



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, November 29, 2016
1101 4th Street SW, Room W-120 - Washington, DC 20024
6:30 pm – 8:00 pm

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	Present
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	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	
Jackie Stanley	Department of General Services (DGS)	Community Outreach Coordinator
Kelly Jeong	Mayor's Office of Community Relations & Services (MOCRS)	Ward 6 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. Draft Design Presentation and Feedback
3. Public Design Meeting (draft agenda and outreach)
4. Summary of Next Steps & Adjourn

Meeting Minutes

1. Welcome and Introductions

- During introductions, a team member presented a letter from the University of the District of Columbia (UDC), offering a partnership with the Short-term Family Housing site in Ward 6 and proposing a shared kitchen resource for residents of the program.

2. Draft Design Presentation and Feedback

- John Burke, Principal and Jake Marlzof, both of Studio 27, presented a three-dimensional model of the proposed site, boards showing the plans, and a few material samples.

Exterior

- Design is still at a preliminary stage. Studio 27 did a great deal of research (walking the site with a neighbor, visiting DC General, meeting with the Department of Human Services' Director about programming, soliciting feedback from the Councilmember, looking at PUDs for the Randall School)
- Delaware Ave viewshed, and the tree canopy will not be altered from current condition.
- Reflects mid-century modern heritage of the neighborhood.
- Proposed Short-term Family Housing entrance off of Delaware Ave. SW, and proposed health clinic entrance off of I Street SW, with the quieter side of the building facing the Randall School.
- Height: Seven stories (about 90 feet) tall, with a cellar. Floor to floor height is 12 feet, and the health clinic is slightly recessed. The approach up the steps to this building will be similar to the Randall School. It will be smaller than the Randall project, and provide a rhythm in height as you walk down the street.
- Zoning: RF-1 is the current zoning, which allows 35 feet for height and 60% lot coverage. The current building is 35 or 40 feet high with 100% coverage. Relief will be requested for height and lot coverage.
- The green roof will also be mirrored in the exterior design, and appear like a mini "front lawn" for each unit.
- There is no authority to build on the northern part of the parcel
- Elements suggested by the community and incorporated into design: no dead space all around, no back/front to the building, match other neighborhood products. Architects looked at a white brick which takes its cues from the Randall School project, a red brick taking cues from existing buildings, and trespas, for a warmth and new material that currently isn't in the neighborhood.

Interior

- A total of 50 residential units will be spread across floors 2-7, floor 1 contains administrative space, and a health clinic in the ground level.
 - Typical family is a young parent with a single infant child, and the average is 2.5 persons/family, but the Department of Human Services serves families of all sizes.
 - Floor by floor family connections and community are important; this could lead to shared 2 BR apartments when families leave the program.
- There is dedicated teen/computer shared space.
- Every floor has a community room; these rooms face the Capitol.
- Two washers and dryers per floor.
- Play areas:
 - Each floor has a proposed small porch/play area that provides access to fresh air without going downstairs, and will be screened for child safety.
 - May add play space just outside the property line (to the west of the building). However, public space restrictions limit perimeter fencing to a maximum of 42 inches, and the space must either be accessible to the community at certain hours, or continuously throughout the day.
- Space for a coffee shop, as requested by the Community Advisory Team, is included in the design, but would require a use permit variance; it will be difficult to gain zoning approval for direct commercial use.
- Health clinic space will be built out to clinic provider specifications.

Community Representatives' Questions and Comments:

- Amazing job with using the four sides of the building and making it interesting.
- Personal preference: we don't think we need more red brick in the area.
- The white color option fits with the lighter color palate of the coming Randall School project.
- This fits with River Park and Capitol Park Towers, without replicating these designs. We appreciate that you looked at other buildings in our neighborhood.
- I am surprised and pleased at the complexity of the facades, especially given the budget.
- There is a playground less than a block away. While it is convenient to have a park right outside, especially for little kids, many of us don't have that. You may not need onsite park space.
- We prefer fewer fences in Southwest rather than more. While playgrounds need security, that area is so already very much compartmentalized. With the Randall project, we can change that and reconnect spaces and change how pedestrians flow in that area.
- Can anything be done on the green roof?
The green roof provides stormwater management, but is otherwise not an amenity to the building.
- Solar panels?

Could be possible, but are not part of the current design.

- When will safety and security lighting enter in the design?
Farther along next year, but this is very important. The first decisions are around building footprint, design, massing, and landscaping.
Henry Miller's Comments: *Other agencies will play a role, such as the Department of General Services' Protective Services Division (DGS PSD) and the Metropolitan Police Department (MPD).*
- Will the housing entrance be transparent/open? Security is seeing out, and seeing in. Make sure people have unfettered sight lines.
The ground floor would have a lot of glass, but also some screening for privacy.
- Engage security at the beginning of the design process, not as an afterthought.
Henry Miller's Comments: *We are taking this into consideration through features to include lines of sight and camera placement.*
- How will deliveries and trash pick-up work?
There will be a trash room with a vertical trash chute, and all loading and trash removal would happen at 1st Street SW. Food delivery is once/day with traffic circulation flowing north on Delaware Ave., east on H Street, and south on 1st Street SW. The architect has experience with designing for deliveries in pick-ups for condo buildings as well as a Columbia Heights facility for the Department of Human Services (La Casa). There will be diagonal parking on 1st Street SW for staff and visitors. We are doing a traffic study now based on loading/unloading.
Co-Chair Melder's Comments: *Please note that very few of the families experiencing homelessness use cars.*
- Will the clinic be able to provide the same level of service in the new space?
We believe so. The current clinic layout is inefficient, and is scattered over 10,000 sq. ft. The new design is for 6,000 sq. ft., and some storage could be converted to space. Our typical community clinic design is 5,000 sq.ft.
Henry Miller's Comments: *We engaged Unity Healthcare for input and this size would be sufficient.*
- What happens if residents do something against the law in the facility?
Co-Chair Melder's Comments: *That is a rare thing to happen in a family housing situation, but it would be handled by MPD in partnership with onsite security and PSD. The on-site security is mostly for the security of the families with minor children. The design team was charged with incorporating security measures on each floor such as clear lines of sight.*
- Are guests allowed?
Co-Chair Melder's Comments: *Building entry is controlled by the front desk and guest visits are limited. The size of 50 families is small enough for the staff to know the residents.*
- There is no on-site daycare, correct?
Co-Chair Melder's Comments: *A best practice is providing community-based day care off-site that can continue after short-term housing services have ended to allow continuity*

