



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 #4

Tuesday, December 20, 2016
2nd District Metropolitan Police Department, Community Room
3320 Idaho Avenue NW, Washington, DC 20016
7 pm – 8:30 pm

Ward 3 Advisory Team Members

Name	Inviting Organization	Affiliation(s)	Attendance
Maureen Boucher (for Catherine May)	ANC 3C	SMD 3C07 Commissioner-Elect	Present
Margaret Siegel	ANC 3C	ANC 3C Treasurer, SMD 3C05 Commissioner	Not Present
Angela Bradbery	ANC 3C	Community Representative, SMD 3C06 Commissioner-Elect	Present
Melody Molinoff	ANC 3C	John Eaton Elementary, LSAT Chair	Not Present
Ann Scoffier	ANC 3C	Community Representative	Not 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	Present
Ann Hamilton	Cleveland Park Citizens Association	Cleveland Park Citizens Association; Community Representative	Not 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	Not 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	Not Present
Captain K.M. Cusick (for Melvin Gresham)	Metropolitan Police Department (MPD)	Captain, 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
Jonathan Catania	Ayers Saint Gross (Architects/Engineers under contract for the Ward 3 Site)	Associate
Eric DeBear	Griffin, Murphy, Moldenhauer & Wiggins, LLP	Associate
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. Topics of interest to the team/ Debriefing from the site visit – (40 minutes)
3. Debriefing from the public design meeting – DGS (40 minutes)
4. Summary of Next Steps & Adjourn (5 minutes)

Meeting Minutes

1. Welcome and Introductions

- The meeting began at 7:03 pm
- Introductions were made of the Advisory Team members and support staff

Co-Chair Zeilinger's Comments:

- We will schedule separate Advisory Team meetings on special topics of interest to the team. There will be one stand-alone meeting on schools to discuss Eaton Elementary School, Deal Middle School, and Wilson High School. There will also be a separate meeting on public safety, and we will likely invite the Chief of Police.
- There are still questions and myths about the program, the families, and how this program fits into the larger homeless services system. We hope that you feel equipped to answer these questions. I am also available to come to your neighborhood associations; please let me know when I can speak to your groups.
- We received feedback from the team asking us to correct slide #13 in the public presentation. We have updated that slide for your review.

2. Topics of interest to the team/ Debriefing from the site visit

Community Representatives' Comments:

- After the public meeting, we received lots of feedback from McLean Gardens and the surrounding community.

- People feel that schools, traffic, and parking analyses should have been done before site selection, and that community engagement is for show. There is concern about process.
 - **Co-Chair Zeilinger's Response:** *I have heard these comments. The site was voted on by the Council. If we found anything unworkable in this site, we would have gone back to the Council. We would be adapting for the same issues—schools, parking, and traffic control—anywhere we build. There is tremendous need for the services this program will provide. We want to be good neighbors. While the site was selected for us, within that site we can think about siting, look and blend of the building, and Good Neighbor Agreements surrounding operations.*
- I'm receiving questions on the number of units for Ward 3.
 - **Co-Chair Zeilinger's Response:** *We need up to create a total of 280 DC General Family Shelter replacement units across all sites. A size of 50 units gives us the economy of scale that we need, and is a size that is appropriate for our service providers to manage. We only construct less than 50 if limited by the site. Unit breakdown by ward: Ward 3 – 50, Ward 4 – 49, Ward 5 – 46, Ward 6 – 50, Ward 7 – 35, Ward 8 – 50. The Ward 7 site had an extremely small lot size that prohibited construction of more than 35 units. Ward 1 is replacing an existing apartment-style family shelter facility for 29 families, and Ward 2 has a new shelter for unaccompanied women.*
- People are stating that 50 units is too much for this residential neighborhood and that major zoning variances would change the character; maybe 35 units would be less upsetting than 50. Concerns include height, the number of families/people coming with the program and property values. This would feel the same way about an apartment building of the same size.
 - **Co-Chair Zeilinger's Response:** *Across the country, there is no data that residential programs in thriving neighborhoods do anything to diminish property values. The Fannie Mae property on Wisconsin Avenue also sold for an expensive price, knowing this is coming. Would 35 units instead of 50 units make a significant change in this community? What community amenities will be taken away with the addition of 15 families? What would you not be able to do that you are able to do now? We are confident that we can operate a 50 unit program well. This is much smaller than the current 260 unit DC General Family Shelter. We will take the same steps to incorporate public safety needs with any building on the site. Ward 3 trails behind all other wards in homeless services. Residents across the District asked the Mayor to close DC General. Closing this facility together, as a city, is a value that both the Mayor and the Council embraced.*
 - **Community Representative's Request:** *Please provide links to the property value studies.*
- Neighbors are concerned about the past performance of DC General Family Shelter.
 - **Co-Chair Zeilinger's Response:** *DC General Family Shelter is an overwhelmingly large 280 unit facility, situated in a readapted hospital building which was vacant because it was no longer useful as a hospital. This is not comparable to the new program settings. We have done an exceptional job with*

smaller facilities. We will write an RFP to bid the program competitively and providers will propose a program to meets our standards. We aim to minimize impact on neighbors and provide quality services. We are happy to share initial staffing plans. Staff will include a program manager, monitor on each floor, daytime case managers, janitorial staff, security staff, and volunteers.

