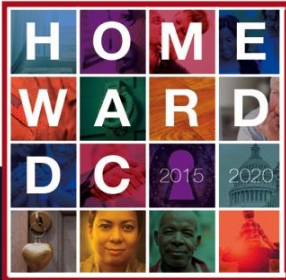




Short-Term Family Housing Design Meeting Ward 5 Monday, December 12, 2016



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



A FRESH START TO ENDING FAMILY HOMELESSNESS

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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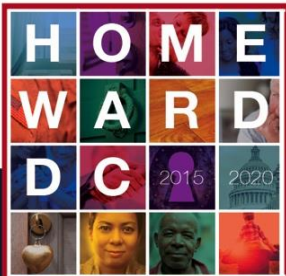
Homeward DC: Strategic Plan 2015-2020

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

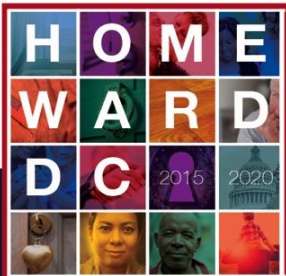


**Offer safe and
dignified
short-term housing**
to people who experience
homelessness



**Help people
transition into
housing ASAP**





A FRESH START TO ENDING FAMILY HOMELESSNESS

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

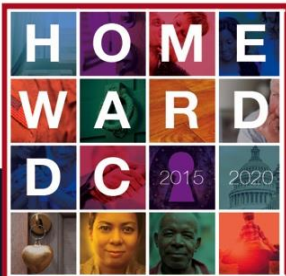
New, beautiful facilities, designed specifically to meet the needs of families

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.



A FRESH START TO ENDING FAMILY HOMELESSNESS

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



A FRESH START TO ENDING FAMILY HOMELESSNESS

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 restrooms near common areas
- **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 1700 Rhode Island Avenue, NE as the Ward 5 DC General Family Shelter replacement site (requiring new architectural designs and new zoning adjustment applications)



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Timeline – Leading to Today

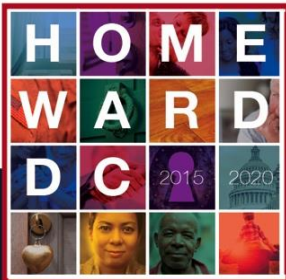
- Strategic plan to end homelessness, *Homeward DC* released (March 2015)
- Mayor commissions advisory group to provide input on (interior) design guidelines for DC General replacement units (September 2015)
- Administration releases plan to close DC General and begins community discussions (February 2016)
- Council considers proposal (March 2016)
- Administration holds public design meetings (April 2016)
- Council finalizes plan, including changing 3 of 8 sites (May 2016)
- Ward 5 Community Advisory Teams launches (October 2016)
- Architects hired and design begins (October 2016)
- Public Design Meeting for the new Ward 5 site (December 12, 2016)



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Timeline – Moving Forward

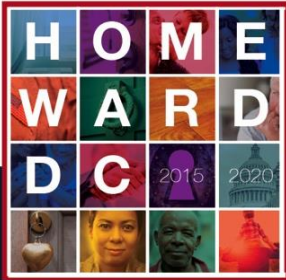
- Board of Zoning Adjustment (BZA) submission (January 4, 2017)
- ANC 5B Public Business Meeting (January 25, 2017)
- BZA hearing - March 2017 (day TBD)
- Permits submitted to DCRA (June 2017)
- Construction begins (November 2017)
- Good Neighbor Agreements drafted (Summer 2019)
- Ward 5 facility opens (Summer 2019)
- Close DC General (2020)



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Purpose of the Advisory Team

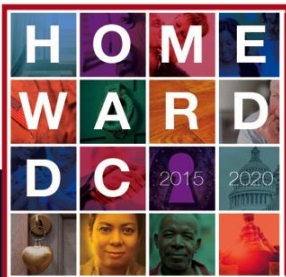
1. Coordinate community feedback and input opportunities on issues and concerns related to the development of Short-term Family Housing and share information.
2. Provide feedback on concerns related to residents' quality of life during construction.
3. Develop Good Neighbor Agreement.



