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Bakhita Gardens Design Review



Archdiocesan
Housing Authority



BEACON
DEVELOPMENT
GROUP

Bakhita Gardens
2301 Second Avenue
Seattle, Washington



Design Review
March 25, 2008



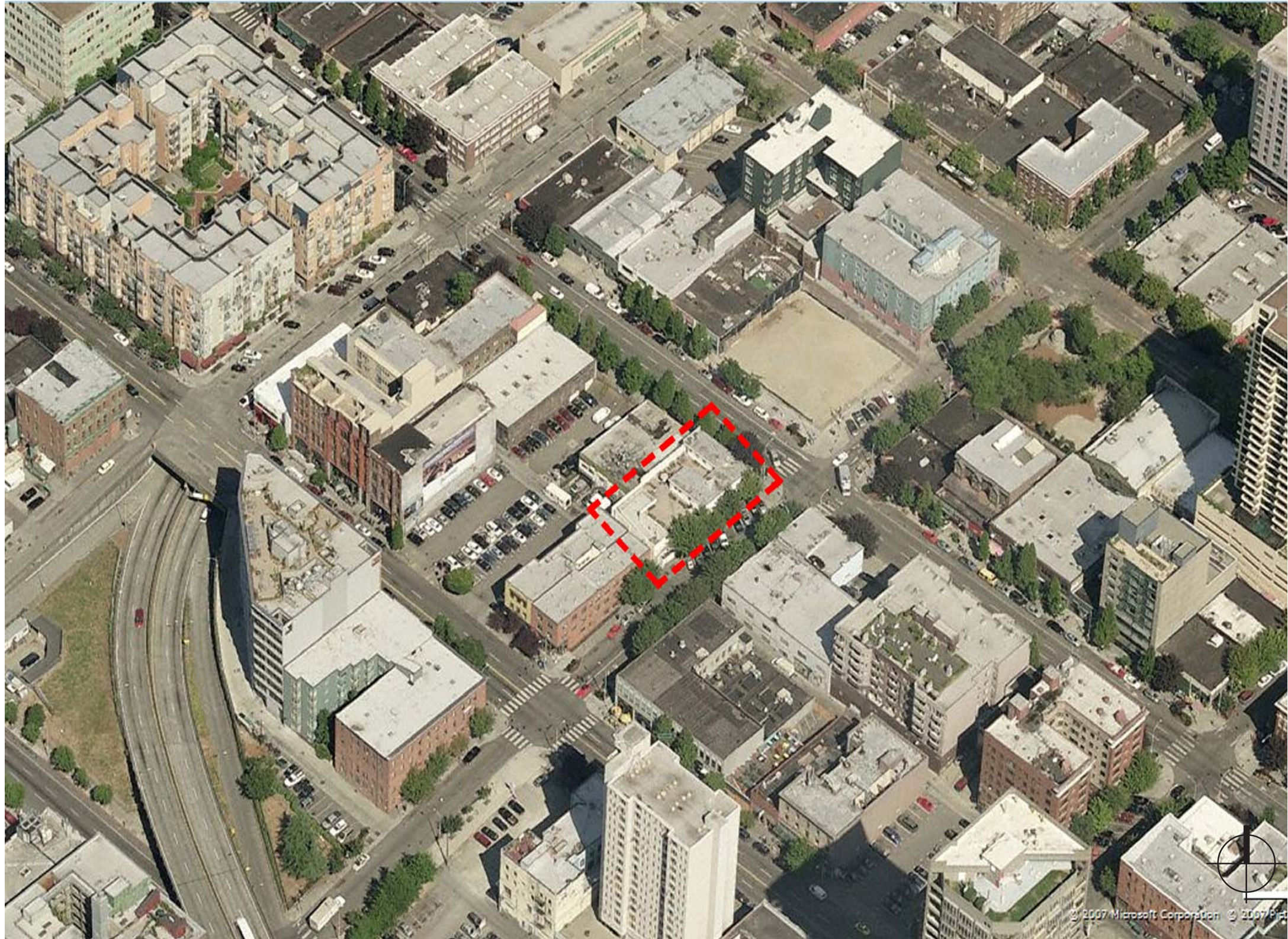


Table of Contents

- 1. Aerial Photo of Site
- 2. Neighborhood Context
- 3. Neighboring Properties
- 4. Existing Streetscape
- 5. Belltown Inspiration Images
- 6. Design Guidelines & Departures
- 7. Design Objectives & Site Plan
- 8. Building Plans
- 9. Building Sections
- 10. Renderings
- 11. Renderings
- 12. Building Elevations (South)
- 13. Building Elevations (East)
- 14. Building Elevations (West)
- 15. Building Elevations (North)
- 16. Perspective Views
- 17. Perspective Views
- 18. Signage
- 19. Exterior Lighting
- 20. Landscape Plan
- 21. Landscape Plans & Plant List