- What about longer transit times for families traveling to Head Start or similar programs? And the fact that this site is not near a metro station?
 - **Co-Chair Zeilinger's Response:** *Our families travel across the District frequently by bus, and often from locations that are much more inaccessible.*
- Could we site the building on the community gardens instead?
 - **Co-Chair Zeilinger's Response:** *When this site was selected, the Councilmember advised us to preserve existing community assets. The experts we rely on have not raised any concerns with respect to public safety.*
 - **Joe McNamara's Response:** *Remember we also need to maintain access to the street. Also, in addition to removing plots, we would need to consider the shade of the building on remaining plots. With respect to public safety, in our last meeting, Commander Gresham informed us that officers respond to calls from the street, not the parking lot. The only concern we have received from MPD to date is about maintaining the current number of parking spots. Setting the building back in the gardens might create some challenges due to the slope of the land, and also the utility run cost for connecting electric, water, and sewer services.*
- Could there be two sites of 25 units in Ward 3?
 - **Co-Chair Zeilinger's Response:** *This would be less cost-effective than one structure, and would also double the operating cost. Emergency shelter is already the most expensive part of the homeless services system. Resources that we invest in the emergency side are also resources we aren't investing in longer-term solutions like affordable housing. Fifty units is the most cost-effective and manageable size, with 10 units per floor, to create a controlled, quality program. Each floor operates like a smaller program within a larger building.*
- What is the plan for police parking? Please note that police currently park on surrounding side streets, and on the grass in front of the station.
 - **Co-Chair Zeilinger's Response:** *We are replacing the existing number of spots for the police. Our traffic/parking study is forthcoming in this process and will be part of our Board of Zoning Adjustment application. We have already completed the studies for Wards 4, 7, and 8. We are providing on-site parking for program staff. Also, approximately 1% of our families have cars. This facility will not need the same level of parking that an apartment building of a similar size might need.*
- Parking deck size?
 - **Joe McNamara's Response:** *The second level of the deck would be approximately at the level of the garden wall. However, designs have not been completed. The deck would extend slightly beyond the southern end of the police station.*

- **Community Representatives' Comments:** Consider a green wall on the parking deck, with a trellis, to make it as natural looking as possible. Look at the National Zoo's new garage; they incorporated community feedback and there is a lot of green on it.
- Where will the impound lot go?
 - The Department of General Services (DGS) is currently discussing this with MPD.
- Playground noise. Two community representatives on the team expressed different opinions. One expressed concern about the noise level, especially for persons who work from home. Another has lived by a playground and was delighted by the sounds of laughter and play.
- Will there be a generator on site?
 - Probably an emergency generator on the roof, which might be tested once a week for 30 minutes.

Discussion around Good Neighbor Agreements

- Rather than starting from a pre-existing agreement, this is typically a document that is generated by a community and based in the specific areas of interest that are important to the community and the relationship of the program to the community.
- The team would like to work on the Good Neighbor Agreement as soon as possible, to address existing concerns.
- The Advisory Team would identify the issues that they would like addressed, and things that people want the Department of Human Services to adhere to, and document this in writing. The agreement would be specific to this community, and generated in an iterative process. This agreement will exist for each site. Once the Advisory Team has created a draft or outline, if the team wishes, this could then be shared for wider input.
- Potential topics raised by the team at this meeting that could be incorporated in the Good Neighbor Agreement: play area (limits on hours of use, numbers of children, supervision standards), and parking norms. The Department of Human Services can share a slide that provides suggestions on elements of a Good Neighbor Agreement.
- Enforcement mechanism would be through the Department of Human Services' contract requirements with the service provider who operates the program. There are a number of contracting remedies when a provider is out of compliance.

3. Debriefing from the public design meeting

- Options B and C were the most popular designs (B was a terra cotta design, with a matte, non-reflective metal wrapper; C was a mix of terracotta and brick, each one in a different color)
- Either material type would outlast the useful life of the building, and either would be low-maintenance. Metal doesn't need to be painted. There are no appreciable energy efficiency differences in the façade materials and the building will be LEED certified.

- Windows are operable (opening to 4 inches) for fresh air. Terracotta “baguettes” could be fixed on windows to break up the glare.

Community Representative’s Comments

- Two comments that metal panels are too institutional
- One comment that small windows are too institutional
- One suggestion to reduce the contrast in the colors of terracotta and brick (currently orange and red, respectively)
- Suggestion that window solar shades or other features that extend from the building would make it more three dimensional and less institutional.
 - **Joe McNamara’s Comment:** *Solar control is not as much of an issue in a residential building, and there is a cost element, but we could look into this.*
- Of the 5 team members present and voting, two favored option C, one initially favored B but agreed to C, and two found it difficult to visualize either option from the images. The architects will move forward with fleshing out option C.
- Please look at methods to prevent birds from crashing into the windows.
- Please look at radon mitigation, which is a problem throughout Cleveland Park.
 - **Joe McNamara’s Response:** *It is fairly standard to put an outflow pipe into the design from the outset, but we can confirm.*

4. Summary of Next Steps & Adjourn

- Director Zeilinger:
 - Will meet with the new ANC 3C Commissioners next week
 - Is available to make community presentations to your groups; please reach out about scheduling.
 - Will read the community comments transmitted through the Advisory Team members.
- DGS works with ANC 3C to prepare for a Board of Zoning Adjustment (BZA) application review and vote
- Advisory team staff will:
 - Work on organizing topic-focused Advisory Team meetings
 - public safety (with appropriate representatives including MPD)
 - schools (with appropriate representatives including DCPS)
 - Provide resources for property value questions and fundamentals of a good neighbor agreement.
- Advisory Team members should take notes on topics to be included in the Good Neighbor Agreement to launch the draft agreement.

[Adjournment at 9:01 pm.]