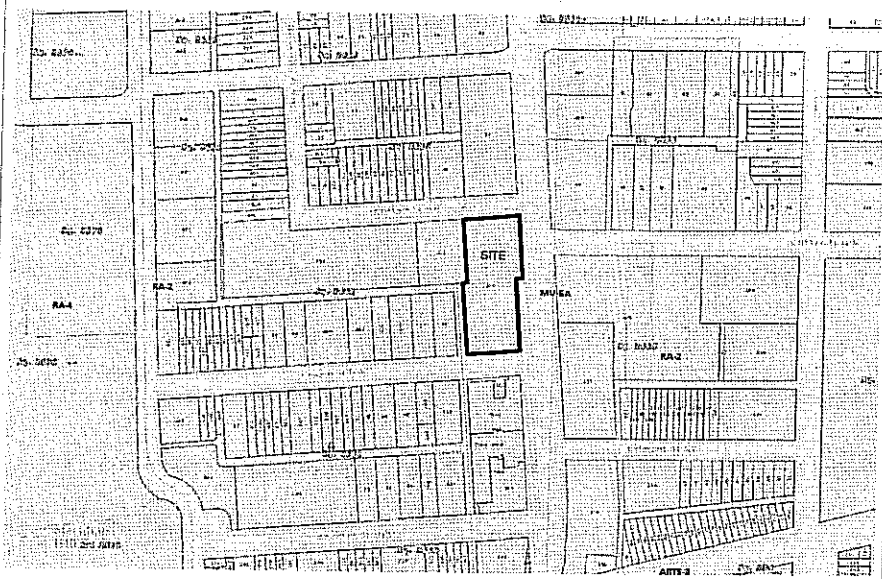
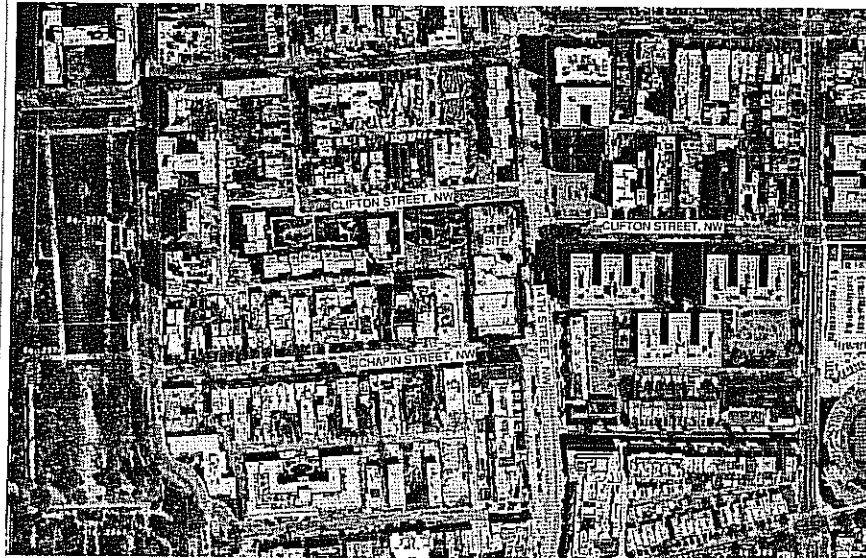


ZONING MAP ①



AERIAL MAP ①



PROJECT NARRATIVE

The Ward 1 Short Term Family Housing Facility will be located at the 2500 14th Street, NW, at the corner of 14th Street, NW and Clifton Street, NW. The existing site includes a community recreation center (the Rita Bright Recreation Center), which will remain on the site, and a surface parking lot with space for 13 cars. The new building will be built on the north half of the site, where the surface parking lot is currently located. The community recreation center will remain in its current configuration.

The new building will be comprised of 50 residential apartments. Of these, 35 will be 2- and 3-bedroom apartments for families in need of short term emergency housing (STFH). The remaining residential units will be 1-bedroom apartments for individuals in need of Permanent Supportive Housing (PSH).

Parking for the building, and for the Rita Bright Community Center, is planned to be located on one level, partially below grade in the new building. The 13 parking spaces currently located in the surface parking lot will be relocated and will be dedicated for Rita Bright users and staff. Residents will not be provided with parking on-site, however some staff parking (9-12 spaces) is planned for the building.

The building will be 75,000-85,000 Gross Square Feet including residential units, parking and building services, community rooms, and administrative space. The site will also include outdoor recreation space: a courtyard playground for use by residents of the STFH program and a terrace for the PSH residents. The building is expected to achieve a LEED for Homes Gold rating with sustainable features such as high efficiency systems and fixtures, green roofs, and a continuous thermal envelope.

