

CYCLE HOUSE

Next Generation Affordable Housing

1520-1522 No. Capitol Street Washington, DC



Urban Green, LLC
Flywheel Development
Studio Upwall Architects



Urban Green

- Urban Green is a **green affordable housing** development and consulting firm based in the District of Columbia (founded 2012).
- Specialize in sustainable, **net zero energy communities**.
- Mark James (President) is a DC native w/ 20 years experience in affordable housing. \$120 million in development experience.
- **Board Member with USGBC** and Nat. Center for Healthy Housing.
- Developing net zero energy homes in Mt. Rainier, MD and DC.
- Recently completed Savannah Park Apts. (64-unit, green retrofit) in DC. **Affordable housing community reduced energy 23%.**



Flywheel Development

- Flywheel is a **CBE based in the District of Columbia**
- Specialization in net zero energy development, renewable energy
- Principals have **over 20 years of experience** in real estate and renewable energy industries
- Currently developing Perry Street Townhomes in Mt. Rainier MD, which will achieve Passive House and **Net Zero Energy Performance**



Studio Upwall

- **Over 20 years experience** in designing quality, neighborhood oriented, innovative buildings.
- Studio Upwall is a local business, office in Shaw neighborhood.
- Greg Upwall **Bates Street resident since 2010**
- **LEED** Accredited, Certified Passive House Consultant
- CBE (pending) firm



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



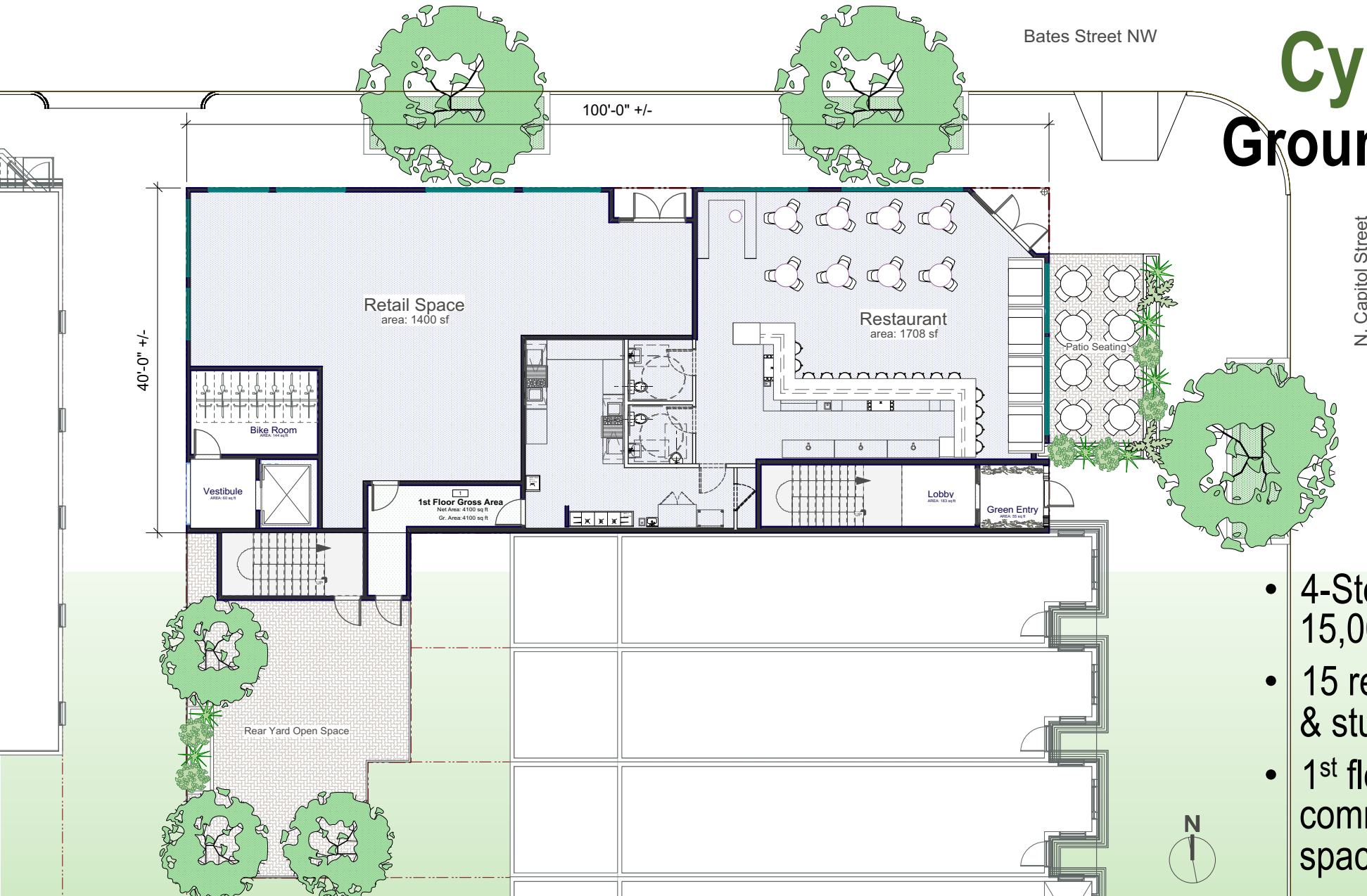
- DC's green code encourages reductions in energy + potable water use + lower stormwater run-off
- DC residents are demanding sustainable, healthy, energy resilient buildings
- Cycle House will be LEED Gold Certified.
- Generate 100% of its energy on-site
- Use of roof-top solar and fuel cells for co-generation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

