



# Parking Structures Repurposed to Include Housing

A Community Housing Solution for People Experiencing Homelessness

*Central to the Community*

by Top Floor Creative Community  
for LA County Mental Health Commission

[TopFloorCreativeCommunity.com](http://TopFloorCreativeCommunity.com)

[contact@topfloorteam.com](mailto:contact@topfloorteam.com)

(888) 782-7117

# PEH HOUSING CRISIS POINTS

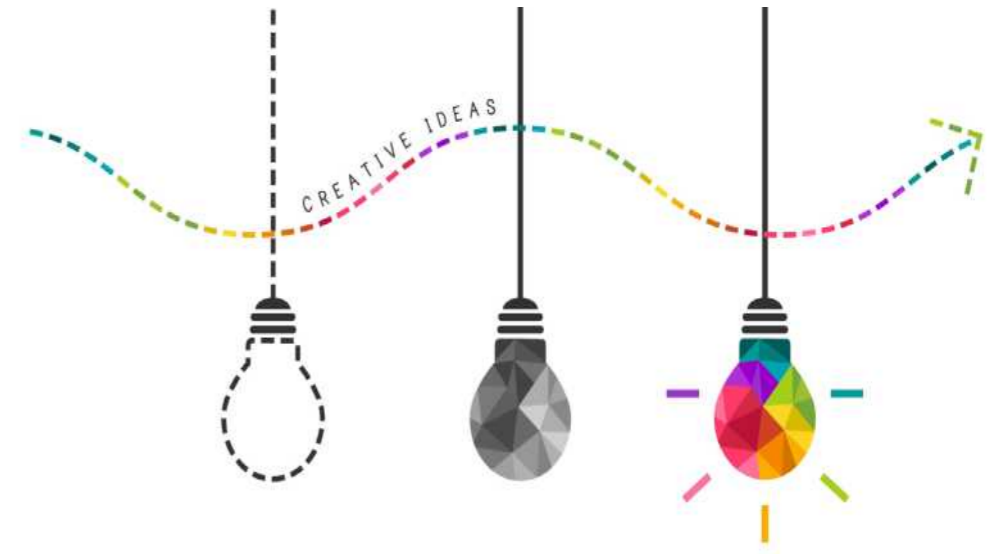
