

**BZA Application:**  
850 Delaware Ave SW  
BZA Case No. 19451

**Presented by:**  
Holland & Knight LLP

Exterior plans subject to final approval by Commission of Fine Arts



**Ward 6 Short-Term Family Housing BZA**

850 Delaware Ave SW  
Washington DC 20024  
March 1<sup>st</sup> 2017



Board of Zoning Adjustment  
District of Columbia  
CASE NO. 19451  
EXHIBIT NO. 60

# 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Old, outdated building that is beyond it's useful life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 and 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 850 Delaware Avenue, SW as the Ward 6 DC General Family Shelter replacement site

# The Project



- City owned land
- A seven-story emergency shelter for families with wrap around services on-site
- The Project will include 50 family units (an average of 150 persons)
- The emergency shelter facility will include:
  - Space for on-site wrap around services
  - One dining room
  - One Computer Room
  - Laundry on each floor
  - Common rooms on each floor
  - Health examination room
  - Outdoor recreational play space
  - Indoor play area

# Dignified Facilities



- Privacy and Safety
  - 10 or less 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 not dormitory 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

**Prevent homelessness**  
by providing robust services



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



**Help people transition into housing ASAP**





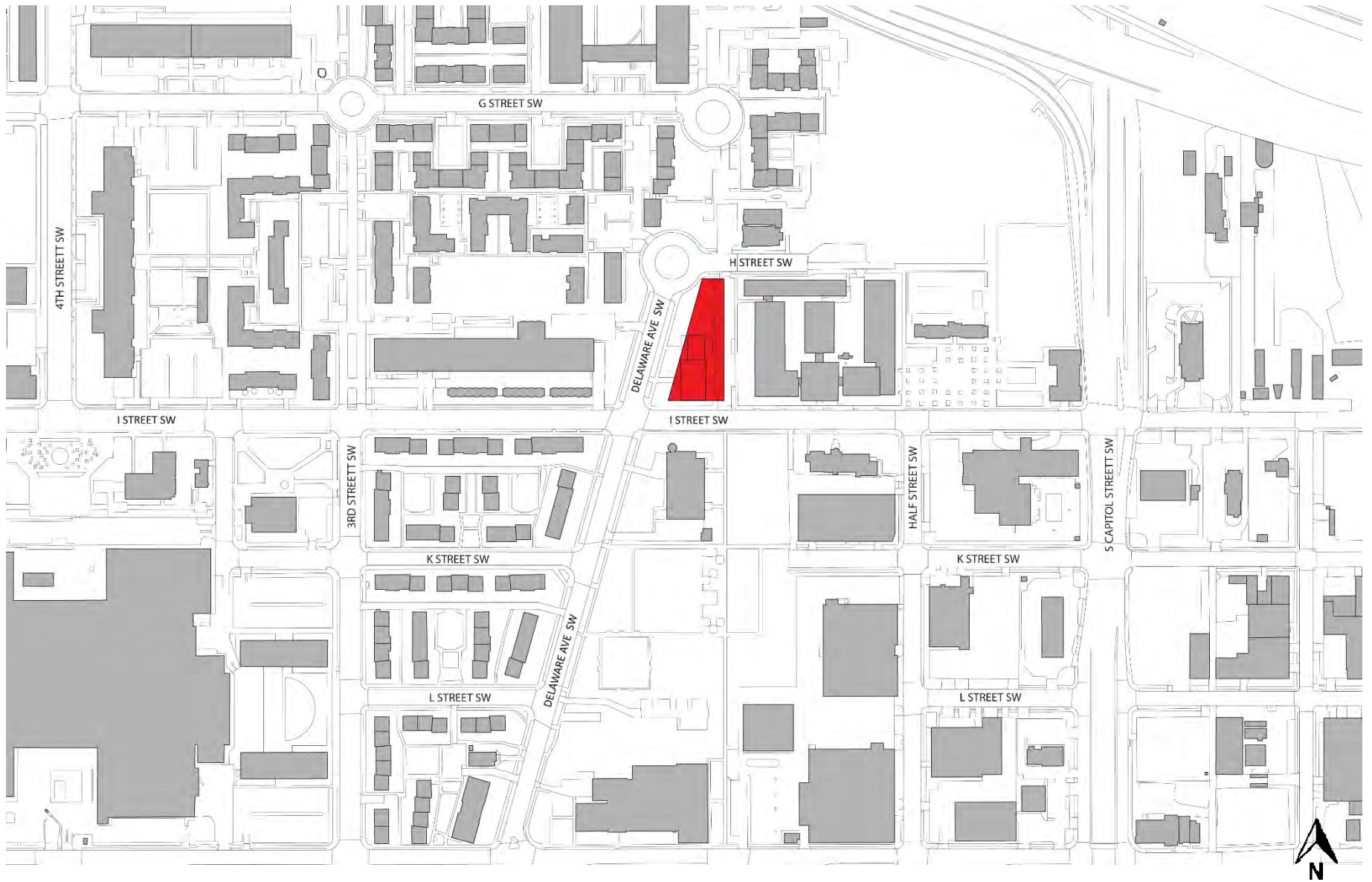
# Emergency Shelter: DHS Design Requirements

- **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
  - Dining area + warming oven + pantry
  - Multipurpose room
- **Per Floor Requirements**
  - Monitoring/assistance station with clear line of sight to all units
  - Microwave + sink + countertop
  - Homework/study lounge
  - Laundry room
  - Trash room or trash chute
  - Janitor's closet
  - Storage room
  - Common room
- **Play space**
  - Crawl space (infants)
  - Indoor / outdoor play space (toddlers)
  - Outdoor play space (older youth)

# Reduced Standard of Relief



- When the Applicant is public service, as in this case, the board may apply a more flexible standard when applying the variance test.
- See Nat'l Black Child Dev. Inst. V. District of Columbia Bd. of Zoning Adjustment, 483 A.2d 687, 690 (D.C. 1984) (citing Monaco v. District of Columbia Bd. of Zoning Adjustment, 407 A.2d 1091, 1096 (D.C. 1979))



