

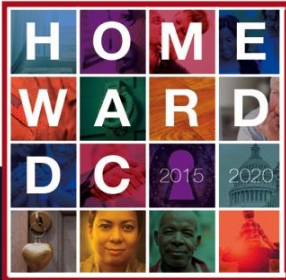


Short-Term Family Housing (STFH)

Ward 1

Advisory Team Meeting
April 25, 2018





A FRESH START TO ENDING FAMILY HOMELESSNESS

Meeting Objectives

- ❖ Review results of Ward 1 STFH Feasibility Study
- ❖ Solicit initial input on traffic/parking
- ❖ Provide update on solicitation timeline & next steps



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Welcome and Introductions

Co-Chairs

- Kristy Greenwalt, Director, Interagency Council on Homelessness, EOM
- Jennifer Bristol, Commissioner, ANC 1B

Community, ANC and Council Representatives

- Jessica Smith (1B07)
- Joshua Mater (1B08)
- Erica Wissolik (Community representative)
- Jessica Venegas (Community representative)
- Yuri Blazar (Aria Development)

Ward Councilmember

- Councilmember Nadeau or designee
- Sara Akbar (Community representative)
- Ethan Ngo (Community representative)

School Representative

- Ivelina Benitez

Homeless Services Stakeholders

- Ivelina Benitez (LAYC)
- Tim Fretz (N Street Village)

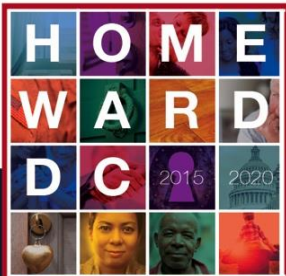
DC Executive Government Representatives

- Department of General Services, Project Manager (Brian Butler)
- Department of Human Services (Darrell Cason)
- Department of Parks and Recreation (Nick Kushner)



Ward 1 Site Proposed Development

- ❖ Stand-alone building: 73,600 SF
- ❖ 50 dwelling units (35 - Short- Term Family Housing and 15 Permanent Supportive Housing)
- ❖ 21 parking spaces
- ❖ 20 long-term bicycle spaces
- ❖ Outdoor recreational/play area
- ❖ Administrative and general Support spaces and community room
- ❖ Upgrades to the existing Rita Bright Family and Youth Center



