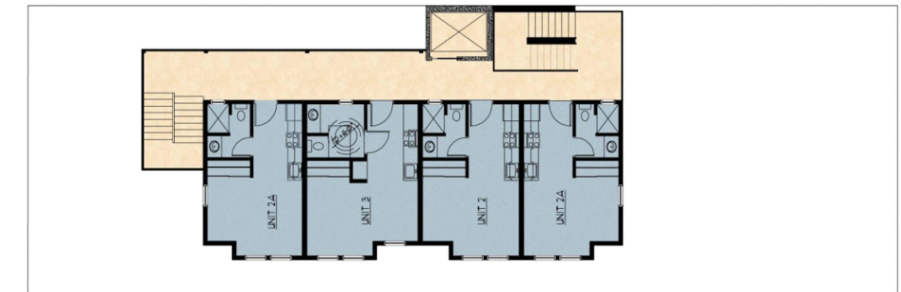
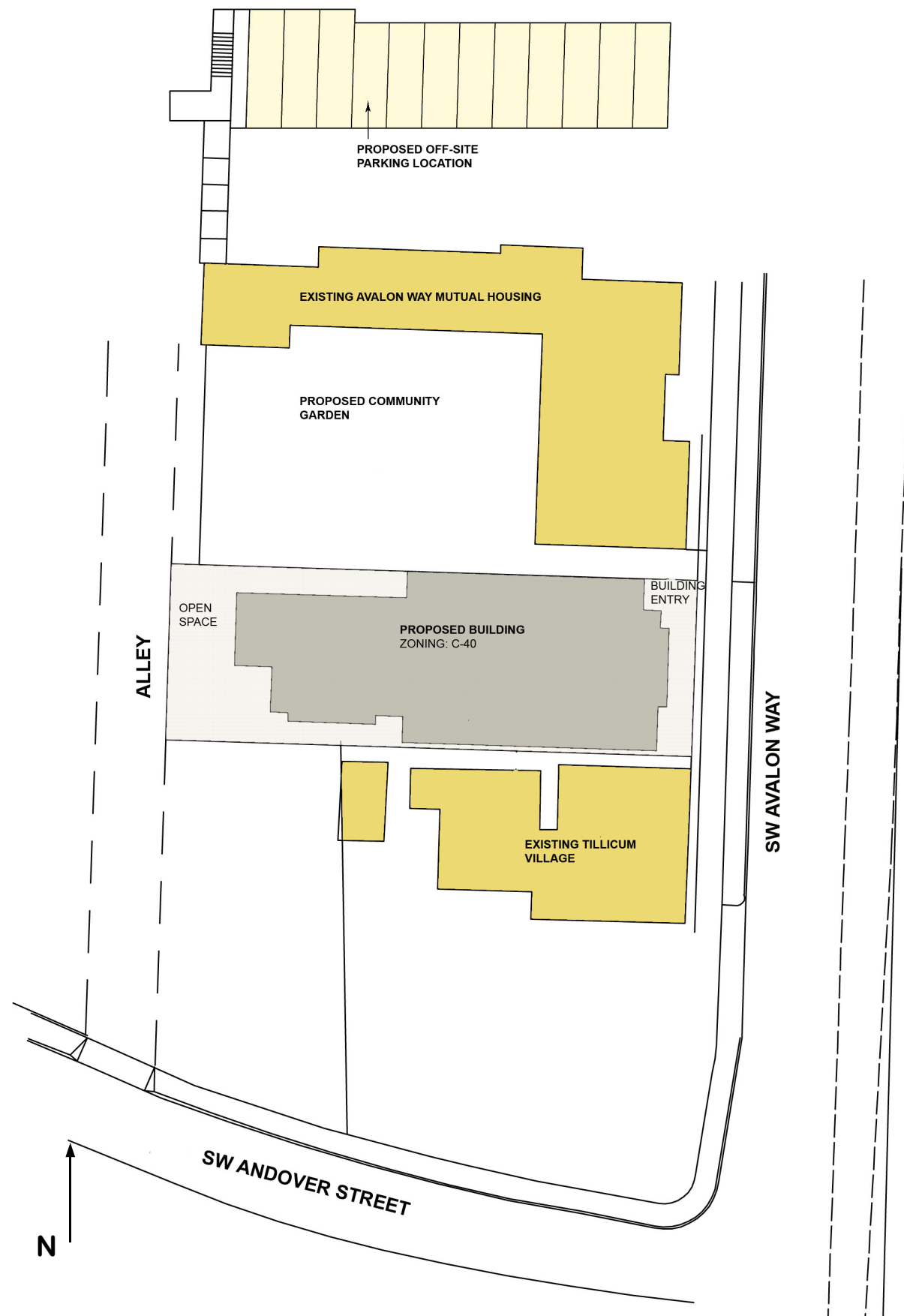




hope. opportunity. recovery

PROJECT



LEVEL 4 PLAN



LEVELS 2 & 3 PLAN



STREET LEVEL PLAN

Project Description

To construct a four story structure containing 16 low income disabled residential units

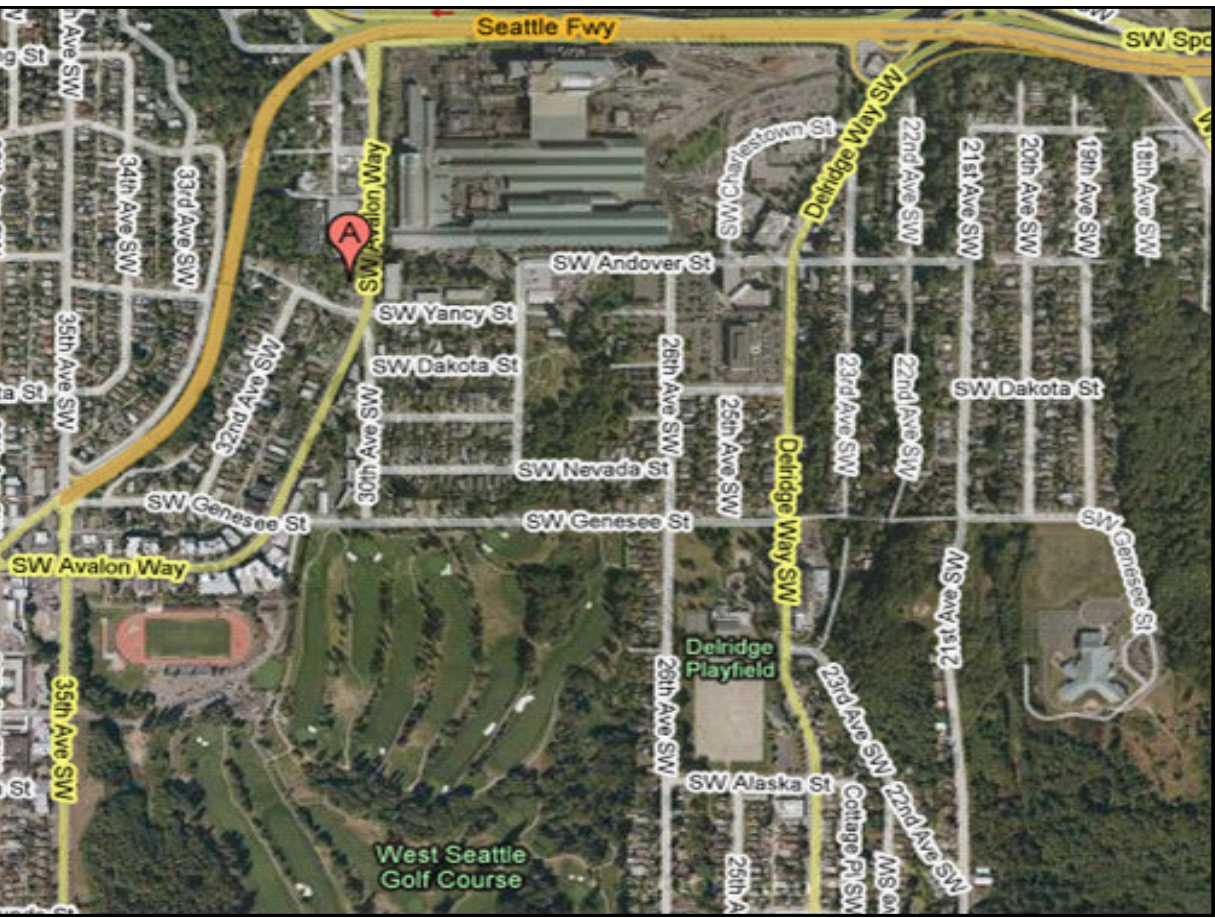
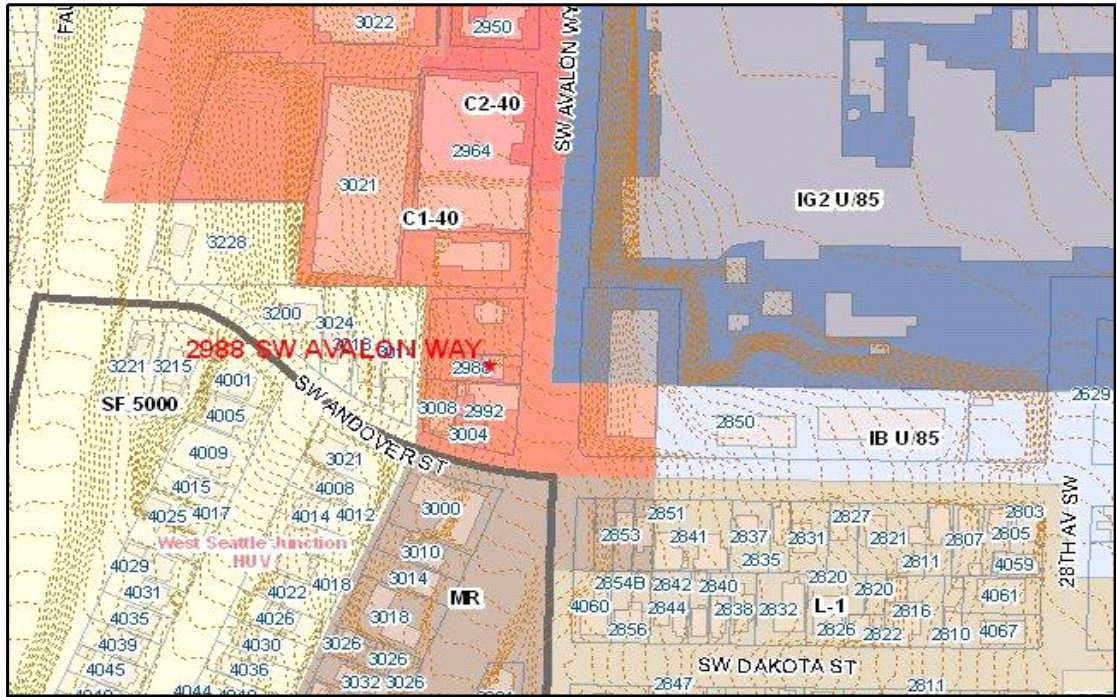
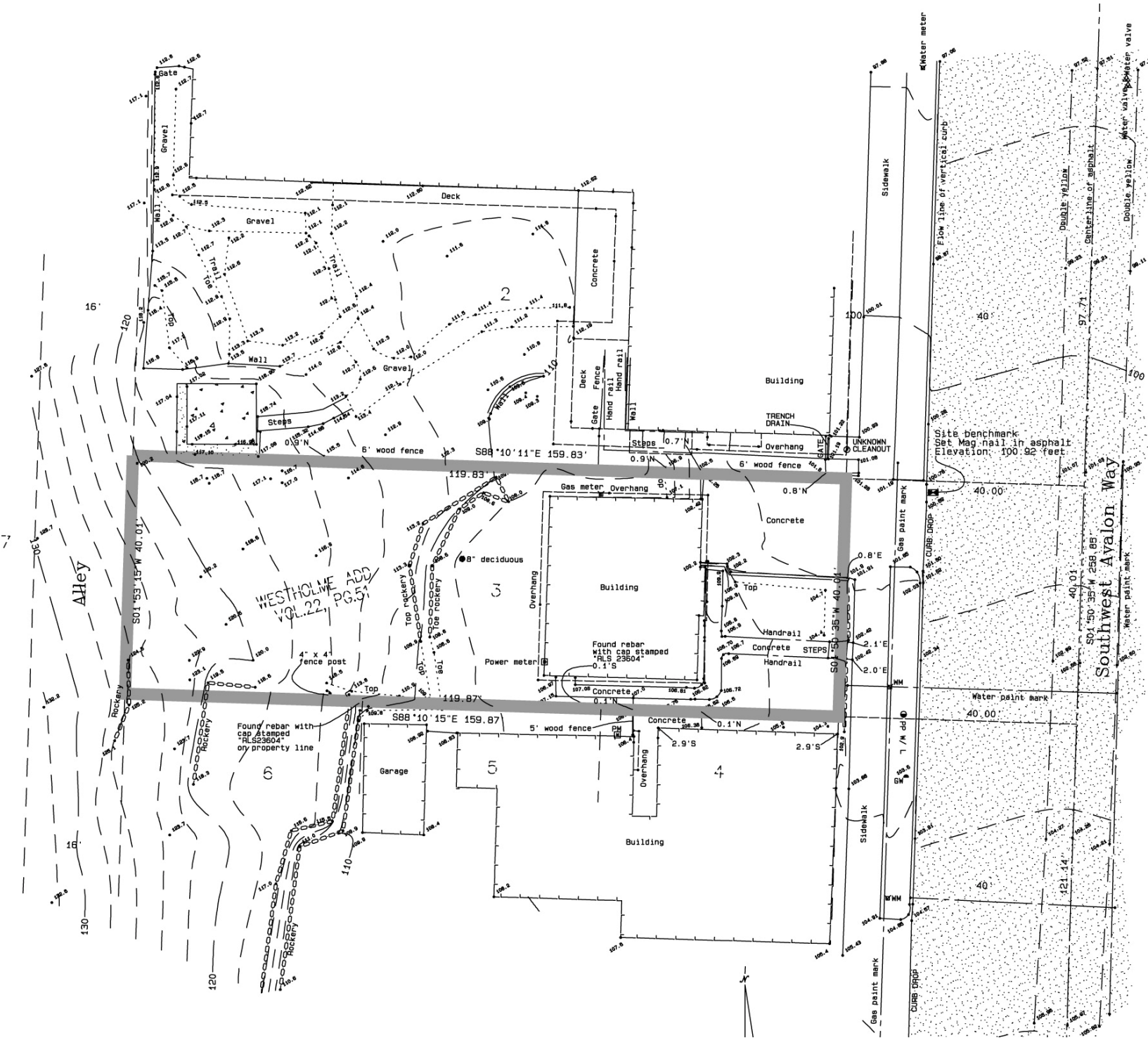
Parking for 4 vehicles to be provided off-site at 2970 SW Avalon Way