**Ward 6 STFH BZA**  
850 Delaware Ave SW  
Washington DC 20024

## Aerial Plan

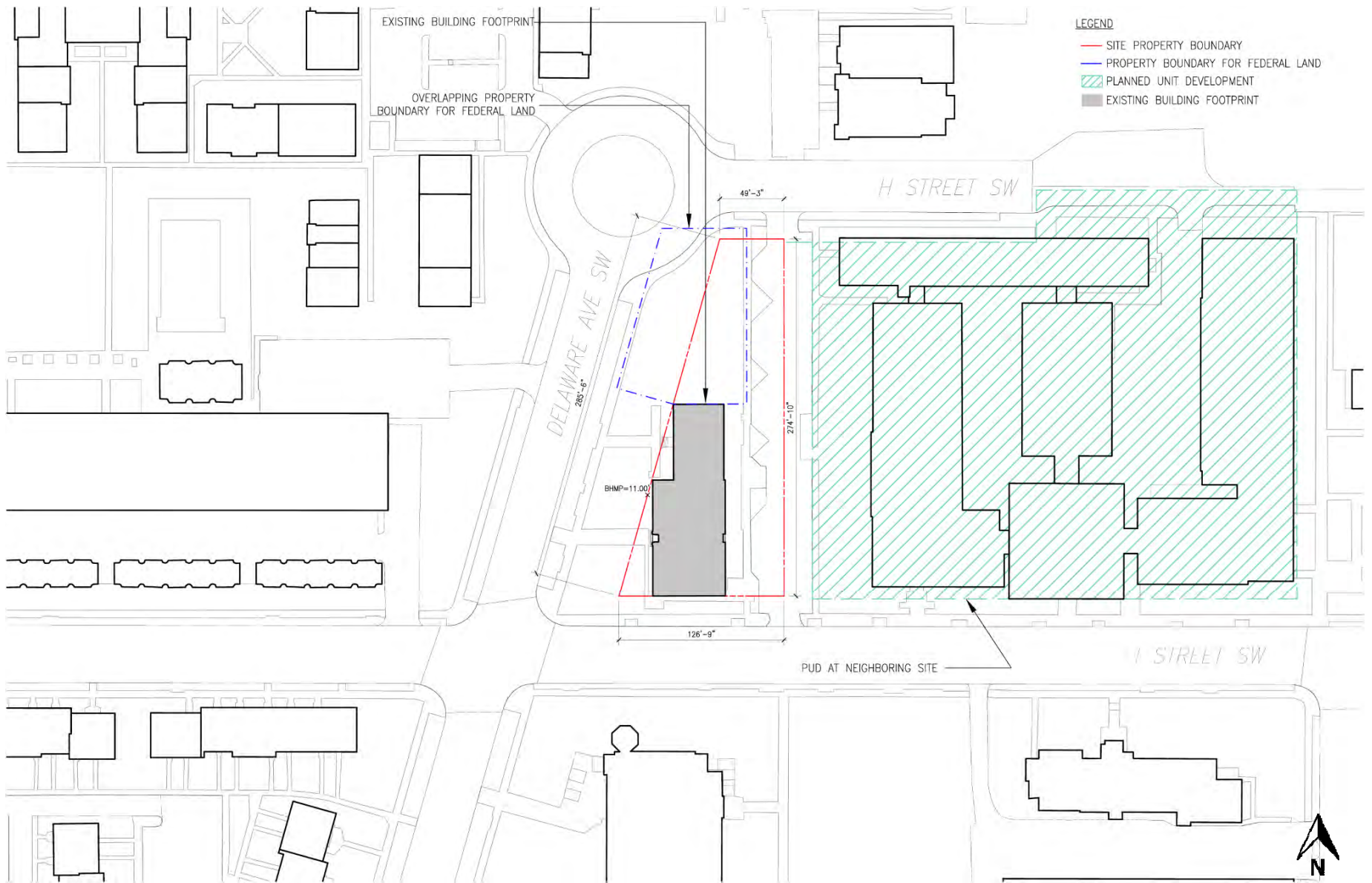




**Ward 6 STFH BZA**  
850 Delaware Ave SW  
Washington DC 20024

## Community Context





**Ward 6 STFH BZA**  
 850 Delaware Ave SW  
 Washington DC 20024

## Existing Site Plan





Exterior plans subject to final approval by Commission of Fine Arts

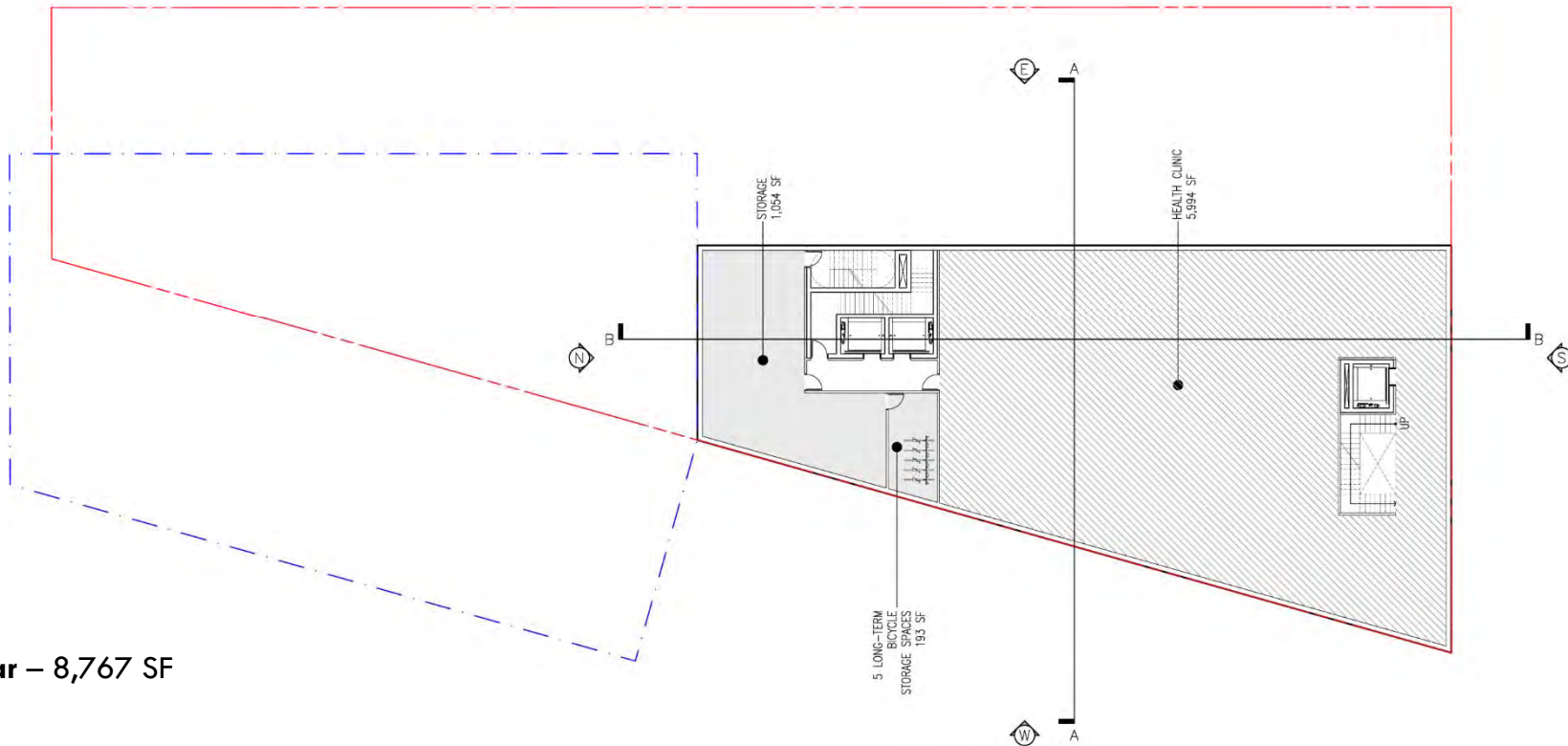


**Ward 6 STFH BZA**  
850 Delaware Ave SW  
Washington DC 20024

**Perspective** (View From Delaware Ave)

- |   |                   |   |                       |
|---|-------------------|---|-----------------------|
|  | RESIDENT UNITS    |  | ADMINISTRATIVE SPACES |
|  | FAMILY BATHROOMS  |  | COMMON SPACES         |
|  | PRIVATE BATHROOMS |  | OUTDOOR PLAY SPACES   |

