



11.07.2012  
**DESIGN REVIEW**  
**REVISIONS**  
DPD Project Number: 3012437

12 AVE ARTS

**We are returning to apprise the board of further elevational development, and to present solutions to the conditions identified at the initial Design Review meeting.**

### REVISED DESIGN ELEMENTS



A. UPPER LEVEL CLADDING  
Changed from metal shingles to Fiber Cement Panel; further refined breaks in the building and color palette. Approve Alternate 1 as an option for the development team in lieu of metal shingles.



B. SECOND LEVEL MARQUEE  
Changed from a curtain wall system of continuous glass, to storefront system with a continuous band of siding above and below. Two alternates are presented, we would requesting approval of both for the development team to choose.



C. MATERIAL CHANGE FOR RETAIL STOREFRONT  
Aluminum storefront as an approved alternate to the wood storefront system.

### RESPONSE TO DESIGN REVIEW COMMENTS



1. The second floor horizontal band should be refined to appear more as a bold, continuous ribbon.
2. The relationship between the top and bottom floors should be more harmonious.
3. Relocate the service area to a location further away from the residential entrance and with minimal impact or presence at the sidewalk.
4. Incorporate additional visual cues to alert pedestrians and cars to interactions near the garage entry.
5. Establish a clear relationship between the building and the ground level open space.
6. Include signage or other visual cues to show location of bike parking.

# REVISED SCHEME WITH PREFERRED OPTIONS



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# UPPER LEVEL CLADDING DRB SCHEME

Metal shingle siding with random pattern, cement fiber accent areas, horizontal orientation.

This remains the preferred option for the upper level if the budget can support it.



# REVISED SCHEME WITH PREFERRED PATTERN

Cement fiber panels, painted, all areas.

matches the proportions and rhythm of the marquee storefront

Removed texture pattern from the main facade and move it to the recessed areas. Simple reveal pattern works with the material. Pattern is still essentially horizontal for the main facade, pattern at the recessed areas is vertical and



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## A. UPPER LEVEL CLADDING

# CONTEXT



Cement fiber panel at Agnes Lofts



Cement fiber panel accent at 1111 E Pike



Painted concrete on 10th Avenue

# ALTERNATE 1

Solid cohesive color to unify the building facade.



# ALTERNATE 2

Subtle bands of color to break down the scale of the upper levels.



ALTERNATE 1



ALTERNATE 2



# 12 AVE ARTS

## A. UPPER LEVEL CLADDING

# MARQUEE and RETAIL DRB SCHEME

Curtainwall with spandrel glass presented a busy horizontal and vertical weaving pattern.

Wood storefront system at retail areas.



# REVISED SCHEME WITH PANEL SYSTEM

Revised scheme shortens the glazed area allowing us to build from a standard storefront system. Horizontal bands frame the guardrail for the deck above, and enclose the concrete slab and insulation at the soffit below.

system. A metal insulated panel, such as Citadel or a painted cement fiber panel system with 1/2" exposed gaps.

Retail areas change to an aluminum storefront system.

The preferred scheme has the horizontal bands built out of a panel and reveal



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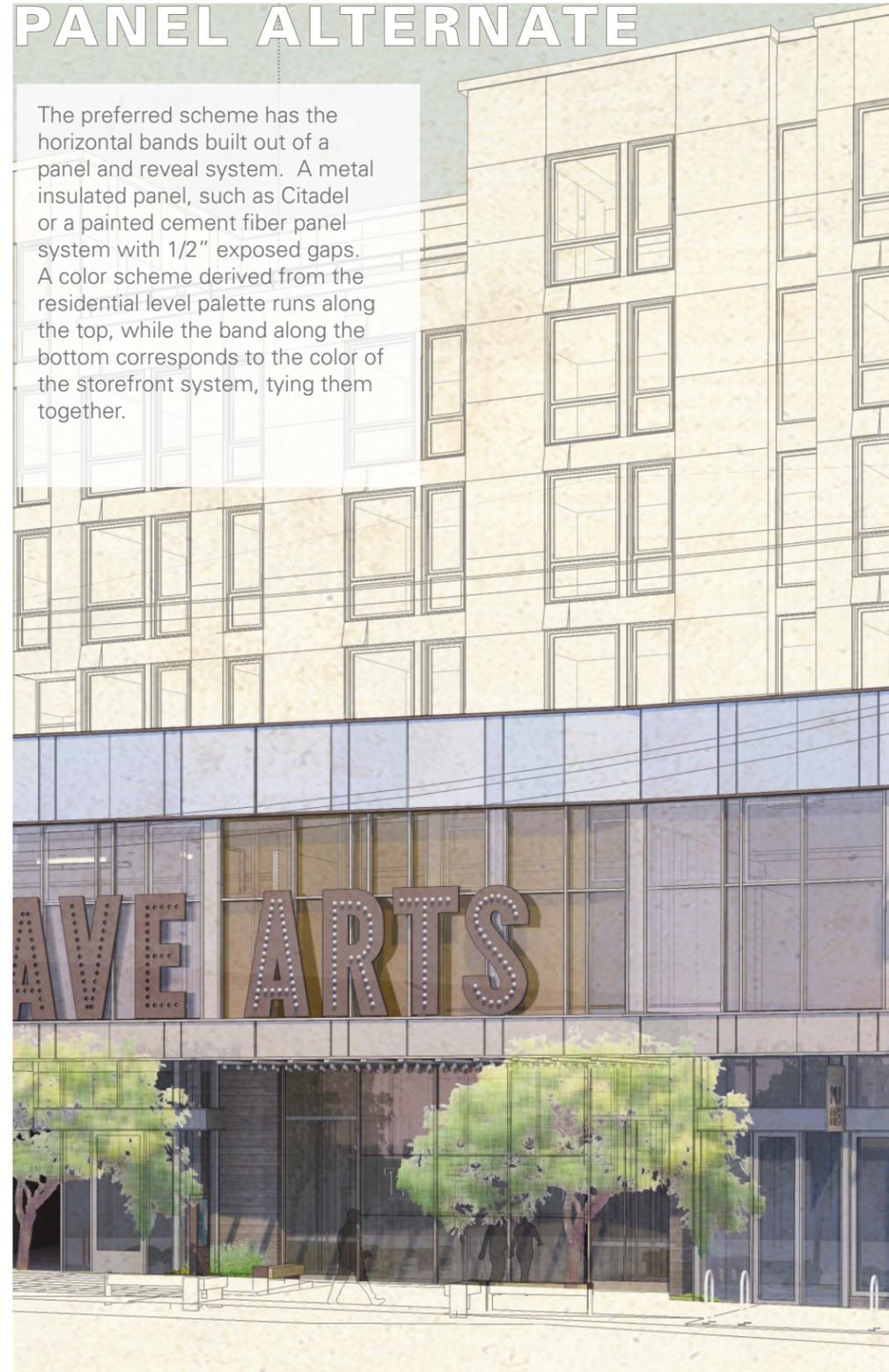
**B. SECOND LEVEL MARQUEE**

