

PROJECT INFORMATION:

Name:
NEW HOUSING MODEL FOR THE HOMELESS

Location:
Project site to be determined, not selected yet

Size:
4160 sf gross area total
2 stories total, no basement
40 ft x 52 ft building footprint
12 sleeping units total

Narrative:
The NEW HOUSING MODEL FOR THE HOMELESS is an innovative solution developed in 2020 by a working group of Duluth professionals in social services, low-income housing, architecture, and construction industries. The aim was to research, rethink, and redesign the homeless housing model, striving to find the ideal harmony in amount of service and support, number of occupants/density, independent living with individual sleeping units/bathrooms, common spaces that create community, healthy and humane design offering daylight and views, compact size that fits into most neighborhoods and keeps development costs very low, and an operating cost model that achieves some profit while providing important services to ensure success for occupants and the community. Most importantly the goal was to develop a replicable solution in architecture, services, and costs, that can be copied and repeated throughout Duluth and other communities, supporting an aggressive, yet feasible, surge in new housing for the homeless.

Code Review:
2020 MN Building Code
Use and Occupancy: R2 Apartment or Boarding House
Construction Type: V-B wood framed
No sprinkler system required
See sheet A400 for additional notes

Architect:
COULSON
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DRAWING INDEX:

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FLOOR PLAN DRAWING NOTES:

1 - 12 Sleeping Unit w/ Bathroom

12 total (including 1 accessible unit #10 on the ground floor). Single occupancy with in-suite bathroom. Including shower, toilet, sink, countertop, table, chair, twin bed, and built-in storage cabinets for food, clothing, linens, hamper, toiletries, and personal items. Provided by owner and not built-in: small mini-fridge/freezer, microwave, and induction portable 1-burner cooktop.

The micro space reduces overall footprint and costs but must prioritize methods to make the room feel larger, peaceful, and humane: large window connects to the outdoors/sunlight/views, use of built-ins to efficiently store items and maximize open floor space.

13 Private Office

Secure private office for staff, file storage, and consultation meetings. Large window creates a serene space with daylight and exterior views. Proximity to the entry allows staff to monitor activity of indoor and outdoor gathering spaces.

14 Quiet Room

Flexible quiet room used as library, den, and private meeting space for visiting consultations. Large window creates a serene space with daylight and exterior views.

15 Open Gathering Space w/ Common Kitchen

The heart of the home is a large island for informal gathering, classes, activities, crafts, and shared meals. A small common kitchen includes a sink, oven, induction cooktop, and coffee maker at interior wall location which will be covered with a locked sliding grille or panel at night when staff is not on the premises. A locked undercounter fridge/freezer is located in the island, as well as, locked base cabinets storing kitchen supplies.. The kitchen can be reserved for use by individual tenants to host family and friends or other events. Open to the stair and with large windows, the room feels spacious and has views of the tv and nature. The island and stair space is open to tenants 24/7 and needs to be durable and easy to clean.

16 Open Lounge w/ TV

Open gathering space with large wall-mounted TV. A sliding wall or grille secures this space and prevents access at night when staff are not on the premises.

17 Entry Vestibule

24/7 secure entry, locked mail boxes.

18 Outdoor Patio

Outdoor dining tables, grille, edible gardening beds, bike storage, walkway to off-street parking and street.

19 Staff Restroom

Locked bathroom for staff and visitors.

20 Laundry Room

Ventless washer and dryer, countertop for folding. Room locked at night when staff is not on premises.

21 Equipment & Storage Room

Janitor’s closet/cleaning supplies, MEP equipment, misc storage.