 PROPERTY BOUNDARY  
 FEDERAL LAND



**Cellar – 8,767 SF**



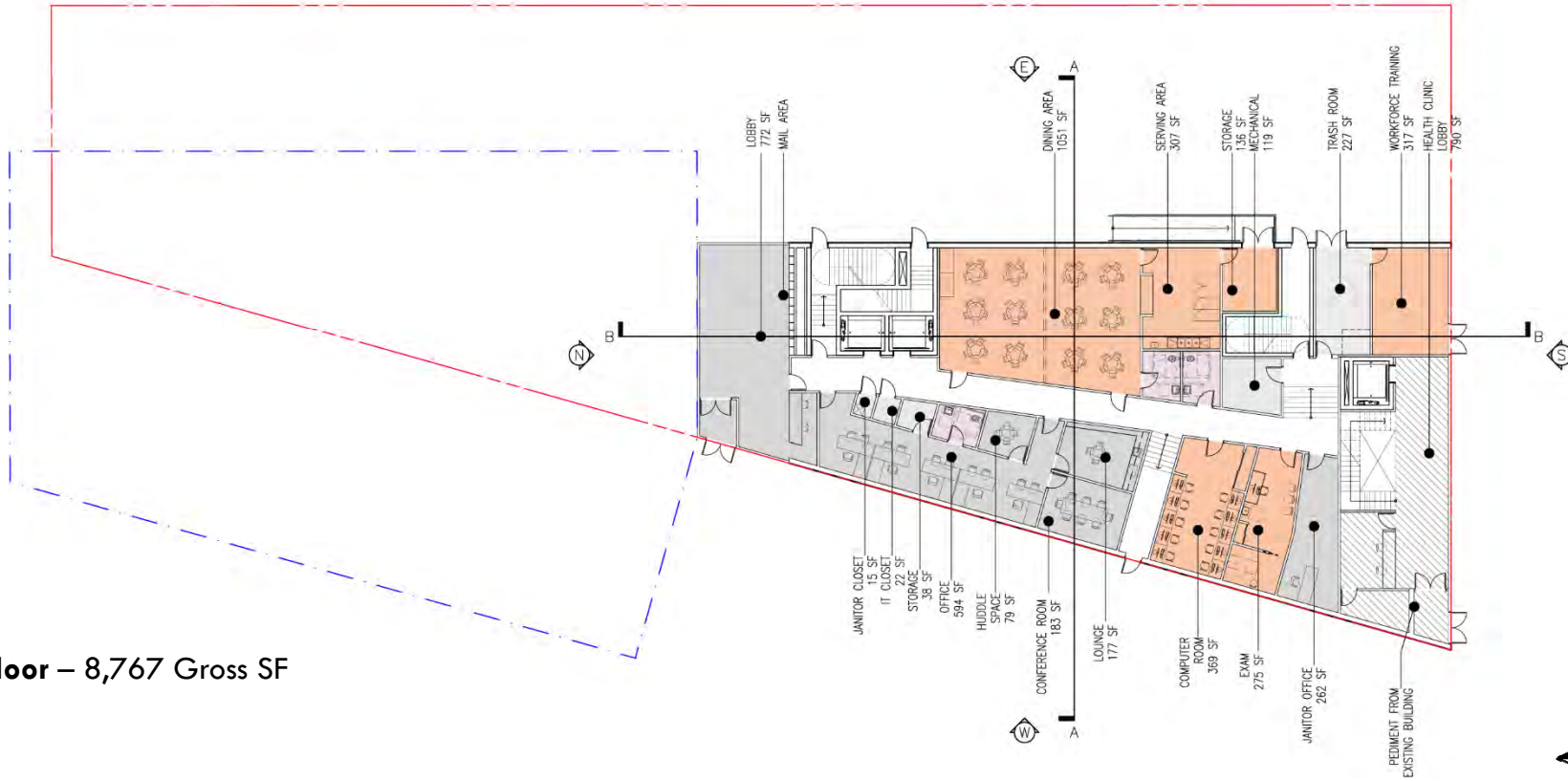
**Ward 6 STFH BZA**  
 850 Delaware Ave SW  
 Washington DC 20024

