

2015 RUDY BRUNER AWARD APPLICATION



QUIXOTE VILLAGE Olympia, Washington

Submitted by:
Timothy W. Ransom
President of the Board, Panza

timothyransom@comcast.net
360-459-7177



2015 RUDY BRUNER AWARD PROJECT DATA



PROJECT DATA

Please answer questions in space provided. If possible, answers to all questions should be typed or written directly on the forms. If the forms are not used and answers are typed on a separate page, each answer must be preceded by the question to which it responds, and the length of each answer should be limited to the area provided on the original form.

Project Name _____ Location _____ City _____ State _____

Owner _____

Project Use(s) _____

Project Size _____ Total Development Cost _____

Annual Operating Budget (if appropriate) _____

Date Initiated _____ Percent Completed by December 1, 2014 _____

Project Completion Date (if appropriate) _____ Project Website (if appropriate) _____

Attach, if you wish, a list of relevant project dates _____

Application submitted by:

Name _____ Title _____

Organization _____

Address _____ City/State/Zip _____

Telephone () _____ Fax () _____

E-mail _____ Website (if appropriate) _____

Perspective Sheets:

Organization _____ Name _____ E-mail _____

Public Agencies _____

Architect/Designer _____

Developer _____

Professional Consultant _____

Community Group _____

Other _____

Please indicate how you learned of the *Rudy Bruner Award for Urban Excellence*. (Check all that apply).

- | | | | |
|----------------|----------------------|-------------------------------------|------------------------|
| Direct Mailing | Direct Email | Previous Selection Committee member | Other (please specify) |
| Online Notice | Previous RBA entrant | Professional Organization | _____ |
| | Social Media | Bruner/Loeb Forum | |

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Signature _____ Date _____

2015
RUDY BRUNER AWARD
PROJECT
AT-A-GLANCE



PROJECT AT-A-GLANCE

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This sheet, the Project Data sheet, and the representative photo will be sent to the Committee in advance as the *Project Overview*.

Project Name _____

Address _____

City/State/ZIP _____

1. Give a brief overview of the project. Approximately 500 words.

2. Why does the project merit the *Rudy Bruner Award for Urban Excellence*? (You may wish to consider such factors as: effect on the urban environment; innovative or unique approaches to any aspect of project development; new and creative approaches to urban issues; design quality.) Approximately 500 words.

2015 RUDY BRUNER AWARD PROJECT DESCRIPTION



PROJECT DESCRIPTION

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1. Describe the underlying values and goals of the project. What, if any, significant trade-offs were required to implement the project? Approximately 500 words.

2. Briefly describe the project's urban context. How has the project impacted the local community? Who does the project serve? How many people are served by the project? Approximately 500 words.

3. Describe the key elements of the development process, including community participation where appropriate. Approximately 400 words.

Community participation was the hallmark of Quixote Village's development process. Relationships between Camp Quixote, Panza, other citizens, and local elected officials were developed in the earliest days of the Camp's existence when the initial ordinances regulating the Camp were being debated and passed by Olympia, its adjacent cities Lacey and Tumwater, and by the county.

The broad constituency that gathered to support Camp Quixote included not only the seven churches that hosted it, but also many other faith communities who brought meals, donated supplies, helped with periodic moves, and helped pay for sanikans and propane for a cooking tent. Muslims, Jews, Buddhists and Christians from a wide spectrum of denominations all participated. So did unaffiliated citizens, service organizations, and college students.

Supporters of the Camp became supporters of the quest to build the Village. Together, Panza and Camp residents could pack a city council, county commission, or state legislative meeting on a few days' notice. Camp residents described their experiences and their hopes to elected officials, and church members and others spoke to support them. The persuasive power of this coalition paid off in a decision by the County Commission to provide land, an amended city ordinance that allowed Panza to apply for a conditional use permit to build in a light industrial zone, funding from several government sources (detailed in the next section), and a new municipal building code definition of single room occupancy housing.

The first key milestone of the development process was acquisition of a 2.17 acre County-owned site, which is leased to the Village for \$1 a year for 41 years. The second was lobbying for and winning a \$1.5 million budget allocation in the state capital budget in 2011. With a site and that initial financing in place, Panza hired Community Frameworks, a non-profit low-income housing developer, to assist with raising the balance of the \$2.634 million cost of building the Village and to guide Panza through the development process.

As soon as Panza had a commitment from the County to provide a site, design of the Village began. Garner Miller, a local architect with MSGS Architects, had spent time playing chess with Camp residents while volunteering as a host in the middle of the night. He led a team of local architects who met with Camp residents and began to design the Village. (His report of this process is included as the Designer Perspective.) A preliminary site plan for the Village proved to be a compelling and effective tool that captured people's imagination and was key to inspiring public and media support for building the Village.

Fundraising concluded in early 2013; following a bid award, a groundbreaking ceremony attended by 250 people was held on June 8, and the facility received its initial occupancy permit on December 23, 2013.

4. Describe the financing of the project. Please include all funding sources and square foot costs where applicable. Approximately 400 words.

The project was financed with

\$1,550,000 from the Washington State Housing Trust Fund, authorized by the legislature in the state's 2011 capital budget as a demonstration program.

\$699,002 from HUD Community Development Block Grants through Washington state and the City of Olympia

\$170,000 from Thurston County, generated by document recording fees that are set aside for very low income and homeless housing programs

\$215,000 in donations from individuals, the Nisqually and Chehalis Indian tribes, and the Boeing Employees Community Fund.

In addition, the project received \$80,000 in donated professional services including legal assistance, architecture, and engineering services.

