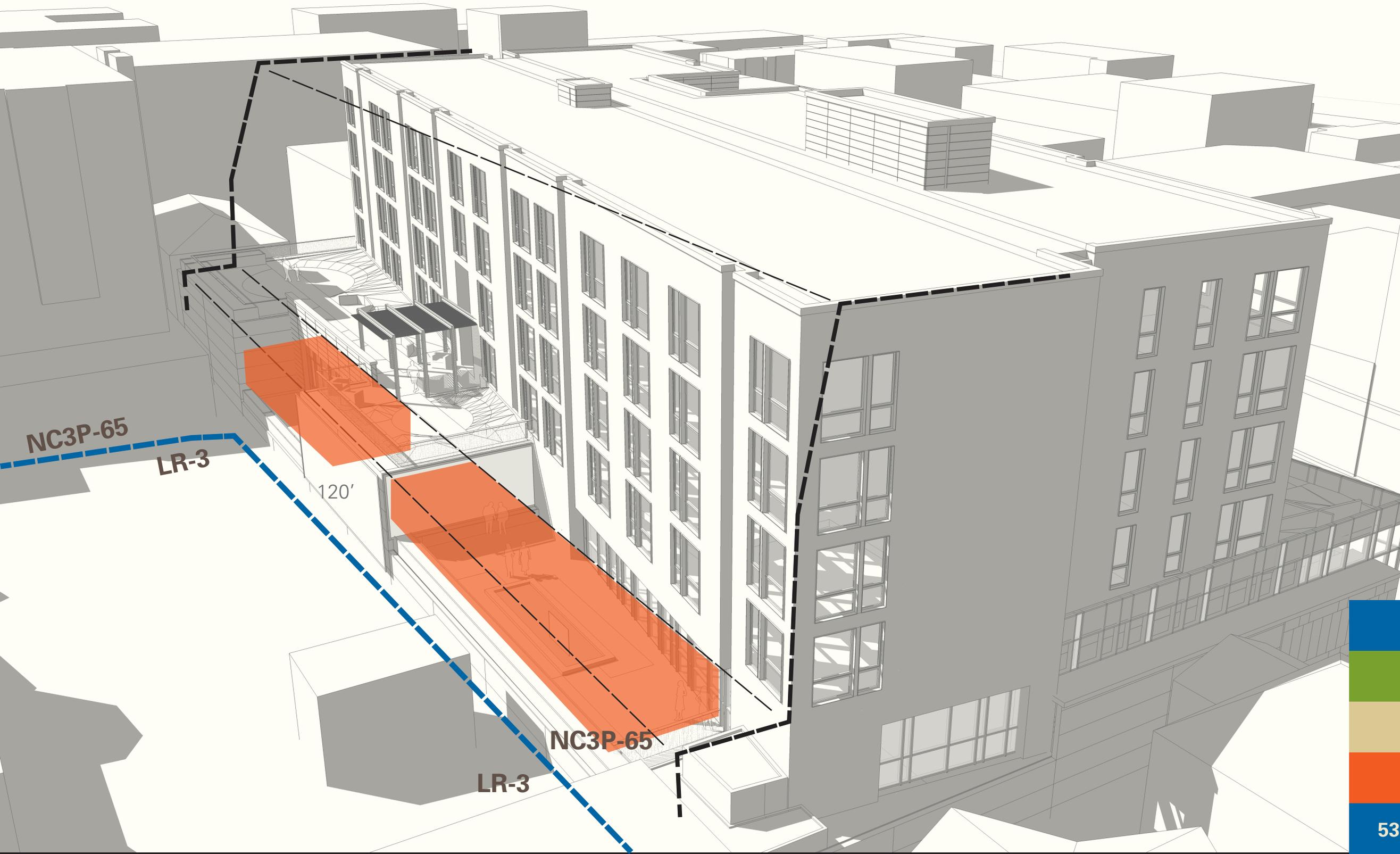
2&3 STREET SETBACKS

- front: street amenity for retail and theater
- side: light & air setback for neighbor



