



THE HERITAGE NEW YORK AVENUE SHELTER

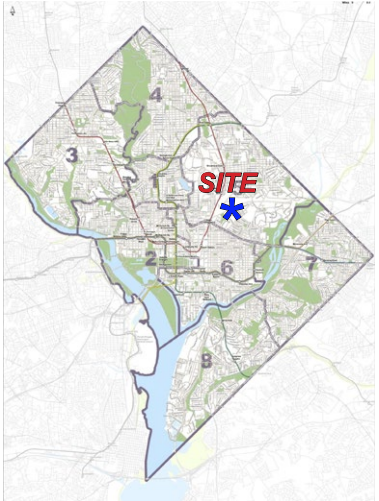
1201 NEW YORK AVENUE NE, WASHINGTON, D.C., 20002

Submission for CFA Concept Review

February 6, 2025



SITE LOCATION



SITE LOCATION AND CONTEXT



THE HERITAGE - New York Avenue Shelter

PROJECT PURPOSE

The Heritage New York Avenue Shelter will provide an essential 407 bed facility dedicated to serving the diverse needs of the Washington, DC homeless population. The building offers five distinct programs tailored to different demographics and circumstances, including Working/Employment initiatives, support for Seniors/Medically Frail/Medical Respite, a dedicated Health Clinic, Low Barrier services, and a Daytime Service Center.

EXISTING SITE

The Shelter is located at 1201 New York Avenue NE on a 182,612 square foot site split in two by a connector road to Mt Olivet Road. Ownership of the site is divided between the District of Columbia and the National Park Service (NPS). The western half of the site contains a forested area which will remain undisturbed by construction of the project. The eastern half of the site contains a Humane Rescue Alliance facility and parking lot on city land, a NPS parcel, and a small parcel owned by the city. Through a land swap and Transfer of Jurisdiction the project will create two parcels: the parcel containing the Shelter and an enlarged NPS-owned forest conservation area on a 109,003 sf site, and the undisturbed western parcel. Total build-able area on the eastern Shelter parcel is approximately 75,193 sf after subtracting the forest conservation area.

The future Shelter site is largely impervious. The existing Humane Alliance building and parking take up a majority of the parcel, with a small sloped forested area comprising the rest. A heritage tree is located approximately in the middle of the building site.

SITE IMPROVEMENTS

The Shelter's mass will be split into a 6-story east wing and a 4-story west wing, separated by a 2-story atrium providing circulation between the two wings. A Welcome Center located at the northeast corner of the site contains intake and screening areas, as well as an enclosed corridor leading to the first floor of the east wing. The site will be accessible from two sides. The Welcome Center will serve employees and the general homeless population, and an entrance on the connector road will serve the Work Program. A small parking lot and loading area are located on the southern portion of the site. An extensive green roof and bio-retention areas will detain and treat stormwater.

The shelter is designed to protect the existing heritage tree and cause minimal impacts to the Forest Conservation Area. The west wing is sited parallel to New York Avenue and is sized to correspond to the scale of neighboring buildings. The larger east wing, in contrast, is set further back from New York Avenue to reduce its visual impact and create a partially enclosed space to highlight the heritage tree. A series of stepped terraces modulates the building's form from the Northeast and Southwest, preserving New York Avenue's views and sight lines. These step-backs both mediate the scale of the building and create terraces that enhance views from each floor. Strategically placed glazing ensures maximum daylighting in the dormitories and offers a visual connection to the outside for guests.

PROJECT PROGRAM

The program includes dormitories, a set of wraparound support spaces, including a medical suite, dining areas, and training and educational spaces, and assorted storage, building maintenance, environmental, and building services spaces. A Multi-Purpose Room with a large storage space located on the first floor of the west wing provides communal space for building users and the surrounding community. In extreme cold weather periods, it can be converted to a 100+/- bed Hypothermia Area. The dormitories are arranged in five groups corresponding to the specific needs of the homeless population and maximizing the operations of the service provider. Each group of dormitories have their own shared support spaces, including shower/toilet facilities, lounges, and quiet rooms. Dormitories and support spaces are centralized on a wide central corridor which enhances visibility and monitoring from security and administrative stations placed on each floor.

The total building square footage for the new shelter, including the atrium and welcome center, is 99,766 sf, with 57,457 sf located in the east wing and 34,212 sf in the west wing. The atrium provides 3,979 sf and the welcome center an additional 4,118 sf.

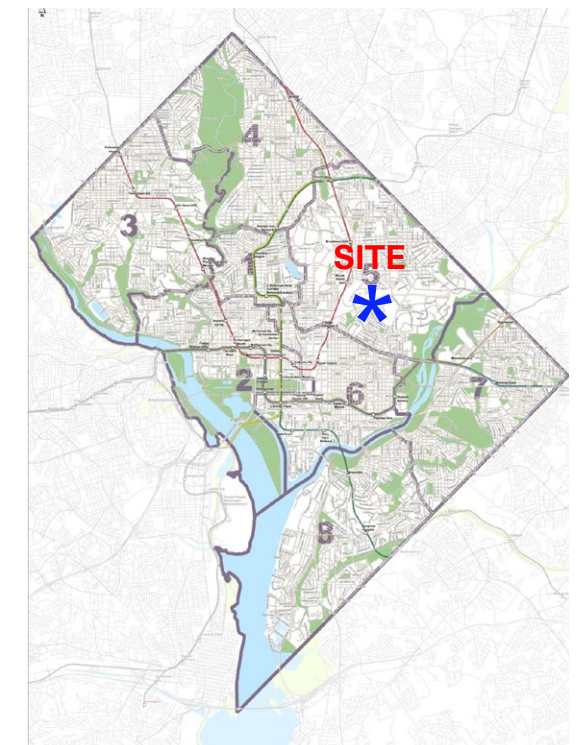
PROJECT BENEFITS

The project team has carefully designed the shelter to meet Net-Zero Energy standards, per the 2017 DC Energy Conservation Code and the Greener Government Buildings Amendment Act of 2022. The team also anticipates LEED Gold v4 certification post-occupancy. While the presence of forested and protected areas on the site greatly limit the area available for solar energy production, the design team has maximized the available space for solar energy generation by orienting the project to maximize solar generation and providing the maximum possible area for a solar array. On the roof of both wings of the building, extensive green roofs and high efficiency building systems, among other measures, will increase building energy efficiency. Additionally, a ground source geothermal system will be located below the visitor/staff parking lot.

The Heritage New York Avenue will deliver both neighborhood and city-wide benefits once constructed. Extensive green roofs and bio-retention will introduce permeability to a previously impermeable site, reducing local flooding and the heat island effect. An expanded forest conservation area will preserve nearly an acre of forest in a disadvantaged urban neighborhood with limited access to green space. The project will also replace a low-density, auto-oriented building with a modern facility oriented towards the street, improving the pedestrian experience and presenting a modern, urban face on a Comprehensive Plan-identified Gateway Corridor into the city. Finally, and most importantly, the shelter will play a large role in the city's ongoing efforts to combat homelessness by providing a safe and secure sleeping location and wraparound services for Washington, DC's homeless population.



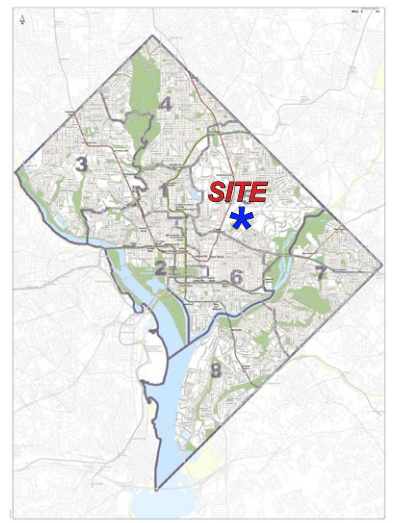
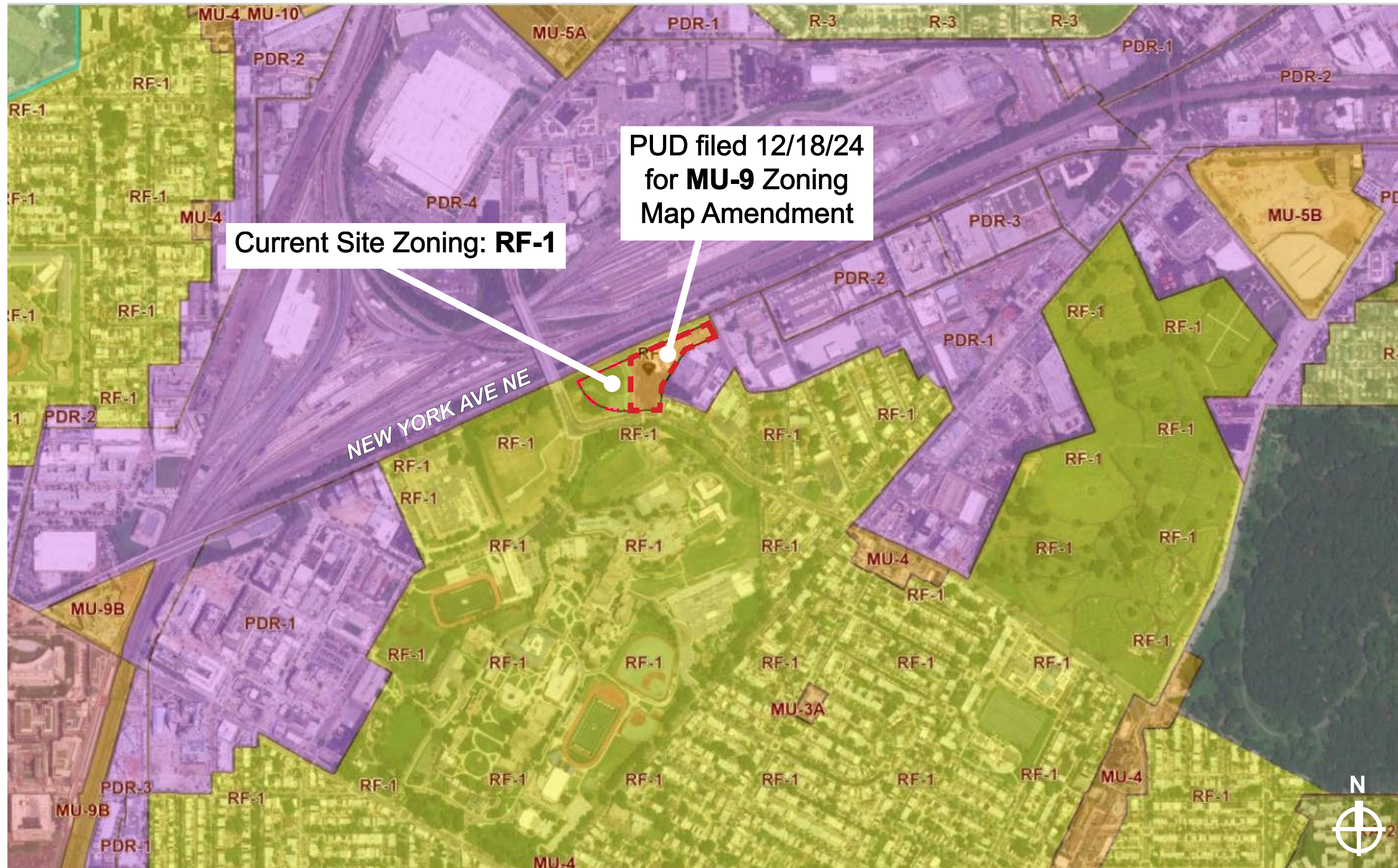
SITE CONTEXT



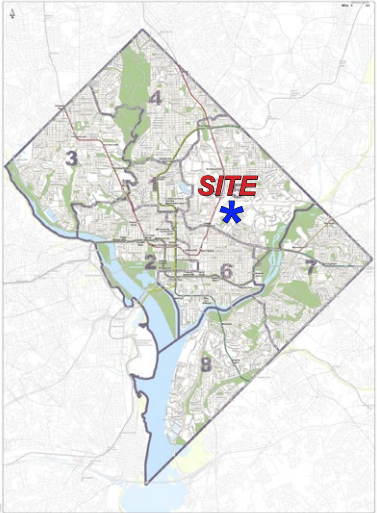
The site is located at 1201 New York Ave NE, Washington, DC 20002. It is bordered to the north by New York Avenue NE and adjacent train tracks. To the south, across Mt. Olivet Road NE, lies Gallaudet University and existing residential townhouses.

To the east, the site is bordered by industrial warehouses. To the west, there is an empty lot, with 9th Street NE situated further to the west.

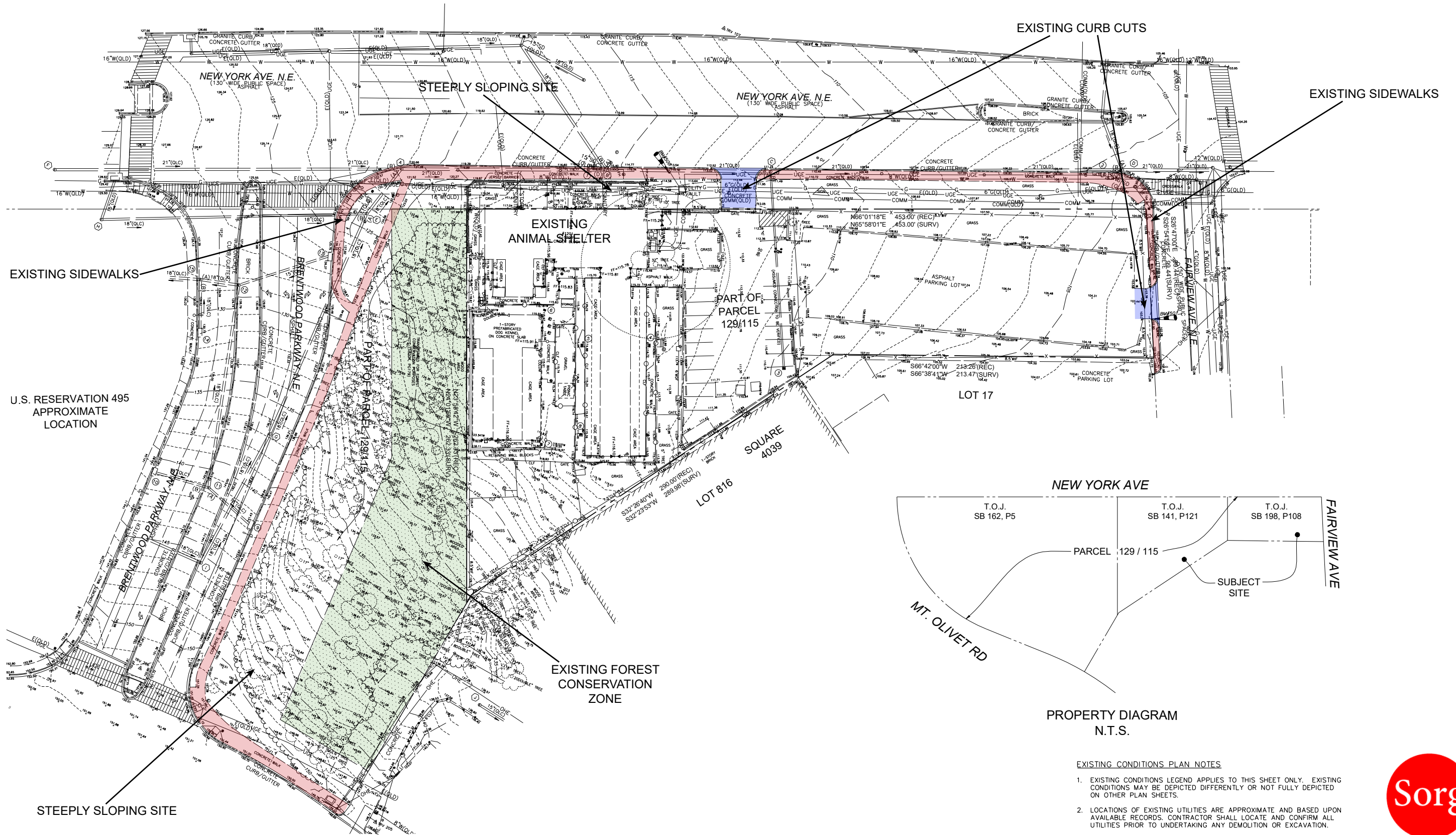
ZONING MAP



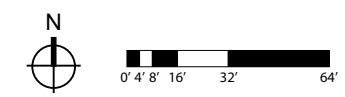
STREET GRIDS



EXISTING SITE CONDITIONS - CIVIL



- EXISTING CONDITIONS PLAN NOTES**
1. EXISTING CONDITIONS LEGEND APPLIES TO THIS SHEET ONLY. EXISTING CONDITIONS MAY BE DEPICTED DIFFERENTLY OR NOT FULLY DEPICTED ON OTHER PLAN SHEETS.
 2. LOCATIONS OF EXISTING UTILITIES ARE APPROXIMATE AND BASED UPON AVAILABLE RECORDS. CONTRACTOR SHALL LOCATE AND CONFIRM ALL UTILITIES PRIOR TO UNDERTAKING ANY DEMOLITION OR EXCAVATION.

