

DIGNITY VILLAGE
TRANSITIONAL HOUSING DEVELOPMENT

BY
VANESSA
PARTIDA

SITE

ADDRESS:

73-775 SANTA ROSA WAY
PALM DESERT, CA 92260

ZONE:

R-2 RESIDENTIAL SINGLE FAMILY
MEDIUM DENSITY RESIDENTIAL (R-M)

SETBACKS

FRONT YARD, MIN: 12'

SIDE YARD, MIN 5'

COMBINED BOTH SIDES: MIN: 10'

STREET SIDE YARD, MIN: 10'

REAR YARD, MIN: 15'

COVERAGE:

LOT COVERAGE, MAX % OF LOT AREA: 60%

BUILDING MEASUREMENTS

HEIGHT, MAX: 30'

NUMBER OF STORIES, MAX: 2.5

DWELLING UNIT SIZE, MIN: 600 SF

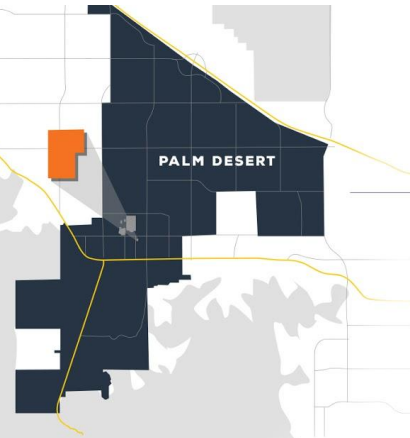
DWELLING UNIT SIZE: MAX: 4000 SF

SITE AREA PER DWELLING UNIT, MIN: 4,000 SF

BUILDING PAD AREA, MAX: --



KEY PLAN

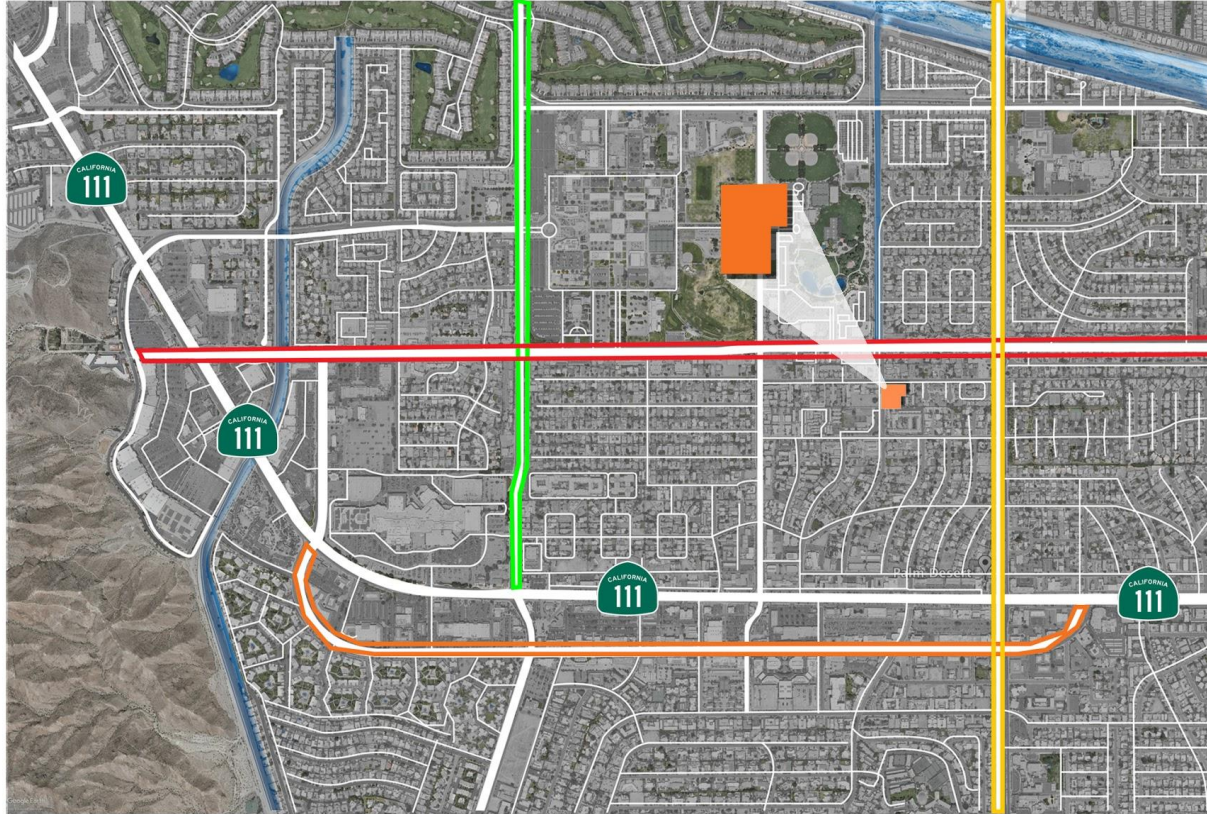


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RECOGNIZING A NEED FOR TRANSITIONAL HOUSING IN THE COACHELLA VALLEY, THIS PROJECT WILL ATTEMPT TO PROMOTE A DESIGN SOLUTION THAT WILL ADDRESS SOME OF THE ISSUES FACED BY A POPULATION "IN