



Tuesday, December 1, 2020

MEN'S TRANSITION CENTER REDESIGN MEETING QUESTIONS & ANSWERS



Prince George's County Men's Transition Center Building Rebuild Meeting Held on Tuesday, December 1, 2020

Questions & Answers

Question: What measures did the county take to solicit feedback from the community regarding the expansion of this facility? If so, how much? If the county solicited any community feedback regarding the expansion, what protocols are in place to ensure that this feedback is representative of community member attitudes regarding the expansion?

Answer: The new facility is a scheduled replacement which did not necessitate a community consult since there is no substantive change in operational scope. The addition of 20 beds to the existing 36 does not represent a significant increase in sheltering capacity and the additional footage represents the addition of programming and meeting space. Note: there was a free clinic on the site before the homeless shelter was installed, so the historical uses to help homeless and indigent persons pre-dates the 1987 dates for the installation of trailers constituting the current Transition Center for Men.

Questions: Did you give notice to local leaders of the communities?

Answer: The existing facility has been on that site for 32 years and the new facility is a scheduled replacement which does not necessitate a community consult since there is no substantive change in operational scope. The project was approved in the Capital Improvement Plan budget in 2008. Leaders of the County government provide approval of this budget.

Question: Is there something in writing that documents the communication/involvement with the local community?

Answer: While the Department of Social Services will take over site control once the facility is completed, there has not been involvement in any voluntary or mandated community process.



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Questions & Answers

Questions: How many people received postal mail for this meeting?

Answer: Direct email notifications were sent to community members. Telephone calls and emails were made to community association leadership. Meeting notices were posted on Instagram and Twitter. Postings on Nextdoor reached a target audience of 10,000 residents within a 10 mile radius of the Men's Transition Center. Emails were also sent to District 6 and 7 real estate management companies.

Question: We had to form One Addison United so you would know that 900 plus households in the four surrounding neighborhoods have serious concerns about the project. Was outreach conducted in a timely manner?

Answer: Direct email notifications were sent to community members. Telephone calls and emails were made to community association leadership. Meeting notices were posted on Instagram and Twitter. Postings on Nextdoor reached a target audience of 10,000 residents within a 10 mile radius of the Men's Transition Center. Emails were also sent to District 6 and 7 real estate management companies.

Question: What is the Future Expansion of Addison Road?

Answer: The State of Maryland has a Master Plan for the future enhancements of Addison Road.

The background of the slide features a faint, light-colored architectural site plan or blueprint. It shows various building footprints, parking lots, and site boundaries with some technical annotations and dimensions. The plan is oriented vertically on the left side of the slide.

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Questions & Answers

Questions: Why is the proposed building so unattractive? More attractive buildings add to a more attractive community where people want to live and invest. The current proposed building design is outdated and does not add to the beauty of the new developments we hope to attract.

Answer: The County has carefully chosen the exterior material of the facility with consideration to aesthetics, durability and restoration efficiency.

Question: Can the entrance to the facility be married with the proposed expansion of Addison Road?

Answer: Recently, no new construction on Addison Road has been allowed to access properties directly, only streets have been approved.

Question: Was the project in 2008 designed to house the 50+ that we are now discussing?

Answer: There were no limits for capacity on the 2008 Capital Improvement Plan.



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Question: When is there a proposed time frame for construction to begin?

Answer: The Notice To Proceed (NTP) was issued for project construction to begin on August 3, 2020. The project has been temporarily postponed to respond to community concerns. The resumption of project activity is projected for early January 2021 and is currently forecasted for a 400 calendar day construction duration.

Question: Why can't you move the entrance so we don't share the same street? That way you can place a landscape barrier between the community and the shelter. We are trying to protect our property value.

Answer: New construction on Addison Road has not been allowed to access properties directly. Only streets have been approved; however, the design currently does include significant landscaping along the street to improve privacy.

Question: Due diligence of design should include neighborhood input--was there any?

Answer: The due diligence for the design process was performed by the project team as usual for an existing facility program (no change of use) that is in need of a facility upgrade to provide enhanced services to the residents of the county within a modern facility.



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Question: Is the full capacity estimate 399, is that correct?

Answer: Resident occupancy capacity is 56. Additional capacity is incorporated into the design to allow for staff and community use as deemed necessary and appropriate.

Question: Why does this proposed structure appear outdated and looks like a new building for 1998?

Answer: The County has carefully chosen the exterior material of the facility with consideration to aesthetics, durability and restoration efficiency.

Question: If it's been in the books since 2008, why did it just starting to be built? It could have been built before Addison Park and Brighton Place homes were developed, built and sold to consumers. We bought these homes because it was a safe little oasis and walkability to the metro.

Answer: The project construction bid was approved in 2020, the project design was completed/permit approved in 2019, and full funding was available as of FY 2018.

Question: We cannot be past the design stage when the current design is impacting the safety and security of the women and girls in our community. It would be short-sighted to cause a significant rift with our community, when a consideration of a design change would show good faith and meet community expectations.

Answer: There may be opportunities to revisit specific areas for consideration and space utilization. The areas of consideration for idea sharing are: Fencing, Roofing, Exterior Finishes, Court Area Utilization, Exterior Lighting (Hard & Soft).

An architectural rendering of a building complex, showing various structures, walkways, and landscaping elements in a light blue and white color scheme. The rendering is positioned on the left side of the page, partially overlapping the dark blue background.