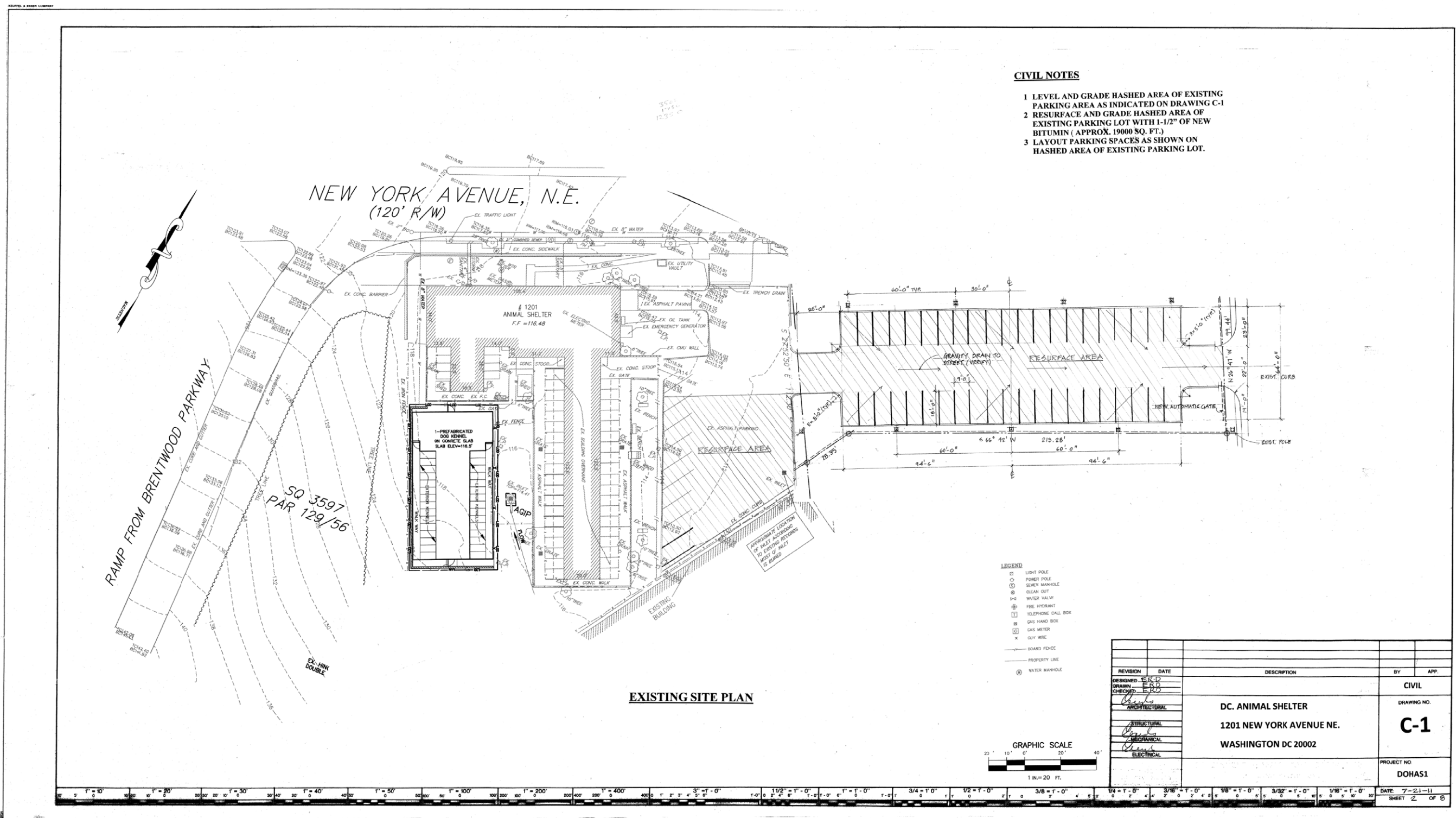


CLIENT GOALS

- **Residential Building – No more than 4-6 stories**
- **Separate Welcome Center for screening and intake**
- **No entry from New York Ave.**
- **365+ beds + 100 hypothermia beds**
- **8-10 beds per dorm | Maximum 50 beds per floor**
- **Ample outdoor space**
- **Parking for 40-50 cars**
- **Separate entry for work program and low barrier**

EXISTING CONDITIONS

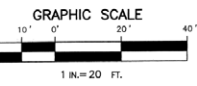
EXISTING SITE PLAN



CIVIL NOTES

- 1 LEVEL AND GRADE HASHED AREA OF EXISTING PARKING AREA AS INDICATED ON DRAWING C-1
- 2 RESURFACE AND GRADE HASHED AREA OF EXISTING PARKING LOT WITH 1-1/2" OF NEW BITUMIN (APPROX. 19000 SQ. FT.)
- 3 LAYOUT PARKING SPACES AS SHOWN ON HASHED AREA OF EXISTING PARKING LOT.

- LEGEND**
- LIGHT POLE
 - POWER POLE
 - ⊙ SEWER MANHOLE
 - ⊙ CLEAN OUT
 - ⊙ WATER VALVE
 - ⊙ FIRE HYDRANT
 - ⊙ TELEPHONE CALL BOX
 - ⊙ GAS HAND BOX
 - ⊙ GAS METER
 - ⊙ GUY WIRE
 - BOARD FENCE
 - PROPERTY LINE
 - ⊙ WATER MANHOLE



REVISION	DATE	DESCRIPTION	BY	APP.
DESIGNED	E.R.D.			
DRAWN	E.R.D.			
CHECKED	E.R.D.			
ARCHITECTURAL				
MECHANICAL				
ELECTRICAL				

<p>DC. ANIMAL SHELTER 1201 NEW YORK AVENUE NE. WASHINGTON DC 20002</p>	<p>CIVIL DRAWING NO. C-1</p>
<p>PROJECT NO. DOHAS1</p>	<p>DATE 7-21-11 SHEET 2 OF 8</p>



