



CONCRETE INC.

A Subsidiary of Wells Concrete Products Company

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★ STRATEGIES FOR THE BUILT ENVIRONMENT :

- NATURAL SURVEILLANCE :

- DESIGN STREETS TO INCREASE PEDESTRIAN + BICYCLE TRAFFIC
- WINDOWS OVERLOOKING SIDEWALKS + PARKING LOTS
- WINDOW SHADES OPEN
- VEHICULAR TRAFFIC IS A SURVEILLANCE ASSET
- LANDSCAPE DESIGNS TO PROMOTE SURVEILLANCE
- SHORTEST FENCES FOR THE SITUATION
- TRANSPARENT VESTIBULES
- LIGHTING DESIGN, AVOID BLIND SPOTS, ENSURE LIGHTING IN PROBLEM AREAS
- AVOID BRIGHT SECURITY LIGHTING THAT CREATES BLINDING + DEEP SHADOWS
- USE SHIELDED OR CUT OFF LUMINAIRES TO CONTROL GLARE
- LIGHTS @ PROPER HEIGHTS FOR FACIAL IDENTIFICATION

- NATURAL ACCESS CONTROL :

- MAINTAINED PREMISES + LANDSCAPING THAT COMMUNICATES PRESENCE
- PROVIDE TREES - RESEARCH SHOWS: MORE ATTRACTIVE, MORE SAFE
- SECURITY SYSTEM SIGNAGE
- AVOID CYCLOPE FENCING
- SEATING/REFRESHMENTS IN COMMON AREAS ATTRACTS LARGER # OF USERS
- SCHEDULING ACTIVITIES IN PROPER AREAS ENSURES PROPER USE

- MAINTENANCE :

- EXPRESSION OF OWNERSHIP OF PROPERTY
- DETERIORATION INDICATES LESS CONTROL - THE BROWN WINDOW THEORY
- ZERO TOLERANCE

- ACTIVITY SUPPORT :

- INCREASES THE USE OF THE BUILT ENVIRONMENT

- 4 OBSTACLES FOR ADOPTING CPTED :

- ① LACK OF KNOWLEDGE IN DESIGNERS + COMMUNITY MEMBERS
- ② RESISTANCE TO CHANGE
- ③ PERCEPTION THAT CPTED IS A PANACEA FOR CRIME
- ④ MANY EXISTING BUILT AREAS WERE NOT BUILT WITH CPTED IN MIND



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• DEFENSIBLE SPACE GUIDELINES: OSCAR NEWMAN

- ① THE ASSIGNMENT TO DIFFERENT RESIDENT GROUPS THE SPECIFIC ENVIRONMENTS THEY ARE BEST ABLE TO UTILIZE + CONTROL, AS DETERMINED BY THEIR AGES, LIFESTYLES, SOCIALIZING PROCLIVITIES, BACKGROUNDS, INCOMES + FAMILY STRUCTURES.
- ② THE TERRITORIAL ~~CONCEPT~~ DEFINITION OF SPACE IN RESIDENTIAL DEVELOPMENTS TO REFLECT THE ZONE OF INFLUENCE OF SPECIFIC INHABITANTS. RESIDENTIAL ENVIRONMENTS SHOULD BE SUB DIVIDED INTO ZONES TOWARD WHICH ADJACENT RESIDENTS CAN EASILY ADOPT PROPRIETARY ATTITUDES.
- ③ THE JUXTAPOSITION OF DWELLINGS - THEIR ENTRIES + AMENITIES - WITH CITY STREETS SO AS TO INCORPORATE THE STREETS WITHIN THE SPHERE OF INFLUENCE OF THE RESIDENTIAL ENVIRONMENT.
- ④ THE JUXTAPOSITION OF DWELLING INTERIORS WITH EXTERIOR SPACES AND THE PLACEMENT OF WINDOWS TO ALLOW RESIDENTS TO NATURALLY SURVEY THE EXTERIOR + INTERIOR PUBLIC ~~CONCEPT~~ AREAS OF THEIR LIVING ENVIRONMENTS + THE AREAS ASSIGNED FOR THEIR USE.
- ⑤ THE ADOPTION OF BUILDING FORMS + IDIOMS THAT AVOIDS THE STIGMA OF PECULIARITY THAT ALLOWS OTHERS TO PERCEIVE THE VULNERABILITY + ISOLATION OF A PARTICULAR GROUP OF INHABITANTS.

• TO CREATE DEFENSIBLE SPACE COMMUNITY, RESIDENTIAL AREAS SHOULD BE SUBDIVIDED INTO SMALLER ENTITIES OF SIMILAR FAMILIES BECAUSE CONTROL IS ENHANCED

• CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN

- MAINTENANCE, SURVEILLANCE, ACCESS CONTROL, TERRITORIALITY
- 4 ELEMENTS OF CRIME (4 DIMENSIONS OF CRIME)
 - ① A LAW ② AN OFFENDER ③ A TARGET ④ A PLACE

~~13'1"~~
12'9" ↑

13'2" →

15' ↓
2' →

LEADING IDEAS: GROUND LEVEL DEVELOPMENT - CAMPUS DESIGN

CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN

DEFENSIBLE SPACE THEORY

COMMUNITY VS INDIVIDUAL GROWTH

~~COMMUNITY~~

INTERACTION WITH THE DOWNTOWN AREA

INTEGRATION WITH THE SALVATION ARMY

PRESENTING A CONNECTION FOR TRANSITIONAL RESOURCES

DESIGN DECISIONS: *DENVER, ETC.

COMMUNITY PRODUCE GARDENS

* HARVEST / SERVE IN DINING

GREENHOUSE

* CREATES A TRANSITION BETWEEN

* PASSIVE SYSTEM FOR TRANSFERENCE OF HUMIDITY + HEAT

BETWEEN THE BUILDINGS

* CREATES A CONNECTION TO THE COMMUNITY RESOURCES

CENTRAL COURTYARD

* SCULPTURAL OP. - INDIVIDUAL REFLECTION

* COMMUNITY SURVEILLANCE

CONSULTATION + WAITING RM POOF STRUCTURE

* ALLOWS A PERSONAL ENVIRONMENT FOR THE CONSULTATION AND INDIVIDUAL REFLECTION

NORTH COURTYARD

* PLACE FOR GATHERING - OFF THE STREETS

STRUCTURAL + MATERIAL DEVELOPMENT

* TIMBER FRAMING?

