



GOVERNMENT OF THE DISTRICT OF COLUMBIA ADVISORY NEIGHBORHOOD COMMISSION 1B

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February 25, 2020

Fredrick L. Hill, Chairman
Board of Zoning Adjustment
441 4 Street NW, Suite 200S
Washington, DC 20001

-- via email ---

Re: BZA Case 20183

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Advisory Neighborhood Commission 1B supported the need to close DC General and construct smaller, service-enriched short-term housing across the city. The facility best fitting the needs in Ward 1 is apartment-style family housing with 2 and 3 bedroom units.

Ultimately, the government identified a parcel next to the Rita Bright Community Center on the 14th Street corridor with easy access to public transportation and retail establishments. Although ANC 1B proposed a much larger and comprehensive building, the Administration decided on a matter-of-right apartment building design, MU-5A zone, and will function similarly to other apartment buildings in our neighborhood.. The location met the needs of a small apartment-style building with a combination of 35 family units with support services and 15 units of permanent senior housing. A structure connected to the modernized community center allows the opportunity for children at the facility to take advantage of expanded community center services.

ANC 1B has been very involved in the construction of this project from the beginning and has worked tirelessly to ensure the community was aware of project details and timeline. An Advisory Group co-chaired by a DC government and ANC 1B officials, representatives from adjacent properties, and community leaders meets regularly to discuss project details, progress for on-time delivery, and address community concerns. Jen Bristol, Commissioner 1B06, represents the ANC 1B Chair and provides thorough project updates at ANC 1B monthly community meetings and posts updates on her SMD listserv. ANC 1B has worked diligently to ensure transparency throughout the construction of this project.

The Board of Zoning Adjustment should consider the Administration has already obtained the required permits and construction is on-going to deliver the building on-time and on-budget to serve a critical need for our city's families experiencing homelessness.

Attached is a Resolution to Support Amending the Homeless Shelter Replacement Act of 2016 and a letter to Councilmember Brianne K. Nadeau, Ward 1, reaffirming the support of the project.

Regards,

James A. Turner
Chair ANC 1B and
Commissioner 1B09

Robb Hudson
Chair Econ Dev and
Commissioner 1B11

Jen Bristol
Advisory Group Co-Chair and
Commissioner 1B06

- c: Honorable Muriel Bowser, Mayor
- Wayne Turnage, Deputy Mayor for Health and Human Services
- Honorable Phil Mendelsohn, Chair, Council of the District of Columbia
- Honorable Brianne Nadeau, Councilmember, Ward 1

Board of Zoning Adjustment



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March 13, 2018

Honorable Brianne K. Nadeau
Councilmember Ward 1
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Washington, DC 20004

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Councilmember Nadeau:

Advisory Neighborhood Commission 1B unanimously passed the attached Resolution to Support Amending the Homeless Shelter Replacement Act of 2016 in support of a feasibility study to develop short-term family housing facility, new and expanded recreation center, and fully develop the one-acre parcel.

Commissioner Jessica Smith will represent ANC 1B at the committee hearing on Wednesday, March 14 on B22-635, the "Homeless Shelter Replacement Amendment Act of 2017" and "The Closure of the DC General Family Shelter." We are disappointed that we were not notified of the hearing in advance. ANC 1B carefully considers all matters concerning our neighborhood and cares deeply about the outcome of the Ward 1 Short-Term Family Housing project. Timely outreach would have enabled our ANC to draft, consider, and vote on new testimony for this hearing at our March 1 meeting.

The 2500 14th Street parcel as two approximate half acre sites. Today the Rita Bright Recreation Center is located on the south parcel and surface parking on the north parcel. The recreation center is a dated structure inherited by DPR from the Boys and Girls Club. The recreation center is open year-round with a game room, single court gymnasium, multipurpose room, and a basic sound studio.

While modernization of the current recreation center is proposed, the site is best served by incorporating a new center into a new full site use design. The city has an opportunity to construct a new more functional recreation center with expanded programming to include arts and entertainment, consistent with the history of the community, on either the north or south parcel, or possibly spanning both depending on the design. Other options include creating a usable green roof for the Rita Bright community with facilities that would also service as a civic gathering location.

