

a place  
to live  
A HOUSING COMMUNITY  
FOR CHRONICALLY HOMELESS

2022

CHRISTINE MITERKO

A PLACE TO LIVE

# a place to live

A HOUSING COMMUNITY FOR CHRONICALLY HOMELESS

christine miterko  
final study 2022

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TEXAS A&M UNIVERSITY  
master of architecture  
final study presented march 9th, 2022

## d e d i c a t i o n

To my parents, thank you for fulling supporting me throughout my academic career. Thank you for teaching me to never settle and always work hard to overcome any challenges. You helped me get to where I am today and taught me to never look down in the face of adversity. Thank you for shaping me into the person I am today and always being there when I need you.

To my chair Davi, thank you for all your encouragement and support throughout the year, even when I wasn't willing to listen. You have helped me create a project beyond what I believe I could make and that I am proud of. To my committee and studio professor, thank you for your valuable feedback and knowledge that helped make my project whole.

To my friends, thank you all for your unwavering support and belief in me and my project. I will forever cherish our memories together. Special thanks to Katelyn and Clara for keeping me sane during this entire process and your constant willingness to help. I cannot wait to see what the future holds for all of us.

To my partner Nick, thank you for supporting me for the last ten years. Thank you for your words of encouragement, calming efforts, your attempts at design help and your constant love.

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## abstract

Fair Park has grown since its inception in 1886 from 80 to 277 acres at the expense of the South Dallas community. The removal of neighborhoods for the expansion of the park has resulted in a lack of housing in the surrounding area, which has further increased the number of chronically homeless people in the neighborhood. A Place to Live is a permanent supportive housing community focusing on restoring affordable housing to the Fair Park area.

s i t e s t u d i e s

# dallas homeless demographics

## chronically homeless

people who have experienced homelessness for at least a year — or repeatedly — while struggling with a disabling condition such as a serious mental illness, substance use disorder, or physical disability

## serious mental illness

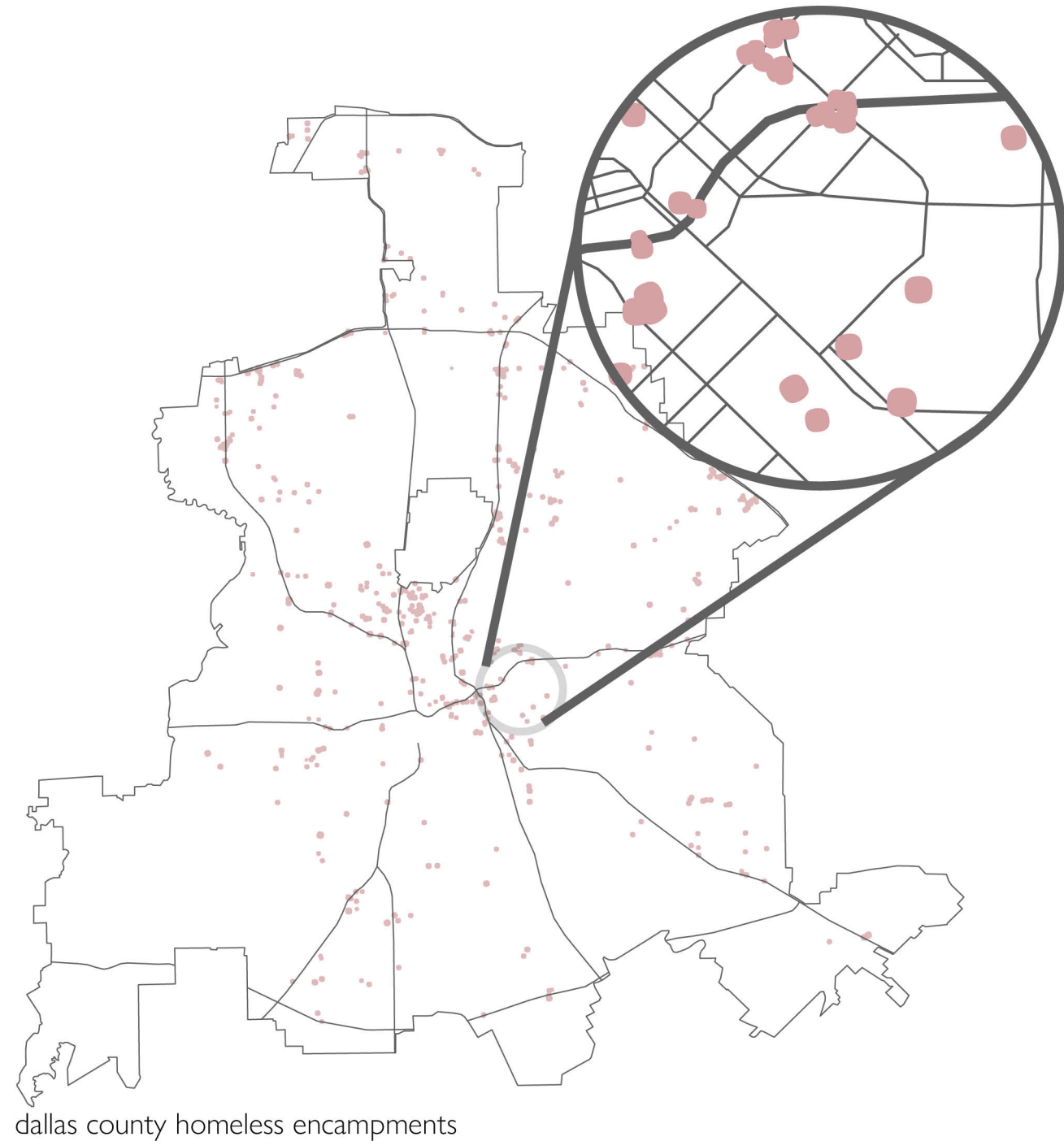
a mental, behavioral, or emotional disorder resulting in serious functional impairment, which substantially interferes with or limits one or more major life activities

## permanent supportive housing

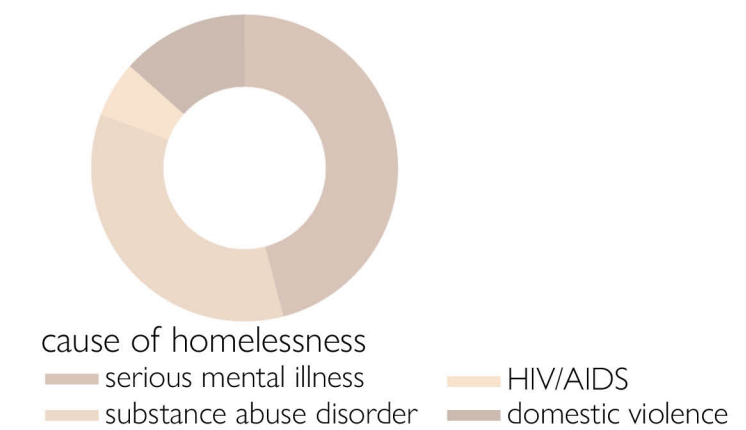
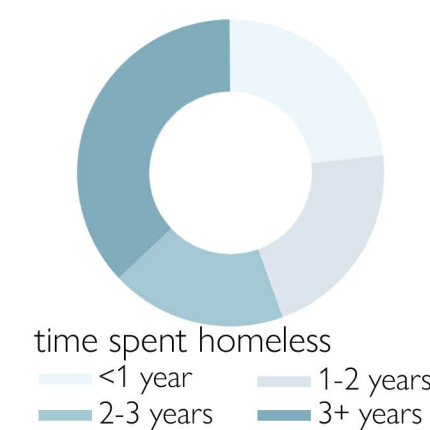
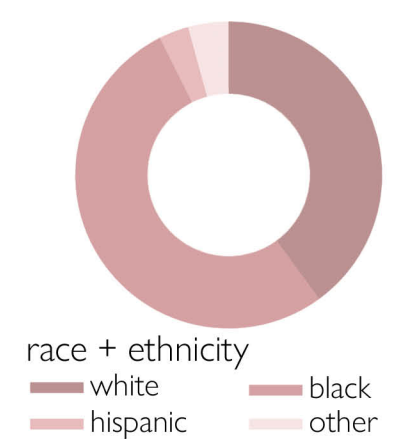
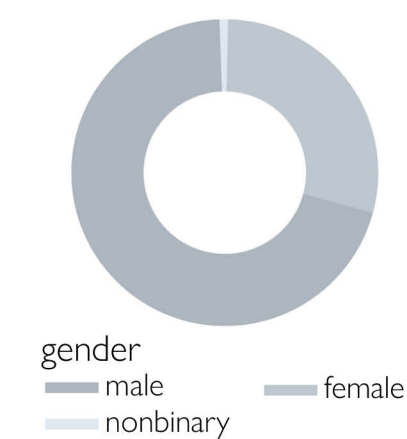
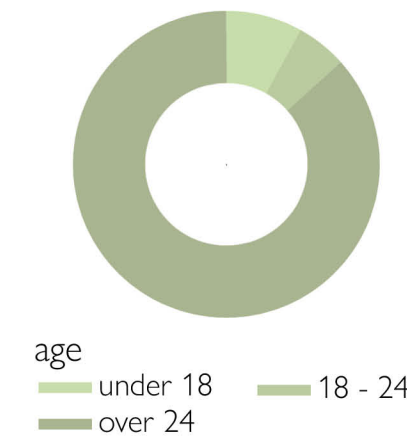
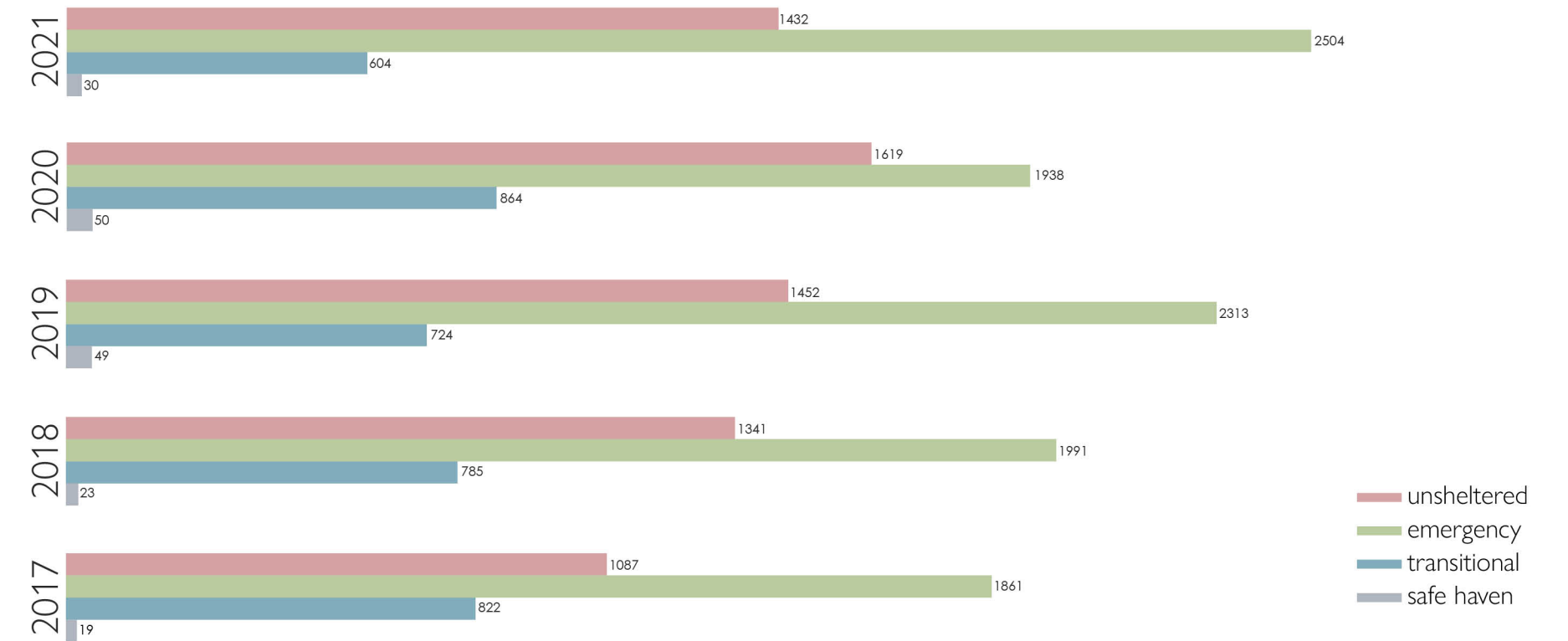
permanent housing in which housing assistance (e.g., long-term leasing or rental assistance) and supportive services are provided to assist households with at least one member (adult or child) with a disability in achieving housing stability

## case management

a method of providing services whereby a professional social worker assesses the needs of the client and the client's family, when appropriate, and arranges, coordinates, monitors, evaluates, and advocates for a package of multiple services to meet the specific client's complex needs



## dallas homeless point-in-time count



According to the MDHA 2021 Point in Time count, Dallas has the third largest homeless population in the state of Texas, with over 4500 people using homeless resources on any given night. Within this larger population, about a third of those are considered unsheltered, and three-quarters have been homeless for over a year.