for children and families. The facility balances creating some supports inside the facility, but also helping to transition families back to the community.

- What is the plan for bathrooms?

There will be private bathrooms for 20% of the units and family restrooms with hallway access at a 2 family per one bathroom ratio. There will also be one off of the dining room and one in the administrative suite. This is a program that requires a balance of program space, support space, and storage. There are no congregate bathrooms. Bathrooms will contain a commode, sink, and shower or bathtub (50/50 mix).

Co-Chair Melder's Comments: *Currently DC General does not have any bathtubs. While the most common family composition is a single parent with an infant, there are also families with teenagers that don't need a tub. A mix of units provides for a variety of families.*

- Would a family with a 12-year-old girl and a 15-year-old boy share the same room?

Co-Chair Melder's Comments: *The program structure provides room for each family, with 3, 4, or 5 beds. This is not an apartment-based program. There are already 121 apartment family units in DC for very large families or persons with disabilities. The goal is for a short-term stay, then a return to the community in housing of their own.*

- If you lost a unit per floor, are there other configurations you could do for bathrooms?

Co-Chair Melder's Comments: *From a programmatic sense, this would mean seven fewer families we could serve at any time; we need the space to accommodate the need for services.*

- This neighborhood agreed on private bathrooms. We know what the law says, but I'm concerned about the resident experience. That is something that we have said even before this site was suggested.

Co-Chair Melder's Comments: *We hear you loud and clear. The design here exceeds the law considerably for exactly the points you are making.*

- How does elevator access work?

Monitors control elevator access at DC General Family Shelter.

- If the elevator is broken, is there an alternate path?

Stairs would be another option. The elevator must be sized to accommodate a stretcher. Putting another elevator means we need to take something away from the current plan, but we can look into what the tradeoffs would be in adding a second elevator.

- Stairwell doors may be propped open, given experiences in similar buildings. Also, please avoid a stairwell like the one in the current Martin Luther King Library, which feels unsafe.

Co-Chair Melder's Comments: *We'll look at key cards for floors, balancing safety and security.*

- How will residents receive health care?

Co-Chair Melder's Comments: *DC General has the Hoya Clinic. While we don't have a full clinic at every site, there is a medical exam room and place to receive care.*

- Does the design respond to consumer feedback?

Co-Chair Melder's Comments: *Yes. There was a Design Committee that involved government employees, advocates, and customers. [See their final report here:*

<http://dmhhs.dc.gov/node/1211425>] Customers wanted to see: 1 - more investments in affordable housing, and 2 - smaller family shelters. When people prioritized, they wanted to be in a warm building, with better staff and facilities that are dignified and integrated into neighborhoods.

3. Public Design Meeting

Co-Chair Melder's Comments:

- We'd like to touch base on the design meeting. What is the best format to present our design to the community at large? Do we feel like this design reflects the work and input of the Advisory Team?

Community Representatives' Questions and Comments

- Highlight the good process you have facilitated to get us here.
- The new clinic will be amazing; it is wonderful how integrated it will be.
- The Advisory Team here is energized by what you are presenting: massing, look, feel, fit in SW, and thought process; we are very impressed. Tell them you have the community on your side, so keep this rolling.
- I am very impressed; especially the effort to keep four active faces of the building.
- It would be great to have a cooking kitchen for the group, and connect over making food and sharing food.

Co-Chair Melder's Comments: *We can definitely bring up new ideas, but may not be able to change the character of the program itself. It's a great idea and wonderful if we can do it.*

- While the historic buildings are red brick, we appreciate that you are fitting into the color palate Bing Thom picked for the new buildings.
- Please look at the ground level activity and how this project will intersect with the Randall School.
- Explain how trucks will move through the area. Also, what will happen with people hanging out on the grounds, noise, and smoking.
- Post the minutes and the list of what was requested, even if it could not be completed.
- Have a strong manager.
- Invite notecards for questions, and offer to stay after the meeting.
- Make sure font is large enough on the slides.
- Suggestion for roundtable style seating.
- Provide a way for people to attach to the process, whether discussing particular choices or open questions. Use groups for a broader conversation, rather than decisions.
- Show a picture of how the material will wear, five or more years in the future.
- [Bob Hall volunteered to speak at the public meeting on the Advisory Team's input.]

[Adjournment at 8:00 p.m.]