ANC 1B is committed to the idea that this entire parcel should be activated to serve not only as the premiere example of a homeless shelter in the District, but also how other services can be combined into a multi-function community center that serves all residents in the area. Two options that have been discussed are as follows:

Option One – Human Services plus Commercial Cost Offset

North parcel developed to include at least 35 emergency family housing units in a secured multi-floor wrapper with separate entrance, security, and counseling space. Remaining space would include at least 15 units of permanent senior housing with appropriate age-in-place health and wellness technologies and services.

South parcel developed as a commercial residential building that would include an allocation at 50% of AMI. The first level would be used for commercial such as specialty and urgent care treatment. This would also for a cost off-set to help fund the new center and north parcel facility.

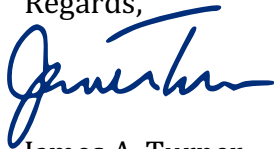
Option Two – Human Services all DC Funds

North parcel developed to include at least 50 emergency family housing units in a secured with separate entrance, security, and counseling space.

South parcel developed as at least 50 units of permanent *aging* and *senior* housing with appropriate age-in-place health and wellness technologies and services. The first level could be used for commercial such as specialty and advanced urgent care center similar to those offered by MedStar.

The development of this prime real estate presents an opportunity for the project to offset the costs of development and save millions of dollars for the DC government. It offers sufficient grade for excavation to address area parking conditions, provide building scale to accomplish and exceed emergency and senior housing objectives, and to develop a new recreation center with expanded unique programming. A development that blends into the neighborhood and serves as a community hub on one of the busiest corridors in the area.

Regards,



James A. Turner
Chair ANC 1B, Commissioner SMD09



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**GOVERNMENT OF THE DISTRICT OF COLUMBIA
 ADVISORY NEIGHBORHOOD COMMISSION 1B**

**RESOLUTION TO SUPPORT AMENDING THE
 HOMELESS SHELTER REPLACEMENT ACT OF 2016**

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WHEREAS; ANC 1B agrees with the Administration and the Council that DC General should be closed; that there is a great need for transitional housing, social services, and community-based programs that support those in need; and that for success, implementation of these programs is best addressed at the local, ward-based level with community involvement throughout all phases of planning, development, and execution;

WHEREAS; ANC 1B is committed to organizing and facilitating public discussions that are required to ensure a successful outcome; the Commission’s committee structure is perfectly suited to review the building’s design as it relates to zoning and planning, and advise on an array of social services for residents both of the proposed Ward 1 Shelter and its neighbors; furthermore, all ANC 1B meetings are open to the community and provide residents many opportunities to contribute;

WHEREAS; ANC 1B looks forward to the public discussions and future town halls held in conjunction with the Administration and the Council and will work to take that information to provide sound recommendations to the appropriate city agencies in areas such as zoning, planning, social services, transportation, and other considerations; this formal procedure has proven to ensure that Commissioners and the neighborhood are well informed on all aspects of every project before the Commission;

WHEREAS; the initial proposal for the Ward 1 short-term family housing facility was to involve a refurbishment of a blighted historical structure, the former Morning Bright Church, along with new construction, with assurances that the new and modern building would complement the look and feel of the neighborhood, and include the following:

- Playground & recreation space,
- Computer lab for residents,
- Common dining area, and,
- Ongoing support services & programming for families;

WHEREAS; ANC 1B strongly believes that fully integrating residents of the Ward 1 Shelter into the community is not just sound policy, but rather it is a moral imperative, and we stand ready to work with the Administration to develop a plan where all the requirements of this project are exceeded, the walls between neighbors remain low, and the neighborhood continues to realize the tangible and intangible benefits that come from supporting each other.