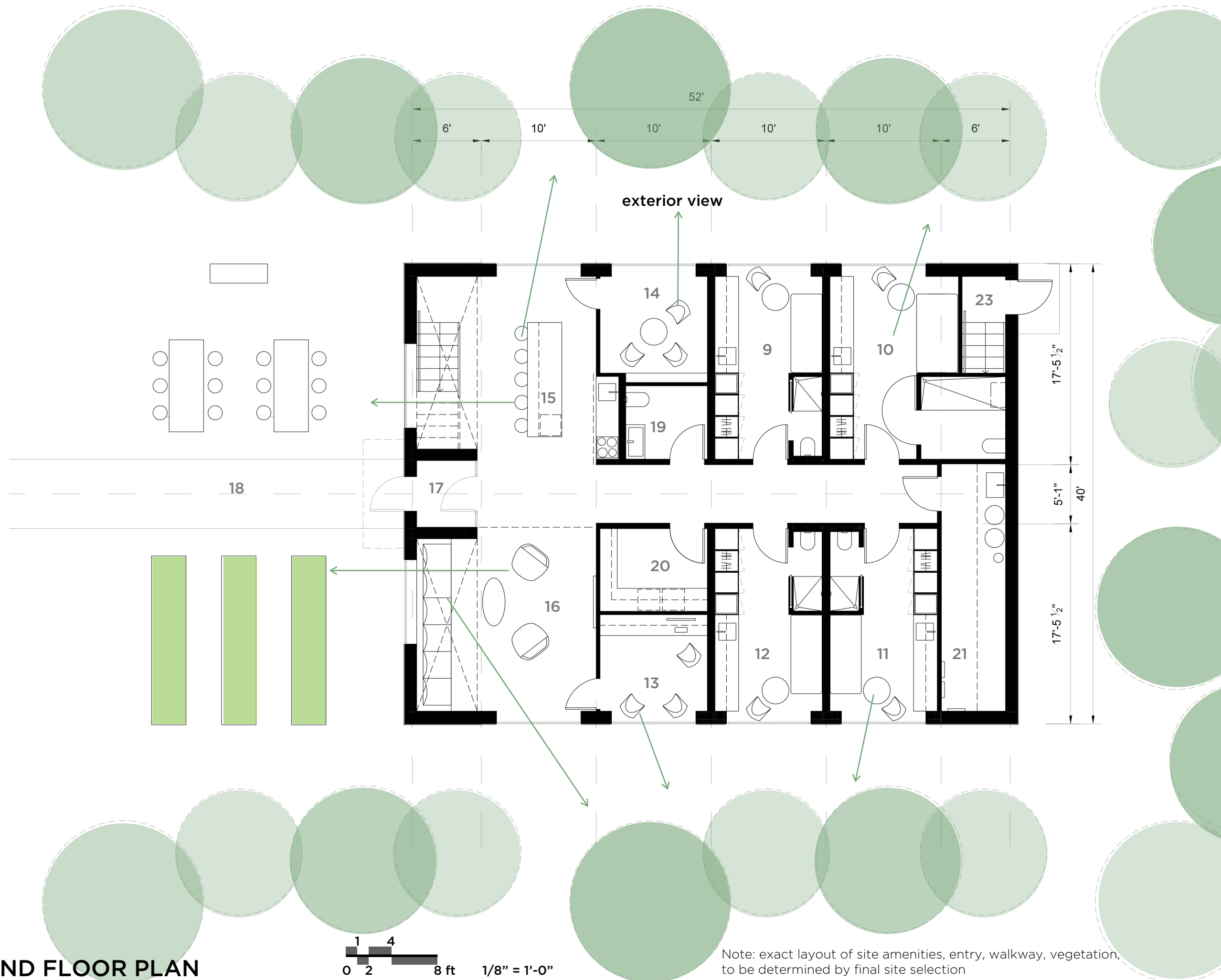
22 Storage Room

Misc storage, supplies to: repair/replace fixtures and furnishings, items for activities/classes, food pantry, extra clothing/personal items, tools/devices available for check-out