THE HERITAGE - New York Avenue Shelter

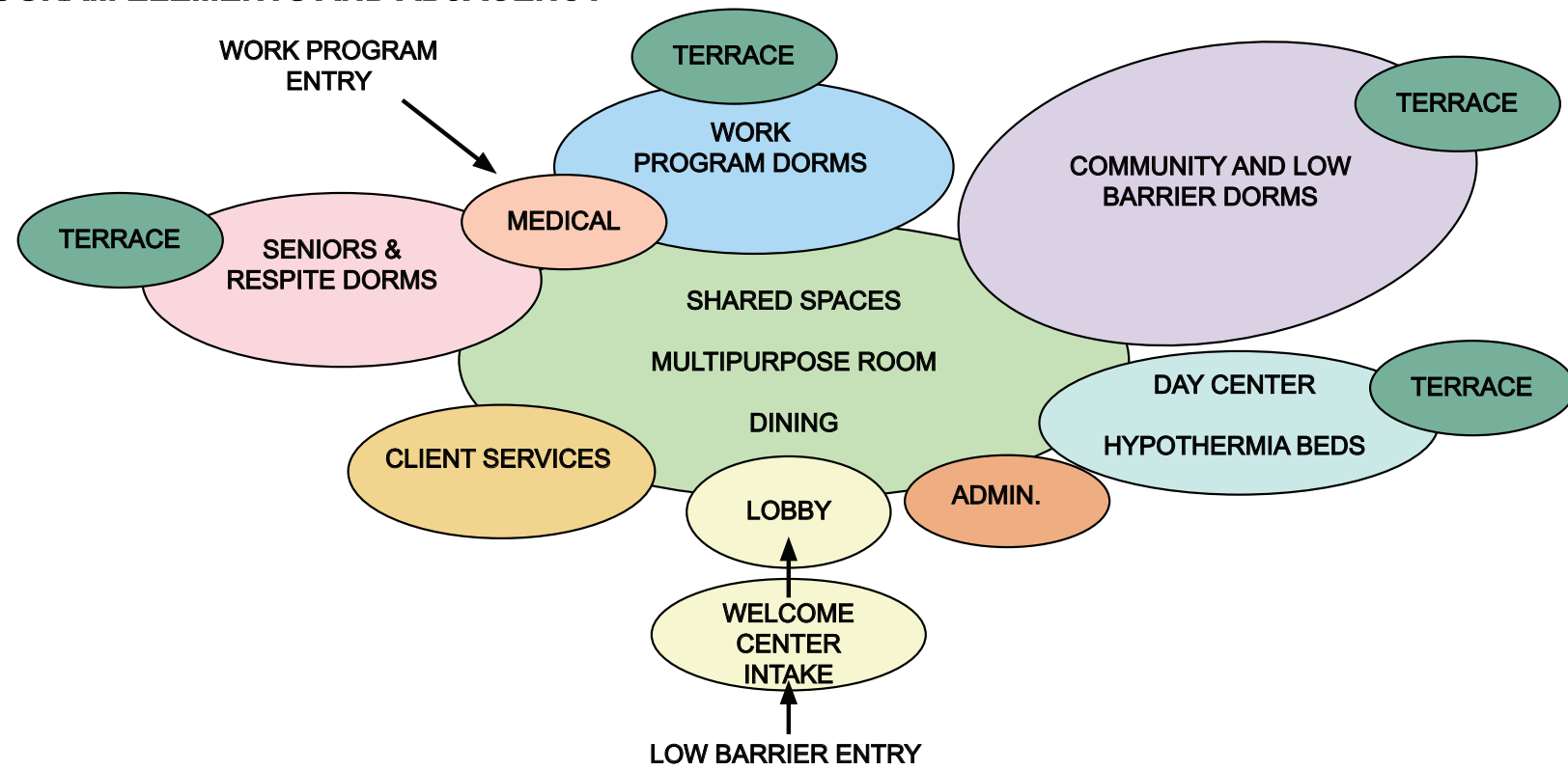
EXISTING EXTERIOR



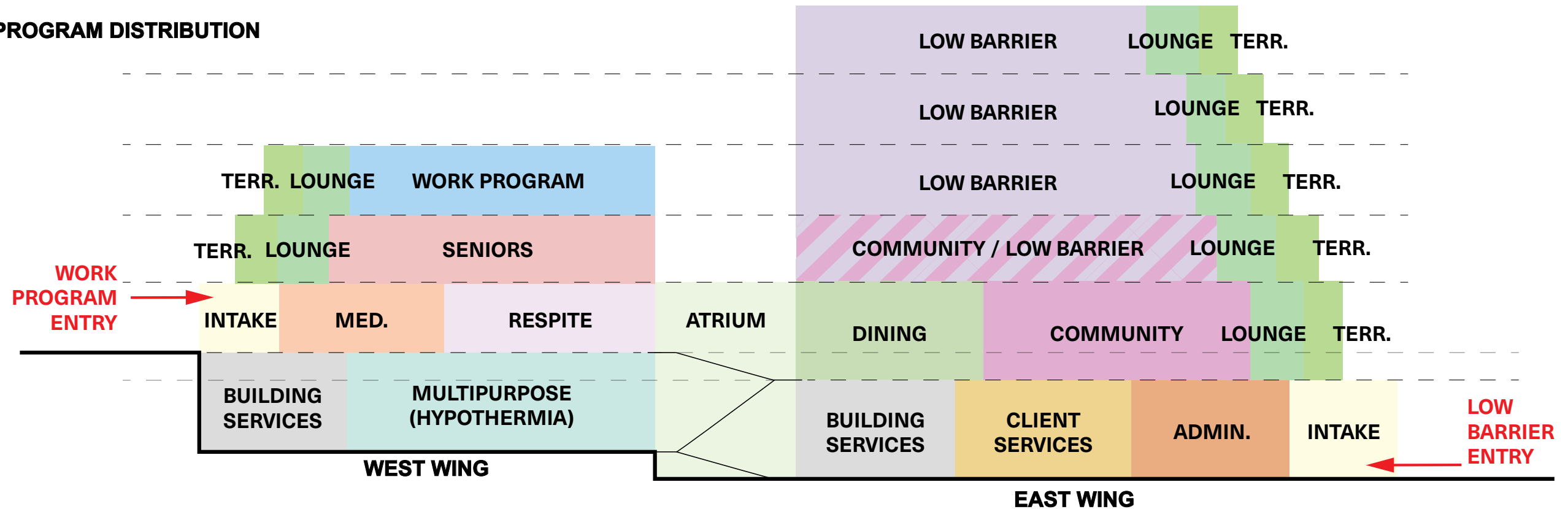
THE DESIGN

BUILDING PROGRAM

PROGRAM ELEMENTS AND ADJACENCY

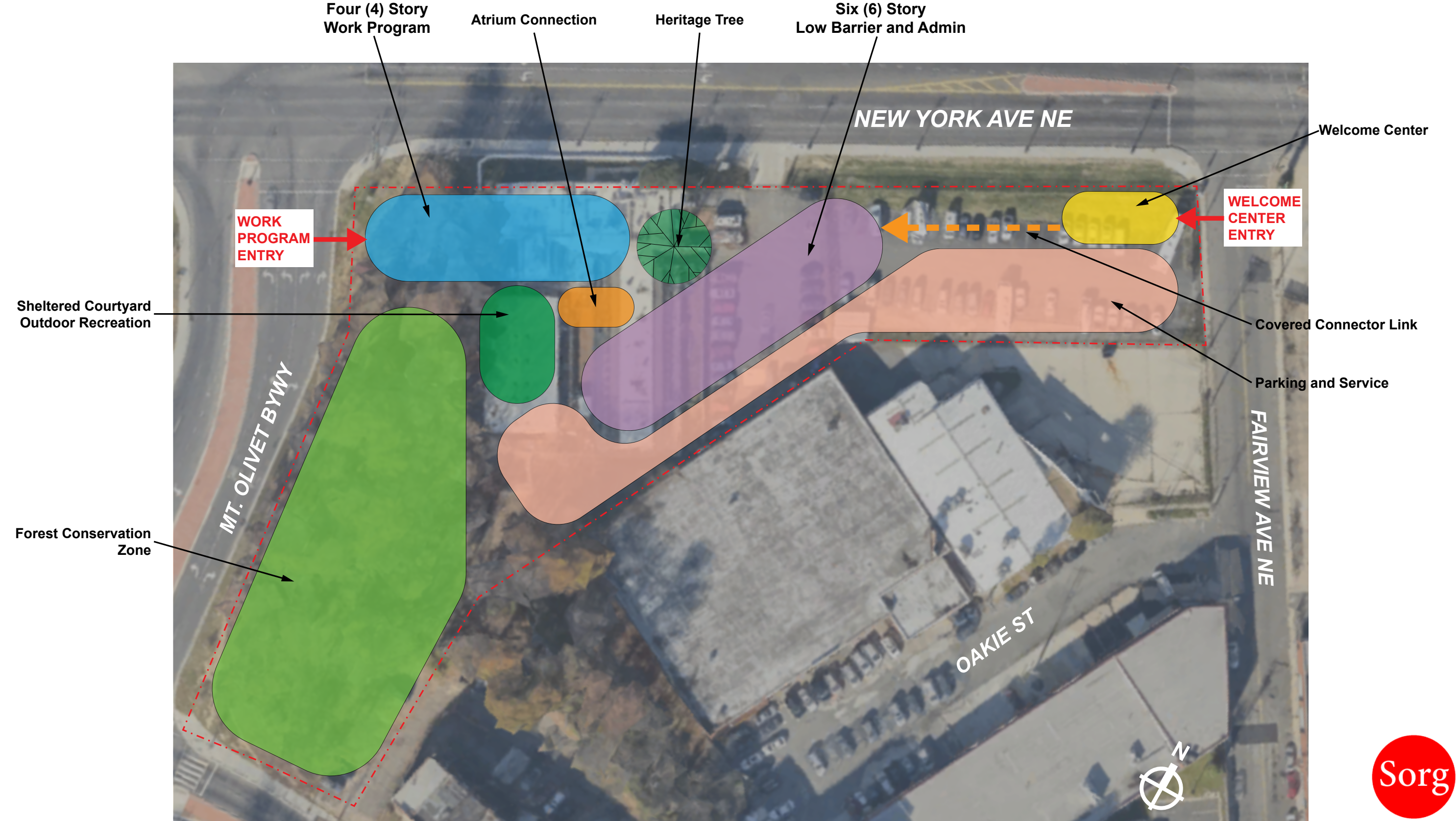


VERTICAL PROGRAM DISTRIBUTION

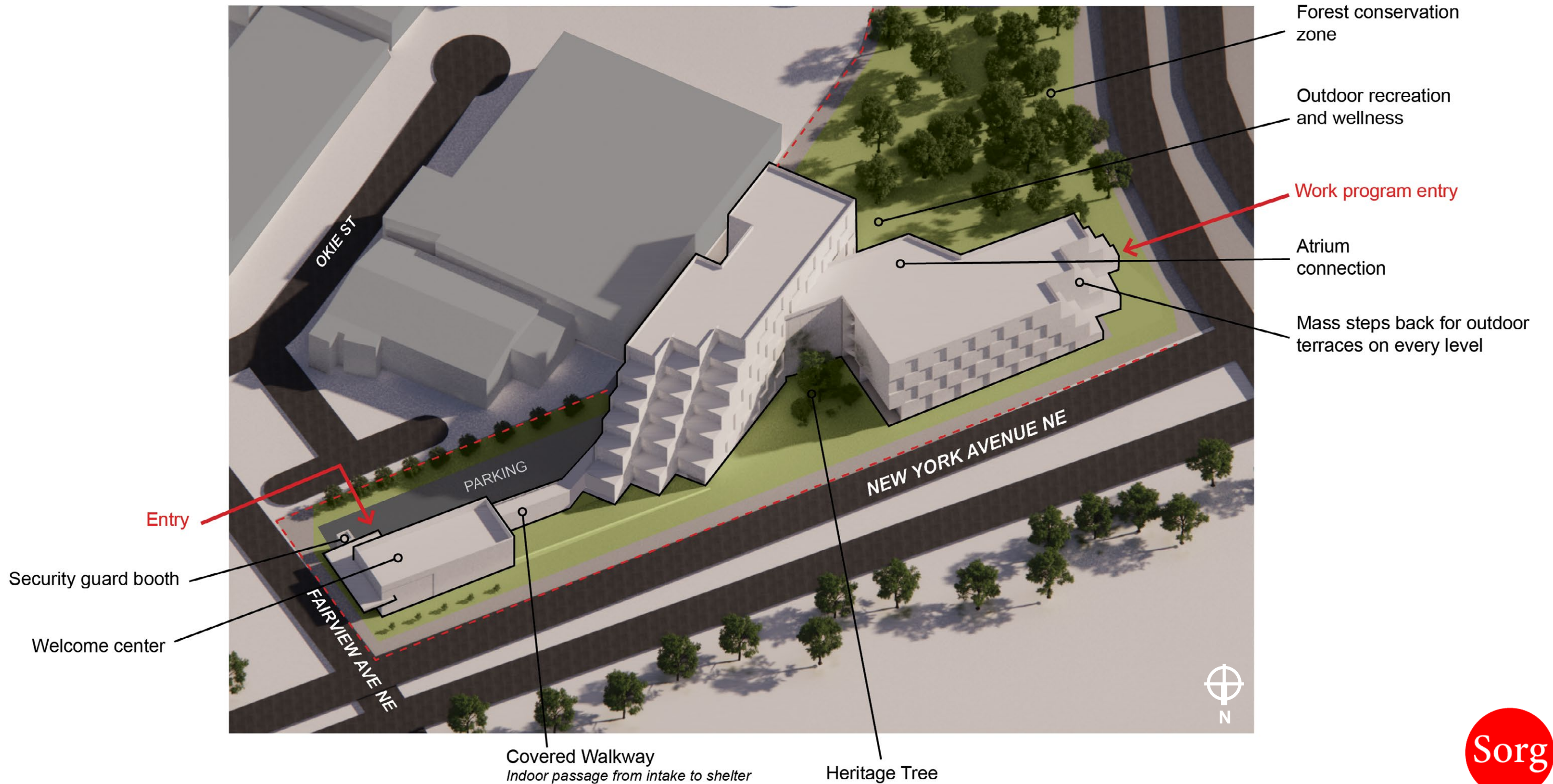


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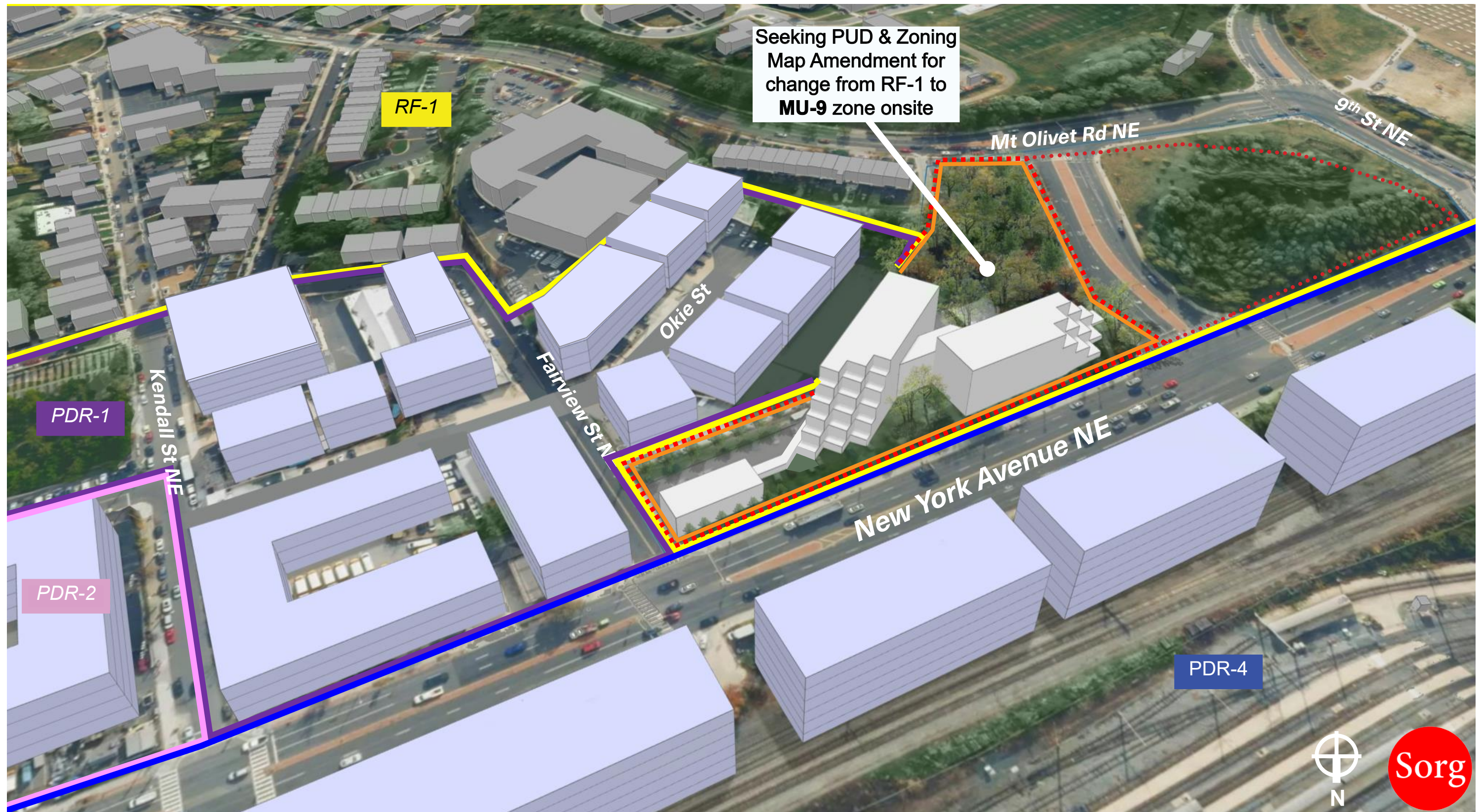
SITE UTILIZATION



