



HEBREW HOME FOR THE AGED & THE ROBESON SCHOOL

PUBLIC WORKSHOP

Raymond Recreation Center
April 9, 2016



Tsega Bekele

Project Manager
Office of the Deputy Mayor for
Planning and Economic
Development



Brandon Todd

Ward 4 Councilmember



Brian T. **Kenner**

Deputy Mayor for Planning and Economic Development



District of Columbia
Office of Planning



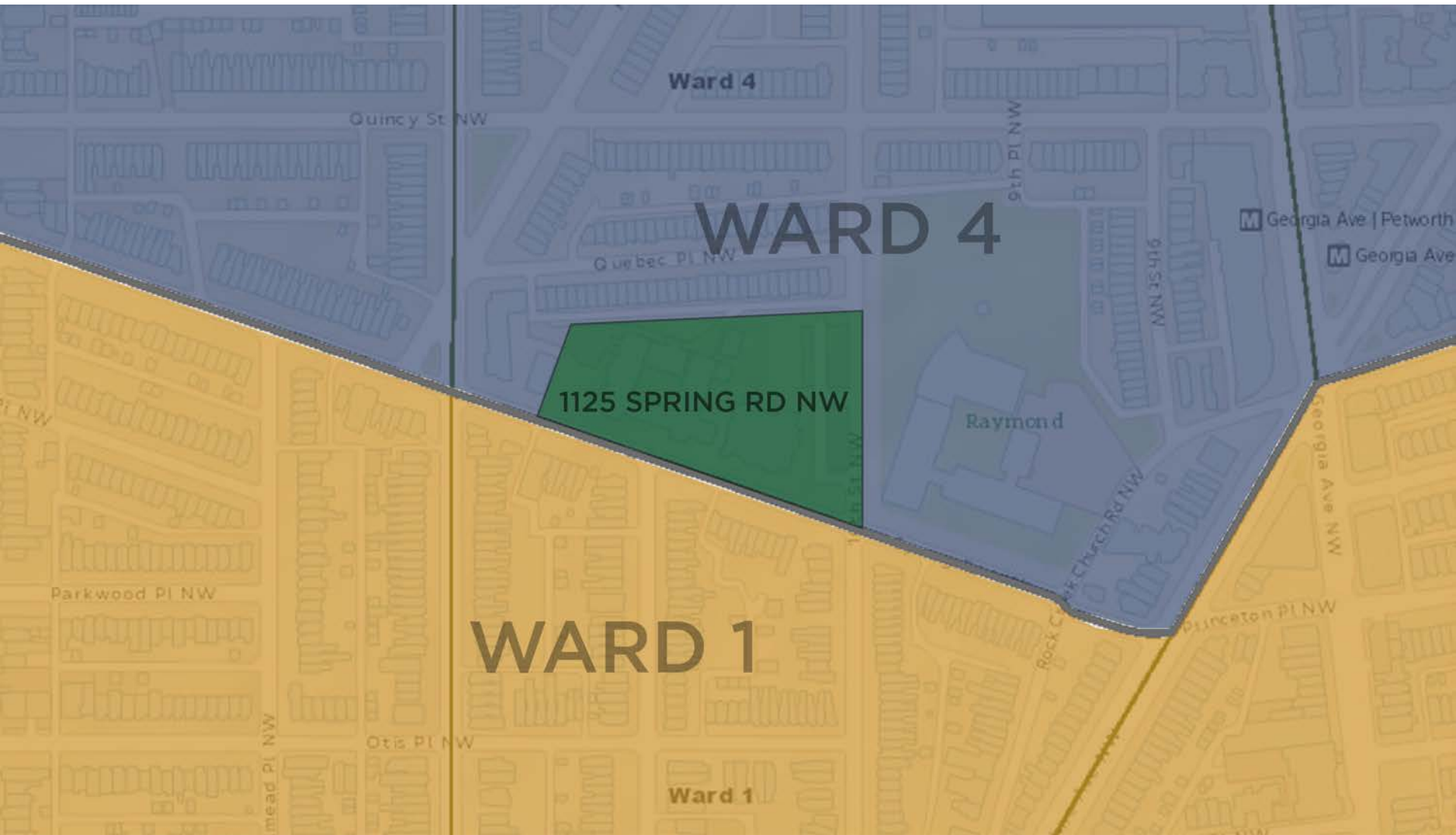
AGENDA

- OURRFP PROCESS
- SITE ANALYSIS
- WORKSHOP FRAMEWORK
- SMALL GROUP DISCUSSION

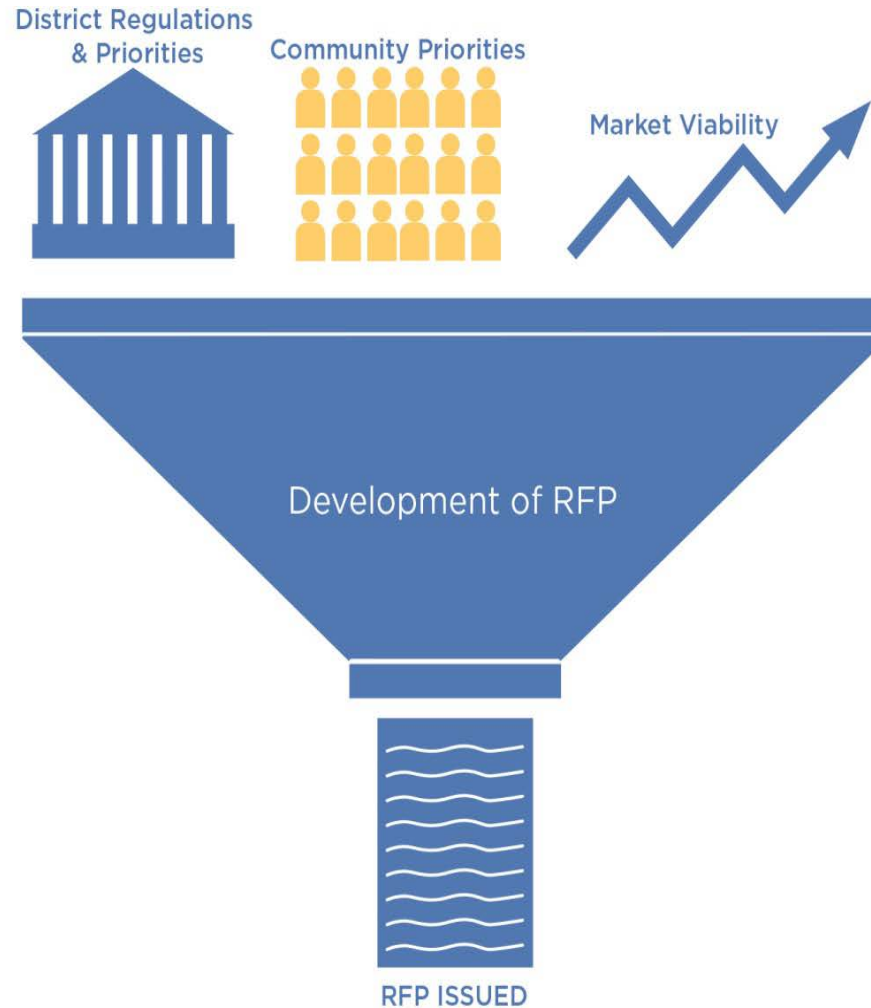


OurRFP is a Mayoral initiative to get community input at the start of the solicitation process so that the community's desires are considered in any potential future development