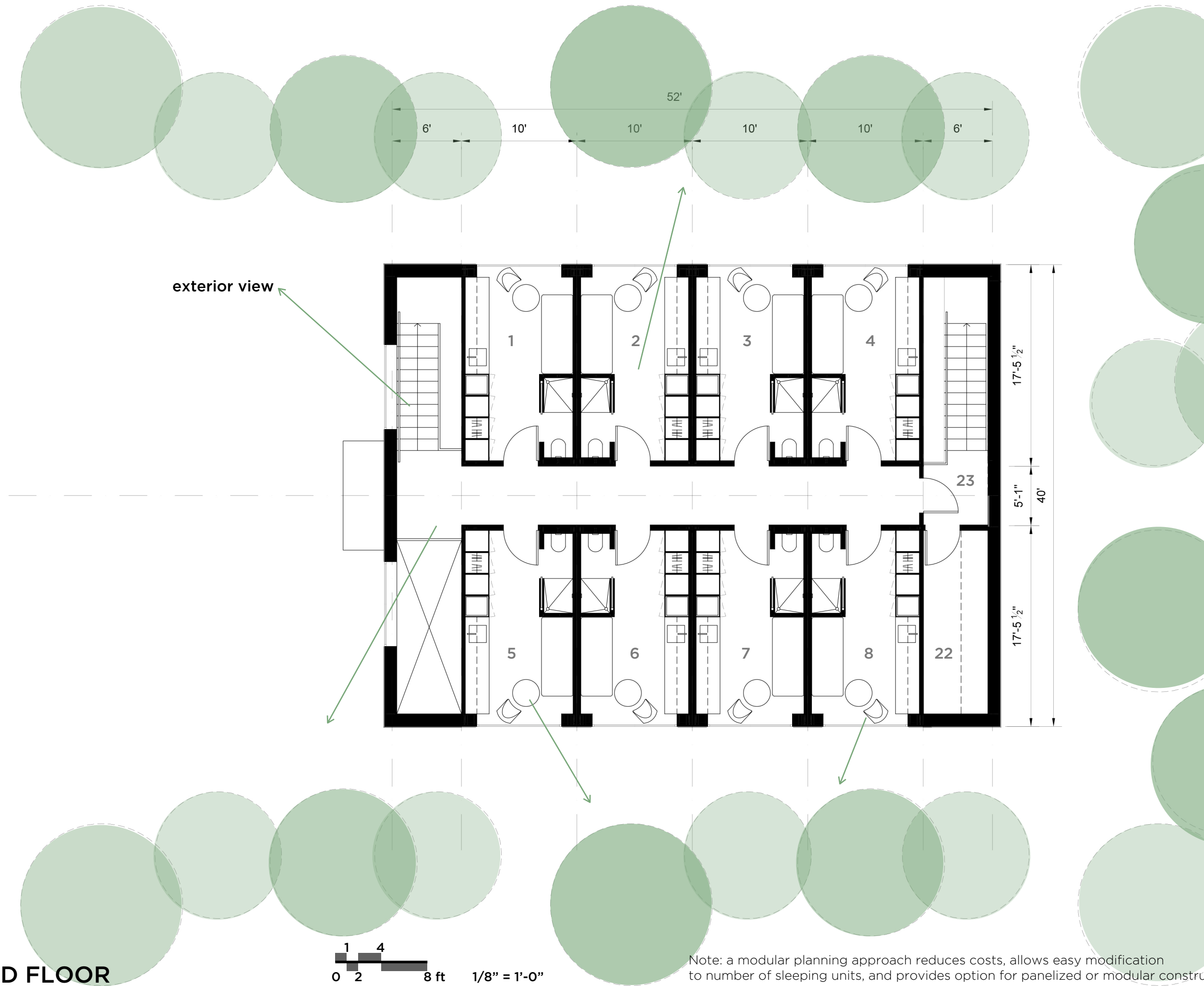
23 Emergency Exit Stair

Enclosed stairway for emergency egress only. Not an entrance. Exit only alarm at door.

