

Dekum Court Sept 16, 2020

Site Plan
Building Plans
Unit Plans
Community Center Plans

Resident Feedback

From Meeting on February 10, 2020

Dekum Court “Likes”

1. The neighborhood is great.
2. Both the site and the neighborhood are safe for kids.
3. The kids are all friends—they play together and look out for each other, regardless of age.
4. There's plenty of open space for kids to play soccer and ride bikes.
5. Dekum Court is quiet, in spite of the proximity of Columbia Blvd.
6. Everybody knows everybody at Dekum Court—people are neighborly.
7. Every resident has the opportunity to have a garden adjacent to their apartment.

Dekum court “Dislikes”

1. There's much noise between units, both up-to-down and side-to-side.
2. There's a lack of visual privacy—some living room windows look into bedrooms.
3. Bathrooms don't have windows.
4. Exterior walls aren't insulated.
5. There are no laundry facilities on site.
6. Topography is a challenge—the hillside is steep and people slip and fall.
7. Bedroom sizes vary greatly.
8. Space heaters are low on the wall and make furnishing (small) rooms difficult.
9. Cross ventilation is poor, —there aren't screen doors or ceiling fans.
10. There are no dishwashers.

Guiding Principles



Strengthen Community

- Strengthen the existing Dekum community.
- Create stronger connections to the surrounding neighborhood.
- Preserve neighborhood amenities and character such as views and trees.
- Architecture responds to existing neighborhood pattern and scale.



Active Landscape

- Maintain access to outdoor space from residential buildings using gardens and shared yards.
- Activate the landscape by creating shared community resources at the ground level..
- Prioritize people over cars by reducing parking impact, utilizing shared green space, and providing strong pedestrian connections



Healthy Home

- Utilize ventilation, daylighting, and low voc materials for healthy indoor environments.
- Provide efficient homes with low energy bills for residents.
- Design units to be accessible, equitable, and enjoyable.
- Ensure that Dekum Court is safe and secure for residents.



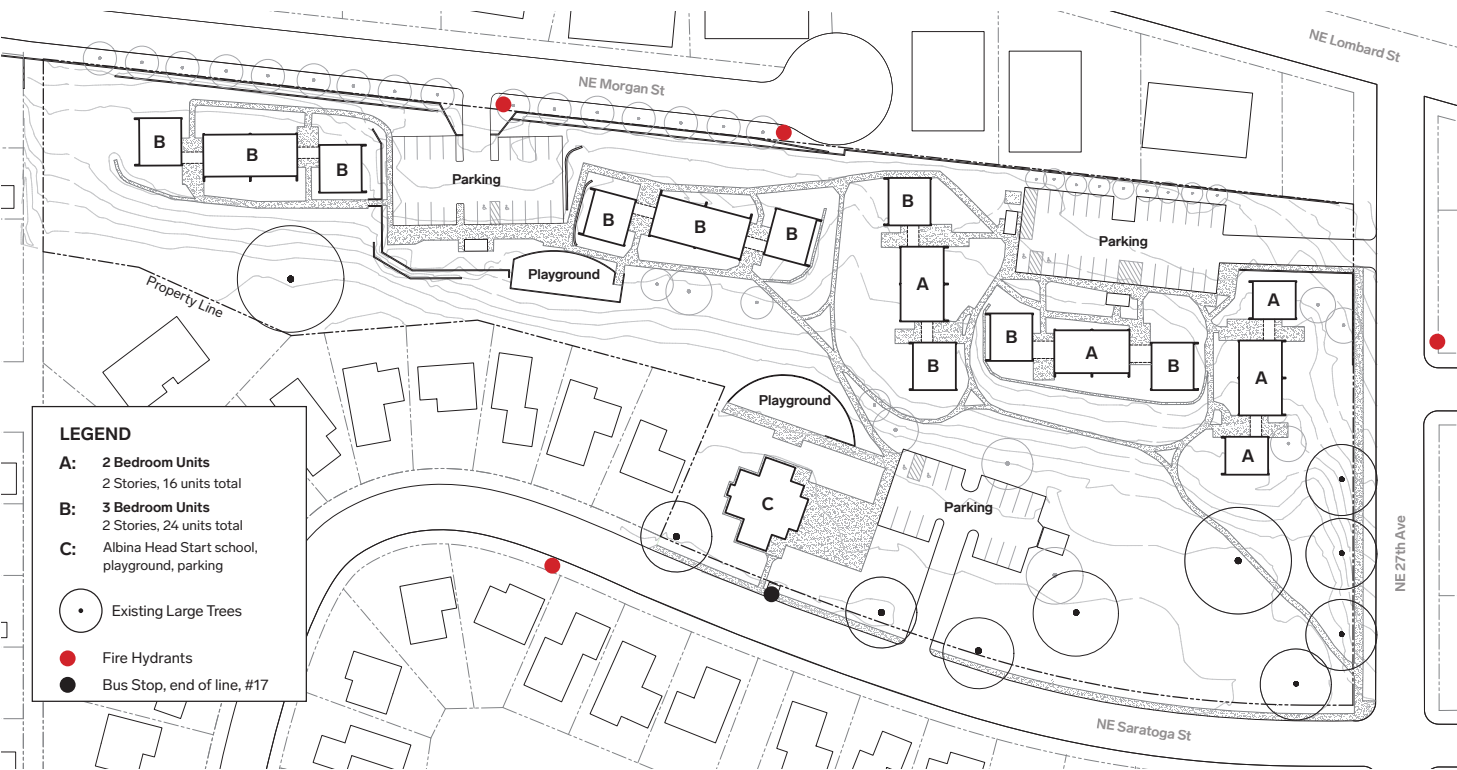
Innovative Affordability

- Explore new models for building affordable, high quality housing.
- Utilize regional resources, technology, and expertise.
- Explore modular plans for efficient construction.
- Provide family sized housing units.
- Engage in Resource Stewardship.

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Dekum Court

Existing Site Plan



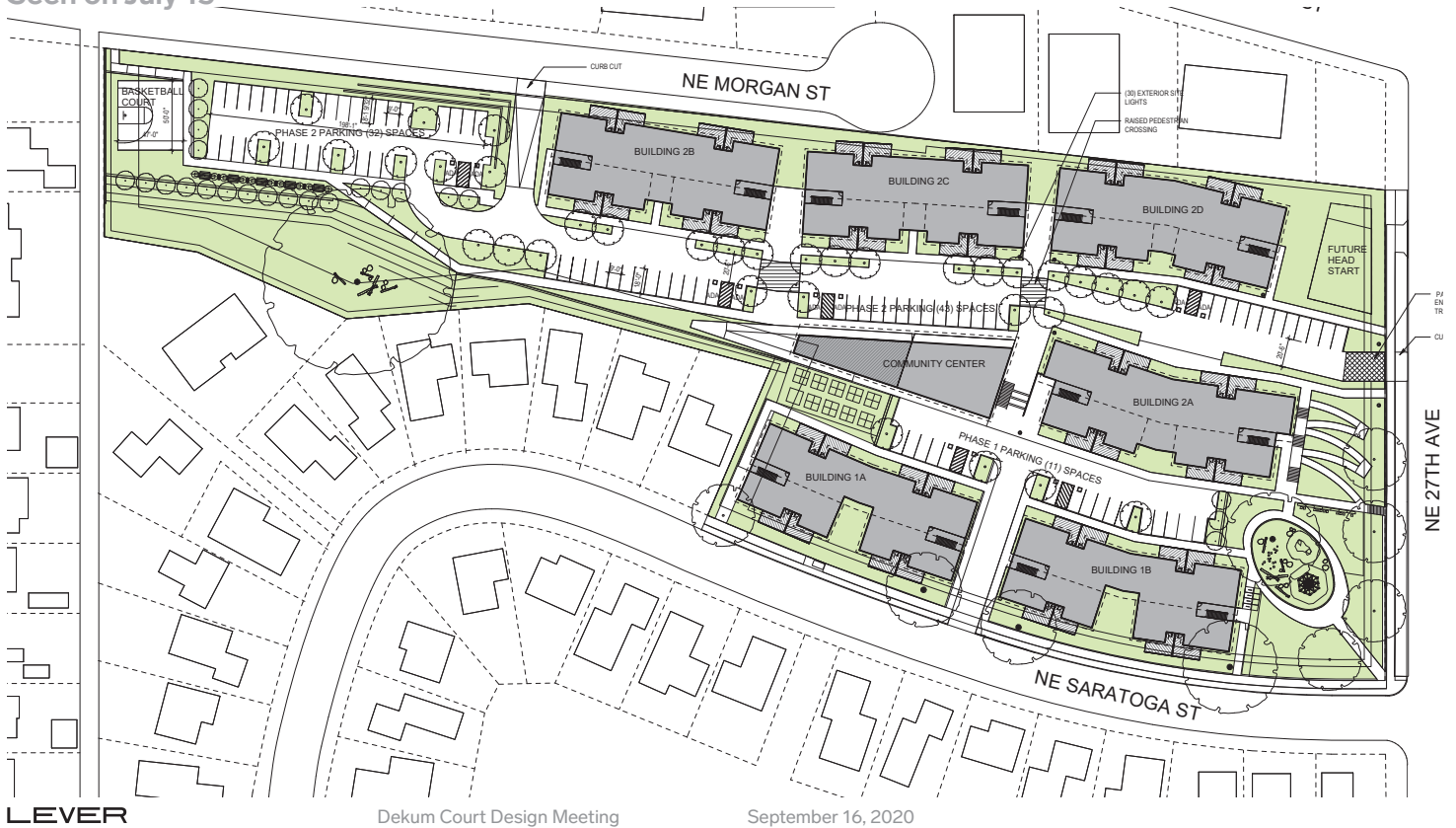
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Dekum Court Design Meeting