# Cellar Level



- RESIDENT UNITS
- FAMILY BATHROOMS
- PRIVATE BATHROOMS
- ADMINISTRATIVE SPACES
- COMMON SPACES
- OUTDOOR PLAY SPACES

--- PROPERTY BOUNDARY  
 - - - FEDERAL LAND



**1<sup>st</sup> Floor – 8,767 Gross SF**

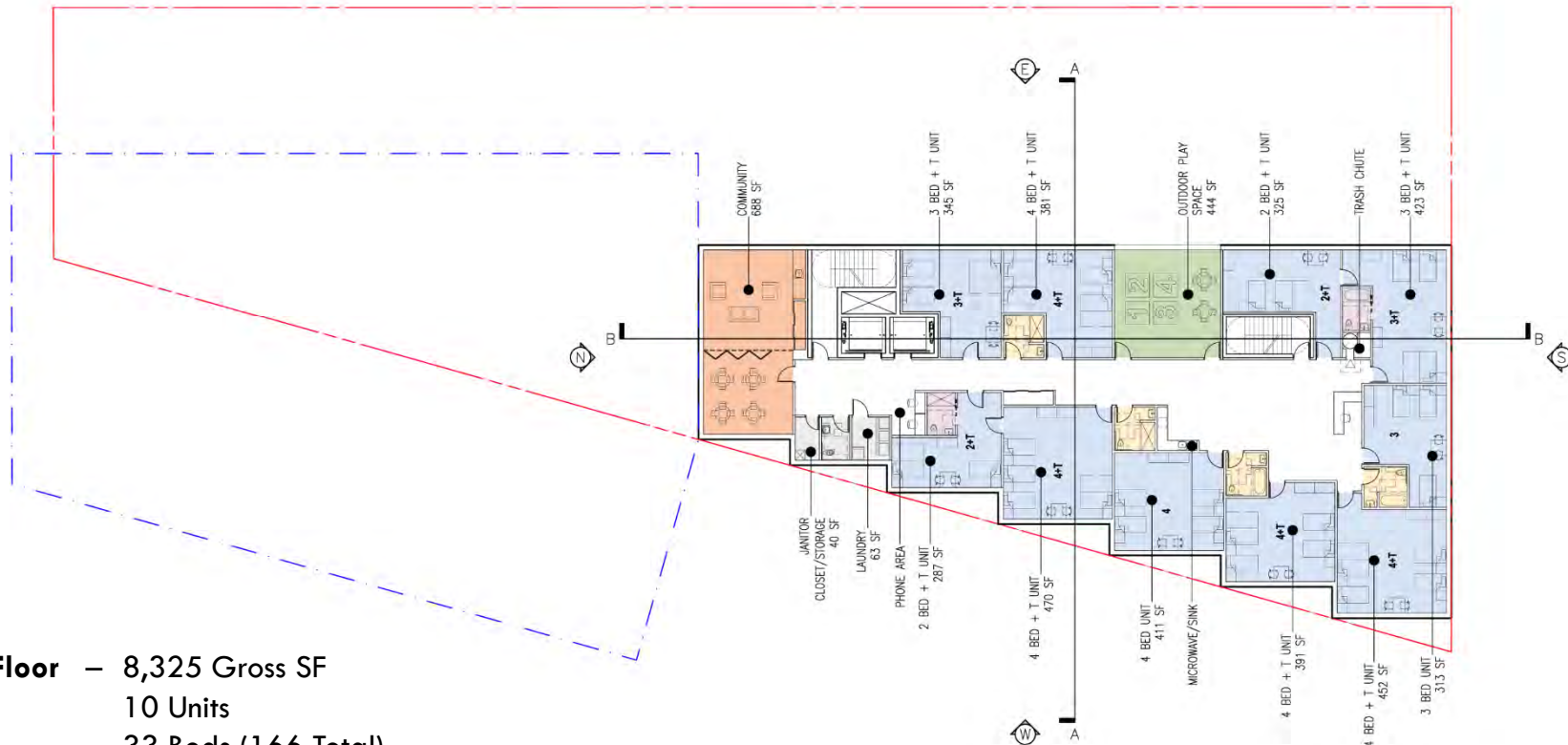


**Ward 6 STFH BZA**  
 850 Delaware Ave SW  
 Washington DC 20024

# First Floor

- RESIDENT UNITS
- FAMILY BATHROOMS
- PRIVATE BATHROOMS
- ADMINISTRATIVE SPACES
- COMMON SPACES
- OUTDOOR PLAY SPACES

PROPERTY BOUNDARY  
 FEDERAL LAND



**2<sup>nd</sup> Floor** – 8,325 Gross SF  
 10 Units  
 33 Beds (166 Total)

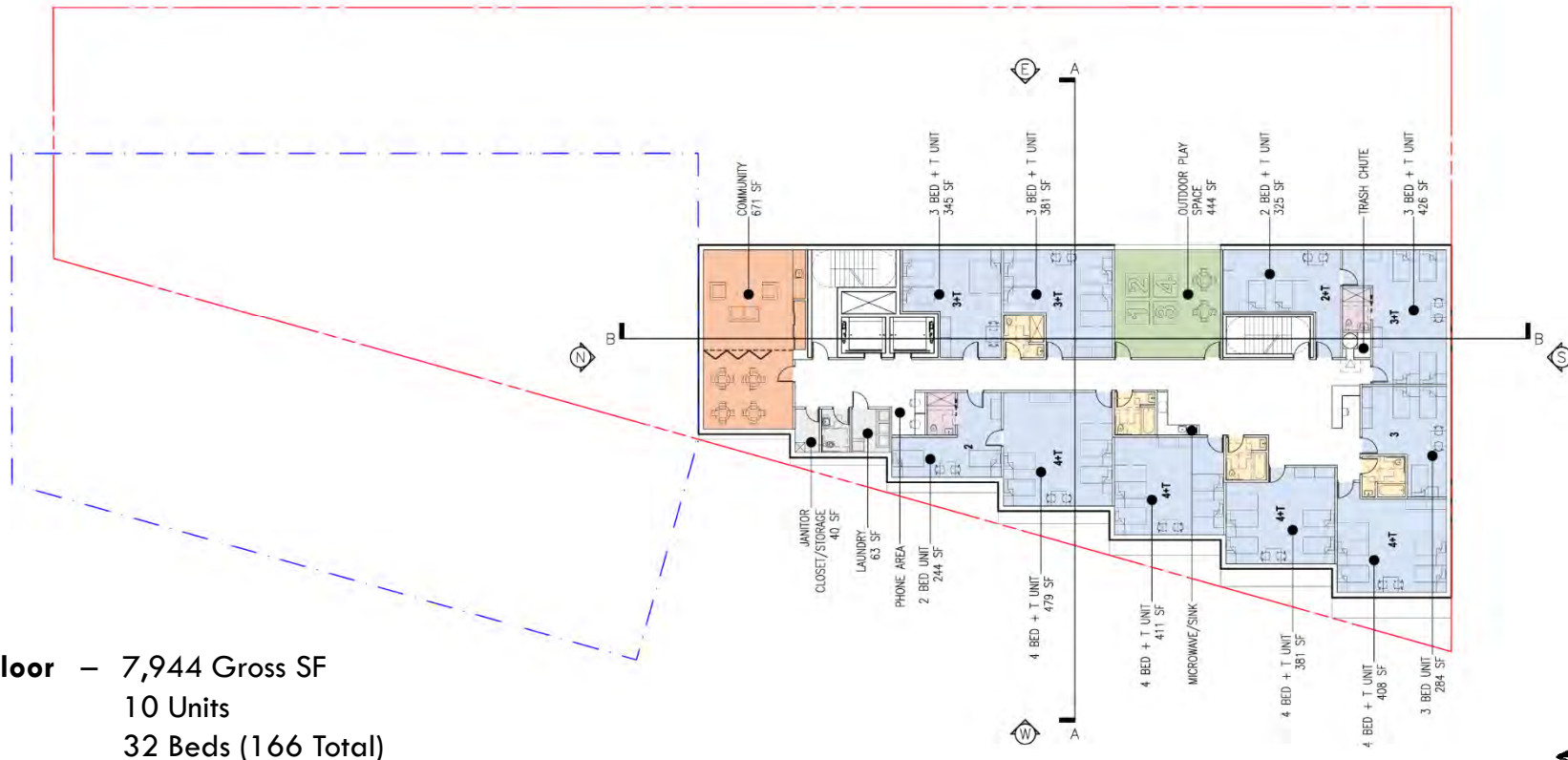


**Ward 6 STFH BZA**  
 850 Delaware Ave SW  
 Washington DC 20024

## Second Floor

- RESIDENT UNITS
- FAMILY BATHROOMS
- PRIVATE BATHROOMS
- ADMINISTRATIVE SPACES
- COMMON SPACES
- OUTDOOR PLAY SPACES

PROPERTY BOUNDARY  
 FEDERAL LAND



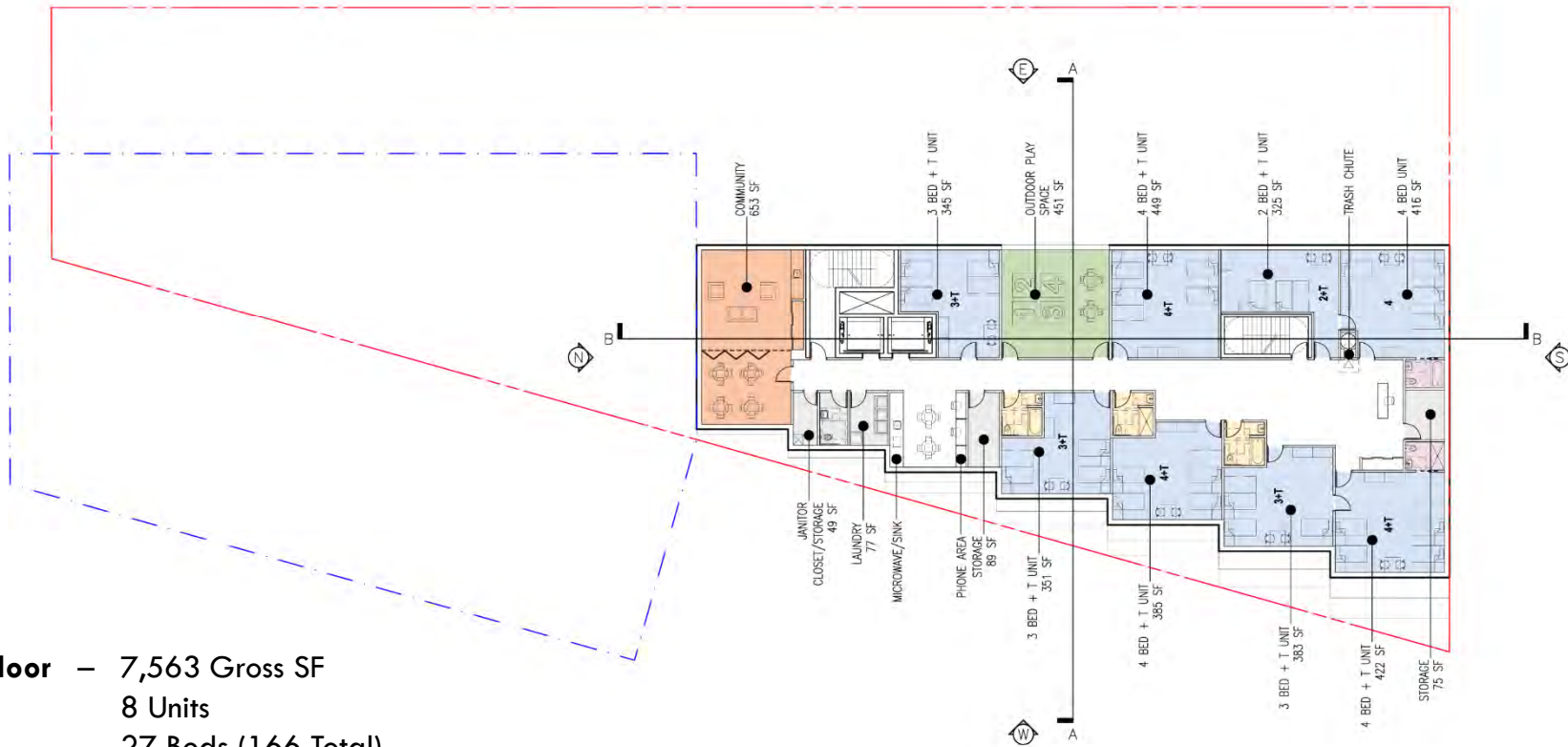
**3rd Floor** – 7,944 Gross SF  
 10 Units  
 32 Beds (166 Total)