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Question: Studies show 17% reduction in property values. Please speak in terms of science. This is 5 times bigger. You should move this.

Answer: We are in the process of researching studies of property value fluctuations based upon existing amenity upgrades.

Question: Is the County ready to start construction?

Answer: The Notice To Proceed (NTP) was issued for project construction to begin on August 3, 2020. The project has been temporarily postponed to respond to community concerns. The resumption of project activity is projected for early January 2021 and is currently forecasted for a 400 calendar day construction duration.

Question: You've missed an opportunity to beautify this area by approving a generic depressing looking building. People may have felt a little better if this added visual beauty. Seems like a typical government product

Answer: The pictures we showed were not the actual facility but an architectural rendering that was put together quickly.

Question: What is the point of on-site security? When the current occupants are found on our property - hanging out & drinking - we are told to call the police and that there is nothing the shelter can do.

Answer: Since the shelter is not a detention facility, residents can come and go as they please. If a resident is hanging out or trespassing on private property, then a call to the Prince George's County Police Department is warranted. Officers would respond and ask that individual to leave immediately. If the person refuses, an on-scene arrest can be made. To address the on-site security question, that would be geared more to curbing problems within the shelter and its surrounding property. After researching the Calls for Service within a one mile radius of the shelter, there wasn't a call that could be linked to a resident of the shelter.

A faint architectural drawing of a building layout is visible in the background on the left side of the page. It shows various rooms, corridors, and structural lines in a light blue color.

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Question: What are the statistics of law enforcement being called to the current location?

Answer: 911 call history was checked for the last three years and the types of calls received from the address are calls associated with common incidents that often occur at shelters. The crimes are not violent crimes; however, they are crimes such as thefts (not Theft from Autos), missing persons, ex-parte, assaults, animal complaints, and disorderly conduct. There were no Calls For Service (CFS) associated with the following violent crimes: rape, homicide, robberies, and carjackings. Reviewing the calls for service initially seem like a nuisance; however, the CFS are specifically for the address of the shelter. In checking the focus address and the surrounding addresses there has not been any issues associated with occupants of the shelter plaguing the community. In the last couple of years no complaints associated with the shelter have been received; however, complaints were received about the expansion of the shelter and how the community is against it.

Question: Are registered sexual offenders prohibited at the shelter? I have three young children and live less than 250 feet from the shelter?

Answer: This is a low barrier emergency shelter. Residents are not screened for criminal history.

Questions: I would not feel safe visiting the shelter given the harassment that I have witnessed. Please note that our adjacent communities have donated time, clothes, food to the shelter. Not against its existence, but we are concerned about our safety and would appreciate your consideration of our request for a change in design.

Answer: 911 call history was checked for the last three years and the types of calls received from the address are calls associated with common incidents that often occur at shelters. The crimes are not violent crimes; however, they are crimes such as thefts (not Theft from Autos), missing persons, ex-parte, assaults, animal complaints, and disorderly conduct. There were no Calls For Service (CFS) associated with the following violent crimes: rape, homicide, robberies, and carjackings. Reviewing the calls for service initially seem like a nuisance; however, the CFS are specifically for the address of the shelter. In checking the focus address and the surrounding addresses there has not been any issues associated with occupants of the shelter plaguing the community. In the last couple of years no complaints associated with the shelter have been received; however, complaints were received about the expansion of the shelter and how the community is against it.



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Question: Is there a waiting list for the shelter and if so, what is the average wait time?

Answer: Prince George's County operates a centralized shelter request and placement system. This is not a walk-up shelter. People experiencing homelessness may call 1-888-731-0999 to request assistance with identifying emergency shelter.

Questions: How many people will be serviced. Thank you for informing us that there are an additional 20 beds, but we would like further details as to how many will be serviced.

Answer: The proposed capacity of the replacement facility will be 56. This represents an increase of 20 beds. In addition, the average stay in the shelter is 64 days. In fiscal year 2020 (July 2019 through June 2020) 124 people were served.

Question: There are 4 men shelters in MD and not one in Howard County or Anne Arundel county, why?

Answer: Each county is responsible for providing services to people experiencing homelessness who reside in their jurisdiction.

Question: What documentation is required to show Prince George's County residency?

Answer: State of Maryland Drivers License, State-issued Identification or official mail received at a county address.



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Question: To be frank, it's simply the perception of what that building represent. It does not matter how "pretty" it will look or the number of services offered or will offer. Perceptions is everything. It ***WILL*** impact future investment from property values to future development. I need assurance that property values ***AND*** future development would not be deterred. That this planning is actually essential to improving the area, not pulling it down simply because of perception.

Answer: The 33-year old shelter has existed on the site prior to and during the construction, sale and subsequent increase in value of the nearby homes. Many factors affect the value of any home, but we would anticipate that the facility alone would not negatively impact property values. In fact, we would anticipate that the replacement center will improve overall curb appeal in the neighborhood.

Further, there are decades of research based on case studies from communities across the country that disprove the connection between these types of projects and decreased property values. The archive of materials from the National Association of Realtors is a good place to start.

Questions: What is the appropriate process for community residents to request a formal and full review of the project proposal, given the significant changes to the community since the 2008 approval.

Answer: The functional project program for this effort has been shared via floor plans and renderings with the community. The design has been processed and approved, but there are areas of opportunity where your voices can be heard and actions taken.

Questions: How about a Grocery store?

Answer: A new **Good Foods Market** is currently under construction at 6300 Central Ave. It will be complete in 2021.

