

# Bakhita Gardens Design Review



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Archdiocesan  
Housing Authority



BEACON  
DEVELOPMENT  
GROUP

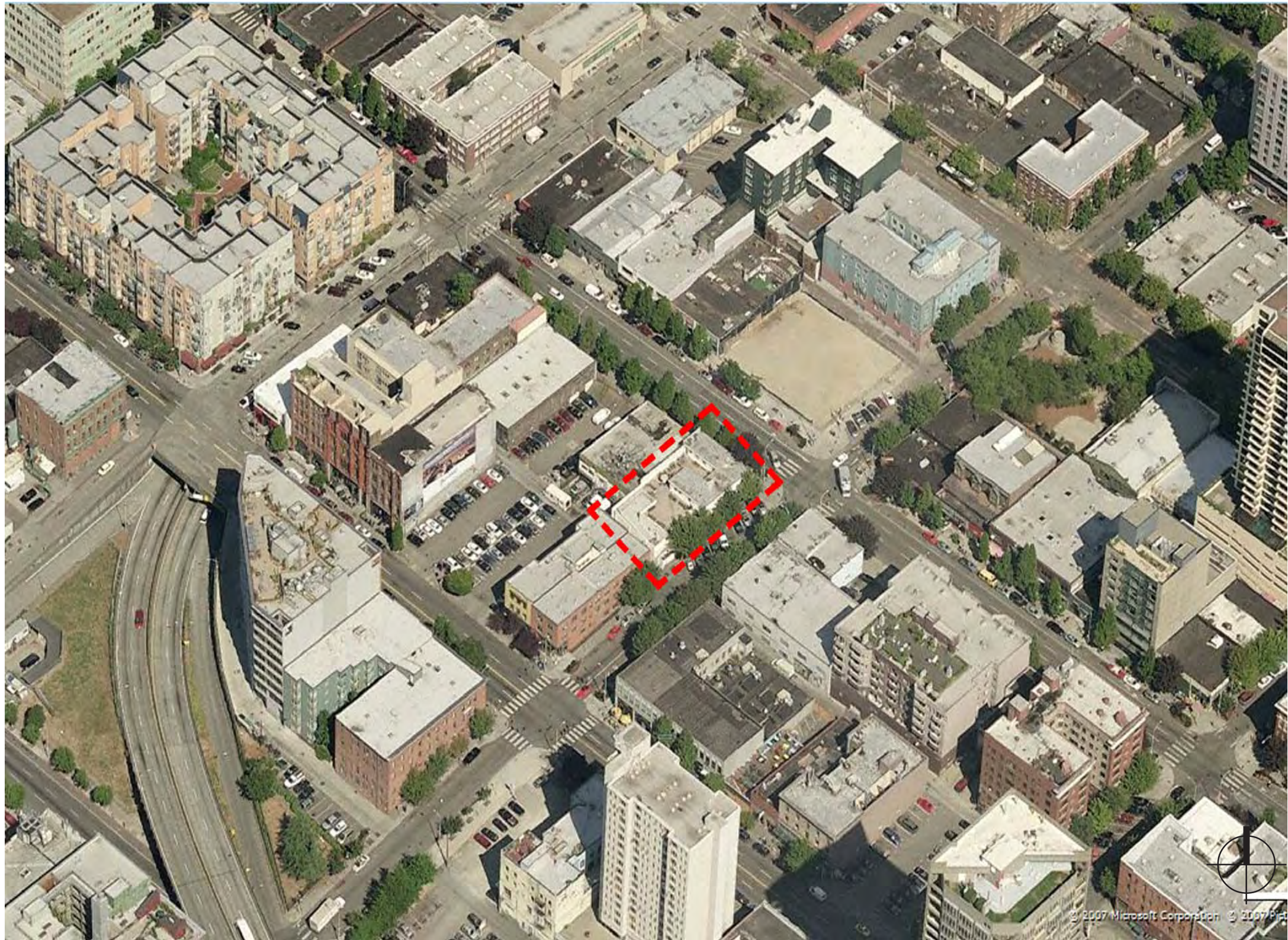
Bakhita Gardens  
2301 Second Avenue  
Seattle, Washington