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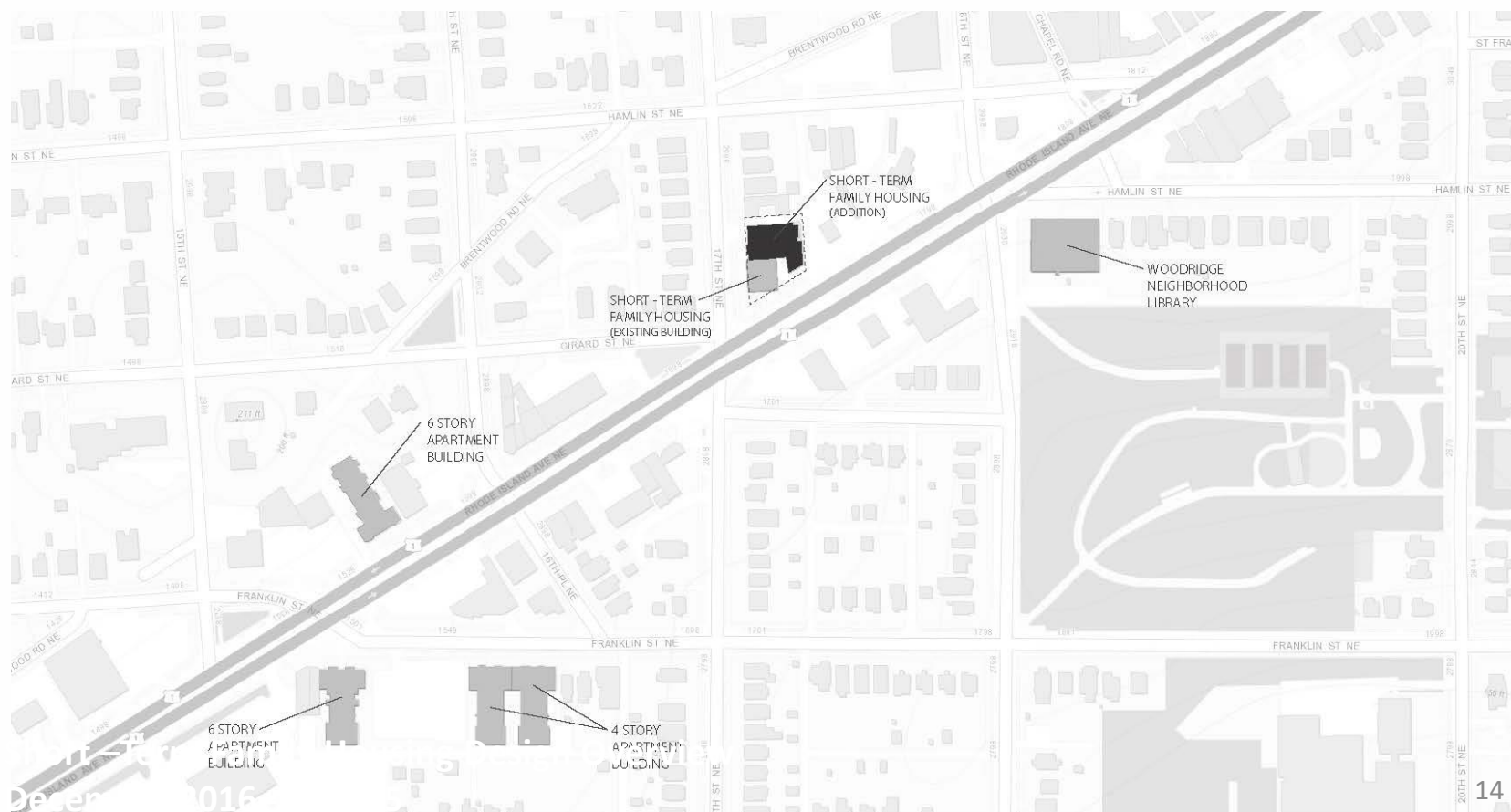
What We've Heard from the Advisory Team

