

BZA Application:
5004 D St. SE
BZA Case No. 19287

Presented by:
Meridith H. Moldenhauer
Griffin, Murphy,
Moldenhauer & Wiggins, LLP



Board of Zoning Adjustment
District of Columbia
CASE NO. 19287
EXHIBIT NO. 34

WE ARE WASHINGTON DC
DGS THE DEPARTMENT OF GENERAL SERVICES
DC | DEPARTMENT OF HUMAN SERVICES

Homeward DC Initiative

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Old, outdated building that is beyond it's useful life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

- City owned land
- A four-story emergency shelter for families with wrap around services on-site
- The Project will include 35 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

- Privacy and Safety
 - ▣ 10 or less sleeping units per floor
 - ▣ Each floor will have a security desk with a direct line of site down the floor's single central hallway.
 - ▣ Limited Access
- Private Bathrooms
 - ▣ Bathrooms are not dormitory style
 - ▣ Only one person has access at a time

The Project-Services & Supports

□ **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

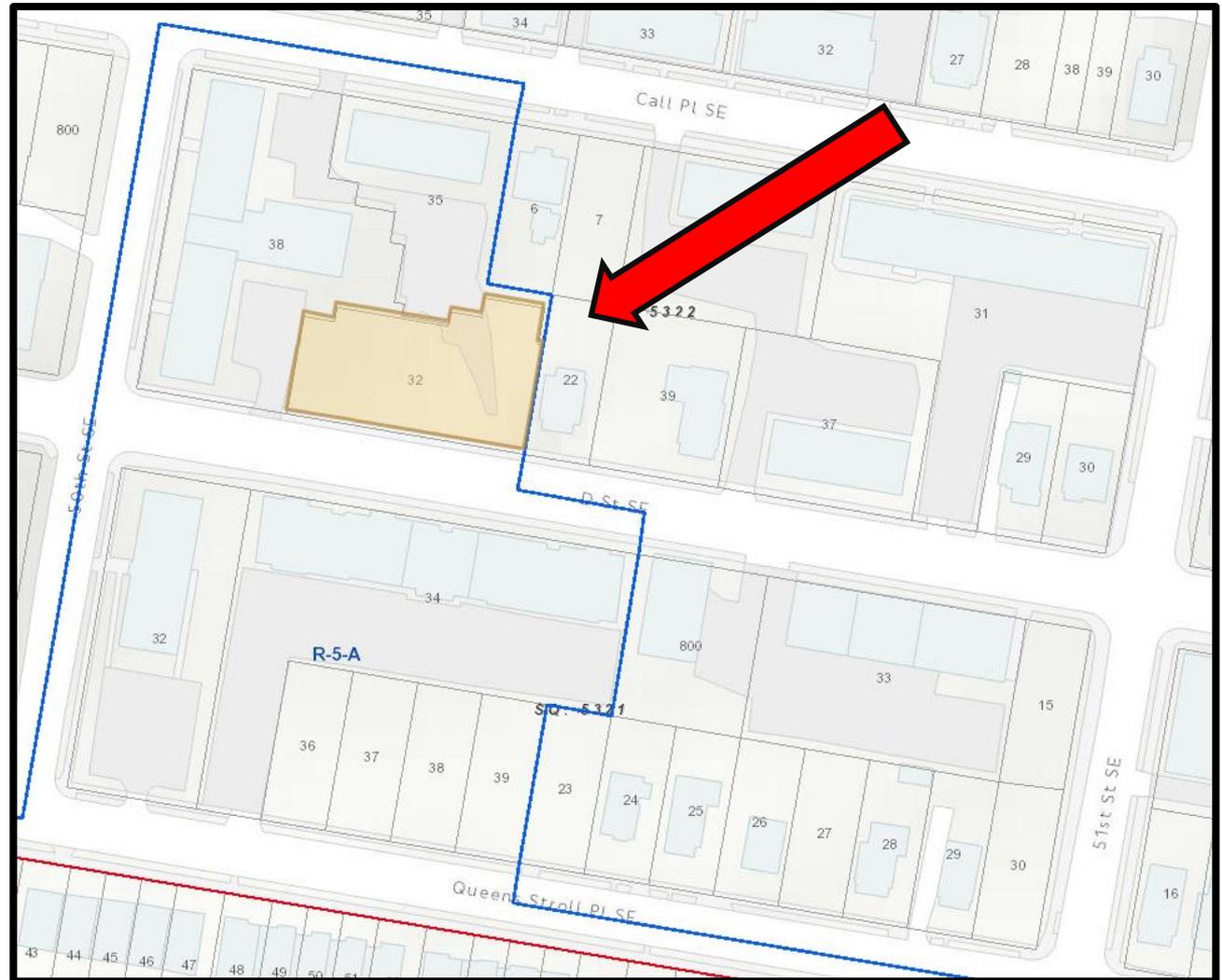
□ **24 Hour Staffing & Security**

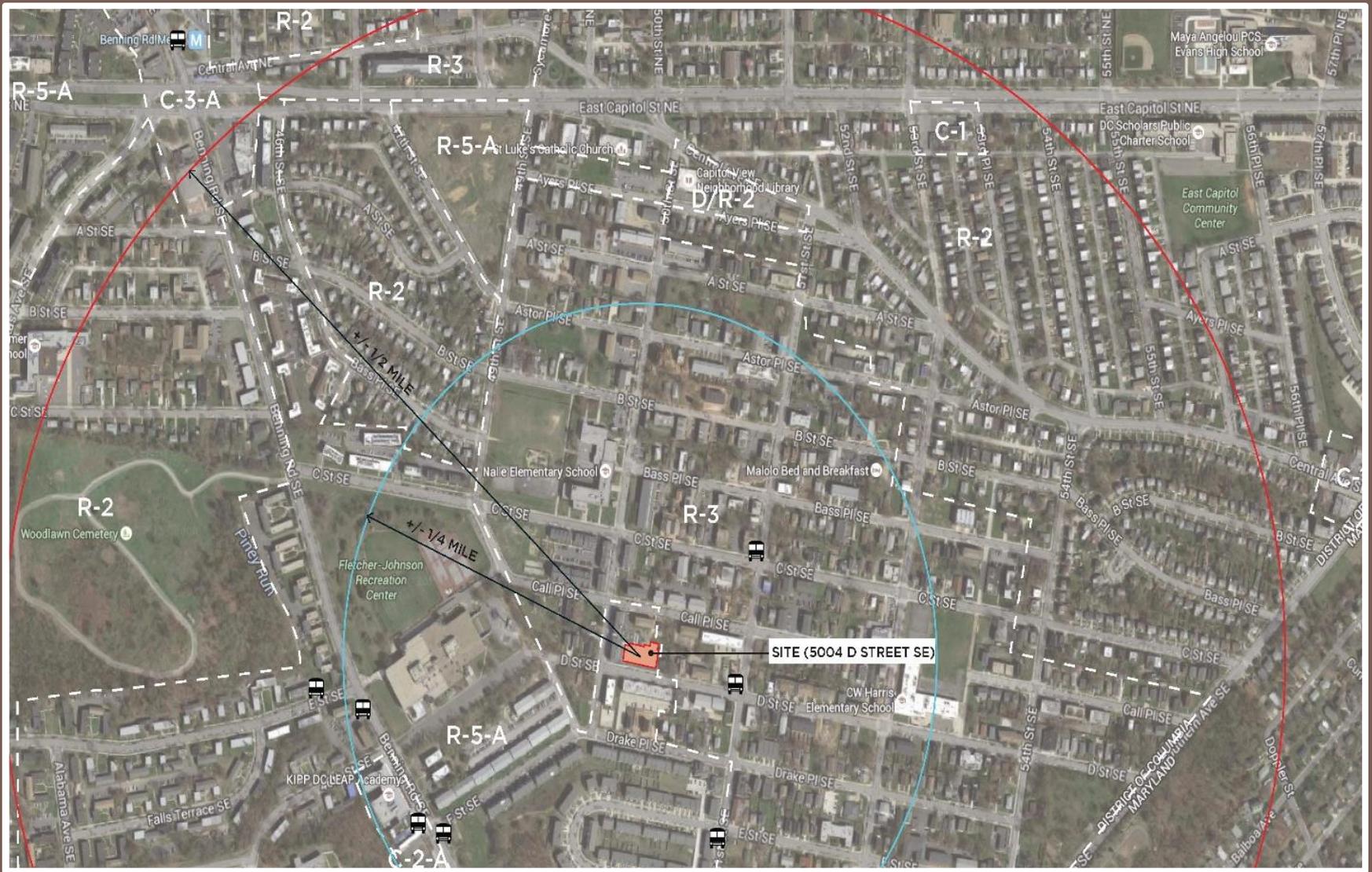
Reduced Standard of Relief

- 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))