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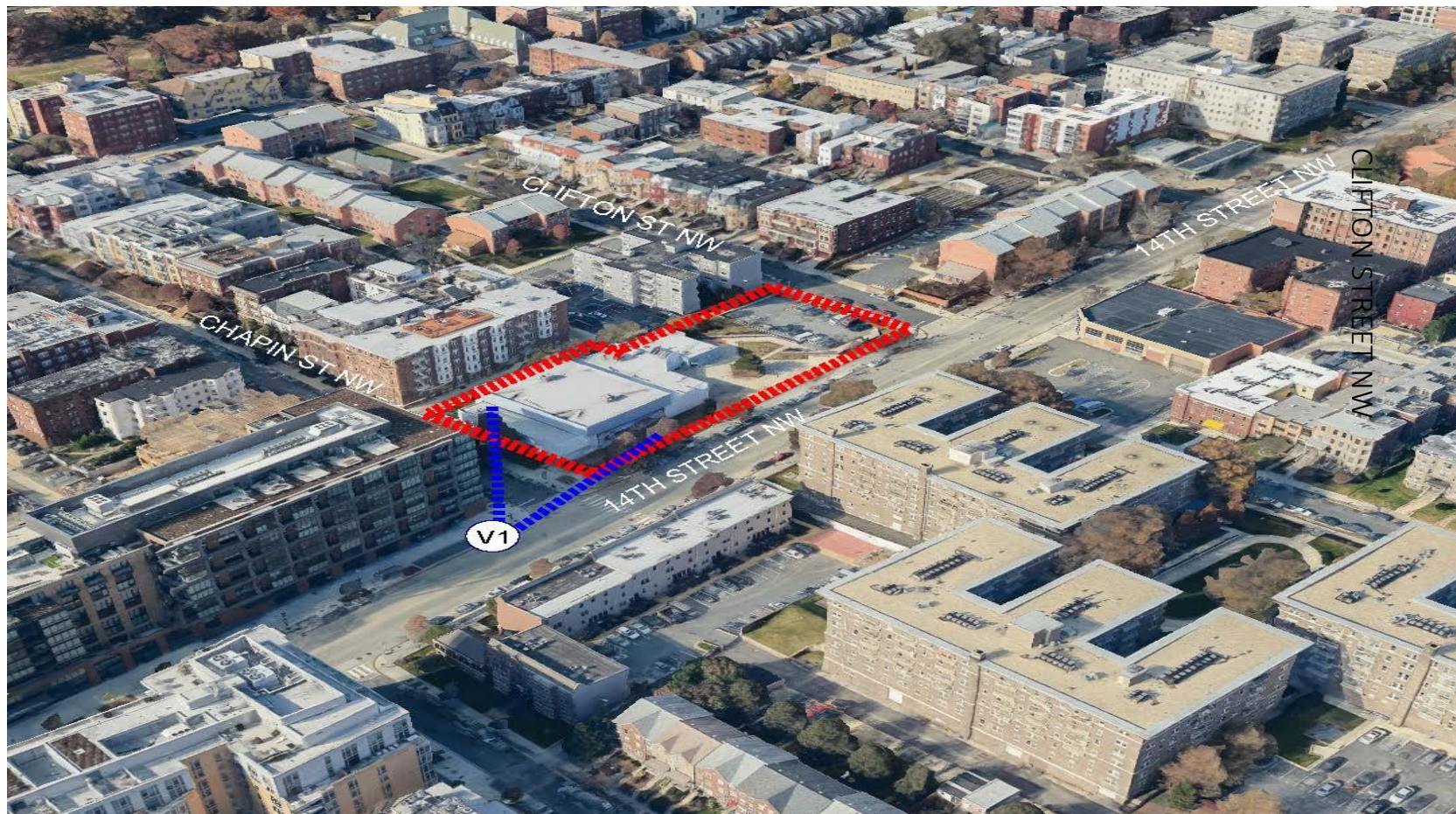
Zoning Analysis

- ❖ The Property is currently zoned MU-5A. The MU-5 Districts are intended to permit medium-density, compact mixed-use development with an emphasis on residential use
- ❖ The MU-5-A zone permits a maximum matter-of-right height of 65 feet, with 70 feet permitted for Inclusionary Zoning (“IZ”) projects, with no limit on the number of stories
- ❖ The maximum permitted FAR is 3.5, with up to 4.2 FAR for IZ projects, and with a maximum non-residential FAR of 1.5
- ❖ The proposed Parcel 1 development, which includes a 73,611-sf building, vehicle parking structure and long- term bicycle parking, would have a density of approximately 2.4 FAR, which is within the density threshold permitted in the MU-5A zone
- ❖ In all other aspects, the proposed building will be designed to comply with the applicable development standards and should meet the Department of Consumer and Regulatory Affairs (“DCRA”) construction permit approval requirements.



