



Department of Human Services
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**Frequently Asked Questions (FAQs): Short-term Family Housing
January 30, 2017**

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Homeless Services System

- **What is the overall plan for reforming the homeless services system the District?**
Response: *Homeward DC* is the DC Interagency Council on Homelessness’ Strategic Plan (2015-2020). You may access this plan here: <http://ich.dc.gov/page/homeward-dc-ich-strategic-plan-2015-2020>. This plan provides concrete steps to make homelessness in the District rare, brief, and non-recurring. One strategy within this plan is to develop a more effective crisis response system. Short-term Family Housing is just one of many steps toward building this more effective crisis response system in fulfilling the Homeward DC plan.
- **How many homeless families will be housed at each of the short-term family housing sites? Who owns the land and is it zoned for commercial or residential use?**
Response: Please see the chart below. All Short-term Family Housing programs aim to have 50 units, unless there are extenuating site circumstances. The target 50 unit size allows for economy of scale, an appropriate program size, and dispersal of units across all eight wards.

Ward	Type of Program	# of Families	Land Type	Zoning
1	Replacement apartment units	29	TBD	
2	Emergency shelter for unaccompanied women	213 women	Lease	D-1-R
3	Short-term Family Housing	50	Public	RA-1
4	Short-term Family Housing	44-49	Public	MU-4

5	Short-term Family Housing	46	Public	MU-4
6	Short-term Family Housing	50	Public	RA-1
7	Short-term Family Housing	35	Public	RA-1
8	Short-term Family Housing	50	Public	RA-1

Zoning Descriptions are as follows:

D-1-R: Permits high density housing with a limited amount of commercial uses permitted on only the ground floor

MU-4: Permits moderate density mixed use development

RA-1: Permits low to moderate-density development, including detached dwellings, rowhouses, and low-rise apartments

- **How many transitional housing units are developers required to contribute with new housing or mixed use developments under DC legislation? And how many new units will be provided during this shelter project?**

Response: The Short-term Family Housing site is classified as emergency shelter, not new residential development, and therefore does not trigger the District’s Inclusionary Zoning Affordable housing program. (Please note that the Inclusionary Zoning program produces affordable rental units, not transitional housing units.) The District’s Inclusionary Zoning (IZ) program requires 8 percent–10 percent of the residential floor area be set-aside for affordable units in: (1) new residential development projects of 10 or more units; and (2) rehabilitation projects that are expanding an existing building by 50 percent or more and adding 10 or more units. You can read more about that program, and the work of the DC Department of Housing and Community Development, here: <http://dhcd.dc.gov/>.

- **Where is the permanent housing in DC that families will transition to, given that there is a long wait for a housing subsidy voucher?**

Response: Families exiting emergency shelter move on to a variety of destinations. Each family makes a unique decision based on the availability of family and social supports as well as both governmental and non-governmental resources, whether within or outside the District. Destinations for families exiting emergency shelter include: market-rate permanent housing, short-term rapid rehousing subsidized apartments, permanent supportive housing, transitional housing, reunification with friend or family units.

- **Based on the Ward 2 facility that was completed in 2016, what can the city tell us about the new shelter model?**

Response: The Ward 2 program is a different type of emergency shelter, which houses up to 213 unaccompanied women. The ribbon cutting was held in February, and the service provider was announced in March. You can read more about the program here:

<http://dc.gov/release/n-street-village-selected-homeless-services-provider-patricia-handy-place-women>.

- Why doesn't the city place families in vacant homes on the tax foreclosure list? Wouldn't this be more cost effective, quicker, and consistent with program objectives?**
Response: For families that need a safe place to be immediately, with wrap-around services and supports that help stabilize a family and provide guidance on next steps, a neighborhood-based program for 50 families provides a greater economy of scale than scattered site emergency shelter locations, which would increase ongoing maintenance and staffing costs. In addition, we do have a robust program to acquire vacant property through tax foreclosure for eventual placement in the DHCD PADD (Property Acquisition and Disposition Division) program, as well as other efforts to transform vacant properties to vibrant contributors to our economy and stock of affordable housing. Tax foreclosure is a lengthy and uncertain process and many if not most of the vacant properties in foreclosure are unfit for human habitation without further rehab.
- Before implementing individual shelters in DC, wouldn't it make sense for the DC government to develop a plan for combatting homelessness with surrounding governments?**
Response: The Executive Office of the Mayor is coordinating with neighboring jurisdictions to combat homelessness throughout the region. In March of 2015, DC Mayor Muriel Bowser, Montgomery County Executive Ike Leggett and Prince George's County Executive Rushern L. Baker III each signed Charters confirming their commitment to: working together to eliminate homelessness in the Metropolitan area; establishing a high level regional coordinating council on homelessness to develop and implement an actionable plan to permanently end homelessness in the region, particularly chronic homelessness; and to setting timeframes. These efforts to combat homelessness regionally cannot supplant current efforts to close D.C. General and provide dignified family shelter here, now.
- Why does it matter what ward these homes are in if they offer suitable accommodations?**
Response: During her campaign and transition into the Executive, residents from across the District asked Mayor Bowser to close the antiquated and oversized DC General Family Emergency Shelter. Mayor Bowser delivered on this promise by proposing an all eight ward strategy to close DC General and replace it with smaller, service enriched facilities across the District. Homelessness affects all wards either directly or indirectly and each has a role to play in making homelessness rare, brief, and non-recurring.
- What are the city's future plans for the land where DC General is located?**
Response: No final determinations have been made about this land.