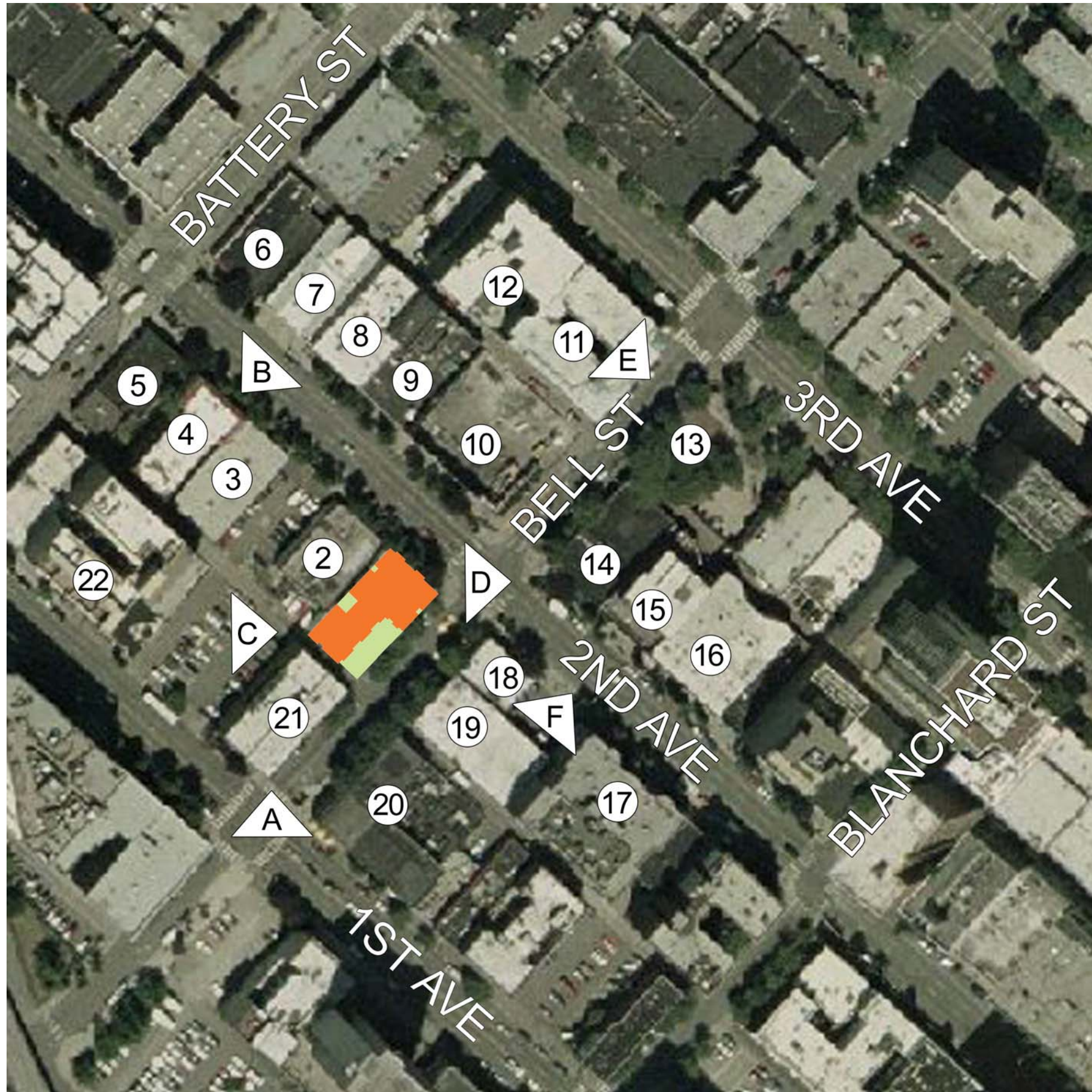
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Aerial Photo
from South

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Neighborhood Context and Use



Neighboring Properties

1. SITE
2. Restaurant & Bakery
3. Retail & Restaurants
4. The William Tell
5. Retail & Restaurant
6. Retail & Restaurant
7. Retail & Offices
8. Lounge & Offices
9. Galleries
10. Vacant Lot
11. Apartments
12. Apartments
13. Dog Park
14. Restaurant
15. Restaurants, Lounges, Apartments
16. Mixed Retail & Apartments
17. Mixed Retail & Apartments
18. Retail
19. Offices
20. Restaurant & Offices
21. Dorothy Day House
22. Austin Bell Building

A-F: See the images of neighboring properties on page 3



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Neighborhood
Context Aerial

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A Dorothy Day House



B The William Tell



C View of site from alley looking east

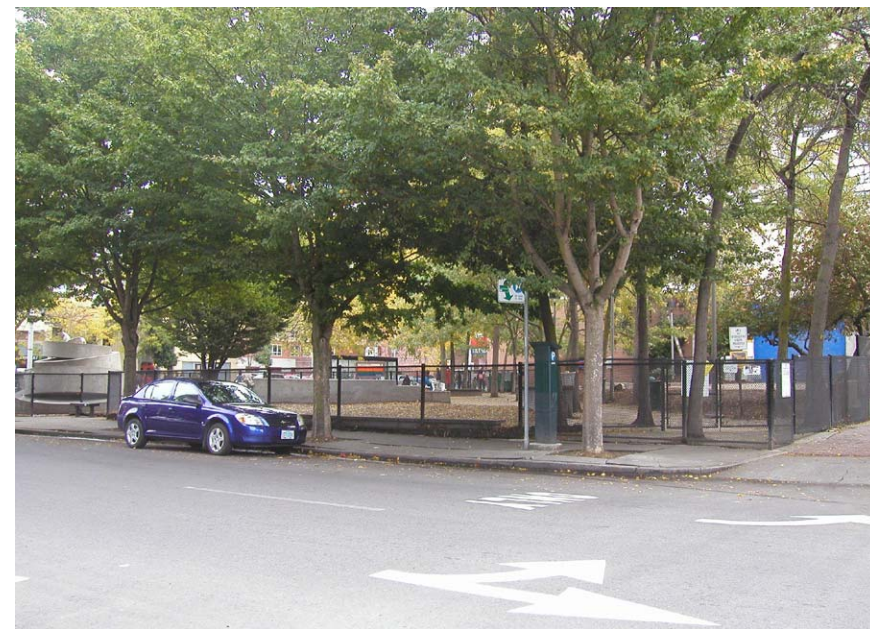


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D Mama's Mexican Kitchen



E Dogpark



F Mixed-Use Building

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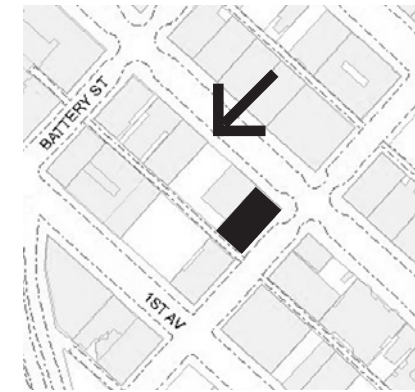
Neighboring
Properties

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SITE



Second Avenue looking west



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SITE



Bell Street looking north



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Existing
Streetscape

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Belltown
Inspiration
Images

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5

Relevant Guidelines for Downtown Development & Belltown Urban Center Village

A-1: Respond to the Physical Environment –

Building design responds to the adjacent Dorothy Day House with a 2-story brick base. L-shaped massing of upper 4-floors responds to the views and solar orientation to the south and west.

B-1: Respond to the Neighborhood Context –

Building design responds to the adjacent Dorothy Day House with a 2-story brick base and window pattern of single and paired double hung windows set in punched vertical openings.

B-2: Create a Transition in Bulk and Scale –

Massing of upper 4 floors is setback from the southwest corner of the site to lessen the impact on the adjacent Dorothy Day House. The façade along 2nd Avenue is composed with a strong rhythm of punched openings and the 2nd floor and bay windows on the upper 4 floors to create a harmonious composition

B-3: Reinforce the positive urban form & architectural attributes of the immediate area –

Retail is located along the 2nd Avenue streetfront to reinforce vibrant street life. Less active Bell Street is provided with landscape enhancements.

C-4: Reinforce Building Entries –

Corner recessed entry for retail space matches retail entry at Dorothy Day House and many corner buildings in Belltown. Housing entry is framed in contrasting stone material borrowing from the terra-cotta wrapped entry portals at many of the apartment buildings in the neighborhood.