September 16, 2020

Previous Site Plan

Seen on July 13



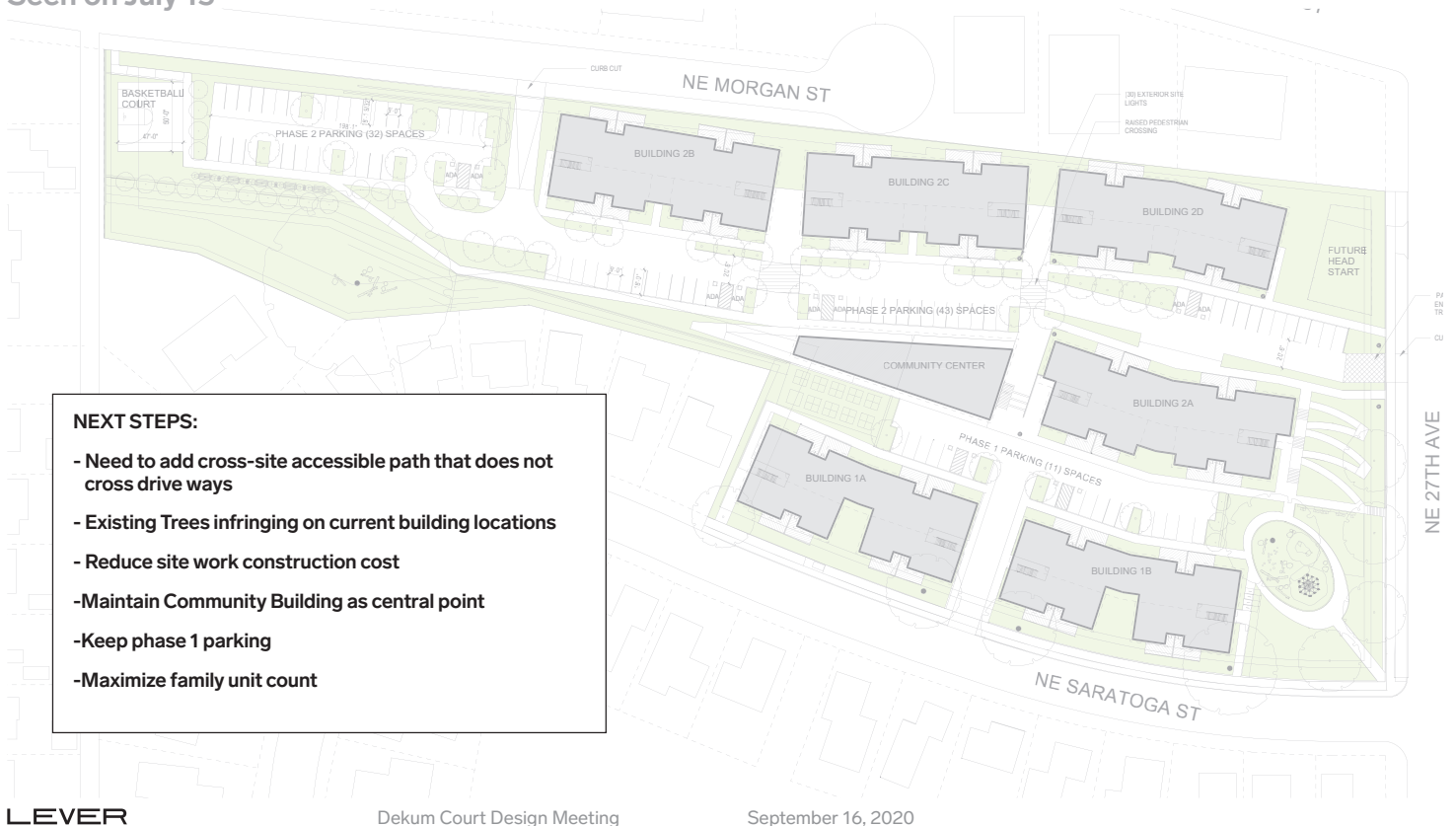
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Previous Site Plan

Seen on July 13



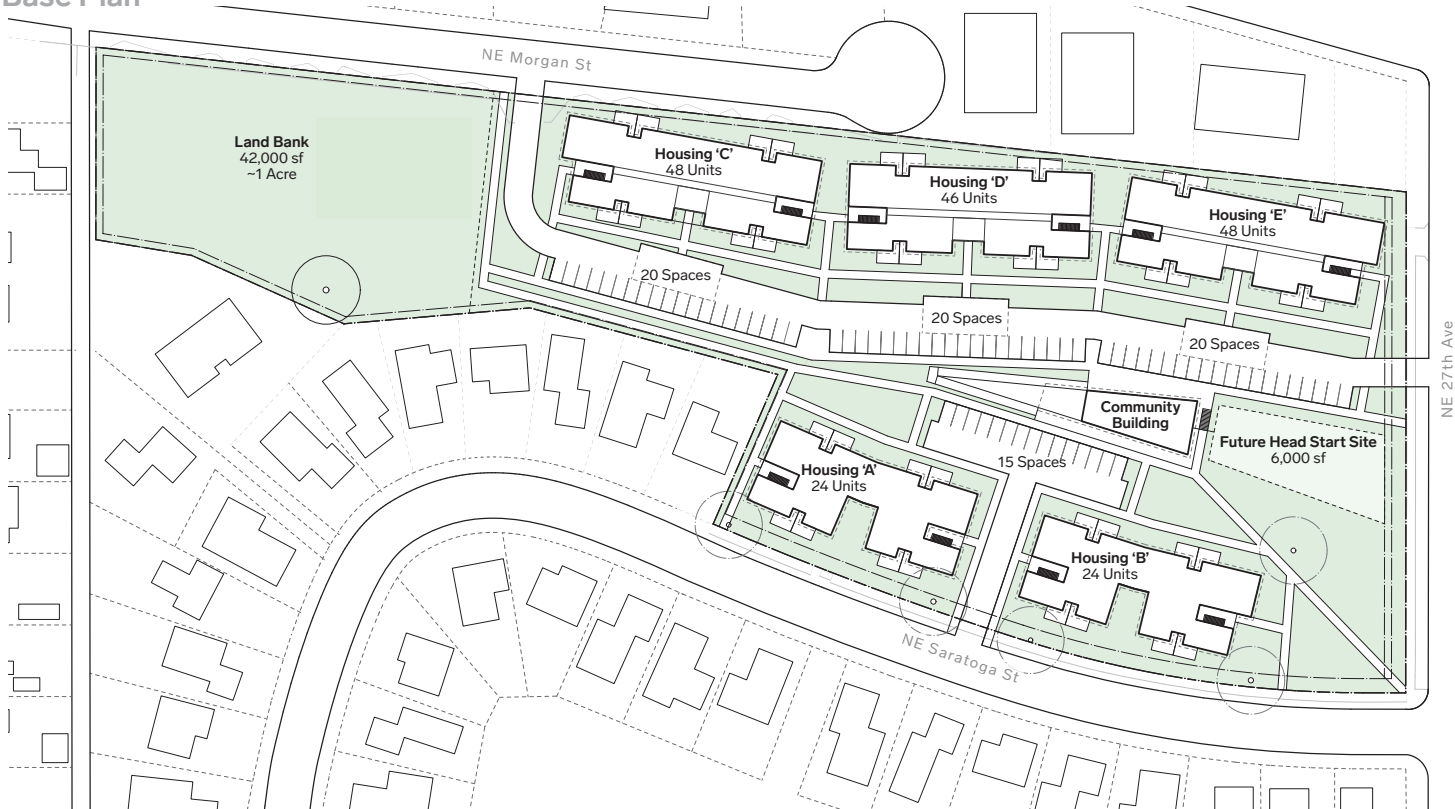
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Updated Site Plan

