

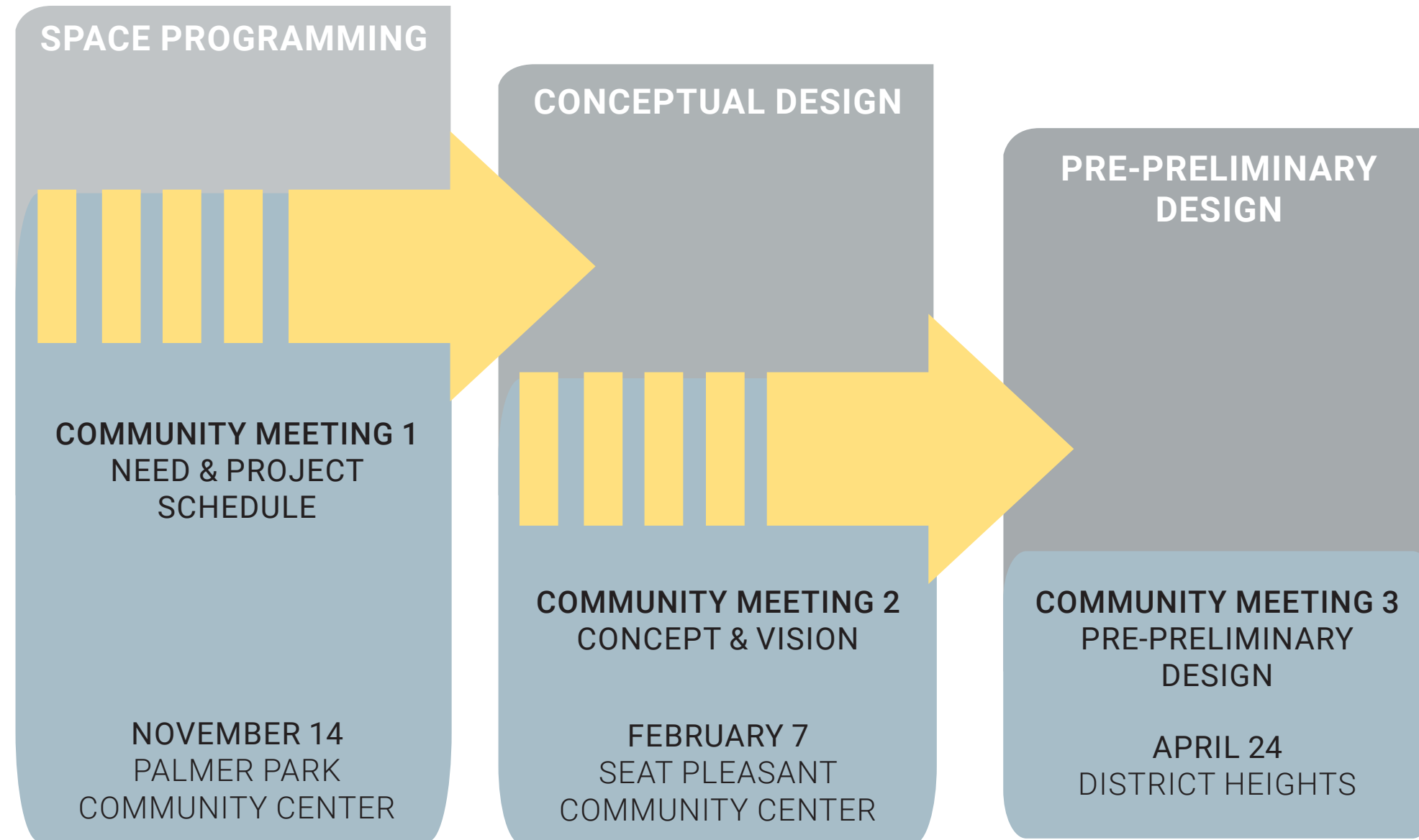
MEN'S TRANSITIONAL CENTER

PRE-PRELIMINARY DESIGN
COMMUNITY ENGAGEMENT

DISTRICT HEIGHTS, MARYLAND

04.24.2024

PROJECT TIMELINE



DESIGN: SPRING 2024 TO SPRING 2025
- Quarterly community meetings

PROCUREMENT: Spring 2025 to Fall 2025

CONSTRUCTION: Beginning FALL 2025

February 7
Town Hall Meeting

February 13
Concept Review with Residents and PLEE

YOUR FEEDBACK

- a. Entry, Building Placement, Safety
 - b. Green space
- c. Concerns and recommendations