- Make a building that blends with the neighborhood feel of Brookland
- Dislike fake stone and fake townhome look
- Preference for residential feel
- Use landscaping instead of fencing; incorporate as many trees and plants as possible to buffer pollution
- Ensure children are protected from Rhode Island Avenue traffic; be considerate of foot traffic on 17th.
- Preference for an entrance on Rhode Island Avenue NE or via the alley
- Consider acquiring the adjacent tire mart property



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1700 Rhode Island Avenue - Overall Site Map

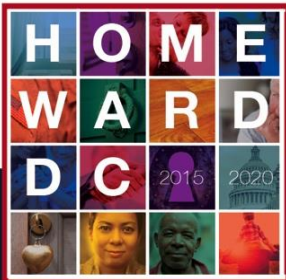




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Street View (from Rhode Island Ave. NE)





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Ward 5 Site Constraints

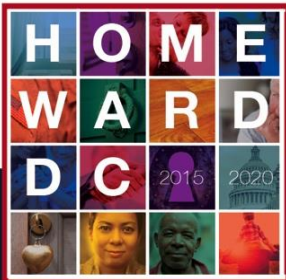
- Building of historical significance. While the old police station building is not landmarked, we are treating it as such. We cannot remove it, but will incorporate it into the design with guidance from the DC Historic Preservation Office (HPO) and the Commission on Fine Arts (CFA).
- Communications tower - will remain on the site.
- Entrance placement on 17th Street NE



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Site Context





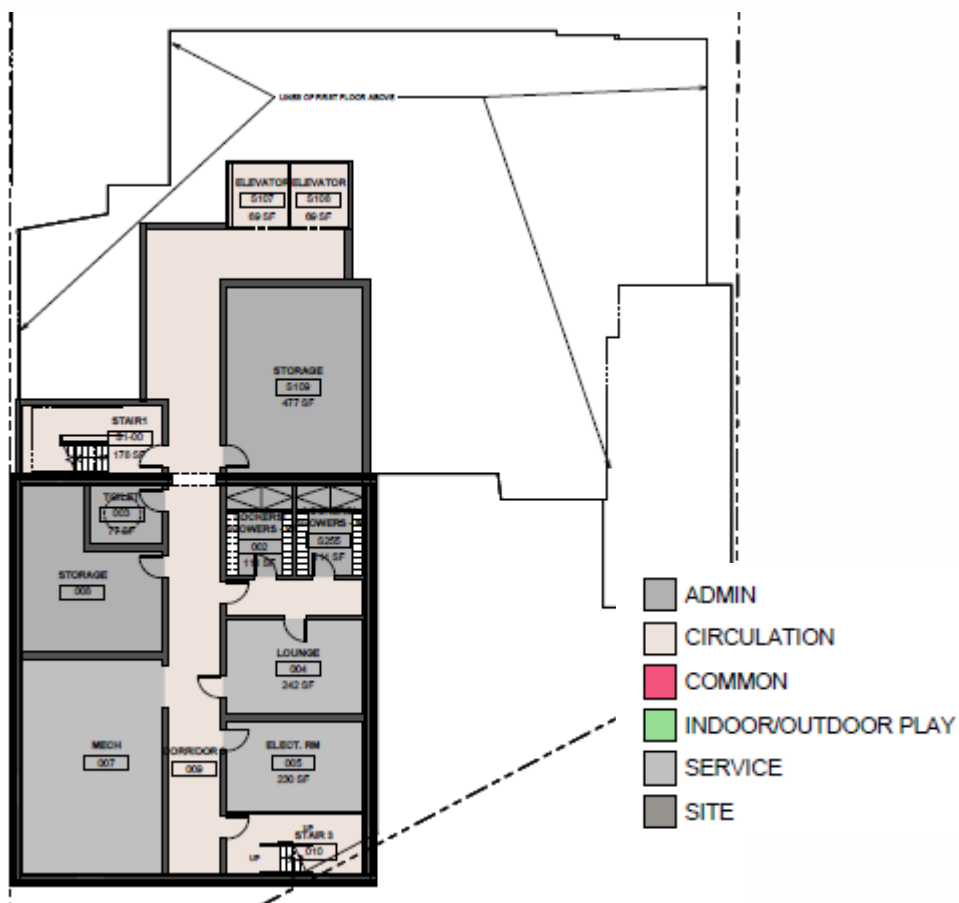
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Site Plan

