

Parcel 42 Response Summary



East Corner Perspective Elevation

Agents of Change in the Shaw Neighborhood

The United House of Prayer (UHOP) and Suzane Reatig Architecture (SRA) have contributed significantly to the changes and growth of the Shaw neighborhood and of Square 0442. For the last 20 years and with modest means, as a team we have invested in our community by providing much needed affordable housing, mixed-use buildings, assisted living communities, daycares, educational facilities and religious establishments. By building open, transparent and inviting buildings in a neighborhood historically plagued by crime and blight, we have taken an active role in presenting a new image to the community and to the city.

The Building as a Connector

BUILDING PLACEMENT

We recognize that Parcel 42 is in a pivotal location and deserves an iconic building. Located diagonally from the Shaw Library and between high traffic retail zones, 7th Street/Chinatown to the south and U Street/Florida Ave to the north, the building's placement plays a strategic role in the lot's success. By engaging the corner we are emphasizing a strong street presence to connect four corners of a diverse intersection.

BUILDING CONFIGURATION

The 7th Street façade and corner will consist of smaller retail spaces (1,000-3,000 SF) to encourage engagement from passersby and bring life to the street. We will prioritize and support neighborhood-friendly retail and community-desired amenities. The Rhode Island Avenue façade will be residential. This provides continuity to the existing street typology while respecting nearby structures. The scale of the building was chosen to conform to the current maximum C-2-B ARTS FAR of 4.5/allowable zoning. The result will be a higher density building that is still compatible with matter-of-right zoning and the surrounding context. Fifty units will be a mix of studio, one, two and three bedrooms with multiple exposures for light and air.

The Logical Outgrowth of Over 80 Years of Service as a Community-based Church and Developer in Shaw, Successfully Retaining Its Roots

With one of The United House of Prayer’s principal congregations situated within the same block, we can contribute not only to the success of square 0442 but to the neighborhood where we have invested so much already. We propose to make at least 20% of the units planned for this project affordable to individuals and/or families between 60-80% of the Area Median Income (AMI).

Avoiding Any Financing Contingencies

Since its inception in 1927, the United House of Prayer has steadfastly pursued the goal of improving the many inner-city communities in which its congregations are located. We have an impeccable track record; having never defaulted on a development project in our 80 years of existence. In pursuing a deliberate strategy in our building program of proceeding without financing contingencies, we have escaped the commonplace uncertainties of mortgage financing and construction-loan financing that are plaguing construction markets nationally and globally. If awarded this project, we can make development on Parcel 42 a reality.

Neighborhood-Serving Amenities

We understand that the key to any project’s success is collaboration and support from the local community. We will work with appointed ANC officials, neighborhood leaders and residents to design what is feasible for the site, taking into consideration all recommendations while implementing what will bring most value to the project. We hope to promote the following goals in this project:

- » Provide an iconic building that serves as source of pride in community
- » Promote an “eyes on the street” mentality with a residential building that overlooks a busy intersection in Shaw, encouraging safety and support.
- » Deliver community retail that sponsors local small businesses trying to succeed in Shaw.
- » Offer a community orchard or sculpture garden on lot 0803, maximizing public space for the enjoyment of all residents and visitors to the area.

UNIT MIX	Total Units	Affordable Units (60-80% Area Median Income)	100% Area Median Income Units
Studio	5	2	5
1 BR	17	3	14
2 BR	20	3	17
3 BR	8	2	6
	50	10	40

Total Number of Affordable Units

	Minimum IZ Requirement	Proposed 20% Affordable
Market Units	46.0	40.0
Inclusionary Zoning (IZ) Units	4.0	10.0
Total Units	50.0	50.0
% Market	92.00%	80.00%
% IZ	8.00%	20.00%
Market Square Footage	57,454	49,038
IZ Square Footage	3,844	12,260
Total SF	61, 298	61, 298
% Market	93.73%	80.00%
%LI	6.27%	20.00%
Greater of:	8.00%	20.00%

Affordable Units Analysis

Use Category	Net Square Footage	Gross Square Footage	Percentage of Development
Residential	50852	61268	89%
Retail	5500	6000	9%
Community	1600	1659	2%
TOTAL	57952	68927	100%