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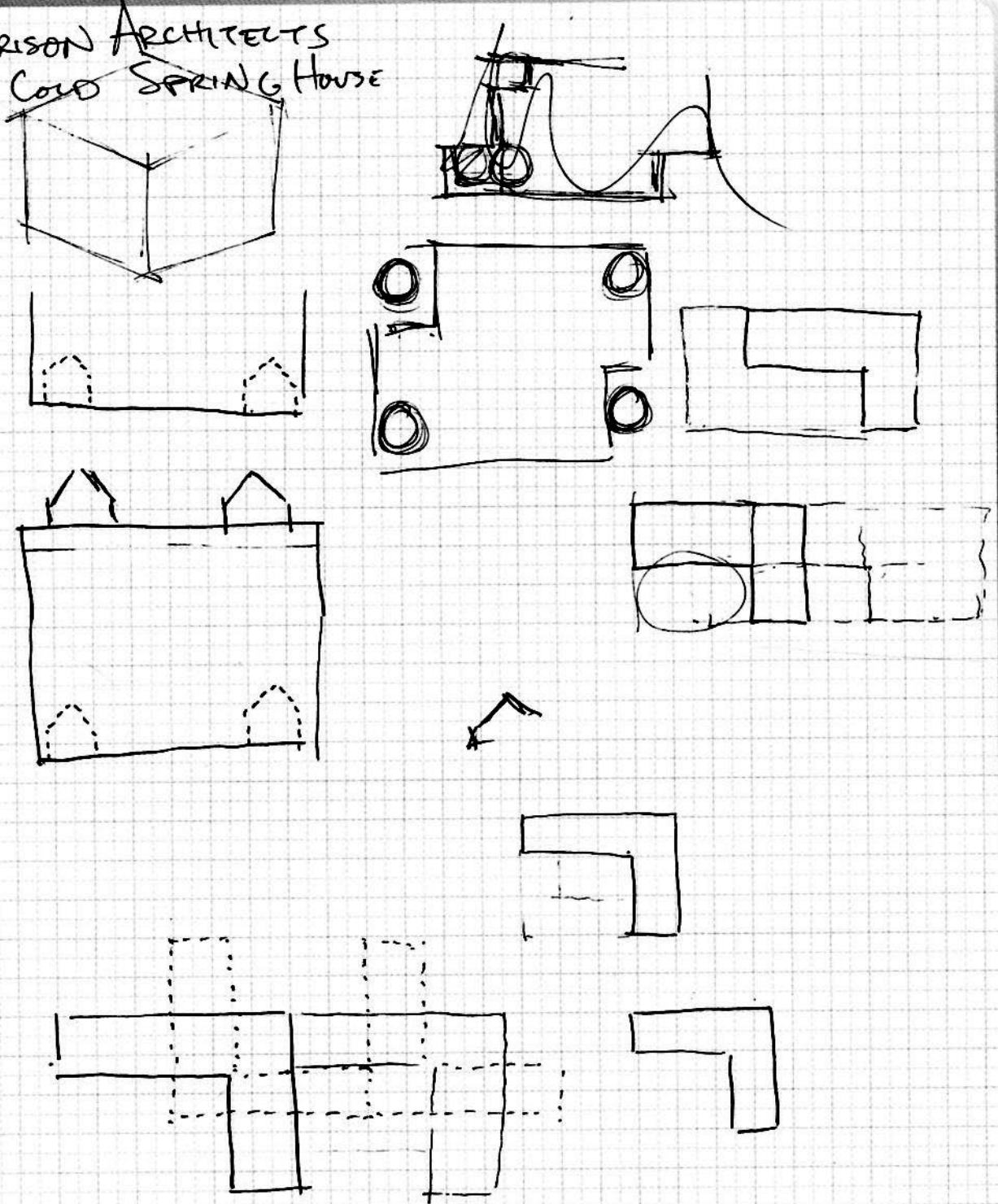
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GARRISON ARCHITECTS
COLD SPRING HOUSE





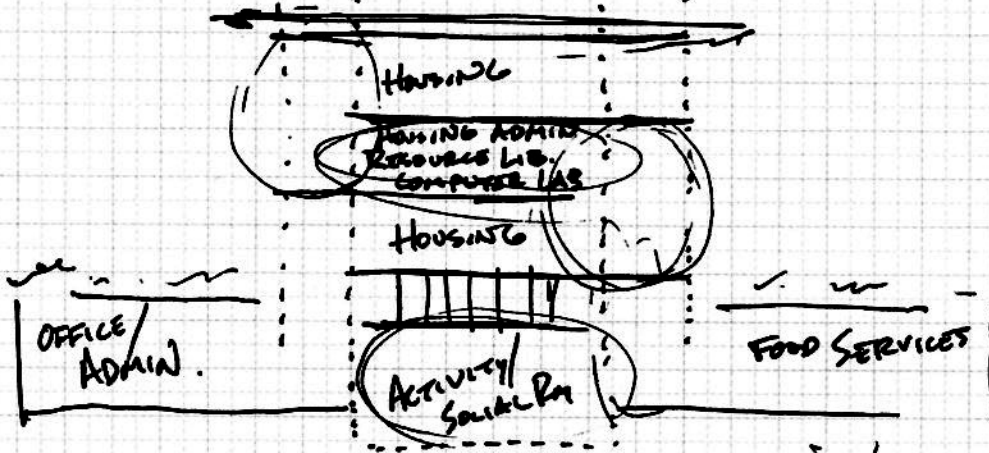
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CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN (CPTED)

DEFENSIBLE SPACE THEORY * OSCAR NEUMAN

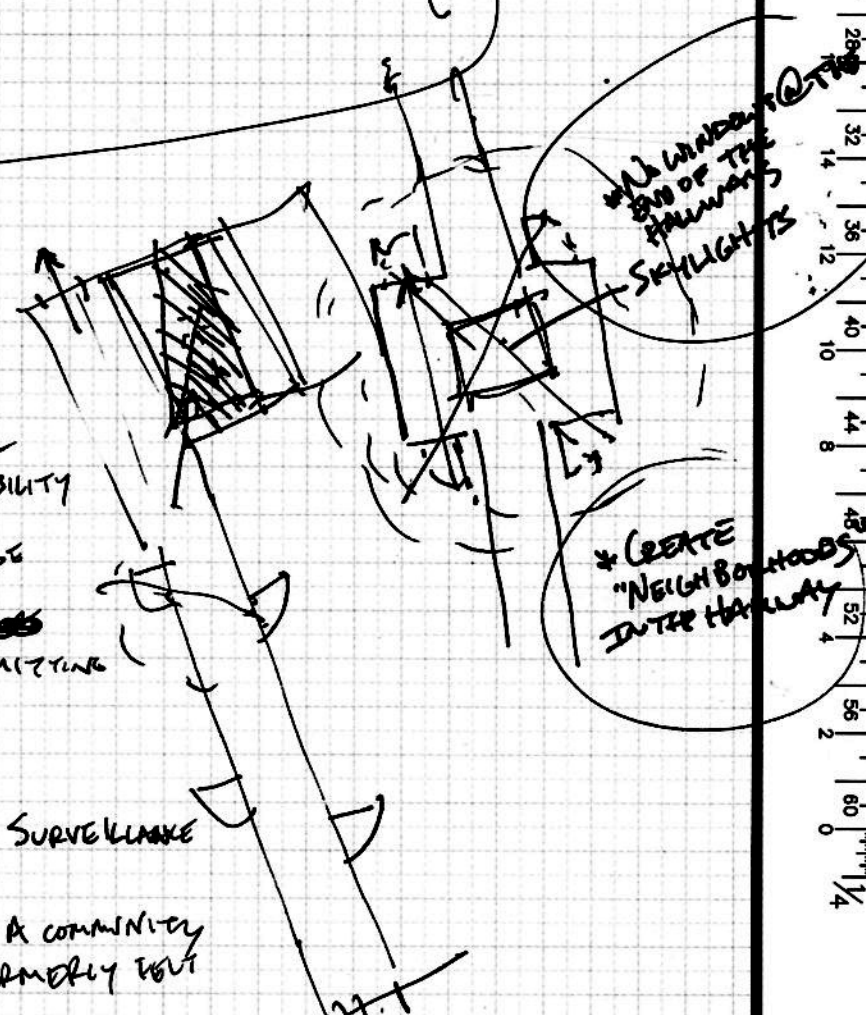
NOTES FOR DEFENSIBLE SPACE THEORY

- HOUSING DEVELOPMENT IS ONLY DEFENSIBLE IF RESIDENTS INTEND TO ADOPT THIS ROLE
- AN AREA IS SAFER WHEN PEOPLE FEEL A SENSE OF OWNERSHIP + RESPONSIBILITY FOR THAT PIECE OF COMMUNITY
"THE CRIMINAL IS ISOLATED BECAUSE HIS TREE IS REMOVED."
- A WATCHFUL COMMUNITY MEANS ~~LESS~~ INTRUDER FEELS LESS SECURE COMMITTING A CRIME.

