



Short-Term Family Housing

Design Meeting

Ward 3

Tuesday, December 13, 2016



A FRESH START TO ENDING FAMILY HOMELESSNESS

Purpose of Tonight's Meeting

- Continue to provide information and hear from you
- Share current site designs and get your feedback



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Agenda

- **Brief Presentation (35 minutes)**
 - Overview of Homeward DC
 - Overview of Short-term Family Housing Program
 - Where we are in the Process
 - Feedback from the Advisory Team
 - Review of Draft Architectural Design
- **General Input and Q & A (15 minutes)**
- **Small Group Discussions**
 - Breakout Session #1 (15 minutes)
 - Breakout Session #2 (15 minutes)
- **Wrap up & Next Steps (5 minutes)**



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Homeward DC: Strategic Plan 2015-2020

Vision: By 2020, homelessness in the District will be a rare, brief, and non-recurring experience.

Objectives:

1. **Develop a more effective crisis response system**
2. Increase the supply of affordable and supportive housing
3. Remove barriers to affordable and supportive housing
4. Increase the economic security of households in our system
5. Increase prevention efforts to stabilize households before housing loss occurs

Replacing DC General with smaller, more dignified Short-term Family Housing sites is a critical part of the homeless system reform underway in the District. For more information: <http://ich.dc.gov/>



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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





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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Old, outdated building that is beyond it's useful life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 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.



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Short-term Family Housing 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



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Short-term Family Housing: 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
- **Per Floor Requirements**
 - Monitoring/assistance station with clear line of sight to all units
 - Microwave + sink + countertop
 - Homework/study lounge
 - Multipurpose room + moveable walls
 - Laundry room
 - Trash room or trash chute
 - Janitor's closet
 - Storage room
- **Play space**
 - Crawl space (infants)
 - Indoor / outdoor play space (toddlers)
 - Outdoor play space (older youth)



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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 3320 Idaho Avenue, NW as the Ward 3 DC General Family Shelter replacement site (requiring new architectural designs and new zoning adjustment applications)



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Timeline – Leading to Today

- Strategic plan to end homelessness, *Homeward DC*, released (March 2015)
- Mayor commissions advisory group to provide input on (interior) design guidelines for DC General replacement units (September 2015)
- Administration releases plan to close DC General and begins community discussions (February 2016)
- Council considers proposal (March 2016)
- Administration holds public design meetings (April 2016)
- Council finalizes plan, changing 3 of 8 sites (May 2016)
- Ward 3 Community Advisory Team launches (September 2016)
- Architects hired and design begins (October 2016)
- Public Design Meeting for the new Ward 3 site (December 13, 2016)



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Timeline – Moving Forward

- ANC 3C Planning & Zoning Committee (January 3, 2017)
- ANC 3C Public Business Meeting (January 17, 2017)
- Zoning review (Board of Zoning Adjustments or BZA)
 - BZA submission - January 2017
 - BZA hearing - March 2017 (day TBD)
- Permits submitted to DCRA (June 2017)
- Construction begins (November 2017)
- Good Neighbor Agreement drafted (Summer 2019)
- Ward 3 facility opens (Summer 2019)
- Close DC General (2020)



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Advisory Team: Purpose & Membership

- Coordinate community feedback and input opportunities on issues and concerns related to the development of Short-term Family Housing and share information.
- Provide feedback on concerns related to residents' quality of life during construction.
- Develop Good Neighbor Agreement.

Administration Representatives

- Laura Zeilinger, Director, DC Department of Human Services (DHS)
- Agyei Hargrove, Project Manager, DC Department of General Services (DGS)

ANC 3C Invitees

- Victor Silveira, SMD 3C07 (for Catherine May)
- Margie Siegel, SMD 3C05, ANC 3C Treasurer
- Angela Bradbury, SMD 3C06 Commissioner-Elect
- Melody Molinoff, John Eaton Elementary, LSAT Chair
- Ann Scoffier, Community Representative

