

Design Concept Narrative for Caritas Village: March 6, 2018

GENERAL INFORMATION

The Caritas Village is almost a full block development for affordable housing and facilities and services for people who are presently homeless, those who are at risk of being homeless, were formerly homeless, and other lower income, working people needing affordable housing. These facilities are united into one "village", connected by internal open spaces. The proposed village includes:

- Emergency Shelter: temporary housing for approximately 52 families with housing referral services and other social services, play rooms for children of different ages, a multi-purpose dining room with commercial kitchen, all with access to a 'family-oriented' courtyard;
- Day Center: a day center for the presently homeless (mostly singles), with showers and lockers, multipurpose room, counseling rooms, access to computers, which opens onto its own courtyard (includes some kennels for pets) independent of and screened from the family courtyard;
- Wrap Around Services: a building with a wide variety of social services, small clinic, and administrative functions facing onto that same courtyard;
- Transitional Housing: there will be transitional housing above the day center for 20 formerly homeless people who participate in Catholic Charities' Transitional Residency Program;
- Residences: two permanent housing developments for 137 units of affordable, permanent, rental housing, with various residential amenities and community rooms, linked by a central linear landscaped 'promenade' that runs down the center of the block;
- Parking: Parking for the final build-out of the permanent housing will be located in ground-level garages beneath the housing.

NEIGHBORHOOD COMPATIBILITY & URBAN CHARACTER.

The village fronts different streets, each with its own unique physical conditions. The design addresses each street in a way that will harmonize the village with the adjacent neighborhood and activates and protects the public realm along those four edges of the village:

A Street. The village faces a three-story parking garage across A Street. Several strategies are employed to activate the village along A Street and to add "eyes on the street":

- The main entrance to the social services and temporary family housing is located on A Street near the southeast corner with 6th Street, away from the adjacent residential neighborhood;
- A lobby for the permanent housing is located on A Street near the northeast corner with 7th Street to encourage activity at the street level;
- The west side of A Street, between these two entries, is lined with housing along the north half (raised 2' above grade), which is expressly allowed in the proposed Courthouse Square Subarea, and offices along the south half;
- Building heights are generally three and four stories along A Street, while dropping to two stories at the northeast corner intersection with 7th Street, so that the height does not detract from the adjacent residential neighborhood.

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- The two vacant parcels at the corner of seventh and A Street are being reserved for flexible phasing/staging types of uses during construction and will be further defined for environmental review purposes.

Morgan Street. Morgan Street faces Highway 101, an on-ramp to Highway 101, and a sound wall, which is estimated to be 20 to 30 feet high. This street is challenged because it has no uses; it does have the significant, existing visual impacts of Highway 101. A good portion of this frontage is lined with trees along the ramp and freeway, on the west side of Morgan Street. The village includes trees along the east side of Morgan Street and housing at all levels including the ground floor (2' above grade) to maintain "eyes on the street," reducing the chances of becoming a location for undesirable activities. The building height along Morgan Street is two and four stories, which is only primarily visible from Highway 101.

6th Street. The village faces a three-story concrete parking garage along the southern side of Sixth Street. The village includes Caritas Center, a three-story structure on the north side of Sixth Street. The entrance to the Caritas Drop-In Day Center is located along on the first floor along Sixth Street and faces away from the residential neighborhood. The entrance location will draw people into Caritas Day Center via streets that are separate from the adjacent residential neighborhood.

7th Street. In order to be compatible with the adjacent residential neighborhood, the village's structures on Seventh Street are two stories high and have porches, small front yards, and stoops. The two-story height is similar to houses in the adjoining residential neighborhood.

ARCHITECTURAL CHARACTER.

While the development of architectural character is still in its conceptual stage, the general strategy is to respond appropriately to each of the village's surrounding streets. Materials will most likely be a combination of stucco, cement panels, and specialty highlights around entrances using ceramic tiles, metal panels and wood. Cement board lapped siding in combination with stucco may be added to the palette along the residential edge of 7th Street. Porches will have some wood details in the railings, with exposed beams and rafters in their roofs so that these dwelling units do not detract from the adjacent residential neighborhood.

A Street. The main entrance for Caritas Center includes the main stairwell which will be partly enclosed in glass and lit at night so it draws people to the Center. It will serve as a welcoming sign to those in need of services and shelter, day and night. The stair tower will be topped with a roof 'shade' that will protect the night sky from unnecessary glare. Both wings of this building will be topped by rooftop solar panels, somewhat in the tradition of top floor cornices, while affirming the village's commitment to sustainable practices and responsible environmental stewardship.

Morgan Street. This four-story residential building will have bay windows to add scale and articulation to its length. At the north end of Morgan Street, the building will decrease in height to two stories to be compatible with the adjacent neighborhood. The exterior will be a combination of stucco, cement board panels and siding, with some highlights such as wood soffits below the bay windows and wood siding in the recessed lobby entrance to add some 'warmth' to the building's entry.

6th Street. The facade of this three and one-story structure will have two parts. The eastern part of the facade is three stories high and will house the social service and administrative office uses. These uses will have windows lined with continuous exterior planters with flowering plants, conveying a warm and welcoming residential message. The western half of the facade is one story, scaling down to match the lower residential scale of the two one-story homes that are anticipated to remain on the southwest corner. The exterior materials will be a combination of stucco and cement panels, with

wood siding around the recessed lobby entrance and wood soffit on the underside of the metal entry canopy.

7th Street. The two-story buildings along this street will have pitched roofs, porches, and window proportions that generally reflect the smaller scale character of the neighborhood to the north.

CENTRAL COURTYARD

The village includes a network of internal, on-grade open spaces designed to enhance a sense of place at a residential scale. There will be a combination of pavers to allow for storm water percolation, and native plantings appropriate to storm water swales, with ample shade trees to lower the ambient temperature during the hotter months. The open spaces for the permanent housing on the podium levels above the garages may have tinted topping slabs and appropriate planters to manage storm water. The setbacks for each of the surrounding edge conditions facing the streets will have appropriate planting for their sunlight opportunities, and each street frontage will have street trees to help shade the sidewalks and windows on the south and west sides.

SUSTAINABILITY

Caritas Village strives to have a LEED Gold certification. Solar hot water and solar voltaic panels are likely be used on the rooftops to lower energy costs; exterior sunshade strategies on the south and west sides may be employed to lower dependence on air conditioning; low-VOC materials are likely to be used on the interior to improve air quality; car-share and electric vehicle charging stations may be employed; extensive indoor and outdoor bike parking will be available; and lower cost public transit passes may be issued to residents and day users of the Village to facilitate use of public transit.