Gross Square Footage of Program Uses

Parcel 42

Community Presentation
November 14, 2012

United House of Prayer
for All People



DC Deputy Mayor for
Planning & Economic
Development





- Community-based developer
- Local, award-winning architect
- Largest stakeholder
- Long-term investment in Shaw
- Guaranteed development

who we are



U STREET

Mediator

Connector

7th Street

P42

R Street

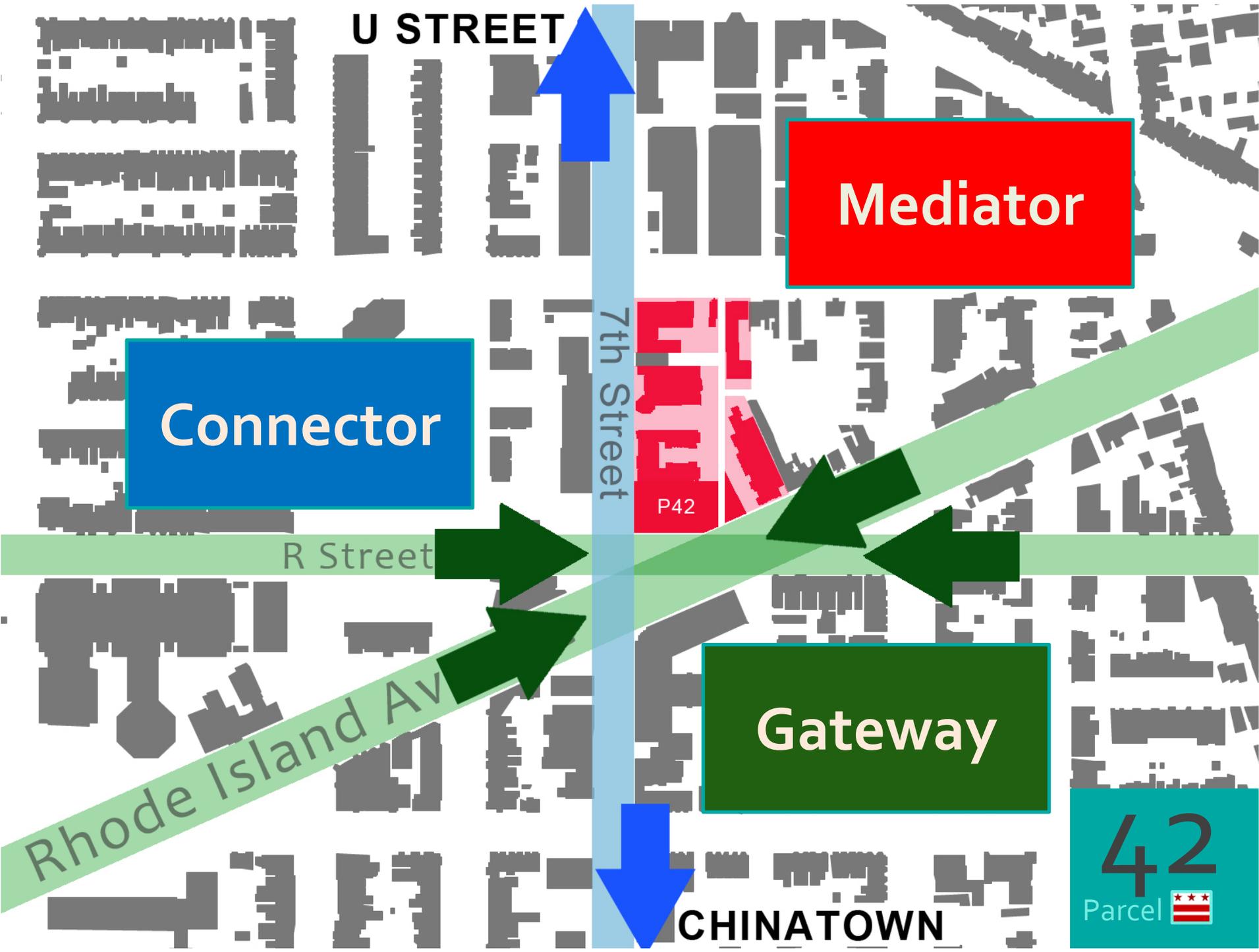
Gateway

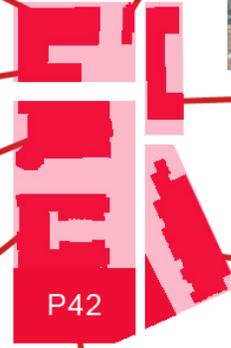
Rhode Island Av

CHINATOWN

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Parcel 





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Parcel 



BLOCK TOTAL: 130 HOMES
22% Affordable (60-80% AMI)