Cleveland Park Citizens Association (CPCA) Invitees

- Ruth Caplan, President, CPCA
- Ann Hamilton
- Pamela Korbel

Councilmember Cheh's Office Invitees

- Ward 3 Councilmember Mary Cheh
- Jeffrey Davis

Additional Community members invited by DHS

- Deborah Linde, from McLean Gardens
- Commander Melvin Gresham, MPD 2D
- Kelly McShane, President/CEO, Community of Hope
- Rabbi Aaron Alexander, Adas Israel Congregation



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What we've heard from the Advisory Team

Community Amenities

- Maintain community gardens & tennis courts

Building Style

- Varying preferences, but don't mix styles

Building Size

- Preference for a smaller building

Issues being worked out through Advisory Team

- Eaton ES
- Traffic
- MPD operations
- Emergency management functions



Impact of Plan on Emergency Management

Chris Geldart, Director, Homeland Security and
Emergency Management Agency (HSEMA)



Ward 3 Architecture Firm

Ayers Saint Gross

Baltimore, MD | Washington, DC | Tempe, AZ
Architecture, Planning, Landscape Architecture,
Graphic Design, Interiors, & Space Analytics

Joe McNamara, AIA, LEED AP BD+C
Associate Principal, Project Manager



Ward 3 Site Constraints

- Maintain MPD operations:
 - Parking
 - Driveway exits
 - Refueling station
 - Distance housing away from the refueling station
- Maintain community amenities:
 - Community gardens
 - Tennis courts



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Ward 3 Site





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Site Context



04 MCLEAN GARDENS



01 SURROUNDING NEIGHBORHOOD



02 CATHEDRAL COMMONS



03 VAUGHAN PLACE



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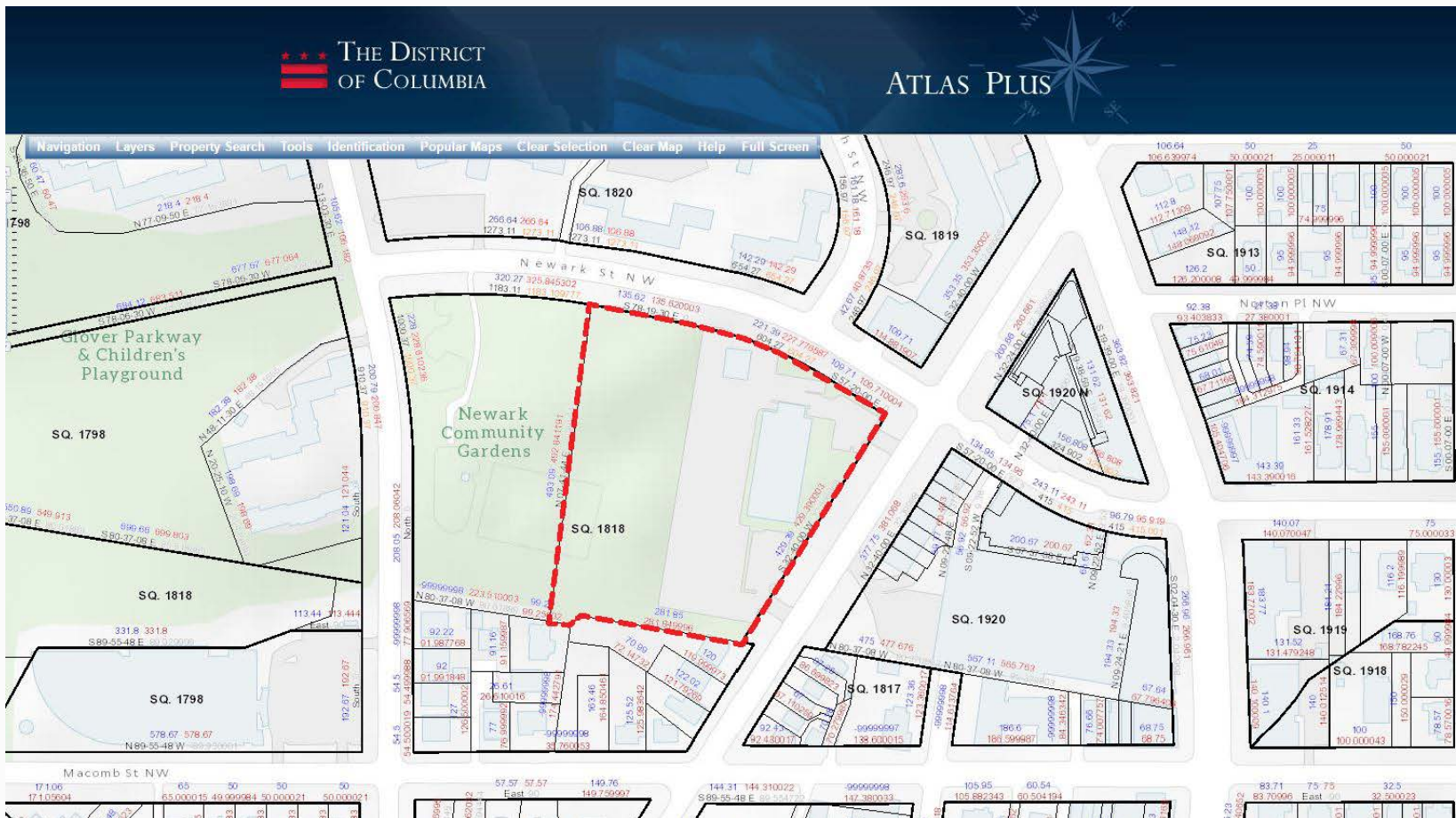
Site Photo





