

BZA Application:
1700 Rhode Island Ave. NE
BZA Case No. 19452

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Homeward DC Initiative

Current State with DC General

Far Too Big and Institutional:

Old Hospital that houses 260 families each night, 50 plus families on each floor

Poor Conditions:

Old, outdated building that is beyond it's useful life

Inadequate Programming Space:

Not enough space for children and families to receive needed services

The Wrong Environment that can be a Barrier to Better Outcomes

Large, institutional setting dilutes effective service delivery is not the right environment for families



Future State with Short-term Family Housing

Small, Residential Setting

No more than 50 families per site

New, Dignified and Modern

New, beautiful facilities, designed specifically to meet the needs of families

Programming Space

Designed to provide children and families with the supports and services they need.

A Supportive Environment that Helps Families Achieve Stable Housing, Quickly

Warm, residential setting that supports families quickly through the immediate crisis of homelessness back to more stability in housing.

Law Guides Design & Identifies Site

- **DC Council Act 21-251** “Interim Eligibility and Minimum Shelter Standards Amendment Act of 2015,” December 2015
 - ▣ Sets minimum standards for bathrooms including one private bathroom for every five units
 - ▣ Requires a minimum of 280 DC General Family Shelter replacement units

- **DC Council Act 21-412** “Homeward DC Omnibus Approval of Facilities Plan for Short-term Housing for Persons Experiencing Homelessness Act of 2016,” June 2016
 - ▣ Designates 1700 Rhode Island Avenue, NE as the Ward 5 DC General Family Shelter replacement site

Dignified Facilities



- Privacy and Safety
 - Approximately 10-11 sleeping units per floor
 - Each floor will have a security desk with a direct line of site down the floor's single central hallway
 - Limited Access
- Private Bathrooms
 - Bathrooms are family and private style
 - Only one family has access at a time

The Project-Services & Supports

□ **Wrap-around Services**

- Permanent Housing Programs
- Housing Search
- Social Work Staff
- Early Childhood Screenings & School liaisons
- Education, Training, & Employment Services
- Health Care
- Financial & Budget Management Counseling

□ **Partnerships with Community Service Organizations**

- Health & Wellness
- Mentoring & Tutoring
- Programming & Activities for Children

□ **24 Hour Staffing & Security**

Emergency Shelter Services & Supports



Wrap-around Services

- Connections to permanent housing programs
- Housing search assistance
- Social work staff
- Early childhood screenings & school liaisons
- Education, training, & employment services
- Health care
- Financial & budget management counseling



Partnerships with Community Service Organizations

- Health & wellness
- Mentoring & tutoring
- Programming & activities for children



24 Hour Staffing & Security

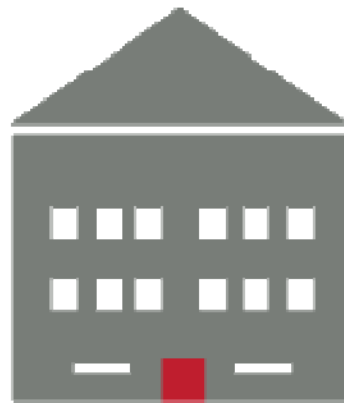
Making Homelessness Rare, Brief & Nonrecurring

Making Homelessness Rare, Brief & Nonrecurring

Prevent homelessness
by providing robust services



Offer safe and dignified short-term housing
to people who experience homelessness



Help people transition into housing ASAP



Emergency Shelter: DHS Design Regulations

- **Sleeping Units**
 - Ten single-room family units per floor
 - 25% include trundle beds + play pens
 - Wardrobes + Dresser + Floating Storage Shelves
 - Desk + Chair + Task lamp
 - Mini-fridge in each room
 - All units are ADA accessible
- **Bathrooms (no congregate or dorm style; exceeds requirements of DC Council Act 21-251)**
 - Family style, one for every two units, entry from the hallway
 - 50% showers / 50% bathtubs
 - Private bathrooms for 20% of units
 - 50% showers / 50% bathtubs
 - Additional bathroom near dining area
- **Administrative Space**
 - Office spaces
 - Staff lounge + Locker area + Bathroom
 - Copy room + mail distribution area
- **Ground Floor Common Areas**
 - Lobby (large and welcoming)
 - Conference/programming room
 - Computer lab
 - Multi-Purpose Room/Dining Area w/ moveable wall
 - Warming Kitchen + Pantry
- **Per Floor Requirements**
 - Monitoring/assistance station with clear line of sight to all units
 - Microwave + sink + countertop
 - Homework/study lounge
 - Homework/study room
 - Common area
 - Laundry room
 - Trash room or trash chute
 - Janitor's closet
 - Storage room
- **Play space**
 - Crawl space (infants)
 - Indoor / outdoor play space (toddlers)
 - Outdoor play space (older youth)

Community Outreach

Thurs. Oct 6	Advisory Team Meeting #1 Introductions/Process
Tues. Nov. 15	Advisory Team Meeting #2 Feedback to Architects
Mon. Dec. 5	Advisory Team Meeting #3 Review of Draft Designs: Site & Exterior
Mon. Dec. 12	Public Design Meeting Mary McLeod Bethune Day Academy PCS 1404 Jackson St. NE
Mon. Dec. 19	Advisory Team Meeting #4 Review of Draft Designs
Tues. Jan. 17	SMD 5B03 Presentation
Wed. Jan. 25	ANC 5B Meeting – BZA Presentation
Thurs. Feb. 16	Community Walk-thru and SMD 5B03 Presentation
Wed. Feb. 22	ANC 5B Meeting

The Project



- City owned land
- A six-story emergency shelter for families with wrap around services on-site
- The Project will include 46 family units (average of 150 beds)
- The Short-Term Family Housing facility will include:
 - Space for on-site wrap around services
 - 1 Dining room
 - 1 Computer Room
 - Laundry on each floor
 - Common rooms on each floor
 - Health examination room
 - Outdoor recreation play space