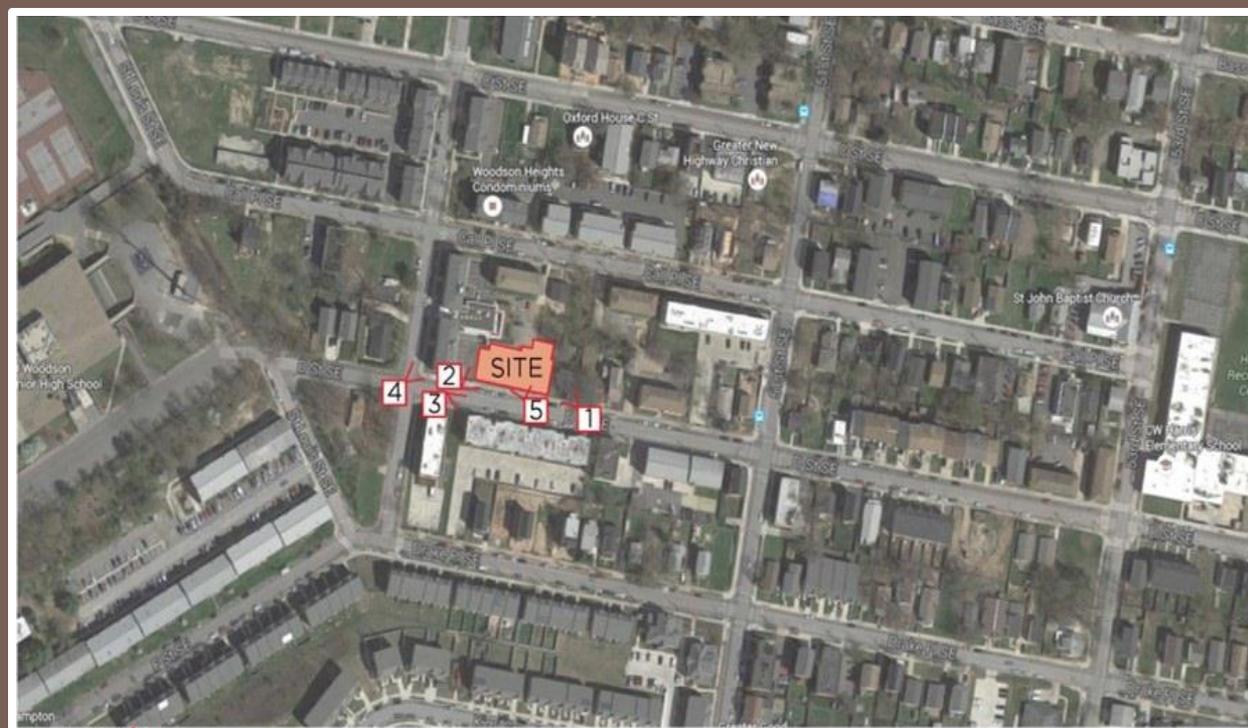
The Property

R-5-A Zone





Site Location



1. D Street, Looking West to Site



2. Site, Looking Northeast

Site Aerial 



3. D Street, Looking East (Opposite Site)

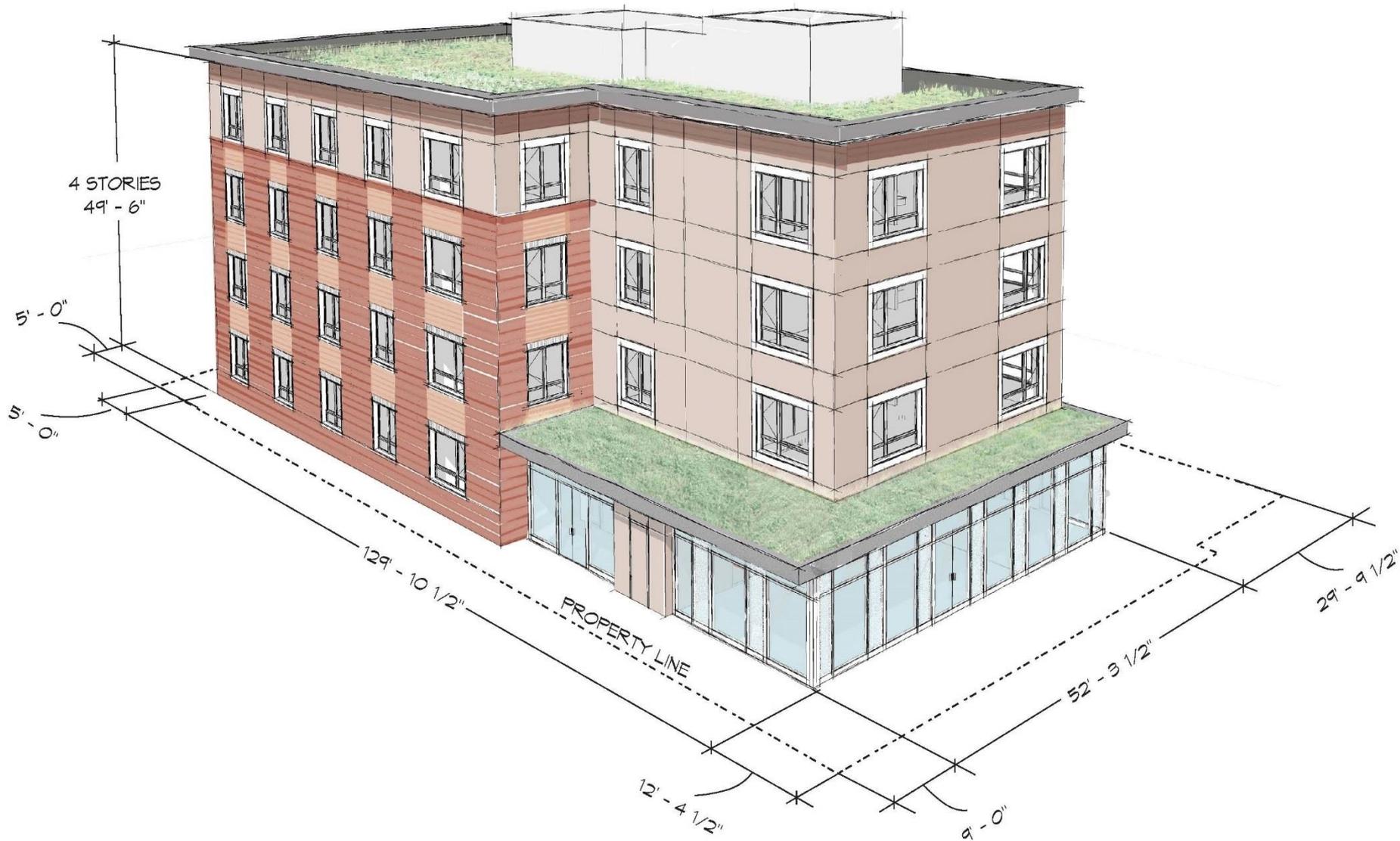


4. 50th Street & D Street, Looking North and East



