

GOVERNMENT OF THE DISTRICT OF COLUMBIA
Executive Office of Mayor Muriel Bowser



Office of the Deputy Mayor for Health and Human Services

Ward 1 Advisory Team Meeting

August 8th, 2018

7:00pm – 8:30pm – Reeves Center (2000 14th St, NW)

Ward 1 Advisory Team Members

Name	Inviting Organization	Affiliations	Attendance
Jennifer Bristol	ANC 1B	Commissioner, ANC 1B, Team Co-Chair	Present
Joshua Mater	ANC 1B	Commissioner, ANC 1B08	Present
Erica Wissolik	ANC 1B	Community representative	Present
Yuri Blazar	ANC 1B	Aria Development, community representative	Not Present
Jessica Venegas	ANC 1B	Community representative	Not Present
Ivelina Benitez	ANC 1B & Interagency Council on Homelessness	School representative, community representative	Not present
Councilmember Brianne Nadeau	Councilmember's office	Ward 1 Councilmember	Not present
Tania Jackson	Councilmember's office	Chief of Staff to Councilmember Nadeau	Not Present
Sara Akbar	Councilmember's office	Community representative, Clifton Condo Association	Not Present
Ethan Ngo	Councilmember's office	Community representative, Clifton Condo Association	Not present
Tim Frentz	Interagency Council on Homelessness	N Street Village	Present
Kristy Greenwalt	Interagency Council on Homelessness	Director, Interagency Council on Homelessness, Team Co-Chair	Present

Additional Individuals Present

Jamie Keene	Office of the Deputy Mayor for Health & Human Services	Policy Analyst
Brian Butler	Department of General Services	Project Manager
Darrell Cason	Department of Human Services	Deputy Administrator for Families
Dwayne Gentry	Department of Human Services	Lead Project Manager
Michael Sigal	GCS SIGAL	President and CEO
Gabe Oliver	GCS SIGAL	Vice President of Operations
Heather Rao	Cunningham Quill Architects	Associate Principal
Shinada Phillips	Mayor's Office of Community Relations and Services	Ward 1 Liaison
Sayra Mollina	Mayor's Office of Community Relations and Services	Ward 1 Liaison
John Holmes	Latin American Youth Center	Site Director for Rita Bright Family and Youth Center

AGENDA

1. Welcome and introductions
2. Introduction to new design and build team
3. Preliminary building design and timelines
4. Summary and next steps

MINUTES

To view the slide deck prepared for this meeting, please visit: mayor.dc.gov/HomewardDC.

1. Welcome

Director Kristy Greenwalt led introductions and shared that the purpose of the meeting was to introduce team members to the new design/build team that was selected through a competitive RFP process, and to review the preliminary building design and timelines. Director Greenwalt also reviewed the scope of the Advisory Team in the building design process.

2. Introduction to new design and build team

Brian Butler, DGS Project Manager, updated the team on the Request for Proposal (RFP) process. He shared that DGS officially awarded the design team with the Ward 1 project on August 8th. The design team is GCS | SIGAL and the architect is Cunningham Quill. Brian shared that the design process, at this point, is still at a conceptual, high-level phase and that the meeting should act as a starting point for future discussions around building design, for which Advisory Team member input and help is greatly valued. Mr. Butler reinforced that

although there is some flexibility in building design, the building needs to meet DHS programmatic requirements.

Question: To clarify, do DHS's programmatic needs concern the interior or exterior of the building?

Answer: DHS has programmatic needs that concern both the interior and exterior of the building. For example, DHS's exterior needs include outside play space.

Team members from GCS | SIGAL introduced themselves and described their experience working on multiple projects throughout the District. They highlighted their work on sustainability, and explained that all of their projects in the District are LEED certified.

A representative from Cunningham Quill, the architect for the site, also introduced herself and highlighted past projects, including several affordable housing projects. Cunningham Quill is currently working on the Ward 7 Short-term Family Housing project, and is excited to join the District to develop another Short-term Family Housing program.

Both firms highlighted their commitment to CBE and first source hiring in the District, as well as their commitment to working closely with the Advisory Team to ensure that the design and building process reflect the values and needs of the Ward 1 community. Additionally, both firms shared that the building will aim to meet national LEED Gold standards. Cunningham Quill is familiar with LEED standards and DC energy codes, and will try to maximize the efficiency of the building during the design process. The firm plans on exploring the harnessing of alternative energy sources and regionally sourcing and recycling building materials. GCS | SIGAL also shared their commitment and plans to employ sustainable building practices.

3. Preliminary building design and timelines

Cunningham Quill introduced a preliminary design for the building. While developing a preliminary design, the firm took into account the surrounding architecture of 14th Street and Clifton Street.

Advisory Team members shared the following feedback regarding preliminary building design:

- The current design looks dark/heavy; the design needs to look lighter and more welcoming, especially from the street level.
- The building design should try to mirror the glass and set back on the Capitol View building on 14th street, and avoid mirroring the heaviness and concrete exterior of other apartment buildings in the surrounding blocks.
- The materials used for the building matter a great deal to this community. The design should employ high quality materials.
- The design should include a mix of old and new aesthetics.
- The building design should mirror the materials and façade of the Smith restaurant on 14th Street.