Entry, Building Placement, Safety

- Provide entry facing Addison Road
- Entrance on Ernie Banks is not desired
- Need a fence around Ernie Banks street. Residents should not be able to look into neighboring homes or yards
- Push building as far away from the street as possible.
- Site security gate
- Site fencing
- Provide security cameras to monitor entrances



Green space

- Low maintenance planting and green spaces
- Community garden should not be on Addison Road, it will not be maintained
- Outdoor space is articulated to provide privacy from the community



Concerns and Recommendations

- Ensure high quality workforce services and counseling for residents.
- Mental health services, trauma and substance abuse
- *Social services*
- *Mental health services*
- *Drug recovery services*
- *Job preparation*
- *Consider adding a cafe at this facility. That may attract community use*



DESIGN

Site diagrams
Floor plans
Renderings

Site Diagram



- PEDESTRIAN AND FITNESS PATHWAY
- PUBLIC ACCESS
- GREEN SPACE ACCESSIBLE TO PUBLIC
- PRIVATE SCREENED OUTDOOR SPACES

Site Diagram



- MAIN SITE ENTRANCE
- VEHICULAR EXIT ONLY, EMERGENCY/ CONTROLLED VEHICULAR ACCESS
- SERVICE DELIVERY
- PEDESTRIAN ACCESS FROM ADDISON RD
- PEDESTRIAN ACCESS FROM ERNIE BANKS
- MAIN BUILDING ENTRANCE
- SECONDARY BUILDING ENTRANCE
- PEDESTRIAN AND FITNESS PATHWAY

Floor plan



LOWER FLOOR



UPPER FLOOR







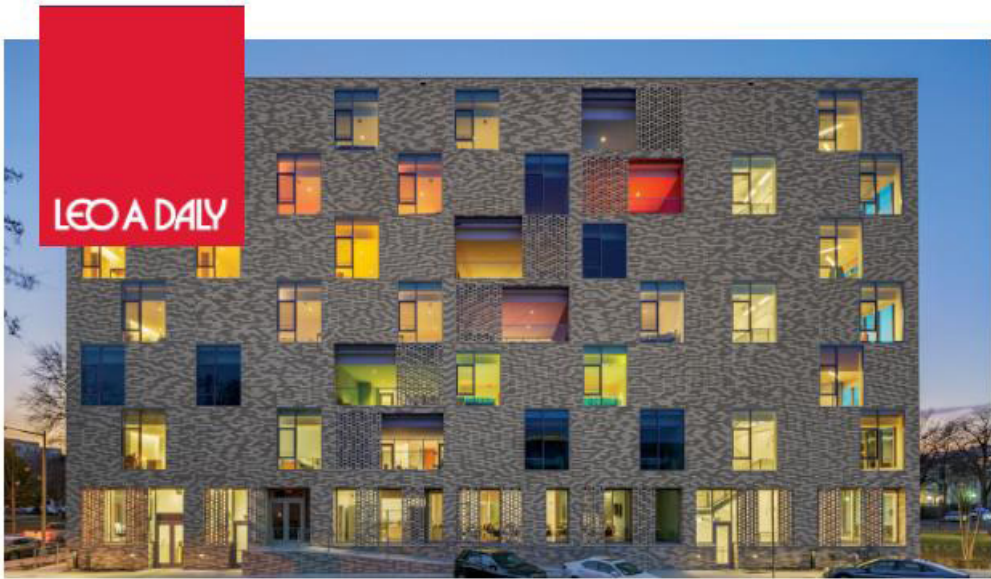




WHAT'S NEXT?

Next meeting - July/August 2024

Additional Comments



The AYA

Washington, D.C.