---



Shortage of Housing  
Locations in the City and  
County



High Cost in Time & Money to  
Build Custom Projects



Gaining the Trust of People  
Experiencing Homelessness to  
Participate

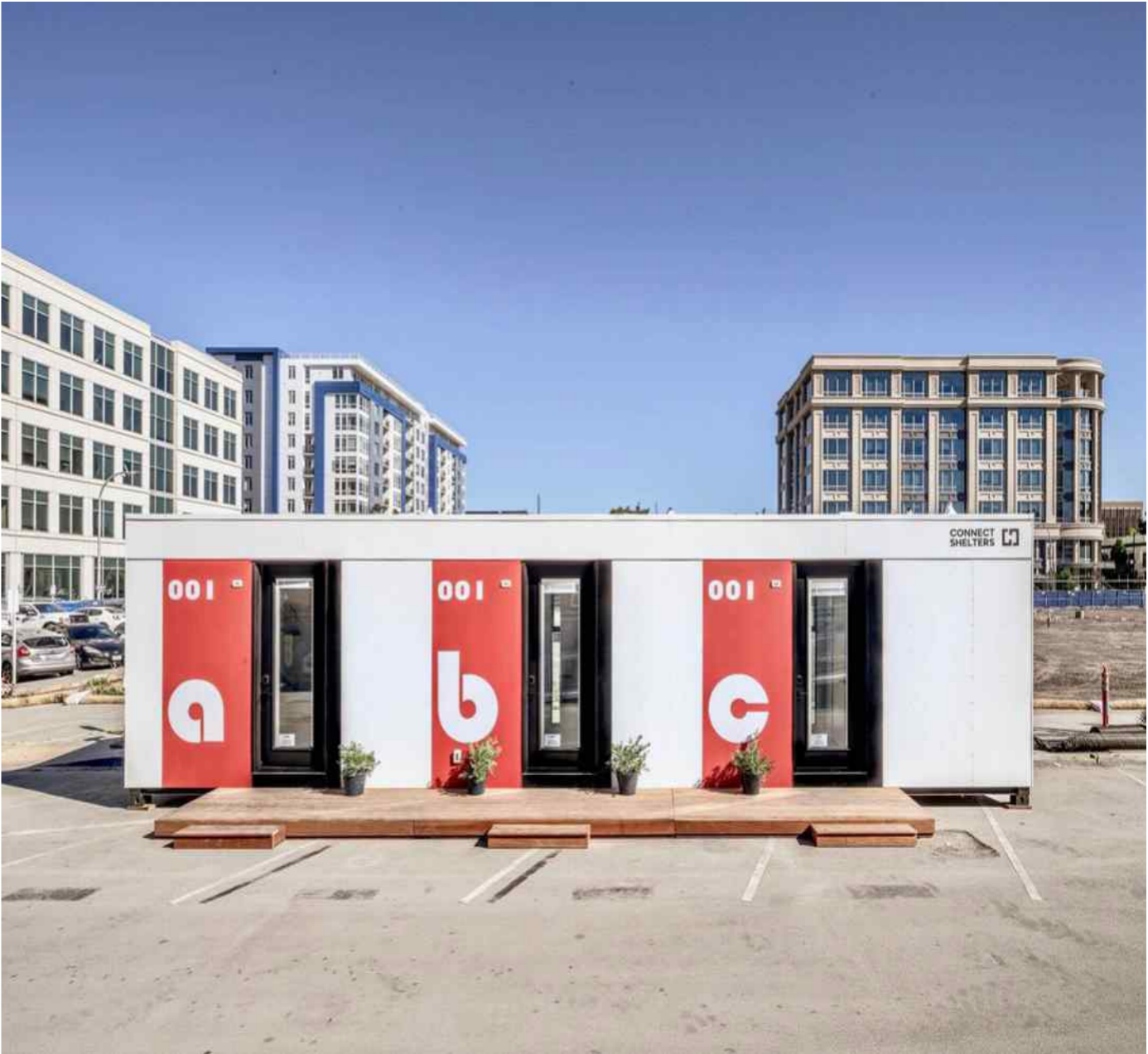
# NEW SUPPLY OF HOUSING LOCATIONS: TOP FLOORS OF PARKING STRUCTURES



**The Top Floors are Frequently Vacant or Underutilized**  
**Off the Street and Secure**  
**Often Have Beautiful Views**