Design Review  
April 22, 2008







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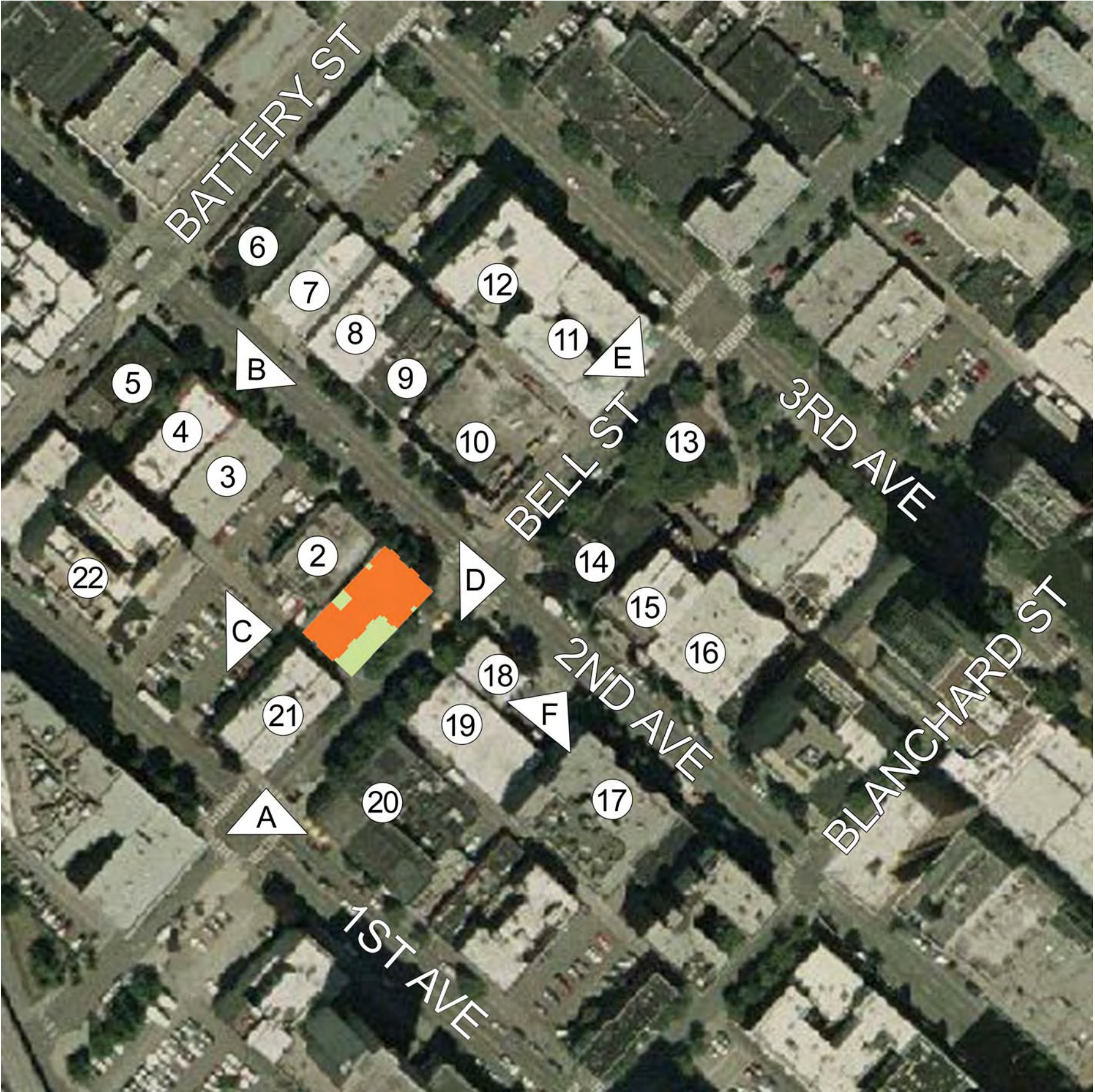
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Aerial Photo  
from South

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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

SITE



Bell Street looking north

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Existing  
Streetscape

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Belltown  
Inspiration  
Images

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# Response to Recommendations of the Downtown Design Review Board

## B-1 Respond to the Neighborhood Context

*Develop an architectural concept and compose the major building elements to reinforce desirable urban features existing in the surrounding neighborhood.*

Belltown - specific supplemental guidance:

- *Establish a harmonious transition between newer and older buildings. Compatible design should respect the scale, massing and materials or adjacent buildings and landscape.*

The Board asked if the architect has looked at other expressions above the base which relate to the Dorothy Day building as a guiding principal. There are two totally different compositions, but the applicants could come back to the Board with a better interpretation of the composition without destroying the planning that was done to make the interior a calming place for the residents to live. The exterior should not drive the interior program. The Board said the podium base is good and does not need revisitation like the top of the building. The Board said the design issues to be addressed for the next recommendation meeting are very narrow and focused on integrating the top with the base of the building. The existing brick base honors the neighboring brick buildings and gives a legacy to those buildings in a new building. At the next recommendation meeting, the Board would like to see the top and base stitched together or woven together as a whole.

