



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 #4
Monday, December 19, 2016
Woodridge Library, Conference Room B
1801 Hamlin St NE, Washington, DC 20018
7 pm – 8:30pm

Ward 5 Advisory Team Members

Name	Inviting Organization	Affiliations	Attendance
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	Not Present
Henri Makembe	ANC 5B	Ward 5 Council on Education 3rd Vice President; 5B03 Commissioner-Elect	Not Present
Daniel Schramm	Brookland Neighborhood Civic Association	Acting President, Brookland Neighborhood Civic Association	Not 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	Not 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	Not 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
Henry Miller	Department of General Services (DGS)	Project Manager, DGS	Present

Additional Support Staff Present

Ronnie McGhee	R. McGhee & Associates (Architects)	Principal
Raqueeb Albaari	R. McGhee & Associates (Architects)	
Edward Estes	DC Office of Planning (OP)	Community Planner
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
2. Debriefing from the public design meeting
3. Topics of interest to the team
4. Summary of Next Steps & Adjourn

Meeting Minutes**1. Welcome and Introductions**

- The meeting began at 7:04 pm.
- Introductions were made of the Advisory Team Members

2. Debriefing from the public design meetingCommunity Representative Comments

- Residents have been very active in contacting Advisory Team members with feedback and community would like more information.
- Post the answers to the questions from the community session online as soon as possible.
- Community has strong feelings about site selection, but that is out-of scope for this team.
- Suggested next steps: Hold a meeting with the SMD 5B03 in of January 2017, before the full ANC 5B meeting on 1/25/17. This should provide some time for the public to digest written materials, and would be a follow-up to the design meeting, to allow real input, not just design selection. It would allow for face-to-face feedback. The ANC would probably prefer to do a resolution in February. Hold a second SMD meeting with the ANC and the community. The full project team would not be necessary, just one or two people to answer questions. Architects should present at the first SMD meeting and any full ANC meetings.
- If there are limitations on what items are still open for discussion, emphasize those up front. If site or height can't change, explain why.
- Neighbors seem to prefer old, brick structures. People like the current brick building on the site, and would like to see a similar new building.
- If possible, incorporate some elements from the older building.

- I feel that this design does incorporate elements from the older building, without trying to replicate an old building.
- Suggestion: add gables.
- People want more dormer-style windows. Also, maybe show an all brick option, modern option, then a mix.
- How long does the design phase continue?
 - **Ronnie McGhee's Response:** *This is an ongoing, iterative process to incorporate feedback from residents, and seek consensus from the Historic Preservation Office (HPO) and the Commission on Fine Arts (CFA). We could make a period-type building. Another direction would be using a contemporary motif, but majority brick. Details like sills and windows come later. We are aiming for a March Board of Zoning Adjustment (BZA) hearing. There can also be changes between the initial BZA application and the hearing date. In the public design meeting, some people were upset about picking finishes, when they didn't like the building itself. We can try to do a better job showing examples for future meetings.*
- Height is a concern for neighbors. This community is sensitive to height. Brookland Manor/the new Rhode Island Ave. development will be 60 feet tall. Even up to 65 feet might be more acceptable to the community. People ask if the design is in line with the comprehensive plan.
 - **Ronnie McGhee's Comments:** *This area is zoned as MU-4, a commercial zone (C-2-A in the old zoning regulations). Height is 50 feet by right, 60% lot occupancy, Floor Area Ratio (FAR) of 2.5. We are asking for variance on all of these. Projected variances requested include special exception, setback to alley, height (69 or 70 feet), FAR of 3.69 (note that FAR of 3.0 is allowed in certain situations), lot occupancy of 76% (while the structure overhangs the lot, on the upper area, the site is mostly 60% lot occupancy), and parking & loading. Incorporating layers helps to reduce the perception of height. We are also trying to match the floor height to the existing building. We are mandated to have no more than ten families per floor. Doing something different would produce fewer units, perhaps only 36, and we need to create as close to 50 units as possible for Department of Human Services' program needs.*
 - **Henry Miller's Comments:** *All sites have had similar variances in every ward. We already received Board of Zoning Adjustment (BZA) relief in Wards 4, 7, 8.*
 - **Co-Chair Greenwalt's Comments:** *Discussions around height will occur during the BZA hearing.*
 - **Community Representative's Comments:** *Explaining the structural reasons behind the height could help, and also explaining the need to provide 1 for 1 replacement of DC General Family Shelter units.*
- Consider incorporating the condo building behind site into this project. This project severely impacts that building.