BUILDING MASSING

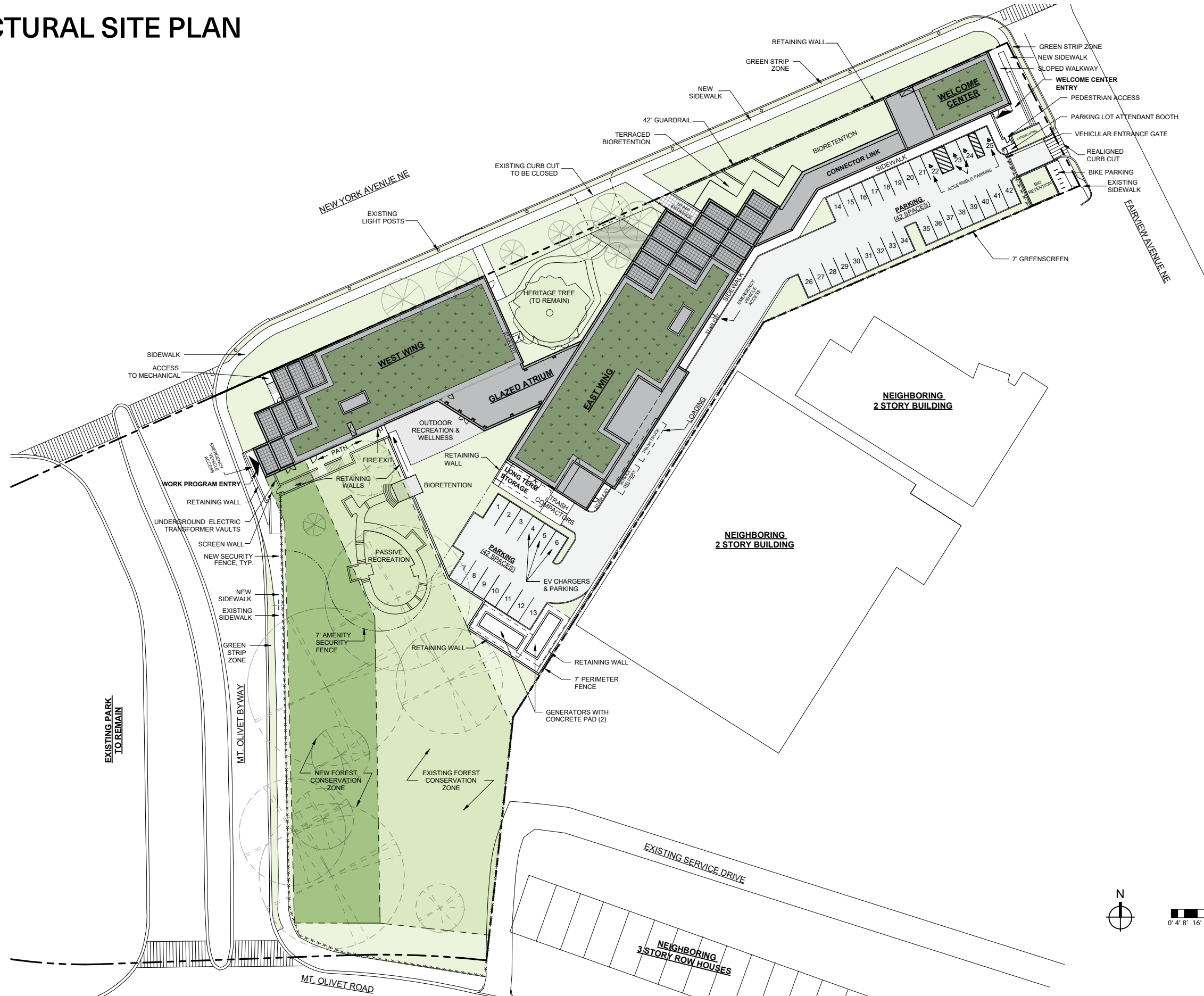


BUILDING MASSING WITHIN POTENTIAL FUTURE DEVELOPMENT

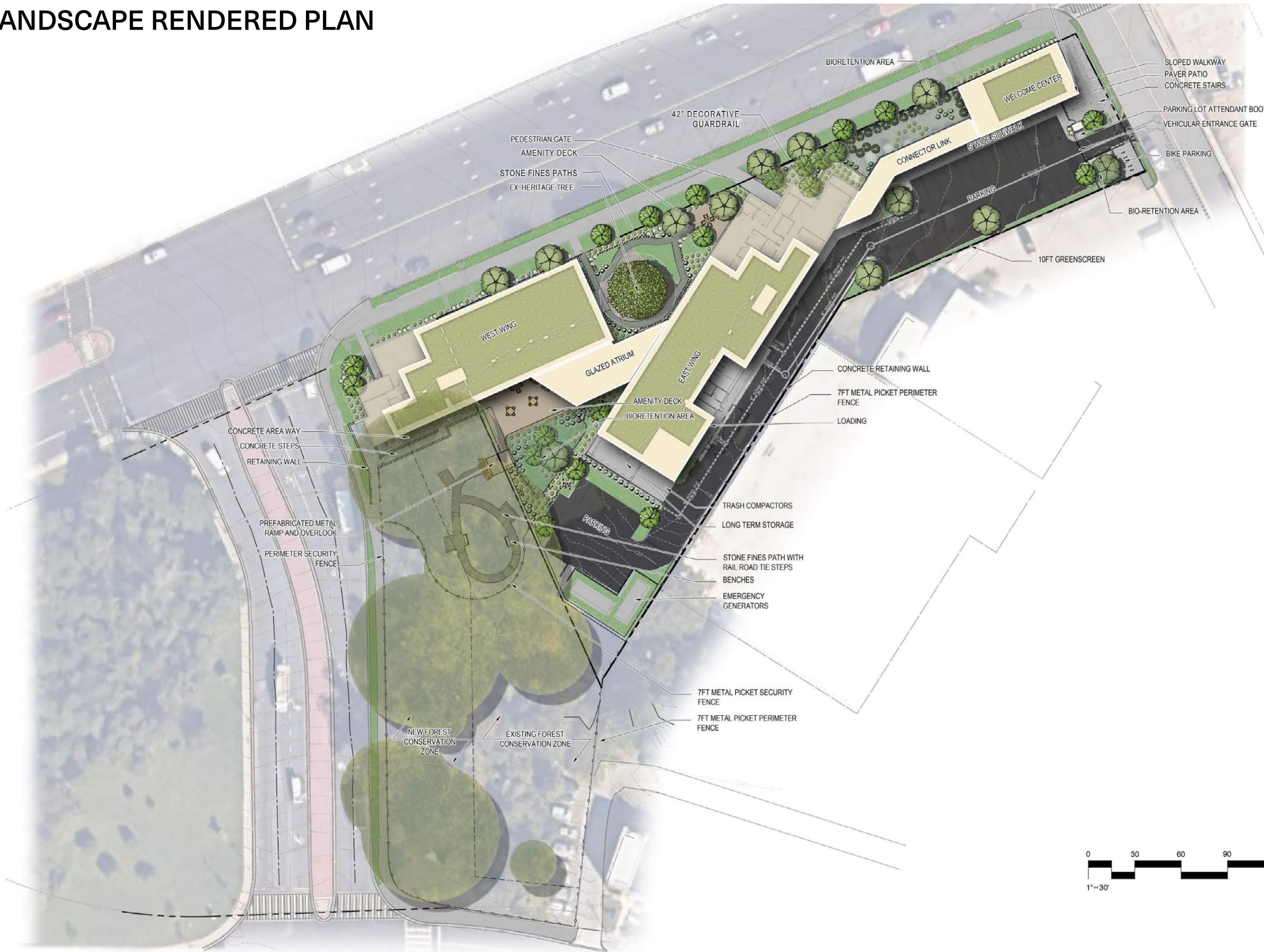


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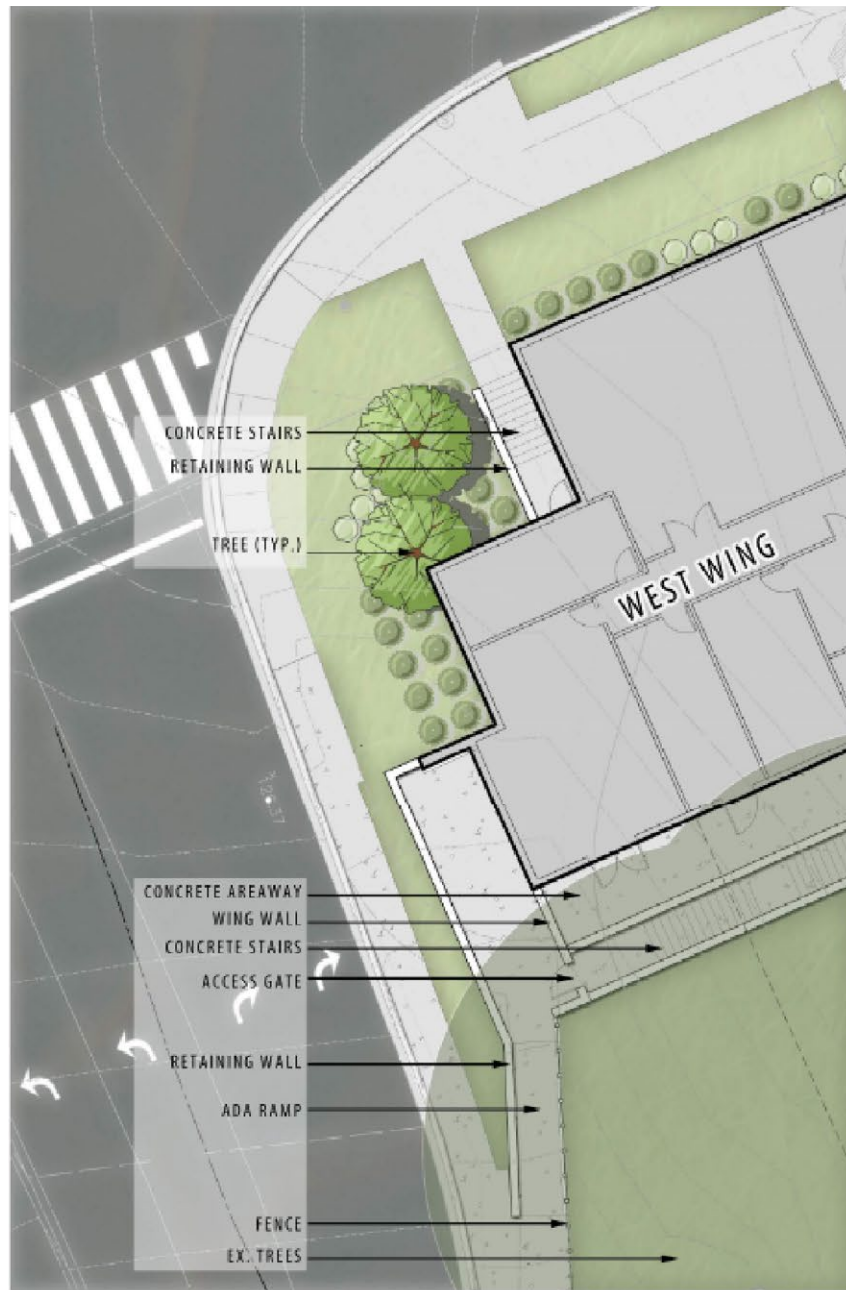
ARCHITECTURAL SITE PLAN