Owner

District of Columbia Department of General Services

Size

53,005 SF
50 units

Cost

\$21 M

Scope

Architecture
Joint Venture with Studio Twenty Seven

Award

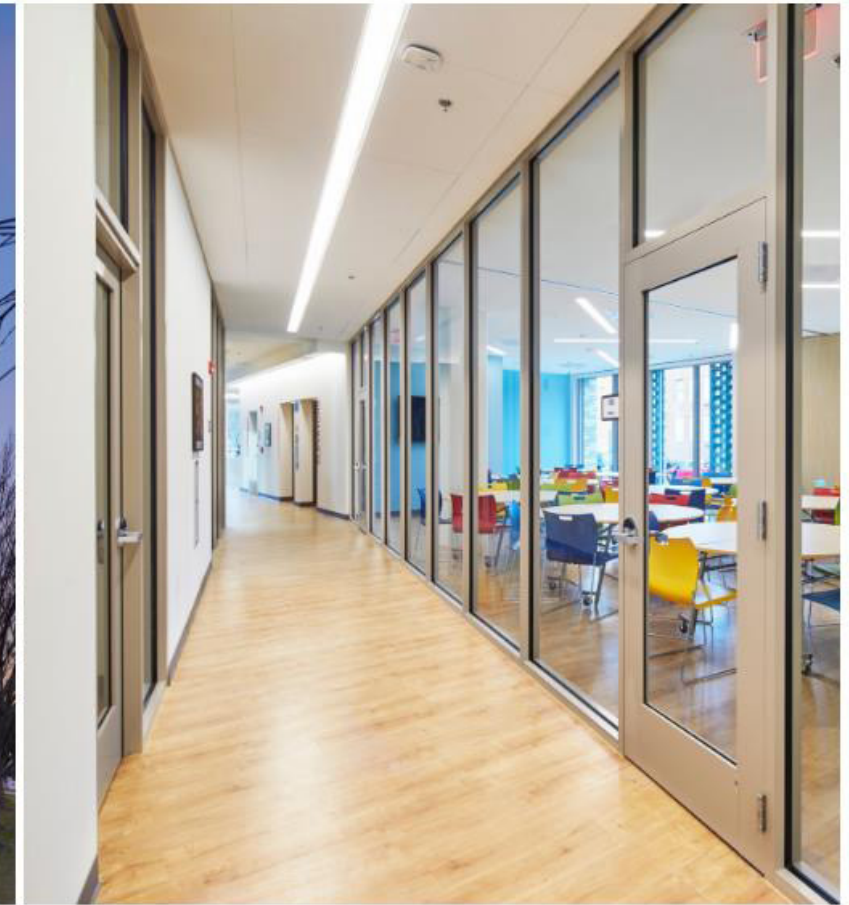
Excellence in Affordable Housing,
2022 AIA Housing Awards

Merit Award for Affordable Housing,
2021 Residential Architect Design
Awards, ARCHITECT Magazine

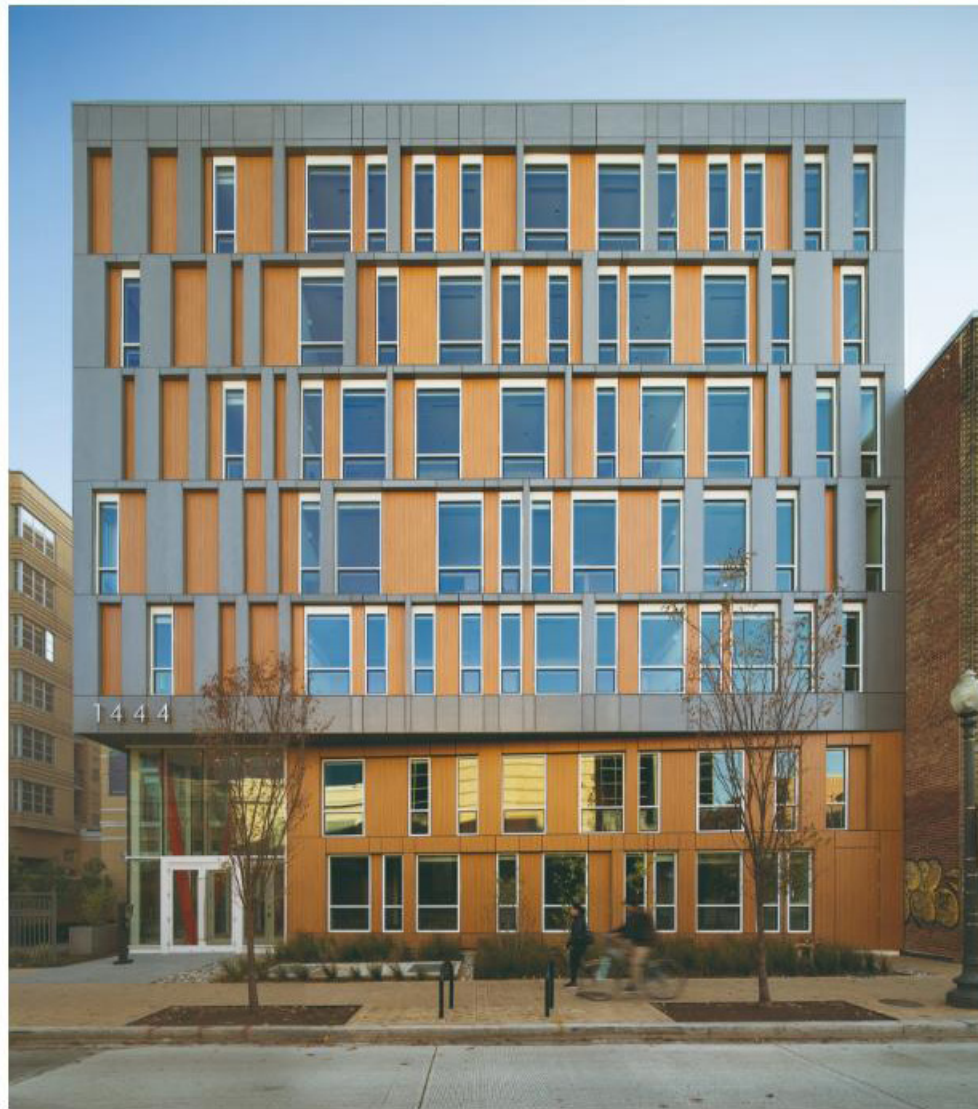
Award of Excellence in Architecture,
AIA|DC 2020 Chapter Design Awards