**Ward 6 STFH BZA**  
 850 Delaware Ave SW  
 Washington DC 20024

# Third Floor

- RESIDENT UNITS
- FAMILY BATHROOMS
- PRIVATE BATHROOMS
- ADMINISTRATIVE SPACES
- COMMON SPACES
- OUTDOOR PLAY SPACES

— PROPERTY BOUNDARY  
 - - - FEDERAL LAND



**4<sup>th</sup> Floor** – 7,563 Gross SF  
 8 Units  
 27 Beds (166 Total)



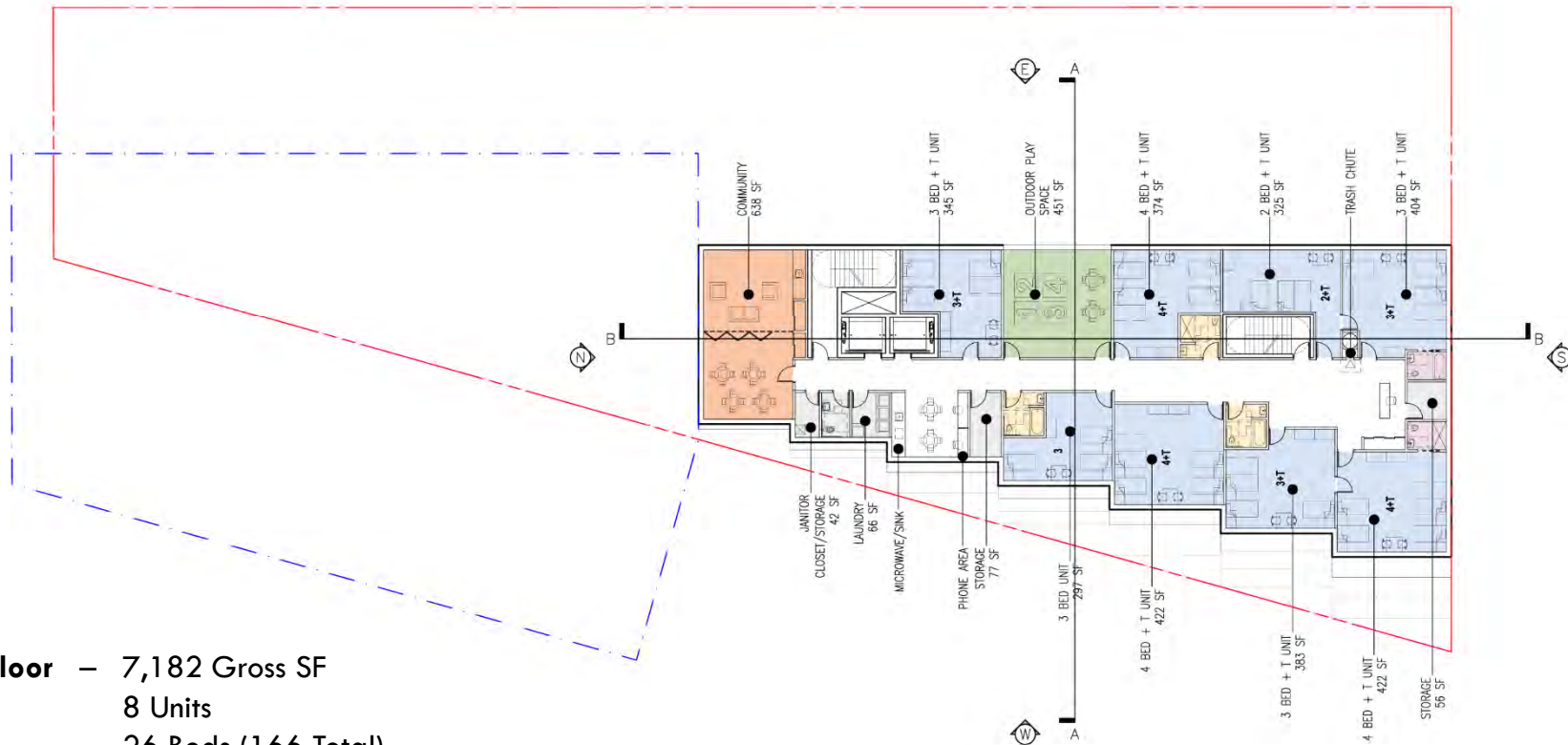
**Ward 6 STFH BZA**  
 850 Delaware Ave SW  
 Washington DC 20024

