

THE HERITAGE

NEW YORK AVENUE SHELTER

1201 NEW YORK AVENUE NE, WASHINGTON, D.C., 20002

Modified Planned Unit Development

10.29.2026

GOVERNMENT OF THE DISTRICT OF COLUMBIA
MURIEL BOWSER, MAYOR

DGS DEPARTMENT OF GENERAL SERVICES BUILD MAINTAIN SUSTAIN

DC DEPARTMENT of HUMAN SERVICES

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COZEN O'CONNOR

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DGS DEPARTMENT OF GENERAL SERVICES
BUILD MAINTAIN SUSTAIN

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SHEET NUMBER	DRAWING NAME
PUD MODIFICATION 0.2	TABLE OF CONTENTS

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TEAM LIST

CLIENT:

GOVERNMENT OF THE DISTRICT OF COLUMBIA
MURIEL BOWSER, MAYOR

DISTRICT OF COLUMBIA
DEPARTMENT OF GENERAL SERVICES (DGS)
2000 14th St NW 8th Floor,
Washington, DC 20009

PREPARED ON BEHALF OF:

DISTRICT OF COLUMBIA
DEPARTMENT OF HUMAN SERVICES (DHS)
64 New York Ave NE #6,
Washington, DC 20002

ARCHITECT:

SORG

918 U St NW
Washington, DC, 20001

CIVIL ENGINEER:

AMT ENGINEERING

10 G St NE #430, Washington, DC, 20002

LANDSCAPE ARCHITECT:

CGLA

1025 Connecticut Ave NW #1000
Washington, DC, 20036

STRUCTURAL ENGINEER:

TY-LIN (SILMAN)

1053 31st St NW,
Washington, DC, 20007

MECHANICAL, ELECTRICAL, AND PLUMBING ENGINEER:

SETTY AND ASSOCIATES

1415 Elliot Pl NW Ste 100,
Washington, DC, 20007

ZONING ATTORNEY:

COZEN O'CONNOR

2001 M Street NW
Ste 500,
Washington, DC, 20036

TRAFFIC ENGINEER:

WELLS + ASSOCIATES

1420 Spring Hill Rd #610,
McLean, VA 22102

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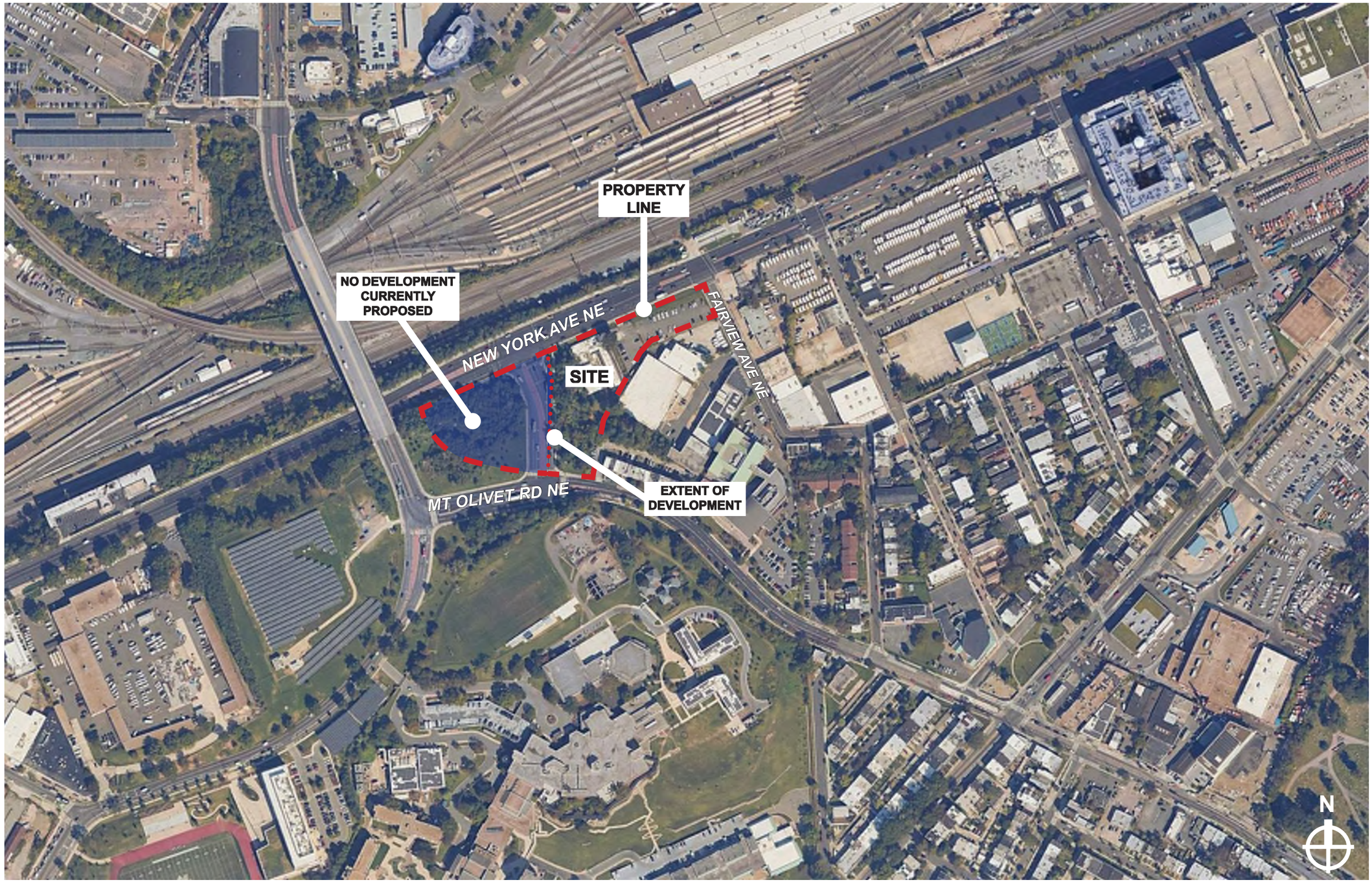
SITE LOCATION





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SITE LOCATION AND CONTEXT













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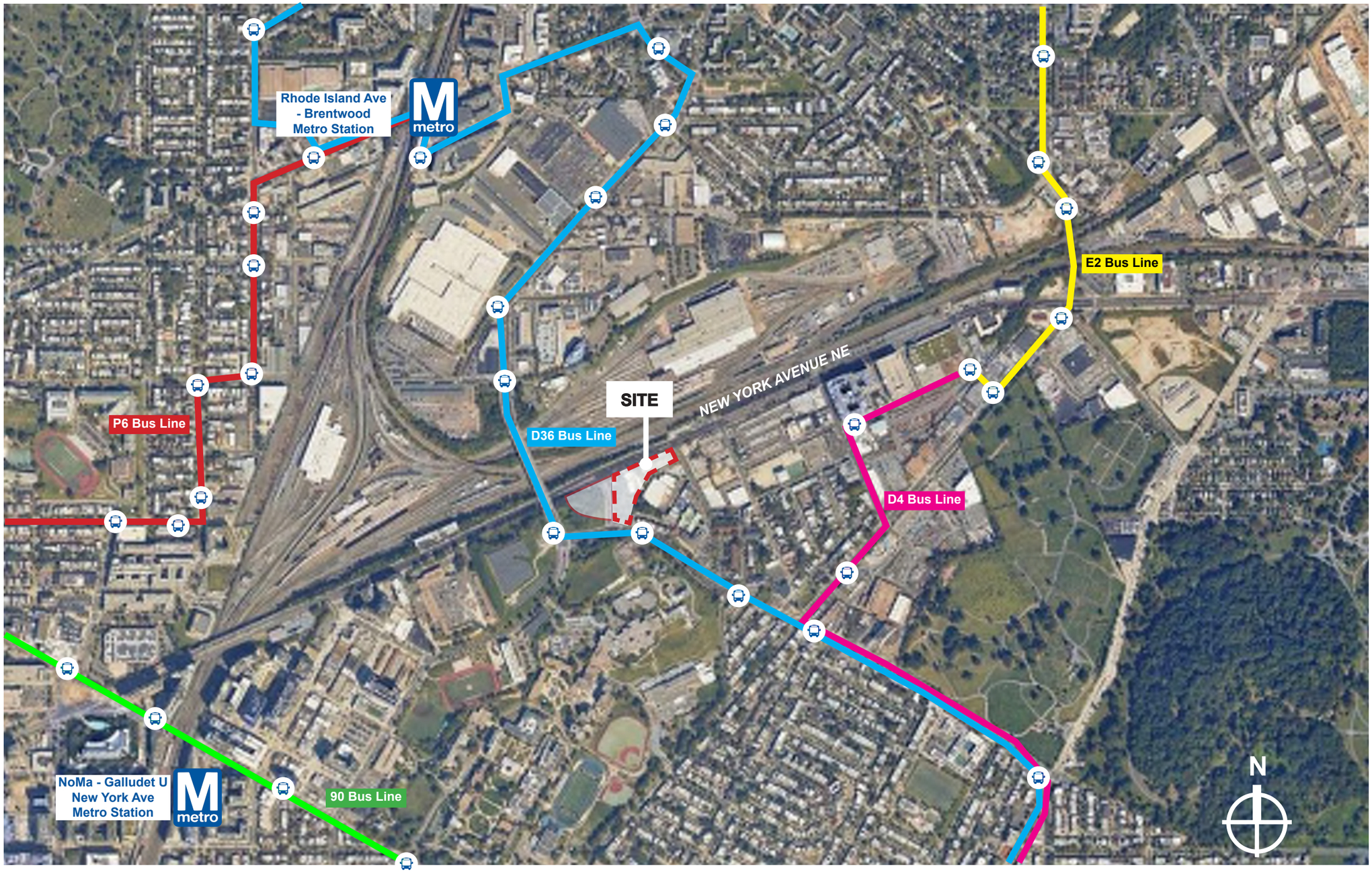
PUBLIC TRANSIT



