



H O M E L E S S N E E D S C E N T E R

RESEARCH REPORT

TATUM NEIGUM, LEAH DAY, & GRACE
DOMINY

ARTI 370

OCTOBER 17, 2019

CONCEPT STATEMENT & OBJECTIVES

A place is defined as a particular position or point in space. Although each individuals 'place' may vary in destination, one similarity arises; the journey to arrival. 'The Place' is designed to aid and assist those facing homelessness to arrive with dignity to their desired destination. The focus lies in equipping those without a traditional home with the resources necessary to meet their fundamental needs. Because each destination will differentiate between each user, 'The Place' will provide encouragement and support, free from judgement and imposition of lifestyle. The facility recognizes it cannot solve homelessness, but rather strives to restore dignity to those who may have lost it.

Mentally



Provide mental health support and guidance and encourage self-care practices and habits.

Physical



Welcome all beliefs, cultures, and backgrounds, and provide space for reflection and growth, judgement free.

Spiritual




Create a barrier free space universally accessible and inclusive to all through the use of wayfinding, wide corridors, and flexible fixtures/ furniture.

Social



Encourage sociality, but also independence through the incorporation of both sociofugal and sociopetal space.



RESEARCH

Homelessness affects a broad spectrum of individuals in varying situations and locations around the world. In Canada alone, at least 235 000 people are living day to day without a consistent home. There is no direct cause of homelessness, but rather individual circumstance resulting in the loss of domesticity. (Homelessness 101, 2019) Considering each person's result of homelessness is unique to their situation, careful design considerations and spatial planning must be analyzed and implemented within a space to accommodate their needs. Although stereotypes exist in terms of how the public acknowledge a 'homeless' person to look and behave, there is no definitive presence in which someone without a home carries that is visible to the general public. We often perceive these individuals in a negative light, though uncontrollable factors may or may not contribute to the reasoning for absence of a home. Factors resulting in both intentional and unintentional homelessness can include mental and physical disabilities, lack of affordable housing, mental health and deinstitutionalization, and social factors such as violence and abuse. (Oudshoorn, 2010) Because these factors are vast and often overlap, design to accommodate fundamental needs must cover aspects that are universal and inclusive to all involved.

Design Resource for Homelessness.org theorizes homelessness as an "orphan sector of knowledge", relating facility needs more closely to behavioural health design and psychology. They recommend design solutions prevalent in healthcare design to be applied to the design of basic needs facilities, with focus on accessibility, wayfinding, comfort, self-care, and safety. Accessibility holds an important role in ensuring those with varying disabilities can move safely, conveniently, and effectively through the facility. By "keeping the space plan intuitively easy to navigate" and implementing wide corridors, those with an array of accessibility needs can be accommodated. Clear wayfinding is crucial in "[reducing] disorienting newcomers to the space", as well as effectively directing those with mental and physical disabilities. (Kitchell & Hearn, 2019) Comfort is a priority in ensuring users feel a sense of belonging and community within the facility, offering and acknowledging human interaction and touch as a basic human need. (McLeod, 2018) Self-care should be addressed through the incorporation of "adequately sized and accessible bathrooms and showers that promote good hygiene", as well as designated spaces to practice mental health such as retreat spaces, sacred spaces for prayer, and areas of respite. Safety also poses concern in terms of keeping both guests and staff secure. For staff, "visual access...that can enhance protection...[from] hostile visitors" is key to ensuring their



RESEARCH CONTINUED

well-being. Guest safety focuses on allowing the user to feel in control whilst being covertly monitored. Elements such as high sided chairs and wall niches can “ease the sense of exposure and let clients control the degree of engagement”. (Kitchell & Hearn, 2019)

Shannon Cupskey, Marketing Manager of Armstrong Flooring, has worked extensively in the industry of shelter design, and agrees with the importance of incorporating ideas related to health and psychology into basic needs facilities. She explained the concern of materials within facilities, emphasizing the use of seamless materials such as vinyl and other sheet materials over grouted tiles. Wash-ability is another imperative consideration when selecting materials both fixed and unfixed. High traffic and hygiene considerations result in the requirement of both durable and wash-able materials in applications such as floor and wall coverings, furniture, and fixtures. (Cupskey, 2019)

These findings and discoveries are crucial to designers when creating a space to cater to an assortment of individuals facing everyday life without a domestic home. This design must come with the comprehension and recognition that homeless populations in any city are diverse and unique. The intent is not to try and solve homelessness through facility design, but rather to create an environment to support and assist them in attaining basic needs.