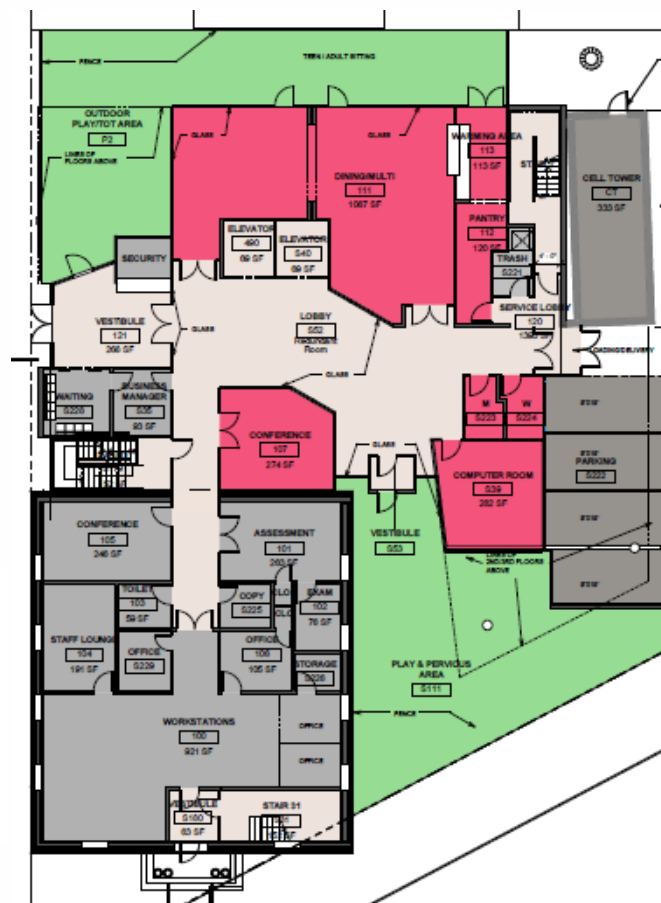


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Basement Floor Plan



First Floor Plan



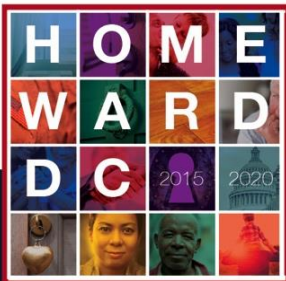
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Floors 2-3



