

El Centro Columbia City

A transit-oriented development with affordable, rental apartments, child development center and Church of Hope.

Project Summary

ECCC will have 87 affordable apartments

Mix of 1, 2 and 3 bedrooms

Rents ranging from \$651 to \$1,805

Wrap around services provided by El Centro

Church of Hope

Child Development Center

Consejo Referral and Counseling Services

ECCC Community Benefits

Build A Community that is inclusive of all people

Provide Affordable Housing for families

Deliver access to early childhood education

Church of Hope religious services & community events

Office Space for Consejo Referral & Counseling



Presenters

SMR Architects

Overall Project Design, Including Scale, Facade and Materials

Church of Hope & Wilkerson Design Lab

Church of Hope Design Update

Beacon Development Group

General Timing and Development Concerns

7 Directions Architects/Planners

Implementation of Art and Culture



SMR Architects



NEIGHBORHOOD SCALE



ANGELINE APARTMENTS



GREENHOUSE APARTMENTS



PHO BO SITE



POST OFFICE SITE



ART OF SOUL/COLUMBIA MARKET SITE



1-N-1 AUTO SITE

SIMILAR PROJECTS BY SMR ARCHITECTS



- ULI Jack Kemp Award of Excellence, 2019
- AIA/HUD Secretary's Housing and Community Design Award, 2017
- Affordable Housing Tax Credit Coalition's Excellence Awards Hon. Mention, 2017

PLAZA ROBERTO MAESTAS

- PCBC's Golden Nugget Awards Award for Merit in Affordable Housing, 2017 •
- Puget Sound Regional Council VISION 2040 Award, 2017 •
- Futurewise Livable Community Award for Equity & Environment, 2013 •