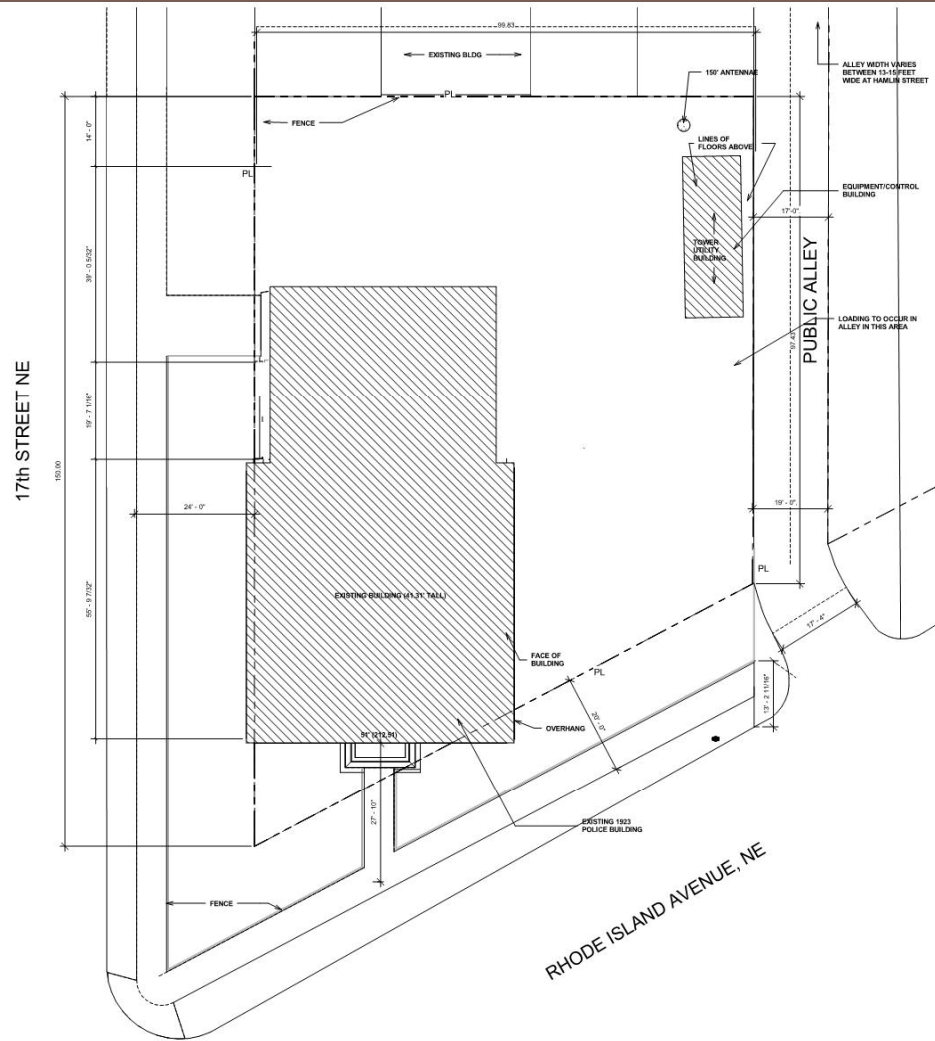
The Property

MU-4

Square: 4134

Lot: 800





Site Constraints

- Unique corner lot location;
- Significant, 20-foot sidewalk, public-space area along Rhode Island Avenue; and
- Significant 24-foot sidewalk, public-space area along 17th Street;
- Main Building of Former Police Station built in 1923 will be retained on the site as directed by the DC Historic Preservation Office;
- Existence of previously approved 150'-0' communications antenna and approximately 360 square foot control/equipment building that must continue to be located on the site;
- Specific programmatic requirements of the STFH program as established in the law.



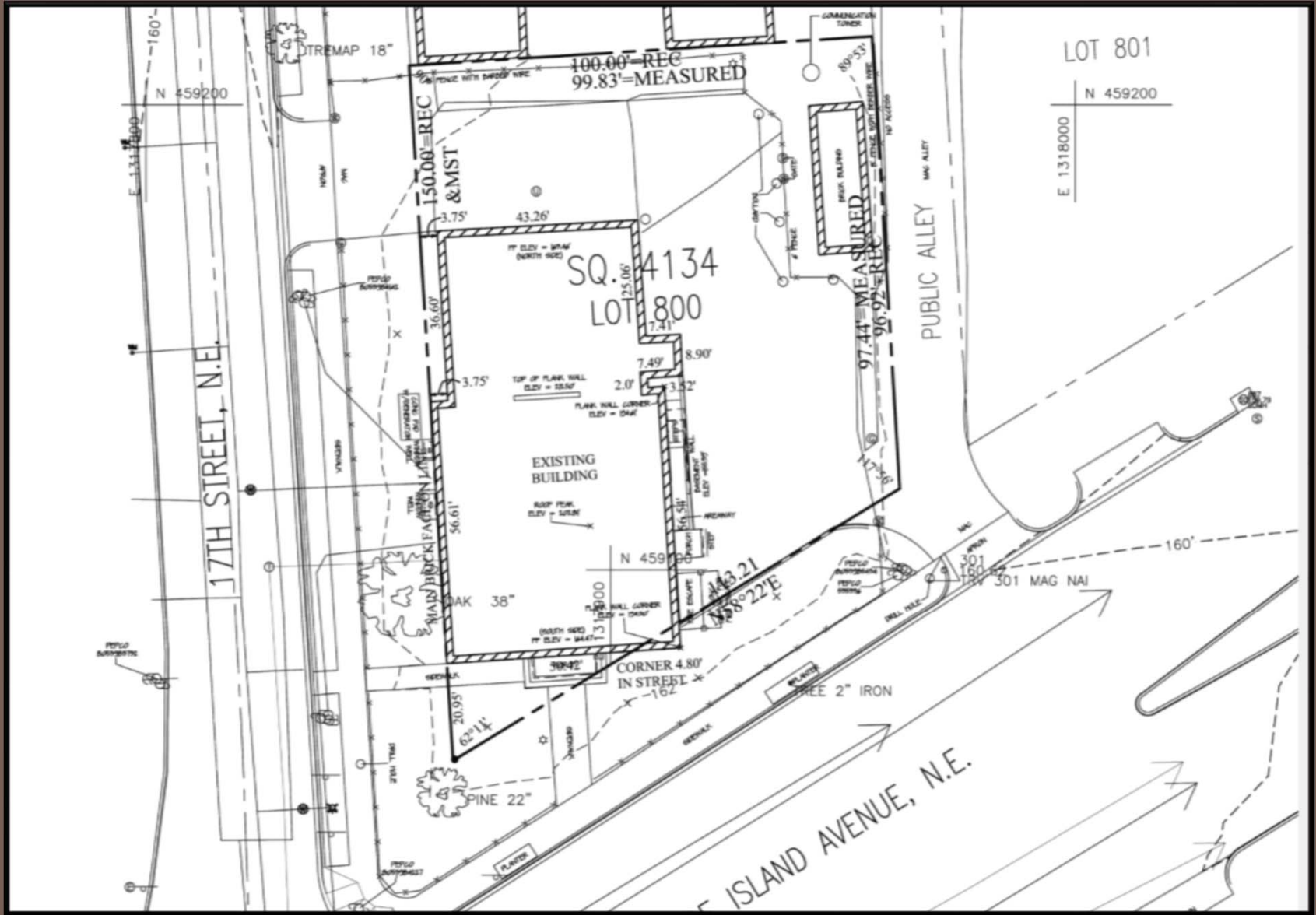
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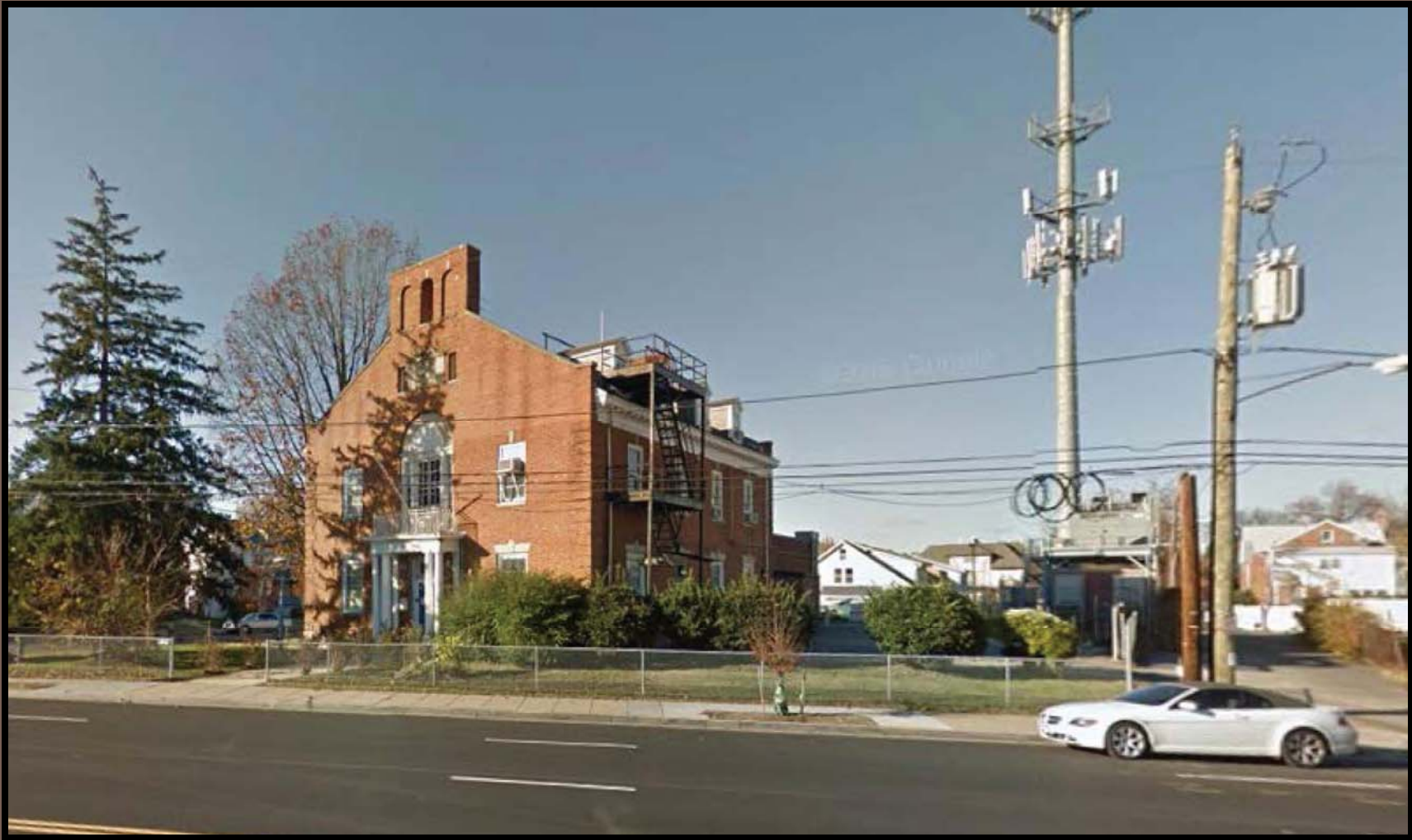
SHORT-TERM HOUSING

