



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

Ward 6 Short-term Family Housing Advisory Team Meeting
Tuesday, October 18, 2016
1101 4th Street SW, Room W-120 - Washington, DC 20024
7 pm – 8:30pm

Ward 6 Advisory Team Members

Name	Inviting Organization	Affiliations	Attendance
Andy Litsky	ANC 6D	ANC 6D Chairperson; SMD 6D04 Commissioner; Advisory Team Co-Chair	Present
Stacy Cloyd	ANC 6D	SMD 6D02 Commissioner (site location)	Present
Lucy Rojansky	ANC 6D	Amidon-Bowen PTA President	Present
Marilyn Melkonian	ANC 6D	President & Founder of Telesis	Present
Andrenia Walker	Southwest Neighborhood Assembly (SWNA)	Resident Council President Greenleaf Gardens Extension	Present
Robin Walker	Southwest Neighborhood Assembly (SWNA)	Community Representative, Greenleaf Gardens Extension	
Katelynd Mahoney	Southwest Neighborhood Assembly (SWNA)	Community Representative	Present
Vyllorya Evans	Southwest Neighborhood Assembly (SWNA)	Community Representative	Not Present
Naomi Mitchell	Councilmember Allen's Office	Community Liaison	Present
Bob Hall	Councilmember Allen's Office	President and Board of Directors, Capital Park IV Condominiums	Present
Deborah Shore	Interagency Council on Homelessness (ICH)	Executive Director and Founder, Sasha Bruce Youthwork	Not Present
Jay Melder	Department of Human Services (DHS)	Deputy Director, Mayor's Office of Policy and Legislative Affairs (OPLA); Advisory Team Co-Chair	Present
Henry Miller	Department of General Services (DGS)	DGS Project Manager	Present

Additional Support Staff Present

John Burke	Studio 27	Principal
Jake Marzolf	Studio 27	
Kathy Haines	Office of the Deputy Mayor for Health and Human Services (DMHHS)	Capital City Fellow

Agenda

1. Welcome and Introductions
2. Introduction of Architects and Listening Session
3. Outreach Strategy and Communications
4. Summary of Next Steps & Adjourn

Meeting Minutes

1. Welcome and Introductions

- The meeting began at 7:09 pm

Co-Chair Melder's Comments:

- Today is an opportunity for you to talk to the architects and tell them what is important to you. We have some guided questions, but this is not a scripted meeting. This meeting is designed for community representatives to have a direct conversation with the architects on what the design aspirations and concerns are for this project from a community perspective.

2. Introduction of Architects and Listening Session

- The group met the representatives from Studio 27, the architectural/engineering firm that will design the Ward 6 sites. John Burke is the Principal, and he was accompanied by Jake Marzolf.
- Community members were invited to provide open comments to the architects.

Community Representatives' Comments:

- We would love to see a mixed use building. It is unclear if the massing could accommodate that, but a true mixed use building beyond just the health clinic and the short-term housing would be great. I would be a champion for some massing beyond what zoning requires. I want people to go over for a cup of coffee or to visit the gallery. This would not require a lot of space, but you would need first-floor access. In an ideal world, the city would be given control of the land that sits to the north of the site which is owned by the National Park Service. It would be great for hosting a sculpture garden, and this could even be curated by the Rubell museum. That is one of the few remaining open green spaces that we have and it should have an open purpose like a garden. The site should have private, outdoor space for adults too—something that is integrated and looks normal, not institutional. I love what [Studio 27] did with La Casa in Columbia Heights. People will be looking at this site from their front doors and patios. This will be a big structure, and it will be very visible to the people in the Telesis project to the east. The windows and building material need to recognize the fact that people will be looking at it from all sides.
- Agreed, the community is willing to trade additional density for higher quality. I like the idea of mixed use and would love to see a day care there, especially for children of ages 6 weeks to 3 years. I would be willing to trade density for individual bathrooms for each

unit. I understand that it is not obligated by law. Some of the DCPCA clinics are gorgeous, beautiful, and spacious. I want to make sure that this space is as well. Also, please reflect our mid-century modern heritage, but recognize that we don't only have mid-century; we also have the oldest row houses in the District in Wheat Row. I would like to preserve some of the details from the original building. Perhaps preserve the existing "health clinic" sign over the doorway. I would also like a courtyard. Think of how people will move through the building. There might be times when many people are coming and going at the same time such as during school drop-off and pick-up, and meals, so look at elevators and stairs. Also, soundproofing is important, as there will be lots of babies in this place, and people under stress. Residents need a good night's sleep.

