

BZA APPLICATION:
5505 5TH STREET, NW
BZA CASE NO. 19289

PRESENTED BY:
5TH STREET PARTNERS, LLC



Board of Zoning Adjustment
District of Columbia
CASE NO. 19289
EXHIBIT NO. 41

Ward 4

5505 5th Street, NW | Washington DC 20011

Short –Term Family Housing BZA
June 28 2016



Homeward DC Initiative

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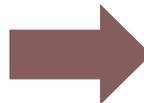
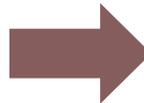
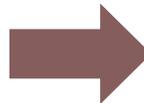
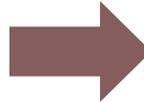
Current State with DC General

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Old, outdated building that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.

The Project

3

- City to purchase the land
- A five-story emergency shelter for families with wrap around services on-site.
- The Project will include 49 sleeping units for families
- The Short-Term Family Housing facility will include:
 - ▣ Space for on-site wrap around services
 - ▣ A dining room
 - ▣ Computer Room
 - ▣ Laundry on each floor
 - ▣ Common rooms on each floor
 - ▣ Health & Wellness room

Dignified Facilities

4

- Privacy and Safety
 - ▣ 11 or less sleeping units per floor
 - ▣ Each floor will have a security desk
 - ▣ Limited Access
- Private Bathrooms
 - ▣ Bathrooms are not dormitory style
 - ▣ Only one person has access at a time

The Project-Services & Supports

5

□ **Wrap-around Services**

- Permanent Housing Programs
- Housing Search
- 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**