5. Site, Looking Northwest

Community Context



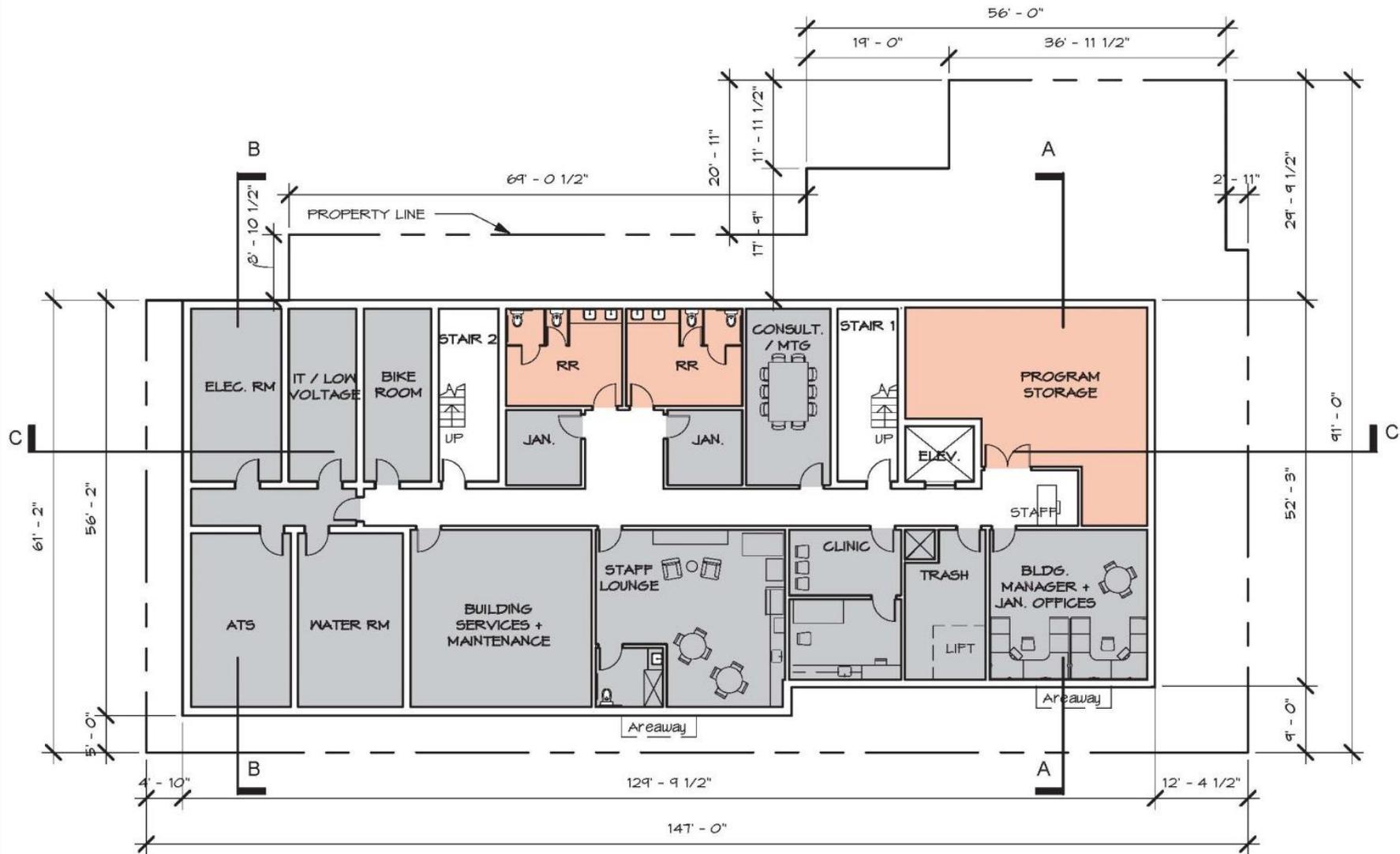
Set Back from Property Line



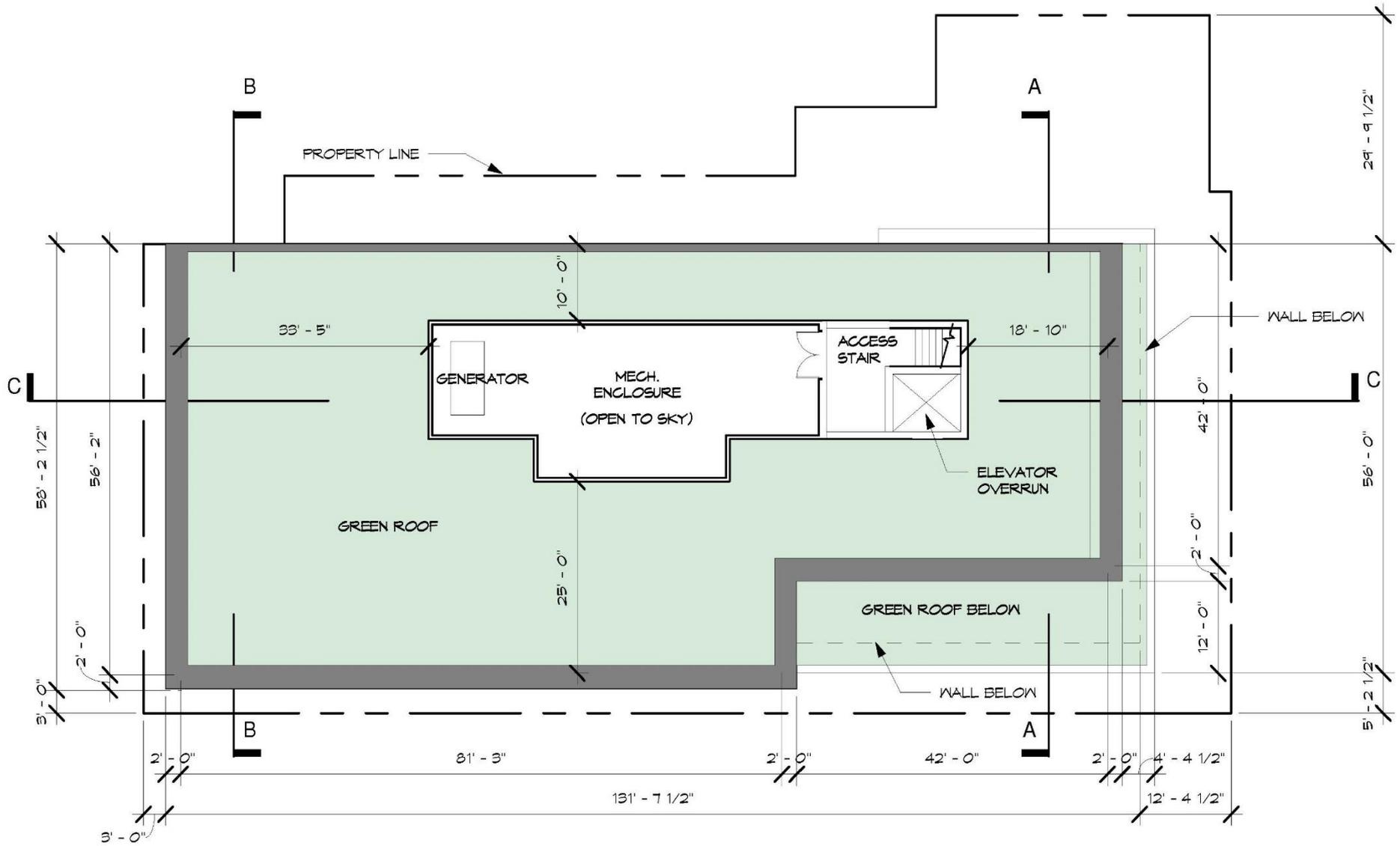
The Project



Exterior Perspective



Plan: Cellar



Plan: Roof



Sections



Elevations – North/South



Landscape Plan

Community Outreach

- Small group meeting with community leaders on February 8th
- Community meeting to introduce plan on February 11th
- Community meeting on April 6th to receive design comments and suggestions
- Single Member District community meeting on June 11th
- Presented to full ANC on June 14th and ***received unanimous ANC 7E support***



