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CITY ENGINEER

1149 S. BROADWAY, SUITE 700
LOS ANGELES, CA 90015-2213

<http://eng.lacity.org>

March 21, 2019

The Honorable Herb J. Wesson, Jr.
President
Los Angeles City Council

c/o Eric Villanueva, Legislative Assistant II
City Clerk
City Hall Room 360

ADDITIONAL SITE PLAN FOR BRIDGE HOUSING ON 625 LA FAYETTE PLACE (CF 18-0392) CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) NOTICE OF EXEMPTION (NOE)

Dear President Wesson and Honorable Members:

Please add the enclosed Bridge Housing on 625 La Fayette Place site plan to the CEQA NOE, which is found in the *Report from Public Works: Engineering*, dated March 13, 2019, in Council File No. 18-0392.

If you have any questions, please contact Allan Kawaguchi at (213) 485-4687.

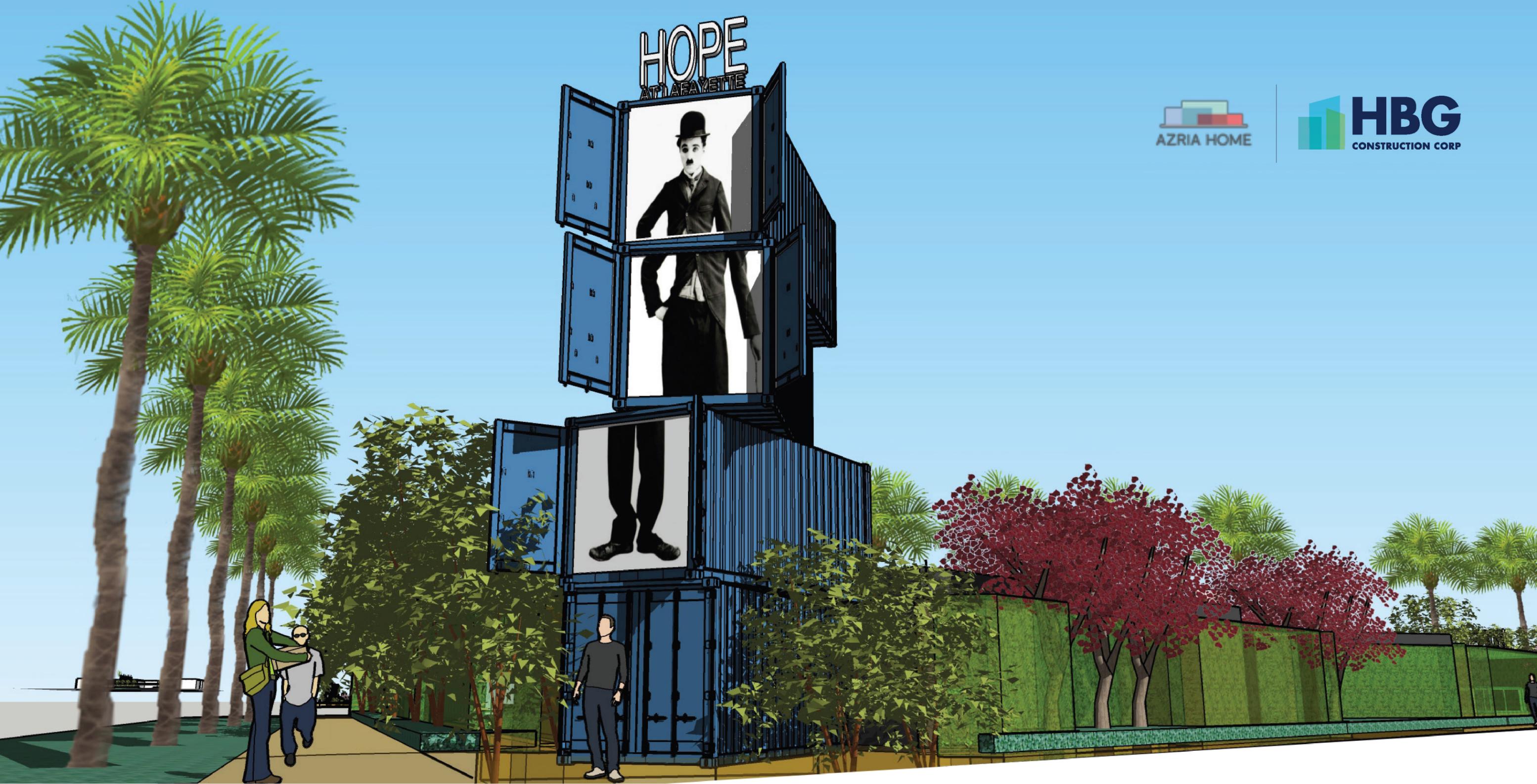
Sincerely,

For Gary Lee Moore, PE, ENV SP
City Engineer

GLM/AK/ems

Enclosure





PREFAB CONTAINER-BASED AFFORDABLE BRIDGE HOUSING

FOR THE CITY OF LOS ANGELES

PROJECTS

**HOPE ON SOUTH LAFAYETTE PARK PLACE
HOPE ON WESTERN AVENUE**

“People are meant to be loved, and things are meant to be used”

- Matthew Kelly

Too often the opposite of this quote is true and while shipping containers have sprouted a new branch on the construction tree and are enamored by many, the focus of our projects are about PEOPLE, not Architecture – Architecture and the ubiquitous shipping container are a means to an end.

GOAL

Provide shelter made from shipping containers or similar factory-built container-based units, that can be quickly delivered to and assembled on site, to meet the need for interim shelter for people experiencing homelessness. These projects provide on-site housing placement and case management services known as Bridge Housing.

HBG and SHIPPING CONTAINER PREFAB BUILDING SOLUTIONS

Shipping containers and the evolution of container manufacturing is evolving. Originally intended to facilitate the shuttling of cargo around the globe, containers have been repurposed and given a new life in the world of construction – a steel building block.

This “industrial re-birth” of the container has expanded and transitioned into upcycling and adaptive re-use offering faster to market quality construction at an affordable price-point. Concurrently and perhaps the most powerful message delivered by this Bridge Housing solution, is the metaphor and parallel that one draws when examining the journey undertaken by Los Angelinos impacted by homelessness. “Bridge housing” facilitates the transition away from life on the streets towards a self-sustaining lifestyle – a human re-birth. Like the evolution of the container, re-inventing oneself, picking oneself up off the floor, navigating and adapting to life’s changing landscape, etc. are all examples of humans in an expanded and positive transition.

