

# Collaborative Development: How Program Juxtapositions Provide Unique Learning Experiences



# LEARNING OBJECTIVES

1.

Consider methodologies of **community outreach and engagement** within the design process.

2.

Learn how **dense, mixed-use development** can provide affordability and educational opportunity in rapidly growing urban environments.

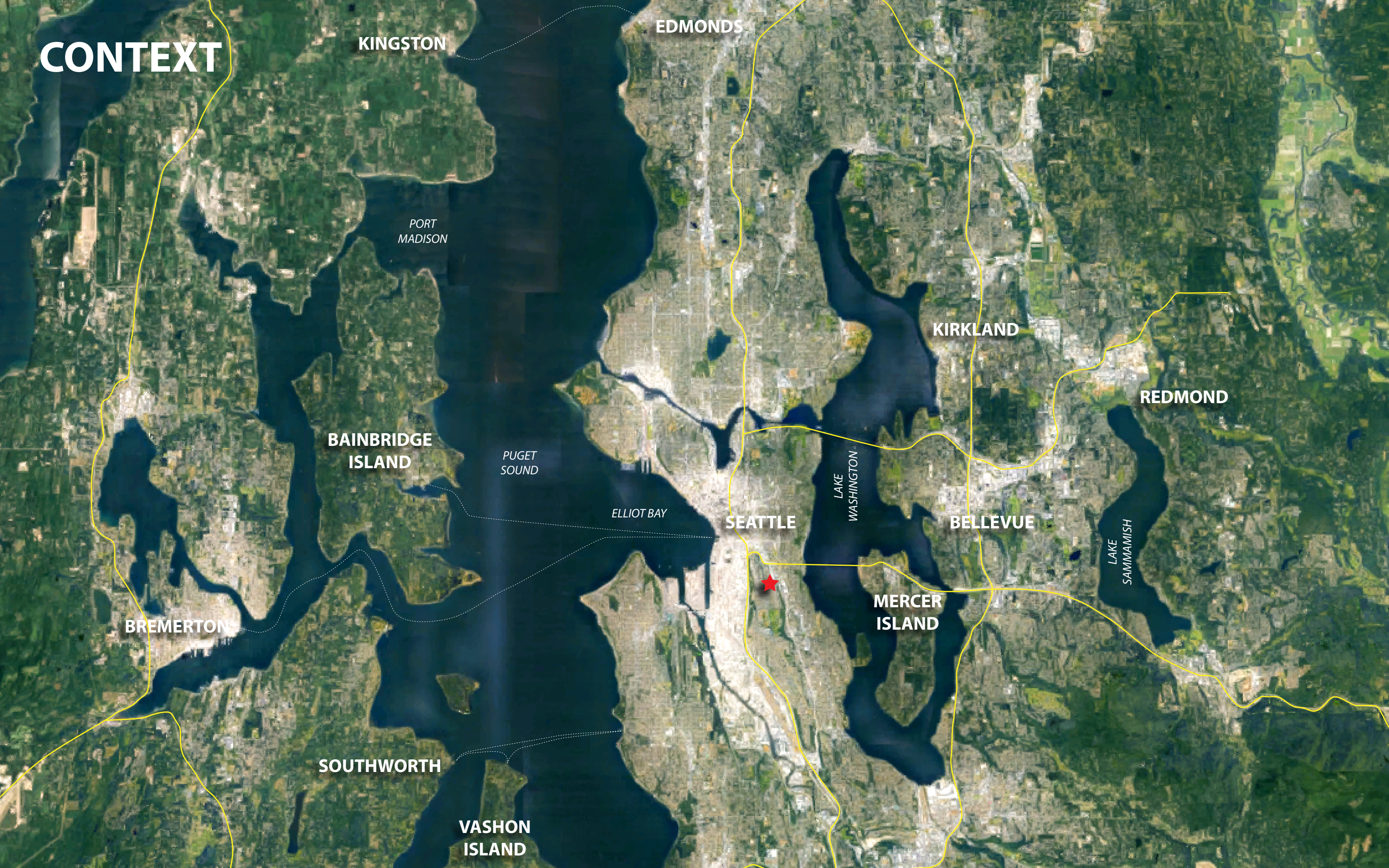
3.

Analyze spatial and experiential outcomes of **program juxtaposition**.

4.

Understand how architectural elements can foster **diversity, inclusivity, and community**.

# CONTEXT



KINGSTON

EDMONDS

PORT  
MADISON

BAINBRIDGE  
ISLAND

PUGET  
SOUND

ELLIOT BAY

SEATTLE

LAKES  
WASHINGTON

KIRKLAND

BELLEVUE

MERCER  
ISLAND

REDMOND

LAKES  
SAMMAMISH

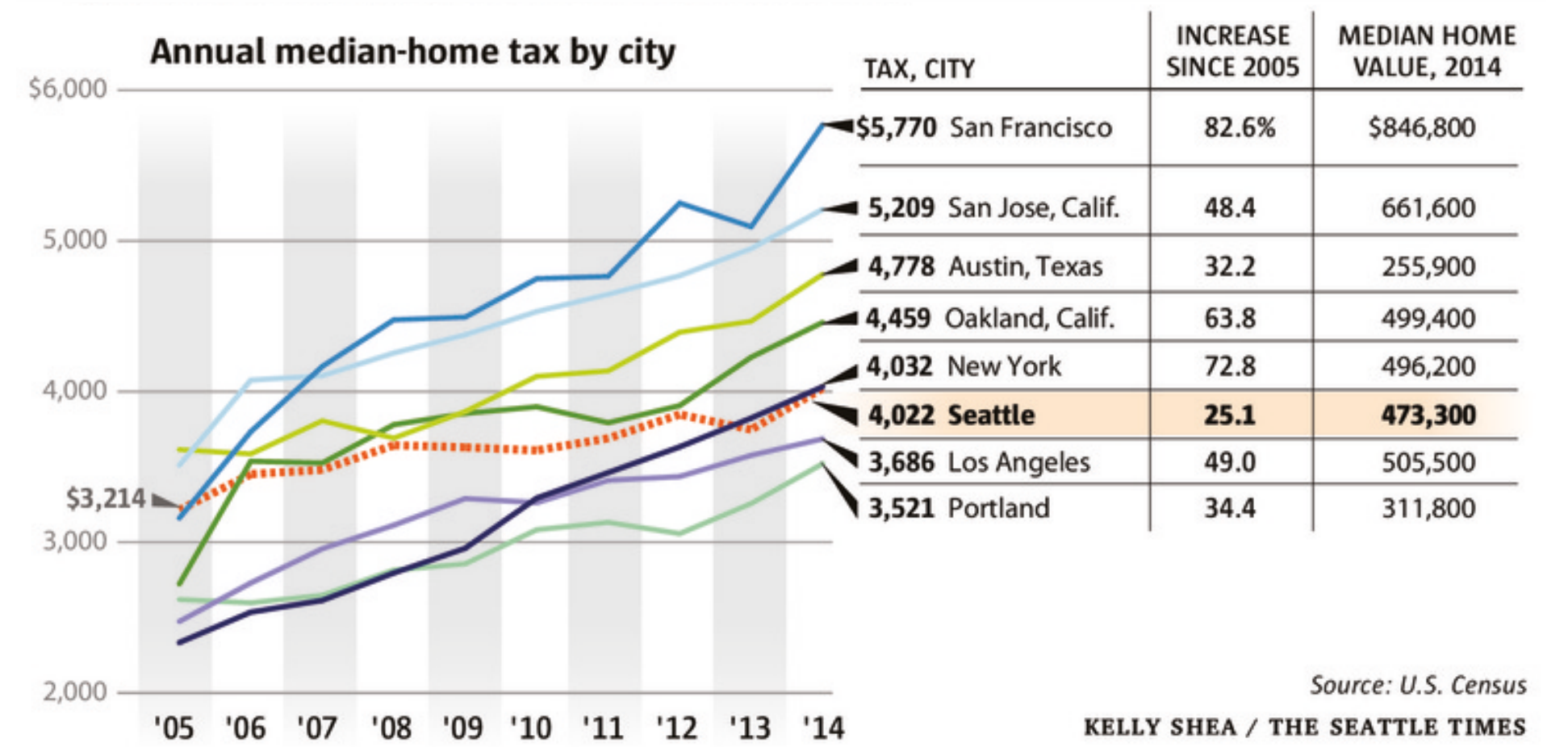
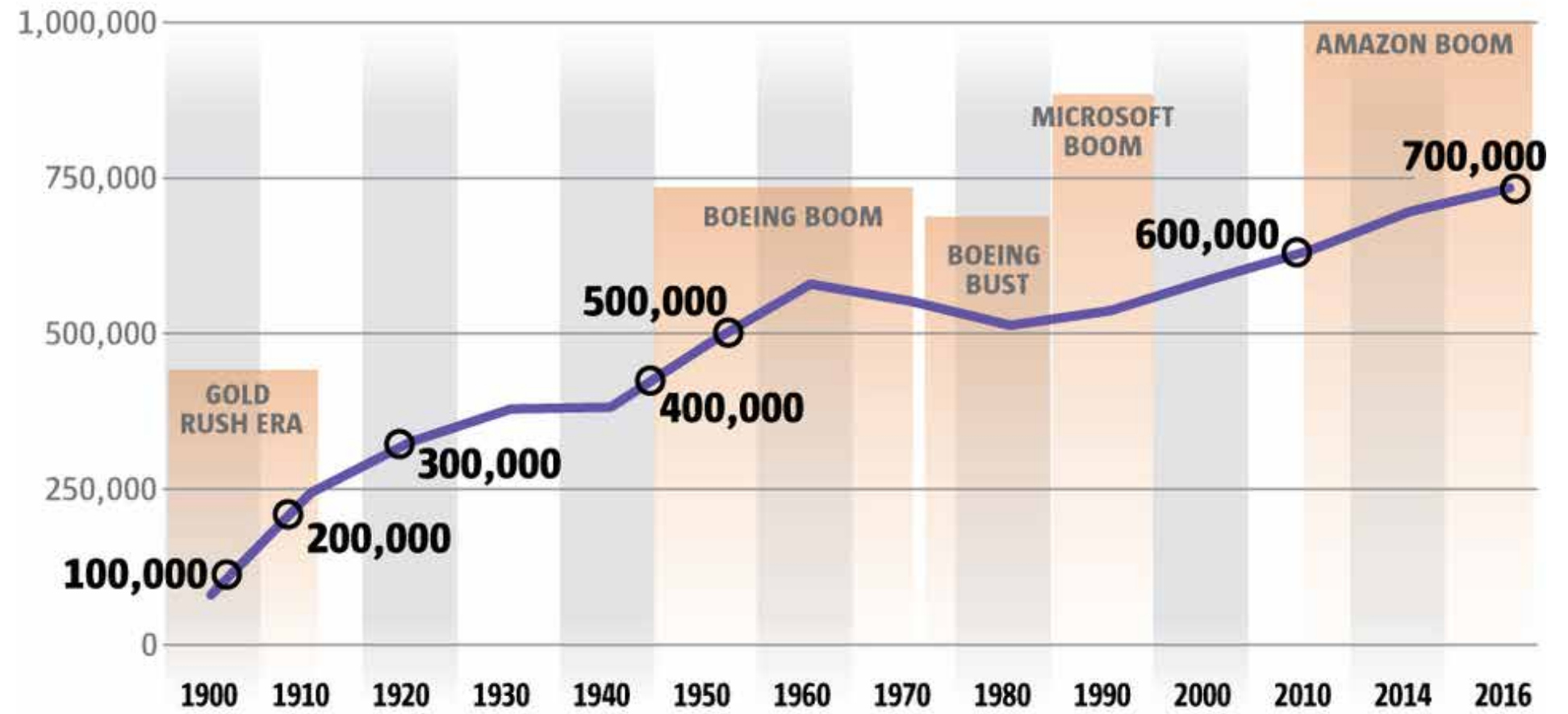
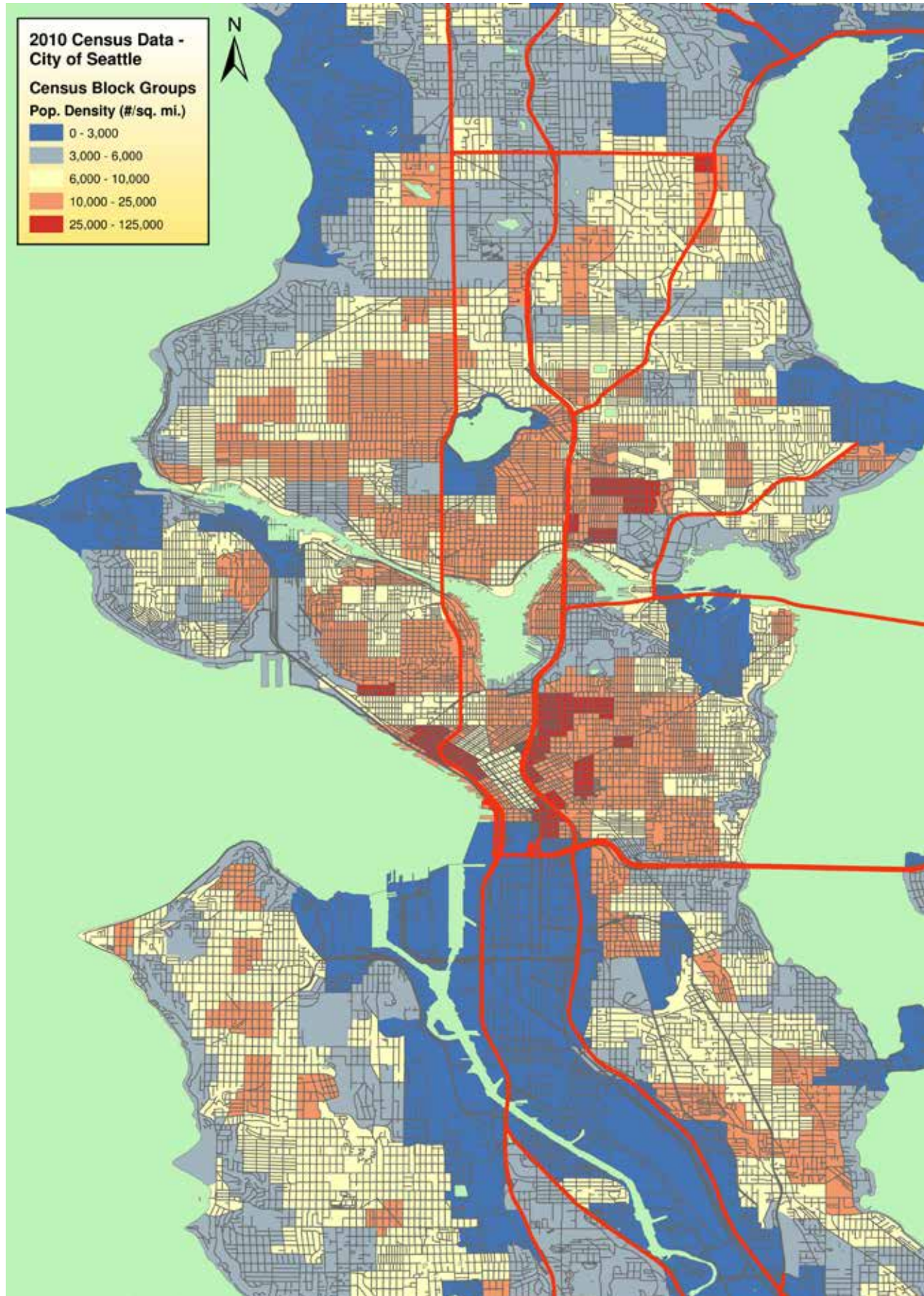
BREMERTON

