

## ZC Case No. 24-24

1201 New York Avenue NE – The Heritage  
Application for Consolidated PUD and Zoning Map Amendment



GOVERNMENT OF THE DISTRICT OF COLUMBIA  
MURIEL BOWSER, MAYOR



**BUILD  
MAINTAIN  
SUSTAIN**



COZEN  
O'CONNOR



ZONING COMMISSION  
District of Columbia  
CASE NO. 24-24  
EXHIBIT NO. 23A1

# Applicant's Team

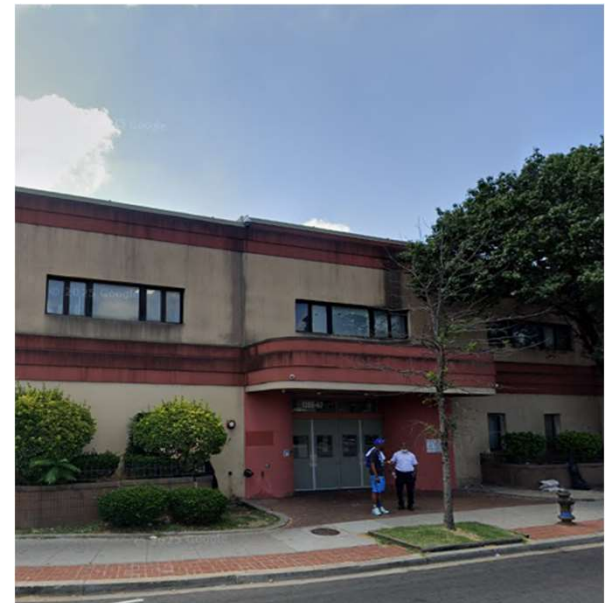
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- Rachel Pierre, Acting Director, D.C. Department of Human Services
- Anthony Newman, Deputy Administrator, D.C. Department of Human Services
- Renee Holmes, Senior Project Manager, D.C. Department of General Services
- Suman Sorg, Sorg and Associates
- Bruno Carvalho, CGLA
- Jami Milanovich, Wells + Associates
- Meredith Moldenhauer, Cozen O'Connor

# How We Got Here – The Existing Shelter

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- DHS partners with Catholic Charities to operate the existing men's shelter at 1355 New York Avenue NE
  - One of a limited number of low-barrier shelters exclusively for men in the city
  - Building constructed in 1950
- Challenges of existing shelter building
  - Insufficient capacity (225 beds)
  - Outdated infrastructure
  - Crowded floorplan/dormitories with bunk beds
  - No common areas and limited private meeting rooms
  - Limited ADA compliance
- Legal obligation to offer “continuum of care” for population experiencing homelessness
- Homeward DC 2.0



# The Heritage

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- Modern, purpose-built shelter to replace the current facility at 1355 NY Avenue
- Five distinct programs: Low-Barrier, Work Program, Senior Program, Respite/Sobering, Hypothermia
- Notable improvements from existing shelter
  - Increased capacity (407 permanent beds, 80-100 hypothermia cots) and more square footage per resident
  - Elimination of bunk bed “warehousing”
  - Programming space
    - Day Center
    - Private meeting rooms and clinic space
  - Intake center and security
  - Outdoor recreation space

# Community/Stakeholder Engagement

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- 15 points of engagement with community and stakeholders
  - Town halls with residents and staff of 1355 NY and 801 East shelters
  - Presentations to ANC 5D (ANC vote of support in May 2025)
  - Public community meeting hosted in March 2025
  - Additional points of engagement with Interagency Council on Homelessness, D.C. Council, Downtown BID, Deputy Mayor for Health and Human Services
- CFA and NCPC concept approval

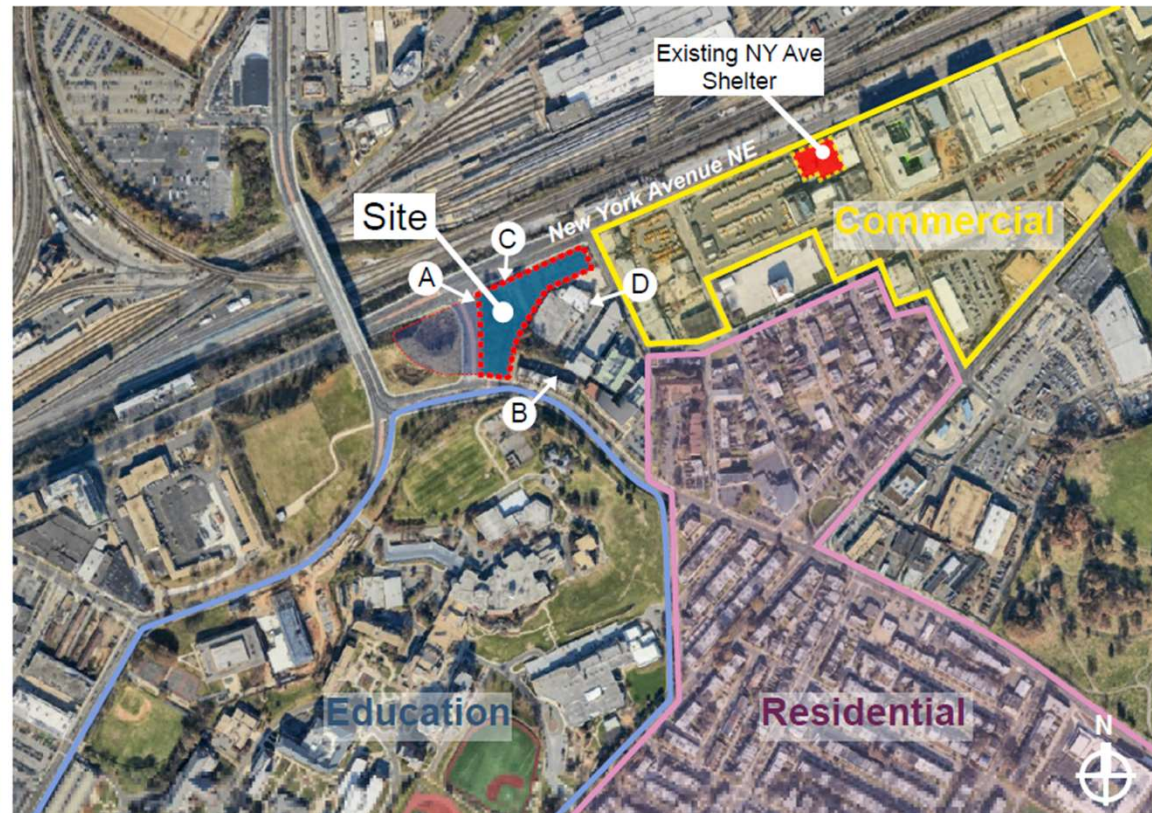
# Project Timeline

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- Pre-Design Phase (2022-2025)
  - Architectural programming
  - Stakeholder engagement
  - Conceptual design
  - Entitlements
- Construction Phase (2026-2028)
  - Permitting
  - Construction of project
- Project completion (2028)