C-5: Encourage Overhead Weather Protection –

Transparent steel-framed canopy is provided along the entire 2nd Avenue façade wrapping around the corner to Bell Street and extending ½ way down the Bell Street façade. The canopy stops at the housing entry and the green wall

C-6: Develop the Alley Façade –

2-story brick base wraps into the alley to provide a smooth transition to the utilitarian space. Security lighting is provided in the alley. An ornamental metal gate is provided at the pedestrian exit.

D-1: Provide Inviting and Usable Open Space –

Two outdoor patios are provided for resident use at the 2nd and 3rd floors overlooking Bell Street to provide a safe and secure environment for the women, yet also engaging the street life below.

D-2: Enhance the Building with Landscaping –

Landscaping along Bell Street includes a green wall on a portion of the façade which transitions into a trellis over the 2nd floor patio.

D-3: Provide Elements that Define the Place –

Landscaping enhancement along Bell Street will help add to the unique characteristics of the Green Street.

D-4: Provide Appropriate Signage –

Signage program for the retail space and the housing entry is derived from examples from the neighborhood.

D-5: Provide Adequate Lighting –

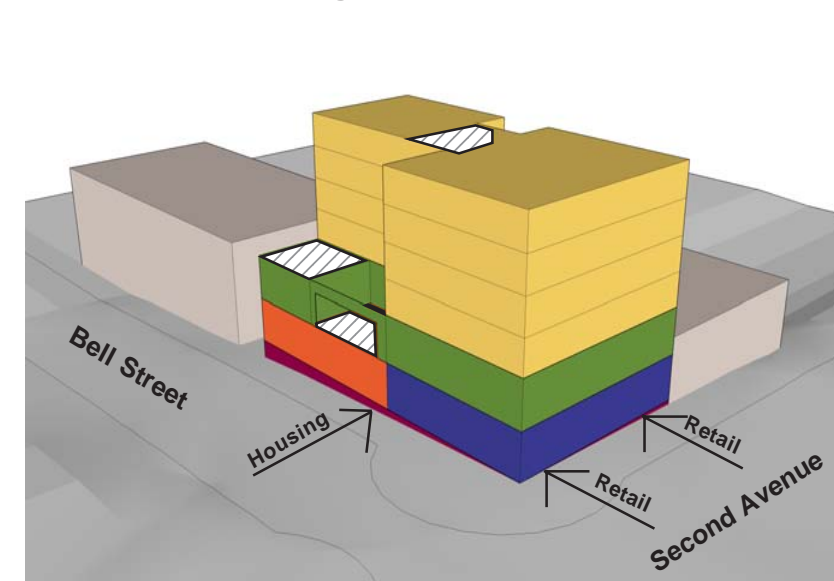
Pedestrian scale lighting is provided at street rights-of-way with building entries receiving enhanced lighting treatment. Glazed retail space along 2nd Avenue and Bell Street will spill out onto the streetscape to enhance the pedestrian environment.

D-6: Design for Personal Safety and Security –

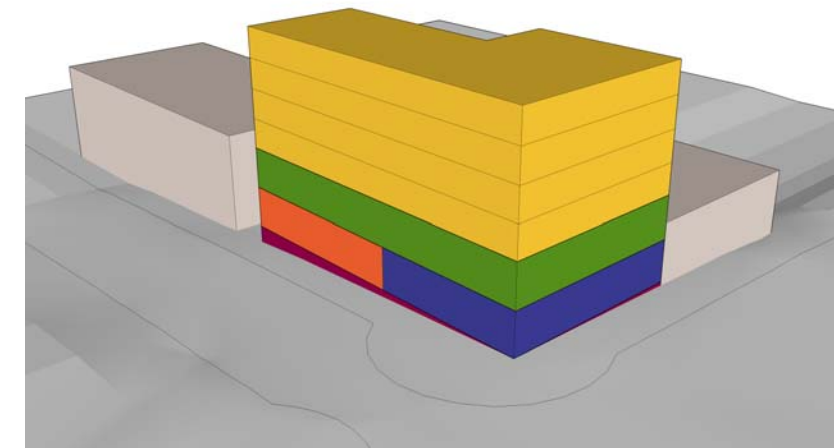
All right-of-ways are faced with abundant window openings and actively occupied space to provide 'eyes on the street'. Recesses in the building at street level are minimized to remove sheltered gathering spaces. A security camera monitoring system will be provided.

E-3: Minimize the Presence of Service Areas –

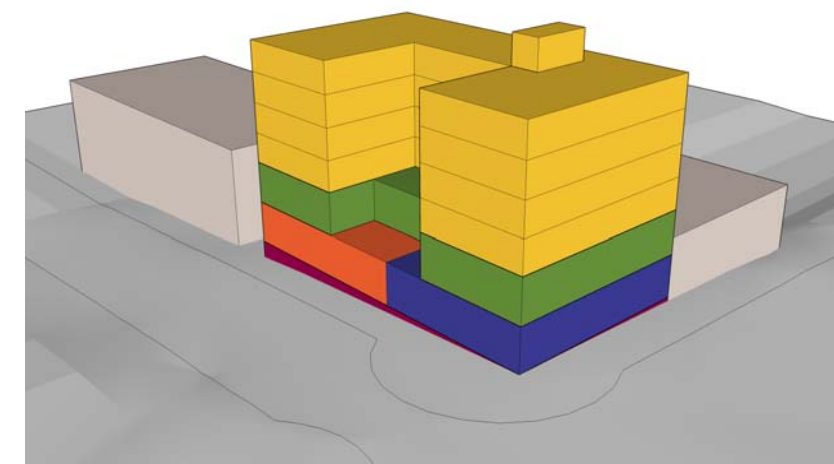
Trash and recycling dumpsters are located inside the building and will be brought out to the alley for pickup. Gas meters and all electrical equipment are located off the alley.