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Zoning Map



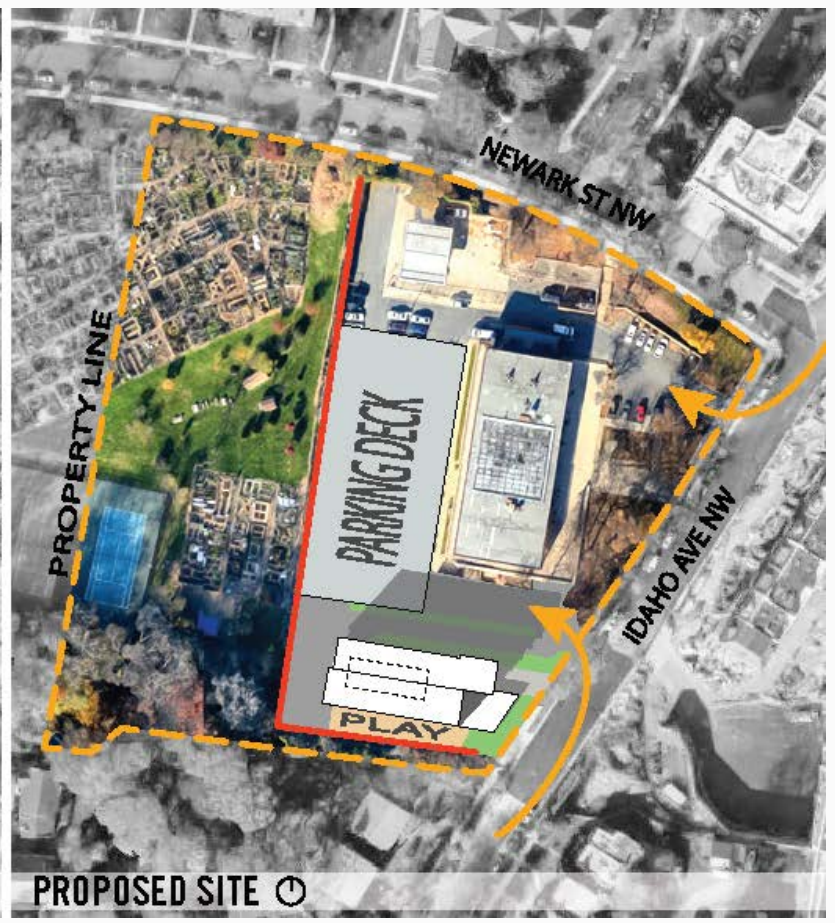


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Site Plan



EXISTING SITE ○

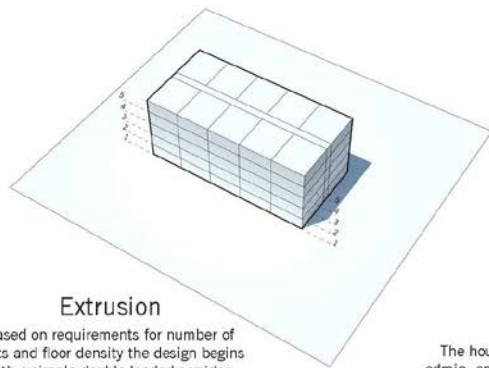


PROPOSED SITE ○



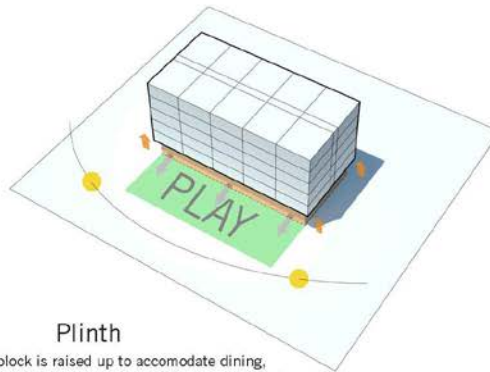
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Design Concept



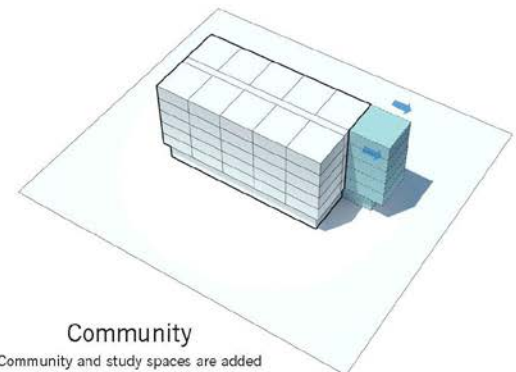
Extrusion

Based on requirements for number of units and floor density the design begins with a simple double loaded corridor, five stories in height.



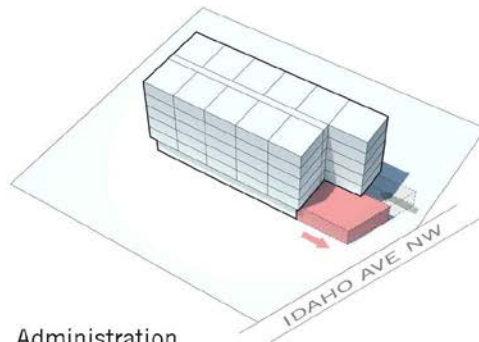
Plinth

The housing block is raised up to accommodate dining, admin, and other shared program for residents on the first floor. These common spaces will have access to an outdoor play area placed to the south to receive natural daylight.



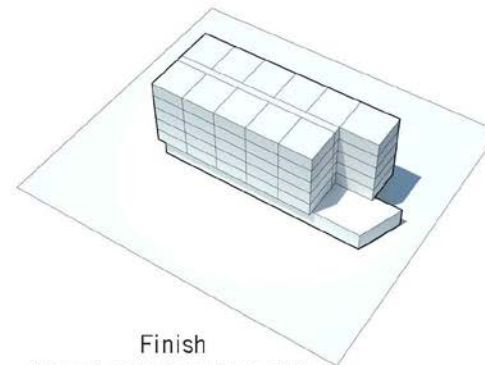
Community

Community and study spaces are added to each floor for resident use. These are placed on the east end near Idaho Ave NW to allow ample eastern and southern light.



Administration

The administration space is pulled out to create an entry court to the north. It also responds to the site by addressing Idaho Ave NW and the surrounding homes.



