Short-Term Family Housing
Ward 5
Community Meeting
August 23, 2017
I. Welcome & Framing
II. Project Design Updates
III. Construction Planning
IV. Exterior Design Options
V. Small Group Discussion
VI. Summary/Next Steps
Meeting Objectives

1. Provide updates on the project design & status
2. Solicit feedback on exterior design & landscaping
3. Share information on where to get information and how stay involved moving forward
Homeward DC: 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.
ENDS DISTRICT HOMELESSNESS

In 2015 Mayor Bowser launched Homeward DC, the District’s five-year strategic plan to prevent and end homelessness. In the plan’s first full year of implementation, the District has seen:

- **10.5%** reduction in overall homelessness
- **22%** reduction among families experiencing homelessness
- **15%** reduction among Veterans experiencing homelessness
- **3%** percent reduction among individuals experiencing homelessness
**Current State: 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  Old, outdated building that is beyond it’s useful life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 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.
Timeline – Moving Forward (Ward 5 specific)

- Project Team submitted Demolition Permit Application to DCRA (End-May 2017)
- Expected Start of Demolition of Garage (Mid-Sept 2017)
- Expected Construction Start (Nov. 2017)
- Expected Construction Completion (June 2019)
- Good Neighbor Agreement Finalized (Spring/Summer 2018)
- Ward 5 program opens (Fall 2019)
I. Welcome & Framing

II. Project Design Update
   - DHS Design Requirements
   - Project Overview
   - Design Updates
   - Building Materials

III. Construction Planning

IV. Exterior Design Options

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VI. Summary/Next Steps
Short-term Family Housing: DHS Design Requirements

- **Sleeping Units**
  - Ten single-room family units per floor
  - 50% include trundle beds
  - Wardrobes + Dresser + Floating Storage Shelves
  - Desk + Chair + Task lamp
  - Mini-fridge in each room

- **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 bathrooms 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)
  - Multipurpose room + moveable walls
  - Computer lab
  - Dining area + warming oven + pantry

- **Per Floor Requirements**
  - Monitoring/assistance station with clear line of sight to all units
  - Microwave + sink + countertop
  - Common room
  - Homework/study space
  - Laundry room
  - Trash room or trash chute
  - Janitor’s closet
  - Storage room

- **Play space**
  - Crawl space (infants)
  - Indoor / outdoor play space
  - Outdoor play space
Ward 5 Project Overview

• 46 units total
• Total square footage is 44,200 sf
• Existing building is 3-story structure
• New building is 6-story structure
• Family and private bathrooms on each floor
• Study and commons area on each floor
Exterior Materials:

• Exterior Brick material on floor 1 and 2 of new building
• Exterior Cement Resin panel at Floors 3, 4 and 5 of new building
• Exterior Metal panel on floor 6
Summary of Design Updates

- Created Private Garden with four shade trees and Removed Teen Relaxation Garden in northwest portion of site plan. Teen Area relocated to 2\textsuperscript{nd} Floor in existing building per CFA request.
- Increased Pervious Play Area on south portion of site plan.
- Updated ADA parking access.
- Provided construction efficiency by stacking bathrooms & housing units between floors in new building.
- Consolidated west stair and elevators to improve floor plan efficiency.
- Removed basement in new building.
- Reduced overall building square footage.
BZA Exceptions and Variance:
1. Court: required 23.73 ft, requested 17 ft
2. Lot Occupancy: required 60% max, requested 75%
3. Rear Yard: required 15 ft, requested 7.5 ft
4. Parking Spaces: required 22, requested 3
5. Building Height: required 50 ft max, requested 69’-10”
1. Created Private Garden w/four shade trees
2. Footprint of 1st floor area increased by 324 sf
3. Updated ADA parking access
4. BZA acceptations and variance approved for Court, Lot Occupancy, Rear yard and Building are still reflected in current site plan
5. BZA Parking space variance approved but is increased to 4 total spaces.
6. Removed Teen Relaxation Garden in northwest portion of site plan
1. Three colors of brick; color match to existing, dark brick for entire two lower stories and accent brick
2. Metal Mansard roof
3. Storefront glass system on first level to support Outside Teens Area
1. Introduced additional building material of metal panels at sixth floor level only to help breakup new building mass.
2. Revised to only two colors of brick; color match to existing, dark brick reduced to lower two levels
3. Mansard roof system was rejected by CFA and HPO
4. Removed accent brick band
5. Glass storefront system was removed from the North elevation
1. Three colors of brick; color match to existing, dark brick for entire two lower stories and accent brick
2. Metal Mansard roof
3. New 6-story building abuts existing 3-story building
1. CFA requested a 6 foot separation between new 6-story building and existing 3-story building
2. Introduced additional building material of metal panels at sixth floor level only to help breakup new building mass.
3. Revised to only two colors of brick; color match to existing, dark brick reduced to lower two levels
4. Mansard roof system was rejected by CFA and HPO
5. Removed accent brick band
I. Welcome & Framing

II. Project Design Updates

III. Construction Planning
   - Upcoming Demolition of Garage
   - Communication/Notification of Construction Activity and Events

