



Department of Human Services
Office of the Director | 64 New York Avenue N.E., Suite 600 | Washington, DC 20002

Ward 3 Short-term Family Housing Advisory Team Meeting #3
Wednesday, November 30, 2016
Tenley-Friendship Library, Large Meeting Room
4450 Wisconsin Ave NW, Washington, DC 20016
6 pm – 7:30pm

Ward 3 Advisory Team Members

Name	Inviting Organization	Affiliation(s)	Attendance
Victor Silveira (for Catherine May)	ANC 3C	SMD 3C07 Commissioner	Present
Margaret Siegel	ANC 3C	ANC 3C Treasurer, SMD 3C05 Commissioner	Present
Angela Bradbery	ANC 3C	Community Representative	Present
Melody Molinoff	ANC 3C	John Eaton Elementary, LSAT Chair	Present
Ann Scoffier	ANC 3C	Community Representative	Present
Ruth Caplan	Cleveland Park Citizens Association	Cleveland Park Citizens Association, President; Community Representative	Present
Pamela Korbel	Cleveland Park Citizens Association	Cleveland Park Citizens Association; Community Representative	Not Present
Ann Hamilton	Cleveland Park Citizens Association	Cleveland Park Citizens Association; Community Representative	Present
Anthony Castillo (for Mary Cheh)	Councilmember Cheh's Office	Deputy Director of Constituent Services, Councilmember Cheh's Office	Present
Jeffrey Davis	Councilmember Cheh's Office	Community Representative	Present
Deborah Linde	Department of Human Services (DHS)	Community Representative; 30-year resident of McLean Gardens	Present
Rabbi Aaron Alexander	Department of Human Services (DHS)	Community Representative; Rabbi of Adas Israel Congregation	Not Present
Kelly McShane	Interagency Council on Homelessness (ICH)	Ward 3 Resident; President and CEO, Community of Hope	Present
Melvin Gresham	Metropolitan Police Department (MPD)	Commander, 2nd District MPD	Present
Laura Zeilinger	Department of Human Services (DHS)	DHS Director; Advisory Team Co-Chair; Ward 3 Resident	Present
Agyei Hargrove	Department of General Services (DGS)	DGS Project Manager	Present

Additional Support Staff Present

Name	Organization	Title
Joe McNamara	Ayers Saint Gross (Architects/Engineers under contract for the Ward 3 Site)	Associate Principal and Project Manager
Andrew Lindberg	Ayers Saint Gross (Architects/Engineers under contract for the Ward 3 Site)	Associate
Meredith Moldenhauer	Griffin, Murphy, Moldenhauer & Wiggins, LLP	Partner
Eric DeBear	Griffin, Murphy, Moldenhauer & Wiggins, LLP	Associate
Maureen Boucher	ANC 3C	SMD 3C07 Commissioner-Elect
Jackie Stanley	Department of General Services (DGS)	Community Outreach Coordinator, DGS
Lisa Franklin-Kelly	Department of Human Services (DHS)	Capital Project Manager, Office of the Director, DHS
Ian Maggard	Mayor's Office of Community Relations	Ward 3 Community Liaison (MOCR)
Phil Thomas	Mayor's Office of Community Relations	Ward 3 Community Liaison (MOCR)
Kathy Haines	Office of the Deputy Mayor for Health and Human Services (DMHHS)	Capital City Fellow

Agenda

1. Welcome and Introductions (5 minutes)
2. Draft Design Presentation and Feedback – DGS/Architects (60 minutes)
 - a. Site Context and Draft Plans
 - b. Options for Exterior, Landscape, Fencing
 - c. Timeline of Meetings and Submission Dates
3. Public Design Meeting (draft agenda and outreach) (20 minutes)
4. Summary of Next Steps & Adjourn (5 minutes)

Meeting Minutes

1. Welcome and Introductions

- The meeting began at 6:08 pm
- Introductions were made of the Advisory Team members and additional support staff

Co-Chair Zeilinger's Comments:

- Co-Chair Carl Roller has moved out of the District. We are grateful to the ANC to have an outgoing and incoming Commissioner here today to ensure a smooth transition. A new Co-Chair will be named in January after the ANC 3C officer elections.
- The majority of today's conversation will be sharing the draft designs for the Ward 3 site.
- We may make some adjustments to the plans after hearing your feedback and before we go to the larger community design meeting. Then we will reconvene to discuss what we will put forward to zoning.

