

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



Office of the Deputy Mayor for Health and Human Services

Ward 6 Advisory Team Meeting

January 17, 2018
7:00pm – 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	Not Present
Cara Lea Shockley	ANC 6D	SMD 6D02 Commissioner (site location)	Present
Lucy Rojansky	ANC 6D	Amidon-Bowen PTA President	Not Present
Marilyn Melkonian	ANC 6D	President & Founder of Telesis	Not Present
Andrenia Walker	Southwest Neighborhood Assembly (SWNA)	Resident Council President Greenleaf Gardens Extension	Not Present
Robin Walker	Southwest Neighborhood Assembly (SWNA)	Community Representative, Greenleaf Gardens Extension	Not 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	Not Present
Jay Melder	Department of Human Services (DHS)	Chief of Staff, Office of the Deputy Mayor for Health and Human Services; Advisory Team Co-Chair	Present
Robert Looper	Department of General Services (DGS)	DGS Project Manager	Present
Ian Callender	Southwest Neighborhood Assembly (SWNA)	Community Liaison	Not Present

Additional Support Staff Present

JocCole Burton	Department of General Services (DGS)
Jamie Keene	Office of the Deputy Mayor for Health and Human Services (DMHHS)



AGENDA

1. Welcome
2. Project Design
3. Project Timeline & Construction Update
4. Good Neighbor Agreement Process
5. Summary/Next Steps

MEETING MINUTES

1. Welcome

Co-Chair Jay Melder opened the meeting and led introductions. He shared that the purpose of the meeting is to share an in-depth design and construction update that shares more micro details about the site, and to lay the groundwork for the Good Neighbor Agreement process that the Advisory Team will work on over the course of the next year.

2. Project Design

DGS staff shared an update on the status of the project's design. Studio 27 has submitted 75 percent Construction Documents, and final Construction Documents are due this week. Any additional changes to the design would occur through a Request for Information process. The ANC will have an opportunity to approve the modification to the BZA drawings related to the height of the building. DGS representatives will attend ANC 6D's monthly meeting on February 12th as the ANC votes on the documents. This process would be completed in February by the ANC, and DGS will share the packet after the final Construction Documents are prepared.

Site lighting

DGS shared an update on the temporary and permanent lighting systems for the site. DGS will use a LED Bollard Light system for the permanent lighting, and will be the primary exterior light fixture across the site. DGS also presented a proposed lighting plan during construction on site. LED lights with high levels of brightness will be spaced 100 feet apart, and lighting will be installed prior to demolition activities beginning. These lights will illuminate the construction site during hours when workers are not on site. Within the perimeter of the construction site will be fully lit, and the lights will be focused downward.

Advisory Team members shared that it is a priority for the community to ensure that both temporary and permanent lighting plans are adequately bright.

DGS shared final renderings of the building exterior from the architect. Advisory Team members shared their excitement about the exterior design.



DGS also shared an update on protecting the historical pediment on the site. The historic red doorway that is currently used to enter the clinic on site will be preserved during construction, and will be installed inside the new building.

3. Project Timeline & Construction Update

Construction timeline

DGS shared details about upcoming construction timelines. The abatement of the building is underway currently, and the building raze will begin in mid-February. DGS expects to start site work and building foundations in March 2018. DGS anticipates completion in June 2019. The program will open in fall of 2019.

Abatement

DGS and Blue Sky Construction shared an update on the abatement process on the site. This process will involve pest control in the basement of the site beginning in the next few weeks.

Construction Management Guidelines

DGS reviewed the site utilization plan, and shared a revised draft of the Construction Management Guidelines for the site. DGS led a review of the Construction Management Guidelines, which lay out the construction hours, details about construction activities, and standards for communication between DGS and the community. DGS has incorporated comments from past Advisory Team meetings into this document, and reviewed the document to confirm that this final version meets the Advisory Team's expectations.

DGS shared that on-site work hours will be 7am – 3:30pm. DGS will apply for an after-hours permit through the ANC at least three days in advance of any after-hours activity.

The Advisory Team signed off on the Construction Management Guidelines with two pieces of feedback:

1. That the Construction Management Guidelines include that if an after-hours permit is issued, that immediate neighbors are notified.
2. That a single point of contact be identified in the Construction Management Guidelines for any on-site construction concerns.

Question: Will pile driving occur on site?

Answer: There will be some pile driving, but there will be less excavation than in other projects because there is already an existing foundation.

Question: What is the asbestos abatement plan?

Answer: In accordance with District law, if there is asbestos in the building there will be an abatement process. This process is built into DGS's timeline.



Consistent with best practices for buildings of this age, DGS has procedures in place for the safe removal of asbestos. DCRA will not issue a permit to move forward with the site until asbestos planning is in place.

Unity Health Care Update

DGS shared an update on the status of providing swing space to Unity Health Care. DGS shared that the swing space will be completely built out in the Joy Evans Recreation Center so that Unity Health Care is provided with a fully operable clinic space. The license agreement for use of this space has been initiated. The license agreement will be for 18 months of occupancy.

DGS shared that their portfolio team is working on enhancing the solicitation for a new clinic provider at 850 Delaware Ave.

4. Good Neighbor Agreement

Co-Chair Melder shared details about the Good Neighbors Agreement (GNA) process. The GNA is an agreement between the Advisory Team, the provider selected by DHS to operate the facility, and District agencies. DHS is compiling best practices from other jurisdictions to help inform the Advisory Team's conversation and drafting of a GNA for this community. DHS will share a sample agreement with the Advisory Team to react to and refine together. This document will include details around security, maintenance, and communication standards that the Short-term Family Housing program will abide by. The GNA will be finalized in Summer, 2018 prior to service provider contracts being finalized.

Co-Chair Melder reviewed the scope of the GNA, and shared details for the collaborative process that the Advisory Team and the District will undertake to finalize the Good Neighbor Agreement.

