

CYCLE HOUSE

Next Generation Affordable Housing

1520-1522 No. Capitol Street Washington, DC



东方 EASTER C
Chinese Food · Subs
202-745-5816

SNOW EMERGENCY ROUTE
NO PARKING DURING EMERGENCY

Why Affordable Housing?



- “Affordable” housing has rents that do not exceed 30% of a person’s gross income.
- DC has been losing affordable housing – especially for persons at 60% or less of AMI
- 60% AMI for 2 persons = **approx. \$46K/yr**
- 60% AMI for 1 person = **approx. \$40K/yr**
- This income level includes **police officers, teachers, transportation, young professionals**
- High quality with **positive community impact**





Our “Green” Focus

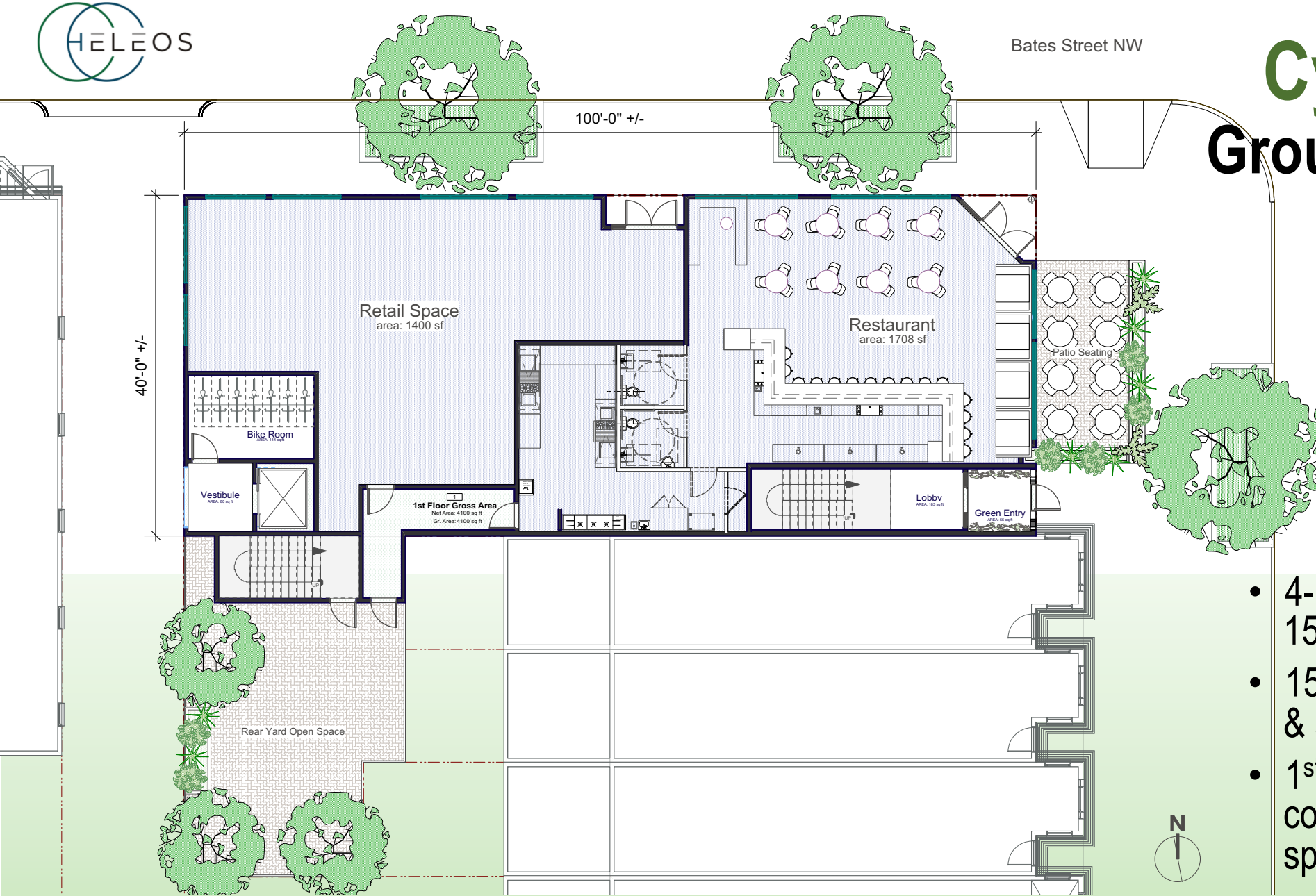


- DC’s green code encourages reductions in energy + potable water use + lower stormwater run-off
- DC residents are demanding sustainable, healthy, energy resilient buildings
- Cycle House will be LEED Gold Certified.
- Generate 100% of its energy on-site
- Use of roof-top solar and fuel cells for co-generation (heat/power) generation.
- Bicycle-friendly facility w/ on-site electric car
- Environmentally-friendly materials