### Architect's revisions as a response to Board's comments

The building design has been revised in the following ways to respond to the Board's Comments to provide a more unified building:

- *The 2<sup>nd</sup> Floor windows on the east façade (2<sup>nd</sup> Avenue) of the building have been revised to pairs of double-hung windows and relocated to align with the windows on floors 3-6 which help "stitch together" the building as a whole.*
- *The parapet at the top of the building has been revised to be continuous, rather than the many breaks, to provide a more refined appearance and eliminate the vertical emphasis of the previous design.*
- *Windows heads have been aligned throughout floors 3-6.*
- *The horizontal color banding has been eliminated to "quiet" down the building and create a more unified mass that sits comfortable on the brick base.*
- *The exterior wall at the east side of the 2<sup>nd</sup> floor patio has been changed to brick to provide a more unified base for the building.*
- *The recesses on the south and west wall of the courtyard have been revised to include a continuous parapet at the top to again create a more unified structure and it also provides the benefit of additional solar shading for the glazing in the recesses.*
- *Built-up metal flashing has been added at the top of the parapet and at the bottom of projecting bays.*
- *The sloped metal roofing at the 2<sup>nd</sup> floor has been changed to low-sloped membrane roofing to match the high roof system, which again helps in creating a more unified structure.*

## B-3 Reinforce the Positive Urban Form and Architectural Attributes of the Immediate Area

Consider the predominant attributes of the immediate neighborhood and reinforce desirable siting patterns, massing arrangements, and streetscape characteristics of nearby development.

Belltown – specific supplemental guidance:

- *Respond to regulating lines and rhythms of adjacent buildings that also supports a street-level environment.*

The Board said the architectural interpretation of the base with the upper floor and the volumetric architectural expression of the distribution of uses within the building is not well integrated. The Board complimented the alignment of the brick podium and said it is a "home run". However, the examples of nearby Belltown buildings in the recommendation packet illustrate a certain quietude. The Board said there should be a variety among the similar Belltown buildings, not variety on the façade of one proposed building. It is too ambitious to include all the vocabularies on the façade. Page 14 of the packet shows the change in widow types, but there is a fluidity in stick construction. The elevations show six different window types on one façade alone. Implicit in the punched façade, the parapet line accentuates the heavily dark elements. The Board said they like all the moves the architect made including the preferred massing option, looking at the neighborhood, the ambitious program and the care that has been put into the design of the floor plans to meet the programmatic requirements. The Board said the choice of materials would be reasonable for a tower building, but the material choice is too busy at this modest scale. The regulated bays do not relate to the base, so the top needs to come down to create a sense of compatibility. Work needs to be done to bring the top and base together as a coordinated whole. An addition to an historic building on Vine Street is an example of the appropriate use of two different architectural vocabularies.

### Architect's revisions as a response to Board's comments

The building design has been revised in the following ways to respond to the Board's Comments to provide a more unified building (**see changes outlined for B-1 above**):

