

A decorative graphic in the bottom-left corner consisting of a cluster of green diamonds of various sizes, some overlapping, creating a textured, mosaic-like effect.

# The Magdalen House

Proposed Expansion Plan  
Community Presentation

# AGENDA

1

Who We Are

2

What We Do

3

Who We Serve

4

The Opportunity

5

Proposed Location

- Neighborhood
- Site Plan and Design
- Parking
- Traffic

6

Zoning Change Request

# Executive Summary

The Magdalen House is a nonprofit organization dedicated to helping women achieve sobriety and sustain recovery from alcoholism.

The agency has helped transform thousands of lives in it's 35 years of service to the North Texas community.

The agency is considering expanding services to include men since they make up the majority of alcoholics, resulting in a significant unmet need.

The same programming model can be applied to men with shared support services for administration, communication, accounting and development.

This will allow us to serve over double the number of people for a projected 70% less than a completely new non-profit.

Having a location in the same geographic area will provide efficiency and access.

Since the proposed location requires a change in zoning, the purpose of this presentation is to share details and get input from our constituents and neighbors.

# WHO WE ARE

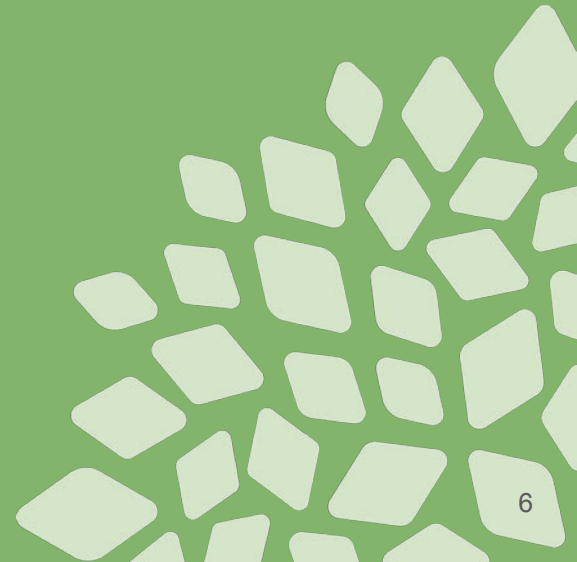


# Overview of The Magdalen House

*The mission of The Magdalen House is to help women achieve sobriety and sustain recovery from alcoholism at no cost and based on 12-Step spiritual principles.*

Founded in Dallas in 1987, The Magdalen House remains the only agency in the Dallas-Fort Worth area to offer comprehensive recovery services – without insurance or state funding – 100% free of charge.

# WHAT WE DO



# The Magdalen House Programming

We are committed to helping alcoholic women achieve long-term, sustainable recovery through spiritually based, comprehensive programming.

- **First Step Program:** A two-week, residential program for an alcoholic woman who wants to stop drinking but cannot. The house can accommodate up to 20 women with rolling admissions.
- **Next Step Program:** A three-phase, non-residential program that provides support and structure for an alcoholic woman at any stage of recovery.
- **Community:** Solution-focused classes, meetings, and workshops open to all alcoholic women at every stage of recovery, offered 365 days a year. Additionally, Family Support meetings provided to the families and loved ones of alcoholics and addicts.
- **Resources and Education:** Education about the disease of alcoholism and community partnerships that help connect alcoholic women and their families to resources such as sober living, women's health, and counseling.

# WHO WE SERVE



# Our Participants

Breaking the stereotypes of what alcoholic women look like, our participants come from all socioeconomic classes as well as a wide geographical area.



# Our Participants - Screening Process

All clients are here by choice and are thoroughly vetted via an intensive phone screen process in order to qualify for the residential and non-residential programs.

## Who we admit:

- Individuals must undergo an intensive phone screen. Walk-up requests are not admitted; all prospective participants must call themselves and be approved for admission.
- No one is admitted due to court mandates or against their will.
- Those who are able to care for themselves in an independent manner.
- Those whose primary addiction is alcohol, not drugs or other substances.
- Individuals without severe mental health issues. Those with severe mental health issues are not treated at The Magdalen House but are referred to various community partners for treatment.

# Our Participants - Security

- First Step participants are supervised by at least two staff members or trained volunteers 24 hours a day, 7 days a week.
- First Step participants are not allowed off-campus during their stay, except during a supervised walk around the block in groups of 4 or less.
- House alarm is set at 11pm and turned off at 5am.
- Loitering on the front porch is prohibited.
- No cell phones are allowed for residential participants.
- Participants who break house rules are asked to leave immediately.
- Any outside visitor that appears intoxicated is asked to leave immediately.
- All visitors must check in and wear a badge at all times.