Net Zero Energy



- Building will generate as much energy as it uses – only using grid as a “backup” energy supply
- High performance thermal envelope
- Use of roof-top solar and fuel cells for co-generation (heat/power) generation
- Energy efficient lighting, plug-loads, appliances
- “Off-grid” capable performance
- Community-solar project will give residents the opportunity to share generated energy

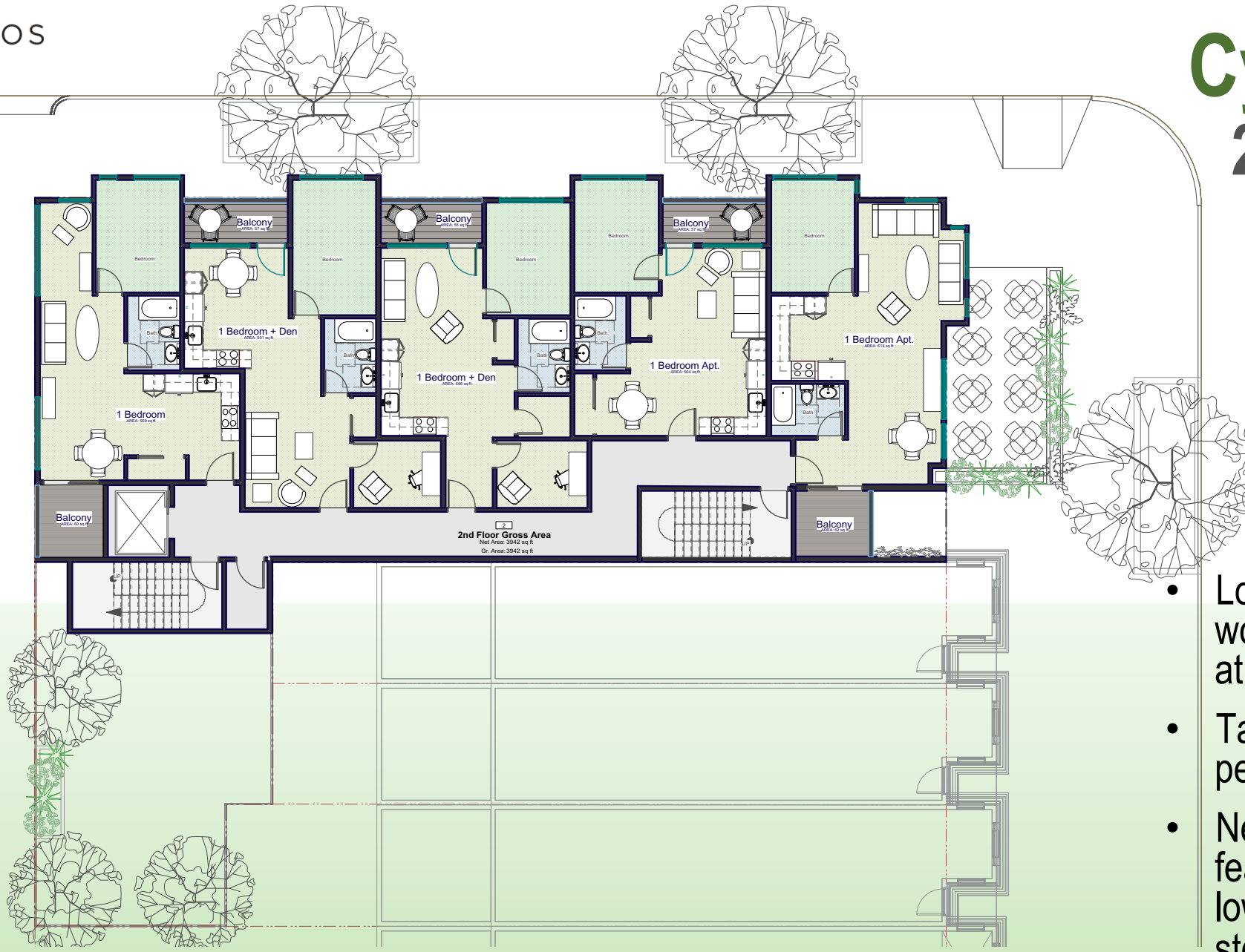


Cycle House: Ground Floor Plan

- 4-Story, mixed-use building. 15,000 sq.ft.
- 15 rental apts; Mix of 1 bdrm & studio units.
- 1st floor restaurant and community serving retail space