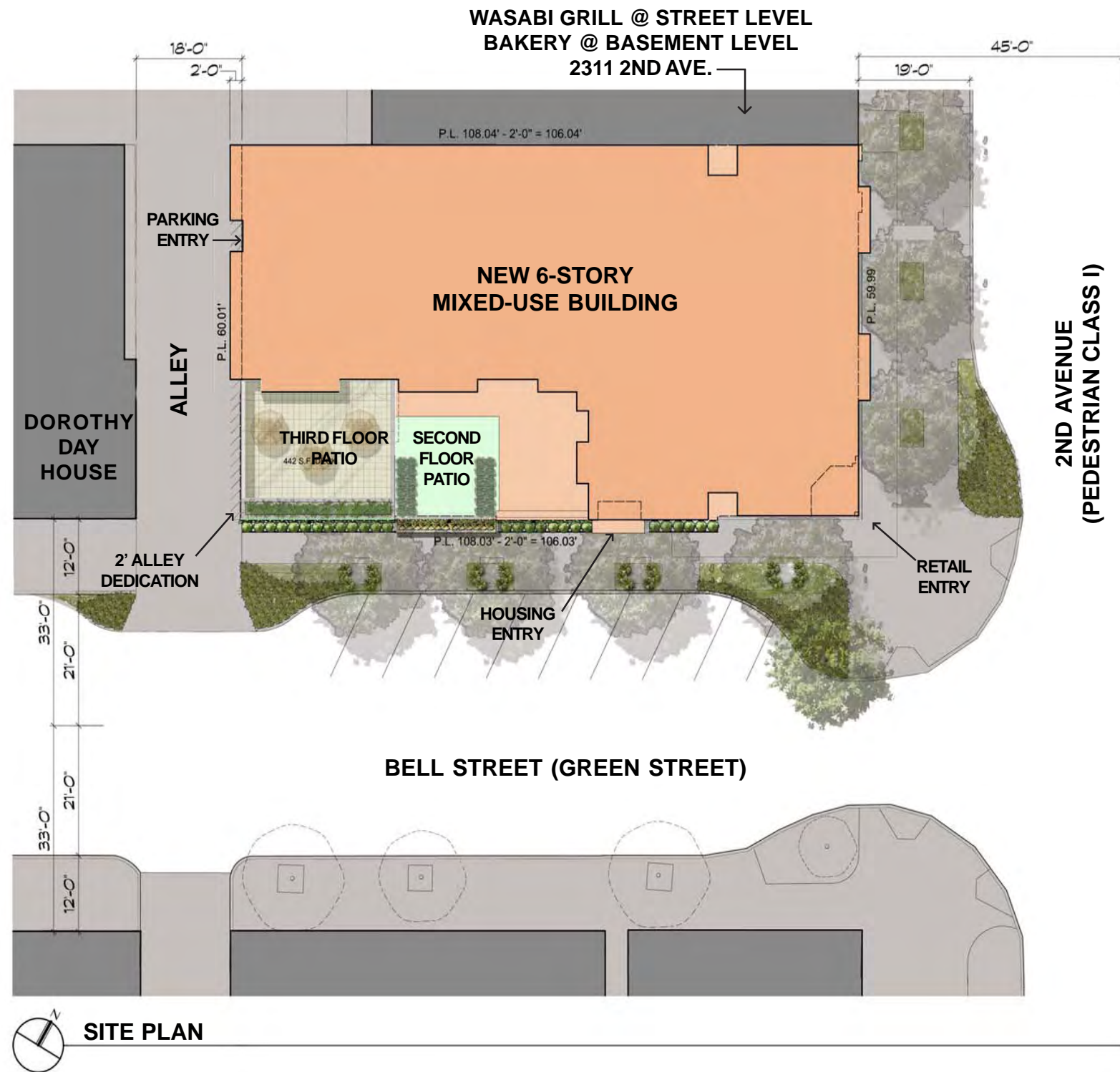
- *We explored the use of double-hung windows at floors 3-6 as another way of "stitching" the top to the base by incorporating the same window type (see alternative East and South elevations). In our opinion, this is less successful architecturally and detracts from the unified mass of the upper portion of the building. Additionally, the double-hung windows on floors 3-6 create an operational problem for the owner as they create large openings for the unstable resident population to pursue suicidal tendencies. The design team and the ownership group strongly recommend against changing the window type in the upper portion of the building to double-hung windows.*



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Response to  
March 25, 2008  
Design Review

Design Review  
April 22, 2008



### 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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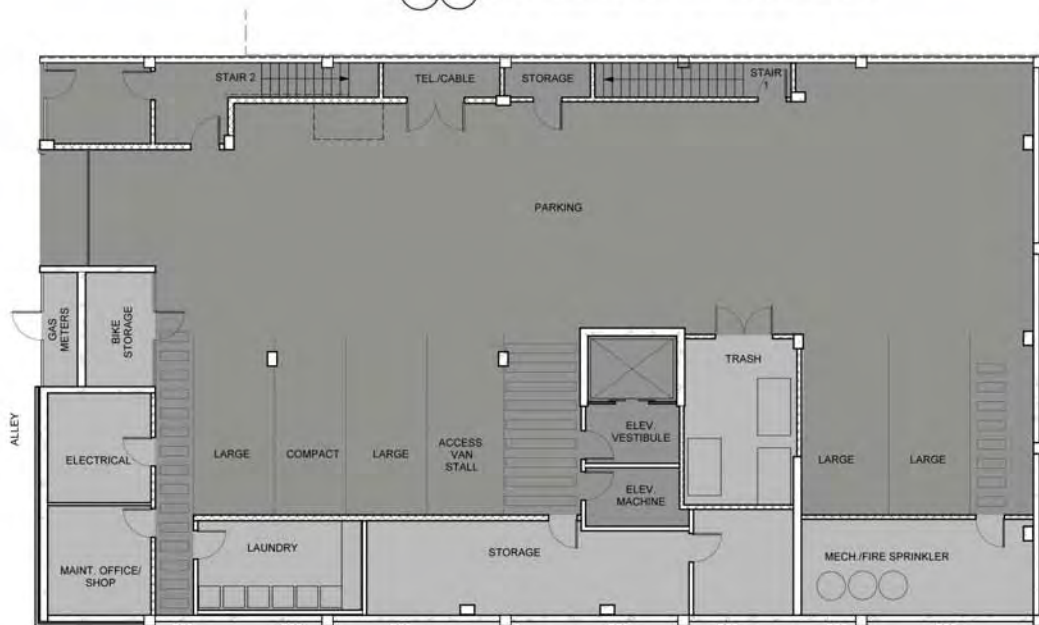
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1st Floor Plan (F.F.E. 129.51') - 6185 S.F.