Low Density

Medium Density

High Density

Very High Density

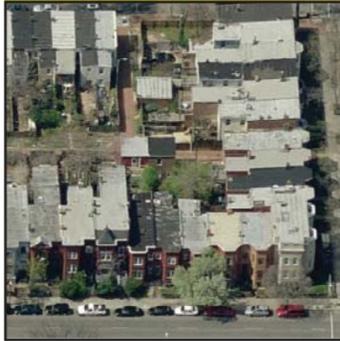
Units/Acre

0-14

15-49

50-149

150-300



Existing Context
Row Houses

Neighbor to PARCEL 42
Built in 2012

United House of Prayer
PARCEL 42 Proposal

High Rises
Manhattan, NY

14 Units/Acre

42 Units/Acre

142 Units/Acre

296 Units/Acre

PARCEL 42 "SIZE"

=

100' x 155'

=

15,000 square feet

=

CVS footprint w/out parking

=

1/3 Average Grocery Store



Site Footprint



Site Footprint Required for Grocery
(Not Including Parking)



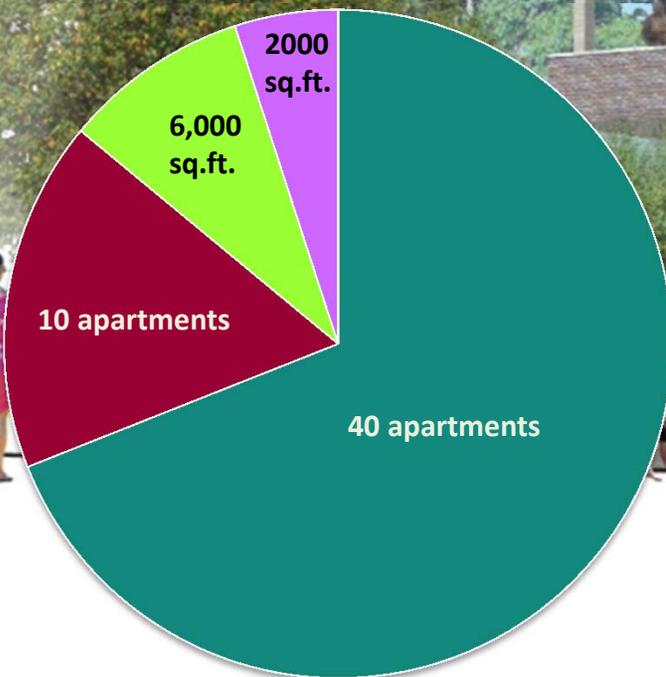


Engaging the Street: Corner of 7th and R Street



Project Summary

Gross square feet	68,927
Retail square feet	6,000
Apartments	50
Average unit size	1000 sq.ft.
Stories	6
Parking Spaces	18
Height (in feet)	60



- Market-rate Residential
- Affordable Residential Units
- Community Serving Retail
- Community Park Space

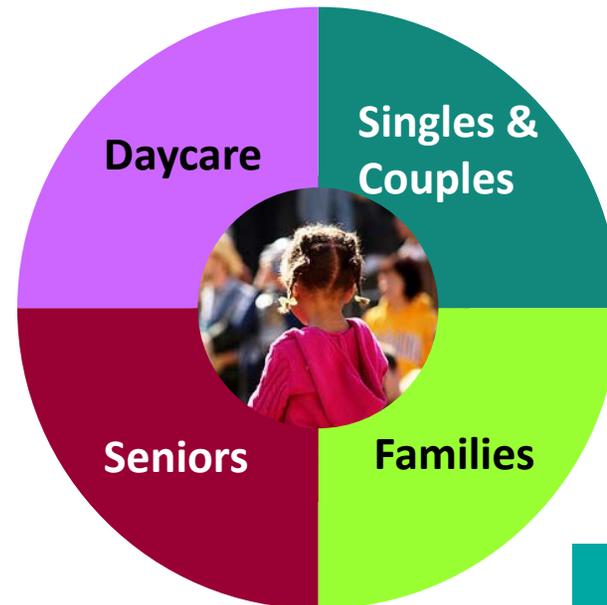
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Parcel 

ANC 2C Resolution

1. Architectural Excellence
2. Maximum parking possible
3. Maximum PUD possible
4. Affordability
5. Unit Mix of 1, 2, and 3 beds
6. LEED, highest level
7. Community retail
8. Landscape improvements
9. Local and community-based

United House of Prayer Response

- Improved quality of life for all
- 1000 square feet average unit size
- Affordable and market-rate apartments available to community at large
- Studio, 1,2, & 3 bedroom apartments
- Guaranteed building



community resolution



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United House of Prayer Response

The United House of Prayer has been dedicated to the Shaw community for 80 years, a true community-based developer.



community resolution





**Bring Consensus
to Parcel 42**

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Parcel 



questions?

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