THE PROJECTS

The primary focus of our Hope at LaFayette & Hope on Western container-based Bridge Housing projects is:

“Ordinary people doing extraordinary things.”

1. We re-present the spirit and stories of local heroes through an ongoing/changing exhibit of digital screen print images/photos prominently displayed above all entries to the housing units. These larger than life, approx.10’ tall images, have been the focus of past LA exhibits including:
 - i. **Portraits of Compassion** - 2016 photo exhibit showcased 30 of L.A.’s Unsung Heroes: everyday people doing extraordinary things.
<http://lapca.org/content/portraits-compassion-0>
 - ii. **Quiet Heroes** - Portrait exhibit shares stories of a diverse older Angelinos.
<http://articles.latimes.com/2010/apr/29/local/la-me-0429-over80-20100429>
 - iii. **Local Heroes** - KCET’s initiative has recognized local activists, educators, community leaders and visionaries – the ones doing the critical work in our region that often goes unrecognized.
<https://www.kcet.org/local-heroes>
 - iv. **Future Exhibits** – community building, art competitions, public outreach.
 - v. **High Profile / Iconic** - Hollywood, Cultural Icons, Billboard revenue

2. The landscape is drought tolerant plants and trees along with tall Mexican Fan Palms to match the existing palms on Wilshire Blvd.
3. The provided site plans for each site, complete with pet areas, hygiene containers, offices, storage, etc., have guided the Site Planning with a few bold additions. The Hope at LaFayette Project features a 4-story container tower at the corner of Wilshire & Hoover and a three-story container tower at the corner of Hoover and LaFayette Park Place. By employing 20’ containers in a sculptural and playful manner, these towers serve as a vertical marker while defining a sense of place. Large scale LA Hero images are on display during the day, as well as backlit in the evening.
4. The four-story tower becomes the focus for travelers along Wilshire Blvd and the three-story tower frames the existing Power of Water Sculpture for pedestrians and automobile drivers traveling north on Hoover. At a micro scale, giving an identity to the project that compliments and amplifies the celebration of the “everyday Los Angelino” is critical to the HOPE theme and spirit of place. At a macro scale, these towers provide another burst of LA Iconography that speaks to, and about, LA “larger than life” citizens.