## SITE LOCATION AND CONTEXT



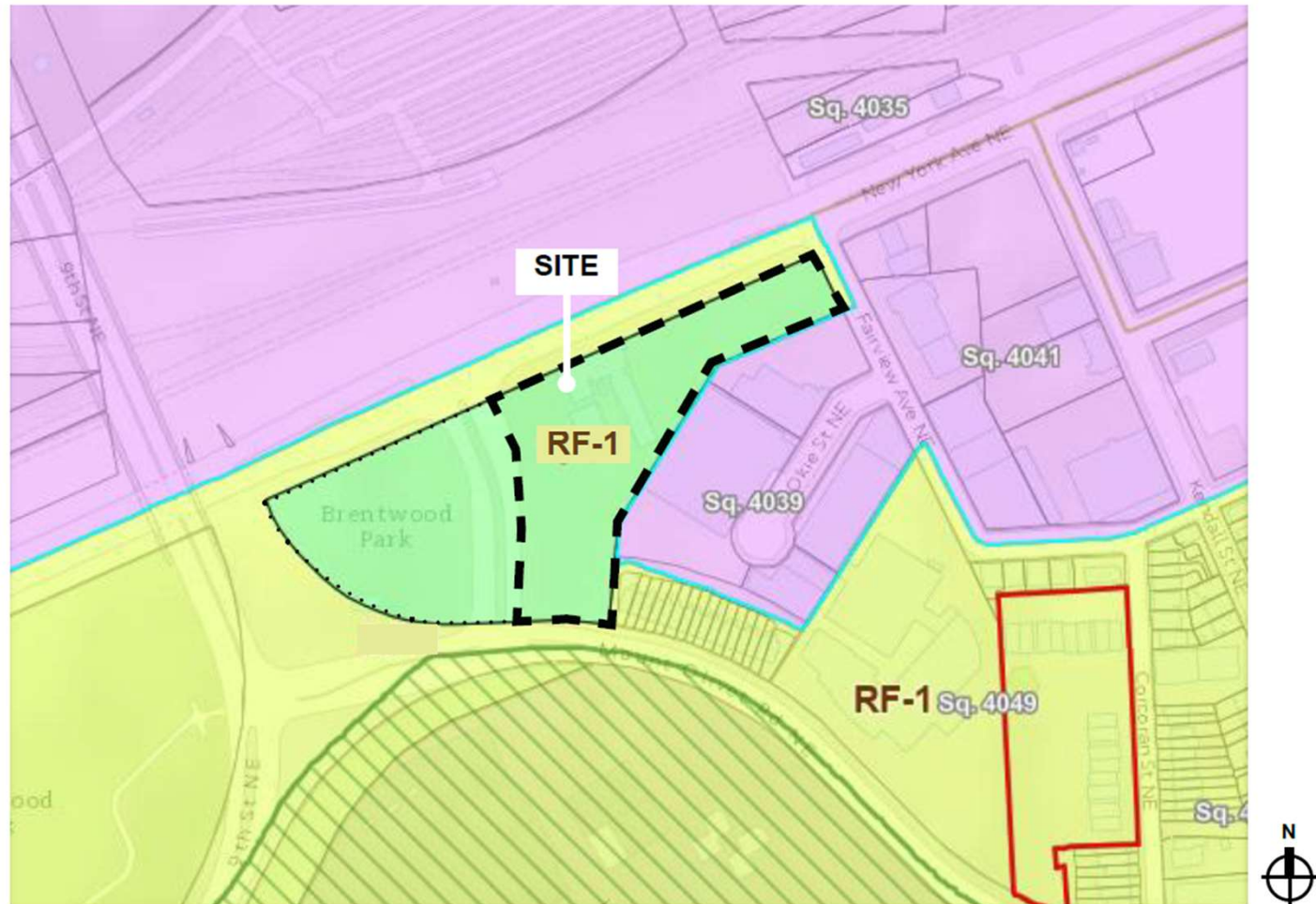


## SITE CONTEXT

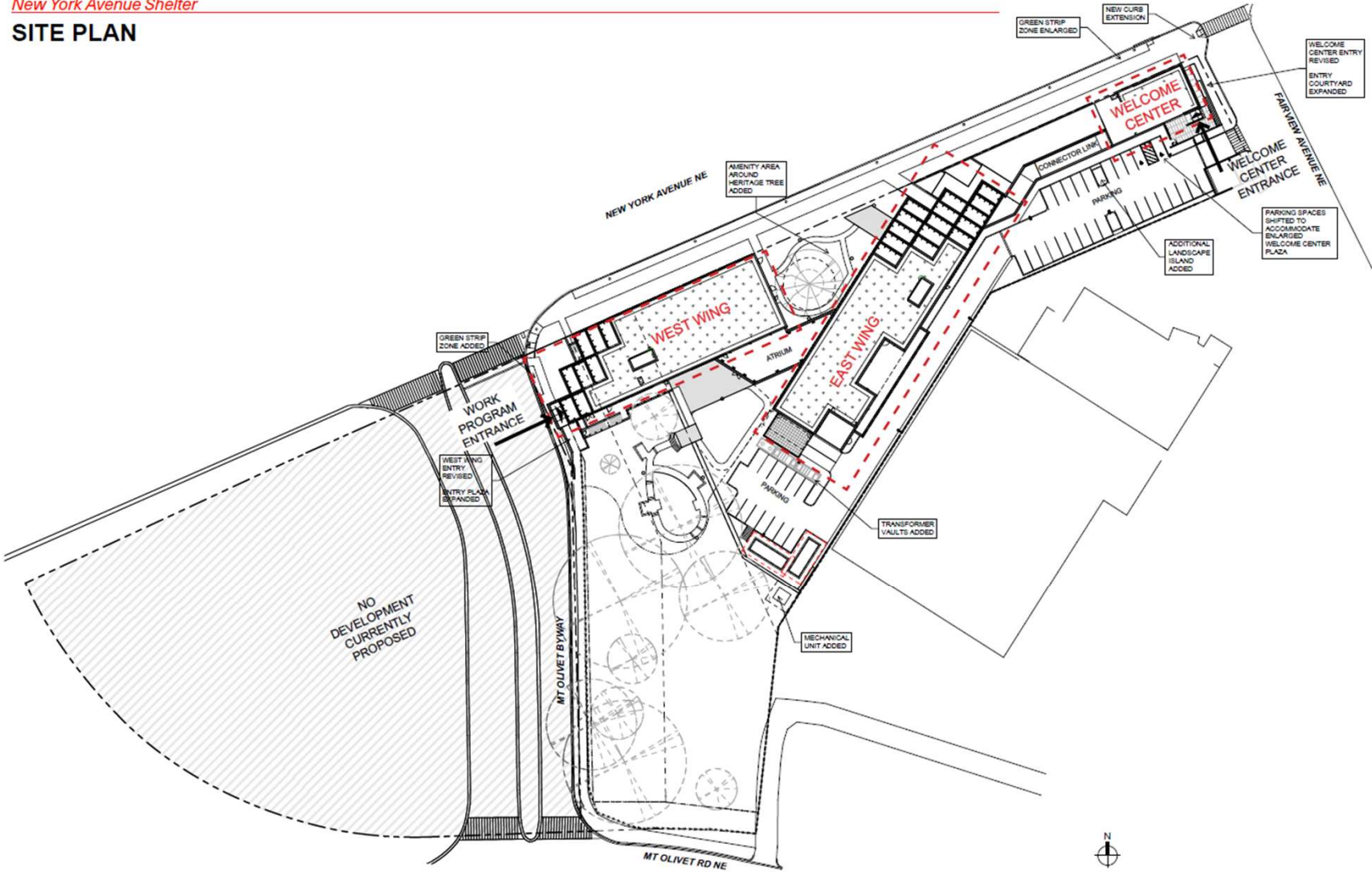




**CURRENT SITE ZONING: RF-1**

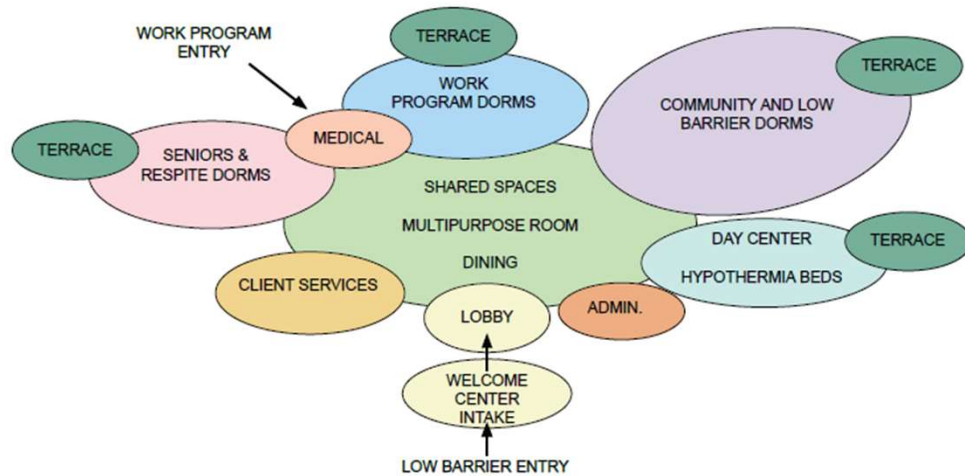


SITE PLAN

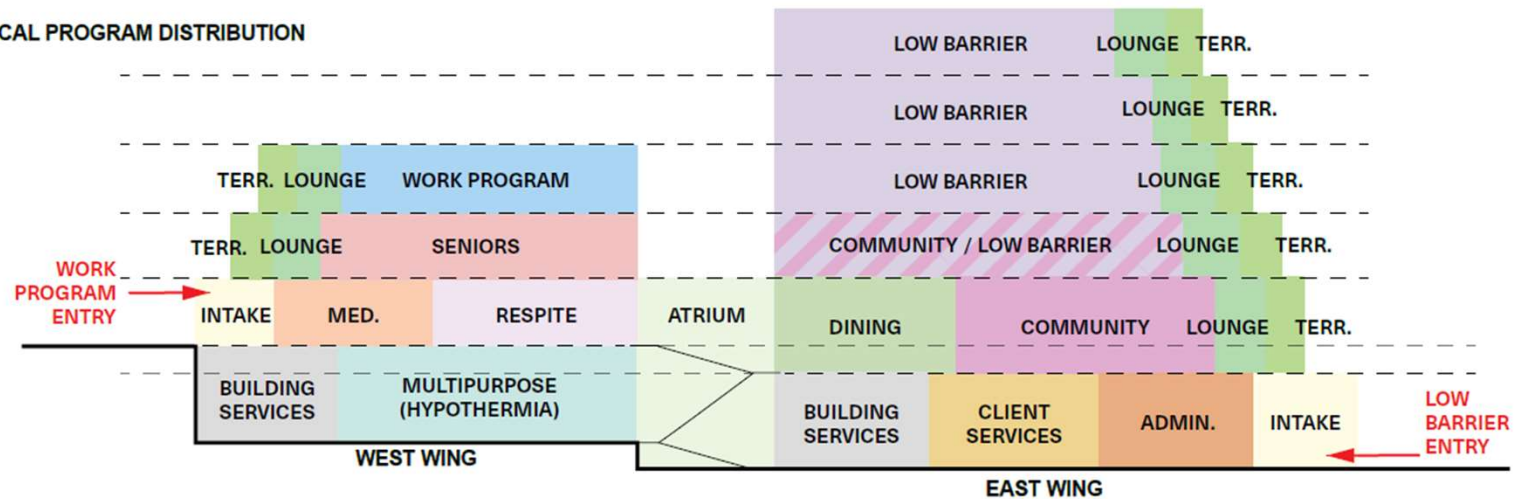


## BUILDING PROGRAM

### PROGRAM ELEMENTS AND ADJACENCY



### VERTICAL PROGRAM DISTRIBUTION



## PROGRAM STACKING

### LEGEND

#### Room Type

- Intake / Security
- Admin.
- Clinic
- Client Services
- Kitchen and Dining
- Multipurpose room  
*Hypothermia Beds*
- Terrace
- Building Services
- Circulation

#### Dorm Type

- Respite Dorm
- Seniors Dorm
- Low Barrier Dorm
- Work Program Dorm
- Community Dorm