SOUTHWORTH

VASHON  
ISLAND



# SEATTLE AT A GLANCE





JazzED



# **JazzED MISSION**

Seattle JazzED empowers students of all skill levels and backgrounds to realize their full potential through exceptional music education

## **Musical Excellence**

JazzED offers excellent music education by engaging dedicated, professional instructors and a comprehensive curriculum that challenges our students to reach their full potential as musicians.

## **Access**

JazzED provides education to all, regardless of ability to pay. Through responsible fiscal management and resource development, we ensure our program can provide significant assistance to all families. We actively recruit under-served students with the goal of having an inclusive and diverse community.

## **Community**

JazzED is a community of music students from diverse backgrounds who work and learn together. JazzED also seeks to develop citizenship by providing students with opportunities to perform, volunteer and mentor in the broader community.

## **Character Development**

JazzED instills in our students a set of values that creates not only successful musicians but successful human beings. Along with musical skills, our students learn the values of discipline, focus and teamwork. Through numerous performance opportunities, students learn to take risks and conquer fear.



# JazzED FACILITIES





# JazzED FACILITIES





# Capitol Hill Housing





# Capitol Hill Housing

Founded as an outgrowth of community action, CHH provides safe, affordable housing to low- and moderate-income individuals and families in Seattle neighborhoods.

We believe in each person's **right to a safe, affordable, quality home.**

We are responsible stewards of our **properties, communities and environment.**

We are **caring and respectful of all** residents, staff, community partners, and neighbors.

We **honor diversity and integrate** a wide range of perspectives into our work.



# COMMUNITY OUTREACH

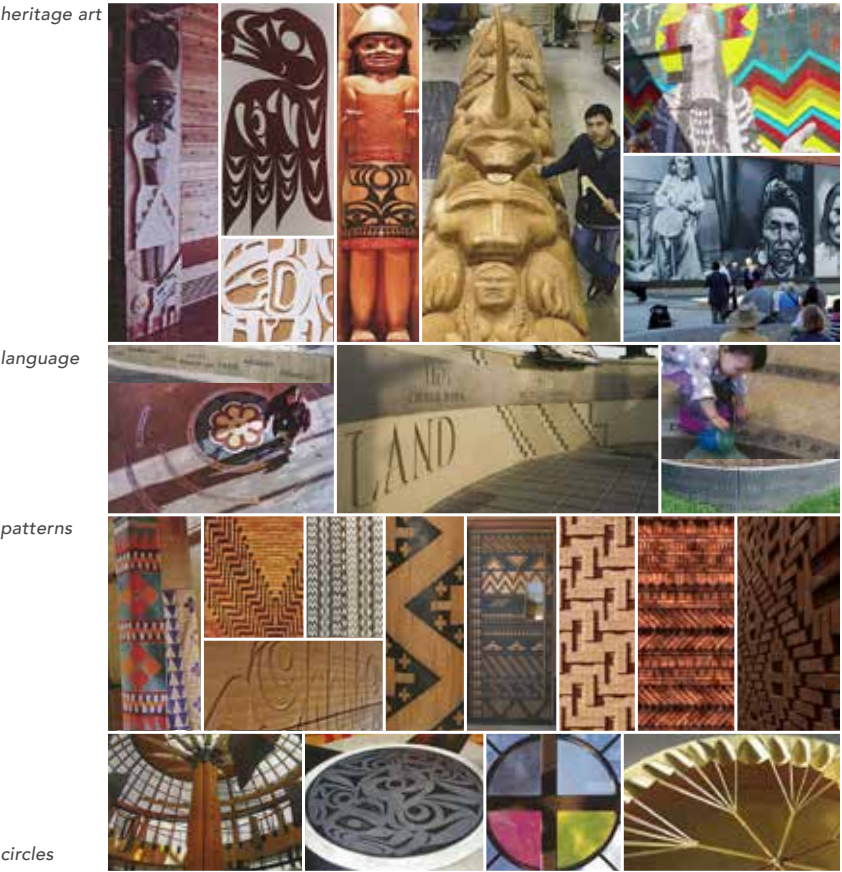




# COMMUNITY OUTREACH

## A PLACE TO CALL HOME

Opportunities to Celebrate the Native American Community



*"...You can't go back. We must live in this modern world and do what we can to keep it liveable."*

- Billy Frank

Community Outreach Meeting - February 5, 2018



WEINSTEIN A+U  
JONES JONES

## LET US KNOW

We believe it is important to represent Native American people in a positive way.

Please share your suggestions and leave comments.

**1** Incorporate Native American Art in some way.  
How has art effected your every day life? How can we make this a place that celebrates Native American culture and design?

**2** Use Native American language in some way.  
Where do you find inspiration and hope?

## LET US KNOW

We believe it is important to represent Native American people in a positive way.

Please share your suggestions and leave comments.

**3** Use Native American cultural design (patterns & natural materials) in some way.  
Which images on these boards resonate with you?

**4** Provide gathering spaces throughout the building. Places to talk to neighbors, places for ceremonies etc.  
Where do you go when you need to share, find comfort and heal?

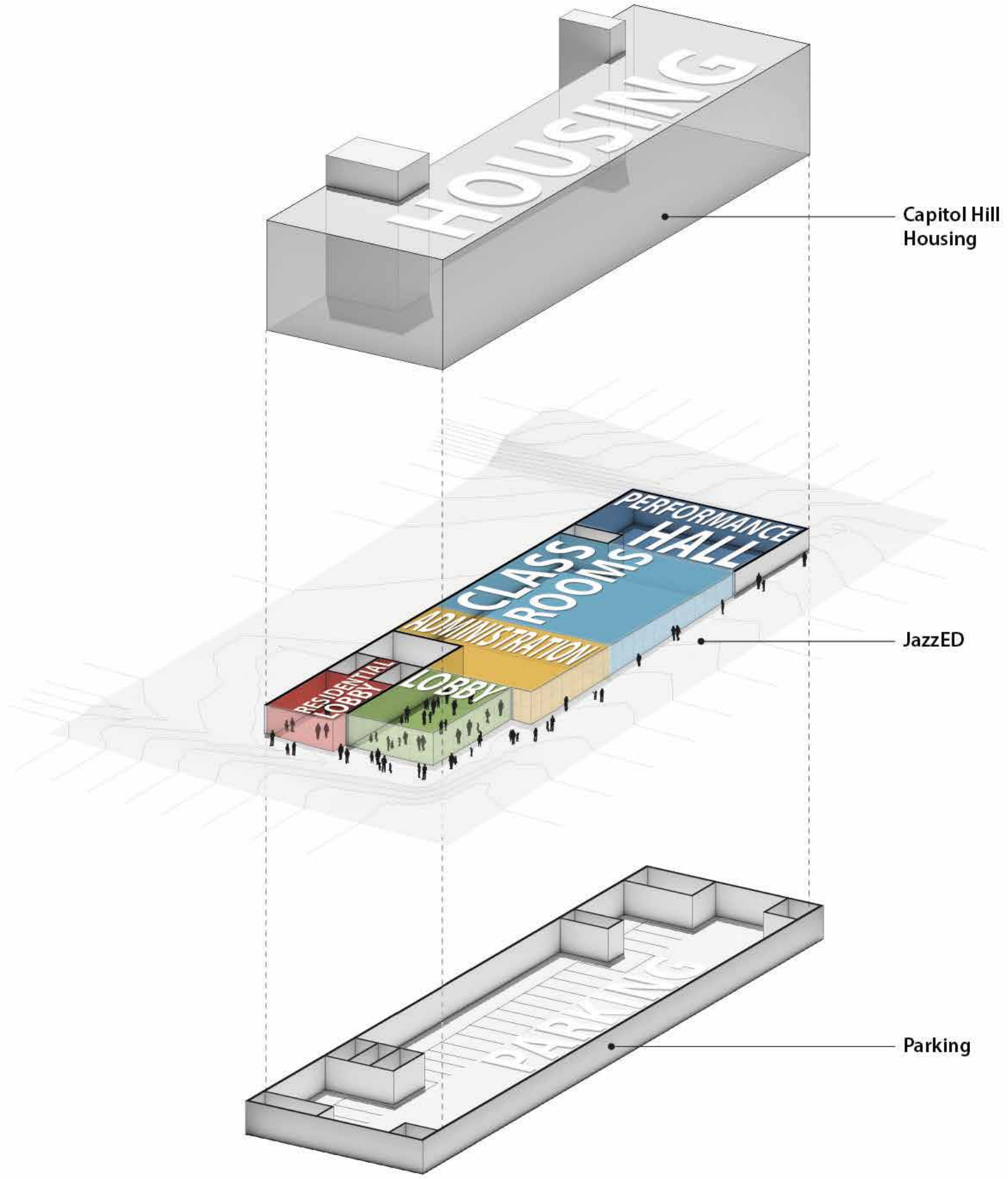


# DENSE MIXED-USE DEVELOPMENT





# PROGRAM JUXTAPOSITION





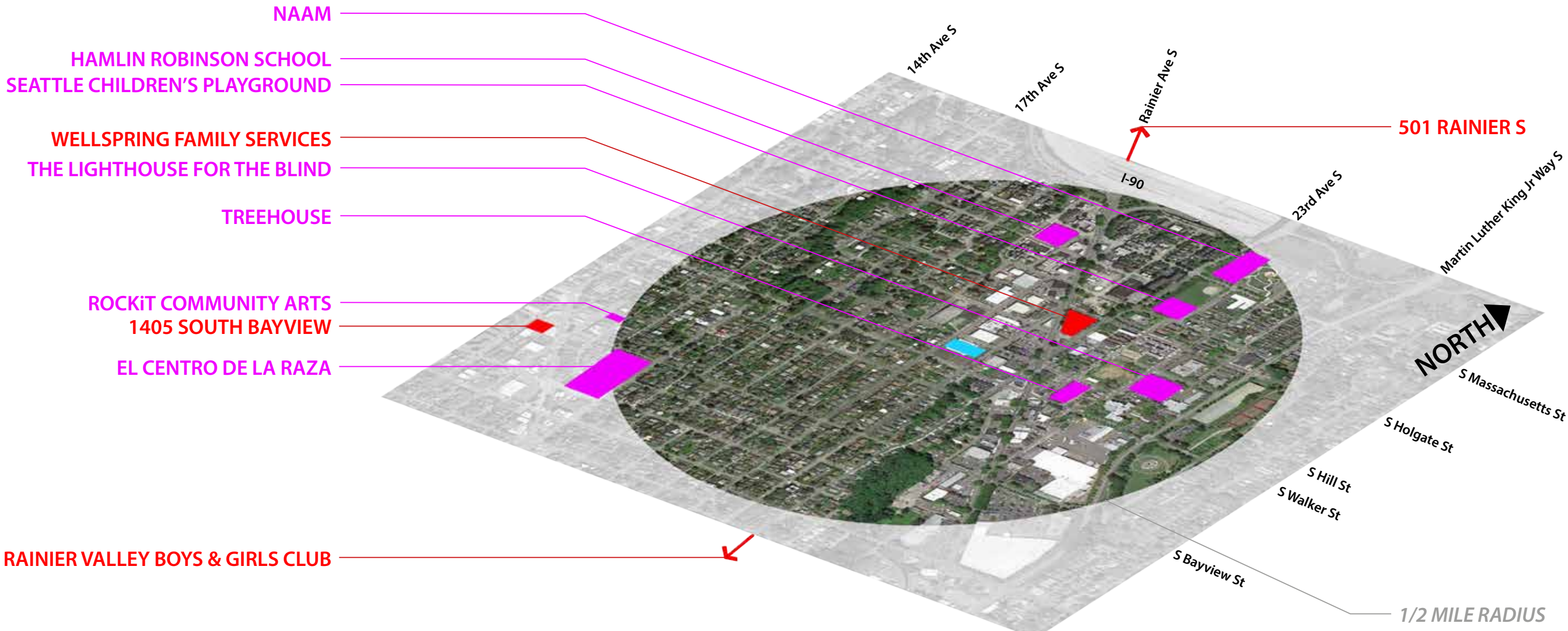
# COST COMPARISON

	<b>JazzED Independent Facility</b> <i>(Cost to JazzED)</i>	<b>JazzED / CHH Joint Venture</b> <i>(Cost to JazzED)</i>
Land:	\$1.2M	\$0.6M
JazzED Program:	\$4.6M	\$4.6M
Parking:	\$0.75M	\$0.5M
Utility:	\$0.15M	\$0.08M
<b>TOTAL COST:</b>	<b>\$6.7M</b>	<b>\$5.78M</b>

