

BZA Application:
4200 6th St. SE
BZA Case No. 19288

Presented by:
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Board of Zoning Adjustment
District of Columbia
CASE NO. 19288

EXHIBIT NO.34

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:

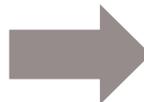
Old, outdated building that is beyond it's useful life

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 six-story emergency shelter for families with wrap around services on-site
- The Project will include 50 family units (approximately 178 beds)
- 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

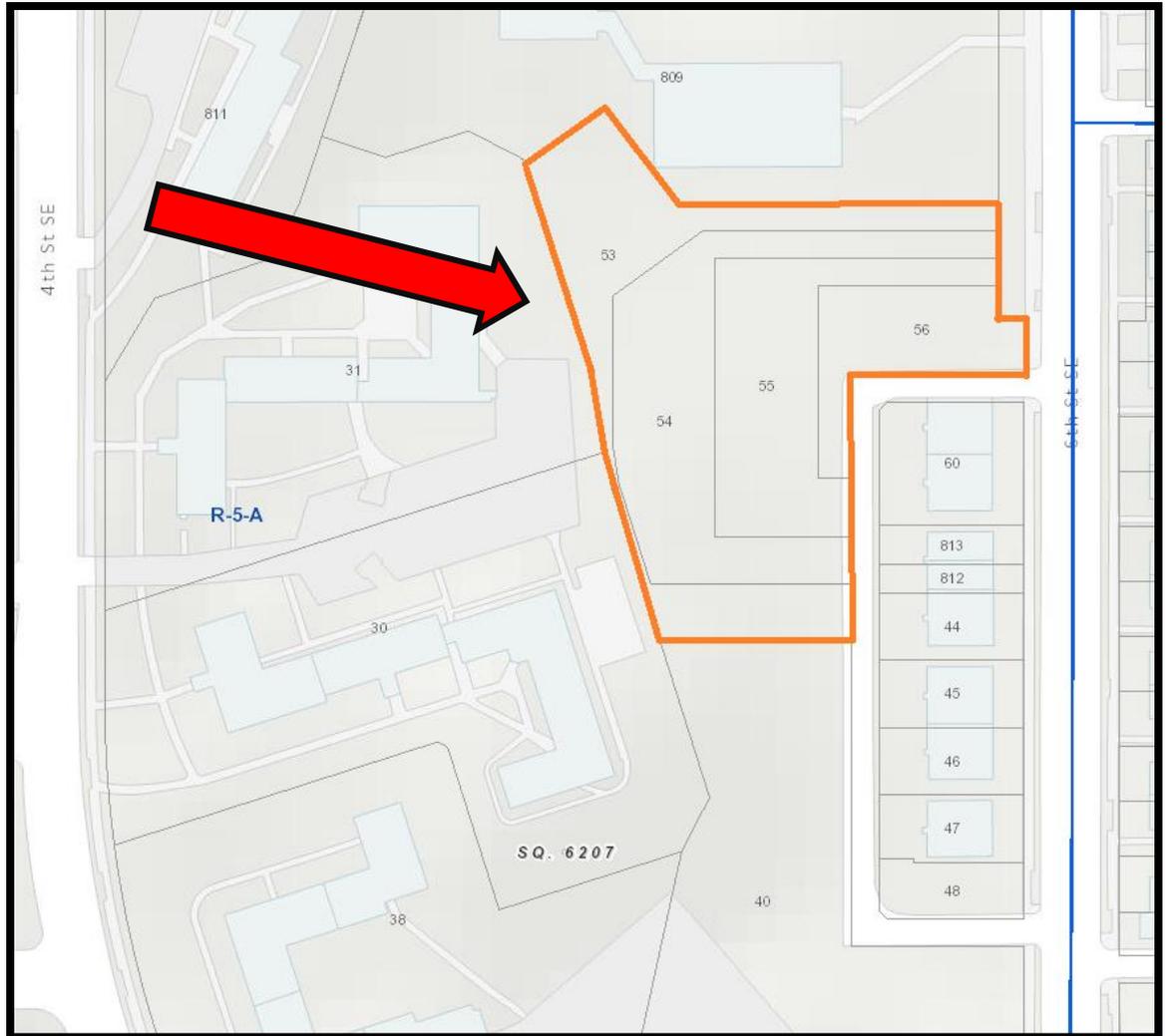
□ **24 Hour Staffing & Security**

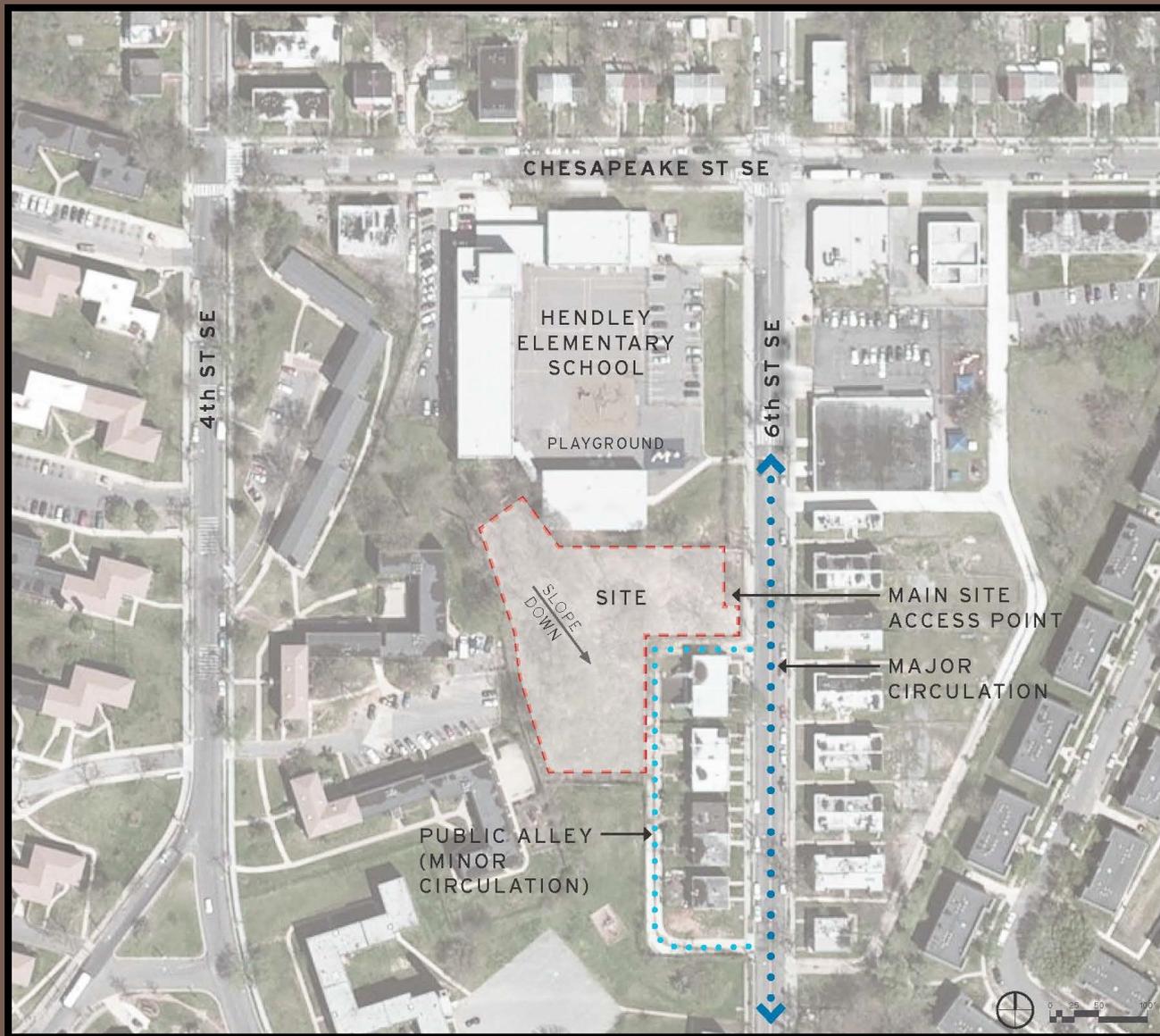
Reduced Standard of Relief

- 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



C NEIGHBORING BUILDINGS



D SITE ACCESS FROM 6TH STREET



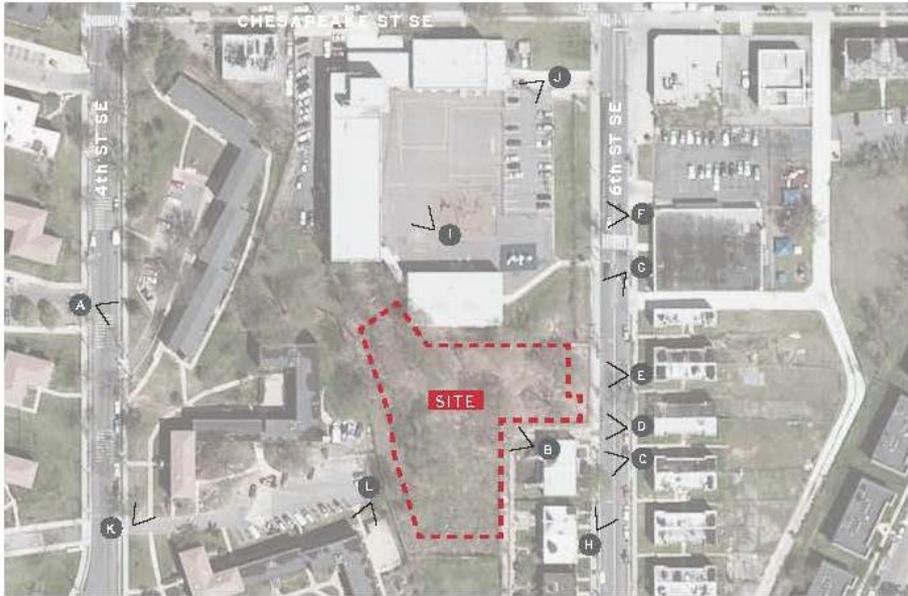
E EAST SIDE OF SITE ON 6TH STREET



F HENDLEY ELEMENTARY SCHOOL



B SITE VIEW FROM ALLEY