## DRB SCHEME



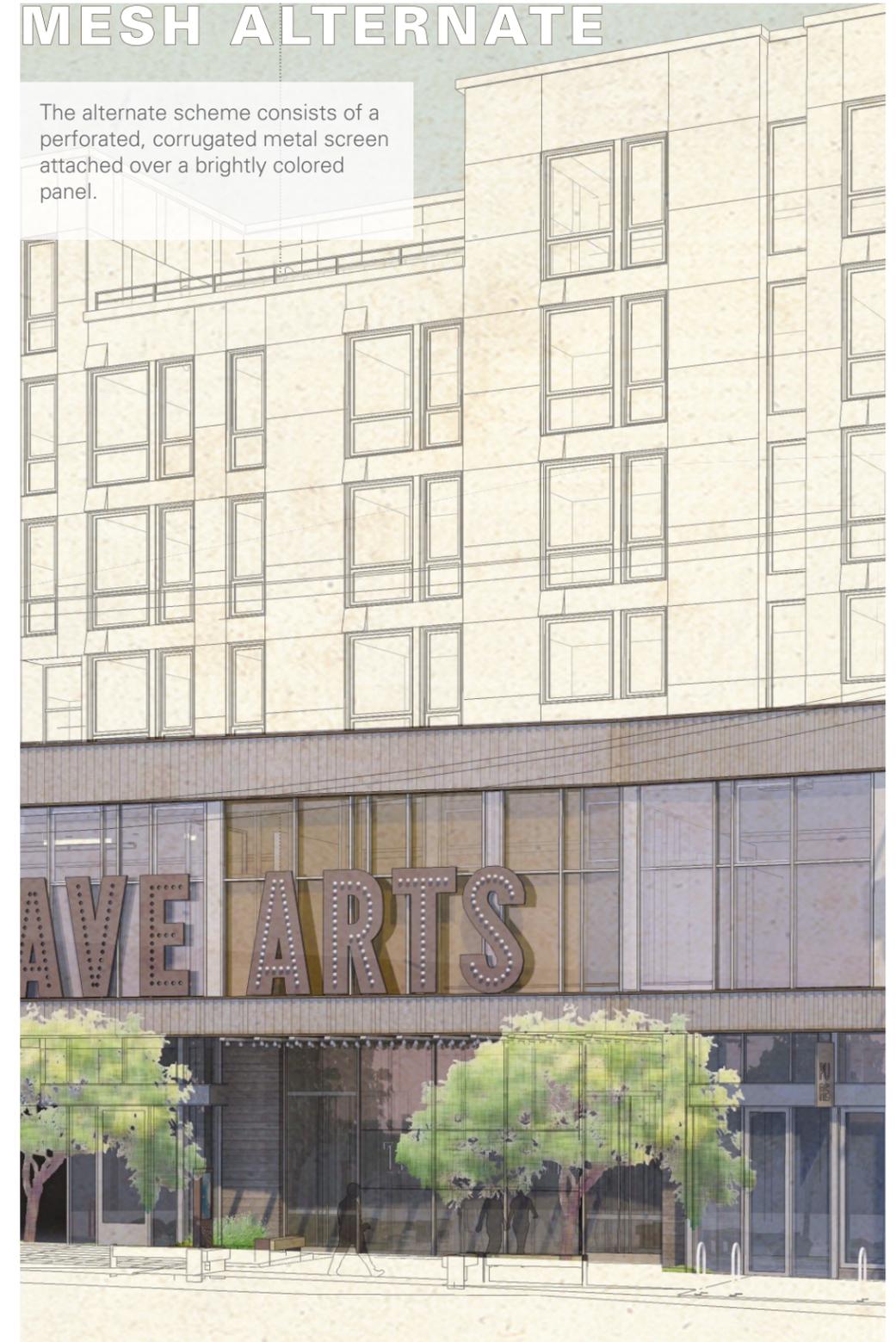
## PANEL ALTERNATE

The preferred scheme has the horizontal bands built out of a panel and reveal system. A metal insulated panel, such as Citadel or a painted cement fiber panel system with 1/2" exposed gaps. A color scheme derived from the residential level palette runs along the top, while the band along the bottom corresponds to the color of the storefront system, tying them together.



## MESH ALTERNATE

The alternate scheme consists of a perforated, corrugated metal screen attached over a brightly colored panel.