LANDSCAPE RENDERED PLAN



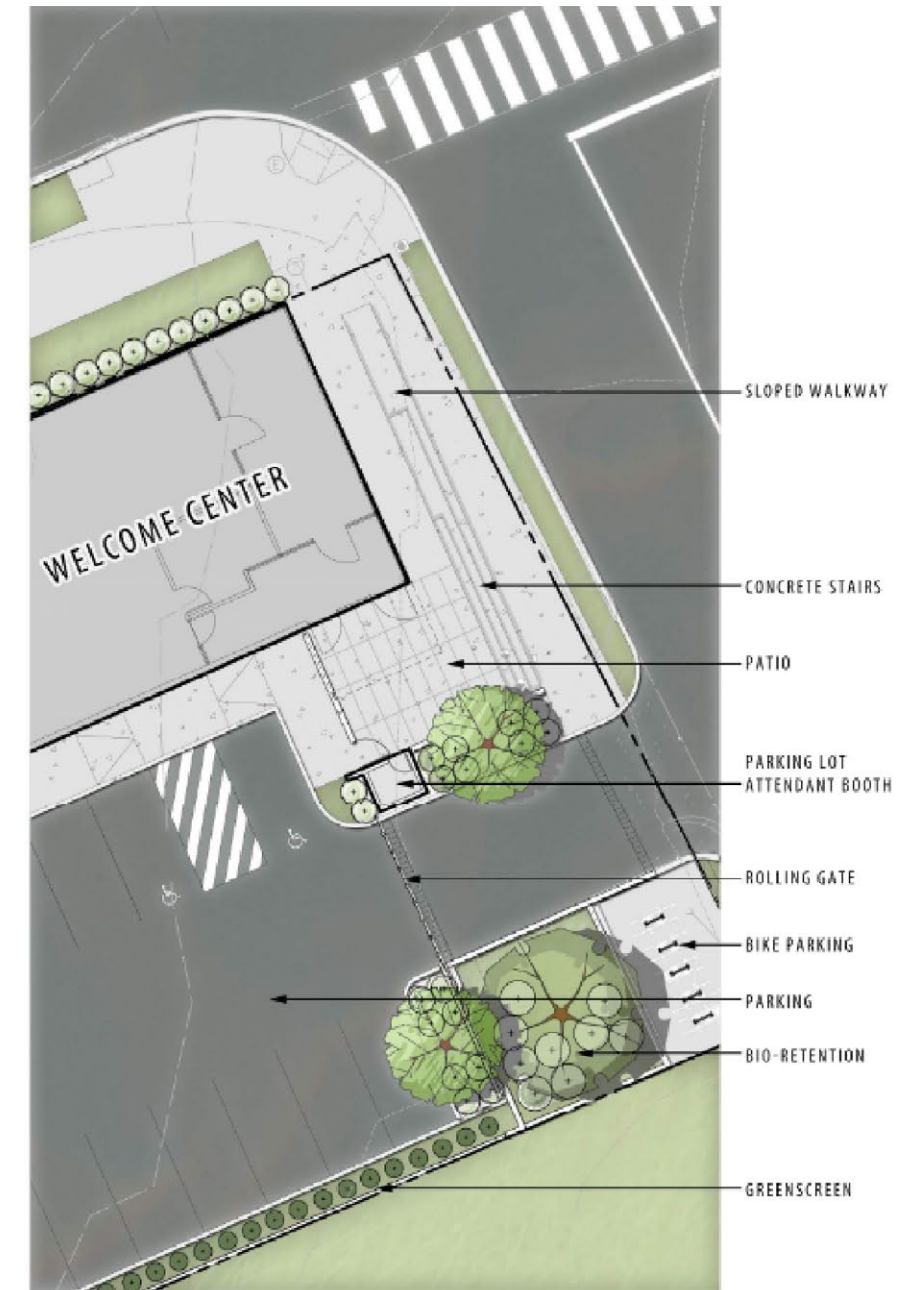
LANDSCAPE - ENLARGED PLANS



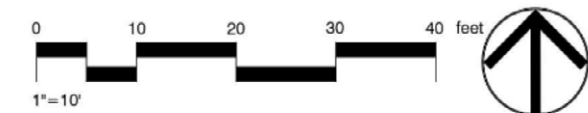
WEST WING ENTRANCE ENLARGEMENT



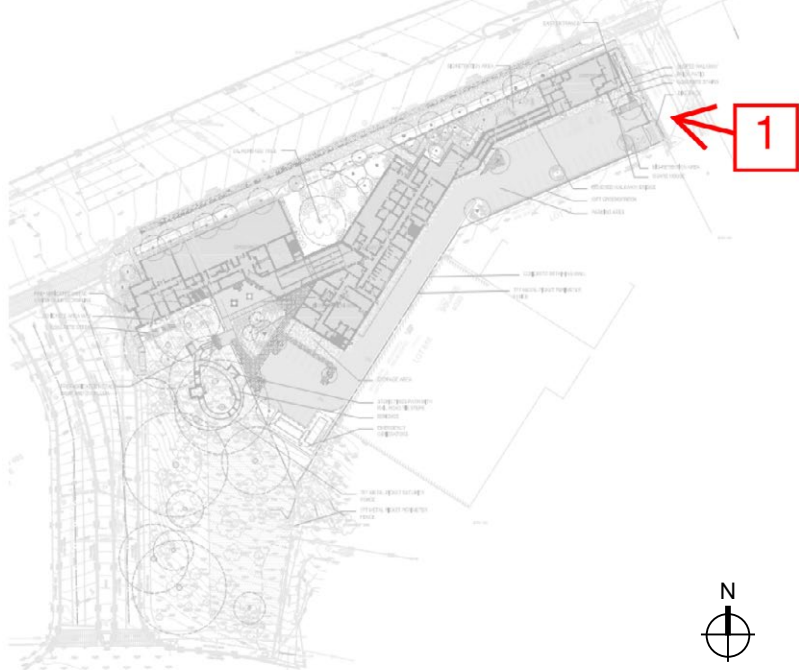
RECREATION AREA ENLARGEMENT



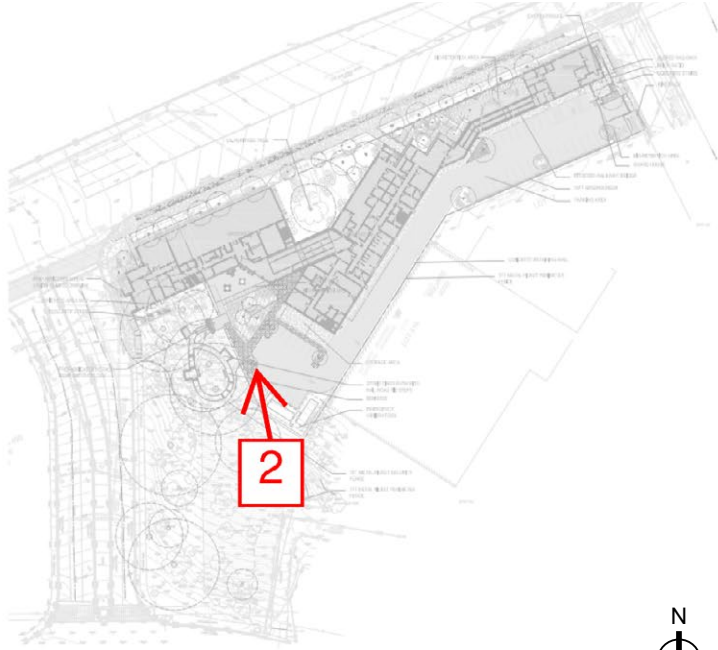
FRONT ENTRY ENLARGEMENT



LANDSCAPE RENDERING - FAIRVIEW AVENUE NE ENTRANCE

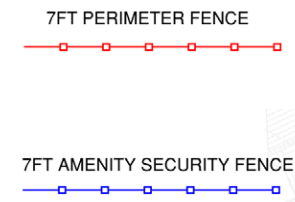


LANDSCAPE RENDERING - COURTYARD



LANDSCAPE - SITE FENCING

7' FENCE OPTIONS



OPTION 1
METAL PICKET FENCE



OPTION 2
WIRE MESH FENCE



OPTION 3
PERFORATED METAL FENCE

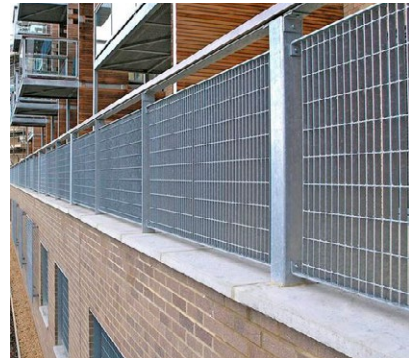


OPTION 4
HORIZONTAL METAL FENCE

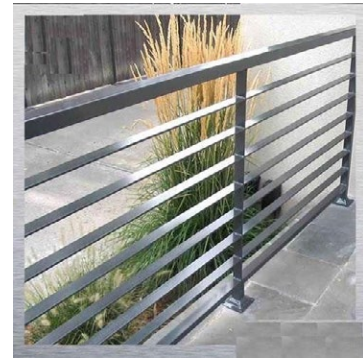
42" GUARDRAIL OPTIONS



OPTION 1
VERTICAL METAL RAIL

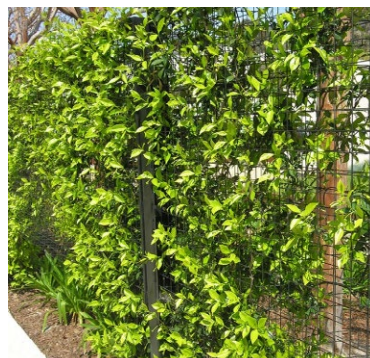


OPTION 2
DECORATIVE METAL RAIL



OPTION 3
HORIZONTAL METAL RAIL

7' GREENSCREEN



GREENSCREEN WITH VINES



LANDSCAPE - SITE LIGHTING

PEDESTRIAN - LIT BOLLARDS

OPTION 1: "LINEA" LED LIT BOLLARD - 3' MOUNTING HEIGHT
MANUFACTURER: HESS AMERICA



OPTION 2: "ARBOR" LED LIT BOLLARD - 3' MOUNTING HEIGHT
MANUFACTURER: COOPER LIGHTING



VEHICULAR AREA - POST MOUNTED LIGHTS

OPTION 1: "LINEA" LED LIGHT - 12' MOUNTING HEIGHT
MANUFACTURER: HESS AMERICA

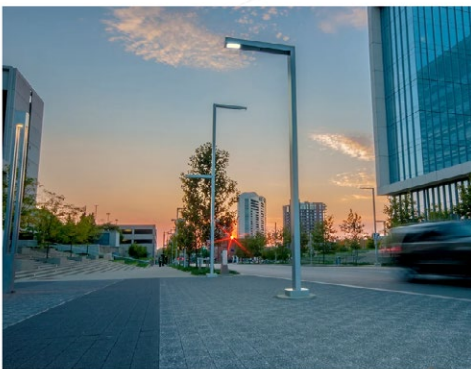


OPTION 2: "INVUE" LED LIGHT - 12' MOUNTING HEIGHT
MANUFACTURER: COOPER LIGHTING



PEDESTRIAN - POST MOUNTED LIGHTS

OPTION 1: "LINEA" LED LIGHT - 12' MOUNTING HEIGHT
MANUFACTURER: HESS AMERICA



OPTION 2: "INVUE" LED LIGHT - 12' MOUNTING HEIGHT
MANUFACTURER: COOPER LIGHTING

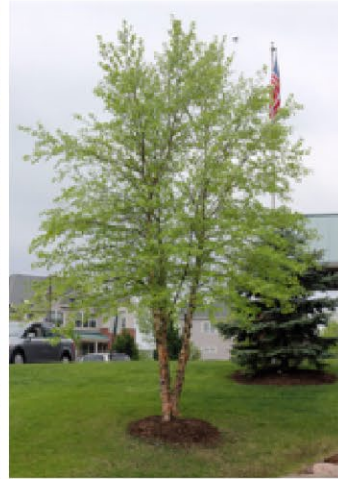


LANDSCAPE - BIO-RETENTION PLANTS

BIO-RETENTION PLANTS



SERVICEBERRY



RIVER BIRCH



RED/ YELLOW DOGWOOD



VIBURNUM



SWAMP MILKWEED



SWITCH GRASS

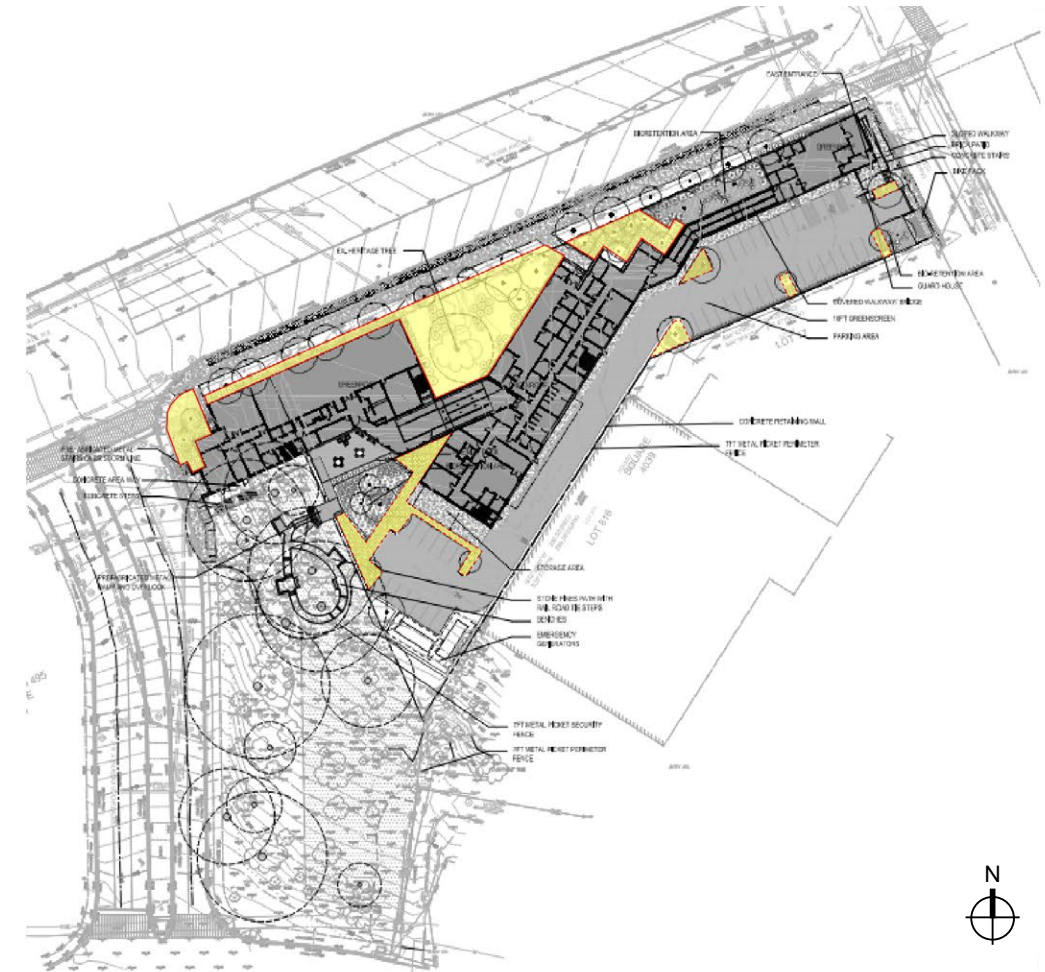


BLACKEYED SUSAN



LANDSCAPE - NON BIO-RETENTION PLANTS

NON-BIO-RETENTION PLANTS



TREES



HORNBEAM



EASTERN REDBUD



SOUTHERN MAGNOLIA



BLACK TUPELO



WHITE FRINGETREE



WILLOW OAK



TULIP TREE



HYDREANGEA



VIBURNUM



BEAUTYBERRY



INKBERRY



BLUE HOLLY



SWEETSPIRE



DWARF YEW



SAGE



PHLOX

SHRUBS/ GROUNDCOVER

PROGRAM STACKING

LEGEND

Room Type

- Intake / Security
- Admin.
- Clinic
- Client Services
- Kitchen and Dining
- Multipurpose room
Hypothermia Beds
- Terrace
- Building Services
- Circulation

Dorm Type

- Respite Dorm
- Seniors Dorm
- Low Barrier Dorm
- Work Program Dorm
- Community Dorm

SIXTH FLOOR

FIFTH FLOOR

FOURTH FLOOR

THIRD FLOOR

SECOND FLOOR

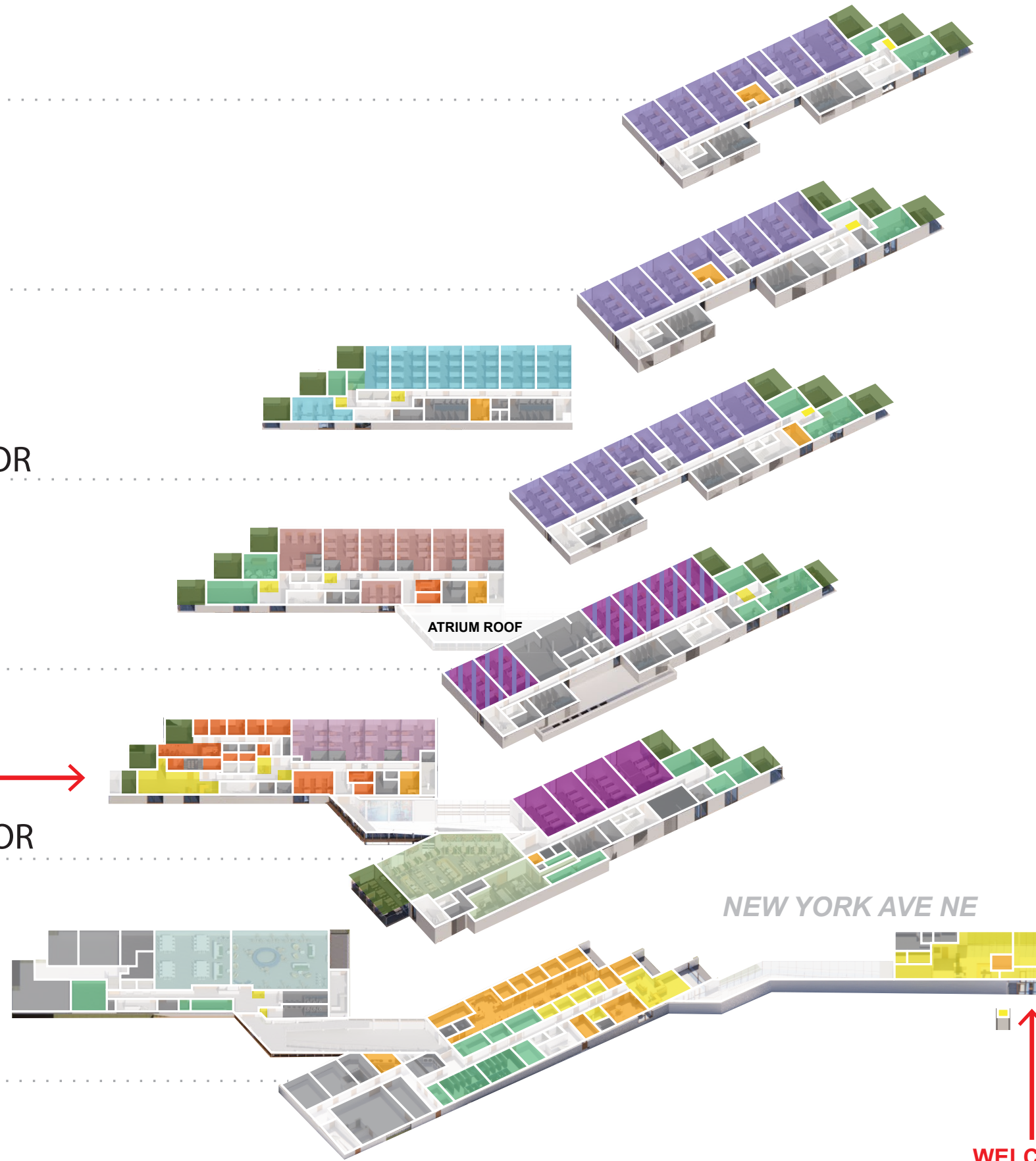
FIRST FLOOR

WORK PROGRAM ENTRY

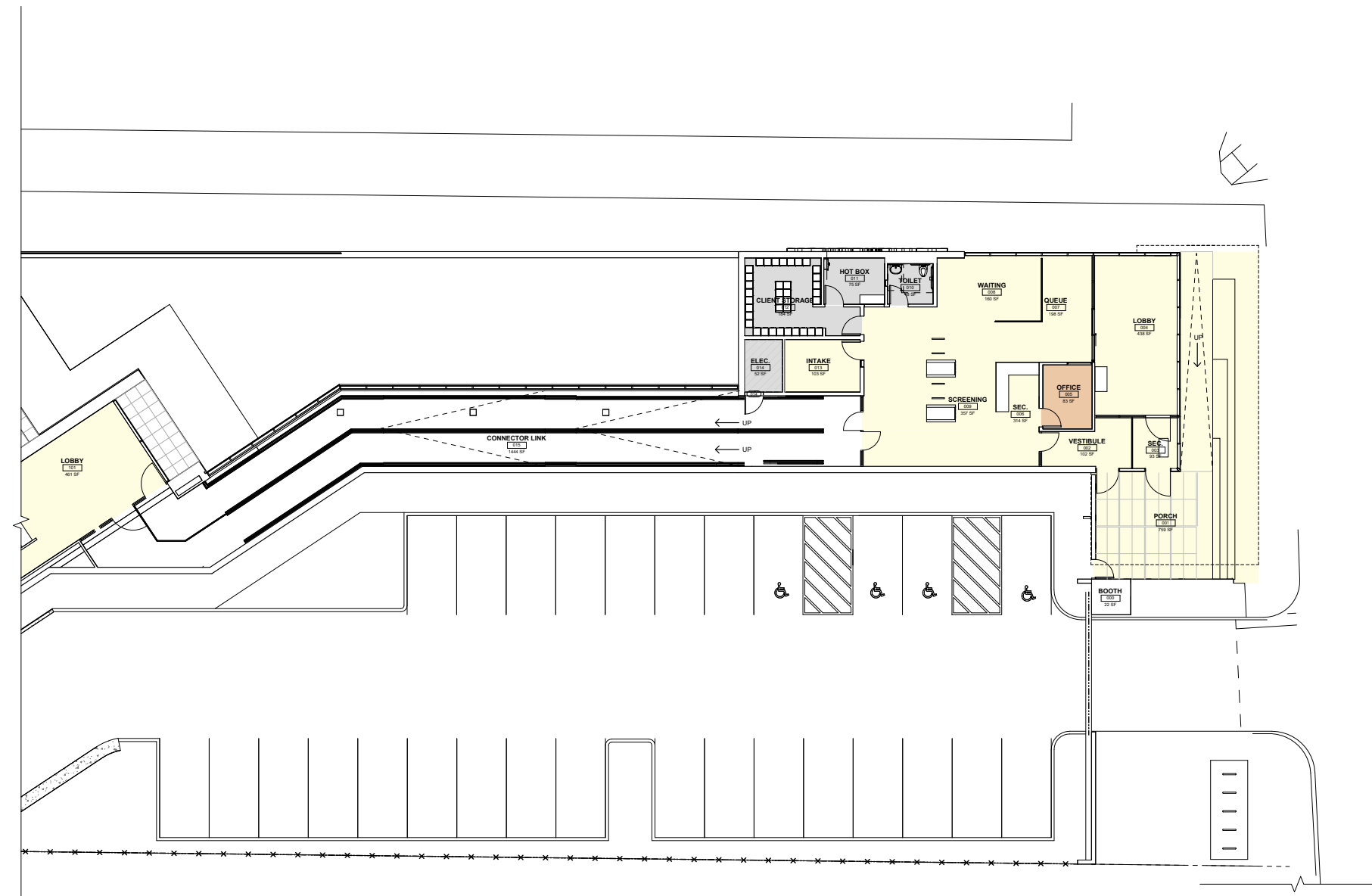
ATRIUM ROOF

NEW YORK AVE NE

WELCOME CENTER ENTRY

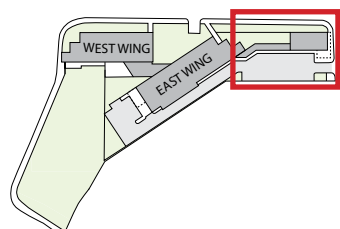


FIRST FLOOR PLAN (WELCOME CENTER)

