



Taproot Theatre Expansion

208 N. 85th Street

Recommendation Review - Updated Packet

May 2012

DPD Project # 3011447

Development Objectives

SERVE THE NEIGHBORHOOD

It is a priority to the Taproot Theatre Company to fill the void on the street. The proposed development will provide light on the sidewalks at night and improve safety. The new rehearsal space will allow for expanded entertainment offerings as well as offer space for theater-related classes. The cafe/wine bar will replace previous restaurant tenants and provide food, drink and social gathering space to the neighborhood. It is anticipated that this new building will contribute to and participate in the quality of life in Greenwood.

EXPAND THE THEATER FACILITIES

The Taproot Theatre Company currently holds its rehearsals and classes in several spaces throughout neighborhoods of Seattle. Storage facilities are similarly spread out. The proposed development will allow consolidation of Taproot’s operations for much improved convenience and efficiency. The new building will also include a scene shop which will replace the current, inadequate shop. The upstairs offices and conference space will be a great improvement over current conditions due a increased square footage and added privacy. The project will add approximately 12,000 sf of commercial space, and two new parking spaces. No residential units will be provided.

RESPONSIBLE & SUSTAINABLE GOALS

This will be a sustainable building project which makes optimal use of scarce economic resources with a carefully reduced impact on the environment. As part of the proposed development, the Taproot Theatre Company is considering sidewalk amenities such as seating, bike racks, improved planting, and additional green space (refer to proposals for details). Any new paving will be pervious to allow for stormwater to infiltrate the peat layer below. The proposed building will target LEED® certification.

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REVISIONS to the original submittal:
Text in *italics* is new and ~~strike-through~~ text has been deleted.

EDG Comment Responses:

Sidewalk Width: we have revised the building location to allow for the required ROW setback per SDOT. This means the face of the building is now 3'-0" north of the property line. This results in a new sidewalk width of approximately 13'-6" at the Taproot Theatre Expansion.

Awning: the extent of the awning has been increased per the Board's suggestion.

North Facade: see new page 12 of this submittal for information regarding the North facade.

Street Front Context: we've expanded the view of from the street; see new page 13 of this submittal.

Materials: we have included a list of exterior finish materials, colors and images, as well as the proposed exterior light fixture; see new page 21 of this submittal

Landscaping: a full landscape plan has been provided as part of this submittal; we have also included examples of the proposed green roof tray system and the proposed green wall support structure; see new page 20 of this submittal.

DPD Project Number: 3011447
 Building Permit No: 6312354

Property Address: 208 N. 85th Street

Owner Name: Taproot Theatre Company

Contact Person: Caroline Kreiser, AIA
 The Miller Hull Partnership
 71 Columbia Street
 6th Floor
 Seattle, WA 98104
 206-254-2037 direct
 ckreiser@millerhull.com

Taproot Theatre Company

Taproot Theatre Company exists to create theatre that explores the beauty and questions of life while providing hope for our search for meaning.

Taproot Theatre Company (TTC) is Seattle's largest mid-size professional theatre company, serving over 100,000 people annually with a 6-show Mainstage Season, Touring Programs and Acting Studio classes. Founded in 1976, TTC has grown in both size and influence due to hard work, passion and commitment to its mission.

The Project

On October 23, 2009 arson brought the TTC into the spotlight. As the largest and costliest of 14 fires set by a serial arsonist in the Greenwood District, the fire closed the theatre for 96 days and caused the total destruction of the Eleanor Roosevelt Building and the four cafes it housed. The economic damage of the recession combined with an arsonists match, have created a dark gap at the district's main crossroads, cost jobs and prompted a vision to rebuild as soon as possible.

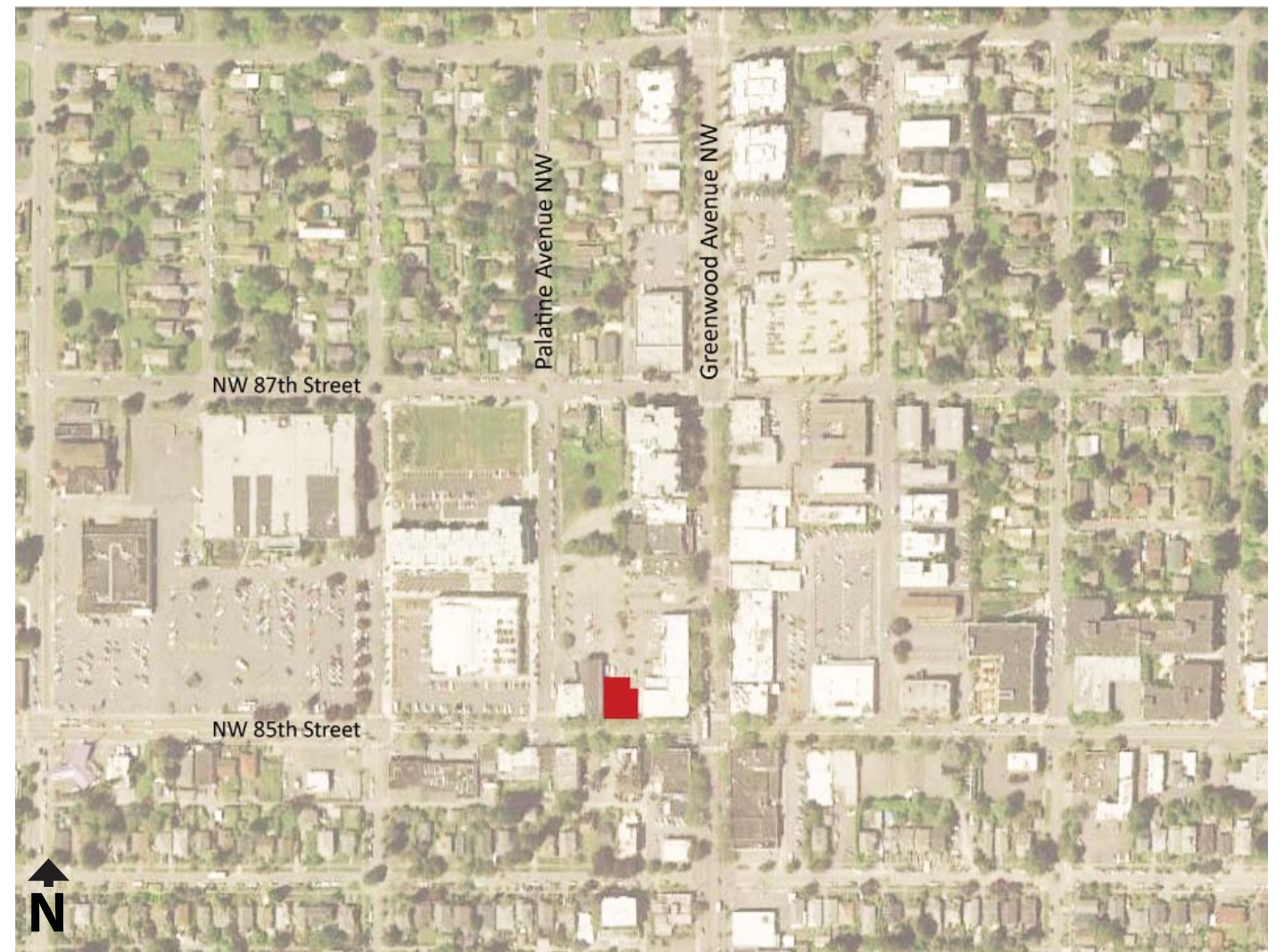
This development will result in an innovative and cost-effective building that:

- created jobs in the construction, architectural and design sectors as well as on-going jobs for cafe employees, actors, technicians and teachers
- rebuilds on the site of a tragic arson, making the street safe and bright
- renews the vitality of the community's major crossroads
- expands the TTC's ability to serves Mainstage audiences and students of all ages

The new facility will house improved audience amenities, a 1,500 sf cafe/wine bar, a new scene shop, a small theatre/rehearsal hall with dressing rooms, and the administrative offices.