# THE OPPORTUNITY

# The Unmet Need

Those who have experienced incredible changes through our current services have requested the creation of a program for men.

It is estimated that one in six American adult men suffers from alcoholism.<sup>1</sup> To put that into perspective, based on the 2022 population of the Dallas-Fort Worth metroplex there are an estimated 500,000 men struggling with alcohol in our community.

Taking a holistic approach to family, our mission is to provide those who suffer from alcoholism with the solution to lifelong recovery and restore families within our communities.

Men suffering from alcoholism deserve access to free comprehensive services and a continuum of care.

Therefore, to fulfill this need, The Magdalen House is exploring expanding services to include men.

1. Grant et al., 2017

# Our Vision for the Future - Helping All Alcoholics

The inclusion of both men and women allows for a 100% increase in the individuals served while only increasing operational costs by an estimated 30%.

## Programming will be identical:

- The screening processes for both the residential and non-residential programs.
- The First Step program, including intake requirements, and supervision, except all staff and volunteers working with men will be male.
- Non-residential programs, recovery meetings, and family support groups.
- House rules and security measures.

***However, a new facility will needed to accommodate this growth.***

# PROPOSED LOCATION

# Our Standard - 4513 Gaston Avenue

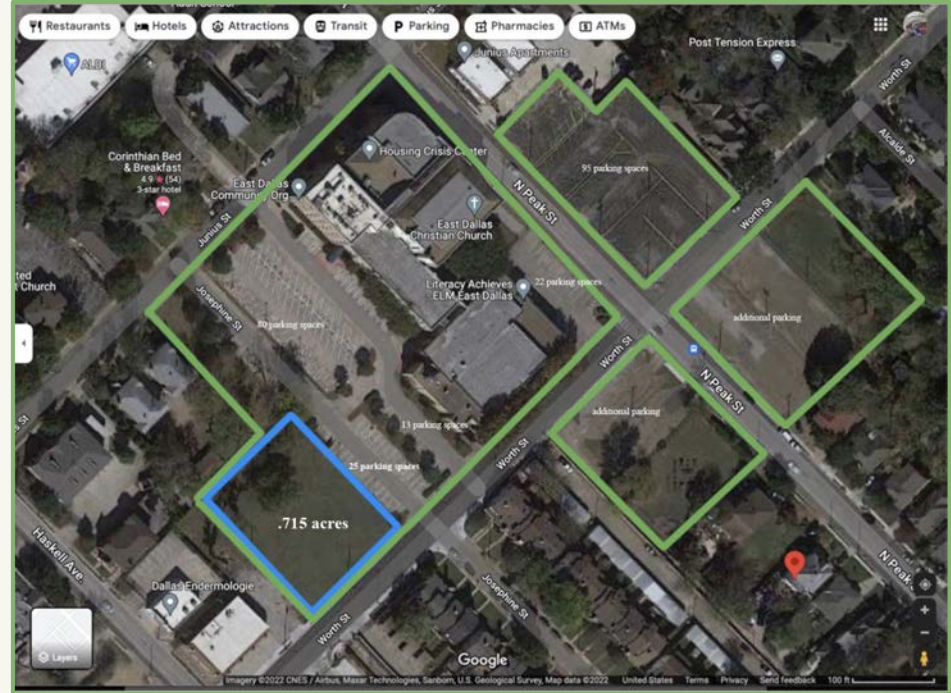


- The Magdalen House on Gaston Avenue has been meticulously restored and meets all criteria for this historic district.
- The current home was built to mimic a single-family residence true to the time period during which it was built.
- Recipient of Preservation Dallas' 2022 Preservation Achievement Award.

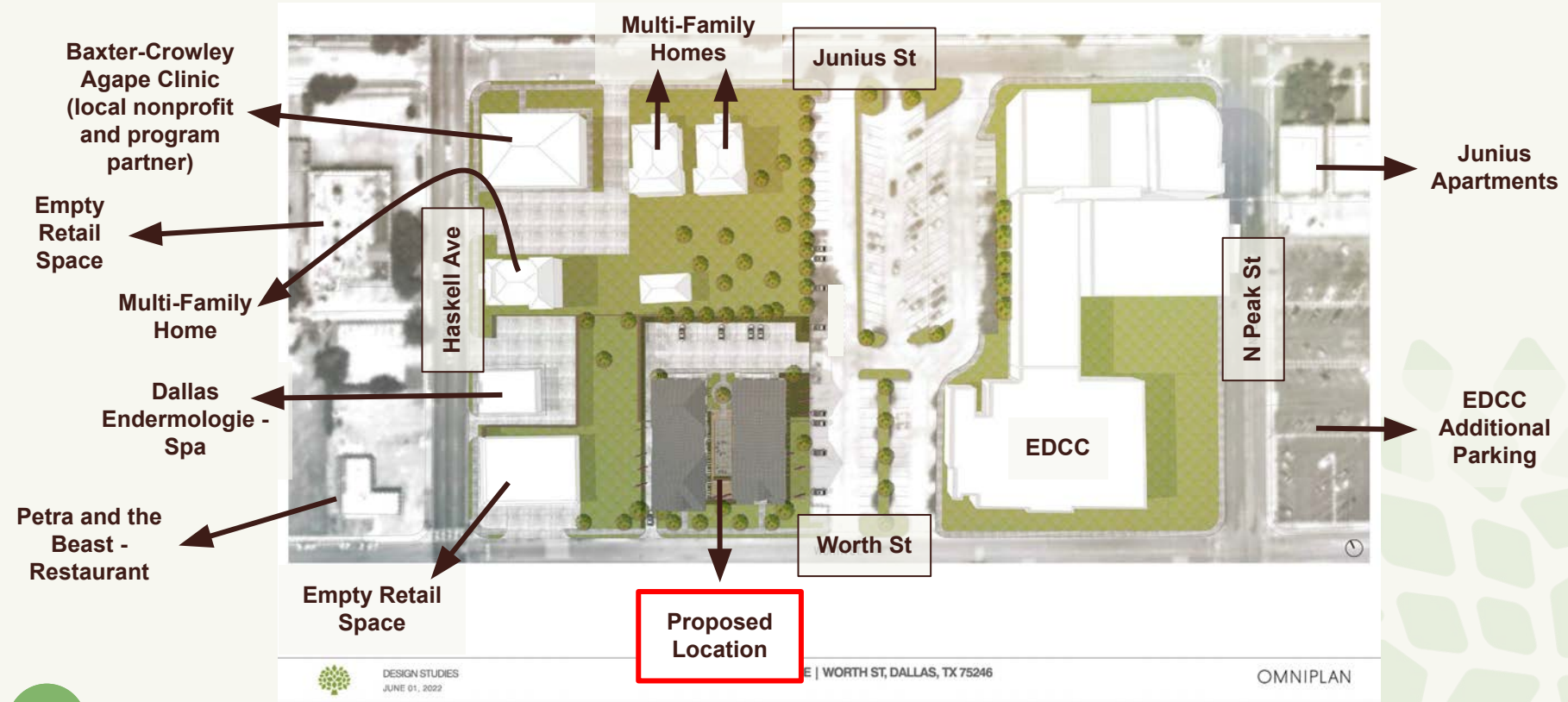


# Proposed Location - 4113-4125 Worth Street

- We explored many options in close proximity to current house on Gaston Avenue.
- The lot adjacent to East Dallas Christian Church (outlined in blue) was determined to be an outstanding fit for our needs.
- EDCC has agreed to sell property to us.



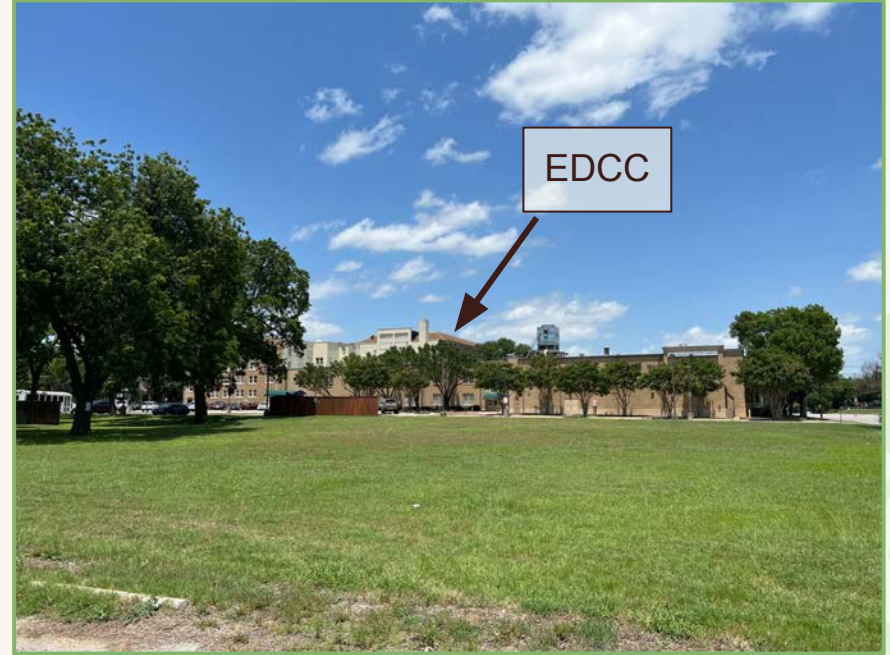
# Neighborhood - Proposed Location



# Proposed Location



Front View



Side View

# Neighborhood

The neighborhood surrounding the proposed location benefits from a variety of uses and architectural styles.

- Single-family homes
- Duplexes
- Fourplexes
- Townhomes
- Multi-family units
- Various businesses
- Schools
- Churches
- Other nonprofit organizations



# Neighborhood



Single-Family



Duplex



Josephine St.



Junius Apartments

# Neighborhood



East Dallas Christian Church



Nonprofit Program Partner - Agape Clinic



Vacant Commercial Strip



Endermologie Clinic

# Neighborhood



Spanish World School



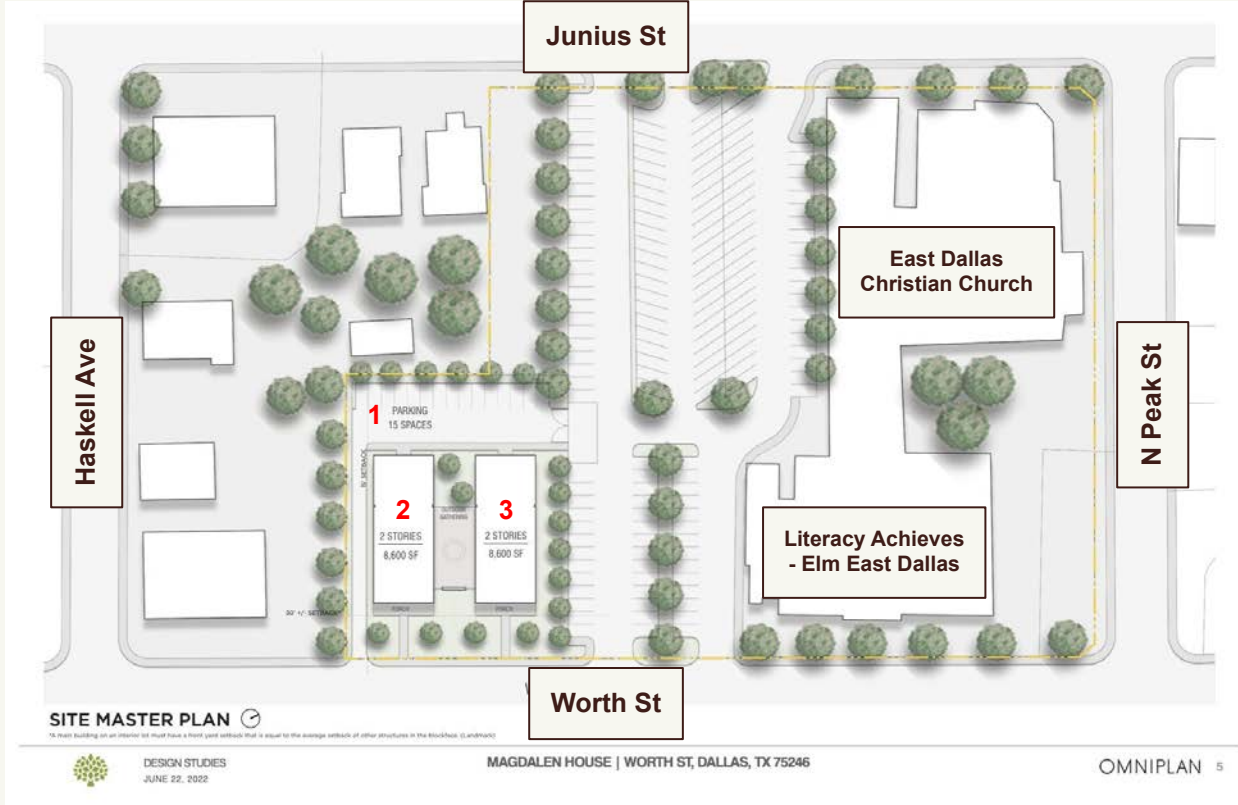
Tire Shop



Petra and the Beast (restaurant)



## Proposed Location - Master Site Plan



### Additional Labels:

1. Parking - 15 Spaces
2. Home A - 2 Stories, 8,600 SF
3. Home B - 2 Stories, 8,600 SF



# Proposed Location - Design Study



# Usage

## Home A

Will serve as internal small group meeting space and accommodate staff offices.

## Home B

Will house the residential program allowing The Magdalen House the opportunity to serve all individuals suffering from alcoholism and in need of a solution.



# Parking

- 15 parking spaces will be on property for employee parking.
- The church has agreed to lease their parking to accommodate all remaining needs and to meet the requirements of City Code.



# Traffic

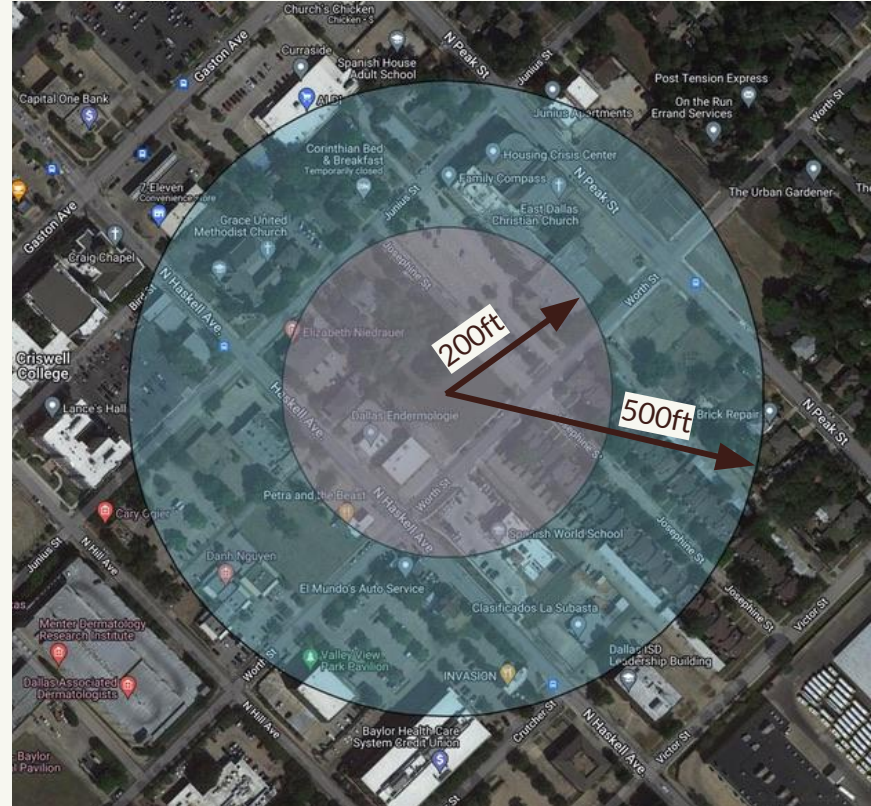
- First Step participants cannot leave their car on site during their stay.
- Daily meetings - average of 17 total attendees per day across 4 meetings.
- Monthly meetings - average of 90 total attendees to monthly community events.

# ZONING CHANGE REQUEST



# Proposed Location - Next Steps

- The Magdalen House requests to amend the PD-98 zoning to include provisions to accommodate our particular use.
- All new construction will comply with historic neighborhood regulations, traditional residential requirements, and parking requirements per City Code.



# Summary

The Magdalen House would like to expand services to include men since there is a significant unmet need and the majority of alcoholics are men.

Our goal is for our new facility to be an asset to the neighborhood and the community.

The homes on Worth Street will be built in accordance with the historic criteria as outlined by the Peak's Suburban Addition Historic District Historic Overlay.

The Magdalen House will contribute to the historic nature of the neighborhood, beautify existing surroundings, and provide a service that both fits in well with, and serves the entire community.

# QUESTIONS?

Email any questions to [expansion@magdalenhouse.org](mailto:expansion@magdalenhouse.org)



# THANK YOU