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



Basement Floor Plan

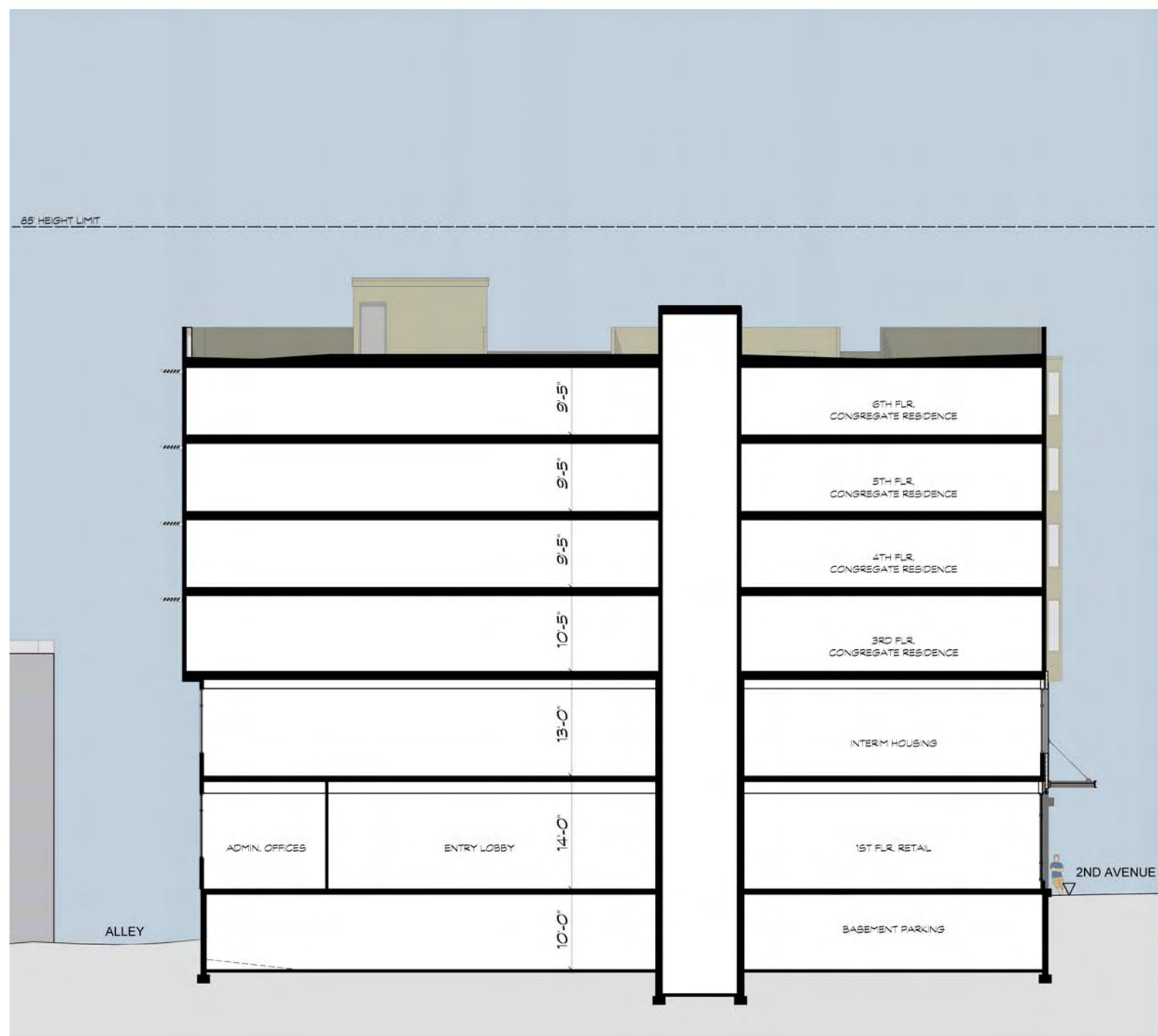


2nd Floor Plan - Noel House (Interim Housing) - 6072 S.F.