THE TECHNICAL SOLUTION

The HBG Steel Hybrid Container is based in shipping container logic and parts but supplemented and modified to become a code compliant, already State of California HCD approved, system. These modules have been employed to create all structures on the sites. The HBG Steel box is:

1. 45’ long, 10’-6” tall, 8’-0” wide – next-gen shipping container module
2. Non-combustible Fiber Cement Flooring – not wood
3. All ASTM Steel members – fully National Building Code compliant

EASE OF RELOCATION

1. Containers - modules are separated by a 6 inch “gap” that enables rain water to travel via gravity along the camber of the roof and down the sides of the container to the ground below where it is captured. This is a small but critical detail that enables the modules to be constructed without the need for a complete and continuous roof. The roof of the container is weatherproof and all insulation is inside the container ceiling. Relocating these modules is easily accomplished without the presence of an additional rooftop waterproofing system. At the interior, where residents travel between one module and the next, a self-flashed site installed framed opening surrounds each access way. This framework projects upward above the top of the module and is easily waterproofed. In addition, the frame acts like a small parapet wall that enables condensing units to be hung above the boxes instead of being located on the ground or on the wall of the building, where they are prone to vandalism and theft. Relocating these modular units is anticipated and that requirement has prompted this unique “gap” design solution.
2. The hardscape is Concrete pavers which allow for rain water to percolate into the site. Pavers are also ideal for the potential future relocation of this HOPE village to another location.
3. Steel jack-stand foundation, previously designed and specified by our Structural Engineer for the construction of a relocatable foundation system for the Waldorf School in Costa Mesa, CA.
4. Signage

ALTERNATIVE DESIGN OPTIONS TO BE CONSIDERED

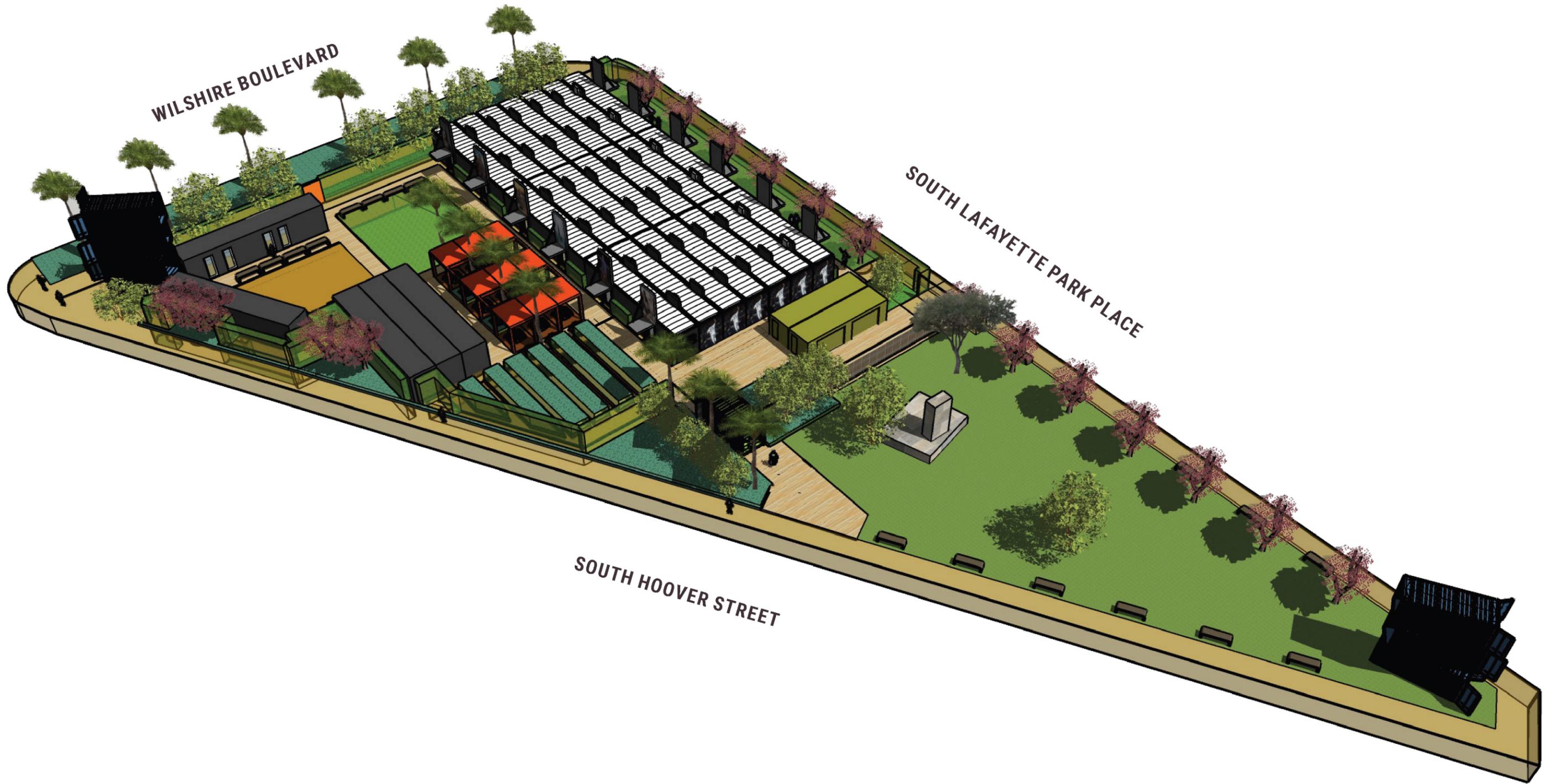
1. Perimeter hedge encapsulating chain link OR Chain link only OR Wrought iron fence
2. Solar Panels



