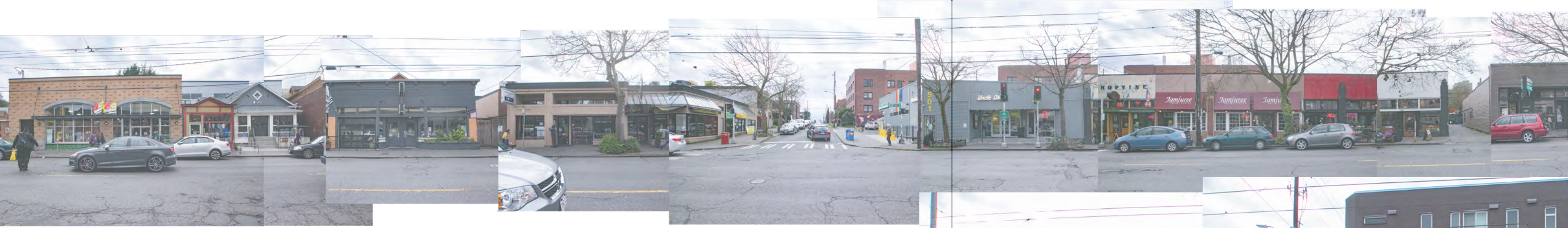
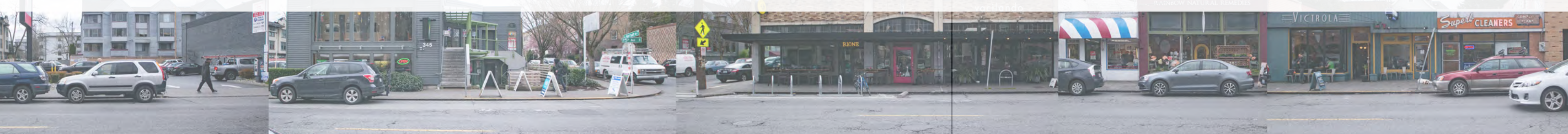




CONTINUITY + CHANGE

urban transitions, public life for 15th Ave E

Scan|Design Master Studio 2018



CONTINUITY + CHANGE
urban transitions, public life for 15th Ave E

TODAY'S SCHEDULE

11:00 - 11:30 am

Introductions

Nancy Rottle, Landscape Architecture
TA: Jess Vetrano, MLA

Context Presentation

Krista Doersch
Peter Samuels

11:30 - 11:45 am

Lunch + Gallery Walk

Set up in Gould Court

11:45 am - 1:50 pm

Reviews

1:50 - 2:00 pm

Wrap-up

2018 STUDIO SCHEDULE

August 24th - September 9th

September 26th - November 8th

November 9th

November 16th

November 17th - December 6th

December 7th

Study Tour

**Copenhagen Precedents
District Inventory + Analysis
Guest Panel
Block Analysis
Block + Site Concepts
Schematic Design**

Midterm Review

Community Open House

Schematic Design Refinement

Final Review

CONTINUITY + CHANGE

Urban Transitions, Public Life for 15th Ave E

2018 Studio Objectives

explore design for the near and long-term future of 15th Ave. E.

Social Life



addressing vibrant and just public space, affordable retail and housing, environmental health, social needs and preservation of the neighborhood's beloved qualities – its "soul"

Mobility



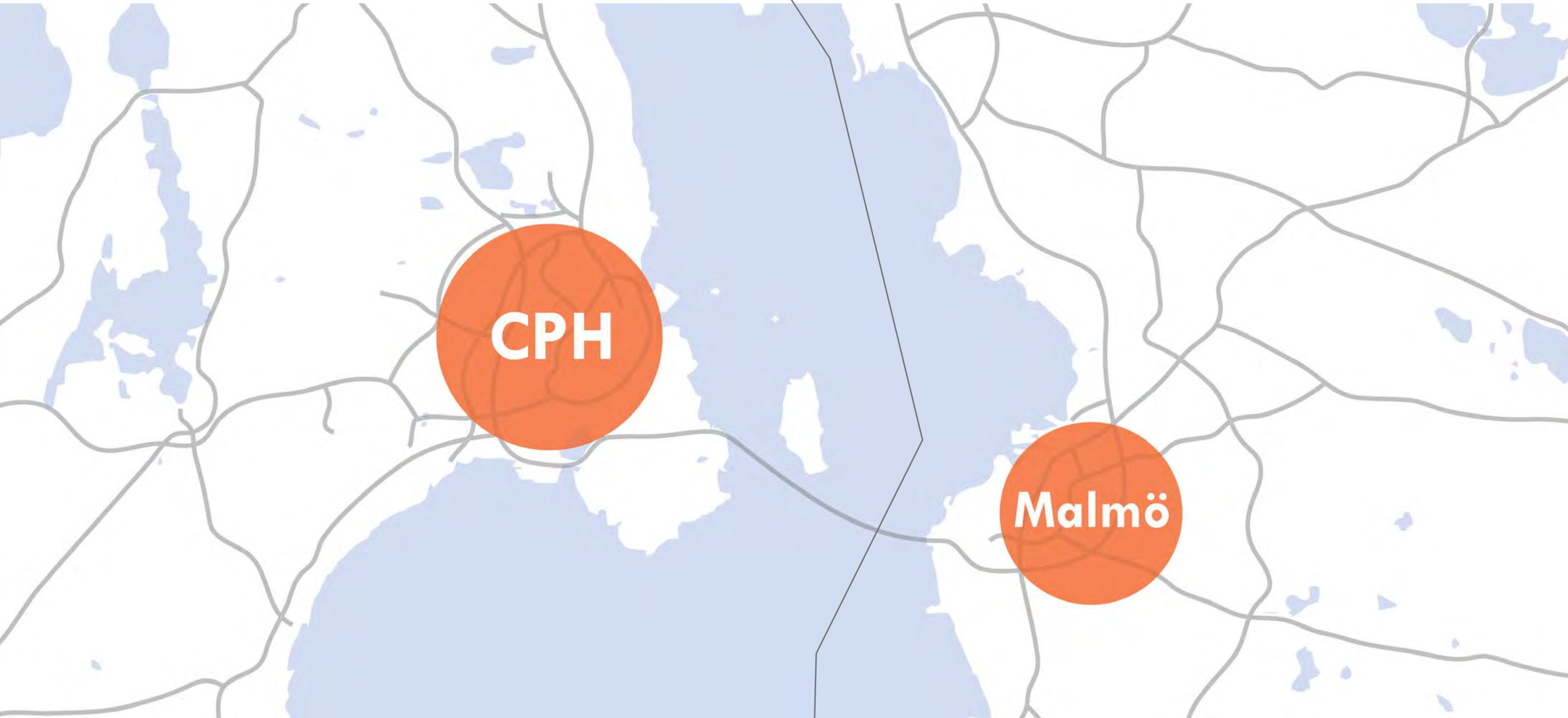
Urban Greening



8/24 - 9/9

Denmark

Sweden



THE TRIP

Copenhagen + Malmo



Cycling



Office Visits



Site Tours



Instruction

THE TRIP

Copenhagen + Malmo



Cycling

Copenhagen Left

Cargo Bikes

Cycling in Heels

Cycling with Coffee

Cycling in Style

Cycling in Fields

Hand Signals

Bicycle Bridges

Grade Separated Cycle Tracks

Dedicated Bike Lanes

Bicycle Right-of-Way

Bicycle Culture

Helmet or no Helmet?

Cykelslangen

Bike Parking

Bike Racks

Bikes on the Metro

THE TRIP

Copenhagen + Malmo

Office Visits

Schulze + Grassov

Gehl Architects

COBE

SLA

Ramboll



CONTINUITY + CHANGE
urban transitions, public life for 15th Ave E

THE TRIP

Copenhagen + Malmo



Site Tours

Bo01, Malmö Harbor Tour

Rosengård

Cykelkoket/STPLN

Louisiana Museum

BLOX/Danish Architecture Center

ØsterGro

Vennelyst Allotment Garden

Augustenborg

Superkilen

Maritime Youth House

Amager Children's House

Banana Park

Lindevangsparken

Hother's Plads courtyard

Eastern Cemetery

Copenhagen NV neighborhood

Amager Strandpark

CONTINUITY + CHANGE

urban transitions, public life for 15th Ave E

THE TRIP

Shulze + Grassov

International Work and
“People Parameters for Public Space”



