

### Requirements for Zoning (R-4):

#### Minimum Lot Area, Multi Family

10,000 sq. ft. for up to 4 dwelling units and 2,000 sq. ft. for each additional dwelling unit.

#### Minimum Lot Width 60 ft.

Accessory buildings not allowed

Parking 3ft. from property line

Max ground coverage 35%

Maximum height 45ft.



### About Partners for Affordable Housing

Deep-rooted in the community for over 25 years, PAH is seasoned in serving the housing needs for vulnerable populations. The organization owns and operates a number of site housing facilities that provide different housing options. In addition to our emergency shelters, Theresa House and Welcome Inn, we provide transitional and permanent affordable housing options to homeless and/or at-risk individuals and families in the Mankato area.

Partners for Affordable Housing operates and offers a variety of housing programs and services to all of our guests. Each program or service is designed to help guests find affordable housing and break out of poverty and homelessness.

### Statement of Purpose

PAH believes it is essential that affordable housing and temporary shelter be available to those in need. The public interest is best served when all citizens have the opportunity to properly house themselves and their families in comfort and safety, and the cost of housing should not disproportionately deplete the already stretched finances of the poor and homeless.



### Welcome Inn

**History:** Partners for Affordable Housing opened the Welcome Inn Transitional Living Center the summer of 1985. Committed to serving homeless families and individuals, it provides housing and access to a social worker and other supportive services.

### Theresa House

As early as 1975, they offered housing to refugee families before opening its doors as a shelter to assist families & single females in August of 1996. Theresa House merged with Partners for Affordable Housing in 2009.



### Key Points of Focus:

- Privacy
- Safty
- Security
- Flexablity
- Accessibility
- Stability
- Natural
- Local

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### Partners for Affordable Housing

#### New Shelter Options

Team Members: John Klockeman, Zwade Angeoline, Kristen Tschida, Hannah Biros, Obeta Subah, Bailey Kilty, Hana Saufullah, Anthony Cherek, & Tyler Gaeth



**AIA**  
Minnesota





The design of the bedroom units was based upon the need to be flexible. Average size of a family being housed is four, but persons staying can range from 1-9. In our design we are able to fit a family up to 7 persons without needing a separate room. We were able to join different sized rooms throughout our building with a combining door on the middle wall. If a joined room is not needed at that time, that can be locked securing both rooms.