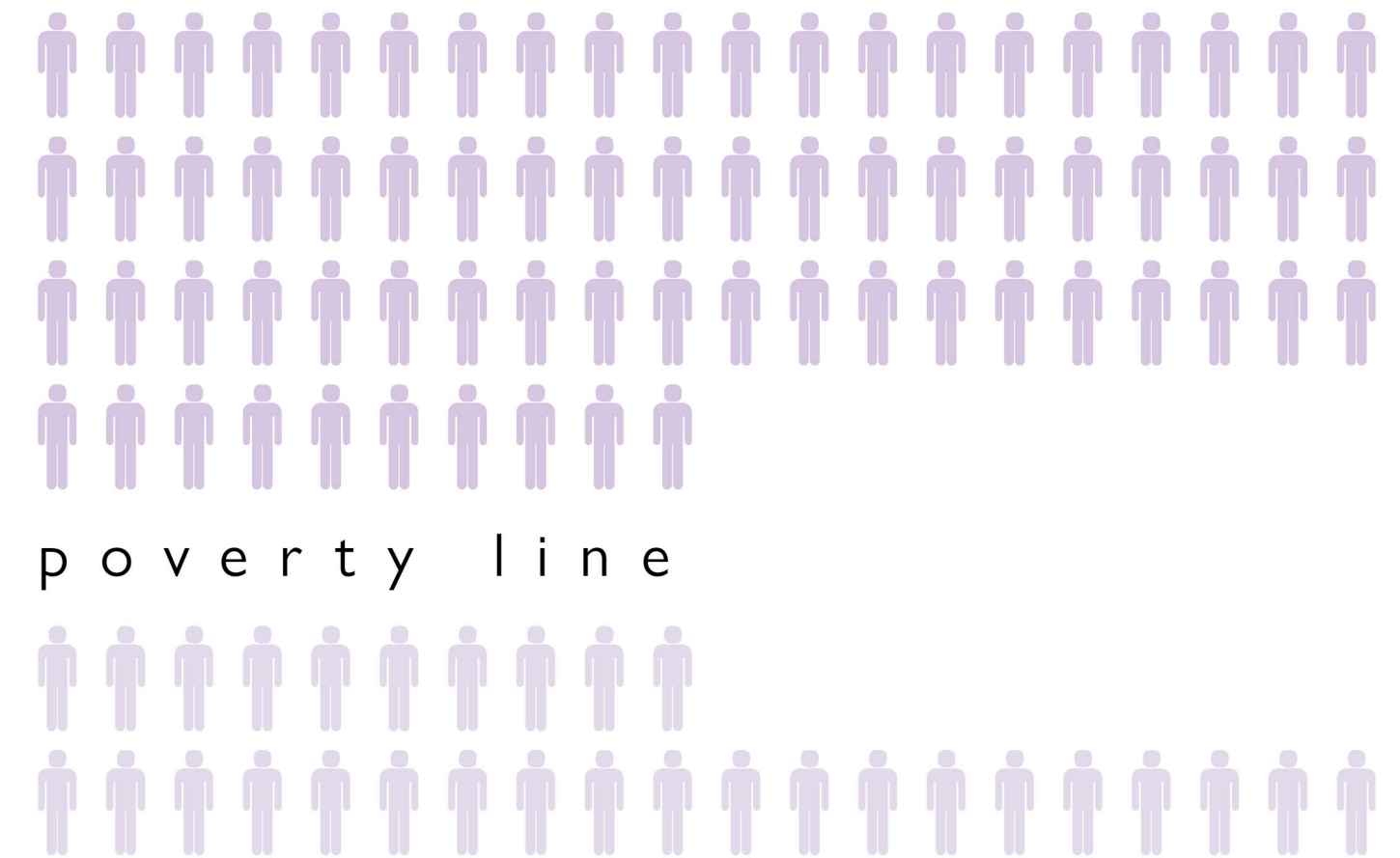
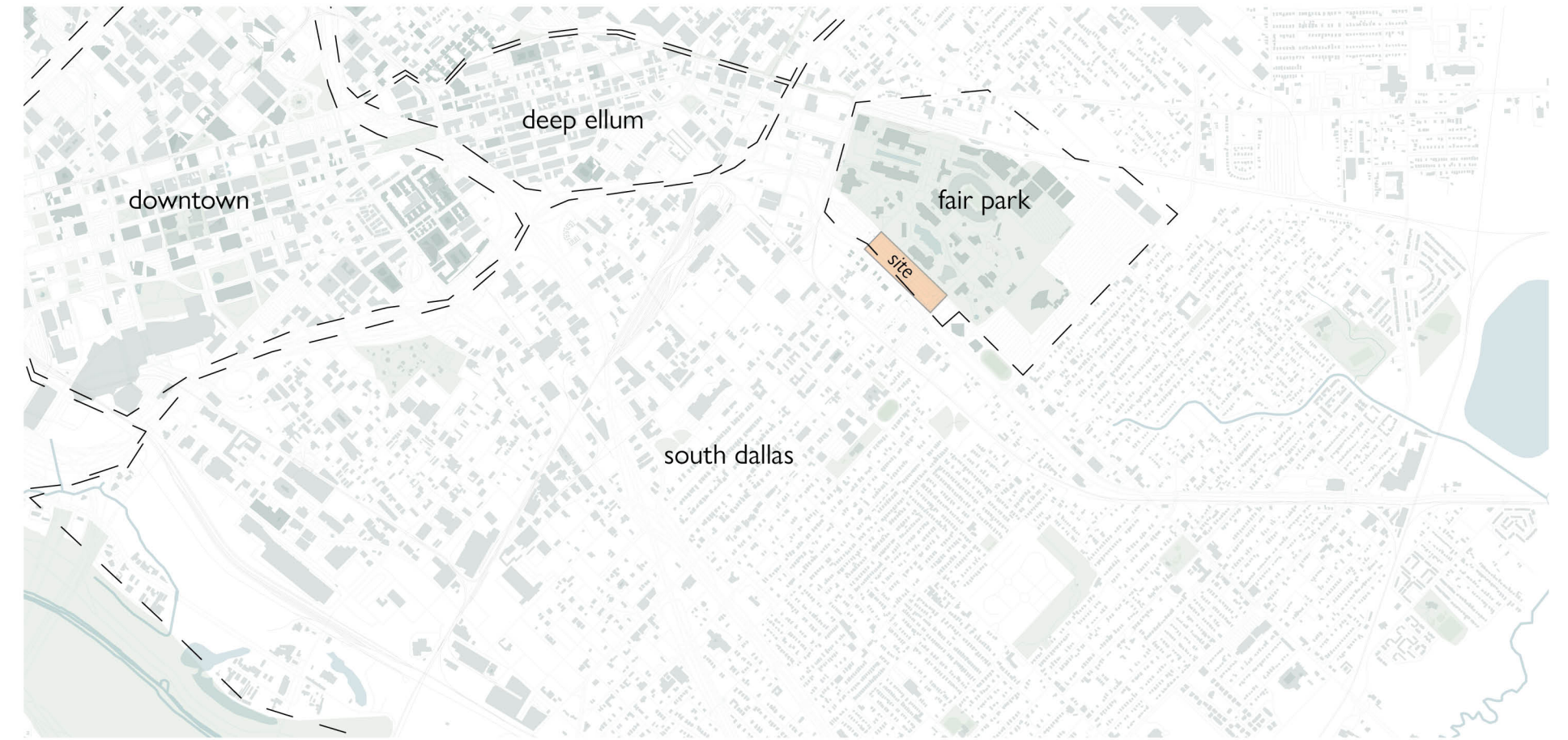
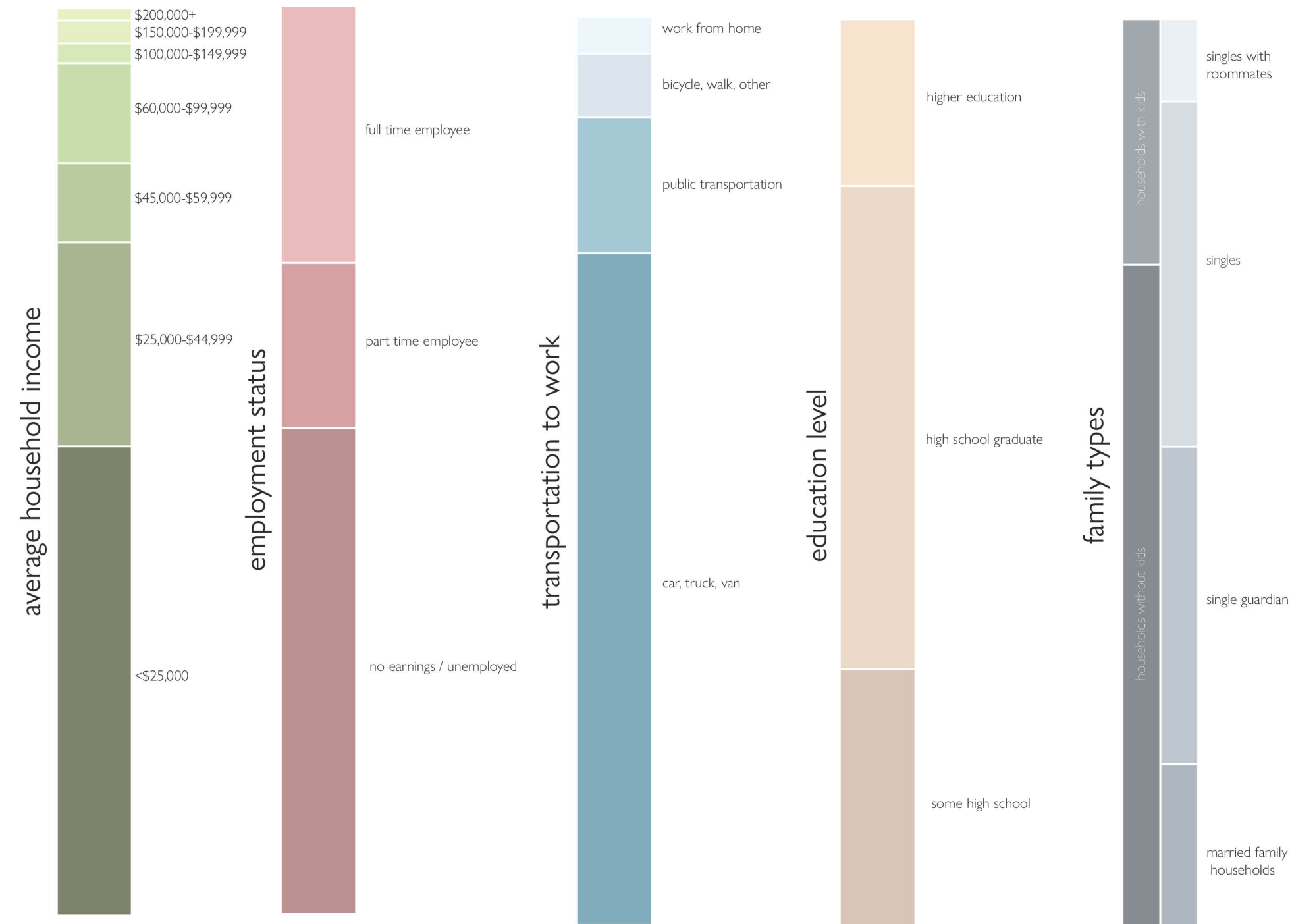
dallas context





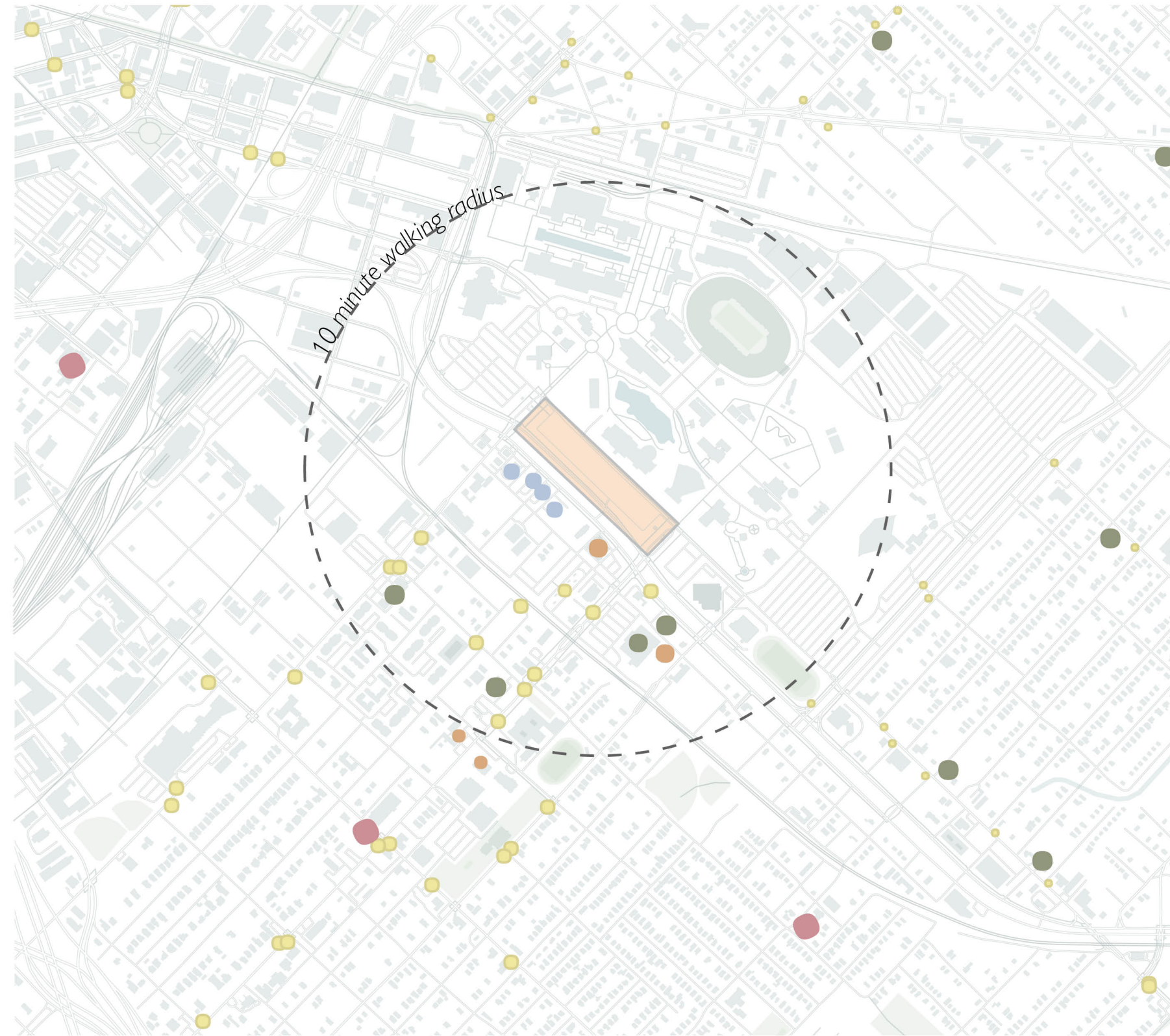
# south dallas demographics

Based on the 2020 census, Dallas has a population of just over 1.3 million people. Overall, the population of Dallas makes on average \$55,000 per year, a third of the population has a bachelor's degree or higher, and two-thirds of the population is employed. This project focuses on the area of South Dallas which has around twenty-two thousand people. South Dallas is considered a very low-income area, meaning that the population receives less than 50 percent of the median income for the area, and the people in this neighborhood average about \$20,000 per year. Along with this is a low education rate of less than 10 percent attending school after high school, and a low employment rate with 56 percent of people not receiving any income.



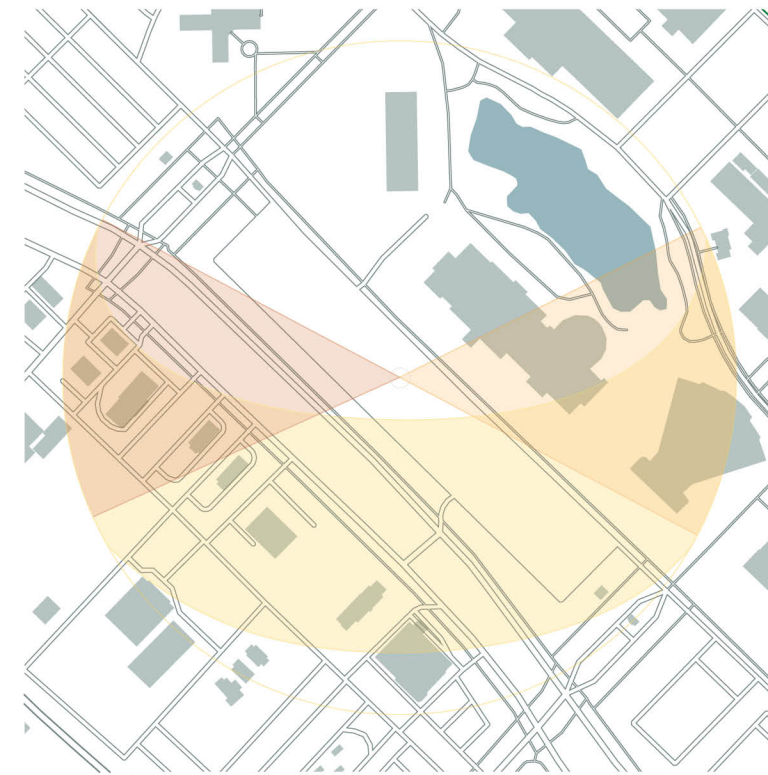
# site analysis

The project is located adjacent to Fair Park on the corner of Martin Luther King Jr Blvd and Hwy 352. The site is currently a large parking lot used by Fair Park visitors, and is a mixed-use area with commercial, urban, and residential areas all nearby. The proximity of all these things is important, as this keeps the current homeless population in the same neighborhood as they move from unsheltered to permanently homed.