SIXTH FLOOR

FIFTH FLOOR

FOURTH FLOOR

THIRD FLOOR

SECOND FLOOR

FIRST FLOOR

WORK  
PROGRAM  
ENTRY

ATRIUM ROOF

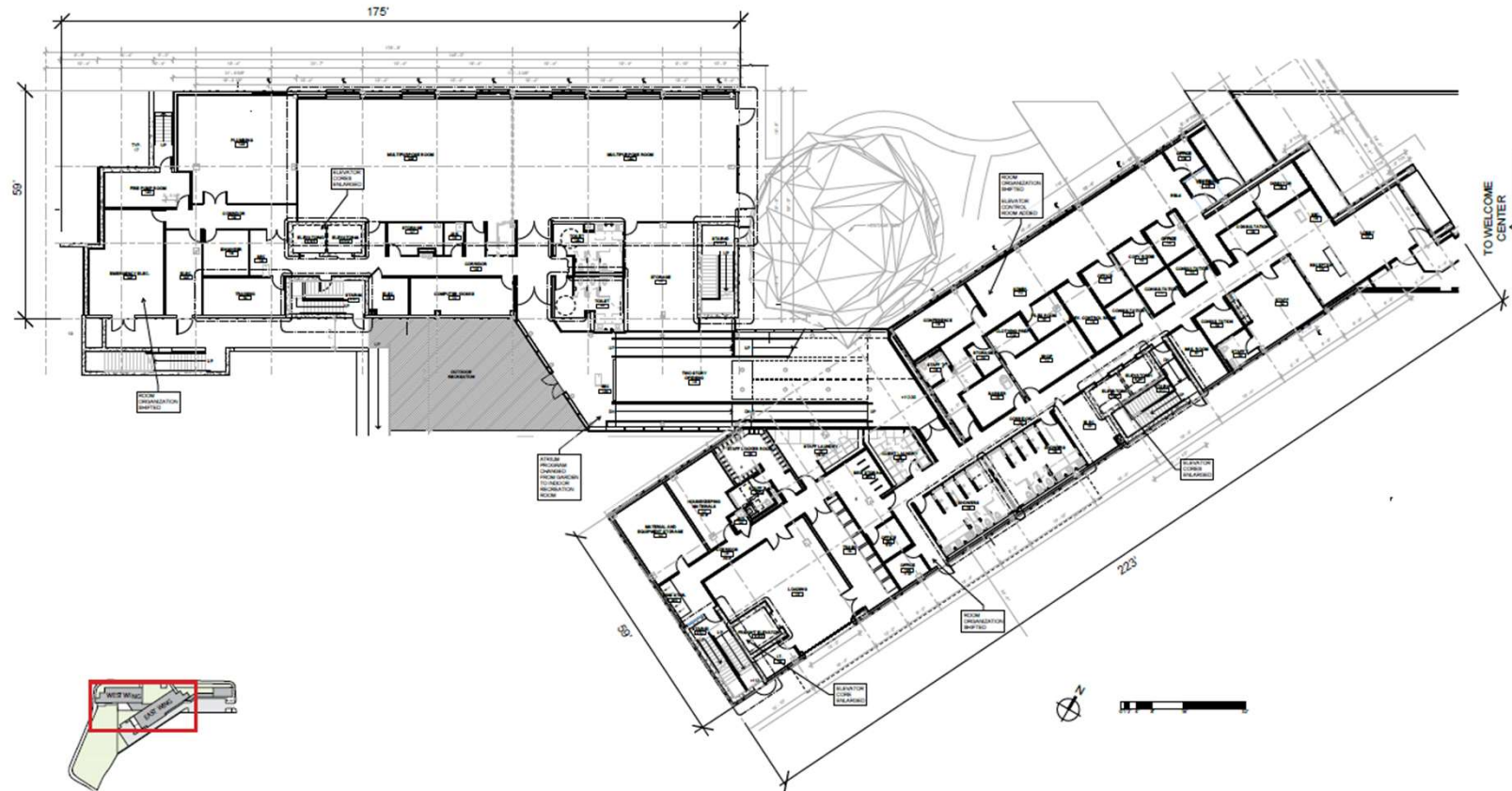
NEW YORK AVE NE

WELCOME  
CENTER ENTRY