Reduced Standard of Relief

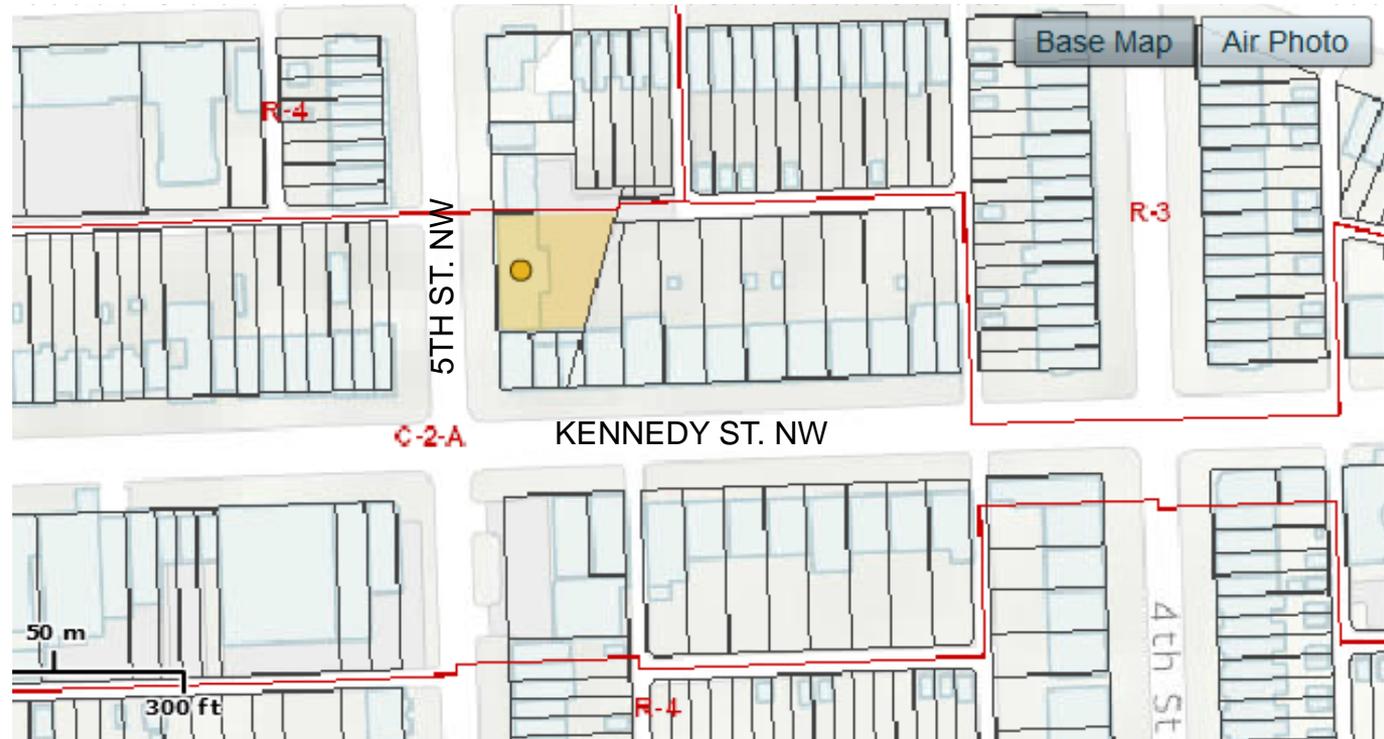
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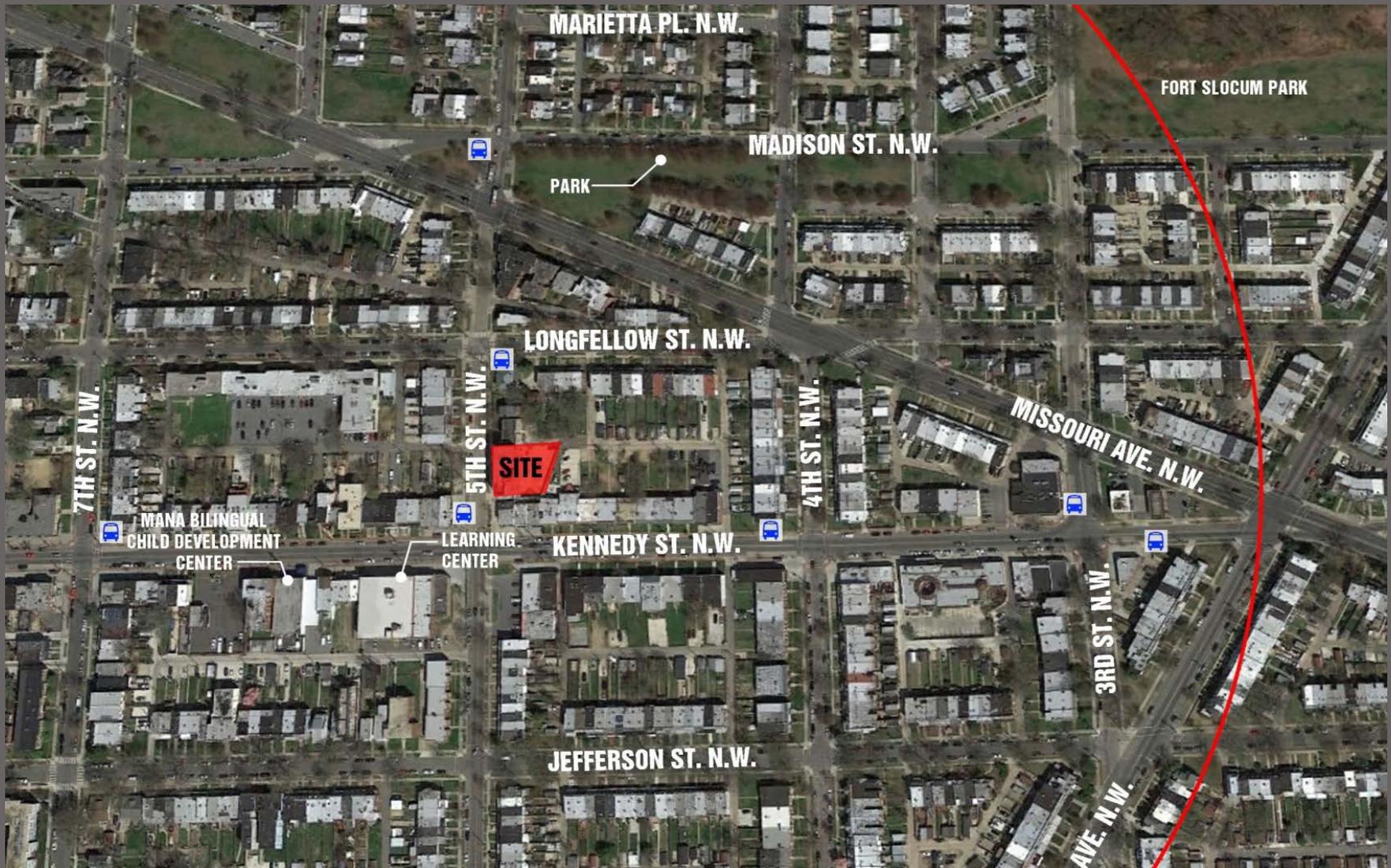
- When the Applicant is a public service, as in this case, the board may apply a more flexible standard when applying the variance test.
- See *Nat'l Black Child Dev. Inst. V. District of Columbia Bd. of Zoning Adjustment*, 483 A.2d 687, 690 (D.C. 1984) (citing *Monaco v. District of Columbia Bd. of Zoning Adjustment*, 407 A.2d 1091, 1096 (D.C. 1979))