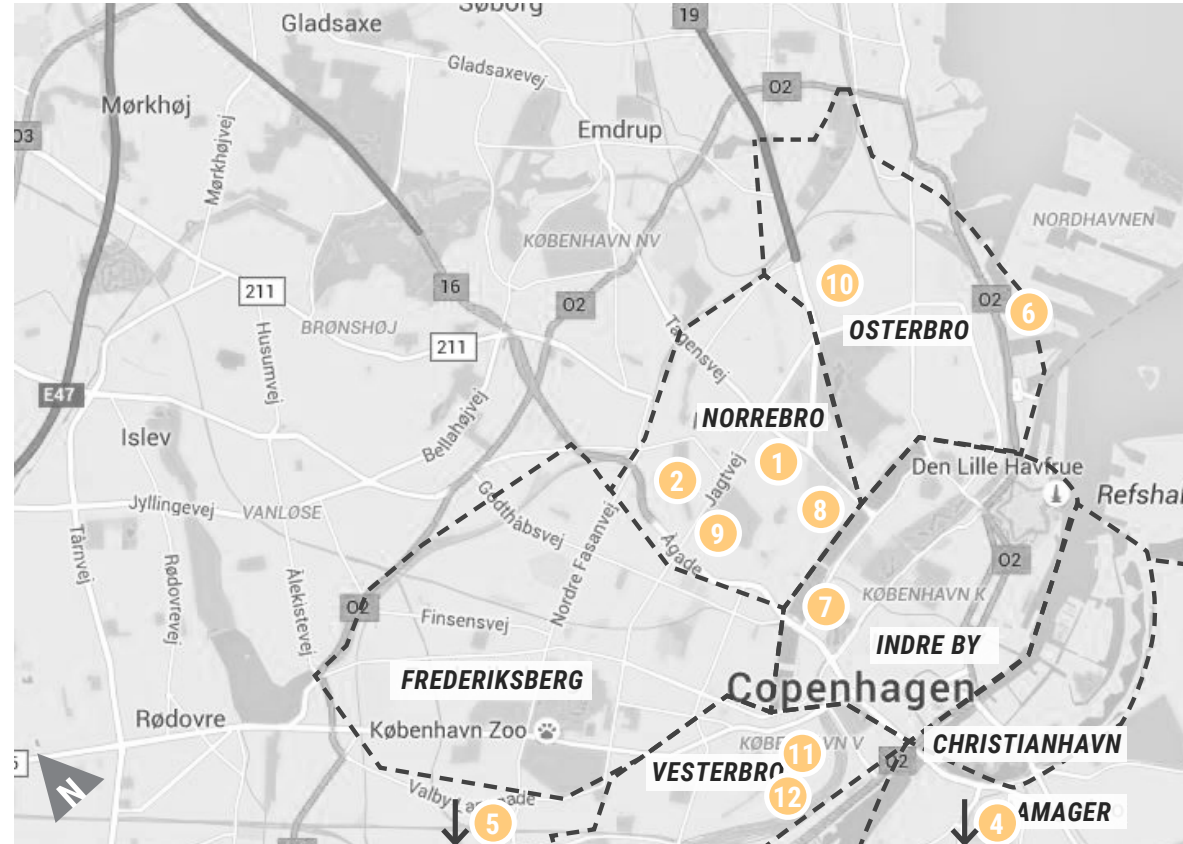
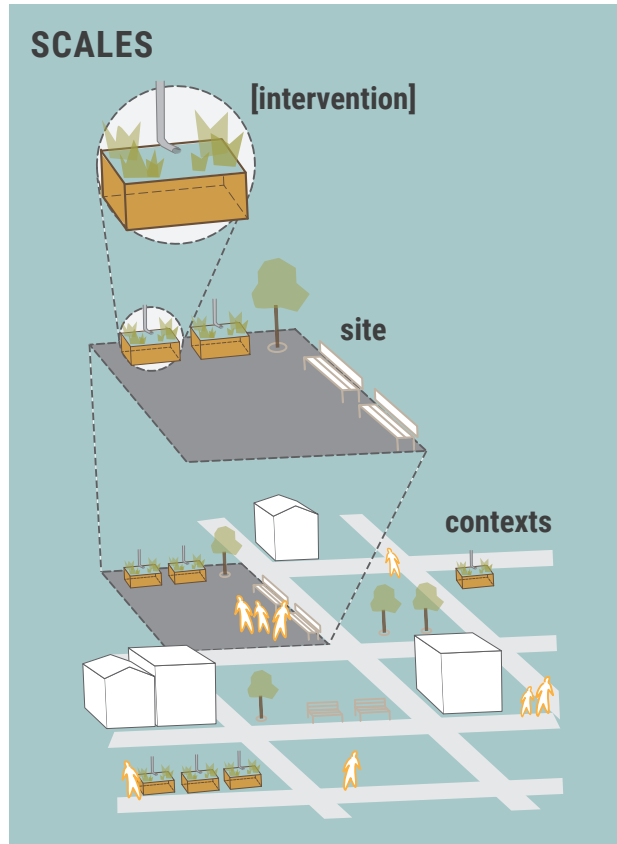
PEOPLE PARAMETERS FOR PUBLIC SPACE



CONTINUITY + CHANGE
urban transitions, public life for 15th Ave E

PRECEDENT STUDIES

Copenhagen + Malmo



INTEGRATED FUNCTION

-  **Climate**
-  **Ecological**
-  **Social**
-  **Mobility, etc.**

COMMERCIAL DISTRICT

1. Empire BIO
2. Jægersbroggade

CULTURAL/SCHOOL INSTITUTIONS

3. STPLN + Park, Malmo
4. Amager Kulturpunkt

HOUSING/DISTRICTS

5. Grønttorvet Valby
6. Aarhusgade Quarter, Nordhavn

SQUARES + PUBLIC SPACES

7. Charlotte Amundson Plads + Culture
8. SUND Nature (Mærsk Tower)

STORMWATER

9. Hans Tavsens Plads + Korsgade
10. Skt Kjelds Plads + Orysservangen

STREETS

11. Istegade
12. Sønder Boulevard

Empire BIO

Jægersbroggade

STPLN + Park, Malmo

Amager Kulturpunkt

Grønttorvet Valby

Aarhusgade Quarter, Nordhavn

Charlotte Amundson Plads + Culture House

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Skt Kjelds Plads + Orysservangen

Istegade

Sønder Boulevard

CONTINUITY + CHANGE

urban transitions, public life for 15th Ave E

An aerial photograph of a city district, showing a dense grid of buildings, streets, and trees. A semi-transparent horizontal banner is overlaid across the middle of the image. The text 'DISTRICT ANALYSES' is written in a bold, black, sans-serif font on the banner.

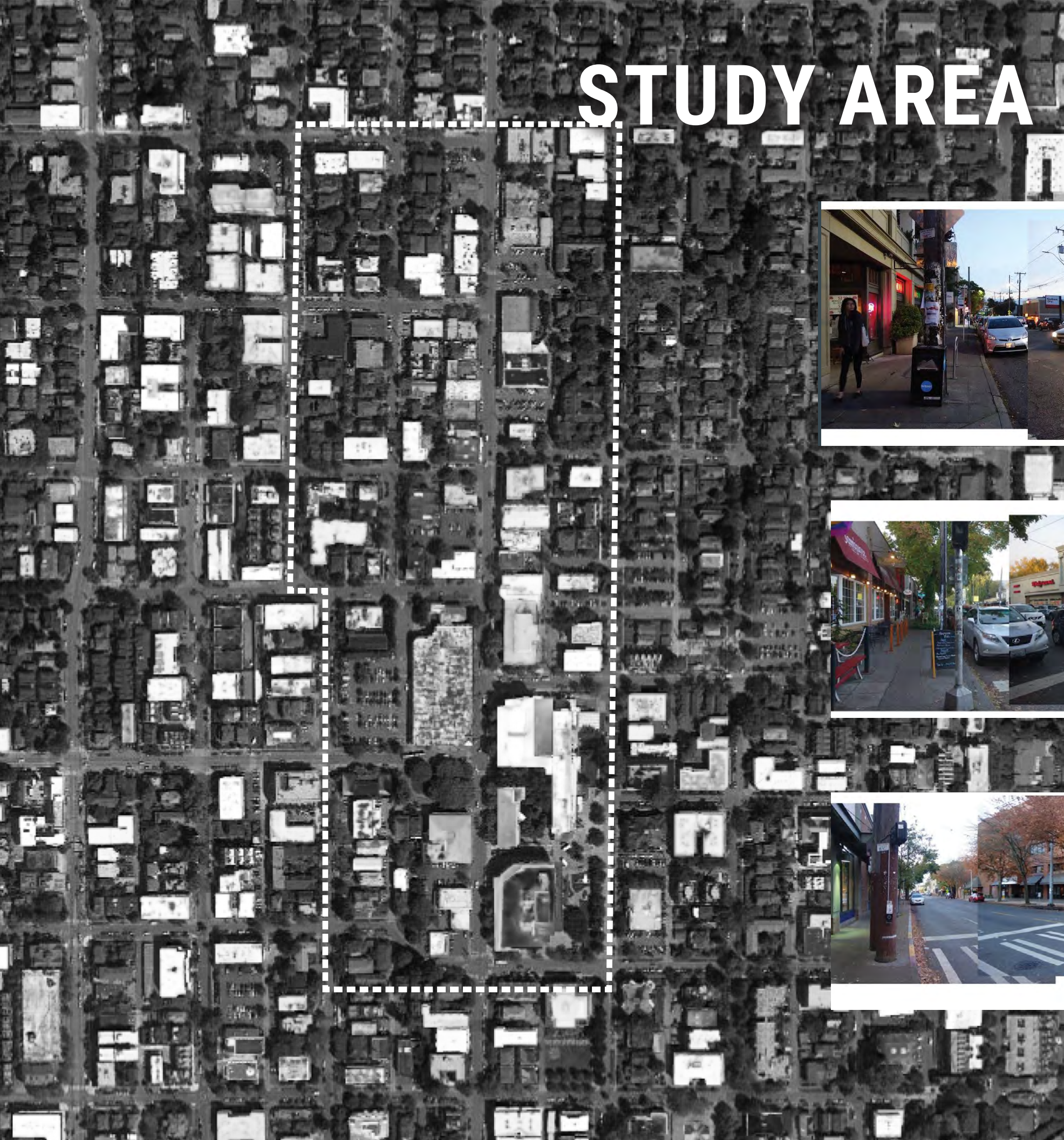
DISTRICT ANALYSES

CONTEXT MAP 15th Ave E



STUDY AREA

15th Ave E





PENDING SALE

- Hilltop Service Station
- Wax On Spa
- Quality Framing
- Liberty Flowers on 15th
- Jamjuree Hopvine Pub
- Uncle Ike's Capitol Hill

E Mercer Street

E Mercer Street

E Republican Street

E Republican Street

- Cafe Ladro
- Splanger Insurance
- El Farol Mexican Restaurant
- Ruckus Recreational Cannabis
- Costal Kitchen
- Ada's Technical Books and Cafe
- Casita International
- The Red Balloon Company
- Superb Cleaners
- Victrola Coffee and Art
- Rainbow Natural Remedies
- Tim's Barber Shop
- Bar Vacilando
- The Wandering Goose
- Rione XIII