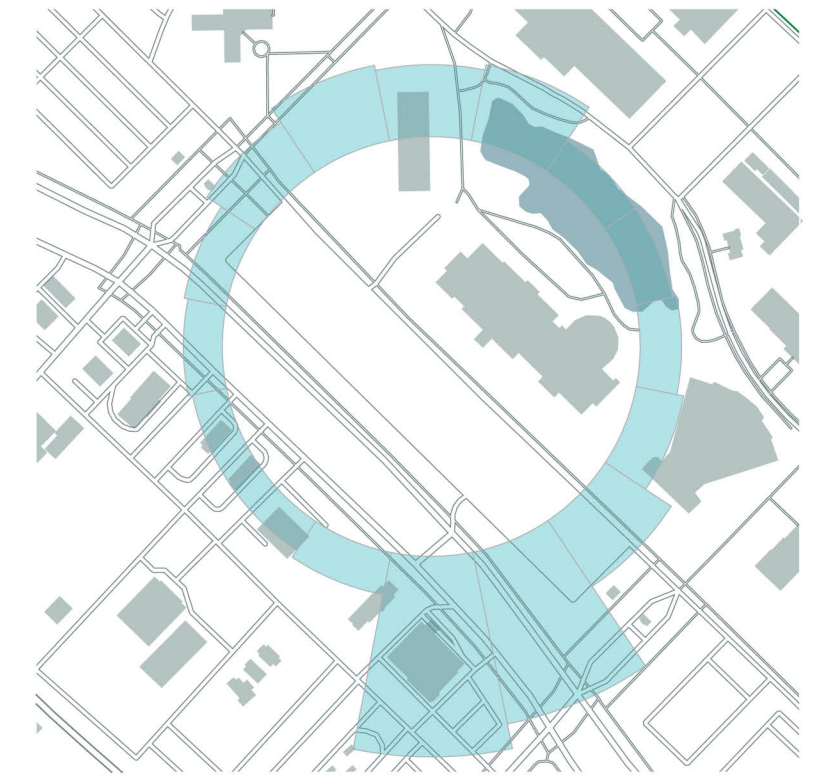


site context

- 10 minute walking radius
- grocery
- fast food
- short term shelters
- medical
- DART stops



sun path diagram  
 summer average temperature: 75° - 95°  
 winter average temperature: 39° - 58°



wind rose  
 summer wind direction: south  
 winter wind direction: north



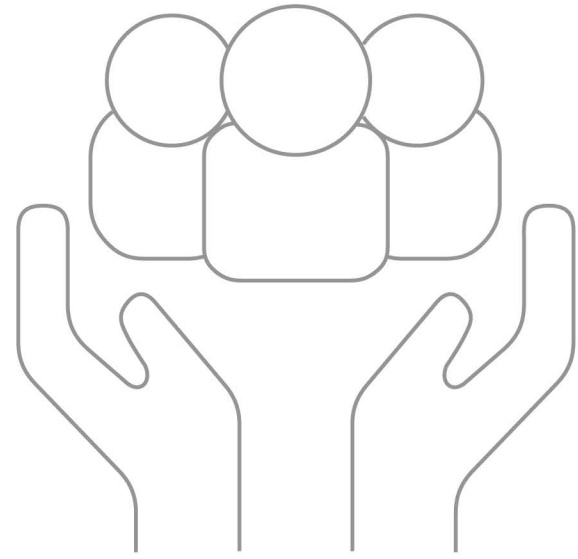
land use  
 ● institutional ● retail ● medical ● residential ● DART station



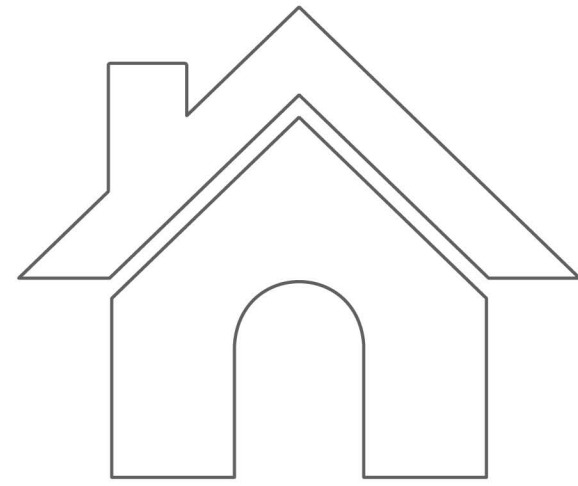
site circulation  
 ● primary ● secondary ● pedestrian

process

# project goals



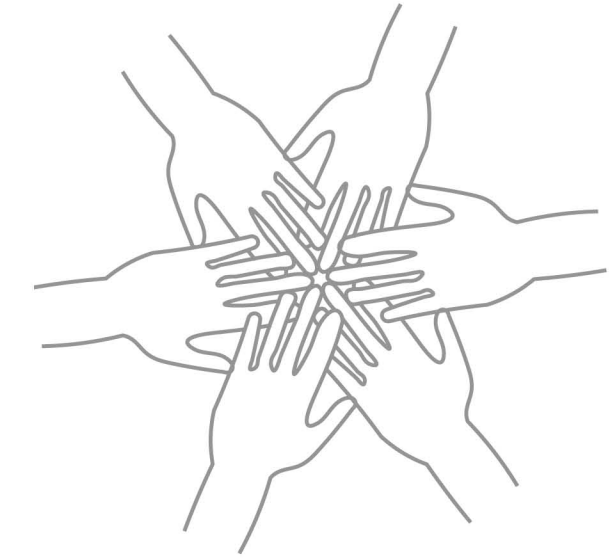
security for residents  
bring security and safety to people who rarely experience either



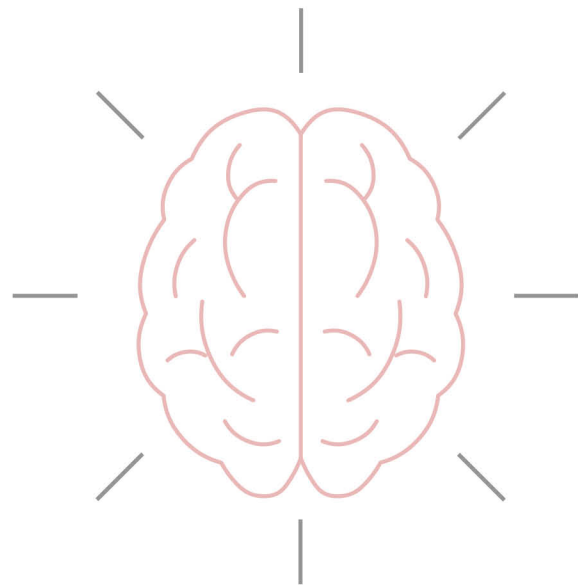
place of shelter  
create a permanent residence that is more than just a warm room and roof, but a collective that proves everyday that this is a home



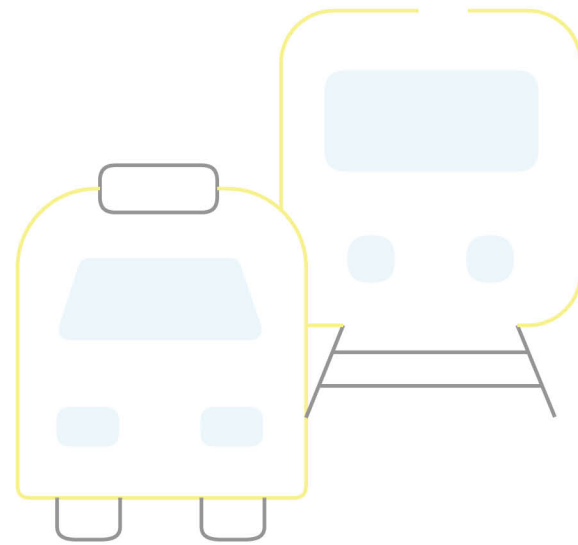
visual + physical connection to nature  
provide psychological relief and relaxation which rounds out the residents' mental needs



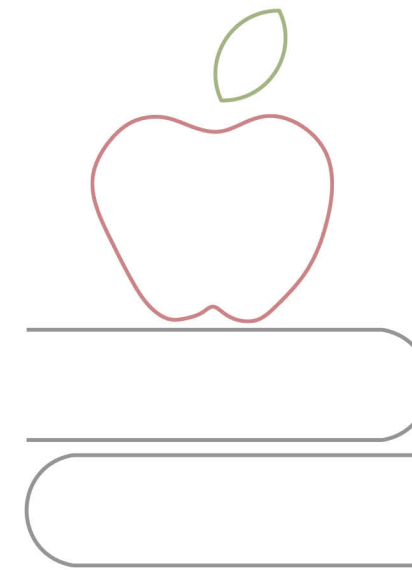
connection to community  
helps remove the stigma surrounding the homeless population + offers services to community



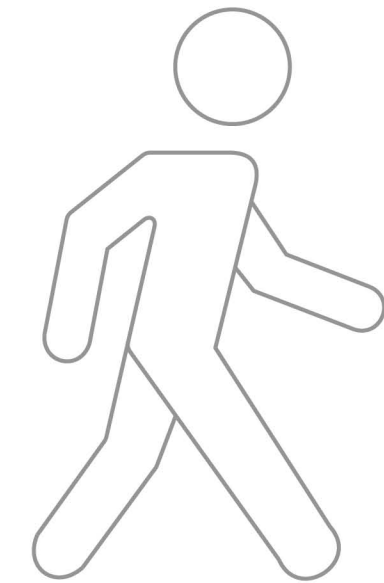
promoting mental and physical wellness  
mental wellness opportunities, such as therapy, as well as long term personal and career assistance to help bring about a full range of tools for each resident



proximity of public transportation  
promotes a self reliance to the residents which is often stifled without readily available travel resources throughout the city

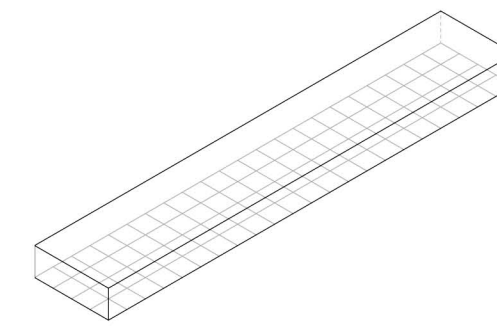
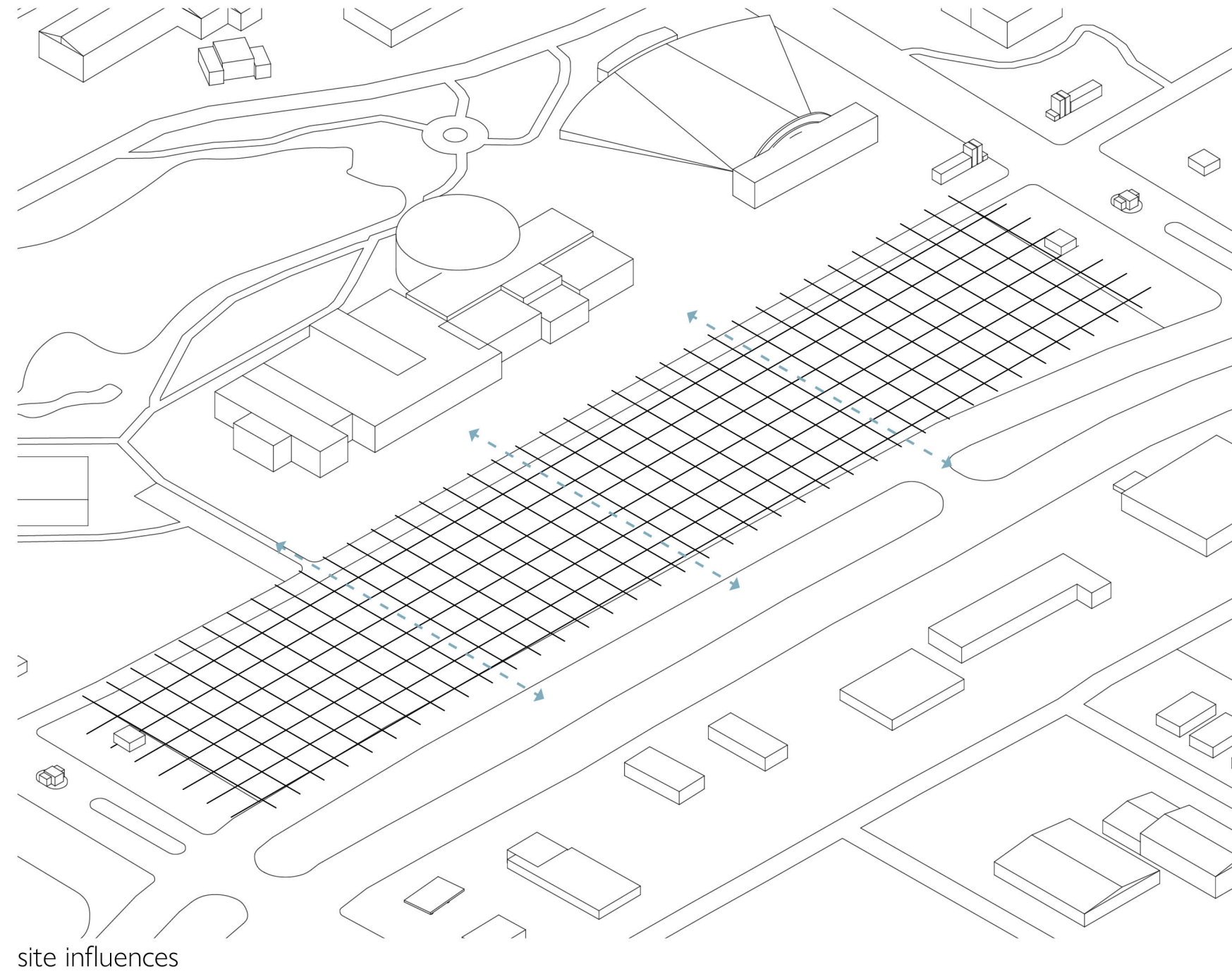


education opportunities  
easy to obtain education allows residents to create an overwhelming self value