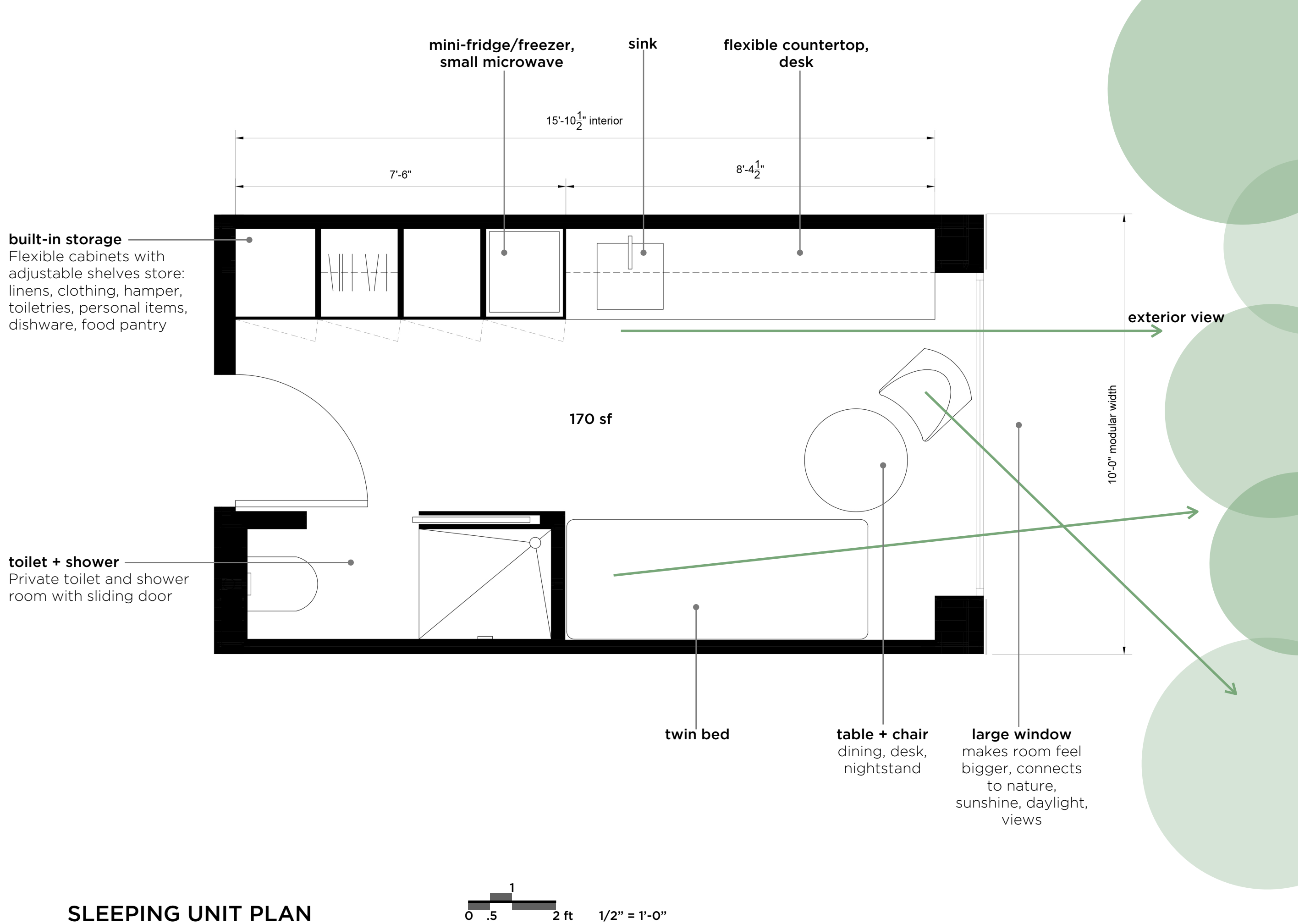
GROUND FLOOR PLAN



SECOND FLOOR



Note: a modular planning approach reduces costs, allows easy modification to number of sleeping units, and provides option for panelized or modular construction