D VIEW OF 6TH STREET



A APARTMENTS ON 4TH STREET



H APARTMENTS ON 6TH STREET

Community Context



I HENDLEY ELEMENTARY SCHOOL



J HENDLEY ELEMENTARY SCHOOL



K APARTMENTS OF 4TH STREET

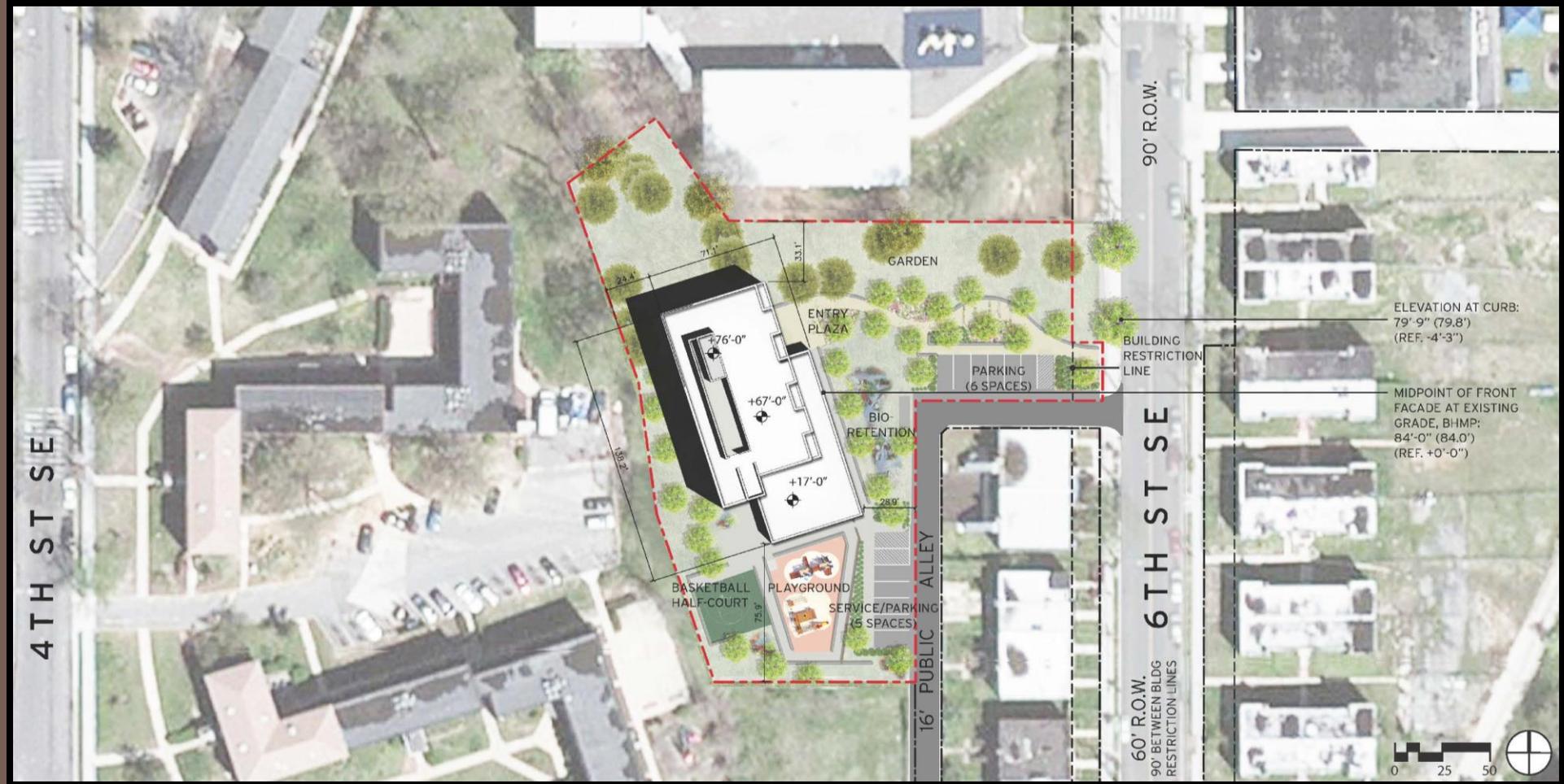


L APARTMENTS OF 4TH STREET

Community Context



The Project



Site Plan



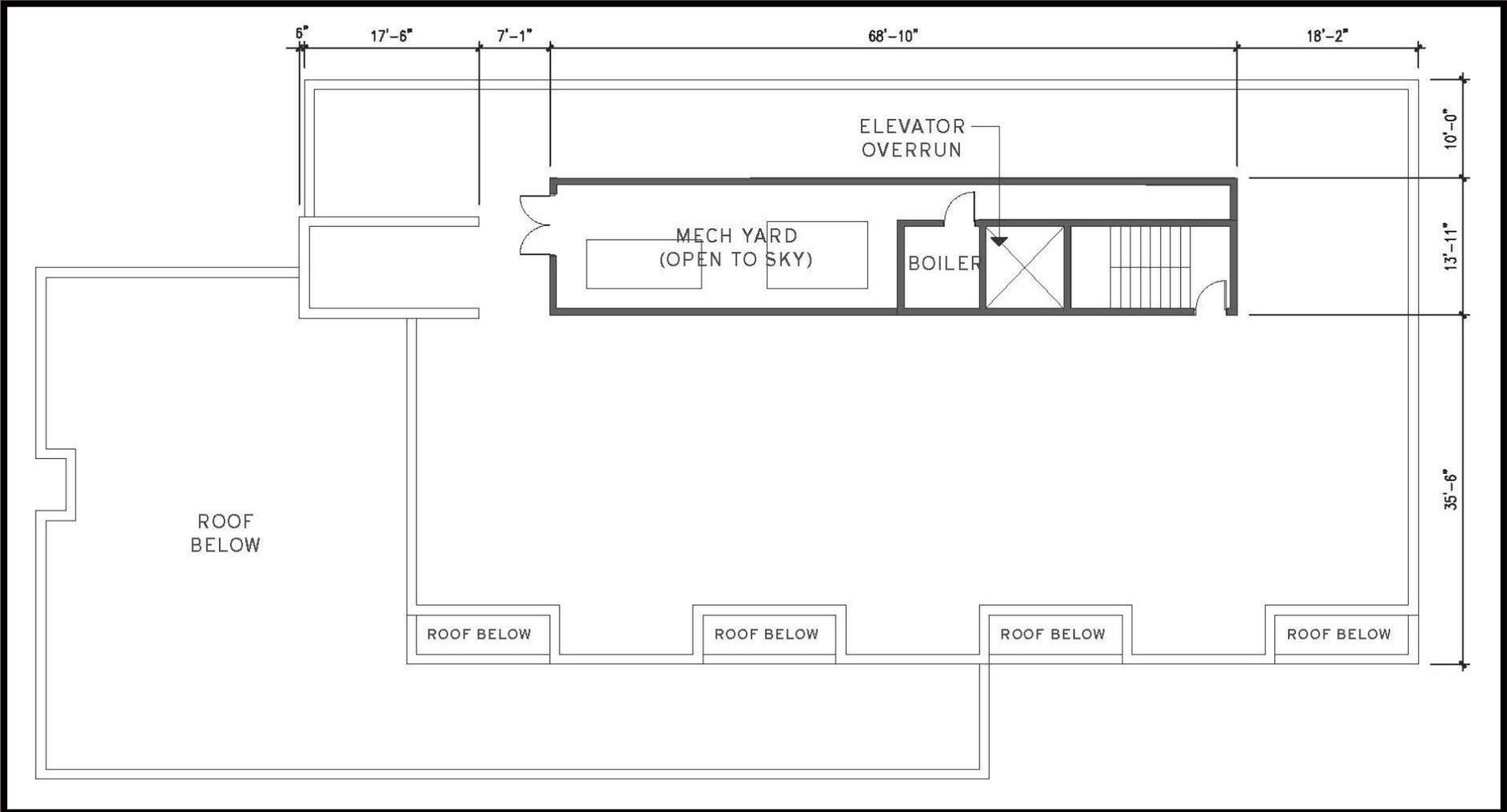
Plan: Ground Floor



Plan: Typical Floor (Floors 2-4)



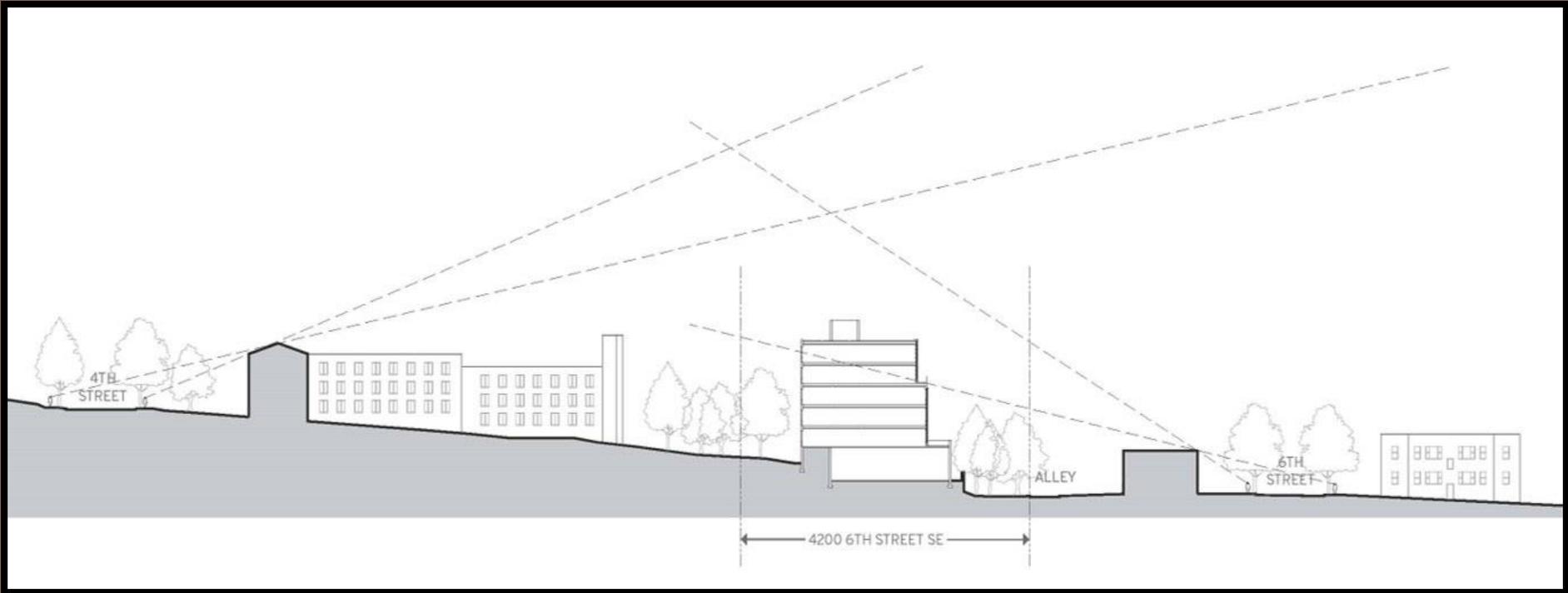
Plan: Typical Floor (Floors 5-6)