Award of Merit in Architecture, AIA
Virginia 2020 Chapter Design Awards

Distinctive Residential Architecture
Award, Washingtonian 2020 Residential
Design Awards



LEO A DALY



La Casa Permanent Support Housing

Washington, D.C.

Owner

DC Department of Human Services

Size

29,192 SF

Cost

\$12.5 M

Scope

Joint Venture Partner: Concept Design; Schematic Design; Design Development; Construction Documents; Construction Administration

Award

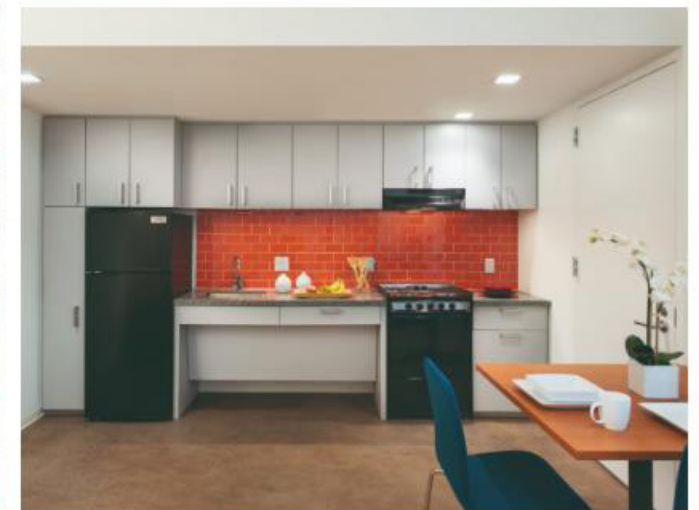
Merit Award for Excellence in Architecture, AIA Virginia 2015