E Harrison Street

- Subway
- Le Cedrus Nails
- Bamboo Vietnamese Restaurant

E Thomas Street

- Aquarian Foundation

- Safeway

E John Street

- Williams Place Park

E John Court

- Bakery Nouveau

4 STORY MIXED USE

- Board & Vellum
- Teriyaki Madness
- Aviv Hummus Bar

- 7 - Eleven

E Denny Way

E Mercer Street

- Canterbury Ale House

- The Patio Fine Thai Cuisine

- European Vine Selections
- Alternations Plus Dry Cleaning
- Nufflours Bakery

- Olympia Pizza & Spaghetti House III
- Harry's Bar

- Walgreens

15th Avenue East

FUTURE DEVELOPMENT



- Shop Rite
- Take 2
- Rudy's Barbershop
- QFC

- Environmental Works Station 7

E Harrison Street

- Palermo Pizza & Pasta
- The Shop Agora
- Capitol Hill Vision

- Kanak Cuisine of India
- Nature Ritual
- Smith
- Starbucks Coffee
- Sugar Plum
- The Red Chair Salon

E Thomas Street

- Moli Bento
- Capitol D Cafe
- Kaiser
- 1-800-flowers 4 Gift Seattle

\$400 MIL IMPROVEMENTS



- Kaiser Permanente

- Kaiser Permanente
- Drizzle & Shine



Upcoming Development Along 15th Avenue

Hilltop Station

QFC

Kaiser Permanente



A SUMMARY OF YOUR

15TH AVENUE EAST

COMMUNITY WORKSHOP

Presented By :

environmentalWORKS
Community Design Center

Board & Vellum



Understanding Community Needs

Summary Report of Community Workshop

Site Tour with Environmental Works and Board + Vellum

Guest Panel with 15th Avenue E Stakeholders

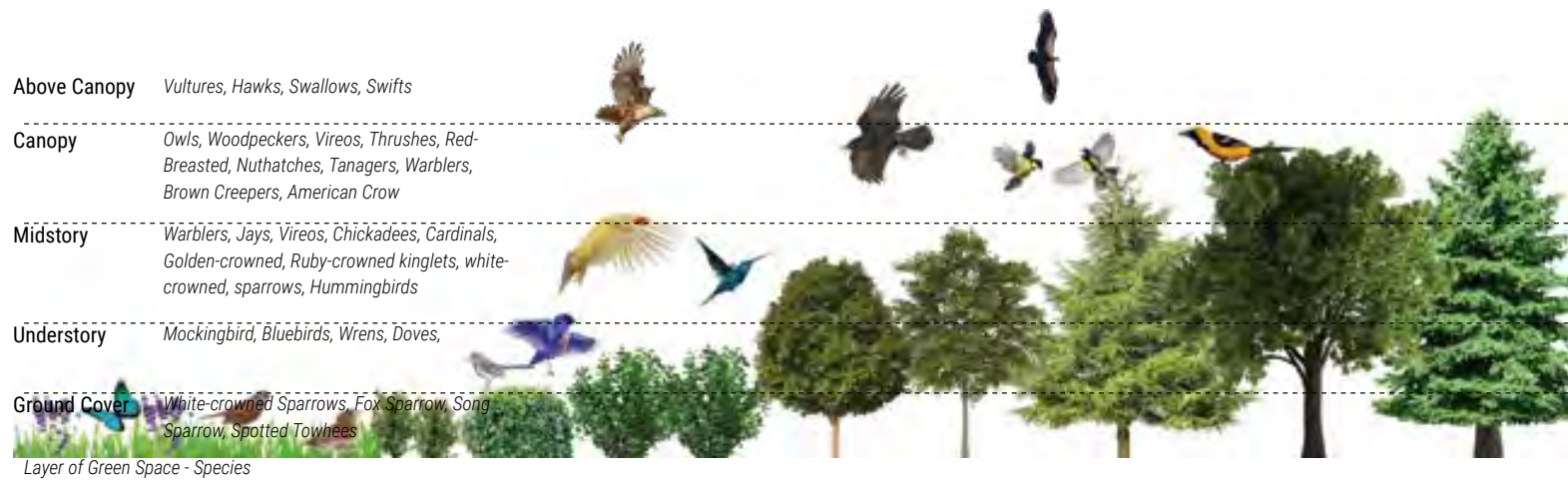


CONTINUITY + CHANGE

urban transitions, public life for 15th Ave E

ECOLOGICAL RELATIONSHIPS

District Analysis



DEMOGRAPHICS

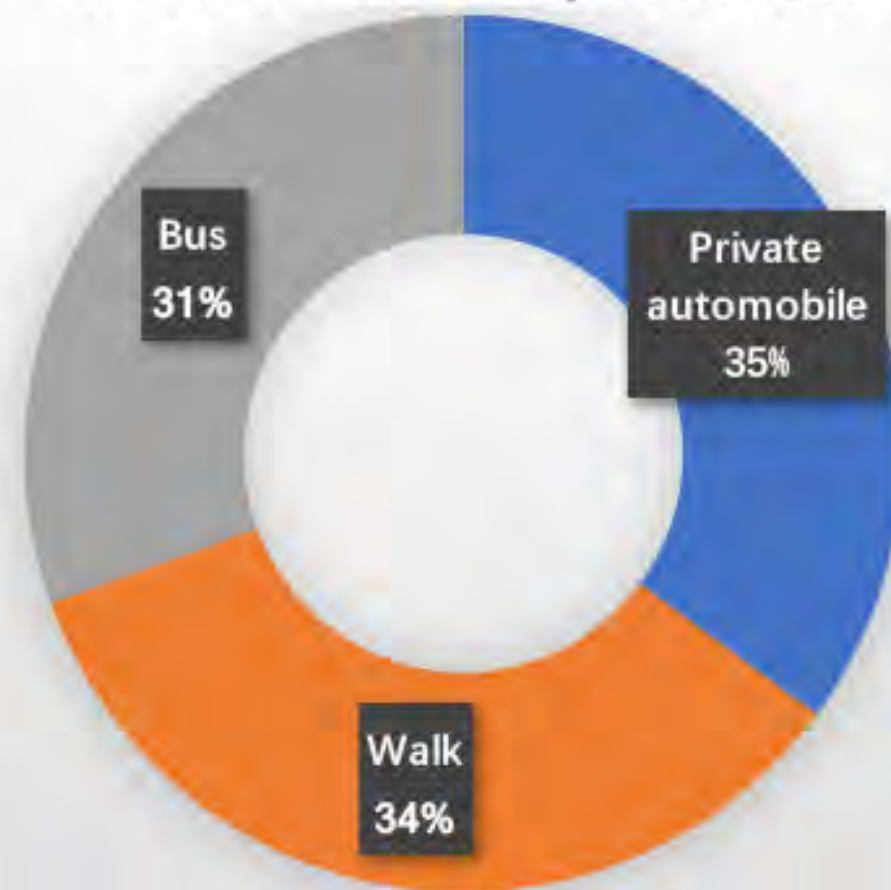
District Analysis

Categories	E Mercer St / E Denny Way Neighborhood	Other Neighborhoods in the Nation
Education - Educated adults with at least bachelor's degree	72.4%	22.6%
Residents living alone	58.9%	99.1%
Car Ownership - do not have car	25.7%	\
Occupation- executives, managers and professionals	65.7%	\
Diversity - Having Eastern European and Swiss ancestry people	2.2% Eastern European; 1.7% Swiss ancestry	\
Diversity - Having Armenian and British ancestry people	1.1% Armenian; 1.7% British ancestry	\
Diversity - Same sex couples living together	98.4% more than U.S.	\
Income - above average	72.5% higher than U.S.	\

Demographic-Residents

- Education - Higher education background.
- Occupation - This neighborhood has a higher proportion of its residents employed as executives, managers and professionals than 96.1% of the neighborhoods in American
- Diversity - 1. Having other countries ancestry here 2. The "gaytrification" effect (same sex couples neighborhood)
- Migration / Stability / Cohesiveness- In this neighborhood, a greater proportion of the residents living here today did not live here five years ago than is found in 95.9% of U.S
- Neighborhoods - Has more new residents from other areas than almost any other in America.
- Income - The upper-middle class income, making it an above average income neighborhood.