TRANSITION". THE PROJECT WILL EXPLORE A BUILDING TYPE THAT PROVIDES ACCOMMODATION FOR INDIVIDUALS AND FAMILIES IN A DEVELOPMENT THAT CONTAINS INDIVIDUAL AND COMBINED UNITS PROVIDING SOME BASIC SAFE, SECURE SHELTER. FURTHER, THE DEVELOPMENT WILL CONTAIN COMMUNITY SUPPORT SERVICES IN A SINGLE STRUCTURE AVAILABLE TO ALL RESIDENTS IN THE DEVELOPMENT.





MAJOR ROADS

 EL PASEO

 FRED WARING

 MONTEREY AVE

 COOK ST.

 HIGHWAY 111



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HIKING AREA
(37 MIN WALK - 3.5 MILES)



SCHOOL FACILITY
(16 MIN WALK - 0.8 MILES)

BUILDING SITE



PARK & RECREATIONAL AREAS
(10 MIN WALK - 0.5 MILES)



SHOPPING CENTERS
(24 MIN WALK - 1.2 MILES)



PUBLIC TRANSPORTATION
(6 MIN WALK - 0.3 MILES)

OPPORTUNITIES

GROCERY:

TRADER JOE'S
ALBERTSONS

GAS:

ARCO
TOWER MARKET

DISTANCE FROM:

DOWNTOWN PALM DESERT - .07 MILES
RANCHO MIRAGE - 2.5 MILES
THE LIVING DESERT - 2.3 MILES

SCHOOL:

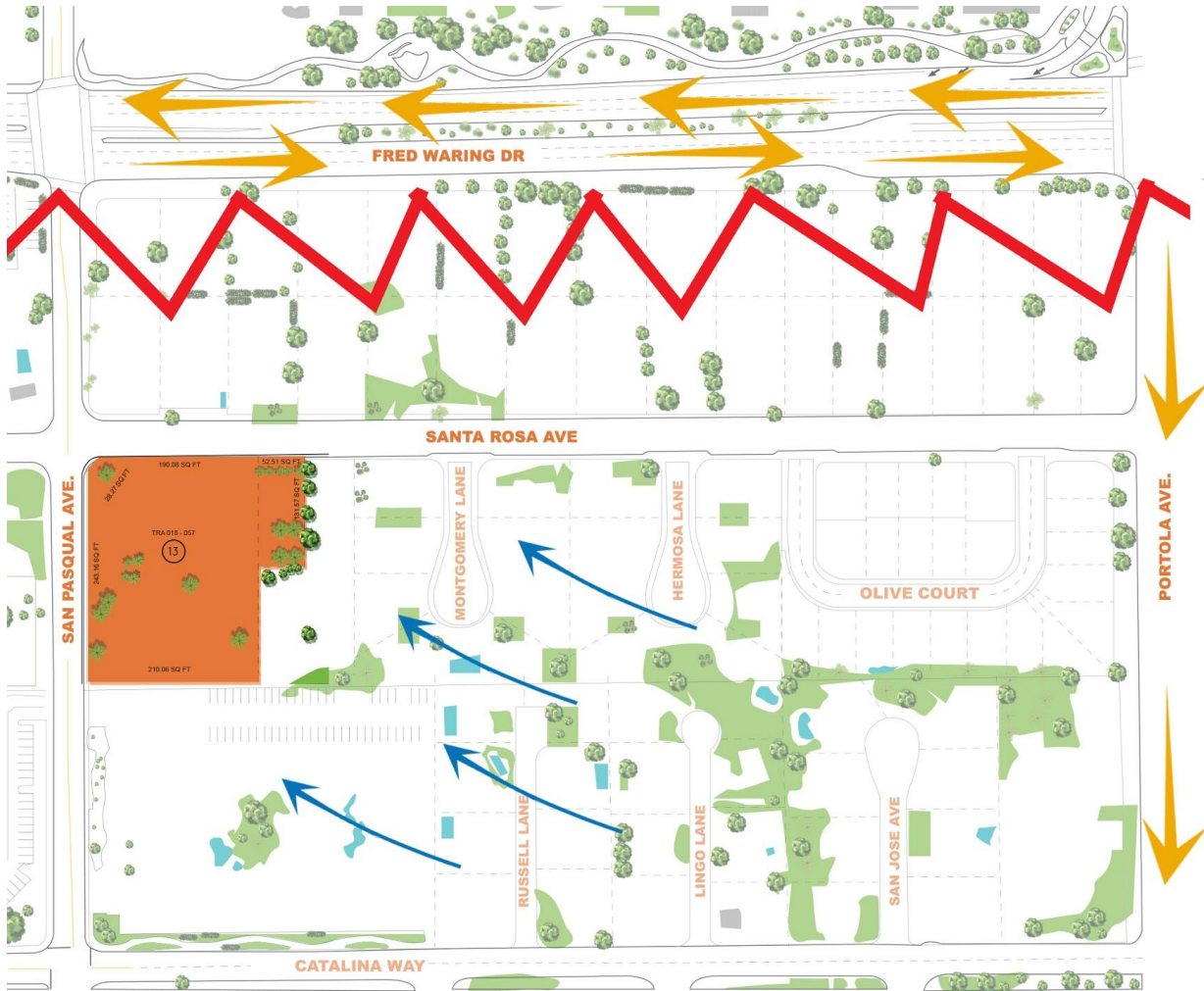
ABRAHAM LINCOLN ELEMENTARY;
SACRED HEART CATHOLIC SCHOOL (PRIVATE)
PALM DESERT HIGH SCHOOL
COLLEGE OF THE DESERT