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East/ West Section



North/ South Section



Perspective Rendering - View looking Northeast



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Perspective Rendering - View looking West



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South Elevation (Bell Street)

12 alt



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East Elevation (2nd Avenue)



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East Elevation (2nd Avenue)

13 alt



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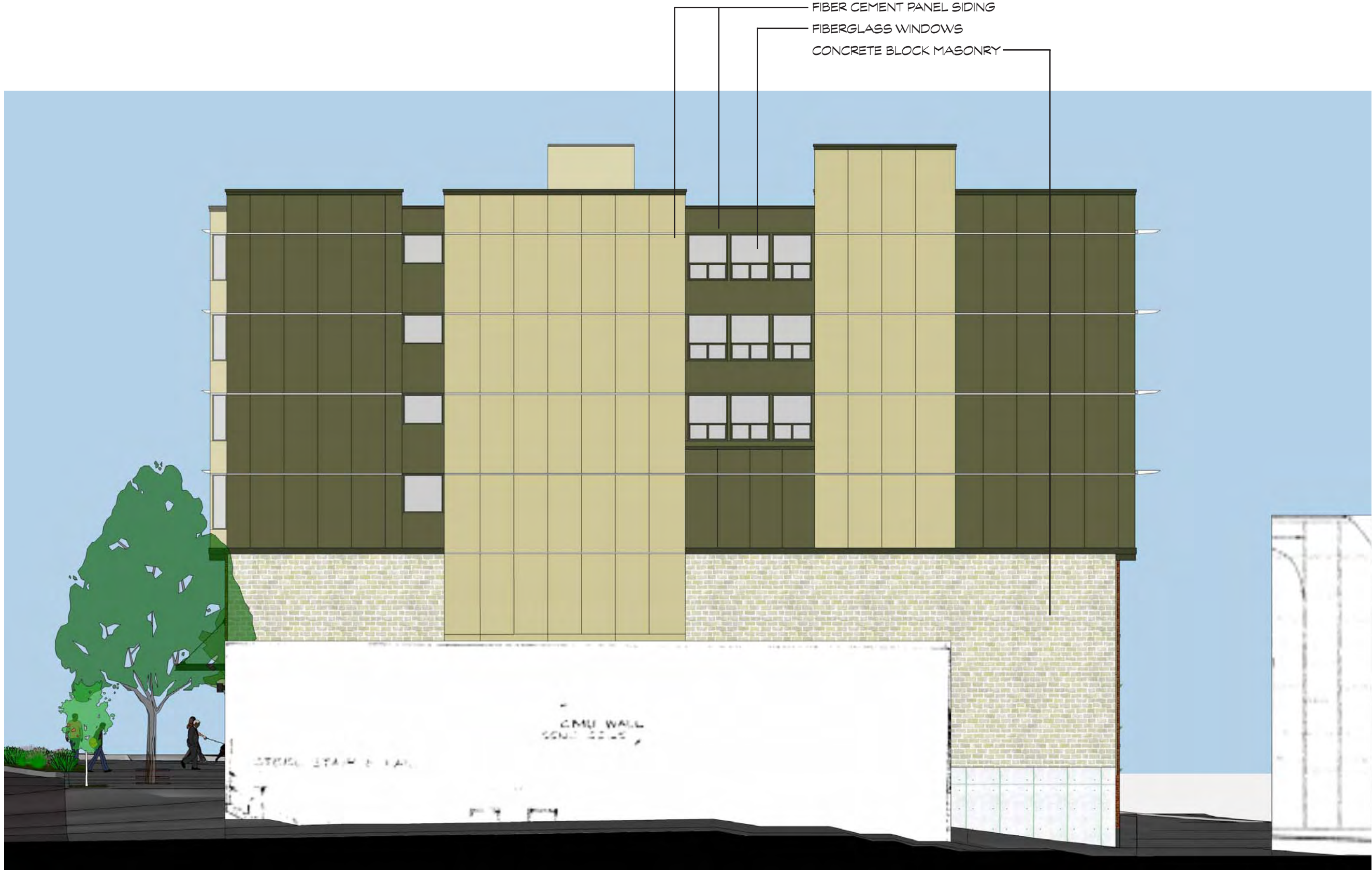
West Elevation (Alley)



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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  
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Perspective  
Views

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Perspective Rendering - View looking South

**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.

**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.



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Examples of sign types in neighborhood