Alternative 1 (preferred scheme)



Alternative 2



Alternative 3

MASSING DIAGRAMS FROM EDG MEETING



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Development Standard Departures

Code Standard	Requirement	Proposed Departure	Justification
23.49.018 Overhead Weather Protection	Required along entire street frontage	Provide weather protection along entire Second Avenue street frontage, 80 percent of Bell Street	Green wall provided instead of overhead weather protection
23.49.018 Overhead Weather Protection	Minimum depth of eight feet from the building wall, or must extend to within two feet of the curbline (whichever is less)	Six foot deep canopies	Avoid established street trees
23.53.035A.2 Structural Building Overhangs	Maximum horizontal extension for architectural or decorative overhangs is one foot (three feet at the roof)	Three foot sunscreens at floors three through six	Energy savings from minimized solar heat gain
23.49.025 Solid Waste & Recyclables	21 foot vertical clearance for access	9 feet of vertical access within the basement level	Dumpsters will be brought to the alley on pickup day

Bakhita Gardens
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Seattle, Washington

Design
Guidelines
and Departures

Design Review
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 **SITE PLAN**

Bakhita Gardens

New Construction – 38,369 SF
6-Story, 71'-6" tall mixed-use project
Housing for 90 Homeless Women
2,500 SF Retail
6 parking stalls

Zoning Analysis

Zone: DMR/R 85/65
Urban Village: Belltown
Street Designation: 2nd Ave. – Class 1 Pedestrian Street
Bell Street – Green St.
Site Area: 6,360 SF after 2' alley dedication

Existing Site

The existing 60'x108' lot at the corner of 2nd Avenue and Bell Street contains a 1-1/2 story concrete structure housing an overnight shelter for homeless women in the basement, a retail space at the first floor facing 2nd Avenue, and a congregate residence for 13 women on the back half of the first floor and the partial second floor. The building was originally constructed as a print shop and parking garage in the 1950's and was converted to its current use, as housing for homeless women, in the early 1990's.

Neighborhood Context

The Belltown neighborhood surrounding the property offers an assortment of buildings but can be roughly categorized into the following four types: Apartment Buildings, Commercial/Retail Structures, Mixed-use Commercial/Residential Structures, and open parking lots. 2nd Avenue is a lively pedestrian block with restaurants, nightclubs, galleries, retail spaces, apartment buildings and a couple of open lots on the block. The buildings offer an eclectic mixture of architectural styles, most of which are 1 to 2 stories in height. Bell Street is a more passive street, as the corner buildings orient their use to the Avenue side. The most architecturally significant structure near the site is the Dorothy Day House directly across the alley to the west. It is a vintage turn-of-the-century brick 3-story building with tall, glazed storefront on the west side facing 1st Avenue.

Design Objectives

Program Objectives:

The Bakhita Gardens project is a collaboration of two existing programs of the Archdiocesan Housing Authority serving homeless women. It will expand and replace the existing services provided on the site to include interim housing for 40 women (Noel House), a congregate residence of Single-Room-Occupancy dwelling units for 50 women (Rose of Lima), administrative office space for the housing programs, and a ground floor retail space.

Site & Building Objectives:

- Add to the retail activity and character of 2nd Avenue
- Strengthen corner of 2nd Avenue and Bell Street
- Contribute to the vision of the Bell Street – Green Street initiative
- Create a dialogue between the new building and the vintage Dorothy Day House across the alley to the west
- Provide a safe and nurturing community for the residents of the building
- Relate to the established typology of the single-lot Belltown Apartment Building
- Create attractive exterior common spaces for the residents oriented toward sunlight and the magnificent views to the west
- Create a sustainable, energy efficient structure that provides a healthy environment for all its residents and occupants.



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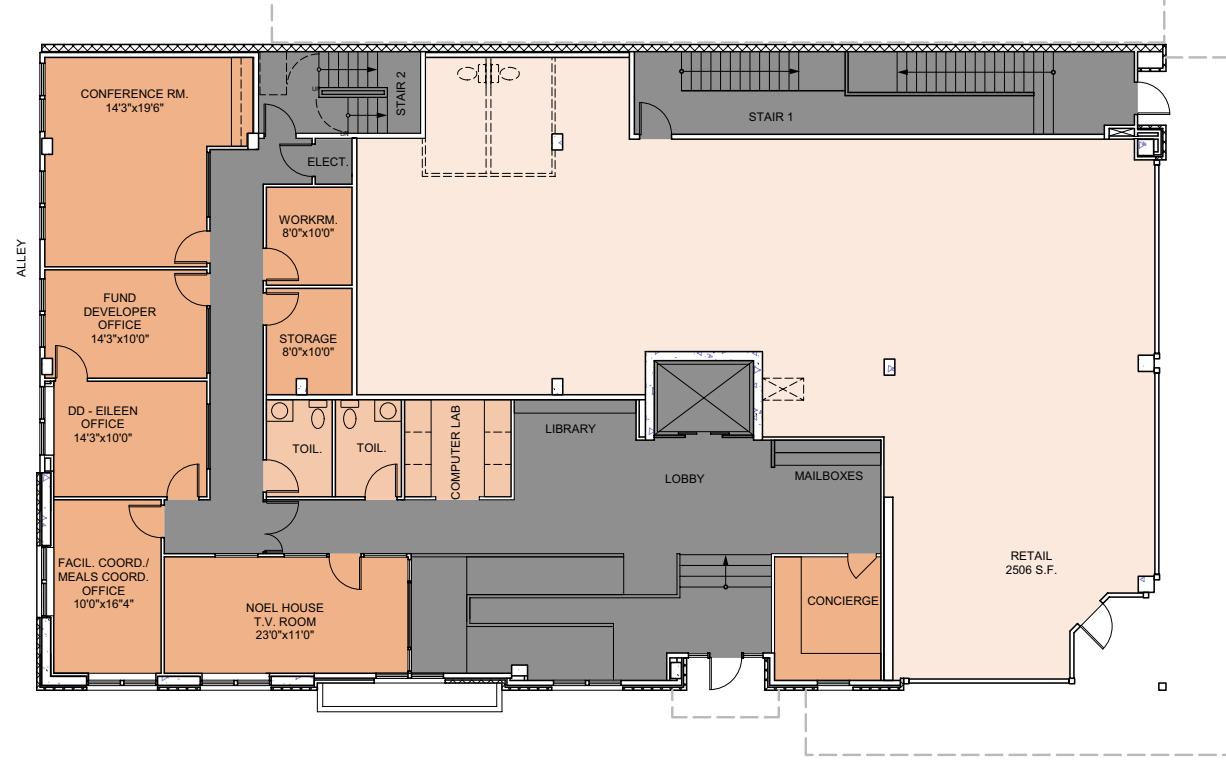
Design Objectives
& Site Plan