- We are working hard to provide information and dispel myths in the community about this program. Our first Advisory Team meeting was structured to hear your questions. In the second meeting, we answered your questions and provided materials to share with the community. Have you been able to clarify information for the community? Also, what have you been hearing?

Community Representatives' Comments:

- Please share information with the McLean Gardens listserv and the Cathedral Heights list serv.
- Please post the one-pager which contains the overview of what will be contained in each facility. The information is more helpful than just providing a link; people don't always click on the links. We need to get as much information in front of people before public meetings. There are several requests on the Cleveland Park listserv asking for designs ahead of time.
 - **Co-Chair Zeilinger's Comment:** *I'm talking to Nancy McWood [of the ANC 3C Planning and Zoning Committee] about coming to an ANC meeting, or having a Q & A period. I am available to speak to a group if there are more questions than you can answer.*
- People are asking, "When will you talk about impacts on the school, parking, and traffic?" Part of the lack of information may be that we have not gotten to those issues yet.
 - **Co-Chair Zeilinger's Responses:** *Today we will talk about some steps related to the traffic study. For schools, we need to bring in DC Public Schools and have that conversation with either this group, or a subset of this group. We will include that in future agendas. If ideas occur to any of you later, especially on communication, please let us know.*
 - *We will do an activity with index cards – label them A, B, C to represent the three designs you will see and provide comments on each design. People may be more candid with their written comments.*
 - *The job of the architectural team is to figure out how to fit all of the programmatic features into the building. We can achieve the aesthetic outside, but can't sacrifice features like natural light and space. If we can't fit everything, we will need to make tradeoffs.*

2. Draft Design Presentation and Feedback

Presentation by Joe McNamara of Ayers Saint Gross (architects):

- The building form is driven by program requirements. The building entrance is from Idaho Avenue, NW and each floor has public spaces facing toward the Idaho Avenue, NW side of the building. The first floor contains staff office space.
- There is a monitor on each housing floor who needs to have a view of the entry to each room in case there is a distress call. The number of beds per unit varies, as family sizes differ. We currently have 3 and 4 bed units. Trundle beds are an option for larger families.
 - **Co-Chair Zeilinger's Comments:** *There are many family configurations. Sometimes there is a parent with one child, or 2 parents with 3 kids. We have done a lot of modeling to determine what serves us best. The designs reflect the*

demographics of the population we serve. On average, there are about 2.5 persons per family. We are intentional about limiting the program to 10 families per floor, and including both private space and common space for those families. Ten units per floor help us to promote safety and create community since there are fewer people. In DC General, which is an old hospital, we sometimes have 45 units on a floor. This is more chaotic, and people need to bring their children with them everywhere. The larger community meal and program space is on the ground floor, but each floor is almost a separate program.

Site

- Property line
 - The property line images were obtained from the DC Atlas Plus website. Every plot of land in the District can be identified there. The property line is also used in calculating FAR (Floor Area Ratio) for zoning requirements. This site does not need relief for FAR requirements.
- Siting of the building
 - Our design is for a building to the south of the current police station, with the entrance on Idaho Ave., NW. We looked at other options, but we did not want to interrupt the garden wall to the west. There is also a fueling station for the police department on the north side of the site.
 - **Community Representative's Question:** *What about using the community garden?*
 - **Co-Chair Zeilinger's Response:** *The Councilmember advised us to preserve the garden as a community asset. The architects have tried to both maintain community assets and fit us into this space.*
 - **Community Representative's Comment:** *This will be a hot button issue on both sides—balancing public safety and the garden.*
- Wall
 - There is a wall at the south end of the site and we will maintain a wall on the south, with some planting.
- Driveway
 - Proposing to move the southern curb cut north a bit. There would be a divided driveway in the form of a “y,” with the right split for the police station, and the left for the housing site. This would maintain two driveways for the police station.
- Deliveries (meals)
 - We are working through that with our kitchen consultant. The dining area will be in the rear and 3 meals are delivered daily, by van.
- Parking for the housing site
 - Eleven spaces should be sufficient for those staff that drive. Families living in shelter seldom come with cars.
- Play area
 - The play area would be located to the south of the housing site, buffers the building from the houses to the south. The details have not been designed yet.