Base Plan



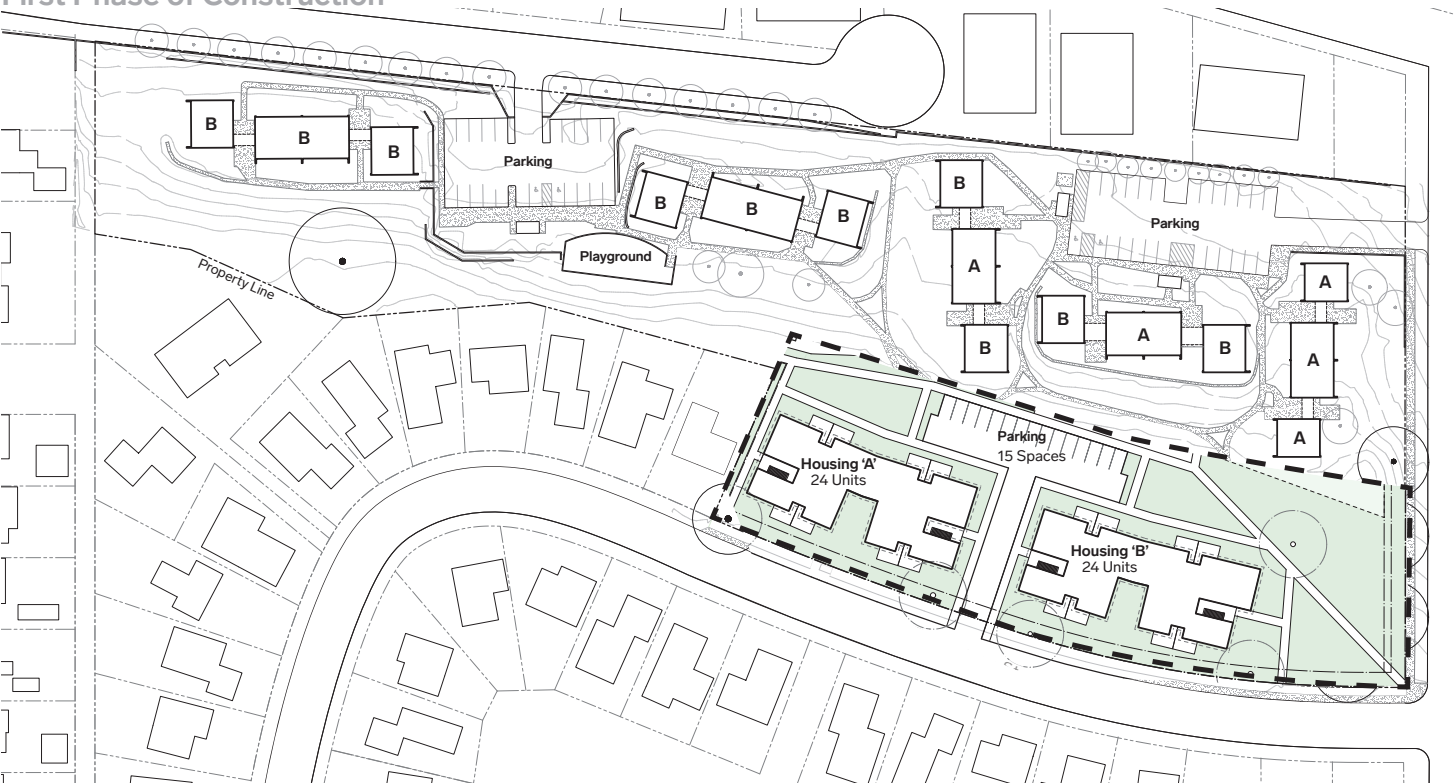
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Updated Site Plan

First Phase of Construction



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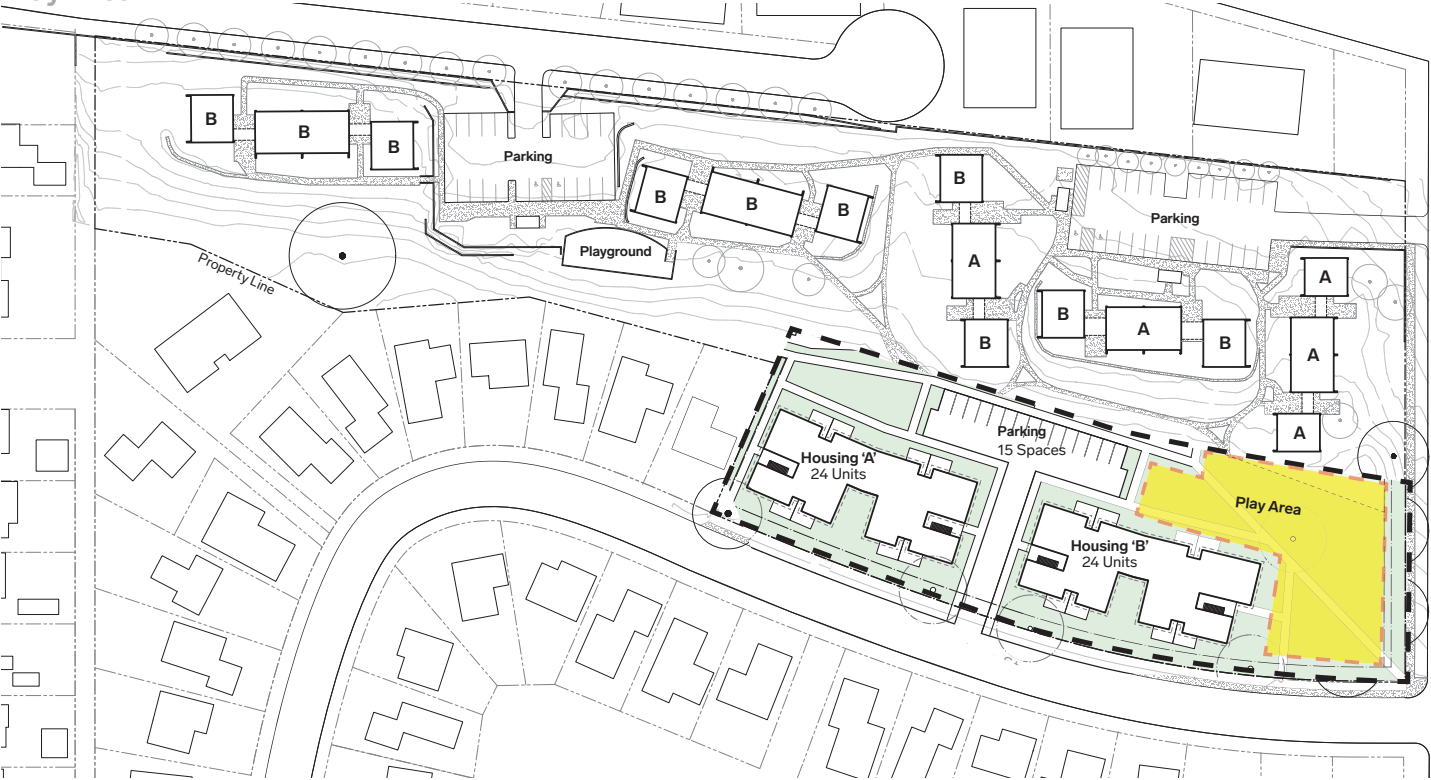


10'

64'

Phase 1

Play Area



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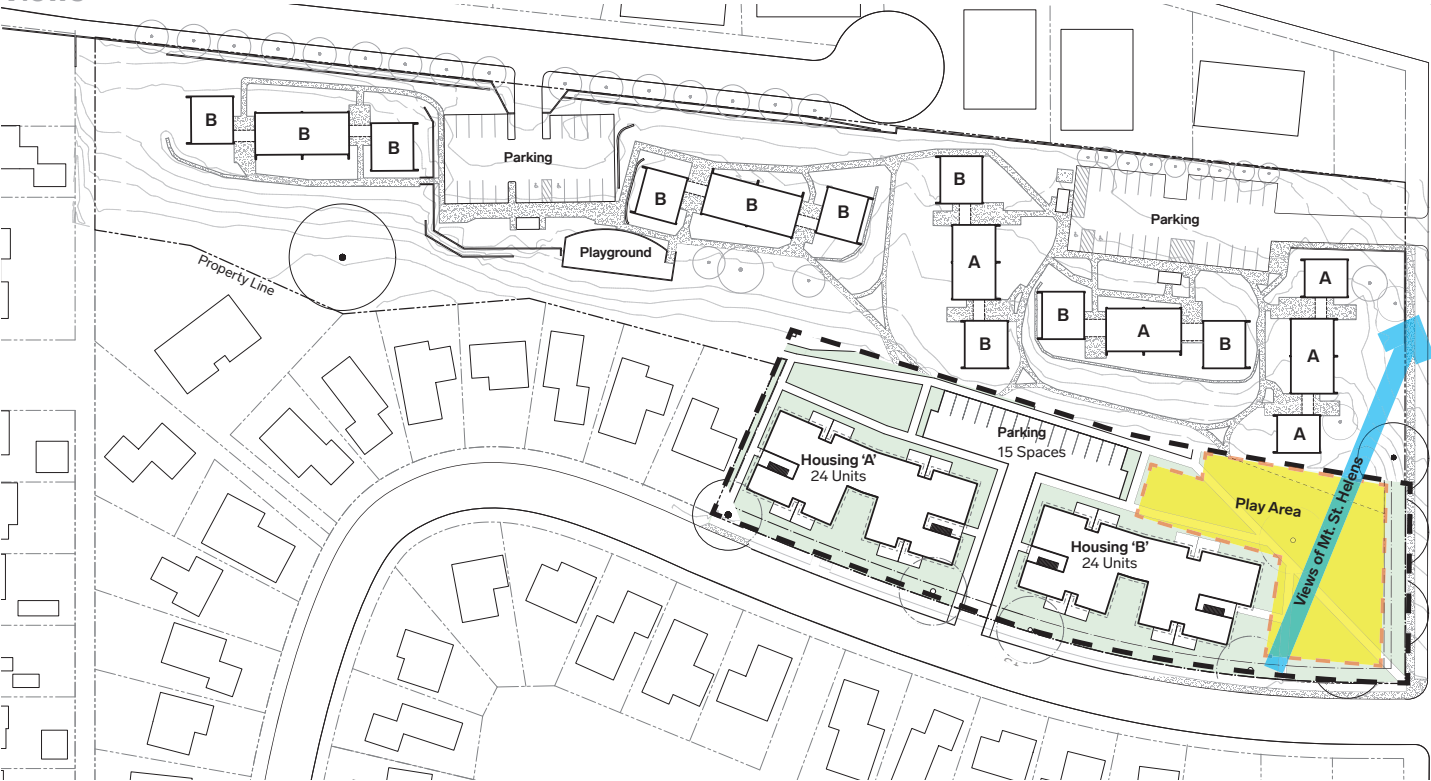
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Phase 1