4 FACTORS

- ① TERRITORIALITY ② NATURAL SURVEILLANCE
- ③ IMAGE ④ MILIEU

• MAIN GOAL IS TO GIVE RESIDENTS OF A COMMUNITY CONTROL OF PUBLIC SPACES THAT THEY FORMERLY HAD WERE OUT OF REACH.





PROGRAM APPENDIX

41,000
- 19,500
21,500

21,500

required spaces	approx. 41,000-sq ft	square footage estimates	department
Entry Courtyard		NA	Community Services
Security		250	Community Services
Reception		200	Community Services
H.L. - Personal Care		1000	Community Services
H.L. - Physical Health Care		1000	Community Services
Mental Health Care		1000	Community Services
Supply Room		200	Community Services
Resource Computers		200	Community Services
Mail Room		200	Community Services
Activity Center		1500	Community Services
Library		2000	Community Services
Case Evaluation - Offices		1500	Community Services
Pharmacy		1500	Community Services
H.L. + OTHER Womens Care		1000	Community Services
RECEPTIONS - Childcare		1000	Community Services
H.L. - Emergency Care		1000	Community Services
Public Restrooms		500	Community Services
Parking - Temporary		NA	Community Services
Bus Circulation		NA	Community Services
Professional Offices		1000	Administration
Conference Rooms		500	Administration
Meeting Rooms		250	Administration
Housing Admin		250	Administration
Group Therapy Services		600	Client Services
Case Management		500	Client Services
Special Needs Housing		5000	Client Services
H.L. - Interim Housing Men/Showers/Toilets		5000	Client Services
H.L. - Interim Housing Men/Showers/Toilets		5000	Client Services
Activity/Social Room		3000	Client Services
Resident Dining		1500	Client Services
Kitchen		850	Client Services
Gardens/Rain Garden/Water Collection		1500	Client Services
Resident Library and Resource Room		2000	Client Services
LIBRARY		1000	CLIENT SERVICES

~~Community Services~~ CLIENT SERVICES
~~Community Services~~ CLIENT SERVICES

EXISTING BUILDINGS

Access to
SALVATION
ARMY

Bus Route 20



PARKING
& UTILITIES

* DINING SERVICES
* EMERGENCY SHELTER
* FOOD STORAGE

CORRYARD

PARKING

GREENHOUSE

* CRIST GARDENS
* PRODUCE HARVESTED & STORED
IN BASEMENT OF DINING BUILDING

* COMMUNITY RESOURCES
* MENTAL HEALTH CASE
MANAGEMENT & EVALUATION
* CLIENT HOUSING

Informational
Kiosks

Bus Route 9



HAWTHORNE AVE.





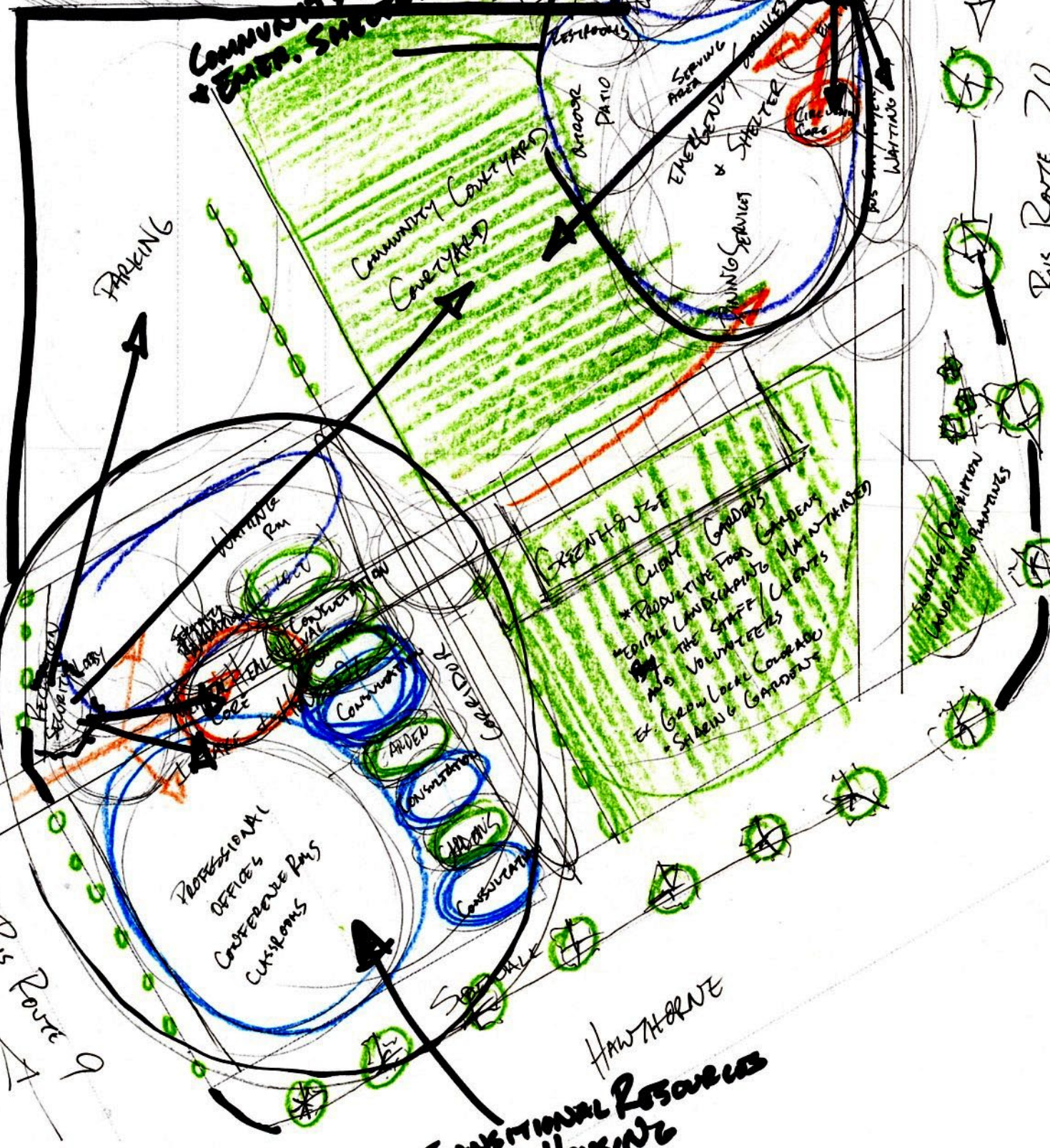
EXISTING BUILDINGS

COMMUNITY ROOMS
& EXH. SPACE

2nd Floor Foot Space
Kitchen, Meeting Space
Bicycle Storage AS
Ferry & Parking
SPACE

Delivery
ETC

EXISTING
PARKING



Bus Route 20

Bus Route 9

TRANSITIONAL RESOURCES
& HOUSING

HAWTHORNE

Storage Distribution
(Waiting Rooms)

GREENHOUSE

- CLIENT GARDENS
- * PRODUCTIVE FOOD GARDENS
- VEGETABLE LANDSCAPES MAINTAINED BY THE STAFF / CLIENTS AND VOLUNTEERS
- EX. GROW LOCAL COMMERCE
- * SALES & GARDENS