The Property

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- C-2-A Zone





Aerial Plan

Short -Term Family Housing BZA
June 28 2016



5505 5th Street, NW | Washington DC 20011

Ward 4



1



2



3



4



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VICINITY MAP

Site Context

Short –Term Family Housing BZA
June 28 2016



Ward 4
5505 5th Street, NW | Washington DC 20011



Perspective

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Ward 4



- RESIDENT UNIT
- FAMILY BATHROOM
- PRIVATE BATHROOM
- ADMINISTRATIVE SPACE
- COMMON SPACE
- INDOOR/OUTDOOR PLAY AREA

KENNEDY STREET N.W.

5TH STREET N.W.



1 GROUND FLOOR PLAN
SCALE: 1/8" = 1'-0"

Ground Floor

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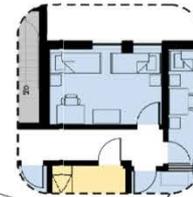
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Ward 4

- RESIDENT UNIT
- FAMILY BATHROOM
- PRIVATE BATHROOM
- ADMINISTRATIVE SPACE
- COMMON SPACE
- INDOOR/OUTDOOR PLAY AREA

ALT. PLAN
FLOORS 3 AND 5

01
A-09

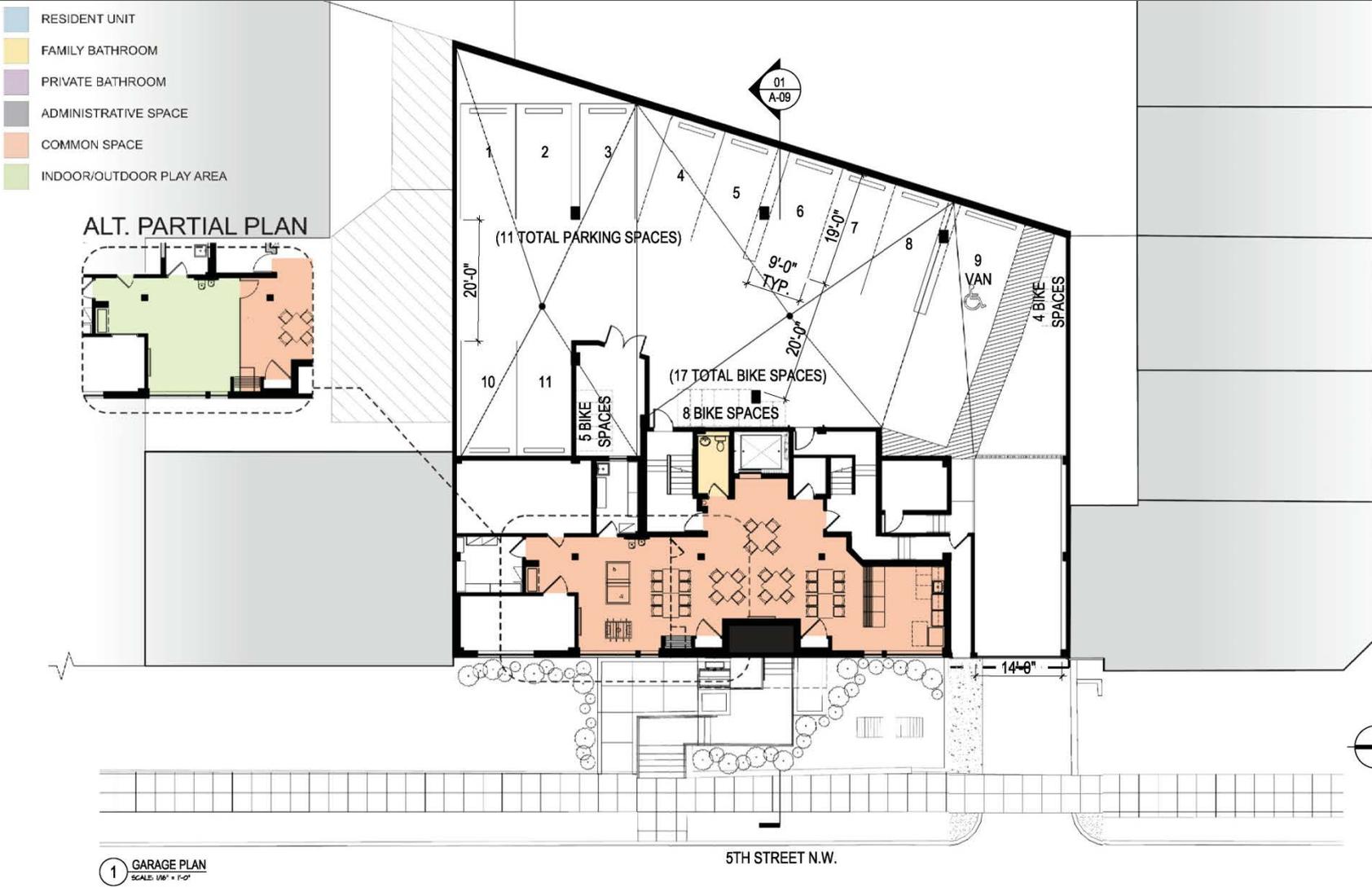


KENNEDY STREET N.W.

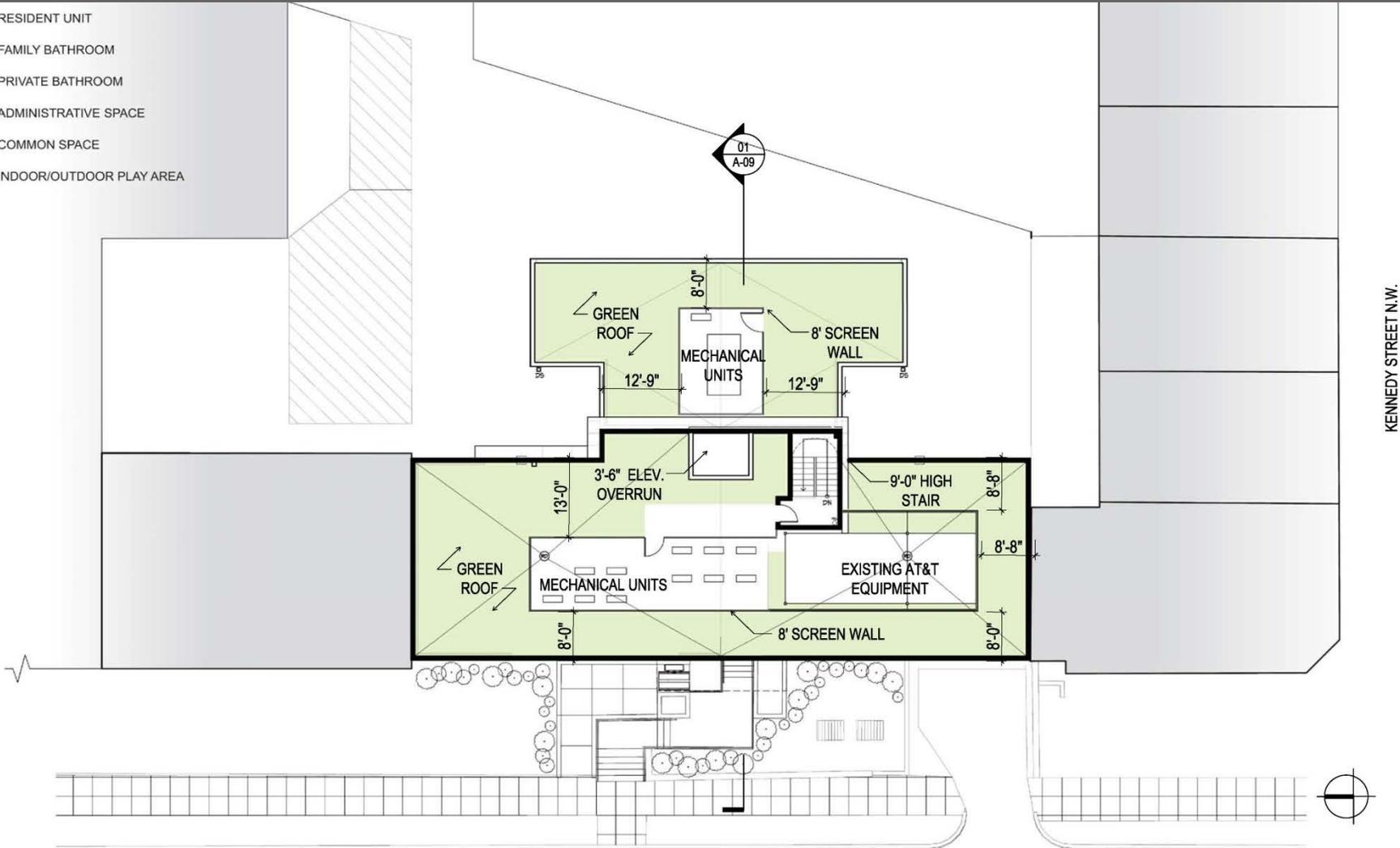
5TH STREET N.W.