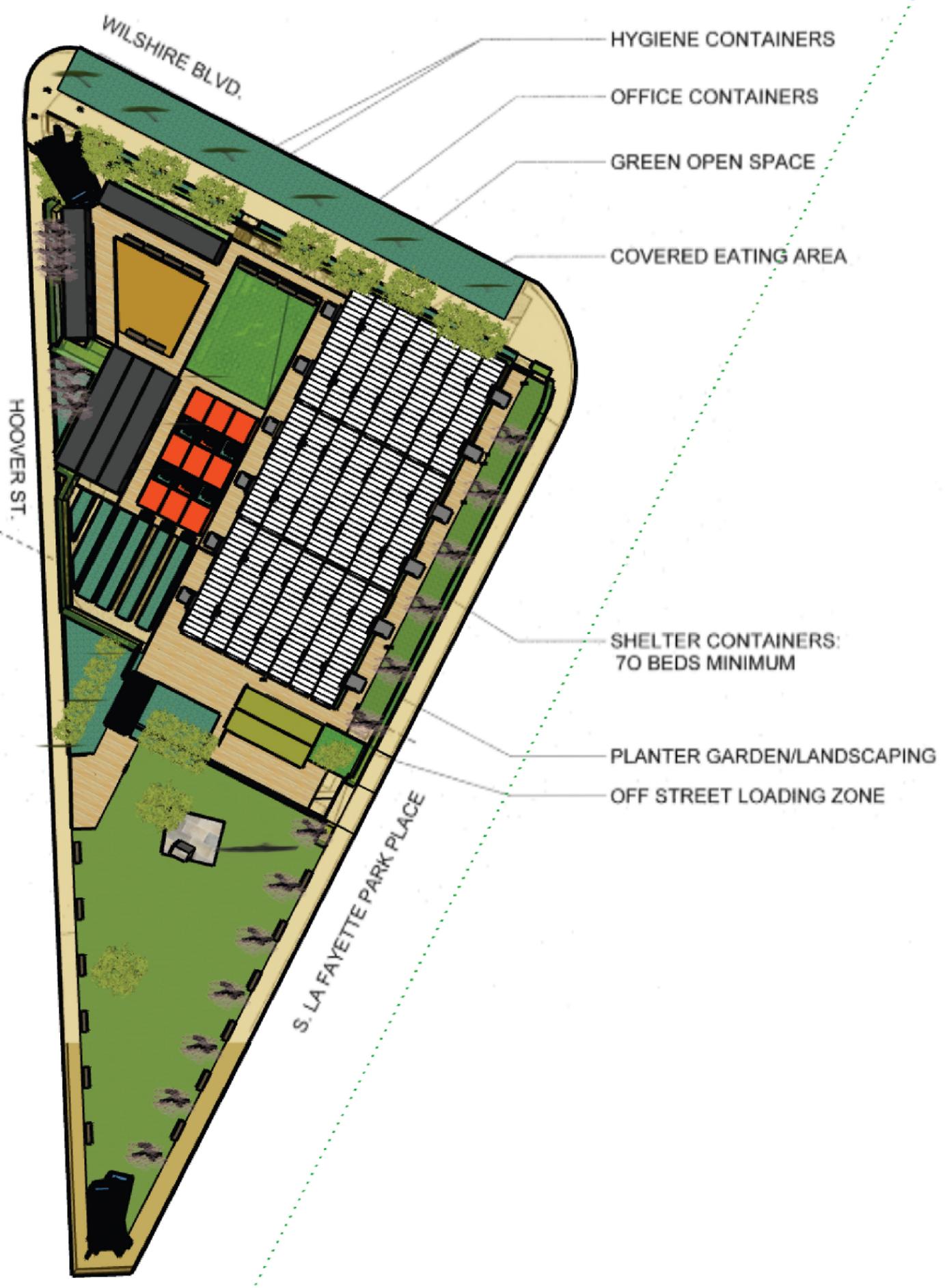
HOPE ON SOUTH LAFAYETTE PARK PLACE

HOPE ON SOUTH LAFAYETTE PARK PLACE