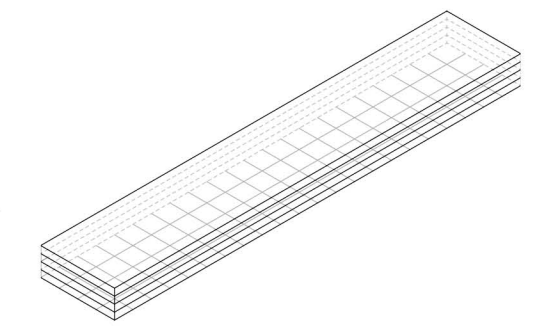


facilitating independence  
create a space that gives the resident the opportunity to make themselves not only better, but able and worthy to stand on their own

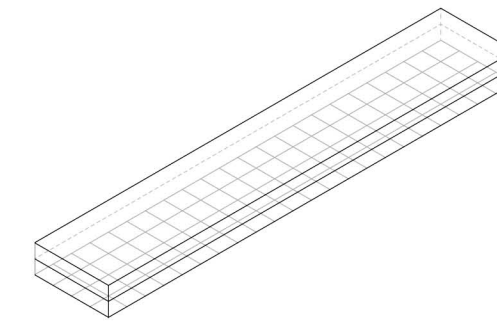
# parti diagram



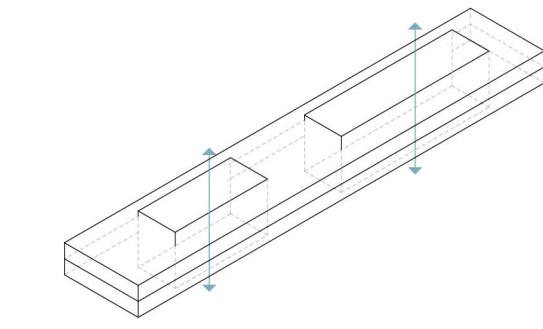
massing  
using the 32 x 32 grid, a mass was created  
to define the building boundaries



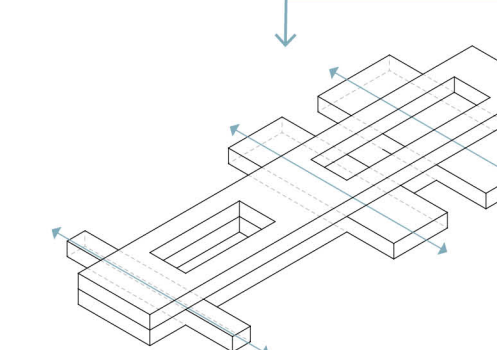
floor levels  
in accordance with surrounding buildings,  
there is a limit of four floors



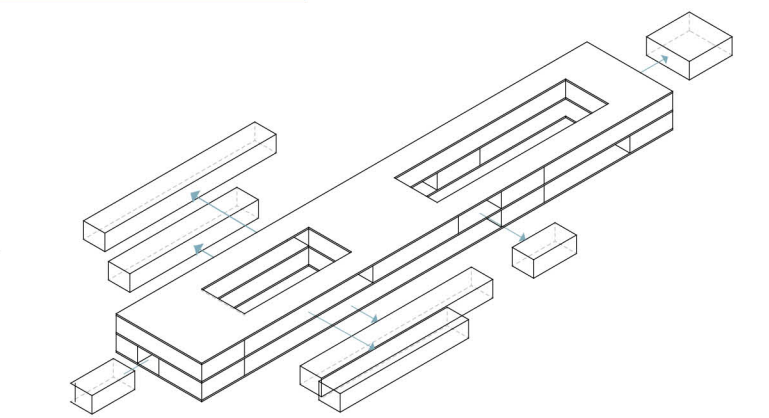
visual emphasis  
in order to make the building look less  
imposing, there is visual emphasis of two  
large floors rather than four



vertical voids  
creation of two central courtyards to  
create passive visuals, as well as outdoor  
spaces for residents and community



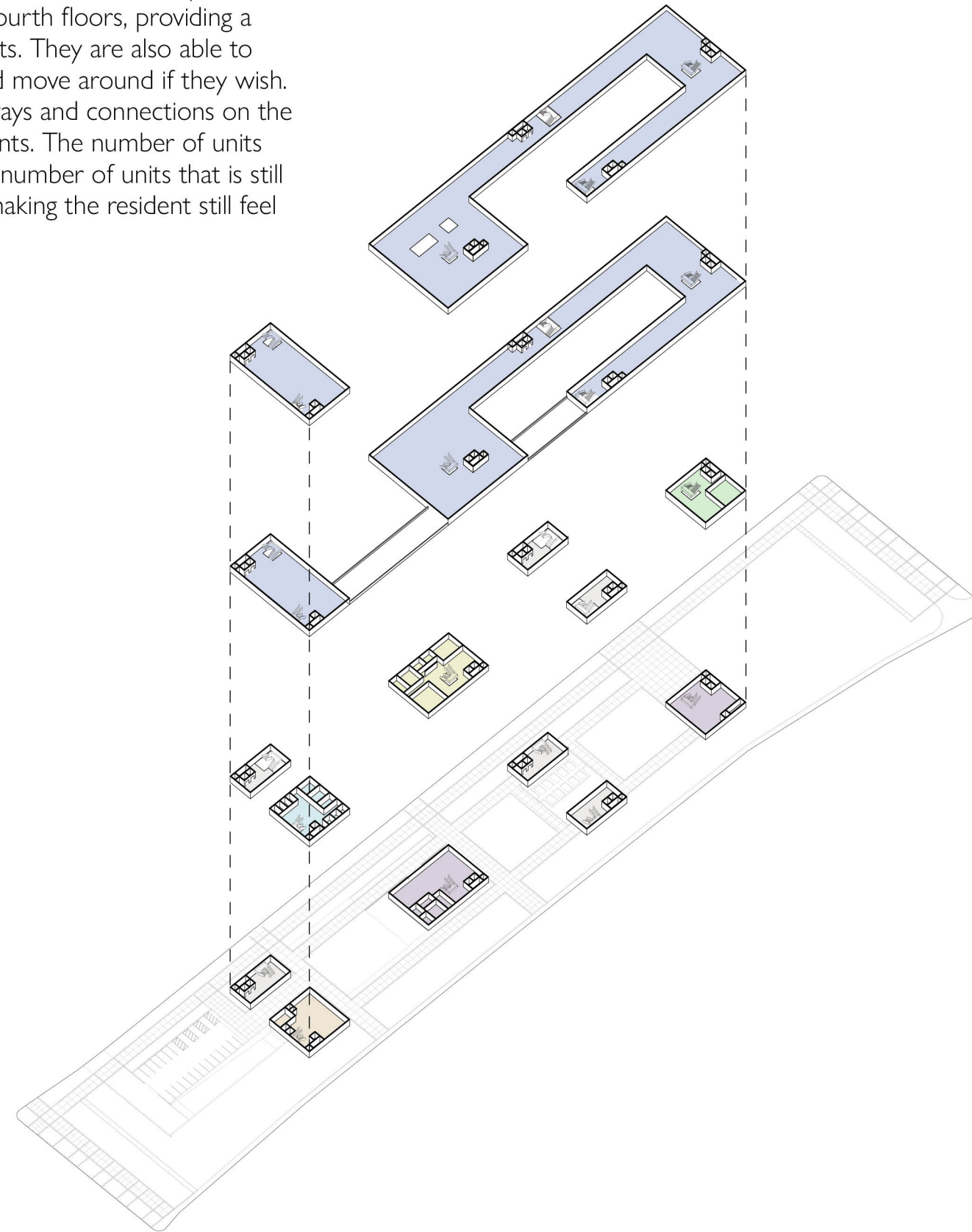
horizontal voids  
for ease of transition across the site,  
horizontal voids were created on the  
ground level



subtraction  
additional voids were created to provide  
outdoor spaces throughout the building

## program

The program is divided into levels with the most public spaces on the ground floor and the most private above. The first two floors contain the public and semi-public services available to both the residents and surrounding community members. While the private apartments are located on the third and fourth floors, providing a sense of security and safety to the residents. They are also able to stay in the private zone of the building and move around if they wish. Between building masses, there are walkways and connections on the third level exclusively for use by the residents. The number of units is limited to seventy, as this is the smallest number of units that is still economically viable for the owner while making the resident still feel like an individual instead of a case number.

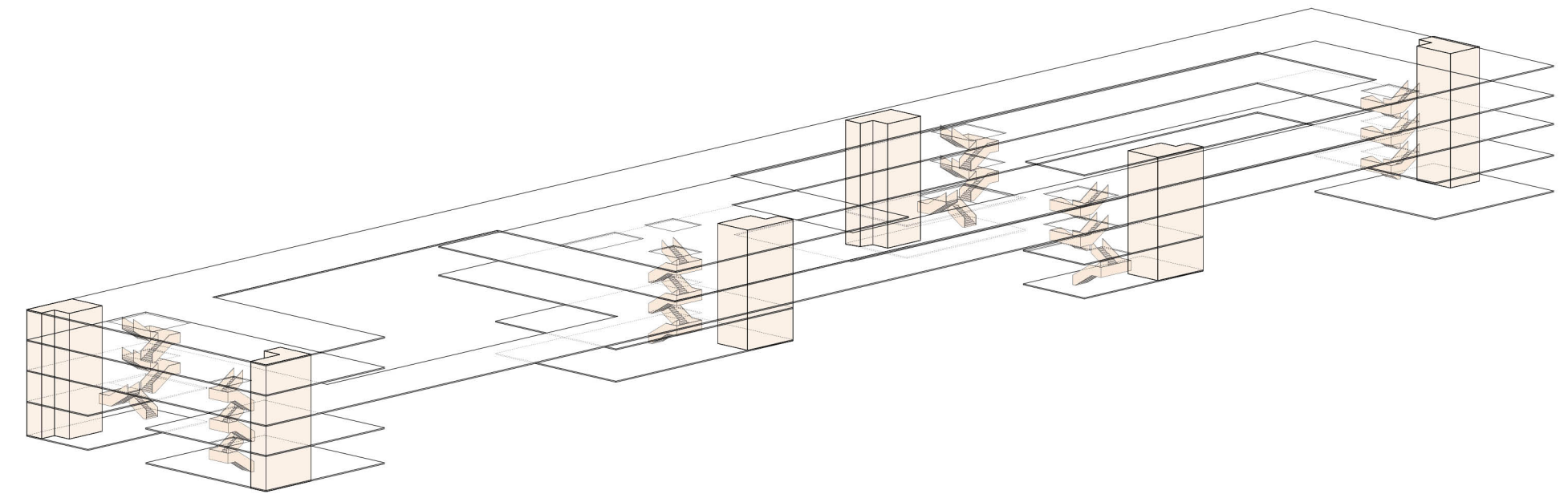


- housing
- education services
- physical wellness services
- mental wellness services
- administration
- community services
- circulation

## circulation

An incoming resident would most likely be coming from a nearby temporary homeless shelter for permanent housing. They would work in tandem with the permanent housing staff and temporary housing staff to enter the admin office area and get checked in to the new complex. There they would go upstairs to the case management offices where the temporary shelter staff would leave them in this staff's capable hands. They would learn about the resident and determine which services are required by the resident, as well as start the job assistance process. Once that is complete, the staff member will take the resident upstairs to their new apartment where they are settled in and begin their life here.

Residents can stay in the housing complex from 6 months up to two years. During that time, the staff members and case managers will collaborate with the resident to find employment as well as transition them to permanent housing when they are ready. In addition to this, the residents will also have access to job training, education services and mental health resources such as therapy within the building to help grow their independence and wellbeing.



- horizontal circulation
- vertical circulation

design

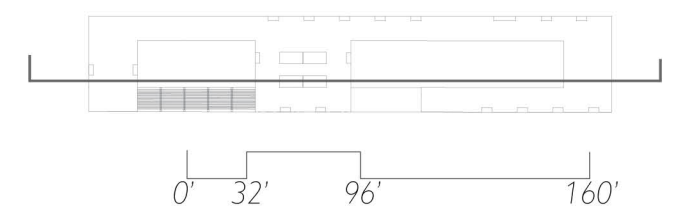
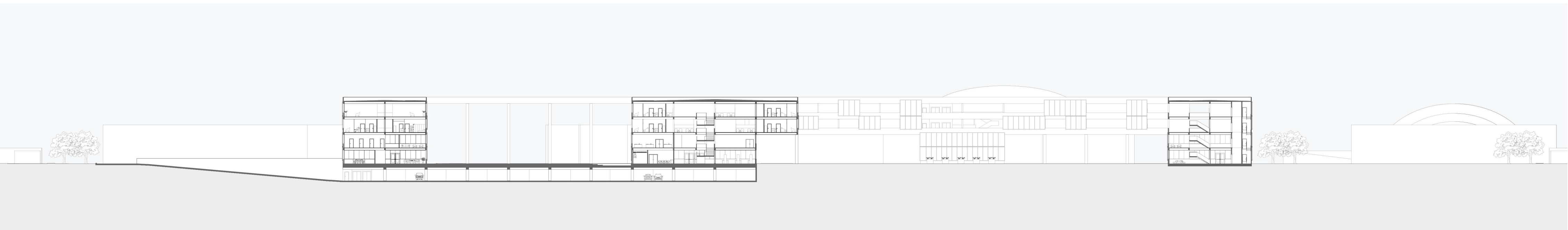
## site

The visual design of the building focuses on openings and porosity so that the residents do not feel isolated from their surroundings. The building is a closed loop, without visually closing off the building from the community. By doing this, people must enter through the building, either into the interior or through large columned walkways into the community green spaces. This gives the residents a sense of ownership to the building and included green spaces as well as protection from the outside population who are entering their space, rather than it being an open entrance for all.