- **John Burke's Response (Studio 27):** *We have an acoustical engineer, and this is something that we have experience addressing.*
- We cherish our mid-century modern heritage, but are not afraid of more modern. For example, the Telesis Project next door. We like and are open to different surfaces to include aluminum panels, ceramic, and terra cotta. People hate K Street. The old rendering for the prior site next to Blind Whino was very K Street.
- Add up the square footage for the program, clinic, and other mixed usage. There is a lot of flexibility in this parcel on a partial block with little else. This is a tremendous advantage. If we just test what zoning allows, we won't get what we want.
- For designing a new clinic, we would need to involve a clinic operator.
 - **Co-Chair Melder's Response:** *Health care providers are being consulted on this project, as are social services providers.*
 - **Community Representative's Response:** *The continuity of provider - patient relations should factor in this decision.*
 - **Community Representative's Response:** *We are lucky that the District invested so much of the tobacco settlement money to make great clinics across the city. We have good inspiration.*
- I'm concerned about lighting beyond just architectural lighting, to include security lighting, and egress lighting in the event of a natural disaster or evacuation. However, I'm also concerned about over-lighting.
 - **John Burke's Response (Studio 27):** *We typically try to make sure that light does not cross property lines, unless that feature is desired.*
 - **Community Representative's Response:** *The ANC and others should discuss lightscaping for the whole area.*
- The flow of trash and deliveries is of concern to residents. Also, avoid as much boxiness as possible in the building design and add character. The La Casa project in Columbia Heights is stunning.
- What about eco-friendly design elements?
 - **John Burke's Response (Studio 27):** *LEED gold certification is required on this project.*
- Maintain the viewshed of the Capitol up Delaware Ave. SW, especially as you turn onto Delaware from M Street SW.

- Use features that are durable and have a long life span, but still feel homey and not institutional. This building will be heavily used, with kids' fingerprints, accidents, and lots of foot traffic.
- Look at the preliminary massing of the Greenleaf rebuild. It looks like this design may move forward.
- Look at the adjacent Randall School plans. The property line goes through the middle of 1st St. SW. We hope these spaces can also build community through cooking spaces that allow for story sharing, recipe sharing, and learning about cooking and nutrition. I'm not sure how baked-in the program choices are; I would hope there is room to consider this. The relationship to the schools is another element we would like to hear about. We need to know how to describe this project to investors in nearby sites. I hope we can say it is an exploratory stage. We don't want them to be afraid of who and what their neighbor will be.
 - **Co-Chair Melder's Response:** *To clarify on meals in Short-term Family Housing, three meals are provided to families each day. The site requires a dining room and warming kitchen to accommodate that aspect of the program*
 - **Community Representative's Responses:** *Maybe a group kitchen for occasional meals could fit. There is a commercial kitchen in a nearby church. Perhaps that could be an entrepreneurial activity next door.*
- We understand the food will be communal, but there should be a place on every floor, maybe in every room, to store food. There should be a place to store leftover food from eating at a friend's home, or to store pumped milk. There should also be a place to heat water.
 - **Co-Chair Melder's Response:** *Each family unit will have a refrigerator and will have easy access to microwaves and kitchen sinks.*
- Another green element – it would be great to have water bottle fillers similar to what you find in airports, instead of just a water fountain.
- How do you define “short-term housing”? Is it 3, 6, 12 months?
 - **Co-Chair Melder's Response:** *There is no time limit, but our goal is for families to be back in permanent housing in the community after 60 – 90 days. We achieve that for many families now, but there are also many families that have heavy barriers to housing such as tens of thousands of dollars of active rental debt. We are working on helping with those barriers, but some families have significant barriers.*
- Parking is at a premium in this area. Will there be on-site parking for clinic and shelter? Or a parking garage?
- Some areas of Southwest, like Buzzard's Point, are transportation deserts. If you don't have a car, and aren't fit to walk, even this site is not great for transit. Capital Bikeshare would be a great start. There aren't many bus lines near there. Circulator would be the best option for all of Southwest.
 - **Henry Miller's Response (DGS):** *All of those avenues will be explored and tested. Also, a traffic study will be conducted.*
- Underground parking?

