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.
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
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 Meeting - February 5, 2018

"...You can’t go back. We must live in this modern world and do what we can to keep it liveable."
- Billy Frank

A PLACE TO CALL HOME
Opportunities to Celebrate the Native American Community

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?

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

Capitol Hill Housing

JazzED

Parking
## COST COMPARISON

<table>
<thead>
<tr>
<th></th>
<th>JazzED Independent Facility (Cost to JazzED)</th>
<th>JazzED / CHH Joint Venture (Cost to JazzED)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Land:</td>
<td>$1.2M</td>
<td>$0.6M</td>
</tr>
<tr>
<td>JazzED Program:</td>
<td>$4.6M</td>
<td>$4.6M</td>
</tr>
<tr>
<td>Parking:</td>
<td>$0.75M</td>
<td>$0.5M</td>
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<tr>
<td>Utility:</td>
<td>$0.15M</td>
<td>$0.08M</td>
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<tr>
<td><strong>TOTAL COST:</strong></td>
<td><strong>$6.7M</strong></td>
<td><strong>$5.78M</strong></td>
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</table>
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
### PROGRAM ANALYSIS

<table>
<thead>
<tr>
<th>Current Program</th>
<th>Future Program</th>
</tr>
</thead>
<tbody>
<tr>
<td>Classroom 1</td>
<td>Performance Hall (180 Seats) 1,260-sf</td>
</tr>
<tr>
<td>Classroom 2</td>
<td>Performance Stage 885-sf</td>
</tr>
<tr>
<td>Circulation</td>
<td>Large Ensemble Classroom 900-sf</td>
</tr>
<tr>
<td>Office</td>
<td>(4) Small Ensemble Classroom 300-sf</td>
</tr>
<tr>
<td></td>
<td>(8) Practice Room 64-sf</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td><strong>Administration Suite 670-sf</strong></td>
</tr>
<tr>
<td></td>
<td><strong>Reception 190-sf</strong></td>
</tr>
<tr>
<td></td>
<td><strong>Cafe 610-sf</strong></td>
</tr>
<tr>
<td></td>
<td><strong>Entrance Lobby 1,000-sf</strong></td>
</tr>
<tr>
<td></td>
<td><strong>Restrooms 800-sf</strong></td>
</tr>
<tr>
<td></td>
<td><strong>Storage 400-sf</strong></td>
</tr>
<tr>
<td></td>
<td><strong>Circulation</strong></td>
</tr>
<tr>
<td></td>
<td><strong>Mech/Elec</strong></td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td><strong>11,500-sf</strong></td>
</tr>
</tbody>
</table>
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
**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
**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
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
Benefits
- Secure circulation
- Exterior views to Classroom program
- Efficient circulation
- Circulation doubles as reception hall and student mixing space

Issues
- Smaller Performance Hall
DIVERSITY, INCLUSIVITY, AND COMMUNITY