View of Site from South



Urban Design Analysis

THE GREENWOOD NEIGHBORHOOD

The Greenwood Phinney Chamber of Commerce describes the neighborhood like this:

“Greenwood-Phinney is open for business and full of life! This unique district offers a number of small, street level retail businesses to the community; from a diverse set of neighborhood restaurants to antique stores and quirky boutique shops. While a few chain stores, large grocery stores and franchise restaurants anchor the neighborhood, they are balanced by a vibrant set of locally grown, independent businesses and trades. Many home businesses are also based in this dynamic Seattle northend community. Altogether, over 450 businesses inhabit our very livable neighborhood located north of Fremont, east of Ballard and west of Aurora...”Just a little off center.”

On every second Friday of the month, the neighborhood hosts an artwalk. During the summer months there is a weekly farmer’s market at the Phinney Neighborhood Center. The area has an engaged and connected community of young families and active senior citizens and everything in between. The sense of community is strong among residents. This is evidenced in the response to the arson fires of 2009, in the development of Greenwood park as well as the turn-out for local events such as the Greenwood Car Show.

The Taproot Theatre has been an integral part of this lively and eclectic patchwork since 1988.

ZONING & LAND USE NOTES

The property is located on zoning map #25 and its zoning code is NC2P-65 (Neighborhood Commercial 2 with a 65’ height limit). The ‘P’ refers to its location in a pedestrian zone. It is also under the Greenwood-Phinney Ridge Urban Village Overlay (a residential urban village).

The proposed use is permitted outright up to 25,000 sf. The new building will be approximately 12,000 sf. Street level development standards require 60% transparency on the street-facing facade (between 2’ and 8’ above the sidewalk). Non-residential uses shall have a minimum floor-to-floor height of 13 feet.

The right-of-way for 85th Street requires the building to be set back 3’ from the existing line of building facades. In order to keep the continuity of the facades on the block, this project will request an exception.

Two environmentally critical areas (ECA’s) are shown on the zoning map for the property: peat settlement prone area and salmon watershed. Therefore, development on this site requires careful consideration of the pedestrian environment as well as of stormwater treatment. The project is also required to satisfy Seattle’s Green Factor. To meet these requirements the project will include a planted awning, a planted roof deck, planted walls as well as improved street plantings. Refer to the appendix for further detail.

Parking requirements are much reduced due to the pedestrian overlay. Only two new parking spaces are required for administrative staff.



Zoning



The American Dance Institute is a creative institution in the neighborhood



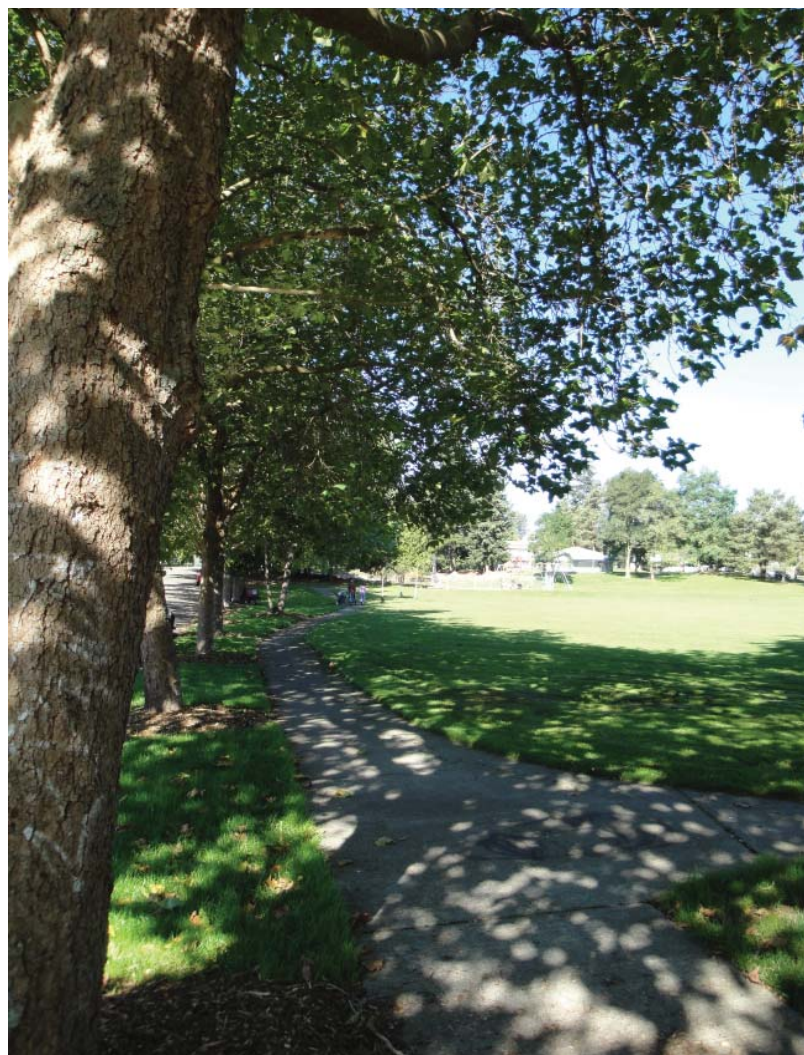
Piper's Creek is a local environmental cause with community support



The (new) Greenwood Library on Greenwood Avenue



"Greenwood - Seattle's hidden treasure" (the PI)



Sandel Playground is named in honor of Neil J. Sandel, a Greenwood District Community and Business Leader



Sakya Buddhist Temple (top) and salmon at bus stop (bottom)



Eclectic stores contribute to the color of the neighborhood

The Neighborhood



PUBLIC OPEN SPACES AND GREEN SPACES

Public green space is limited in the Greenwood neighborhood. Sandel Playground (Greenwood's first playground, 3.7 acres) is 4 blocks to the north of the project site, and Greenwood Park (2.2 acres) is 4 blocks to the north-east. The Greenlake is about 1.3 miles to the south-east which has generous walking, biking, and other recreational opportunities.

PUBLIC TRANSPORTATION

Along N. 85th Street
Bus route number 48 provides service to Loyal Heights, Greenwood, Montlake, Ravenna, Capitol Hill, Rainier Beach and Columbia City. Service intervals range between 10 and 15 minutes during the day between approximately 6 am and 12:30 am.

Bus route number 355 is an express service which travels down Greenwood Avenue and turns east on N. 85th Street. It connects Shoreline Community College, Greenwood and downtown Seattle. There is also a night owl service (number 82, only two trips per night) between downtown Seattle, Queen Anne, Green Lake and Greenwood.

Along Greenwood Avenue
Bus route number 5 provides service between Shoreline Community College, Greenwood and downtown Seattle from 5 am to 1:40 am, at 15 minute intervals during the day, and 30 minute intervals at night.

Greenwood Avenue also features a bike lane which shares the parking strip with parked cars. Seattle's



Urban Trail System may construct a segment of 'urban trail' east of Greenwood Avenue, either on Fremont Avenue N. or on Linden Avenue N. Urban trails provide an off-road path or sidewalk for pedestrians that are separated from motor vehicles. It also means special bike lanes and signed routes with signalized crossings. This trail will connect to the Greenlake Trail.