Existing single-family structure to be demolished

A community space, intended for the local mental health community, of approximately 1,491 SF provided at street level

A full description of the project follows a brief summary of the site analysis and response presented at the Early Design Guidance meeting held April 9, 2009.

& CONTEXT



EXISTING TOPOGRAPHY, ZONING AND LOCATION

Applicable Design Review Guidelines

List of Design Guidelines Relevant to this Project (per early design guidance)

A-1 Responding to Site Characteristics

The siting of buildings should respond to specific site conditions and opportunities such as non-rectangular lots, location on prominent intersections, unusual topography, significant vegetation and views or other natural features.

A-6 Transition Between Residence and Street

For residential projects, the space between the building and the sidewalk should provide security and privacy for residents and encourage social interaction among residents and neighbors.

A-7 Residential Open space

Residential projects should be sited to maximize opportunities for creating usable, attractive, well-integrated open space.

B-1 Height, Bulk and Scale

Projects should be compatible with the scale of development anticipated by the applicable Land Use Policies for the surrounding area and should be sited and designed to provide a sensitive transition to near-by, less-intensive zones.

C-2 Architectural Concept and Consistency

- Building design elements, details and massing should create a well-proportioned and unified building form and exhibit an overall architectural concept.
- Buildings should exhibit form and features identifying the functions within the building.

C-4 Exterior Finish Materials

Building exteriors should be constructed of durable and maintainable materials that are attractive even when viewed up close. Materials that have texture, pattern, or lend themselves to a high quality of detailing are encouraged.

D-1 Pedestrian Open Spaces and Entrances

Convenient and attractive access to the building's entry should be provided. To ensure comfort and security, paths and entry areas should be sufficiently lighted and entry areas should be protected from the weather. Opportunities for creating lively, pedestrian-oriented open space should be considered.

D-12 Residential Entries and Transitions

For residential projects in commercial zones, the space between the residential entry and the sidewalk should provide security and privacy for residents and be visually interesting for pedestrians. Residential buildings should enhance the character of the streetscape with small gardens, stoops, and other elements that work to create a transition between the public sidewalk and private entry.

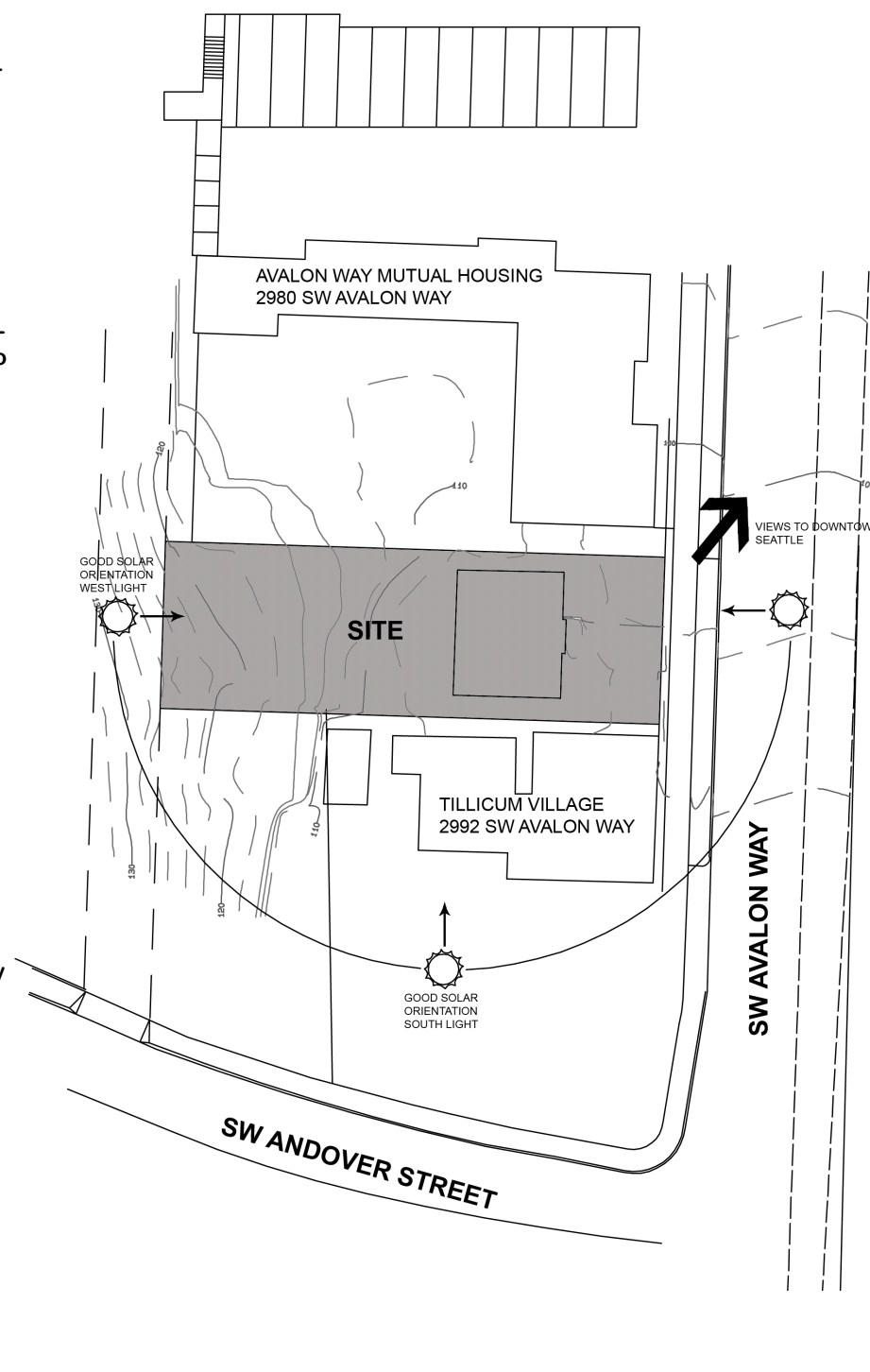
E-1 Landscaping to Reinforce Design Continuity with Adjacent Sites

Where possible, and where there is not another overriding concern, landscaping should reinforce the character of neighboring properties and abutting streetscape.

E-2 Landscape Design to Address Special Site Conditions

The landscape design should take advantage of special on-site conditions such as high-blank front yards, steep slopes, view corridors or existing significant trees and off-site conditions such as greenbelts, ravines, natural areas and boulevards.

SITE ANALYSIS



Site Analysis

SW AVALON WAY

- Slopes up gradually to the South
- Location of project street frontage
- Pedestrian oriented streetscape

SW ANDOVER STREET

- Slopes up to the West
- Alley access to rear of project
- Location of closest major intersection

BUILDING MASS

- Desire to conform to rectangular lot
- Desire to build into slope of site

AMENITIES/VIEWS

- Best views of Downtown Seattle to Northeast
- Views to South possibly blocked by future redevelopment
- Topography ascends to West with views of single family zone
- Views to North of Community Garden optimal for enhanced Community interaction

& RESPONSE

Response to Site Analysis

SW AVALON WAY

- Community Room along Avalon responds to pedestrian activity
- Transparency of Community Room with the residential entry located adjacent encourages social interaction
- Landscaping and bench below marquee enhance the transition between the sidewalk and building entries, and softens transition to residential in a commercial zone. Gated entry to residential units provides security

SW ANDOVER STREET

- Unit window orientation to South and West relating to abutting Multi-family and single-family zones located across Andover and the abutting alley

BUILDING MASS

- Rectangular form of building responds to form of lot and is built into slope
- Modulation and residential design elements reduce bulk and scale and relate project to near-by, residential and multifamily zones

AMENITIES/VIEWS

- Units along Avalon Way are located above street level to provide privacy and take advantage of views
- Windows on South Property line set back 5' to compensate for possible future development
- Building steps in height with slope. Majority of units compose upper West portion
- Shared decks overlooking Community Garden encourage interaction of residents, as observed in the adjacent Avalon Way Mutual Housing.