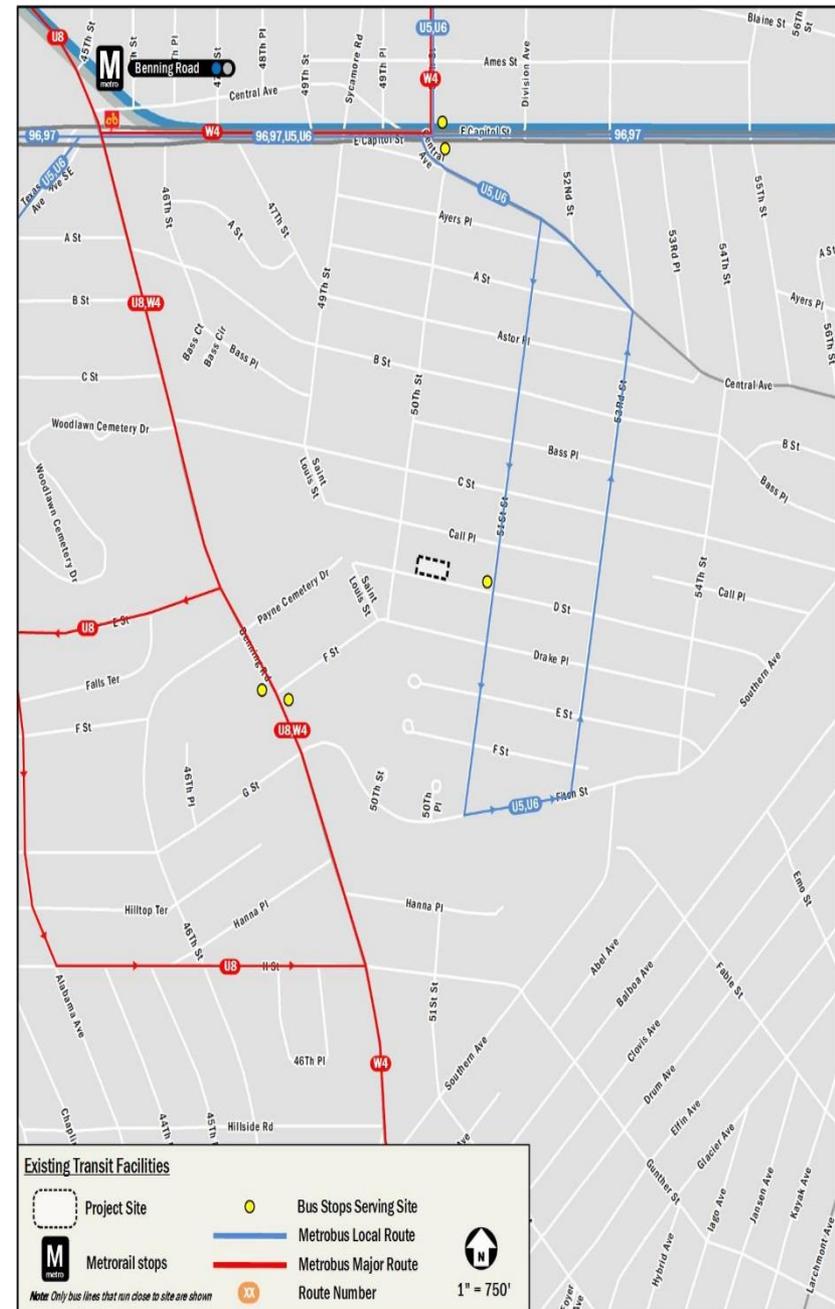
Homeward DC Initiative – Ward 7

Transportation Presentation



Site Location

- Metrobus/Circulator
 - 51st Street – U5, U6
 - East Capitol Street – 96, 97, W4
 - Benning Road – U8, W4
- Metrorail
 - Benning Road Station
 - Blue & Silver Lines
- Carsharing – 4 vehicles nearby
- Capital Bikeshare
 - Nearest – Benning Rd/E Capitol St



Transportation Statement

- 35 family rooms
 - Approximately 116 beds
 - Low vehicle ownership amongst residents of facility
- Staffing
 - Minimum 10 staff
 - Maximum 22-26 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
 - None provided on site
- On-street parking
 - Survey shows 389 spaces within 600-800 feet of site
 - Mostly unrestricted parking
 - Ample available parking



TDM and Bicycle Parking

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



Loading

- Loading facilities are not required by Zoning
- Loading and unloading activities on D Street
 - 40' Loading Zone is proposed – results in net loss of 1 parking space
- Loading Management Plan
 - Loading coordinator
 - Deliveries scheduled
 - Deliveries limited to daytime hours of operation
 - Follow District requirements





The Project

Relief needed to close DC General

□ Variance

- Height (§400.1)
- Floor-Area-Ratio (“FAR”) (§402.4)
- Lot Occupancy (§403.2)
- Rear Yard (§404.1)
- Side Yard (§405.9)
- Parking (§2101.1)

□ Special Exception

- Construction of an Emergency Shelter in the R-5-A Zone District (§360.1)

Variance: 3-Prong Test

- 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

- Small lot size
- Unusual rear lot line
- Homeward DC Initiative Programmatic needs

Practical Difficulty without Zoning Relief

- Height: Unique design requirements dictated by safety standards including direct lines of sight and duplicative common rooms and laundry facilities for safety
- FAR: Facility must have 35 family units to accommodate the closing of DC General
- Lot Occupancy: Reducing family units would jeopardize Homeward DC Initiative and a reduction in lot occupancy would increase degree of height relief
- Rear Yard: Building is setback 5 feet off of the property line; and without 5-foot setback landscaping at entrance to facility would not be possible
- Side Yard: Small lot
- Parking: Limited space on site; and facility will be mostly children- recreational space is needed

No substantial detriment to the public good or zone plan

- The project is comparable in height and size to other residential buildings in the vicinity
- The building is substantially setback from all adjacent buildings
- Substantial availability of unrestricted street parking within walking distance of the Property
- The Project aligns with the stated goals of the Comprehensive Plan

Zoning Relief - Special Exception

- (§) 360.1 Construction of an Emergency Shelter in the R-5-A Zone District

Harmonious with the general purpose and intent of the zone plan

- 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 affect on neighboring property

- The Property is currently vacant
- Project will improve the Property
 - ▣ Additional lighting
 - ▣ Activate a dead space between residential buildings
- Similar massing to other residential buildings
- No adverse impact on the on-street parking available in the neighborhood