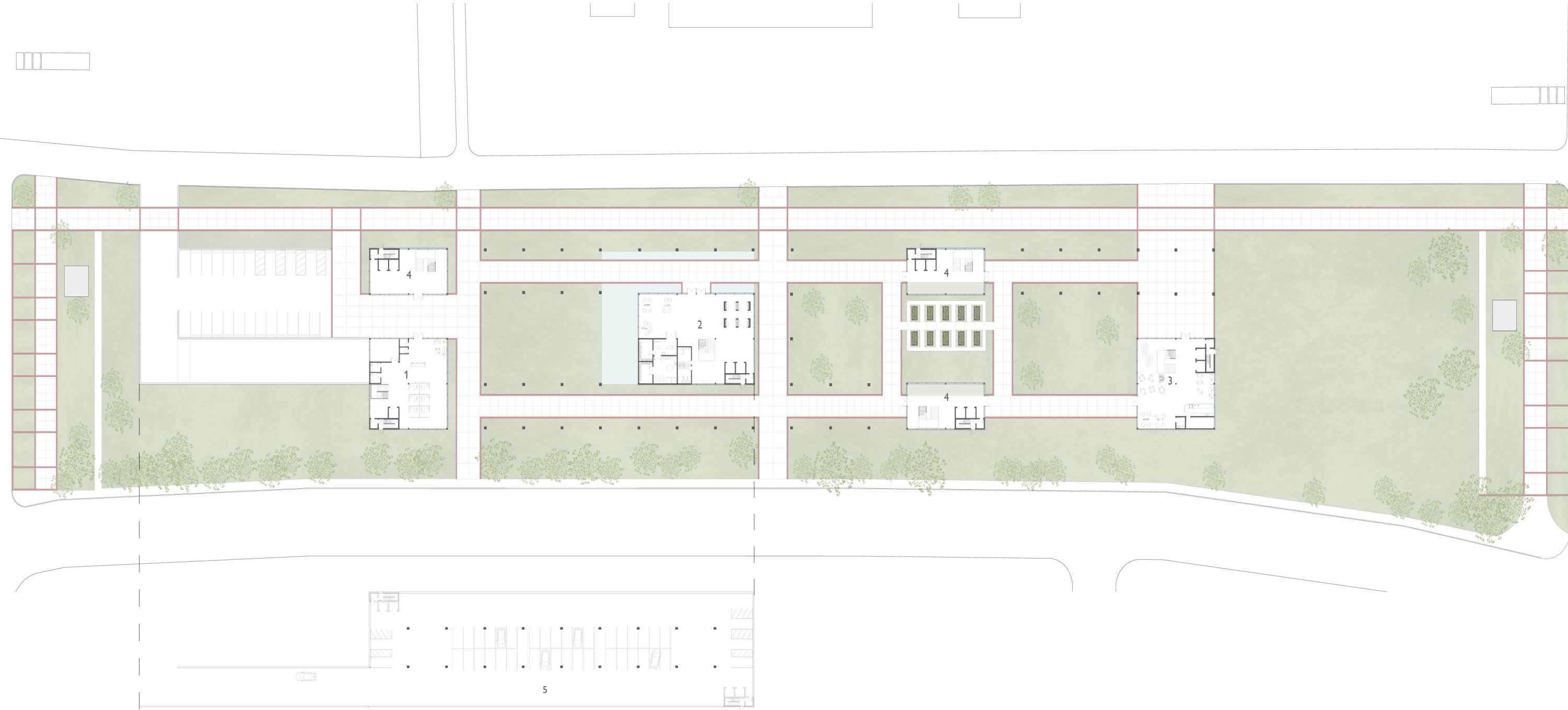


longitudinal section

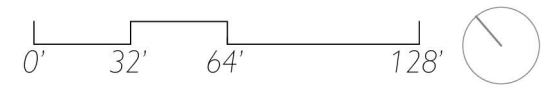


# first floor

The first level is home to the most public spaces. This includes the admin spaces, mailroom, cafe, career closet and laundry space, as well as general indoor and outdoor gathering spaces, and a community garden. All of which can be used by the residents as well as the community. For example, if people throughout the community do not have a conducive place to study, they are welcome to use any of the spaces provided. Or they do not have a mailbox and need to apply for a job with an address they are welcome to use the mailroom, as well as the career closet to interview and prepare for the job. Located beneath the administration and public service space there is an underground parking garage for residents, staff and neighbors to use.



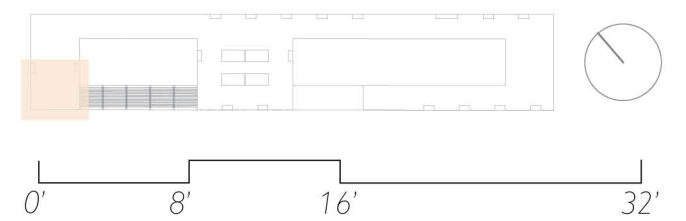
- 1 administration
- 2 community services
- 3 cafe
- 4 circulation core
- 5 underground parking





ADMINISTRATION

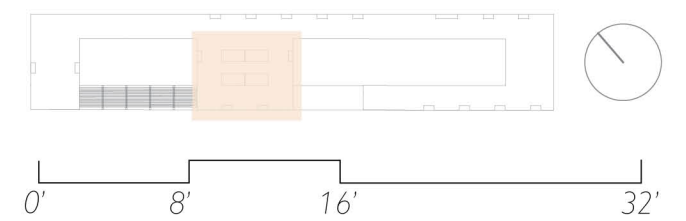
- 1 reception
- 2 initial check-in / admin work space
- 3 conference room
- 4 de-escalation room





COMMUNITY SERVICES

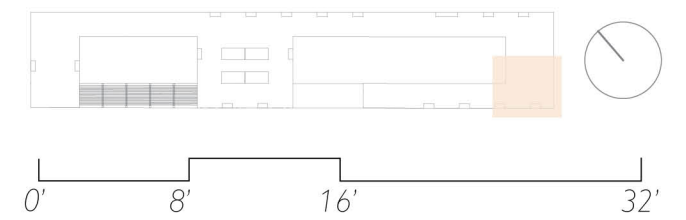
- 1 public seating area
- 2 mail room
- 3 career closet
- 4 laundromat





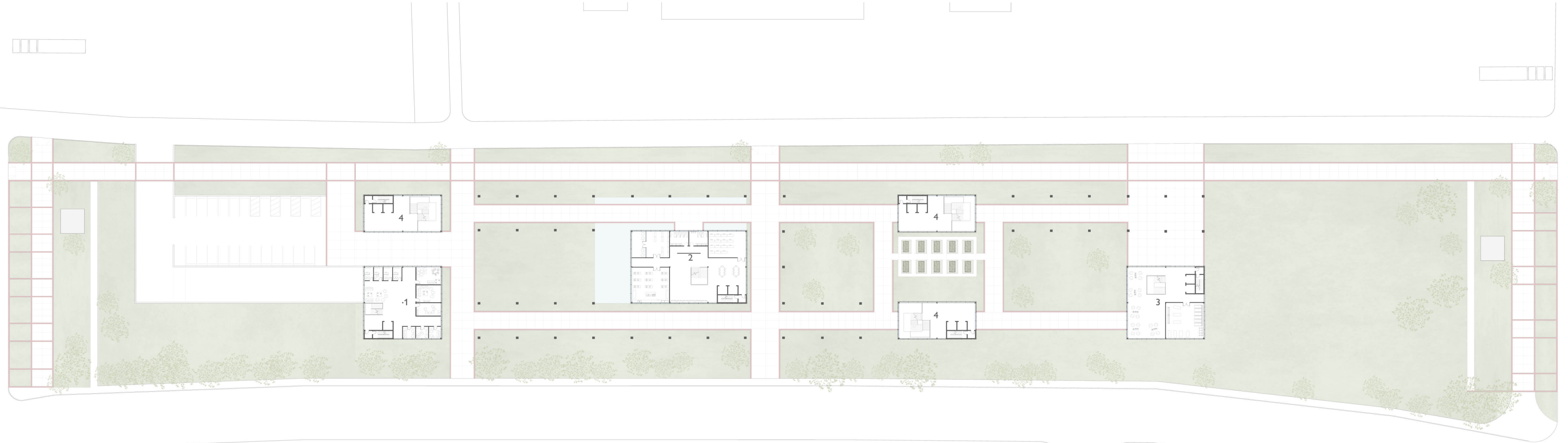
CAFE

- 1 cafe
- 2 public seating area
- 3 lounge
- 4 storage

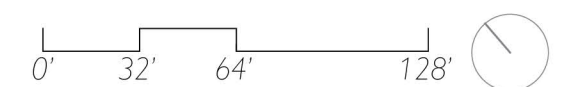


## second floor

The second floor is dedicated to the services offered by the building. The mental and physical wellness services, as well as the education services are located here. The mental wellness area includes the case management area, as well as the individual and group therapy spaces. These group therapy spaces can also be used by residents as multipurpose spaces for activities such as movie or game nights, further promoting community. The physical wellness space is a small-scale workout space. Lastly, the education space includes a traditional classroom for lectures or GED courses, a reference/media library with an outdoor quiet area overlooking a courtyard, and a life skills training room. The life skills training room is organized like a cooking classroom. Here they can learn to cook basic meals for themselves as well as how to clean up afterwards to help with tenancy skills for future living arrangements.

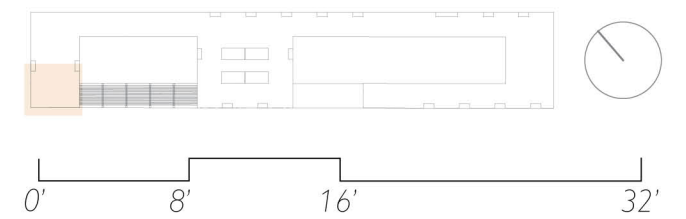
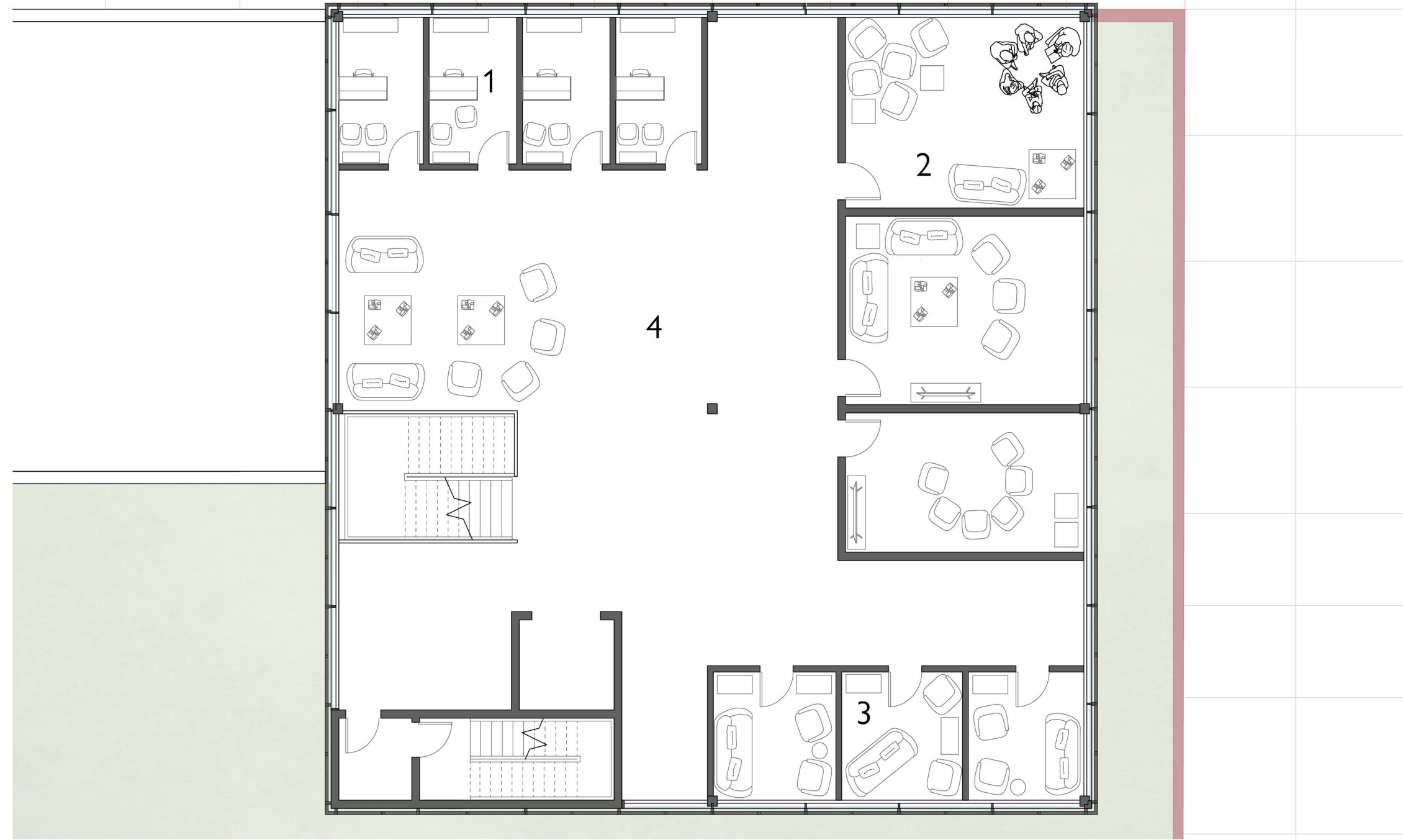


- 1 mental wellness services
- 2 education services
- 3 physical wellness services
- 4 circulation core





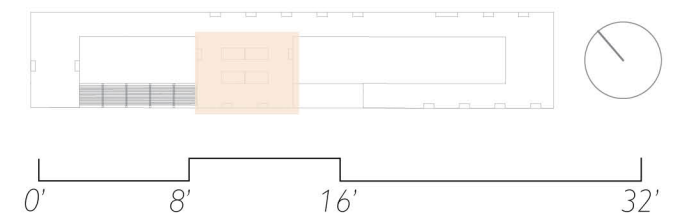
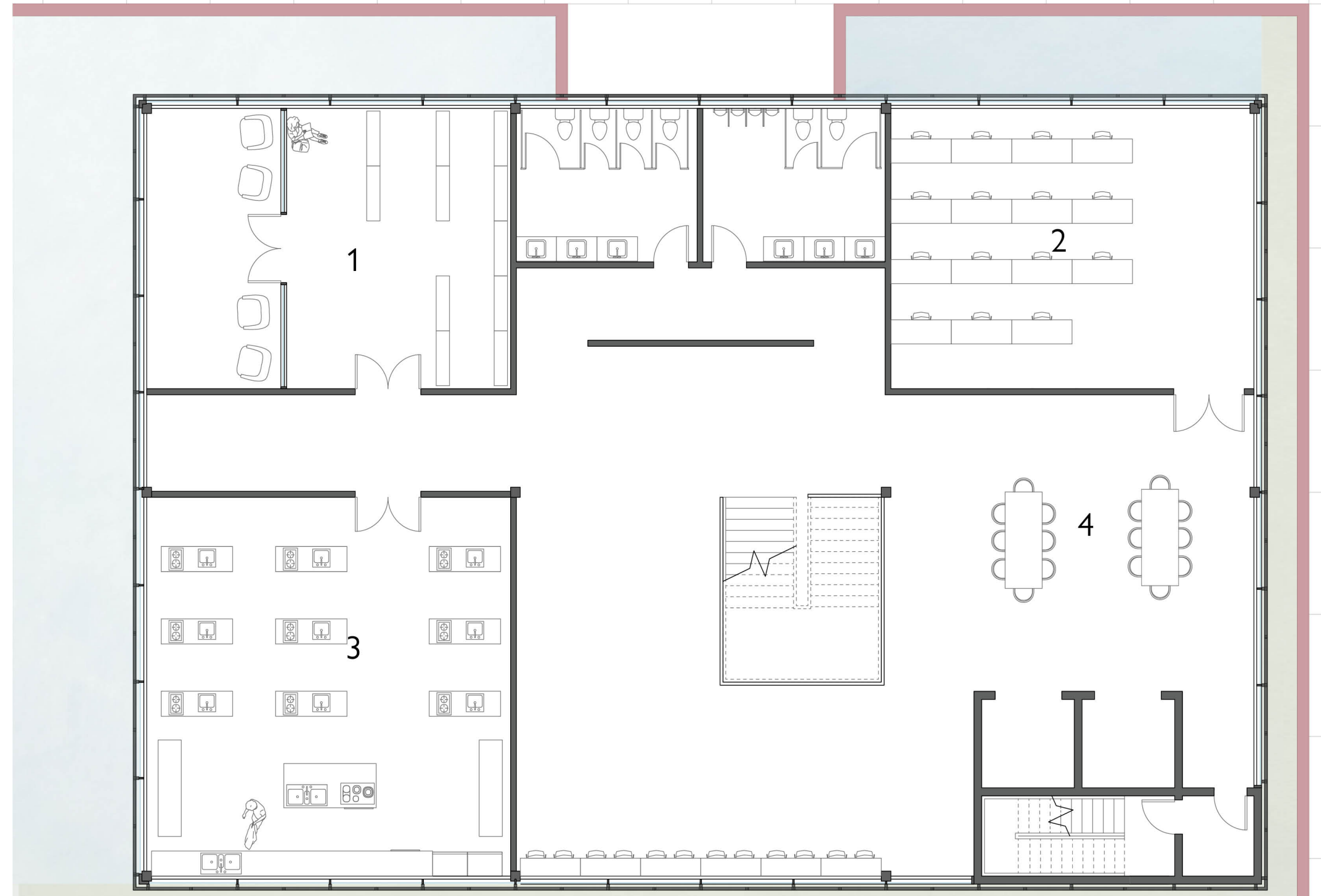
- MENTAL WELLNESS
- 1 case management
  - 2 group therapy
  - 3 individual therapy
  - 4 waiting area





