

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

April 25, 2018
7:00pm – 8:30pm

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	Not present
Erica Wissolik	ANC 1B	Community representative	Present
Yuri Blazar	ANC 1B	Aria Development, community representative	Present
Jessica Venegas	ANC 1B	Community representative	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	Present
Sara Akbar	Councilmember's office	Community representative, Clifton Condo Association	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 Support Staff 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	Assistant Deputy Administrator for Families
Nick Kushner	Department of Parks and Recreation	Community Planner
Shinada Phillips	Mayors Office of Community Relations and Services	Ward 1 Liaison

AGENDA

1. Welcome
2. Overview of Feasibility Study
3. Feedback on Construction Parking
4. Update on RFP
5. Next Steps for Advisory Team

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 is to review the findings of the Ward 1 Feasibility Study for the Short-term Family Housing (STFH) site, to collect feedback on preliminary parking and traffic plans for the neighborhood, and to provide an update on the RFP for the design/build firm.

2. Overview of Feasibility Study Findings

DGS Project Manager Brian Butler shared that a feasibility study was conducted to determine how a short-term family housing program would fit on the site. The feasibility study is used to determine whether the site has the capacity to develop the proposed building. Mr. Butler walked the group through preliminary renderings and site plans to show the overarching principals that will guide the design of the building, and explained that the renderings do not represent final plans for the site. A more fully developed design will be shared with the Advisory Team by the design team during the June meeting.

The feasibility study considered the development capacity of the northern parcel of land at 2500 14th Street, NW, which is currently used as a parking lot. The study confirmed that 35 short-term family housing units and 15 senior permanent supportive housing units can be developed on the lot adjacent to the Rita Bright Family and Youth Center, in addition to

maintaining the amount of parking currently available on the site. The building can also accommodate the outdoor and recreational spaces required to meet the Department of Human Services' programming requirements.

The building the District is proposing is approximately 73,000 square feet. DGS shared that the zoning for the site can fully accommodate the program requirements, and therefore, the District will not be seeking any zoning exceptions (i.e., the project will be developed "by right").

DGS also shared a set a test-fit and conceptual massing plans for the sites that demonstrate how a building could fit on the site, but do not reflect the building design (which will be developed by the firm selected through the design/build RFP process). As demonstrated by the massing plans, the building would be of a similar scale to other buildings on 14th Street NW, and will generally be modestly shorter than the apartment buildings around the site.

DGS shared that a key design principal for the site is to create separate spaces for the families who reside in short-term family housing units and seniors residing in permanent supportive housing units. Entrances to both programs would be spatially separated.

DGS also shared a pencil sketch to demonstrate how the scale of the building would appear from a street view, and reiterated again that the sketch does not reflect a design for the building. The architects selected through the competitive RFP process will develop a preliminary design for the exterior.

Finally, DGS reviewed the total potential zoning capacity for the entire site (approximately 172,000 square feet). As explained, DGS will be developing approximately 73,000 square feet of new programming and residential space. Because the Rita Bright Family and Youth Center is approximately 12,000 square feet, this leaves approximately 87,000 square feet on the site for potential future development. This provides data to the city about the total capacity of the site, but does not reflect a future plan for the site.

Question: Why not develop more parking on the site? There should be more parking developed on the site.

Answer: Our program model does not require a significant level of parking, particularly given this site's proximity to public transportation. The vast majority of our clients will not have cars, and given the controlled environment of the STFH program, there will not be a significant amount of guests coming to and from the site. The primary need for parking will be staff and deliveries, which the plan fully accommodates.

Question: Could ambulances access the building from off of Clifton Street?

Answer: DGS will be working with DDOT on a plan for ambulance access. Based on experience of other similarly sized programs, we do not anticipate a high volume of

ambulance runs to these sights. The Department of Human Services requires the on-site service provider to file an Unusual Incident Report (UIR) whenever an ambulance is called. Director Greenwalt will pull this data to share with the Advisory Team at the June meeting.

Question: What is the process for determining what improvements will be made to the Rita Bright Recreation Center?

Answer: Although the short-term family housing development will be occurring on the northern portion of the lot only, as part of the budget planning process for the project, the District was able to include resources for some improvements to the Rita Bright Family and Youth Center. Identifying the range of desired improvements (and how to prioritize upgrades) will not be managed by this Advisory Team. The Department of Parks and Recreation – the owner of the property – will be conducting community outreach to solicit input from neighborhood stakeholders. We will share information with the Advisory Team on how to participate in that parallel process.

Question: What is the process for determining whether additional development will take place on the southern portion of the parcel?

Answer: The District currently has no plan for additional development. The Right Bright Center is owned by the Department of Parks and Recreation. Determining whether there might additional development on this site is a separate process altogether – one that would require significant community engagement and additional resources via the District’s capital budget, and/or a land disposition process – and is outside of the scope of this Advisory Team.

3. Feedback on Construction Parking

DGS shared a preliminary analysis of where contractors can park during construction to minimize impacts to the neighborhood. As part of the contract award, the contractor will need to develop a parking plan to control parking around the site. Team member Yuri Blazer offered helpful language he has used in past contracts regarding penalties and offered to share that with DGS.

Advisory Team members voiced concerns about existing parking enforcement on the blocks surrounding the site. Some members expressed a desire to have the Residential Parking Permit (RPP) program extended to both sides of the street. As the process must be driven by neighborhood residents, Erica Wissolik agreed that she could take the lead in reviewing the petition and, as appropriate, seeking the needed signatures. Additionally, Tania Jackson indicated she would look into DPW’s existing enforcement on the block (i.e., whether evening and weekend enforcement can be increased).

DGS also shared a preliminary and conceptual site map showing potential points of access to the construction site to solicit feedback. Any plan for the site will include ADA access to the Rita Bright Family and Youth Center.

Question: Will a crane be required on site?

Answer: This has not been determined yet (it depends on the proposed building design), but any crane use would likely be quite minimal.

Question: Trees on the property were planted by community members and are mature. Can they be transplanted or preserved?

Answer: Yes, DGS can work with the community on relocating these trees.

Question: The apartment building at 1415 Chapin currently places its trashcans in the alley where you are proposing to redirect traffic. The apartment building does not currently have another place to store its trash disposal system. What will the plan be for relocating them?

Answer: The District will work with the management of this building to determine a solution throughout the development process.

4. Update on RFP

DGS shared that the agency is targeting an RFP release next week for a design/build team. It will take approximately 7 weeks from releasing the RFP to bring an architect on board for the project. In June, the Advisory Team will meet the architect.

Question: Can a presentation be made at an upcoming ANC 1B Economic Development Committee meeting in Ward 1 on the project?

Answer: Yes, DGS can present at an upcoming meeting to share details on the project, and will work with the ANC to plan for these meetings.

5. Next Steps for Advisory Team

The Advisory Team will meet next in June to discuss the preliminary building designs prepared by an architect team.