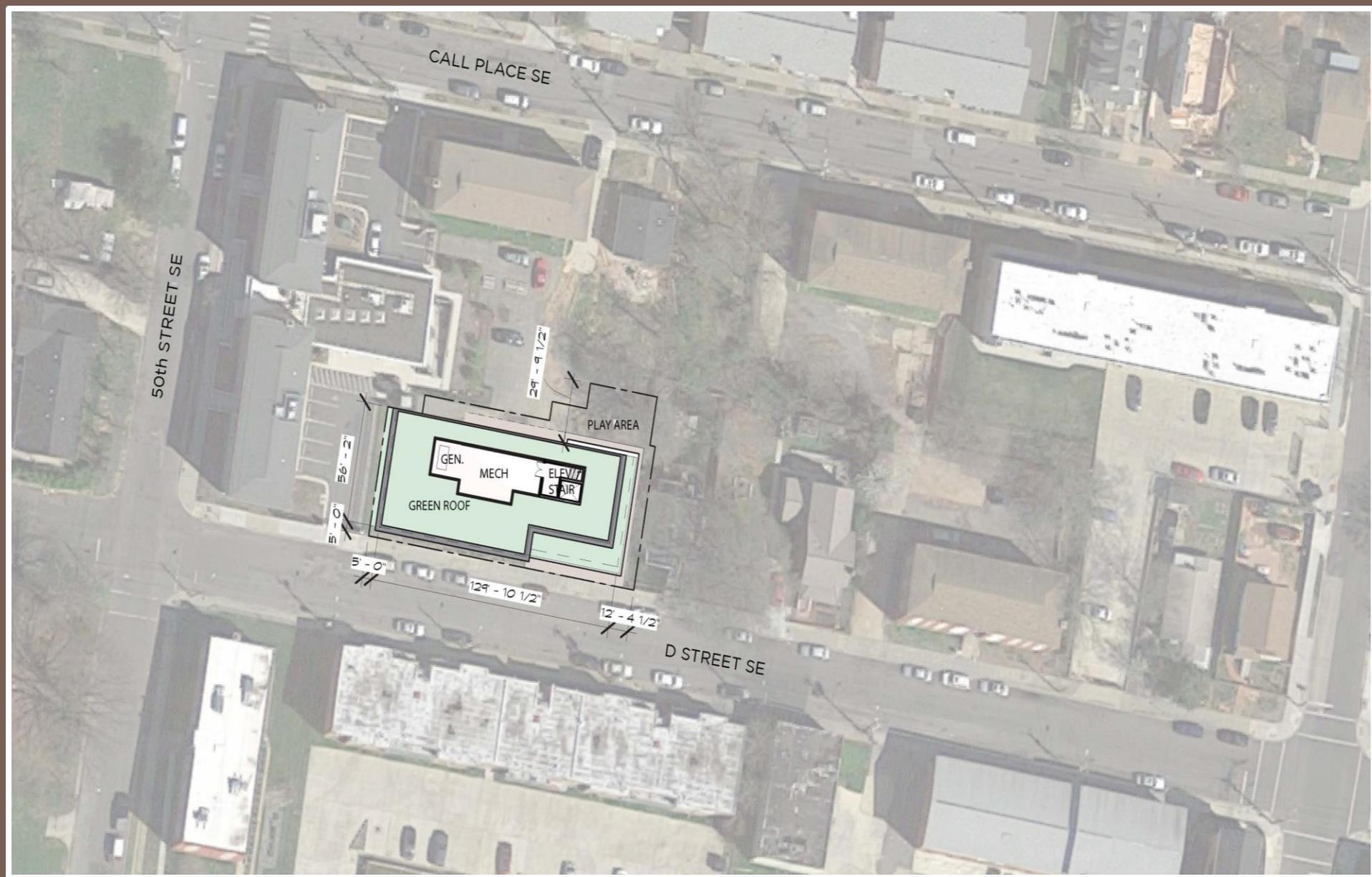
Satisfies the provisions of § 358

- Pursuant to § 358.7, the Applicant requests relief from § 358.2 and § 358.3
- As noted in the Transportation Assessment and the DDOT report, there is sufficient on-street parking to satisfy the parking demand generated by the facility
- Pursuant to the Transportation Assessment, the DDOT Report, and the Office of Planning report, the proposed facility will have no adverse impact on the neighborhood
- As noted in the Applicant's filings, the programmatic goals of the District cannot be achieved with a smaller facility at the Property
- All relevant agencies have received a copy of the Application

