



Department of Human Services  
Office of the Director | 64 New York Avenue N.E., Suite 600 | Washington, DC 20002

**Ward 5 Short-term Family Housing Advisory Team Meeting #3**  
**Monday, December 5, 2016**  
**SB Works – 5 Points Business Center**  
**2316 Rhode Island Ave. NE, Washington, DC 20018**  
**7 pm – 8:30 pm**

**Ward 5 Advisory Team Members**

<b>Name</b>	<b>Inviting Organization</b>	<b>Affiliations</b>	<b>Attendance</b>
Michael Morrison	ANC 5B	Commissioner 5B03 (site location); Advisory Team Co-Chair	Present
Ursula Higgins	ANC 5B	Chairperson ANC 5B; Commissioner 5B02	Not Present
Edward M. Johnson	ANC 5B	President, Edward M. Johnson & Associates, P.C. (Architects, Planners & Zoning Consultants)	Not Present
Kyle Todd	ANC 5B	Rhode Island Ave. Main St., Executive Director; Woodridge resident	Present
Henri Makembe	ANC 5B	Ward 5 Council on Education 3rd Vice President; 5B03 Commissioner-Elect	Present
Daniel Schramm	Brookland Neighborhood Civic Association	Acting President, Brookland Neighborhood Civic Association	Present
Sherri Morgan	Brookland Neighborhood Civic Association	Community Member	Present
Jeff Steen	Brookland Neighborhood Civic Association	Community Member	Present
Ronan Gulstone	Councilmember McDuffie's Office	Chief of Staff, Councilmember McDuffie's Office	Present
Amber Harding	Councilmember McDuffie's Office	Community Member, Staff Attorney, Washington Legal Clinic for the Homeless	Present
Jamila Larson	DC Interagency Council on Homelessness (ICH)	Executive Director and Co-Founder, Homeless Children's Playtime Project	Present
Fayette Vaughn-Lee	Metropolitan Police Department (MPD)	5D Community Outreach Coordinator	Not Present
Kristy Greenwalt	DC Interagency Council on Homelessness (ICH)	Executive Director, DC Interagency Council on Homelessness (ICH); Team Co-Chair	Present
Wanda Sherrod	Department of General Services (DGS)	Program Manager: Health and Human Services Cluster	Present

**Additional Support Staff Present**

Ronnie McGhee	R. McGhee & Associates (Architects)	Principal
Amoy McGhee	R. McGhee & Associates (Architects)	
Raqueeb Albaari	R. McGhee & Associates (Architects)	
Ryan Moody	Moody Graham (Landscape Architects)	Principal
Henry Miller	Department of General Services (DGS)	Project Manager, DGS
Lionell Gains	Mayor's Office of Community Relations & Services (MOCRS)	Ward 5 Outreach & Services Specialist
Hakeem Rogers	Mayor's Office of Community Relations & Services (MOCRS)	Ward 5 Outreach & Services Specialist
Kathy Haines	Office of the Deputy Mayor for Health and Human Services (DMHHS)	Capital City Fellow

**Agenda**

1. Welcome and Introductions (5 minutes)
2. Draft Design Presentation and Feedback – DGS/Architects (60 minutes)
  - a. Site Context and Draft Plans
  - b. Options for Exterior, Landscape, Fencing
  - c. Timeline of Meetings and Submission Dates
3. Public Design Meeting (draft agenda and outreach) (20 minutes)
4. Summary of Next Steps & Adjourn (5 minutes)

**Meeting Minutes****1. Welcome and Introductions**

- The meeting began at 7:02 pm.
- Introductions were made of the Advisory Team Members

**2. Draft Design Presentation and Feedback – DGS/Architects**

- Co-Chair Greenwalt turned the floor over to Ronnie McGhee, Principal of R. McGhee & Associates, the architects contracted for the Ward 5 Short-term Family Housing Site.
- Ronnie McGhee narrated the site presentation for the group, using a three dimensional model of the site and its environs, as well as a projected PowerPoint slide presentation.