Views



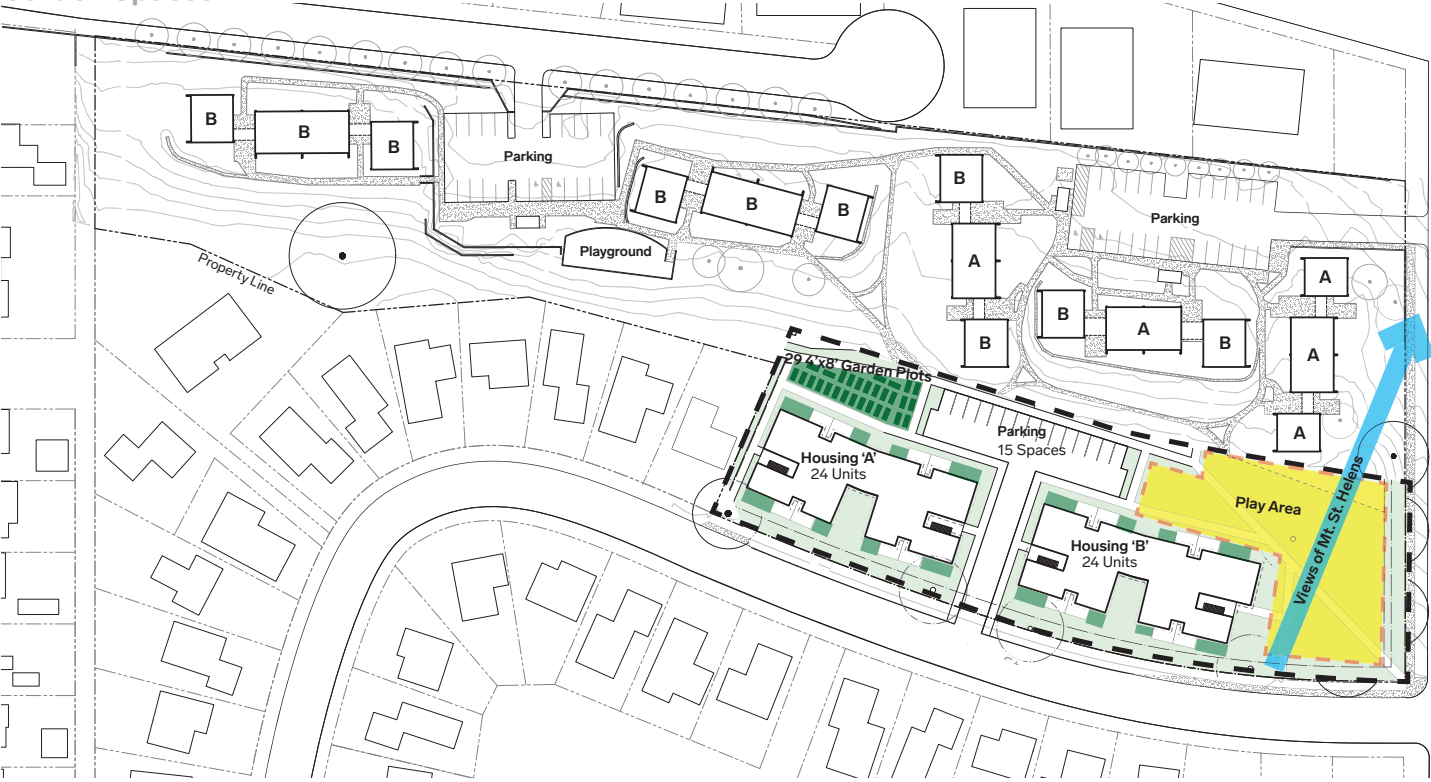
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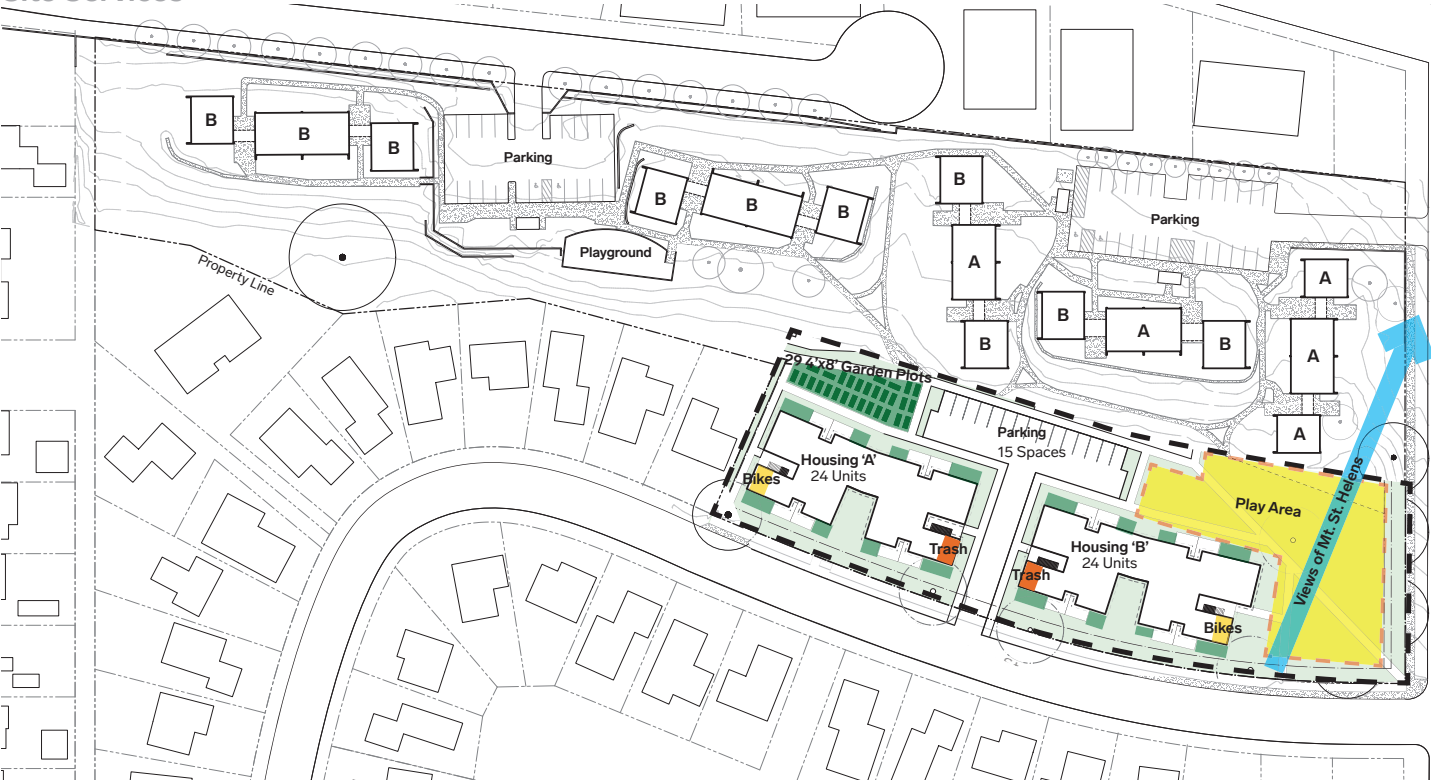
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Phase 1
Garden Spaces