WHITE WATER RIVER CANAL

DIGNITY VILLAGE

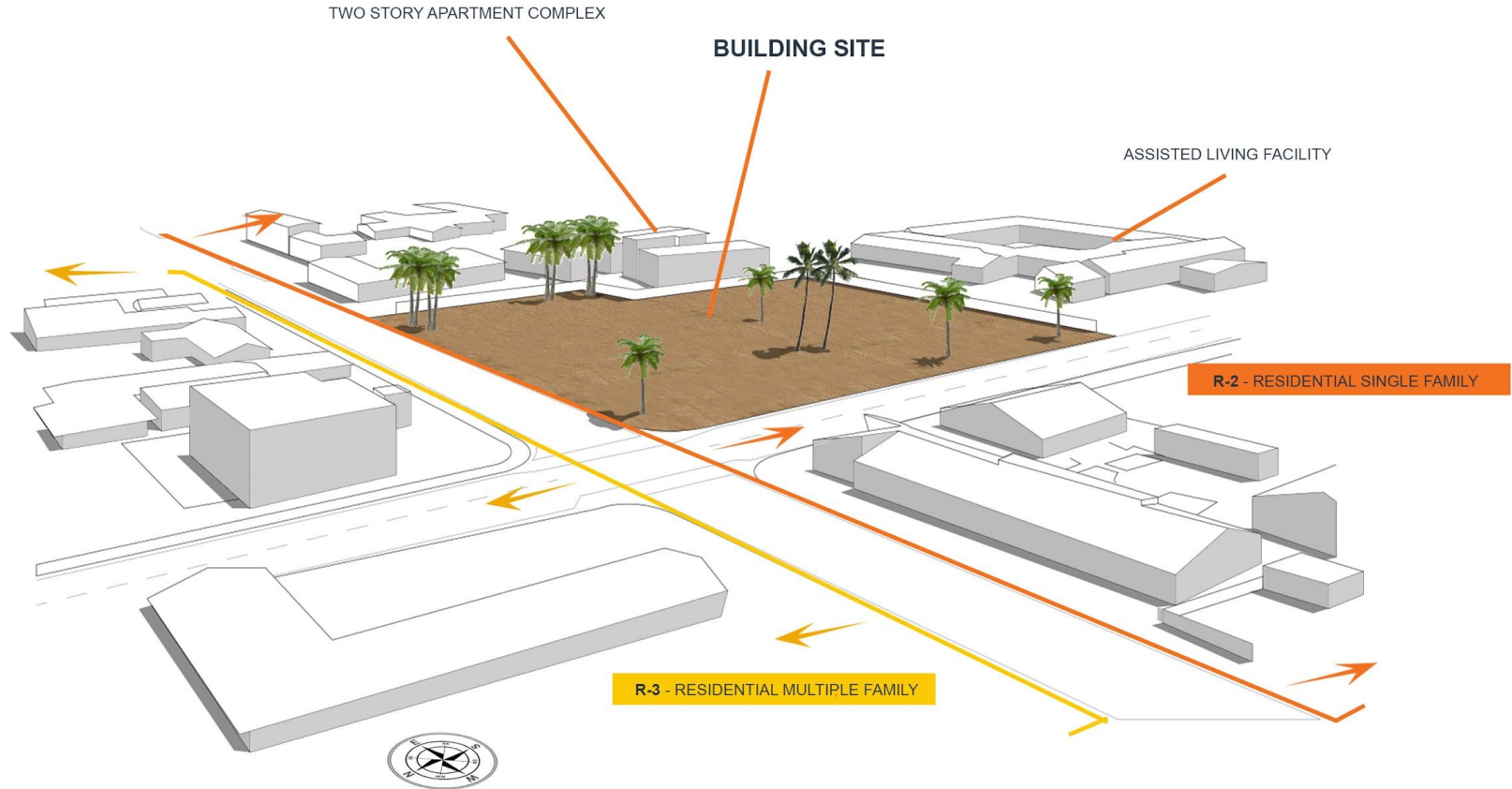
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CONSTRAINTS

-  HEAVIER VEHICULAR TRAFFIC
-  HIGH WIND ERODIBILITY
-  NOISE COMING FROM TRAFFIC ON FRED WARING
-  17 PALM TREES WITHIN THE SITE