# HIGH COSTS IN TIME AND MONEY - MODULAR UNITS FOR HOUSING SOLUTIONS

Shelter 3

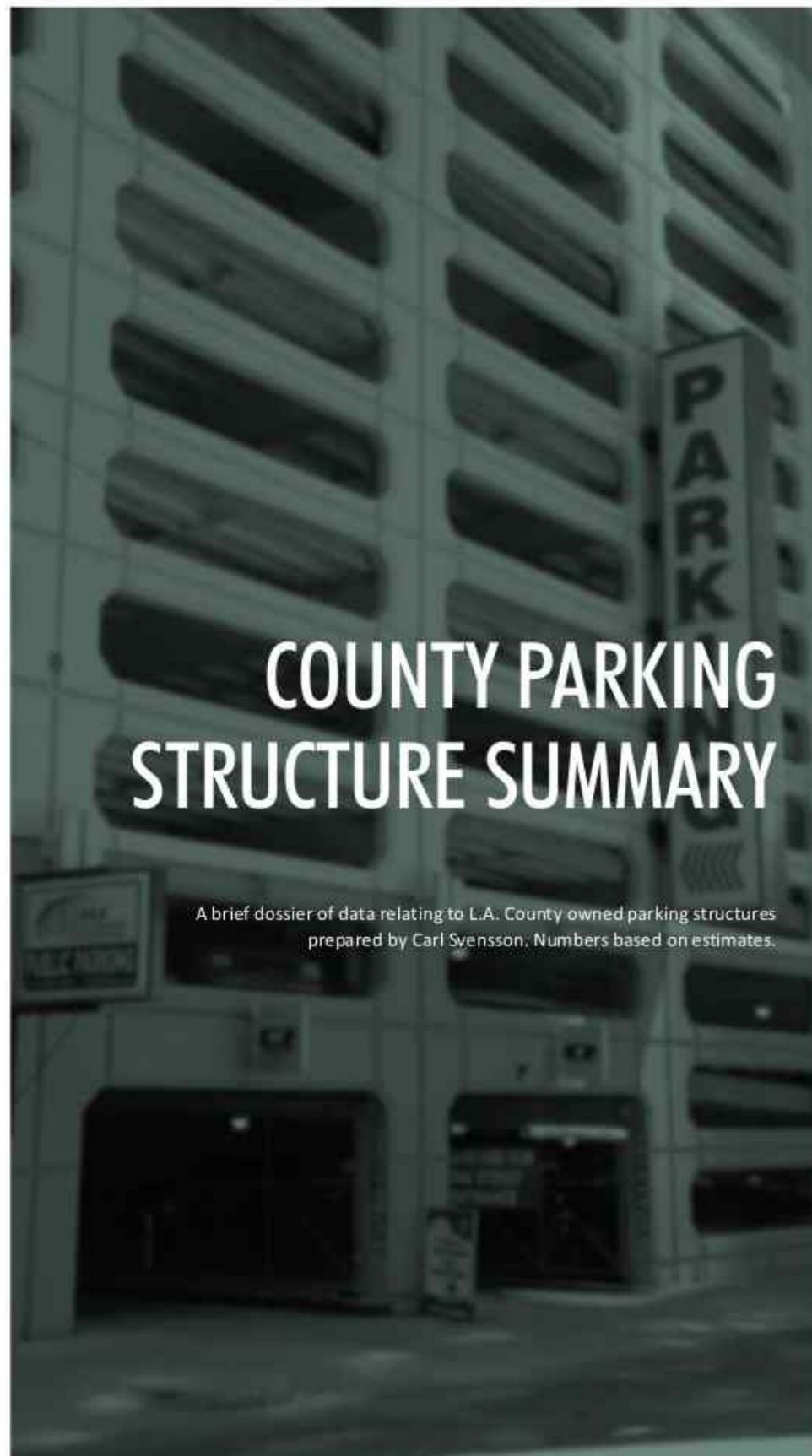


## MODULAR UNITS

Prefabricated and Ready to Be Delivered



# AVAILABLE PARKING STRUCTURES



## 318 W Adams Blvd, Los Angeles, CA

Parking structure for Department of Public Social Services campus. Structure fills majority of the block. Lot is also near the 110, newer apartments, and the LATTC/Ortho Institute E Line Station. County buildings attached via raised walkway.

Footprint: 206k sq. ft.

Levels: 2

Top Level Height: 9 ft.



Typical Weekday Use-Loads





## TOP FLOOR RAPID REHOUSING 318 W. ADAMS GARAGE CONCEPTUAL STUDY SYNOPSIS

Robert Jernigan // FAIA, LEED AP  
Senior Vice President of Integrated Services  
email [JerniganR@Claycorp.com](mailto:JerniganR@Claycorp.com) // [CLAYCORP.COM](http://CLAYCORP.COM)

- Based on concept of **“found land”**: underutilized County-owned garages with vacant or near-vacant rooftops during peak hours.
- Community is secure and protected - raised above street level with controlled access points (not as apparent to community & separated from auto traffic)
- Utility distribution is hung from garage ceiling on level below - saves time and cost by avoiding trenching in surface lot
- Based on 8' x 40' Connect Shelter modules (fabricator can vary)  
<https://www.connect-shelters.com/>
- Typical module size can accommodate 2, 3 or 4 private, separate rooms
  - 2-unit shelters include private bathrooms (one accessible)
  - 3-unit shelters include private bathrooms (not accessible)
  - 4-unit shelters share bathrooms in a separate module
- Density can vary depending on need:
  - 1 bed per +/-700 sf of garage rooftop if only 2-unit modules used (300 housed)
  - 1 bed per +/-415 sf of garage rooftop if only 4-unit modules used (504 housed)
- Standard designs for restroom, laundry, common area and office modules  
Outdoor platforms based on standard module size used for common area
- Construction cost targeting \$60,000-\$75,000 per bed (depending on beds per module)
- Ability to phase: possible to start with partial build-out & scale up/down over time
- Ability to zone: proposed “cluster” layout can accommodate different populations
- \* Need LA County approval of concept for more thorough & specific study