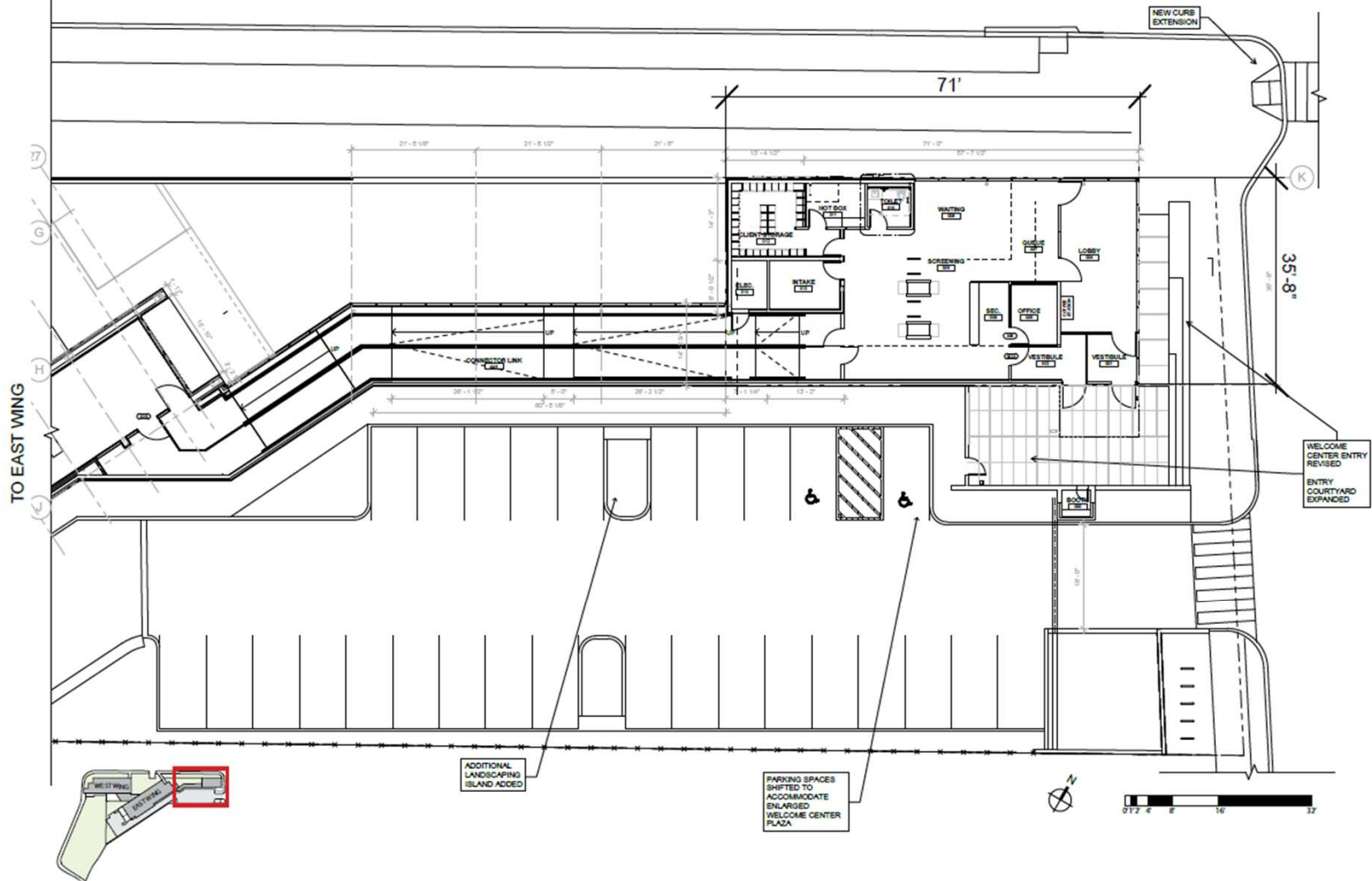




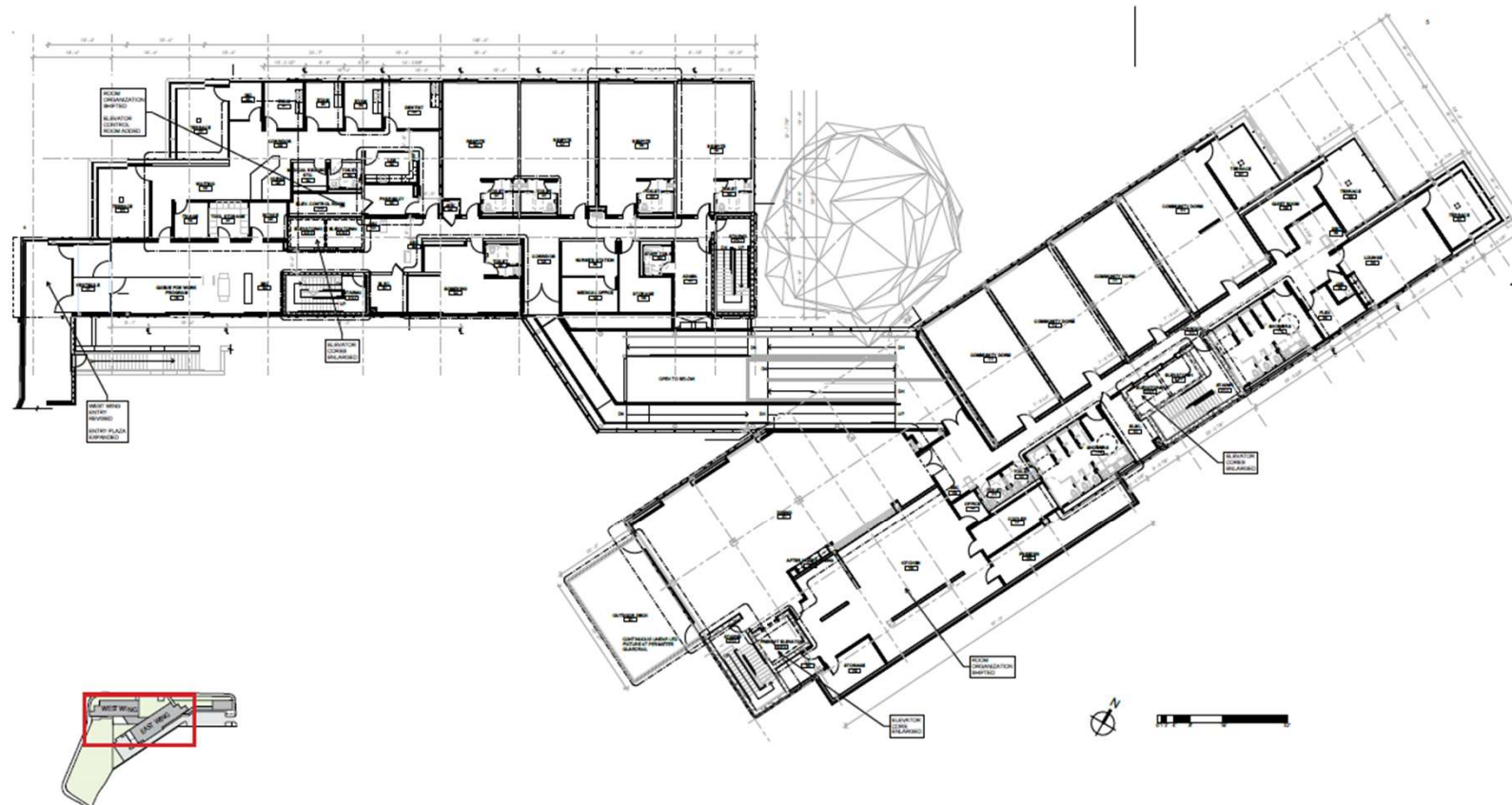
## FIRST FLOOR PLAN (EAST AND WEST WINGS)



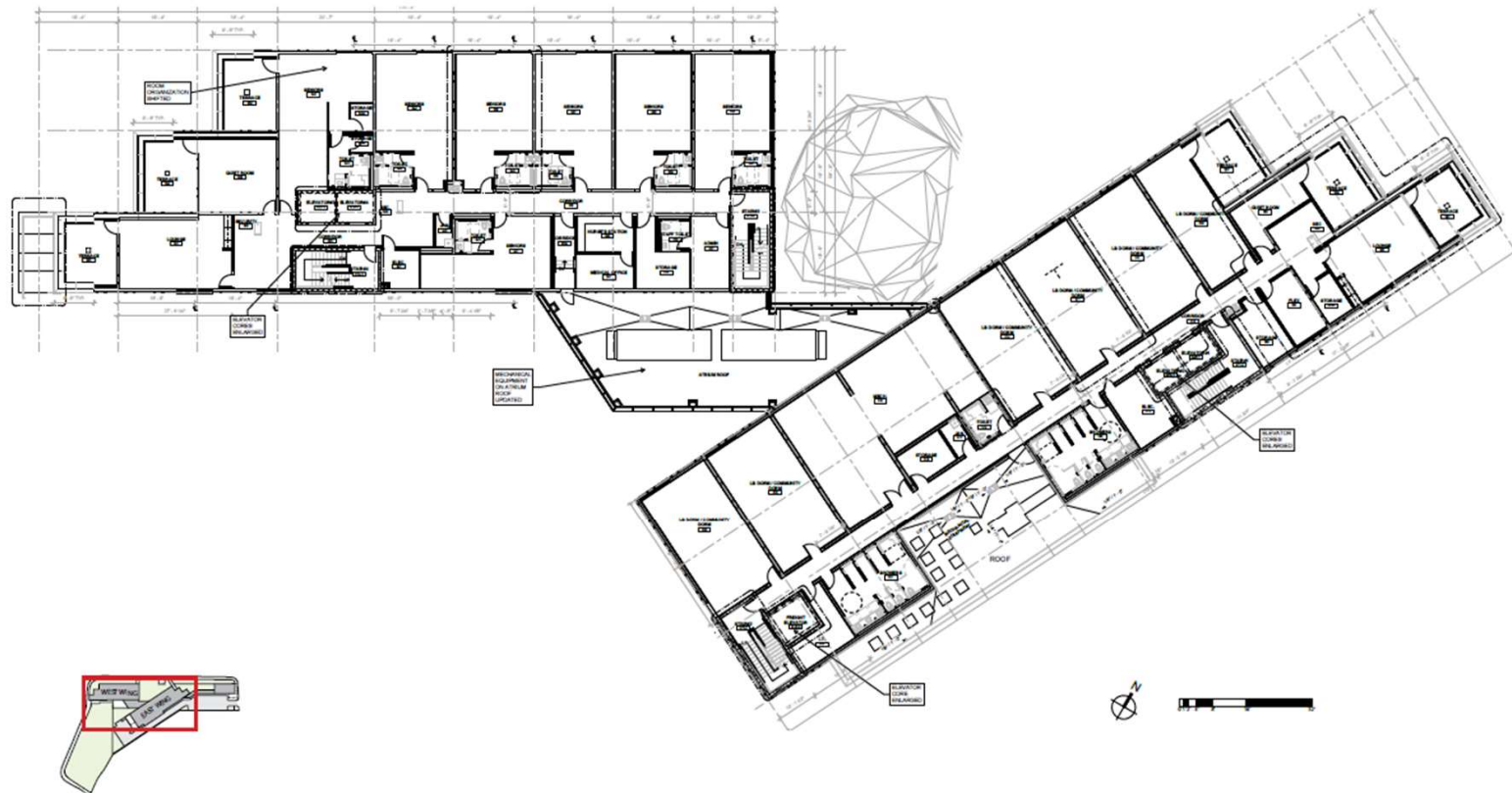
## FIRST FLOOR PLAN (WELCOME CENTER)