Phase 1
Site Services



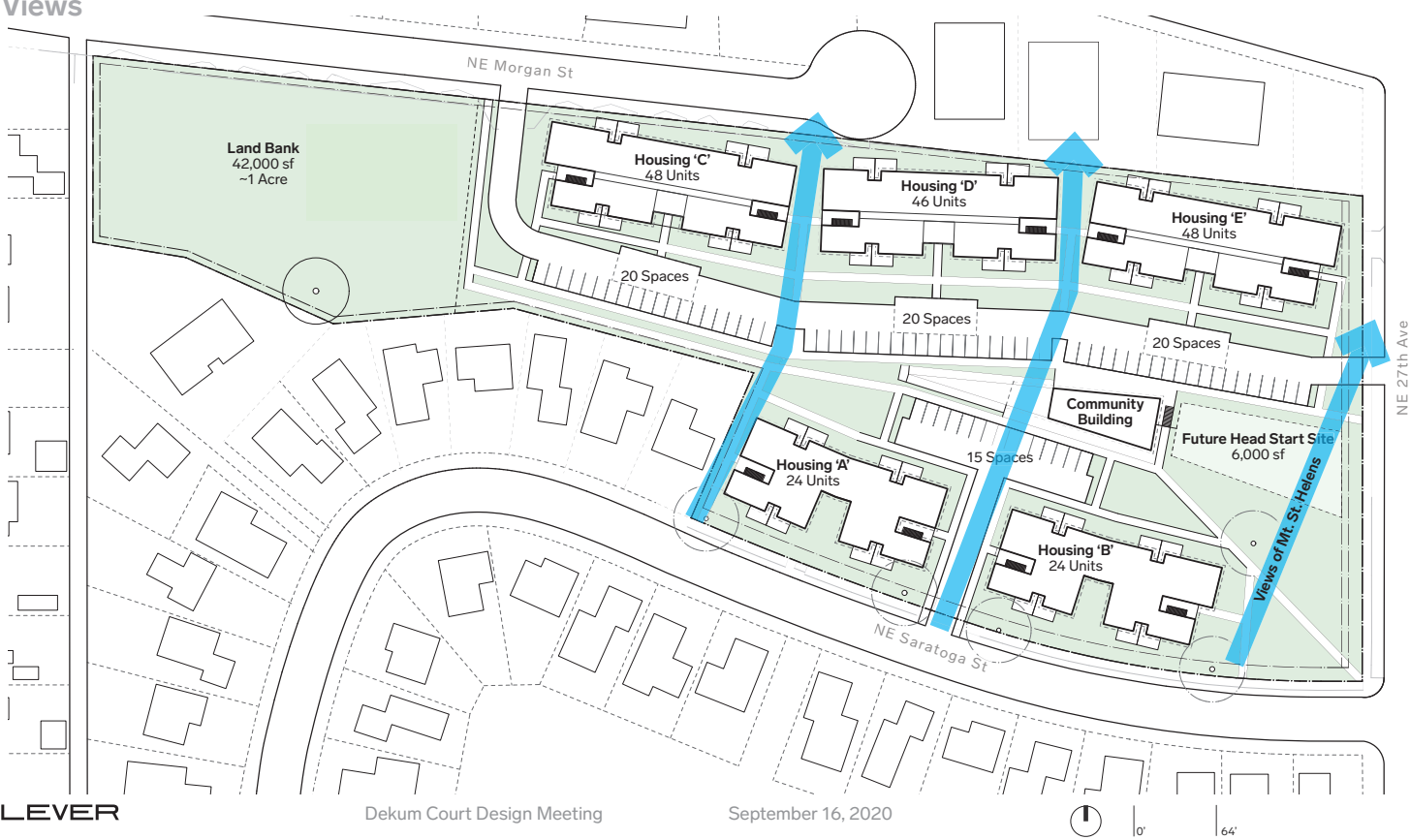
Proposed Site Plan

Site Organization



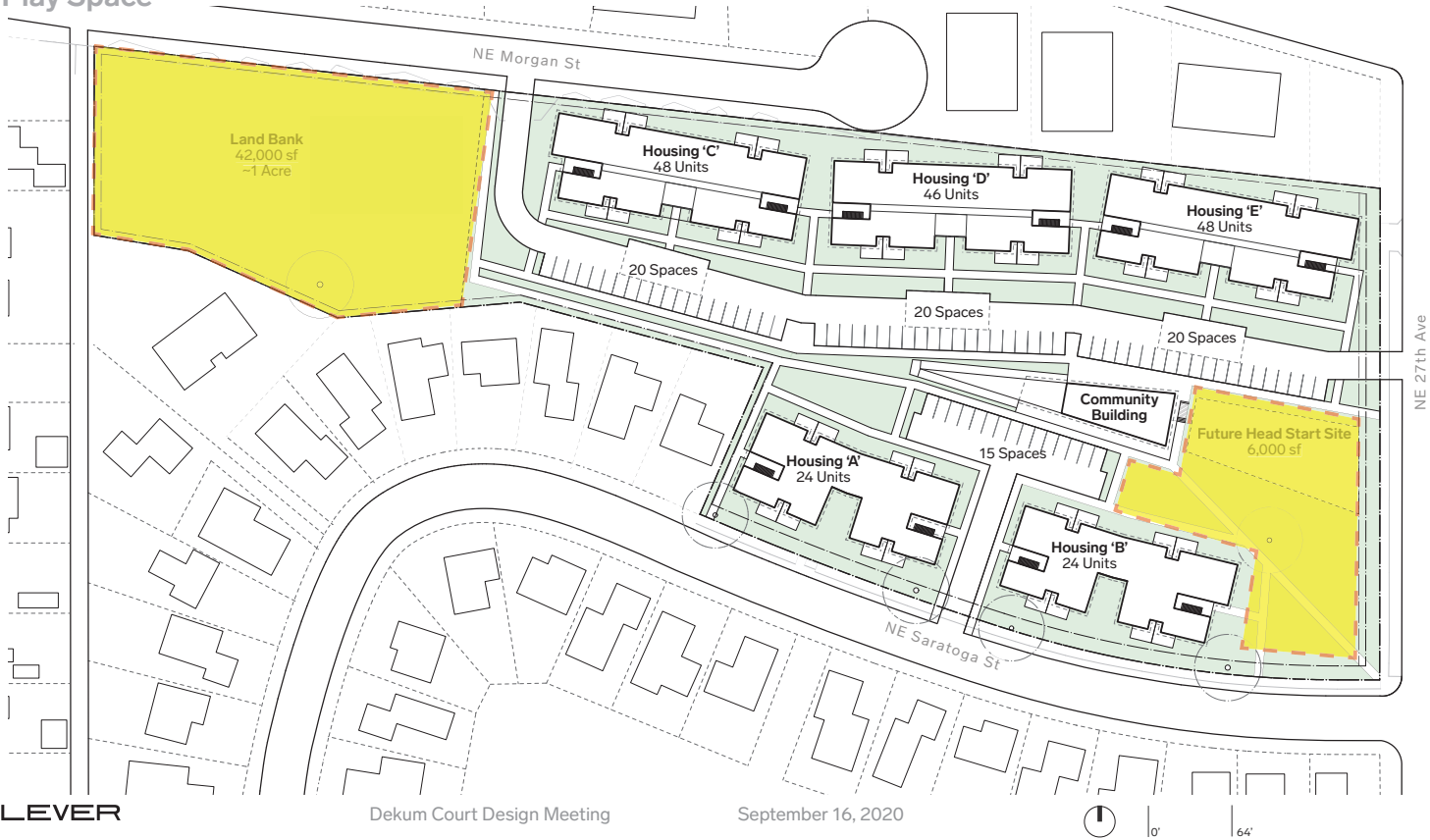
Site Plan Diagrams

Views



Site Plan Diagrams

Play Space



Site Plan Diagrams

Garden Spaces