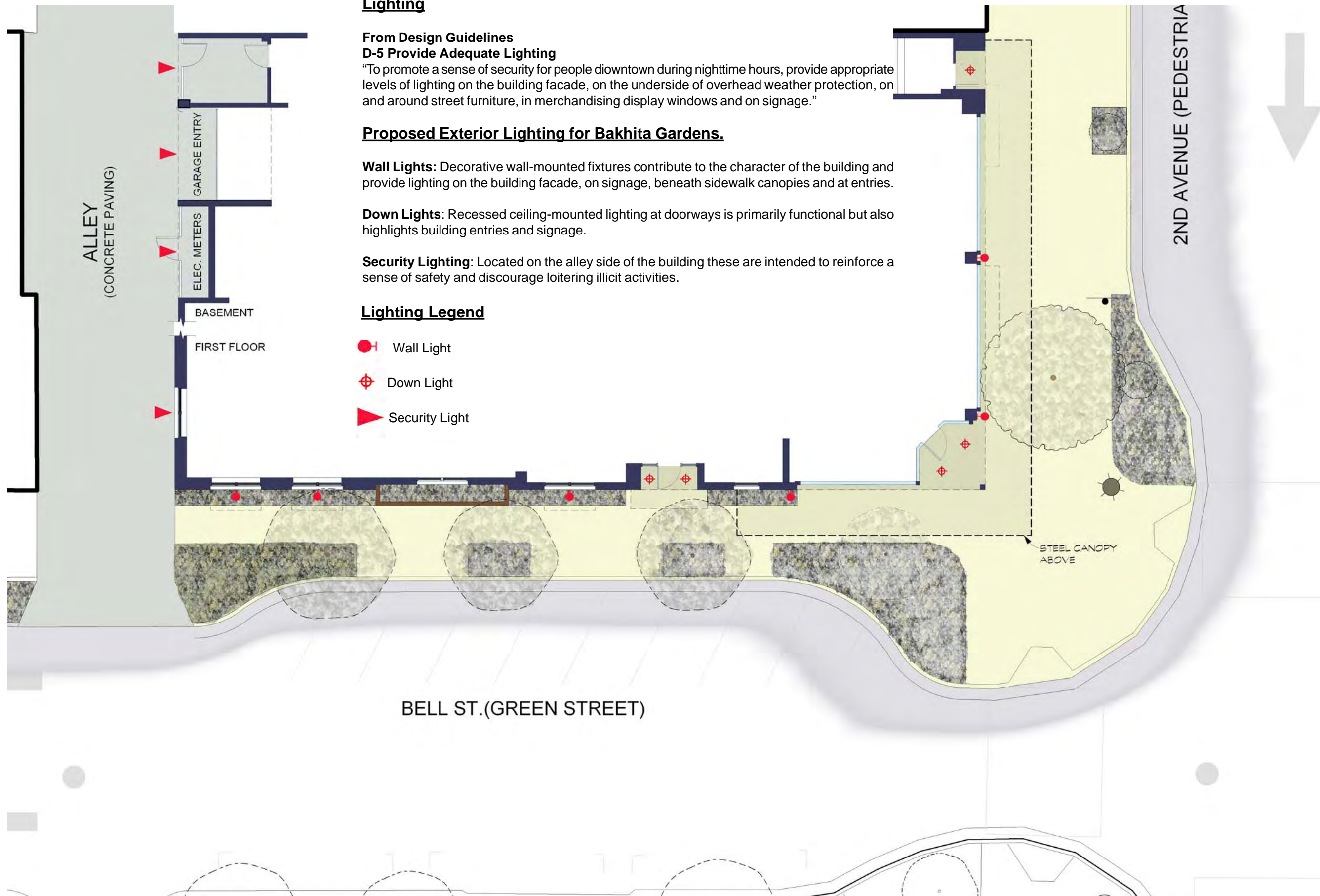
**Tenant Identity Sign @ Residential Entry (Bell St.)**  
Metal letters individually mounted to building facade



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Signage

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# **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.**