Building Structure

- Footprint of the building

- Small footprint is primarily dictated by program requirements not to exceed 10 units per floor. About 130 feet long and 55 or 60 feet wide.
- Height
 - Six stories. Housing for 50 families, with no more than 10 families per floor per program requirements, plus one floor for administrative, dining, and large programming space.
 - **Community Representative's Question:** *Could the building be shorter?*
 - **Meredith Moldenhauer's Response:** *In Ward 8 we had a large vacant site. In that instance we could build on up to 40% of lot occupancy, but we only used 18% because of the programmatic need to provide 10 families per floor. Having 20 units per floor would not meet programmatic needs and security needs. The need to have 10 per floor dictated the need for a smaller, more compact, building.*
- Shape
 - The building must accommodate program requirements. This is in the early stages of design where we can make changes but we probably can't move much beyond the bar shape, given the program, shape of the lot and existing features of the site.
- Rooftop
 - There will be a box on the roof for mechanical equipment. The roof will likely have a green roof for storm water management, but not for gardening. We are aiming for LEED Gold certification.
- Windows
 - The full windows toward the right of the design are the community space areas to provide natural light and create a nice feel for the building.
 - Corner windows are study areas.
 - The narrow windows are sleeping units for the families, with operable windows (at least 4 inches) for ventilation. All units have windows.
- Variances
 - Variances will include requests for height and story relief. The current height allowed by right is 40 feet, and the project proposes between 65 and 70 feet. Cathedral Commons is similar, and Vaughn Place [3401 38th Street NW] has 9 or 10 stories plus a penthouse.
 - The Ward 3 site is not the only Short-term Family Housing site seeking zoning relief.

Interior

- Bathrooms
 - There is one bathroom per every two units, and two rooms per floor have private bathrooms, which are accessible for persons with disabilities.
 - **Co-Chair Zeilinger's Comment:** *At DC General, the majority of the bathrooms are congregate, like in a school, with a row of shower stalls. This creates challenges for women and men with kids of certain ages.*
- Dining space
 - About 50 people can eat at one time in the dining space. The meals are provided over a window of time, which provides flexibility for families.
- Interior views

- Have not been designed yet, but will be developed with the Department of Human Services. This is an early stage of design. We are working on floor plans and exteriors to ensure there is adequate program space.

Design Options presented to the Advisory Team:

- Option A uses terra cotta, a more contemporary use of masonry that is contextual to this neighborhood. There is the possibility of filigrees in the curtain wall, study area and community space. There is also a metal panel “wrapper,” to make the building a little softer.
- Option B uses brick, is more traditional, has a metal panel wrapper, and potential brushed concrete on the building’s base. There are also “baguettes” which are terra cotta pieces on the glass that break up the façade.
- Option C is red brick for the building, a darker, coppery metal panel, and glass for the bottom.
- Materials come in multiple colors, and types of material can be mixed and matched amongst the designs.
- Landscaping: we are considering a front garden that is flowery, not too overgrown, but nothing pristinely manicured. On the side, we are looking at different trees and undergrowth. This would also be applied to the north edge facing the police department. The DC Department of General Services will be responsible for maintenance.
- For fencing, we like the idea of a wood slat fence, or a variation, that could be more open or closed, or a green screen wall. This would be a lattice work where plantings can grow and become a wall. Six foot property line fences are permitted. The fence would go around the back. There could be a wall or fence between the two driveways. The wall would also help to cushion the play area noise.