1 TYPICAL FLOOR PLAN
SCALE 1/8" = 1'-0"





- RESIDENT UNIT
- FAMILY BATHROOM
- PRIVATE BATHROOM
- ADMINISTRATIVE SPACE
- COMMON SPACE
- INDOOR/OUDOOR PLAY AREA



1 GROUND FLOOR PLAN
SCALE: 1/8" = 1'-0"

Roof Plan

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Ward 4





Elevation

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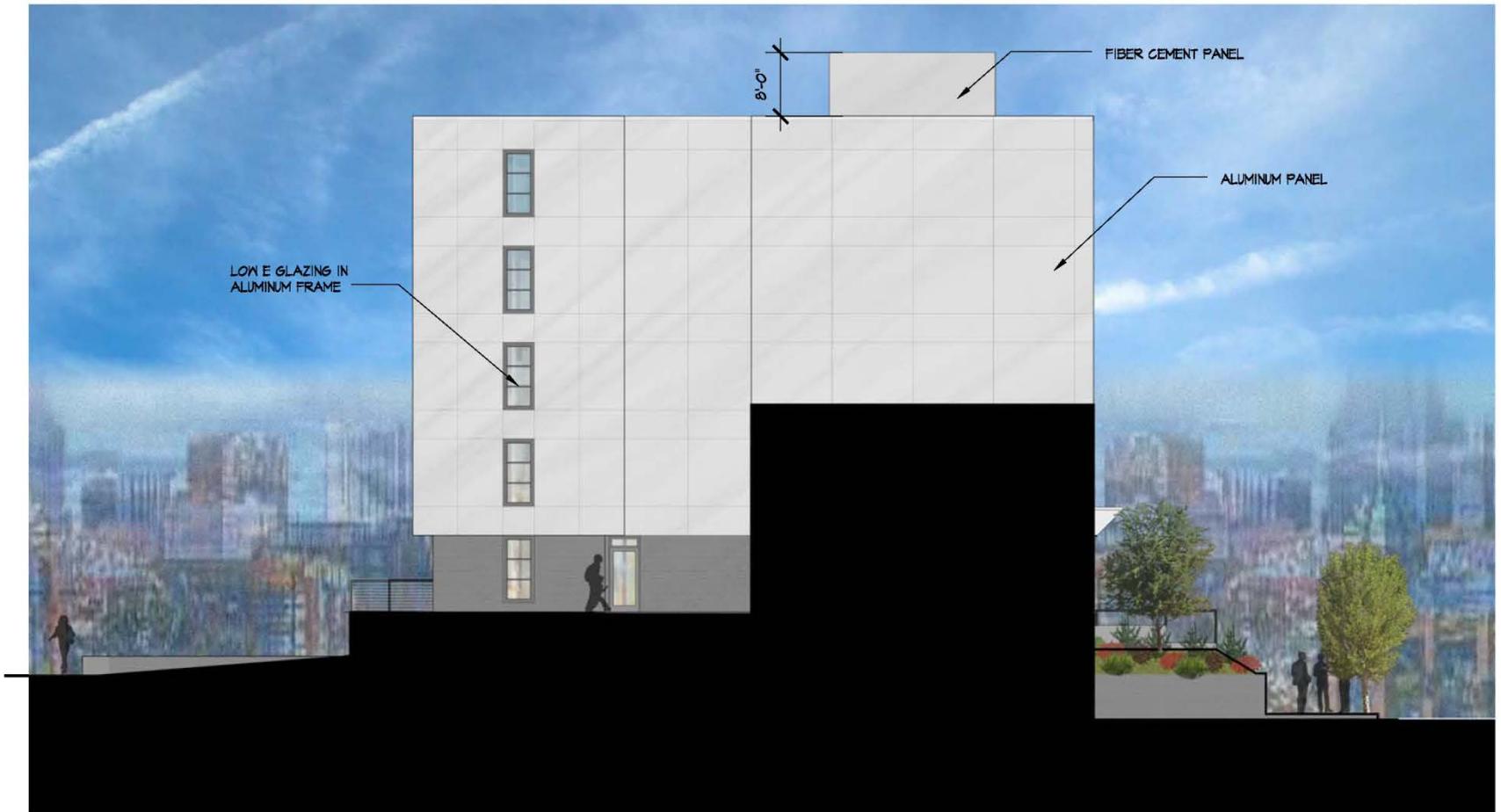
Elevation