COLUMBIA CITY STATION

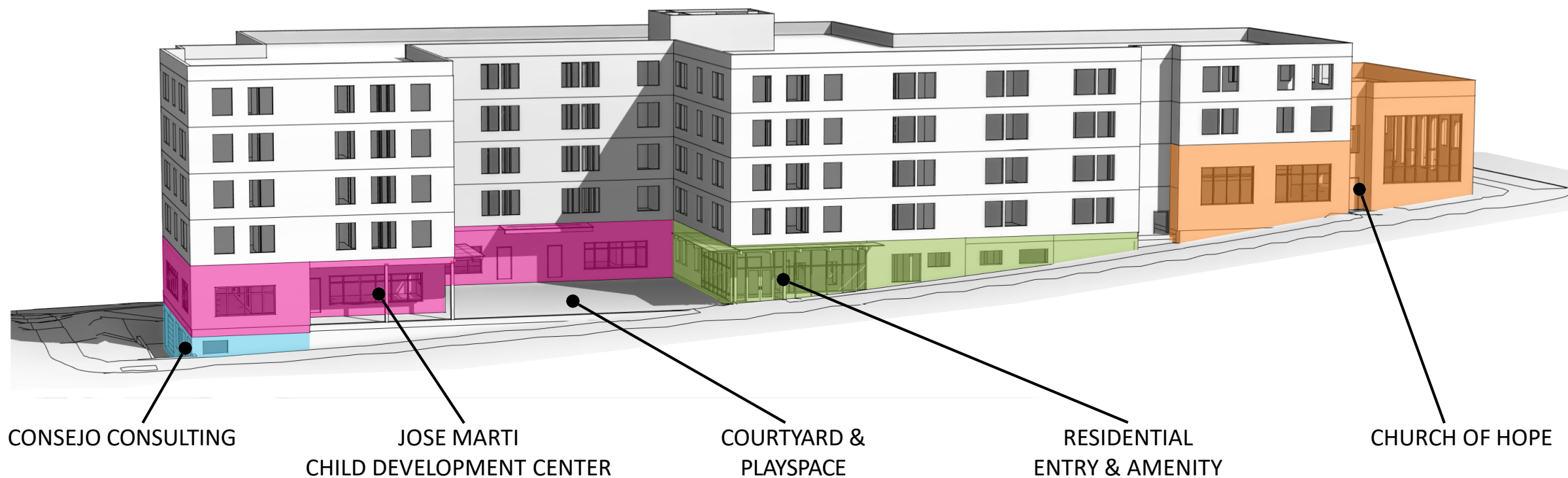


HOA MAI GARDENS



MOUNT BAKER STATION

PROGRAM



BUILDING MASSING & SCALE



RELATIVE TO EXISTING BUILDINGS



ORGANIZING VERTICALLY

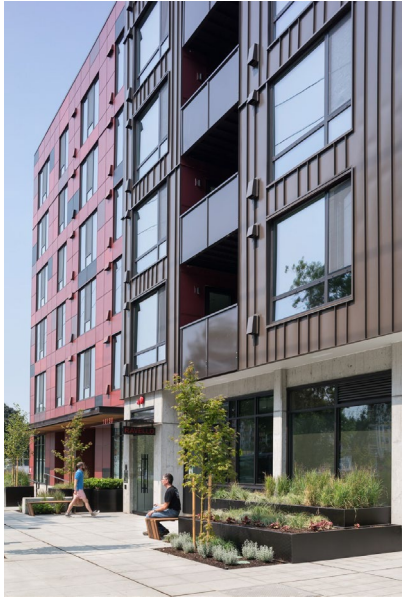


IDENTIFYING PRIMARY MASSES



CELEBRATING INDIVIDUALITY

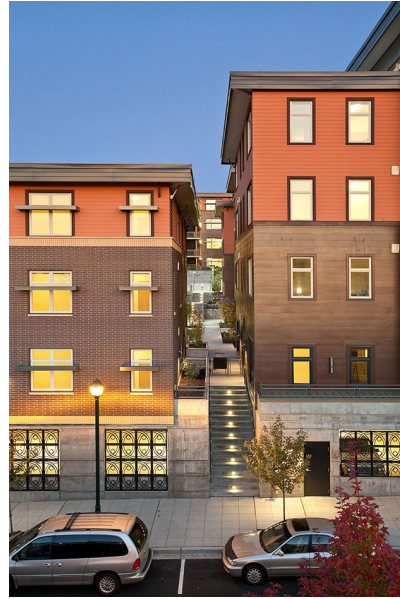
MATERIALS & CULTURE/ART



METAL



FIBER CEMENT



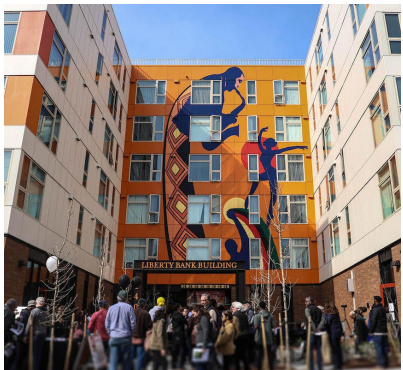
MASONRY



DECORATIVE PANEL



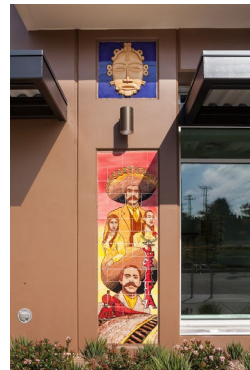
MASONRY ACCENT



MURALS



MOSAIC, TILE & ART



ACCENT



HIGHLIGHT

PERSPECTIVE

DESIGN DECISIONS IN PROCESS:

- MASSING DEVELOPMENT
- MATERIAL SELECTION
- WINDOW CONFIGURATION
- COLOR SELECTION
- EXTERIOR DETAILS
- LANDSCAPING ELEMENTS
- CULTURAL/ART INTEGRATION



LOCATOR



Church of Hope

Columbia City Church of Hope is a progressive faith community rooted in God's grace and acceptance and growing together toward justice, love and wholeness.



Wilkerson Design Lab







Beacon Development Group



Parking at ECCC



Surveyed 11 affordable housing projects (1,300 units) in Seattle



Similar projects to ECCC (large units, urban villages, near transit)



8 projects built between 2012 to 2021 and 3 projects planned for construction in 2022