**SECOND FLOOR PLAN (EAST AND WEST WINGS)**

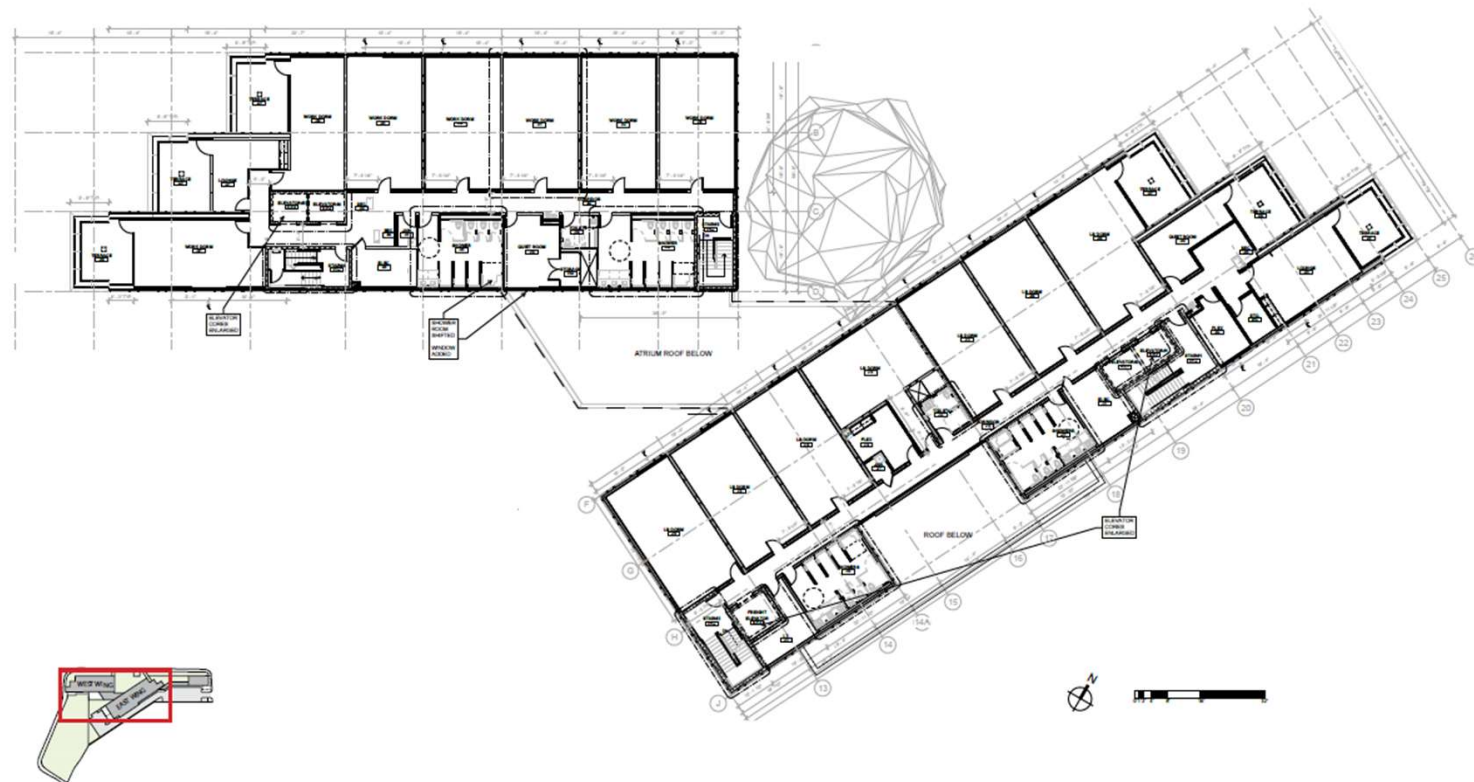


## THIRD FLOOR PLAN (EAST AND WEST WINGS)

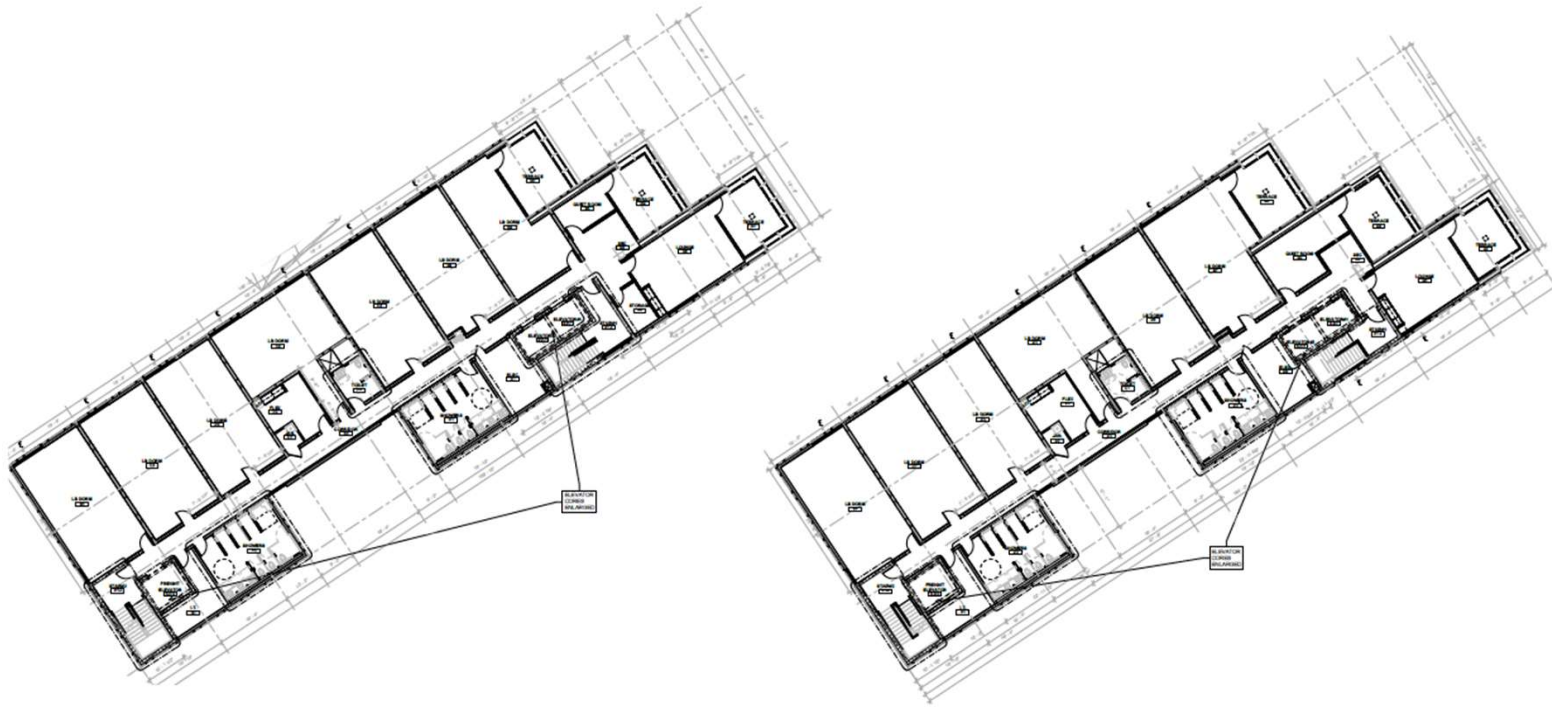




## FOURTH FLOOR PLAN (EAST AND WEST WINGS)



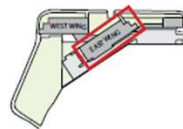
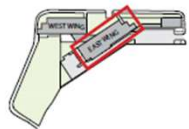
## FIFTH AND SIXTH FLOOR PLANS (EAST WING)