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SHEET NUMBER	DRAWING NAME
PUD MODIFICATION 0.6	PUBLIC TRANSIT

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SITE CONTEXT





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SITE CONTEXT





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SHEET NUMBER	DRAWING NAME
PUD MODIFICATION 0.8	SITE CONTEXT

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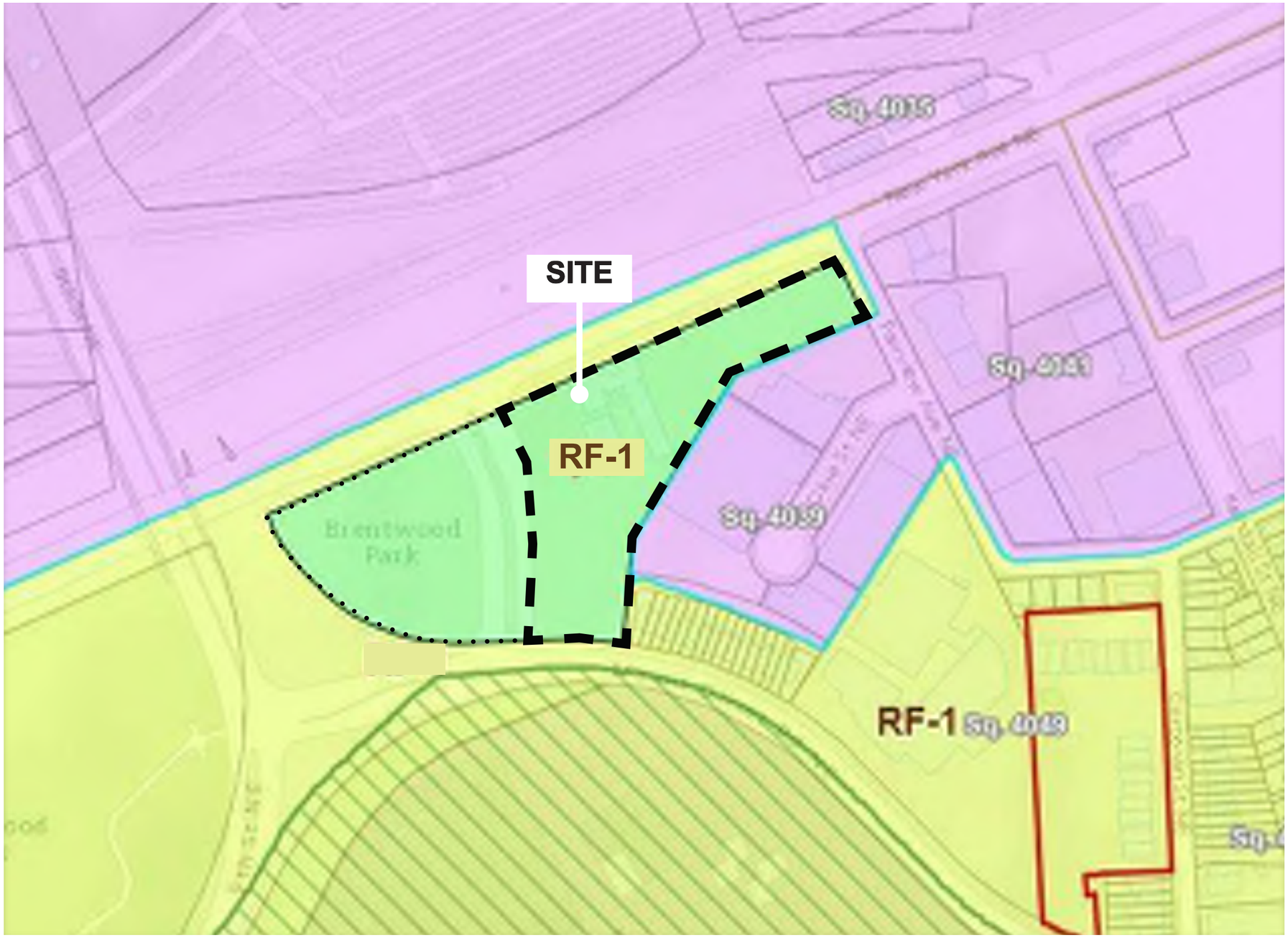
CURRENT SITE ZONING: RF-1



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SHEET NUMBER	DRAWING NAME
PUD MODIFICATION 0.9	CURRENT SITE ZONING: RF-1

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FLUM DESIGNATION



Comprehensive Plan Future Land Use

Land Use Categories

- Residential-Low Density (RLD)
- Residential-Moderate Density (RMOD)
- Residential-Medium Density (RMED)
- Residential-High Density (RHD)
- Commercial-LowDensity (CLD)
- Commercial-Moderate Density (CMOD)
- Commercial-Medium Density (CMED)
- Commercial-High Density (CHD)
- Institutional (INST)
- Federal (FED)
- Local Public Facilities (LPUB)
- Parks, Recreation, and Open Space (PROS)
- Production, Distribution and Repair (PDR)

N

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GPM DESIGNATION



Comprehensive Plan Policy

Future Planning Analysis Areas

Resilience Focus Areas

Proposed Boundary - State of Washington DC

Policy Types

- Enhanced/New Neighborhood Center
- Enhanced/New Multi-Neighborhood Center
- Institutional Uses
- Land Use Change Areas
- Land Use Change Areas (Federal)
- Federal Lands
- Regional Centers
- Multi-Neighborhood Centers
- Main Street Mixed Use Corridors
- Neighborhood Commercial Centers
- Central Washington
- Neighborhood Enhancement Areas
- Neighborhood Conservation Areas
- Water
- Parks

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PUD MODIFICATION 0.11	GPM DESIGNATION