A-1 Site Characteristics

A-6 Transitions:

D-12 Residential Entries:

A-1 Site Characteristics

A-1 Site Characteristics

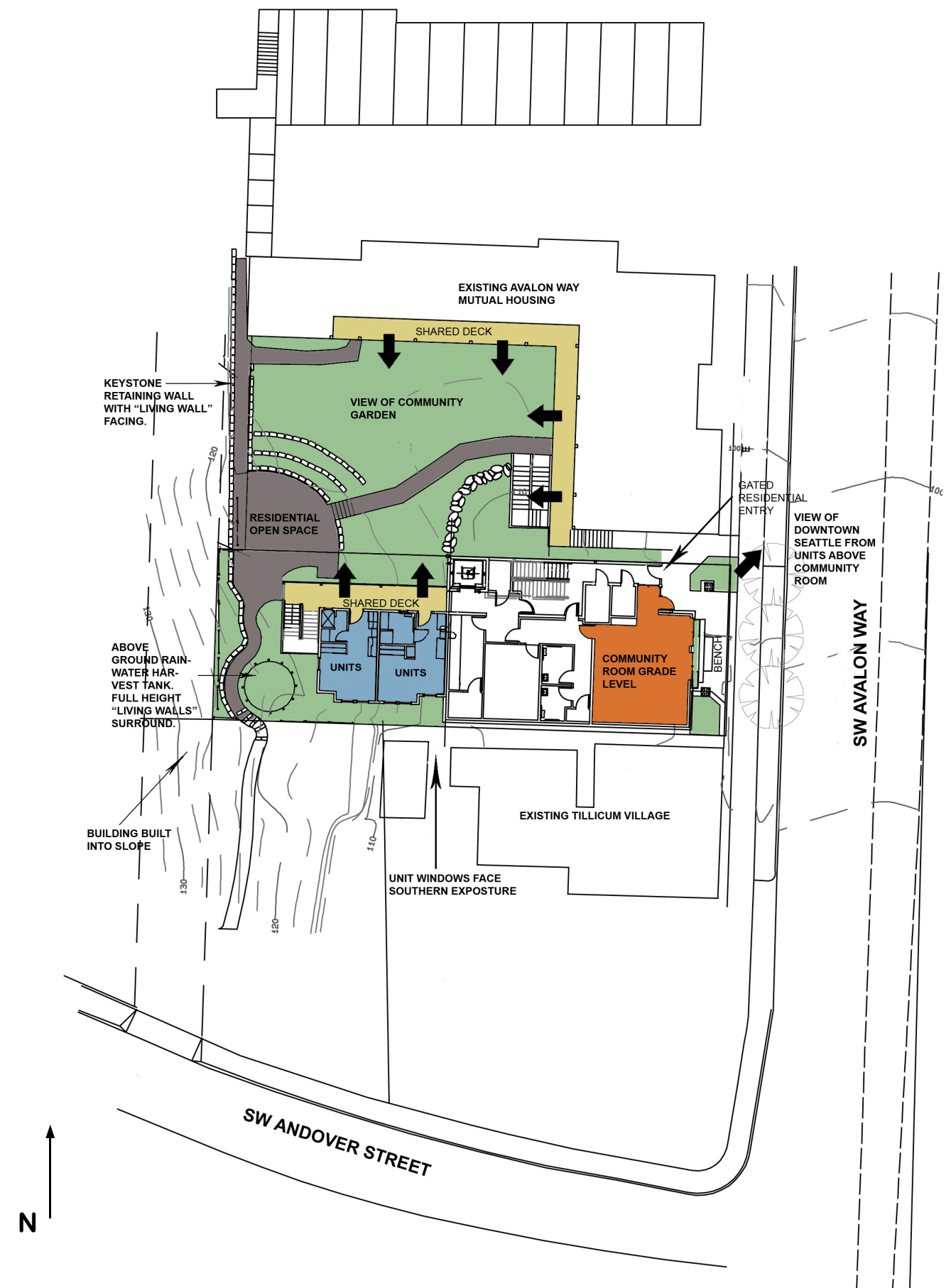
B-1 Height, Bulk and Scale:
C-2 Concept and Consistency

A-1 Site Characteristics:
D-1 Pedestrian Entrances

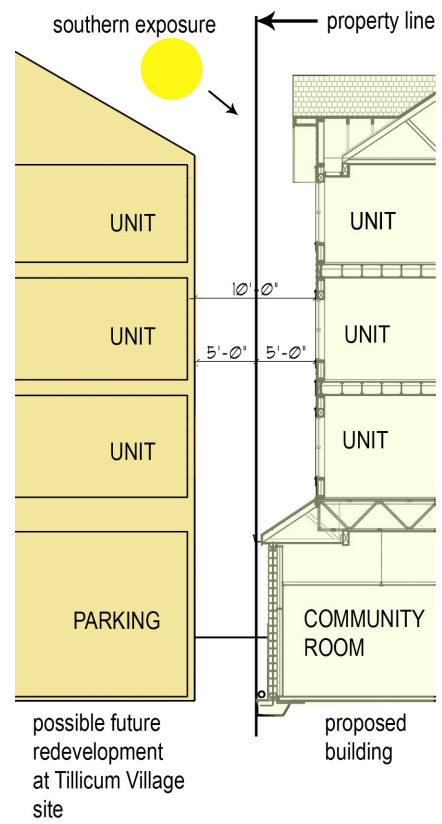
A-1 Site Characteristics:
C-2 Height, Bulk and Scale

A-1 Site Characteristics:
C-2 Height, Bulk and Scale:

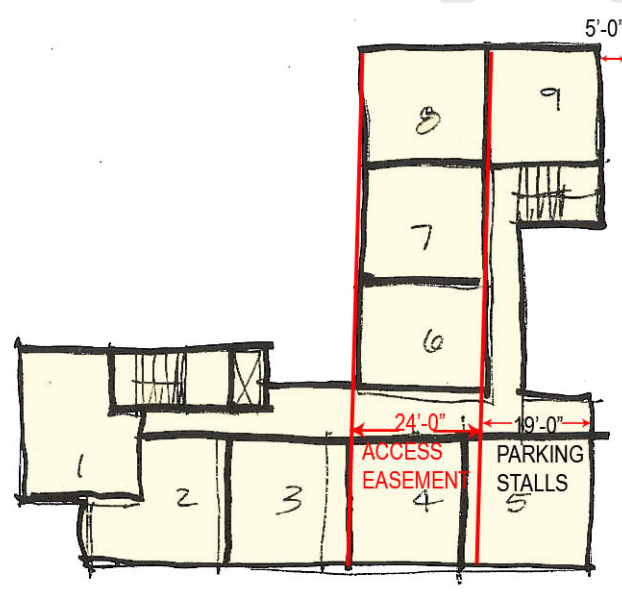
A-1 Site Characteristics:
C-2 Concept and Consistency
E-1 Landscaping Continuity
E-2 Landscaping Site Conditions



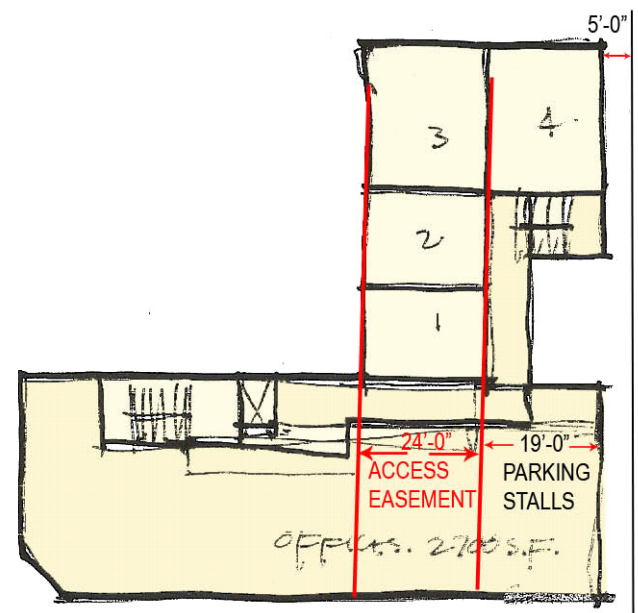
CONSIDERATION



STUDY OF POSSIBLE FUTURE REDEVELOPMENT AT ADJACENT TILLICUM VILLAGE SITE.



LEVEL 2-4



LEVEL 1

FOR TILLICUM VILLAGE SITE
POSSIBLE FUTURE REDEVELOPMENT

KEY

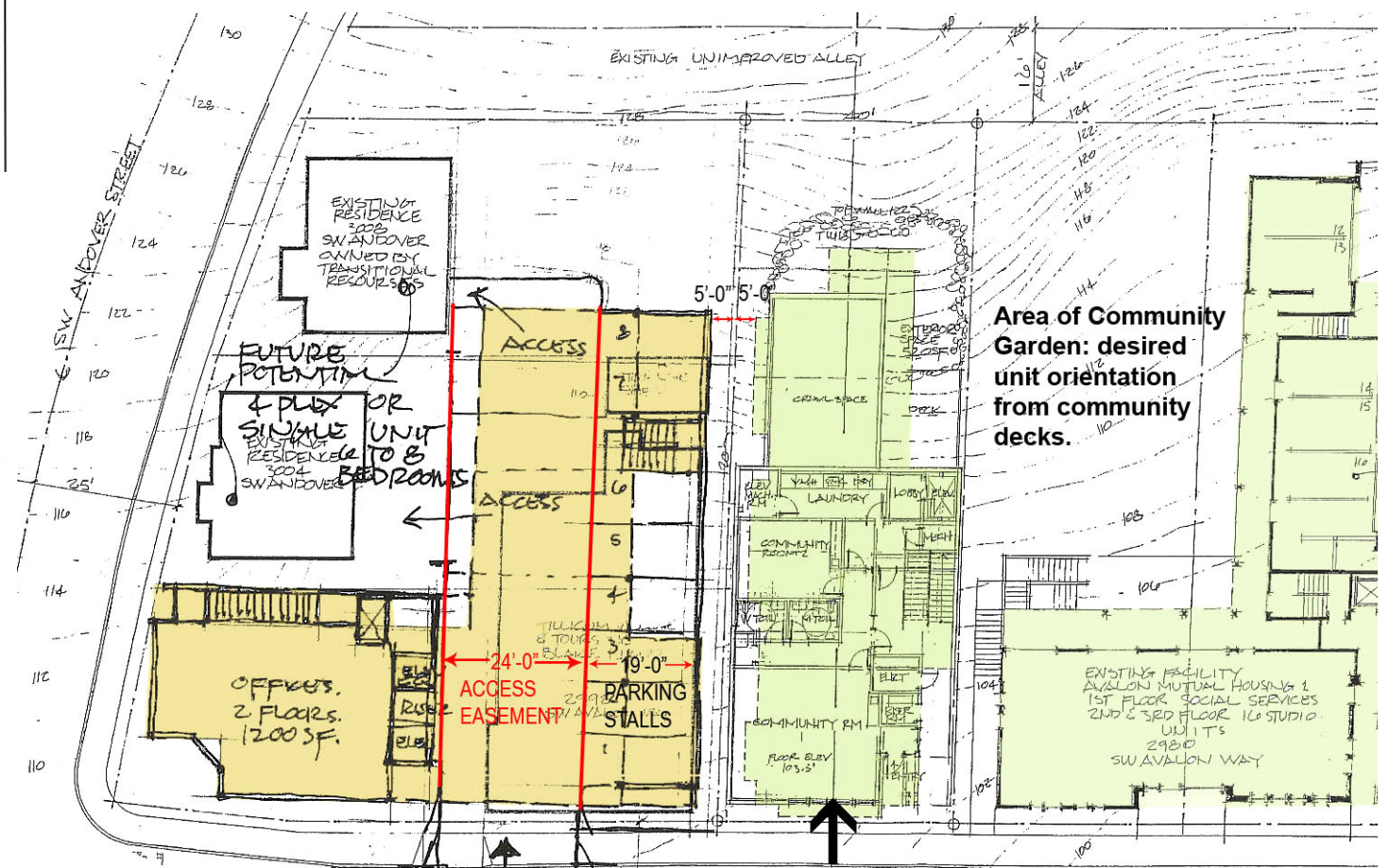
	Possible future development of Tillicum Village site: building levels 2-4
	Transitional Resources Complex