EDUCATIONAL SERVICES

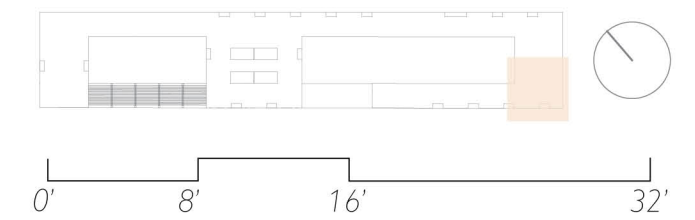
- 1 library
- 2 classroom
- 3 life skills room
- 4 study space





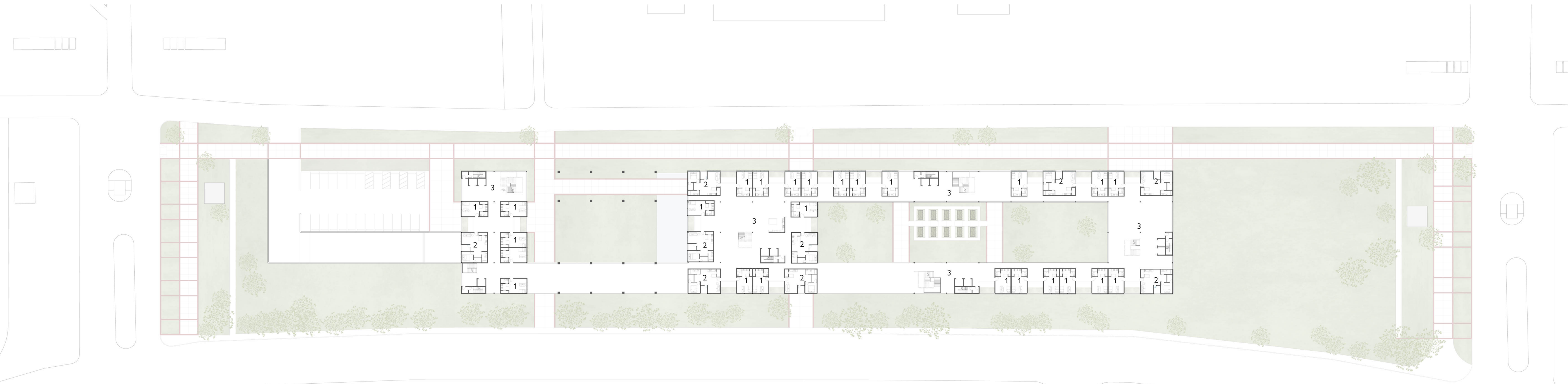


PHYSICAL WELLNESS  
 1 semi-public seating area  
 2 gym

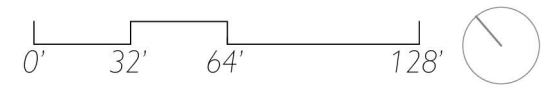


# third floor

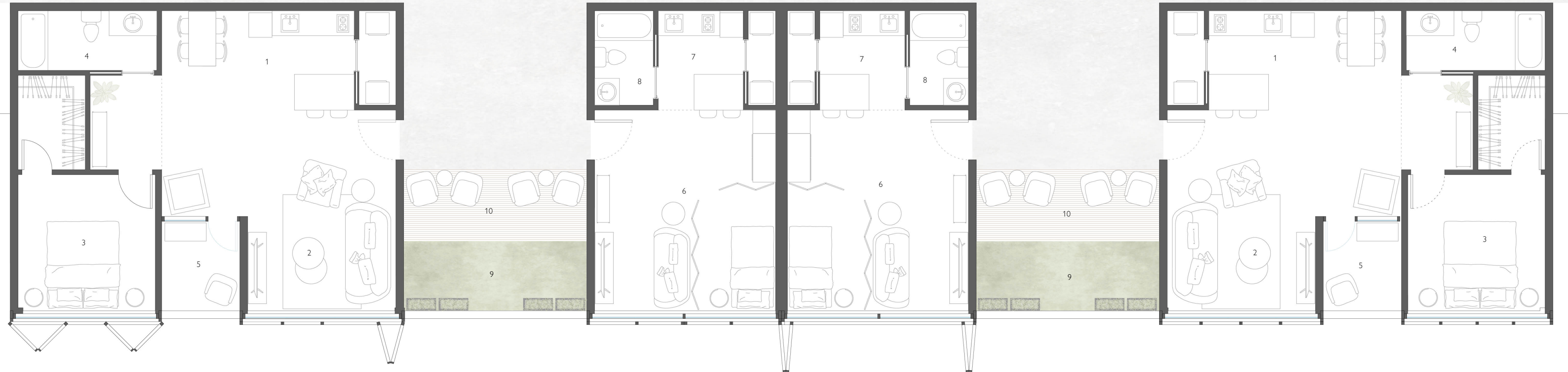
The transition from unsheltered to housed can create senses of claustrophobia and isolation in residents within their apartments. To combat this, the third and fourth floors are open air with communal green spaces between apartments. These shared patios help give residents a sense of neighborhood within the building and keeps them from isolating in their rooms.



- 1 studio apartment
- 2 one bedroom apartment
- 3 communal space



# apartments



## ONE BEDROOM - 750 sf

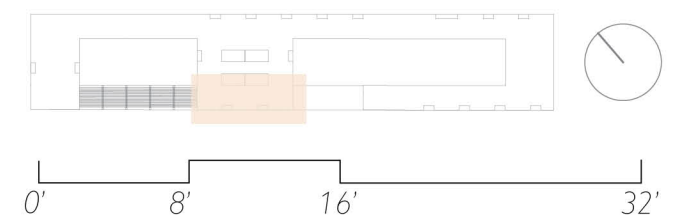
- 1 kitchen
- 2 living room
- 3 bedroom
- 4 bathroom
- 5 balcony

## STUDIO - 400 sf

- 6 living / bedroom
- 7 kitchen
- 8 bathroom

## EXTERIOR SOCIAL SPACE

- 9 artificial green
- 10 porch



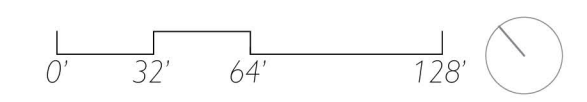
apartments



fourth floor

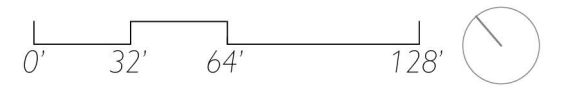
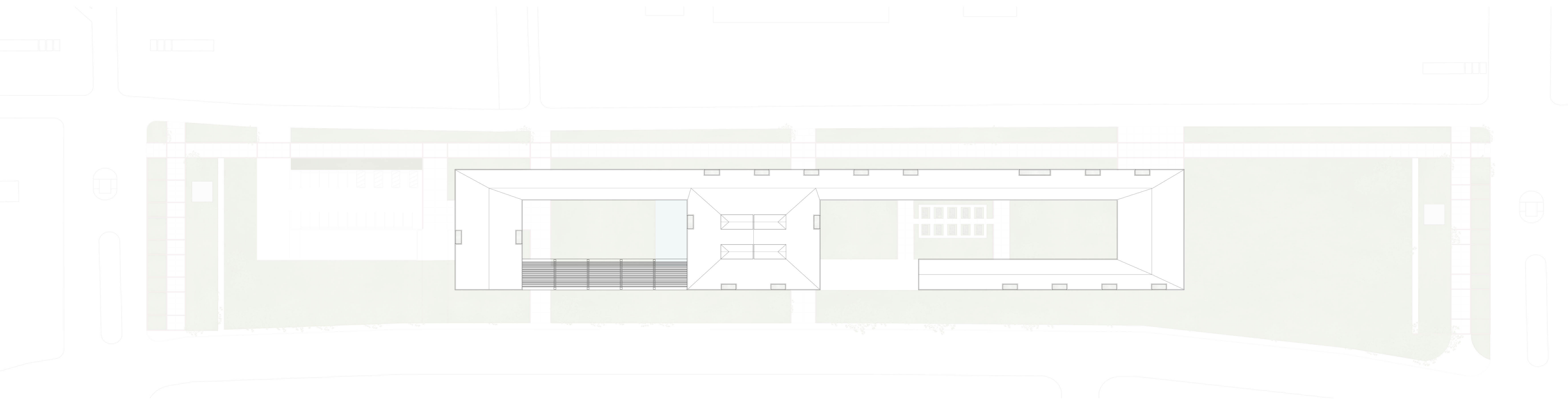


- 1 studio apartment
- 2 one bedroom apartment
- 3 communal space



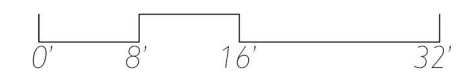
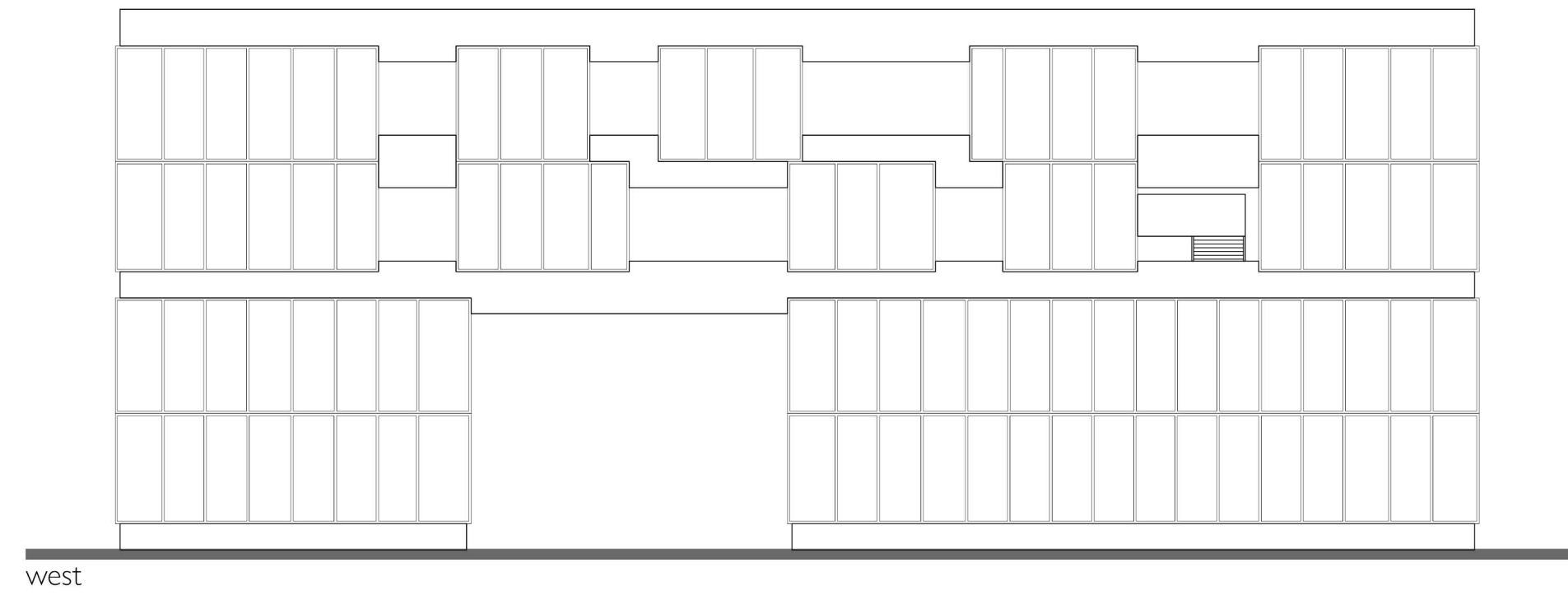


roof plan



# elevations

The façade of the building is covered in operable, translucent poly carbonate paneling. This paneling is designed to provide sun shading for the building as well as making wayfinding the large building easier.