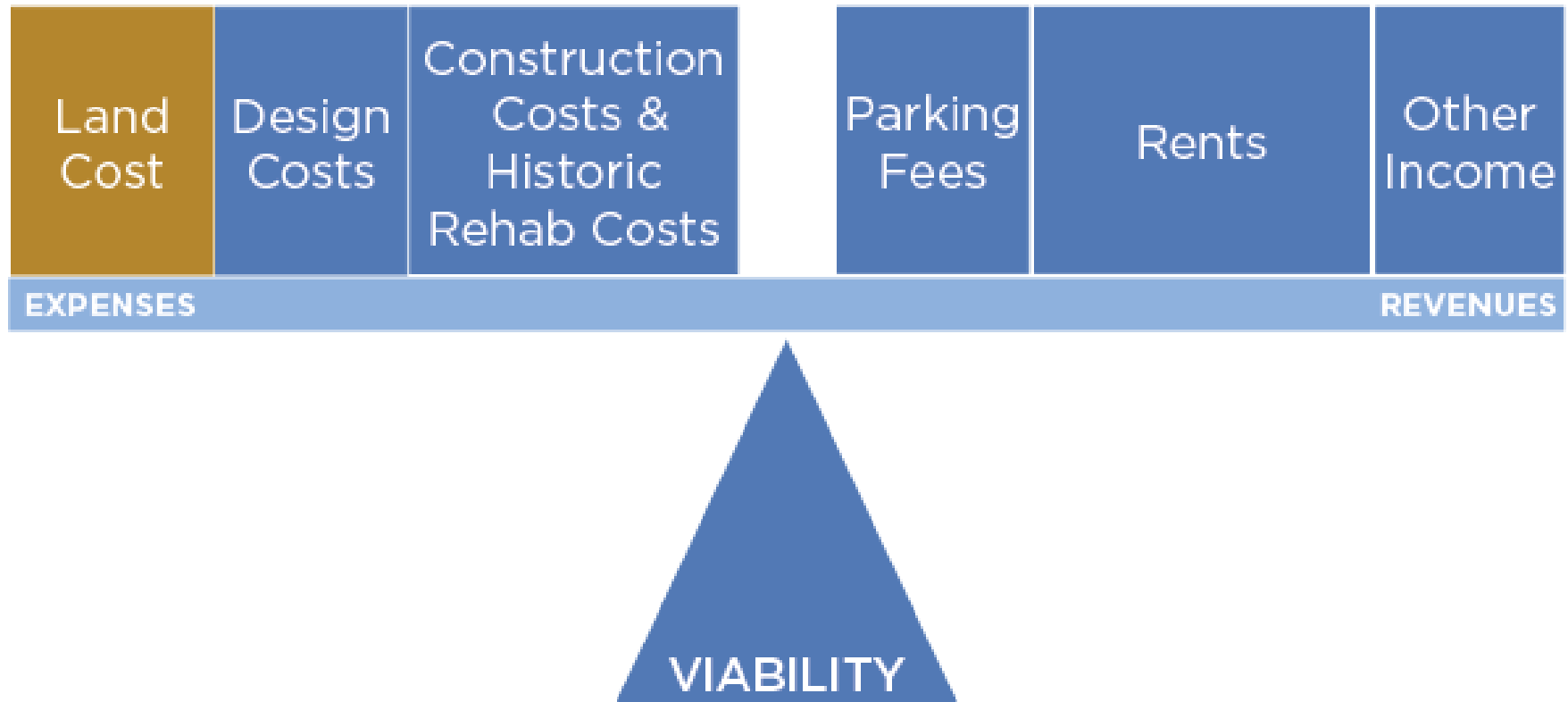
WARD MAP



OURRFP PROCESS



DEVELOPER EVALUATION



STAY ENGAGED

Please visit our Online engagement
forum at:

<http://goo.gl/forms/MDohhBSYiT>

Melissa **Bird**

Neighborhood Planner DC Office of Planning

SITE INFORMATION

1125 SPRING ROAD NW

Ward: 4

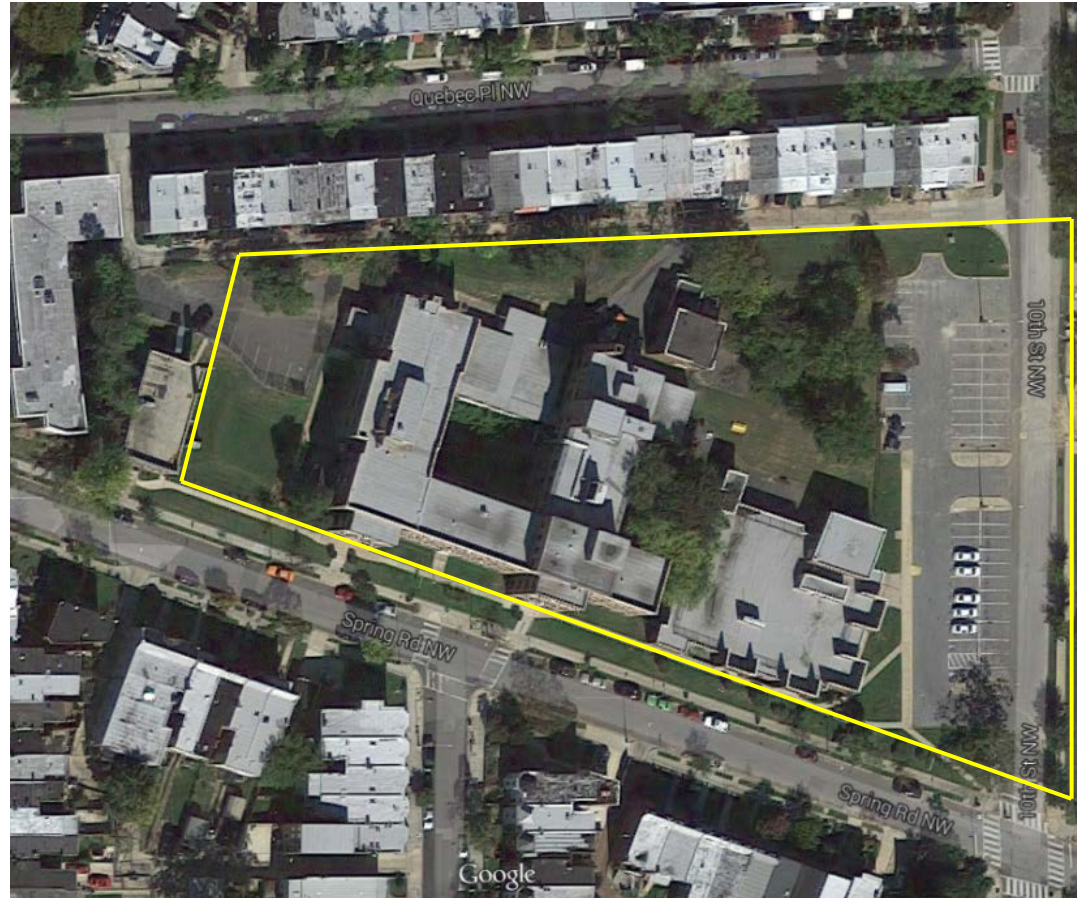
SMD: 4C06

Lots: 2902/0804 & 0807

Lot Size: 144,400 SF

Owner: District of Columbia

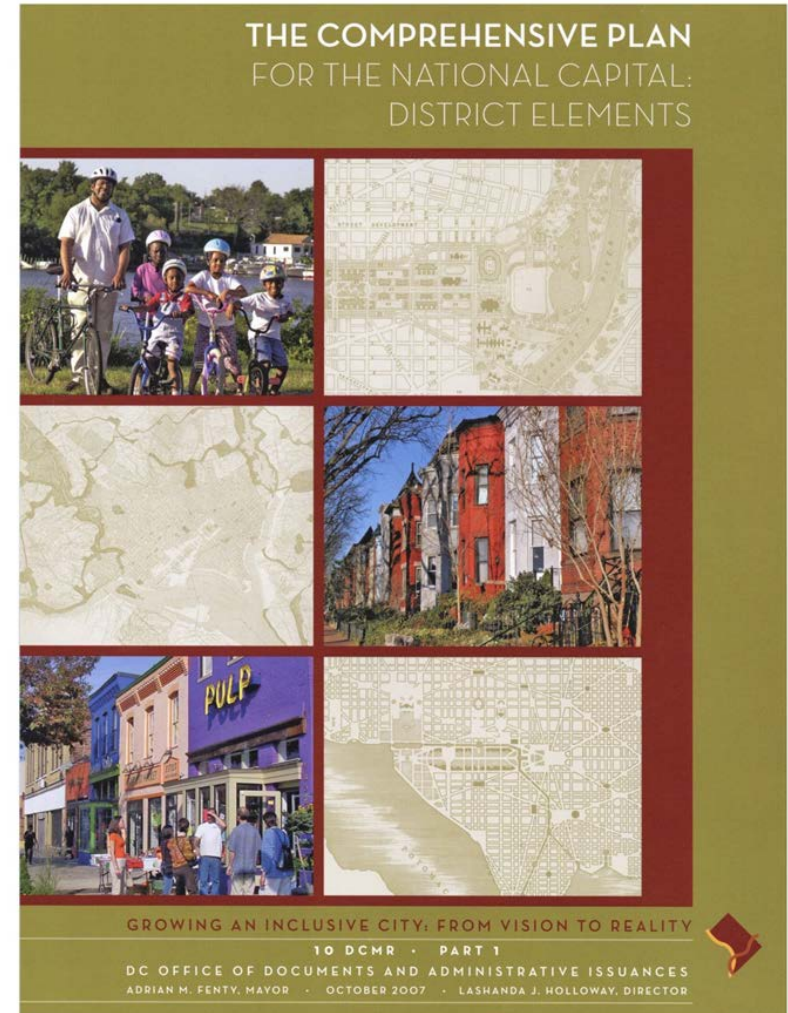
Zoning: Currently R-4-D
RF-1 as of Sept. 2016



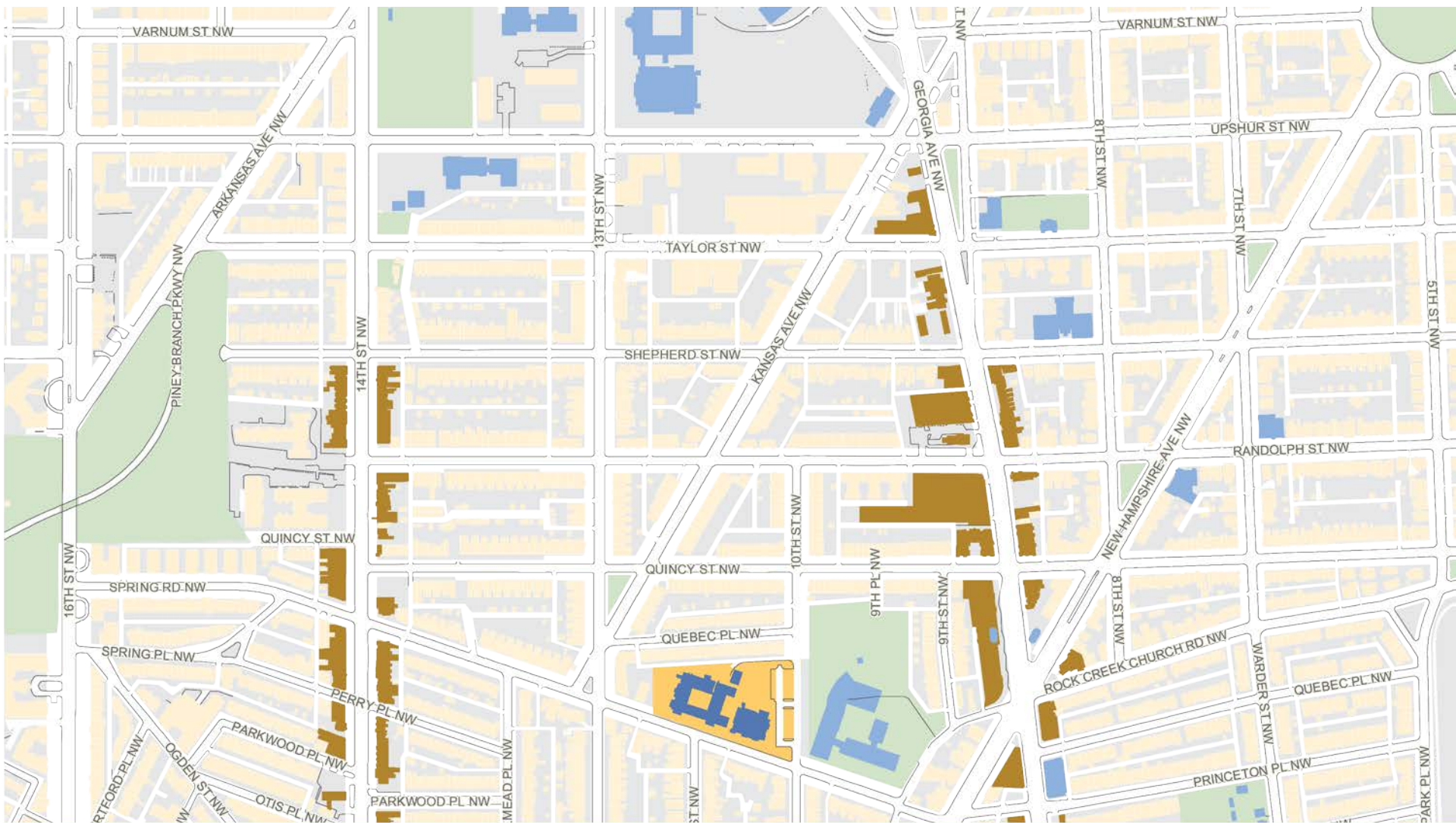
PLANNING GUIDANCE

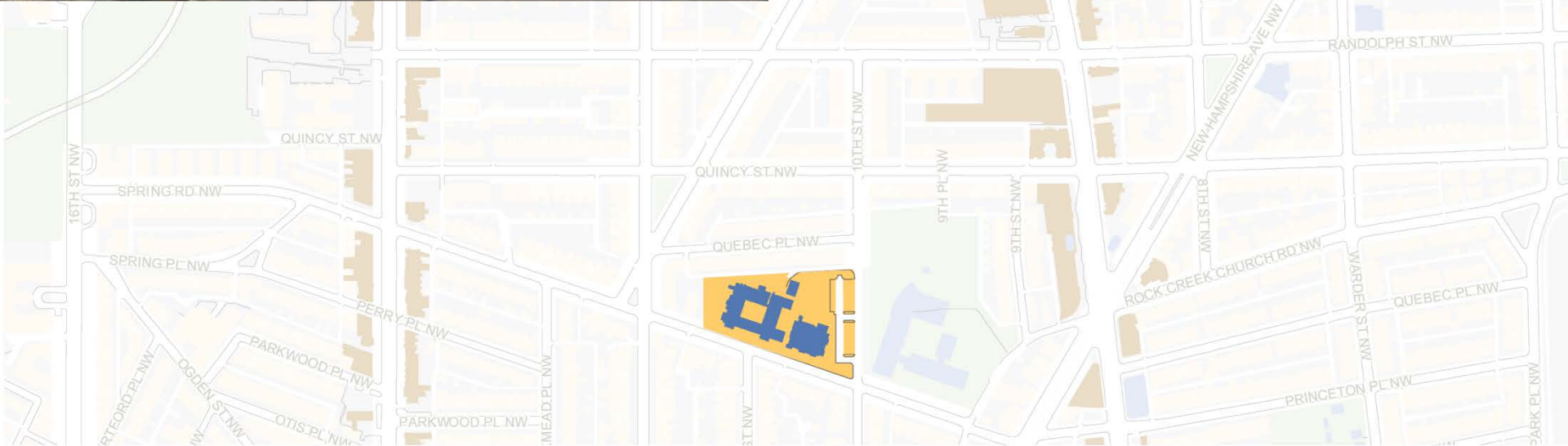
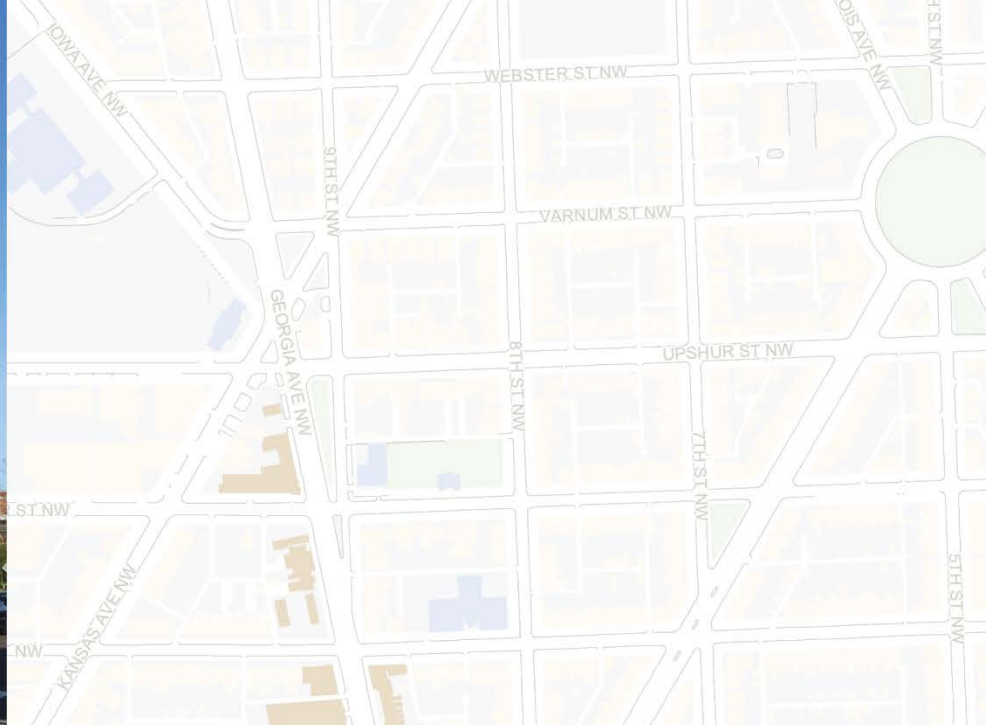
Comprehensive Plan is a 20 year blueprint for the development of the District.