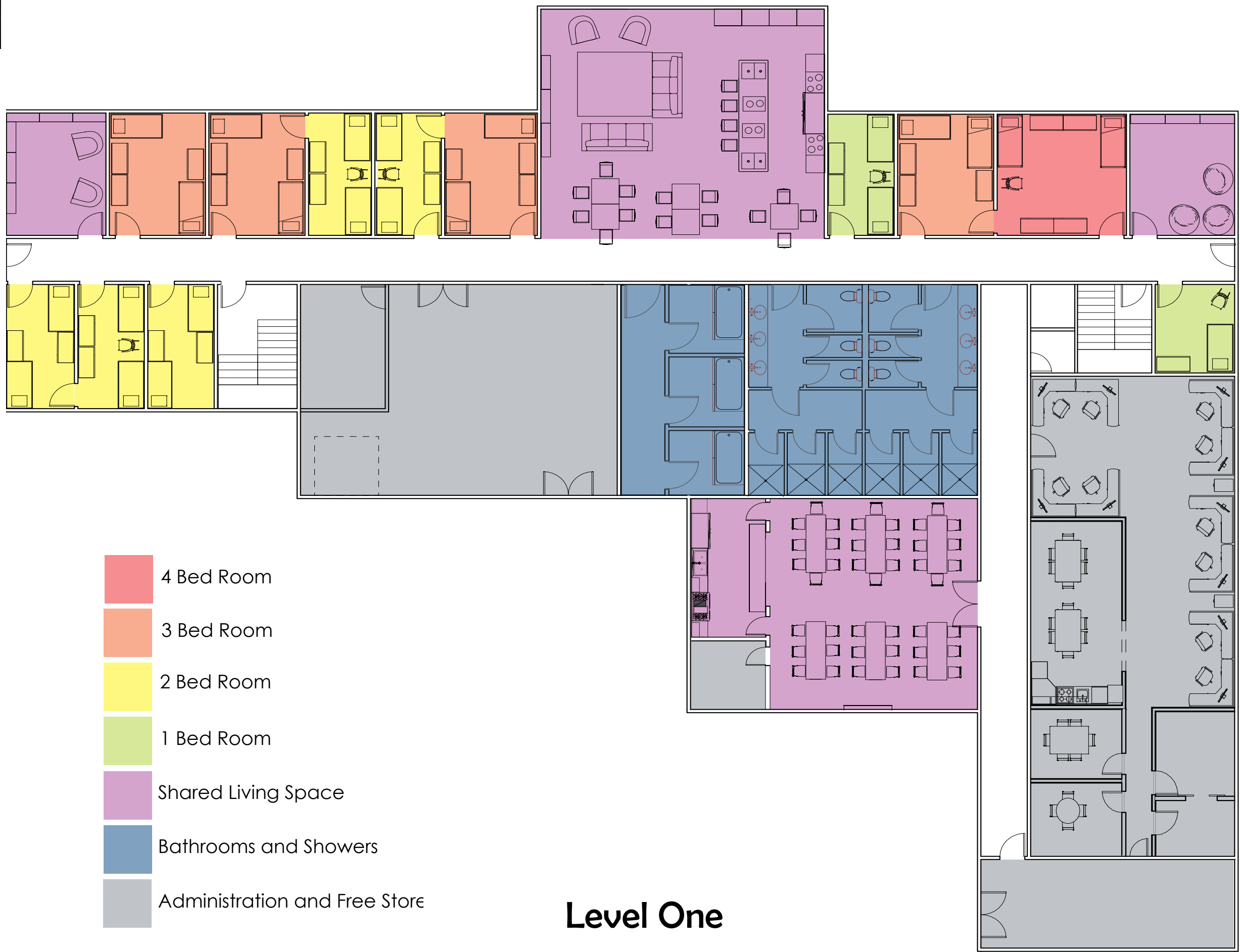
The large community kitchen/living area was designed to fit up to four families being able to cook comfortably at one time. There are multiple tables in this space that can be used for dining, homework area, or other activities. The small living space can accommodate kids playing while parent is in the kitchen or just an area for a family to relax together. These spaces are located on both lower and upper levels.

### Scheme One:

This master plan was designed around privacy, safety/security, and flexibility. The first floor consists of a public space and private residential space which are divided by a secured entrance into the housing area. The public spaces include a lobby, administration/staffing quarters, public meeting space, and a free store. These were all critical components for Partners for Affordable Housing. The private residential spaces are located near the back of the building running from east to west, while facing the south. This includes 1-4 bed units, larger community kitchen/living space with dining, play room, and reading nook within a smaller living area.



Level Two



Level One

- 4 Bed Room
- 3 Bed Room
- 2 Bed Room
- 1 Bed Room
- Shared Living Space
- Bathrooms and Showers
- Administration and Free Store





## Scheme Two:

As you approach the building from the northwest you enter through the glass lobby to a waiting room. The waiting room is adjacent to both the administration offices and the community room. This allows for easy circulation for both people coming to speak with the administration and people going straight through to the community rooms or the bedrooms. The office and the main meeting room beyond faces the main road and act as a visual and physical buffer between the guests and the main road.