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March 25, 2008

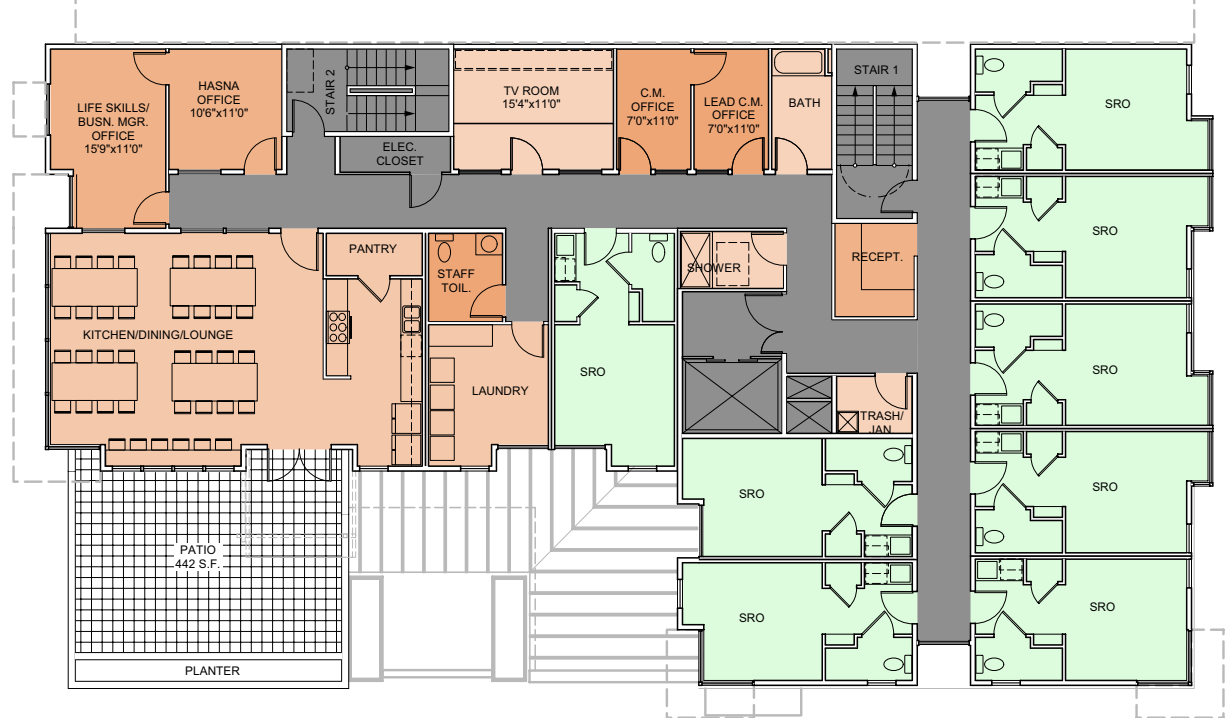


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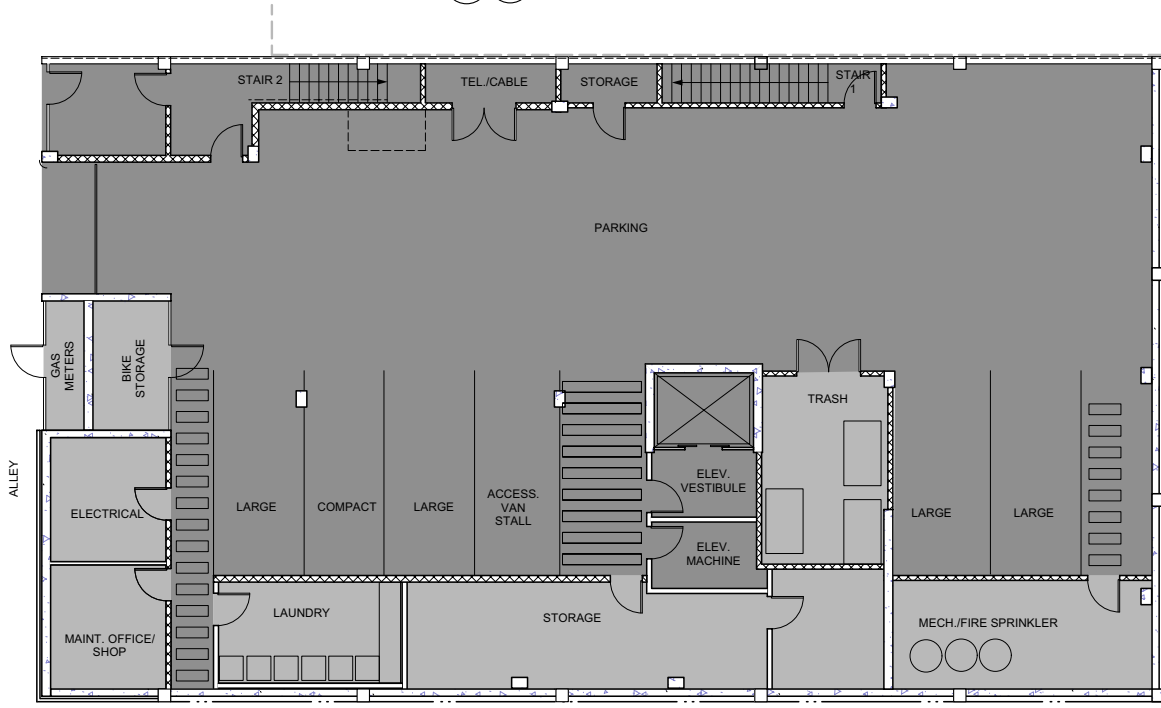
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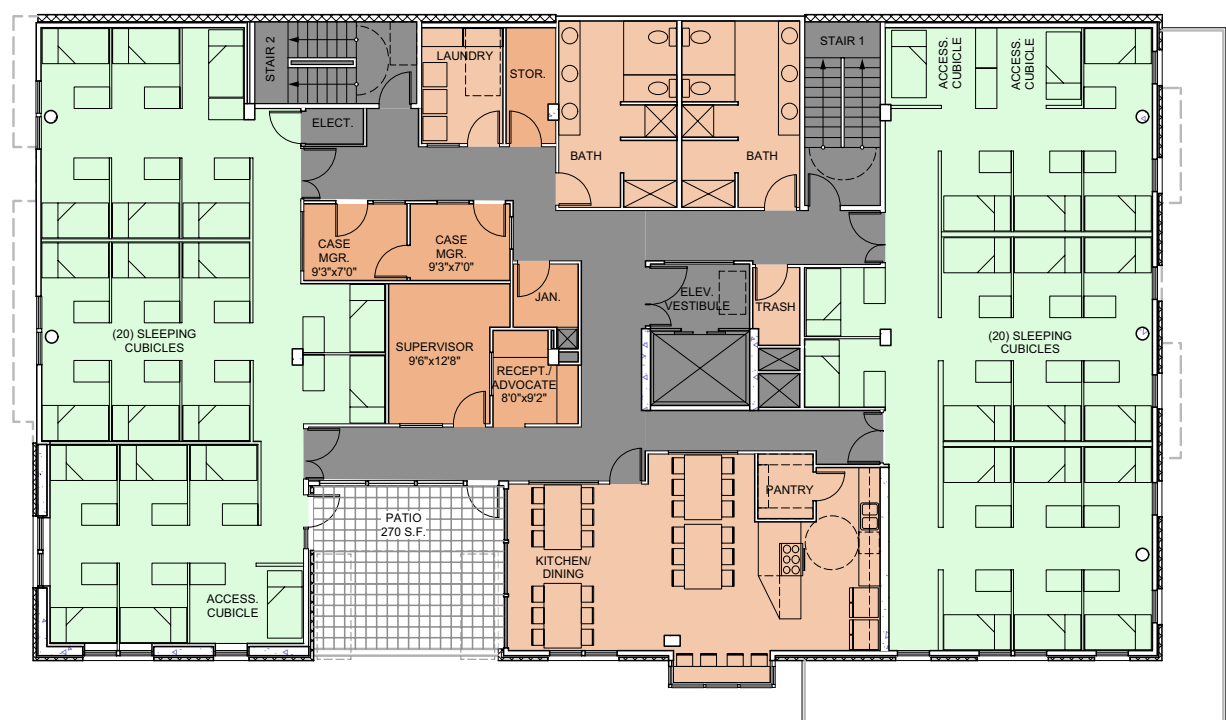
1st Floor Plan - 6185 S.F.