# SAMPLE LAYOUT USING MODULAR UNITS (458 BEDS)

Tom Steidl AIA, LEED AP BD+C  
Principal  
email: [SteidlT@theljc.com](mailto:SteidlT@theljc.com) [theljc.com](http://theljc.com)

Lamar Johnson Collaborative + CLAYCO

## 318 W. ADAMS BLVD GARAGE

### 458 BED INTERIM HOUSING COMMUNITY + TRIAGE COMMUNITY (FULL BUILD OUT)

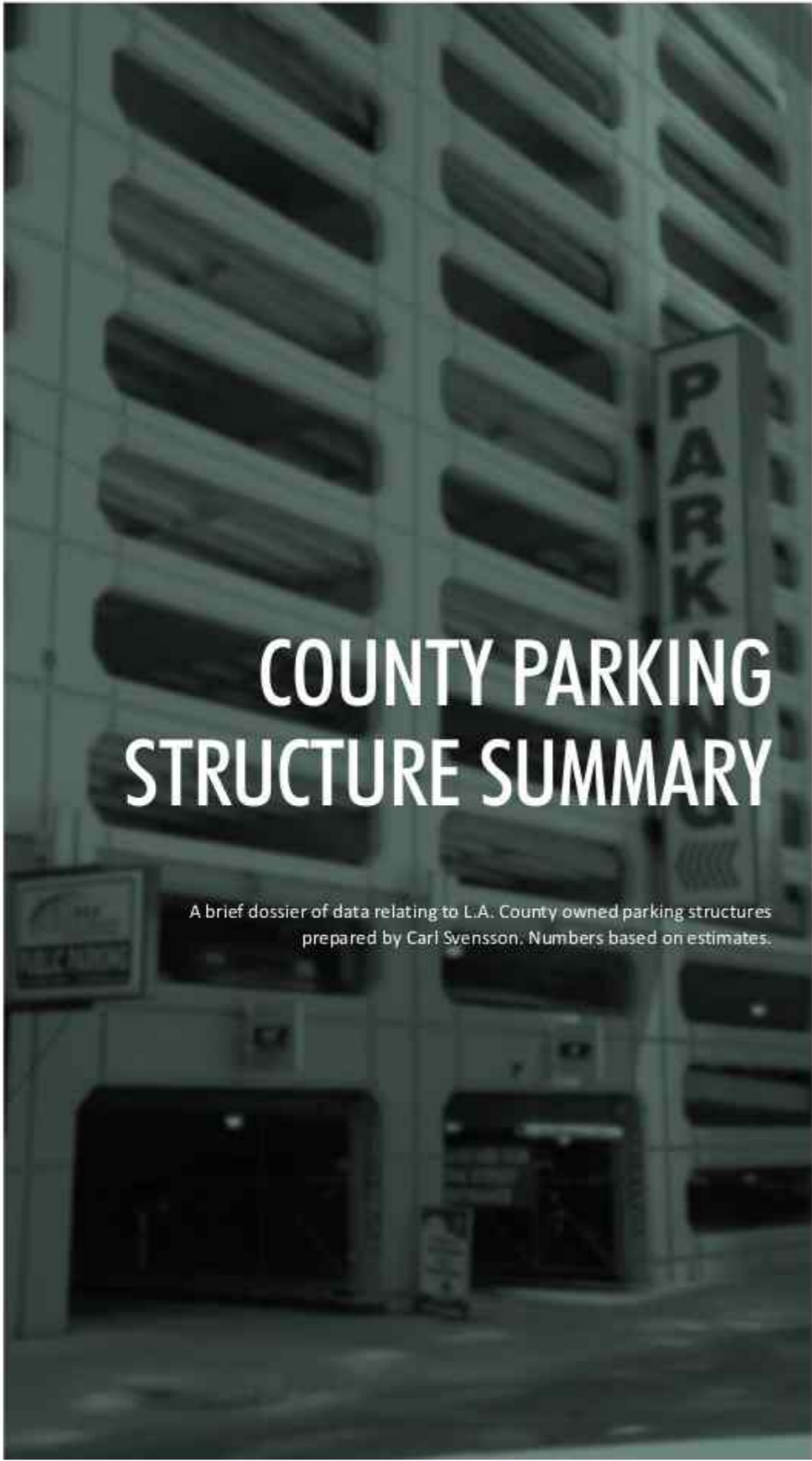
\*COMMUNITY DESIGNED FOR MIXED-ACUITY POPULATION