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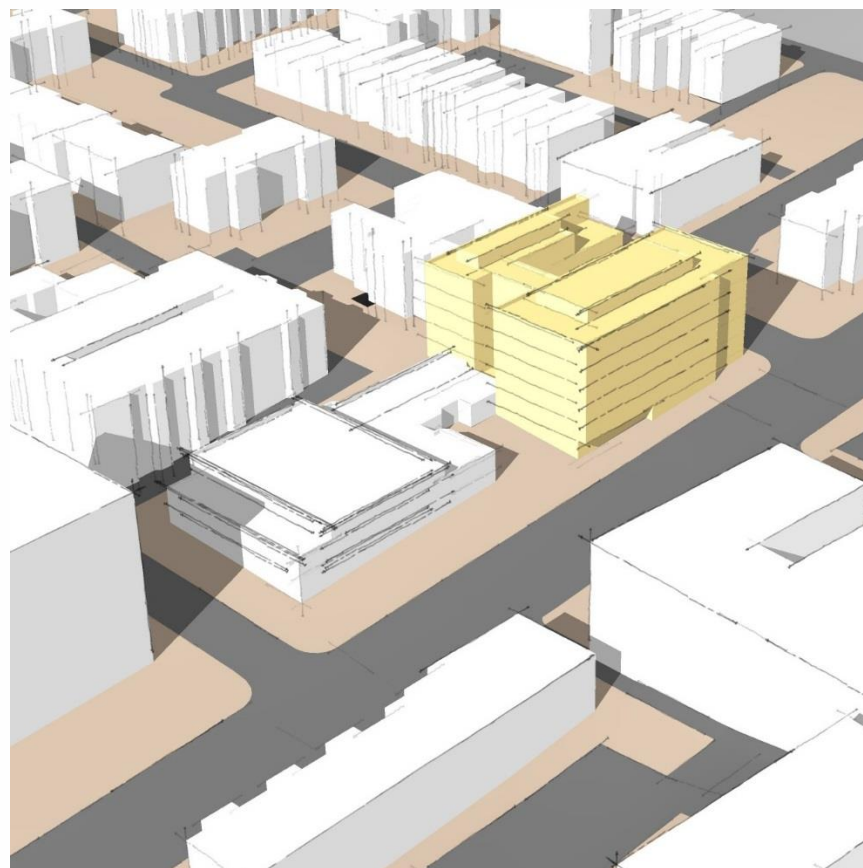
Site Plan