SURROUNDING BUILT ENVIRONMENT

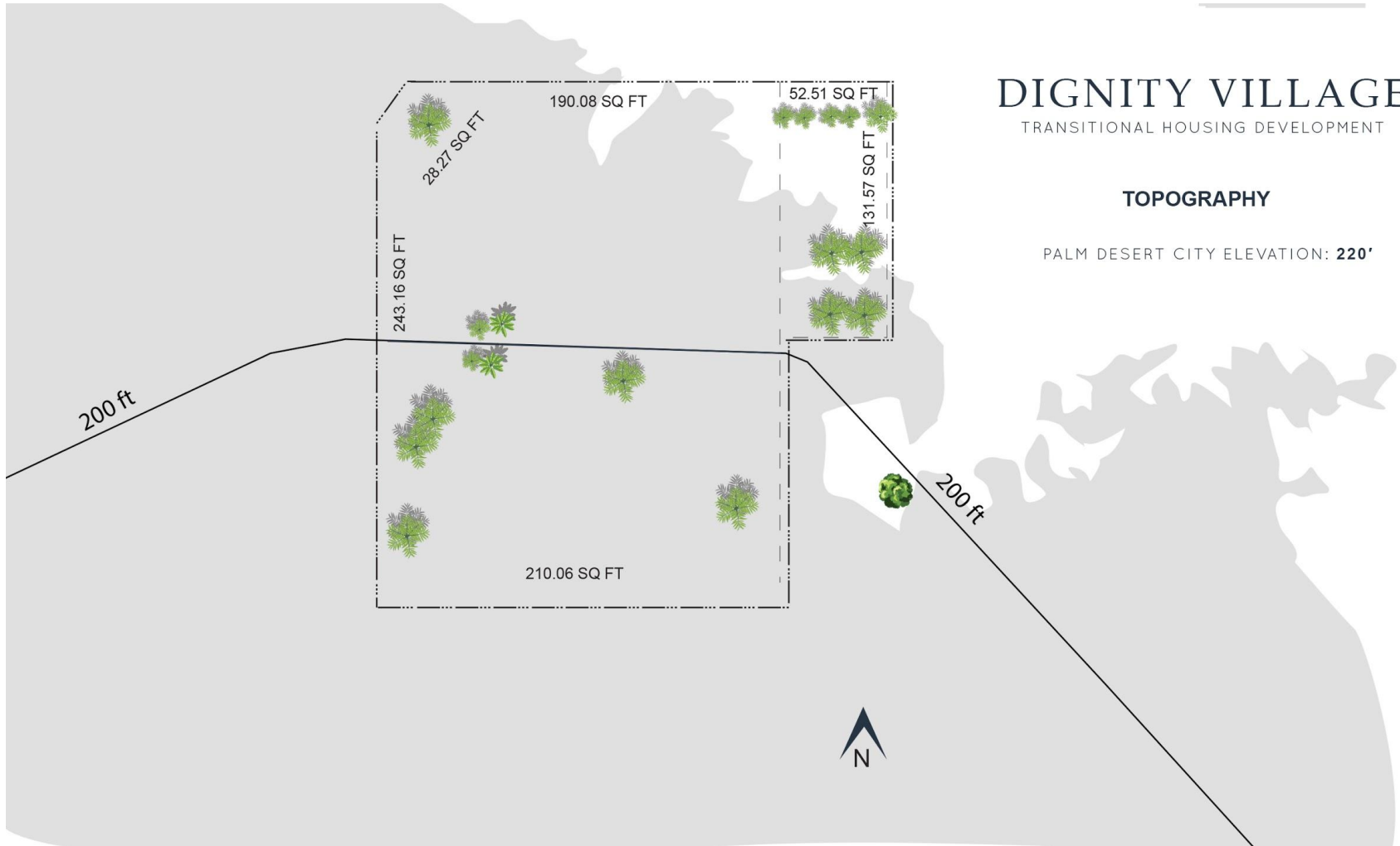


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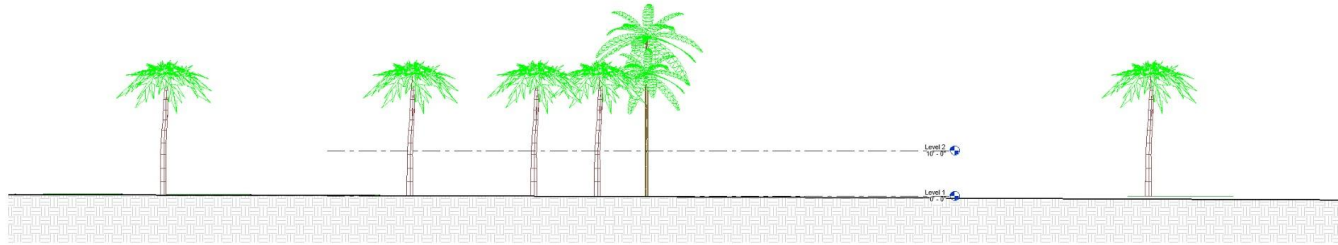
TOPOGRAPHY

PALM DESERT CITY ELEVATION: 220'