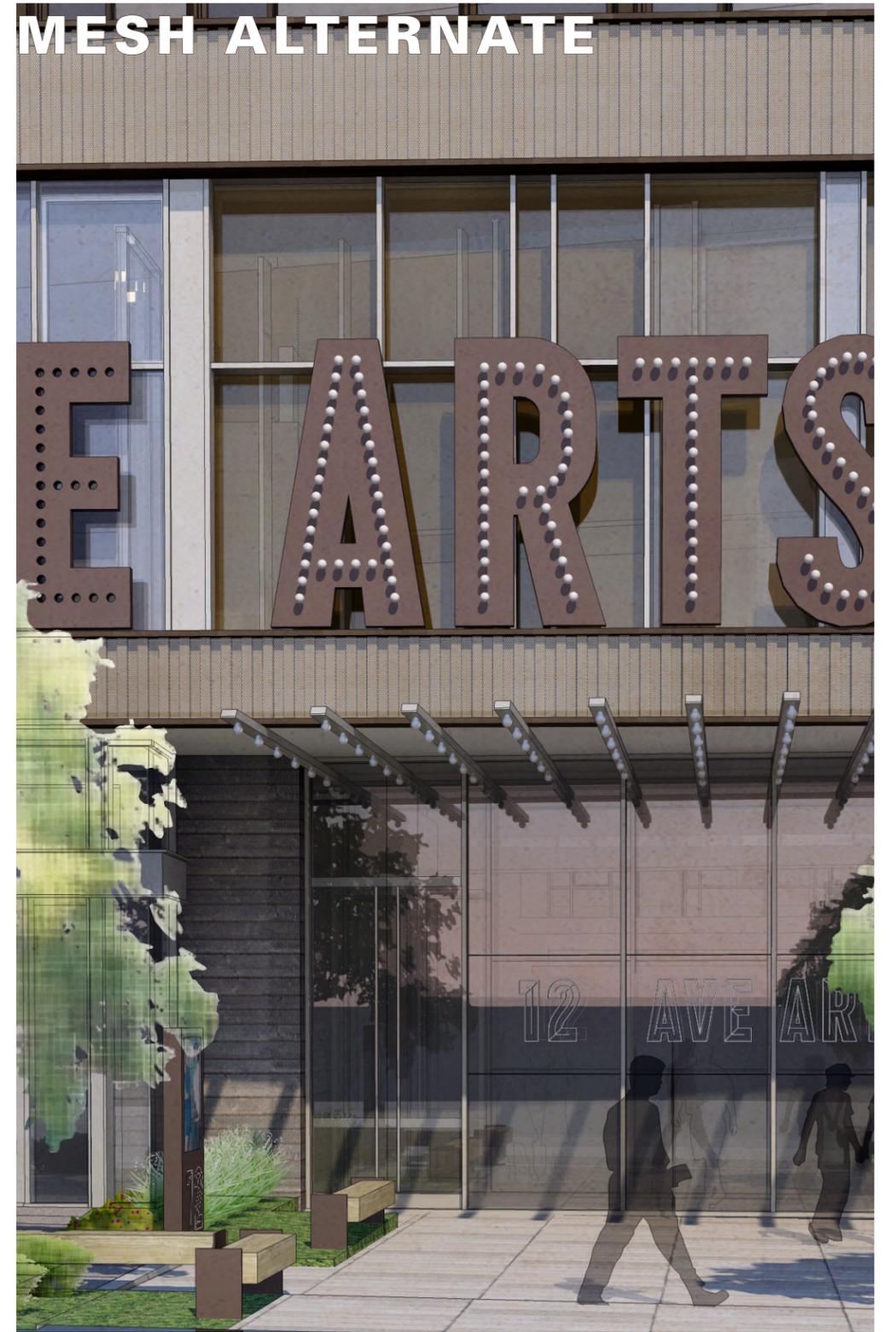
DRB SCHEME



PANEL ALTERNATE



MESH ALTERNATE



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B. SECOND LEVEL MARQUEE

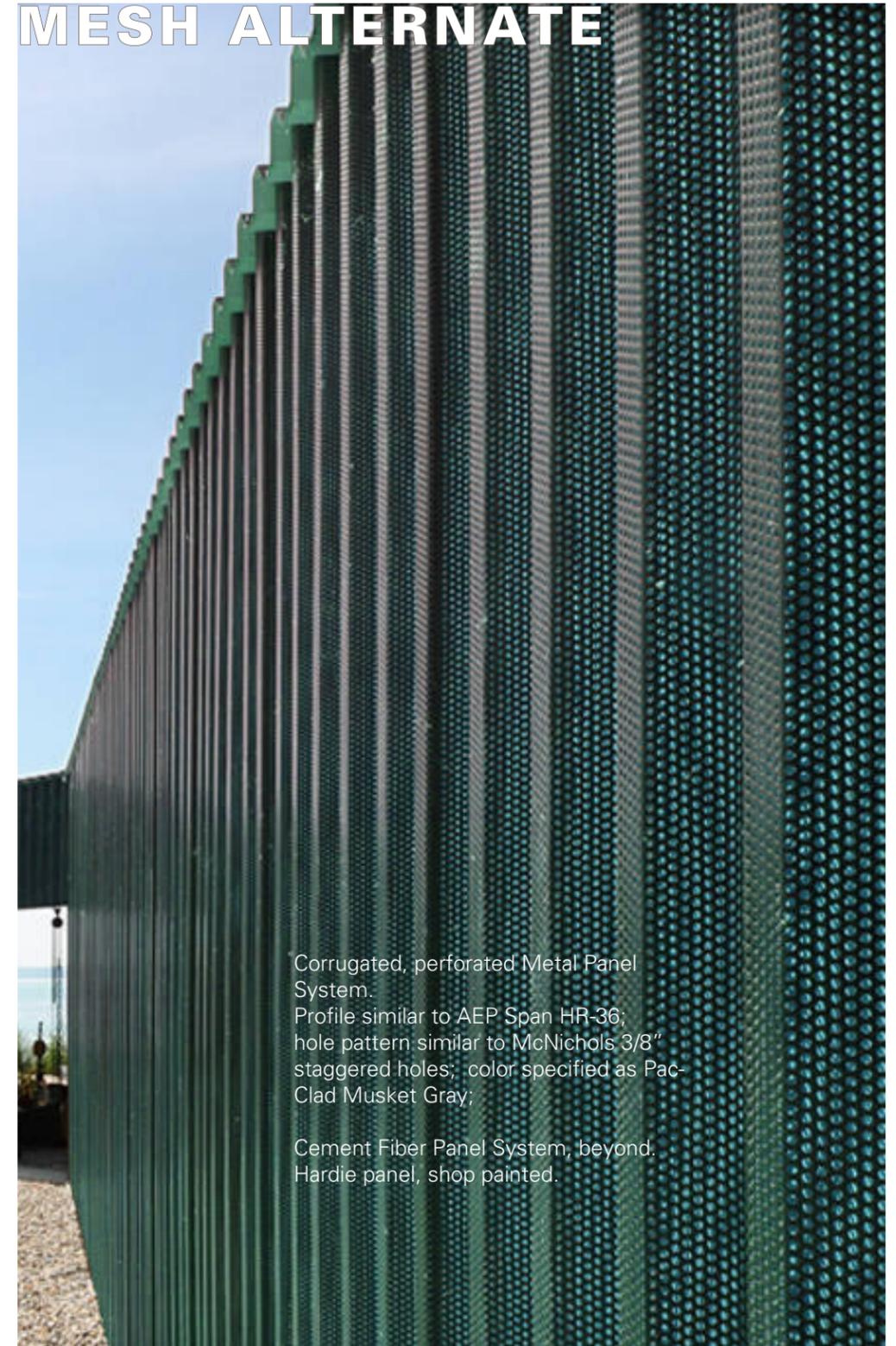
## PANEL ALTERNATE



Citadel Envelope 2000 Rainscreen System  
Medium Bronze Field Color  
Slate Gray Accent Color

Panels 60" and 30" tall; 60", 46" and 14" wide.