# Fourth Floor



- RESIDENT UNITS
- FAMILY BATHROOMS
- PRIVATE BATHROOMS
- ADMINISTRATIVE SPACES
- COMMON SPACES
- OUTDOOR PLAY SPACES

PROPERTY BOUNDARY  
 FEDERAL LAND



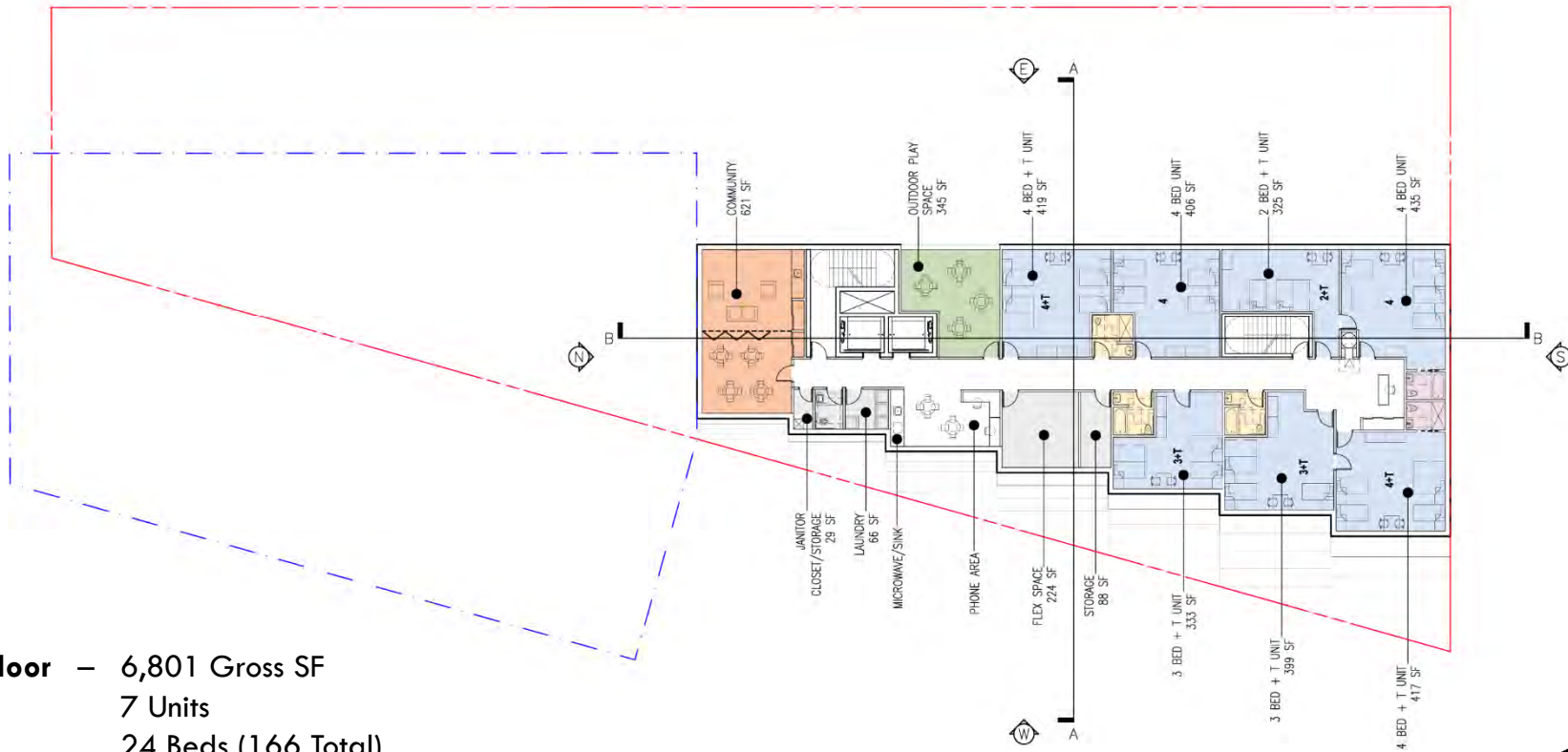
**5<sup>th</sup> Floor** – 7,182 Gross SF  
 8 Units  
 26 Beds (166 Total)