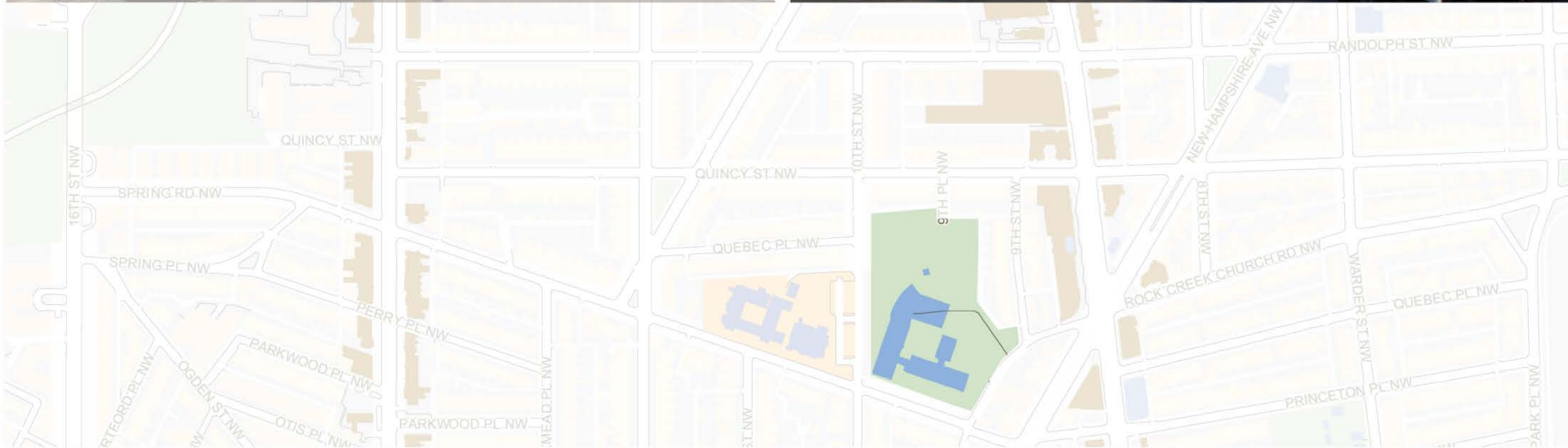
Policy RCE 1.1.6: Supports mixed income housing on District owned land along Spring Road near the Petworth Metro Station.

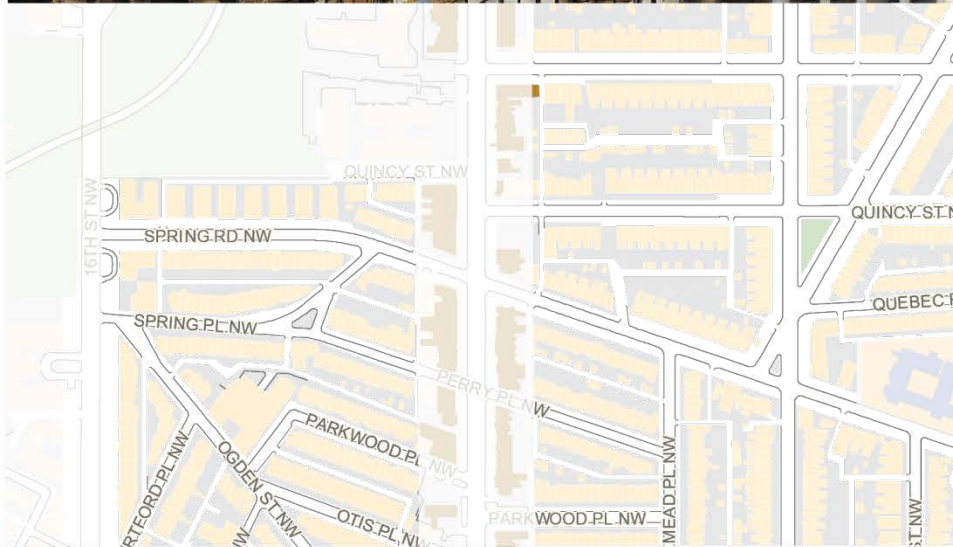
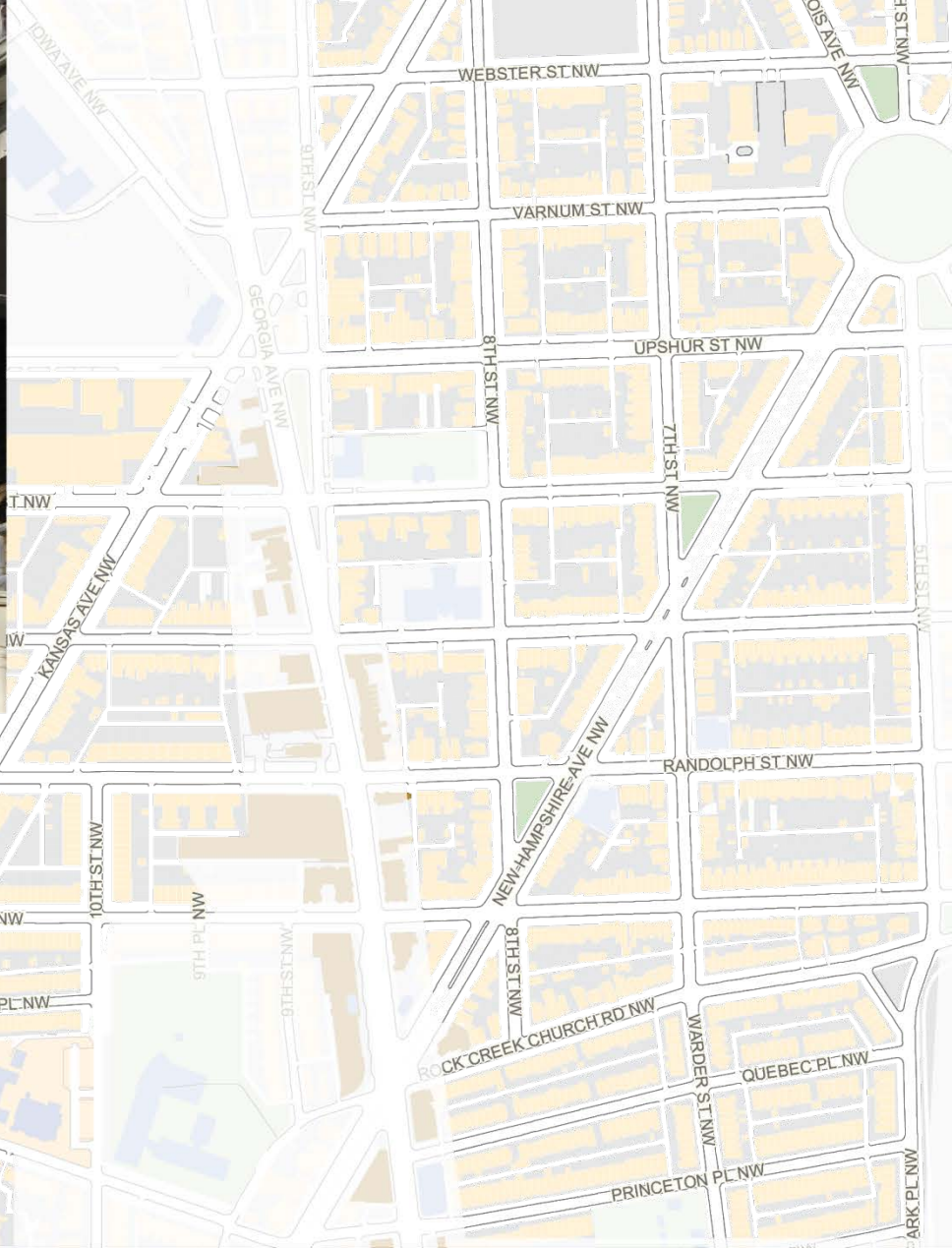