PROFESSIONAL OFFICES
CONFERENCE RM
CLASSROOMS

CONFERENCING
ADDED
CONFERENCING
CLASSROOMS
CONFERENCING

WAITING RM
SECURITY LOBBY
CORE
ELEVATOR
STAIRCASE

KITCHEN
BREAKROOM
PATIO
STORAGE AREA
EMERGENCY & SHELTER
TRAINING SERVICES

COMMUNITY CENTER YARD
ENERGY YARD

PARKING

Water Collection
For Greenhouse +
Garden Use

Greenhouse

Gardens:
Rapid Harvest for
Dinner Services

Bank Services
Emergency Shelter
Food Storage

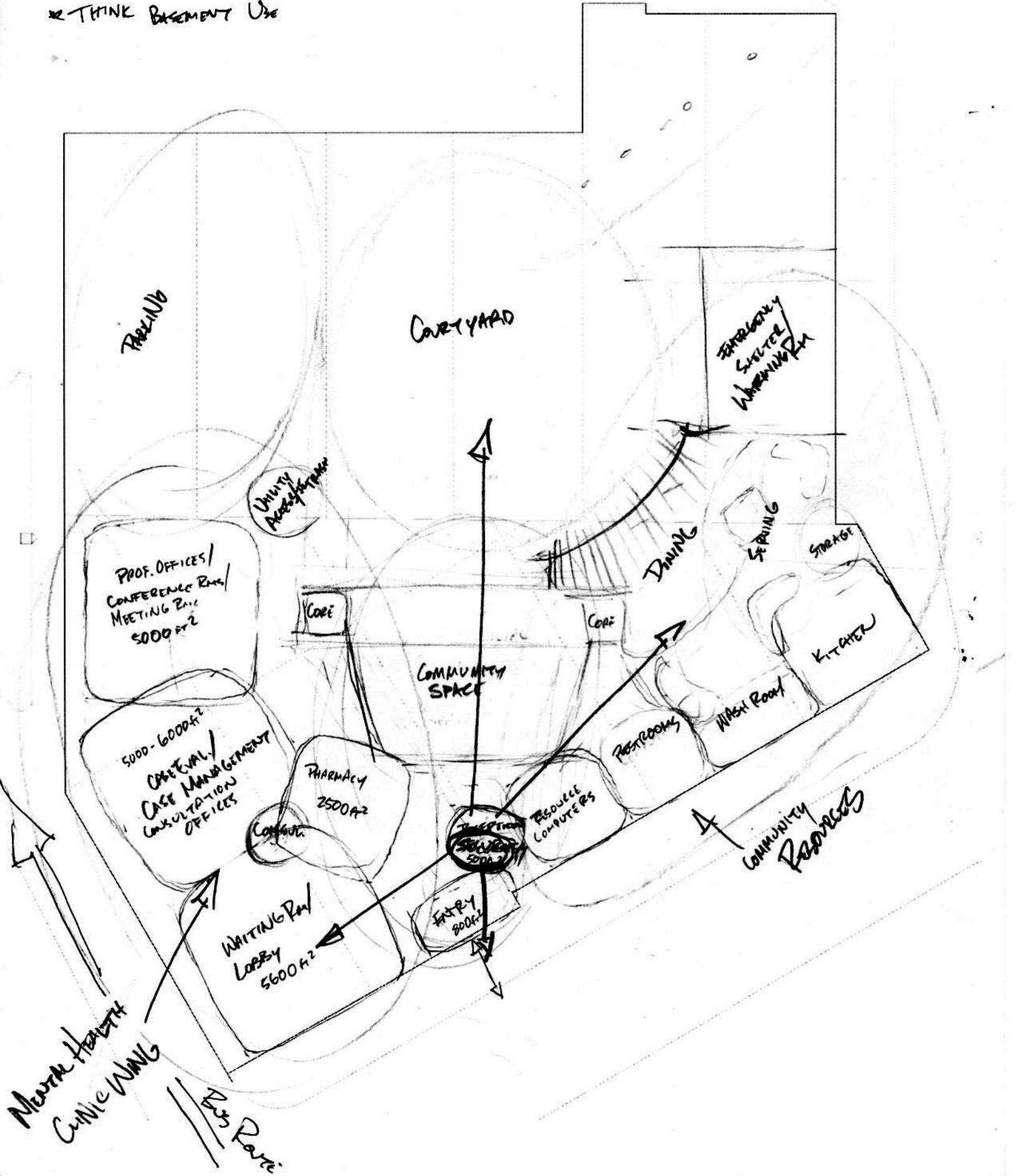
South Elevation

MENTAL HEALTHCARE
CLINIC

GREENHOUSE
Control Humidity + Heat Levels
in the BUILDINGS DURING WINTER
MONTHS

10
20
30
40
50
60
70
80
90
100

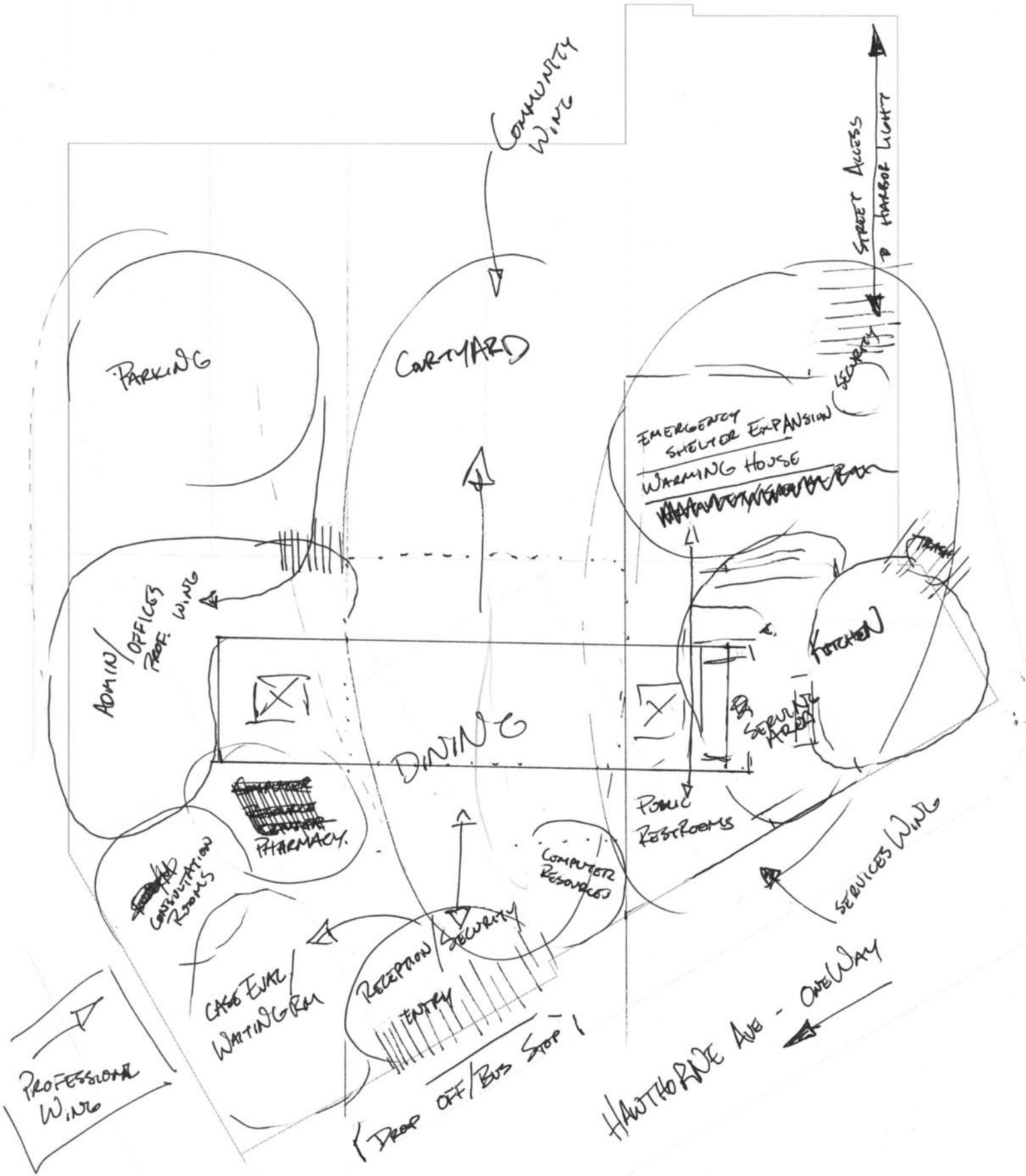
- *RETHINK A CAMPUS LIKE PROGRAM ON THE SITE
- o. HAVEN FOR HOPE
- *THINK BASEMENT USE