IV. Exterior Design Options

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Construction Planning

Upcoming Demolition of Garage

• Selective Demolition activity from mid-September to mid-October
• Demolish existing garage and associated utilities
• Demolish interior walls in remaining building except structural walls
• Perimeter of site will include sediment erosion control

Communication/Notification of Construction Activity and Events

• Each month, DGS will send neighbors an update on construction activities
• To receive these emails, please make sure you sign up for our mailing list
I. Welcome
II. Project Design Update
III. Construction Planning

IV. Exterior Design Options
   • Building Color Scheme options
   • Landscape Options

V. Small Group Discussions
VI. Summary/Next Steps
Community Selection

We are seeking community input on three exterior design elements:

1. Exterior color
2. Landscaping
3. Fencing
Perspective: Color Option No. 1 (light grey)
South Elevation: Color Option No. 1 (light grey)
West Elevation: Color Option No. 1 (light grey)
North Elevation: Color Option No. 1 (light grey)
East Elevation: Color Option No. 1 (light grey)
Perspective: Color Option No. 2 (maroon)
Perspective: Color Option No. 2 (maroon)
South Elevation: Color Option No. 2 (maroon)
West Elevation: Color Option No. 2 (maroon)
North Elevation: Color Option No. 2 (maroon)
East Elevation: Color Option No. 2 (maroon)
Perspective: Color Option No. 3 (bronze)
Perspective: Color Option No. 3 (bronze)
South Elevation: Color Option No. 3 (bronze)
West Elevation: Color Option No. 3 (bronze)
North Elevation: Color Option No. 3 (bronze)
East Elevation: Color Option No. 3 (bronze)
Perspective: Color Option No. 4 (dark grey)
Perspective: Color Option No. 4 (dark grey)
South Elevation: Color Option No. 4 (dark grey)
West Elevation: Color Option No. 4 (dark grey)
North Elevation: Color Option No. 4 (dark grey)
East Elevation: Color Option No. 4 (dark grey)
OPTIONS FOR GARDEN PLANTING

SITE PLAN

Landscape Planting Option A
OPTIONS FOR GARDEN PLANTING

OPTION - 1

EVERGREEN HEDGE

OPTION - 2

FLOWERING HEDGE
OPTIONS FOR GARDEN PLANTING

SITE PLAN

1700 Rhode Island Avenue, NE

PUBLIC SPACE GARDEN AREA A - SEE PLANTING OPTIONS

HISTORIC PUBLIC SPACE WICKET FENCE - SEE PRECEDENT IMAGE

PUBLIC SPACE GARDEN AREA B - SEE PLANTING OPTIONS

GARDEN AREA - B

PRIVACY WALL - SEE OPTIONS

HISTORIC PUBLIC SPACE WICKET FENCE - SEE PRECEDENT IMAGE

PUBLIC SPACE GARDEN AREA A - SEE PLANTING OPTIONS
OPTIONS FOR GARDEN PLANTING

OPTION - 1

SMALL FLOWERING UNDERSTORY TREES

OPTION - 2

PERENNIAL AND ORNAMENTAL PLANTING
OPTIONS FOR PRIVACY FENCE

SITE PLAN

1700 Rhode Island Avenue, NE

PUBLIC SPACE GARDEN AREA A - SEE PLANTING OPTIONS
PUBLIC SPACE GARDEN AREA B - SEE PLANTING OPTIONS
HISTORIC PUBLIC SPACE WICKET FENCE - SEE PRECEDENT IMAGE

PRIVATE WALL - SEE OPTIONS
HISTORIC PUBLIC SPACE WICKET FENCE - SEE PRECEDENT IMAGE
PUBLIC SPACE GARDEN AREA A - SEE PLANTING OPTIONS

PRIVACY FENCE
OPTIONS FOR PRIVACY FENCE

OPTION - 1

1-A

BRICK PRIVACY WALL WITH ORNAMENTAL METAL LATTICE

1-B

OPTION - 2

2-A

BRICK PIERS WITH PANELS OR PERFORATED METAL PANELS

2-B
Agenda

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Small Group Discussions

Purpose of Discussions:

• To ask questions about the presentation
  • If your facilitator can’t answer questions, we have DGS and DHS experts floating
  • We will collect notecards with your questions so we can provide written responses for the larger community
• To share feedback on which options you like and why
Voting

- You can vote in-person today.
- You can also vote online through September 1\(^{st}\) at [https://dmhhs.dc.gov/homewarddc](https://dmhhs.dc.gov/homewarddc)
- The Advisory Team will be notified of the results of the vote the week of September 1\(^{st}\) and will share the results with the community
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Summary/Next Steps

• Advisory Team will shift from monthly to quarterly meetings once construction begins (or more frequently, as needed/desired).
  • Contact Advisory Team members with questions, concerns, or suggestions.

• Immediate Neighbors Meeting
  • Second week of September

• Access meeting minutes, FAQs, and ward-specific project updates at https://dmhhs.dc.gov/homewarddc