SECTION

FOR TILLICUM VILLAGE SITE
POSSIBLE FUTURE REDEVELOPMENT

Possible Future redevelopment of Adjacent Tillicum Village site:

- The location of the existing access easement dictates the amount of possible parking that can be located on-site. (There are 8 parking spaces possible on-site.)
- The amount of parking located on site dictates the amount of possible units that can be located on-site.
- Due to the low number of parking spaces possible on site, the maximum development potential of the site is with low-income disability units: a ratio of 1 to 4 parking spaces to units. (There are 32 units possible on site.)
- Less optimal options for the site include an office building of only two stories, due to lack of parking to square-footage ratio, and larger multi-family units which would yield only 8 units.
- The low income disability units, which on this site would most likely be intended for tenants with persistent mental illness due to the adjacent Transitional Resources complex, fit the tenants needs best at a maximum of 350 square feet.
- Due to the location of the access easement (which dictates the circulation path), the most efficient layout for the residential units is shown here (right).
- Therefore, due to the optimal square footage limit, and the most logical layout of the units, the possible future maximum redevelopment of the Tillicum Village site would not extend to the North property line, but would stop with a 5' setback. This would also allow for any desired openings on the North elevation as well.



Proposed Building

PROPOSED SITE PLAN

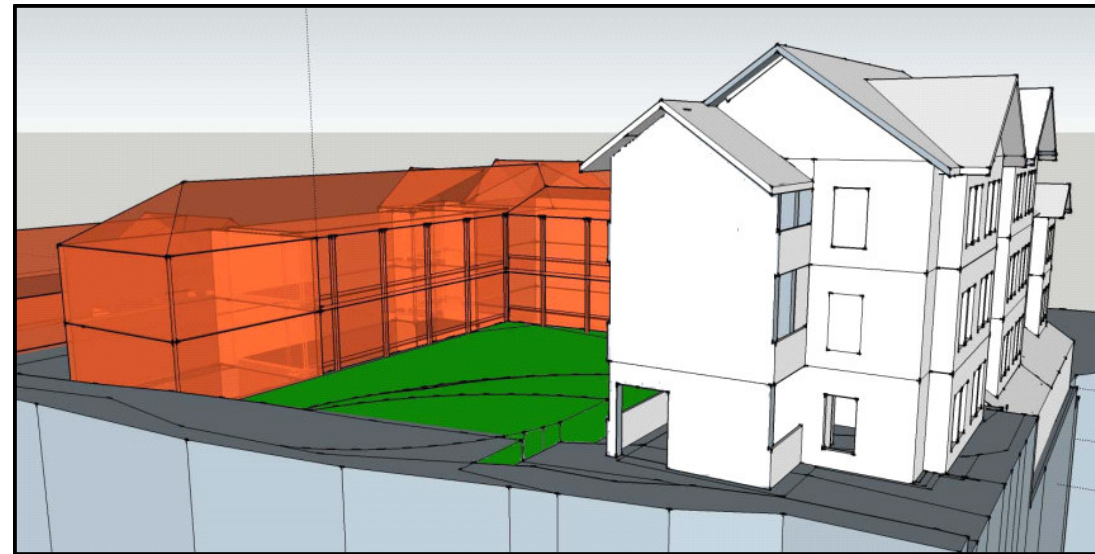
FOR TILLICUM VILLAGE SITE
POSSIBLE FUTURE REDEVELOPMENT

LEGAL DESCRIPTION
TAX PARCEL #9227300640 2888 SW
LOT 3 BLOCK 6 WEST HOLME
ALLOWABLE STRUCTURE = 48

OF CONTEXT

North orientation of unit walkways towards the shared community garden:

- Completes Transitional Resources complex
- Allows for visual monitoring by Transitional Resources staff
- Provides increased privacy for the complex
- Allows full southern-exposure through large South-facing unit windows prior to any future redevelopment of adjacent Tillicum Village site
- Allows partial southern-exposure through large South-facing unit windows after possible future redevelopment of adjacent Tillicum Village site
- Observation of existing adjacent Avalon Way Mutual Housing shows walkways to be a area of consistent use, which profits best with views of the community garden, rather than views of the Tillicum Village roof



VIEW OF GARDEN FROM THE SOUTHWEST



VIEW OF GARDEN FROM THE NORTHWEST

EXISTING COMMUNITY DECKS AT THE ADJACENT AVALON WAY MUTUAL HOUSING .
(Observation of current residents show socialization is effectively supported with community decks over the garden.)



Early Design Guidance : Board Requested Alternative

“The Board commented on the large number of windows on the south façade next to a site that could redevelop to the property line. The design should explore options that re-orient these views to the north with views to the communal garden. The design should carefully consider the location of any windows on the south façade in the likely event of the future redevelopment of the adjacent property.”

Applicant's response:

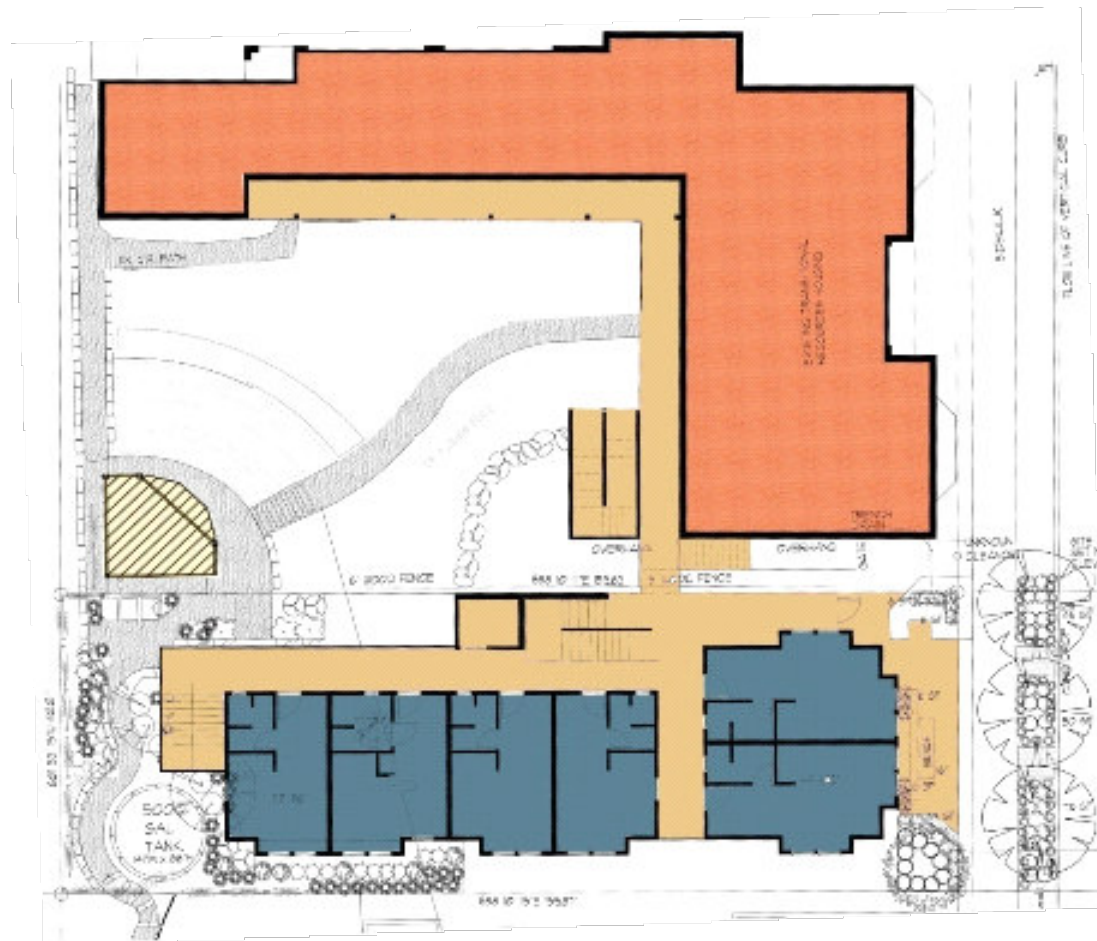
A study of the possible future redevelopment at the adjacent Tillicum Village site has been provided on page 5. The study found that, due to the existing access easement located in the center of the Tillicum Village lot's frontage on Avalon Way, living spaces would naturally be located five feet from the property line in question. Therefore, the design changes made in response to this issue include: (1) pulling the south-facing unit walls of the proposed project back 5' from the south property line, and (2) adding a privacy window to the north bathroom wall of each unit to allow for cross-ventilation.

In the alternate study shown here, the proposed project does not relate as effectively to the existing Avalon Way Mutual housing, though it is intended to be a part of the same complex, while maintaining the impression of a separate entity. The larger unit windows facing North provides no opportunity for passive solar heating, and the walkways facing South seem diminish a sense of privacy and screening of the busy street intersection. Furthermore, this alternate study would eliminate the opportunity for monitoring of the tenants of the proposed project by the staff of the existing Mutual Way Housing.