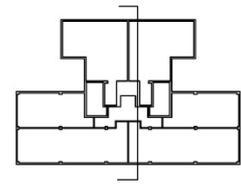
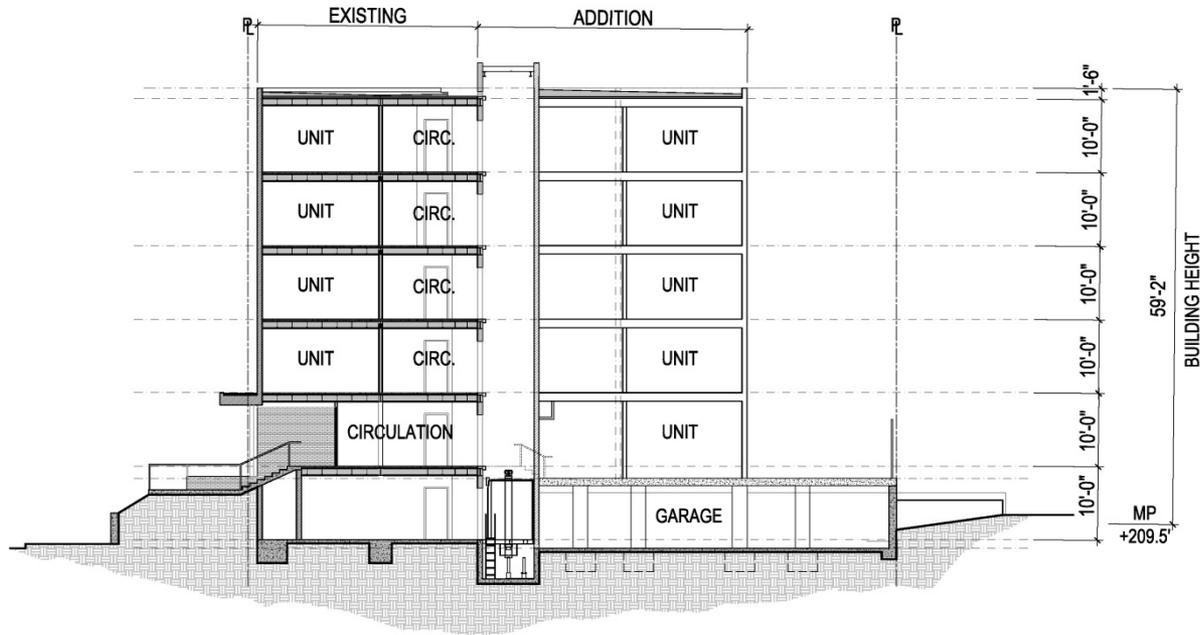
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Ward 4





KEY PLAN

1 BUILDING SECTION
SCALE: 1/8" = 1'-0"



Exterior

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Ward 4

Relief Needed to Close DC General

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- Variance
 - Addition to a non-Conforming Structure (§2001.3(b))
 - Height (§770.1)
 - Floor-Area-Ratio (“FAR”) (§771.2)

- Special Exception
 - Construction of an Emergency Shelter in the C-2-A Zone District (§732.1 (360, 358))

Zoning Relief - Special Exception

22

- (§) 732.1 (360 and 358) Construction of an Emergency Shelter in the C-2-A Zone District

Harmonious with the general purpose and intent of the zone plan

23

- The construction of a new short-term family housing facility with safe and secure accommodations is consistent with the law and policies of the District, and will be a great benefit to families in the District experiencing homelessness.