Modes of Transportation



Ethnicity / Ancestry

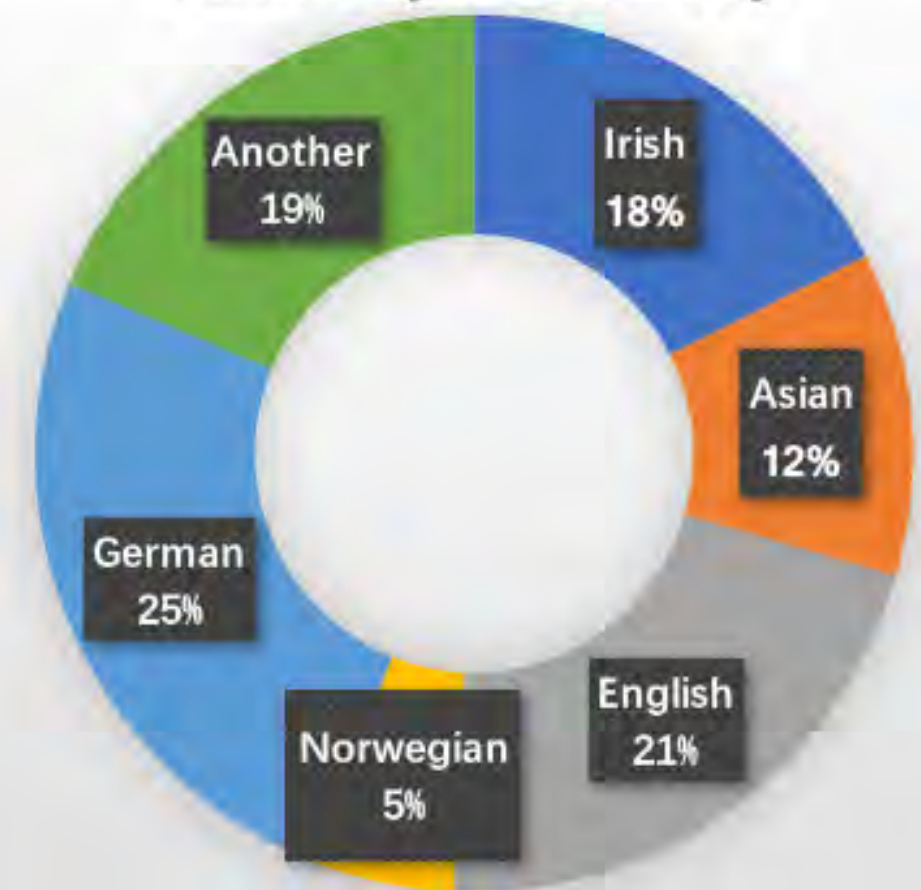


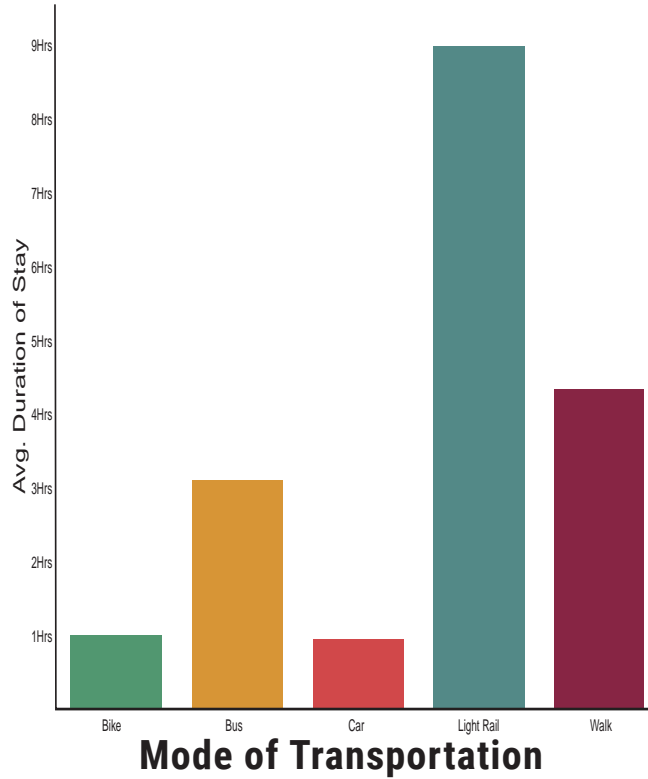
Diagram by Jingjing Bu

Data resource: Capitol Hill / 15th Ave E Neighborhood Intercept Survey by SDOT, Nov 2016

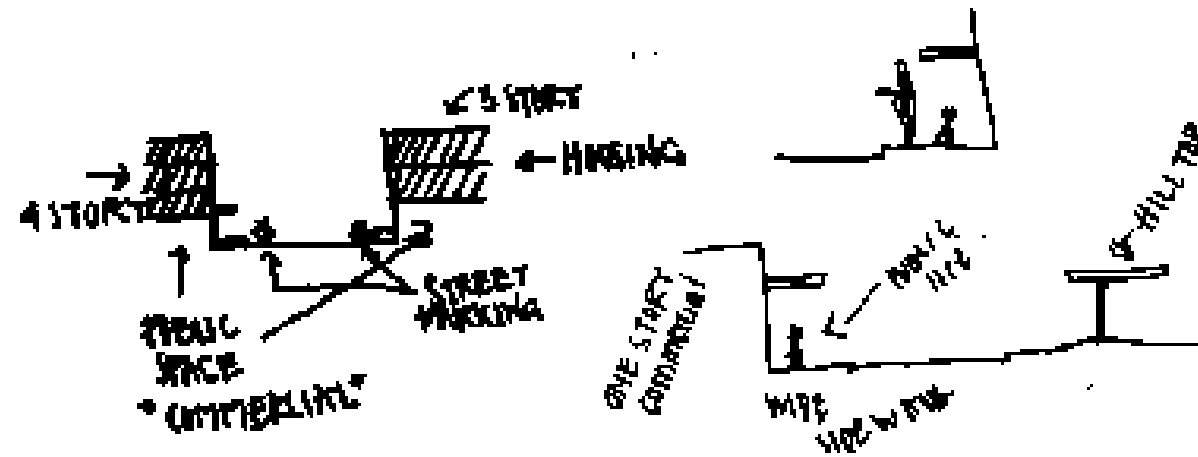
STREETS + MOBILITY

District Analysis

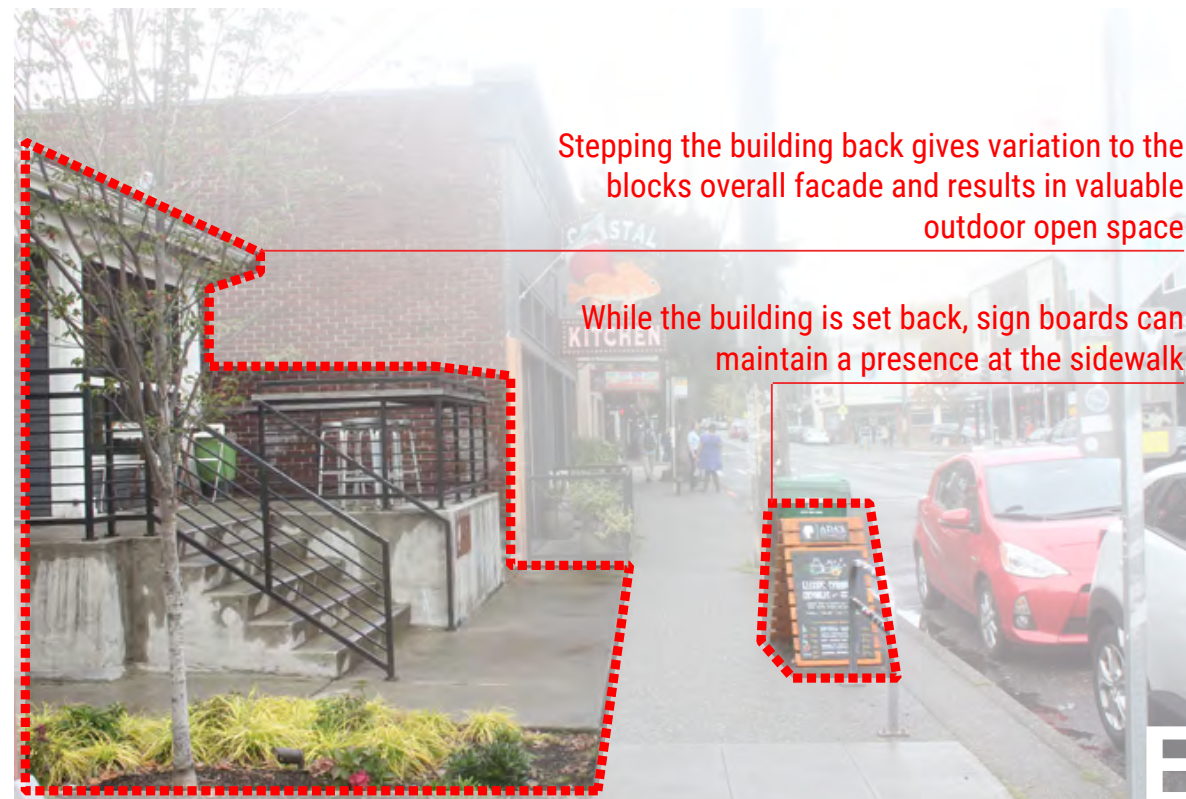
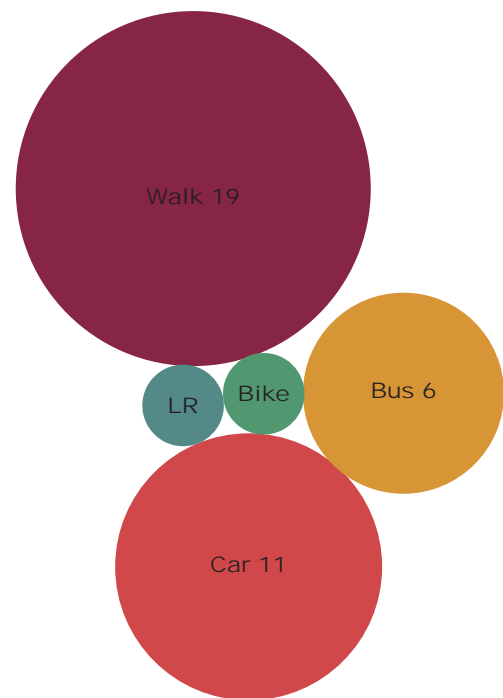
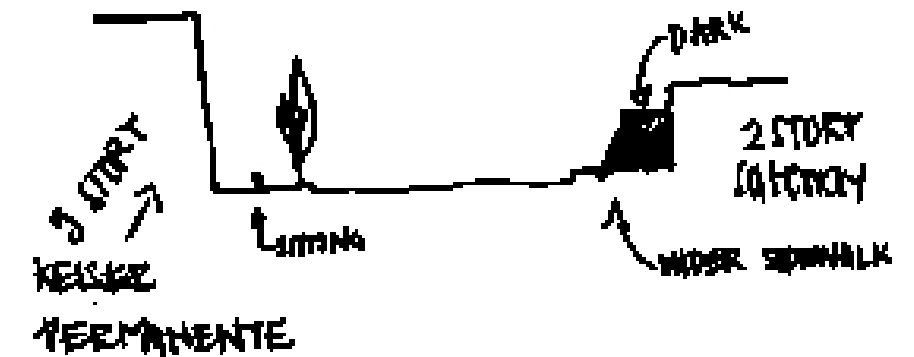
Time in Location



