

51 Elmwood Avenue Project Narrative

This is a Conditional Use Application for an Emergency Shelter.

Project Scope

The City is proposing to site a Temporary Emergency Shelter Community at the Elmwood Avenue Parking Lot. This Emergency Shelter Community is a response to the current, immediate, need to provide shelter to the City's most vulnerable residents and was identified as an action item in the [Mayor's December 2021 Action Plan to Ensure Housing as a Human Right](#). You can learn more about the City's efforts to address homelessness [here](#) and find answers to FAQs about the Emergency Shelter Community [here](#). This site was selected due to its ease of access to municipal water, sewer and power and ease of access to transportation and other services and amenities.

This is a temporary project where all structures are designed and manufactured to be relocated to alternate sites as needed. The Public Works Commission and the City Council have approved the use of the Elmwood Ave parking lot for up to 36 months. CEDO has been tasked with bringing this project to fruition.

The project will consist of:

- 25-30 individual shelters that will have heating, cooling and electricity;
- Turn-key prefabricated bathroom facility with six full (shower, toilet, sink) bathrooms (Bathhouse) connected to municipal water and sewer;
- Turn-key, prefabricated Community Resource Center (CRC) with a full kitchen two bathrooms for guests, a staff bathroom, and two offices connected to municipal water and sewer.
- Screened and gated trash facility.
- Solar panels on the bathrooms and CRC (funding dependent)
- Outdoor community space such as designated smoking areas, picnic tables, shade, and gardening opportunities.

Work on the site will include:

- Connection of the CRC and Bathhouse to municipal water and sewer
- Trenching for bringing electricity to each shelter pod and the Bathhouse and CRC
- Helical piles for placing the prefabricated Bathhouse and CRC structures
- A new fence (with gates) along the east side of the site
- Repair as needed and additional privacy screening of the existing chain link fence at the north, south and west sides of the site
- Painting on the asphalt to clearly mark the emergency access lane and provide placemaking on the site

Construction

All structures on the site are designed to be prefabricated and mobile. The two larger structures, CRC and Bathhouse, will be prefabricated by KBS Builders to meet high energy efficiency standards and all state and local building codes and be delivered to the site. These buildings will have a mix of vinyl board and batten and clapboard siding, vinyl windows and fiberglass doors. The CRC roof will be asphalt

shingles and the Bathhouse roof will be rubber membrane. Both structures will include site-built decks with ramps for accessibility.

The shelter pods are being procured from two companies: [Pallet Shelter](#) and [Up End This](#). The Pallet Shelters will arrive to the site packed flat and will “constructed” on site by a team from the company. Pallet Shelters are constructed of Fiberglass Reinforced Panels (FRP) on aluminum framing. Up End This shelters will be delivered to the site full constructed. These shelters are constructed of corrugated metal with painted steel doors.

All shelters will be served by electricity.

Size and height

The CRC is 1,430 sf with a maximum height of 15 feet.

The bathhouse is 435 square feet with a maximum height of 10 feet.

Each shelter is 64 square feet with a maximum height of 10 feet.

Setbacks

The two primary structures on the site, CRC and Bathhouse, meet the front and rear yard setbacks required in the district. With a maximum height of 15 feet both the CRC and Bathhouse will meet the 5 foot setback.

Shelter pods are accessory structures less than 15 feet high and are no less than 5 feet from the side and rear property lines.

Parking and Traffic Generation

The site currently operates as a municipal parking lot with 70 parking spaces. All parking spaces are leased during business hours Monday through Friday and the parking spaces are available for public parking in the evenings and on the weekends. Given the current use of the site as a large municipal parking lot the proposed Temporary Emergency Shelter will generate significantly less traffic to the site. The site currently includes 70 nonconforming parking spaces. We propose to keep six of the nonconforming spaces at the southeast corner of the site for staff.

Nuisance Impacts

The proposed project will not generate any increased odor, dust, heat or vibrations. The proposed project will have noise impacts similar to a multifamily housing development. The site has been designed to provide outdoor public gathering spaces in the center of the site to reduce impacts of noise on neighboring properties.

Lighting

The existing parking lot site lights will remain in place. The Community Resource Center and the Bathhouse will have an exterior wall-mounted downlight at each entry. The Up End This shelters will each have an exterior downlight at each entry. All exterior lights will conform with IESNA standards.

Landscaping

Landscaping on the site will be limited to surface applied paint to existing pavement and planters/raised beds.

Stormwater & Erosion Control

The site is currently entirely pervious surface with a stormwater system in place. The existing stormwater system will be kept in place. Making water/sewer connections and trenching for electrical service will create more than 400sf of disturbance so we will apply for an Erosion Prevention Sediment Control (EPSC) Permit ensuring that existing catch basins are protected during trenching.

Water & Wastewater

The CRC and bathhouse will be connected to the municipal water and sewer system. The City's Division of Water Resources is designing the connection to the municipal system and has determined there is adequate capacity.

Lot Coverage

There will be no net new impervious surfaces.

Days and Hours of Operation

The Emergency Shelter Community will operate 24 hours a day with on-site staffing at all times. The Community Resource Center will operate, open to the public, seven days a week between the hours of 9am to 4pm.