## MESH ALTERNATE



Corrugated, perforated Metal Panel System.  
Profile similar to AEP Span HR-36;  
hole pattern similar to McNichols 3/8" staggered holes; color specified as Pac-Clad Musket Gray;

Cement Fiber Panel System, beyond.  
Hardie panel, shop painted.

# ALUMINUM ALTERNATE



# WOOD ALTERNATE



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### C. STOREFRONT

# 1

**The second floor horizontal band should be refined to appear more as a bold, continuous ribbon. This should be achieved with:**

**a) fewer layers of mullions and fewer facets to create a simpler band;**

**b) modifying the color of spandrel glass panel, glass and window mullions to appear more cohesive and less disjointed; and**

**c) design and provision of consistent interior window coverings with controls.**

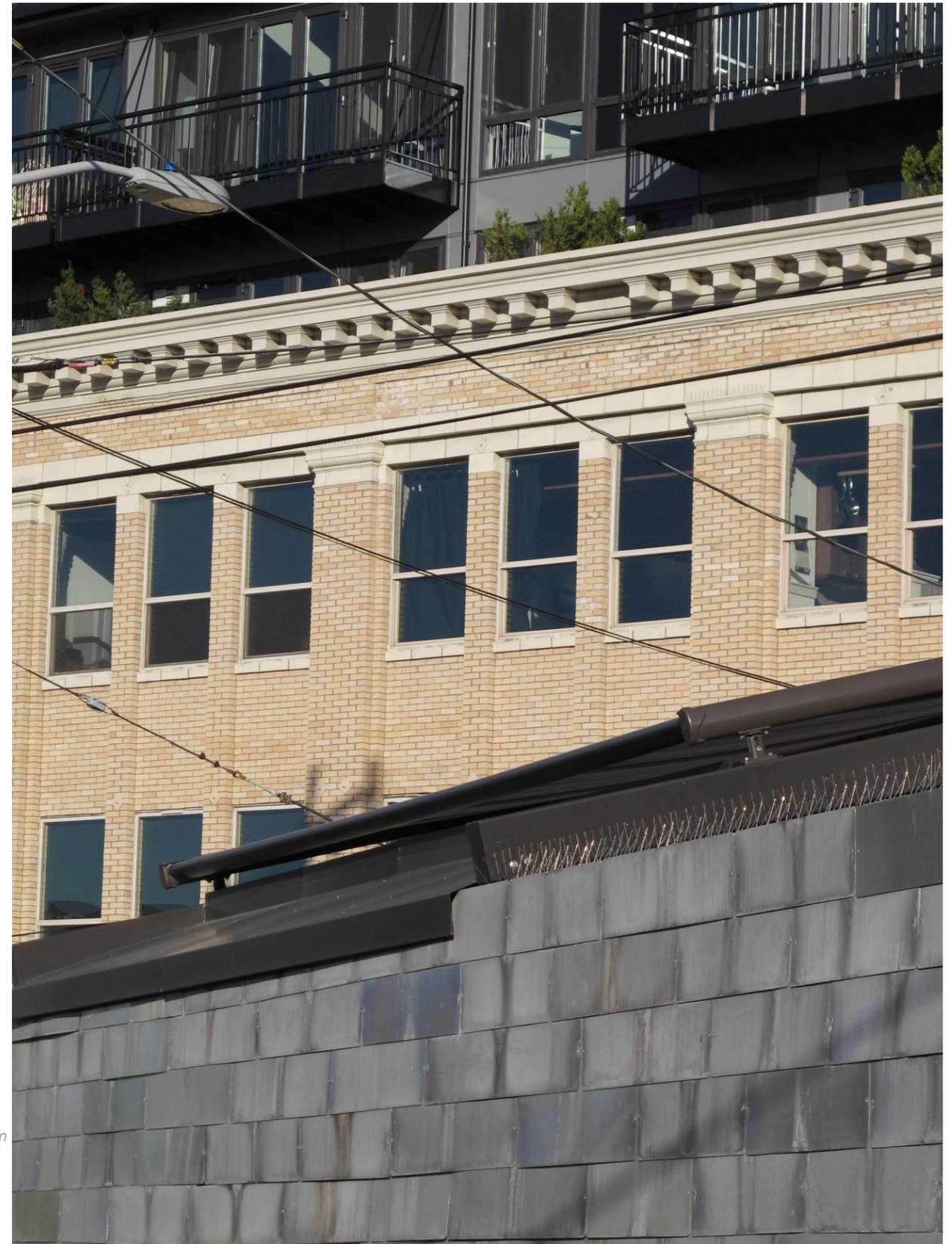
As the Design Review Board correctly understood, the intent of the second floor ribbon is to separate the public spaces of the ground floor from the private residential spaces above. It is there to be bold and continuous, and we appreciate the Board's direction to further distinguish this element from the surrounding building. To that end, we have contained the glass top and bottom with a horizontal band, reduced the number of horizontal and vertical mullions, strengthened the vertical pattern, eliminated the spandrel glass, and addressed the interior condition.

At the interior office spaces, we have added a smooth soffit to the ceiling that extends 8' back from the window wall. This will ensure that additional treatment at ceilings by individual tenants are controlled at the perimeter, allowing for a consistent appearance from the street edge. Continuous strip lighting along the inside of the glass will further strengthen the concept.

The horizontal bands top and bottom strengthen the delineation between the uses above and below. The thin 30" band at the bottom retains the color of the storefront system — a ground plane from which the storefront grows. The more substantial 72" tall upper band adds color for interest, while cleanly masking the structure and the guardrail

system of the upper deck. Glass for the main office space will have a slight blue tint to it, while the conference room will tie in with the main entry below, both in color and light.

The intent of the ribbon is to create a continuous texture that plays with light throughout the day and into the evening. "Facets" of deep vertical mullions and glass are what create this texture and this interest. In order to simplify the glazing system, we have emphasized the verticality of the system, utilizing 3" deep aluminum caps for the verticals and flat 1/2" caps at the horizontals, while reducing the quantity of vertical and horizontal mullions.