Net Zero Energy



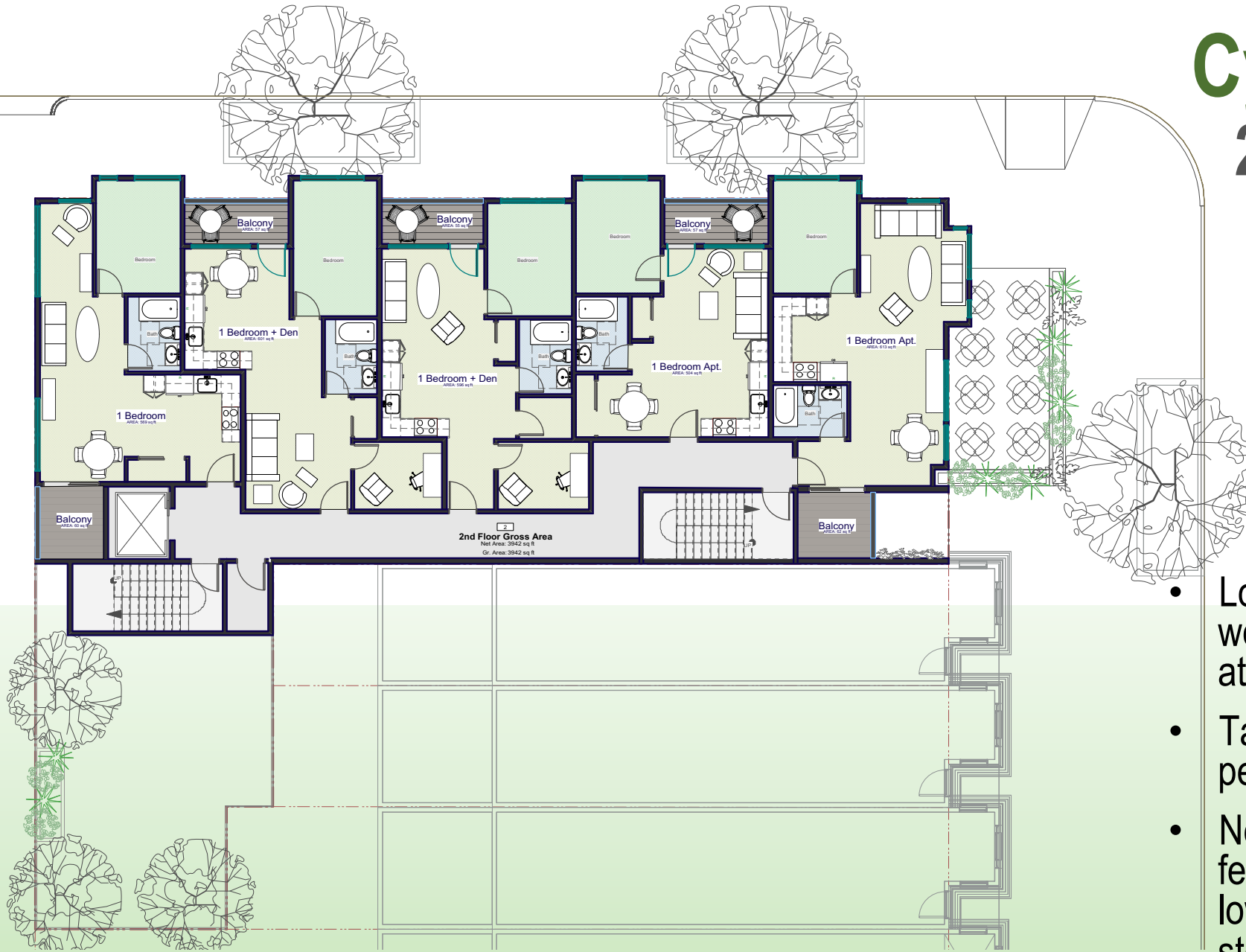
- Building will generate as much energy as it uses – only using grid as a “backup” energy supply
- High performance thermal envelope
- Use of roof-top solar and fuel cells for co-generation (heat/power) generation
- Energy efficient lighting, plug-loads, appliances
- “Off-grid” capable performance
-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