**Ward 6 STFH BZA**  
 850 Delaware Ave SW  
 Washington DC 20024

# Fifth Floor

- RESIDENT UNITS
- FAMILY BATHROOMS
- PRIVATE BATHROOMS
- ADMINISTRATIVE SPACES
- COMMON SPACES
- OUTDOOR PLAY SPACES

— PROPERTY BOUNDARY  
 - - - FEDERAL LAND



**6<sup>th</sup> Floor** – 6,801 Gross SF  
 7 Units  
 24 Beds (166 Total)

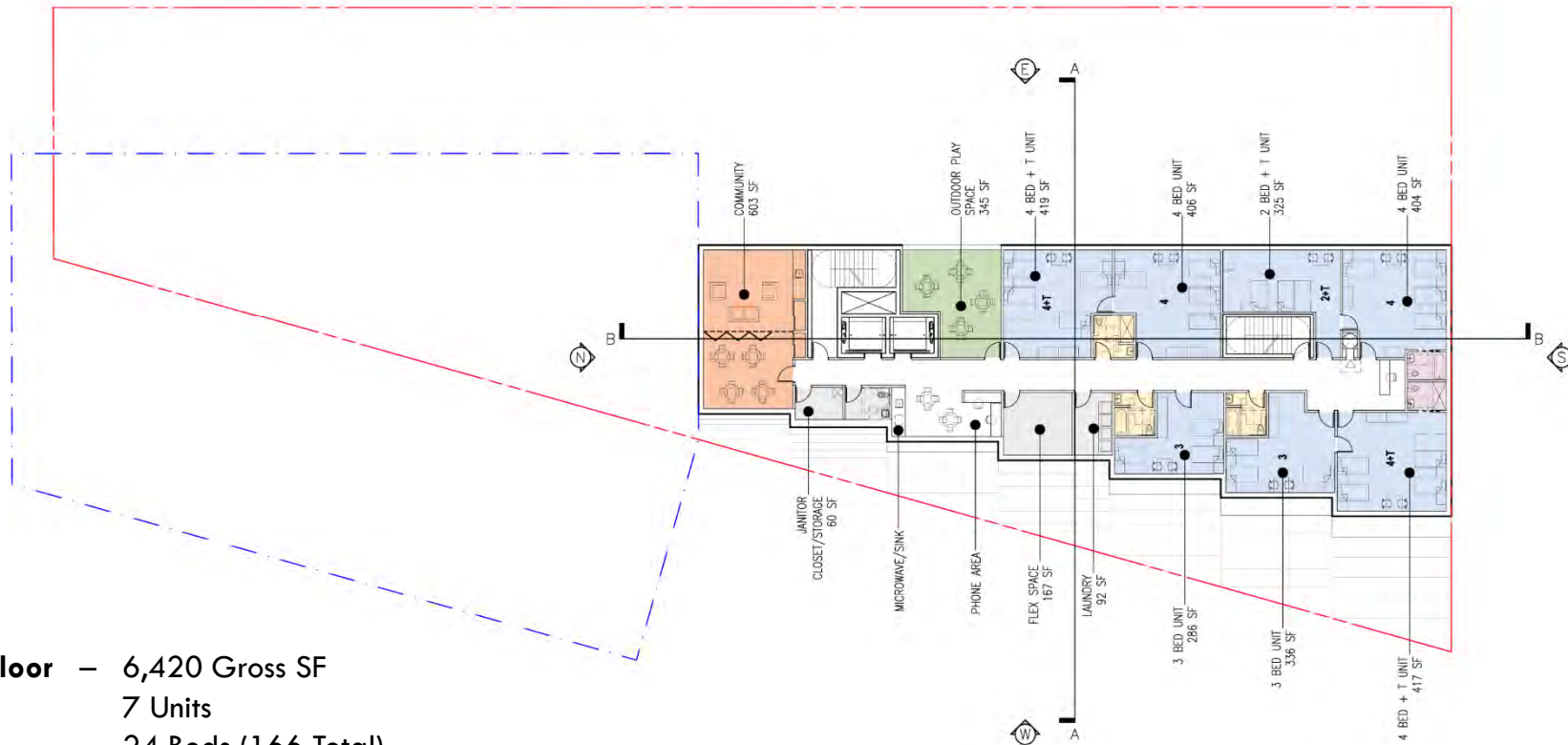


**Ward 6 STFH BZA**  
 850 Delaware Ave SW  
 Washington DC 20024

# Sixth Floor

- RESIDENT UNITS
- FAMILY BATHROOMS
- PRIVATE BATHROOMS
- ADMINISTRATIVE SPACES
- COMMON SPACES
- OUTDOOR PLAY SPACES

PROPERTY BOUNDARY  
 FEDERAL LAND



**7<sup>th</sup> Floor** – 6,420 Gross SF  
 7 Units  
 24 Beds (166 Total)



**Ward 6 STFH BZA**  
 850 Delaware Ave SW  
 Washington DC 20024

# Seventh Floor

Exterior plans subject to final approval by Commission of Fine Arts



**Ward 6 STFH BZA**  
 850 Delaware Ave SW  
 Washington DC 20024

# North Elevation



Exterior plans subject to final approval by Commission of Fine Arts



**Ward 6 STFH BZA**  
 850 Delaware Ave SW  
 Washington DC 20024

# South Elevation

Exterior plans subject to final approval by Commission of Fine Arts



**Ward 6 STFH BZA**  
 850 Delaware Ave SW  
 Washington DC 20024

# East Elevation

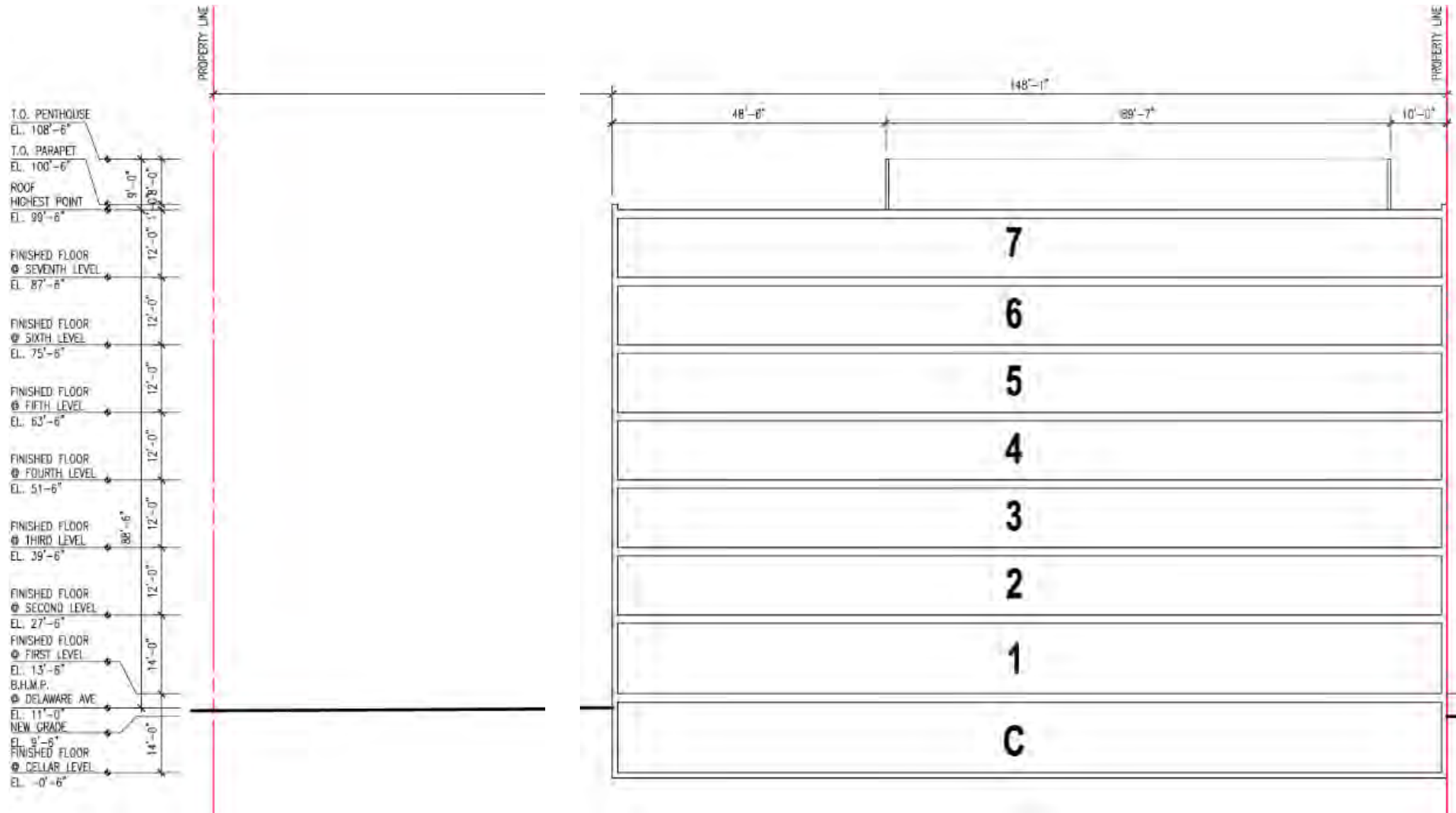
Exterior plans subject to final approval by Commission of Fine Arts



**Ward 6 STFH BZA**  
 850 Delaware Ave SW  
 Washington DC 20024

# West Elevation





**Ward 6 STFH BZA**  
 850 Delaware Ave SW  
 Washington DC 20024

## Section B



Exterior plans subject to final approval by Commission of Fine Arts



**Ward 6 STFH BZA**  
850 Delaware Ave SW  
Washington DC 20024

Perspective (View From I Street)



Exterior plans subject to final approval by Commission of Fine Arts



**Ward 6 STFH BZA**  
850 Delaware Ave SW  
Washington DC 20024

**Perspective** (View From Delaware Ave)





# Homeward DC Initiative – Ward 6

## Transportation Presentation





## Site Location

- Metrobus
  - 3<sup>rd</sup> Street & I Street – P6, V1
  - M Street – 74, A9, V1, W9
- Metrorail
  - Waterfront Station
  - Capitol South Station
  - Federal Center SW Station
  - Green, Silver, Blue & Orange Lines
- Carsharing – 28 vehicles nearby
- Capital Bikeshare
  - Nearest – M Street/4<sup>th</sup> Street



# Transportation Statement

## Short-Term Family Housing

- 50 family rooms
  - Low vehicle ownership amongst residents of facility
  - DHS policy not to provide parking for residents
- Staffing
  - Minimum 12 staff
  - Maximum 25-27 staff at peak
  - About half of staff will drive

## Clinic

- 7,860 square feet
  - Neighborhood serving, resulting in more walking trips
- Minimal transportation impacts to network
- DDOT Coordination
  - Scoping interaction
  - No objection
  - No conditions



## Vehicular Parking

- Vehicular parking
  - 13 parking spaces provided on-site
- On-street parking
  - Survey shows 344 spaces within 600-800 feet of site
  - Mostly Residential Permit Parking (RPP)
  - Adequate available parking



## Transportation Demand Management (TDM) and Bicycle Parking

- TDM Coordinator
- Marketing Program
- Five (5) long-term bike spaces
- Five (5) short-term bike spaces
- Transit subsidies for residents
- DC One card for students



## Loading

- One (1) loading berth, one (1) loading platform, and one (1) service/delivery space will be provided in the surface lot adjacent to the site
  - Meets zoning requirements
  - Meets practical needs of project
  - Meals delivered twice daily
  - Trash removal three times per week
- Loading Management Plan
  - Loading coordinator
  - Deliveries scheduled
  - Deliveries limited to daytime hours of operation
  - Follow District requirements



# Relief Needed to Close DC General

## ❑ Special Exception

- ❑ Construction of an Emergency Shelter in the RF-1 District for more than 15 persons – 11-U DCMR, Sec. 320.1(a) and 203.1(h)
- ❑ Partial Reduction in the Number of Required Parking Spaces – 11-C DCMR, Sec. 703

## ❑ Variance

- ❑ Building Height Greater Than Three Stories and 35 Ft. – 11-E DCMR, Sec. 303.1

# Zoning Relief – Special Exception



- ❑ 11-U DCMR, Sec. 320.1(a) and 203.1(h) - Construction of an Emergency Shelter in the RF-1 Zone District
- ❑ 11-C DCMR, Sec. 703 - Partial Reduction in Number of Required Parking Spaces

# Harmonious with the general purpose and intent of the zone plan



- ❑ The construction of a new short-term family housing 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.
- ❑ Adequate number of parking spaces will be provided on-site, and availability of on-street parking and public transportation options in the surrounding area.



