Short-Term Family Housing Design Meeting
Ward 3
Tuesday, December 13, 2016
Purpose of Tonight’s Meeting

• Continue to provide information and hear from you

• Share current site designs and get your feedback
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)
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/
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
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Old, outdated building that is beyond it’s useful life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.
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
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)
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

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

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

Administration Representatives
- Laura Zeilinger, Director, DC Department of Human Services (DHS)
- Agyei Hargrove, Project Manager, DC Department of General Services (DGS)
What we’ve heard from the Advisory Team*

**Building Style**
- Varying preferences, but don’t mix styles

**Building Size**
- Varying preferences

**Related topics identified by the Advisory Team that require further clarification from the DC government include impact on:**
- Eaton ES
- Traffic
- MPD operations
- Emergency management functions

* This slide has been modified from the 12/13/16 public presentation at the request of the Advisory Team members.
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
Ward 3 Site
Site Context
Site Photo
Site Plan
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 and 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.
Floor Plans
Floor Plans

typical floor 1 floors 2-6
Material Choices - Brick
Material Choices - Terracotta
Material Choices – Metal Panel
View Reference
Exterior Option A
Exterior Option B

TERRACOTTA

METAL PANEL
Exterior Option C
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
Landscape Front Garden

Birch - multistem

Natural looking rocks with meadow wild grasses and flowers
Landscape Buffer Zone

Large fast growing trees for screening and color appearance.

Underplanting: flowering and evergreen shrubs for screening.
Landscape Vine Options
Fencing Options

Solid / semi-transparent option.

“Greenscreen” 3D modular wire trellis.

Solid brick wall backup.
Q & A
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
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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<th>DCRA Submission</th>
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