

CYCLE HOUSE

Next Generation Affordable Housing

1520-1522 No. Capitol Street
Washington, DC



Urban Green, LLC

Flywheel Development

Studio Upwall Architects



Urban Green Profile

- 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%.



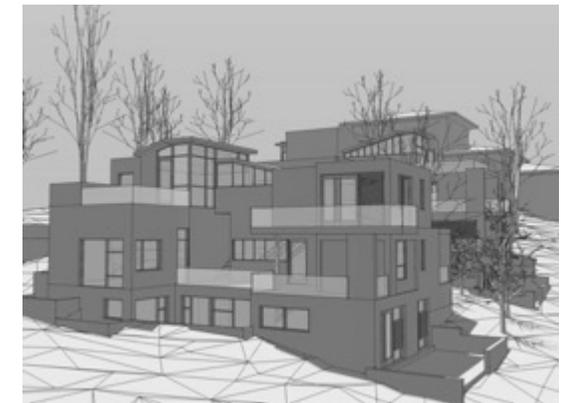
Flywheel Development Profile

- 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



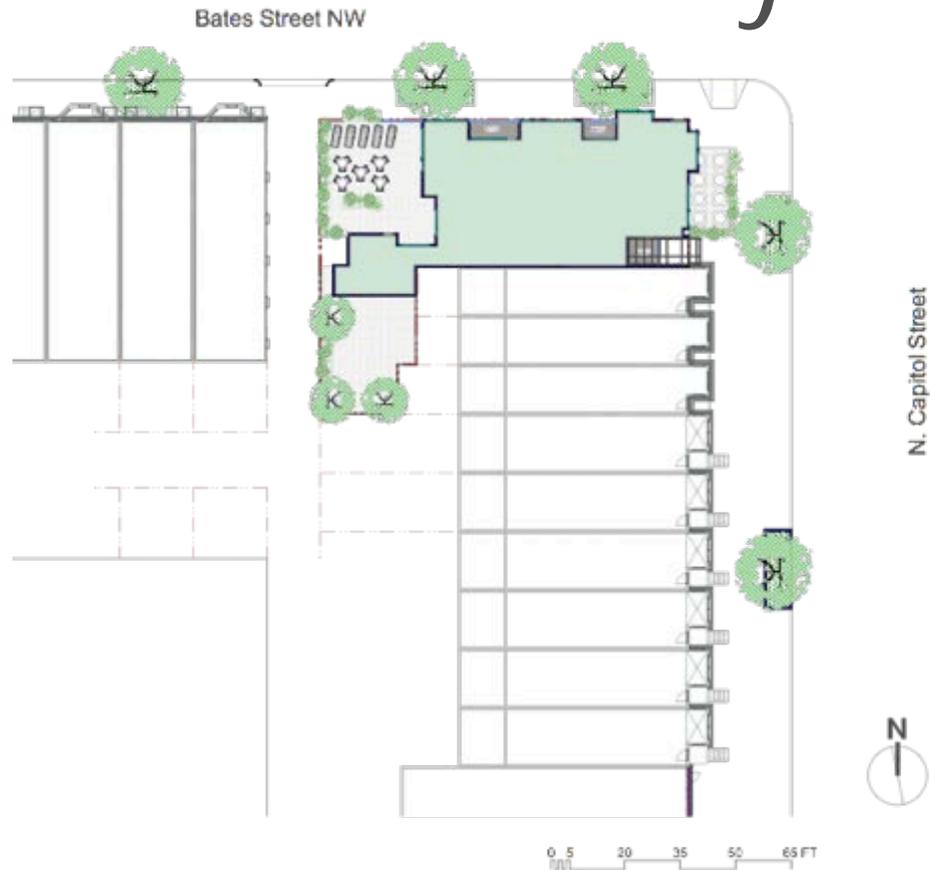
Studio Upwall Profile

- Studio Upwall is a Washington DC based practice with a commitment to environmentally responsible and sustainable design practices.
- Over 20 years experience in designing quality, neighborhood oriented, innovative buildings.
- Studio Upwall is a local business, with office in Shaw neighborhood.
- Greg Upwall (Principal) is a Bates Street resident since 2010
- LEED Accredited, Certified Passive House Consultant
- CBE (pending) firm





Cycle House - *Project Summary*



- 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
- 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 - *Proposed Design*

- 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



Proposed 2nd/3rd Floor Plan



Proposed 2nd/3rd Floor Plan



Proposed Ground Floor Plan





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.
- Affordable housing 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.

Community Benefits

- Remove vacant lot /blight from Truxton Circle neighborhood
- Project sets new standard for high-performance, sustainable housing
- Affordable housing focus will create affordable units for neighborhood residents
- Bicycle and pedestrian-friendly strategy will have negligible parking impact
- On-site energy systems will allow building to have nominal impact on electric grid and maintain power during blackouts
- First floor restaurant & retail space will provide neighborhood serving amenities and services
- Opportunity to create new community mural to replace existing mural
- Potential to implement neighborhood Storm-Water management system
- Potential to include electric cars for building residents use



Stakeholder & Neighborhood Outreach

- (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





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