- The building that is being constructed on 13th Street and 9th Street, the Clifton Street Apartments, is beautiful. The Short-term Family Housing building should employ similar materials in exterior construction.
- The design should take into account the views of the building from all sides and from different levels (i.e. street-level).
- The building should not be built out to the property line. Sidewalks surrounding the building should not be too narrow. For example, neither pedestrians' nor drivers' views should be blocked by the proximity of the building to the property line.
- The current building design seems, on the 14th Street side, very dark. It seems as though there will be little natural light on this side of the building, both through windows and in the courtyard. Having natural light on this side of the building is important to pedestrians that will be walking by the 14th Street side of the building.
- The building side that faces Rita Bright is composed of too much concrete. This side of the building should be less heavy and allow for more light.
- The current design's addition of trees is helpful in preserving the tree cover of the site.
- The building design should better address loitering issues that already exist at 14th and Clifton; the building design should mitigate this loitering.
- The building design needs to allow the building at 1415 Chapin space for dumpsters. Rita Bright's dumpsters sit in this same parking lot.
- The building design should include visible sustainability elements, for example, the green roof should be visible from street level.

Question: Do you have a timeline for the Rita Bright renovations? Will anything be done to the joint Short-term Family Housing site and Rita Bright Courtyard?

Answer: As a reminder, these two projects are on completely separate tracks and will be handled by different firms. That said, these buildings – the Rita Bright Community Center and the Ward 1 Short-term Family Housing site – will be completed at the same time. Renovations to the courtyard are part of the Rita Bright renovation plan.

Question: Is there any way to change building design so that the play area for this building gets more natural light? Is it possible to move this play area from the north side to the south side of the building in order to accomplish this?

Answer: We can look into ways to create additional or alternative play spaces that will have natural light.

Question: How does the building take into account pedestrian traffic and safety? As a group, we have envisioned a sort of horseshoe driveway. There may be ambulances coming to this building frequently, especially given the senior housing. Perhaps DGS can look into eliminating some public parking in order to gain more pick-up and drop-off space for this location.

Answer: DGS will take this into consideration. However, DGS cautioned that space for pick-up and drop-off would take away from space for the building. Director Greenwalt shared that she reviewed Unusual Incident Report (UIR) data for La Casa, a Permanent Supportive Housing property in Columbia Heights. Ambulance runs to the hospital from

that location have averaged about two per month over the last full calendar year. DGS will also look into absorbing one or two public parking spaces in order to expand the pick-up and drop-off space for the building.

Comment: The lights outside Rita Bright are extremely bright. There should be a way to use down lighting. Whatever lighting is placed on the outside of the building should be down lighting, not out lighting.

Answer: DGS will take this into consideration. There must be a balance between safety provided by lighting and the lighting disturbance to neighbors. We will take this point into conversations with Rita Bright, as well.

Question: Can you further explain the green roof, and is there a way to ensure that this green roof is visible from the street level?

Answer: Last year, new regulations were implemented regarding storm water management. Even though it is a smaller site, the green roof is going to have to be used in accordance with new DC sustainability regulations. DGS will look into making the roof visible from the street level.

Question: Is there a way to incorporate a green wall?

Answer: Green walls require watering and maintenance. Buildings get marked down for water use in LEED standard evaluation. We can look into other measures for sustainability, such as using grey water.

Question: Will the fence currently on 14th that is wrought iron and wraps around the Rita Bright building stay? The building design should aim to keep some sort of fence that clearly demarks what is and what isn't Rita Bright's property.

Answer: The fence is on public land, and therefore is the property of DDOT. DGS has the opportunity to borrow this public space as part of Rita Bright renovations. DGS cannot say now whether or not the fence can be taken down. These conversations are happening in other forums.

Question: Will the building also include bike racks on the sidewalk?

Answer: Yes, it is a requirement for the building.

Mr. Butler recapped Advisory Team member asks, including: a lighter building feel, a focus on sustainability, maintenance of trees on the property and in the alley behind the building, an increase in natural light, and an outlined area for drop-off for senior permanent supportive housing residents and for the Rita Bright entrance on 14th St. Additional Advisory Team member asks also included reasonable levels of lighting on the building, green elements that are visible from the street level, the construction of an open yet secure courtyard, and the maintenance of the fence surrounding Rita Bright.

Mr. Butler talked briefly about the timeline for the building. DGS is looking at April/May of next year for a final building design, and building completion by summer of 2020. As a next step, DGS and its design/build contractors will work with DHS to solidify a floor plan for the interior that meets programmatic needs and requirements, and will come back to the next

Advisory Team meeting with more refined design of the building exterior that responds to the feedback shared tonight.

Mr. Butler also shared with the Advisory Team that Construction Management Guidelines will be developed closer to the commencement of construction and will govern the relationship between the construction teams and the surrounding community.

4. Summary and Next Steps

Advisory Team members reiterated their interest in remaining involved in the building design and construction process, especially including street closures. They would like to ensure that they remain informed of any changes to building design throughout the building process. Director Greenwalt reiterated the importance of Advisory Team members soliciting feedback from community members and bringing that feedback to meetings.