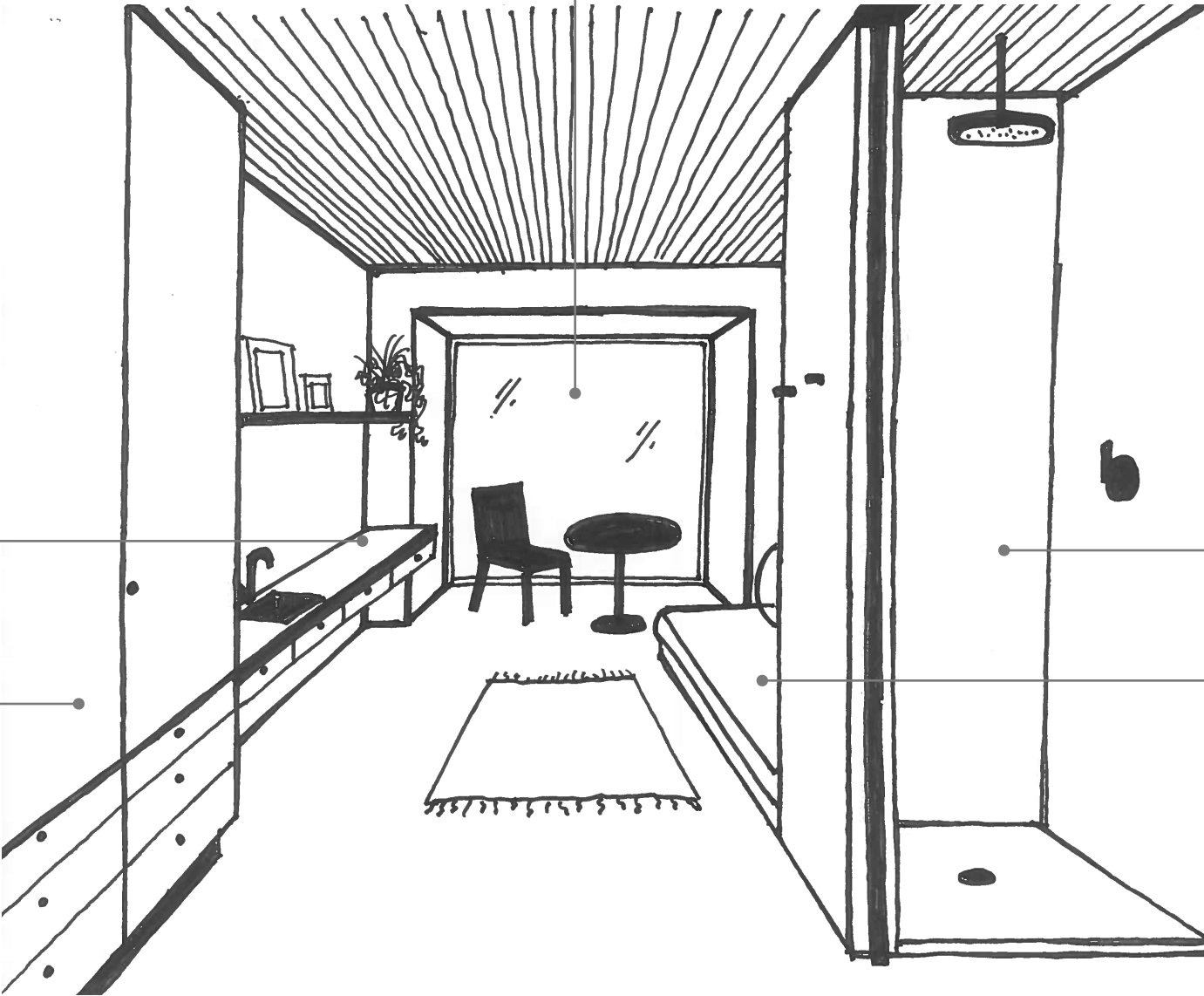
large window
makes room feel
bigger, connects to
nature, sunshine,
daylight, views

flexible countertop with sink

built-in storage
Cabinets with adjustable
shelves.