# SITE ANALYSIS

## SITE

Project Site - 2101 22nd Avenue S, Seattle, WA 98144





# SITE ANALYSIS

## ZONING

- NC3-65
- C2-65
- C1-40
- C1-65
- SM/R-65
- LR3
- LR2
- LR1
- SF5000

## GREENSPACE

- Parks
- Street Trees

## BUS ROUTES

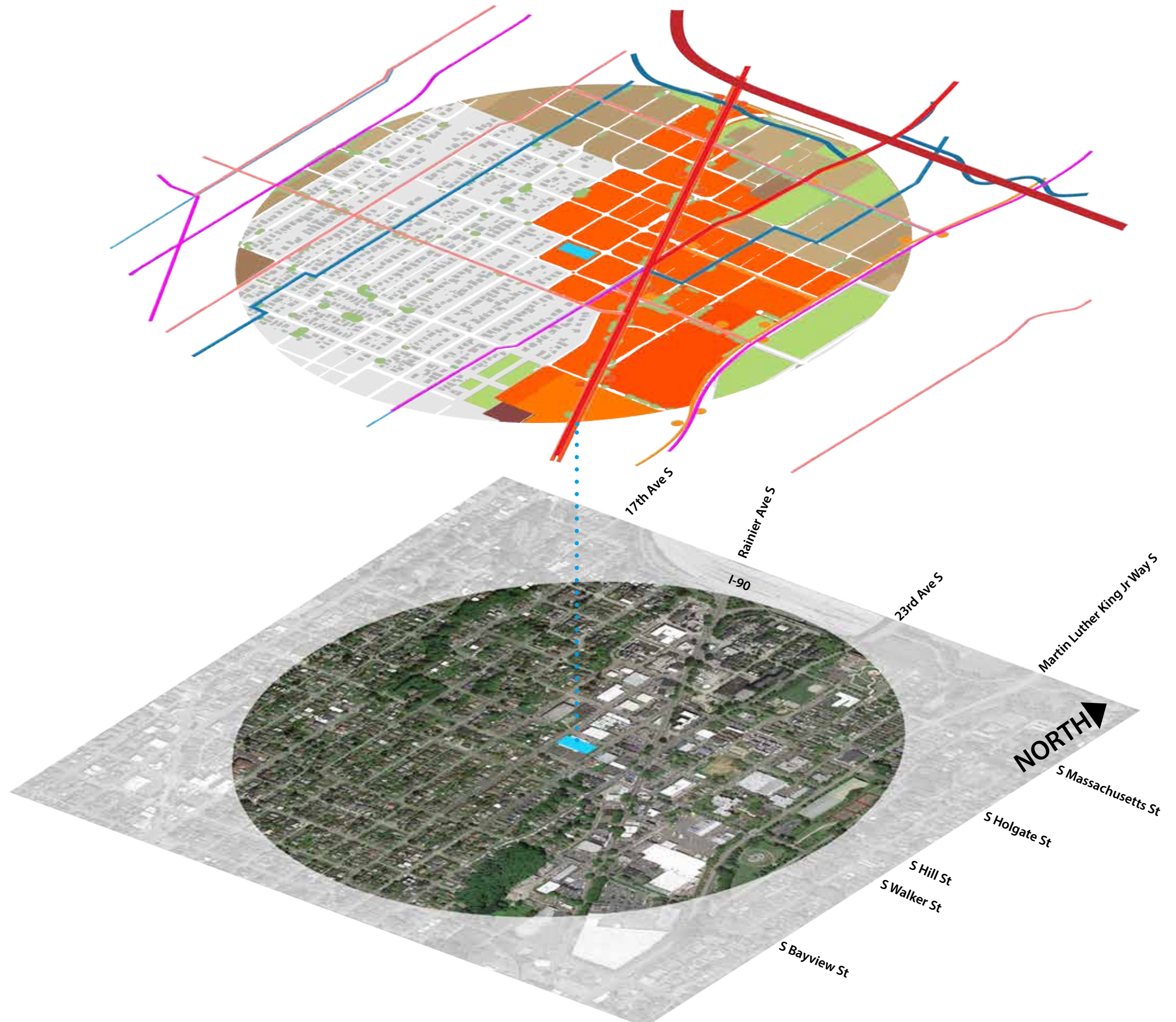
- Bus Route
- Bus Route

## BIKE ROUTES

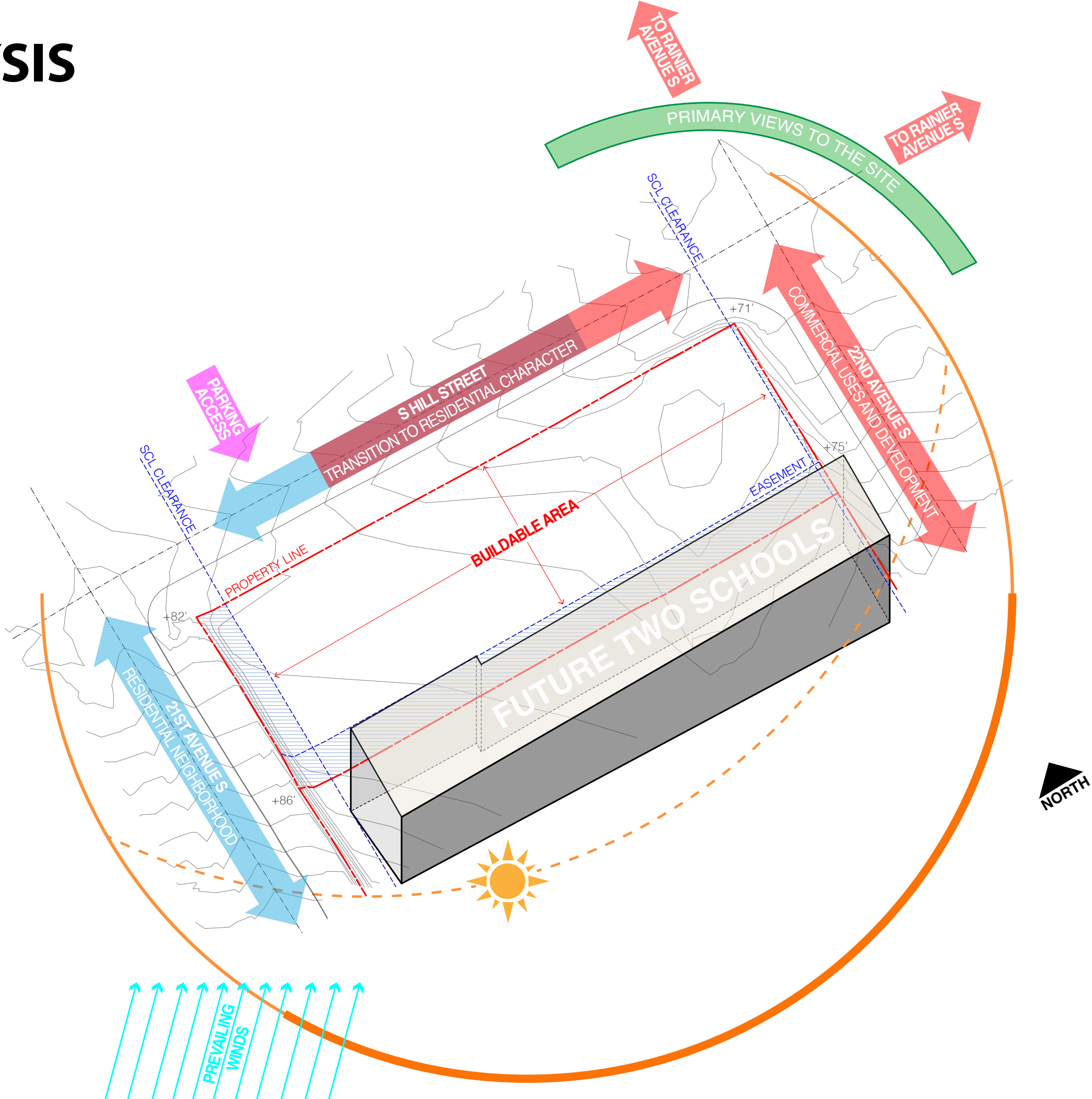
- Neighborhood Greenway
- Protected Bike Lane
- Multi-use Trail

## ARTERIAL CLASSIFICATIONS

- Interstate Freeway
- Principal Arterials
- Minor Arterials
- Collector Arterials



# SITE ANALYSIS





# PROGRAM ANALYSIS

## Current Program

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Classroom 1	500-sf
Classroom 2	500-sf
Circulation	100-sf
Office	50-sf
<b>TOTAL</b>	<b>1,150-sf</b>

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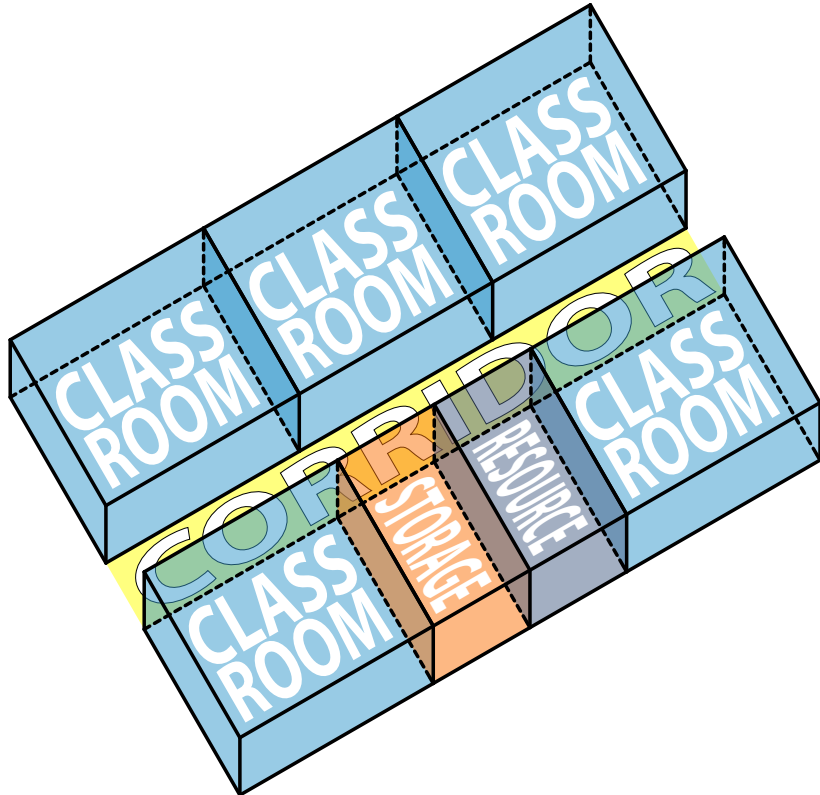
## Future Program