1700 Rhode Island Avenue, NE
Washington, DC 20018

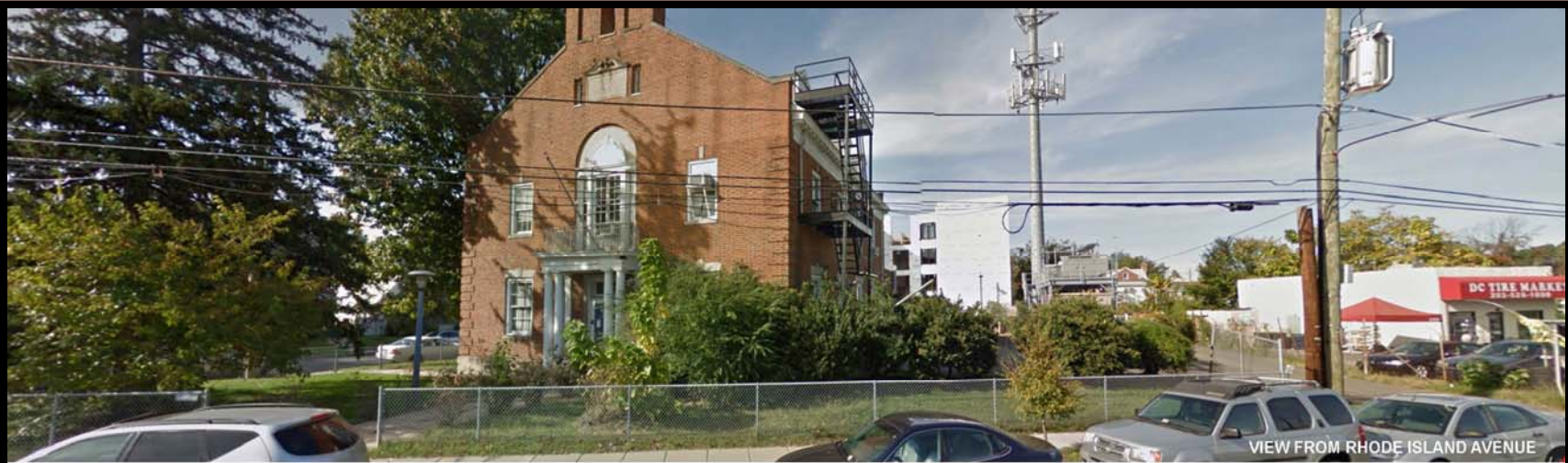
Issue Date:



Existing Condition Survey



Street View From Rhode Island Avenue NE



Existing Condition



1: NEW CONSTRUCTION & RADIO TOWER

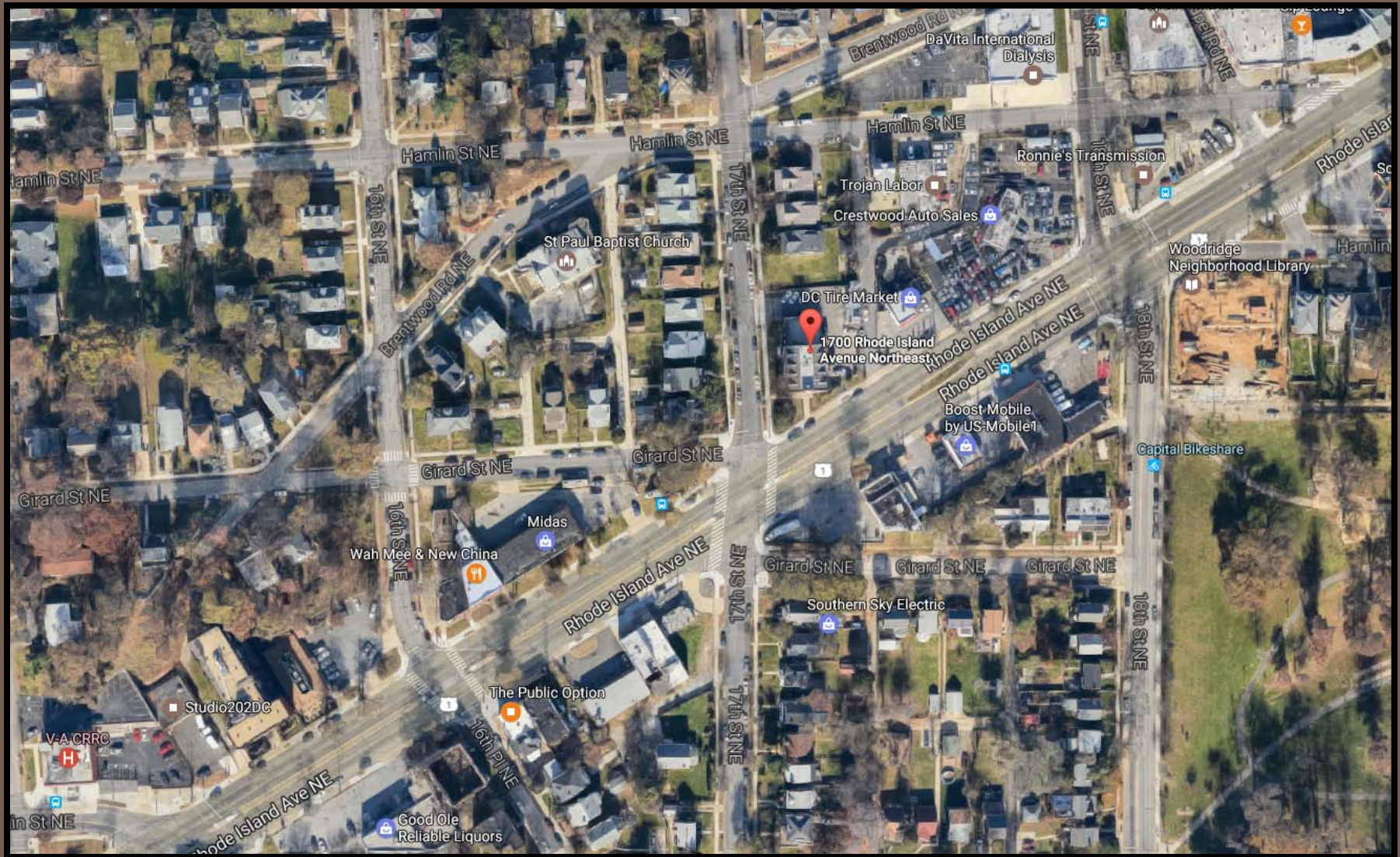


2: AUTO SERVICE ZONE

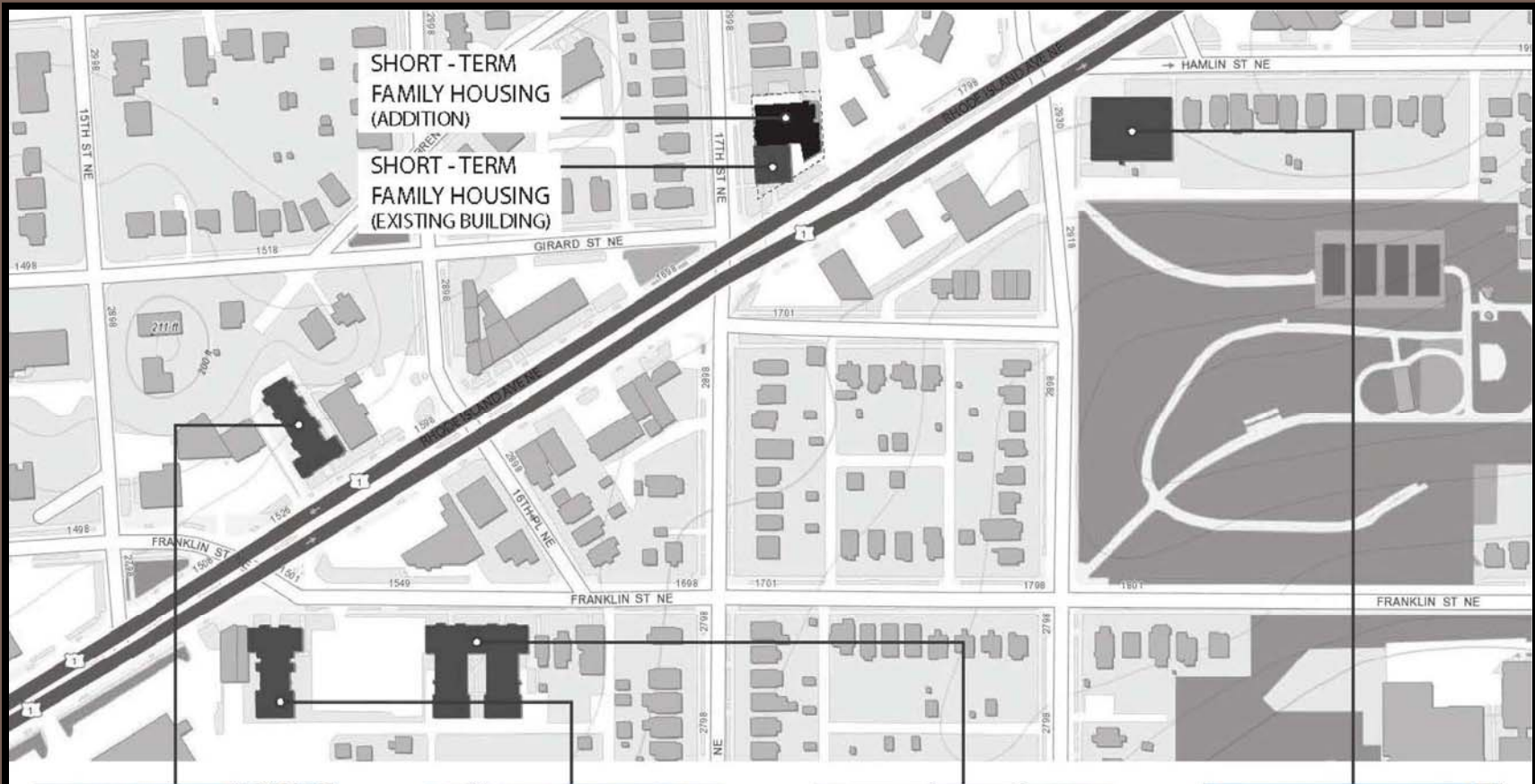


3: SURROUNDING NEIGHBORHOOD

Existing Site Images and Community Context



Site Location



5 1/2 STORY APARTMENT BUILDING



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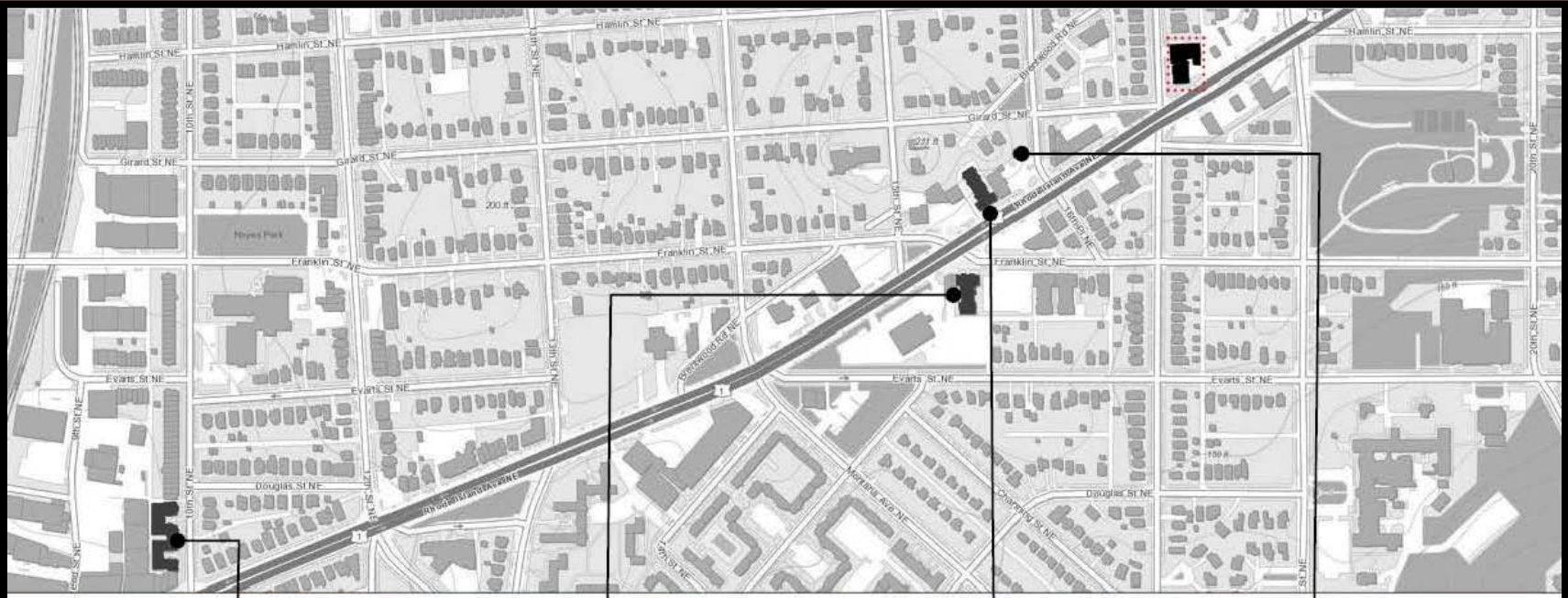