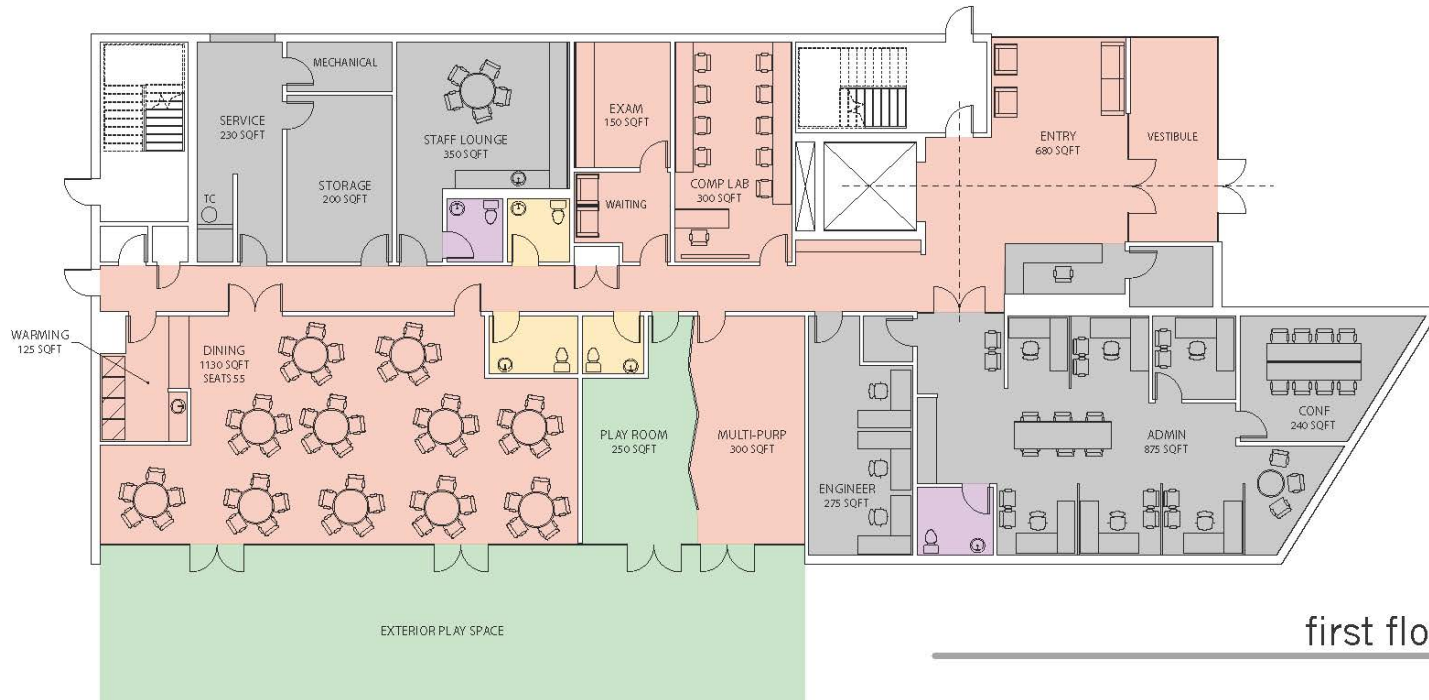
Finish

The overall massing is kept simple and eloquent. It responds directly to meet the needs of the residents as well as the immediate site and context.