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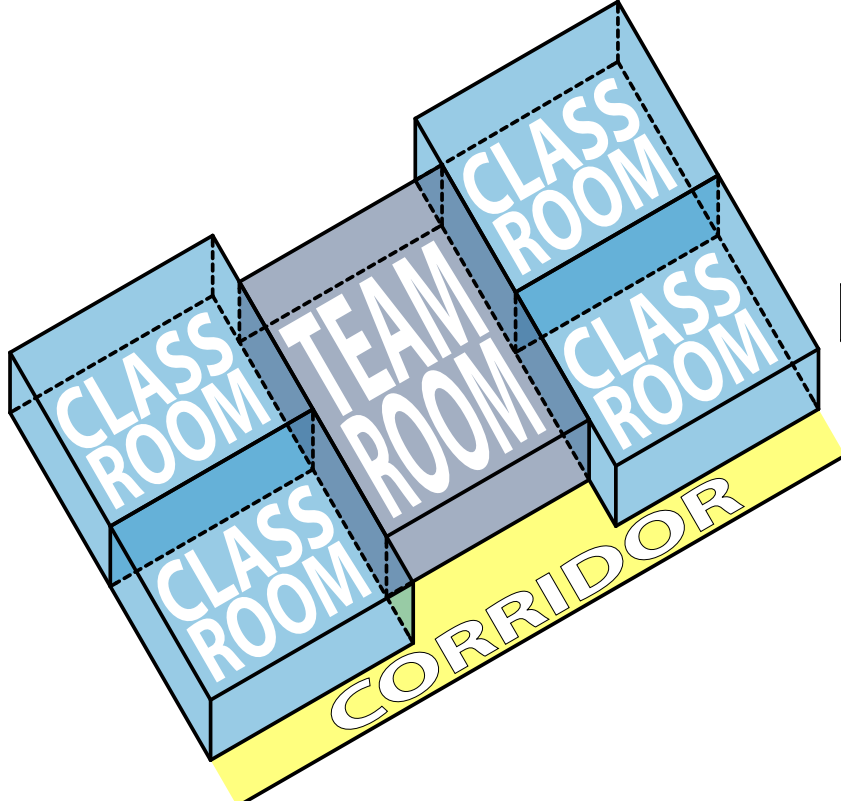
Performance Hall (180 Seats)	1,260-sf
Performance Stage	885-sf
Large Ensemble Classroom	900-sf
(4) Small Ensemble Classroom	300-sf
(8) Practice Room	64-sf
Administration Suite	670-sf
Reception	190-sf
Cafe	610-sf
Entrance Lobby	1,000-sf
Restrooms	800-sf
Storage	400-sf
Circulation	
Mech/Elec	
<b>TOTAL</b>	<b>11,500-sf</b>

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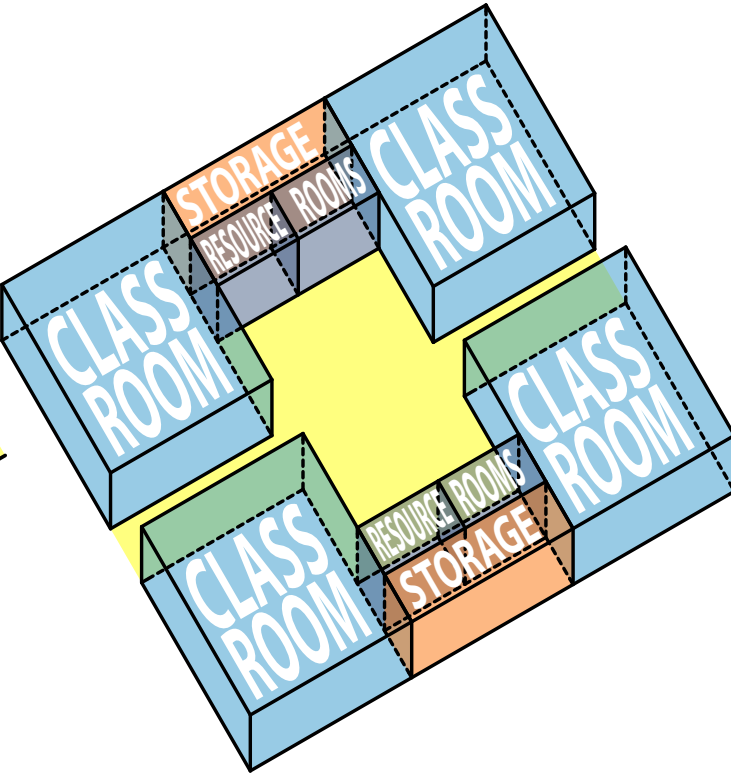
# CLASSROOM PROGRAM ANALYSIS