4 STORY APARTMENT BUILDING



WOODRIDGE LIBRARY

Surrounding 4 to 5 1/2 story buildings



Existing 4-5 Story Buildings in the Rhode Island Avenue Corridor



Multi-story apartment houses along Rhode Island Corridor



Southwest View

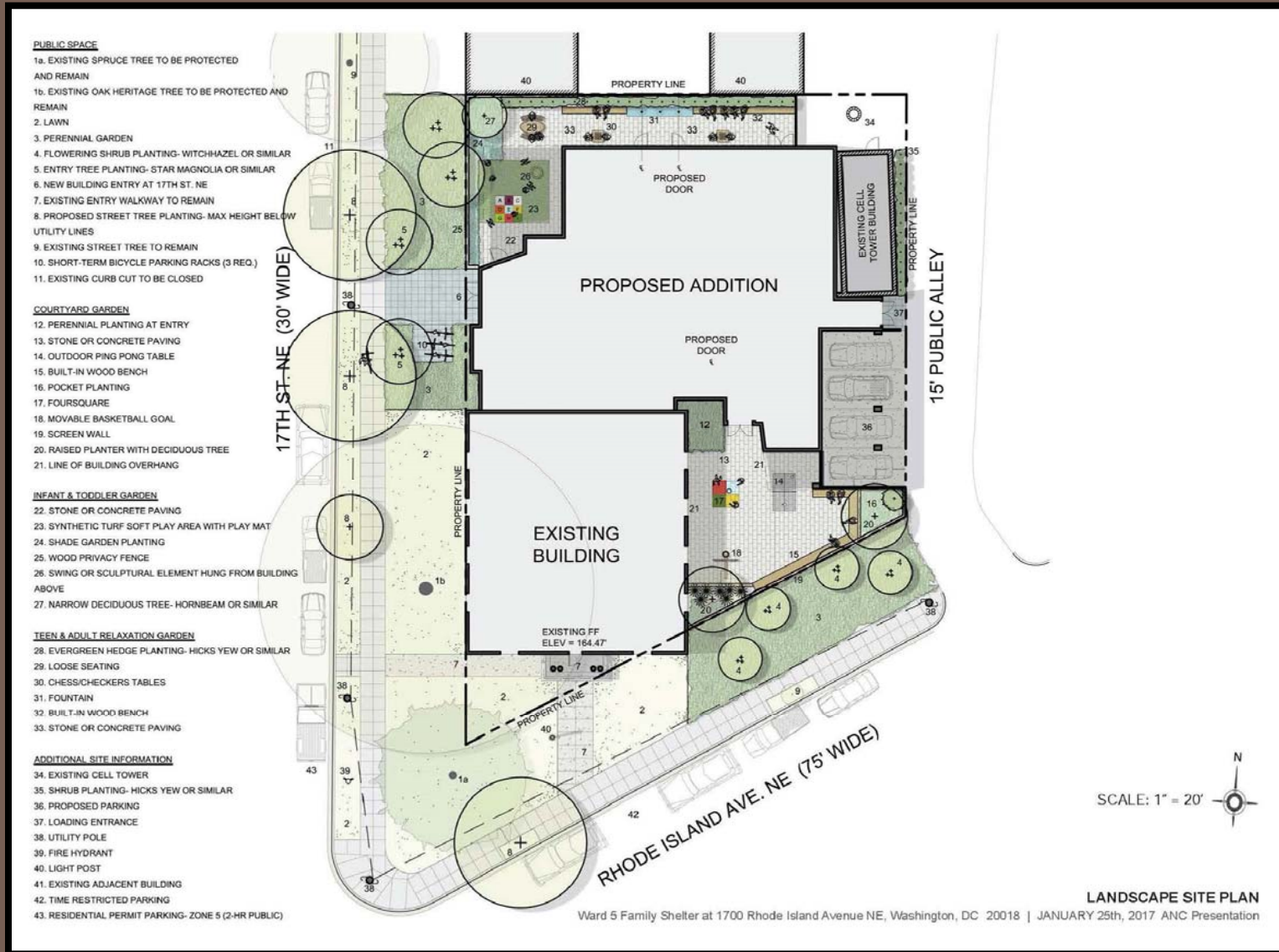


South View

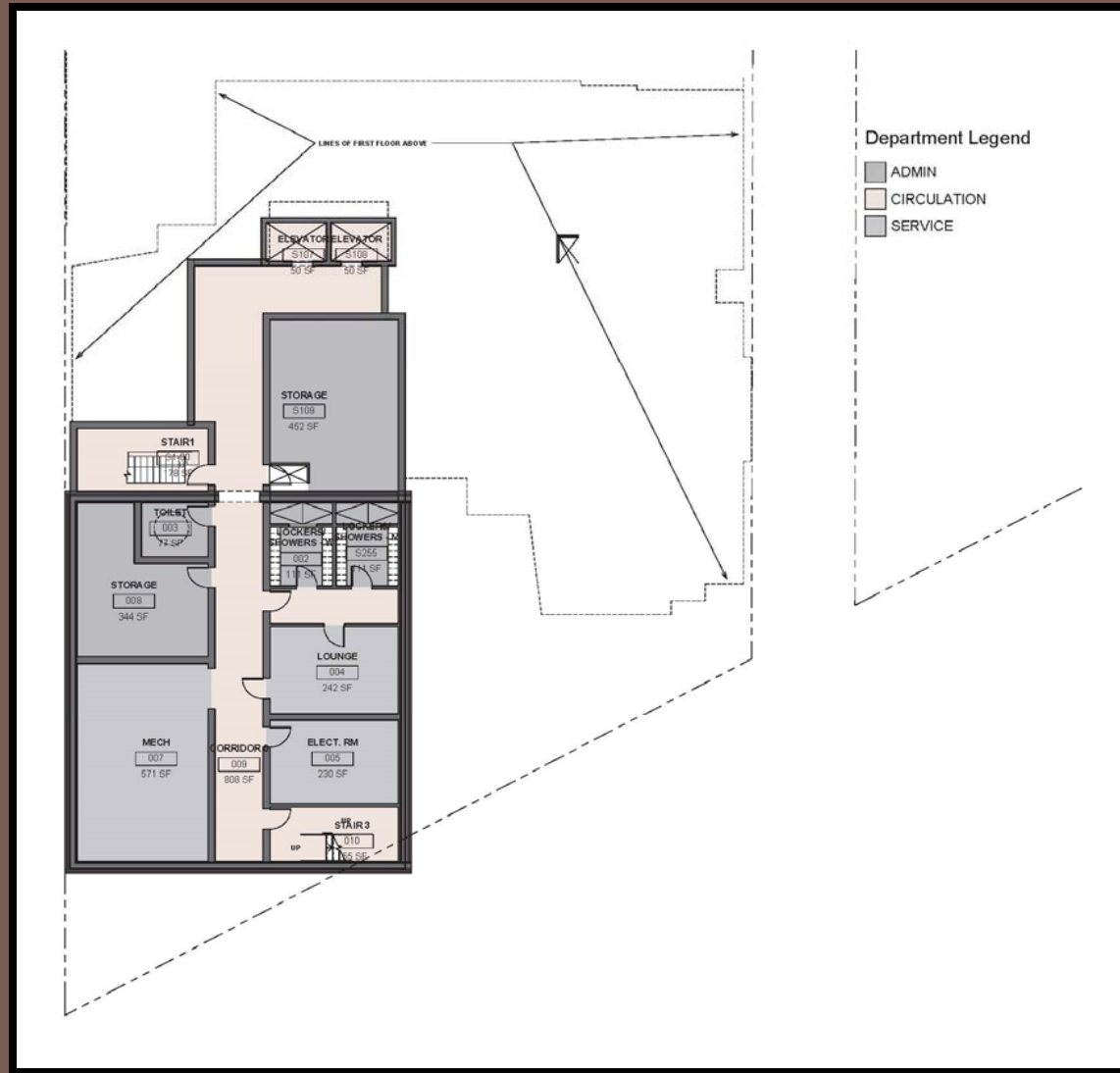


Southeast View

Bird's Eye View