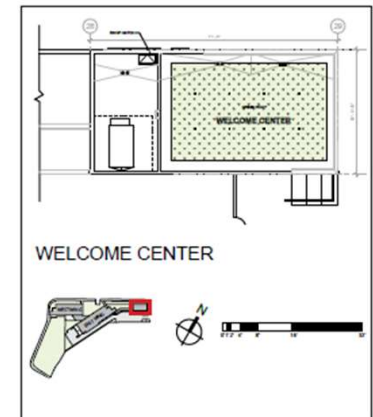
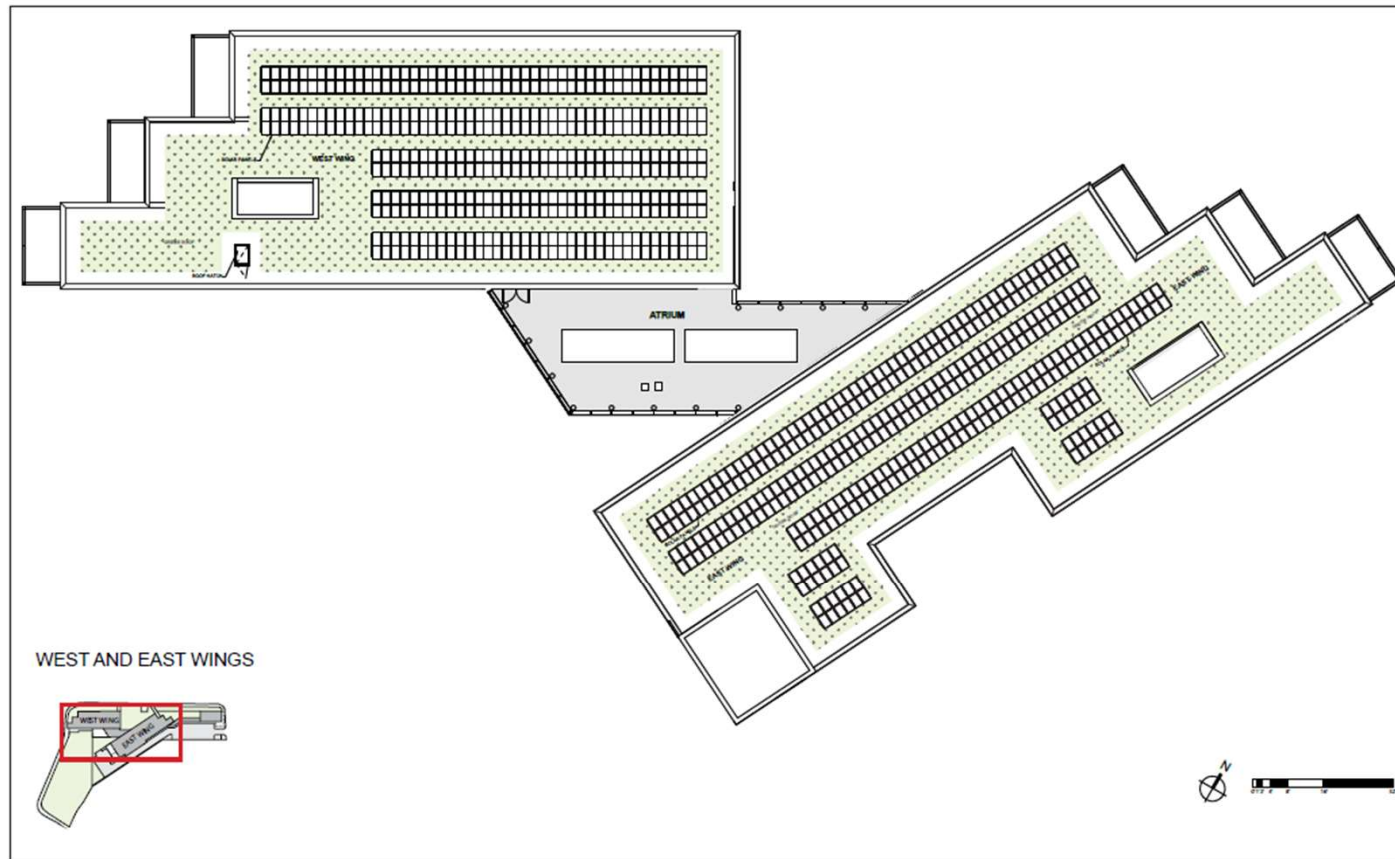
FIFTH FLOOR, EAST WING



SIXTH FLOOR, EAST WING



## ROOF PLAN



## FACADE INSPIRATION - HECHT WAREHOUSE



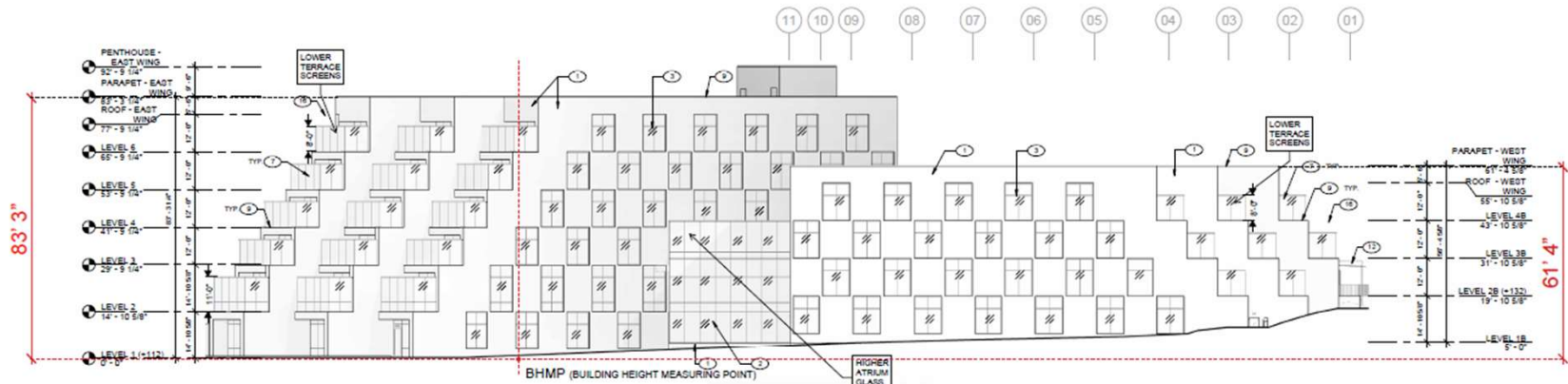
Hecht Warehouse Apartments, 1401 New York Ave NE



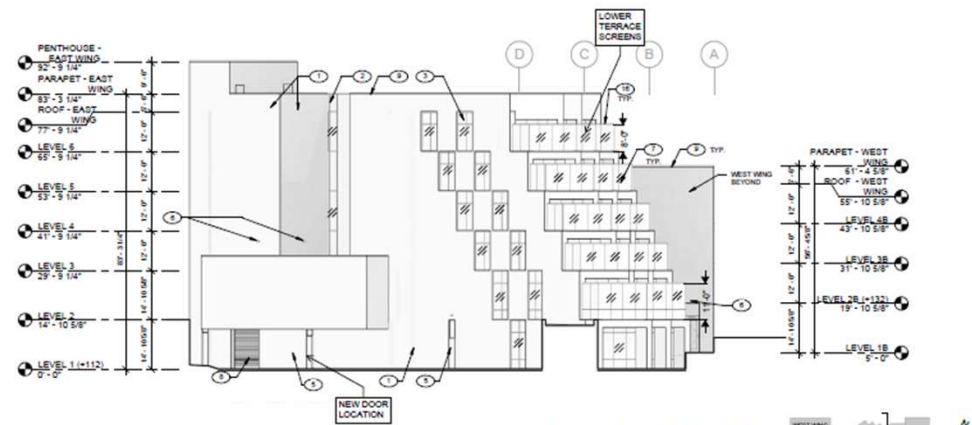
Proposed Heritage Shelter, 1201 New York Ave NE



## BUILDING ELEVATIONS - NORTH AND EAST



1 EXTERIOR ELEVATION - NORTH  
1/32" = 1'-0"



2 EXTERIOR ELEVATION - EAST  
1/32" = 1'-0"

## MATERIALITY

ATRIUM FACADE - FRIT PATTERN GLAZING



WOOD FINISH ALUMINUM FRAME



LOW-E GLASS



FACADE - ELONGATED WHITE BRICK



LANDSCAPE PLAN





## LANDSCAPE - BIO-RETENTION PLANTS

COMMUNITY REQUESTS A MIX OF FLOWERING AND NONFLOWERING PLANTS (TREES AND GROUNDCOVER) IN BOTH BIO-RETENTION AND NON-BIO RETENTION ZONES, WITH A NOTE TO LIMIT POLLEN WHERE POSSIBLE.

