

PROCESS

DESIGN PHASES

03. SYSTEM: A CREATIVE HUB

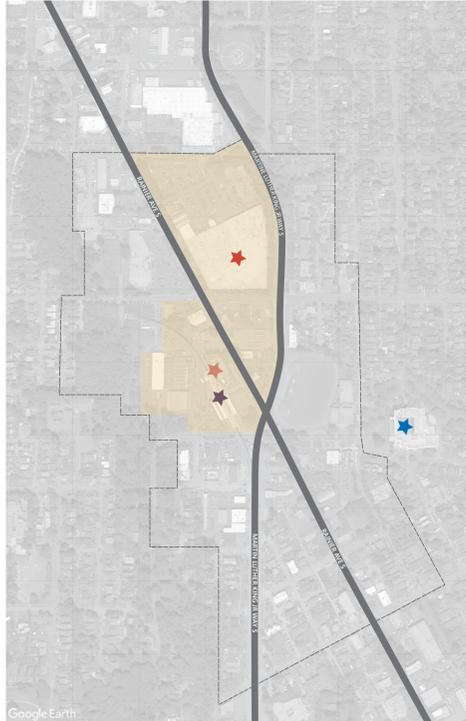
TO SHARE AND EXCHANGE KNOWLEDGE AND SKILLS TO ADDRESS CHANGING MARKET NEEDS AND FUTURE DEVELOPMENT OF MT. BAKER

02. NETWORK: A MATERIAL LIBRARY AND MAKERSPACE

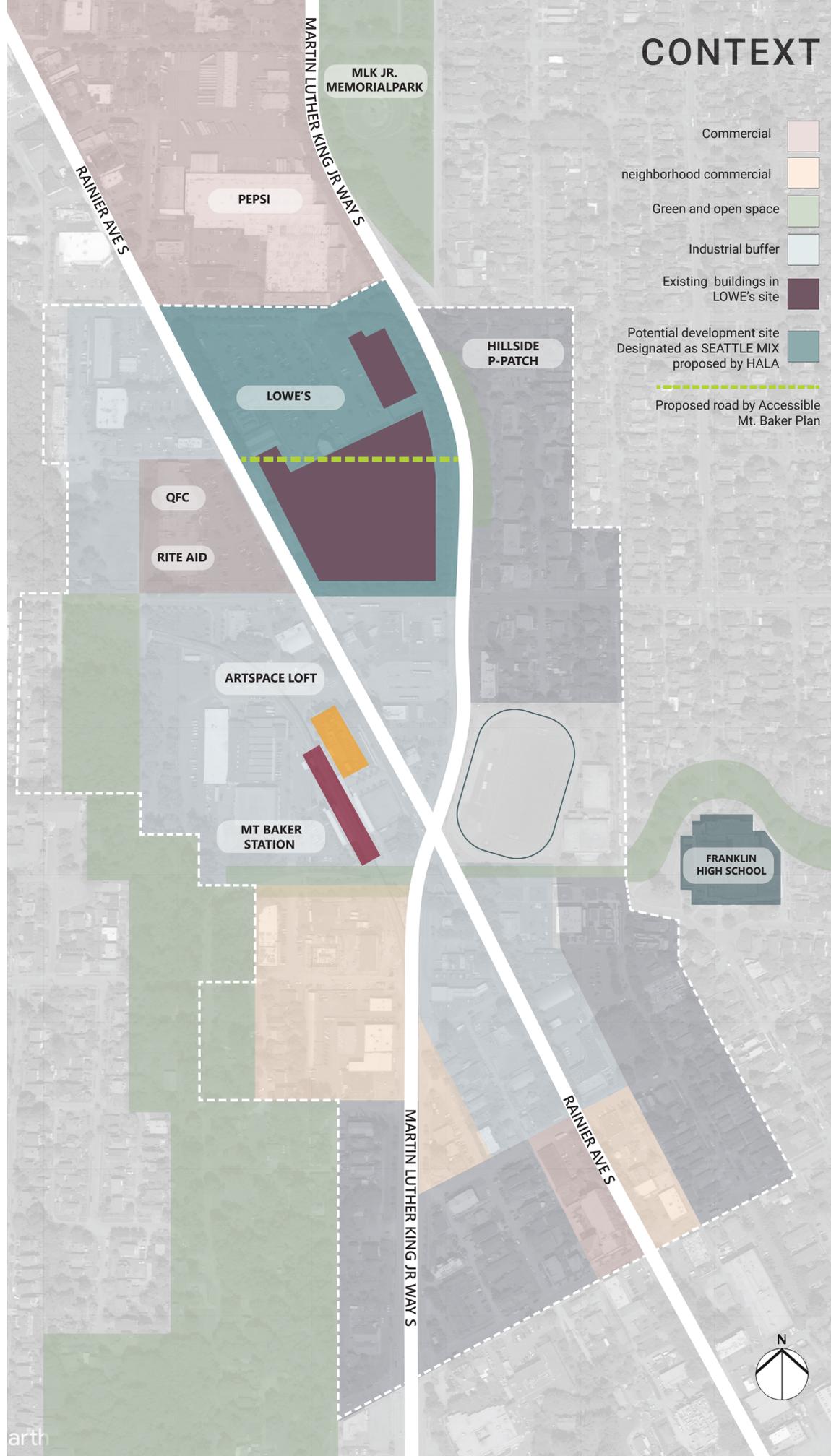
TOGETHER COLLECT + SHARE + LEARN + BUILD + EMPOWER