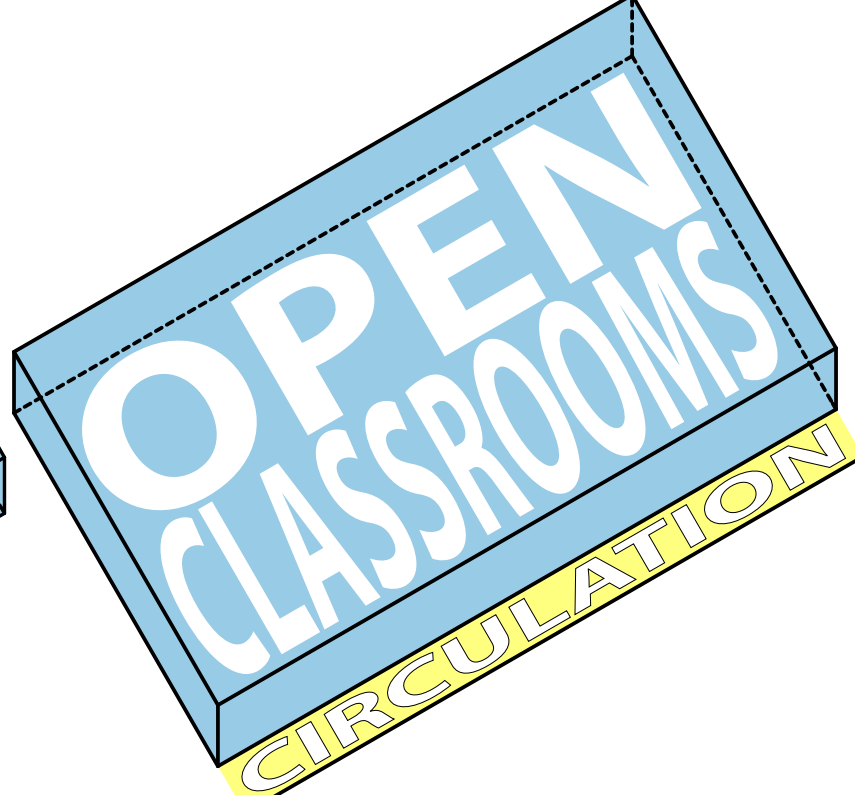
Traditional Double-Loaded Corridor



Closed-Cluster Organization



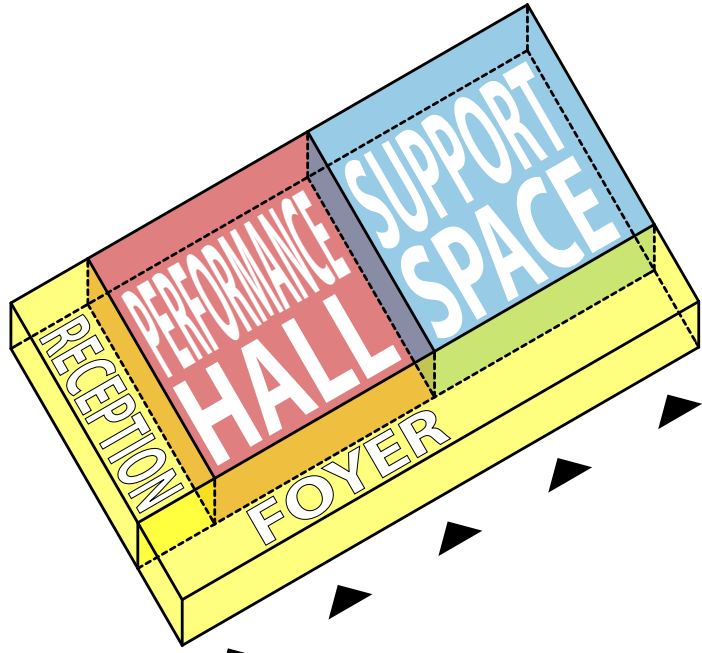
Open-Cluster Organization



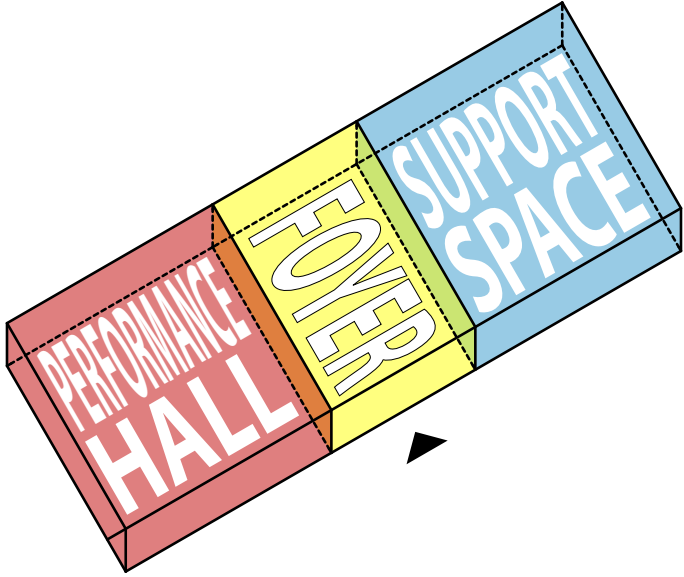
Open-Classroom



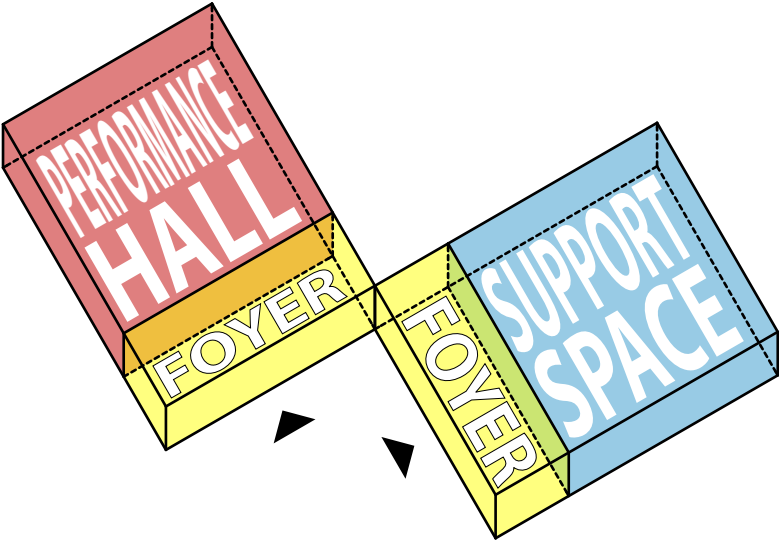
# PERFORMANCE PROGRAM ANALYSIS



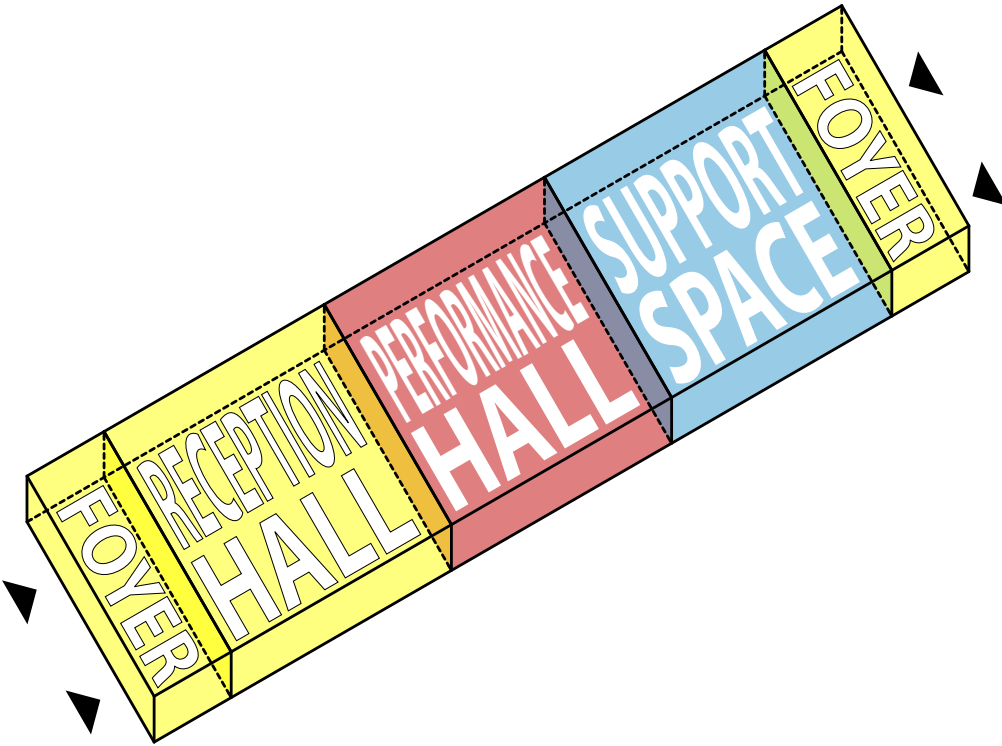
Processional Entrance



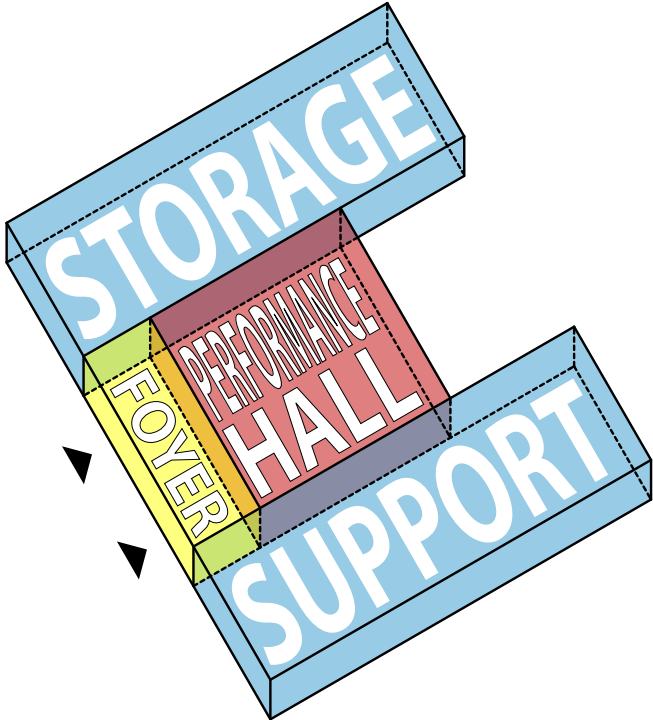
Shared Entrance



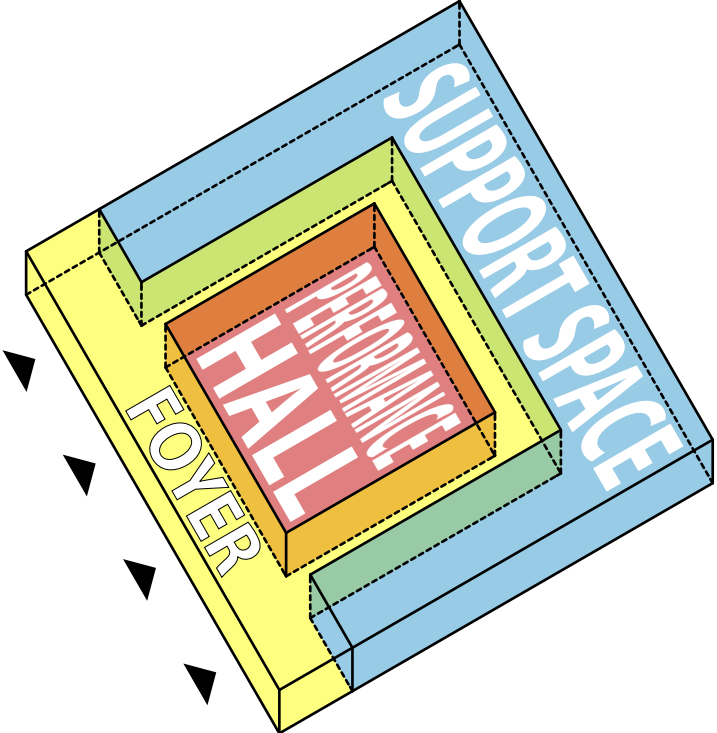
Split Massing



Linear Processional Arrangement

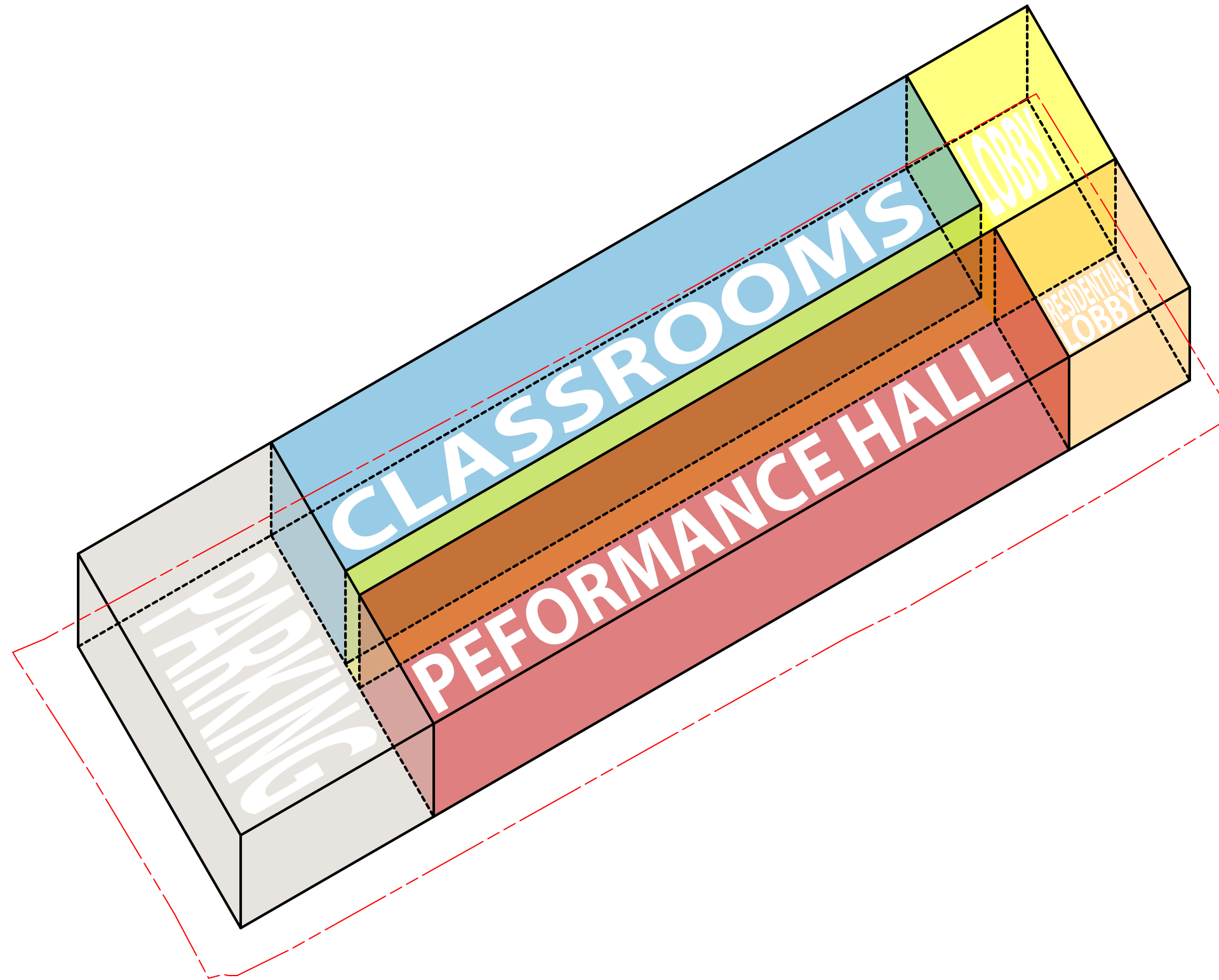
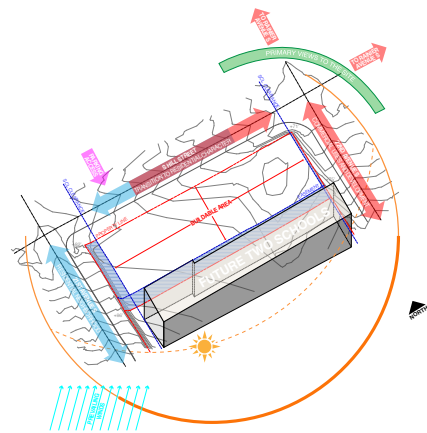
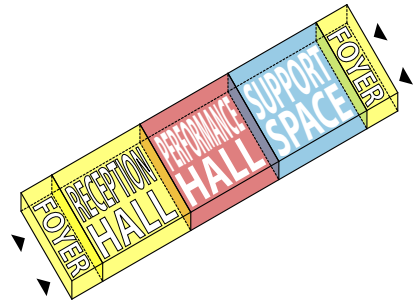
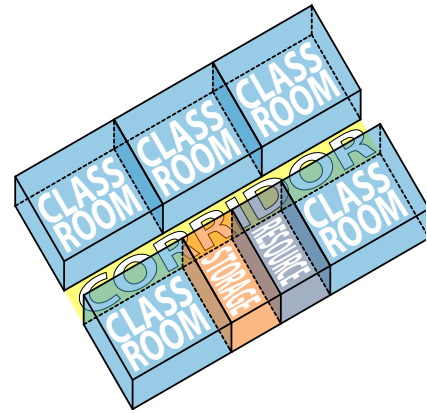


Central With Wings



Central Donut

# PROGRAM COMBINATIONS



## Benefits

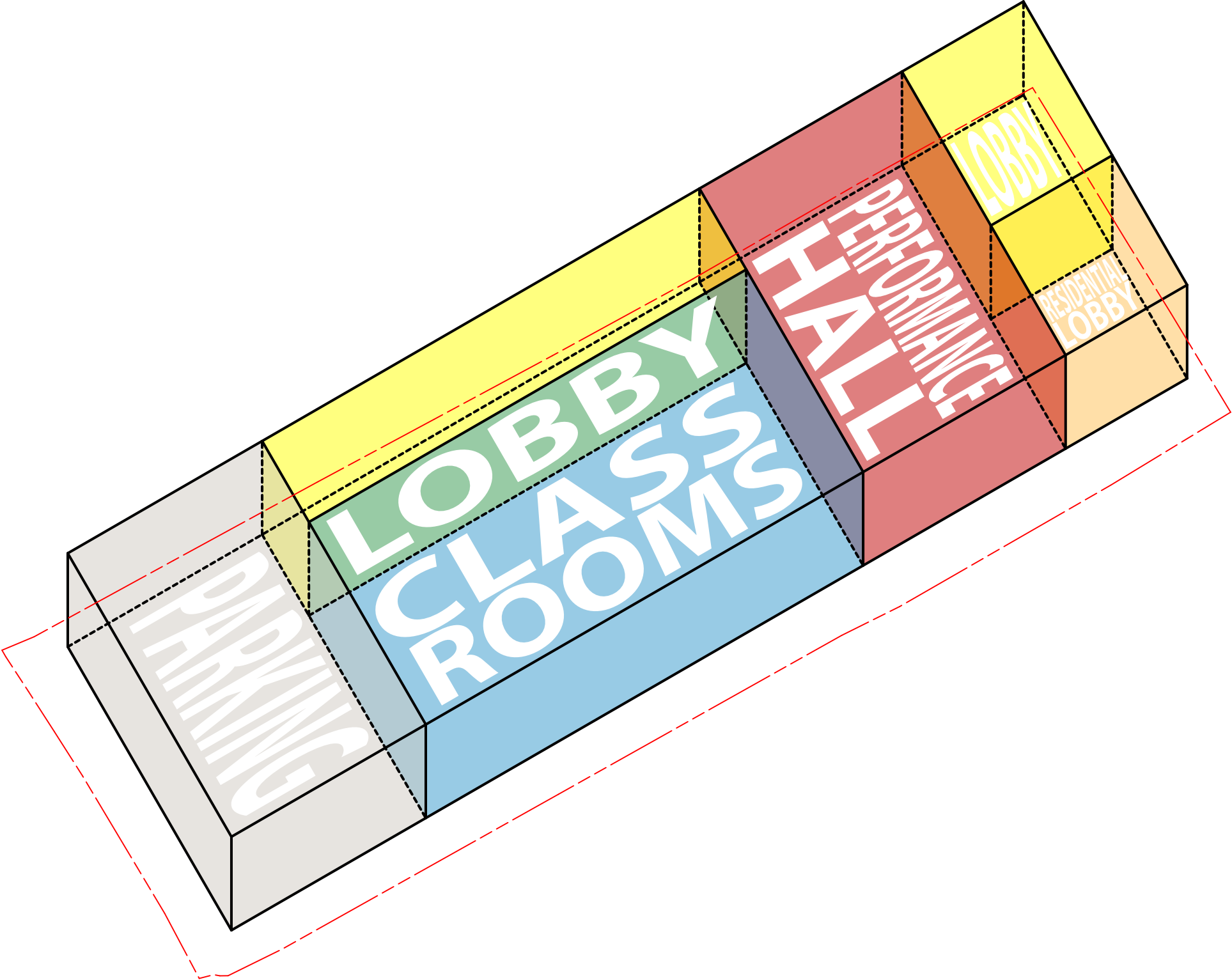
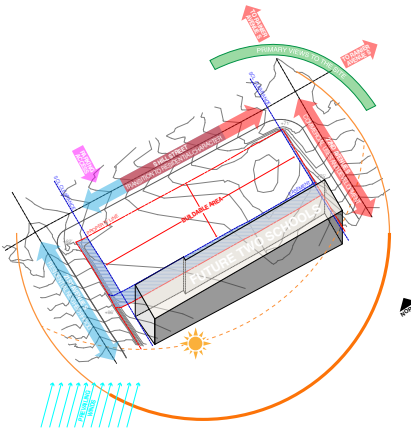
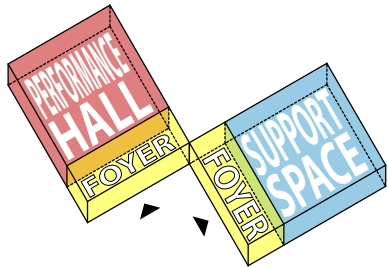
- Secure circulation
- Exterior views to the classroom activity
- Efficient circulation