Cycle House: Ground Floor Plan



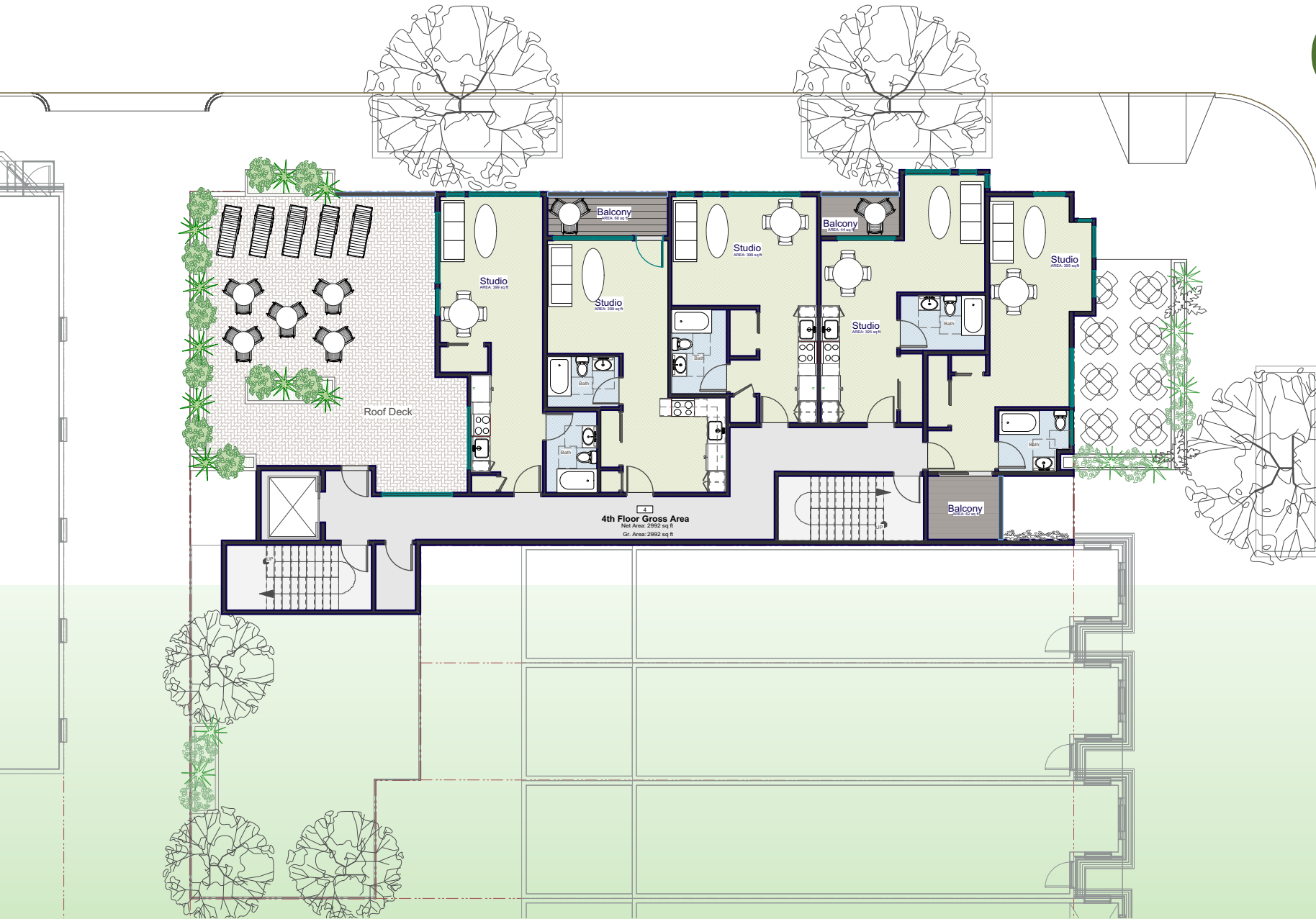
- 4-Story, mixed-use building. 15,000 sq.ft.
- 15 rental apts; Mix of 1 bdrm & studio units.
- 1st floor restaurant and community serving retail space

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





Our Contact Info

John Miller, Principal
Flywheel Development

751 Hobart Place NW
Washington, DC 20001

Ph: (404) 395-9253

Email: jmiller@flywheeldevelopment.com

**FLYWHEEL
DEVELOPMENT**

Mark E. James, President
Urban Green, LLC

1717 Pennsylvania Avenue, NW, Suite 1025
Washington, DC 20006

Ph: (202) 559-9068

Email: mjames@urbangreenllc.com



Greg Upwall, Principal
Studio Upwall Architects, PLLC

1353 U Street NW, Suite 201
Washington, DC 20009

Ph: (415) 317-3272

Email: gu@studioupwall.com