UNIVERSAL CODES

Universal Access Requirements:

Hallway widths minimum 5'

- o All hallways are 6'-0" or more

5' turning radius areas for wheelchair access

- o Turning radius available anywhere in the facility; with the idea of 'no dead ends'

Door swing with 2'-0" clear space on latch side

- o All door swings comply with the standards

Bathrooms and Showers:

-18" from center of toilet to wall

-42" from center of toilet to edge of sink

-60" from wall of toilet measurement to edge of sink

-56" from back of toilet to room in-front

-5' turning radius

-36" door

-48" from center of sink to area in-front

-3'x5' shower with 3'x5' unimpeded space in-front

- o All bathrooms comply with the standards and have 2 accessible showers stalls

Wayfinding- floor and walls

- o Floor wayfinding from room to room with rigid flooring for touch sensory
- o Traditional wall signage and braille

Laundry machines available for wheelchair access

- o Both washers and dryers alternated on the bottom of stack

Technical Requirements:

Occupancy classification: Business Group B (IBC 304.1)

Total occupancy load calculations: $70' - 3" \times 71' - 2" =$

$4999.45833'^2$

$-4.86979'^2 = 4994.58854 / 100 \text{ gross} = 49 \text{ people (IBC TABLE 1004.1.2)}$

Minimum exit width: 36" minimum (IBC 1024.2)

Maximum distance to exit: 100'-0" (IBC TABLE 1006.2.1)



The proposed location for “The Place” is located on Nicol Street next door to the Salvation Army homeless shelter. This location is beneficial to the community due to the high volume of homeless population living in the southern part of Nanaimo. In addition, the Nanaimo Youth Services Association, Nanaimo Womens Centre, Nanaimo Mens Centre, and Nanaimo affordable housing society are all within 1-kilometre distance to the proposed location. Nanaimo affordable housing provides citizens with housing to transition from the streets. To add, the Samaritan house is also within 1-kilometer and provides 14 emergency shelter beds, 6 supportive shelter beds, and 6 transitional beds. Pacifica Housing also provides housing for transitioning from the streets with various locations around Nanaimo. Locations such as the Women's Centre provide clothing and other services the community may need regarding mental health, safety (etc). There are various drugstores and pharmacies available nearby such as London drugs, as well as the Nanaimo General Hospital approximately a 10-minute drive away. Finally, the Salvation Army provides free food for the community, as well as meals under \$2.



APPENDIX

Cupskey, S. (2019,09 27). Homelessness Facility. (T. Neigum, Interviewer)

Homelessness 101. (2019). Retrieved from Homeless Hub:

<https://www.homelesshub.ca/about-homelessness/homelessness-101>

International Code Council, I. (2014). *2015 International Building Code*.
Country Club Hills: International Code Council.

Kitchell, D., & Hearn, V. (2019). *Adolescentes Experiencing Homelessness*.

Retrieved from Design Resources for Homelessness:

<http://designresourcesforhomelessness.org/people-1/education/>

McLeod, S. (2018, 05 21). *Maslow's hierarchy of needs*. Retrieved from
Simply Psychology: <https://www.simplypsychology.org/maslow.html>

Oudshoorn, A. (2010, 09 29). *The Root Causes of Homelessness in Canada*. Retrieved from Abe Oudshoorn's Blog: <https://abeoudshoorn.com/blog/?p=16>



COMPANY: Armstrong Flooring

ITEM NUMBER: 84136

LOCATION: Main flooring (excludes bathrooms and exterior)

COLLECTION: Medintech Diamond 10
Technology coating

TYPE: Homogeneous Sheet

COLOUR: Almond

SIZE: 6.58 ft. x up to 98.4 ft. x 0.080 in.



COMPANY: A&C Plastics INC.

COLOUR: 0001 - Clear

LOCATION: To be on all windows and doors

MATERIAL TYPE: Cell Cast

THICKNESS: 2"

WIDTH: 78"

LENGTH: 118"

NOTES: Sizes to be customized and defined by designer to fit doors and window measurements.