#### ASSUMED BEDS/MODULE MIX

- (12) 2 BED MODULES WITH ACCESSIBLE EN-SUITE BATHROOMS (5% OF BEDS)
- (30) 3 BED MODULES WITH EN-SUITE BATHROOMS (20% OF BEDS)
- (86) 4 BED MODULES WITHOUT BATHROOMS (75% OF BEDS)
- (20) OFFICE MODULES
- (3) FOOD PREP MODULES
- (7) COMMON SPACE REC ROOM MODULES
- (18) W/C & LAUNDRY MODULES
- (13) 40' OUTDOOR DECK MODULES
- (67) 32' OUTDOOR DECK MODULES

# AVAILABLE PARKING STRUCTURES



## COUNTY PARKING STRUCTURE SUMMARY

A brief dossier of data relating to L.A. County owned parking structures prepared by Carl Svensson. Numbers based on estimates.

07/28/2021



### 523 S Shatto Pl, Los Angeles, CA

Newly constructed parking structure for the adjacent, new Health Department building which is connected via catwalk. New property already contains significant parking structure. Surrounding area contains mix of property types. Is in very close proximity to Wilshire/Vermont Metro Station.













# BUILDING TRUST IN THE PEH COMMUNITY - ART, MUSIC AND TEAM BUILDING



## Art and Music

PEH to Be Part of a Community

Interactive Art to Create Positive Emotion



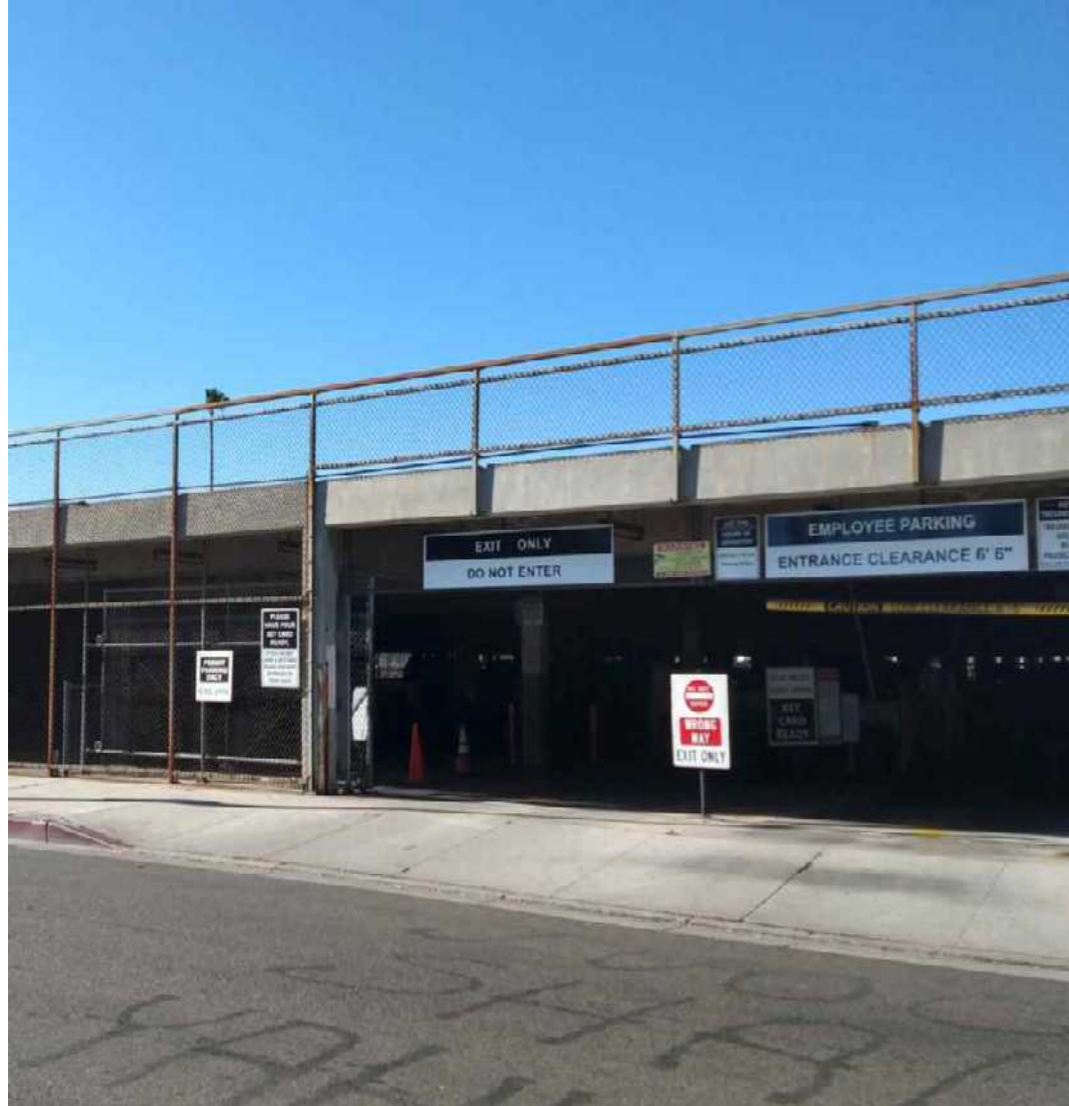
## Community

Gardens and Beautiful Views

Job Training-Team Building For a Path Forward

## SCALEABLE SOLUTION

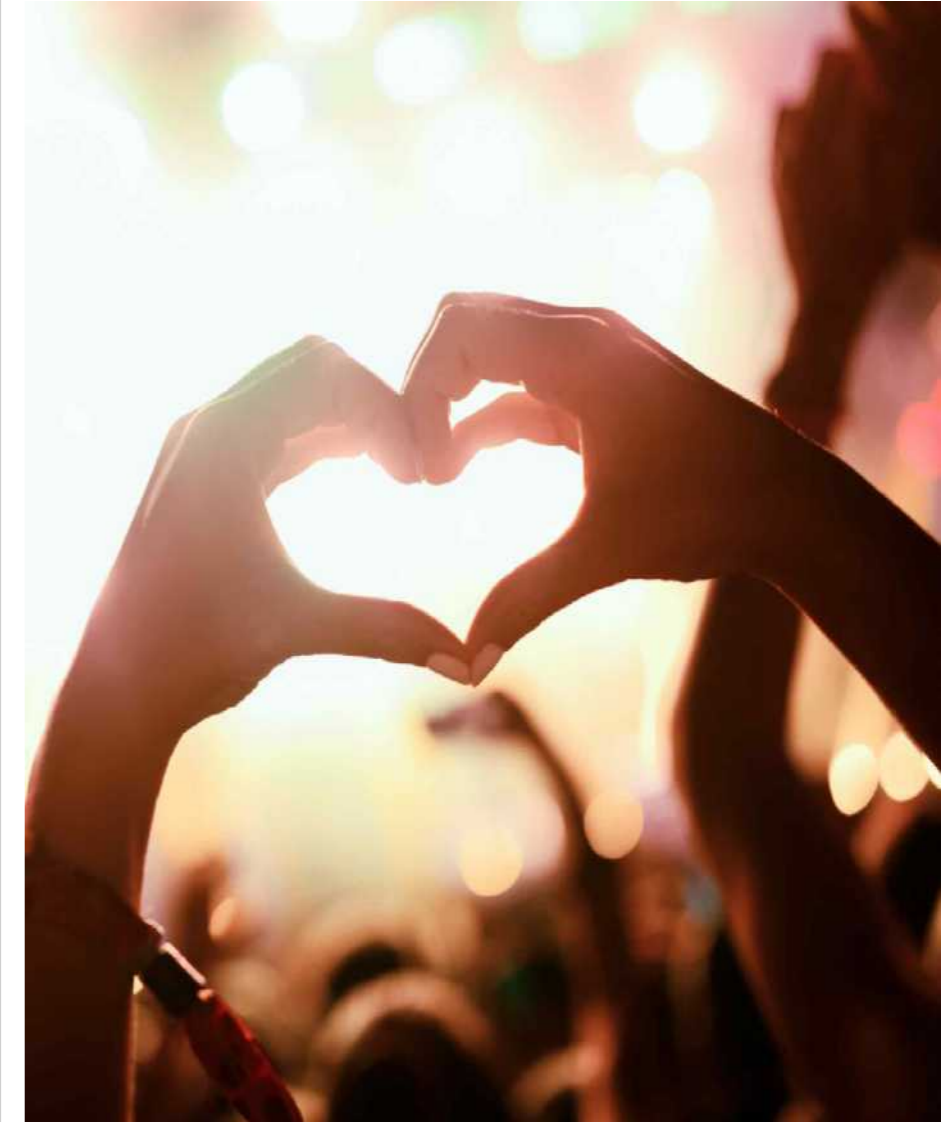
---



**Create a New Supply Of Locations Using City or County Structures**



**Quick and Efficient With Modular Units**



**Use Creativity as a Healing Draw**



# MAP OF COUNTY OWNED PARKING STRUCTURES

<u>Address</u>	<u>Dist</u>	<u># Beds @400 sf</u>
318 W ADAMS BLVD, LOS ANGELES	1	458
3400 S LA CIENEGA BLVD, LOS ANGELES	2	60
7501 VAN NUYS BLVD, VAN NUYS	3	210
12720 Norwalk Blvd, Norwalk, CA	4	267
110 SIERRA MADRE VILLA STATION, PASADENA	5	155
<b><u>Approximate Beds</u></b>		<b>1,150</b>