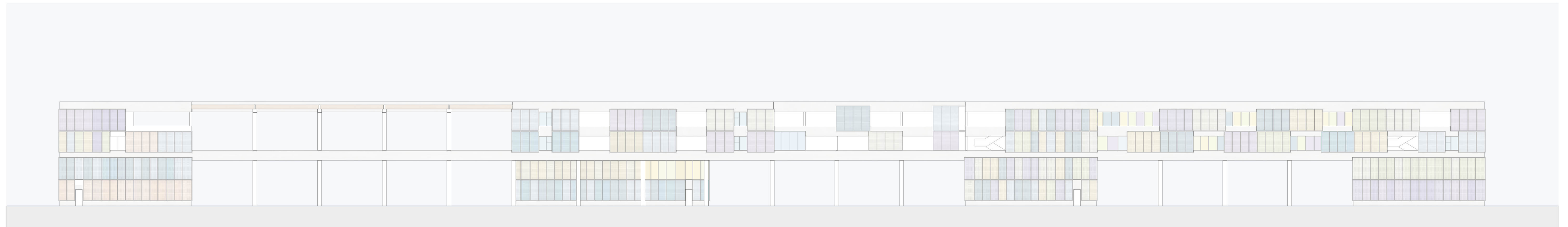


# elevations

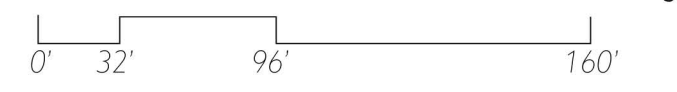
These panels are also colored to ease wayfinding, and increasing the sense of ownership within the apartments. Each apartment has an individual color that is different from its neighbors and the color on the first two levels correspond to varying program. Blue is considered a calming, peaceful, trusting color so it is used in the mental wellness services area as well as the larger community space. Purple is a color that promotes creativity and is implemented in the cafe / communal working space. Green inspires health and growth, as well as mimicking the outdoors, so it is located around the physical wellness services area. Yellow promotes intelligence so it surrounds the education spaces. Orange promotes warmth and is adorning the admin space where new residents come to check in for the first time. Lastly, the circulation spaces are a mix of these colors to show that there is not one specific program within, and the interior spaces are white to create a feeling of safety for the residents.



north

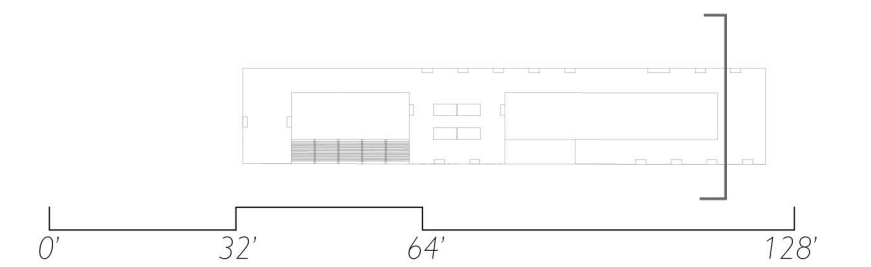
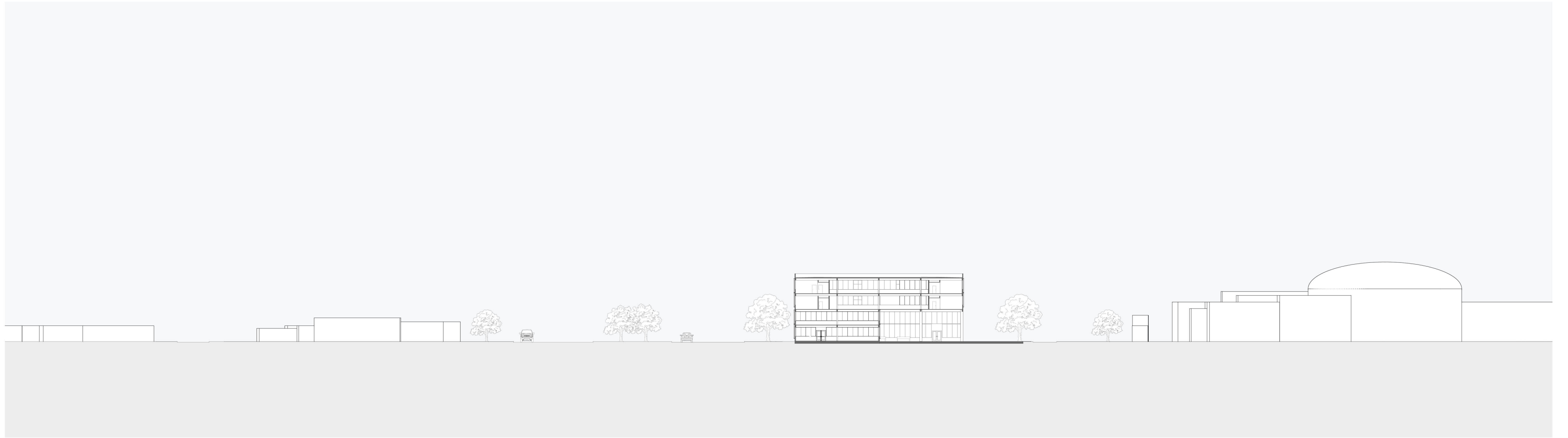


south

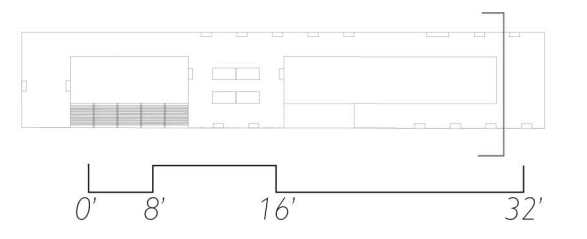




site section

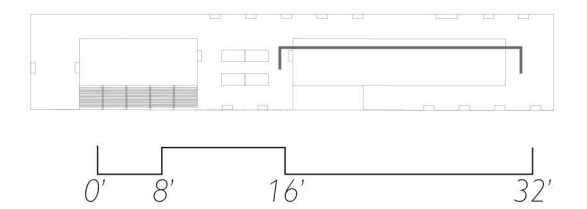
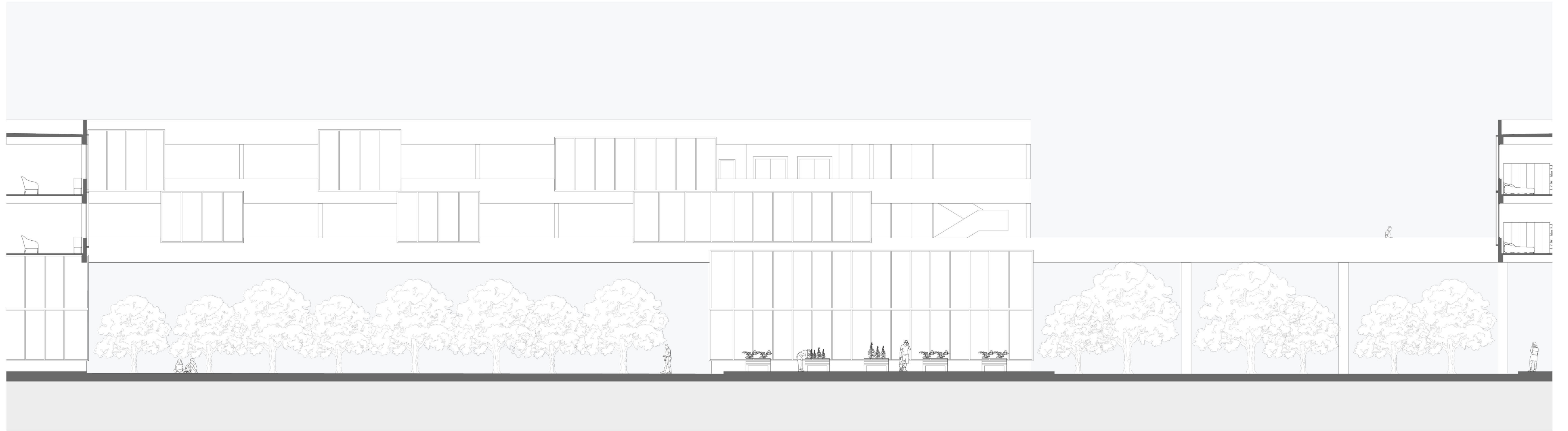


transverse section

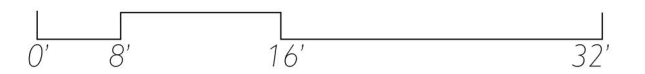
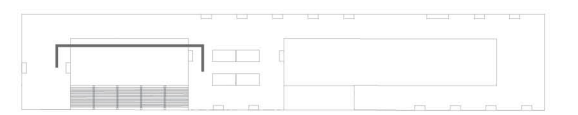


# garden section

The southern courtyard has a community garden, which can be used in the cooking classes by the residents, as well as by the community to further reduce the stigma around homeless shelters and create connections between the residents and the community. This space also has shaded green areas for picnics and other gathering activities.