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Floor Plans



first floor

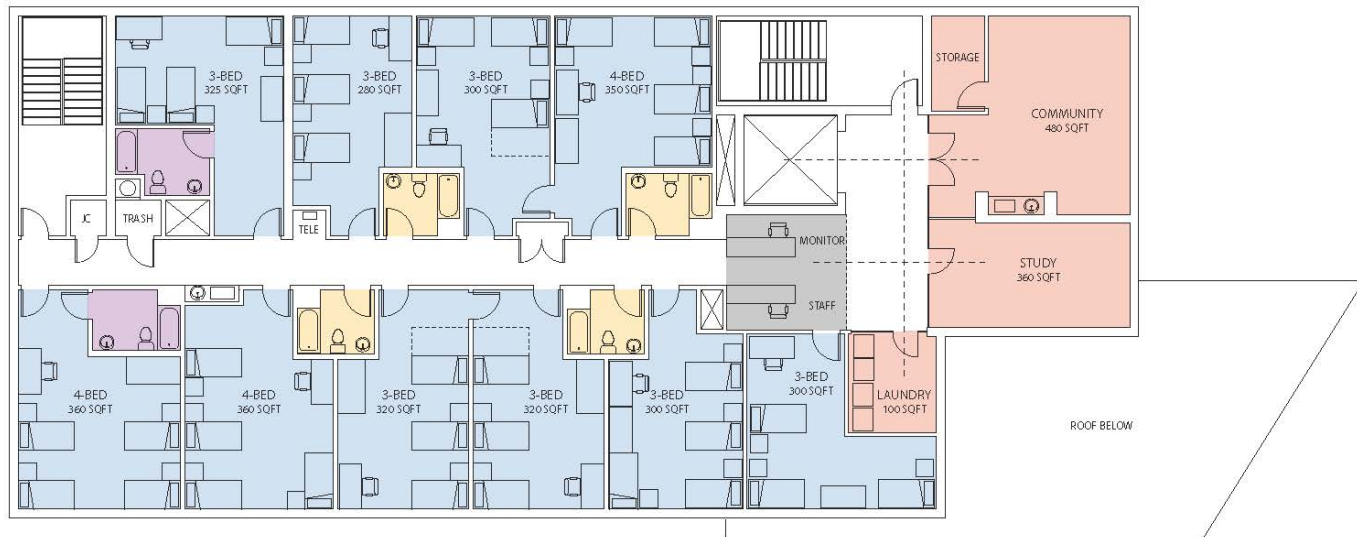
- RESIDENT UNITS
- PUBLIC BATHROOMS
- PRIVATE BATHROOMS
- ADMIN SPACES
- COMMON SPACES
- INDOOR/OUTDOOR PLAY AREAS





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Floor Plans



typical floor | foors 2-6

- RESIDENT UNITS
- PUBLIC BATHROOMS
- PRIVATE BATHROOMS
- ADMIN SPACES
- COMMON SPACES
- INDOOR/OUTDOOR PLAY AREAS





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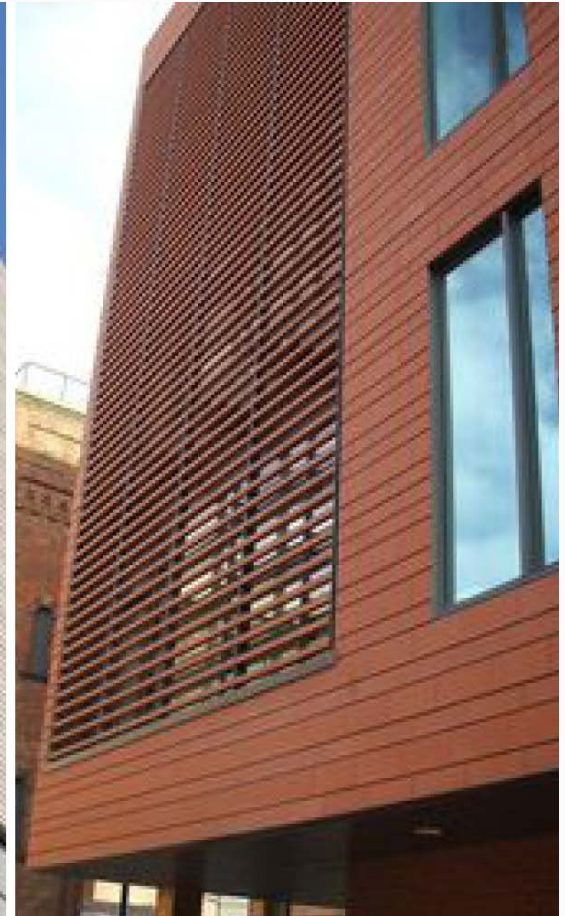
Material Choices - Brick