Zoning Relief Requested



Plan: Lower Level



Plan: Ground Floor



Plan: Second Mid Level Floor



Plan: Third Mid Level Floor



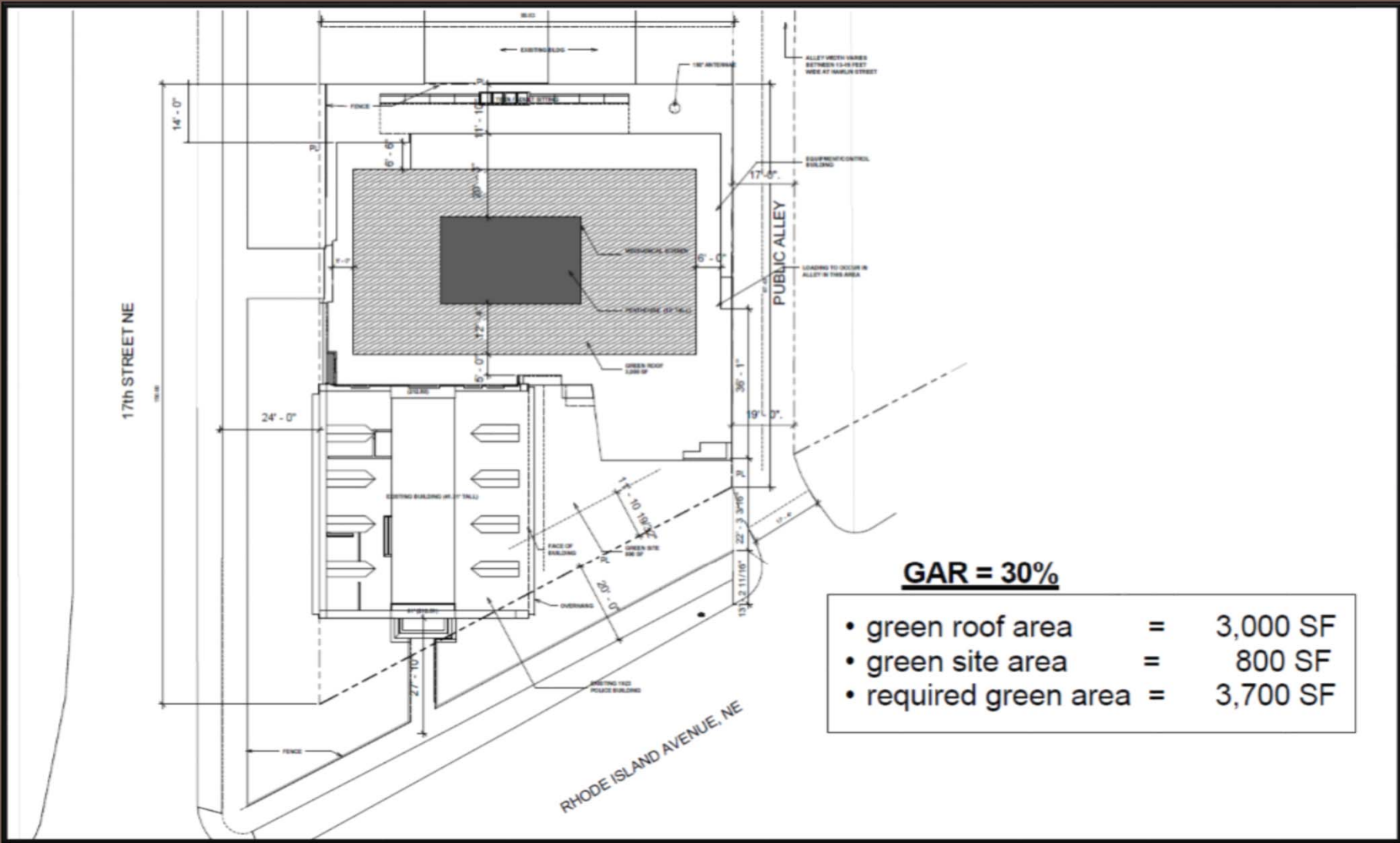
Plan: Fourth Floor



Plan: Fifth Upper Level Floor

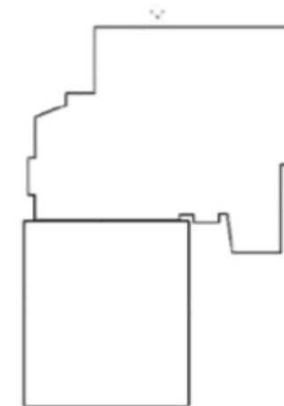
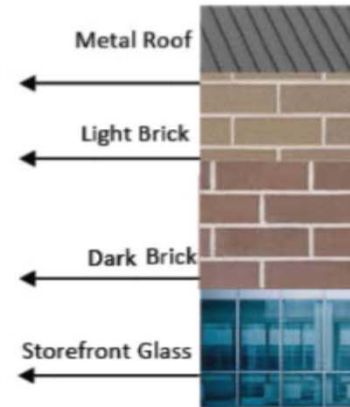
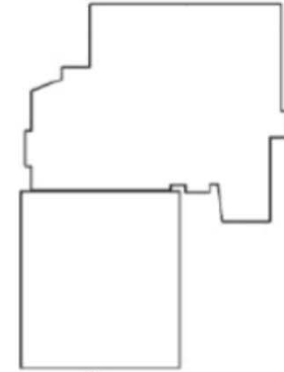
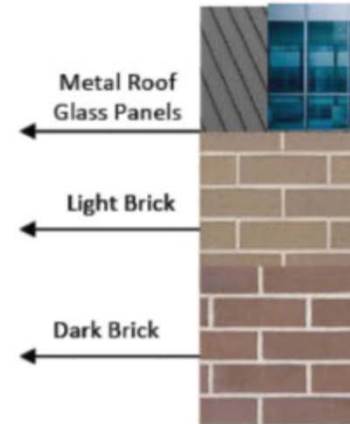