STREET CHARACTER

N. 85th Street is a busy four-lane arterial. East-bound traffic stopped at the light at Greenwood Ave. often backs up in front of the project site. A bus stop is close to the eastern edge of the property.

Greenwood Avenue N. is also a busy arterial with three lanes, a parking/bike land and additional turning lanes at some locations.

There is a transportation plan available with great detail on current and proposed traffic conditions. This was prepared for the Greenwood Community Council in 2006 as part of the proposed Greenwood Town Center development.

Both streets have street trees and sidewalks. The sidewalk widths vary between 10' and 12'. Traffic volumes are highest during the evening commute (5 pm to 6 pm) and speeds are typically 36 to 44 mph which is in excess of the speed limit.



Site Analysis

SITE CHARACTERISTICS

Located at 208 N. 85th Street, the site fronts on North 85th Street - a busy arterial - and is bounded by an asphalt-covered pay parking lot in the rear. The site is currently unimproved and covered with an uneven concrete slab which used to be the basement of the former buildings.

The sidewalk on the south side of the property is approximately 9' above the concrete slab. Grade slopes up to the parking lot between approximately 3.6% and 6.8%. The site is located in the salmon watershed. It is also listed as located in a peat-settlement prone area. The geo-tech investigation has revealed peat close below the surface. Adjacent to the south edge of the property are 2 street trees (maples). The only other vegetation observed are weeds growing in cracks between the concrete slab.

SITE STORY

On October 23, 2009 a fire destroyed the structures at the project site. Four eating/drinking establishments fell victim to a massive blaze, including the popular Green Bean Coffeehouse. The loss of these businesses has resulted in a 'dark' spot along 85th Street which

stretches from Aurora all the way to Palatine Avenue North. This means almost a mile of blackness along the arterial every night unless the Taproot Theatre is open.

The now vacant property was purchased by the Taproot Theatre Company in 2000. The mural on the plywood barrier was created by two local artists. It features drama masks symbolizing the Taproot Theatre, a fire fighter rescuing a PAWS Cat City kitty, and muscle cars from the annual Greenwood Car Show among other things. It has become a much beloved feature of the Greenwood neighborhood.

The new building will close the gap on 85th Street and it will contribute to the neighborhood revitalization by offering cultural as well as culinary fare.

SITE CONDITIONS & UTILITIES

The previous building was lost due to fire, and the remaining structure was demolished. Only the south foundation wall, floor slab, and foundations remain. Stacked Ecology blocks are currently used as part of retaining structure for the mural fence line.

Paving - the existing condition of the ground cover

of the property is impervious. The previous building foundations and floor slab are concrete. Other areas on the plot are asphalt paved for parking. Across the north boundary of the site, continuous asphalt pavement exists for parking use.

Stormwater - the existing grade slopes down to the south. At right-of-way property line, an approximately 8 to 9-foot elevation difference is retained by the old foundation wall and potentially the ecology blocks.

The lowest grade appears to be the previous building concrete slab at the south end of the property. The lower portion of the slab has handholds, catch basins and is in poor condition. These openings collect stormwater from the north.

The City record (Side Sewer Card) indicates the 6-inch

sewer service pipe at the middle of the Project site connecting to the 10-inch combined sewer main on North 85th Street from the project site. This service pipe is installed at 5 feet deep per Side Sewer Card 1937. The 10-inch sewer is not "capacity constrained". Detention is not required if the system is not capacity constrained.

Sanitary Sewer - a sanitary sewer service pipe at the south-west corner of the Project site connecting to the 16-inch public sanitary sewer main on North 85th Street from the Project Site. This service pipe is installed at 11.5 feet deep per Side Sewer Card 1937. This pipe cannot receive storm water.

Water - the project site has four available water services.



View of Site from North



Streetscape



Palatine Ave N

NW 85TH STREET FACING NORTH



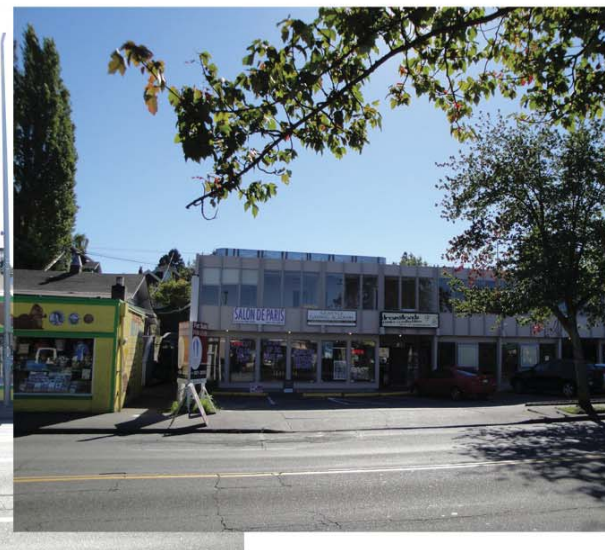
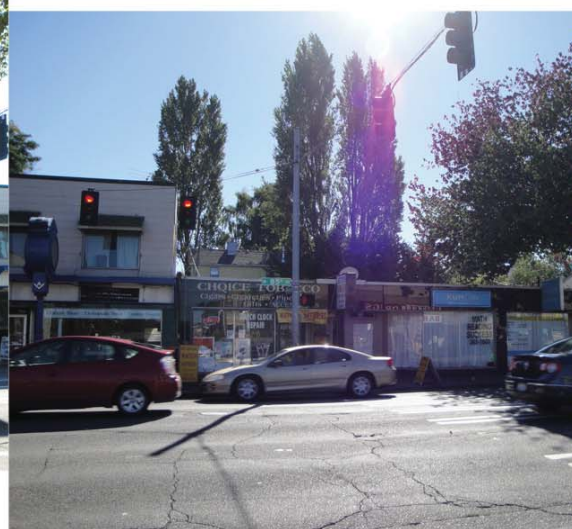
Greenwood Ave N

NW 85TH STREET FACING SOUTH



Project Site

Greenwood Ave N

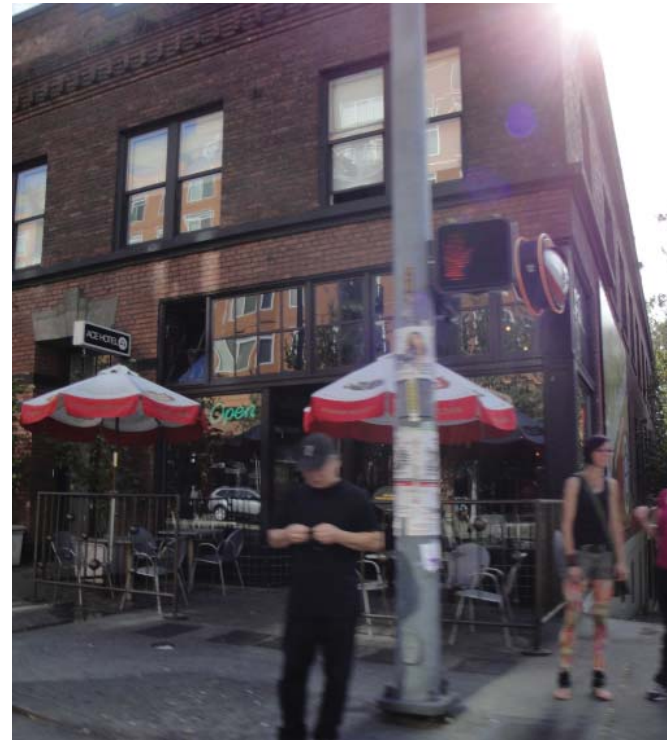


1st Ave NW

Inspiration

There is a storefront expression that continues a historic thread from the early 1900's to the present. It is both historic and modern at the same time. The upper floor is typically solid masonry with 'punched' openings and operable windows that are repetitive. In contrast the street level is a fully glazed storefront usually elegantly subdivided that is highly transparent. It shows off the store's activity to the street and is brightly lit. The Taproot Theatre's lobby and coffee house could be featured in such a design and would be highly active. The facade facing the sidewalk will be mostly glazed. Passersby will be able to view in and see as far as the back wall of the lobby which will be decorated with posters of shows, stage props and other theatre memorabilia.