# No adverse effect on neighboring property



- ❑ Project will improve the Property with a modern design that is significantly set back from adjacent properties, with nearby on-street parking and public transportation.
- ❑ Compatible with other residential buildings
- ❑ No adverse impact to the neighborhood

# Satisfies the provisions of 11-U DCMR, Sec. 203.1 (h)

- ❑ 203.1(h)(3): There shall be adequate, appropriately located, and screened off-street parking to provide for the needs of occupants, employees, and visitors to the facility;
- ❑ 203.1(h)(4): The proposed facility shall meet all applicable code and licensing requirements;
- ❑ 203.1(h)(5): The facility shall not have an adverse impact on the neighborhood because of traffic, noise, operations, or the number of similar facilities in the area

# Satisfies the provisions of 11-U DCMR, Sec. 203.1 (h)

- 203.1(h)(6): The Board of Zoning Adjustment may approve more than one (1) emergency shelter in a square or within one thousand feet (1,000 ft.) only when the Board of Zoning Adjustment finds that the cumulative effect of the facilities will not have an adverse impact on the neighborhood because of traffic, noise, or operations; and
- 203.1(h)(7): The Board of Zoning Adjustment may approve a facility for more than fifteen (15) persons, not including resident supervisors or staff and their families, only if the Board of Zoning Adjustment finds that the program goals and objectives of the District of Columbia cannot be achieved by a facility of a smaller size at the subject location and if there is no other reasonable alternative to meet the program needs of that area of the District;

# Satisfies the provisions of 11-C DCMR, Sec. 703

- 703.2(b): The use or structure is particularly well served by mass transit, shared vehicle, or bicycle facilities;
- 703.2(c): Land use or transportation characteristics of the neighborhood minimize the need for required parking spaces;
- 703.2(e): The nature of the use or structure or the number of residents, employees, guests, customers, or clients who would reasonably be expected to use the proposed building or structure at one time would generate demand for less parking than the minimum parking standards;
- 703.3. Any reduction in the required number of parking spaces shall be only for the amount that the applicant is physically unable to provide, and shall be proportionate to the reduction in parking demand demonstrated by the applicant



# Exceptional Situation or Condition

## 703.3 (Continued)

- The reduction in the amount of on-site required parking, from 26 required spaces for the emergency shelter, to 12 spaces for the emergency shelter, is necessary because 26 spaces for the shelter cannot be physically accommodated on the site.
- Given the site constraints (unusual shape of the site; federal reservation limitations on use of the north part of the site; required footprint and configuration of the proposed building on the site in order to accommodate the proposed building program; and the need to include a below-grade medical care use in the cellar), there is no possibility of including more than 12 surface parking spaces for the emergency shelter on-site.

# Exceptional Situation or Condition

## 703.3 (Continued)

- The surface parking spaces are laid out diagonally on-site in order to maximize the number of spaces, and to provide the necessary 17 ft. wide drive aisle width. The parking spaces cannot be oriented perpendicular to the drive aisle in an effort to pick up one or two more spaces, because there would not be sufficient space to accommodate the required 20 ft. wide drive aisle. A 20 ft. drive aisle width would be necessary for maneuverability into and out of perpendicular parking spaces. This is the minimum width required by the zoning regulations.
- There is already one level of cellar space in the building, for the medical care use. This project would become financially infeasible if the project was required to include multiple additional below-grade cellar levels to accommodate 14 additional parking spaces. Given the dimensions of the building footprint, which is 275 ft. in length, but only 80 ft. wide at its south end and 38.5 ft. wide at its north end, more than one below-grade parking level would be necessary to accommodate 14 garage parking spaces and a parking ramp for access to those spaces. In addition, the parking ramp would cut through a substantial portion of the floor area devoted to the cellar-level medical clinic. The reduction in parking spaces, from 26 spaces for the emergency shelter to 12 spaces for the emergency shelter, is directly proportional to the reduction in parking demand for this project.

# Exceptional Situation or Condition



- ❑ Site constraints
  - ❑ Transfer of Jurisdiction for Highway Purposes
  - ❑ Former 1<sup>st</sup> Street right-of-way (L'Enfant Plan Street); Comprehensive Plan policy to retain view corridor.
- ❑ Site is mandated by Council for location of 50 units and Medical Care facility

# Practical Difficulty without Zoning Relief

- Practically difficult to reduce the building's height or number of stories and still provide the required 50 short-term family housing units, medical clinic, and adequate space for the support services described above, all as mandated by the Council.
  - Reducing the building's height or number of stories would eliminate some or all of these uses, which would contradict the District's laws, goals and objectives.
  - Applicant cannot redistribute the building's uses to up to 12 separate District-owned facilities within Ward 6, for a maximum of 15 persons in each one, that meet the height and number of stories requirement, because the delivery of comprehensive wrap-around services for residents could not be efficiently or effectively replicated on numerous different smaller facilities throughout the Ward.



# Practical Difficulty without Zoning Relief

- ❑ Applicant cannot reduce the building height or number of stories by distributing the building's footprint horizontally across the Site, because of lot lines, restrictions of record and Comp. Plan policy.
- ❑ Spreading out the floor area would result in large internal areas without windows that would be unsuitable for residential units.
- ❑ Spreading out the footprint of the building would also require multiple corridors, which would not allow for internal direct lines of sight for the safety and security of the families and staff.

# No substantial detriment to the public good or zone plan

- ❑ Project is consistent with the law and policies of the District, and will be a great benefit to the District's homeless population.
- ❑ Project is designed to be consistent with the architecture of the surrounding area, and to create a sense of space and massing that respects the neighborhood context.
- ❑ 90-foot tall buildings are permitted as a matter-of-right in the RF-1 District, so long as the building is removed from all lot lines for a distance equal to its height. See 11-E DCMR Sec. 303.5.
- ❑ Project meets the spirit of the RF-1 height regulations because the almost 90-foot tall building is set back at least 90 feet from the adjacent lot lines across the rights-of-way to the north, west, and south, and is also set back at least 90 feet from the east line of the former 1st Street right-of-way.
- ❑ 90-foot building on the Site will be consistent with the scale of the approved and existing buildings along the north side of I Street in the area.

# Community Outreach

- ❑ **September 22nd** – Advisory Team Meeting #1
- ❑ **October 18th** – Advisory Team Meeting #2
- ❑ **November 29th** – Advisory Team Meeting #3
- ❑ **December 15th** – Public Design Meeting
- ❑ **January 4th** – A/E Team's Submit BZA Applications
- ❑ **January 9th** – Presentation to ANC Commissioners
- ❑ **January 13th** – DC Register Publication Issue
- ❑ **February 1st** – BZA Supplemental Documents
- ❑ **February 13th** – ANC Vote
- ❑ **February 16th** – CFA Concept Review
- ❑ **February 22nd** – BZA Mock Hearing
- ❑ **February 25th** – Additional Meetings
- ❑ **March 1st** – BZA Hearing