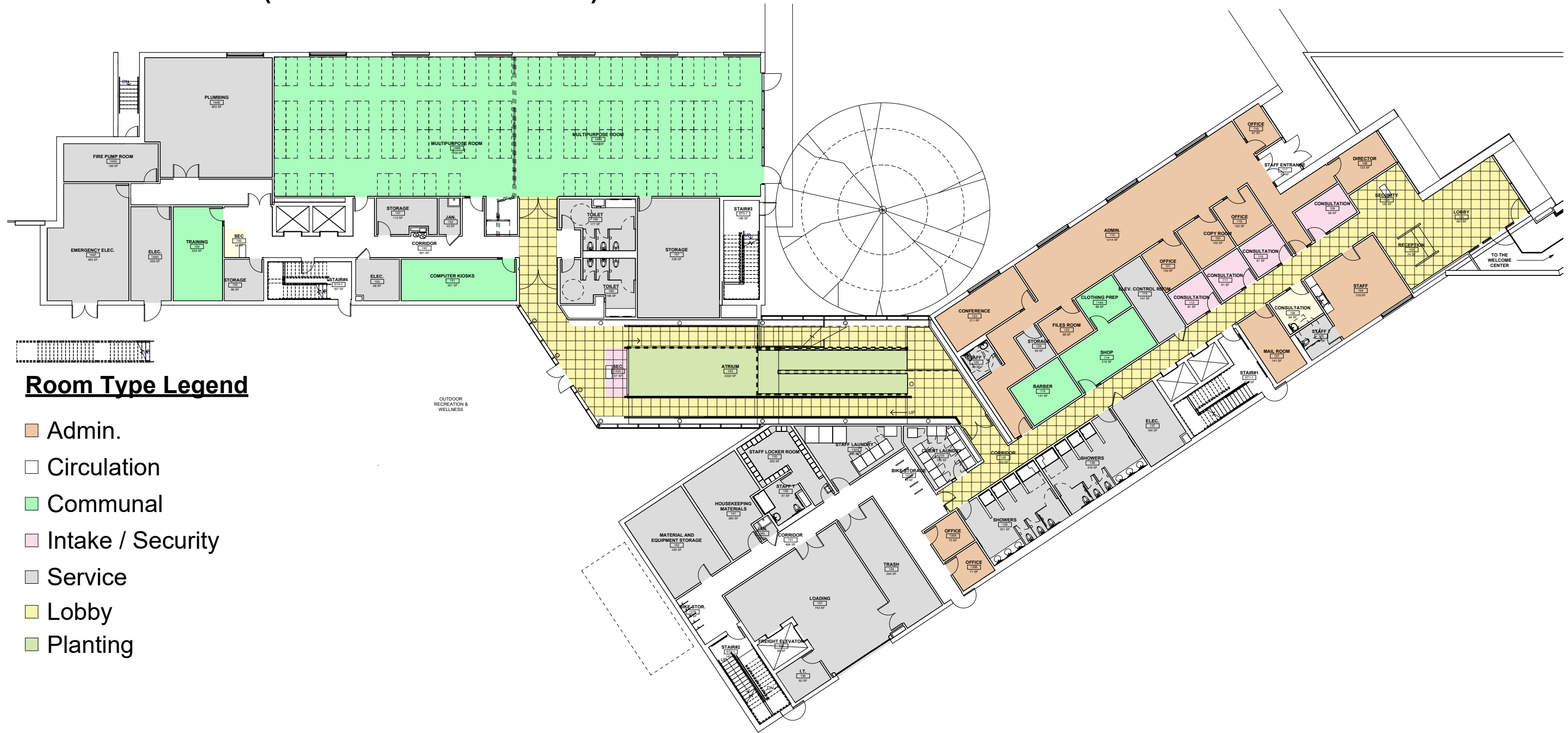


Room Type Legend

- Admin.
- Circulation
- Communal
- Intake / Security
- Service
- Lobby
- Planting

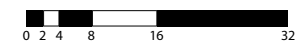
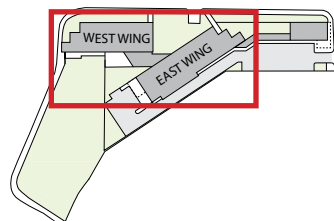


FIRST FLOOR PLAN (EAST AND WEST WINGS)



Room Type Legend

- Admin.
- Circulation
- Communal
- Intake / Security
- Service
- Lobby
- Planting

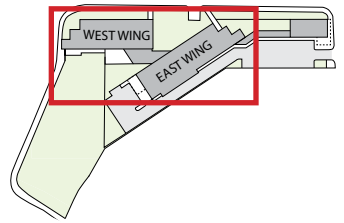


SECOND FLOOR PLAN (EAST AND WEST WINGS)



Room Type Legend

- Admin.
- Circulation
- Clinic
- Communal
- Community Dorm
- Intake / Security
- Respite Dorm
- Service
- Terrace

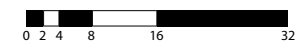
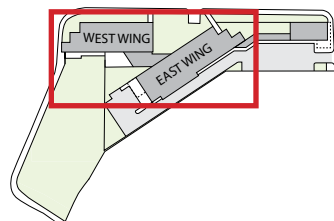


THIRD FLOOR PLAN (EAST AND WEST WINGS)

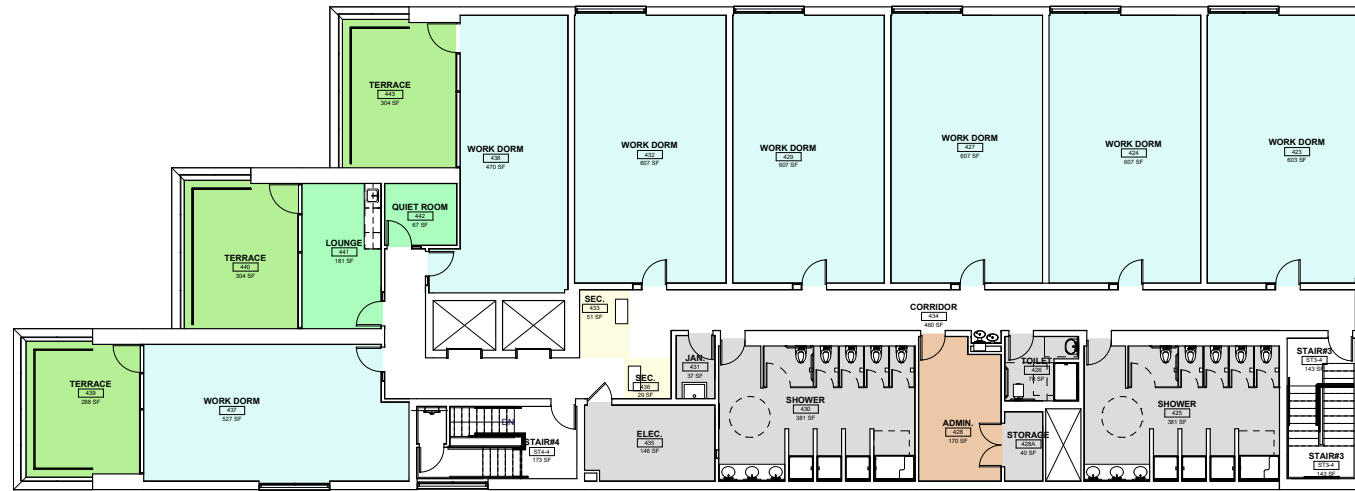


Room Type Legend

- Admin.
- Circulation
- Clinic
- Communal
- Community Dorm
- Intake / Security
- Seniors Dorm
- Service
- Terrace
- Low Barrier Dorm

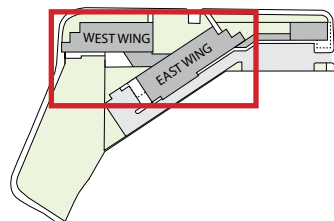


FOURTH FLOOR PLAN (EAST AND WEST WINGS)



Room Type Legend

- Admin.
- Circulation
- Communal
- Intake / Security
- Low Barrier Dorms
- Service
- Terrace
- Work Dorms



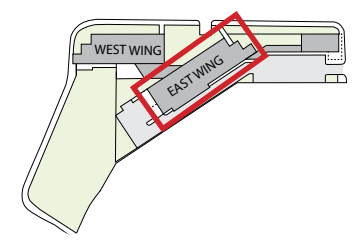
FIFTH & SIXTH FLOOR PLANS (EAST WING)



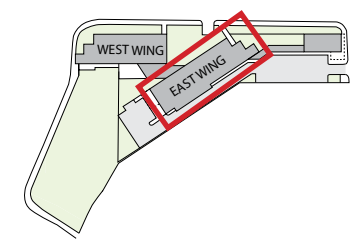
Room Type Legend

- Admin.
- Circulation
- Communal
- Intake / Security
- Low Barrier Dorms
- Service
- Terrace

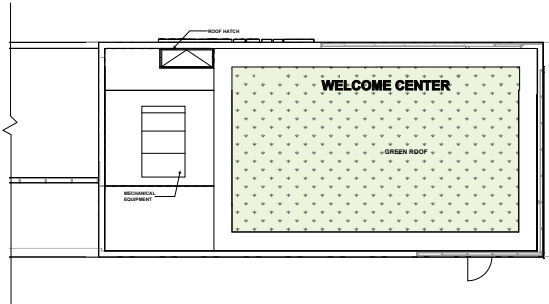
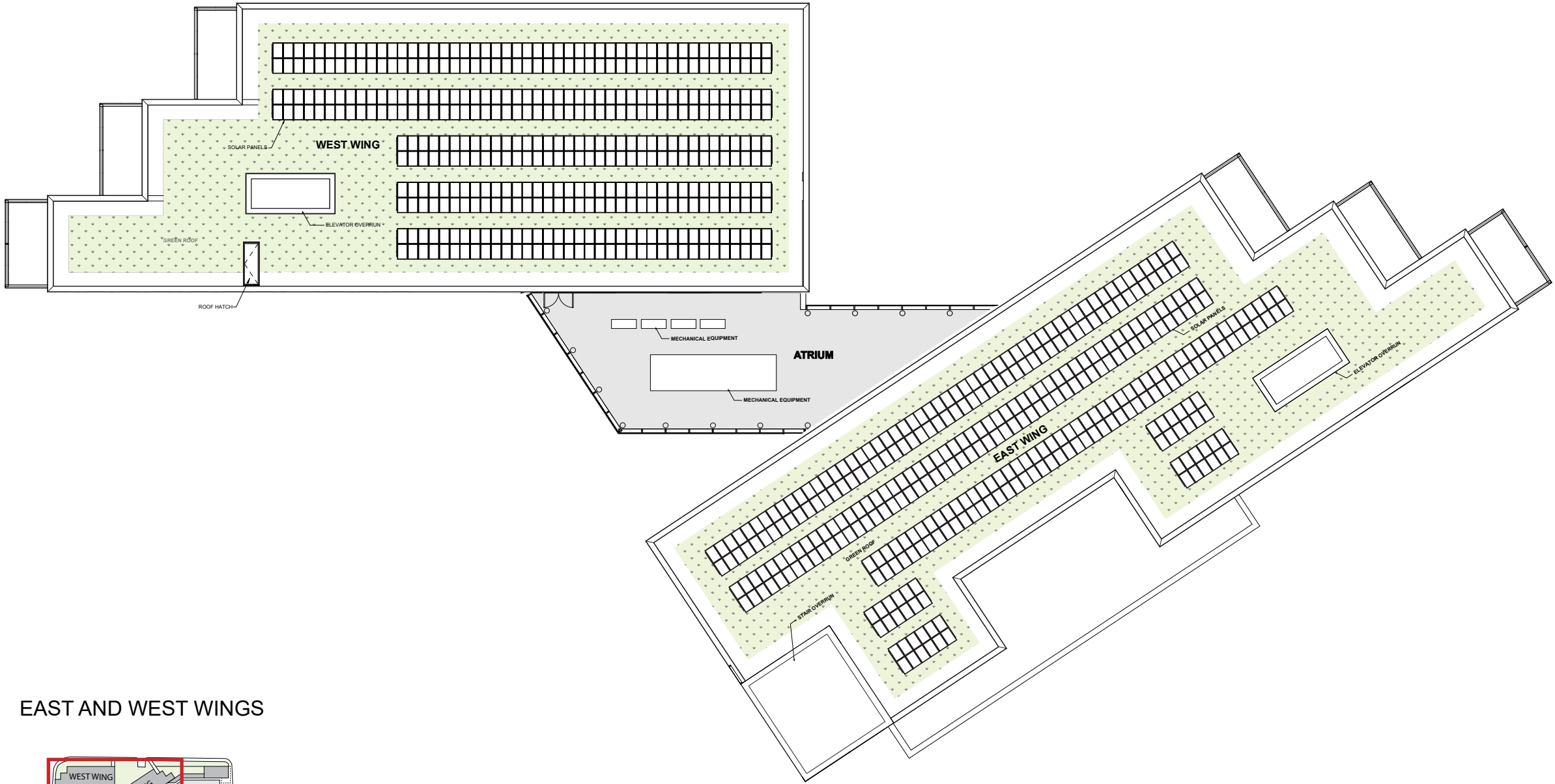
FIFTH FLOOR, EAST WING