Plan: Penthouse Floor



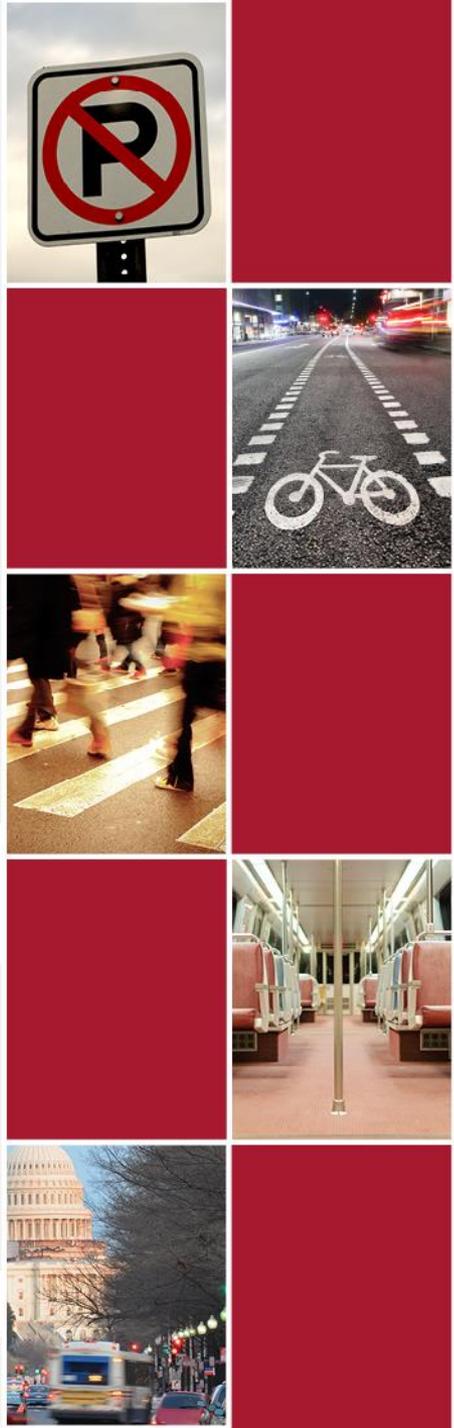
Elevations – East



Line of Sight

Ward 8 Short Term Family Housing Transportation Overview

Board of Zoning Adjustment
June 28, 2016

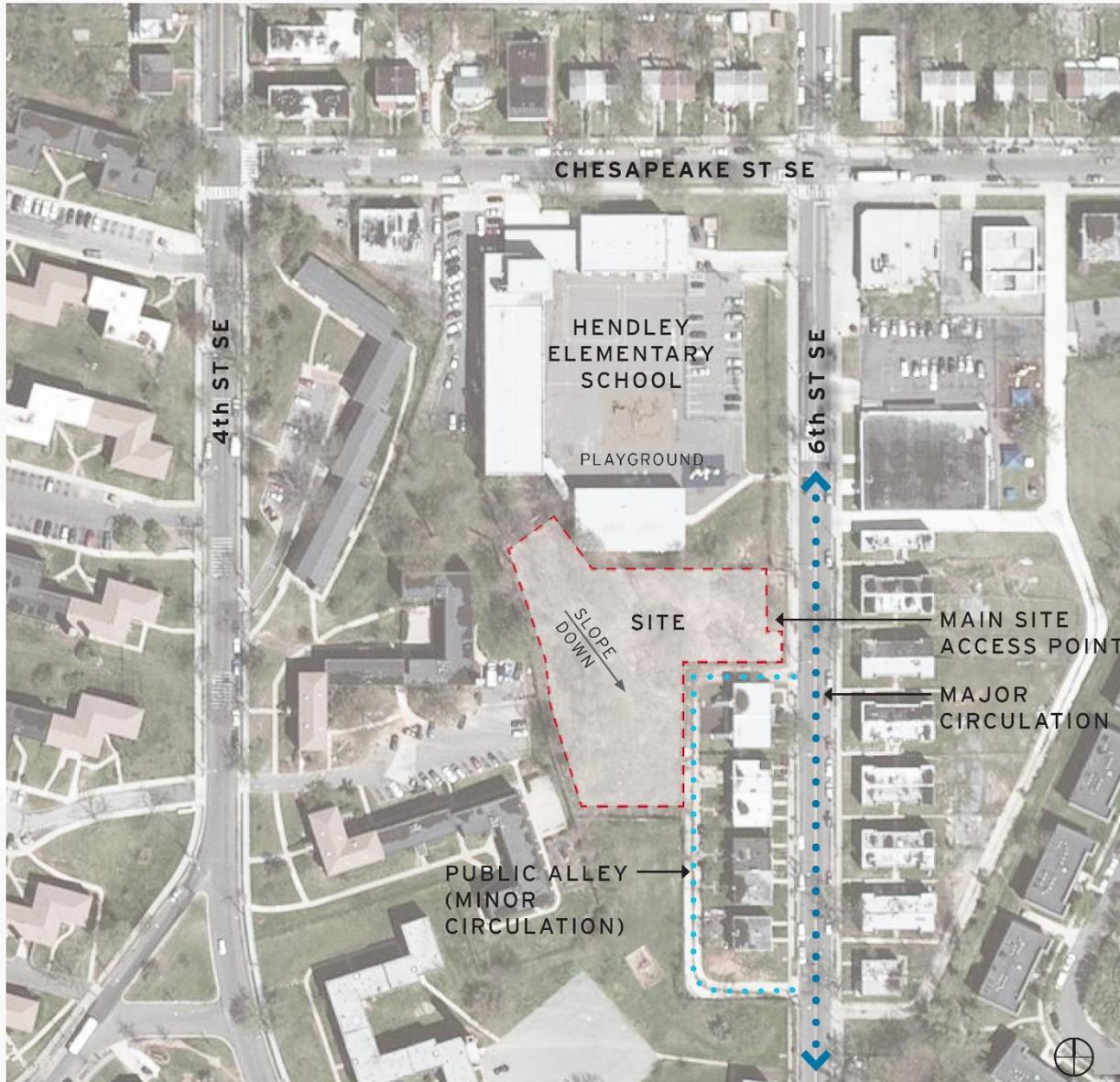


Site Overview

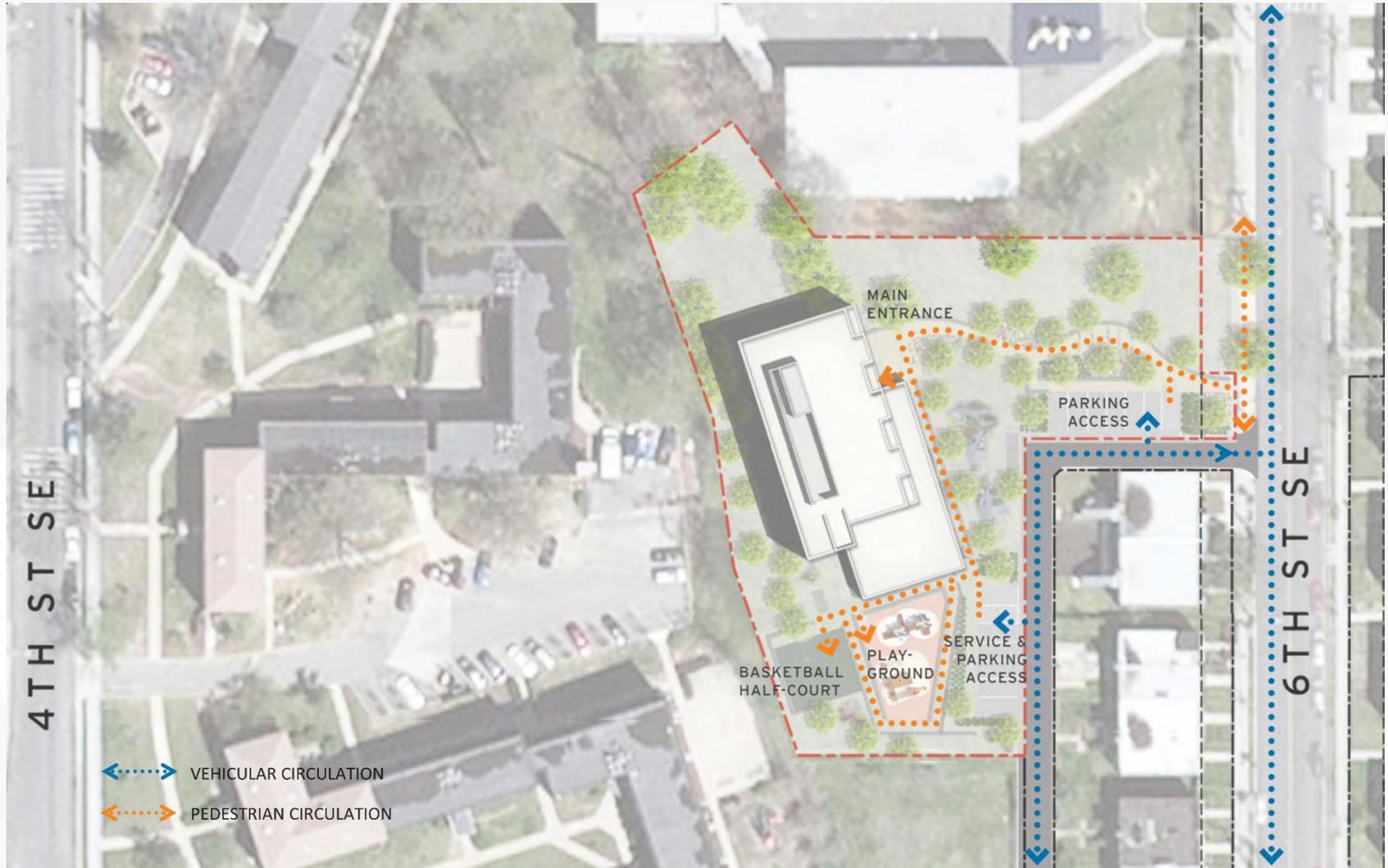


- ❑ 50 Residential Family Units (approximately 178 beds)
 - Maximum of approximately 38 staff onsite (includes shift changes)
 - 10-11 security staff per shift (shifts begin at 7 AM, 3 PM, and 11 PM)
 - 5-6 case workers onsite from 10 AM – 7 PM
 - 1 building manager onsite from 8 AM – 5 PM
 - 1 shift manager onsite 24 hours
 - 2 janitors onsite from 7 AM – Midnight
 - 5-6 monitors onsite from 7 AM – 11 PM
- ❑ Access to parking and loading via public Alley
- ❑ Parking
 - 11 Spaces Proposed
- ❑ Loading
 - One service/delivery space