3rd Floor Plan - Rose of Lima (Congregate Residence)- 5139 s.f.
4th, 5th, 6th Floors Similar



Basement Floor Plan



2nd Floor Plan - Noel House (Interim Housing) - 6072 S.F.

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Building Plans

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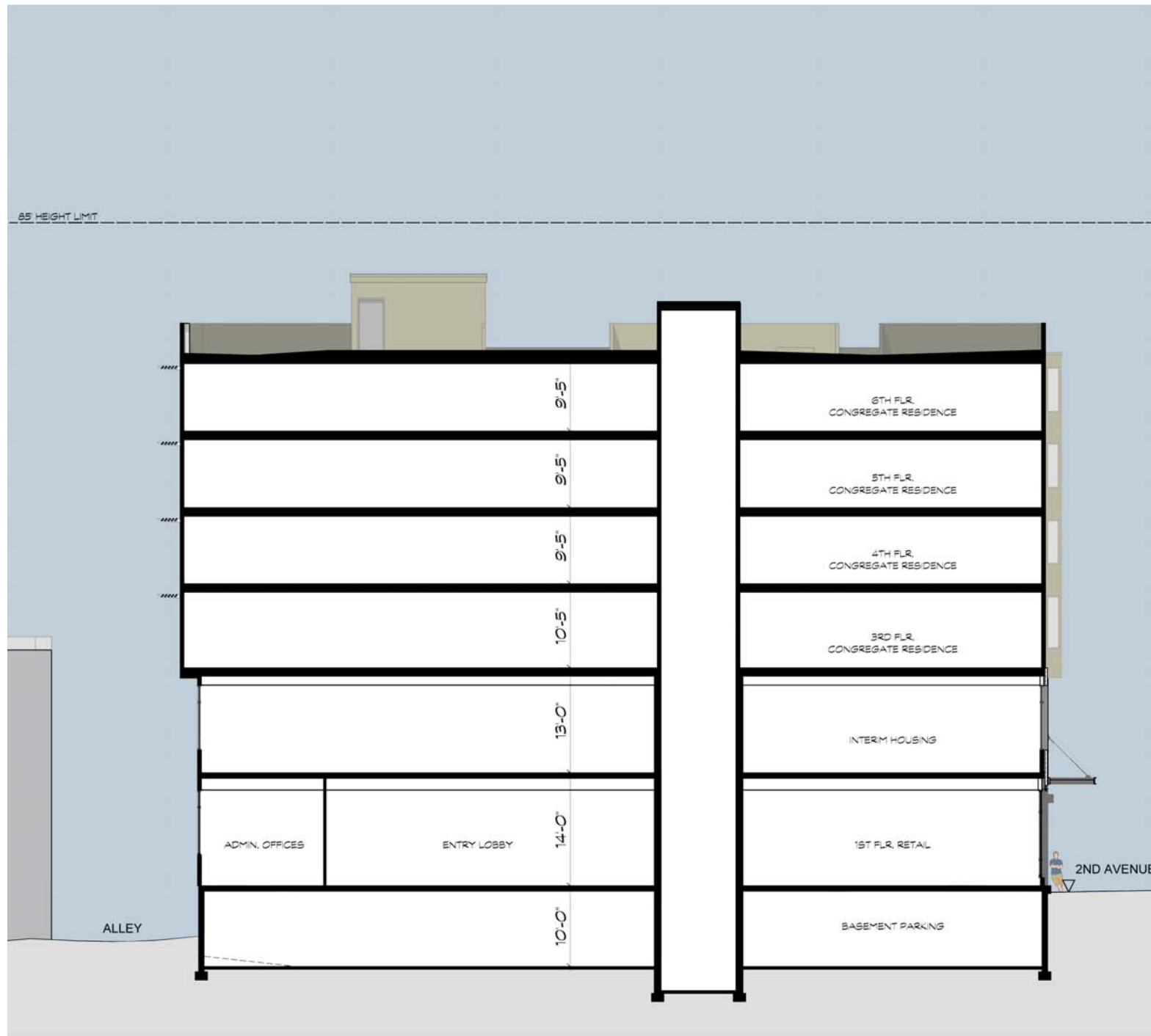




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East/ West Section



North/ South Section

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Building
Sections

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Perspective Rendering - View looking Northeast



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Perspective Rendering - View looking West



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65' HEIGHT LIMIT

FIBER CEMENT PANEL SIDING
FIBERGLASS WINDOWS
ALUMINUM SUNSCREEN

METAL ROOFING
GREEN SCREEN

ORNAMENTAL METAL
PLANTING FENCE
STONE MASONRY

BRICK MASONRY
ALUMINUM STOREFRONT

South Elevation (Bell Street)

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Building
Elevations

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East Elevation (2nd Avenue)



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West Elevation (Alley)



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Building
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North Elevation



Perspective Rendering - Residential entry view



Perspective Rendering - Retail entry view



Perspective Rendering - Looking west on Bell Street



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Perspective
Views

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Perspective
Views

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Perspective Rendering - View looking South

17 

Signage Overview

From Design Review Guidelines

C-4 Reinforce Building Entries

D-4 Provide Appropriate Signage

“Design signage appropriate for the scale and character of the project and immediate neighborhood. All signs should be oriented to pedestrians and/or persons in vehicles on streets within the immediate neighborhood.”

