

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



Office of the Deputy Mayor for Health and Human Services

Ward 5 Advisory Team Meeting

Thursday, July 20th, 2017
7:00pm – 8:30pm

Ward 5 Advisory Team Members

Name	Inviting Organization	Affiliations	Attendance
Henri Makembe	ANC 5B	Chairperson ANC 5B; Commissioner 5B03; Team Co-Chair	Present
Edward Johnson	ANC 5B	President, Edward M. Johnson & Associates, P.C.	Not Present
Kyle Todd	ANC 5B	Rhode Island Ave. Main St., Executive Director	Not Present
Daniel Schramm	Brookland Neighborhood Civic Association	Acting President, Brookland Neighborhood Civic Association	Not Present
Sherri Morgan	Brookland Neighborhood Civic Association	Community Member	Not Present
Jeff Steen	Brookland Neighborhood Civic Association	Community Member	Present
Ronan Gulstone	Councilmember McDuffie's Office	Councilmember McDuffie's Chief of Staff	Not Present
Amber Harding	Councilmember McDuffie's Office	Community Member, Staff Attorney, Washington Legal Clinic for the Homeless	Present
Jamila Larson	Interagency Council on Homelessness	Executive Director and Co-Founder, Homeless Children's Playtime Project	Not Present
Kristy Greenwalt	Administration	ICH Director to End Homelessness; Advisory Team Co-Chair, Team Co-Chair	Present
Henry Miller	Department of General Services (DGS)	Project Manager	Present

Additional Support Staff Present

Greer Gillis	Department of General Services (DGS)	Director
Stephen Campbell	Department of General Services (DGS)	Senior Planner
JocCole Burton	Department of General Services (DGS)	Chief Project Delivery Officer
Jeff Licklider	Department of General Services (DGS)	Project Manager
Jackie Stanley	Department of General Services (DGS)	Community Relations Specialist
Jamie Keene	Office of the Deputy Mayor for Health & Human Services	Policy Analyst

AGENDA

1. Welcome
2. Project Design
3. Project Timeline & Construction Discussion
4. Planning for Community Meeting
5. Follow Ups from Previous Meetings

MEETING MINUTES

1. Welcome and Introductions

Co-Chair Greenwalt led introductions, and shared that the purpose of the meeting is to review proposed updates to the exterior design of the Short-term Family Housing program, and collect feedback. Co-Chair Greenwalt shared that DGS has created additional space in its project timeline to ensure that the Advisory Team and the Ward 5 community are engaged around the design options, and to provide community members with a chance to weigh in on the exterior colors and materials that will be used on the building. At this Advisory Team meeting, a package of exterior design colors will be presented for the Advisory Team’s input, and using this input DGS will prepare a set of options for materials to be used on the exterior.

Director Gillis shared that the full DGS project team was present to share where we are in the design, what the process is for moving forward, and what the next steps are with the Advisory Team. Director Gillis emphasized that the Advisory Team has the full commitment of DGS, and that DGS is looking forward to receiving feedback on the exterior design.

2. Project Design

DGS led a presentation of recent proposed updates to the exterior design. Modest updates to the design were made following a review by the DC Commission on Fine Arts (CFA). The changes that CFA recommended are intended to reduce the bulkiness of the design and improve the aesthetic qualities of the exterior. CFA's recommendations are important because CFA approval is required before a project can move forward to construction. DGS has some room to take revised designs back to the CFA following input from the Advisory Team.

DGS reviewed what will and what will not change when the CFA design recommendations are incorporated:

- The overall footprint of the building will decrease by 3500 square feet, while also increasing programmatic space inside the building.
- The height of the building remains the same.
- The variances and exceptions have not changed, and percentages of lot coverage have not changed.
- The exterior design no longer resembles a mansard roofline, but changes to the exterior massing will make the building appear more aesthetically balanced.
- An additional parking space can be added through the revised design.
- Additional windows have been added throughout the building design.
- Due to ANC and CFA concern that an outside sitting area could be used for smoking, this space will now be designed as a garden and green area that residents will have access to.
- The physical separation between the existing building on site and the newly constructed building on site will be increased to six feet. This change will make the two buildings more visually distinct.

DGS presented side-by-side comparisons of the exterior renderings that were sent to the BZA, and the updated exterior designs that reflect the CFA's recommendations. The Advisory Team shared that the updated renderings and design are more attractive, and appreciate the time and effort to improve the drawings and share these details with the advisory team.