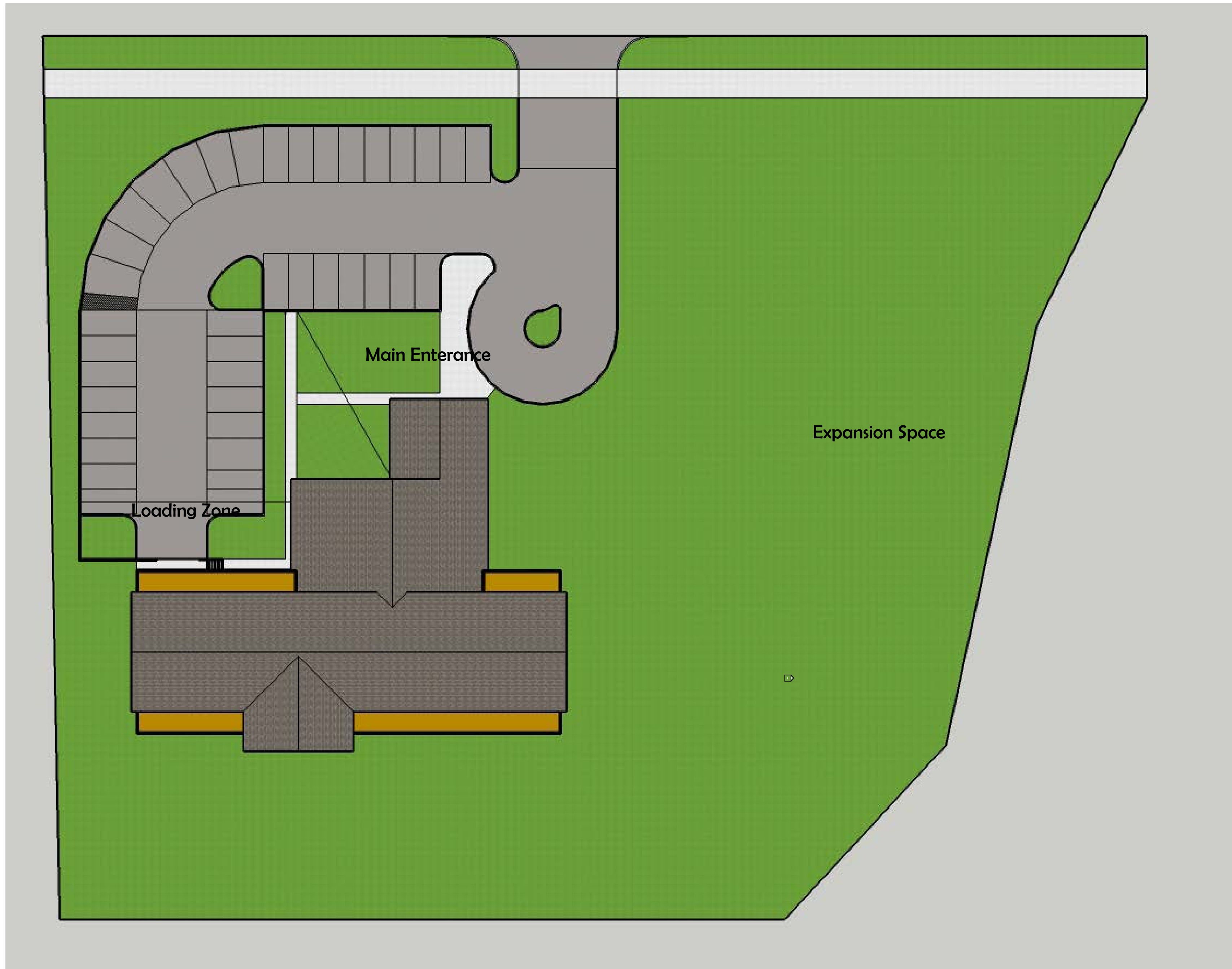


The meeting room takes advantage of the morning and evening sun. The room also has a kitchenette to facilitate meetings that include a meal.