No adverse effect on neighboring property

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- The Property is currently vacant.
- Project will improve the Property
 - A long-vacant building
- Compatible with other residential buildings
- No adverse impact to the neighborhood

Satisfies the provisions of § 358

- *358.2: There shall be no other property containing a community-based residential facility for seven (7) or more persons in the same square.*
- *358.3: There shall be no other property containing a community-based residential facility for seven (7) or more persons within a radius of five hundred feet (500 ft.) from any portion of the subject property.*
- *358.4: There shall be adequate, appropriately located, and screened off-street parking to provide for the needs of occupants, employees, and visitors to the facility.*
- *358.5: The proposed facility shall meet all applicable code and licensing requirements.*
- *358.6: The facility shall not have an adverse impact on the neighborhood because of traffic, noise, operations, or the number of similar facilities in the area*

Satisfies the provisions of § 358

- *358.7: The Board may approve more than one (1) community-based residential facility in a square or within five hundred feet (500 ft.) only when the Board finds that the cumulative effect of the facilities will not have an adverse impact on the neighborhood because of traffic, noise, or operations.*
- *358.8: The Board may approve a facility for more than twenty-five (25) persons, not including resident supervisors or staff and their families, only if the Board finds that the program goals and objectives of the District of Columbia cannot be achieved by a facility of a smaller size at the subject location and if there is no other reasonable alternative to meet the program needs of that area of the District.*
- *358.9: The Board shall submit the application to the D.C. Office of Planning for coordination, review, report, and impact assessment along with reports in writing of all relevant District departments and agencies, including but not limited to the Departments of Transportation, Human Services, and Corrections, and, if a historic district or historic landmark is involved, the State Historic Preservation Officer.*

Variance: 3-Prong Test

27

- Exceptional Condition
- Practical Difficulty
- No Substantial Detriment to the Public Good or Inconsistency with the Zoning Plan

- *When the Applicant is a public service, as in this case, the Board may apply a more flexible standard when applying the variance test.*

Exceptional Situation or Condition

28

- Existing building that met C-2-A zoning standards when built (max 60ft height; max FAR 2.0)
- Building located on a berm, with first floor approximately 8ft above building height measuring point at the curb
- Homeward DC Initiative Programmatic needs

Practical Difficulty without Zoning Relief

29

- Nonconforming Building/Height and FAR
 - Reduction of existing building height to max. of 50 ft. would require demolition of top floor of existing building. reduction of 10 units in the building, or relocate the 10 units to the cellar. Location of units in the cellar is contrary to DHS policies, and would displace the on-site parking.
 - Keeping existing height of 59 ft., but reducing height of addition to 50 ft. This would result in lower ceiling heights for the units in the addition, and an awkward series of ramps and stairs to connect the addition to the existing building.
 - Addition needs to match the existing floor levels at each story. Reducing height below 50 ft. could be achieved if the footprint of the addition was increased, to allow more units per floor. But this would exceed the lot occupancy, and the new units would block windows for some existing units, and would take up outdoor recreation space. And, would still exceed the permitted FAR.

Practical Difficulty without Zoning Relief

30

- Nonconforming Building/Height and FAR (cont.)
 - Reduction of height of the addition to keep addition below 50 ft., and to keep FAR below 2.5, would result in loss of top two floors of the addition (8 units). Relocation of the 8 units to the cellar is contrary to DHS policies, and would displace the on-site parking.
 - Reduction of unit sizes and size of support spaces to achieve max. 2.5 FAR and 50 ft. is not feasible, as it would not achieve the District's goals for this site.
 - Moving 8-10 units to another location off-site, in another square and at least 500 ft. away, to achieve a max. 50 ft. height and a max 2.5 FAR would not allow DHS to achieve the comprehensive wrap-around services that are a hallmark of this program at this site.

No substantial detriment to the public good or zone plan

31

- The project is consistent in character with other residential buildings in the vicinity.
- Apartment house at this site would be allowed at 3.0 FAR, but multiple dwelling for emergency shelter is limited to 2.5 FAR.

Community Outreach

32

- Small group meeting with community leaders on February 8th
- Community meeting to introduce plan on February 11th
- Community meeting with ANC 4D on March 16th
- Meeting on April 4 at Hattie Holmes Senior Wellness Center to solicit input on design elements
- Meeting with 16th Street Heights Civic Association on April 12th
- Safety Walk beginning at site on April 26 with Deputy Mayor for Health and Human Services and other key government stakeholders
- Copies of BZA Application and BZA Prehearing Statement sent to the ANC on May 4 and June 14, respectively
- Presented to the ANC 4D meeting on June 21