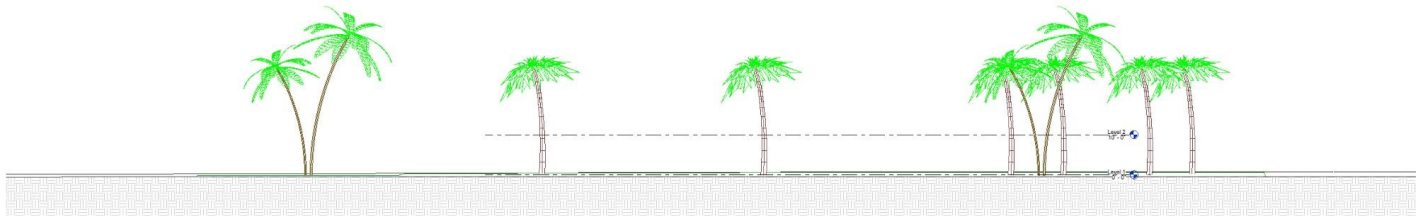


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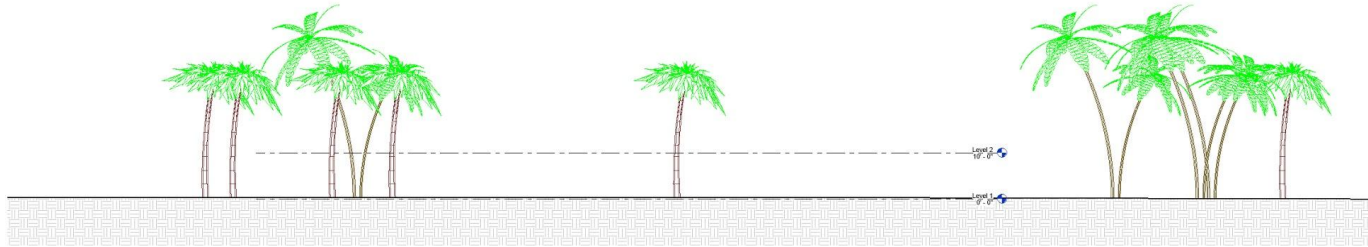
EAST ELEVATION



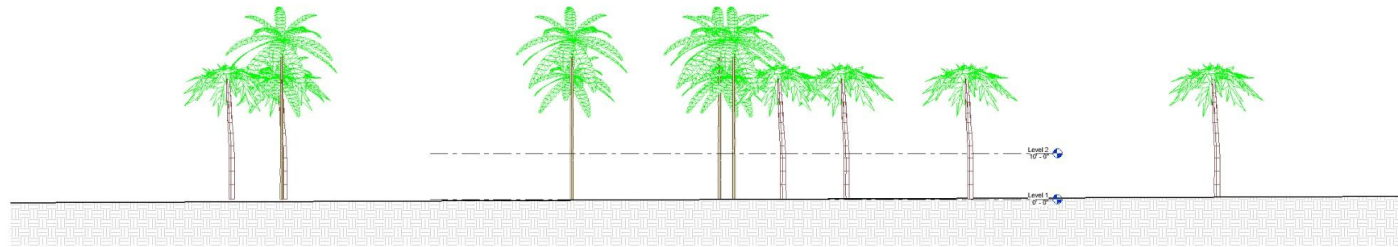
NORTH ELEVATION

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SOUTH ELEVATION



WEST ELEVATION

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SUN, SHADE AND SHADOW STUDIES