Services

- What programs are happening on-site?**
Response: The wrap-around services provided and/or coordinated onsite include emergency housing; linkages to permanent housing programs (e.g. rapid rehousing, targeted affordable housing, and permanent supportive housing); permanent housing search assistance; early

childhood screening and liaisons to schools; education, training and employment services; health care and behavioral health care; financial and budget management counseling; and 24 hour social work and security staffing. The program will also partner with community service organizations to provide and/or coordinate services onsite, including health and wellness programs; mentoring and tutoring; and programming and enrichment activities for children and parents. The program will have age-appropriate outdoor and indoor recreational space, study rooms and computer labs, a health and wellness room for health care providers to examine and treat residents (much in the same way that the Hoya Clinic operates at DC General), space for enrichment programming, case management services and social service provision, and a dining room where meals will be provided three times daily. The program will also provide families with private living quarters with refrigerators and access to other food storage and preparation spaces as well as laundry facilities onsite.

- **What programs will be offsite?**

Response: Offsite programs include connections to employment, training and education services (including linkages to the TANF Employment Program), childcare, and primary health care. Some services are provided both onsite and offsite, such as behavioral health care, housing assistance, and case management services.

- **Why will childcare be offsite?**

Response: Offsite childcare facilitates easier transitions for families back into permanent housing, and connects families with experienced high-quality early learning centers. Short-term family housing offers a balance of on-site programs, as well as off-site, community-based programs. Connecting families to off-site programs is important as family involvement in off-site programs can continue after exiting emergency shelter, thus easing the family's transition to permanent housing in the community. The Department of Human Services (DHS) supports families with access to subsidized childcare in partnership with the Office of the State Superintendent for Education (OSSE). Families are assisted with access to existing high-quality early childhood programs such as Head Start, Early Head Start, and the Early Learning Quality Improvement Network (QIN).

- **Do we know who will provide services at the sites?**

Response: No, not at this time. The service provider will be selected through a competitive contract process. The Department of Human Services will issue a Request for Proposals (RFP) for the provision of services for Short-term Family Housing programs. A Technical Panel will score proposals based on a number of factors including past experience and responsiveness to the needs of the programs. The most competitive proposal will be awarded the contract. This competitive contracting process will occur closer to the time when the construction of the facility is complete.

- **Will there be any city staff working at the site?**

Response: Competitively selected homeless service providers provide services at most of District-funded homeless service programs. District government plays an oversight role.

- How will families move to permanent housing?**
Response: In fiscal year 2016, nearly 1,250 families in the District exited emergency shelter. Families work with their case managers on individual housing plans to overcome barriers to housing (such as active rental debt, eviction history and poor credit) and to obtain permanent housing that is suitable to their family's needs. Eligible families also have access to permanent housing resources such as rapid rehousing, targeted affordable housing, and permanent supportive housing.
- How is the city dealing with the lack of options for affordable housing?**
Response: Mayor Bowser has invested \$200 million in affordable housing over the last two fiscal years (FY17 and FY16), and she has committed to invest \$100 million in affordable housing for every year of her Administration. In addition, over the last two years the Mayor and Council have made unprecedented investments in resources that are proven to end homelessness (rapid rehousing, targeted affordable housing, and permanent supportive housing) amounting to more than \$60 million in new resources.

New Neighbors

- What is the typical family background and composition?**
Response: Of the families residing at DC General, approximately 80 percent previously lived with family or friends, approximately 75 percent are single parent households, and approximately 43 percent are headed by transition-aged youth (aged 18 to 24 years old). *From slide 2 of the following presentation:*
<http://mayor.dc.gov/sites/default/files/dc/sites/mayoromb/publication/attachments/Ward-1-ANC1B-Economic-Development-Committee.pdf>
- How many families and persons will live in each site?**
Response: The Homeless Shelter Replacement Act of 2016 legislated the number of units at each Short-term Family Housing site. The largest site will have 50 units. The average family size for families experiencing homelessness is approximately 2.5 persons per family. That means roughly 125 people will be living at a 50-unit site.
- What is the age range of the children who will reside at the site?**
Response: Of the children residing at DC General, approximately 41 percent are infant/toddler aged, 48 percent are Elementary School aged, and approximately 11 percent are Middle or High School aged. The number and ages of children may change over time, depending on the composition of families.
- What will the impact be on school enrollment and funding?**
Response: Of the school-aged children residing at DC General near the end of the 2016 school year, less than 10 percent attended the in-boundary elementary school. Students at DC General attend more than 50 schools across every Ward of the District. Although data shows that the vast majority of students at DC General do not choose to attend the in-boundary schools, the District intends to accommodate any increase in school enrollment as it would for any school experiencing an increase in enrollment. Additionally, as the short-term family