Site and Design Presentation by Ronnie McGhee:

- Last week, the design team met with both the Commission on Fine Arts (CFA) and the Historic Preservation Office (HPO). Both of these entities provided feedback on the design, and the team will meet with them again during this process.
- The historic building on the site is one of the few single standing historic police buildings of its type.
- *[Ronnie pointed out site features using the three dimensional model of the site. Details included a replica of the 150' tall antenna and a small building that runs the antenna—both of which will remain on the site.]*
- *[Ronnie presented draft sketches of the two main building ideas under consideration, in response to both the Advisory Team's comments and the feedback from the Commission on Fine Arts (CFA) and the Historic Preservation Office (HPO).]*
- Slide 1: Cover image showing a draft image of the building

- Slide 2: DHS program requirements slide
- Slide 3: Site overview
- Slide 4: Site plan
- Subsequent slides - Model A with options:
  - A1: glass/brick/wood panel
  - A2: metal paneling at the top, brick first few floors
  - A3: two color brick with glass
- Subsequent slides - Model B with options:
  - B1: Metal base/terracotta centerpiece/brick base
  - B2: Brick all the way up, similar to the existing historic building on Rhode Island Avenue
- Subsequent slides – Landscape plan

Landscape Plan Presentation by Ryan Moody:

- We especially want to protect the large, historic trees at the corner of Rhode Island and 17<sup>th</sup> Streets NE; one is an oak, the other is a Norway spruce.
- We also want to keep the lawn in front of the historic structure.
- We are trying to differentiate the new building from the old structure with perennial plants.
- We are thinking of removing the existing chain link fence. Instead, there could be a screen wall that is 5-6 feet tall to screen off the outdoor area for the facility, including the play area.
- There would be a total of three small gardens on the site, one play area for older youth, perhaps for a folding basketball hoop and/or a ping pong table or similar activity, another screened area for toddlers, and the third area would be a reflective, calming garden, perhaps with a fountain.
- We know that plants improve health and reduce stress. We want to make this space as welcoming and calming as possible.
  - **Ronnie McGhee's Comment:** *We are also working toward LEED Gold, which requires capturing storm water on site.*
- Landscaping Option A – A low masonry wall with a metal screen above it and a perennial garden in the public space in front of the building. The public space creates some limitations. We can't have hedges higher than 42 inches, preferably no impervious space, and we must maintain the view corridor.
- Landscaping Option B – A louvered wood fence, with small tree and shrub planting.
- Landscaping Option C – Uses perimeter hedge planting, and a perforated brick wall, which takes clues from the existing structure.
- There is the possibility of pocket gardens and/or container gardens on the site.
- We will also have bike racks in front.
  - **Ronnie McGhee's Comment:** *These are all sketches in progress. The Historic Preservation Office and the Commission on Fine Arts recommended that the front entry be placed on 17<sup>th</sup> Street NE. Also, the Department of Human Services did not want the active side of the building on Rhode Island Avenue. Other building exits flow out into the courtyards.*

Community Representatives' Comments and Questions for the Architects (with responses from the architects, unless otherwise noted):