All 11 projects are located at or within 1 – 2 blocks of public transit

Affordable Housing Parking	Location	No. of Units	Type of project	Residential Parking Stalls	Parking Stall/Unit	Year Built	Proximity to transit	Additional Notes
Emerald City Commons	Rainier Valley	61	1,2 and 3BR units	55	0.9	2012	#7 bus outside	Light Rail is more than 1/2 mile away
Othello Plaza	Othello	108	1,2 and 3BR units	32	0.3	2017	Light rail across street	
Mount Baker Village	Mount Baker	156	1,2 3 and 4 BR units	77	0.5	2018	Light rail 2 blocks away	rehab
Liberty Bank Building	Central District	115	studios, 1, 2 BR units	15	0.1	2019	#2 bus outside	LR is more than 1/2 mile away
Gardner House	Mount Baker	95	studio and 1BR units	0	0.0	2020	Light rail one block	perm supportive housing
George Fleming Place - Othello Plaza	Othello	106	Mostly 2 and 3 BR units	0	0.0	2021	Light rail 2 blocks away	30 units for veterans, 20 units for Afghan refugee families. Likely low car ownership
Maddux	Mount Baker	203	studios, 1,2 and 3BR units	15	0.1	2021	Light rail across street	
Station House	Capitol Hill	110	studios, 1, 2 and 3BR units	0	0.0	2021	At light rail station	
Africatown plaza	Central District	126	1, 2 and 3BR units	0	0.0	2022	#2 bus outside	LR is more than 1/2 mile away
Jazz House	Rainier Valley	130	1 and 2 BR units	0	0.0	2022	#7 bus one block away	LR is 0.7 miles away - Mt. Baker station
Northgate	Northgate	100	1, 2 and 3BR units	0	0.0	2022	at light rail	
TOTALS		1310	Average for all	194	0.1			
El Centro Columbia City	Columbia City	87	1, 2 and 3BR units	17	0.2	2022*	#7 bus one block away	1/2 mile to Columbia City LR station (10 minute walk)

Conclusions



Of the eleven projects surveyed, six have no residential parking



The average parking ratio is 10% (parking spots/unit)



ECCC, with 17 planned residential parking spots will have a parking ratio of 20%



Additional note: Residential parking at ECCC is in addition to parking for the child development center and Church of Hope



7 Directions Architects / Planners



Introductions: Architect



Practice:

Culturally & Environmentally Responsive
Architecture & Planning
Contemporary Indigenous Design w/
Indigenous staff and sub-consultants



Daniel J. Glenn (Crow)
Principal

Art/Culture Design Integration Process

Process Steps:

- Neighborhood Demographics & Cultural Analysis
- Develop Art Integration Plan
- Review Case Studies of Culturally Expressive facades/housing
- Select Artist Team
- Facilitate Client & Community Stakeholder Meetings (x4)
- Artist / Architect Charette

Develop Exterior

Art/Cultural Elements:

Façade

Courtyard

Childcare Entranceway

Residential Entranceway

Develop Interior

Art/Cultural Elements:

Resident lobby

Ground Floor entry, mail, common room

ECDLR & Consejo offices

Preschool & toddler entry/classrooms / play area

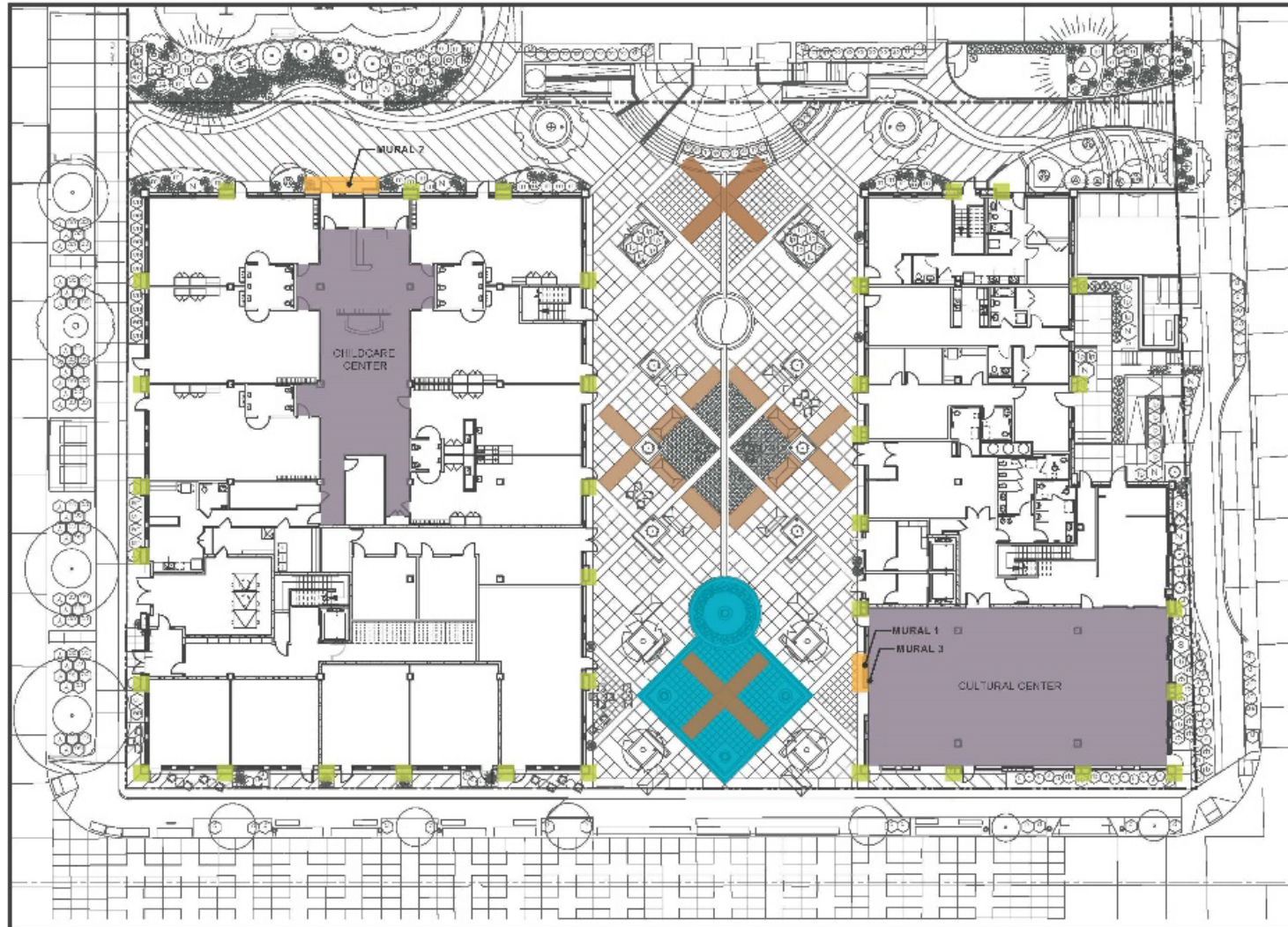
Ground floor hallways

Elevator lobbies / Residential floor hallways

6th floor common room & roof deck



Art/Culture Plan: Plaza Roberto Maestas



WEST BUILDING
LEVEL 2

EAST BUILDING
LEVEL 6

KEY: ART ELEMENTS	
	ELEMENT #1: Plaza Sculptures
	ELEMENT #2: Tile Work at Concrete Columns
	ELEMENT #3: Murals
	ELEMENT #4: Hardscape Patterning
	ELEMENT #5: Decorative Railing
	ELEMENT #6: Tile at Upper Levels
	ELEMENT #7: Concrete Floor Patterning
	ELEMENT #8: Composite Floor Patterning

PROPOSED ART PLAN

Art/Culture Integration: Plaza Roberto Maestas

INTEGRATING CULTURE AND HISTORY TO REFLECT OUR COMMUNITIES



PLAZA ROBERTO MAESTAS fronted by the historical El Centro de la Raza school house building and framed by the diverse and vibrant community.



and on Columns

Repeated on Floors

CULTURAL MASKS
Representing the Four Amigo's



SCULPTURE WITH LIFE SIZE STATUE celebrating Roberto's vision for our Beloved Community.



MOSAIC PANELS on every building column tell the many stories of unseen minorities in Washington and their contributions to our greater community.



THE CENTILIA CULTURAL CENTER is flanked by a mural that honors the unseen strength and support of women during the occupation and activism of El Centro de la Raza. This mural honors the strength of the women in the community.



DECORATIVE PAPEL PICADO SCREENS inspired by Mexican folk art paper flags, convey the values and concepts of Mexican American pride in Washington.



JOSE MARTI CHILD DEVELOPMENT CENTER, a mural of Jose Marti, a symbolic historical figure who was a poet, journalist, philosopher, and activist who fought for education for minority children, is shown surrounded by children in various stages of early learning.

Contact Information



Please continue to visit our website for updates

<https://www.elcentrodelaraza.org/get-help/housing-economic-development/columbia-city/>

Email or call us if you have questions or concerns

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