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PROPOSED USE CATEGORY - TABULATED DEVELOPMENT DATA

	ORIGINAL BUILDING	MODIFIED BUILDING	MU – 9 (PUD)
Proposed Use	Shelter - Dorms - Training - Medical Clinic - Administration	Shelter - Dorms - Training - Medical Clinic - Administration	Mixed Use (High Density)
Height	East Wing - 83’ West Wing - 61’	83’	130’
FAR	.49 (GFA 99,529 SF)	.33 (GFA 67,044 SF)	9.36
Penthouse Height	Stair Overrun at 9’ 6”	Stair Overrun at 9’ 6”	20’
Lot Occupancy	15% Footprint of 30,447 SF / Lot Area 203,898 SF	5% Footprint of 10,325 SF / Lot Area 203,898 SF	100%
Front Setback	None	24’-6”	None
Rear yard Setback	30’	253’-6’	12’ – 18’ (Based on 2.5” x Height)
Side yard	None	37’-10”	None
Parking	42 Spaces	35 Spaces	0.5/1,000 SF | 34 Spaces
Bicycle Parking	11 Long Term Spaces 10 Short Term Spaces	7 Long Term Spaces 7 Short Term Spaces	7 Long term spaces and 7 Short term spaces based on 1/10,000 SF of building area
Loading	(1) Loading (1) Service/Delivery	(1) Loading (1) Service/Delivery	(1) Loading (1) Service/Delivery
GAR	.50+	TBD	.20
Potable Water Estimate	270 GPM Potable Water (Connected Load)	TBD - GPM Potable Water (Connected Load)	N/A

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SHEET NUMBER	DRAWING NAME
PUD MODIFICATION 0.12	PROPOSED USE CATEGORY

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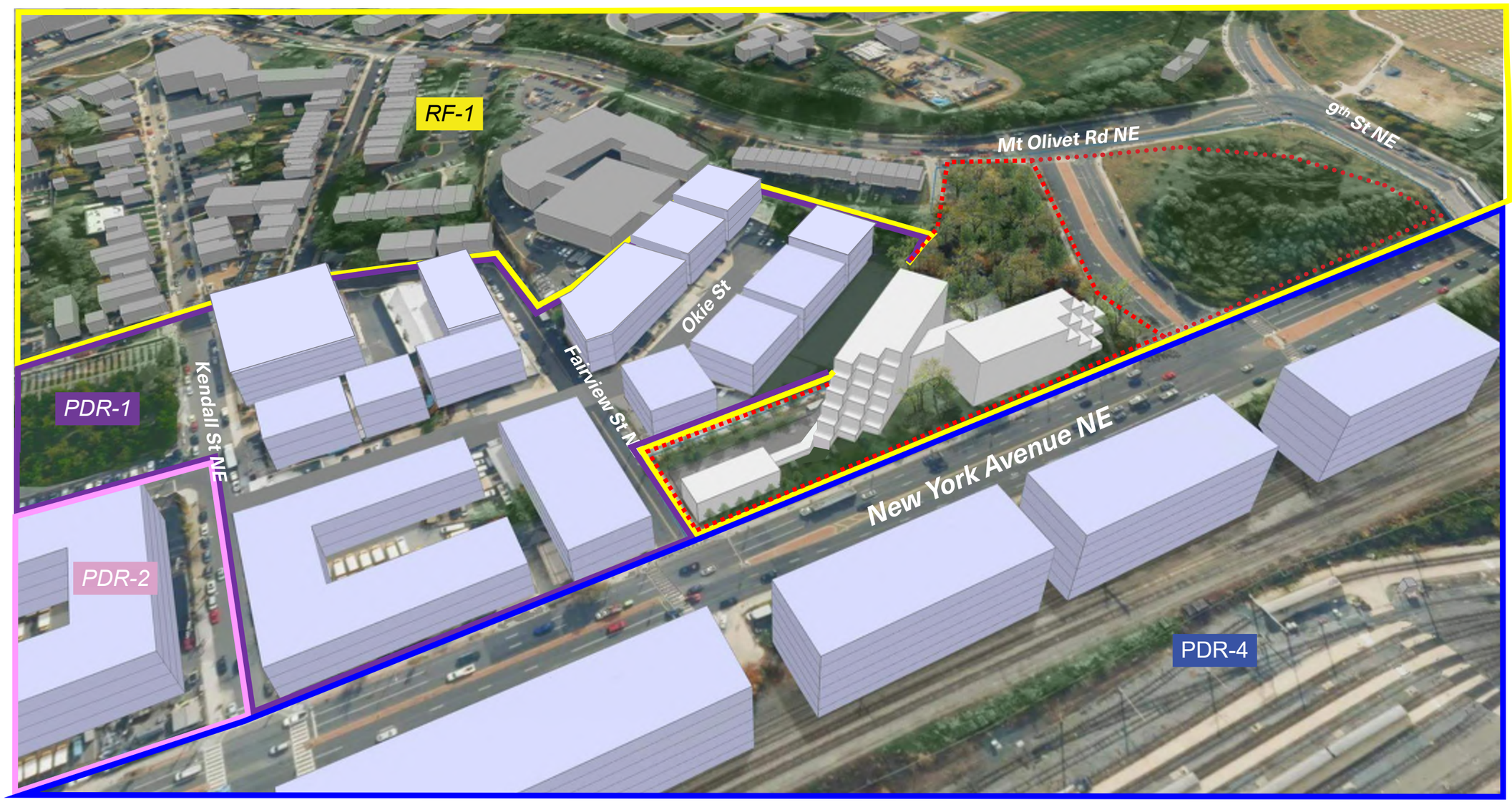
BUILDING MASSING WITHIN POTENTIAL FUTURE DEVELOPMENT - ORIGINAL



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SHEET NUMBER	DRAWING NAME
PUD MODIFICATION 0.13	BUILDING MASSING WITHIN POTENTIAL FUTURE DEVELOPMENT

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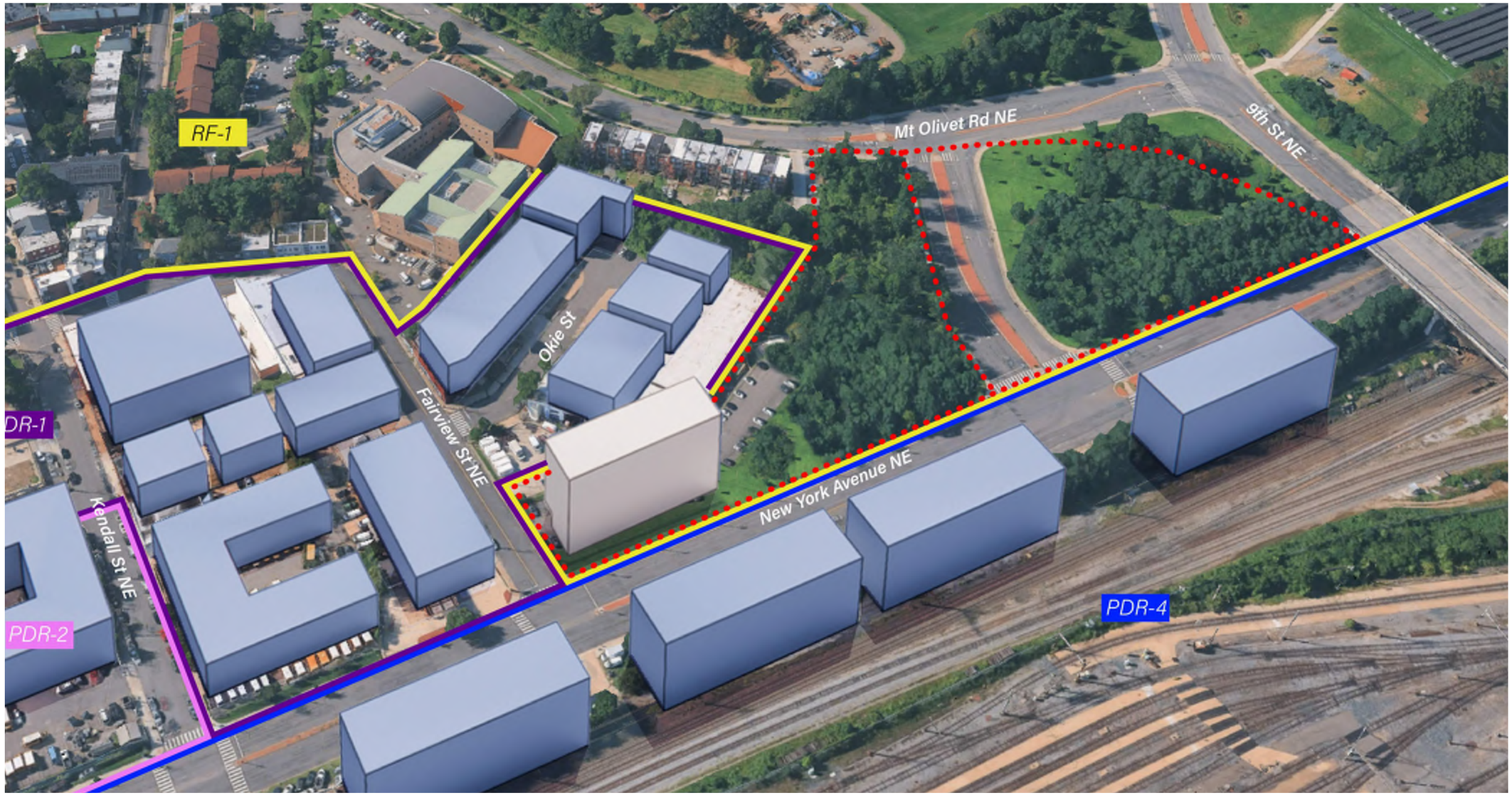
BUILDING MASSING WITHIN POTENTIAL FUTURE DEVELOPMENT - MODIFIED