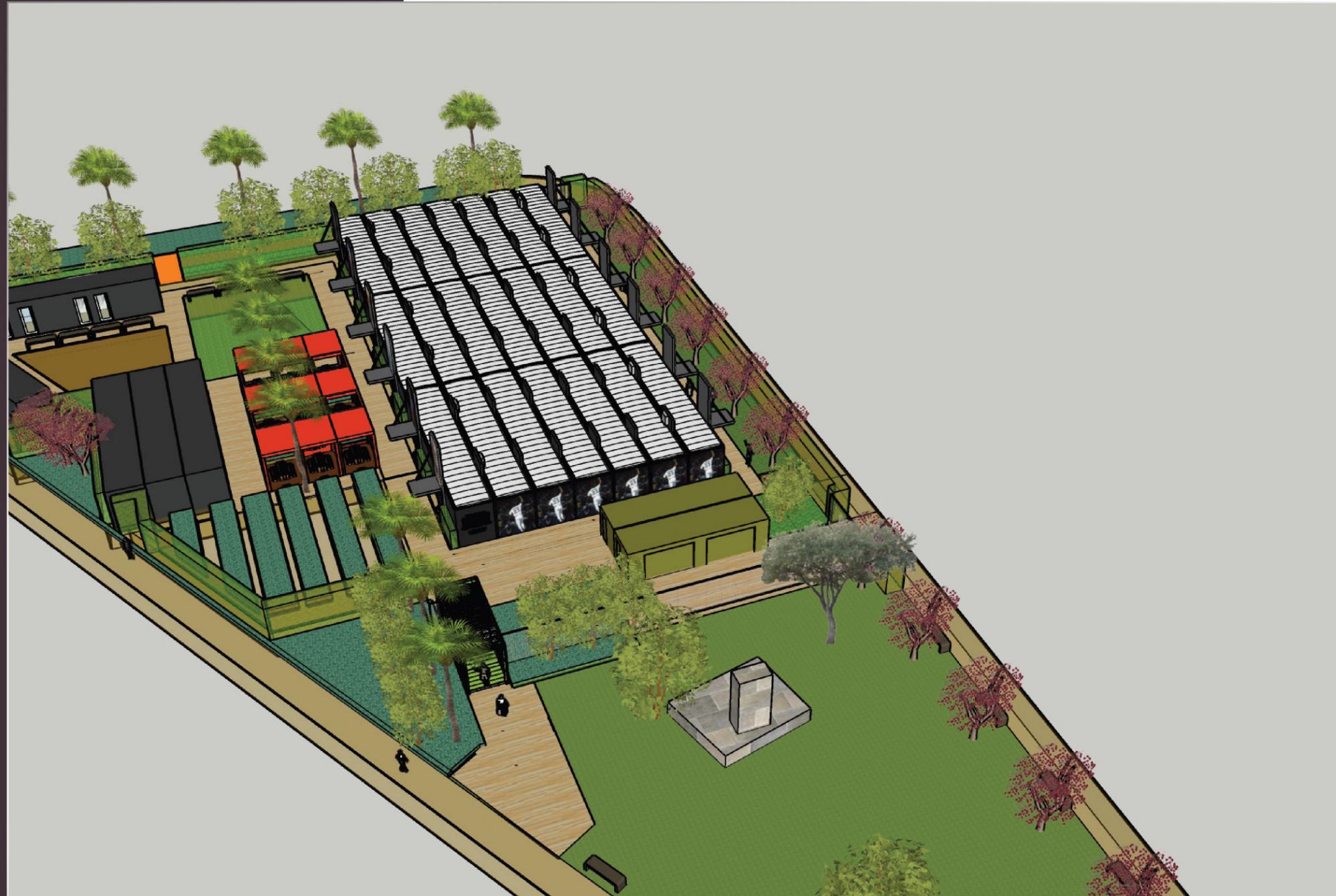




AERIAL VIEW



HOPE ON SOUTH LAFAYETTE PARK PLACE