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Site Plan Massing

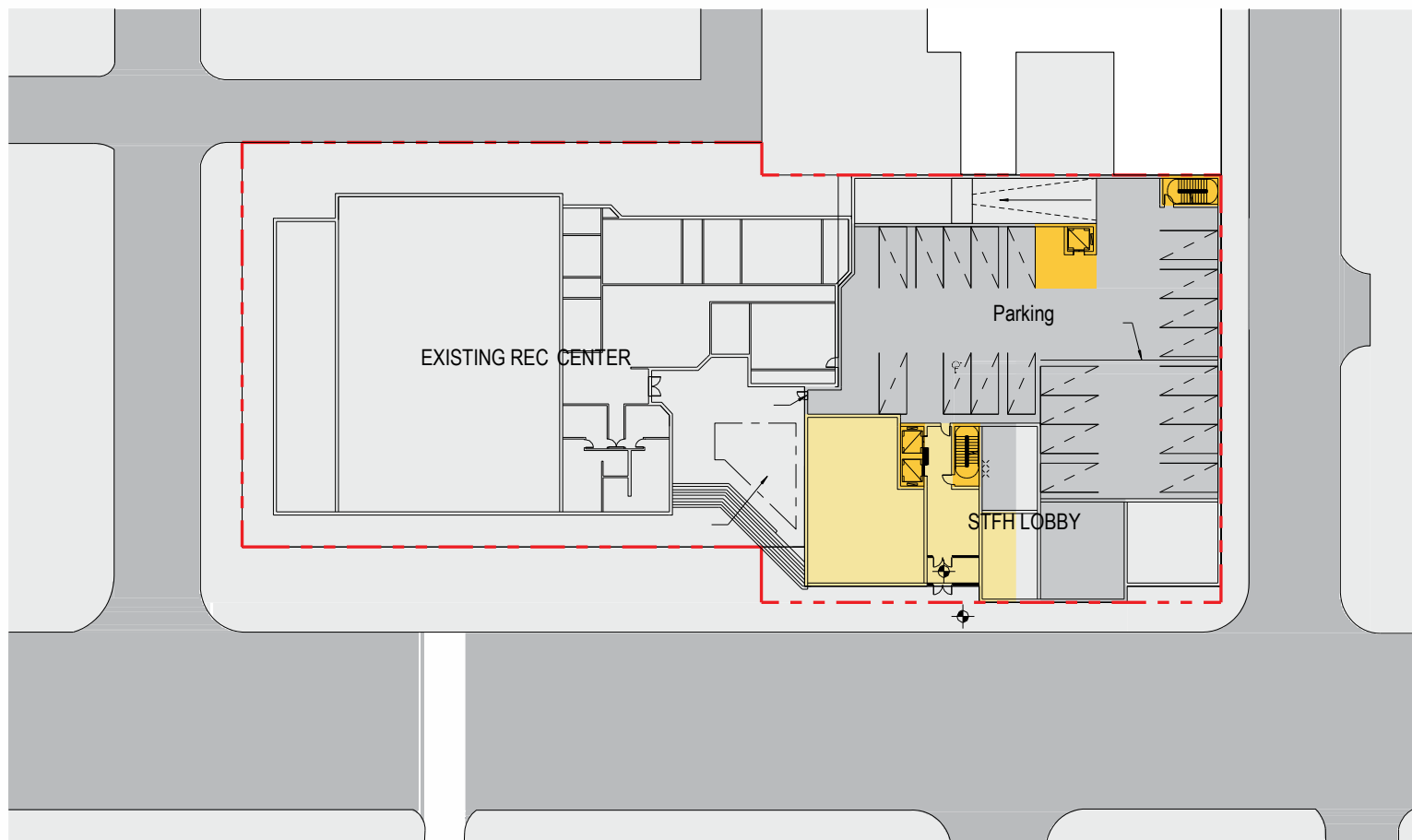


This is a preliminary and conceptual rendering, and does not reflect a design for the site.



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Basis of Design – Ground Floor