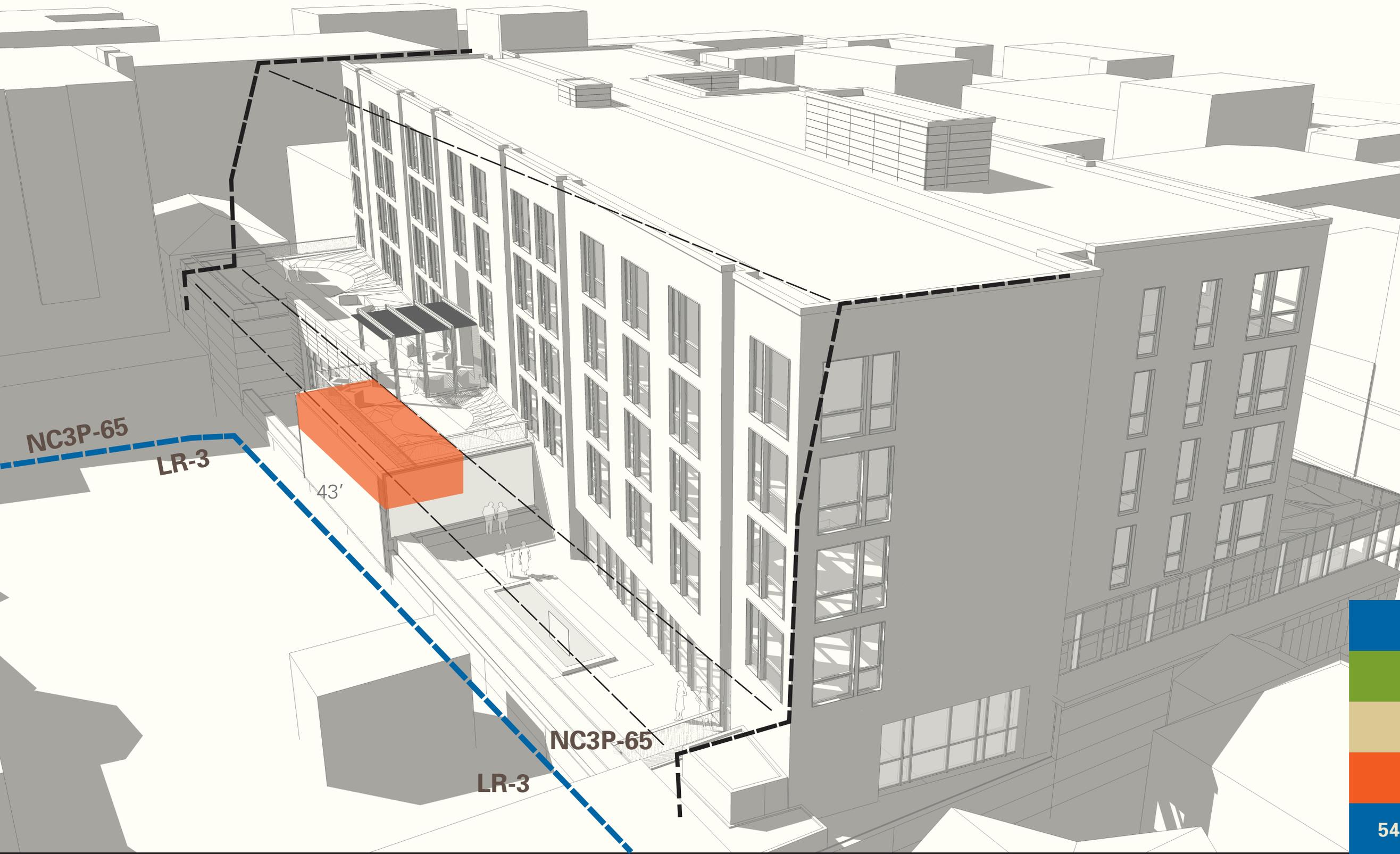
DEPARTURES

4 SETBACKS at a TRANSITION ZONE [AREA REQUESTED AT EDG]



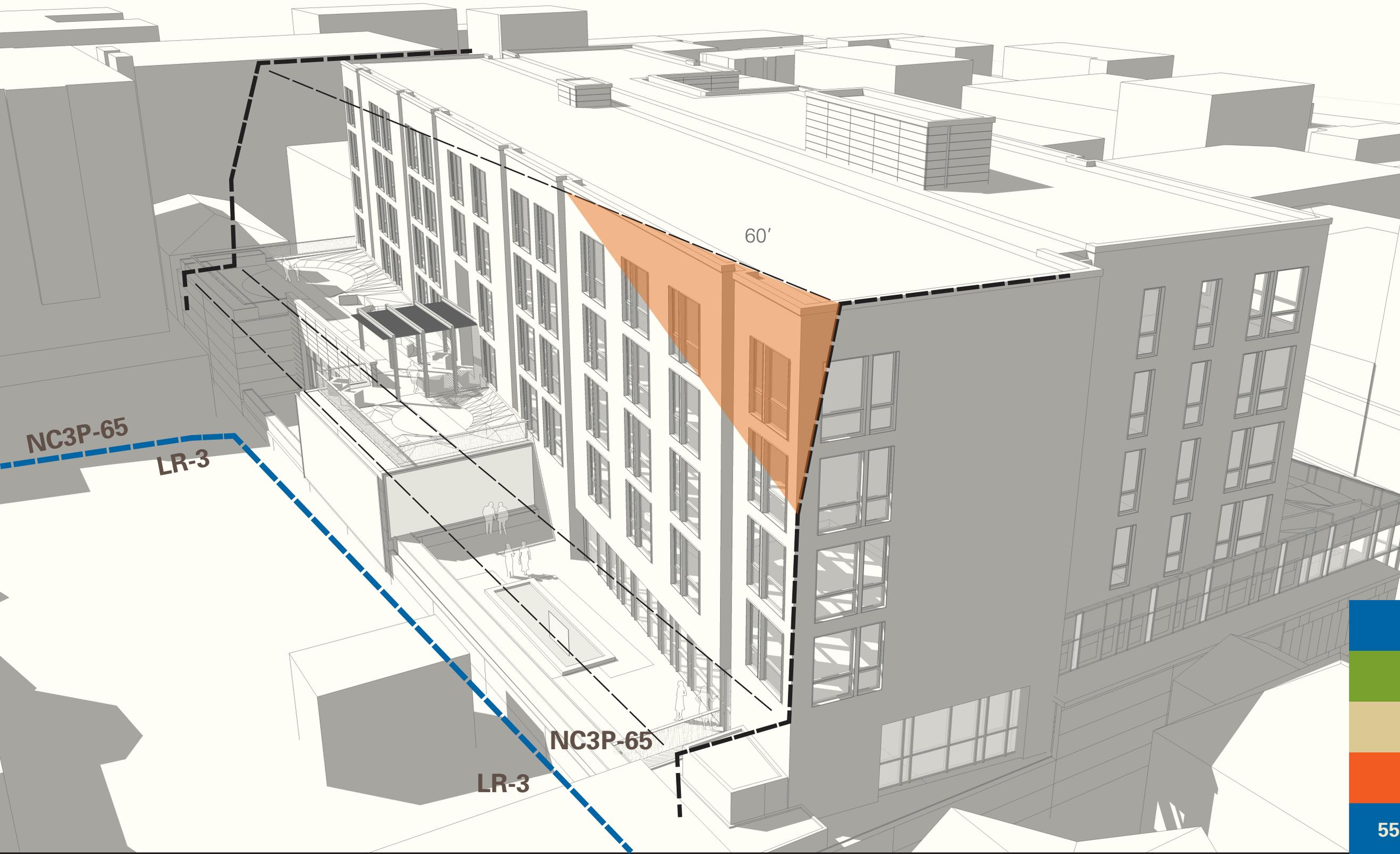
DEPARTURES

4 SETBACKS at a TRANSITION ZONE [CURRENT]