*Horizontal layering of building elements in the neighborhood; "The Pony" in the foreground, Trace Lofts, Levels 1&2 in brick and Levels 3&4 in metal, in the background (Madison at Union).*

2

The relationship between the top and bottom floors appeared somewhat disparate and should be more harmonious. Prior to Building permit issuance, the applicant shall demonstrate a more cohesive design for the relationship between the upper and lower portions of the building.

We have created connections in terms of both the massing and the detail the building. At the Recommendation meeting, we showed how we connected the first and second levels to the residential building above at the south west corner. We also showed, but did not directly discuss, the connections that we are making at the northwest corner by taking the ground level concrete base up to the second level above.

level concrete base up to the second level above.

In the rendering below:

1. connection of upper levels to lower levels;
- 2a. board formed concrete "anchor." This wraps around to the north side of the building, extends up to the second story, and is visible through the second story ribbon.
- 2b. Main entry utilizes the same concrete texture.
- 2c. Concrete columns behind the retail storefront system connect these

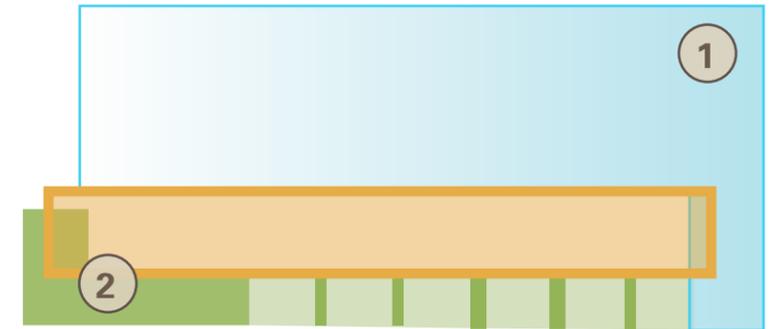
separate elements from one end of the building to the other. This allows the retail area to create a distinct appearance through the storefront system.

On a secondary read of the building, dark vertical bands punctuate the residential levels, dividing the larger mass into five zones. The office ribbon, likewise, incorporates vertical elements, though on a more fine-grained level — in keeping with it's closer proximity to pedestrians. We have further emphasized what was shown in

previous schemes by strengthening the vertical elements of the window system, and minimizing the horizontal.

One feature of the building that the Board directed us to maintain and strengthen is the separation created between the second and third story. As there are no fixed vantage points for the building, vertical connections are not direct or aligned, but created through repetition of pattern. The residential building forms one pattern, the office level a second, and the ground level a third — each emphasizes the horizontal on the first read and creates a proportionally respectful vertical pattern on the second read. The connection between top and bottom is there, but purposefully indirect.

Other buildings on 12th Avenue employ similar disconnects, such as the Packard Building and Trace Lofts with horizontal strata.



Concept for knitting levels together:

- concrete anchors the north west corner, wrapping up from the ground level to level two;
- metal panels anchor the south west corner, wrapping down from the residential levels through to the ground level;
- the office ribbon ties the two elements together.

# 12 AVE ARTS

## 2. RELATIONSHIP BETWEEN FLOORS

3

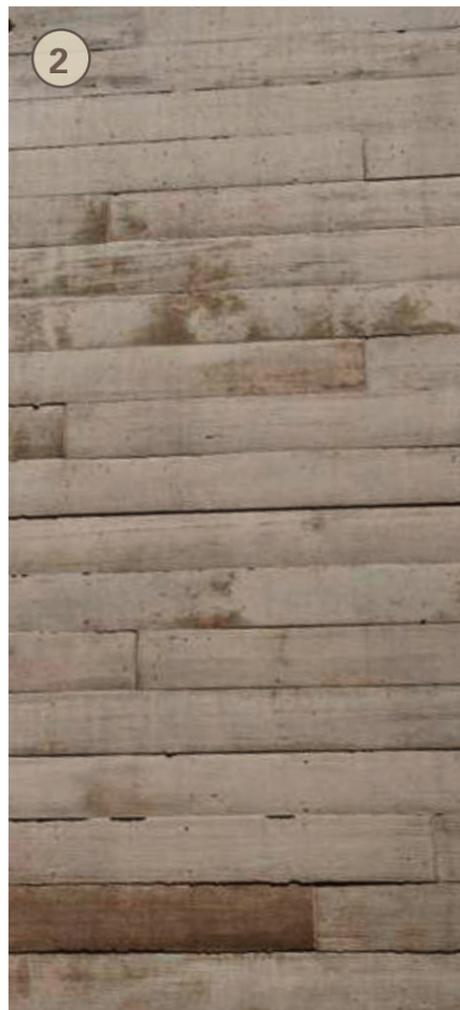
Relocate the service area to a location further away from the residential entrance and with minimal impact or presence at the sidewalk.

It is not possible to relocate the trash to another location on site while maintaining the city requirements for proximity to the street, and the requirements for curb cuts. Regardless, the design team studied an alternate location and an alternate orientation which are included in the appendix.

In lieu of relocation, we have improved appearance and strengthened the concept of the consolidated service areas. It is through this anchor of the building that we tie in to the historical automotive services of the neighborhood and are able to intensely focus energy on the pedestrian elements of the frontage.

We have modified the original scheme in the following ways to better address the Board's concerns:

1. Enlarged the opening for the residential entry, and reducing the width of service space on the street front.
2. The material of the walls that surround the 12th Avenue face of the trash room has changed from Sandstone to a board formed concrete. This creates a highly textured tactile experience for



board formed concrete



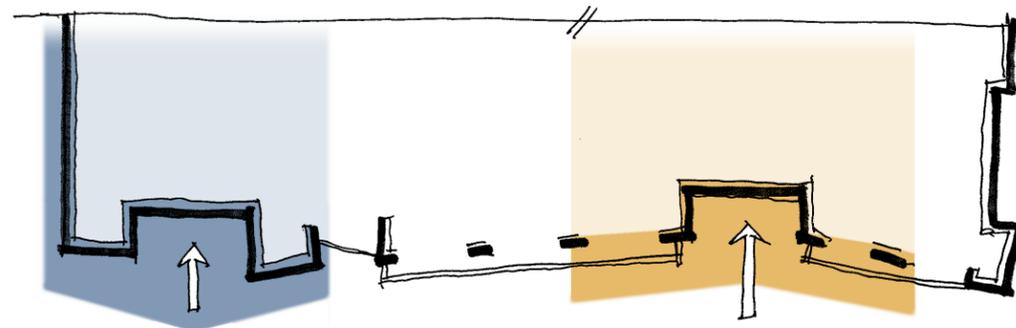
pedestrians, while providing a strong visual break between the residential entry and the driveway.