This historical storefront typology is well represented by the buildings in the neighborhood of the Taproot Theatre. An updated version should fit in well, and contribute a lively expression to the street.



Modular Building Approach

THE TAPROOT THEATRE AND MODULAR CONSTRUCTION

This entire page is new due to a change in contractor. Modular construction is a method of building commercial non-residential, homes and specialty structures where the structure is built at one location inside a factory and shipped in modules to a final destination for use. The word “modular” refers to the structure that is made at 80-100 percent completion and combined with other modules to create a larger permanent structure. The modules ship as mostly finished boxes as opposed to panels. These buildings are custom, architect designed and engineered using conventional modern materials. They meet any code that is required by the site and are built to withstand the shear forces of transportation and craning making them stronger and more rigid than site built structures.

Modular construction offers reduced building timelines simultaneously building in the factory and building on site. This expedited time line allows us to use a fixed contract controlling for cost overruns and unknowns.

Also unique to modular is the ability to simultaneously construct a building’s floors, walls, ceilings, rafters, and roofs. During site-built construction, walls cannot be set until floors are in position, and ceilings and rafters cannot be added until walls are erected. On the other hand, with modern modular methods of construction, walls, floors, ceilings, and rafters are all built at the same time, and then brought together in the same factory to form a building. This process often allows modular construction times of half that of conventional, stick-built construction. A further benefit of the factory assembly is that the building will be built in a controlled climate, and materials such as sheathing and insulation will not be exposed to the elements prior to weatherproofing.

The Taproot Theatre Company turned to the modular building solution as a cost-effective and fast alternative to site-built construction. It is important to the TTC to fill the gap and open a neighborhood-friendly facility as soon as possible.

The building proposed for the Taproot Theatre will be built almost 100% in the factory and may have only

a few components such the foundation, awning and landscaping installed on site. This greatly reduces the impact of construction on the neighboring businesses. Installation of the modules is expected to take less than one week. Modules will be lifted into place with a crane and set on permanent concrete stem-wall foundations. This stem-wall will create a tall basement/ crawlspace area for theatre prop storage.

After the modules are installed on site only a few weeks are required to complete electrical and plumbing connections. All in all the building can be ready to move in within six months of starting construction at the factory.

Other items such as street improvements, landscaping and the single membrane roof will be provided by a separate contractor after the building installation is complete.

ABOUT METHOD HOMES

Method Homes is a local custom manufacturer of precision-engineered prefab structures. Master craftsmen build our modern, architect-designed prefab homes with a process that is 100 percent quality-controlled from start to finish. We have a passion for sustainability and focus on creating quality buildings with a living-wage workforce. Our process is highly refined resulting in reducing the time it takes to build by two-thirds with a fixed budget within a predictable timeline. We build sturdier, healthier structures from material sourcing through every cut to final assembly and transportation. No mold, no contaminants, no rushed work in inclement weather—no surprises. We’re enthusiastic to be a part of the local heritage encompassed by the Taproot Theatre Company.



Controlled Construction Environment



Installation is Fast!



Factory Floor in Ferndale

Preferred Design

All three design concepts shown in this *Recommendation Review* Packet have the following elements in common:

- the lobby faces the street
- there is a connection from the new lobby to the existing theater
- the shop is oriented toward the alley
- the parking is located in the back of the building
- the offices are upstairs
- the same sidewalk treatment is proposed for all options

Program requirements include:

- a double separation of the theatre to prevent noise pollution
- all-around access to the theatre for the actors
- an upstairs control room for the theatre
- a cafe/bar location that can also serve the existing lobby

THE PREFERRED DESIGN

The preferred design is based on the concept of a central theater with the supporting spaces creating a u-shaped embrace.

The lobby engages almost the entire length of the street facade, maximizing the exposure to the sidewalk. The location of the cafe/bar is convenient for serving the lobby of the existing theatre. The back wall of the lobby will be decorated with performance posters, stage props and other art. This will be visible from the sidewalk and is intended to animate and entice.

The private and public bathrooms are consolidated on the east side of the building. This creates a good distribution of restroom facilities as there are restrooms located in the lobby of the existing theatre.

The upstairs plan features a planted roof deck which can be used for staff lunches, celebrations, and other outdoor events. This deck participates in street life through open window frames which allow peek-a-boo

views of the garden deck beyond. The upper level also includes a meeting room which may be rented out to the neighbors.

Materials have been selected for their durability and affordability. The palette for the street facade includes:

- integrally colored fiber-cement board
- painted steel
- storefront glazing

The street edge treatment was designed to increase safety for pedestrian, to protect the trees and *to add planted areas, and to provide a splash guard at the curb.* The design ideas presented here ~~will require review by and approval of~~ have been approved by the Seattle Department of Transportation.

Refer to page 18 for information regarding more information on the street edge and the landscaping.



Peek-A-Boo View



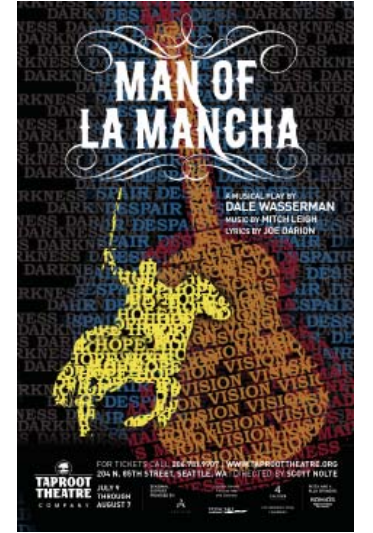
Bird's Eye View (revised)