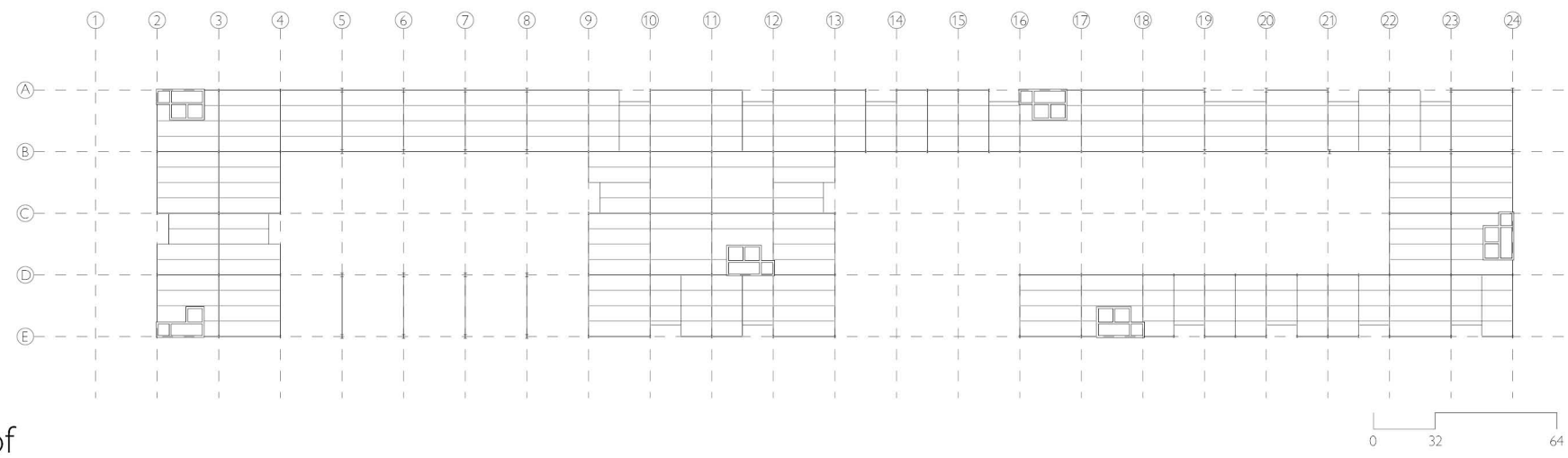
courtyard section



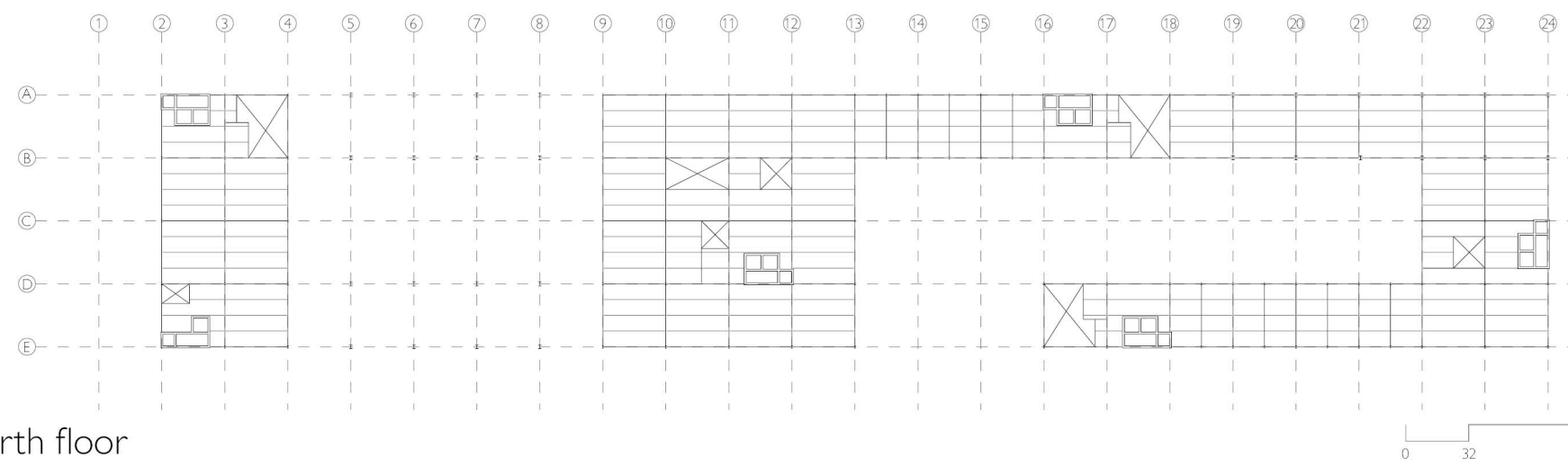
structure + details



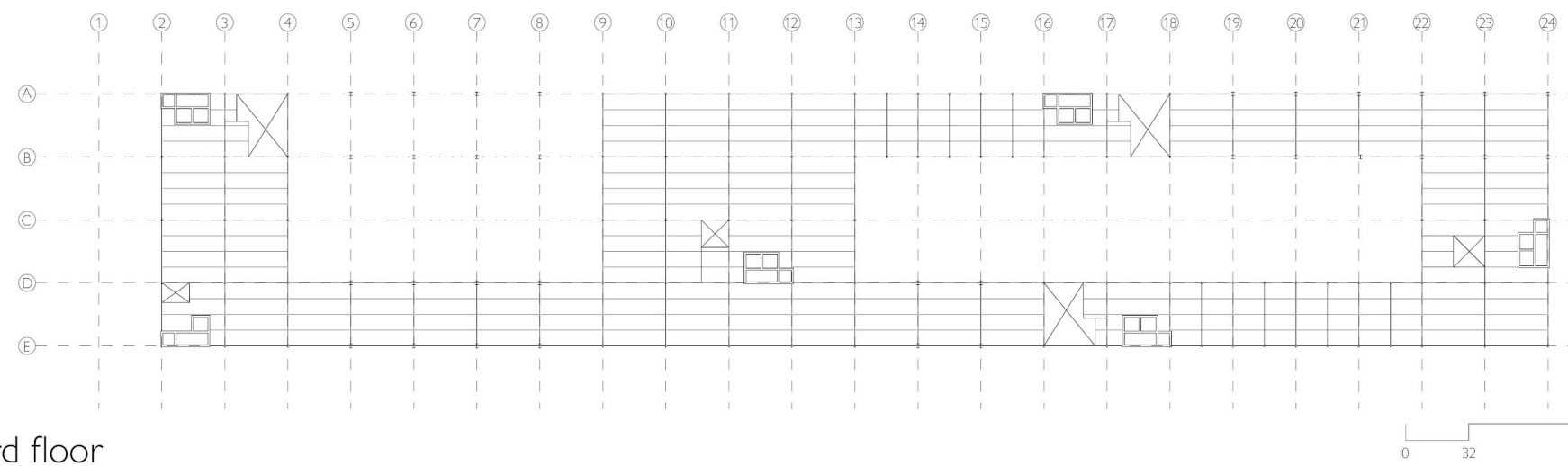
# framing plans



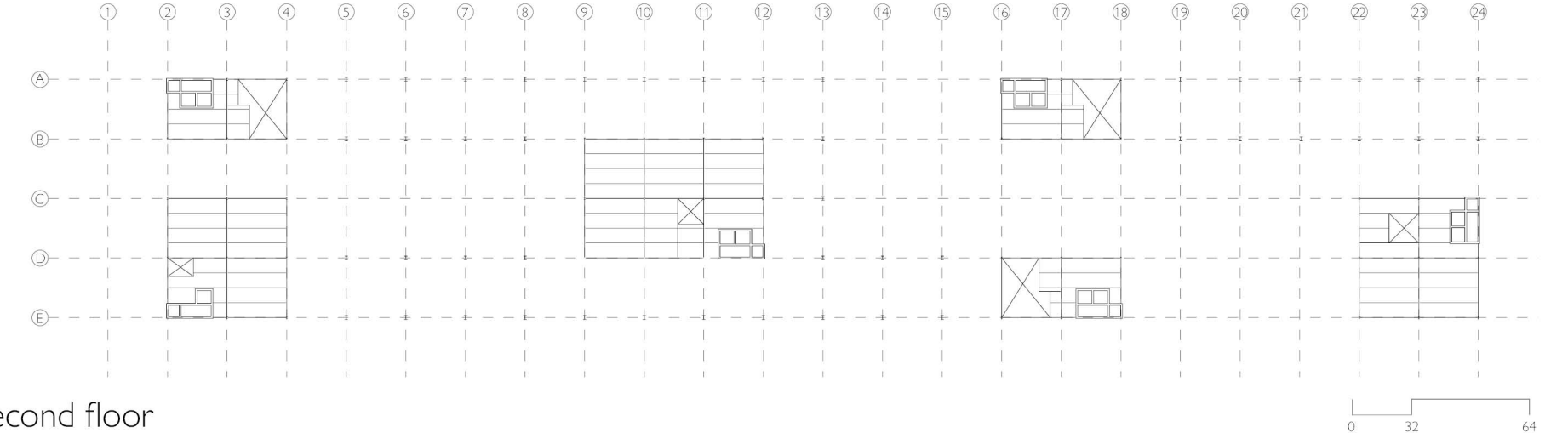
roof



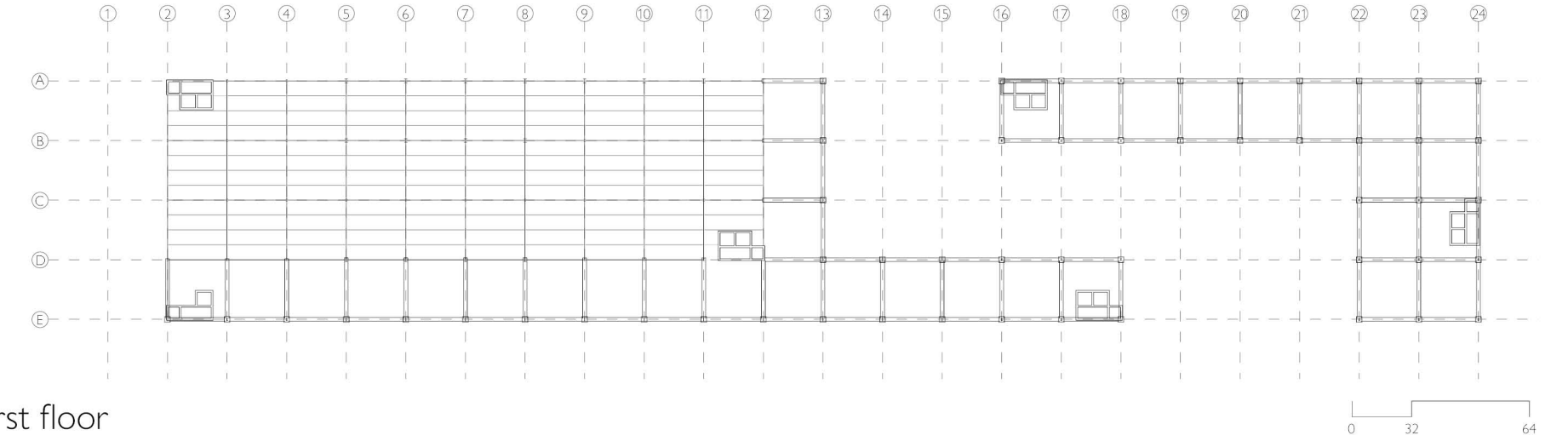
fourth floor



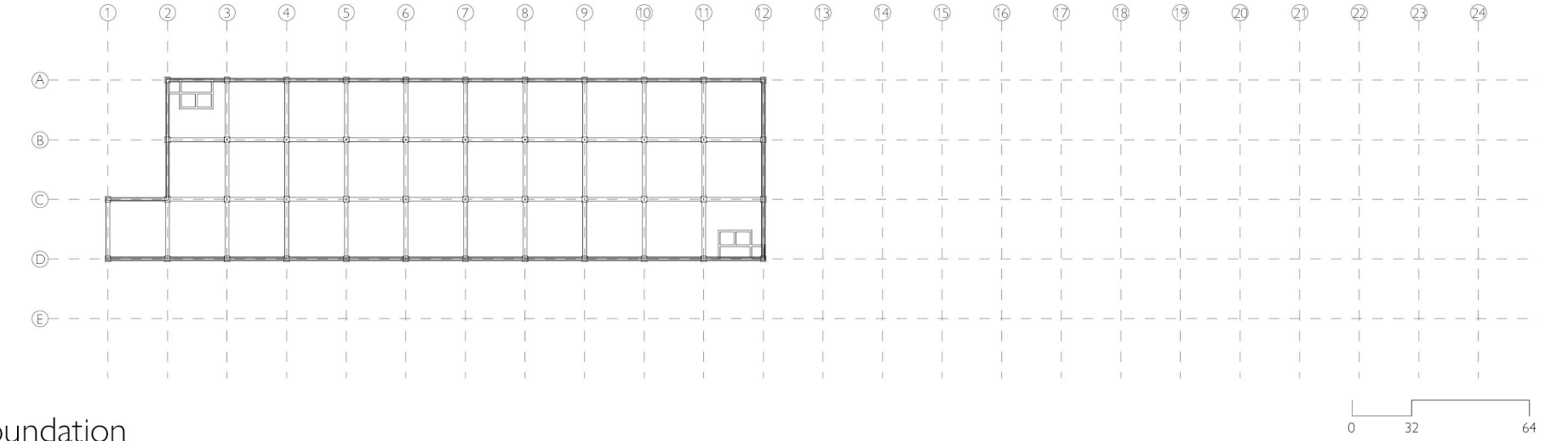
third floor



second floor



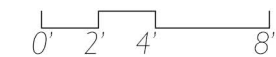
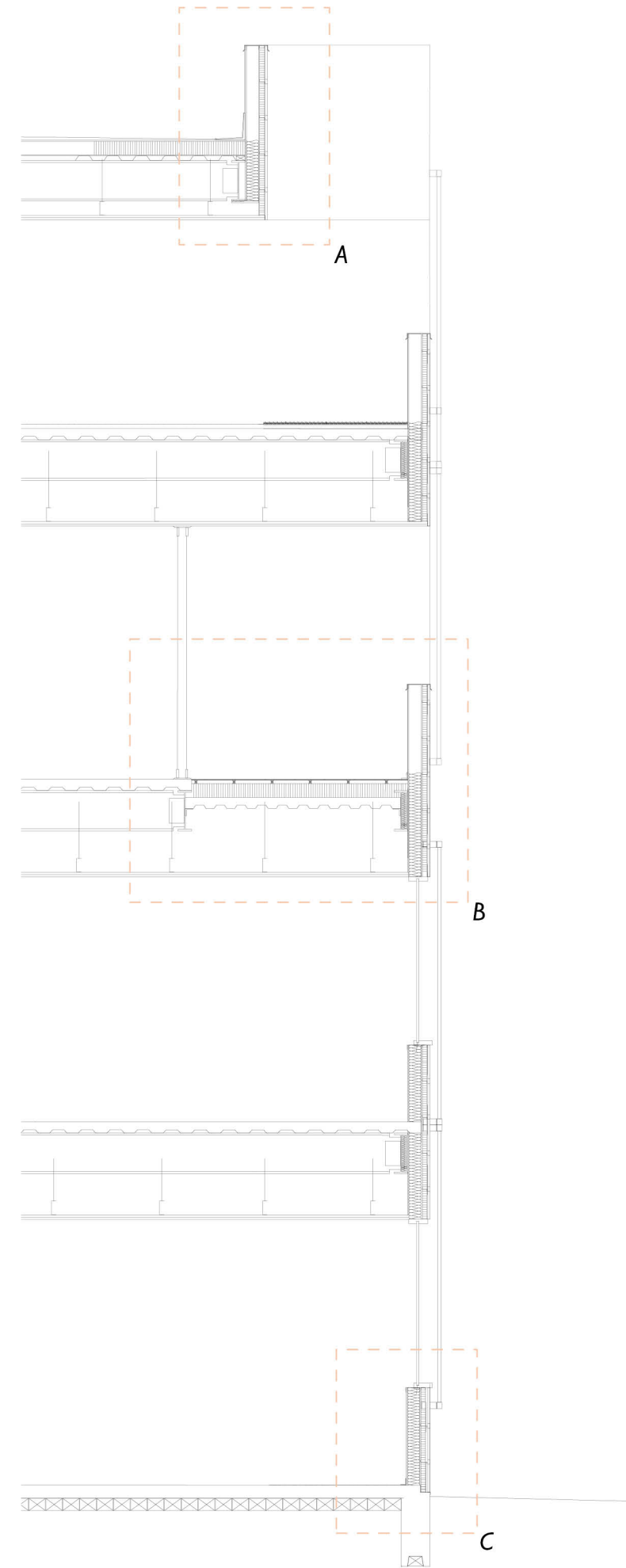
first floor



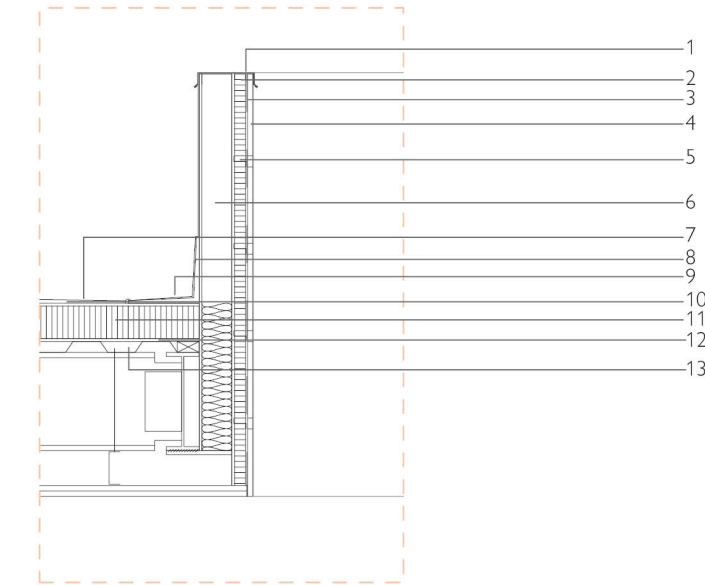
foundation

# wall section

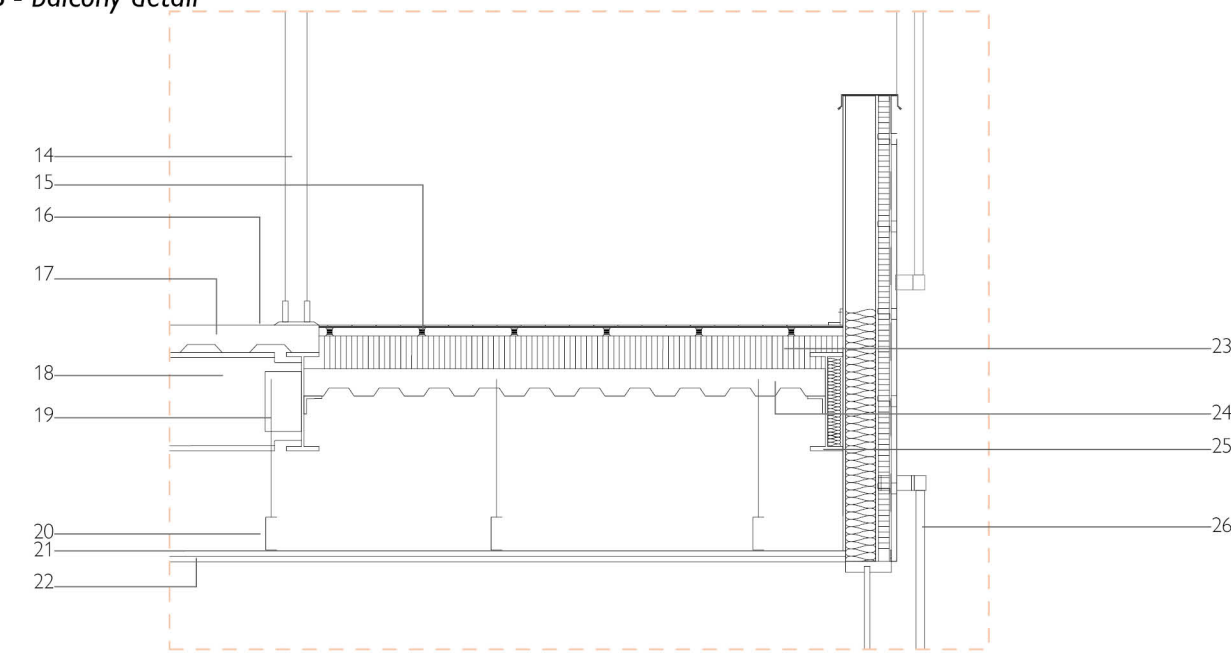
Based on the 2021 international building code, this project classifies as an occupancy of residential (r-2). This occupancy includes more than two dwelling units containing sleeping units that are primarily permanent nature. This determines the construction type 1b, protected steel construction with a maximum height of 180 feet, or fifteen stories. The building will be owned by the city, to help fund construction and managed by a homeless agency within the county.



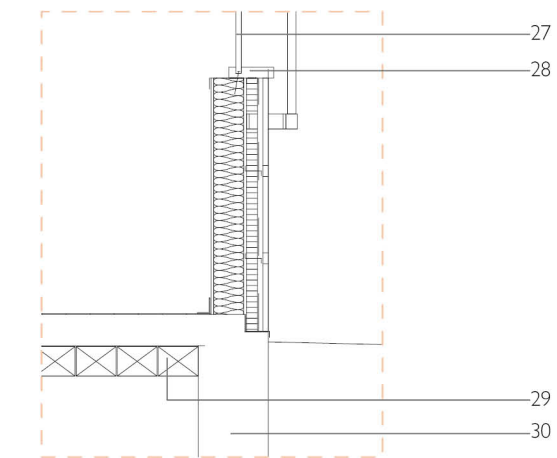
A - roof detail



B - balcony detail



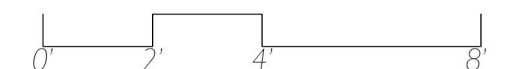
C - foundation detail



1. prefinished metal cleat
2. 2" continuous insulation
3. fluid applied air + water barrier
4. fiber cement cladding
5. z furring channel @ 16" o.c.
6. steel stud
7. waterproof membrane
8. flexible pvc flashing
9. sealant
10. 1/2" fiber cement
11. 6" R30 rigid insulation
12. 1/2" fiber cement
13. decking

14. sliding door
15. sleeper
16. finished floor
17. 5" composite decking
18. beam
19. wire
20. cold rolled channel
21. 7/8" hat channel
22. 1" plaster on metal lath
23. 6" XPS insulation
24. 5" decking
25. steel angle
26. polycarbonate panel system

27. glazing
28. window sill
29. cardboard void form
30. 30" grade beam



conclusion

## textual references

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