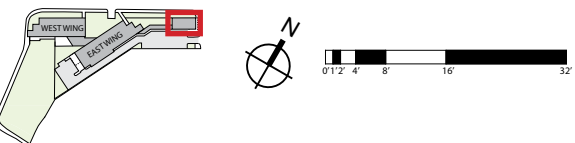
SIXTH FLOOR, EAST WING



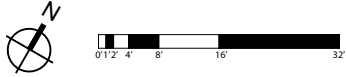
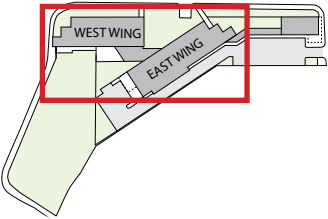
ROOF PLAN



WELCOME CENTER



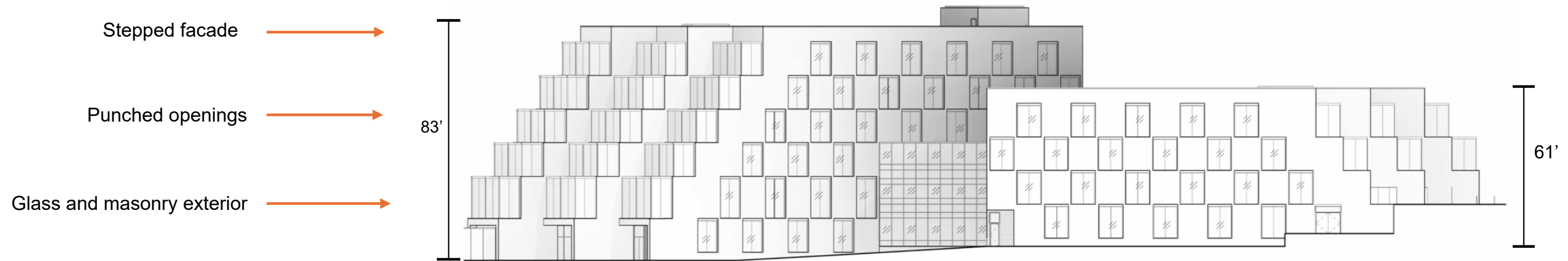
EAST AND WEST WINGS



FACADE INSPIRATION - HECHT WAREHOUSE

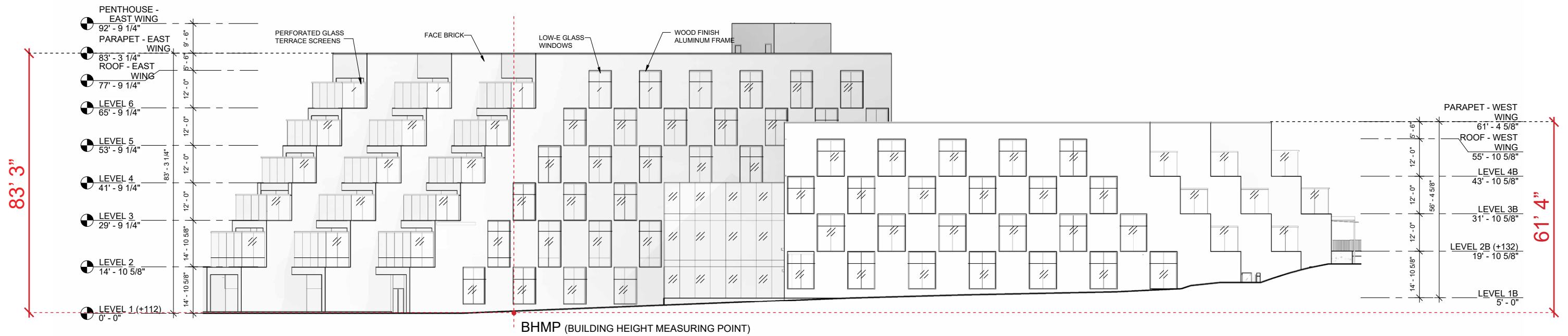


Hecht Warehouse Apartments, 1401 New York Ave NE

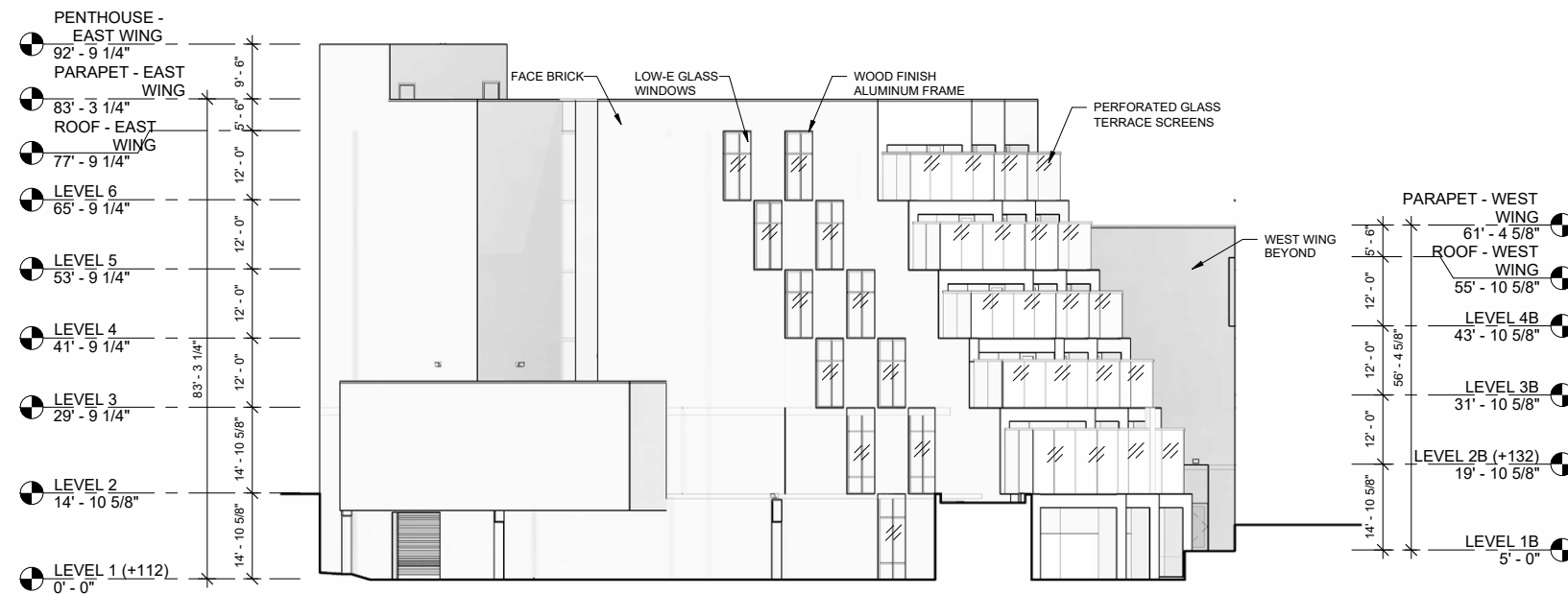
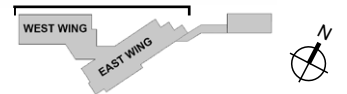


Proposed Heritage Shelter, 1201 New York Ave NE

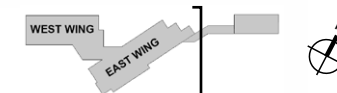
BUILDING ELEVATION



① EXTERIOR ELEVATION - NORTH
1/32" = 1'-0"

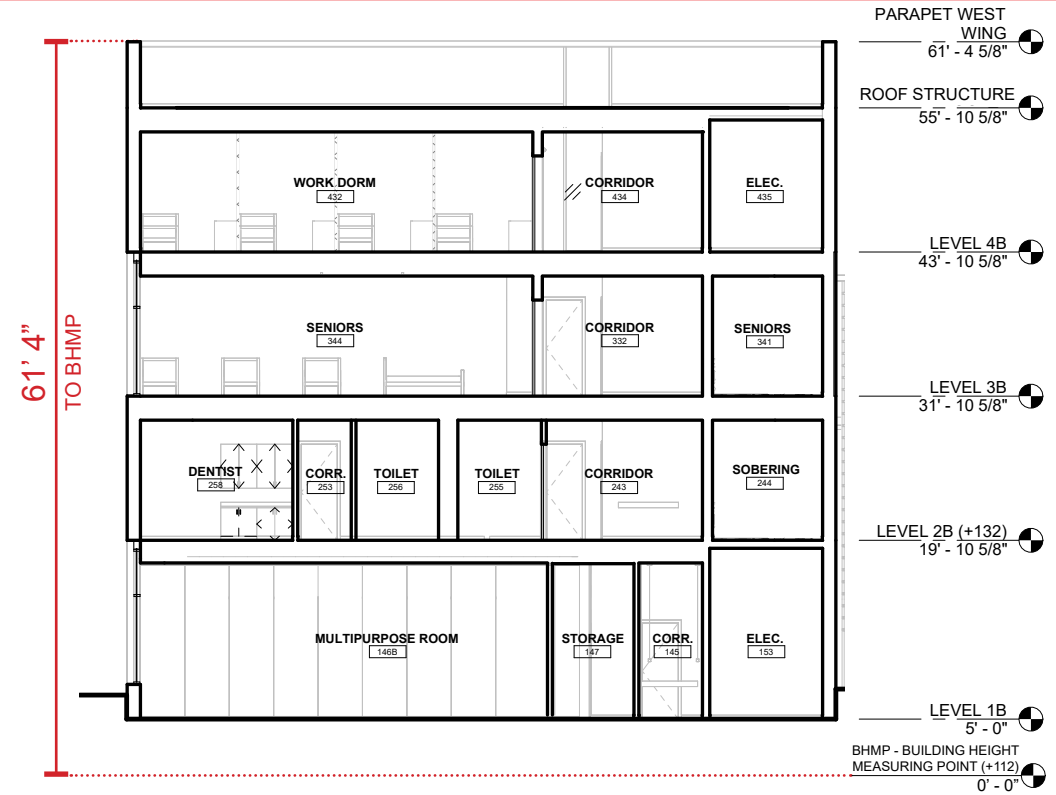


② EXTERIOR ELEVATION - EAST
1/32" = 1'-0"

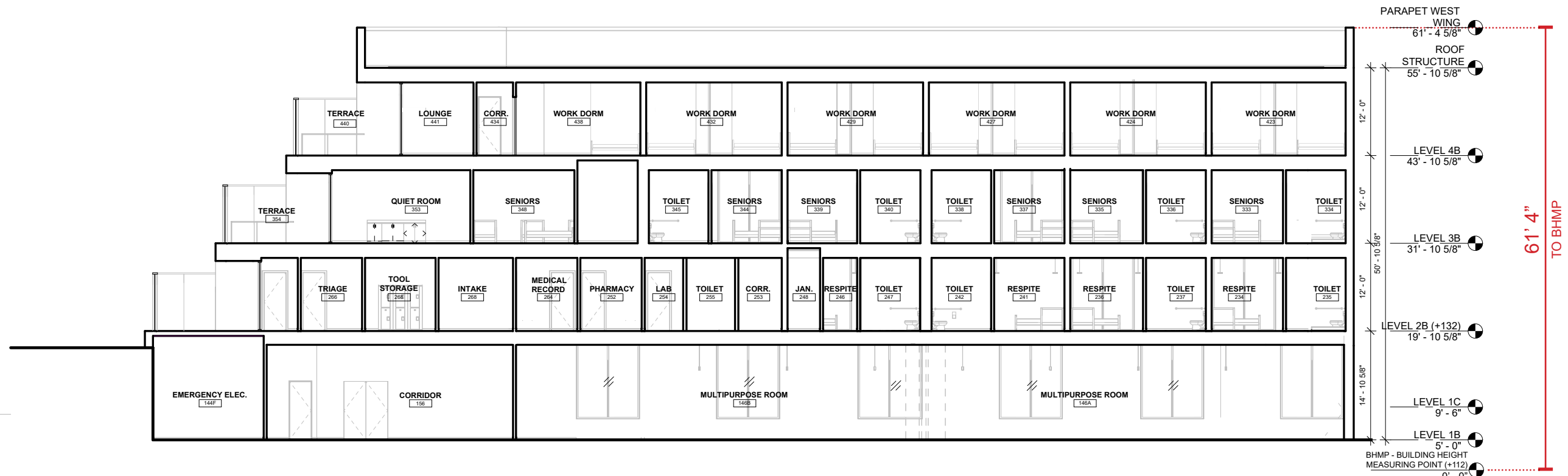


THE HERITAGE - New York Avenue Shelter

BUILDING SECTIONS - WEST WING



② BUILDING SECTION - WEST WING
1/16" = 1'-0"

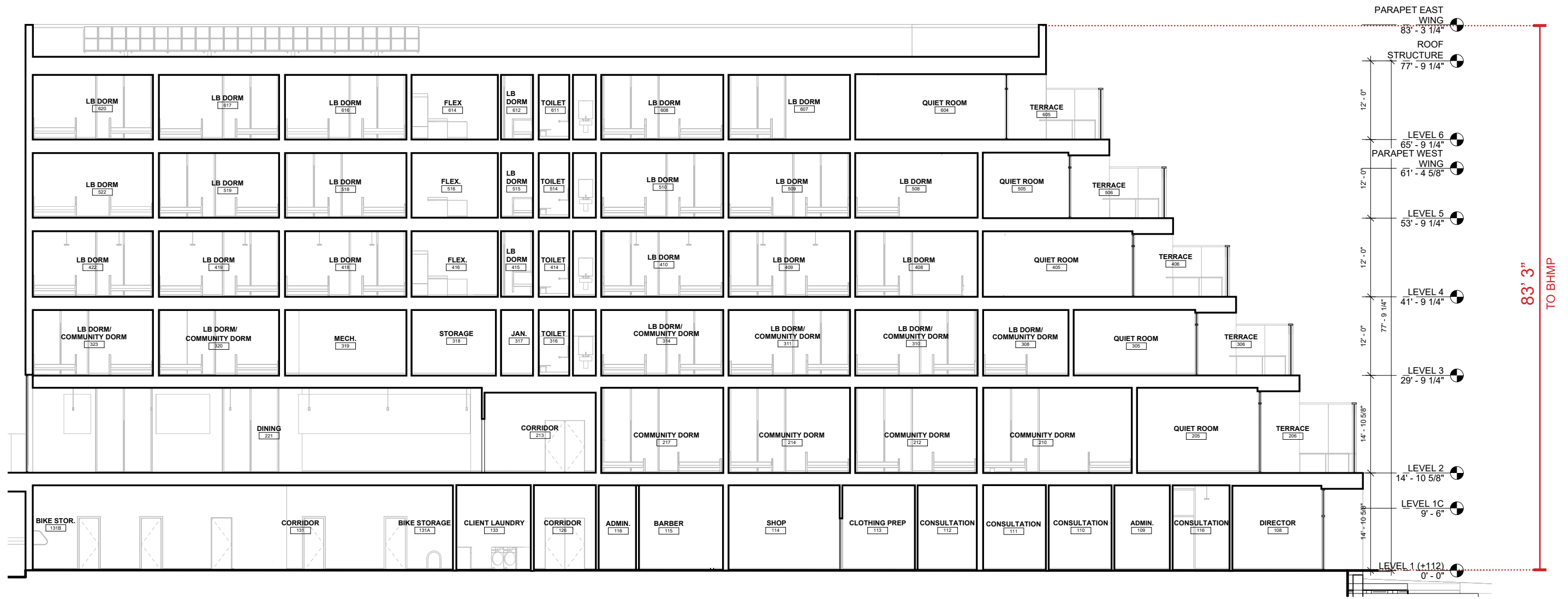


① BUILDING SECTION - WEST WING
1/16" = 1'-0"