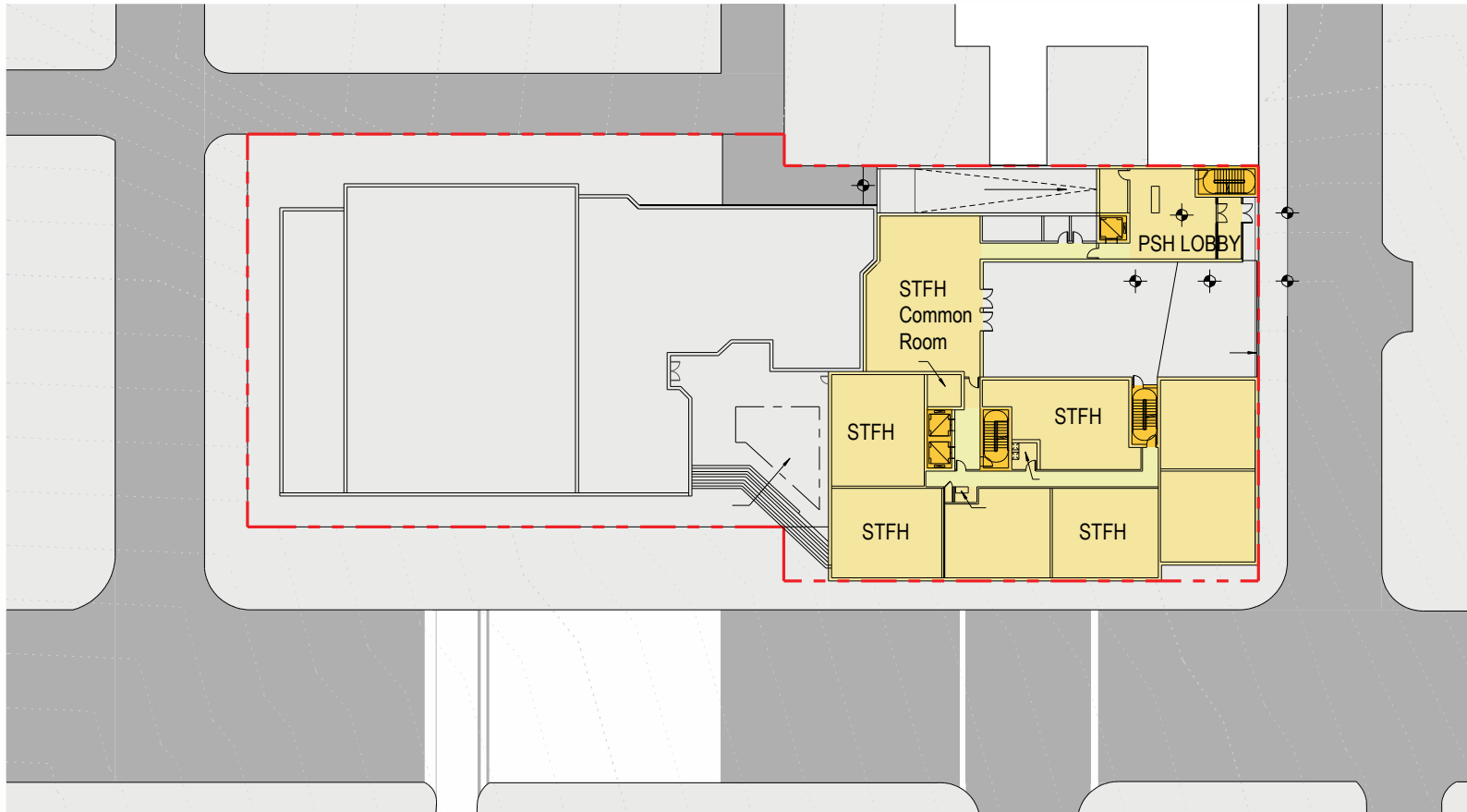


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Basis of Design – Level 1

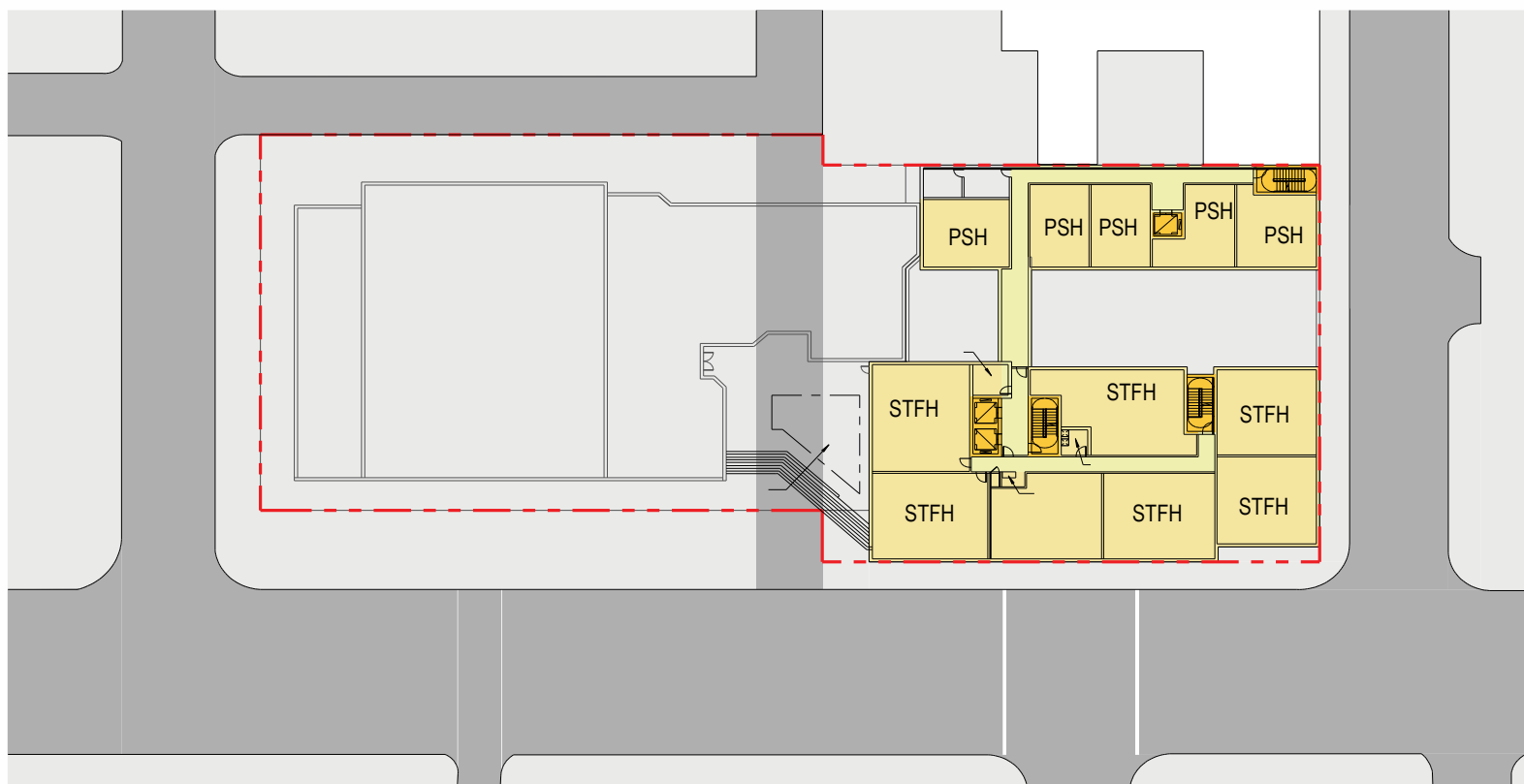


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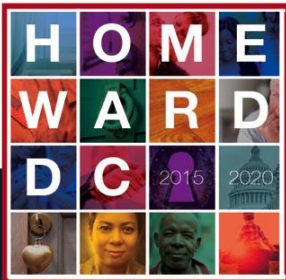


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Basis of Design – Levels 2 – 4