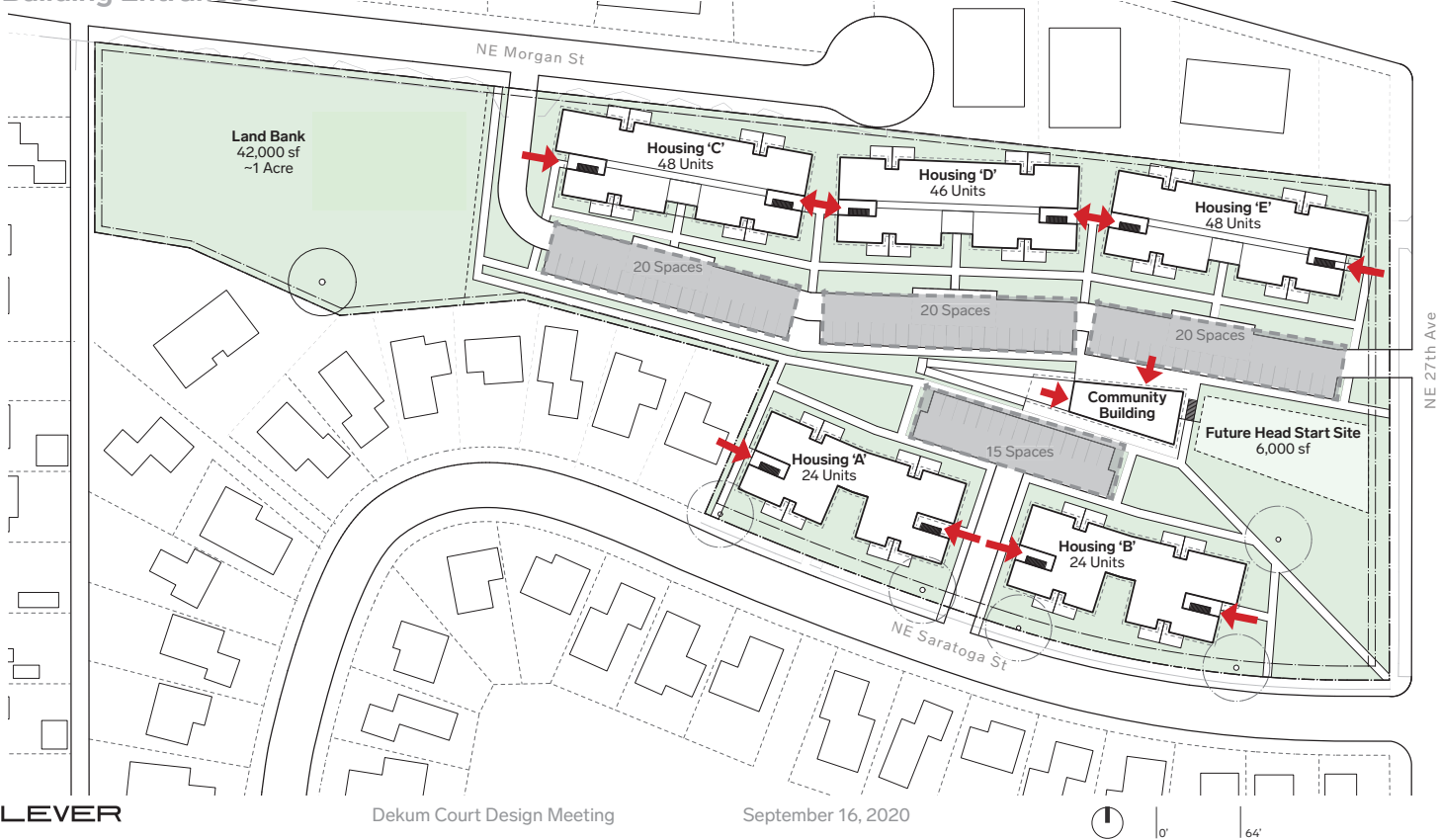
Site Plan Diagrams

Site Services



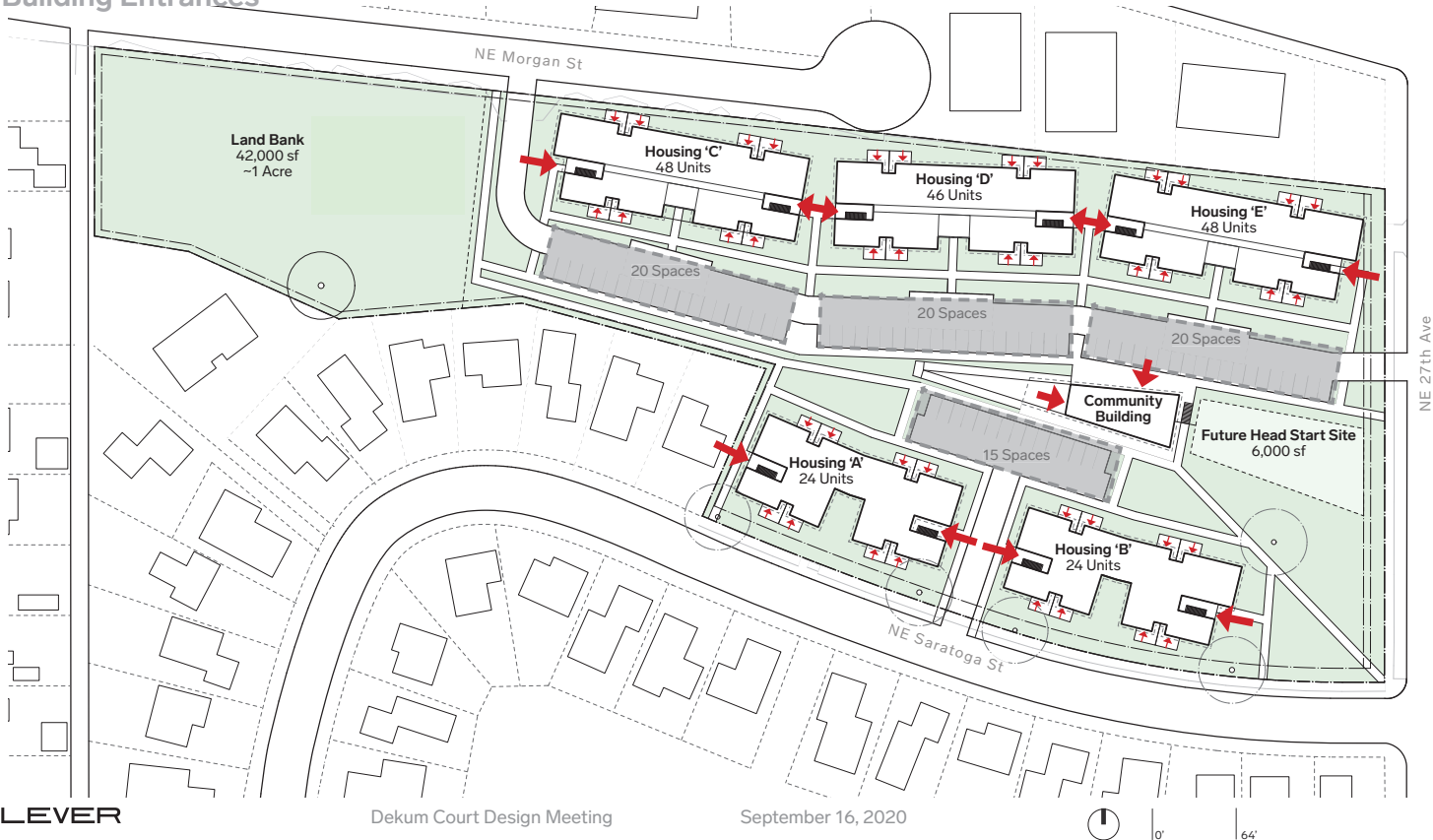
Site Plan Diagrams

Building Entrances



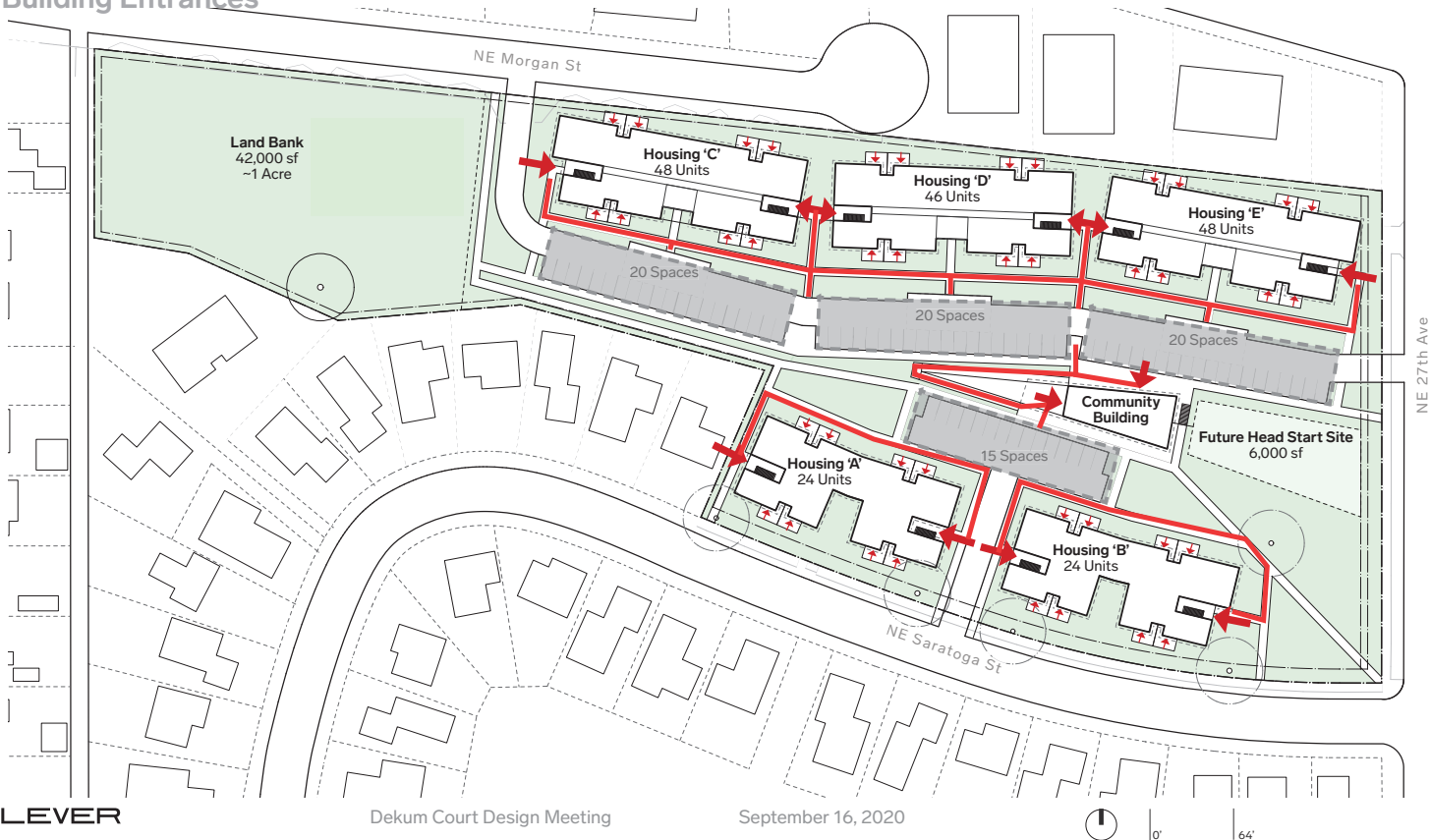
Site Plan Diagrams

Building Entrances