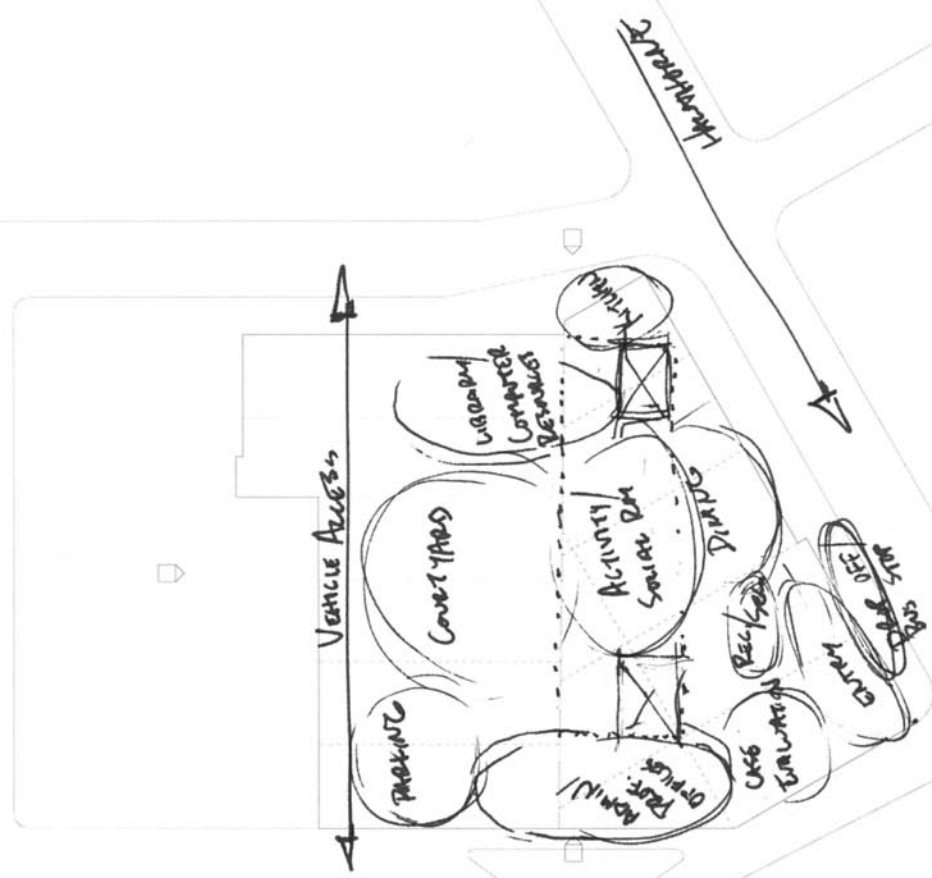
1" = 50'

EXISTING BUILDINGS



1" = 50'

Level 1 - Preliminary Programming
AND SPATIAL ORGANIZATION





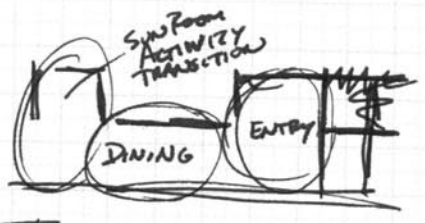
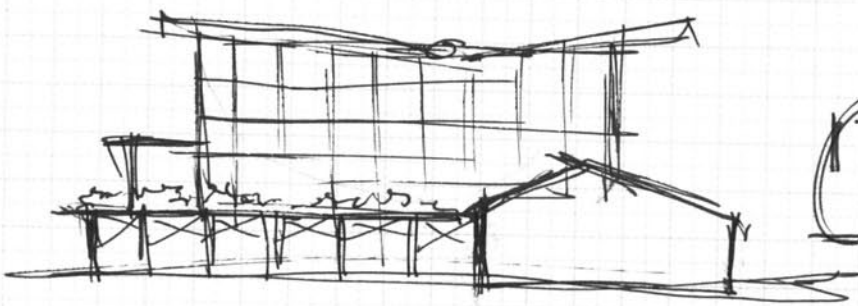
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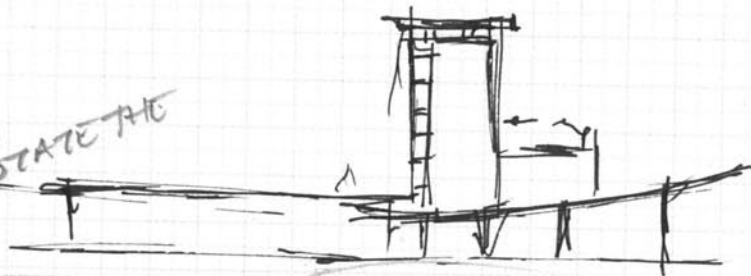
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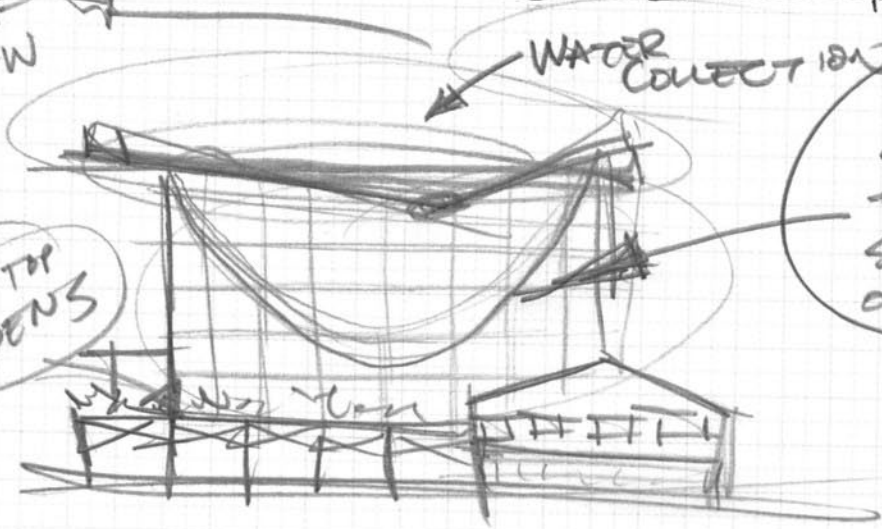
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TO TYP SECTION
OF BUILDING/ROTATE THE
ROOF
E-W