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SHEET NUMBER	DRAWING NAME
PUD MODIFICATION 0.14	BUILDING MASSING WITHIN POTENTIAL FUTURE DEVELOPMENT

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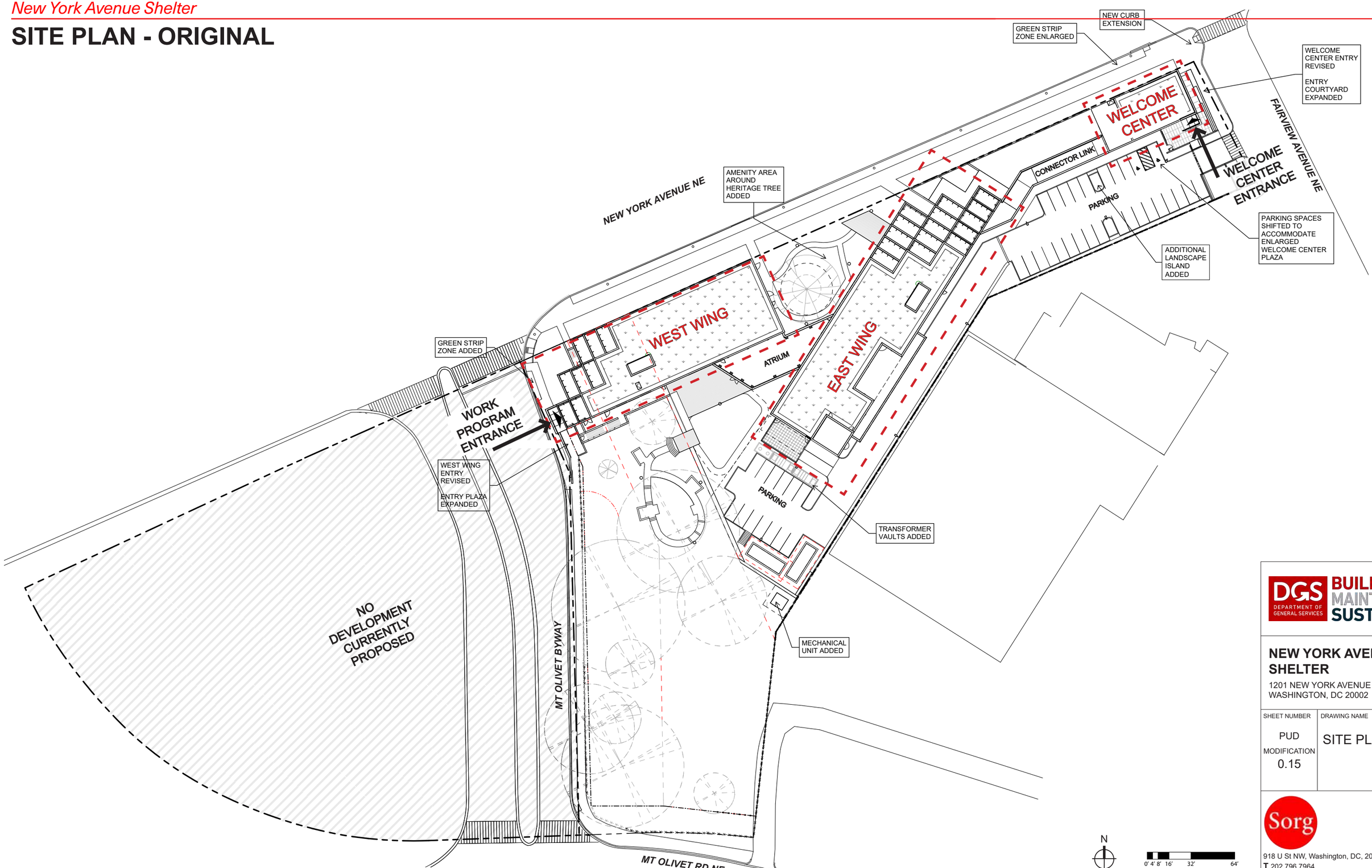
SITE PLAN - ORIGINAL



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SHEET NUMBER	DRAWING NAME
PUD MODIFICATION 0.15	SITE PLAN

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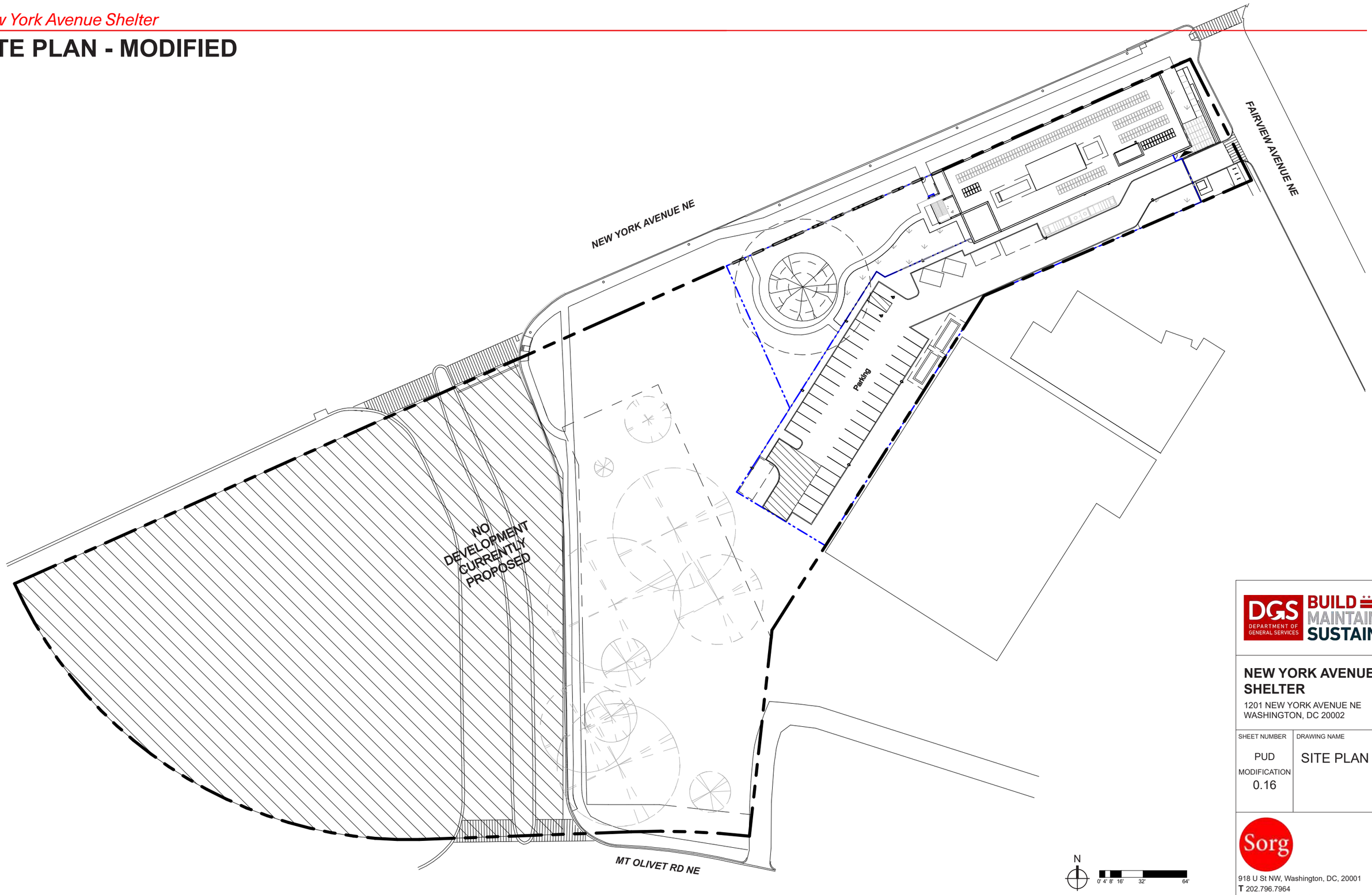
SITE PLAN - MODIFIED