- **Henry Miller's Comments:** *We need to communicate the parameters we are working within. Based on program needs, this will be at least a 65 foot tall building with 46 units. The architect can offer design elements that can reduce the impression of that size. We are not able to purchase additional land.*
- How will the current historic building be used in the design?
 - **Ronnie McGhee's Comments:** *We want to create a building that is compatible, but not identical, to the existing structure. The old building has a neo-colonial style that has a fake chimney element. We have some preliminary feedback from the Historic Preservation Office (HPO) and the Commission on Fine Arts (CFA). We have been asked to create a glass hyphen connecting the two buildings visually, so that you see glass next to the existing structure, and not brick crashing into brick. They have asked that the new building be more free standing, that we orient some lines with the building. As an example, there is a historic church near the intersection of New York Ave. NW and Massachusetts Ave. NW with a new office building that has a glass piece next to it. Those two buildings connect. When you enter the new building, you can see the elements in the existing structure. The next meetings with HPO/CFA would probably be no sooner than January 4th, due to holiday absences. While this building is not a historic landmark it is historic-eligible. HPO stated this is one of the few police buildings left. While there will not be a formal Historic Preservation Review Board (HPRB) hearing, we are preparing as if there would be.*
- People raised concern about providing sufficient play space. How do these rooms compare to DC General Emergency Family Shelter?
 - The smallest units are about 300 square feet, but we aim for 350 square feet if possible.
- Neighbors are asking for an entrance on Rhode Island Ave. NE, or, if on 17th Street, closer to Rhode Island.
 - **Ronnie McGhee's Comment:** *Both HPO & CFA asked for a 17th Street NE entrance. Since the entrance will be part of the new construction, not through the existing brick building, it will naturally sit back a little bit on 17th Street NE.*
- A doctor asked us to pay attention to the type of play turf used on the site.
- Our group couldn't pick landscaping without considering maintenance.
- Emphasize how the project arrived at this point. Some people may think that we are only checking boxes for community input.

3. Topics of interest to the team

Understanding the Floor Plans

- The team looked over draft floor plans.

- Floor plans are also available in the public design presentation: <http://dmhhs.dc.gov/node/1206247>. This is a subset of this page: www.dc.gov/homewarddc.

Idea of a Community Benefits Agreement

- The Advisory Team presented the idea of a Community Benefits Agreement for discussion.
 - **Co-Chair Greenwalt's Comments:** *We are open to this conversation but cautious about the fact that this is a different type of project, whereas a Community Benefits Agreement is typically a private development mechanism when a developer stands to make a financial gain from a site.*
 - **Henry Miller's Comments:** *In other projects that we have done, there are typically Good Neighbor Agreements. Issues connected to the immediate facility area are much more within the scope of these agreements than issues that are blocks away.*
 - **Community Representative's Comments:** *We could ask community what they want, and prioritize issues. Is it a crosswalk? Lighting in the park? Lighting on Rhode Island Avenue NE?*
 - **Co-Chair Greenwalt's Comments:** *We could think of community ideas in two buckets. The Good Neighbor Agreement would cover how this facility is managed, landscaping, and other issues germane to this site and how it fits in the neighborhood. A second category might be identifying other things the community would like to see in the wider neighborhood. This may not be the right process to address those items, but we can elevate those issues to the main decision makers.*
 - **Community Representative's Comments:** *Please be honest in all communications. The Girard Street development told us certain things which did not come to be, and this dissolves trust.*

4. Summary of Next Steps & Adjourn

- The architects are trying to schedule a meeting with the Commission on Fine Arts (CFA) in early January, as well as a meeting with the Historic Preservation Office (HPO) possibly before January 4th.
- Schedule an SMD meeting (ANC 5B03) in January 2017 (after the CFA/HPO feedback).
- Next full ANC 5B meeting is scheduled for Wednesday, January 25, 2017
- Forward feedback from residents to dmhhs@dc.gov, cc to Katherine.Haines@dc.gov