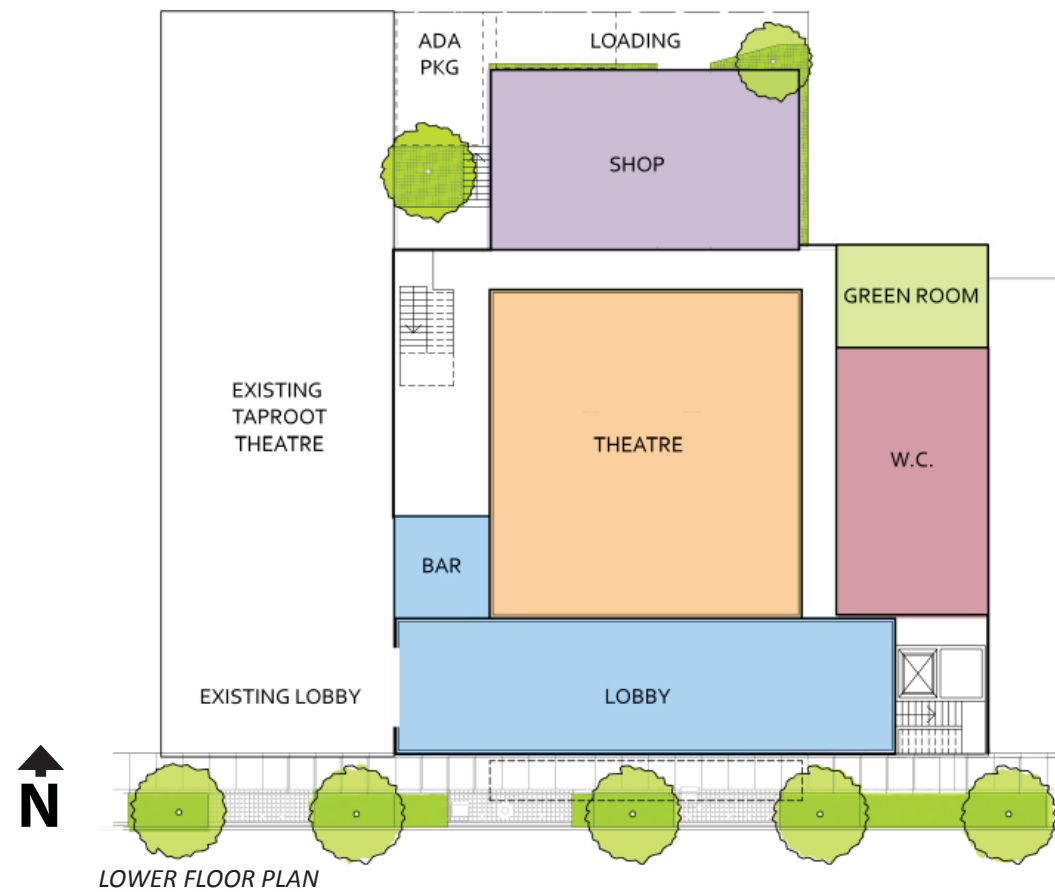
Street View (revised)



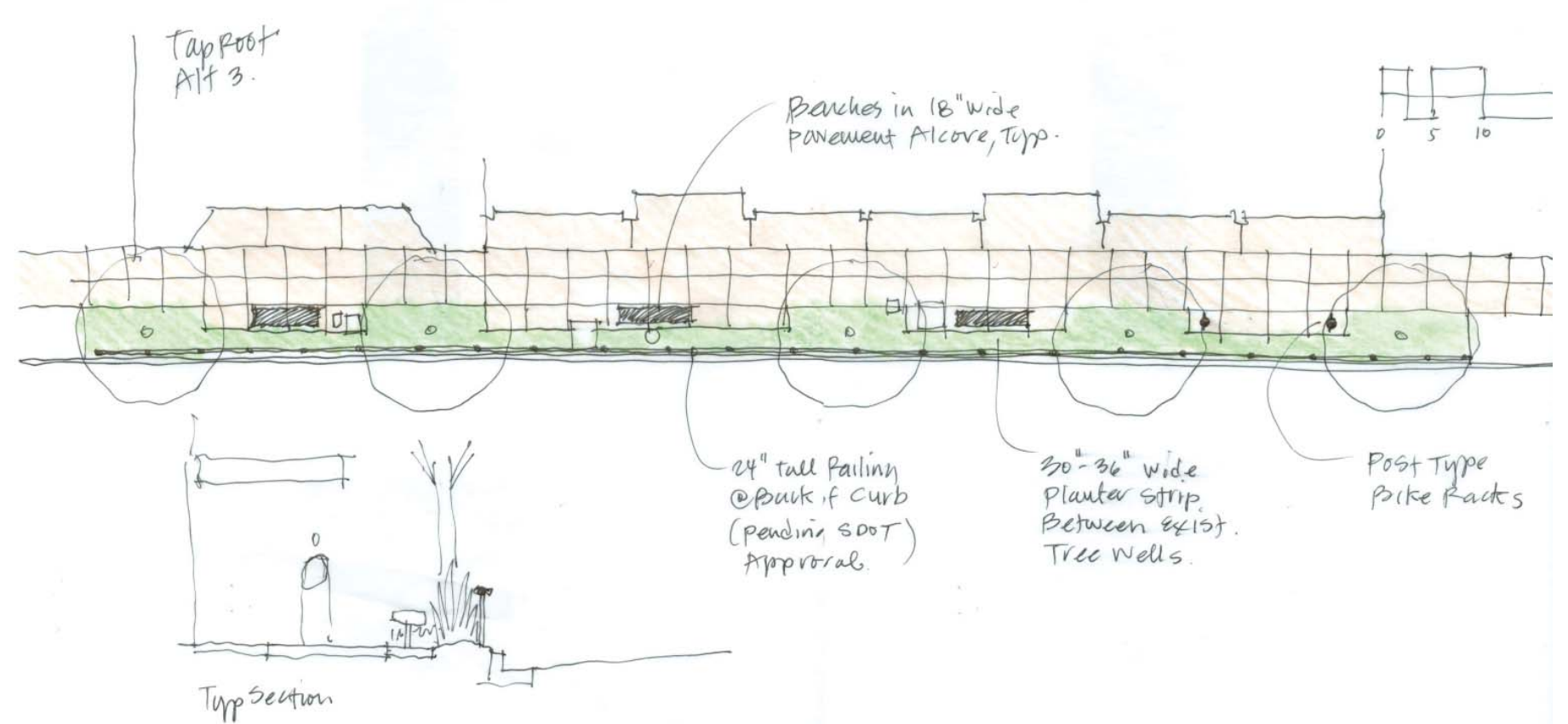
UPPER FLOOR PLAN



Proposed Street Edge (revised)



LOWER FLOOR PLAN



This page is new. It shows the extended context along 85th Street, as well as the North elevation.



This page is new. It shows the proposed material and similar materials within the context. A material board will be provided at the public meeting.

The photograph below shows the red-orange integrally colored fiber-cement board, a modern material update reminiscent of the historic brick. The photo also shows the proposed storefront.

The image to the right shows the proposed exterior light fixture (downlight only) which occurs at each marriage line. The marriage lines will be expressed in a dark grey color, a sample will be available at the public meeting.



The images below and to the right show related materials in the neighborhood.



Landscape Design & Green Factor

GENERAL OVERVIEW

Landscape improvements for the new Taproot Theatre expansion will consist of street frontage plantings, new pervious pavers, planter barriers, a vegetated canopy on the building face, plantings at an upper level terrace area, and plantings at the rear of the building. City of Seattle Green Factor requirements apply to this project.

STREET FRONTAGE IMPROVEMENTS

Existing street trees along 85th Avenue N. will be preserved and protected. Existing trees are Red Maples and appear to be mature and in good health. The existing sidewalk planter areas measure 4.5' wide x 16' long on average. The trees appear somewhat root bound, as the ground at the base of the trees has begun to mound up.

This project proposes that the street tree planters be elongated to increase the amount of street level vegetation and buffering from the street. Some amount of area between the planters will remain as hardscape. Existing concrete in these areas could be replaced with pervious pavers to increase infiltration.

The existing sidewalk is only 5.5' wide. In combination with the 4.5' wide planter strips, it tends to make pedestrians feel somewhat exposed to vehicle traffic along 85th Avenue N. Large groups spilling out of the theater after performances tend to clog the sidewalk and come uncomfortably close to the curb edge and moving traffic. The setback from the property edge will

widen the sidewalk and thus increase the comfort levels.

It is proposed that a low railing / planter barrier be introduced that would help to corral pedestrians and protect them from the street traffic. This could be configured in various arrangements. Tree planters could be bound on the sidewalk side, while some of the paved alcoves could have the railing located at the back of curb to increase useable sidewalk space. The railing could be designed to provide a seating element. This feature will need to be reviewed and approved by Seattle Department of Transportation.