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SHEET NUMBER	DRAWING NAME
PUD MODIFICATION 0.16	SITE PLAN

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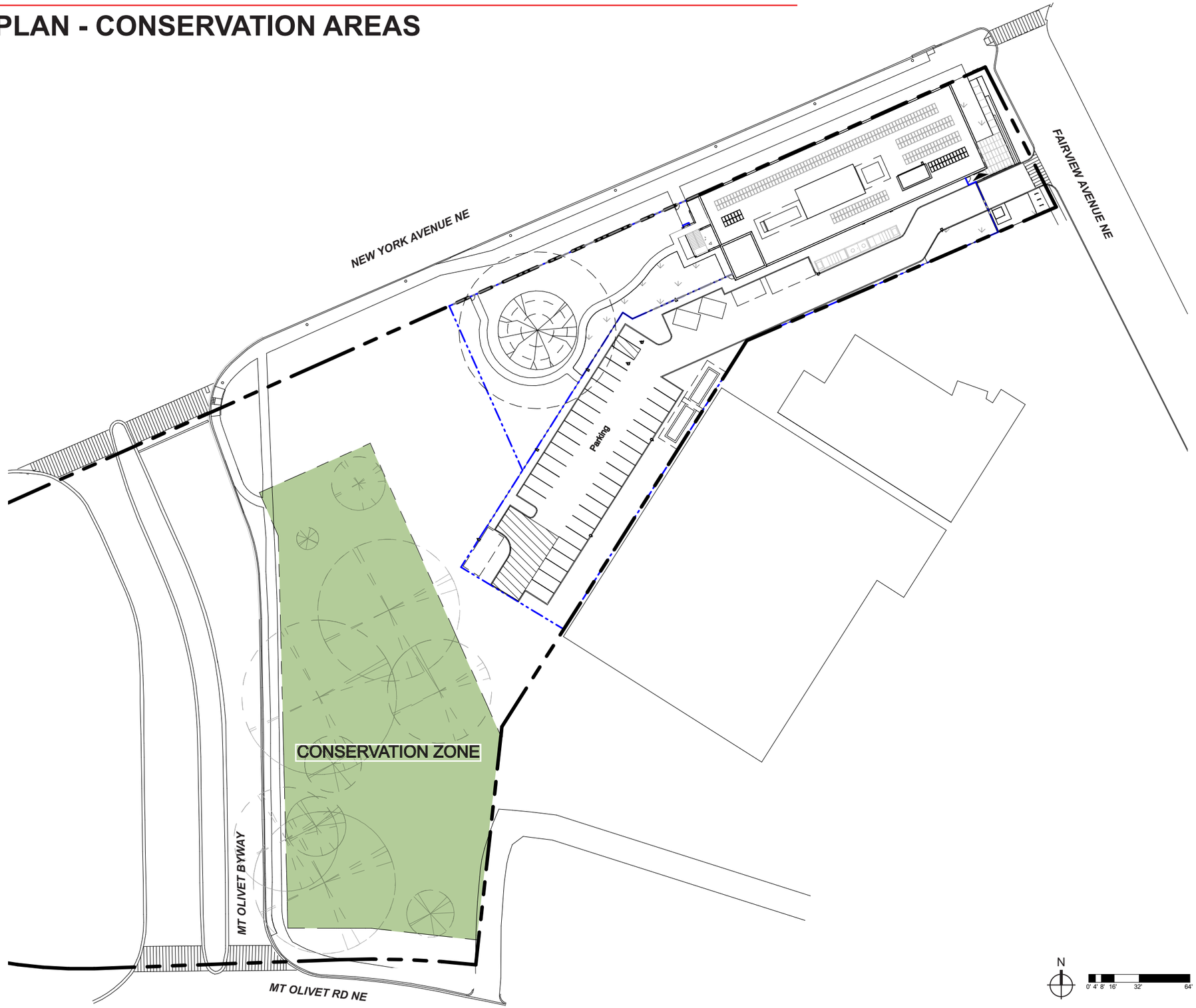
SITE PLAN - CONSERVATION AREAS



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SHEET NUMBER	DRAWING NAME
PUD MODIFICATION 0.17	SITE PLAN - CONSERVATION AREAS

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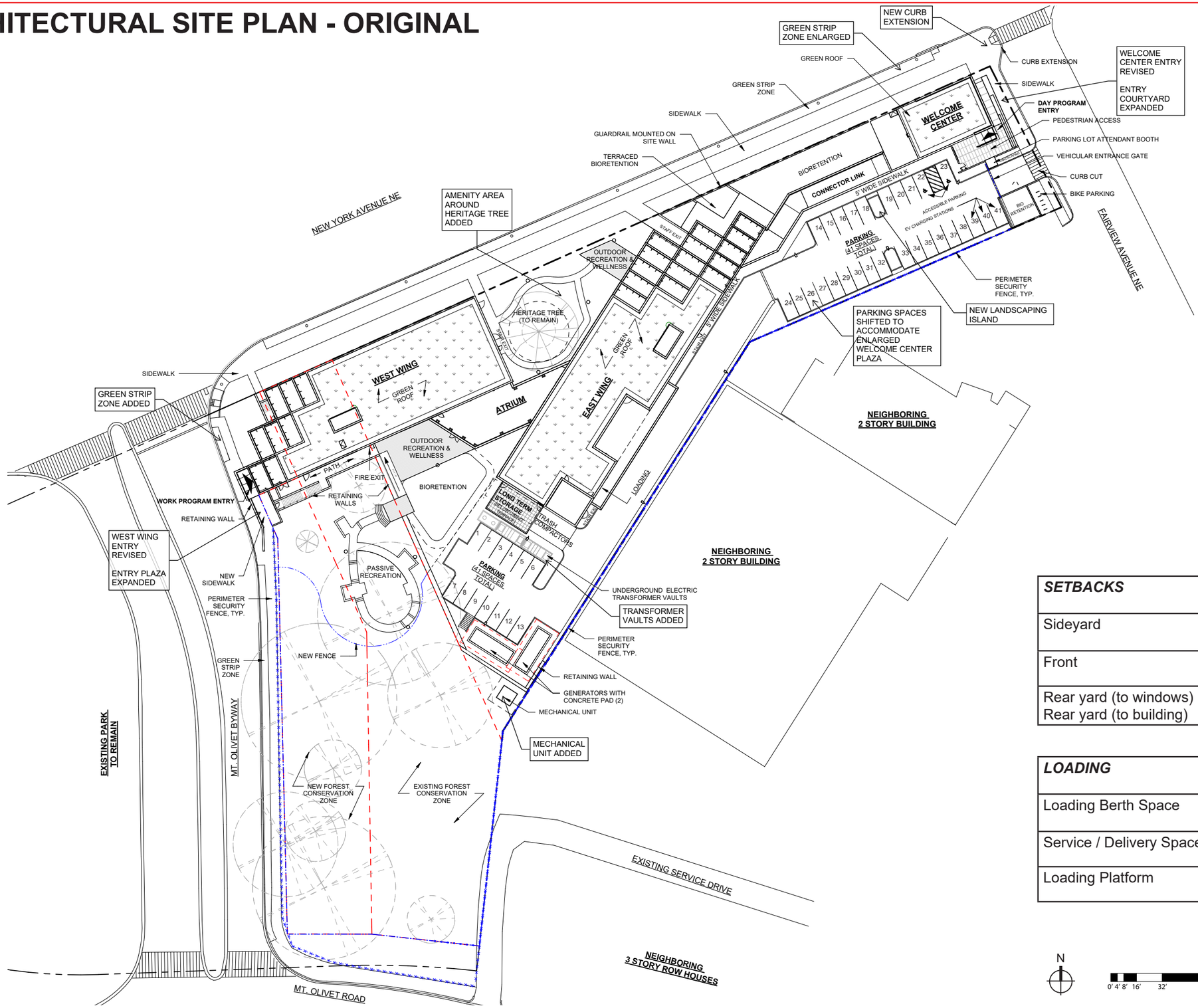
ARCHITECTURAL SITE PLAN - ORIGINAL