## Issues

- Inefficient distribution of programmed spaces
  - Too much Performance Hall space and too little Classroom space
- Diminished entry experience in to Performance Hall
  - No reception/mixing area



# PROGRAM COMBINATIONS



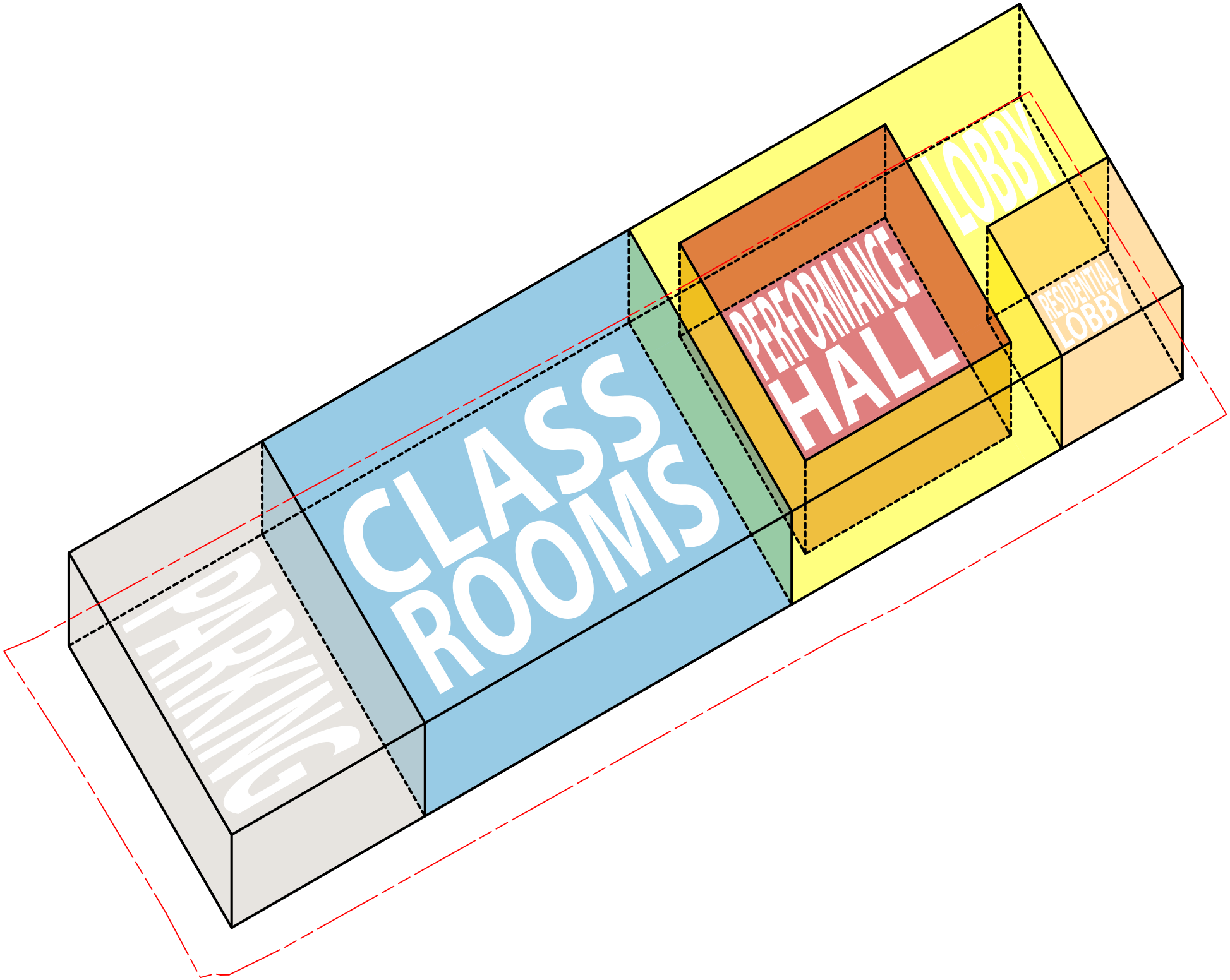
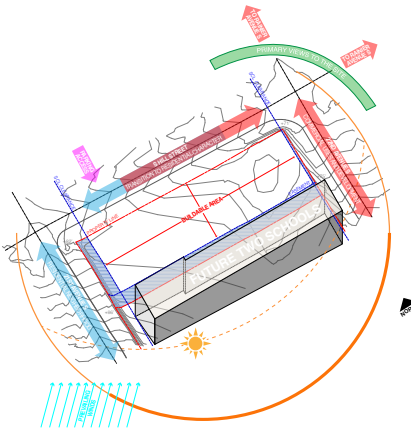
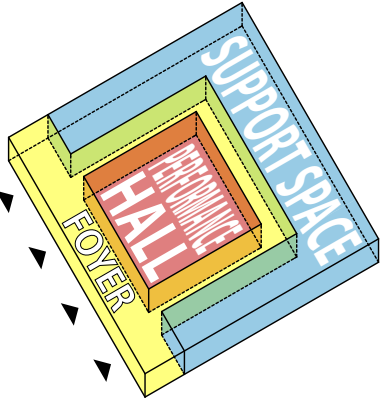
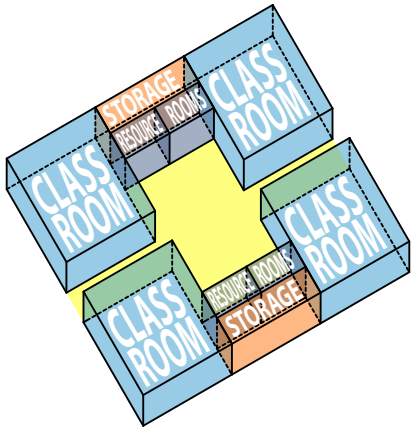
## Benefits

- Secure circulation
  - Independent entrances allow for multiple functions

## Issues

- Wasted Space
- Reduced size of classroom program space
- Administration oversight is limited

# PROGRAM COMBINATIONS



## Benefits

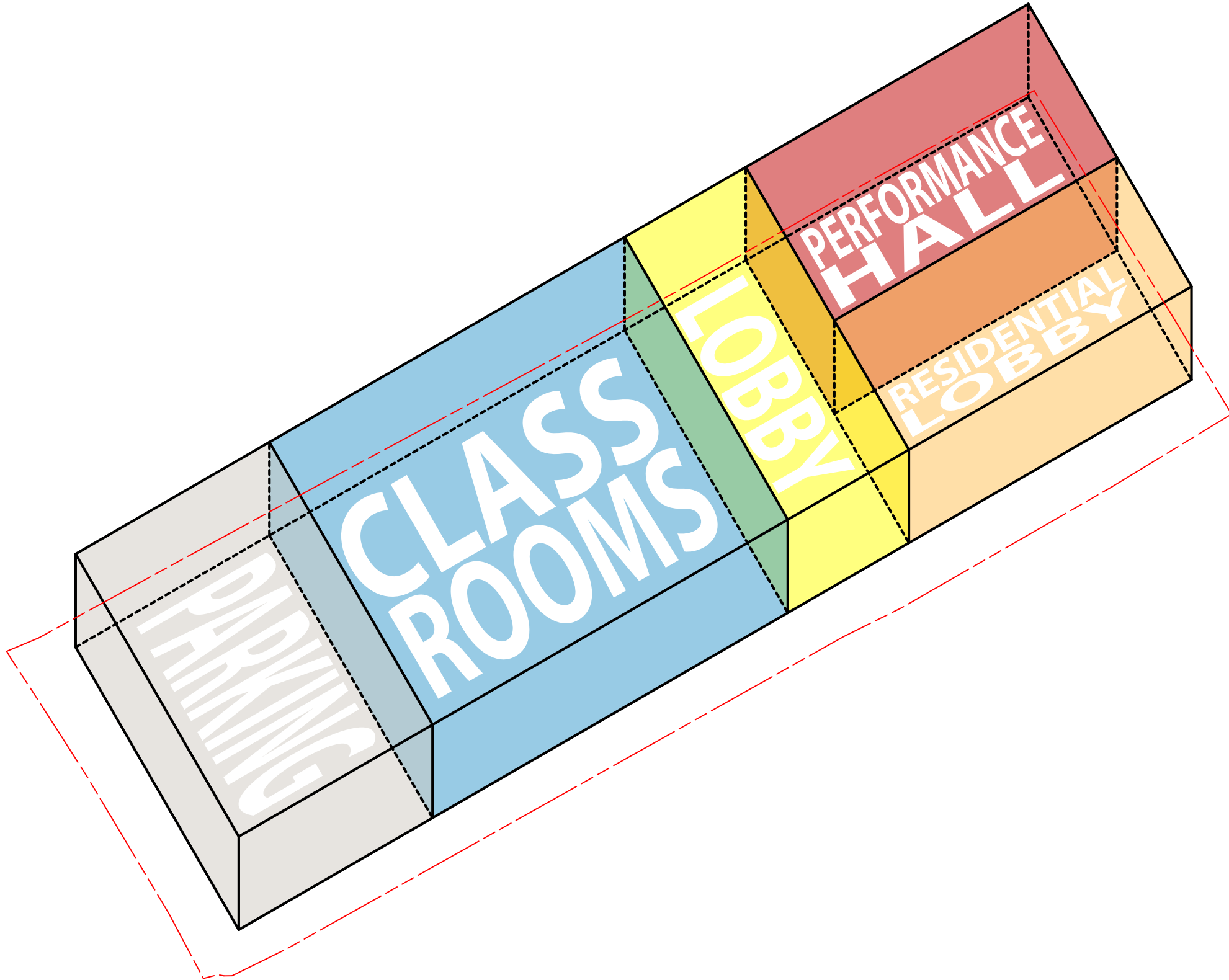
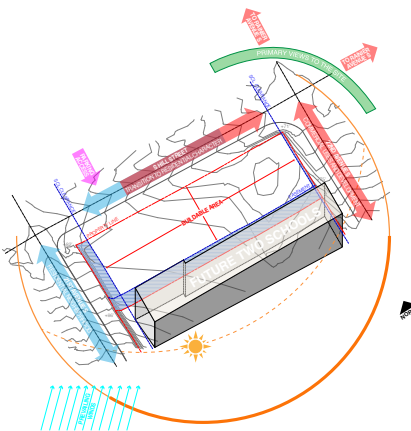
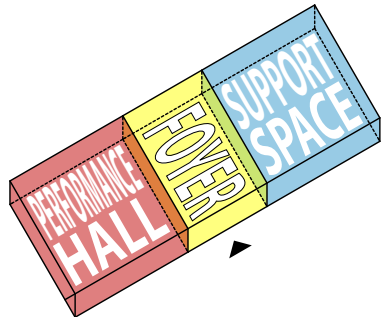
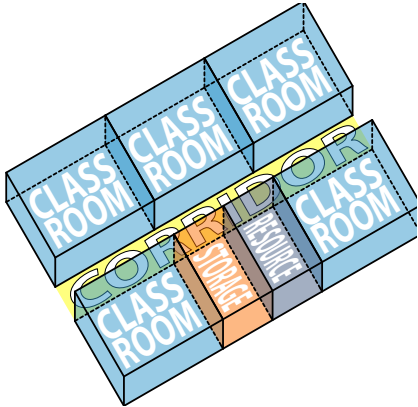
- Prominent Performance Hall
- Exterior views of all programs
- Circulation doubles as reception hall

## Issues

- Difficult to secure
  - Administration oversight is limited
  - Classrooms are secondary to Performance Hall