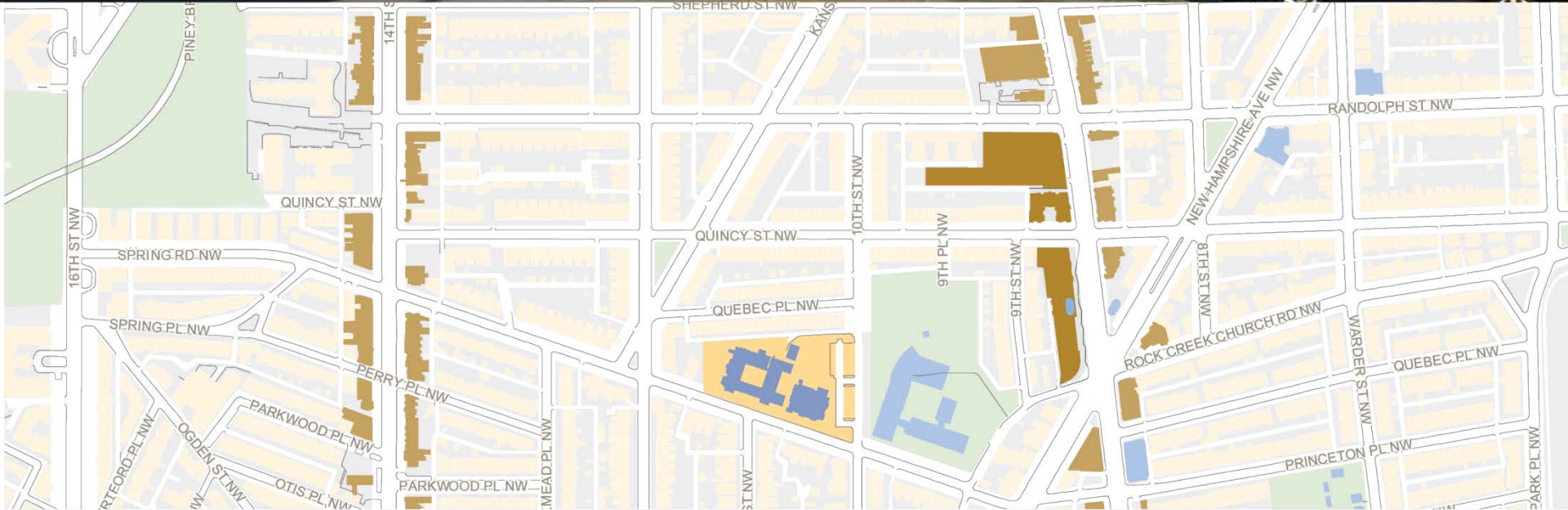
NEIGHBORHOOD CONTEXT

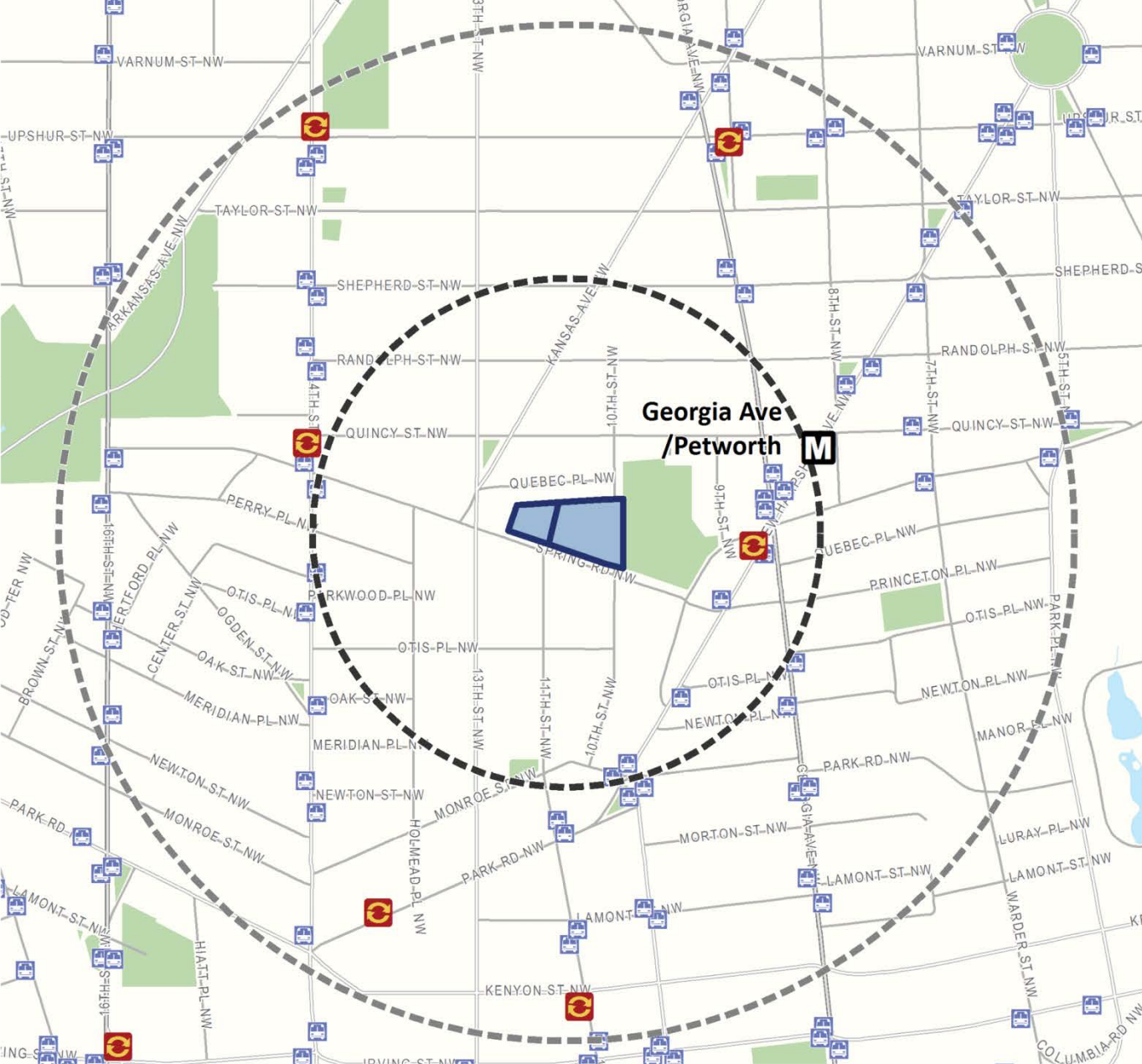












Georgia Ave
/Petworth M

1/4 Mile Radius

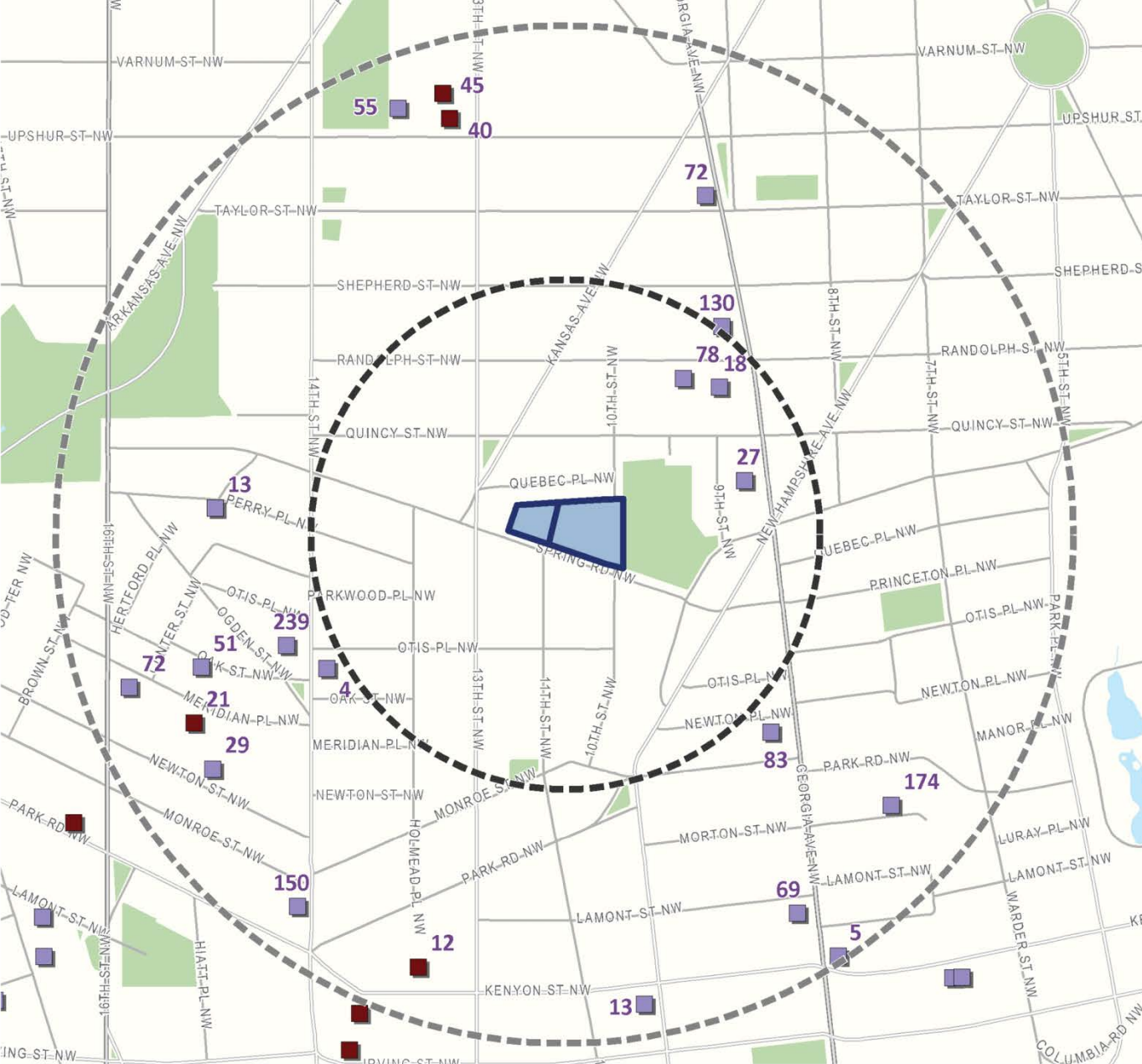


1/2 Mile Radius



Subject Properties





Subsidized Housing Units



Subsidized Housing Units
Expiring Before 6/1/2021



1/4 Mile Radius



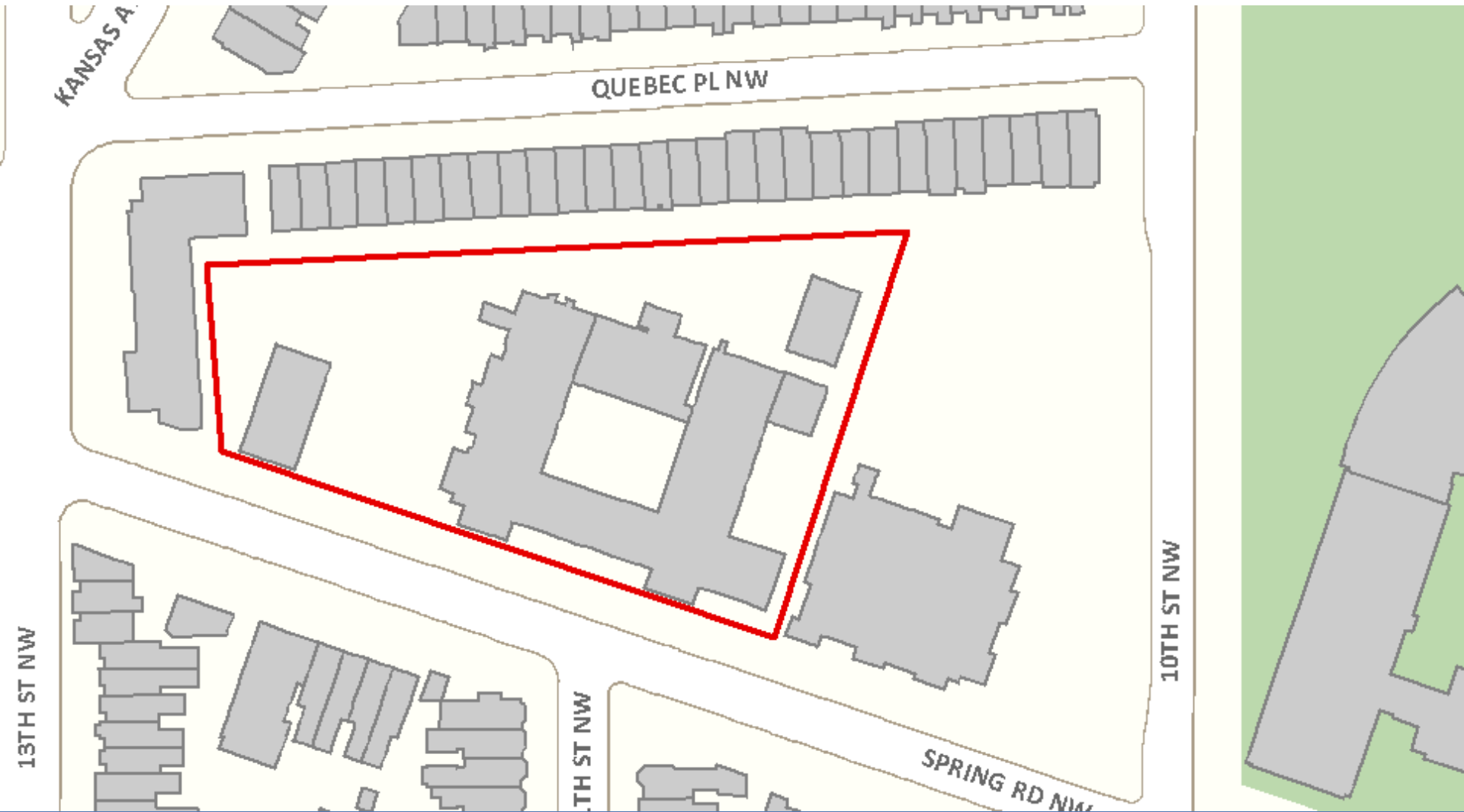
1/2 Mile Radius



Subject Properties



HISTORIC DESIGNATION



BY RIGHT DEVELOPMENT MASSING



PLANNED UNIT DEVELOPMENT MASSING



SMALL GROUP DISCUSSION

1. Led by table facilitators
2. Use worksheets to generate your ideas and track those of others
3. Participate in initial – and quick – brainstorm of each question
4. Look for common ideas
5. Approximately **15** minutes for each round