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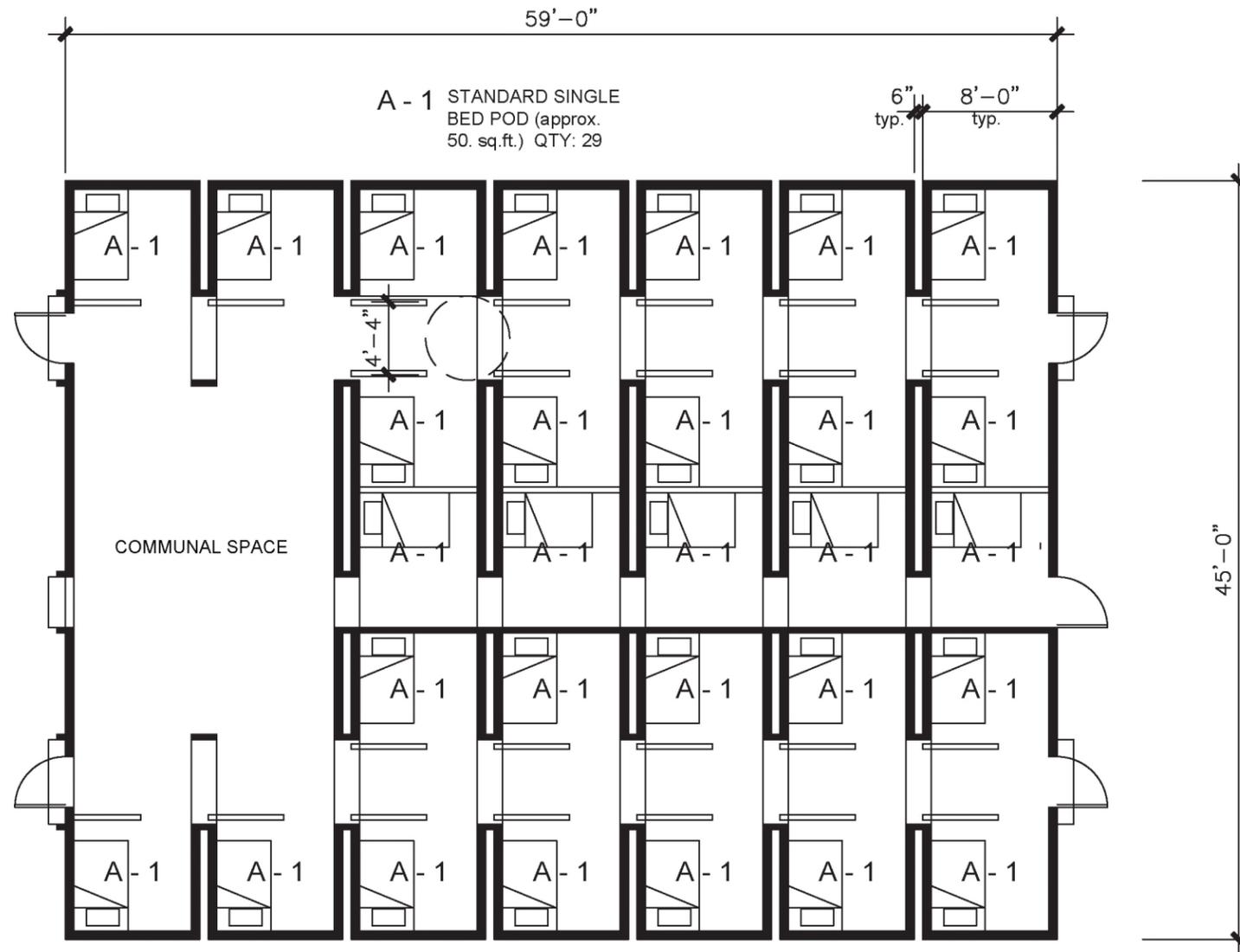