# PROGRAM COMBINATIONS



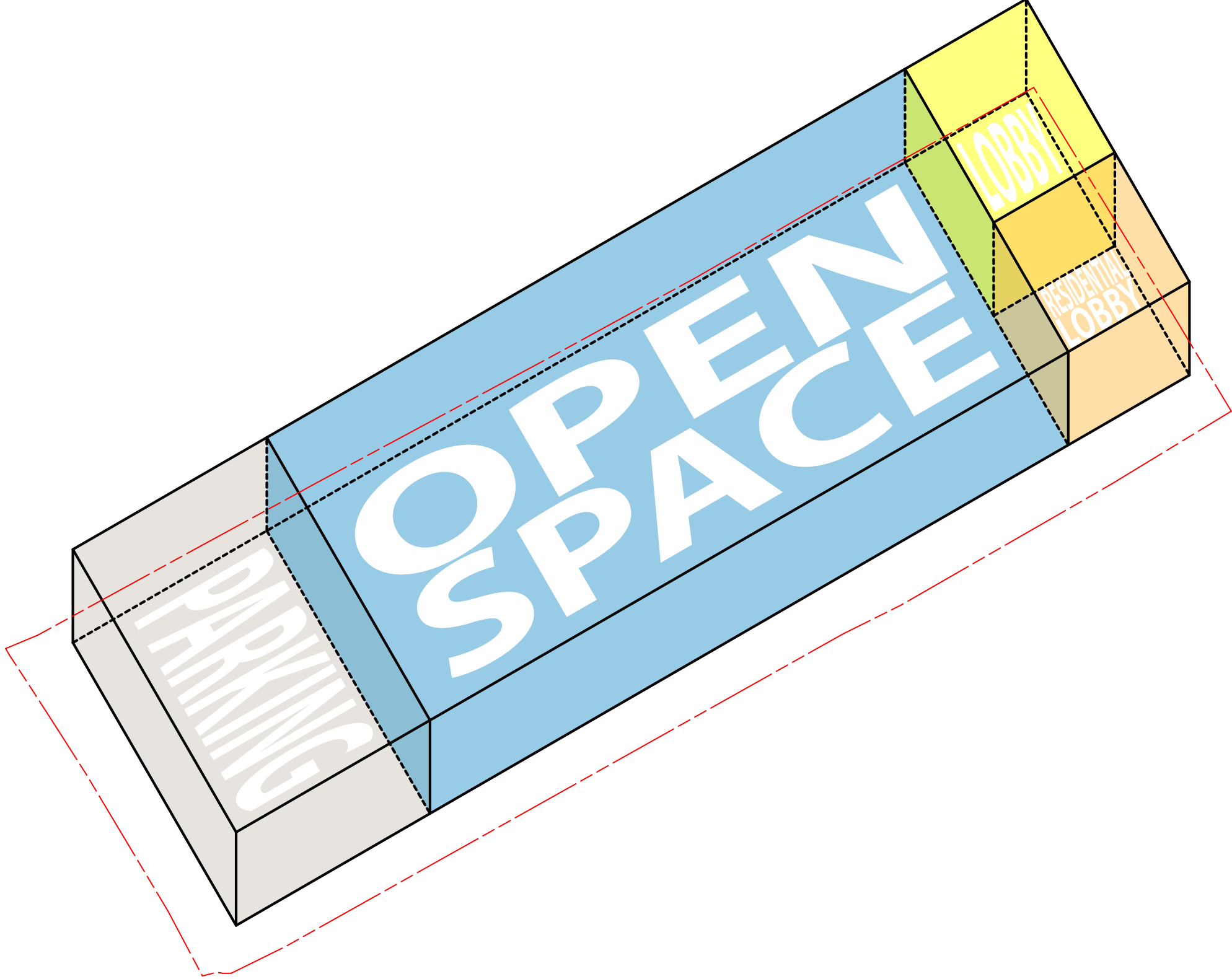
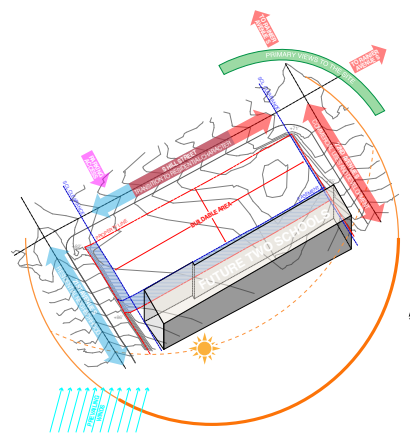
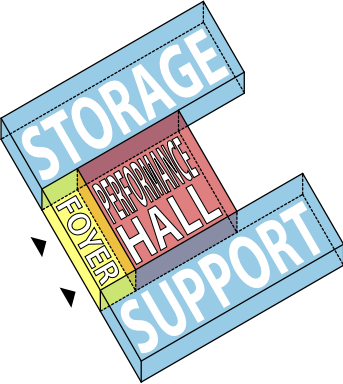
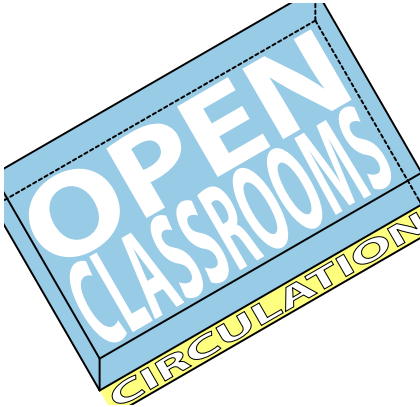
## Benefits

- Prominent Performance Hall
- Exterior views to all programs
- Lobby doubles as reception hall and circulation between programs

## Issues

- Difficult to secure
  - Wasted Space
- Classroom program has a diminished presence

# PROGRAM COMBINATIONS



## Benefits

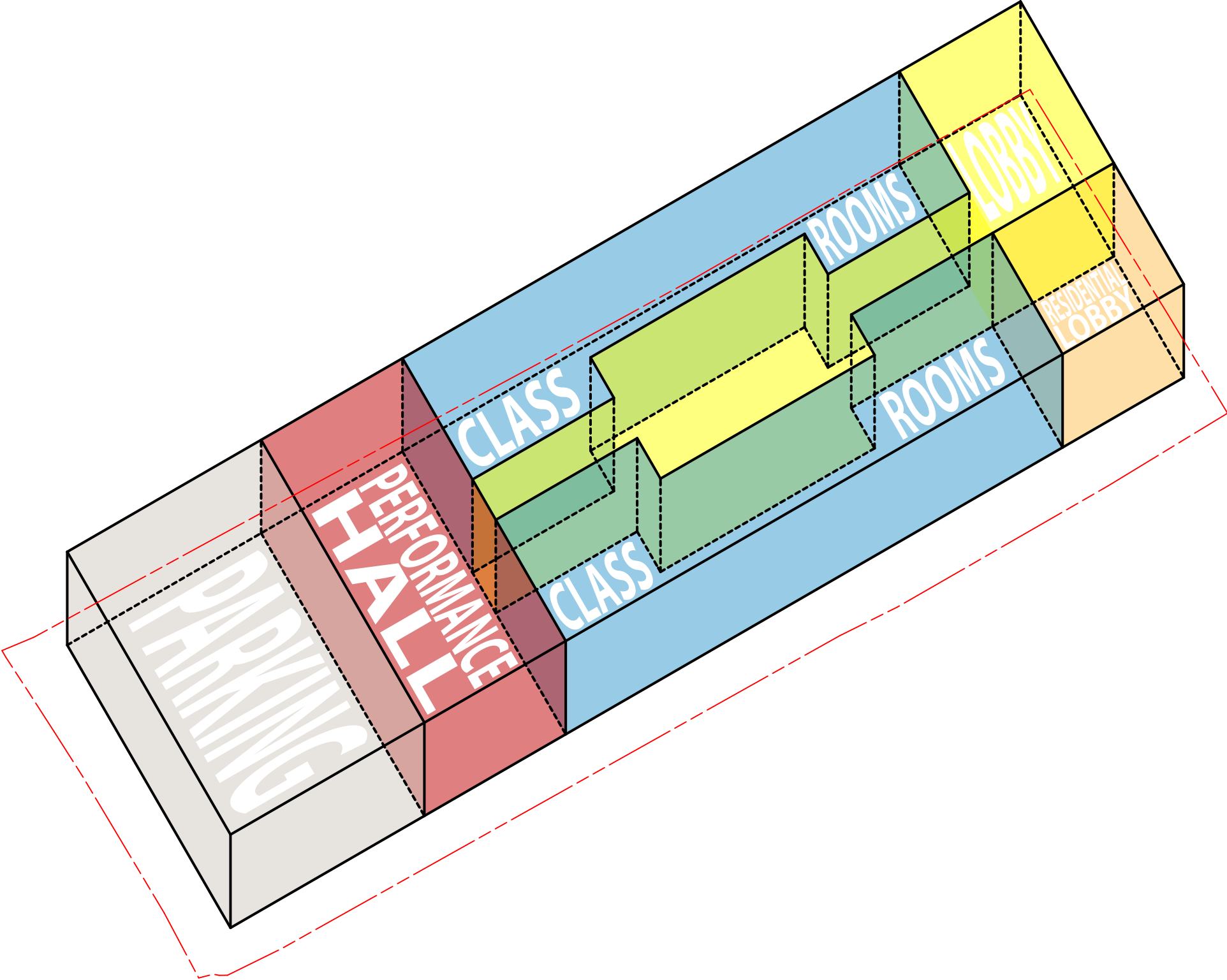
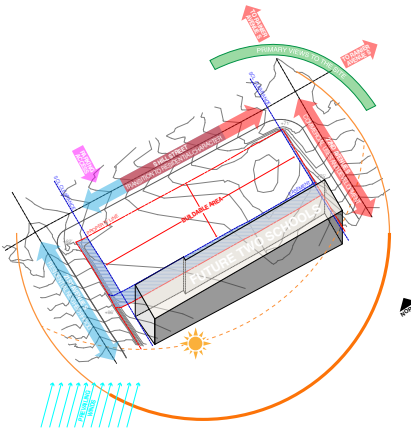
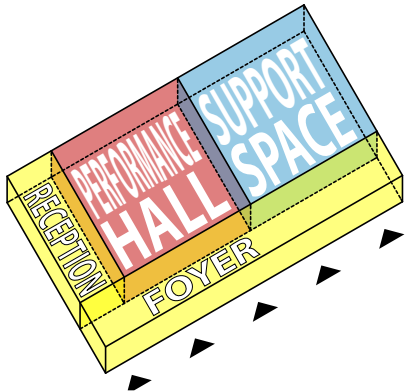
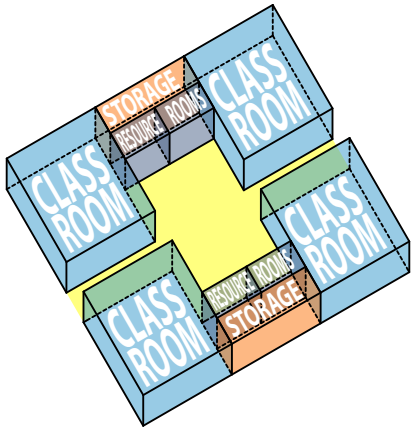
- Very flexible
- Classrooms can become performance hall and visa versa
- No circulation space

## Issues

- No sound isolation
- Expensive movable partitions
- Requires movable/flexible furniture and storage



# PROGRAM COMBINATIONS



## Benefits

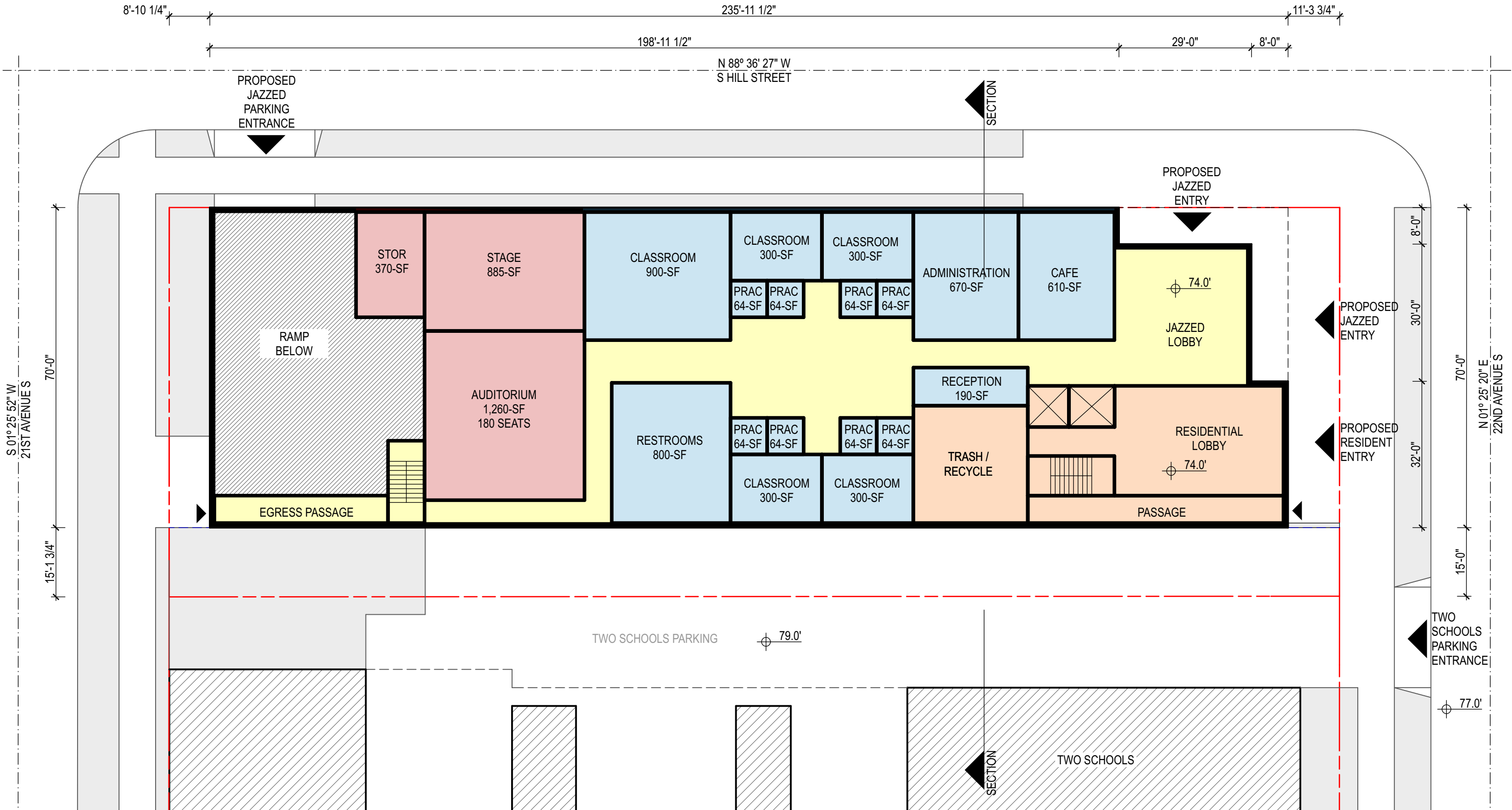
- Secure circulation
  - Exterior views to Classroom program
- Efficient circulation
- Circulation doubles as reception hall and student mixing space