- **3115 ADVISORY NEIGHBORHOOD COMMISSIONS**

- 3115.1 The written report of the ANC shall be submitted to the Board at least seven (7) day in advance of the hearing and shall contain the following information:
 - (e) The issues and concerns of the ANC about the appeal or application as related to the standards of the Zoning Regulations against which the appeal or application must be judged;



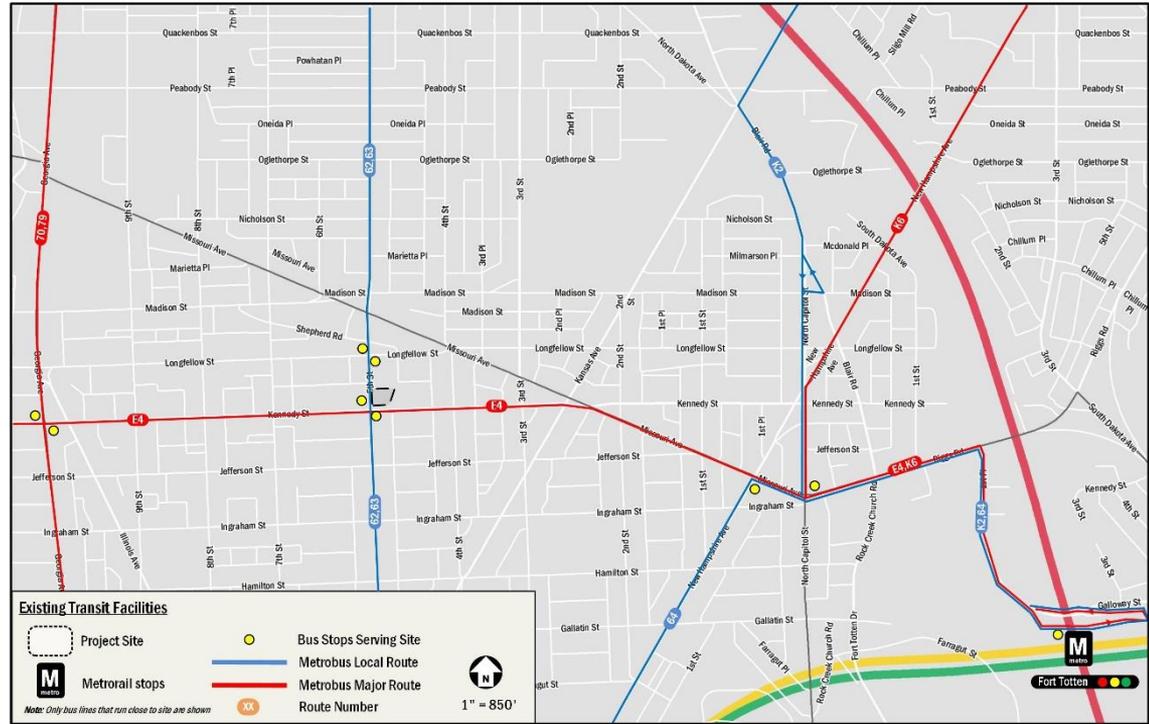
Homeward DC Initiative – Ward 4

Transportation Presentation



Site Location

- Metrobus
 - 5th Street – 62, 63
 - Kennedy Street – E4
 - Georgia Avenue – 70, 79
 - Missouri Avenue – E4, K6
- Metrorail
 - Fort Totten Station
 - Red, Yellow, & Green Lines
- Carsharing – 10 vehicles nearby
- Capital Bikeshare
 - Nearest – Kennedy St/5th St



Transportation Statement

- 49 family rooms
 - Approximately 148 beds
 - Low vehicle ownership amongst residents of facility
- Staffing
 - Minimum 11 staff
 - Maximum 24-26 staff at peak
 - A majority of staff will drive
- Minimal transportation impacts to network
- DDOT Coordination
 - Scoping interaction
 - No objection
 - No conditions



Vehicular Parking

- Vehicular parking
 - 11 parking spaces provided on-site
- On-street parking
 - Survey shows 602 spaces within 600-800 feet of site
 - Mostly unrestricted parking
 - Adequate available parking



TDM and Bicycle Parking

- TDM Coordinator
- Marketing Program
- 17 long-term bike spaces
- Transit subsidies for residents
- DC One card for students



Loading

- Loading facilities are not required by Zoning
- Loading and unloading activities in garage access driveway
 - Existing curbside loading zone 75 feet from site on Kennedy Street
- Loading Management Plan
 - Loading coordinator
 - Deliveries scheduled
 - Deliveries limited to daytime hours of operation
 - Follow District requirements