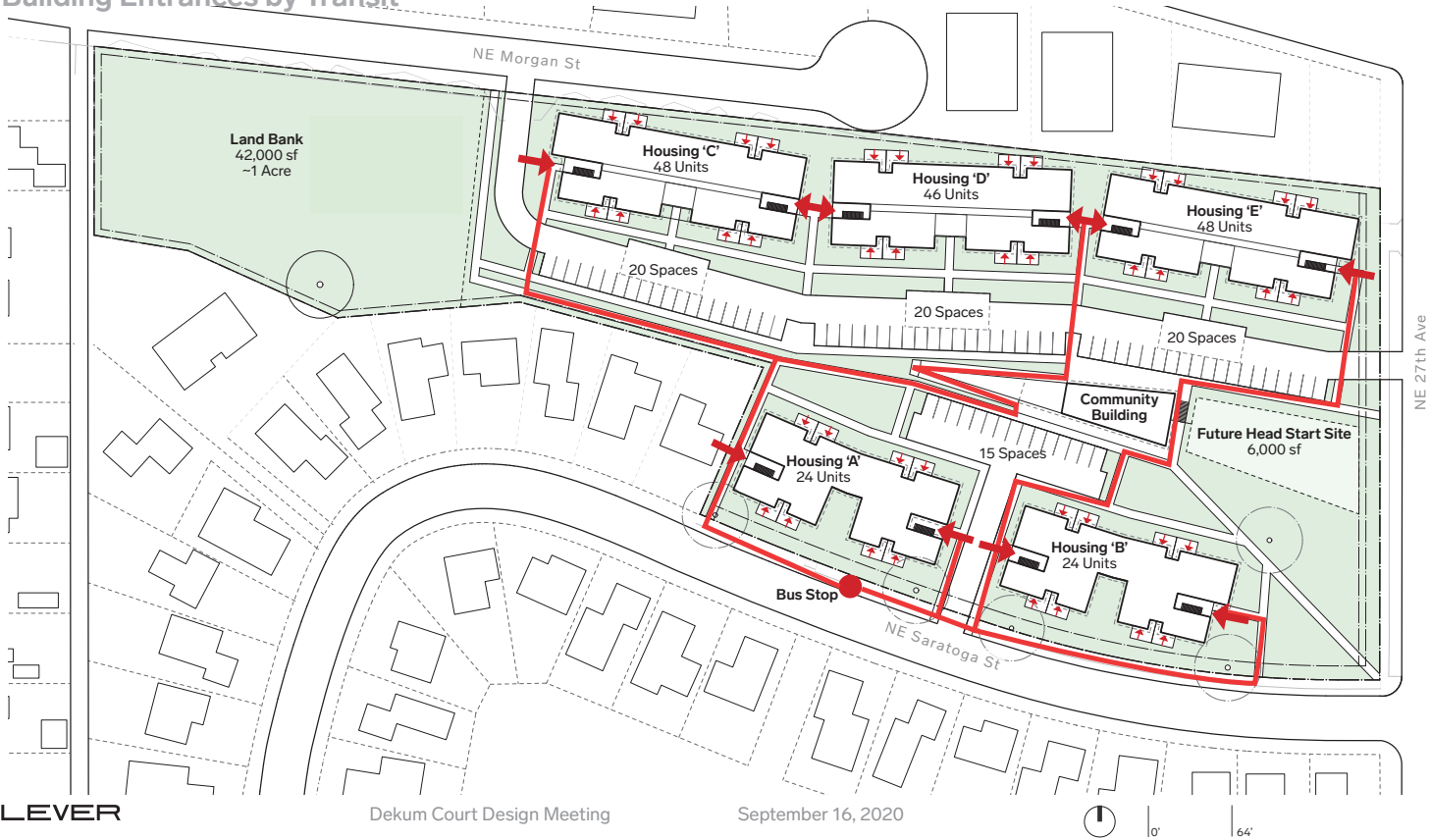
Site Plan Diagrams

Building Entrances



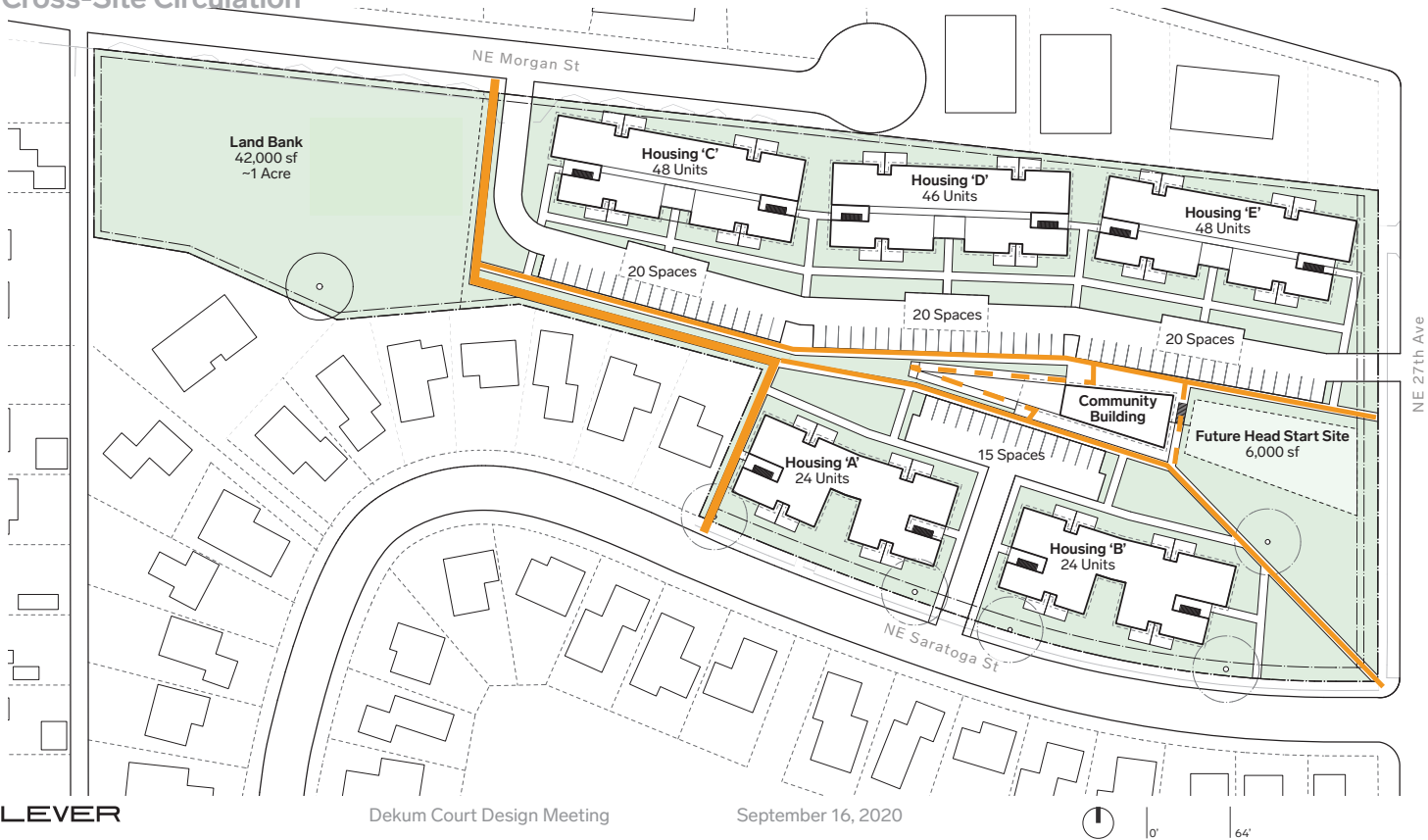
Site Plan Diagrams

Building Entrances by Transit

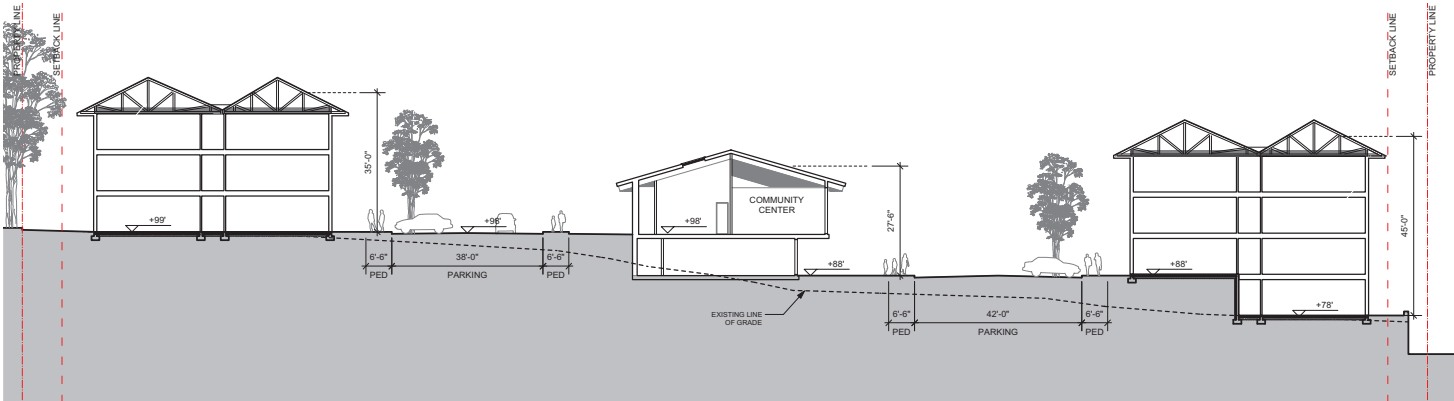
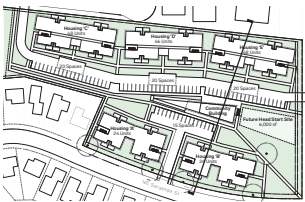