3. Framing the inside walls of the driveway will be wood-textured walls composed of the boards extracted from the board-form process. This creates texture, character and interest to these small segments of blank wall, and at the same time creates the understanding that this is not the pedestrian part of the building. Furthermore, this use of material references the concrete base of the building on the one hand, and the heavy timber construction of auto-row era structures of the surrounding neighborhood.
4. Reduced the width of the door to the trash room to further de-emphasize what lies beyond and give strength to the break in the building pattern. Here, simple, functional doors are painted to match the dark bronze found elsewhere in the building, neither hiding, nor emphasizing the use.
5. Expanded the landscape buffer between the residential entry and trash room door. This further

insulates pedestrians from the driveway.

6. Angle of the residential entry wall aligns with the angle of the residential building above. This ties together the use at the levels above to entry at the ground level, while simultaneously breaking the rhythm of the adjacent ground floor uses..

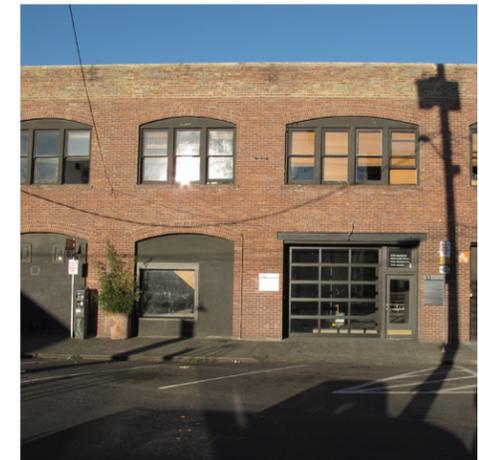
Contrast is a necessary part of any city. Color, materials and use are all necessary tools to utilize. 11th Avenue, for example, has many instances where retail is strengthened by the opacity of the surroundings. This, too, is in keeping with the "auto row" nature of Capitol Hill that is desirable to maintain. Closed garage doors, rickety metal gates, and trash bins in the street are all part of that character — and while we are taking away much of the grit of this block, hiding trash and reducing vehicular frontage, we are injecting contrast of use into the frontage. Walking police officers, vehicular entry, trash access and blank walls all strengthen the core elements of retail, office, theater and residential entry.



The concept plan for primary entry points:

- the pedestrian entry is concave and welcoming to the street;
- the auto entry is convex, encouraging pedestrians to move towards the plaza area.

Contrasting use: open and transparent mixed with opaque and closed.



3. SERVICE AREAS



# 12 AVE ARTS

## 3. SERVICE AREAS



Citizen Apartments with residential entry, parking garage entry, trash access and a service entry, above.

1111 E Pike with combined residential entry and garage entry, right.

## SERVICE AREAS IN NEW CONSTRUCTION



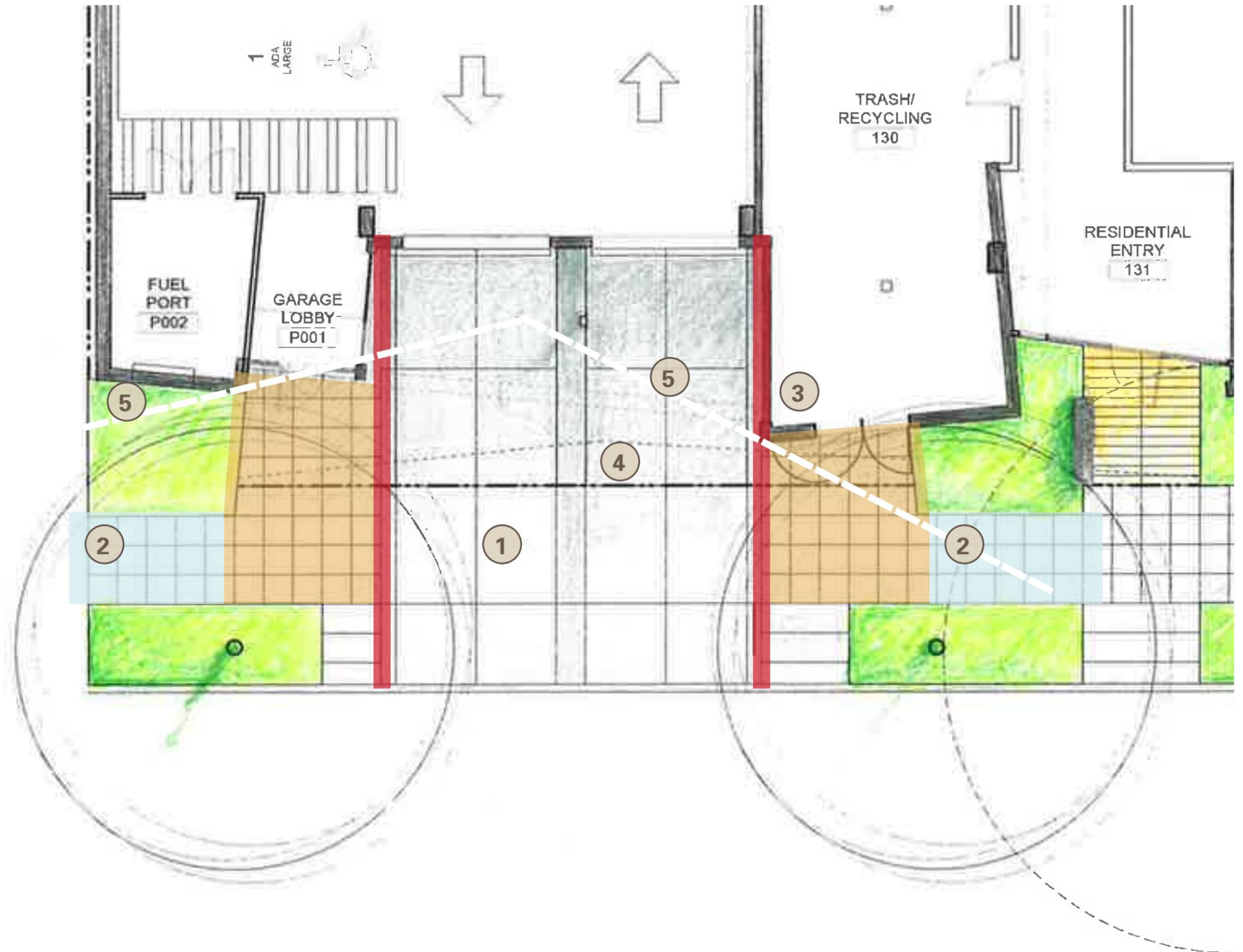
#### 4

**Incorporate additional visual cues to alert pedestrians and cars to interactions near the garage entry.**

We have made several changes to emphasize the garage entry and calm pedestrian traffic:

1. Change in paving treatment from 2'x2' grid to a larger 4'x8' (approximate) panel identifies the change at the ground surface;
2. Narrowing the width of the sidewalk from 8' to 6' with planting notes a change in condition, a place to slow down — and then providing a wider area to wait, if necessary at the sides of the drive aisle;
3. Further reinforced with the proximity of the strong hard surface of the building edge and the deep void of the automobile entry;
4. Signs within the drive will indicate the use, including "private parking" signs and the pedestal card reader;
5. Sight lines for exiting cars are extended through the storefront system of the garage lobby on the drivers right, and to the left by holding the building back approximately three feet.

-  Awareness zone: reduced width of sidewalk.
-  Visible zone: a place for pedestrians to pause.
-  Cautionary zone: change in paving indicates crossing of uses.

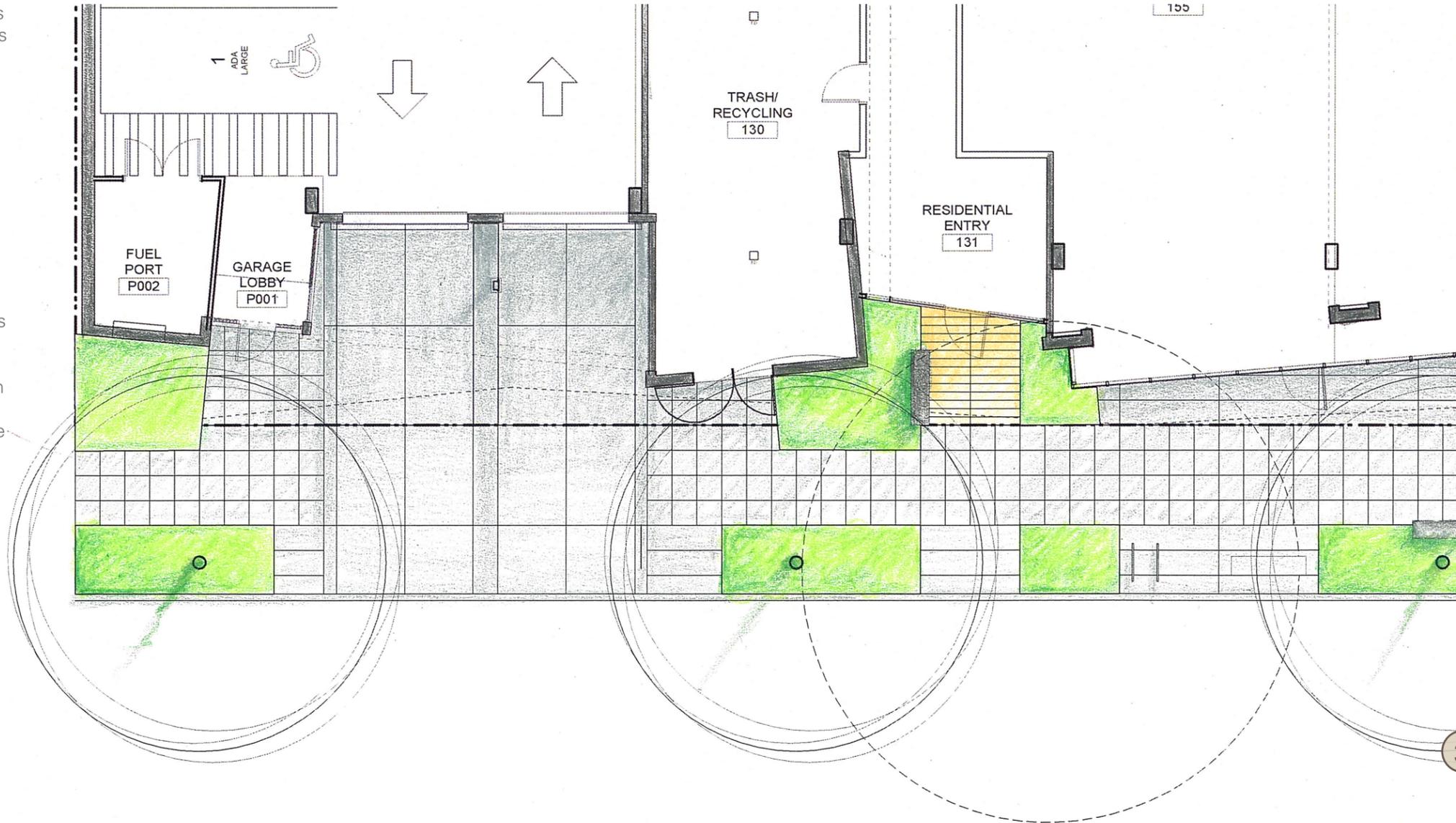


5

The architectural concept of the building should be carried through the ground level landscape planting scheme and hardscape design more vigorously to establish a clear relationship between the building and the ground level open space.