Site Context



Site Circulation Plan



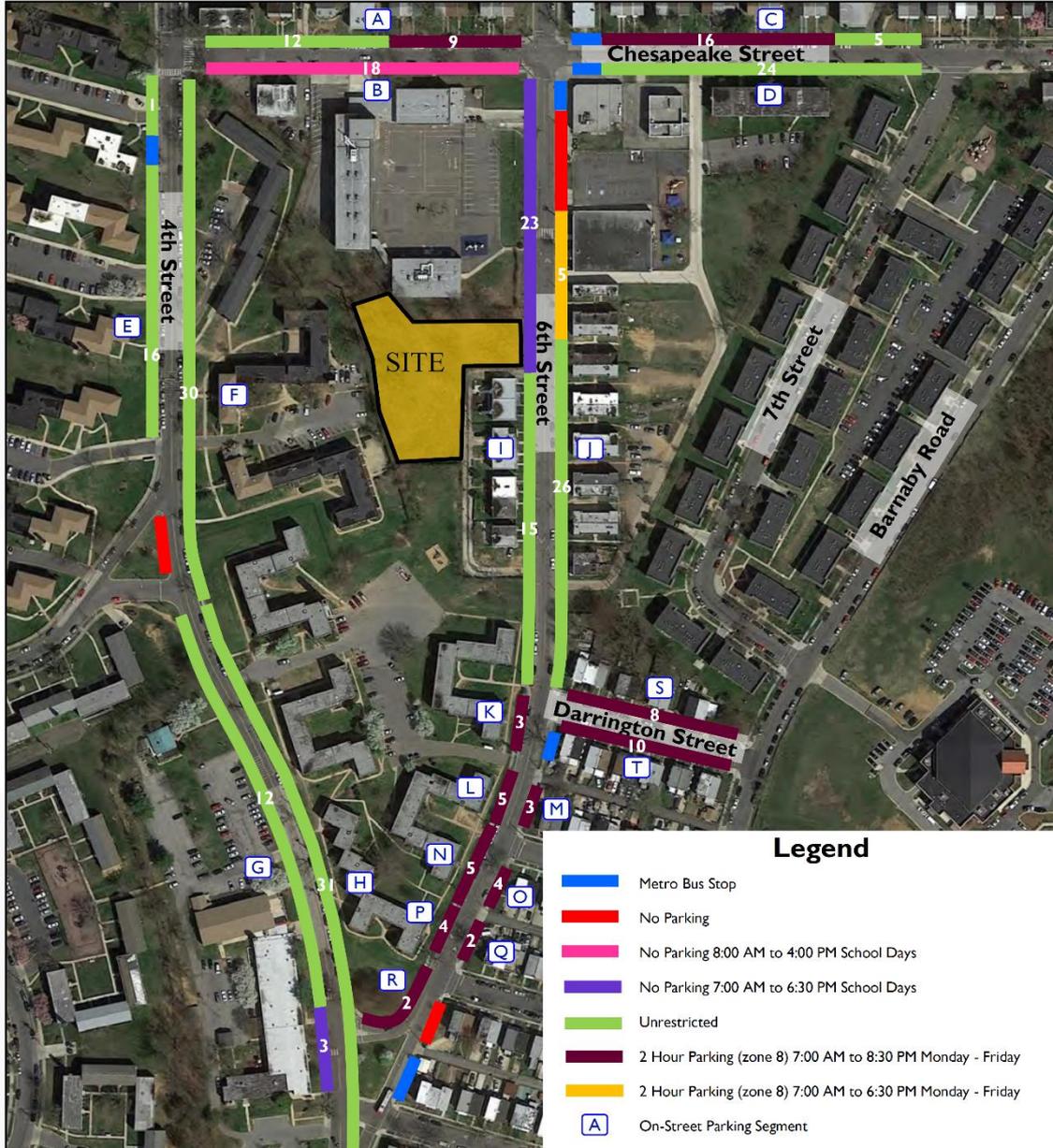
Trip Generation



- ❑ As less than one percent of residents at DC General own vehicles, the majority of vehicular trips was assumed to be made by staff.
 - 80 percent of staff trips expected to be vehicular
- ❑ Peak staff trip generation occurs outside the typical commuter peak hours.

	TRIP TYPE	IN	OUT	TOTAL
6:30 - 7:30 AM	Total Trips	20	12	32
	<i>Transit Trips</i>	3	2	5
	<i>Bike Trips</i>	0	0	0
	<i>Pedestrian Trips</i>	1	0	1
	Vehicular Trips	16	10	26
10:30 - 11:30 PM	Total Trips	12	18	30
	<i>Transit Trips</i>	2	3	5
	<i>Bike Trips</i>	0	0	0
	<i>Pedestrian Trips</i>	0	1	1
	Vehicular Trips	10	14	24

Parking Assessment – Parking Inventory

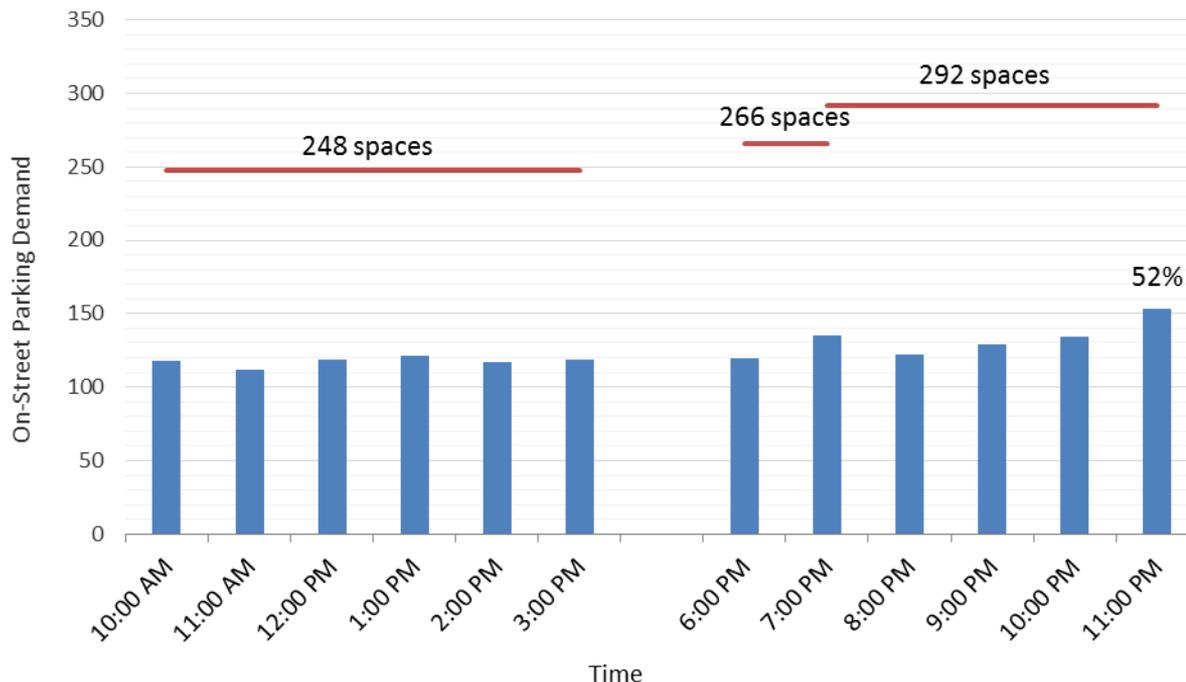


- Majority of on-street parking (59 percent) is unrestricted.

Parking Assessment



- ❑ Based on staffing needs and expected mode split, the peak parking demand is expected to be 30 spaces.
 - 11 parking spaces provided onsite
- ❑ On-street parking occupancy counts conducted to determine availability of on-street parking in the neighborhood.
 - 139 spaces available during 11:00 PM peak hour



Loading



- ❑ The Applicant is seeking relief from providing one 30-foot loading berth with a 100 SF platform.
- ❑ The proposed service/delivery space is anticipated to adequately accommodate trash service occurring 3-4 times per week and meal deliveries occurring twice daily.