Mercer and 15th

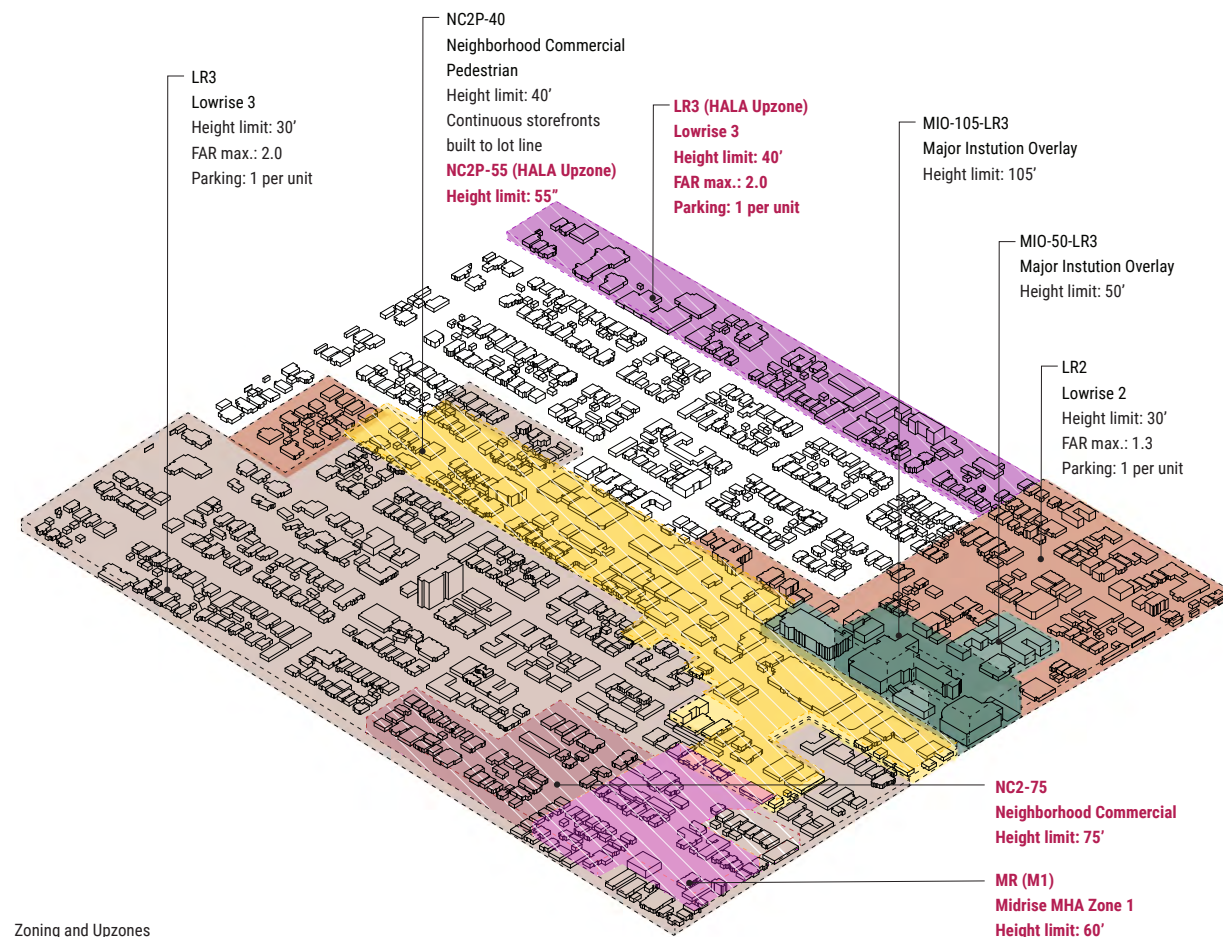


John and 15th



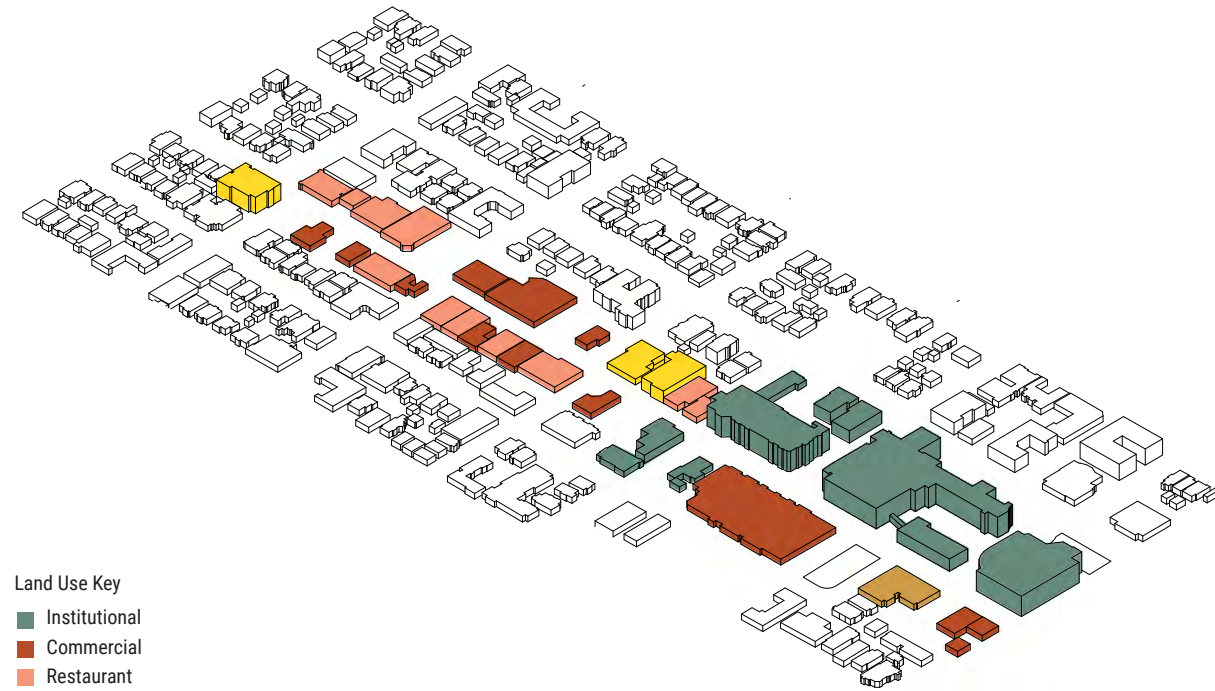
LAND USE, ZONING, + PLANS

District Analysis

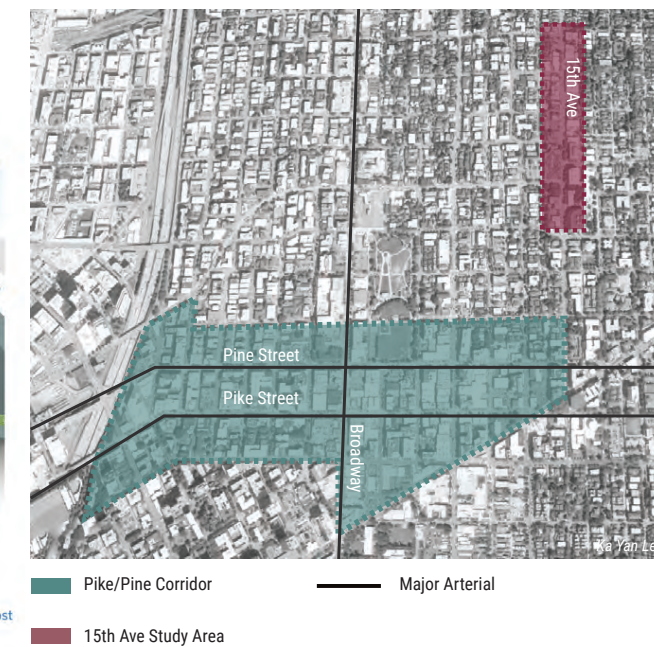
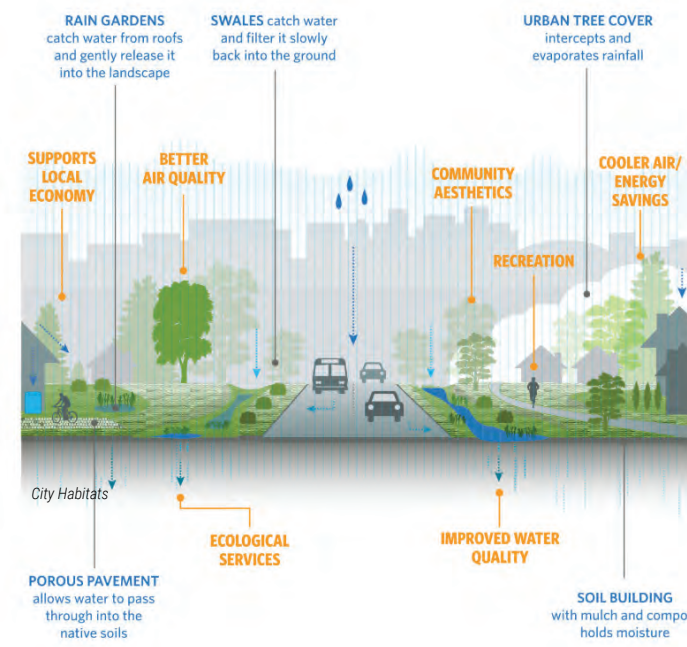


Land Use

There are four types of land use along the 15th Ave corridor: Institutional, including religious, medical and educational buildings; Commercial, including retail and businesses; Restaurants and Mixed Use/residential buildings.