First, DGS presented side-by-side comparisons of the aerial views of the building.

Question: Will the roof of the building be accessible?

Answer: The roof of the building will not be accessible, but it will still be a green roof design.

Question: Has the design for the tower on site changed?

Answer: DGS is still reviewing the design for the tower on site, and is attempting to incorporate the tower into the building. Equipment from Verizon may be placed on the rooftop under this option.

Question: Where will the trash be located on site?

Answer: The trash and recycling location is governed by the LEED certification process, and will be located inside the building. The trash will likely be removed through the door to the parking, and directly into the alley. It will no longer go through the courtyard.

Comment: The increased 6 foot space between the two buildings is more aesthetically pleasing, and makes the two buildings look like they are complimentary to one another.

DGS reviewed CFA's recommended design changes to the North Elevation opposite of Rhode Island Avenue, and updates to the East Elevation. DGS shared that the material change on the East Elevation is intended to create a more balanced aesthetic.

Question: Will the windows on the North Elevation look into the adjacent condo building?

Answer: There is more than 12 feet of space between these windows and the next building. There is a sufficient space, and the windows should not look directly into the next building.

DGS reviewed CFA's recommended design changes to the South Facing elevation. Part of this change is designed to visually break the new building and existing building into more distinct visual planes. This design change should create a focus on the shorter building in the front, rather than on a taller building in the back. The material changes achieve this affect.

DGS reviewed CFA's recommended design changes to the West Elevation. From this perspective, the increased separation between the existing building and the new building can be seen. A glass enclosure will connect the existing building with the new building; the first three floors will be connected.

Exterior design options for Advisory Team input

DGS presented three color options for the exterior to provide the Advisory Team an opportunity to provide input and feedback. All three options will retain the same level of brickwork. DGS is aiming to find the most residential-looking materials for the exteriors.

- Color option 1: medium gray
- Color option 2: maroon
- Color option 3: darker gray

The Advisory Team shared that they like the look of the various color options, and that community members should have the chance to vote on these options. The Advisory Team recommended that in addition to the three color options presented by DGS, a blue or green color should also be considered, and that color option 1 and color option 3 should be more distinct. The Advisory Team noted that the exterior should have a residential aesthetic, and that a modern siding, such as wood, should be avoided.

Question: Does the CFA have a recommendation for exterior materials?

Answer: CFA does not make recommendations for specific materials, but does weigh in on the scale of materials used.

Question: How closely will new brick on new building match the existing brick?

Answer: There will be some difference between the brick from the 1920s brick and brand new brick, but DGS's intention is to find as close a match as possible.

Question: Will the existing building be power washed or cleaned?

Answer: Yes it will be power washed and refreshed.

Question: Will the window trim be a color? It could be aesthetically appealing to add more color to the panels between windows.

Answer: The window treatment and trim will likely be neutral, but DGS will take this comment into consideration.

3. Project Timeline & Construction Discussion

DGS reviewed the timeline moving forward:

- The demolition of the existing garage on site has been pushed back to allow more time to collect feedback on the exterior design options. Demolition of the garage will not start until after the community meeting on exterior design has been held.
- DGS will present the demolition plan at the Advisory Team meeting August 9th, and will share construction management guidelines with the Advisory Team in advance of the community meeting for their input.

DGS also shared that a STEM education program will take place on the site with high school students, who will visit the site during construction to learn about the construction and engineering process. The Advisory Team suggested making a similar type of access available to neighbors.

4. Planning for Community Meeting

With this feedback from the Advisory Team on colors and exterior materials, DGS will finalize a set of exterior design options and will share these revised options with the Advisory Team on August 9th. On August 23rd, a community meeting will be held for community members to vote on the exterior design options.

5. Follow up from Previous Meetings

The Mayor's Office of Community Relations and Services (MOCRS) provided an update on community requests from previous meetings that they Mayor's office is addressing:

- Projects that have been requested for streetscape improvements are being addressed. These projects will include planting additional trees, creating additional parking, and increasing pedestrian signage in the neighborhood.
- In response to community safety concerns, DDOT has conducted studies on pedestrian safety at the 18th and Rhode Island intersection. Their study determined that the intersection allows sufficient time to cross the street safely.
- A sidewalk on Hamlin Street will be completed this fall.
- A speed camera may be installed on 20th Street.
- DPR will hold a meeting on residents' concerns on nutrition and health programming.