A number of existing utility vaults and one street light pole will remain in the sidewalk area. It is proposed that an information kiosk / bulletin board could be mounted to the light pole to increase sidewalk vitality and community involvement. This would need to be vetted with Seattle Department of Transportation.

VEGETATED AWNING

A new awning is proposed over the entry to the new building. It is proposed that this be a partially vegetated roof structure. Plant species will range from low growing groundcovers to medium sized grasses and shrubs. Final plant species will be determined by the allowable soil depths and structural capabilities.

UPPER PATIO

The upper patio area will host an outdoor gathering space and garden room. The periphery of the space will



Green Factor Score Sheet		SEATTLE <i>green factor</i>	
Project title: TAPROOT THEATER 2-22-2012		enter sq ft of parcel	
Parcel size (enter this value first) *		9,070	SCORE 0.302
Landscape Elements**	Totals from GF worksheet	Factor	Total
A Landscaped areas (select one of the following for each area)			
1 Landscaped areas with a soil depth of less than 24"	enter sq ft 345	0.1	35
2 Landscaped areas with a soil depth of 24" or greater	enter sq ft 395	0.6	237.0
3 Bioretention facilities	enter sq ft 0	1.0	-
B Plantings (credit for plants in landscaped areas from Section A)			
1 Mulch, ground covers, or other plants less than 2' tall at maturity	enter sq ft 490	0.1	49
2 Shrubs or perennials 2'+ at maturity - calculated at 12 sq ft per plant (typically planted no closer than 18" on center)	enter number of plants 87	1044	0.3 313
3 Tree canopy for "small trees" or equivalent (canopy spread 8' to 15') - calculated at 75 sq ft per tree	enter number of plants 2	150	0.3 45
4 Tree canopy for "small/medium trees" or equivalent (canopy spread 16' to 20') - calculated at 150 sq ft per tree	enter number of plants 0	0	0.3 -
5 Tree canopy for "medium/large trees" or equivalent (canopy spread of 21' to 25') - calculated at 250 sq ft per tree	enter number of plants 0	0	0.4 -
6 Tree canopy for "large trees" or equivalent (canopy spread of 26' to 30') - calculated at 350 sq ft per tree	enter number of plants 0	0	0.4 -
7 Tree canopy for preservation of large existing trees with trunks 6"+ in diameter - calculated at 20 sq ft per inch diameter	enter inches DBH 36	720	0.8 576.0
C Green roofs			
1 Over at least 2" and less than 4" of growth medium	enter sq ft 0	0.4	-
2 Over at least 4" of growth medium	enter sq ft 120	0.7	84.0
D Vegetated walls			
	enter sq ft 1291	0.7	903.7
E Approved water features			
	enter sq ft 0	0.7	-
F Permeable paving			
1 Permeable paving over at least 6" and less than 24" of soil or gravel	enter sq ft 0	0.2	-
2 Permeable paving over at least 24" of soil or gravel	enter sq ft 580	0.5	290.0
G Structural soil systems			
	enter sq ft 0	0.2	-
		sub-total of sq ft = 5,135	
H Bonuses			
1 Drought-tolerant or native plant species	enter sq ft 710	0.1	71.0
2 Landscaped areas where at least 50% of annual irrigation needs are met through the use of harvested rainwater	enter sq ft 0	0.2	-
3 Landscaping visible to passersby from adjacent public right of way or public open spaces	enter sq ft 1,374	0.1	137
4 Landscaping in food cultivation	enter sq ft 0	0.1	-
		Green Factor numerator = 2,741	

* Do not count public rights-of-way in parcel size calculation.
** You may count landscape improvements in rights-of-way contiguous with the parcel. All landscaping on private and public property must comply with the Landscape Standards Director's Rule (DR 6-2009)

be furnished with low planters that are set at the base of the west, north, and east walls. Vines and sprawling groundcovers are proposed for these planters, which have the ability to grow onto “green screen” type paneling mounted on the walls above. These same vines could grow “through” the wall via the window openings, and onto the street façade of the building.

SERVICE AREA PLANTING

Dependent on parking layout, trash facilities, and delivery area requirements, the project intends on introducing some vegetation along the alley side of the new building. A mix of evergreen shrubs and upright trees could be tucked into two planter areas, which would help provide scale to the building and the adjoining parking areas.

Additionally, a 12” wide planter strip will run at the base of the north and east walls of the scene shop. This could be planted with vines which would be trained up a trellis system to the first floor level.

PLANT SPECIES

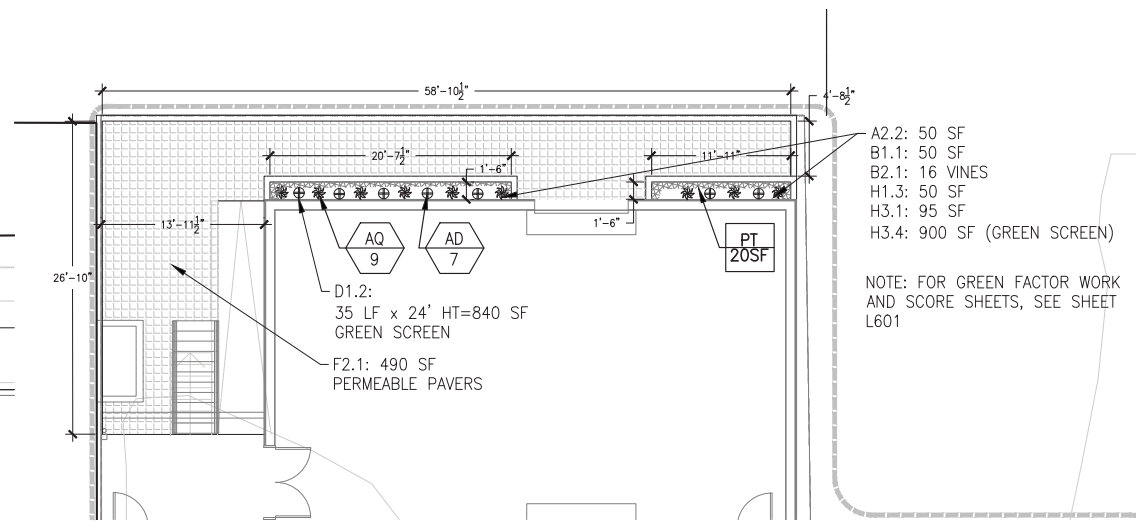
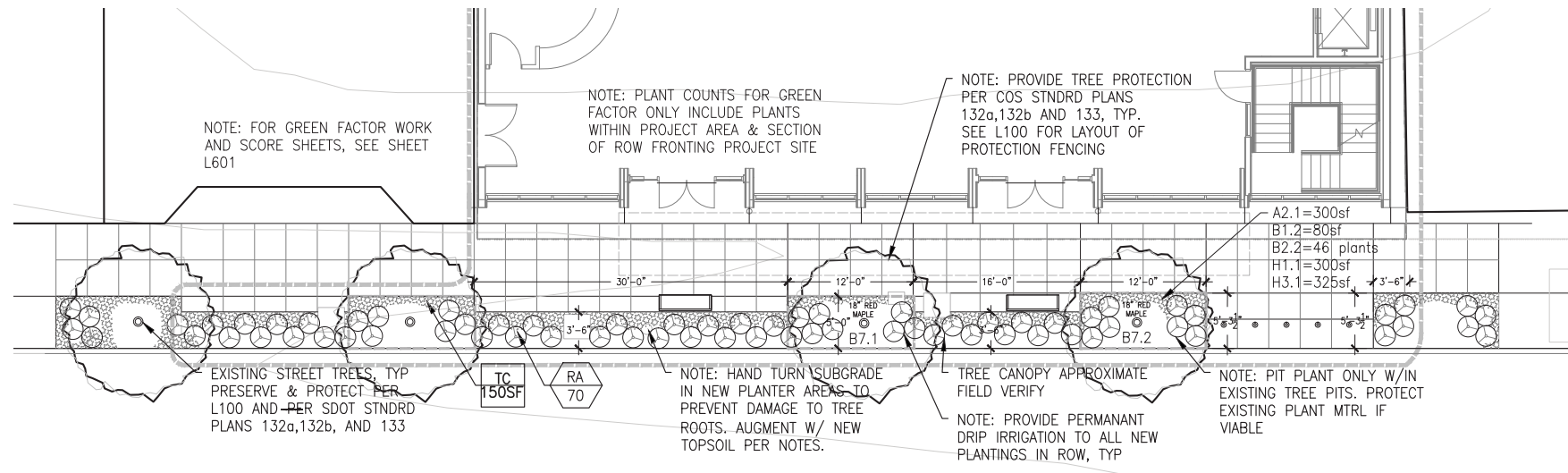
Plant species will be selected for their form, foliage and fragrance. Drought tolerance and disease resistance will be paramount for the selected species, as they will be located within the harsh streetscape environment and subject to trash, pedestrian abuse and typical urban conditions.