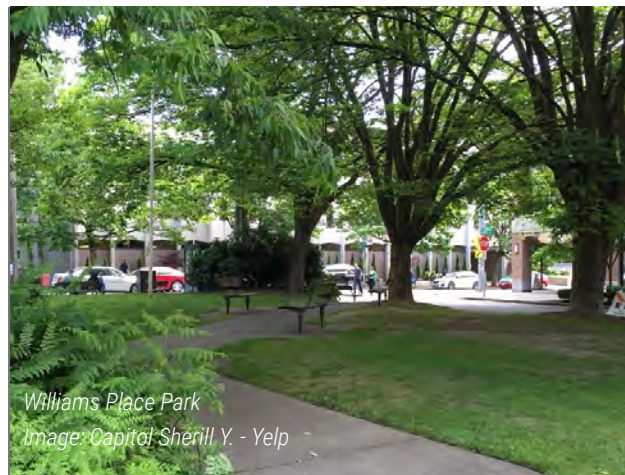


	TRANSPORTATION Maximize opportunity for walking, biking, public transportation		MATERIALS Reduce material use, encourage local regional product choices
	WATER Reduce polluted runoff, conserve potable water, and reduce black water production		HABITAT Enrich urban habitat and promote biodiversity to neighborhoods promote biodiversity
	CULTURE Foster neighborhood identity through built-environment and support of local arts		EQUITY Preserve and expand affordable housing and commercial spaces
	ENERGY Reduce greenhouse gas emissions		HEALTH Promote biophilic design, ensure access to healthy affordable food



DESIGN DRIVERS

District Analysis



Historic Preservation

- Only Fire Station 7 protected
 - Washington Heritage Listing
 - National Register of Historic Places
- In workshop, community suggested:
 - Making street historic district
 - Encourage preservation & adaptive reuse
 - Enact facade preservation incentive program similar to Pike/Pine

Cultural Institutions

- Kaiser Permanente
 - Major institution & employer
 - A few people noted it in community workshop
 - Community wants them to engage more
- Seattle Area Support Groups & Community Centers
 - Non-profit corporation by providing peer

emotional support to the LGBTQ community in Capitol Hill since the 1984

- Offers numerous support groups each week
- Williams Place Park
 - According to City of Seattle, a cultural place
- Aquarian Foundation
 - A non-denominational church
 - Offers services twice per week



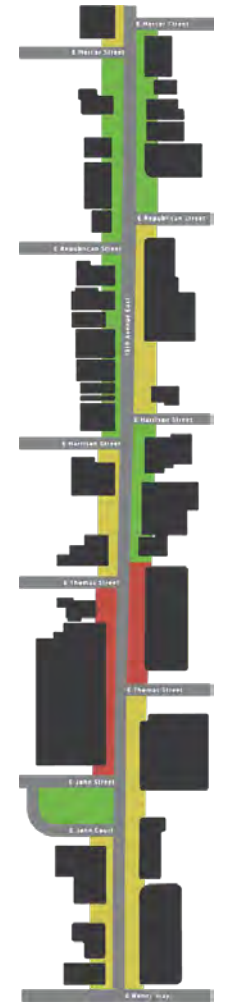
Opportunities to see

- Views are generally good
- In some areas, you cannot see into the building beside you
- Williams Place Park has no lighting



Opportunities to talk and listen

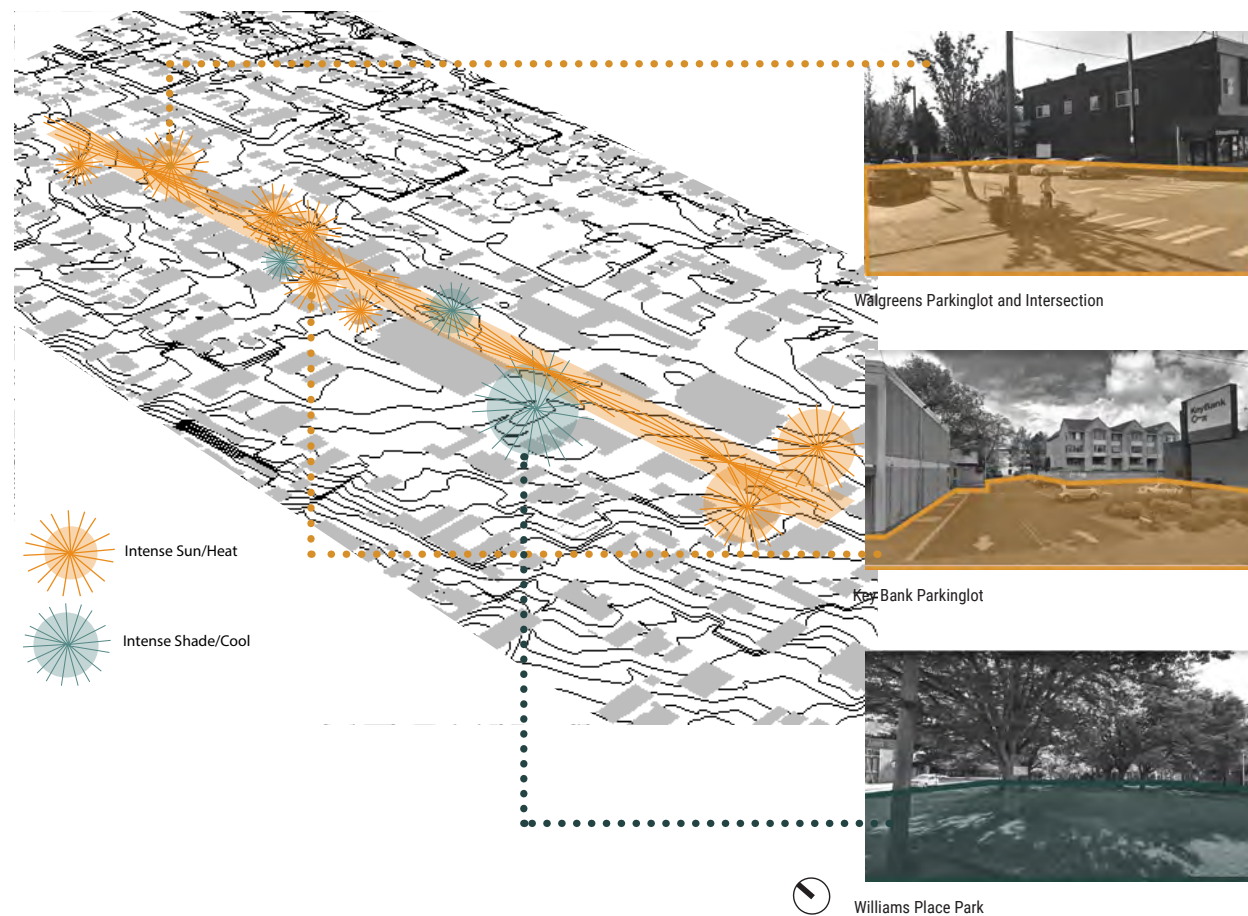
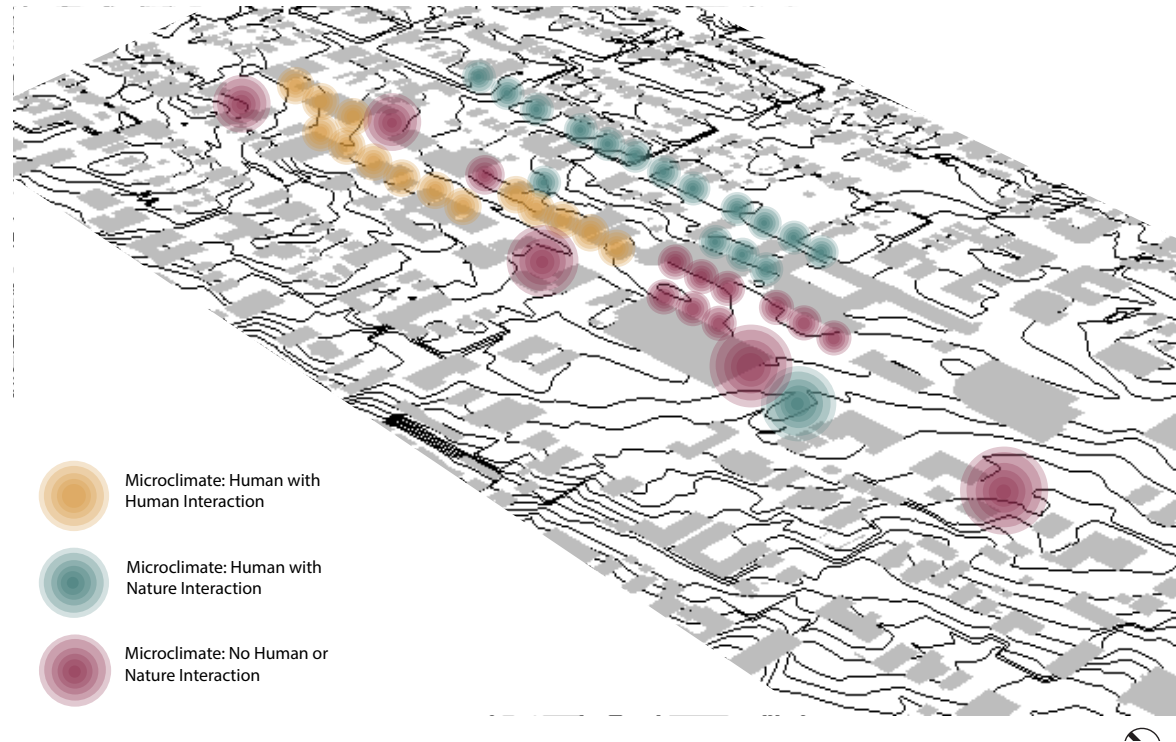
- Traffic noise loud and constant around E John St. and E Thomas St
- Most areas offer no public seating