Dawn: 05:51:47

Sunrise: 06:16:33

Culmination: 11:58:14

Sunset: 17:40:24

Dusk: 18:05:12

Daylight duration: 11h23m51s

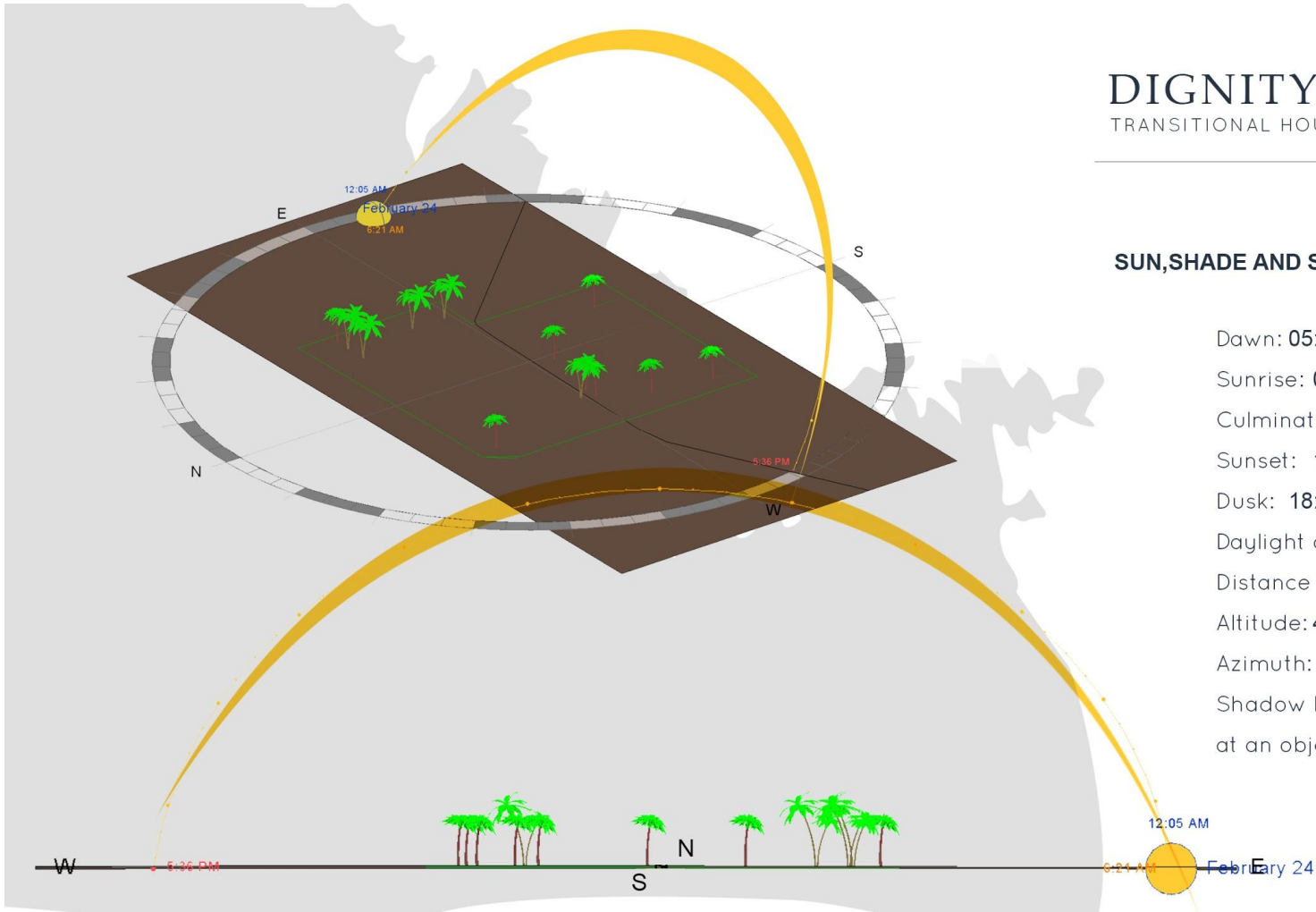
Distance [km]: 148.153.587

Altitude: 44.40°

Azimuth: 206.34°

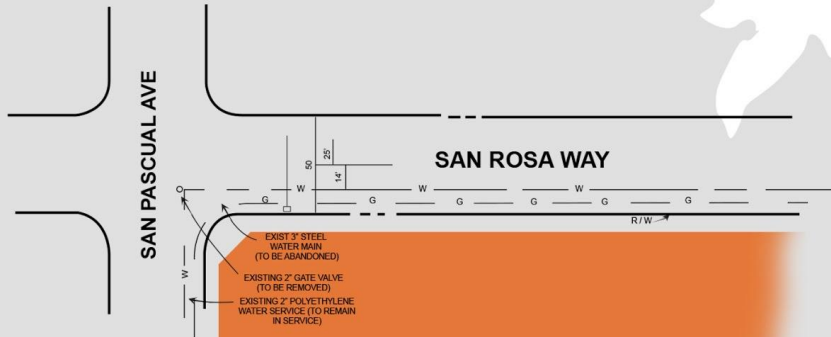
Shadow length [m]: 1.02

at an object level [m]: 1