### BIO-RETENTION TREES



SERVICEBERRY



RIVER BIRCH

### BIO-RETENTION SHRUB / GROUNDCOVER



RED/ YELLOW DOGWOOD



VIBURNUM



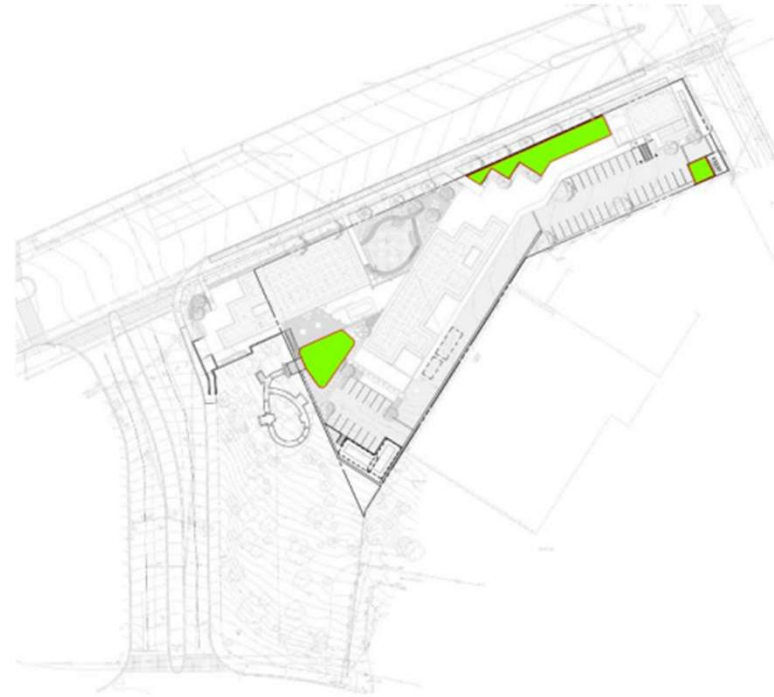
SWAMP MILKWEED



SWITCH GRASS



BLACKEYED SUSAN





## LANDSCAPE - NON BIO-RETENTION PLANTS

### NON BIO-RETENTION TREES



HORNBEAM



EASTERN REDBUD



SOUTHERN MAGNOLIA



BLACK TUPELO



WHITE FRINGETREE



WILLOW OAK



TULIP TREE

### NON BIO-RETENTION SHRUB / GROUNDCOVER



HYDRANGEA



VIBURNUM



BEAUTYBERRY



INKBERRY



BLUE HOLLY



SWEETSPIRE



DWARF YEW

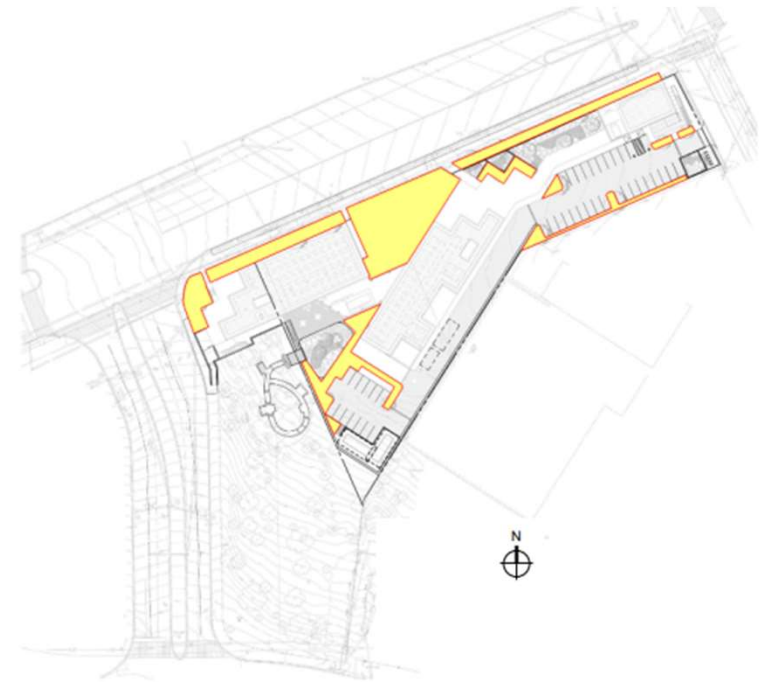


SAGE



PHLOX

COMMUNITY REQUESTS A MIX OF FLOWERING AND NONFLOWERING PLANTS (TREES AND GROUNDCOVER) IN BOTH BIO-RETENTION AND NON-BIO RETENTION ZONES, WITH A NOTE TO LIMIT POLLEN WHERE POSSIBLE.





## LANDSCAPE - SITE LIGHTING

### PEDESTRIAN - POST MOUNTED LIGHTS



'ARBOR' FIXTURE BY INVUE  
12FT MOUNTING HEIGHT

NEW  
PEDESTRIAN  
POST-  
MOUNTED  
LIGHT

### VEHICULAR AREA - POST MOUNTED LIGHTS

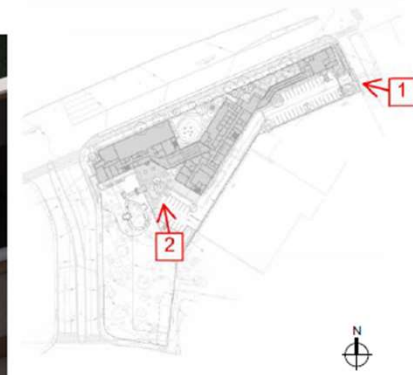


'VIPER' FIXTURE BY BEACON LIGHTING  
16FT MOUNTING HEIGHT



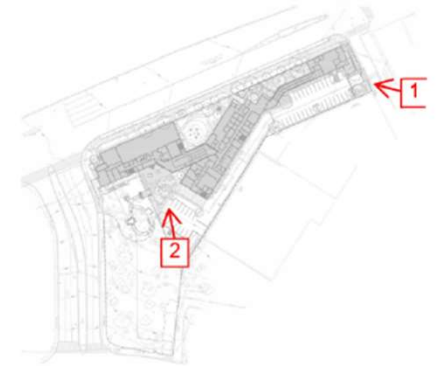


## LANDSCAPE - FRONT ENTRY RENDERING





## LANDSCAPE - REAR PATIO RENDERING



## EXTERIOR RENDERING - NEW YORK AVENUE





**EXTERIOR RENDERING - AERIAL PERSPECTIVE**





**EXTERIOR RENDERING - EAST AND WEST WINGS**





## EXTERIOR RENDERING - TERRACES



## INTERIOR RENDERINGS



Lobby



Dorm



Atrium



Multipurpose



## INTERIOR RENDERINGS



Medical Clinic



Lounge



Computer Lab



Admin