Dimensioned at human scale

- Building heights less daunting than long stretches of blank wall
- Some sidewalks are actually too wide to be comfortable

EDGES



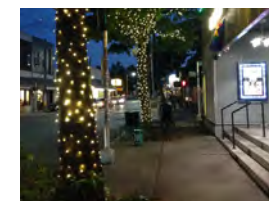
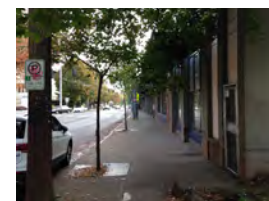
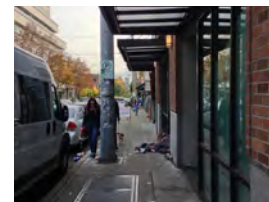
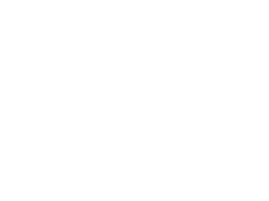
District Analysis

STAY

EDGE CONDITIONS

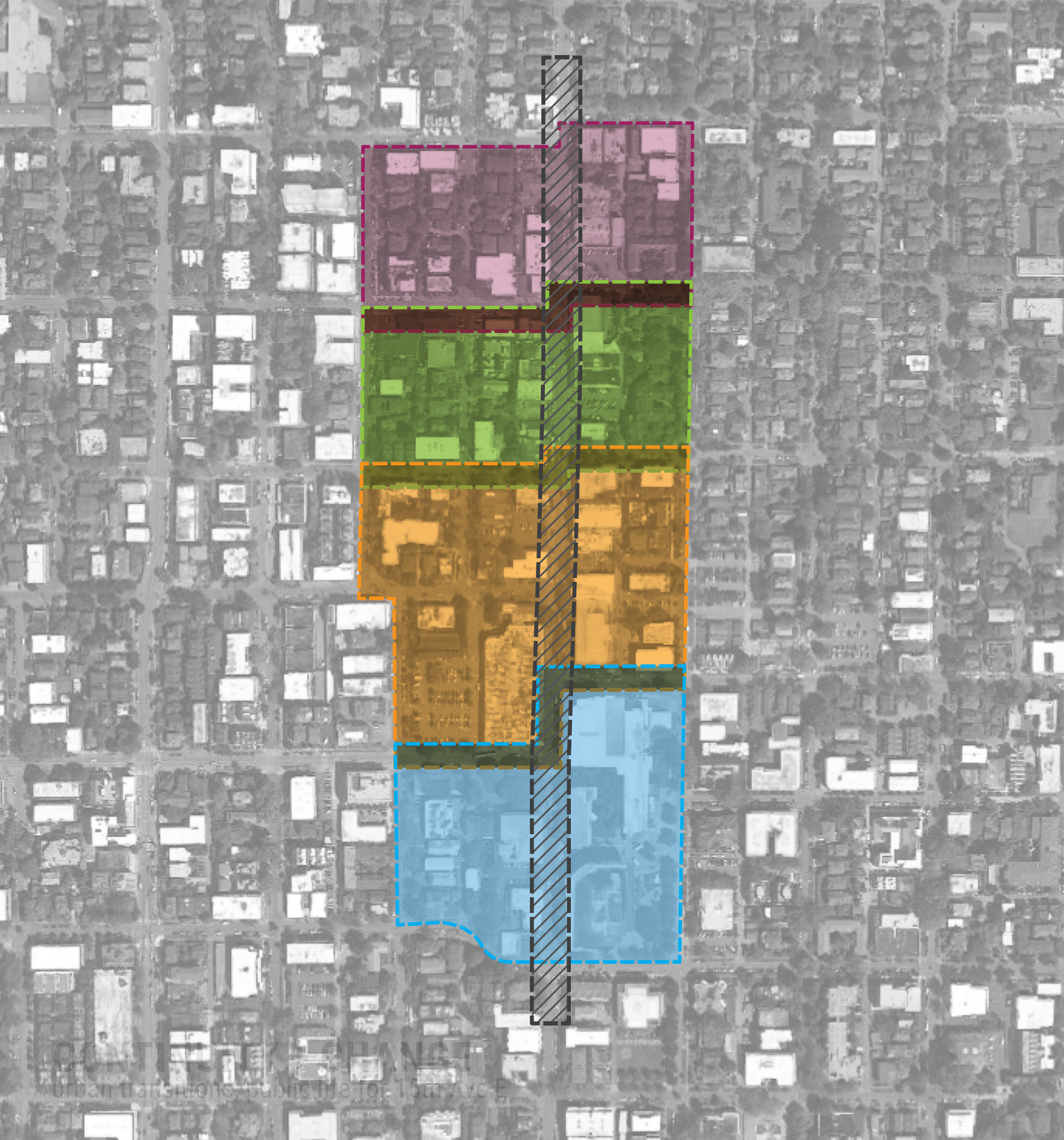
It is important to note that several factors influence how welcoming a space is and how likely someone is to stay there.

- outdoor seating that is fenced off is not equally welcoming to everyone
- wider sidewalks do not necessarily mean more people will stay there
- awnings are used in the rain
- bike parking is available but underutilized
- powerlines dominate



An aerial photograph of a city block, showing a grid of streets, buildings, and trees. A semi-transparent horizontal banner is overlaid across the middle of the image. The text 'BLOCK CONCEPTS' is written in large, bold, black capital letters on the right side of the banner.

BLOCK CONCEPTS



Blocks

Block 1: Between E Mercer St and E Republican St

Block 2: Between E Republican St and E Harrison St

Block 3: Between E Harrison St and E Thomas St/E John St

Block 4: Between E Thomas St/E John St and E Denny Way

Streetscape: Between E Mercer St and E Denny Way



Sites

1. E Republican St + 15th Ave E
2. QFC Site
3. Key Bank Site
4. E Thomas St Streetscape
5. Safeway Site
6. Williams Place Site
7. Kanak Restaurant/Mixed Use Building
8. 15th Ave Streetscape

CONCEPT DEVELOPMENT + PROGRAMMING



CONCEPT DEVELOPMENT + PROGRAMMING

Life



Space



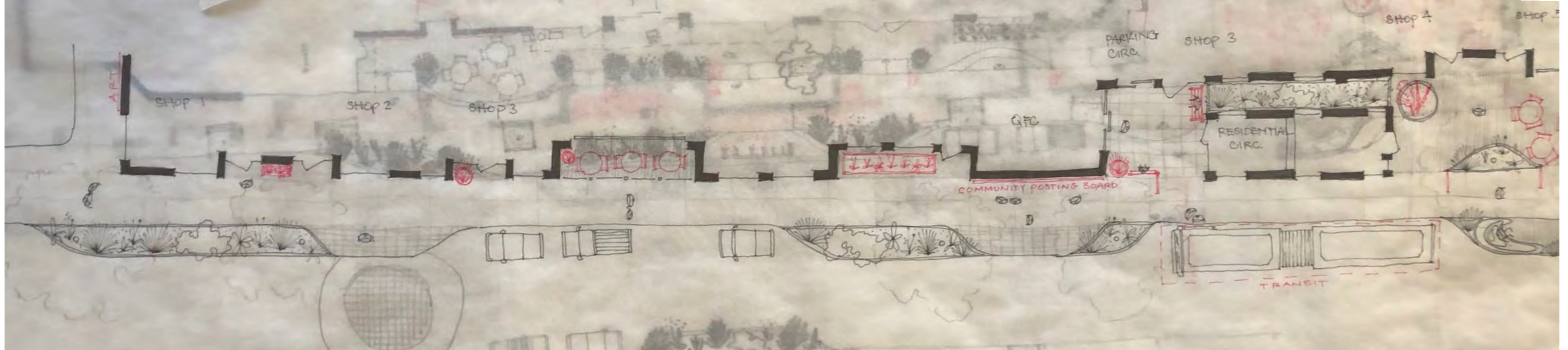
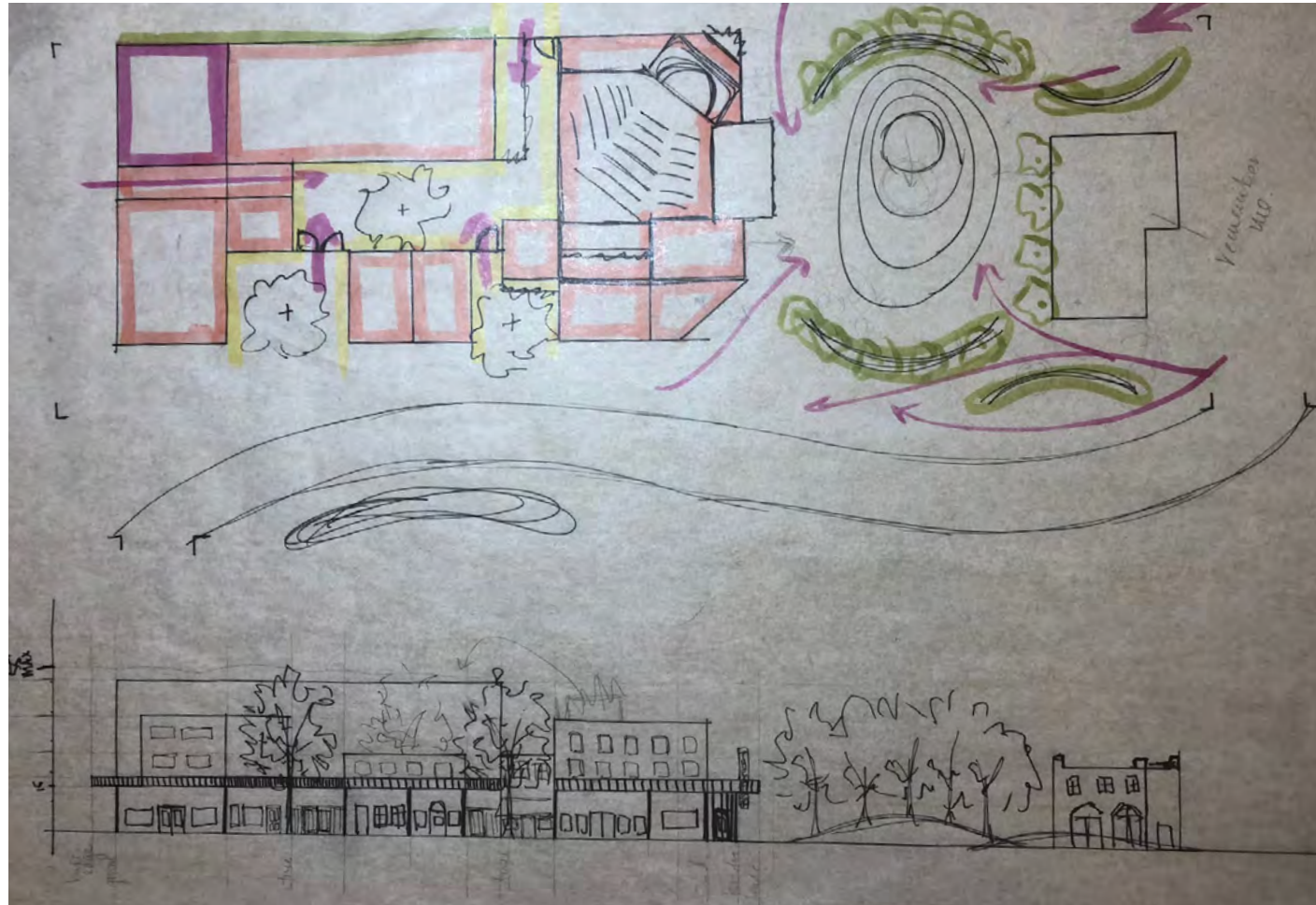
Buildings