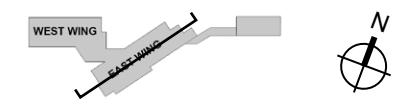


THE HERITAGE - New York Avenue Shelter

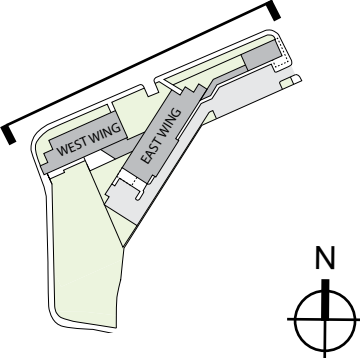
BUILDING SECTION - EAST WING



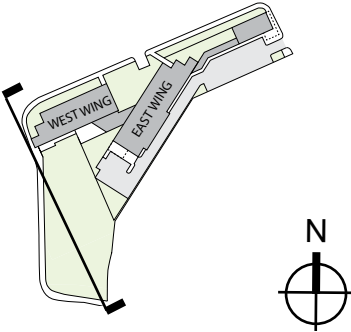
1 BUILDING SECTION - EAST WING
1/16" = 1'-0"



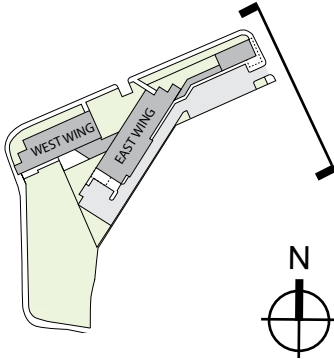
NEW YORK AVENUE NE RENDERED ELEVATION



MT. OLIVET BYWAY RENDERED ELEVATION



FAIRVIEW AVENUE NE RENDERED ELEVATION



EXTERIOR RENDERING - EAST AND WEST WINGS



EXTERIOR RENDERING - TERRACES



THE HERITAGE - New York Avenue Shelter

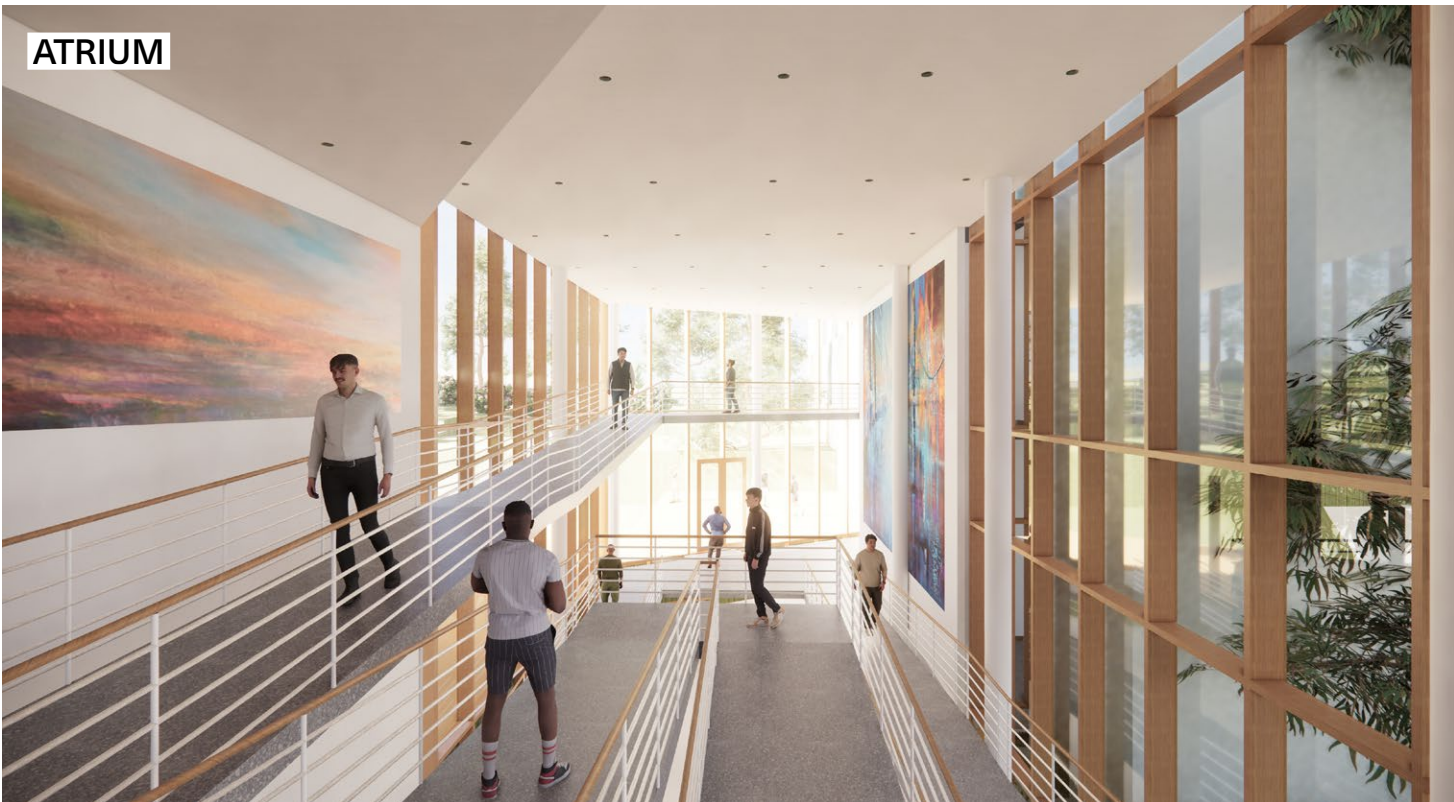
EXTERIOR RENDERING - NEW YORK AVENUE



AERIAL PERSPECTIVE RENDERING



INTERIOR RENDERINGS

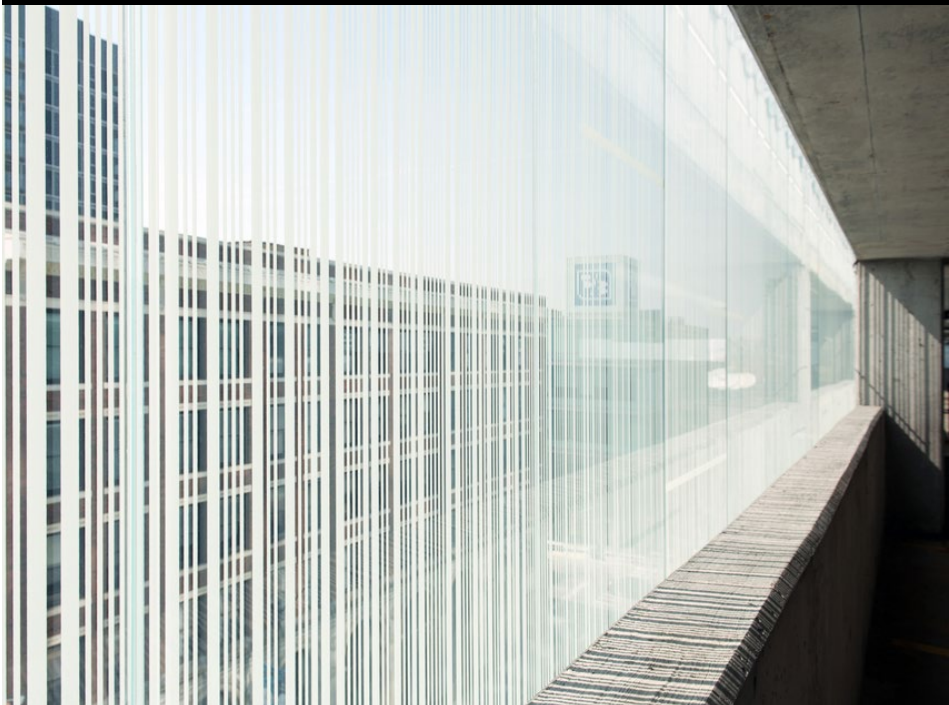


INTERIOR RENDERINGS



MATERIALITY

ATRIUM FACADE - FRIT PATTERN GLAZING



WOOD FINISH ALUMINUM FRAME



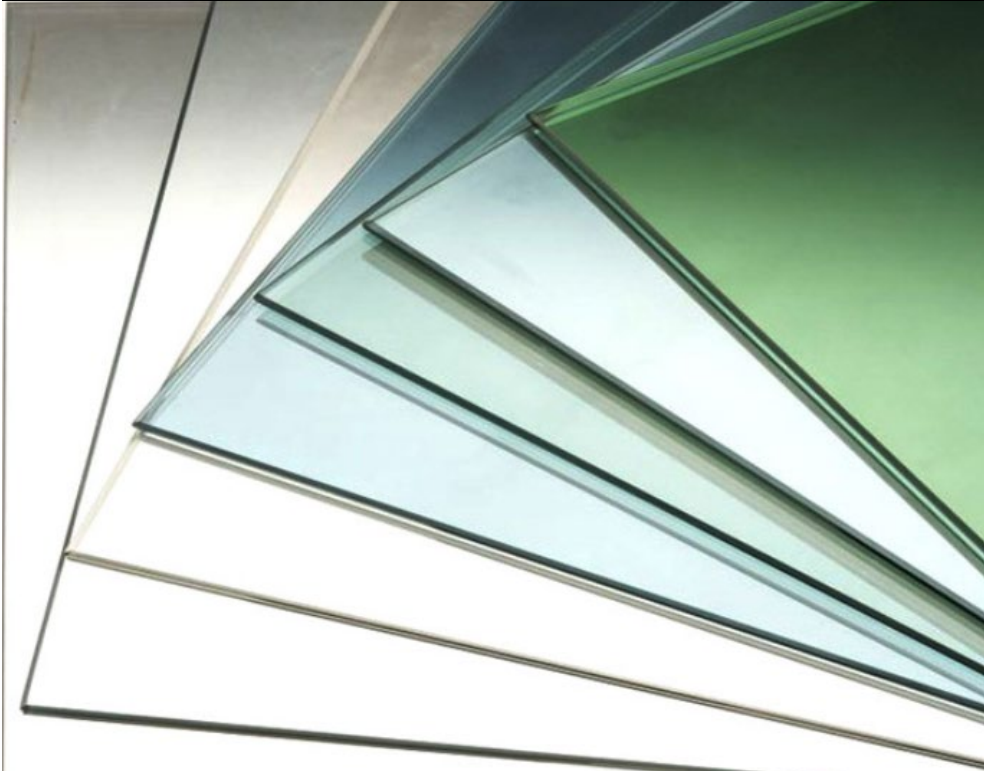
FACADE - ELONGATED WHITE BRICK



TERRACES - PERFORATED GLASS



LOW-E GLASS

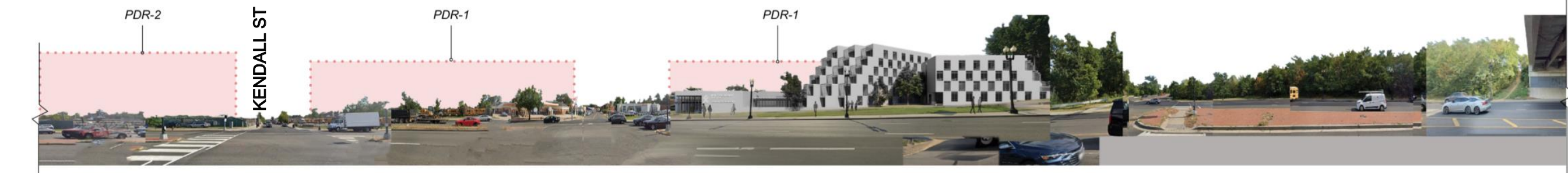


THE HERITAGE - New York Avenue Shelter

NEW YORK AVENUE STREETScape - 16TH ST NE TO 4TH ST NE



**16TH ST TO
KENDALL ST
ELEVATION**



**KENDALL ST TO
9TH ST
ELEVATION**



**9TH ST TO
4TH ST
ELEVATION**

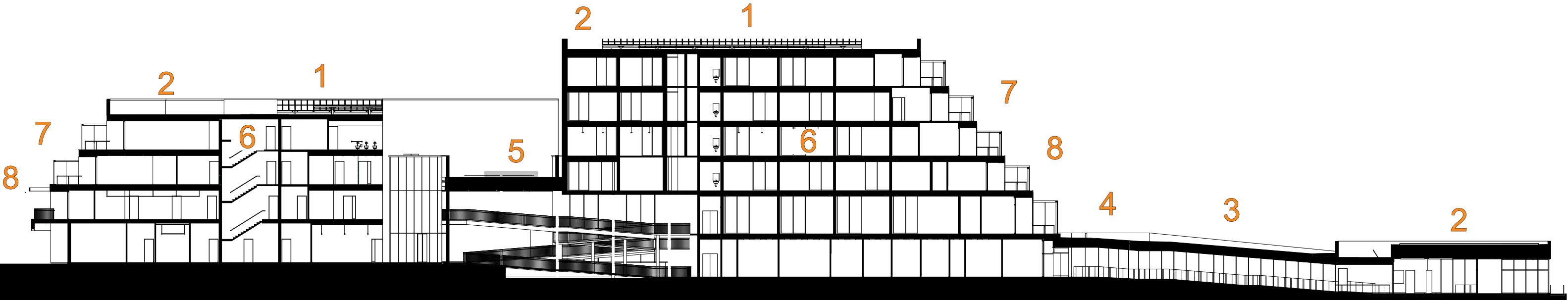


16TH ST NE

4TH ST NE



NET ZERO DESIGN ELEMENTS



1 SOLAR PANELS

A minimum of 5% of the building energy is through renewable energy by photovoltaic panels located on the roofs of the East and West wings.

3 BIO-RETENTION

Onsite Bio-Retention areas will help to manage stormwater. The expanded forest conservation zone, enhanced with paths and landscaping, provide shading to the South of the building.

5 HIGH-EFFICIENCY SYSTEMS

A VRV with heat recovery and DOAS with an ERV-composite energy recovery wheel will provide highly efficient heating, cooling, and ventilation.

7 HIGH INSULATING VALUE ENVELOPE DESIGN

This assembly will provide a high insulative value and deliver a continuous R-Value of R-12 and a cavity R-value of R-21. The roof assembly will deliver an R-value of 51.7.

2 GREEN ROOF

Vegetated roofs on the East Wing, West Wing, and Welcome Center will help to retain stormwater and reduce building energy loads.

4 GEOTHERMAL ENERGY

A ground source geothermal system located below the visitor/staff parking lot will provide hot water and preheat energy for the domestic water base system, help to heat and cool refrigerant for the VRV system, and condition outside air.

6 SMART LIGHTING

A combination of daylighting and highly efficient LED lighting with occupancy sensors will provide appropriate light levels while reducing energy consumption.

8 AIRTIGHT ENVELOPE

The building envelope will meet the standards established in DC 2017 Energy Conservation Code Appendix Z.