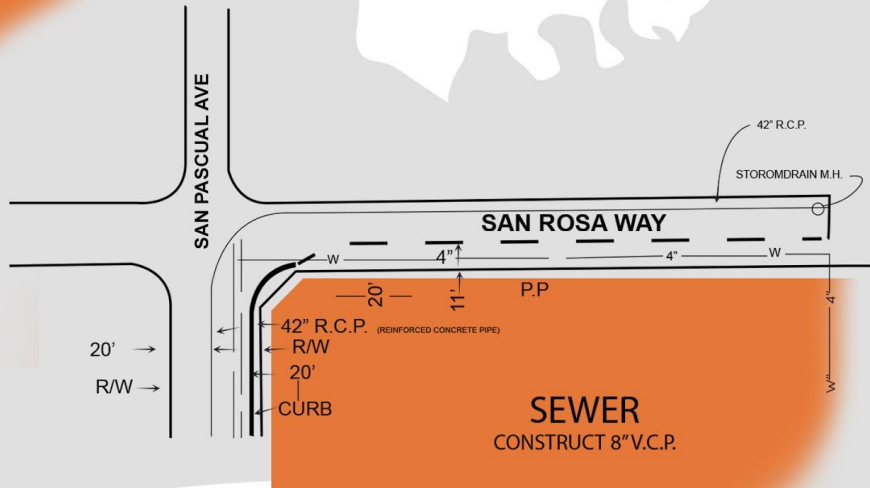


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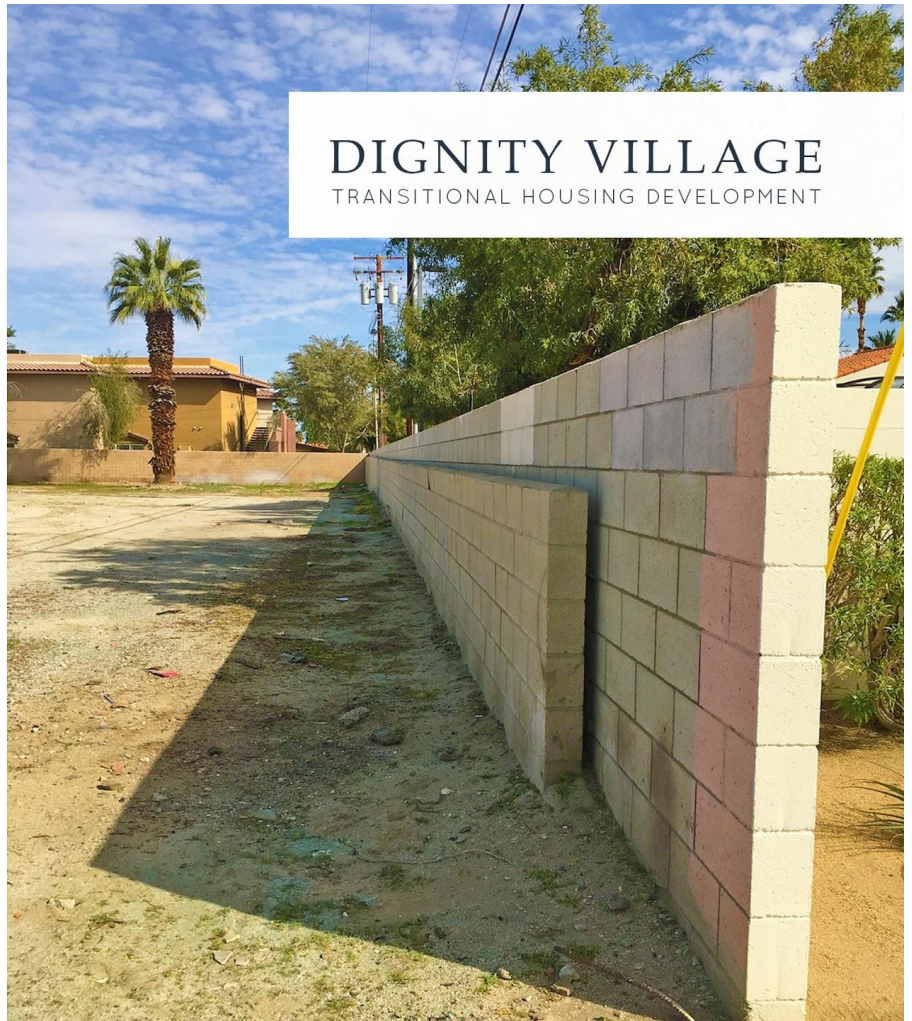
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PALM DESERT WATER & SERVICES DISTRICT
WATER SYSTEM IMPROVEMENTS



20' →
R/W →





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