Conclusions



- ❑ Proposed project will not have an adverse impact on surrounding neighborhood:
 - Trip generation is minimal, especially during commuter peak hours,
 - Adequate on-street parking is available to supplement the 11 spaces provided onsite, and
 - The proposed loading facilities are expected to accommodate the loading needs for the site.
- ❑ The Applicant has agreed to provide four short-term bicycle parking spaces and six long-term bicycle parking spaces.



The Project

Relief needed to close DC General

□ Variance

- Height (§400.1)
- Loading (§2201.1)
- Parking (§2101.1 and 2116.4)

□ 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

- Irregular Lot Shape
- Topography
- Building Restriction 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

□ Parking

- Limited space on site
- Facility will be mostly children- recreational space is needed

□ Loading

- Meals will be delivered in a van and trash collection will be three to four times a week in trucks that are typically no longer than 30 feet.

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
- Sufficient 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.

Will not tend to adversely affect the use of neighboring property

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

Satisfies the provisions of § 358

- No other community based residential facilities for 7 or more persons are within the Square or within 500 feet of the Project
- As noted in the Transportation Assessment and the DDOT report, the proposed on-site parking coupled with the on-street parking available is sufficient 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

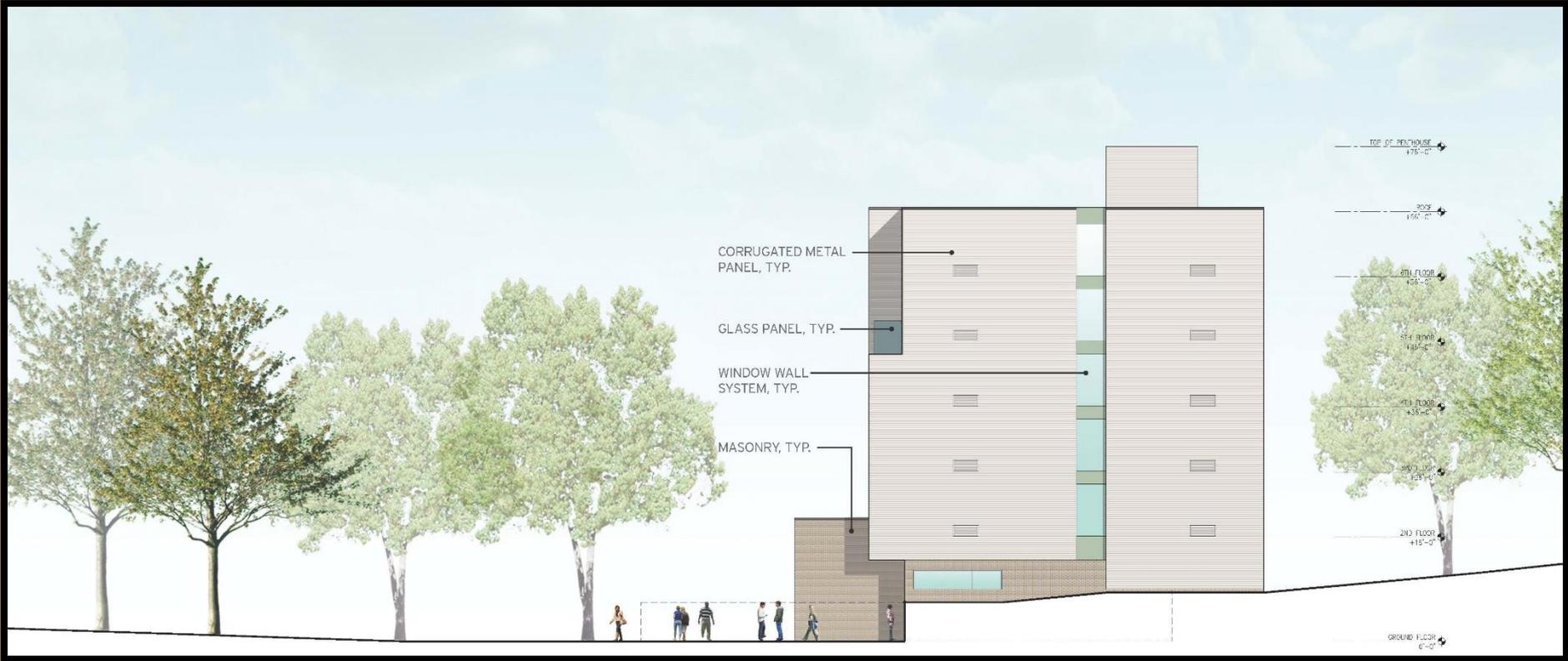
Community Outreach

- Small group meeting with community leaders on February 8th
- Community meeting to introduce the plan on February 11th
- Meeting with Magnolia Condo Owners on February 29th
- Community meeting on March 12th
- Community Meeting on April 7th to receive design comments and suggestions
- Presented to ANC 8D on March 31st, May 26th and June 23rd

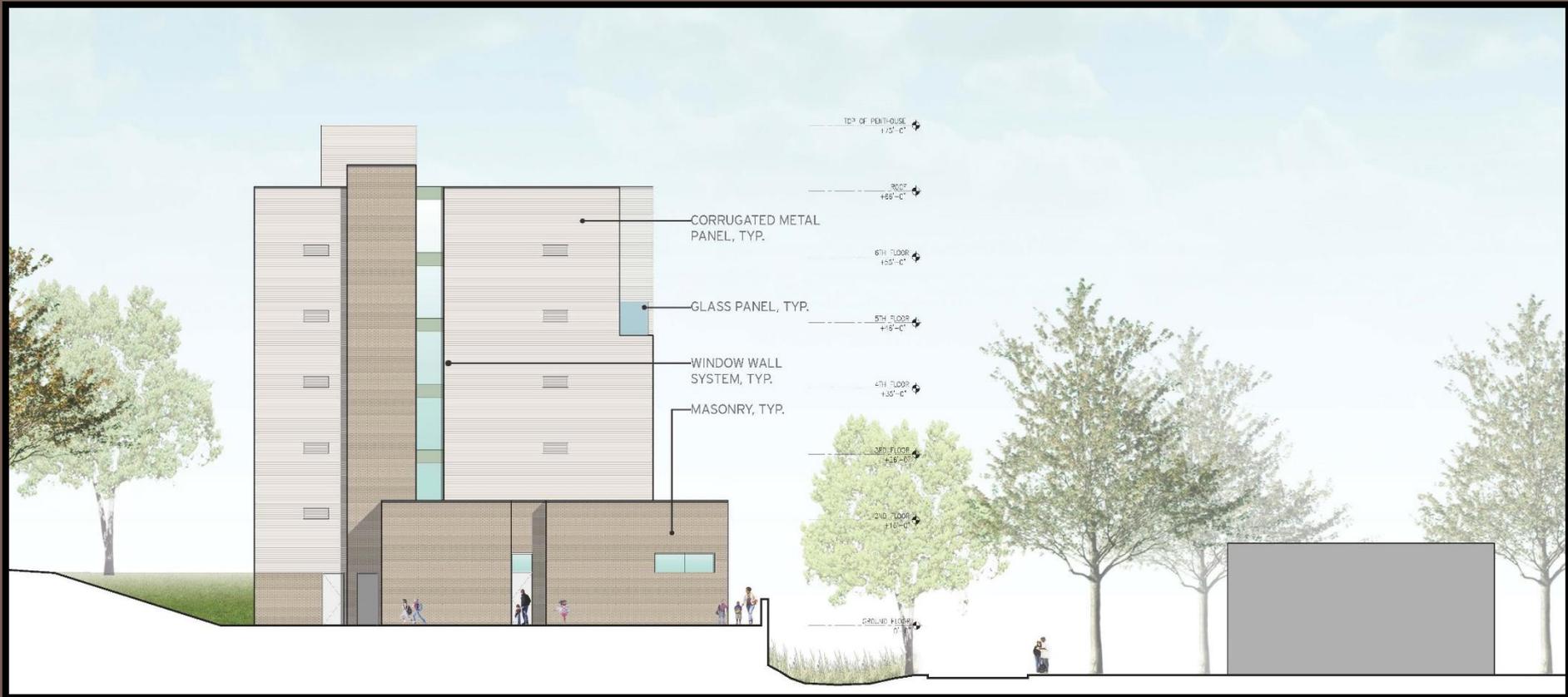
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Elevations – North