01. ELEMENT: URBAN SWING
RE-PURPOSING SALVAGE MATERIALS TO MEET DAY TO DAY AND POST DISRUPTION NEEDS



CONTEXT



- Commercial
- neighborhood commercial
- Green and open space
- Industrial buffer
- Existing buildings in LOWE's site
- Potential development site Designated as SEATTLE MIX proposed by HALA
- Proposed road by Accessible Mt. Baker Plan

CONCEPT

INCREMENTAL DEVELOPMENT STRATEGY

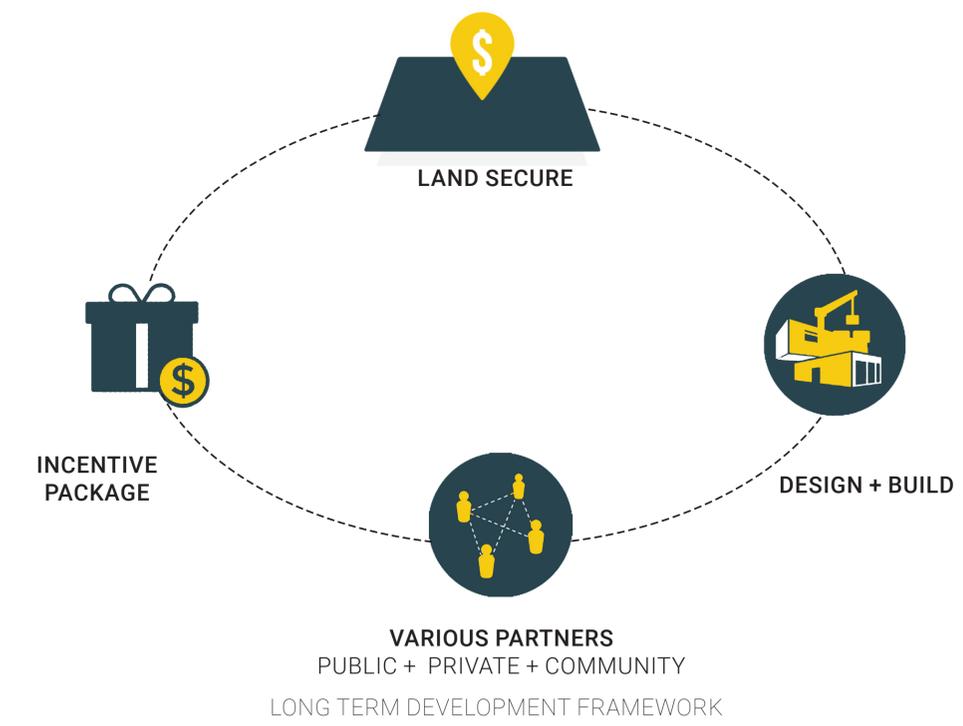


COMMUNITY DRIVEN SHORT TERM PLAN

- ACTIVATING** Lowe's parking lot in phases with pop up **MAKERSPACE + FOOD** vendors + local **BUSINESSES**
- PUBLIC SPACE** improvement with small scale design interventions
- PROGRAMMING** for events for days, weeks, months

PARTNERSHIP DRIVEN LONG TERM PLAN

- LAND** secure through the City/ Private/ Non-profit/ Community developers
- INCENTIVE** program to benefit partners involved in the process
- DESIGN and DEVELOPMENT** with the community to meet their needs and city's zoning requirements