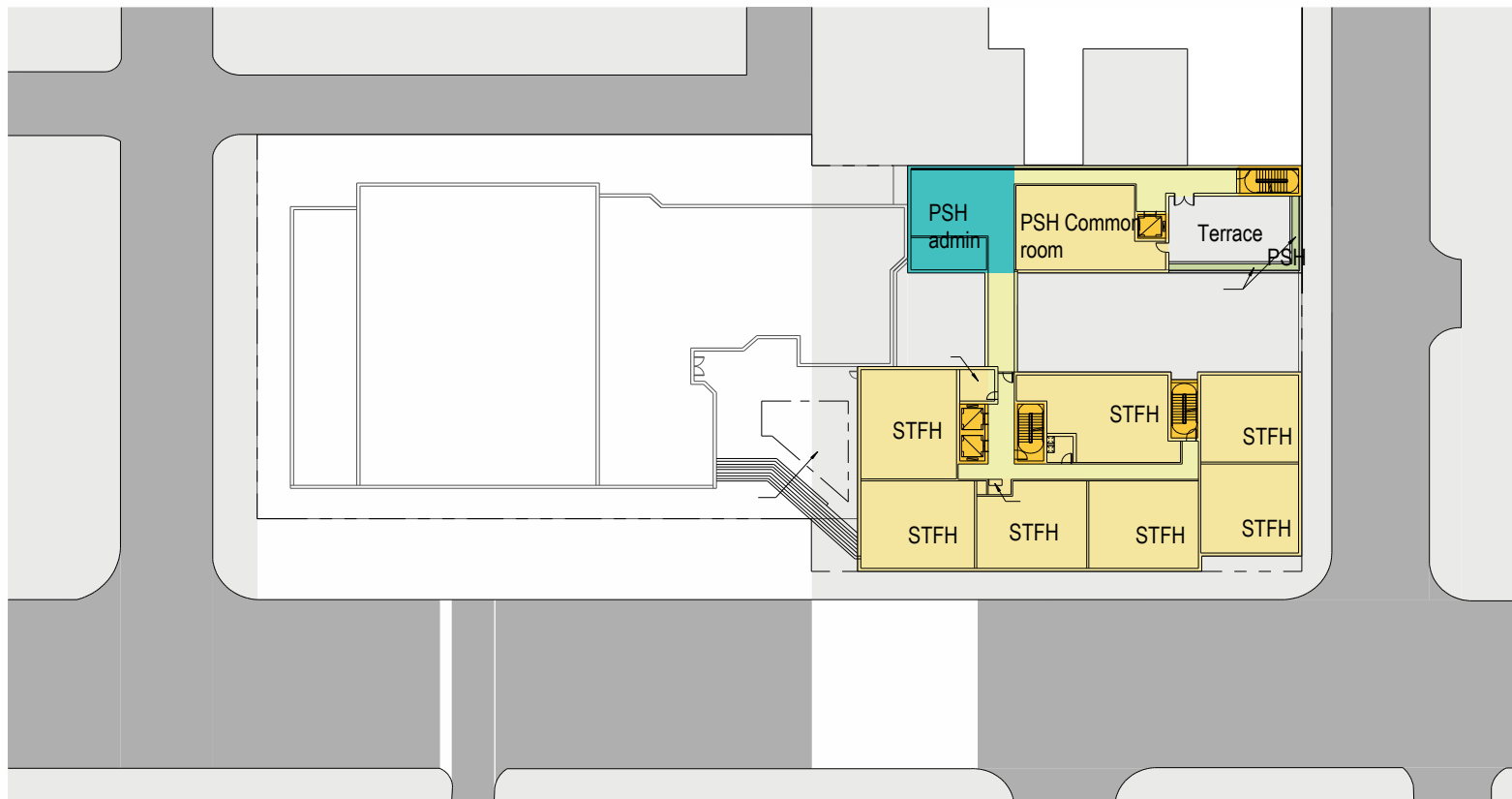


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Basis of Design – Level 5



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Pencil Sketch



Government of the District of Columbia
 Department of General Services
 Task Order No. 1
 Word 1 Short Term Family Housing Facility
 Requisition No. RG954911

SHORTTERM HOUSING FACILITY
 2500 14TH STREET
 10.16.2018

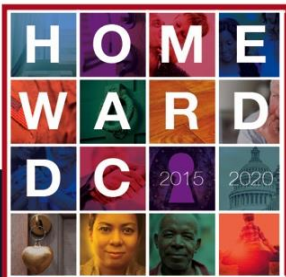
VIEW FROM 14TH + CHAPIN STREET
 CONCEPT DESIGN ONLY

This is a preliminary and conceptual rendering, and does not reflect a design for the site.



Zoning Potential for the Site

- Maximum allowed FAR on the site - 172,616SF
- Proposed STFH / PSH - 73,611SF
- Recreation Center 11,727SF
- Total used square footage 85,338SF
- Total remaining Square footage 87,278SF
- FAR 4.2 Residential Zone of which 1.5 needs to be non-Residential