Plan: Sixth Upper Level Floor

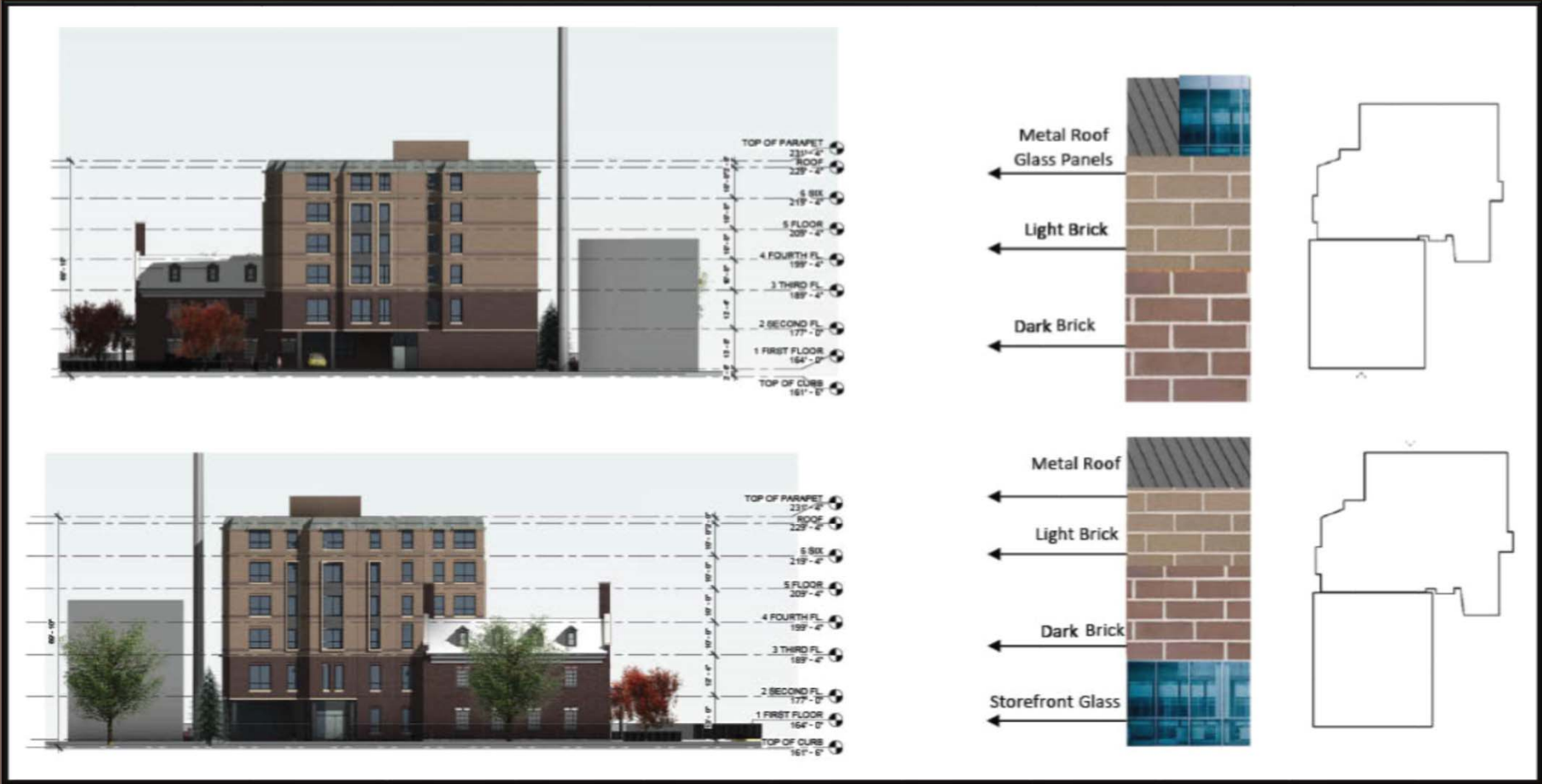


GAR = 30%

- green roof area = 3,000 SF
- green site area = 800 SF
- required green area = 3,700 SF



Elevations – North & South



Elevations – East & West

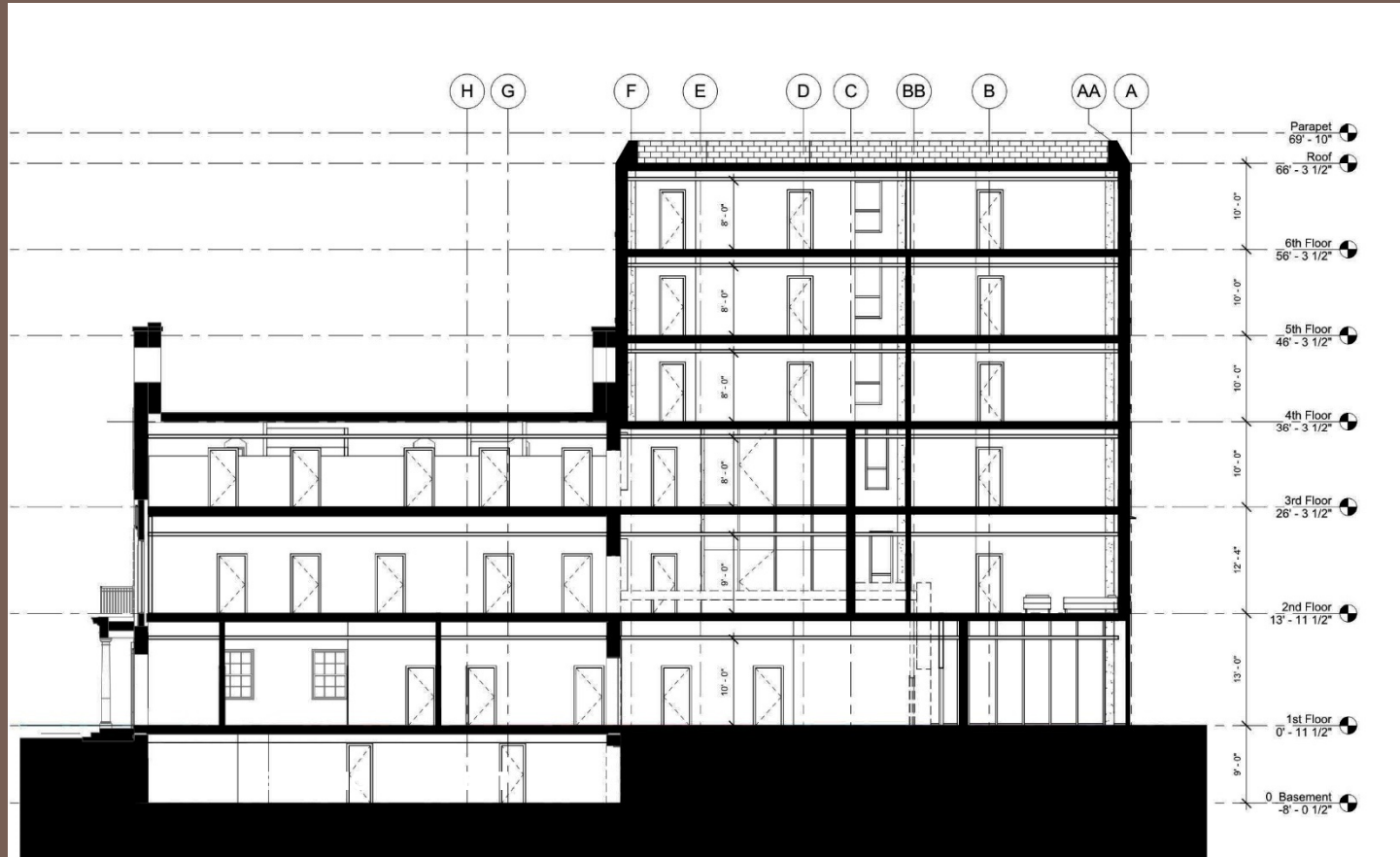
NEW FIRST, SECOND & THIRD FLOORS
TO MATCH EXISTING FIRST, SECOND
& THIRD FLOORS

EXISTING THIRD FLOOR

EXISTING SECOND FLOOR

EXISTING FIRST FLOOR

BASEMENT FLOOR



1st FLOOR	7869 SF
2nd FLOOR	6910 SF
3rd FLOOR	7733 SF
4th FLOOR	6103 SF
5th FLOOR	6113 SF
6th FLOOR	6145 SF
Basement	4107 SF