- **When you talked about the top of the building, you talked about reducing height?**
  - Breaking the tiers of the building with different materials can make it look smaller. Adding sloping to the top of the roof in model B could also have this same effect. The height is created because we need to accommodate ten family units per floor.
- **How tall is this building design?**
  - About 69 feet tall. The building behind it is about 43 feet tall. Rhode Island Avenue can take height, but there are also one or two story structures across the street. Having two colors of brick or material breaks down the mass visually.
- **I like the sloping roof in Model B, since it almost seems to match the historic building in front.**
  - Terra cotta is a sumptuous material and reads differently from stone. We are going for a look that has base, middle, and top components instead of one large building made of the same material. We suggest that the building have brick, terracotta, metal, and glass, just as the homes in this area do. We are trying to stay away from modern condominium-type elements. However, the common areas will have more glass, as this is where people gather during the day.
  - Also, both CFA and HPO wanted separation between the new building and the historic structure. CFA oversees all DC projects. HPO is involved because the existing structure is a historic resource. While it is not landmarked, we are treating it like it is historic.
  - The existing garage on the property is about 3 feet lower than the building itself and has a taller ceiling. It doesn't fit what we are doing, so we are suggesting that it should not be part of the new structure.
- **What happens if CFA and HPO do not let you remove the existing garage?**
  - There is a process. We would suggest that we have a compatible building in taking it down. If they decline, there are extended processes. The garage structure is not critical to this being a historic building. We have made arrangements to adapt and maintain the historic police station for many more years than if it remains vacant.
- **I agree on the roof; I like the more residential roof of model B. Is there any function you are losing with the slanted roof?**
  - We would design the top floor in such a way that you would not lose any space.
- **Some group members suggested an entrance on Rhode Island Avenue NE to keep the foot traffic down on 17<sup>th</sup> Street, but it looks like you are going with the 17<sup>th</sup> Street NE entrance.**
  - This is the direction from CFA. The front door of the police station would be maintained as an emergency egress.
- **Can we put the entrance in the alley behind the building? The people across the street will experience a change from no one living there to about 150 people living there.**
- **I'm concerned about an alley entrance because of safety. Alleys are typically narrow and not well lit.**
- **Where is parking for staff?**

- Our parking is on our lot, off the alley which runs down the eastern side of the site.
- **It looks like there are 4 parking spaces in the draft drawings. If more staff or residents have cars, will they be parking on 17<sup>th</sup> Street NE?**
  - *Co-Chair Greenwalt's Comments:* Very few residents have a car and typically travel by metro or bus. This is often true of staff as well.
- **What is the current parking on 17<sup>th</sup> Street?**
  - The east side of 17<sup>th</sup> Street NE and the alley behind the station used to be police parking. In the absence of that, it would be zoned parking. We might have a loading space for a truck.
- **Are families dropped-off at the location?**
  - *Co-Chair Greenwalt's Response:* Families are free to come and go as anyone else would.
- **Is there any specific transport for this location?**
  - *Co-Chair Greenwalt's Response:* We have shelter hotline vans that provide transportation services to our single adults and families. However, in the case of families, these are typically just used for move-in.
- **Will there be any reserved street parking for the facility?**
  - *Wanda Sherrod's Response:* Later in the process we will go to the District Department of Transportation (DDOT). We may ask for van space in front of the building during the day. The traffic study will show us what we have for parking, and DDOT will review both the study and our plan.
- **How will children travel to school?**
  - *Co-Chair Greenwalt's Response:* They use public transportation, like all other students in the District.
  - *Community Representative's Response:* Only special needs students are transported by bus in the District of Columbia.
  - *Hakeem Rogers' Response:* Most students have the DC One card, which allows free rail and bus service from elementary through high school in the "Kids Ride Free" program.
- **It sounds like there is concern about the number of residents, possibly 150. However, in the new Girard Street Senior Residences there are about 35 units, so maybe 60 people there? Yet it is rare to see people come and go. Even in some of the bigger buildings in the area, you don't see a stream of people coming in and out. We shouldn't overestimate the impact of foot traffic.**
- **For example, the Monroe Market probably has hundreds of units, but you don't see a lot of coming and going.**
- **I'm concerned about food trucks parking and idling. Will that happen?**
  - There will be food delivery, but the van will pull into the van space on the alley that is on the east side of the site.
- **I reached out to the adjacent tire mart lot, but the number is disconnected.**
  - *Wanda Sherrod's Response:* We did consider the tire lot, as the group recommended last time. However, there are several challenges that prohibit us from moving forward with this. First of all, we will not be able to take the alley between the two parcels. In a different scenario, if we build on the other side of the alley and connect the two parcels with a bridge, we would be concerned about