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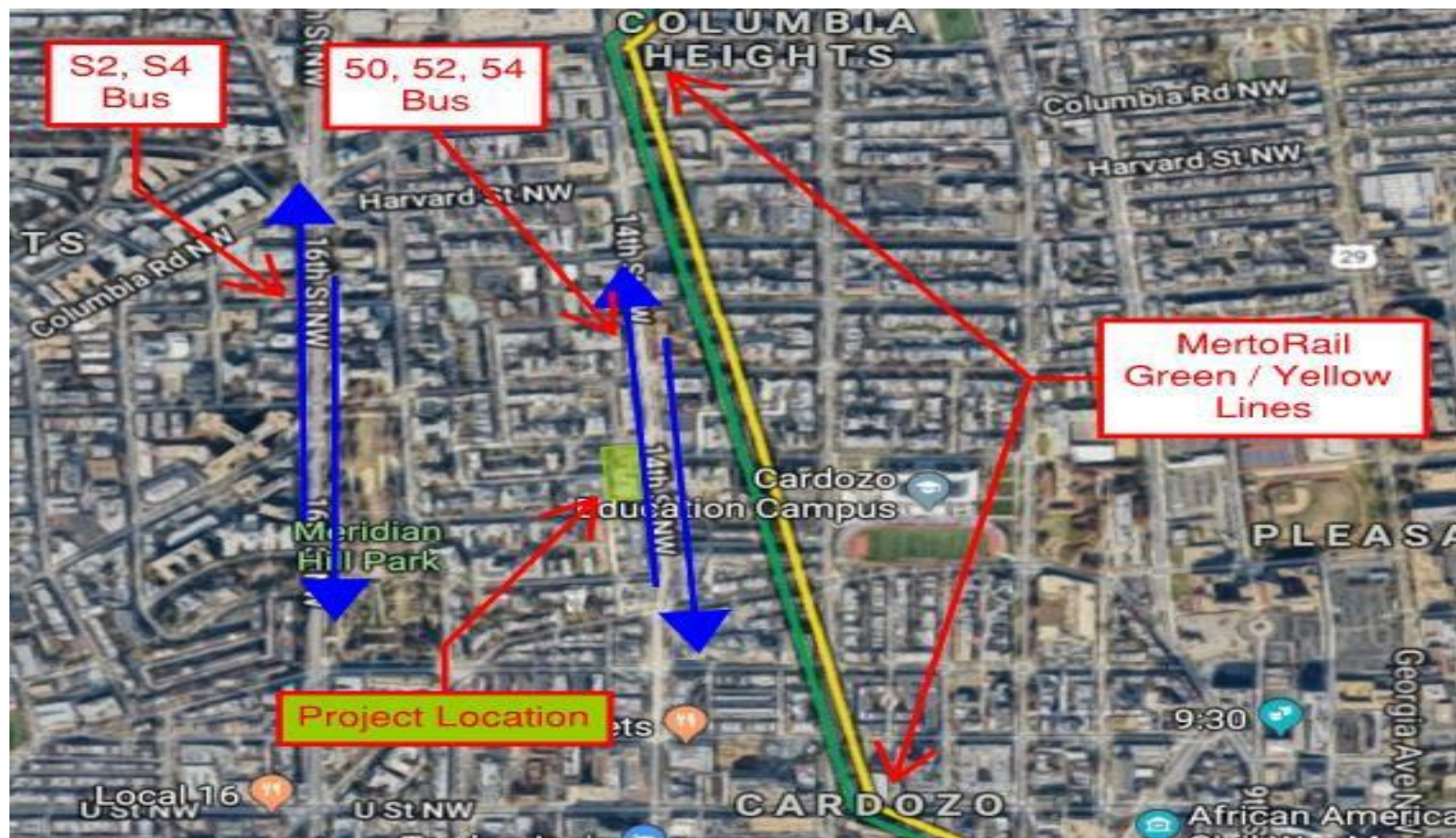
Contractor Parking





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Site Access

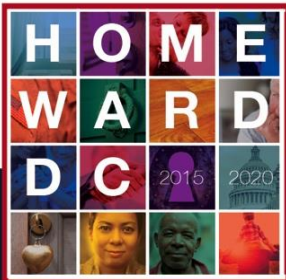




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Site Access





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Update on RFP

Current RFP status:

- RFP for design/build will be released week of April 30th
- After release of the RFP, approximately 7 weeks are needed to bring an architect on board

Moving forward:

- Advisory Team meeting in June will cover preliminary discussion with design team



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Next Steps for the Advisory Team

Monthly Advisory Team Meetings

Over the next few months, our monthly meetings will cover:

- The results of the feasibility study on the Ward 1 site ✓
- Updates on the status of the RFP for a design/build team ✓
- Presentation by the design/build team on the site



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Contact

Visit mayor.dc.gov/HomewardDC for more information about the Ward 1 site and Short-term Family Housing.

Questions? Email dmhhs@dc.gov.