

# 2602 Broadway



## Project Data

Location: Santa Monica  
Type: Affordable Housing  
Unit Count: 33  
Total Square Feet: 33,225  
Cost: \$10.9 Million  
Architect: Daly Genik  
Client: Community Corporation of Santa Monica  
Date of Completion: September 2012  
Rent: \$569 to \$1,315

## Home Qualities

The Broadway housing project is designed in a pinwheel manner that allows for a layered environment of public space. Each of the four, three story residential buildings face inward around an internal courtyard that is ringed by circulation. The residential buildings area all connected by the latticed bridges that surround the central courtyard. This multifunctional walkway provides code required fire escapes as well as preventing views directly into each unit. Establishing high levels of privacy in this clustered environment. This scheme also allows for each unit to have access to natural light and ventilation. Many sustainable features provide each unit with a comfortable living temperature throughout the year. Each individual unit has an open floor plan, which allows the resident to natural ventilate air throughout, and is visual.

## Sustainability

A passive system is integrated throughout the Broadway housing complex. Rainwater collection (15,000 gallon underground cistern) is used for drip irrigation to supply the abundant plant life around the complex. Community gardens allow the residents to grow their own food. The calculated solar shading custom window frames protect each unit from solar heat gain. A layered facade with fiber cement panels allows the buildings to release heat. A vegetative screen wall is used to insulate and also reflect noise. Using an open plan, the outer facing windows are in a direct line with the courtyard-facing door. Taking advantage of the mild climate, there is no air conditioning system in the units. Depending on passive strategies to maintain a comfortable temperature in each. A green roof provides a variety of passive methods: slowing rainwater as well as insulating the buildings. The whole complex was designed around a Quinine tree that has been there for decades. It provides storm retention and shade. These passive features decrease tenant's utility bills and help them balance living cost. Bike racks and recycling chutes are also integrated into the design helping the residents living healthy and green.

## Context and Community

Striving for community living, the Broadway housing project focuses the design on a centralized circulation system. The complex's community spaces in the back of the complex away from the busy Broadway street. Two community rooms are fully wired for use. One is used for a technology center that has been filled with computers and tablets. The other is a studio space where weekly workout classes take place and community meetings are held. The children's playground resides between these two community spaces and is next to the laundry room. Providing this community zone creates a safe environment for children to play and work. With a future railway running beside the site, transportation will be easily accessible. The architect and non-profit client chose to forgo a LEED certification and focus the money elsewhere.

## Organization

The radial pinwheel scheme sits on a corner site. Circulation sits outside the complex and provides a visual layer for the residents. "The challenge with these types of projects is to work within the city regulations, and at the same time, not produce what a for-profit developer would end up with," says principal Kevin Daly, AIA. "We broke the project into smaller, identifiable blocks so that it maintains a scale that's legible and fits within the context of the site." This provides a social benefit as well, creating a community environment within the spaces. The site planning was designed around saving a large shade tree with an 80-foot canopy.

## Materials

Using fiber cement panels, Daly Genik creates a low maintenance system that adds to a layered system to keep a constant temperature. Prefabricated powder-coated-aluminum solar shading riddles certain facades. The complex uses simple metals and clads them with tornillo-hardwood to create the dynamic outdoor circulation. The wood and steel framed buildings are pushed to the edges of the property.