From the Seattle Municipal Code

23.55.034 (C)

- Signs may be electrical, externally illuminated, nonilluminated or may use video when it meets the requirements for video display methods.
- Signs shall not have rotating or moving parts that revolve at a speed in excess of seven rpm.
- No flashing signs
- No roof signs
- No portion of the sign more than 65 feet above the sidewalk.

23.55.034 (D)

- Each use may have one pole, ground, projecting or combination sign.
- Each use may also have one wall, awning, canopy, marquee or under-marquee sign
- There shall be no maximum area limits for on-premises signs.



Examples of sign types in neighborhood



Tenant Identity Sign Types

1. Suspended Canopy Blade Sign - Sign suspended from canopy frame, centered, perpendicular to face of building. Size: 2'-6" x 1'-3"; 7'-6" minimum clearance

2. Window Graphics - Tenant logotype or name as translucent graphic applied to inside face of window.

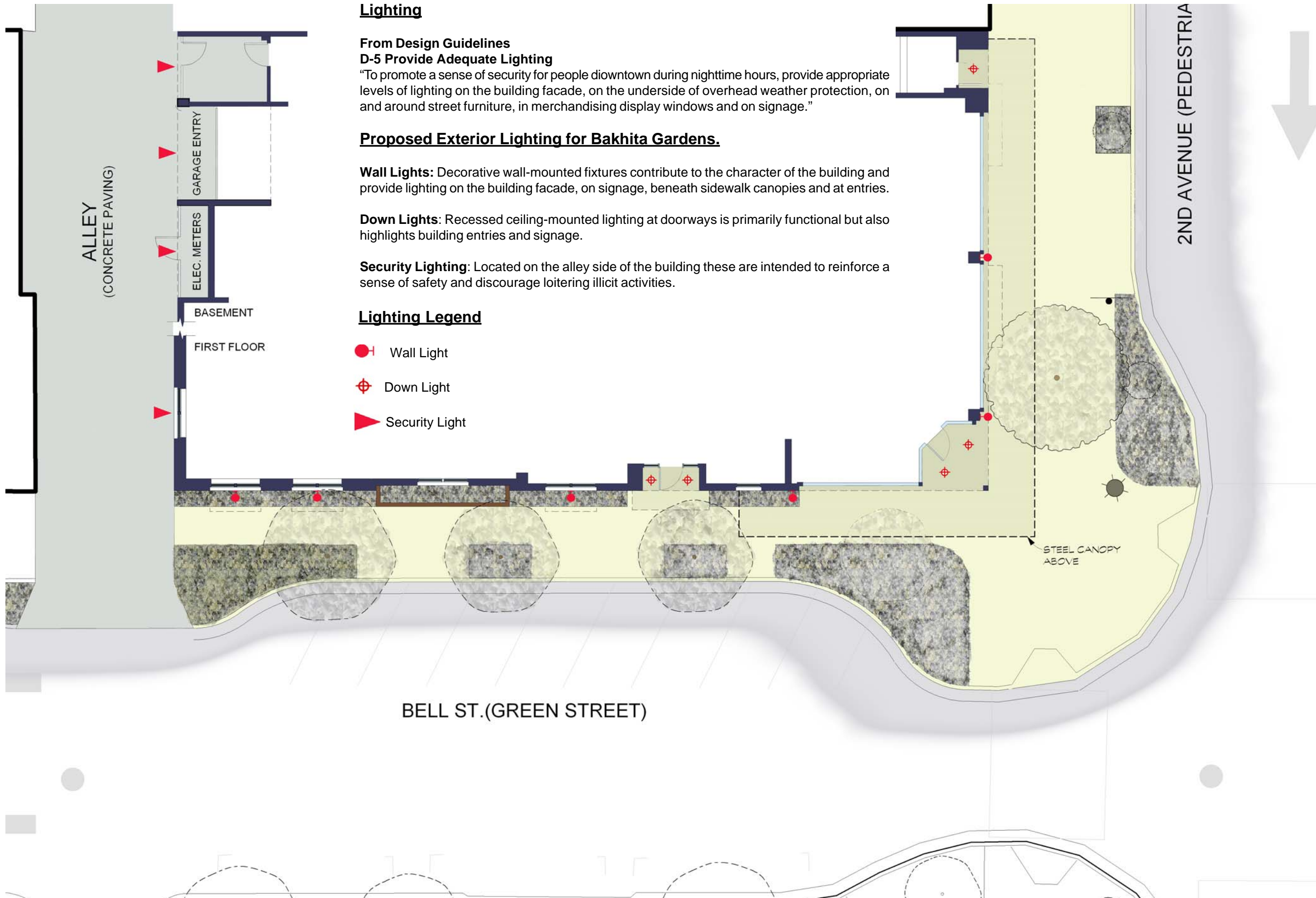
3. Residential Entry Signage - Metal letters applied to wall.



Tenant Identity Sign @ Residential Entry (Bell St.)

Metal letters individually mounted to building facade





Lighting

**From Design Guidelines
D-5 Provide Adequate Lighting**

"To promote a sense of security for people downtown during nighttime hours, provide appropriate levels of lighting on the building facade, on the underside of overhead weather protection, on and around street furniture, in merchandising display windows and on signage."

Proposed Exterior Lighting for Bakhita Gardens.

Wall Lights: Decorative wall-mounted fixtures contribute to the character of the building and provide lighting on the building facade, on signage, beneath sidewalk canopies and at entries.

Down Lights: Recessed ceiling-mounted lighting at doorways is primarily functional but also highlights building entries and signage.

Security Lighting: Located on the alley side of the building these are intended to reinforce a sense of safety and discourage loitering illicit activities.