HOPE ON SOUTH LAFAYETTE PARK PLACE



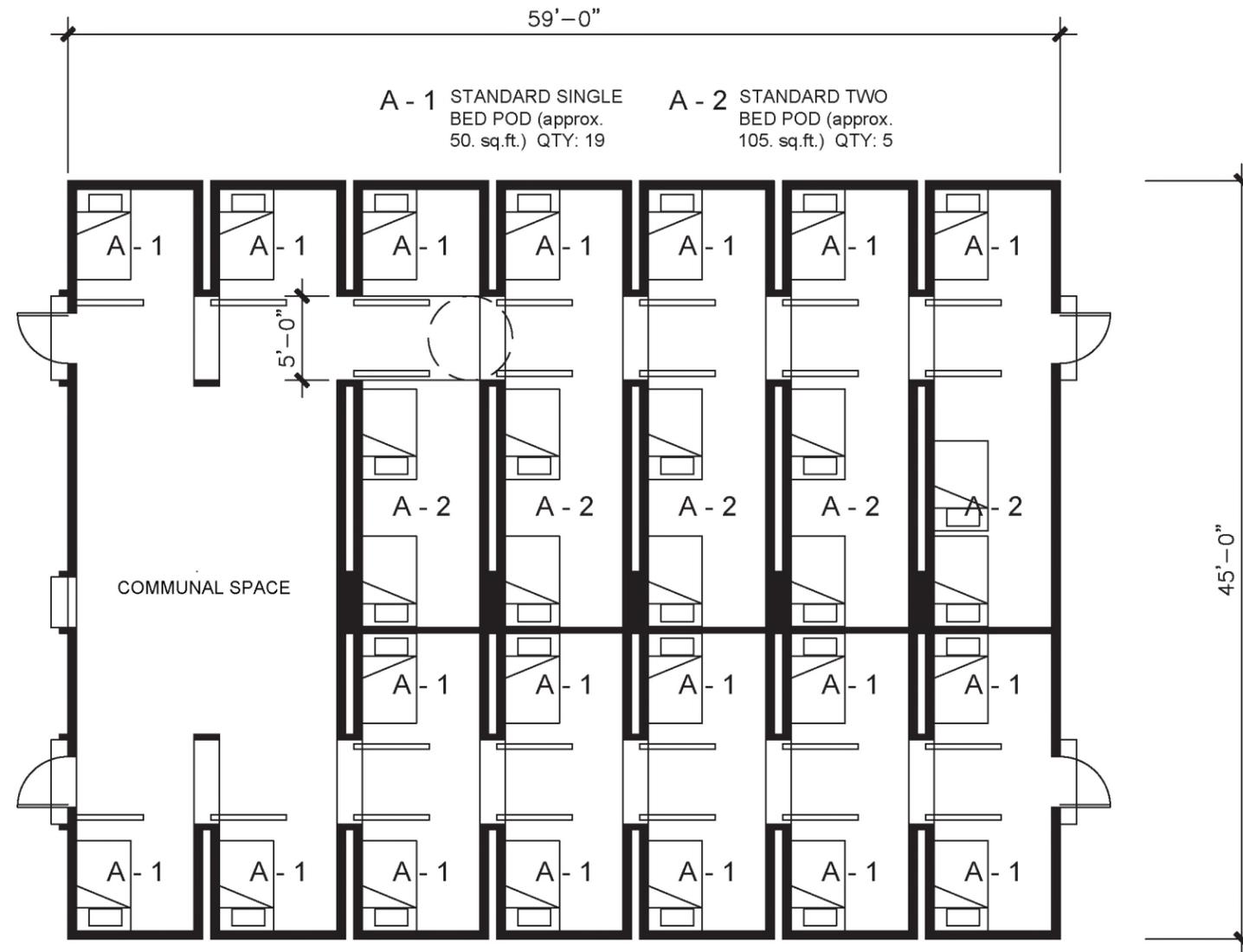
HOPE ON SOUTH LAFAYETTE PARK PLACE





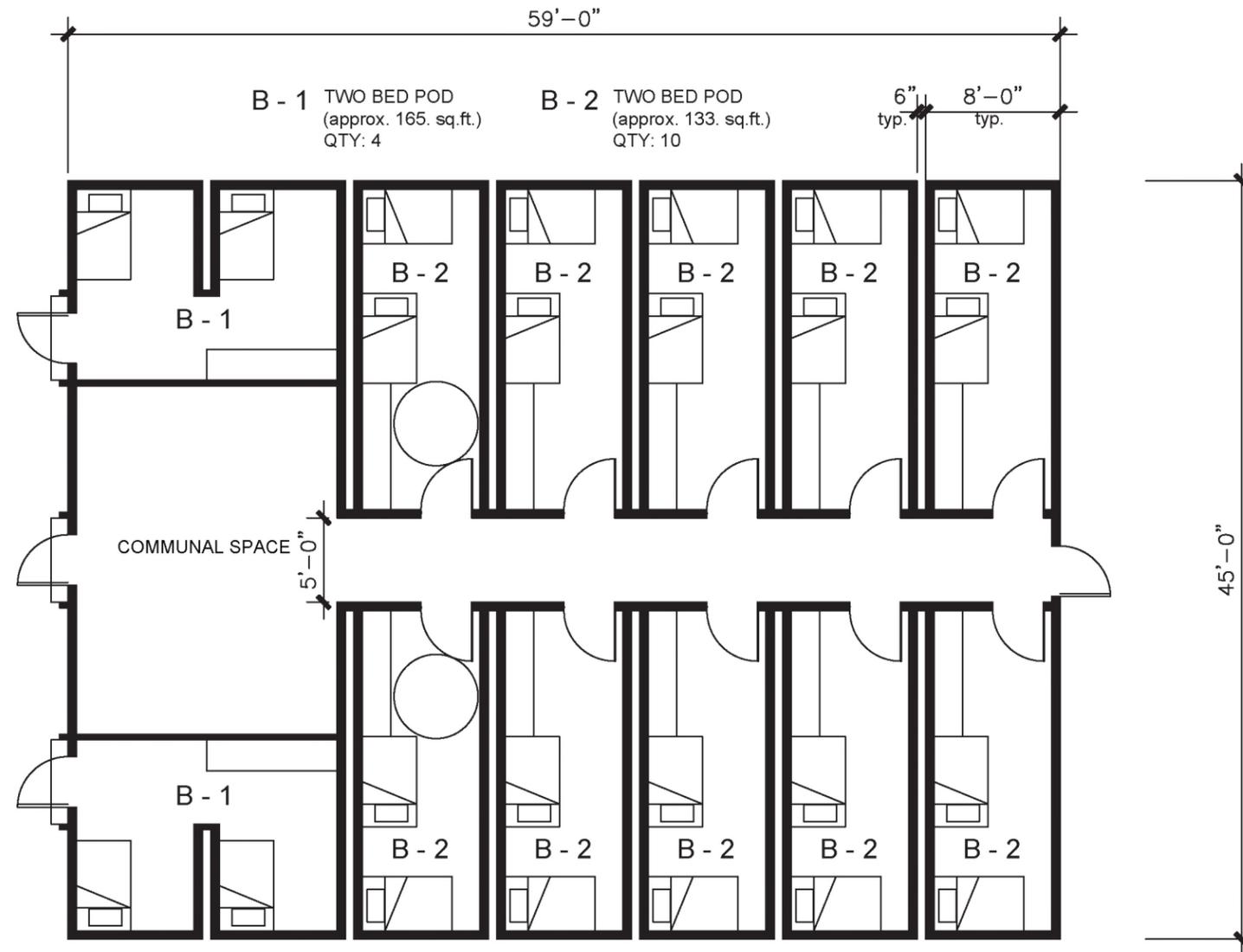
LA FAYETTE HOUSING MODULE 1

45' LONG CONTAINER/STEEL BOX
QTY: 7
6" GAP ALLOWS FOR NO ADDITIONAL ROOFING SYSTEM
RELOCATABLE



LA FAYETTE HOUSING MODULE 2

45' LONG CONTAINER/STEEL BOX
QTY: 7
6" GAP ALLOWS FOR NO ADDITIONAL ROOFING SYSTEM
RELOCATABLE



LA FAYETTE HOUSING MODULE 3

45' LONG CONTAINER/STEEL BOX
QTY: 7
6" GAP ALLOWS FOR NO ADDITIONAL ROOFING SYSTEM
RELOCATABLE

THE TEAM:

