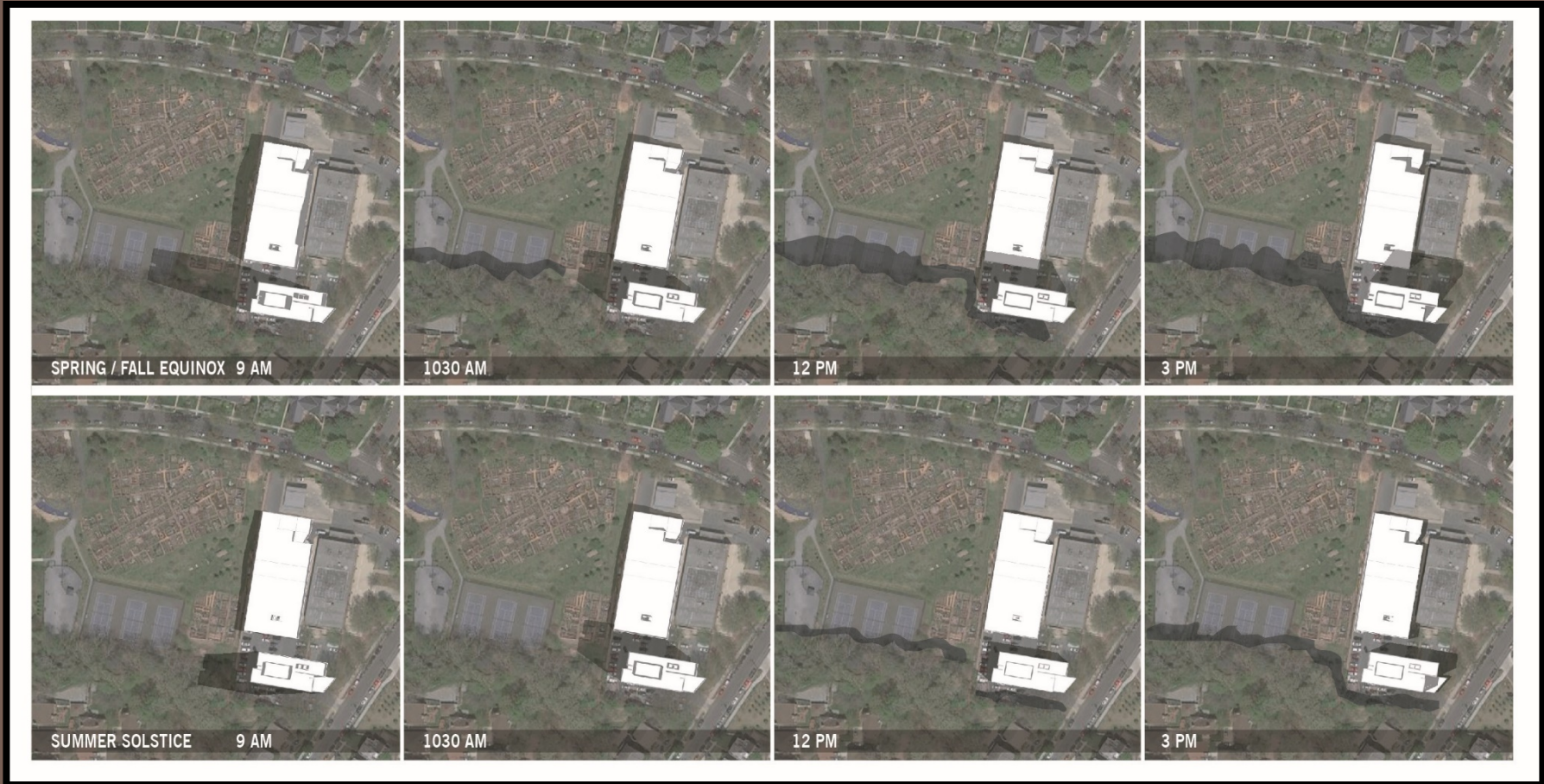




6 Story Shelter in line with 5 /6/ 9 story buildings in surrounding area



Sun Studies



Birdseye Render



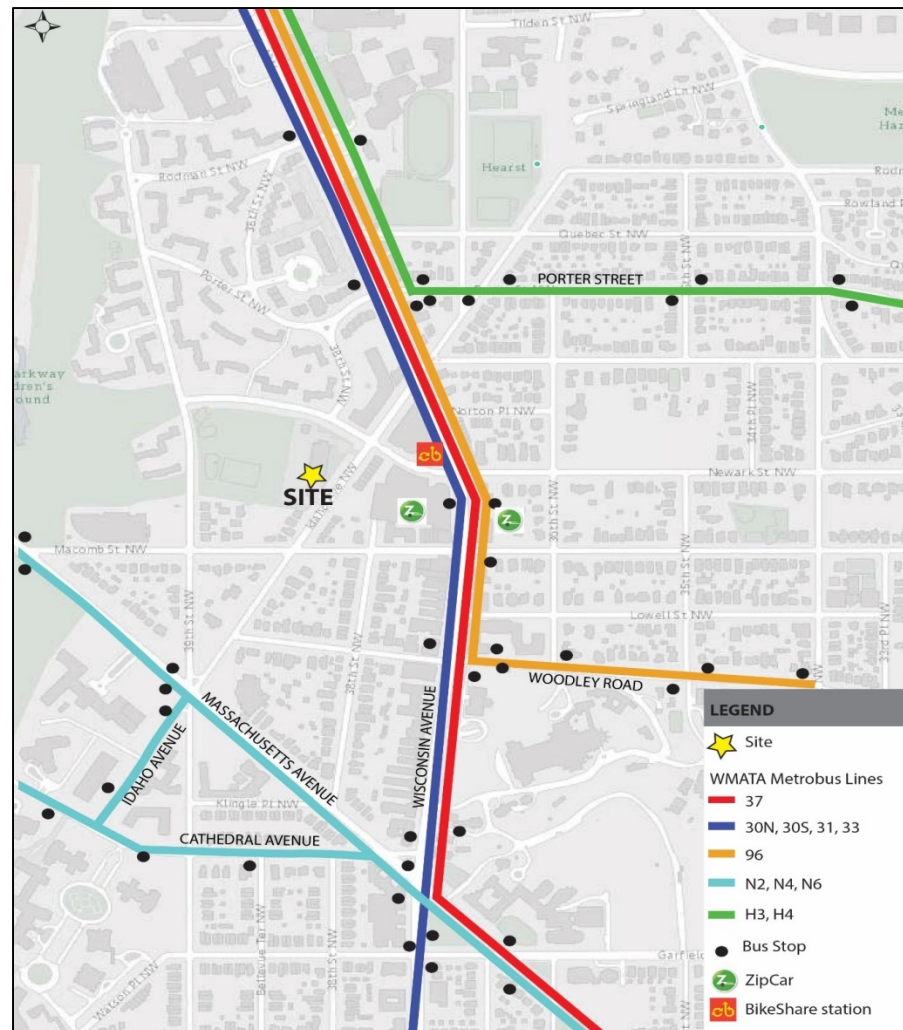
Birdseye Render



Birdseye Render

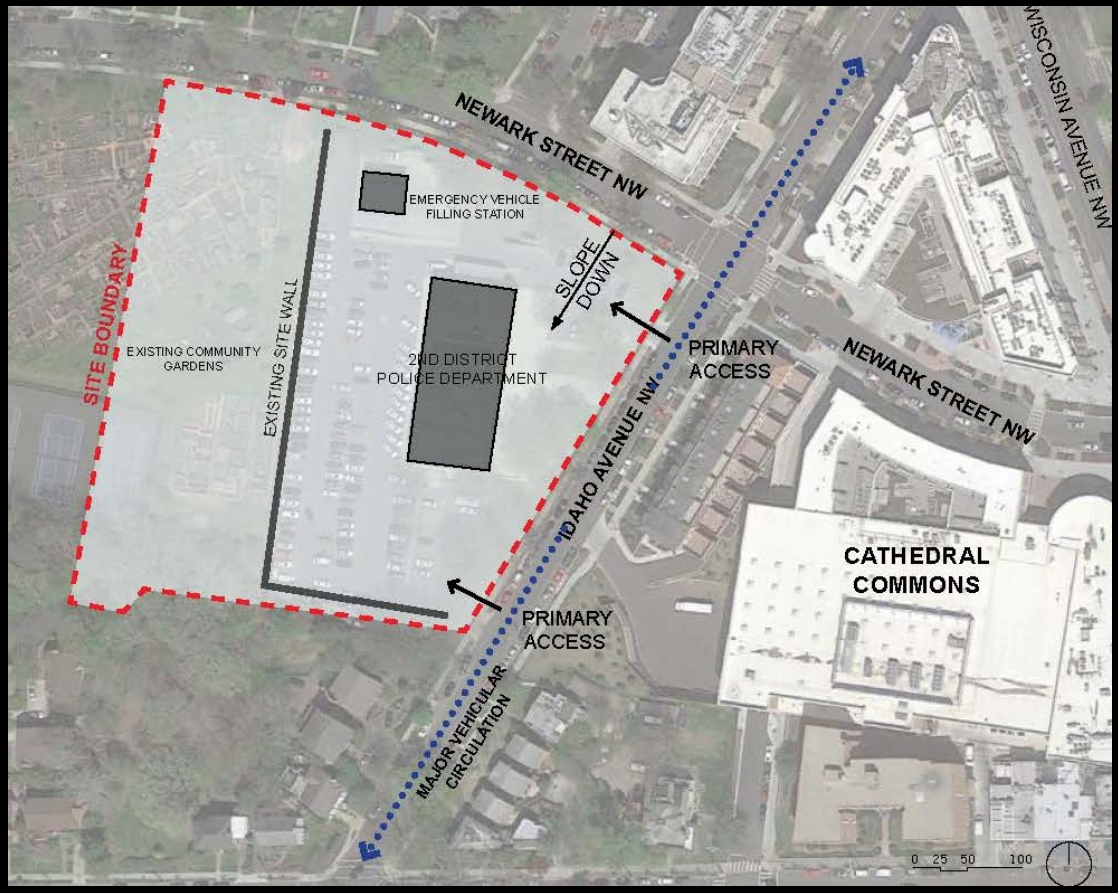
Site Location

- Metrobus
 - Wisconsin Avenue
 - 31, 33, 37
 - Friendship Heights
 - 30N, 30S
 - East Capitol Street
 - 96
 - Crosstown Line
 - H3, H4
 - Massachusetts Avenue
 - N2, N4, N6
- Metrorail
 - Cleveland Park, Van Ness/UDC, Tenleytown (Red Line)
- Car Sharing
 - Two car share stations
- Capital Bike Share
 - One nearest to site - west side of Wisconsin Avenue north of Newark Street



Site Access

- Idaho Avenue
 - 2 Driveways



Transportation Statement



- ❑ 50 Family rooms
 - ❑ Low vehicle ownership
 - ❑ DHS policy not to provide parking for residents
- ❑ Staffing
 - ❑ Minimum 10 staff
 - ❑ Maximum 24 to 27 staff at peak
 - ❑ A majority of staff is expected to drive
- ❑ Negligible impact on the surrounding community

Vehicular Parking

- Vehicular parking
 - Project will meet zoning requirement – 23 spaces
 - Increased parking supply for MPD

	Existing	Future
MPD	157	216
STFH Project	-	23
Total	157	239

Vehicular Parking



- ❑ On-street Parking
 - ❑ 549 parking spaces within 800 feet of site
 - ❑ 125 vacant spaces during peak staff shift

- ❑ Off-street Parking
 - ❑ Cathedral Commons garage located one block away

Bicycle Parking



- ❑ Bicycle storage room located in basement storage
(5 long-term spaces)
 - ❑ Open to residents
- ❑ Rack near front door (5 short-term spaces)

Loading



- ❑ Food deliveries made by van
 - ❑ No need for full size or service loading berths
 - ❑ No furniture move-ins
 - ❑ Meals delivered twice per day
- ❑ Loading/trash removal
 - ❑ Driveway will provide access
 - ❑ Three times per week
- ❑ Loading Management Plan
 - ❑ Proposed loading/ circulation options are sufficient

Relief needed to close DC General



□ Variance

- ▣ Height and Number of Stories (§ F-303.1)
- ▣ Number of Primary Structures on One Lot (§ C-302.2)
- ▣ Loading (§ C-901.1)

□ Special Exception

- ▣ Construction of an Emergency Shelter in the RA-1 Zone District (§ U-420.1(f))

Public Service Standard – Case Law

- When the Applicant is a public service, as in this case, the board may apply a more flexible standard when applying the variance test.
- Court of Appeals cases
 - ▣ Nat'l Black Child Dev. Inst. v. BZA, 482 A.2d 687
 - ▣ Monaco v. BZA, 407 A.2d 1091
 - ▣ Draude v. BZA, 527 A.2d 1242
- BZA cases applying public service standard:
 - ▣ 18240, 17973, 18272

Public Service Standard – Case Law

- The “public need for the use is an important factor in granting or denying a variance and the apparently objective standards of the enabling acts are applied differently to the several kinds of uses.”
 - ▣ *Monaco v. BZA*, 407 A.2d 1091
- “Characterization of a use as a public service, and its need for expanded facilities, may be significant in determining whether the requisite ‘exceptional situation or condition’ exists.”
 - ▣ BZA Case 18240

Variance: 3-Prong Test



- Exceptional Condition
- Practical Difficulty
- No Substantial Detriment to the Public Good or Inconsistency with the Zoning Plan

Exceptional Situation or Condition



- Location of Existing Structures on the Lot
- The Pre-Existing Community Garden
- The Lot's Topography
- Programmatic Needs

Practical Difficulty without Zoning Relief

□ Programmatic Needs

- 50 units
- Number of sleeping units on each floor is limited to 10
- Must dedicate building space to on-site wrap around services

□ Topography

- Significant change in grade

□ Location of Existing Structures

- MPD Station
- Refueling Area
- Parking Lot
- Community Garden

No substantial detriment to the public good or zone plan



- The Project aligns with the Zone plan and surrounding area which includes mix of building types including 5 – 9 story buildings.
- Will not infringe on the capability of MPD to operate at maximum capacity
- The building will be substantially setback from nearby single family homes.
- Play area and trash moved away from single family homes

Zoning Relief - Special Exception



- Special Exception
 - ▣ Construction of an Emergency Shelter in the RA-1 Zone District (§420.1(f))

Project Fits Zoning Definition of Emergency Shelter

Zoning Regulation Definition of Emergency Shelter:

Subtitle B – 100.2

Emergency Shelter: A **facility** providing **temporary** housing for one (1) or more individuals who are otherwise homeless as that arrangement is defined in the Homeless Services Reform Act of 2005, effective October 22, 2005 (D.C. Law 16-35; D.C. Official Code §§ 4-751.01 et seq.) [the “**HSRA**”]; an emergency shelter use may also provide ancillary services such as counseling, vocational training, or similar social and career assistance.



HSRA Definition of Temporary Shelter:

HSRA DC Code 4-751.01 (40)(A-B)

(40) “Temporary shelter” means:

(A) A housing accommodation for individuals who are homeless that is open either 24 hours or at least 12 hours each day, other than a severe weather shelter or low barrier shelter, provided directly by, or through contract with or grant from, the District, for the purpose of providing shelter and supportive services; or

(B) A 24-hour apartment-style housing accommodation for individuals or families who are homeless, other than a severe weather shelter, provided directly by, or through contract with or grant from, the District, for the purpose of providing shelter and supportive services.



Project = Temporary Shelter (HSRA) = Emergency Shelter (Zoning Regulations) 47

Harmonious with the general purpose and intent of the zone plan



- The construction of an emergency shelter facility with safe and secure accommodations is consistent with the law and policies of the District, and will be a great benefit to families in the District experiencing homelessness.

Will not tend to adversely affect the use of neighboring property

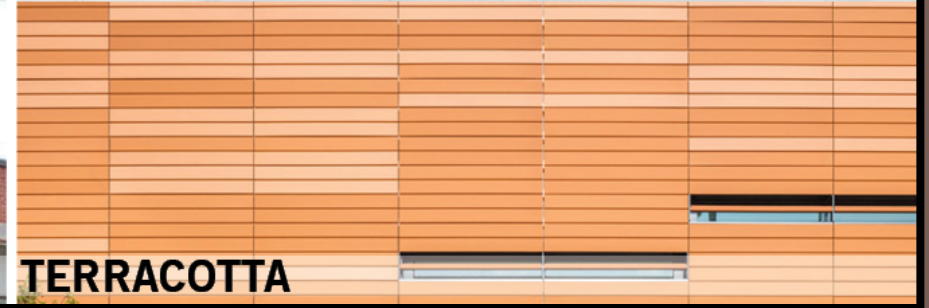


- The emergency shelter will not impact MPD, HSEMA, or FEMS operations
- Sufficient front, side and rear yards to buffer project from surrounding neighborhood
- Similar size and density to Cathedral Commons development and Vaughan Place apartments

BZA Application:
3320 Idaho Ave. NW
BZA Case No. 19450

Presented by:
Meridith H. Moldenhauer
Griffin, Murphy,
Moldenhauer & Wiggins, LLP





Exterior Façade

Ward	Site	Acquisition Date	Design Start	DCRA Submission	Construction Start	Delivery
1	2105 10 th Street, NW	Began BAFO process				
2	810 Fifth Street, NW	Opened in Spring 2016	Complete	Complete	March 2015	Jan 2016
3	3320 Idaho Avenue, NW	District Inventory	October 2016	June 2017	Nov 2017	Summer 2019
4	5505 Fifth Street, NW	December 2016	Sept 2015	Jan 2017	July 2017	Sept 2018
5	1700 Rhode Island Ave, NE	District Inventory	October 2016	June 2017	Nov 2017	Summer 2019
6	850 Delaware Avenue, SW	District Inventory	October 2016	June 2017	Nov 2017	Summer 2019
7	5004 D Street, SE	District Inventory	March 2016	Nov 2016	June 2017	Sept 2018
8	4233 6 th Street, SE	District Inventory	March 2016	Nov 2016	June 2017	Sept 2018