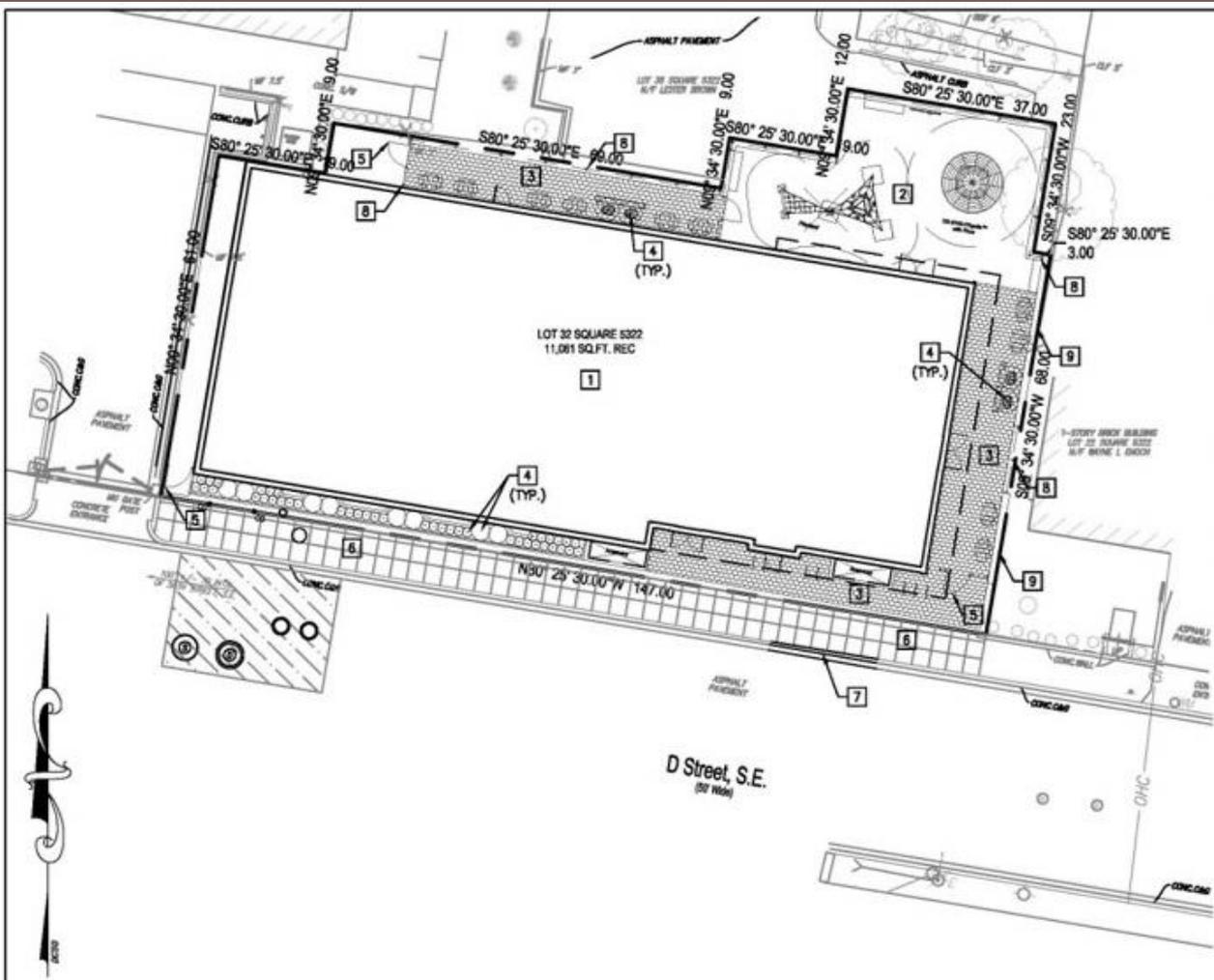
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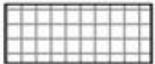




Architectural Site Plan



PAVING LEGEND

-  NEW CONCRETE SIDEWALK
-  NEW ASPHALT PAVEMENT (FULL DEPTH)

SITE KEYNOTES:

- 1 NEW BUILDING. SEE ARCHITECTURAL DRAWINGS FOR DETAILS.
- 2 NEW PLAYGROUND. SEE ARCHITECTURAL DRAWINGS FOR DETAILS.
- 3 NEW HARD SCAPE. REFER TO LANDSCAPE DRAWINGS FOR DETAILS.
- 4 NEW VEGETATION. REFER TO LANDSCAPE DRAWINGS FOR DETAILS.
- 5 NEW GATE. REFER TO LANDSCAPE DRAWINGS FOR DETAILS.
- 6 NEW CONCRETE SIDEWALK. SEE STANDARD DDOT DETAIL 608.01 ON SHEET C5.03 FOR DETAILS.
- 7 NEW CONCRETE CURB AND GUTTER. SEE STANDARD DDOT DETAIL 609.01 ON SHEET C5.03 FOR DETAILS.
- 8 NEW FENCE. REFER TO LANDSCAPE DRAWINGS FOR DETAILS.
- 9 NEW WALL. REFER TO LANDSCAPE DRAWINGS FOR DETAILS.

 <p>WILLES MENSCH CORPORATION-DC Planning, Engineering, Surveying & Landscape Architects 739 8th Street, SE 2nd Floor Washington, DC 20003 (202) 261-7800 (F) 703.366.0980 www.wmcd.com</p>	SHEET TITLE:	SITE PLAN
	PROJECT:	LOT 32 SQUARE 5322 5004 D STREET, S.E., WASHINGTON, DC
	CLIENT:	CUMMINGS QUILL ARCHITECTS PLLC
	SCALE:	1" = 20'