CONCEPT DEVELOPMENT + PROGRAMMING



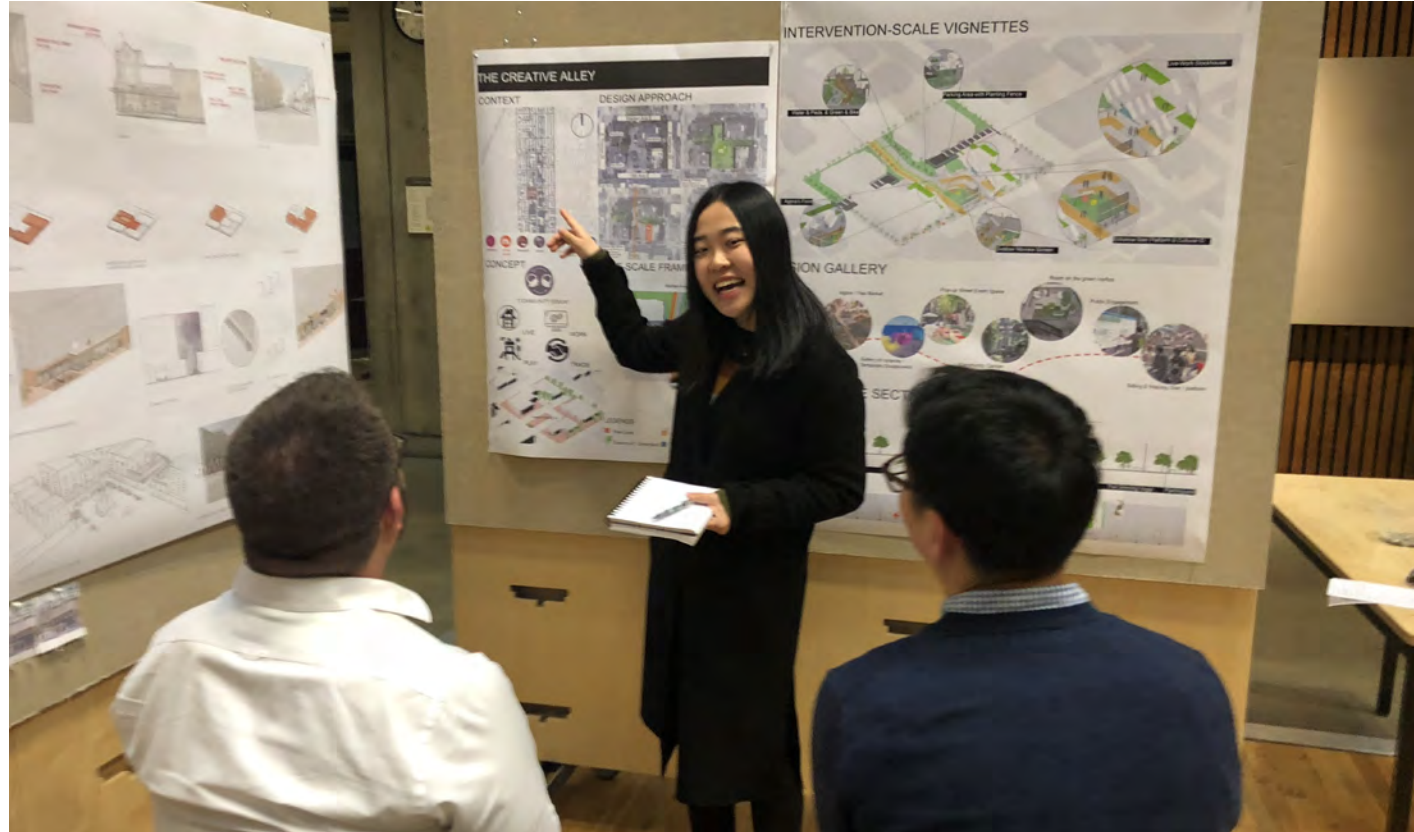
SCHEMATIC DESIGN



WORKING WITH MASTER TEACHER: LOUISE GRASSOV



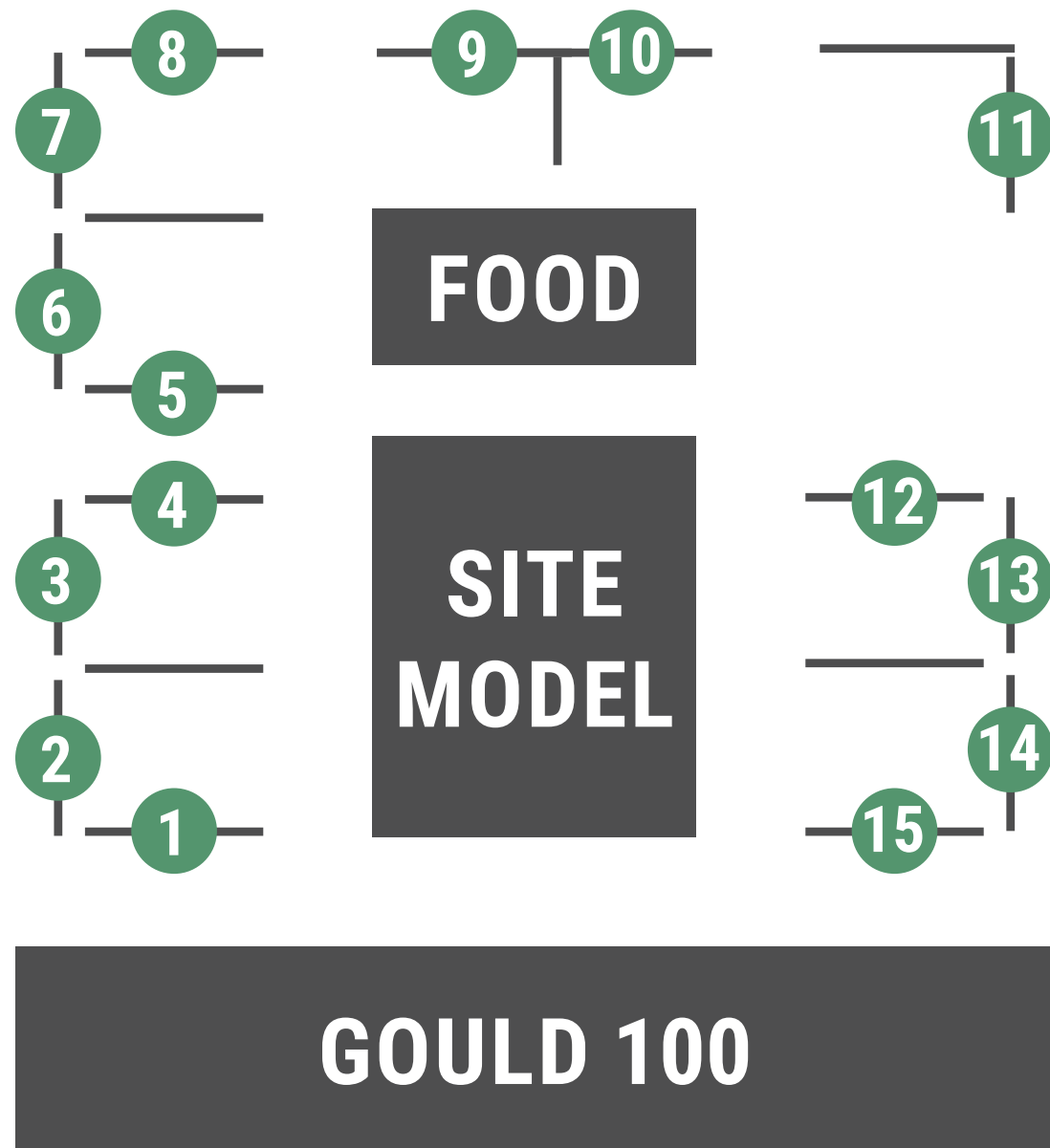
MID-REVIEW



COMMUNITY OPEN HOUSE



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