Thurston County leased Panza the land, valued at \$330,000, for \$1 a year for 41 years.

The total cost per unit was just under \$88,000.

5. Is the project unique and/or does it address significant urban issues? Is the model adaptable to other urban settings? Approximately 400 words.

Quixote Village is certainly unique in the history of its development, and in the design of both its facility and its program. While it's unlikely that another community would replicate its history, it seems very likely indeed that others will replicate its basic design and program approach, because it works well and costs less than conventional supportive housing for people who are homeless.

Clearly, homelessness is a significant urban issue that is sorely in need of innovative solutions. So is the need for affordable housing for very low-wage workers and low-income elders. Similarly, the social isolation and hunger for community experienced by people who are homeless is shared by people in many other circumstances. Therefore, it seems logical to think that many variations on tiny house communities with shared services in a community building are both possible and necessary.

Since its opening, Quixote Village has been visited by a steady stream of reporters, starting with the New York Times' Michael Tortorello, whose story is at http://www.nytimes.com/2014/02/20/garden/small-world-big-idea.html?_r=0. Following the media coverage, we have hosted scores of delegations from other jurisdictions, faith communities, veterans' groups, and think tanks. Many have expressed the desire or intention of replicating its architecture and/or its program approach.

2015
RUDY BRUNER AWARD
COMMUNITY
REPRESENTATIVE
PERSPECTIVE



COMMUNITY REPRESENTATIVE PERSPECTIVE

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This sheet is to be filled out by someone who was involved, or represents an organization that was involved, in helping the project respond to neighborhood issues.

Name _____ Title _____

Organization _____ Telephone () _____

Address _____ City/State/ZIP _____

Fax () _____ E-mail _____

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Signature _____ **Date** _____

1. How did you, or the organization you represent, become involved in this project? What role did you play? Approximately 400 words.

2. From the community's point of view, what were the major issues concerning this project? Approximately 400 words.

COMMUNITY REPRESENTATIVE PERSPECTIVE (CONT'D)

3. Has this project made the community a better place to live or work? If so, how? Approximately 400 words.

4. Would you change anything about this project or the development process you went through? Approximately 400 words.

2015
RUDY BRUNER AWARD
PUBLIC AGENCY
PERSPECTIVE



PUBLIC AGENCY PERSPECTIVE

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This sheet is to be filled out by staff representative(s) of public agency(ies) who were directly involved in the financing, design review, or public approvals that affected this project.

Name _____ Title _____

Organization _____ Telephone () _____

Address _____ City/State/ZIP _____

Fax () _____ E-mail _____

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Signature _____ **Date** _____

1. What role did your agency play in the development of this project? Describe any requirements made of this project by your agency (e.g., zoning, public participation, public benefits, impact statements). Approximately 400 words.

2. How was this project intended to benefit your city? What trade-offs and compromises were required to implement the project? How did your agency participate in making them? Approximately 400 words.

PUBLIC AGENCY PERSPECTIVE (CONT'D)

3. Describe the project's impact on your city. Please be as specific as possible. Approximately 400 words.

4. Did this project result in new models of public/private partnerships? Are there aspects of this project that would be instructive to agencies like yours in other cities? Approximately 400 words.

5. What do you consider to be the most and least successful aspects of this project? Approximately 400 words.

2015
RUDY BRUNER AWARD
DEVELOPER
PERSPECTIVE



DEVELOPER PERSPECTIVE

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This sheet is to be filled out by the person who took primary responsibility for project financing or is a representative of the group which did.

Name _____ Title _____

Organization _____ Telephone () _____

Address _____ City/State/ZIP _____

Fax () _____ E-mail _____

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Signature _____ Date _____

1. What role did you or your company play in the development of this project? Describe the scope of involvement. Approximately 400 words.

2. What trade-offs or compromises were required during the development of the project? Approximately 400 words.

3. How was the project financed? What, if any, innovative means of financing were used? Approximately 400 words.

4. What do you consider to be the most and least successful aspects of the project? Approximately 400 words.

2015
RUDY BRUNER AWARD
ARCHITECT
OR DESIGNER
PERSPECTIVE



ARCHITECT OR DESIGNER PERSPECTIVE

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This sheet is to be filled out by a design professional who worked as a consultant on the project, providing design, planning, or other services. Copies may be given to other design professionals if desired.

Name _____ Title _____

Organization _____ Telephone () _____

Address _____ City/State/ZIP _____

Fax () _____ E-mail _____

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Signature _____ Date _____

1. Describe the design concept of this project, including urban design considerations, choice of materials, scale, etc. Approximately 400 words.

2. Describe the most important social and programmatic functions of the design. Approximately 400 words.

ARCHITECT OR DESIGNER PERSPECTIVE (CONT'D)

3. Describe the major challenges of designing this project and any design trade-offs or compromises required to complete the project. Approximately 400 words.

4. Describe the ways in which the design relates to its urban context. Approximately 400 words.

2015
RUDY BRUNER AWARD
OTHER
PERSPECTIVE



OTHER PERSPECTIVE

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Name _____ Title _____

Organization _____ Telephone () _____

Address _____ City/State/ZIP _____

Fax () _____ E-mail _____

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Signature _____ **Date** _____

1. What role did you play in the development of this project? Approximately 400 words.

2. Describe the impact that this project has had on the your community. Please be as specific as possible. Approximately 400 words.

3. What trade-offs and compromises were required during the development of the project? Did you participate in making them? Approximately 400 words.

4. What do you consider to be the the most and least successful aspects of this project? Approximately 400 words.