*child safety crossing back and forth over the active alley. Separate buildings with separate foundations would be too expensive; you lose economy of scale. So because of safety, time, and budget, we will not be pursuing that option. I walked through the alley today and some of the houses on Hamlin are serviced on that alley. It is basically one way. It only turns to the right about 20 feet and then stops.*

- **Last time, I think the initial concern was that the purchase price was too high.**
  - *Wanda Sherrod's Response: Someone looked at the appraised cost, and it wasn't too high.*
- **Could the adjacent tire mart lot be integrated in the future?**
  - *Wanda Sherrod's Response: We do not foresee a need for acquiring this property at this time, since the entire program fits on the legislated site.*
- **Does the rear side of the building, which faces the new condos, have windows?**
  - Yes. But we are keeping the legal distance from the condos. Also, there will be no window into window views.
- **Has anyone talked to the new condos? Will this project complicate their construction?**
  - That site will be complete before we begin construction.

Community Representatives' Comments and Questions on Landscaping and Streetscape:

- **Who will maintain the plants?**
  - *Wanda Sherrod's Response: The Department of General Services' (DGS) Facilities Management Division. We are putting a landscape contract in through DGS facilities. We are already thinking about which facilities need landscaping, and to what extent, ranging from basic mowing, to pruning, etc.*
  - *Ronnie McGhee's response: The new laws around storm water management require more aggressive landscape maintenance. We need to help the storm water percolate. Our green roof will have to absorb part of it. DC law requires that no storm water from the existing building go into the public system.*
- **Will the plants on this site offset the exhaust from the road?**
  - *Ryan Moody's Response. It is hard to manage how much pollution plants take up. Realistically, the number of plants on this site will not have a significant impact on a six lane road. But in looking at flowering plants, you will feel differently than looking at an overgrown yard. There are two large diameter street trees that we want to protect. There would also be a large fine to remove these trees. We envision about five trees on 17<sup>th</sup> Street NE. DC wants street trees about 35 feet apart. There are also electrical wires above, so we have to be careful.*
  - *Ronnie McGhee's Comment: The lines that cross over the police station will probably need to be put underground.*
- **It looks like there is more green space on Rhode Island Avenue on the screen presentation than in the three dimensional model.**
  - *Ronnie McGhee's Comment: The image on the screen is to scale.*
- **Where are the bike racks?**
  - *Ronnie McGhee's Comment: Per LEED certification, they need to be within 50 feet of the front entrance.*

- **What about secure bike storage for residents?**
  - *Wanda Sherrod's Response: We will try to fit some bike parking spaces inside.*
- **What about outdoor lighting?**
  - *Ryan Moody's Response: We will meet with the District Department of Transportation (DDOT) on street light requirements.*
  - *Community Representative's Comment: It would be nice to have more light on Rhode Island Avenue if we can.*
  - *Henry Miller's Comment: As we meet with both DDOT and the Metropolitan Police Department, we will discuss this topic.*

Question for the group: What about not having a fence right at the sidewalk?

- I agree with taking out as much chain link fence as possible.
- It would be great to show a photo of the existing fence chain link fence.
- Is a low hedge an option?
  - *Ryan Moody's Response: Yes, but I'm not convinced it is necessary. There is also no credit for storm water management in public space. Also, if you look at the historic trees, the roots go at least as far as the canopy.*
  - *Co-Chair Greenwalt's Response: Perhaps we bring up the question of fencing on the property line to the public meeting?*
  - *Community Representative's Response: Yes, but perhaps we should have a low hedge.*

Additional Community Representatives' Comments and Questions:

- **Did anyone mention the size?**
  - *Ronnie McGhee's Response: About 69 feet tall, about 42,000 square feet of space.*
  - *Community Representative's Response: This is larger than anything we had imagined.*
- **Are we still looking at 50 families? How are we going from 30,000 square feet to 42,000 square feet?**
  - *Wanda Sherrod's Response: While there are rooms in the historic structure, the space there is not efficient.*
- **Have you done the test fit? Maybe if the public sees the rooms, common space, basement, and other space inside the building then the size will make more sense.**
- **The PowerPoint screen presentation makes it difficult to tell the scale and see the features. These are much easier to see on the three dimensional model.**
  - *Ronnie McGhee's Response: We will go back to the team to see what we can show.*
- **Will the awning over the front door of the historic building remain?**
  - *Ronnie McGhee's Response: Yes.*
- **Why keep the sidewalk that exits to Rhode Island Ave. if this will not be an entrance?**
  - *Ronnie McGhee's Response: This is a historic path, and also, an emergency egress.*
- **There is an existing sidewalk that leads to 17<sup>th</sup> Street NE.**

- **Ronnie McGhee's Response:** *That probably needs to remain, per Historic Preservation Office guidelines.*

### 3. Public Design Meeting (draft agenda and outreach)

- **Co-Chair Greenwalt's Question:** When we have led public meetings before, we have a challenge of deciding whether to present a more developed idea to the public or start with a blank slate. As this group saw, it was difficult to provide feedback without having images before you. Do you have thoughts on how to manage this balance? We want to solicit feedback, and be transparent.
  - *It would be great to have visuals of how the site will be home-like; perspectives of the interior, views from the inside looking out, in the courtyard. This is important for audience.*
  - *Given that there are 2 main models of the new building, perhaps present different variations on those two models and provide a feedback sheet so people can give feedback.*
  - *It would be good to present what the limitations are. For example, this site has Historic Preservation Office (HPO) requirements. Also, what is the actual footprint of the building, and how much service space is needed? Provide this information at the beginning to frame the conversation.*
  - *Building on that idea, identify what is mandated by DC law, what is required by DDOT, etc., so people see what the constraints are. Also, present the feedback from past meetings, such as the need for the site to feel homely, to not do "x" or to mimic "y."*
- **Co-Chair Greenwalt's Question:** Should we split into small groups to dialogue at the public meeting?
  - *No, probably not.*
  - *People will have trouble with the building height.*
  - *People don't like the new condos, and this is bigger and taller.*
  - *We should do myth busting, that there are no lines to get in every day, and that this is a facility for families. We should assume that people have not been following the conversation.*
  - **Ronnie McGhee's Comment:** *We are working to provide 10 sleeping units per floor. We can provide 11 in some cases. The units are not very large—around 350 square feet per unit. However, when you add the common space area to make the site feel like a home to the people who are there, it makes this a different place.*
  - *Provide cards at the meeting, for people to write down their questions.*
  - *Perhaps someone could come and say how the program worked in other sites.*
  - *There are several large 5 story buildings in proximity.*
  - *Sizing goes both ways. People have said, "I'm concerned it's too small."*
  - *I think that was a blocking tool.*
  - *Notice the size of the building compared to the antenna on the three dimensional model. The top comes up almost to the bottom of the first feature on the antenna.*
  - *Remember that when the condo building was developed, that was a dramatic change for the existing houses next door. However, since the sunlight comes largely from the south, I don't think it will make a huge difference. The street is shady anyway, with trees.*



- ***Raqueeb Albaari's Comment:*** *We will need to do a sun study. We started one.*
- ***Henry Miller's Comment:*** *Perhaps we could include the other 5 story buildings on the model to show how this building fits with the existing streetscape*
- **Co-Chair Greenwalt's Comments:** If you have additional thoughts about the meeting structure, agenda, or about what you have seen this evening, you have Kathy's e-mail, and please let us know. We tried to be responsive about what you would like to see. We also hope that the resources that we sent around after the last meeting were helpful.
  - ***Community Representative's Response:*** *We want to make sure that residents who are unable to attend have access to the presentation.*
  - ***Co-Chair Greenwalt's Response:*** *We can post the images online after the public meeting, most likely the next morning.*

DRAFT