- **Community Representative's Response:** *The Randall School project is doing underground parking, and is also finishing a traffic study. Perhaps that information can be shared, or you can use the same traffic consultants.*
- What about the other side of South Capitol Street?
 - **Commissioner Litsky's Response:** *DDOT has backed away from this. There are two massive buildings going up on the McDonalds site at South Capitol and I Street SE, both with 500 units each, and an additional 500 units at the Randall School. I Street will no longer be bucolic. DDOT is postponing making a decision on this intersection.*
- Could you advocate for a crosswalk on the north side of I Street SW at South Capitol Street? There is a recreational center on one side, and a McDonalds on the other side.
- This is also an insult to seniors, by making them cross multiple streets.
- If that intersection is not addressed; a baby in a stroller will get hit.
 - **Commissioner Litsky's Response:** *We recently met with DDOT Director Leif Dormsjo during a transportation forum along with Directors from DPW, OP, and Interim Chief Newsham of MPD at Arena Stage. There were about 300 people in attendance. These issues are out there and the city needs to take care of them.*
- This intersection was not put in the record of study during the South Capitol Street Environmental Impact Study (EIS), which is part of the problem.
- What about a pedestrian bridge?
 - **Commissioner Litsky's Response:** *That is a non-starter due to the viewshed.*
 - **Co-Chair Melder's Response:** *We are committed to communicating these issues to the right folks.*
- **Co-Chair Litsky's Comment:** A transportation plan would be helpful and a construction management plan is critical. We want to know how the trucks will move in and where they will park. Don't wait on these items, as they are part of what is needed for the community's approval.
- Coordination among all of the projects in the area is important. This could be under construction at the same time as the 301 G St. SW infill project, and the Randall School, which are both big projects. Also note that the next block also has 3 projects under construction, and one block south, there are 2 projects under construction.
 - **Co-Chair Melder's response:** *Let's add these items to our next agenda, to talk about those other projects and coordination.*
- Last meeting we talked about the RFP for the operator of the shelter; we need community input into what is being asked of the operator.
 - **Co-Chair Melder's Response:** *That will happen in about 2 years. DHS is open to input from the community on this, but ultimately this is a department decision that will be based on a competitive procurement process. Also, the final milestone for this team is a Good Neighbor Agreement, which is an agreement between the site operator and the community, and another opportunity for community input.*
 - **Community Member's Response:** *I'm concerned that if we wait until the last minute there will be only once contractor who is prepared to apply.*

- **Co-Chair Melder's Response:** *The great thing about smaller shelters is that they are better for families, and the size is manageable for more service providers to make proposals. Competition is a good thing; this plan will increase competition.*
- **Community Member's Response:** *Even those groups need a space to scale-up. You need to find a planning operator early. With the Capper Community Center, we have seen what happens when you build a beautiful building and don't have an operator.*
- **Co-Chair Melder's Response:** *The provider community is engaged on this issue.*
- There should be a dignified entrance.
- Maintain the tree canopy; there are many oaks along that stretch of road.

3. Outreach Strategy and Communications

Co-Chair Melder's Comments:

- Please feel free to reply all on our e-mail chain for any input.
- Please read the minutes; we try to capture the full intent of what is said in these meetings so that all interested parties can understand what is being discussed in the Advisory Team. These will be posted on the website, along with every agenda and presentation we make on the site, as well as FAQs.
- I hope that you are keeping your constituencies informed; let us know if you need additional information to do that.

4. Summary of Next Steps & Adjourn

Co-Chair Melder's Comments:

- At the next meeting, depending on the design schedule, we hope to see some building massing designs and then we can discuss construction timelines and other fundamentals.

Community Representative's Comments:

- Include the legal issues regarding the National Park Service site to the north, such as the possibility of leasing it. Can you define the legal relationship between potential use, and our definitive site? A site plan might be the first step, even before design. Also, examine some of the traffic issues including entrances and exits to the site.
- We extend an open invitation to the architects to come over walk the site with us so that we can share what we know about it.

[Adjournment at 8:30 pm]