Community Representative’s Comments:

- I hate the metal panels, but like the idea of something a bit more modern, because I want it a little different from McLean Gardens. I’m interested in synchronous, but not identical. There are too many materials here. I like maximizing openness and glass. Have you looked at the penultimate design of Cleveland Park? There are fewer materials and the design is more coherent.
- I like the terra cotta; it is a distinction that doesn’t copy what is here, yet has style.
- Consider underground parking to add more green space.
- Consider future use of this building. If the indoor space is defined for Short-term Family Housing, there may be no room to evolve these buildings to other uses, if we don’t need as many units in the future.
- Consider adding a restroom in the community space too.

Police Operations:

- We are creating a parking deck for police use to maintain the same level of parking spaces for the station, since some of their spaces will be taken to construct the housing. We are envisioning a parking deck that would cover the current ground level parking, with one parking level on top.
- Maintaining two driveways for MPD, both a northern and southern entrance.
- When calls come in for the police, are they responding from the lot?

- **Commander Gresham's Response:** *No, they are already out.*
- Has anyone talked about renovations for the full MPD campus?
 - **Agyei Hargrove's Response (from DGS):** *MPD's 2nd District is being looked at for renovations, but I am not sure of the scope.*
- **Community Representative's Comment:** Currently this area is a staging area for all northwest DC emergencies. We want to know what will happen with that.
 - **Commander Gresham's Response:** *It would be one of them. I have not seen any contingency plans, and there have been no emergencies since I have been there.*
 - **Co-Chair Zeilinger's Response:** *The Department of Human Services (DHS) is part of the District's emergency response plan. HSEMA [the Homeland Security and Emergency Management Agency] is the coordinating entity. We will involve them so there are no unforeseen issues.*
- **Community Representative's Comment:** Prioritize security, and the police mission throughout this process, including siting.

3. Public Design Meeting (draft agenda and outreach)

Co-Chair Zeilinger's Comments:

- Please provide suggestions for the community meeting.

Community Representatives' Suggestions:

- Will these designs change in any way between now and when this is presented to the public?
 - **Co-Chair Zeilinger's Response:** *We will try to be more explicit about certain things you asked us to emphasize today so that the next draft will be closer to what you and those you represent would find acceptable.*
- Show design options side by side.
- Bring actual pictures of what the materials will look like.
- Describe which siting and building shape tradeoffs are not possible. State what Council mandated, why there are 10 families per floor, explain DHS requirements, and hand out the one pager with the program requirements.
- People will ask, "Why are we talking about design when there are fundamental questions around schools, parking, and traffic?"
- Spell out the process and show people how many opportunities there will be to weigh in. Give a place to submit comments, timelines for comments, add locations and times for upcoming meetings, and where to submit letters of support.
 - **Co-Chair Zeilinger's Response:** *We have a slide with dates including the community meeting, follow-up, and work toward the ANC meetings. There may be interim steps as we work with the incoming commissioners on what the program is and make sure that the new class is fully briefed and caught up as well. We are working toward a Board of Zoning Adjustments (BZA) hearing in March of 2017.*
- Coordinate with Nancy McWood, since the first ANC 3C Planning and Zoning Committee date will be very close to the new Commissioners' swear-in date.
 - **Co-Chair Zeilinger's Response:** *We were discussing today if we could invite incoming commissioners to a meeting. We are still working on the public meeting design. Some people have basic questions about the site and program and may not be ready to look at exterior design materials. We're thinking about getting*

more information out with answers to those questions, and perhaps dividing people into different discussion topic tables.

- Post the presentation online ahead of time if you can; more information is better.
- Provide more explanation around the siting of the building.
- Provide information on the program, then siting, then context about what you can or can't do.

[Adjournment at 7:53 pm.]

DRAFT