WHEREAS; ANC 1B has been successful in negotiating agreements and bringing together residents, businesses, and developers on many large and difficult projects such as,

- The Grimke School, which will expand the African American Civil War Museum and bring new residential development while maintaining the character of the neighborhood;
- The Wren, formerly “965 Florida Avenue,” which will greatly increase number of affordable housing in the community, anchor the neighborhood with a grocery store, and contribute over \$500,000 in community benefit dollars for local retailers’ assistance, a business incubator, and a community grant program for employment training and job preparation skills;
- Trellis House, formerly “Barry Place,” which has brought community development funds that have remodeled and refurnished the community rooms at Ledroit Apartments and Garfield Terrace and has plans to deliver a jobs training program for residents within the surrounding area of the site; and,
- Park Morton & Bruce Monroe, which will bring a mixed-income and mixed-use development fully replacing 147 public housing units, adding additional affordable and market rate housing, and providing retail opportunities, community amenities, programmed parks, and green space for the neighborhood.

WHEREAS; the Homeless Shelter Replacement Act of 2016 should be amended to revise the location of the new Ward 1 temporary shelter as follows:

BE IT ENACTED BY THE COUNCIL OF THE DISTRICT OF COLUMBIA, that this act may be cited as the "Homeless Shelter Replacement Amendment Act of 2017."

Sec. 2. Section 3(a)(1) of the Homeless Shelter Replacement Act of 2016, effective July 29, 2016 (D.C. Law 21-141; 63 DCR 11132), is amended to read as follows:

"(1) The Mayor is authorized to use funds appropriated for capital project HSW01C –Ward 1 Shelter to construct a facility to provide temporary shelter for families experiencing homelessness containing no less than 35 2- and 3-bedroom apartment-style units on District-owned land at 2500 14th Street, N.W., Square 2662, Lot 205; provided, that the contract for the construction of the facility shall be awarded pursuant to a request for proposals to be issued by the Department of General Services; and further provided that the site may also be utilized to locate permanent supportive housing units for seniors and the Rita Bright Recreation Center".

WHEREAS; ANC 1B encourages the Administration to make use of every possible square inch of development space at the new Ward 1 Shelter site, and exceed the proposed 35-unit target and reach for an even greater number of permanent supportive housing units than discussions have recently targeted at fifteen, while at the same time achieving all of the promises made for the previous site location;

WHEREAS; the development of a new property provides opportunities to incorporate energy conscious solutions, including but not limited to solar installation, green roofs, and other features that contribute to a gold or platinum LEED certification, into development plans that offset building operation costs and generate additional revenue, while at the same time supporting the city's commitment to sustainability and ANC 1B's commitment to supporting the community's transition to energy efficiency and renewable energy solutions; and

WHEREAS; ANC 1B understands costs are always barriers to big ideas, and proposes that half of the 2500 14th Street, N.W., Square 2662, Lot 205, the building where the current Rita Bright Recreation Center is located, should be assessed for surplus and development through a regular RFP process, without a permanent loss of its current programs, to provide additional funds for the Ward 1 Shelter, noting that the high land value of this location can be leveraged to negate the costs to providing the best services and environment for our new neighbors.

THEREFORE, BE IT RESOLVED THAT: Advisory Neighborhood Commission 1B SUPPORTS the proposed amendment to the Homeless Shelter Replacement Act of 2016 to revise the location of the new Ward 1 temporary shelter site.

AND BE IT FINALLY RESOLVED THAT: The Chair or any Commissioner as delegate of the Chair, shall be authorized to communicate this resolution to and testify before any agency of the Government of the District of Columbia or the members of the Council of the District of Columbia.

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Certification:

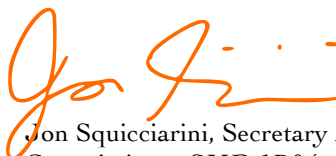
After providing sufficient notice for and with a quorum of 11 Commissioners present at its December 7, 2017, meeting, Advisory Neighborhood Commission 1B voted, with 11 Ayes, 0 Nays, and 0 Abstentions, to adopt the above resolution.



James A. Turner, Chair ANC 1B
Commissioner SMD 1B09



Robb Hudson
Commissioner SMD 1B11



Jon Squicciarini, Secretary ANC 1B
Commissioner SMD 1B04



Jennifer Bristol, Treasurer
Commissioner SMD 1B06 (location jurisdiction)