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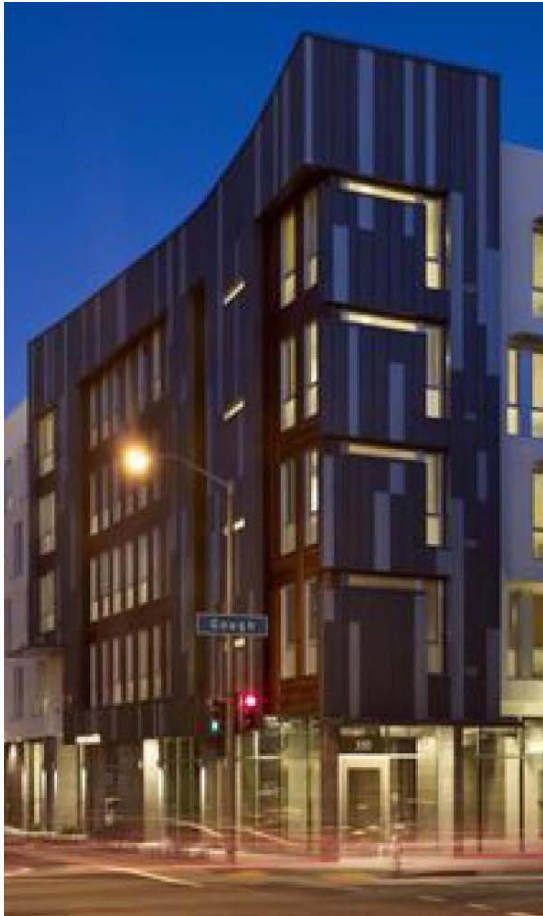
Material Choices - Terracotta





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Material Choices – Metal Panel