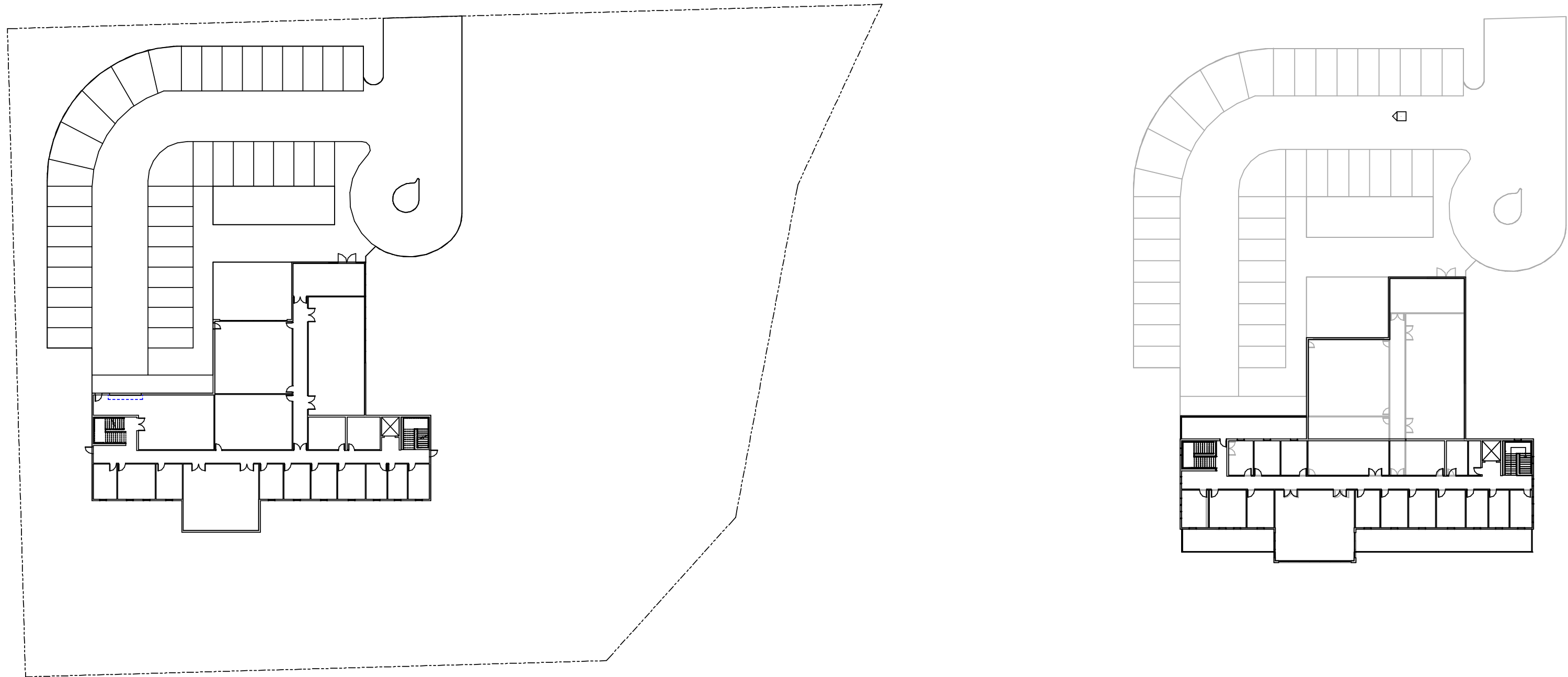
The second floor balcony provides a pleasant outdoor experience for the guests while maintaining their privacy.





### Scheme Three:

- We tried to utilize the site in a way to maximize the building / parking connection in an efficient way.
- This scheme is similar to Scheme 1 but flips the plan.
- The main entrance is clearly visible from the street which helps visitors or volunteers new to the facility to see right away how to access the facility.
- The parking circulation flows directly to the loading area for the Free Store so that deliveries and other functions servicing the store are accessed easily from the main roadway.
- Locating the loading function close to the main road allows for it to be separated from the outdoor play and recreation areas for guests which is south of the building.
- The parking surface warps down to the loading level, four feet below the main floor elevation.
- Though one balcony overlooks the loading it is above and its primary view would look beyond loading to the street.
- The entire east portion of the site is reserved for future expansion.



### Building Exterior

- The exterior is a combination of Kasota stone, vertical wood siding, operable windows, residential sloped roofs, and a very clean and inviting feel with warm colors and lots of windows.
- The use of stone while important as a community connect for Mankato is limited so as to be economical yet effective as a community material.
- The balconies can be subdivided to allow each family some designated outdoor space.