## Issues

- Smaller Performance Hall

# DESIGN SOLUTIONS

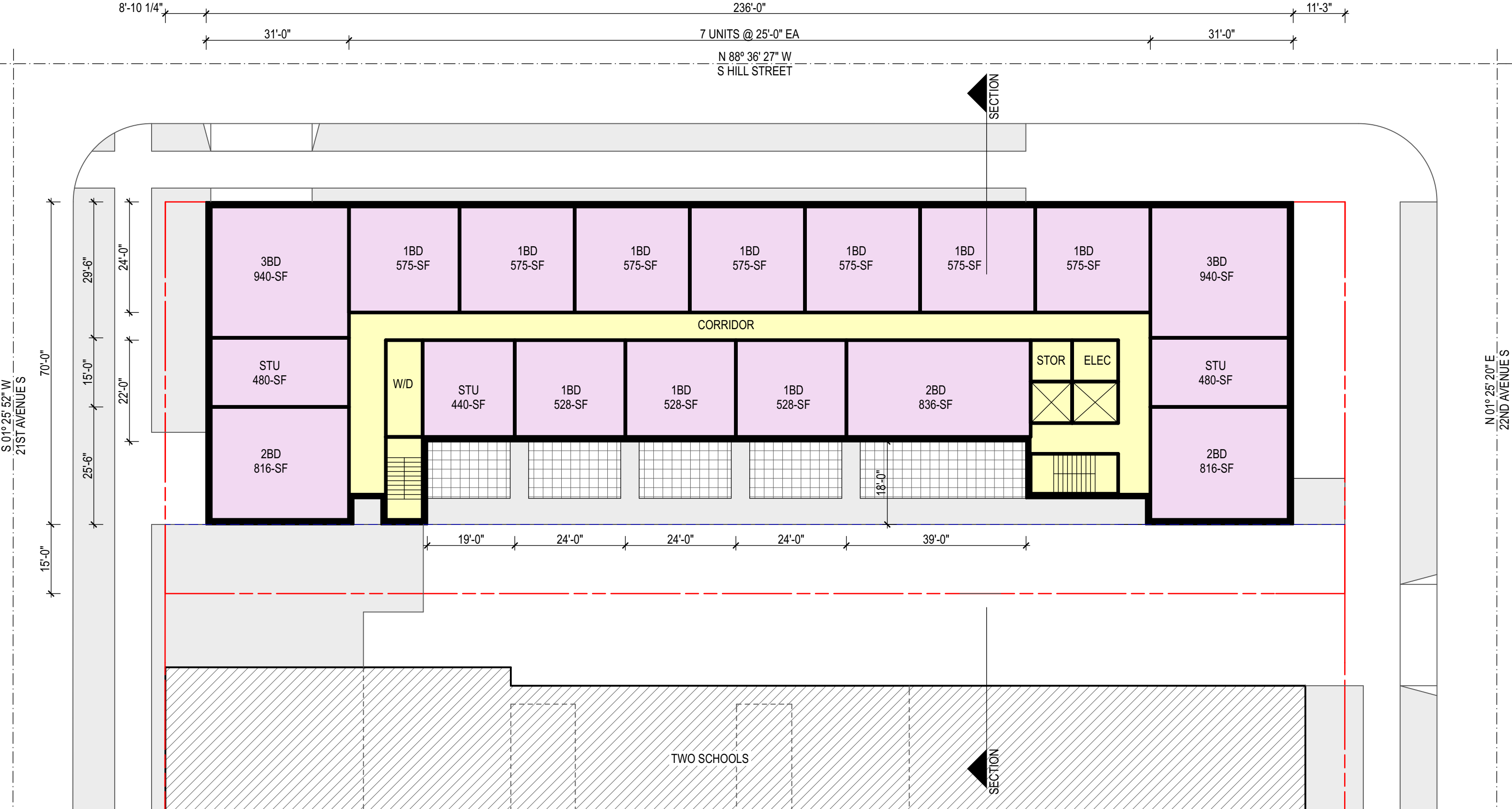
## STREET LEVEL FLOOR PLAN





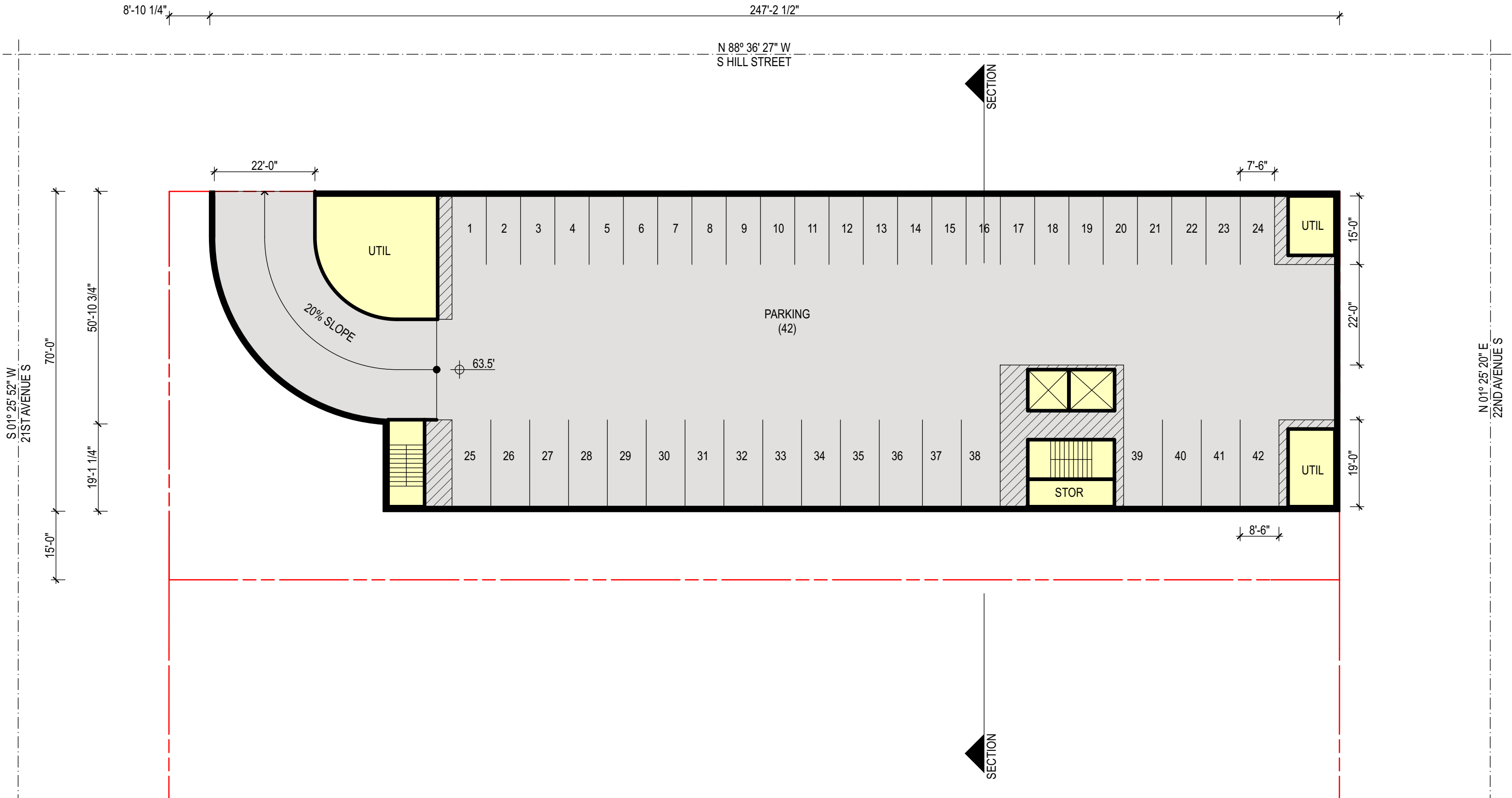
# DESIGN SOLUTIONS

## TYPICAL FLOOR PLAN



# DESIGN SOLUTIONS

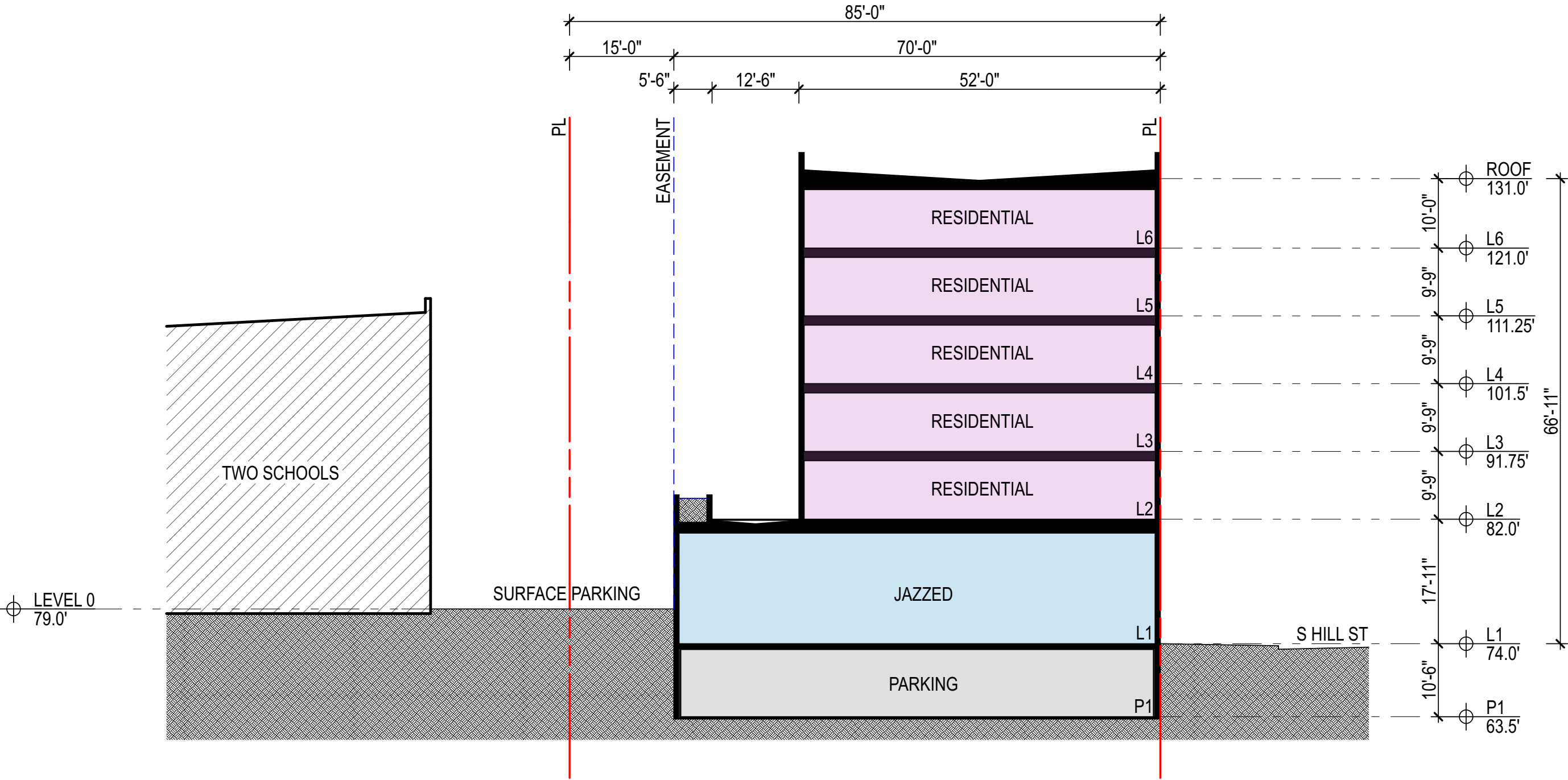
## PARKING LEVEL FLOOR PLAN





# DESIGN SOLUTIONS

# BUILDING SECTION





# DIVERSITY, INCLUSIVITY, AND COMMUNITY





# DIVERSITY, INCLUSIVITY, AND COMMUNITY





# DIVERSITY, INCLUSIVITY, AND COMMUNITY





# DIVERSITY, INCLUSIVITY, AND COMMUNITY





# DIVERSITY, INCLUSIVITY, AND COMMUNITY