Elevations – South



Elevations – West



CORRUGATED METAL PANEL:
 CONCEALED FASTENER, CENTRIA. COLOR: SILVERSMITH

GLASS PANEL:
 FRAME: STEEL BAR STOCK, PAINTED. COLOR: GREY
 GLASS: 1/2" THICK TEMPERED

WINDOW:
 PROJECTED PERIMETER FRAME: PAINTED ALUMINUM, COLOR: SILVERSMITH
 WINDOW FRAME: PAINTED ALUMINUM, COLOR: GREY
 VISION GLASS: INSULATED GLAZING UNIT, TWO LAYERS WITH AIRSPACE
 SPANDREL GLASS: 1/4" THICK. COLOR: GREEN

BRICK:
 GRAY, BELDEN BRICK COMPANY: 661 SMOOTH



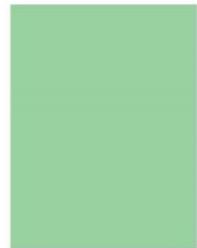
ALUMINUM FRAMED WINDOW WALL



CONCEALED FASTENER, CENTRIA. COLOR: SILVERSMITH

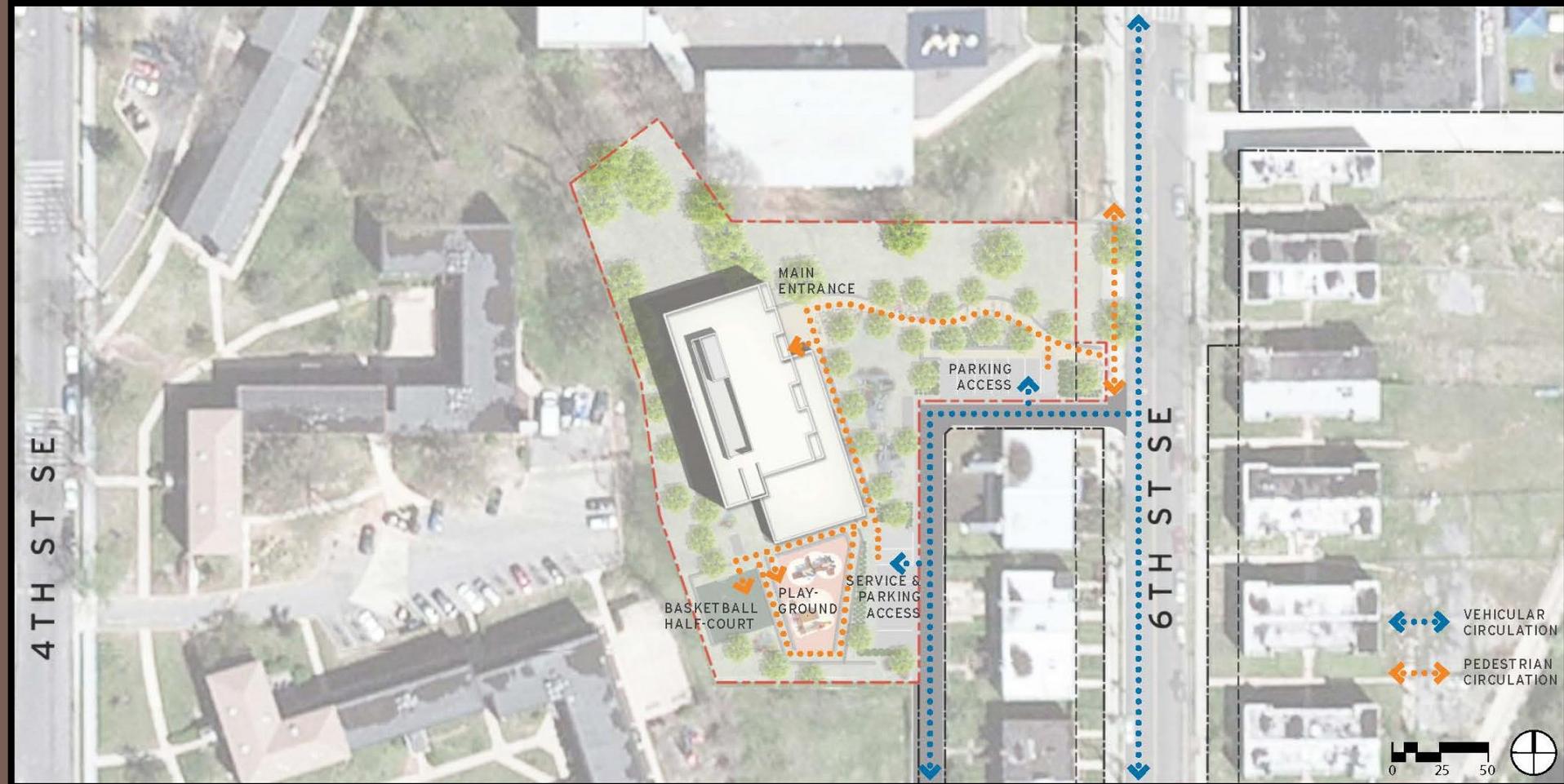


GRAY, BELDEN BRICK COMPANY: 661 SMOOTH



1/4" SPANDREL GLASS:
 GREEN

Façade Materials



Circulation Plan