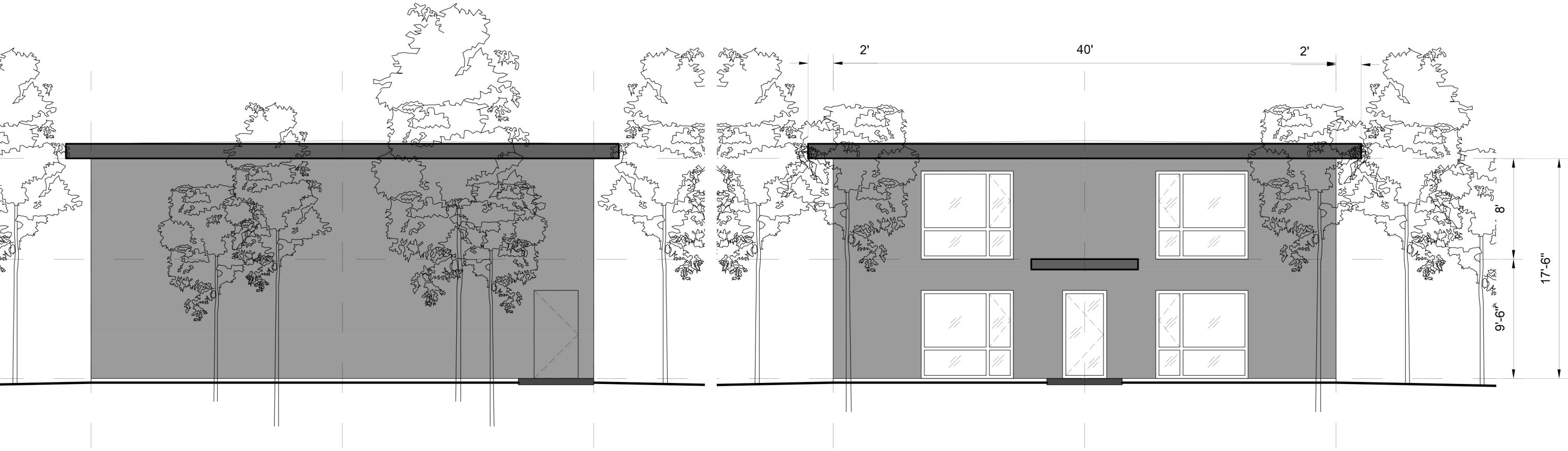
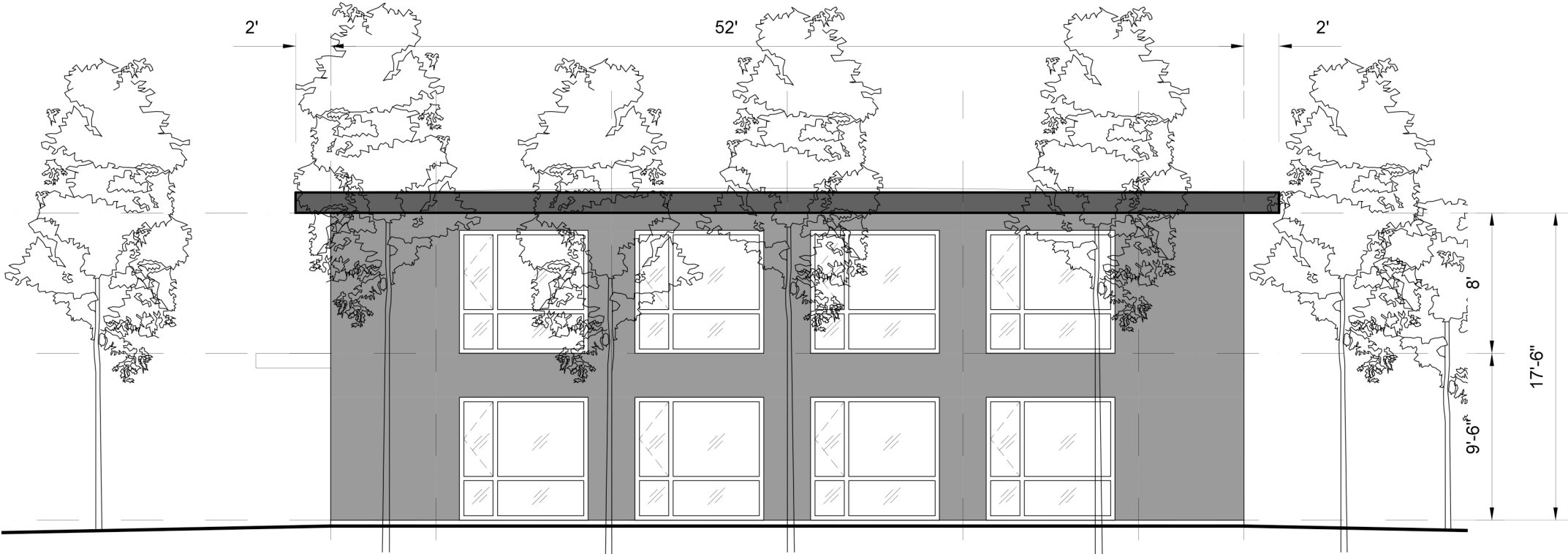
shower + toilet
Private toilet and shower
room with sliding door

twin bed



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Duluth, MN



Note: exterior details, exterior finish materials, roof pitch, to be adapted to
selected site characteristics, topography, zoning requirements, and neighborhood context