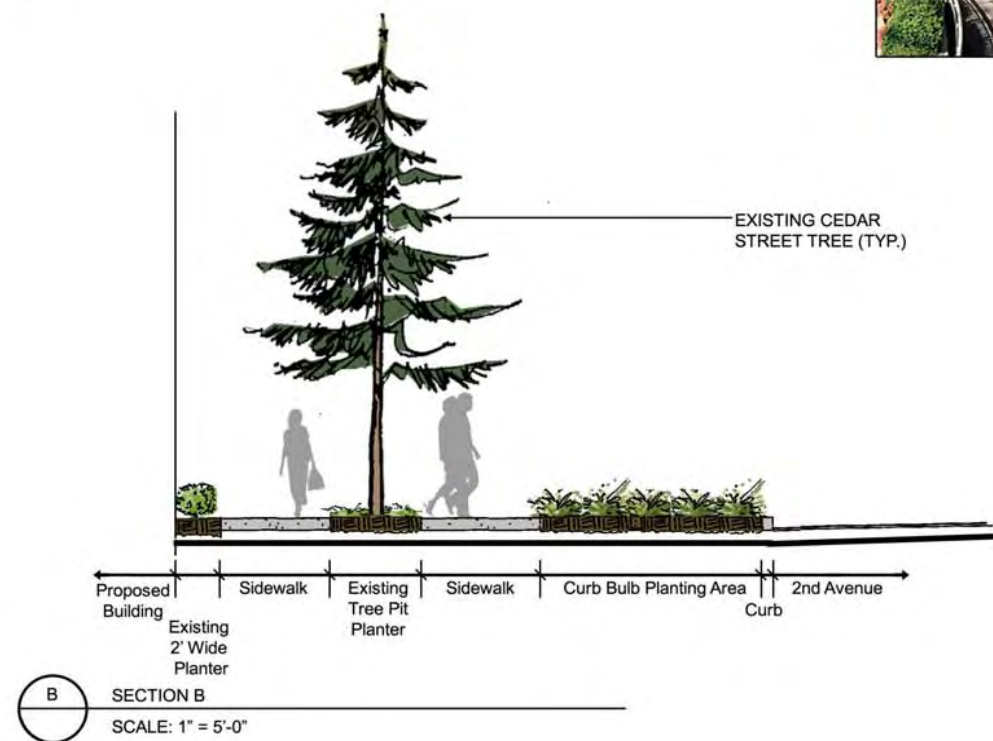
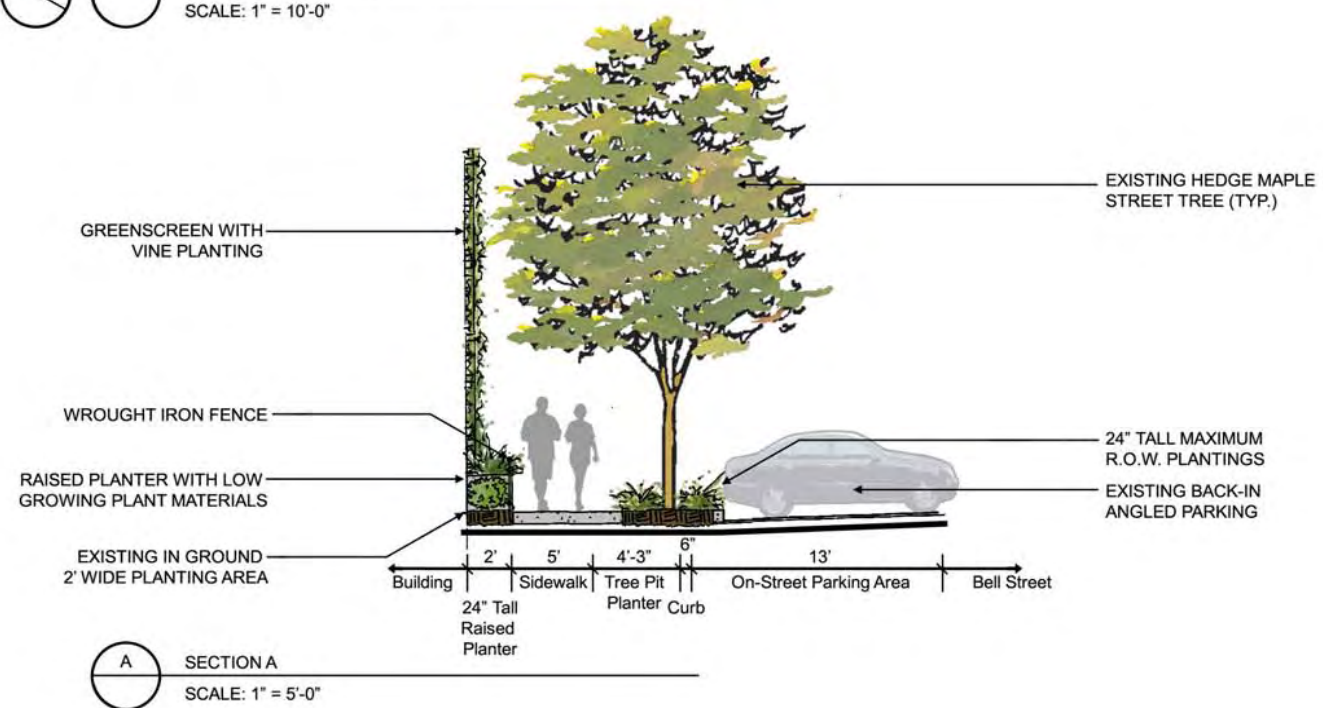
**Wall Lights:** Decorative wall-mounted fixtures contribute to the character of the building and provide lighting on the building facade, on signage, beneath sidewalk canopies and at entries.

**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





Scientific name	Common Name	Min. Size	Sp.
<u>Shrubs &amp; Ground Covers</u>			
 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.
 Ophiopogan 'black'	Black Mondo Grass	4" Pot	18"o.c.
 Ophiopogan 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.
<u>Vines</u>			
 Parthenoscissus	Boston Ivy	N/A	N/A
 Lonicera sempervirens	Trumpet Honeysuckle	N/A	N/A
<u>Trees</u>			
 Acer campestre	Hedge Maple	N/A	N/A

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