SETBACKS	
Sideyard	None
Front	None
Rear yard (to windows) Rear yard (to building)	30’ 22’-4”

LOADING	
Loading Berth Space	1
Service / Delivery Spaces	1
Loading Platform	1

N

0’ 4’ 8’ 16’ 32’ 64’

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SHEET NUMBER	DRAWING NAME
PUD MODIFICATION 0.18	ARCHITECTURAL SITE PLAN

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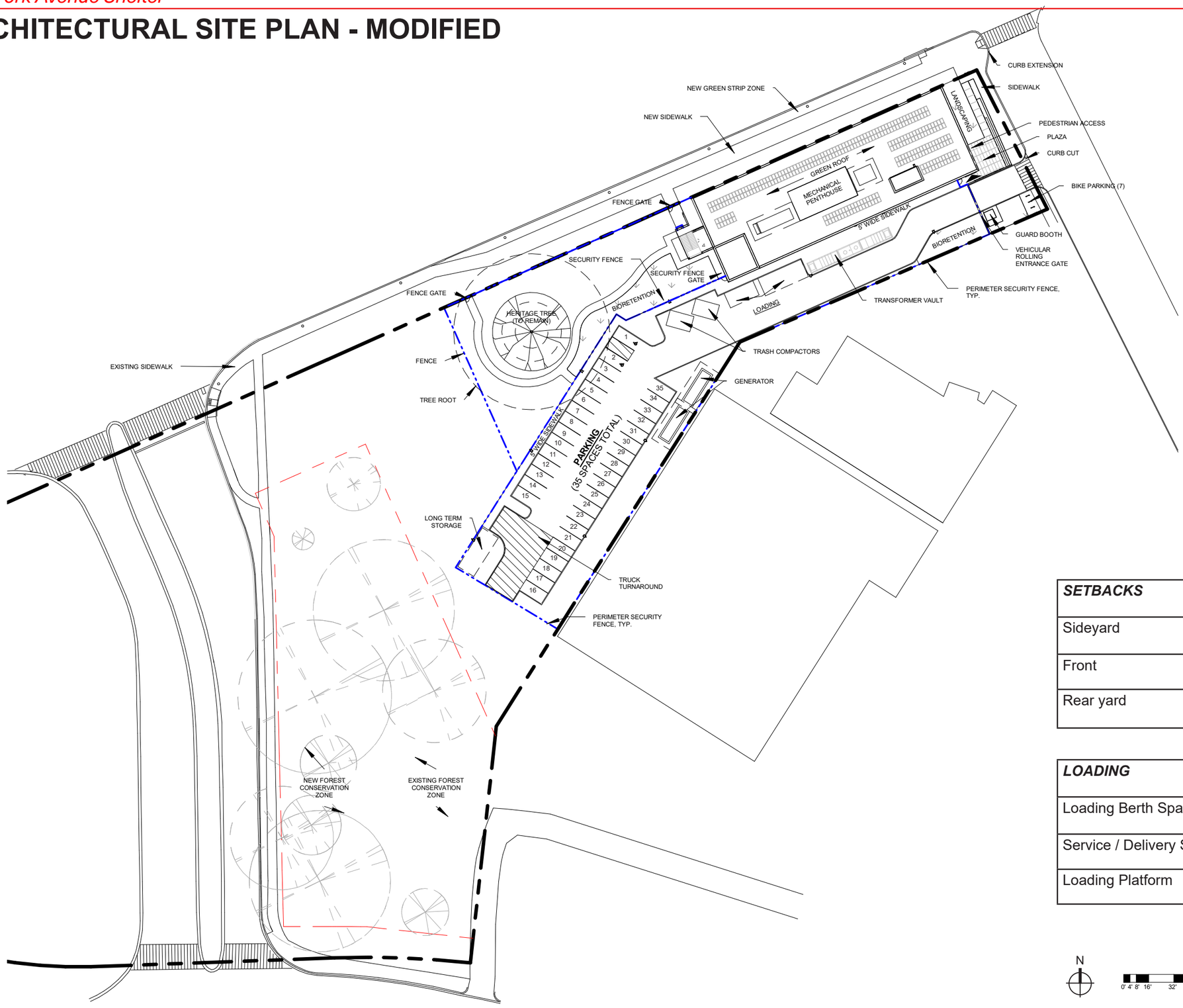
ARCHITECTURAL SITE PLAN - MODIFIED



SETBACKS	
Sideyard	37’-10”
Front	24’-6”
Rear yard	253’-6”

LOADING	
Loading Berth Space	1
Service / Delivery Spaces	1
Loading Platform	1

N

0' 4' 8' 16' 32' 64'

DGS DEPARTMENT OF GENERAL SERVICES BUILD MAINTAIN SUSTAIN

NEW YORK AVENUE SHELTER

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SHEET NUMBER	DRAWING NAME
PUD MODIFICATION 0.19	ARCHITECTURAL SITE PLAN