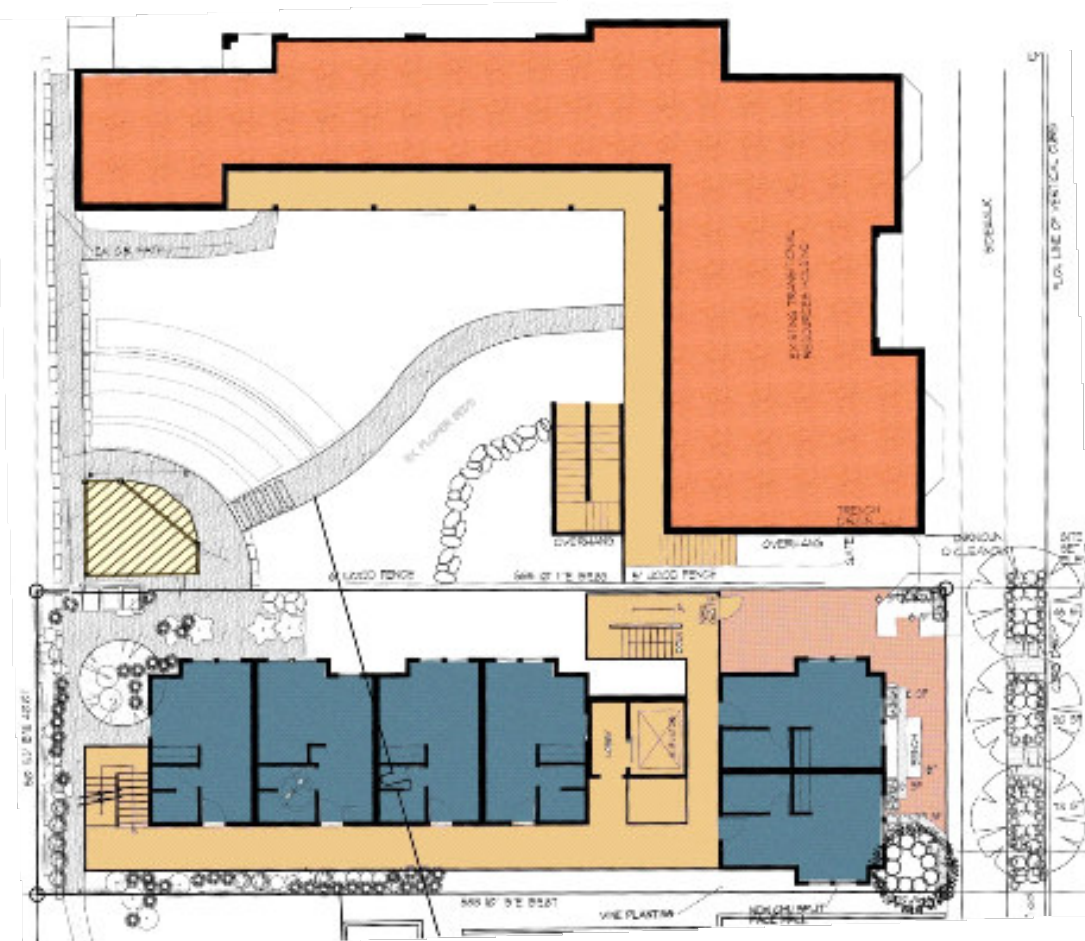
EXPLORING



ALTERNATE VIEW FROM THE WEST



PROPOSED SITE PLAN

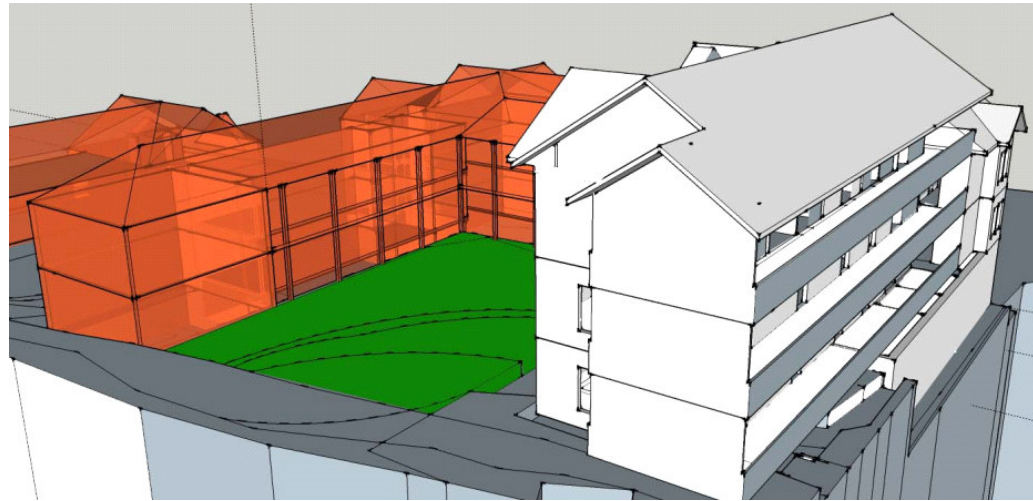


ALTERNATE SITE PLAN

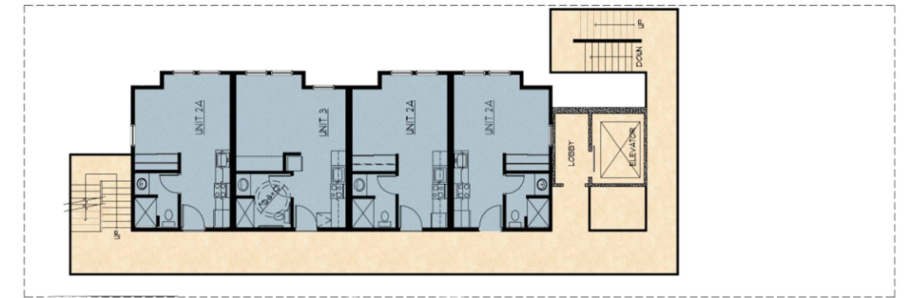


ALTERNATE EAST ELEVATION

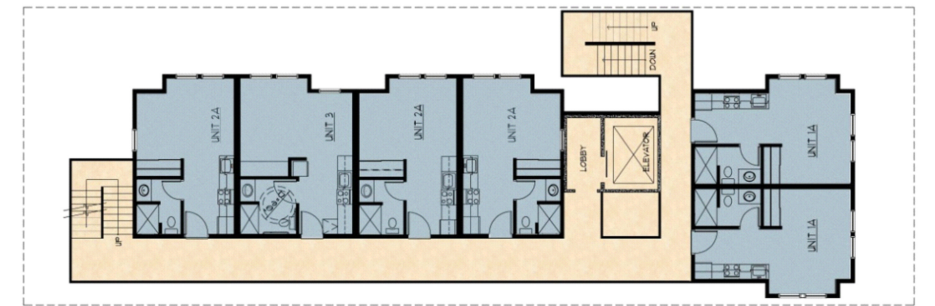
ALTERNATIVES



ALTERNATE VIEW FROM THE SOUTHWEST



ALTERNATE LEVEL 4



ALTERNATE LEVEL 2 & 3



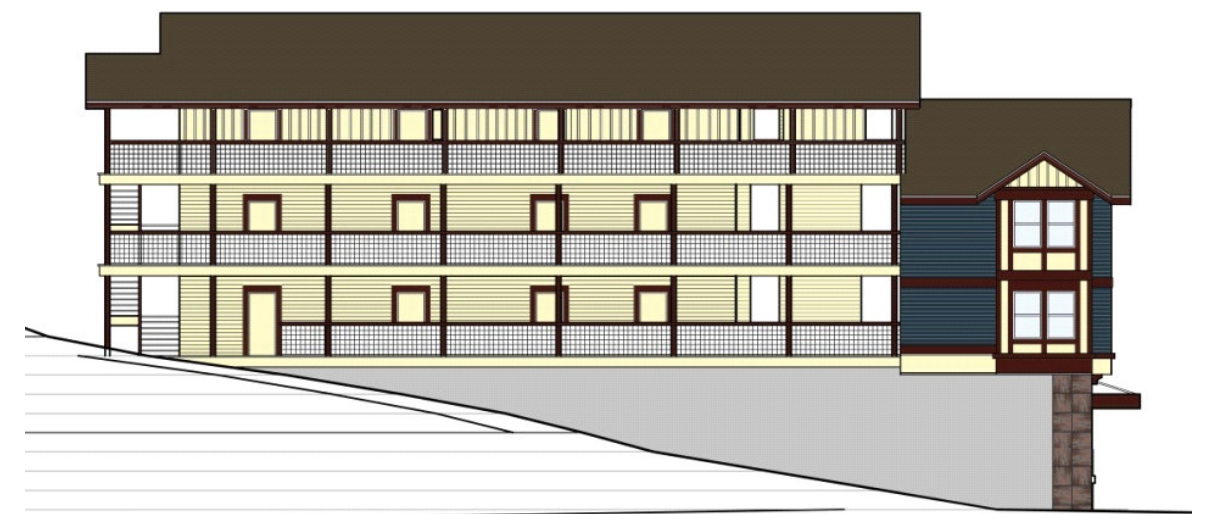
ALTERNATE LEVEL 1



ALTERNATE NORTH ELEVATION



ALTERNATE WEST ELEVATION



ALTERNATE SOUTH ELEVATION

TRANSITIONS

A-1 Responding to Site Characteristics

- The site is narrow, 40 feet wide, which creates challenges for unit design and potential impacts from future adjacent development to adjoining project.
- The project development will take advantage of the site topography as the structure is built into the slope allowing the living units their own site identity.
- The retaining of the side slopes will provide a second level area where the living units start corresponding to the existing adjacent supportive housing units and a garden area, which allows cross-communication while maintaining a separate identity.
- The site depth allows the living units to have advantage of southern exposure while the contours allow the living units to start at a crated and extended level ground area oriented to the north and adjacent site garden area.

A-6 Transitions Between Residence and Street

- The transparent Community Room comprises the frontage on Avalon Way transitioning this supportive housing development to the public street.
- Landscaping softens the transition from the commercial zone to the residential complex.
- The residential entry is easily identifiable from the community room entry, and is placed adjacent to the entry of Avalon Way Mutual Housing, demonstrating their relation.
- The overhead marquee and ample lighting provides safety and protection from the elements, encouraging a place of social interaction.



& COMMUNITY



A-7 Residential Open Space

- The primary open spaces developed for the residents begins to occur on the second level. This space will be at grade with the site topography and will relate with the adjacent Avalon Way Mutual Housing to the north and the certified organic garden area, which will be enhanced with this development program.
- The transition provides a community deck area which connects into a natural area of edible plantations that flow into the existing organic garden next door.
- Each level has access balconies six feet wide that provides each floor of residents a congregating space between living units for interaction and visual connection to the project next door.
- The goal is to take advantage of the orientation of the new unit access walkways the same way as the existing Avalon Way Mutual Housing uses their walkways as congregation community areas.

Residential Amenity Area Calculation:
(SMC 23.47A.024)

Calculation:
Total Gross floor area in residential use: 5,120 gsf
Total Amenity Area Req'd: (5%) 5,120 gsf = 256 gsf
Total Amenity Area provided on site: 1% (51 gsf)

Departure Requested for the following rationale (see pg. 23):

Total Amenity Area provided adjacent to site at Avalon Way Mutual Housing Community Garden: 6.7% (344 gsf)

Total Amenity Area Provided (with an approved departure): 7.71% (395 gsf)

B-1 Height, Bulk and Scale

- The project design considers the existing neighborhood development surrounding the site and mindfully works to adjust the heights of the complex to take advantage of the site topography and maintain the integrity of the adjacent residential community where the houses generally have a lower profile and are small in character.
- The project modulates the facades to present a visual break in the overall bulk working with the massing to achieve as a compatible a scale as possible on a small site to reflect the surrounding community and meet the program goals.
- The concept has been developed to continue the pleasant transition between the multi-family uses of Transitional Resources and single-family community close by.

HEIGHT, BULK



& SCALE



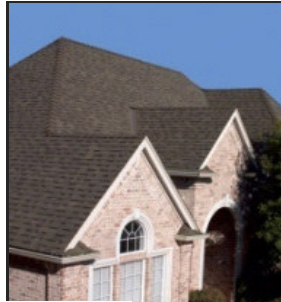
CONCEPT



STANDING SEAM METAL ROOF



COMPOSITE ROOF SHINGLES



PORCELAIN TILES



FIBER CEMENT SIDING LAP SIDING

C-2 Architectural Concept and Consistency

- The confines of the site with its size and topography tends to dictate the limited options for consideration and to meet the program needs of the owner and residents' living environment.
- It is the project's duty to enhance the living opportunities of the residents providing each with a manageable arrangement that promotes their independent living potentials and encourages community involvement. The design does accomplish this with its layout and configuration.
- The project's goal is to provide a design that is environmentally supportive, green to the fullest extent possible with budget constraints, that promotes healthy living patterns, is sustainable and is operational and management sensitive.
- The design of the project is compatible with the neighborhood and the community's aspirations and promotes the well being and values of the population.