WATER COLLECTION



ROOFTOP GARDENS

SUSPENSION CABLE
TO ALLOW FOR OPEN
STRUCTURE/SPACES
ON MAIN LEVEL



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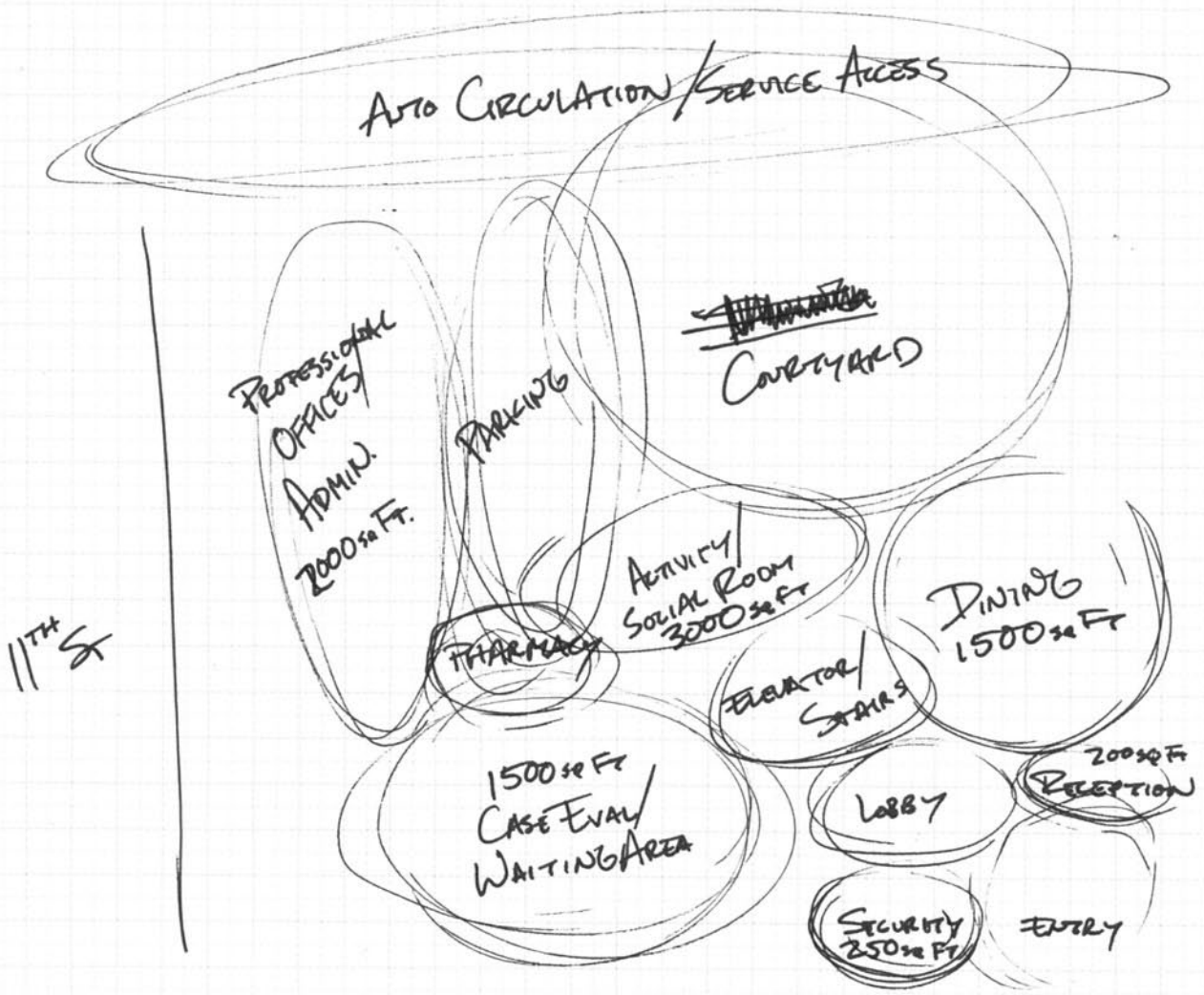
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EXISTING BUILDINGS



CIRCULATION

HAWTHORNE

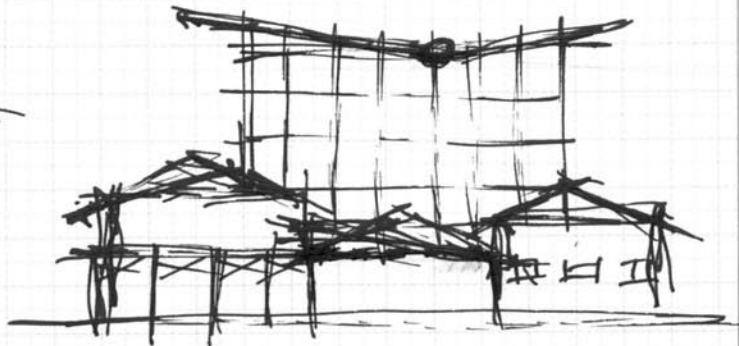
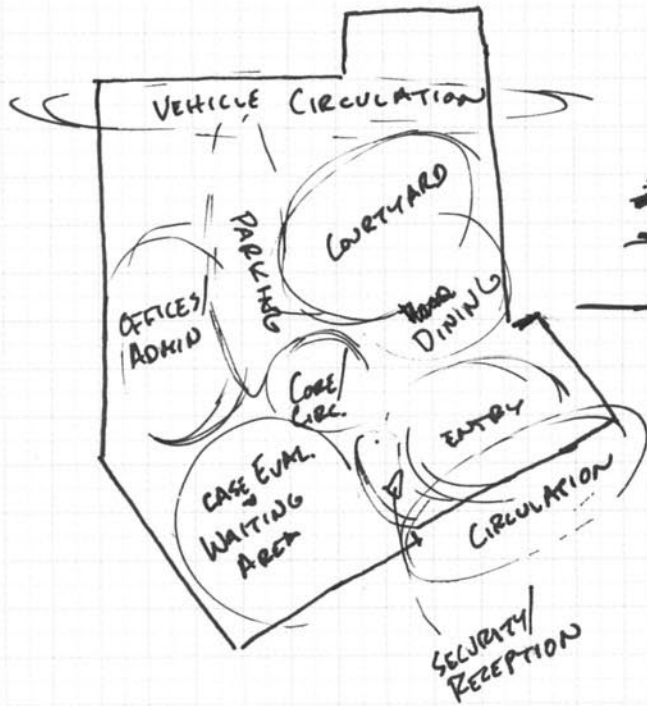