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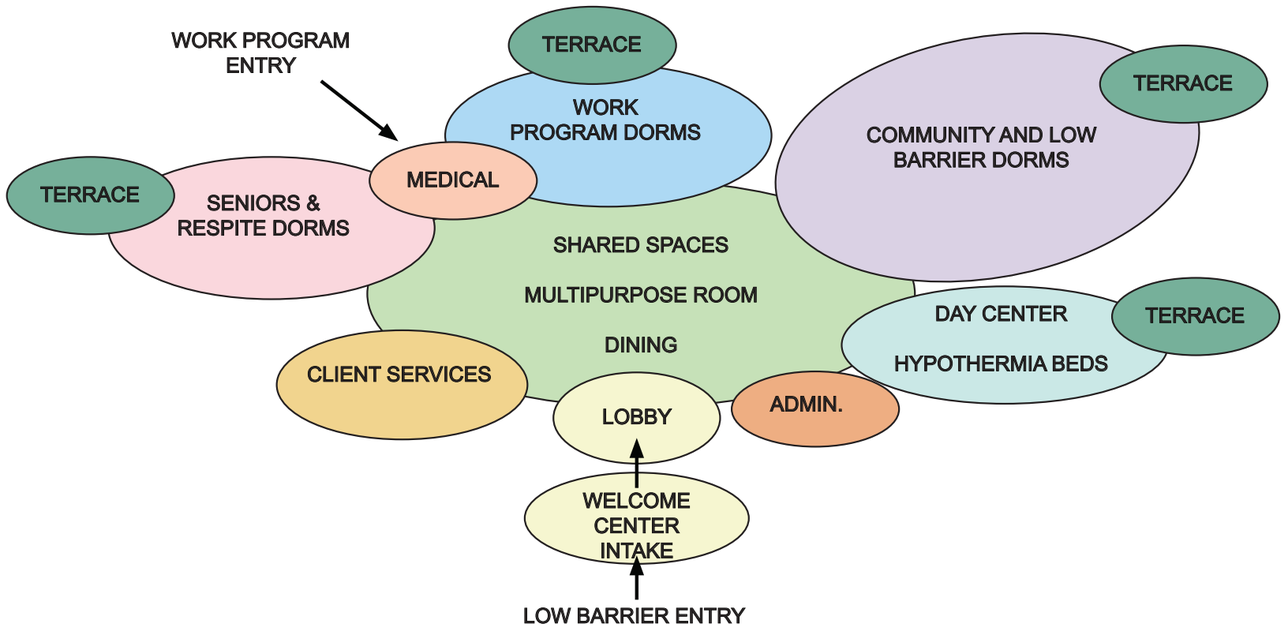
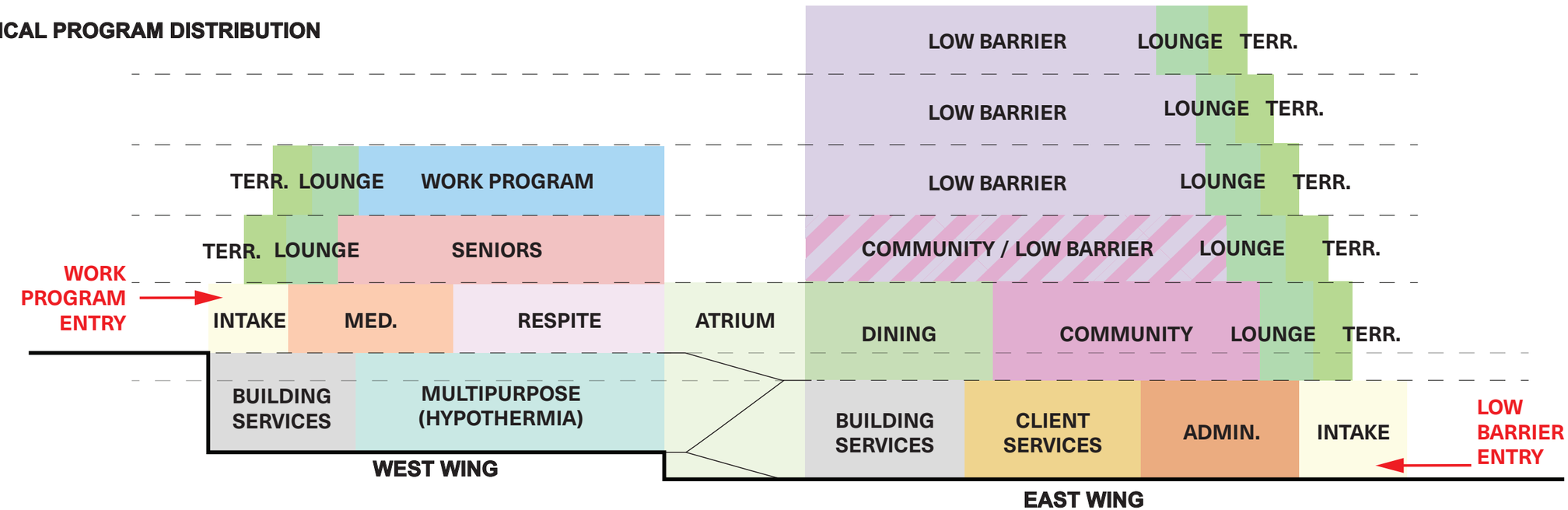
BUILDING PROGRAM - ORIGINAL

PROGRAM ELEMENTS AND ADJACENCY



VERTICAL PROGRAM DISTRIBUTION



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SHEET NUMBER	DRAWING NAME
PUD MODIFICATION 0.20	BUILDING PROGRAM

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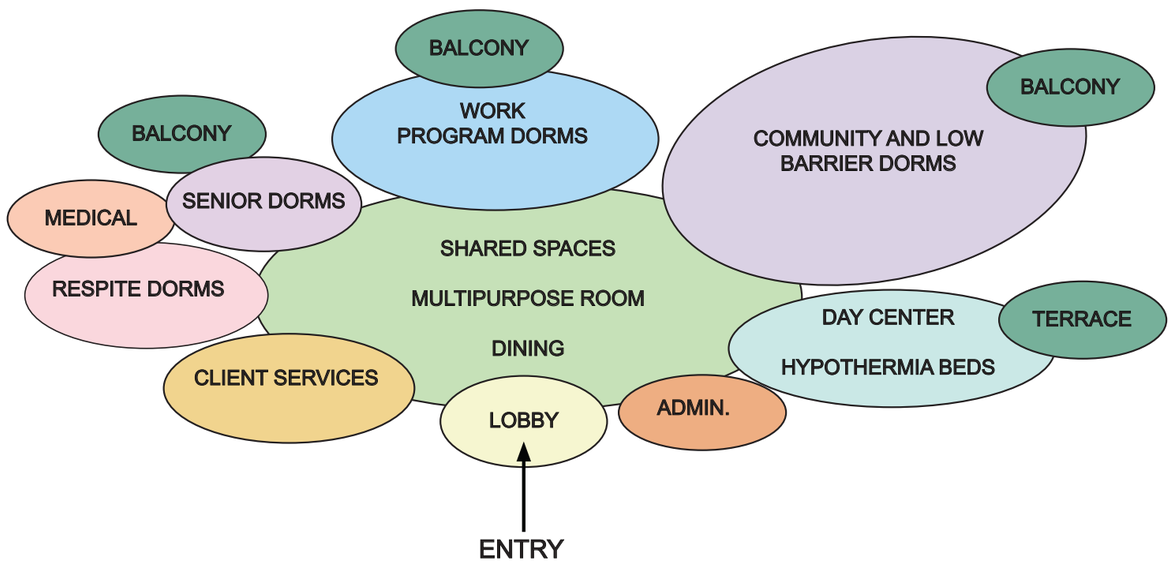
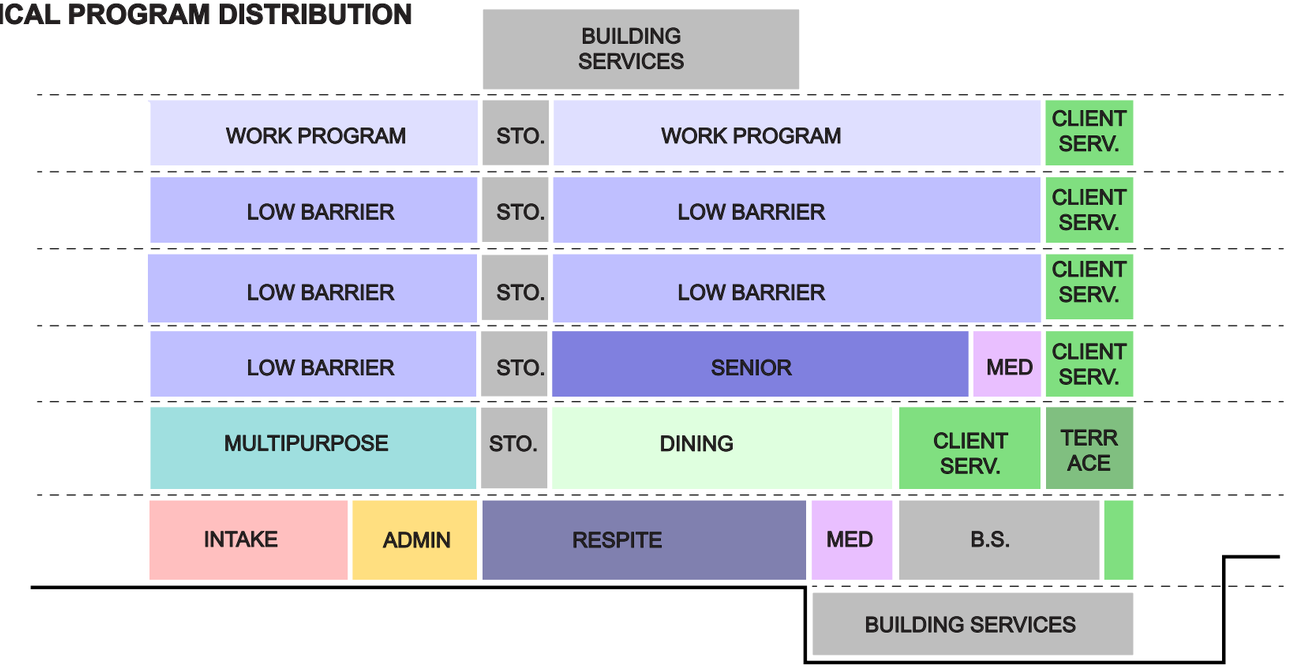
BUILDING PROGRAM - MODIFIED