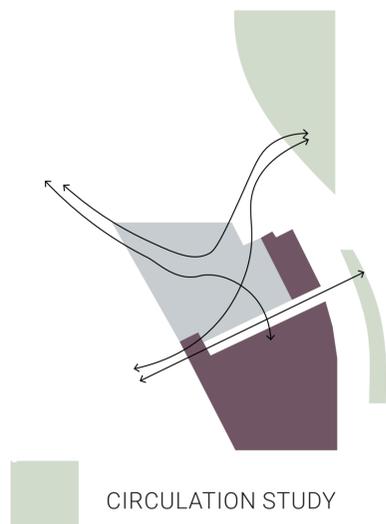


COMMUNITY RESILIENCE THROUGH AN INCREMENTAL DEVELOPMENT STRATEGY FRAMEWORK

- A STRATEGY THAT CAN RESPOND TO THE CHANGING DEVELOPMENT PATTERN AND COMMUNITY NEEDS WITH LIMITED RESOURCES AND INVESTMENT
- A STRATEGY TO REDUCE THE RISK OF JOB AND COMMUNITY DISPLACEMENT

DESIGN

SHORT AND LONG TERM DEVELOPMENT SCENARIOS



SCHEMATIC PLAN: SHORT TERM STRATEGY
ACTIVATING PARKING SPACE WITH POP-UP MAKERSPACE, FOOD VENDORS AND LOCAL BUSINESSES IN PHASES



PROPOSED CREATIVE HUB TO ENGAGE LOCAL MAKERS, ARTISTS AND SKILLED IMMIGRANT COMMUNITY TO SPUR ECONOMIC DIVERSITY AND NEW BUSINESS OPPORTUNITY

SCHEMATIC PLAN: LONG TERM STRATEGY
REDEVELOPING THE SITE WITH AFFORDABLE HOUSING, RETAIL, ENTREPRENEUR OFFICE SPACE



HOUSING

RETAIL

COMMUNITY KITCHEN + GARDEN

PROPOSED ROAD

OFFICE

CAR PARKING



Parking
Makerspace



PROPOSED MIXED USE DEVELOPMENT TO RESPOND CITY'S ZONING PLAN, CHANGING NEEDS OF THE COMMUNITY AND FUTURE DEVELOPMENT PATTERN

SCENARIOS



RE-PURPOSING OLD SHIPPING CONTAINERS FOR POP-UP FOOD CART, RETAIL AND MAKERSPACE (1, 2, 3)

POST DISASTER SCENARIOS (4 AND 5) - RE-PURPOSING SALVAGE MATERIALS TO BUILD EMERGENCY SHELTERS AND EVACUATION ROUTE



PROPOSED PROGRAMING
 WEEKDAYS: 3:00 PM - 8:00 PM
 WEEKENDS: 10:00 AM - 10:00 PM

TRAINING/ WORKSHOP/ EXHIBITION/ PERFORMANCE
 WEEKENDS / HOLIDAYS

OPERATION AND MANAGEMENT
 COMMUNITY ORGANIZATIONS, LOWE'S AND MAKERS/ARTISTS



PRECEDENTS

PARTNERSHIP MODEL STUDY

PARTNERS

Land: FORTERRA
Lake Union partners (80%)

Africatown Community Land Trust (20%)

Capitol Hill Housing

Office of Housing, City of Seattle



AFRICATOWN PLAZA

Location: 23rd and Union Seattle, WA

<https://capitolhillhousing.org/downloads/Africatown-Forterra-Announce-Partnership.pdf>

- 400-420 apartments
- 125 affordable housing for 60% to 85% of AMI
- 20,000 sq. ft. retail and restaurant space

- 120-135 affordable units for 40% AMI
- 3,100 sq. ft. of ground-level retail

- Design and Development
- Community consultation

\$4.5 million loan from through the Seattle Housing Levy



PLAZA ROBERTO MAESTAS

2602 16th Ave S, Seattle, WA

<http://www.elcentrodelaraza.org/documents/PRM.pdf>

- Land: El CENTRO
- Beacon Development Group
- SMR Architects
- DKA Architecture

- 114 units of affordable housing for 30 and 80% of AMI.
- 1-3/4 bedroom units from seniors to singles, low-income workforce housing.
- Retail space, child Development Center, multi-Cultural Center and main plaza for public gathering
- Open market and office spaces to allow micro-business opportunities

Community Consultation

- Tax credits, tax-exempt bonds, awards
- Zoning and code amendments

North Beacon Hill Council

State, City, and County

Funding Sources

- State, City, and County
- Private Funds
- El Centro Land Loan
- Commercial Loan
- Capital Campaign



EQUINOX

Location: 6555 5th Ave S, Seattle, WA

<https://equinoxstudios.org/about>

- 185,000 SFT artist space, 36 studios, 50 retail
- Studios ranging from blacksmithing and metal sculpture, to painting and ceramics, with woodwork, leather-work, glass, photography and much more.

A privately owned and operated makerspace for Artists and Artisans. Founded in 2006 by Samuel Farrazaino, a sculptor by nature. A place for collaboration and innovation

Business Model

Capping profit at 8 percent and turn it around to lower rents. By paying rent, tenant gets one share of stock for each \$1 that later contributes to an annual dividends.