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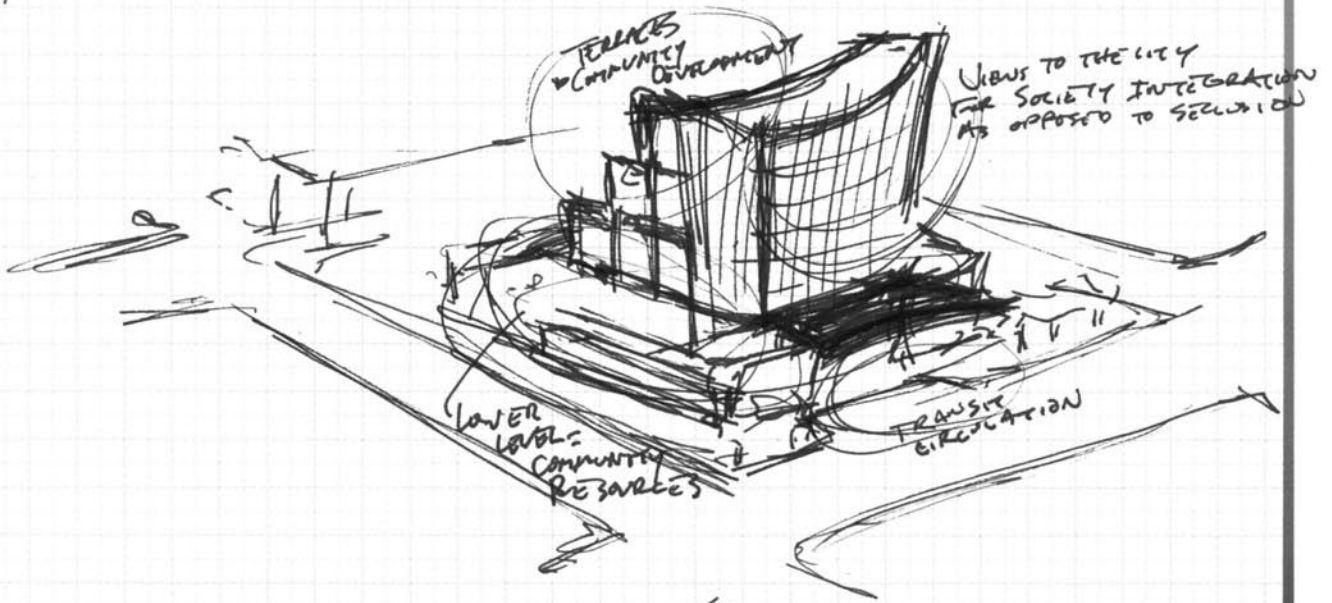
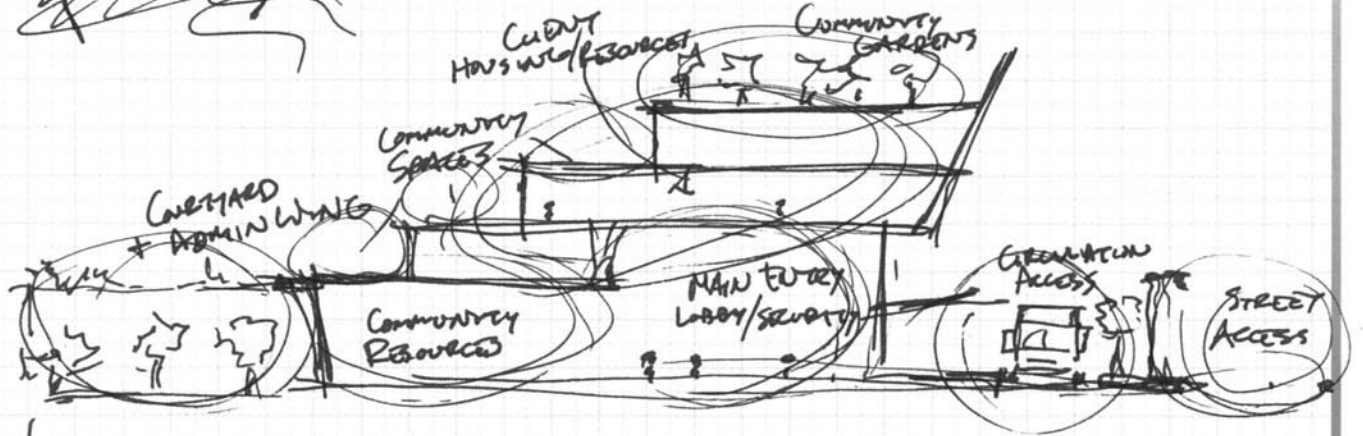
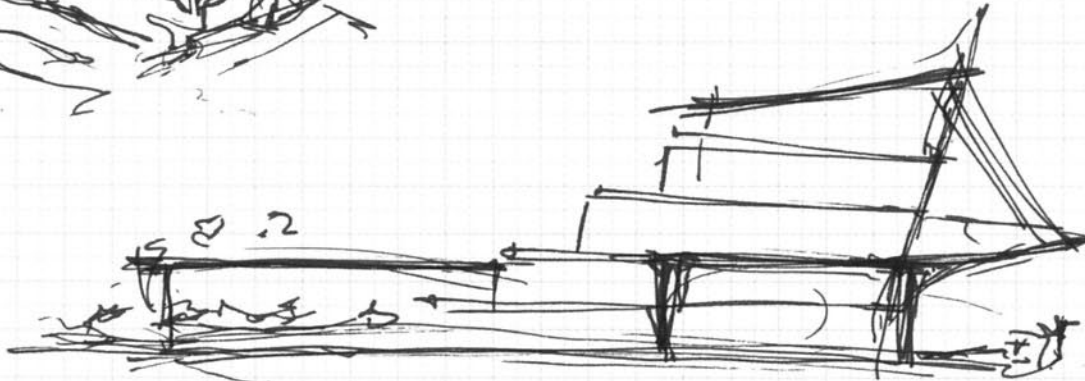