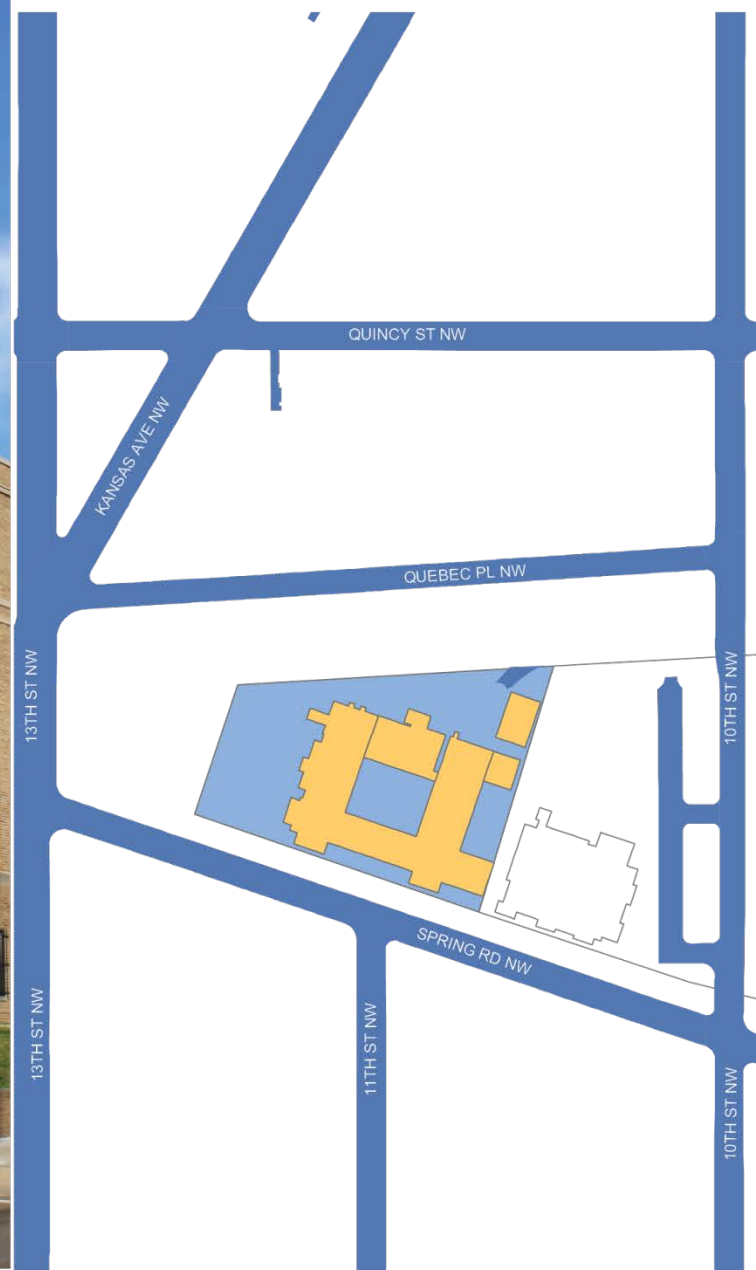
SMALL GROUP DISCUSSION RULES

1. Listen and Be Respectful of Others
2. Allow Everyone to Speak
3. Seek Consensus
4. Silence Your Phone



SMALL GROUP DISCUSSION TOPICS

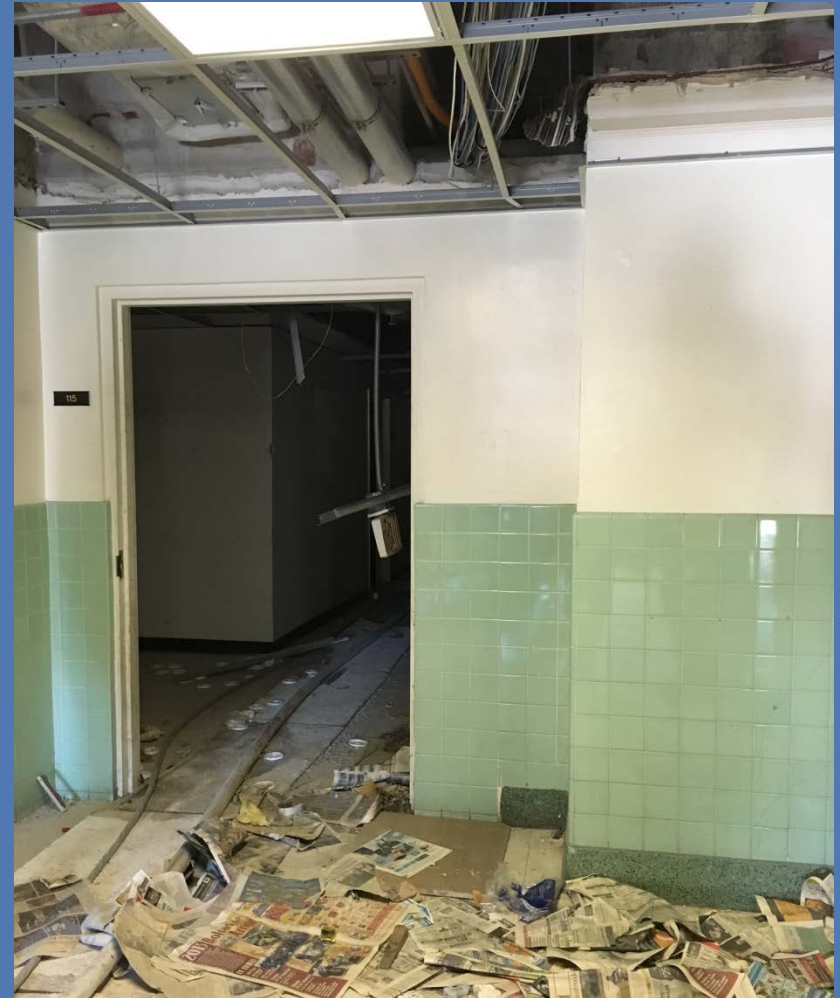
- 1) THE FORMER HEBREW HOME SITE
- 2) THE ROBESON SCHOOL
- 3) PUBLIC SPACE AND SUSTAINABILITY



HEBREW HOME SITE

HEBREW HOME REHABILITATION

- Historic Rehabilitation of Landmark Building
- HPRB Review required



HEBREW HOME BUILDING GIVENS

- HPRB Review and Approval of Rehabilitation
- Only a Residential Use allowable
- 30% of Residential Units must be reserved as Affordable Units
- First Source Hiring Requirements
- Certified Business Enterprise requirements
- Green Building Act