Floors 4-6

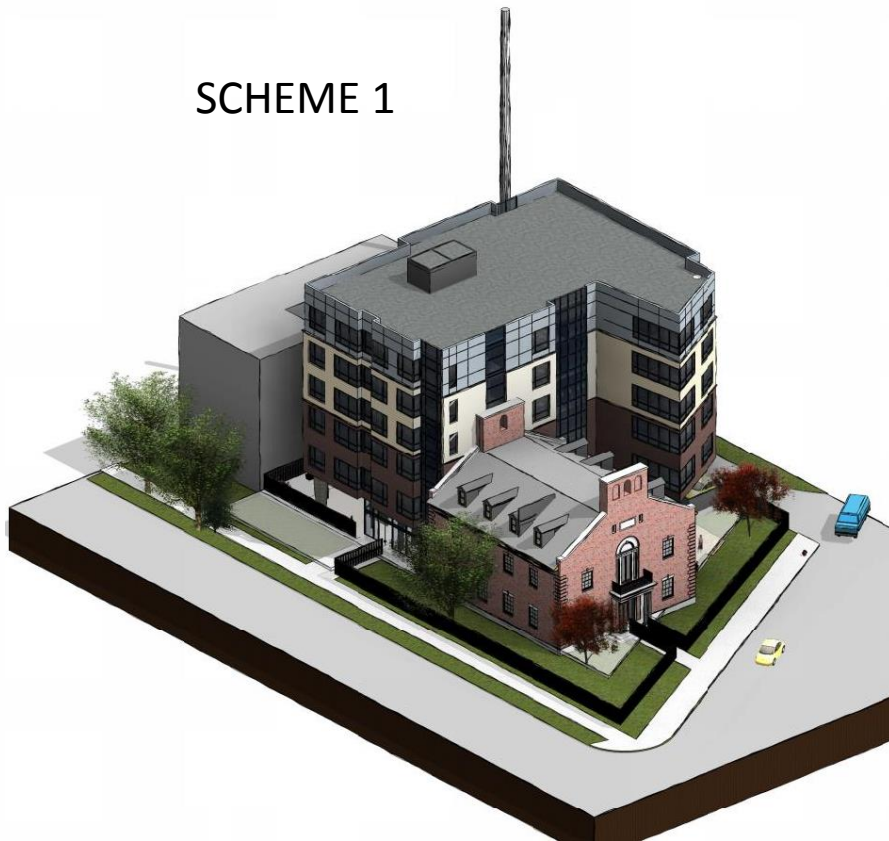




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Exterior Views

SCHEME 1



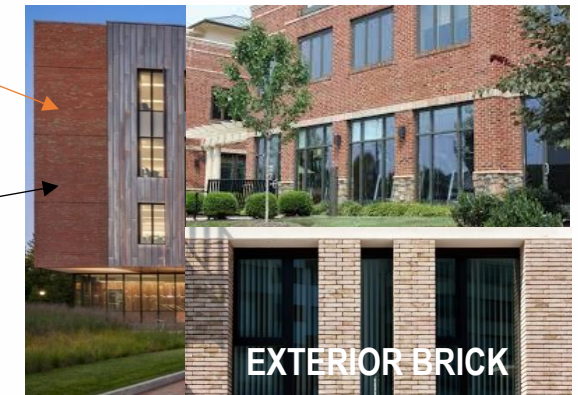
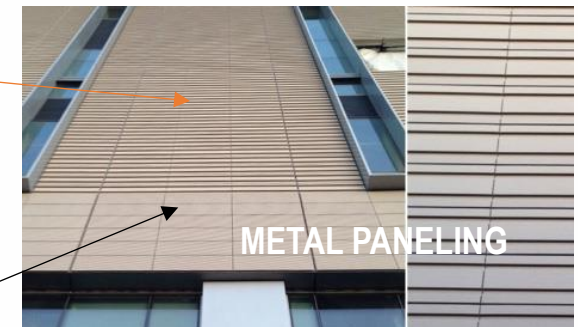
SCHEME 2

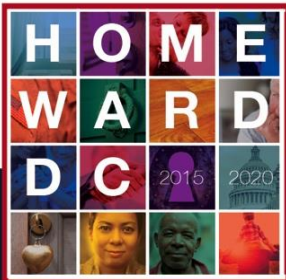




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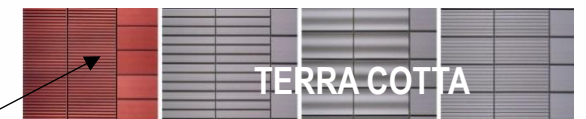
Exterior Option A





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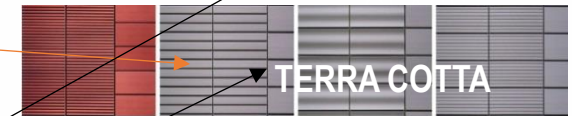
Exterior Option B