Award for Excellence in Design, AIA Maryland 2015

Award of Excellence in Architecture, AIA DC 2015

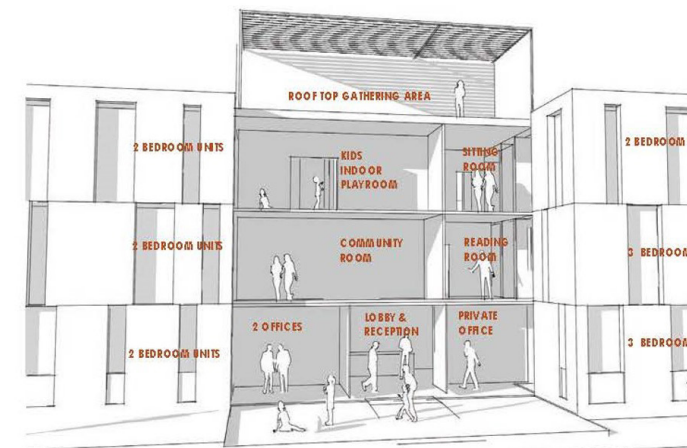
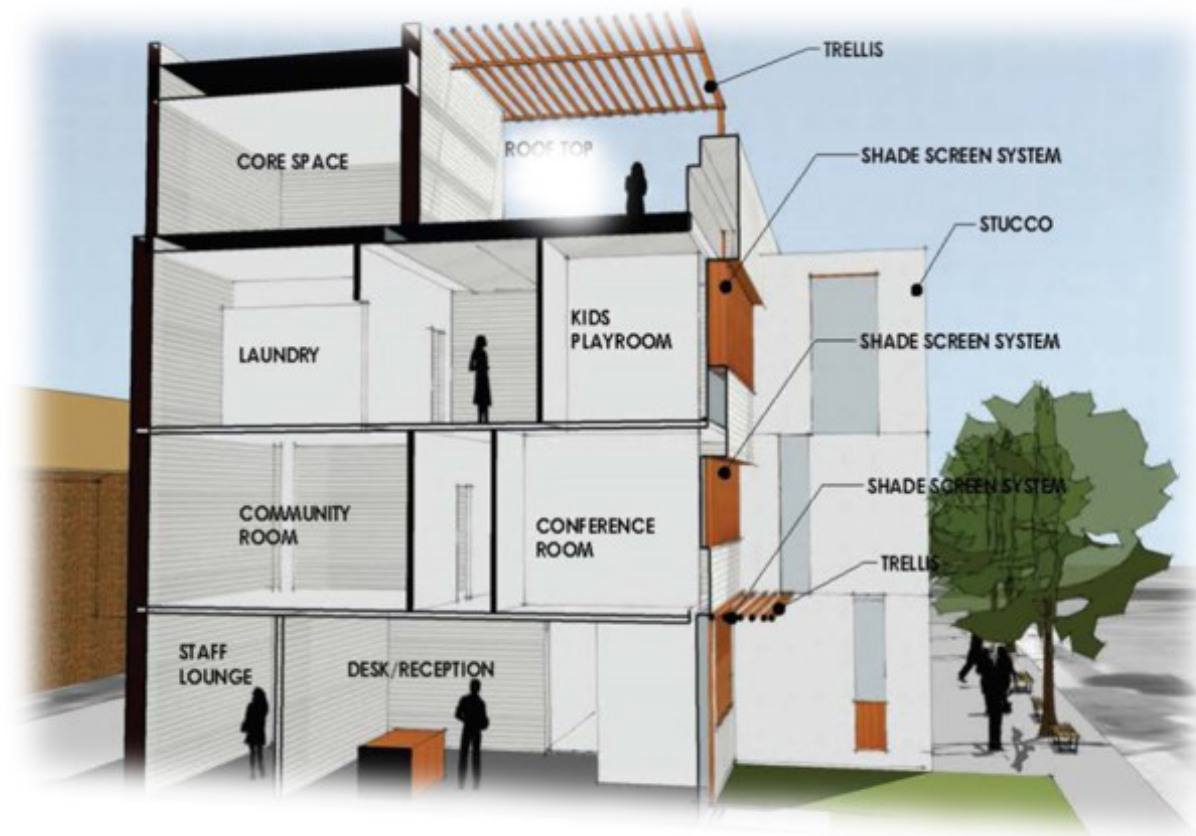
Housing Award for Architecture, AIA National 2015

Residential Architect Design Award, Architect Magazine 2015





Ward 8
Washington, D.C.



Transportation & Access

What considerations should the designers think about regarding how participants arrive to and how neighbors interact with the site?

- Modern with green roof.
- Entrances should face Addison Road, away from development.
- Parking areas should be well lit.
- Entrance key cards to residents.
- Not to add further congestion to community traffic.
- Multiple entrances if possible.
- Signage on and around building.
- Ample parking.
- Entrance should not be right of the street, but include green space.
- Proper lights and signage.
- Walking trails.

Open Space Amenities

What kinds of open space amenities would you like to see included in the new Men's Transitional Center

- Shared green space
- Outdoor seating areas, well lit with cameras.
- Inviting common space
- Green initiatives
- Sensory designs - visual, auditory, aromatherapy
- Adequate lighting
- Walking trails
-
- Services
- Health care
- Social services.
- Gym.
- Training opportunities.
- Computer access.
- Conference center.
- Workforce development.
- Industrial kitchen.

Look & Feel

What building features (size, material, style) will allow the new Center to feel as if it belongs in the neighborhood?

- Entrances should blend in with residential features of home.
- Event spaces/ conference rooms/ training center.
- Solar power.
- It should match the architectural design of the neighborhood so that it looks like it belongs.
- Bike racks.
- Basketball court/ tennis court.
- Playground.
- Community garden.