HEBREW HOME SITE DISCUSSION

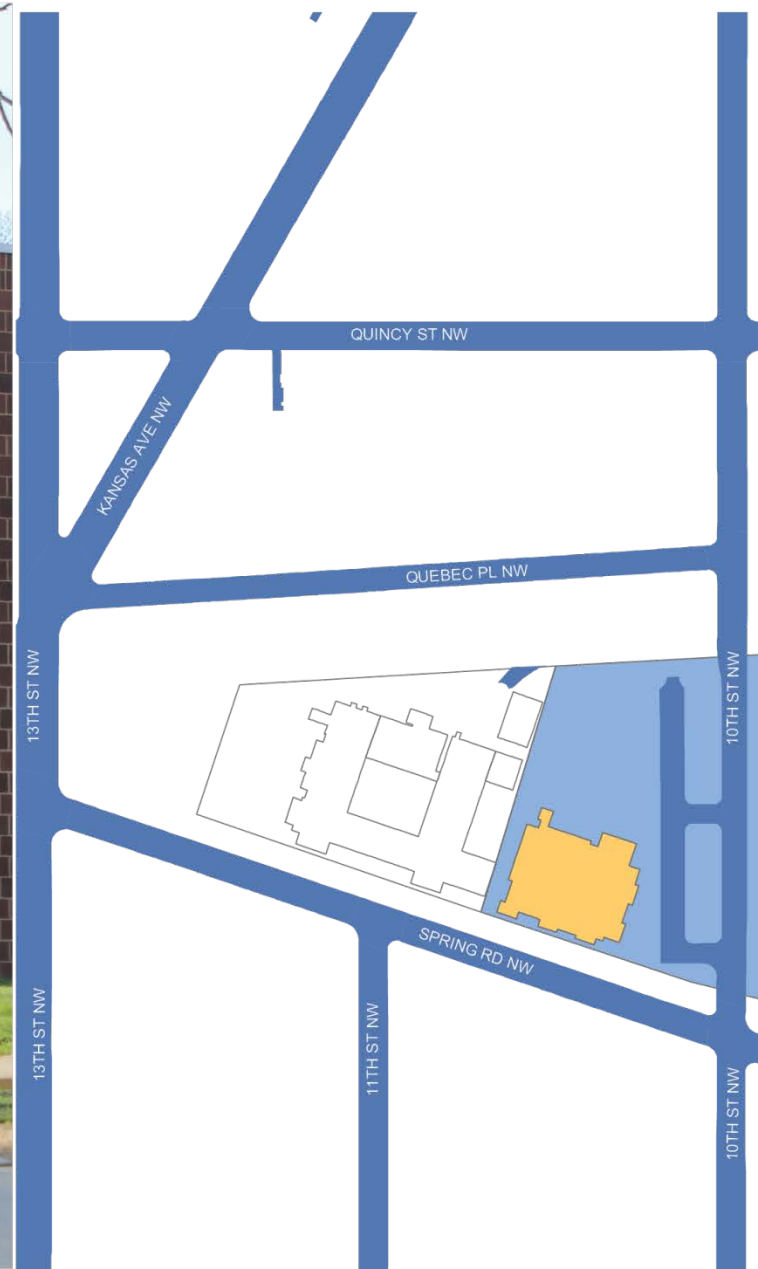
Housing:

What are your preferences for the types of residential units, including unit sizes (i.e., studio, 1 bedroom, 2+ bedrooms, etc.) that could be created here?

What are your preferences for the types of populations served? (i.e. seniors, families, live/work, workforce, low-income, market rate, or other populations)

Design & Density:

The Hebrew Home is much more than just the building itself. Would you support alterations to the historically-designated area surrounding the building? If so, how?



ROBESON SCHOOL

THE ROBESON SCHOOL GIVENS

- Robeson School would likely be demolished
- Primarily Residential Use
- 30% of Residential Units must be reserved as Affordable Units
- First Source Hiring Requirements
- Certified Business Enterprise requirements
- Green Building Act

THE ROBESON SCHOOL SITE

Housing:

What are your preferences for the types of residential units, including unit sizes (i.e., studio, 1 bedroom, 2+ bedrooms, etc.) that could be created here?

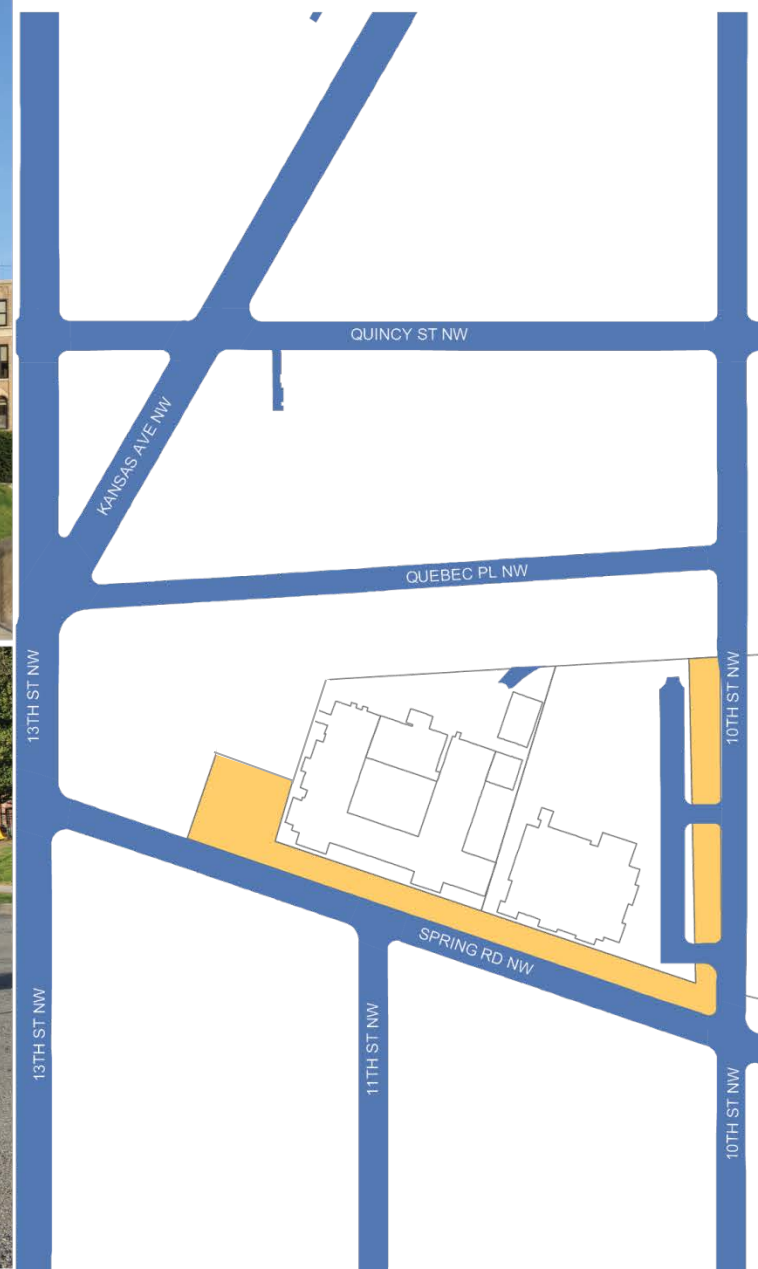
What are your preferences for the types of populations served? (i.e. seniors, families, live/work, workforce, low-income, market rate, or other populations)

THE ROBESON SCHOOL SITE

Design & Density:

In terms of height and density, what scale of development do you prefer for the site?

What style of architecture best represents what you would like to see on this site?



PUBLIC SPACE & SUSTAINABILITY



District of Columbia
Office of Planning



PUBLIC SPACE AND SUSTAINABILITY

- Complies with Green Building Act
- Upgrade 10th Street design and streetscape to District required standards
- Retain green space west of Hebrew Home

PUBLIC SPACE AND SUSTAINABILITY

Amenities:

What types of community amenities would you like to see in the green space west of the Hebrew Home building?

Public Space:

What type of public space improvements would you like to see along 10th Street, NW?

Sustainability:

In what ways would you like to see the buildings and site be green/sustainable?

PRIORITIES REPORT

From today's discussion, what are your table group's top three priorities?

Choose one priority or key idea from your table to share with the room.

NEXT STEPS

- Launch online engagement forum for additional feedback: <http://goo.gl/forms/MDohhBSYiT>
- Post questions received from Workshop and future engagement dates on:
http://dmped.dc.gov/page/OURRFP_1125SpringRoadNW
- Compile all preferences expressed through public engagements
- Host Follow-up meeting to discuss the input received and further prioritize preferences



Project Manager: Tsega Bekele
Email Address: tsega.bekele@dc.gov

Project Website:
http://dmped.dc.gov/page/OURRFP_1125SpringRoadNW