Site Plan Diagrams

Cross-Site Circulation



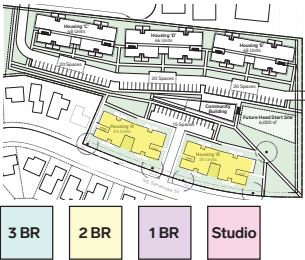
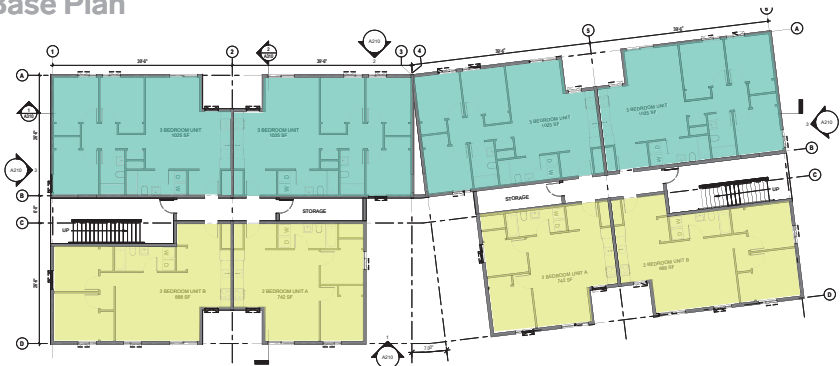
Site Section Options



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Building Plans: A, B Base Plan

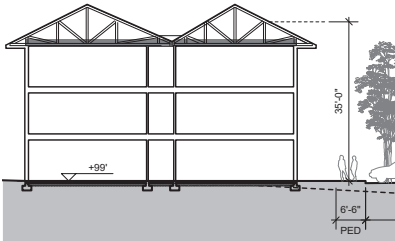


Phase 1B				
	1	2	3	Total
Studio	-	-	-	0
1 Bedroom / 1 Bath	2	-	-	2
2 Bedroom / 1 Bath	2	4	4	10
3 Bedroom / 2 Bath	4	4	4	12
4 Bedroom / 2 Bath	-	-	-	0
	8	8	8	24

Floors 2-3
GSF: 7912 f²



Ground Floor
GSF: 7912 f²



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10' 16'

Building Plans: C, D, E

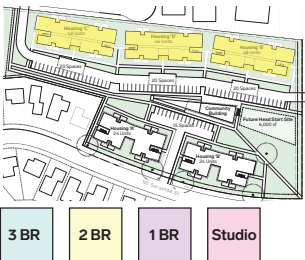
Base Plan



Floors 2-4
GSF: 8367 f²

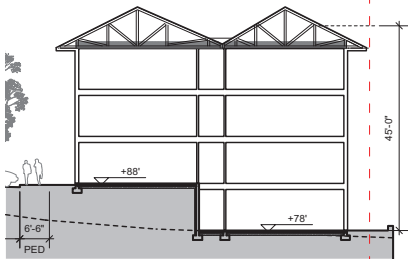


Ground Floor
GSF: 5254 f²



Phase 2B

	1	2	3	4	Total
Studio	2	2	2	2	8
1 Bedroom / 1 Bath	2	6	2	2	12
2 Bedroom / 1 Bath	-	-	4	4	8
3 Bedroom / 2 Bath	2	2	2	2	8
4 Bedroom / 2 Bath	-	-	-	-	0
	6	10	10	10	36



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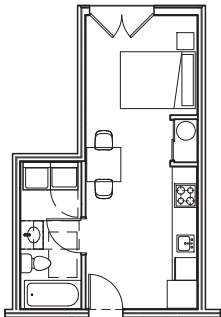
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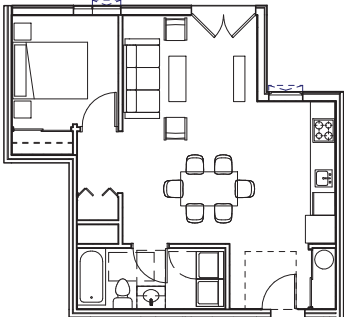
0' 16'

Unit Plans

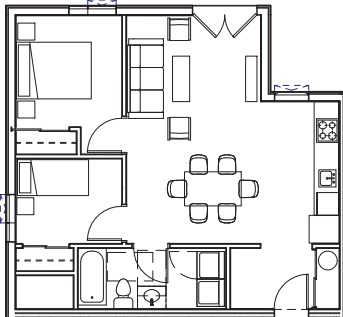
100%SD



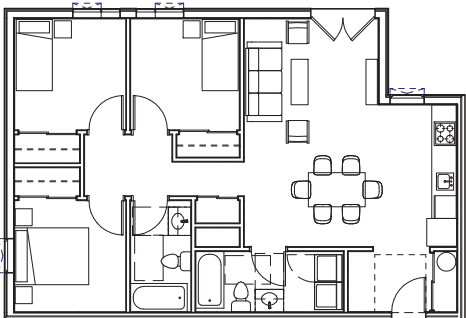
Studio
362 sf



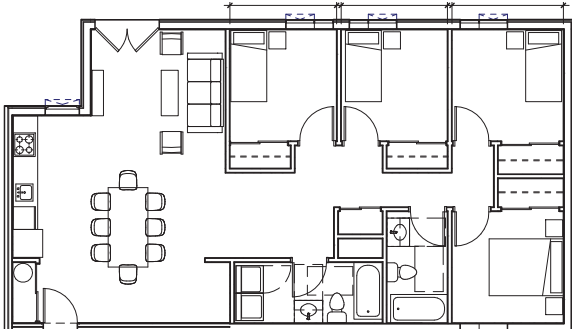
1 Bedroom/1 Bath
668 sf



2 Bedroom/1 Bath
753 sf



3 Bedroom/2 Bath
1,037 sf



4 Bedroom/2 Bath
1,299 sf

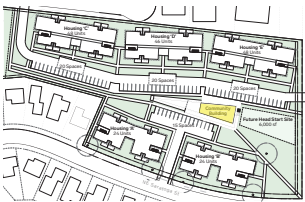
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Dekum Court Design Meeting

September 16, 2020

Community Center

Program



- | | |
|-------------------|----------------------------|
| COMMUNITY ROOM | RECEPTION AREA |
| COMMUNITY KITCHEN | MEETING ROOM |
| FLEX SPACE | PROPERTY MANAGEMENT OFFICE |
| COMPUTER LOUNGE | RESIDENT SERVICES OFFICE |
| LAUNDRY ROOM | KITCHENETTE |
| BATHROOMS | PACKAGE ROOM |

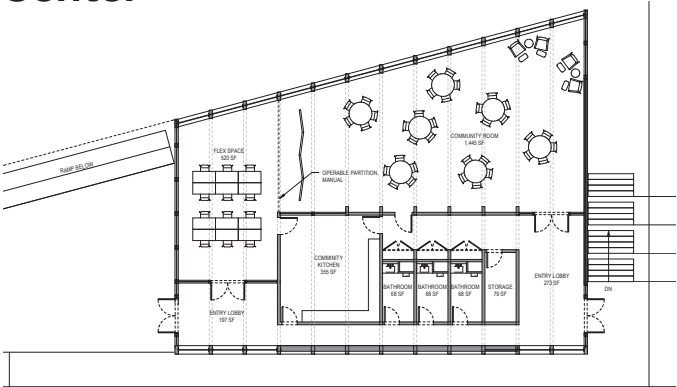
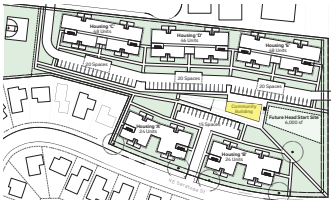
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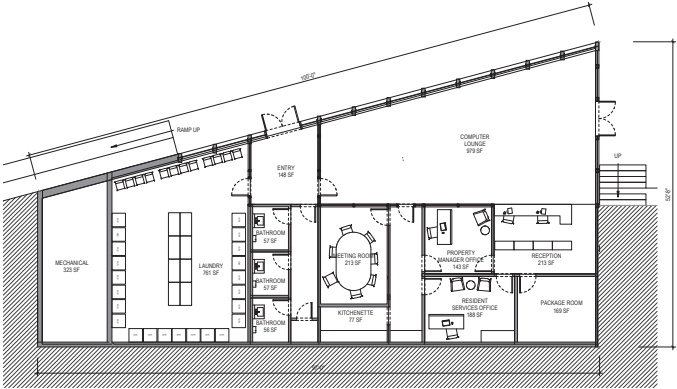
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Community Center

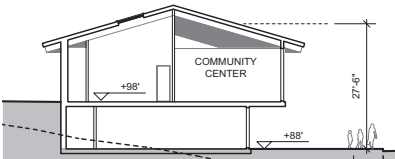
Plans



Second Floor Plan
GSF: 2,500 f²



Ground Floor Plan
GSF: 3,100 f²



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Dekum Court

Looking Northwest