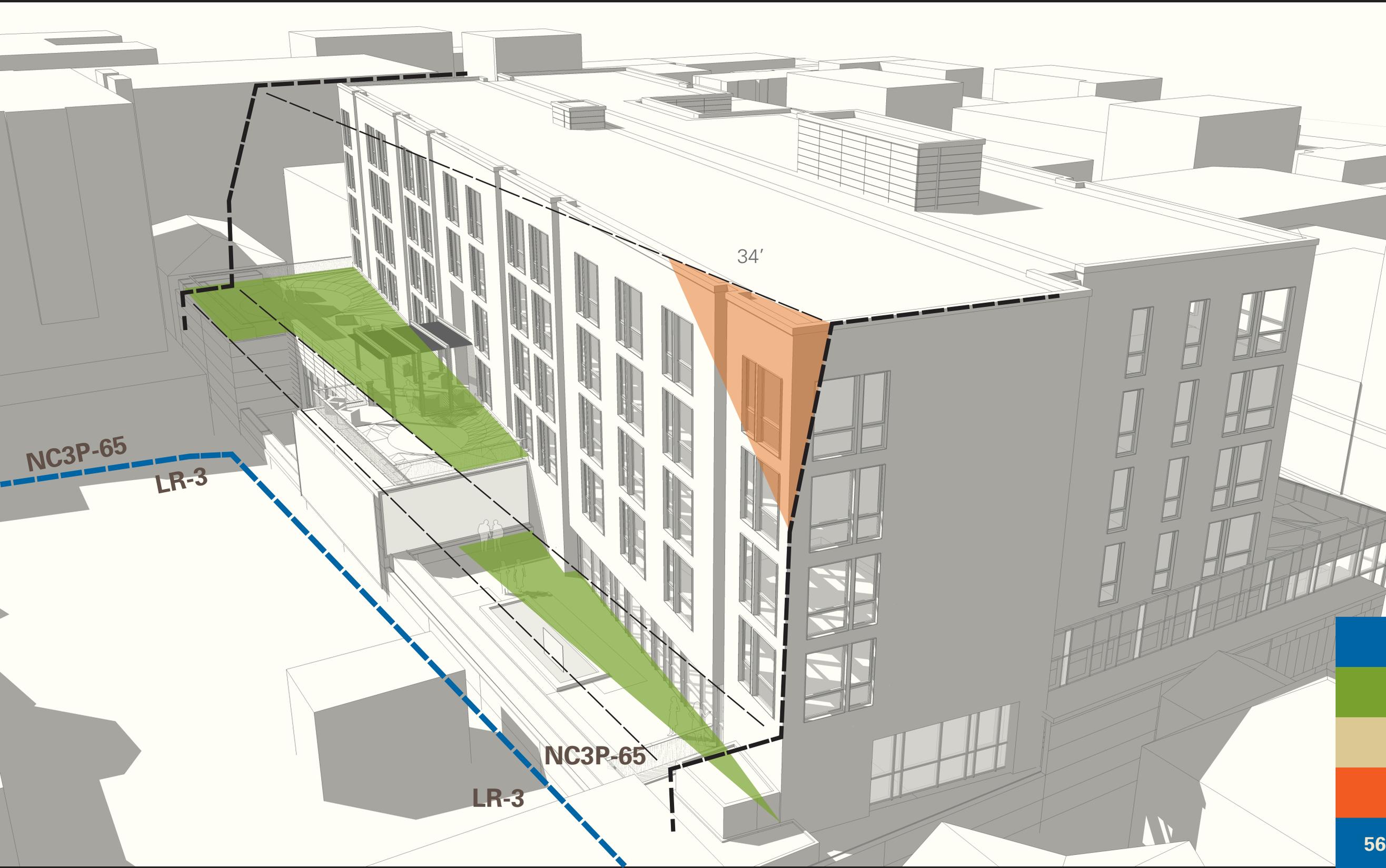
DEPARTURES

5 SETBACKS at a TRANSITION ZONE [CURRENT]



DEPARTURES

5 SETBACKS at a TRANSITION ZONE [CURRENT]



DEPARTURES

6 PARKING STANDARDS

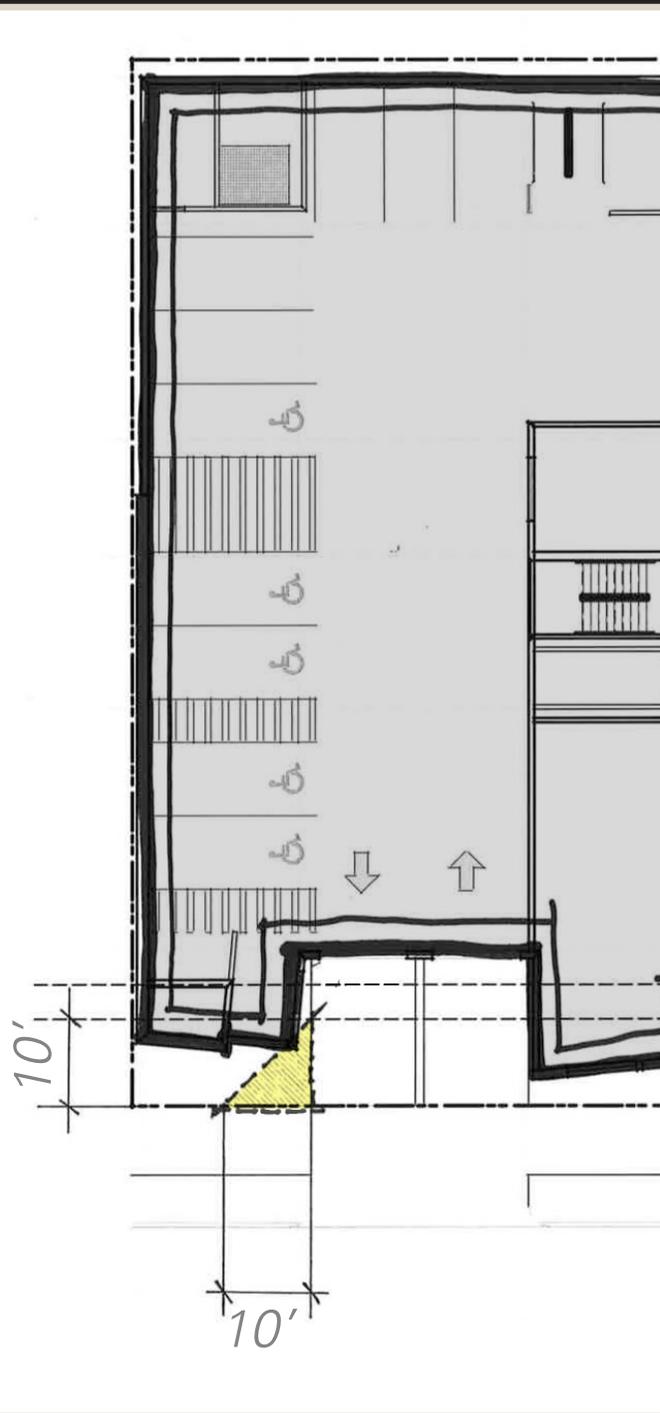
PROVIDE PARKING THAT SUITS THE NEEDS OF THE SEATTLE POLICE DEPARTMENT:

REQUIREMENTS

- | | |
|--------------------------------------|--------------------|
| · ZERO SMALL STALLS | · 35% SMALL STALLS |
| · 72% MEDIUM STALLS | |
| · 9% LARGE STALLS | · 35% LARGE STALLS |
| · 19% EXTRA LARGE STALLS (19' x 11') | |

DEPARTURES

7 SIGHT TRIANGLE



approximate area of departure in orange



12TH AVENUE ARTS





12TH avenue ARTS