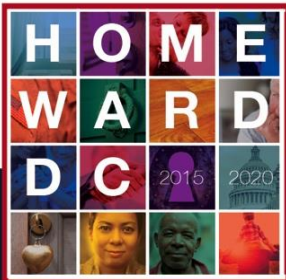




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Exterior Option C

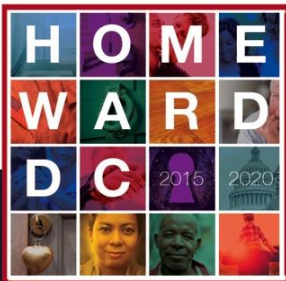




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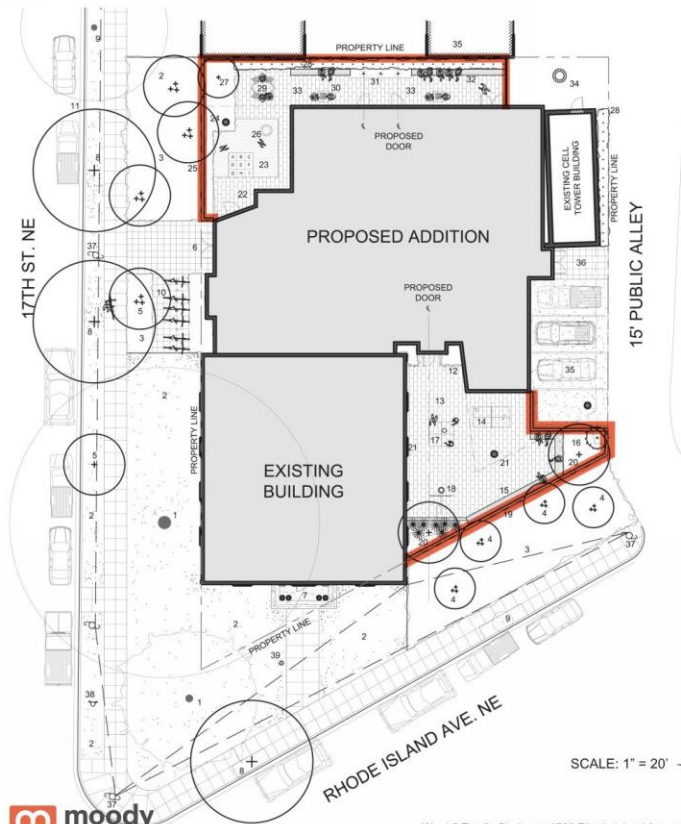
Landscape Site Plan



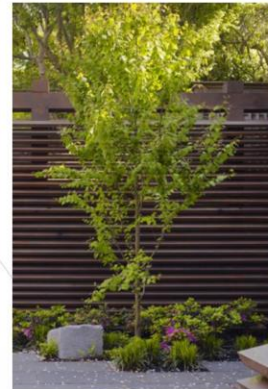


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Landscape Fencing



Ward 5 Family Shelter at 1700 Rhode Island Avenue NE, Washington, DC 20018 | DECEMBER 9th, 2016 Landscape Site Plan Fence & Planting Options