LEAVE BLANK - FOR DCRA USE ONLY

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ZONING SUMMARY

Uses	Allowed	Proposed	Comments
Uses U-512	Recreational uses; Residential uses;	Existing Public Recreation & Community Center, Proposed Apartment Building	
Height G-403	65'-0" (70'-0" with IZ)	65'-0" max. to highest parapet.	
Site Area	41,099 SF		Per Subtitle C §302.4, multiple buildings may be constructed on the same lot provided they collectively and separately meet zoning requirements.
FAR G-402	Total Permitted: 3.5 (4.2 with IZ); Non-residential: 1.5 max.	Residential Building: 1.65; Community Center: 0.37; Total for site: 2.0.	
Gross Floor Area (FAR)	143,846 SF (3.5); or 172,615.6 SF (4.2)	Residential building area: 67,630 GSF; Community Center area: 15,079 GSF; Total for site: 82,709 GSF.	
Penthouse C-1500	FAR: 0.4 (not included in building FAR); Height: 12'-0" max. (18'-8" for mechanical space).	Open-air mechanical penthouse @ 8'-0"; Separate elevator overrun @ 4'-7".	Penthouse will not include habitable space, and will only include elevator overruns and mechanical spaces.
Lot Occupancy G-404	80%	13,330 SF + 15,079 SF = 28,409 SF. Lot occupancy: 69.1%	
Front Setback	None required.	Varies across the site.	There are no imposed limits on provided setbacks.
Side Setback G-406	None required; if provided it shall be 2" per 1'-0" of height and 5'-0" minimum.	None.	
Rear Yard Setback B-317	None required for a through lot, per Subtitle B §317.3	None.	
Open Court Width G-202	4 inches per 1 foot of height of court, 10'-0" minimum. STFH Play Area: 19'-10" required; Rita Bright Plaza & access: 15'-0" required.	STFH Play Area: 32'-4" provided; Rita Bright Plaza & access: 23'-0" provided.	For irregularly shaped courts, width is measured by the diameter of the largest circle that can be inscribed in it, per Subtitle B §322.4. STFH Play Area height: 59'-6"; Rita Bright Plaza & access height: 13'-6";
GAR G-407	0.30	0.312 proposed.	
Parking C-701	Residential, multiple: 1 per 3 dwelling units in excess of 4 units (18/2=8 required); Parks & recreation: 0.5/1000 SF (8/2=4 required) Total: 12 spaces required	Residential: 8 spaces provided; Community center: 13 spaces provided; Total: 21 spaces.	Per Subtitle C §702.1.c.3, because this site is within 1/4 mile of the 18th Street bus corridor, parking requirements are halved.
Loading C-801	None required.	None provided.	Per Subtitle C §901.1, loading is only required for more than 50 residential units, or more than 30,000 SF in the community center
Bicycle Parking C-802	Parks & recreation: 1/10,000 SF short-term, but no less than 6 (=8 required); Residential: 1/three dwelling units long term, 1/20 dwelling units short-term (=17 long-term required, 3 short-term required).	Long-term: 17 provided; Short term: 3 provided	

BUILDING DATA

BUILDING AREA:

Parking Level	15,200 GSF
Ground Floor	10,900 GSF
Second Floor	13,330 GSF
Third Floor	13,330 GSF
Fourth Floor	13,330 GSF
Fifth Floor	12,800 GSF
TOTAL	78,890 GSF

Ward 1 STFH PSH Building Data

Preliminary Unit & Bed Count

	PSH 1BR Units	STFH 2BR Units	STFH 3BR Units	Total Units	Total Beds	Total Trundles
Parking Level	0	0	0	0	0	0
Ground Floor	0	5	1	6	26	1
Second Floor	5	5	2	12	37	4
Third Floor	5	5	2	12	37	4
Fourth Floor	5	5	2	12	37	4
Fifth Floor	0	6	2	8	36	4
Total	15	26	9	50	173	17

Preliminary Bathroom & Restroom Count

	PSH ADA Restrooms	PSH Type B Full Bathrooms	STFH ADA Restrooms	STFH Type B Full Bathrooms	Public Restrooms	Staff Restrooms
Parking Level	0	0	0	0	1	1
Ground Floor	0	0	1	6	2	0
Second Floor	3	2	3	7	0	0
Third Floor	3	2	3	7	0	0
Fourth Floor	3	2	3	7	0	0
Fifth Floor	0	0	3	8	1	1
Totals	9	6	13	35	4	2

Summary

Total Units	50
Total Beds	173
Total Trundles	17
Total ADA Restrooms	22
Total Type B Bathrooms	41
Total Public Single-use Restrooms	4
Total Staff Single-use Restrooms	2

PRICING ONLY NOT FOR CONSTRUCTION

Ward 1 STFH & PSH
2500 14th Street NW
Washington DC 20009

CQM218H1
Drawing Title
Location Map, Summary & Zoning

Date: 1/20/19
Checked By: CDA
Board of Zoning Adjustment
District of Columbia
CASE NO. 20183
EXHIBIT NO. 13

EXHIBIT 11