



(202) 832-6681 (TTY/ V)

3722 12<sup>th</sup> St NE Washington, DC 20017

(202) 832-8454 (FAX)

[www.deaf-reach.org](http://www.deaf-reach.org)

**Special Exception Documentation**  
**Existing And Intended Use Of 1203 ½ and 1203 Otis Street Ne**

**1203 ½ Otis Street Ne**

Current Use

The current use of 1203 ½ Otis Street NE is as a rental home for 6 unrelated Deaf/Hard of Hearing Adults with disabilities.

Each tenant has a bedroom and they share 2 full baths and 2 ½ baths. They share a kitchen, living room, dining room and finished basement.

Intended Use

The intended use of the new project will be as a group home/care facility for 15 Deaf and Hard of Hearing adults. There will be staff in the building 24 hours per day. Meals will be provided. Education and recreational activities will be provided.

Each resident will have their own bedroom and bathroom. The entire facility will be accessible for people with physical disabilities and fitted for deaf and hard of hearing technology.

There will be one large kitchen and dining space and three community/living spaces.

There will be three floors and a basement.

**1203 Otis Street NE “Otis House”**

Current Use

There are 8 clients currently residing at Otis House. All clients are adult, Deaf or Hard of Hearing with disabilities. The facility is staffed at all times when the clients are inside.

Clients work with staff to prepare meals, maintain healthy diets, maintain medical and mental health treatments, encourage socialization skills

### Intended Use

The clients of this facility will move next door. The new use for this space will be a 5 story apartment building with 22 units in a mix of 1 bedroom, 2 bedroom and 3 bedroom units. There will also be a mix of income levels in the building. The priority population will be Deaf and Hard of Hearing people with disabilities and their family members, or low income.

The main office for Deaf-REACH Inc, a non profit agency providing social services to Deaf and Hard of Hearing Adults will be in the first floor of the building, relocating from 3722 12<sup>th</sup> Street, NE across the street.

Groups and activities for residents of the group homes and tenants of the building will occur on the first floor in the community rooms or in the outdoor courtyard space being designed for the property.

There will be opportunities for members of the Brookland community to volunteer, participate in activities, classes, and Deaf culture in the new space.

There will be parking in the cellar of this building provided for staff and tenants.

### Other

There will be an attractive court yard between the buildings to allow for outdoor events for the Deaf community and the broader Brookland community to come together and enjoy social events and activities.

There will be new trees and landscaping.

There will be parking created under the larger building and a loading site for deliveries.

Both facilities will be fully equipped with green technology such as solar panels, non combustibile/all electric heating and cooking, use of rain run off/water efficient plumbing; green roof etc.

There will be an activities coordinator hired to plan and implement activities for Deaf clients of the agency and who live on site and to plan activities to encourage the Deaf and Hearing communities of Brookland to come together and learn from each other.