South Elevation

& CONSISTENCY

C-4 Exterior Finish Materials



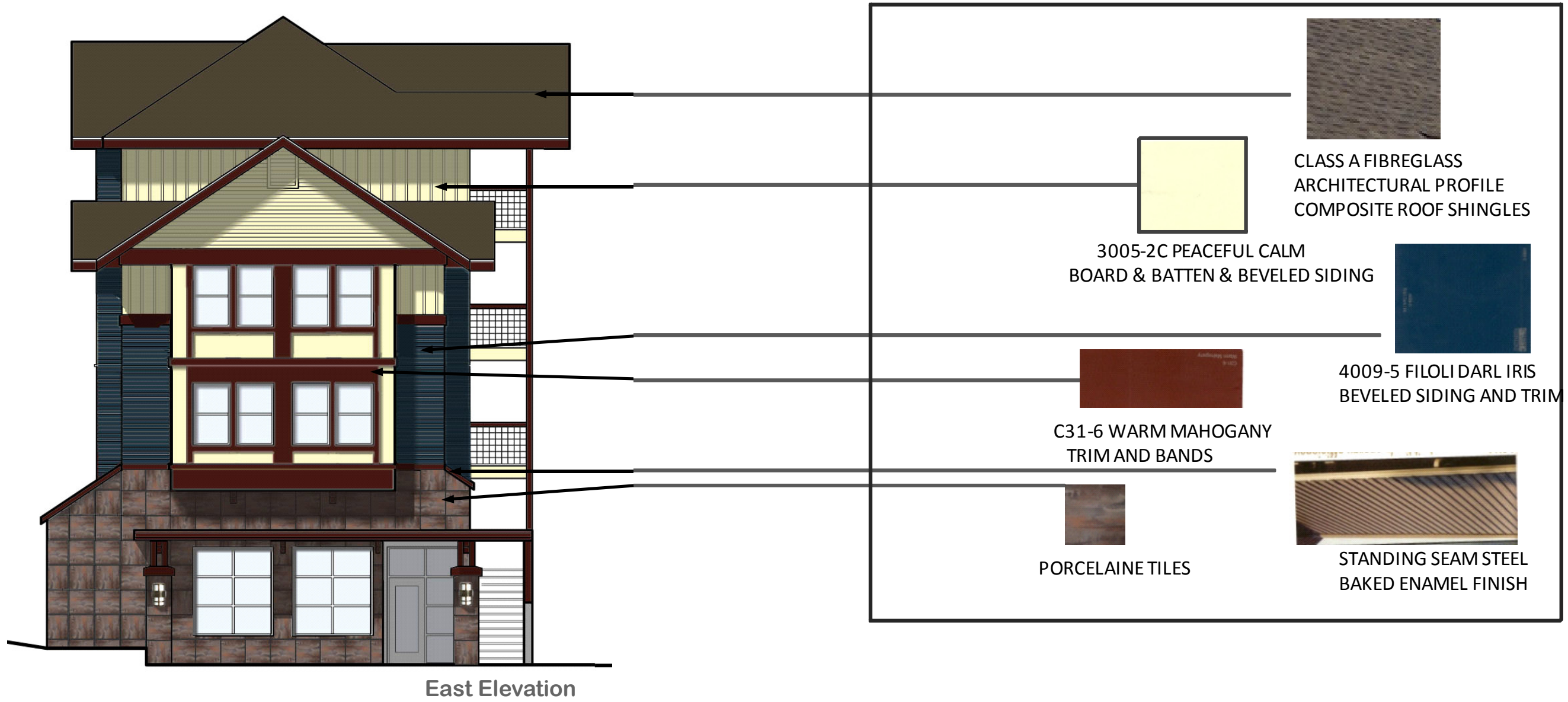
FIBER CEMENT SIDING LAP SIDING



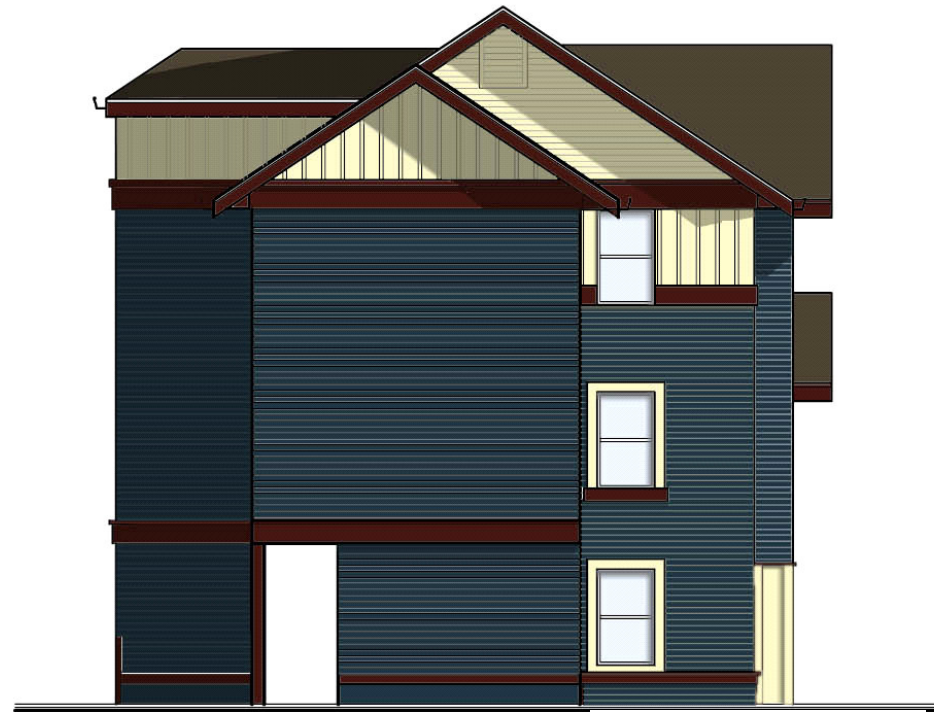
FIBER CEMENT BOARD & BATTEN SIDING



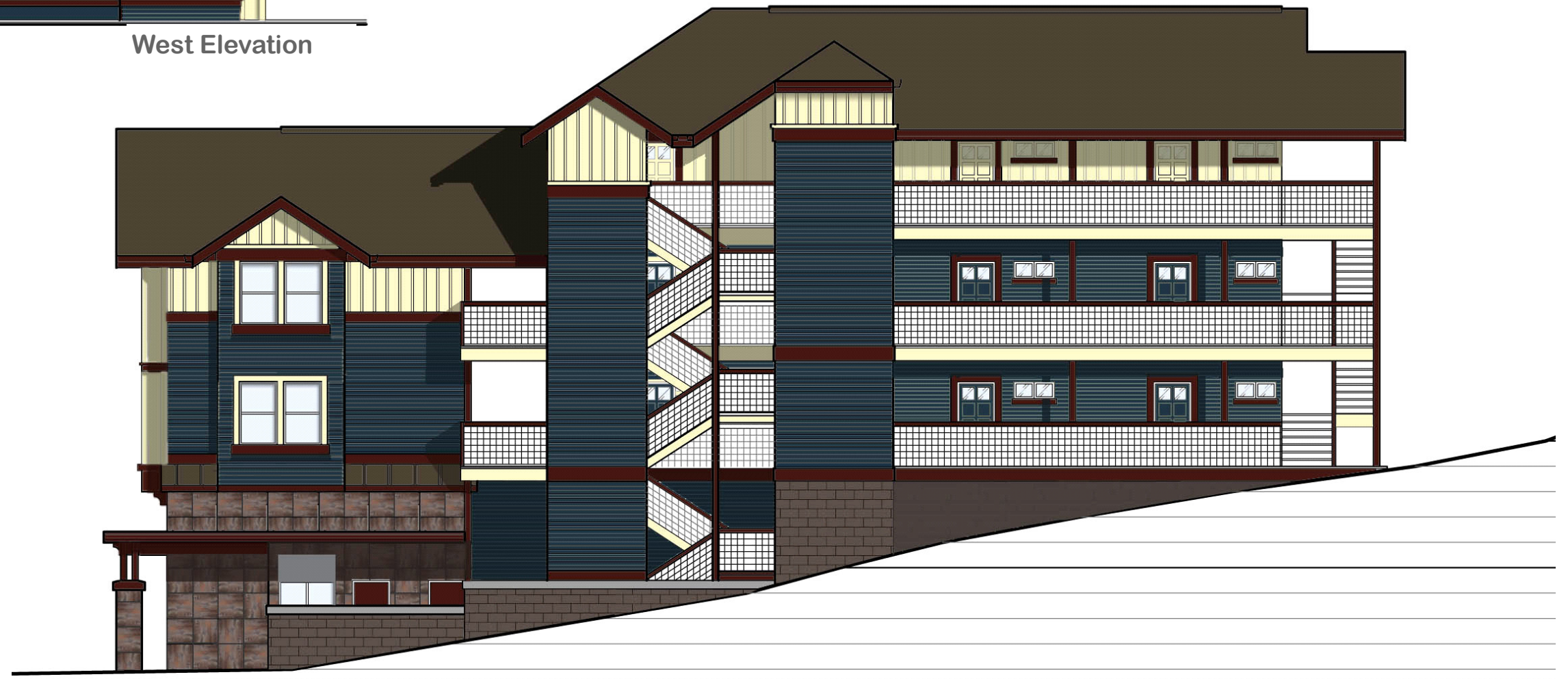
- The design criteria is to use materials that are environmentally sensitive to promote a healthy living environment, are easily and inexpensively maintained and promote sustainability.
- The selected choices will be durable with a history of being manageable and are compatible with the surrounding community styles and designs throughout the neighborhood.



CONCEPT



West Elevation



North Elevation

& CONSISTENCY

D-1 Pedestrian Open Spaces and Entrances

- The design provides a variety of opportunities to connect with various aspects of the project, adjacent living units and open spaces for a series of positive interactions amongst residents.