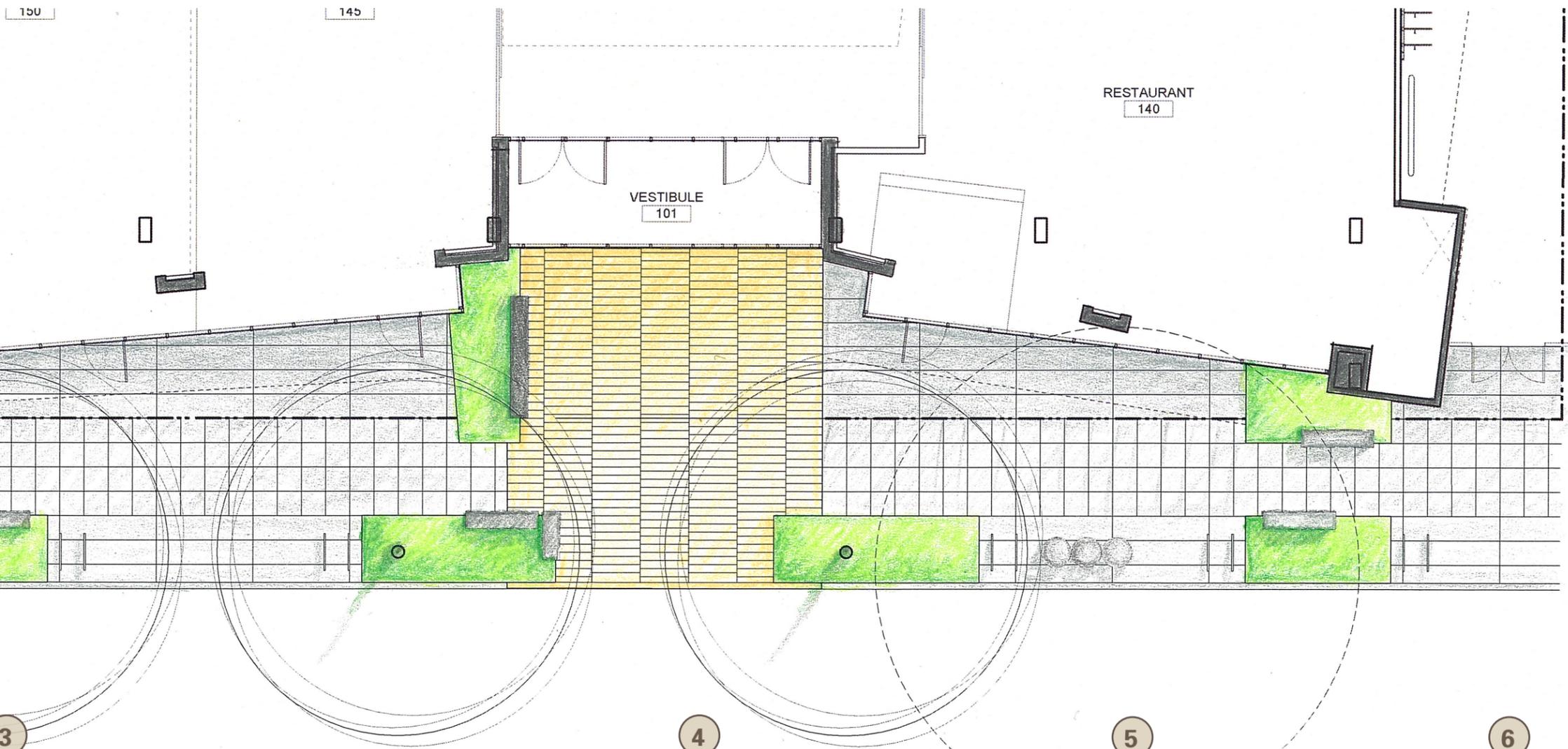
The building reflects the many functions behind the facade. The cladding also has a distinct patterning of panels and tiles exhibited in its form. The streetscape draws from changes in use and unification in pattern. In the streetscape we play with the transitions between the orthogonal grid of the street and the angles of the building — embracing the grid of the street and of the city — allowing it to interface with the buildings unique characteristics. Sidewalk paving begins with the standard 2x2 city grid and dissolves it into a 2x8 grid as it connects with the building and at the planting strip, while maintaining the street orientation. This 2x8 grid is in proportion with portions of the residential siding system and the concrete patterns of the theater spaces. The grid of the street collides with the angles of the building, distinguishing the building as the distinct element and point of interest. At the main entry points the texture changes to a smaller scale to announce their change in use, while retail spaces are of the street and reflect that pattern

Within that narrative, six distinct zones and transitions have been made.



pedestrians the change in use; expanded sidewalk at either side of the drive aisle allows both space for pedestrians to queue, and for access to the garage lobby and trash access.

designed to work at the scale and pace of the tenants, on the other, it acts as the buffer between the automobile entry to the north, and the retail activity to the south.



**6**

**Include signage or other visual cues to show location of bike parking.**

We will locate a sign near the gate at the south court, directing visitors to the temporary parking along the side of the building. Additionally, bike parking beyond the minimum required stalls will be provided on the street within the line of site.

3. The retail zone acts as one large open area with benches, bike parking and space for retail tenants to expand into the street on dryer days. Smaller planting areas help make-up changes in grade and align with the columns inside the building. Paving follows the square pattern of the city for the width of the sidewalk, breaking into larger rectangular panels both at the exterior retail space and at the paved portion of the planting strip.

4. The main entry identifies the change in use through specialty paving, and a change in the landscape. Benches allow for visitors of the theater, offices, retail and restaurants to gather — while protecting the planting areas.

5. The restaurant zone is wide and open, like the retail area. Here we anticipate tenants will make use of the wider sidewalk, and large, open storefront to bring out tables and chairs, or build a decorative fenced area to activate the street in the evenings. Again, benches, bike racks, trash and recycling, planting, and, perhaps, newspaper stands while provide the opportunity for the activity that occurs all over the Pike/Pine neighborhood.

6. The access court at the south end is another functional core, allowing access for the restaurant and theaters to load and unload. This, too, is in keeping with the activity of Capitol Hill — the loading of equipment that can be seen outside Neumos, along with delivery for restaurants and retailers up and down the Pike/Pine core.

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## 6. SIGNAGE

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## **APPENDIX**

- 1. Alternate Color and Material Studies**
- 2. Service Areas Studies**

# ALTERNATE OPTIONS

2

Alternate painting pattern at residential levels;  
preferred marquee pattern;  
aluminum storefront system



3

white windows at residential levels;  
preferred marquee pattern;  
wood storefront system



4

Alternate reveal pattern at residential levels;  
preferred marquee pattern;  
aluminum storefront system



5

alternate painting pattern at accent areas — and  
vertical connection of windows;  
alternate marquee color pattern;  
wood storefront system



# 12 AVE ARTS

We presented three schemes to City Staff for review and discussion. Option 1 modified the initially proposed condition; Option 2 substantially altered the service entry — which created a larger void in the facade; Option 3 looked at moving the facilities to the south exit court — making less desirable conditions for successful retail and residential conditions.