## FIVE PROPOSED STRUCTURES IN ALL DISTRICTS

Includes adequate area for mobile hygiene units, administrative units, amenities and services, multiple gathering spaces, pedestrian and vehicular circulation.

**22 County Structures with Top Floors = Approx. 1,379,000 SF**

**25 City/State Structures with Top Floors = Appros. 1,059,000 SF**

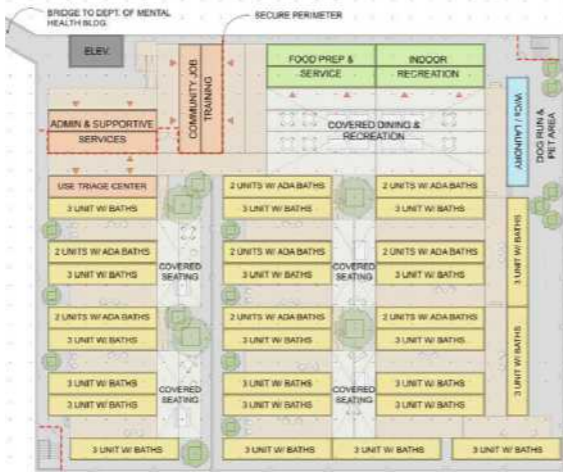
**Privately Owned Structures with Top Floors = Many, Many Millions of SF**



# WHAT IS NEEDED TO START

## LA County Structures

- 318 W. Adams, Los Angeles
- 523 S. Shatto Place, Los Angeles



## Start Up Funding

- Predevelopment: Design, Permitting
- Construction: Utilities, Modular Units, Community

## Funding and Staffing to Manage & Operate Services

- Maintenance & Utilities
- Staff, Facilities & Amenities

# THANK YOU

LA County MHC - January 27<sup>th</sup>, 2022  
Top Floor Creative Community  
[TopFloorCreativeCommunity.com](http://TopFloorCreativeCommunity.com)  
contact@topfloorteam.com