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View Reference





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Exterior Option A



BRICK



METAL PANEL



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Exterior Option B



TERRACOTTA



METAL PANEL

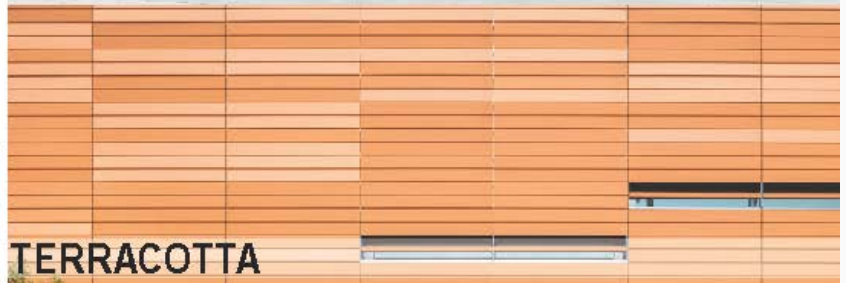


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Exterior Option C



BRICK



TERRACOTTA



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Exterior Options

A



B



C



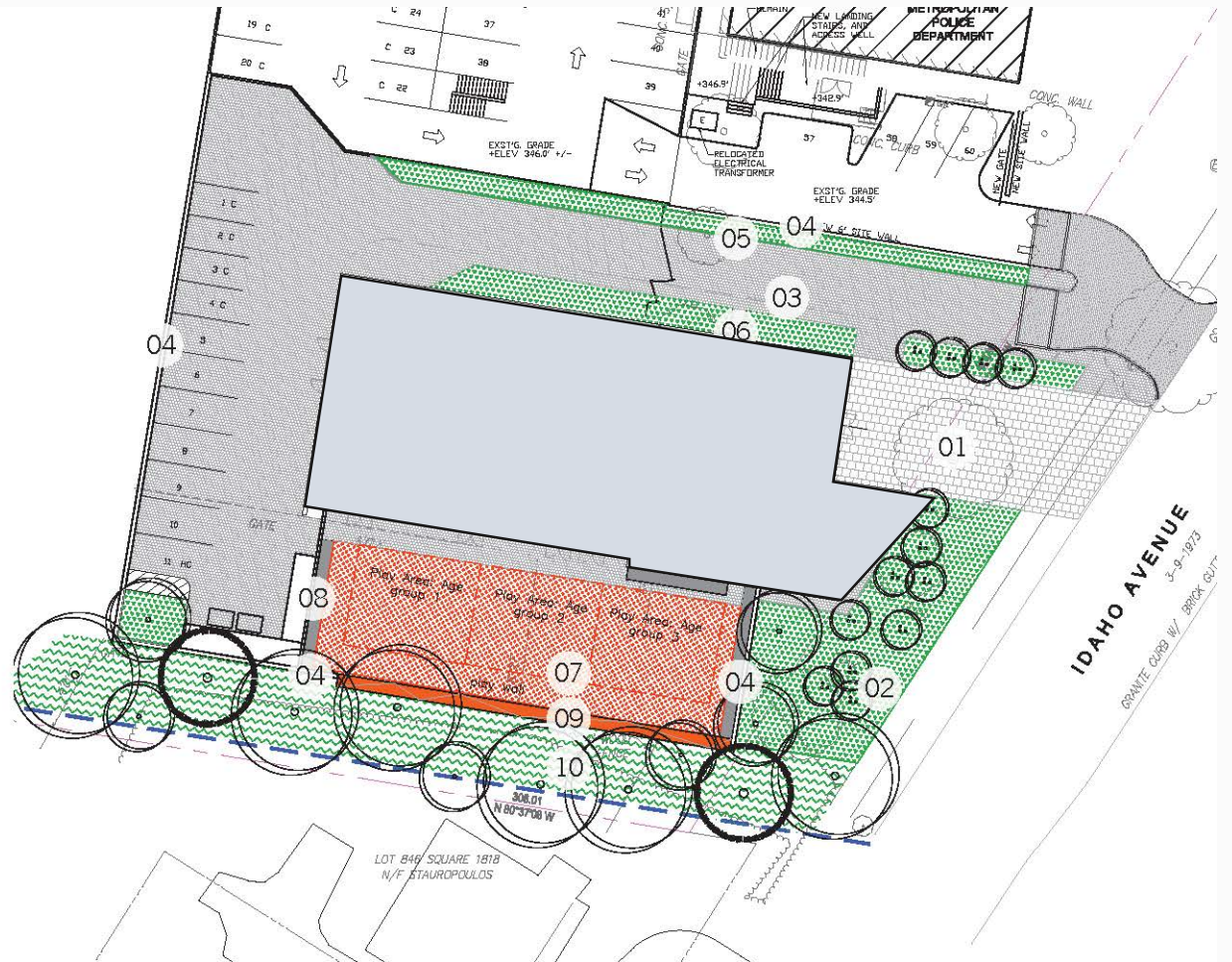


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Landscape Plan

KEY

- 01 Main Entrance
- 02 Front Garden
- 03 Curbless Drive
- 04 Fence/Wall
- 05 Planted Area: Ornamental Climbers and High Grasses
- 06 Planted Area: High Grasses (Shade Tolerant)
- 07 Playground (3 Age Groups)
- 08 Benches
- 09 Play Wall
- 10 Planted Buffer Zone





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Landscape Front Garden



Birch - multistem



Natural looking rocks with meadow wild grasses and flowers





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Landscape Buffer Zone



Large fast growing trees for screening and color appearance



Underplanting: flowering and evergreen shrubs for screening





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Landscape Vine Options



Flowering vines and climbers as a fence/wall cover



Ornamental grasses





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Fencing Options