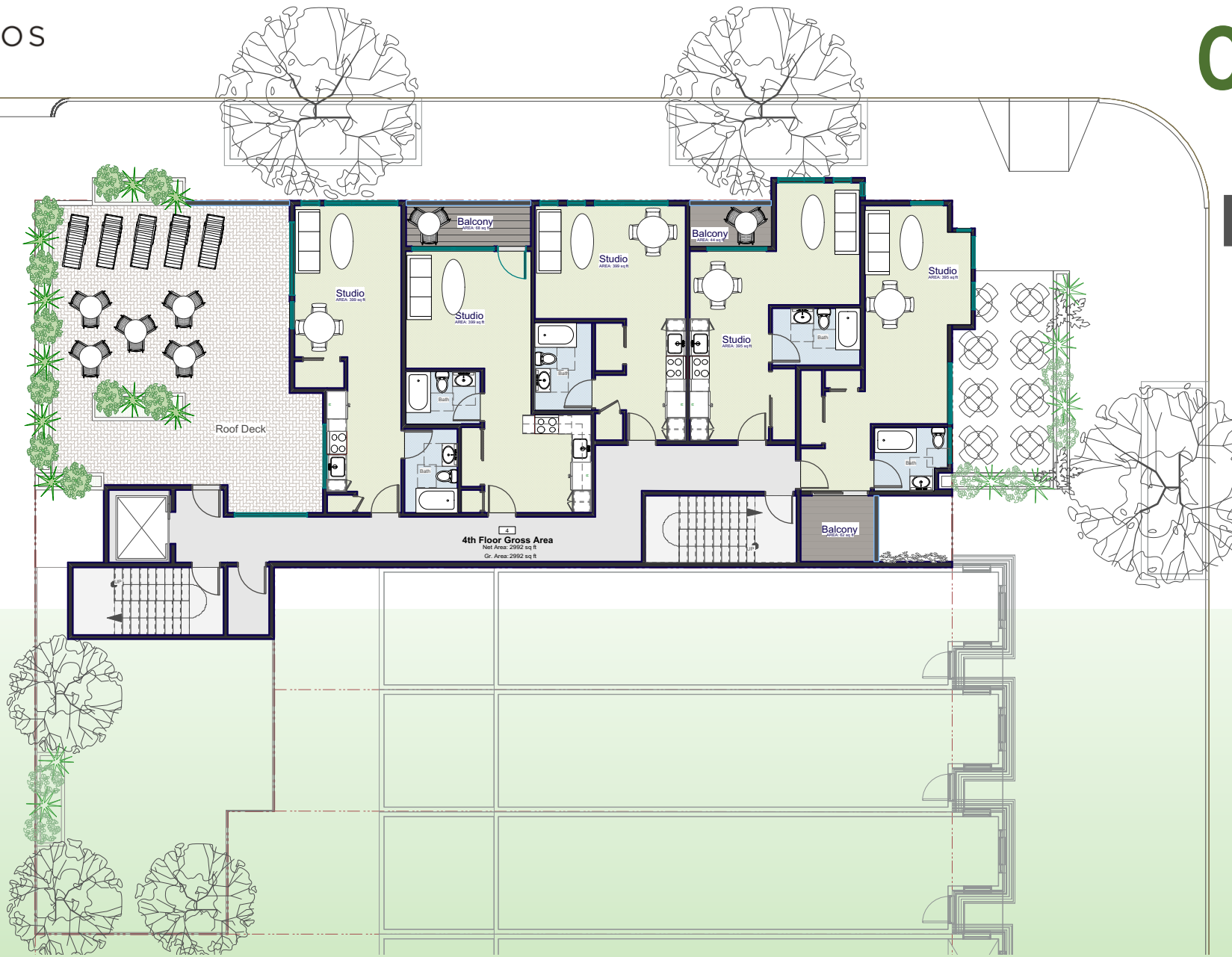


Cycle House: 2nd & 3rd Plan



- Long-term, affordable, workforce housing for persons at 50- 60% of median income.
- Targets bicycle, mass-transit, & pedestrian-oriented residents
- Net zero energy building featuring renewable energy, low-CO₂ emissions and zero stormwater runoff design.

Cycle House: 4th Floor & Roof Deck Plan





view from North Capitol Street



view from Bates Street



Community Benefits

- **Removes vacant lot** from neighborhood
- Model for high-performance, **sustainable** housing
- Provides **affordable** housing for neighborhood
- Bicycle and pedestrian-friendly building with **minimal parking impact**
- On-site **energy** systems with nominal impact to electric grid and maintain power during blackouts
- First floor family restaurant & neighborhood-serving retail space
- New **community mural** to replace existing mural
- Potential to implement neighborhood **Storm-Water management** system
- Option to include **electric car** for residents' use





- (2) ANC 5E-05 SMD Meetings
- (2) BACA Meetings
- Briefing to ANC-member Bradley Thomas
- Meetings with neighboring property owners
- Presented to and received support from Friendship Public Charter School
- Meeting with mural artist Michael Hammond



Stakeholder & Neighborhood Outreach



Neighbor Feedback

- **Three to Four** stories in height, step down along Bates Street
- **Coordinate** with immediate neighbors, businesses, and community to minimize impacts and improve neighborhood; hire locally
- During construction, **ensure alley remains open** because of its importance to car and pedestrian traffic
- **Frequent and professional** trash/recycling removal from site; integrated pest management (rodent-proof trash collection, etc.)
- **Manage Parking:** Mitigate impacts of additional residents by providing on-site electric car for use by residents. Restrict residents from obtaining parking permits. Recruit tenants who are carless