IRRIGATION

if budget allows, it is recommended that all new planted areas will be equipped with a permanent irrigation system. To conserve water to the fullest extent feasible, low-flow drip systems should be used. Also, if budget allows, the design team intends to explore the option of using reclaimed rainwater collected in a cistern for irrigation purposes.

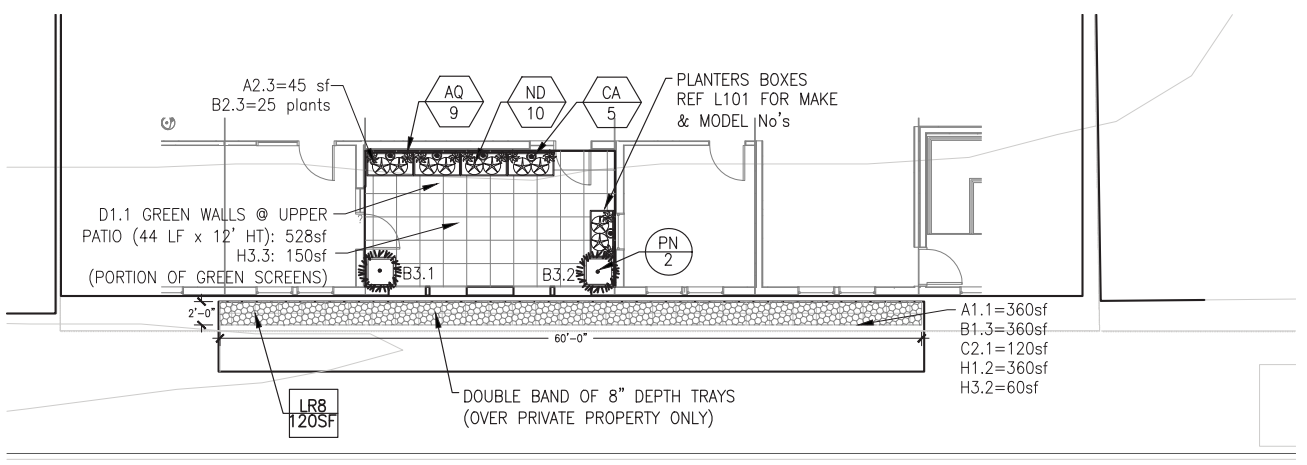
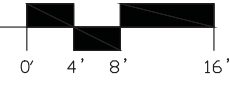
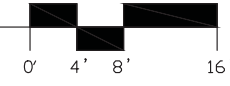


This page is new. It shows the planting plans.

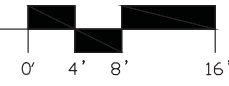


1 PLANTING PLAN - 85th STREET SIDEWALK
SCALE: 1/8" = 1'-0"

2 PLANTING PLAN - NORTH AREA
SCALE: 1/8" = 1'-0"



3 PLANTING PLAN - UPPER LEVEL & GREEN ROOF AWNING
SCALE: 1/4" = 1'-0"



PLANT LEGEND

Symbols	Abrv.	Latin Name	Common Name	Size	Spacing	Remarks
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TREES

	EX	Existing Street Tree	Red Maple	-	-	Preserve & Protect
	PN	Pinus nigra	Black Pine	4' Tall	In Planters	At Upper Deck

SHRUBS & VINES

	AQ	Akebia quinata	Five Leaf Akebia	1 gal/24" Ht.	2' o.c.	Tie to Trellis Structure
	AM	Aristolochia macrophylla	Dutchmans Pipe	1 gal/24" Ht.	2' o.c.	Tie to Trellis Structure
	CA	Clematis armandii	Evergreen Clematis	1 gal/24" Ht.	2' o.c.	Upper Deck Planters
	ND	Nandina domestica	Heavenly Bamboo	2 gal/12" Ht.	2' o.c.	Upper Deck Planters
	RA	Rhus aromatica 'Lo-Gro'	Dwarf Fragrant Sumac	2 gal.	2' o.c.	85th Street Sidewalk Planter

GROUNDCOVERS, STREET FRONTAGE PLANTINGS & GREEN ROOF PLANTINGS

	TC	Thymus coccinae	Creeping Red Thyme	4" pots	12" o.c.	Triangular Spacing
	LR8	LIVE ROOF 8" TRAYS - Note: Coordinate w/ grower on specific plant species best suited to tray type and desired effect				
		Sedum mix	Plant mix for a hanging garden effect at edge of awning	8" depth Pre-Grown Trays	1'x1' module	LIVEROOF.COM
		Ornamental Grasses				
		Trailing Vines				

This page is new. It shows suggested plants for the sidewalk planting strip. Not all of the plants species will be used.



Pinus Muhgo 'Mops'



Rhus aromatica 'Lo-Gro'



Helictotrichon sempervirens



Thymus coccinae



Euonymus kewensis



Potentilla fruticosa

Design Guidelines

The following Design Review guidelines have been used for this proposal:

Guidelines for Multifamily & Commercial Buildings, November 1998

Greenwood/Phinney Neighborhood Design Guidelines, effective April 2006

Site Planning

A-2 STREETScape COMPATIBILITY

The siting of buildings should acknowledge and reinforce the existing desirable spatial characteristics of the right-of way.

Approach: the facade of the new building will align with the facades of the adjacent buildings to continue the edge definition as established by the neighbors be set back from the property line by 3' to comply with the SDOT required right-of-way (note: the required right-of-way for North 85th Street is set back 3' from the proposed facade). This provides a sidewalk width of over 13' in front of the building. The entry to the building will be set back to create an entry recess as is observed in many of the surrounding businesses.

A-4 HUMAN ACTIVITY

New development should be sited and designed to encourage human activity on the street.

Approach: the main reason for the fast schedule for this project is to increase 'life' on this block. If the Taproot Theatre is not open, there is very little activity between here and Aurora Avenue. This has some safety implications at night time. Opening a cafe/wine bar on this block will bring pedestrians to this block from morning coffee to night cap.



Architectural Elements and Materials

C1 - ARCHITECTURAL CONTEXT

New buildings proposed for existing neighborhoods with a well-defined and desirable character should be compatible with or complement the architectural character and siting pattern of neighboring buildings.

Approach: our inspiration for the character of the new building was derived from neighborhood structures such as the antique store across the street. The transparency of the lower floor, topped by a more private second floor is appropriate for the program of the new building. This building typology is common in the Greenwood neighborhood. The proposed design for the Taproot Theatre expansion represents an updated reference to this historical building type.