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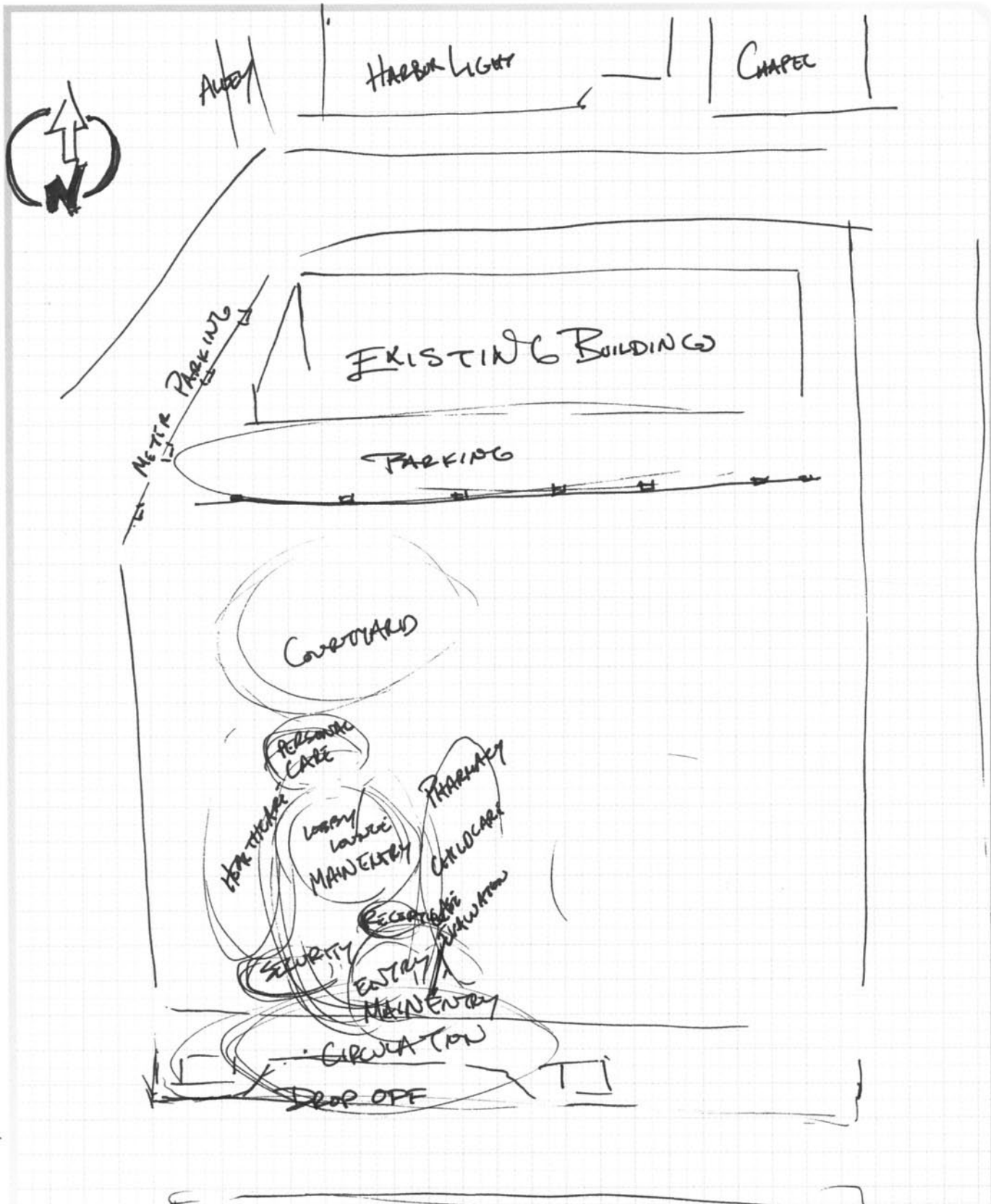
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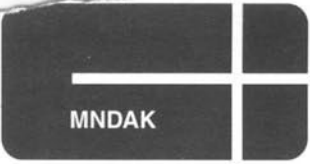
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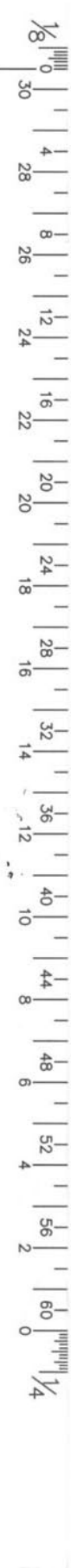
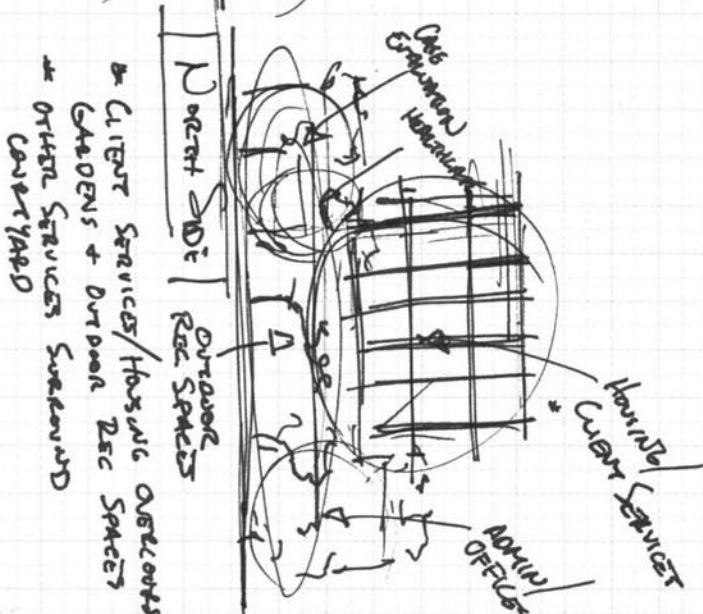
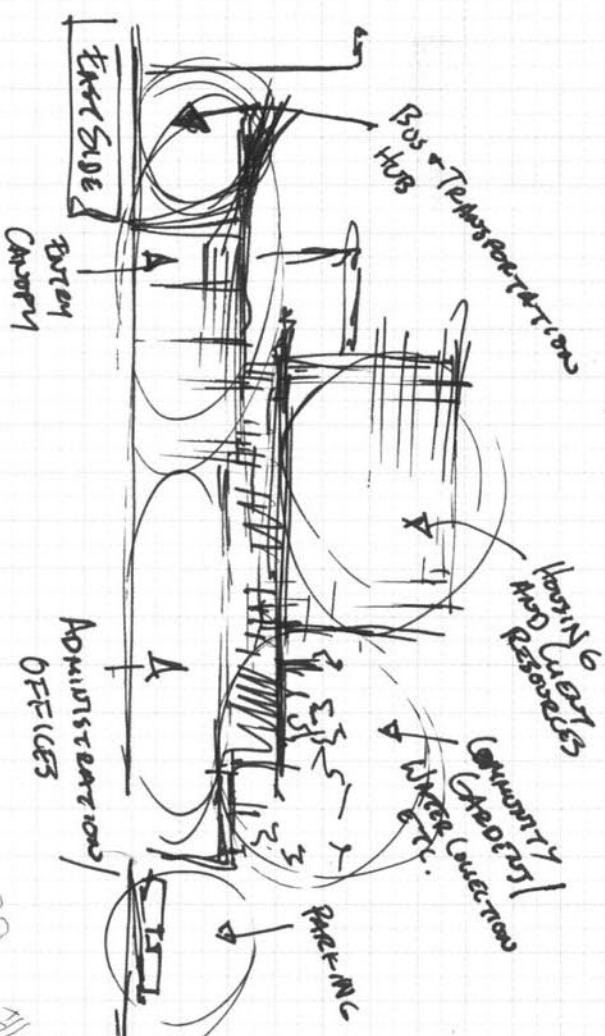
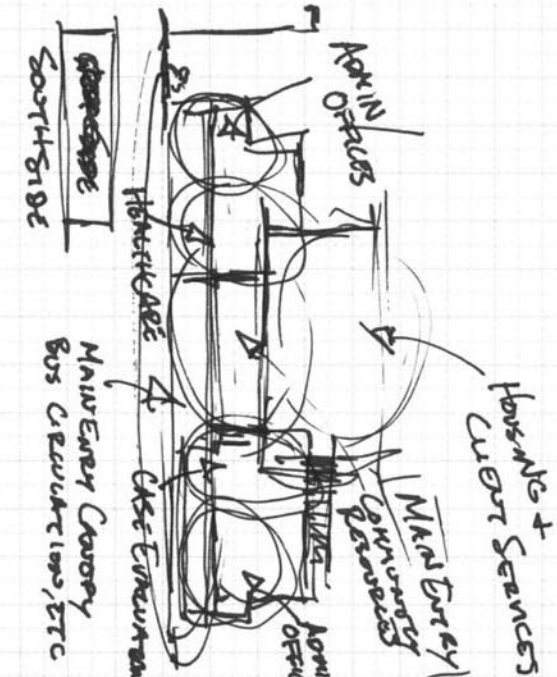
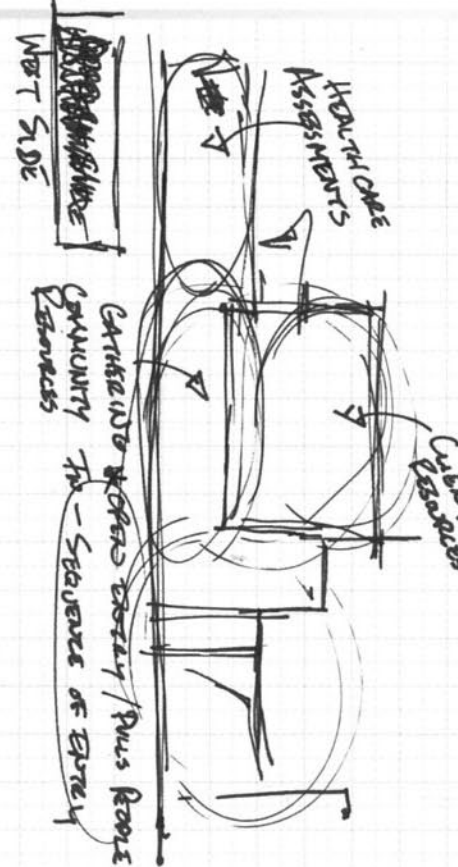
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GENERAL BOUNDARY MARKING IDEAS





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NATURAL CARE CENTER
ACUPUNCTURE
CHIROPRACTIC

More Supportive Housing
NATIONAL LEADERS IN HELPING
HOMELESSNESS

DINING

3 MEALS 1000 MEALS PER DAY
7 PAID STAFF

18 yr olds

CHAPEL

WINTER WARMING ROOM
SETUP FOR 50
NOW HAS 80-100

EMERGENCY ACUPUNCTURE
HOMELESS PREVENTION

HEALTHCARE

BOLT
CHRISTIAN RESTORATION

CALIX HOMES
HENNEPIN
RAMSAY

SAFE BAY

BUNKS & LOCKERS
MAINLY CHRONIC DRUG USE
MENTAL HEALTH ISSUES

~~18 yr olds~~
* 18 yr olds POPULATION
IS LESS & NOT OVERCROWDED
BECAUSE THEY HAVE OTHER
RESOURCES.

HARM REDUCTION

CHRONICS COMMITTEE

* 18 yr olds NEED SEPARATION
FROM OLDER COMMUNITY
* RECEIVE CASE INFORMATION
PRIOR TO RELEASE FROM
INCARCERATION



* CLAIMS THE LOCATION IS
GREAT SINCE IT IS CLOSE
TO MANY RESOURCES, HOWEVER
DOWNTOWN BUSINESS DISTRICT
THINKS OTHERWISE



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