Solid / semi-transparent option.



"Greenscreen" 3D modular wire trellis



Solid brick wall backup





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Q & A



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Breakout Sessions

- Two sessions, 15 minutes each
- You may switch groups, or remain in the same group for 30 minutes
- Tables 1-3: ask programming questions
- Tables 4+: provide feedback on building design



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Thank you for participating!

For more information, visit:
mayor.dc.gov/HomewardDC

Or contact us at:

DMHHS@dc.gov

202-727-7973



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REFERENCE SLIDES



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Ward	Site	Acquisition Date	Design Start	DCRA Submission	Construction Start	Delivery
1	2105 10 th Street, NW	Began BAFO process				
2	810 Fifth Street, NW	Opened in Spring 2016	Complete	Complete	March 2015	Jan 2016
3	3320 Idaho Avenue, NW	District Inventory	October 2016	June 2017	Nov 2017	Summer 2019
4	5505 Fifth Street, NW	December 2016	Sept 2015	Jan 2017	July 2017	Sept 2018
5	1700 Rhode Island Ave, NE	District Inventory	October 2016	June 2017	Nov 2017	Summer 2019
6	850 Delaware Avenue, SW	District Inventory	October 2016	June 2017	Nov 2017	Summer 2019
7	5004 D Street, SE	District Inventory	March 2016	Nov 2016	June 2017	Sept 2018
8	4233 6 th Street, SE	District Inventory	March 2016	Nov 2016	June 2017	Sept 2018