Lighting Legend

- Wall Light
- ⊕ Down Light
- ▶ Security Light

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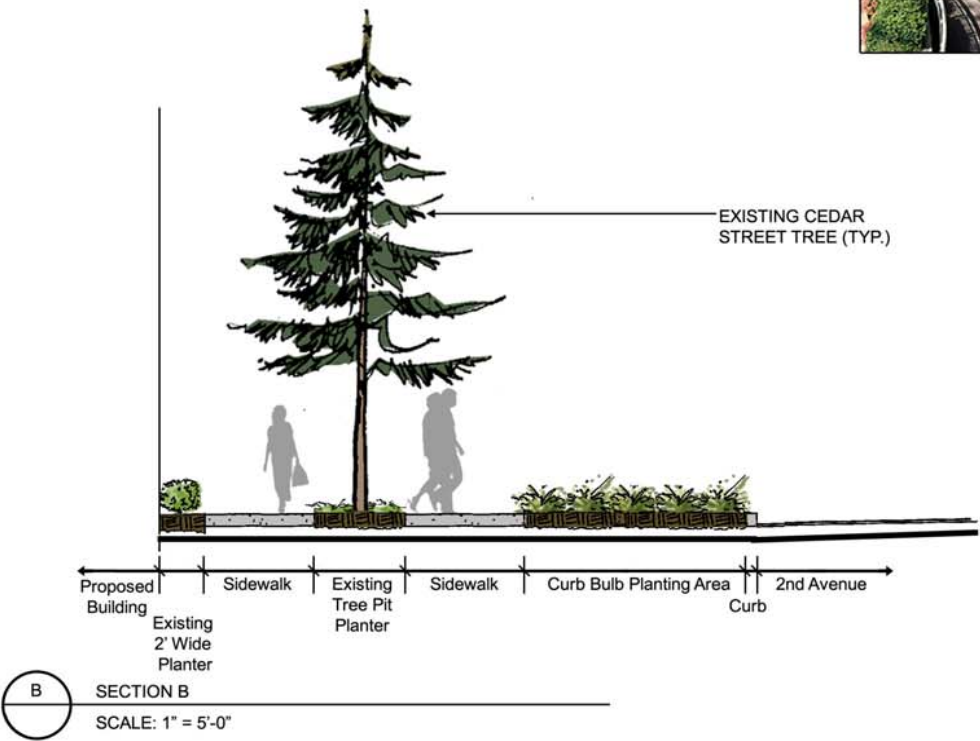
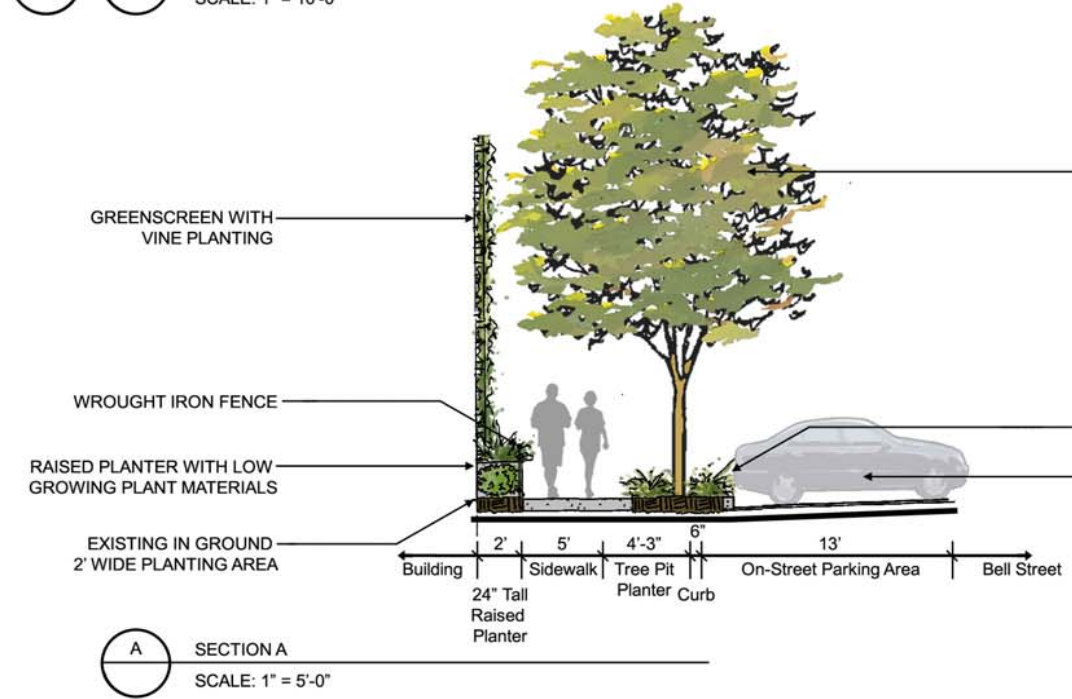
Exterior Lighting

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- PROPOSED PLANTING STRIP WITH LOW WROUGHT IRON FENCE
- EXISTING TREE PIT WITH EXISTING CEDAR TREE (TYP.)
- EXISTING IN-GROUND PLANTING AREA WITH 24" TALL MAXIMUM PLANTINGS
- PROPOSED RAISED 2' TALL PLANTER
- PROPOSED GREENSCREEN WITH VINE PLANTING
- STANDARD PORTLAND CEMENT CONCRETE SIDEWALK WITH TYPICAL JOINTING
- PROPOSED HEDGE MAPLE TO MATCH EXISTING STREET TREES

1ST FLOOR LANDSCAPE PLAN
SCALE: 1" = 10'-0"



A SECTION A
SCALE: 1" = 5'-0"

B SECTION B
SCALE: 1" = 5'-0"

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Landscape Plan

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3RD FLOOR LANDSCAPE PLAN
SCALE: 1" = 10'-0"

Scientific name	Common Name	Min. Size	Sp.
Shrubs & Ground Covers			
Buxus microphylla	Boxwood	4" Pot	18"o.c.
Hakonechloa macra 'Aureola'	Japanese Forest Grass	4" Pot	18"o.c.
Helictotrichon sempervirens	Blue Oat Grass	4" Pot	18"o.c.
Hosta sp.	Plantain Lily	4" Pot	18"o.c.
Liriope muscari	Lily Turf	4" Pot	18"o.c.
Imperata cylindrica	Blood Grass	4" Pot	18"o.c.
Iris sp.	Iris	4" Pot	18"o.c.
Lavandula	Lavender	4" Pot	18"o.c.
Ophiopogon 'black'	Black Mondo Grass	4" Pot	18"o.c.
Ophiopogon japonicus	Mondo Grass	4" Pot	18"o.c.
Pennisetum alopecuroides	Fountain Grass	4" Pot	18"o.c.
Pheasant's Tail	Stipa arundinacea	4" Pot	18"o.c.
Polystichum munitum	Sword Fern	4" Pot	18"o.c.
Sasa veitchii	Bamboo	4" Pot	18"o.c.
Thymus serpyllum	Creeping Thyme	4" Pot	18"o.c.
Vines			
Parthenocissus	Boston Ivy	N/A	N/A
Lonicera sempervirens	Trumpet Honeysuckle	N/A	N/A
Trees			
Acer campestre	Hedge Maple	N/A	N/A

*NOTE: NO ON-STREET PLANTINGS ARE TO EXCEED 24" IN HEIGHT

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Landscape Plans
and Plant List

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