C2 - ARCHITECTURAL CONCEPT AND CONSISTENCY

Building design elements, details and massing should create a well-proportioned and unified building form and exhibit an overall architectural concept. Buildings should exhibit form and features identifying the functions within the building.

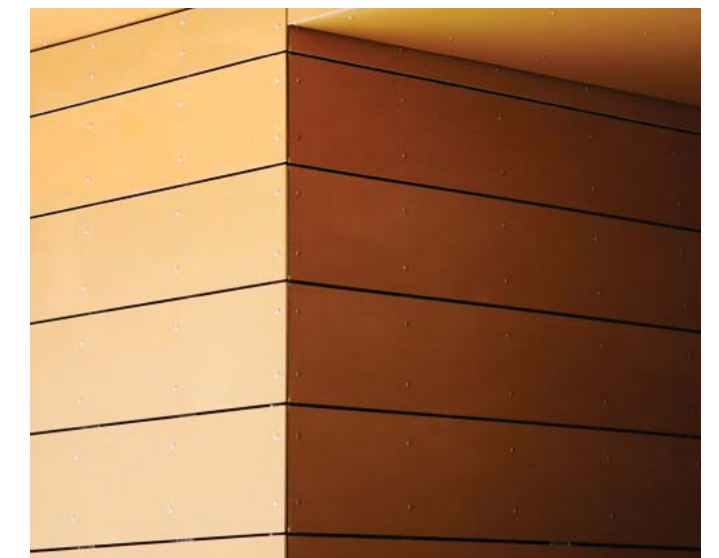
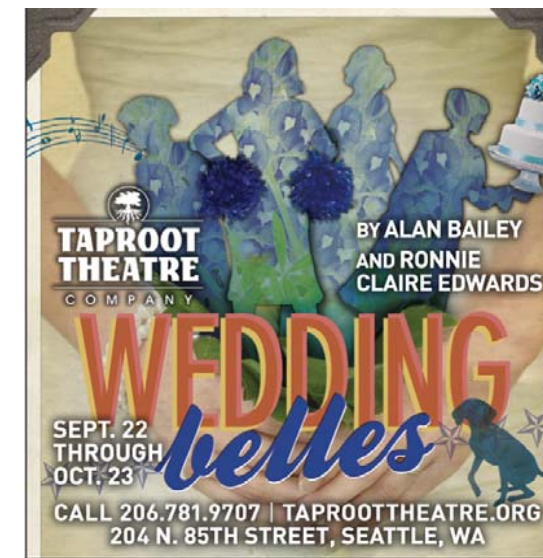
Approach: the modular building construction lends itself well to even proportions. The building appears unified because of its sound and simple forms and through its respectful relationship with the neighboring structures. The architectural concept of the preferred scheme exhibits a classic arrangement of the rehearsal space in the center with the lobby bridging the gap to the street,

and supporting spaces hugging the other three sides.

C4 - EXTERIOR FINISH MATERIALS

Building exteriors should be constructed of durable and maintainable materials that are attractive even when viewed up close. Materials that have texture, pattern, or lend themselves to a high quality of detailing are encouraged.

Approach: we have explored the neighborhood and taken notes of materials currently in use. We are considering low maintenance and durability as well as cost as we assemble the palette of materials. We are also considering the environmental impact of the developments and are giving preference to sustainable materials. Our choices include: brick, integrally colored cement board, painted steel and painted wood-fiber cement lap siding. Refer to the three proposed concepts for details of application/combination.



Pedestrian Specific Guidelines

D1 - PEDESTRIAN OPEN SPACE AND ENTRANCES

Convenient and attractive access to the building's entry should be provided. To ensure comfort and security, paths and entry areas should be sufficiently lighted and entry areas should be protected from the weather. Opportunities for creating lively, pedestrian-oriented open spaces should be considered.

Approach: the building entry faces 85th Street. It will be recessed to provide an area for the door swings that will not impact any pedestrian traffic. The entry will be covered with a *partially* planted awning. This awning will protect pedestrians from the weather and it will announce the entry to the building.

We propose to enhance the sidewalk area immediately outside the property to improve the current planters. Additional bike racks will be provided. ~~Furthermore we propose to add a 'splash-guard' along 85th Street - a low railing which will protect pedestrians from water thrown by buses driving through rain puddles.~~

D2 - BLANK WALLS

Buildings should avoid large blank walls facing the street, especially near sidewalks. Where blank walls are unavoidable, they should receive design treatment to increase pedestrian comfort and interest.

Approach: the front elevation of this project will not be blank. It is a fully glazed lower level, allowing views into the lobby area. The back wall of the lobby will be adorned with posters of previous shows, photos and props. This will be a colorful backdrop which can be seen from the sidewalk.

D7 - PERSONAL SAFETY AND SECURITY

Project design should consider opportunities for enhancing personal safety and security in the environment under review.

Approach: the future presence of the expanded theatre is designed to improve safety for pedestrians simply by providing eyes on the street at night, as well as services for the public. Proper lighting both in front of the building as well as in the back will provide safe

surroundings.

D11 - COMMERCIAL TRANSPARENCY

Commercial storefronts should be transparent, allowing for a direct visual connection between pedestrians on the sidewalk and the activities occurring on the interior of the building.

Approach: the lower level of the building will be fully glazed with storefront windows. This will allow views into the building (see D2).



Landscaping

E-2 LANDSCAPE TO ENHANCE THE BUILDING AND/OR SITE

Landscaping, including living plant materials, special pavements, trellises, screen walls, planters, site furniture and similar features should be appropriately incorporated into the design to enhance the project.

Approach: In addition to improving the existing street plantings, we propose to include a planted roof deck. This roof deck will be available to staff on a regular basis as well as to the public on special occasions. Refer to page 20 for additional information on the proposed landscaping efforts.

Greenwood/Phinney Town Center Specific Guidelines

COMPATIBILITY

Consider using the human-scale historical pattern of storefronts on Greenwood Avenue North as a guide in developing new structures abutting Town Center streets. New developments should respond to Greenwood's existing context by matching window and opening proportions, entryway patterns, scale and location of building cornices, proportion and degree of trim work and other decorative details, and employing a variety of appropriate finish materials.

Approach: We have explored the local area for inspiration (see p. 8) and are matching the new building to the adjacent properties in scale and height. A recessed entryway appears to be consistent with neighboring examples.

STREET PATTERN

New development should respond to the existing street pattern to create pedestrian and visual continuity.

~~Approach: the building facade will align with the facades to either side of the site. We have increased the sidewalk width to comply with local requirements. This will increase pedestrian comfort. No gaps in the facade will provide visual continuity.~~

LANDSCAPING

Use of plants that are native to the Pacific Northwest is encouraged... New development should include streetscape improvements to the public street... where possible.

Approach: native plants, such as vine maple are planned for incorporation in the landscaping design. Other hardy, urban plants will be chosen based on their drought-tolerance, and the appropriateness for the planting conditions.

STREET ELEMENTS

Integrate public art into buildings and landscaping. Small signs - especially blade signs that hang over sidewalks - should be incorporated. Signage for wayfinding, especially parking, is encouraged. Coordinate signage plans with the Greenwood/Phinney Main Street Plan.

Approach: This project will have limited signage so as not to compete with the existing theatre. The existing theatre will be renovated with a new, larger, vertical blade sign. The theatre addition will have smaller,



Summary of Departures

No departures from the design guidelines are proposed.



This document was prepared by The Miller Hull Partnership for The Taproot Theatre Company.

May 2012