PROGRAM ELEMENTS AND ADJACENCY



VERTICAL PROGRAM DISTRIBUTION



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PUD MODIFICATION 0.21	BUILDING PROGRAM

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PROGRAM STACKING - ORIGINAL

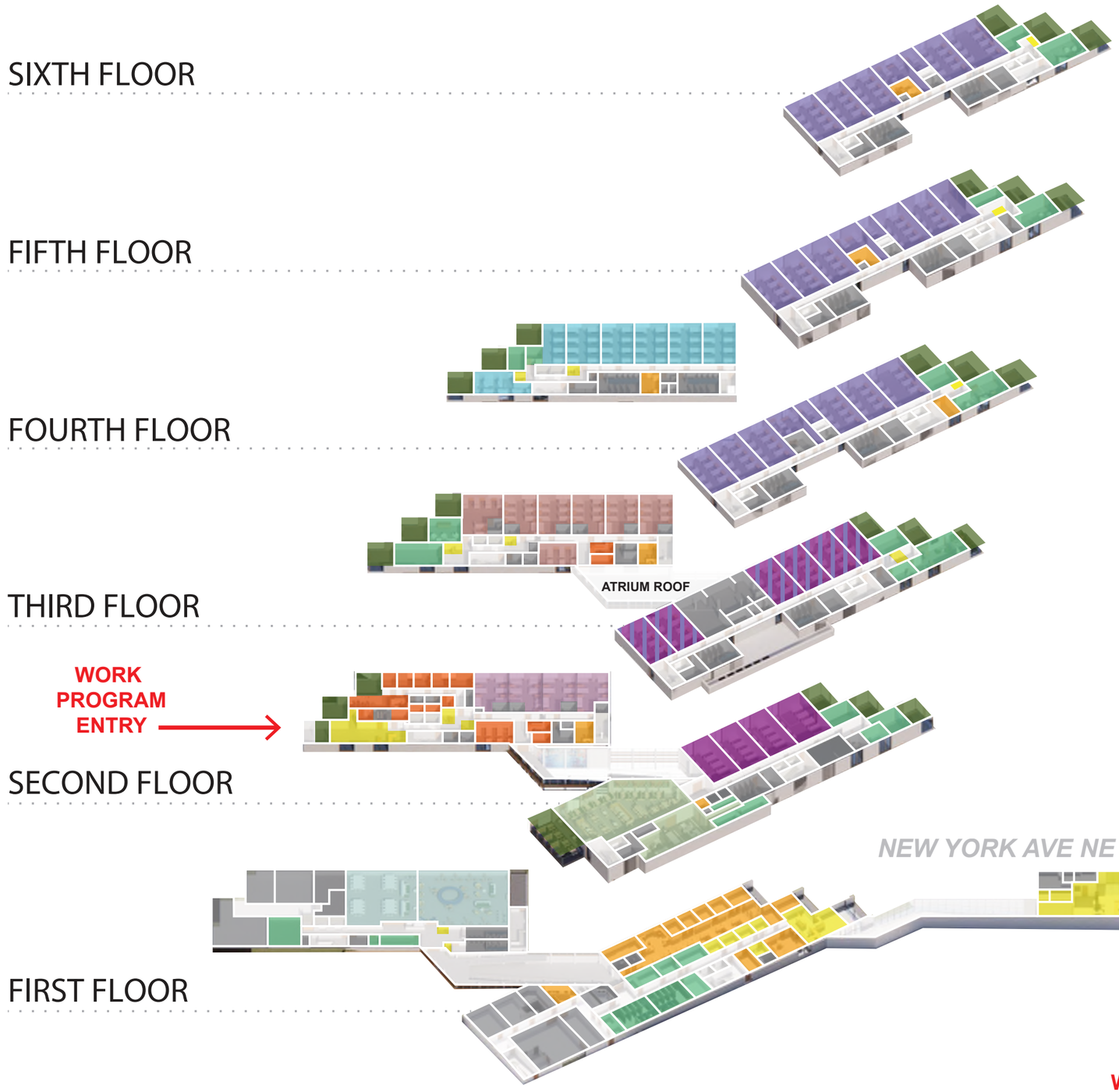
LEGEND

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



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SHEET NUMBER	DRAWING NAME
PUD MODIFICATION 0.22	PROGRAM STACKING

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PROGRAM STACKING - MODIFIED

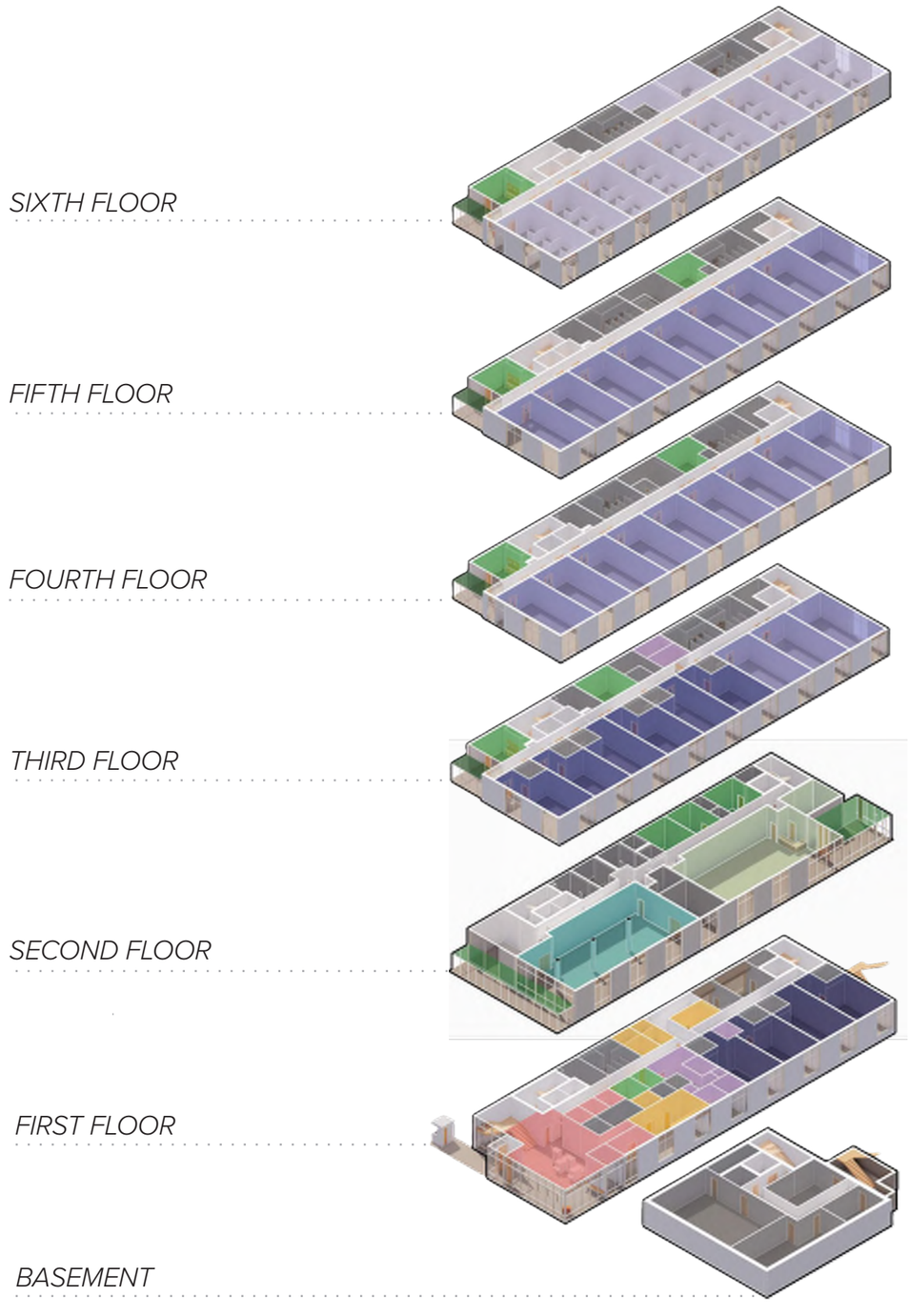
LEGEND

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



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SHEET NUMBER	DRAWING NAME
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