IMI Community Development Projects

Community Development Services, is one of the primary lines of business for IMI. In 2016, IMI seeks to offer robust programming in the Community Life Center and bring online Visionary Square, an affordable senior housing center as another one of its flagship community development projects.

The Rev. Dr. Morris L. Shearin Sr. Community Life Center

Contemporary community facility attached to Israel Baptist Church, the Community Life Center opened its doors in June 2015! The facility houses a full service health center operated by Unity Health Care on the first two floors and is the home to the spectacular Capital City Hall of Distinction – a multi-purpose venue on the third floor operated by IMI. The Capital City Hall of Distinction (CCHOD) is designed to provide a wide range of health, education, recreation, meeting, banquet, and cultural activities.

Israel Manor Senior Residences

A companion project is a 47 unit Senior Housing Center project, being developed for a site approximately 2 blocks away from the Life Learning Center at 10th Street & Rhode Island Avenue. In June 2009, IMI purchased the land with a SAFI loan from the Enterprise Community Loan Fund. IMI also closed on a pre-development loan from the DC Department of Housing & Community Development. Construction has begun and is expected to be completed in the Fall of 2015.
The Rev. Dr. Morris L. Shearin Sr.
Community Life Center

1251 Saratoga Avenue NE
Washington, DC 20018
(Opened– June 2015)
About the Life Learning Center at Israel Baptist Church

- **CONSTRUCTION TYPE:** New Construction
- **PROJECT LOCATION:** 1251 Saratoga Avenue, NE
  Washington, DC 20018
  Adjacent to Israel Baptist Church
- **PROJECT TYPE:** Community Facility to house offices for health services, senior services, education, cultural arts, sports, banquets & meetings, and fitness programs
- **SQUARE FOOTAGE:** ~43,000 gross square feet of space
- **LEED LEVEL:** Silver
- **PROJECT STATUS:** Construction
- **ESTIMATED PROJECT COST:** $22 Million
- **DEVELOPER:** Israel Manor Inc.
  1251 Saratoga Avenue, NE
  Washington, DC 20018
  202.269.0017 phone
  202.832.9645 fax

- **VISIONARY & GUARANTOR:** Israel Baptist Church
  Rev. Dr. Morris L. Shearin, Pastor
  1251 Saratoga Avenue, NE
  Washington, DC 20018
  202.269.0288 phone
  202.832.9645 fax

- **OWNER REPRESENTATIVE & FINANCING CONSULTANT:** District Development Group
  Phinis Jones, Principal

- **ARCHITECTS:** A-2 Design Inc

- **ENGINEER:** Consulting Engineers Corporation
  Raj Jalle

- **GENERAL CONTRACTOR:** Forrester Construction Company

- **GENERAL COUNSEL & REAL ESTATE TRANSACTION ATTORNEY:** Jordan & Keys
  George R. Keys, Jr.

- **LEED Green Building Requirement Consultants:** Greenshape
  Iris Amdur, AP, Principal
  Potomac Energy Group, Inc.
  Farooq Ahmadzai, P.E., President
NOTE: ADDITIONAL TOILET FACILITIES WILL BE INCLUDED WITHIN SUITE AS PER CODE REQUIREMENTS

OPT. 2A_BLOCKING DIAGRAMS LEVEL ONE

UNITY HEALTH CARE
UNITY BRENTWOOD TEST FIT

ASX 007 16 AUG 2010

LITTLE
REQUIRED EGRESS STAIR FOR ALL TENANTS.

AREA OF REFUGE

POTENTIAL COMMUNICATING STAIR LOCATION

NOTE: ADDITIONAL TOILET FACILITIES WILL BE INCLUDED WITHIN SUITE AS PER CODE REQUIREMENTS

WAITING AREA

CHILDREN’S AREA

WAITING AREA

WAITING AREA

RECEPTION

ENTRY/EXIT

UP

DOWN

SOCIAL SVCS.

TOL.

TOILET

TOILET

TOILET

FAMILY PRACTICE SUITE

~4520 GSF

APPROX. 14 TOTAL EXAM RMS.

MA / PROV. OFFICE

5 EXAM RMS.

3 EXAM RMS.

6 EXAM RMS.

ADMIN. SUITE

1145 GSF

W.L.C.

~582 GSF

B.O.U.L. / E.T.

~306 GSF

MAINTENANCE AREA

POTENTIAL STAFF ENTRANCE AT THIS LEVEL.

BUILDING SCOPE BY OTHERS

PROPOSED FLIP-FLOP RELOCATION OF UNITY ELEVATORS WITH BLDG. UTILITY ROOMS.

REQUIRED EGRESS STAIR FOR ALL TENANTS. CAN DOUBLE AS COMMUNICATING STAIR FOR UNITY HEALTH CARE BETWEEN LEV. 1 AND LEV. 2.

UNITY HEALTH CARE

UNITY BRENTWOOD TEST FIT

OPT 2A_BLOCKING DIAGRAMS LEVEL TW0

ASK 008 16 AUG 2010

LITTLE