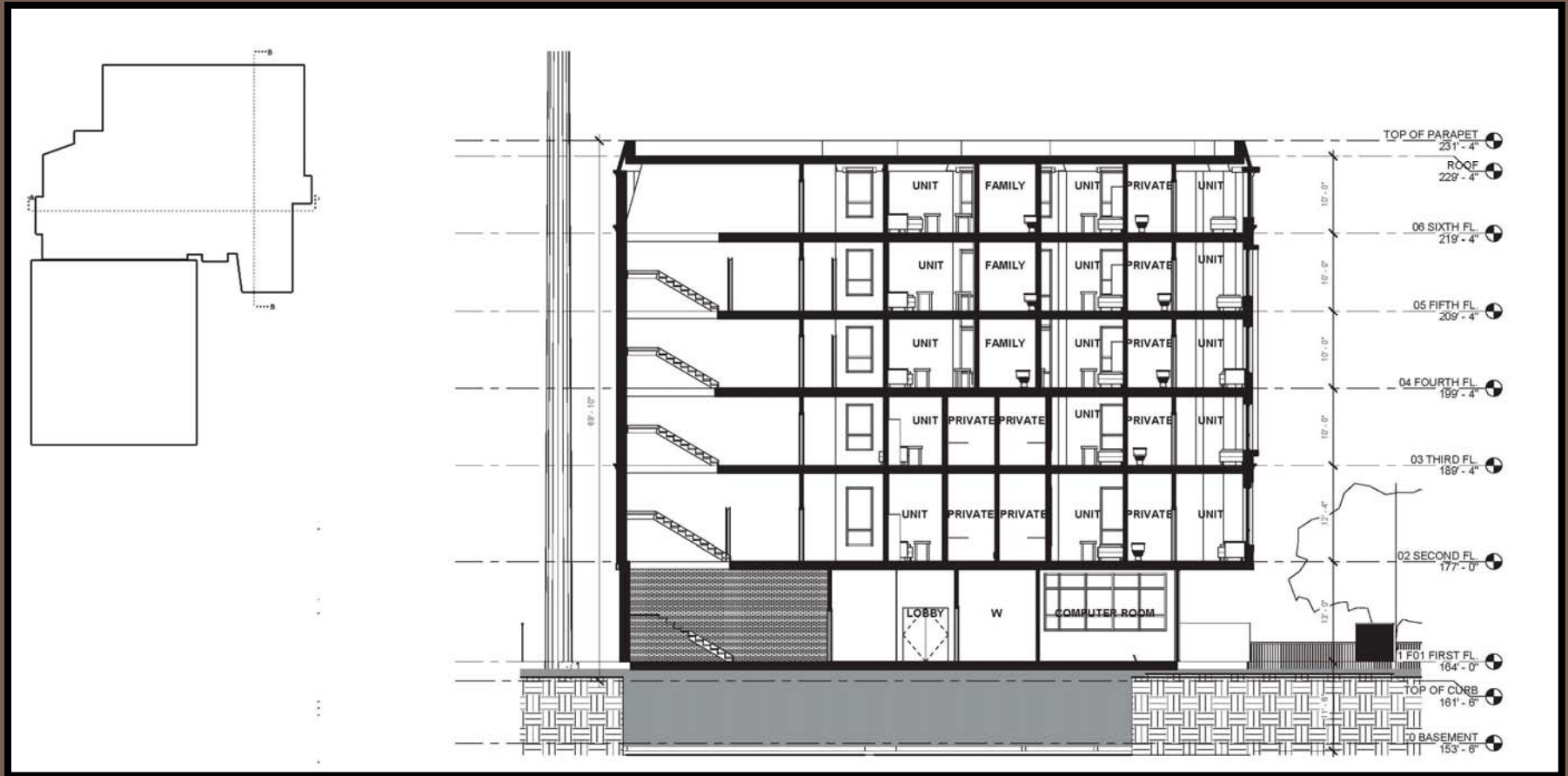
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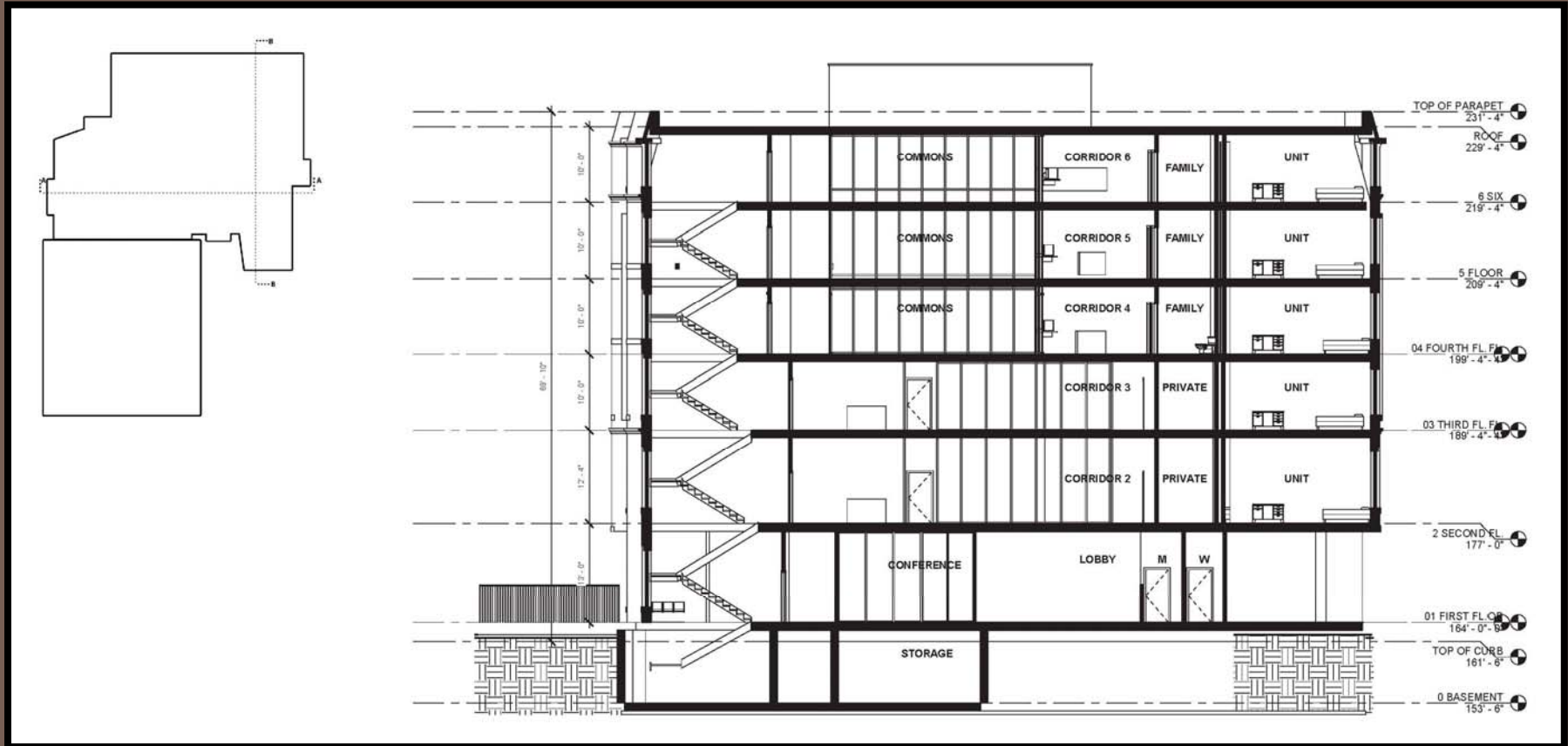
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Section – East West



Section — East West



Section North South



LANDSCAPE GOALS FOR THE WARD 5 FAMILY SHELTER

- 1. NEIGHBORHOOD GARDENS-** Use planting in public and private space to soften the division between residents and neighbors and create gardens that both can enjoy
- 2. REDUCE STRESS-** Provide access to gardens and play space to reduce the stress of homelessness
- 3. PROTECT-** Care for the existing large oak and spruce trees
- 4. RESPECT-** Use the materials and features of the historic building to inform contemporary landscapes elements



Landscape Plan



Landscape Improvement Plan