ENTRANCES

D-12 Residential Entries and Transitions

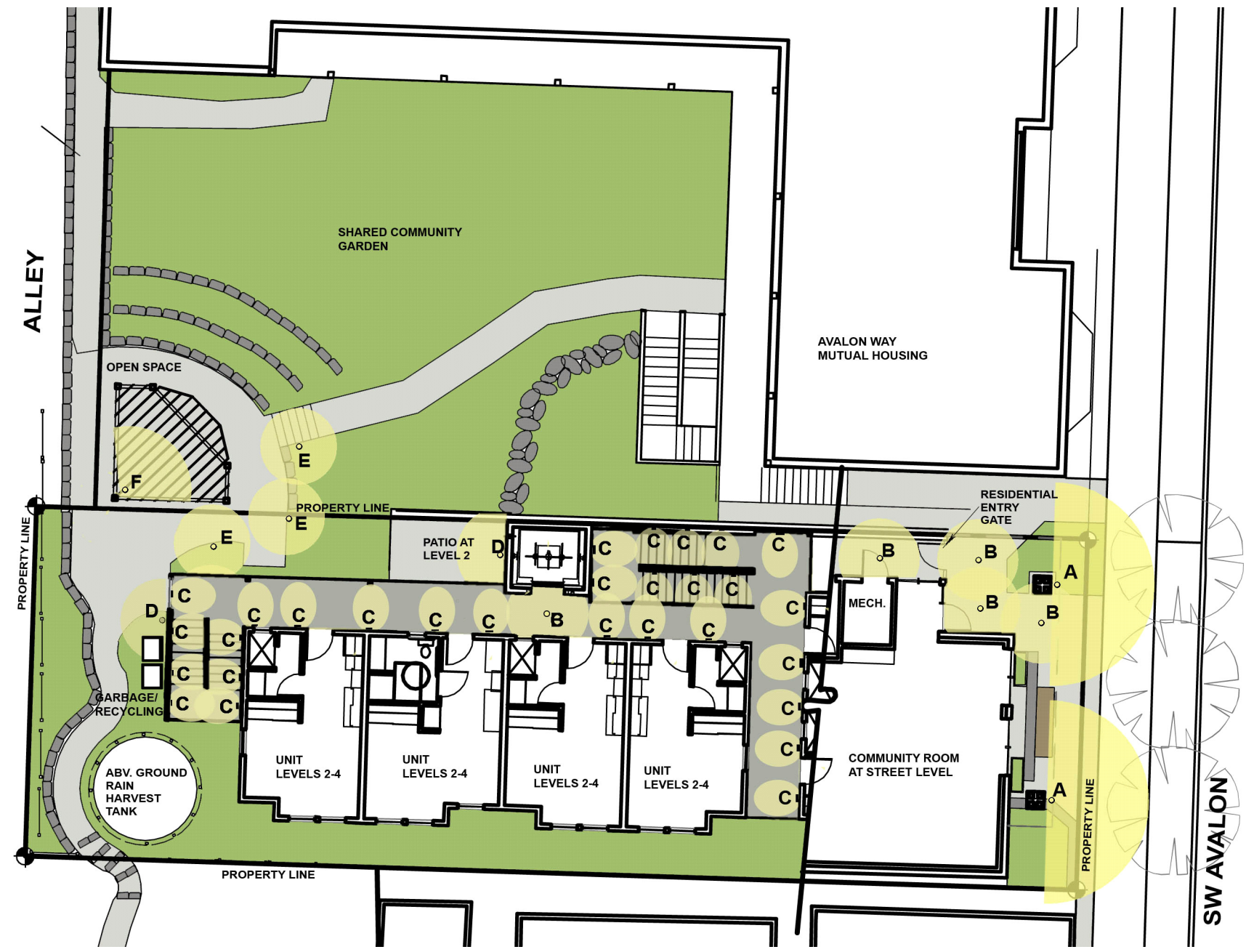
- The entries into each apartment unit are individual to create a unique sense of occupancy.
- Access to each living level is by stair or elevator along a communal walkway.
- Each level has open areas to allow interaction between the residents.
- The approach to the main residential access is gated, secure and private.



& TRANSITIONS



LIGHTING



SITE LIGHTING PLAN

EXTERIOR LIGHTING SCHEDULE

TYPE	MANUF.	DESCRIPTION	LAMP	COMMENTS
A	Hinkley	Flush wall mount	CFL	Timer
B	Juno	Recessed ceiling	CFL	Energy Star/Timer
C	Progress	Step	CFL	Timer
D	Allscape	Wall mount	CFL	Motion Sensor
E	Hinkley	Landscape-path	CFL	
F	Hinkley	Sconce	CFL	

NOTE: LIGHTING ILLUMINANCE IS ESTIMATED AND IS NOT BASED ON THE PRODUCT'S PHOTOMETRIC DATA.

& FIXTURES



1908MT-ES
in Metro Bronze from the Saturn family

Width:	7.25"
Height:	12.5"
Weight:	4 lbs.
Material:	Solid Brass
Glass:	Cased Opal-Etched Glass
Bulb:	One 18w CFL (lamp included)
Voltage:	120v
TTO:	6.25"
Extension:	4"
Back Plate Height:	12"
Back Plate Width:	5.75"
Certification:	c-ETL-us Wet
UPC:	640665190847
Notes:	Energy Saving Fixture ADA
	Compliant

NOTES:

A



B



6" VERTICAL IC COMPACT FLUORESCENT HOUSING

26/32W
COMPACT FLUORESCENT LAMP
ICPL632E

PRODUCT DESCRIPTION
ICFL Energy Star, Air-Loc® sealed double-wall construction housing • No separate ALG gasket required • Can be completely covered with insulation • Fully sealed housing stops infiltration and exfiltration of air, reducing heating and air cooling costs • 2 year warranty.

PRODUCT SPECIFICATIONS
Lamp One 26W or 32W triple tube (4-pin) CFL lamp CFR26W/GX24q-3 or CFR32W/GX24q-3.
Socket Supplied with spring clip to accommodate certain trim installations, or can be attached to top of housing for certain trims.
Ballast 120V HPF Rapid Start Electronic with end-of-life lamp protection • Optional dimming ballast available (Title 24 compliant, not Energy Star qualified) • UL listed/CSA certified.
Trims Trim selection shown on reverse.

Labels Energy Star qualified • UL Listed for contact with insulation, through-branch wiring and damp locations • Meets Washington State Air Tight Requirements, IECC • Complies with FCC Part 18 consumer use limits • Product mechanically protected against improper use of lamps • Union made AFLCIO • Complies with California's Title 24 energy code • Trims 220, 239, 241, 242, 243, 271, 2330, 6101 and 9900 are wet location approved for covered ceiling applications.

Testing All reports are based on published industry procedures; field performance may differ from laboratory performance. Product specifications subject to change without notice.

INSTALLATION
Real Nail™ 3 Bar Hangers Telescoping, patent-pending Real Nail 3 system permits quick placement of housing anywhere within 24" O.C. joists or suspended ceilings • Integral f-bar notch and clip secures housing in suspended ceiling grid - no accessory clips required • 24" expansion stop allows quick placement of fixture in standard grid spacing • Bars scored in two locations for fast, clean breaking, allowing housing installation in tight applications • Bars captive to mounting frame • Edg-mounted for extra strength • Captive bugle-headed ring shank nail for quick one-step installation and easy removal with claw hammer for fixture relocation • Quick-Loc slot and oversized locking set screw lock fixture in position • Bar hanger foot contoured to align to bottom of construction joist • Alternate mounting holes included.

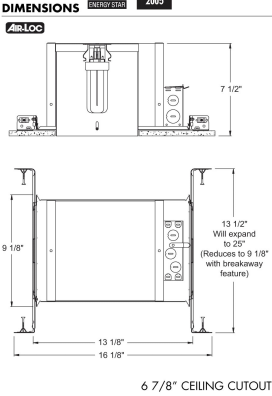
Junction Box Pre-wired junction box, UL and CUL listed for through-branch wiring, maximum (8) No. 12 AWG 90° C branch circuit conductors (4 in, 4 out) • Junction box provided with removable access plates (6) 3" and (1) 1 1/2" knockouts, (4) Non-metallic sheathed cable knockouts with built-in strain reliefs and ground wire • Knockouts equipped with pryout slots.

Housing/Mounting Frame 22-gauge die-formed galvanized steel plaster frame • 0.028" die-formed aluminum housing, fully sealed • Rough-in section (junction box, mounting frame, housing assembly, ballast and bar hangers) fully assembled for ease of installation • Air-Loc gasket installed on plaster frame • Inner housing is vertically adjustable to accommodate up to a 1" ceiling thickness.

PRODUCT CODES

Catalog Number	Ballast	Wattage and Lamp
ICPL632E	HPF 120V Elect.	26W or 32W Triple Tube (4-pin) CFL

REV 10/08



ENGINEERING DATA	
	120V HPF 26W/32W
Total input power	279W/348W
Operating AMPS	0.244/0.31A
Power Factor	>.98
T.H.D.	<10%
Min. starting temperature	0°F/-18°C
Crest Factor	<1.70
Ballast Factor	1.10/0.98

OPTIONS
(Add as suffix to housing)

Suffix No.	Description
-DB120	120V Dimming Ballast
	For through-branch wiring, maximum (4) No. 12 AWG 90° C branch circuit conductors (2 in, 2 out)

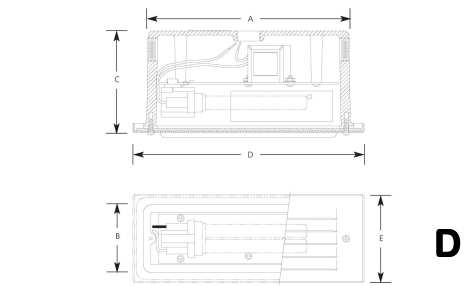
Note: This product is not Energy Star qualified, but Title 24 compliant.
Ordering Example: ICPL632E-DB120



Compact Fluorescent Brick Light Recessed/Landscape

Type _____
-31
P6805 ☐

Catalog No.	Finish Black	Lamping	Dimensions (Inches)				
			A	B	C	D	E



Specifications:

General

- Sized to replace standard brick dimensions
- Cast aluminum housing
- Stamped aluminum louvered face plate painted black
- White aluminum interior reflector
- Clear acrylic panel mounted behind the louver to provide a sealed unit
- Can be used for direct contact with insulation in stud walls

Mounting

- Recessed mounting in wood, brick, masonry, and poured concrete

Electrical

- Intermediate base phenolic socket
- Three 1/2" I.P. conduit entries
- Can wire units in rows without need for separate outlet boxes
- Pre-wired

Labeling

- UL-CUL wet location listed

Progress Lighting
701 Millennium Blvd
Greenville, South Carolina
29304-5704

www.progresslighting.com

Rev. 4/09

ALLSCAPE® is a Philips group brand

Page 92 | V 02-08

PHILIPS



1904MT-ES
in Metro Bronze from the Saturn family

Width:	8.5"
Height:	16"
Weight:	9 lbs.
Material:	Solid Brass
Glass:	Cased Opal-Etched Glass
Bulb:	One 18w CFL (lamp included)
Voltage:	120v
TTO:	9"
Extension:	9.5"
Back Plate Height:	12"
Back Plate Width:	4.75"
Certification:	c-ETL-us Wet
UPC:	640665190441
Notes:	Energy Saving Fixture

NOTES:

Width:	10"
Height:	21.25"
Weight:	10 lbs.
Material:	Solid Brass
Glass:	Cased Opal-Etched Glass
Bulb:	One 26w CFL (lamp included)
Voltage:	120v
Certification:	c-ETL-us Wet
UPC:	640665190144
Notes:	Energy Saving Fixture 3"D Post Fitter

NOTES:

E-2 Landscape Design to Address Special Site Conditions

- In a supportive housing development, the landscaping is more important than for other typical multi-unit housing projects.
- The plan is to provide as much opportunity to spend time in the outdoor spaces as possible and to provide as many special features as possible for the residents to enjoy and support their well being.
- The concept and plant selection is designed to promote a distinct connection with the natural processes and to provide opportunities for resident's activities towards a healthy lifestyle and a potential income producing activity.
- Architectural features, such as the outdoor communal decks on various levels of the building, provide spaces for residents at each level and a visual connection to the adjacent north property.
- The transitional space between the building and the street provides a public space for residents and pedestrians to interact and get together at the community level. In all of these spaces landscaping will provide interest on several levels during every changing season concentrating to the fullest extent on providing eatable production.

E-1 Landscaping to Reinforce Design Continuity with Adjacent Sites

- The site landscaping will be native, drought tolerant, visually pleasing, edible and useful to the residents.
- It is expected to be consistent with the adjacent certified organic garden area of the existing Avalon Way Mutual Housing development and further promote food production crops with ground plantings and vegetative walls.
- The landscape and hardscape detail at the street level entry will provide a green and natural transition from the street to the building.
- The project will select plants and landscape structure to be compatible with the neighbors to the south and west and will not interrupt the existing formulation of these sites.
- The landscaping elements like vegetative walls will help to create privacy screen for the neighbors to the west.