LOUVERED WOOD FENCE



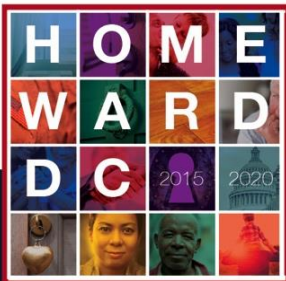
METAL SCREEN ON MASONRY WALL



BRICK WALL WITH VERTICAL PLANTING

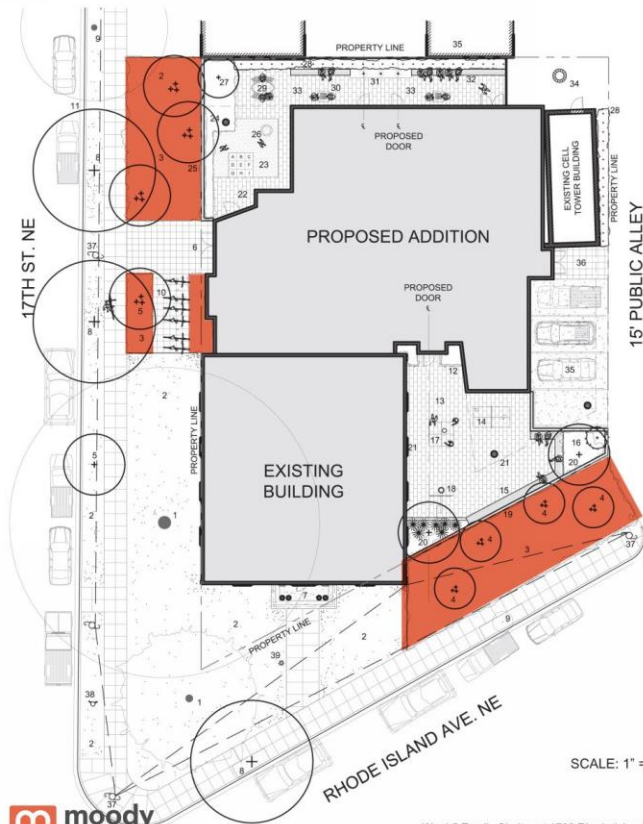
LANDSCAPE FENCE OPTIONS

2



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Landscape Planting



PERIMETER HEDGE PLANTING



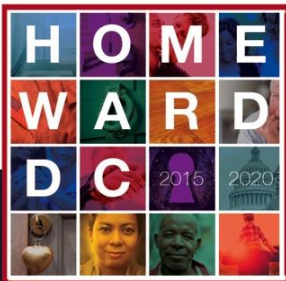
PERENNIAL, BULB, AND ORNAMENTAL GRASS GARDEN IMAGES



SMALL TREE AND SHRUB PLANTING LAWN

LANDSCAPE PLANTING OPTIONS

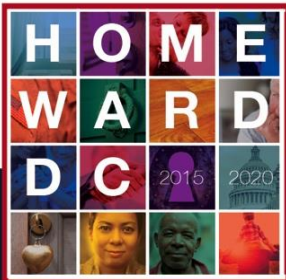
Ward 5 Family Shelter at 1700 Rhode Island Avenue NE, Washington, DC 20018 | DECEMBER 9th, 2016 Landscape Site Plan Fence & Planting Options



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Landscaping Precedents





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Landscape Precedents



GREEN SCREEN



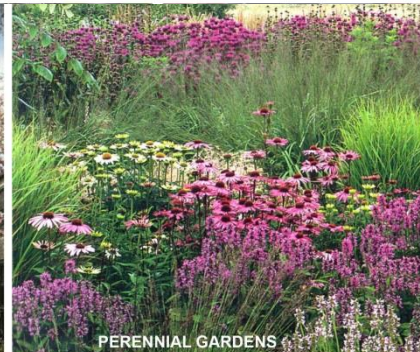
BUILT-IN BENCH AND FOUNTAIN



NEW STREET TREES



MAGNOLIA UNDERSTORY TREES

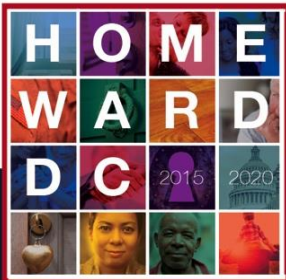


PERENNIAL GARDENS



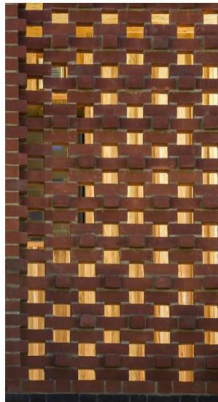
EVERGREEN HEDGE

RELAXATION GARDEN
 Schematic Design Precedents



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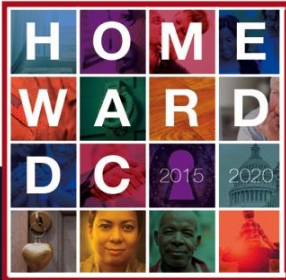
Landscape Fencing



BRICK AND GLASS BLOCK SCREEN WALL PRECEDENT IMAGES

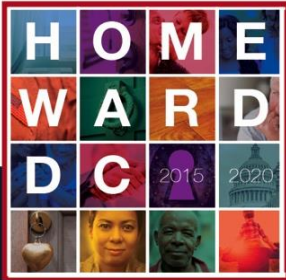


WOOD FENCE & SCREEN PRECEDENT IMAGES



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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