LANDSCAPING



& ELEMENTS



SNOWMOUND



BLUEBERRY BUSH



PEPPERMINT



STRAWBERRIES



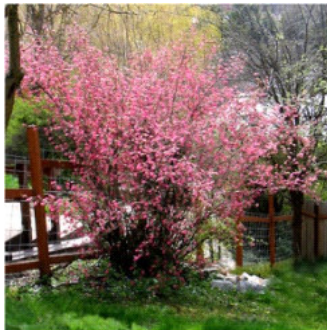
FRUITING CURRANT



RHODODENDRON DWARF



THUNDERCLOUD PLUM



RHIBES FRUITING CURRANT



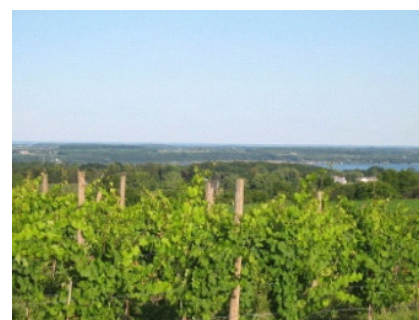
HAZELNUT TREE



THUNDERCLOUD PLUM



FRUITING GRAPE



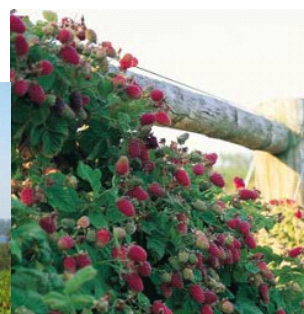
SENECA GRAPE VINE



NIAGARA GRAPE VINE



CONCORD GRAPE VINE



RASPBERRY



Above ground plastic rainwater harvest tank (this example shown without vegetative screening).



Above ground plastic rainwater harvest tank with vegetative screening.

Request for Design Departures

1. Residential Amenity Area (SMC 23.47A.024)

Standard:

Residential amenity areas are required in an amount equal to 5% of the gross floor area in residential use.

Calculation:

Total Gross floor area in residential use: 5,120 gsf
Total Amenity Area Req'd: (5%) 5,120 gsf = 256 gsf

Proposed:

Residential amenity area of an amount equal to 1% (51 gsf) of total gross residential floor area provided on site.

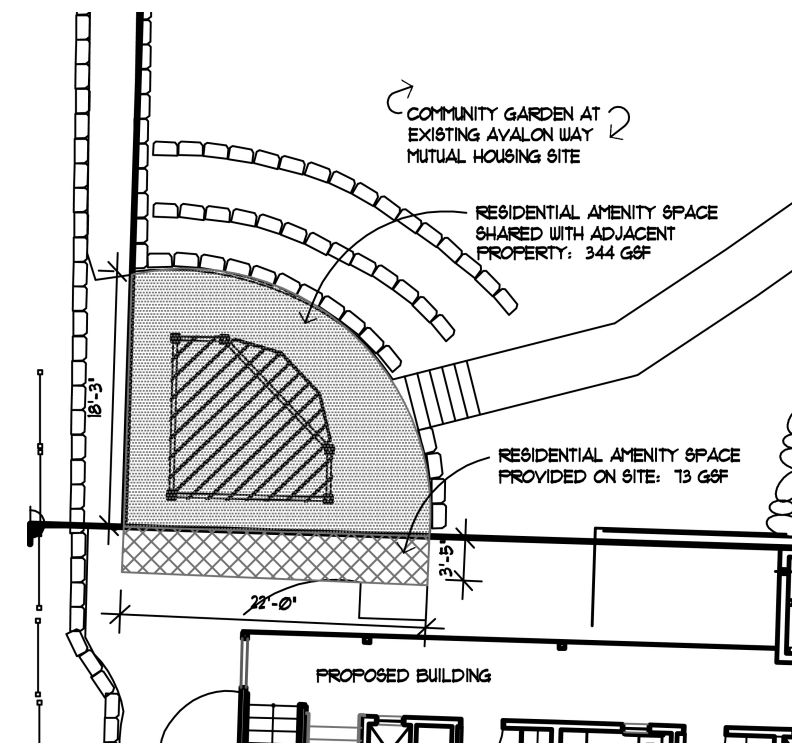
Rationale:

Residential amenity area will be shared with the adjacent related building (Avalon Way Mutual Housing). Design will include access and areas to be shared by both buildings.

Calculation:

Total Amenity Area provided on site: 1% (51 gsf)
Total Amenity Area provided adjacent to site at Avalon Way Mutual Housing Community Garden: 6.7% (344 gsf)

Total Amenity Area Provided: 7.71% (395 gsf)



GUIDANCE & RESPONSE

Response to Design Review Guidelines

Guidance	Response
A. Site Planning	

A-1 Responding to Site Characteristics

The siting of buildings should respond to specific site conditions and opportunities such as non-rectangular lots, location on prominent intersections, unusual topography, significant vegetation and views or other natural features.

- The site is narrow, 40 feet wide, which creates challenges for units design and potential impacts from future adjacent development to adjoining project.
- The project development will take advantage of the site topography as the structure is built into the slope allowing the living units their own site identity.
- The retaining of the side slopes of the site will provide a second level area where the living units start corresponding to the existing adjacent supportive housing units and a garden area, which allows cross-communication while maintaining a separate identity.
- The site depth allows the living units to have advantage of southern exposure while the contours allow the living units to start at a created and extended level ground area oriented to the north and adjacent site garden area.

A-6 Transition Between Residence and Street

For residential projects, the space between the building and the sidewalk should provide security and privacy for residents and encourage social interaction among residents and neighbors.

- The lower floor space frontage on SW Avalon Way is intended to be used by the local mental health community to become a focus and identity for this supportive housing development and the surrounding community.
- It is not intended that the transitional space between the street and the building be a large plaza for congregation, but an inviting element to encourage quiet contemplative connection between the interior community space and the surrounding mental health community.
- The residences within this complex will have a space to separate themselves from the greater street activity with the transition to a more peaceful environment by the location of entry to their living units.
- The living units located above the community space are elevated high enough above the street activity to provide privacy and still as desired, relate visually to street activity as an important recognized element in community life and interaction.

Guidance	Response
----------	----------

A-7 Residential Open Space

Residential projects should be sited to maximize opportunities for creating usable, attractive, well-integrated open space.

- The primary open spaces developed for the residents begins to occur on the second level. This space will be at grade with the site topography and will relate with the adjacent Avalon Way Mutual Housing to the north and the certified organic garden area, which will be enhanced with this development program.
- The transition provides a community deck area which connects into a natural area of edible plantations that flow into the existing organic garden next door.
- Each level has access balconies six feet wide that provides each floor of residents a congregating space between living units for interaction and visual connection to the project next door.
- The goal is to take advantage of the orientation of the new unit access walkways the same way as the existing Avalon Way Mutual Housing uses their walkways as congregation community areas.

Response to Design Review Guidelines

Guidance	Response
B. Height, Bulk and Scale	

B-1 Height, Bulk and Scale

Projects should be compatible with the scale of development anticipated by the applicable Land User Policies from the surrounding area and should be sited and designed to provide a sensitive transition to near-by, less –intensive zones.

- The project design considers the existing neighborhood development surrounding the site and mindfully works to adjust the heights of the complex to take advantage of the site topography and maintain the integrity of the adjacent residential community where the houses generally have a lower profile and are small in character.
- The project modulates the facades to present a visual break in the overall bulk working with the massing to achieve as a compatible a scale as possible on a small site to reflect the surrounding community and meet the program goals.
- The concept has been developed to continue the pleasant transition between the multi-family uses of Transitional Resources and single-family community close by.

Guidance	Response
C. Architectural Elements and Materials	

C-2 Architectural Concept and Consistency

- *Building design elements, details and massing should create a well-proportioned and unified building form and exhibit an overall architectural concept.*
- *Buildings should exhibit form and features identifying the functions within the building.*
- The confines of the site with its size and topography tends to dictate the limited options for consideration and to meet the program needs of the owner and residents' living environment..
- It is the project's duty to enhance the living opportunities of the residents providing each with a manageable arrangement that promotes their independent living potentials and encourages community involvement. The design does accomplish this with its layout and configuration.
- The projects' goal is to provide a design that is environmentally supportive, green to the fullest extent possible with budget constraints, that promotes healthy living patterns, is sustainable and is operational an management sensitive.
- The design of the project is compatible with the neighborhood and the community's aspirations and promotes the well being and values of the population.

C-4 Exterior Finish Materials

Building exteriors should be constructed of durable and maintainable materials that are attractive even when viewed up close. Materials that have texture, pattern, or lend themselves to a high quality of detailing are encouraged.

- The design criteria is to use materials that are environmentally sensitive to promote a healthy living environment, are easily and inexpensively maintained an promote sustainability.
- The selected choices will be durable with a history of being manageable and are compatible with the surrounding community styles and designs throughout the neighborhood.

& RESPONSE

Guidance	Response
D. Pedestrian Environment	

D-1 Pedestrian open Spaces and Entrances

<i>Convenient and attractive access to the building's entry should be provided. To ensure comfort and security, paths and entry areas should be sufficiently lighted and entry areas should be protected from the weather. Opportunities for creating lively, pedestrian-oriented open space should be considered.</i>	<ul style="list-style-type: none">The design provides a variety of opportunities to connect with various aspects of the project, adjacent living units and open spaces for a series of positive interactions amongst residents.
--	---

D-12 Residential Entries and Transitions

<i>For residential projects in commercial zones, the space between the residential entry and the sidewalk should provide security and privacy for residents and be visually interesting for pedestrians. Residential buildings should enhance the character of the streetscape with small gardens, stoops, and other elements that work to create a transition between the public sidewalk and private entry.</i>	<ul style="list-style-type: none">The entries into each apartment unit area individual to create a unique sense of occupancy.Access to each living level is by stair or elevator along a communal walkway.Each level has open areas to allow interaction between the residents.The approach to the main residential access is gated, secure and private.
---	---

Guidance	Response
E. Landscaping	

E-1 Landscaping to Reinforce Design Continuity with Adjacent Sites

<i>Where possible, and where there is not another overriding concern, landscaping should reinforce the character of neighboring properties and abutting streetscape.</i>	<ul style="list-style-type: none">The site landscaping with be native, drought tolerant, visually pleasing, edible and useful to the residents.It is expected to be consistent with the adjacent certified organic garden area of the existing Avalon Way Mutual Housing development and further promote food production crops with ground plantings and vegetative walls.The landscape and hardscape detail at the street level entry will provide a green and natural transition from the street to the building.The project will select plants and landscape structure to be compatible with the neighbors to the south and west and will not interrupt the existing formulation of these sites.The landscaping elements like vegetative walls will help to create privacy screen for the neighbors to the west.
--	---

E-2 Landscape Design to Address Special Site Conditions

<i>The landscape design should take advantage of special on-site conditions such as high-bank front yards, steep slopes, view corridors or existing significant trees and off-site conditions such as greenbelts, ravines, natural areas and boulevards.</i>	<ul style="list-style-type: none">In a supportive housing development, the landscaping is more important than for other typical multi-unit housing projects.The plan is to provide as much opportunity to spend time in the outdoor spaces as possible and to provide as many special features as possible for the residents to enjoy and support their well being.The concept and plant selection is designed to promote a distinct connection with the natural processes and to provide opportunities for resident's activities towards a healthy lifestyle and a potential income producing activity.Architectural features, such as the outdoor communal decks on various levels of the building, provide spaces for residents at each level and a visual connection to the adjacent north property.The transitional space between the building and the street provides a public space for residents and pedestrians to interact and get together at the community level. In al of these spaces landscaping will provide interest on several levels during every changing season concentrating to the fullest extend on proving eatable production.
--	---