housing programs are not scheduled to open until late 2018 and 2019, there is additional time to assess any potential impact on enrollment and plan accordingly. Typically, 9-10 months prior to any given school year, DC Public Schools (DCPS) begins to work on school enrollment projections. This involves working with each school leader and community on determining what the expected student population will be the upcoming school year. During this time, community factors like new housing and school openings/closings will be considered as it relates to the impact on enrollment. DCPS works closely with the Department of General Services (DGS) and other relevant agencies to ensure the space and programs are ready for students, including making any necessary facility accommodations for an increase in enrollment. In addition, DCPS continuously monitors enrollment increases with respect to staffing needs to ensure they provide additional staff allocations on an ongoing basis should a school experience an unexpected influx of students at any point during the year. Finally, the Uniform Per Student Funding Formula (UPSFF), which is the formula to allocate local funding to all DC public schools, includes an “at-risk” category, which was created to direct additional funds to students considered at-risk of academic failure. The at-risk definition includes students who are: experiencing homelessness, in the foster care system, participating in the Temporary Assistance for Needy Families (TANF) program or the Supplemental Nutrition Assistance Program (SNAP), and over-age high school students. The Office of the State Superintendent of Education (OSSE) calculates the number of at-risk students at each public school by comparing current students against the public assistance rosters, as well as collecting data on students who are experiencing homelessness, are in foster care, and are over-age. DCPS then uses those percentages to allocate additional staff and resources to address the needs of at-risk students. If a school were to serve additional at-risk students, their budget would be increased to reflect that change.

Building and Neighborhood

- **What will be the likely effect on property values?**

Research suggests that adding this type of program to a neighborhood rarely depresses property values or increases crime. In some cases, adding a program in a vacant space has increased adjacent property values and decreased crime. For reference, you may find relevant studies here:

<https://www.hudexchange.info/resources/documents/TheQuestionofPropertyValues.pdf>

https://shnny.org/uploads/Project_HOME.pdf

https://www.huduser.gov/Publications/pdf/support_1.pdf

http://furmancenter.org/files/publications/Impact_of_Supportive.pdf

In addition to making these buildings great for the families that live there, we want to make sure that they are great for our neighborhoods. That’s why we are committed to designing high-quality buildings that match the character of the neighborhood. La Casa, a permanent supportive housing site in Columbia Heights for formerly homeless men, has won several architectural awards in the past several years. We hope to achieve the same with these new sites. Lastly, although the early design sketches don’t show the details, the selection of

materials, the articulation of the architectural elements and the means by which materials are joined or come together is rather sophisticated, and will demonstrate a building of quality.

- **Who are the architects?**

Response: The site architects for the new sites are: Ward 3 - Ayers Saint Gross; Ward 5 - R. McGhee & Associates; and Ward 6 – Studio 27.

- **What will be the process for input on the design?**

Response: There is a two part process for community input on exterior design. Ward-based Advisory Teams have already hosted a listening session with the project architect. Advisory Team members were encouraged to seek input from the community groups that they represent and present these ideas and feedback directly to the architects. The District will host community-wide meetings in mid-December to seek feedback and input from the community.

- **What is the impact on traffic during operations once it's open?**

Response: The impact on traffic will be assessed as part of the Board of Zoning Adjustments review process, and presented to both the Advisory Team and the ANC. Both the architectural firm and the District Department of Transportation will conduct separate transportation analyses and submit them as part of the formal case record that will be available on the Office of Zoning website.

- **What will be the impact on parking?**

Response: Parking will be assessed as part of the traffic assessment (see above). Furthermore, the vast majority of families receiving short-term housing services does not have cars and utilize public transportation as do many District residents. For on-street parking, the current zoned parking regulations apply.

- **What will be different about the management of the ward-based facilities compared to the current DC General Emergency Family Shelter?**

Response: The overwhelming size, configuration, and the failing infrastructure of the current physical campus of the DC General creates numerous management challenges, all of which are being remedied in the design of the ward-based Short-term Family Housing sites. The current DC General Family Shelter is a sprawling, old building with blind corners and multiple wings which was designed to be a hospital, and never to house families in emergency shelter circumstances. DC General is not an ideal environment for the supervision of children. The new designs have straight-line corridors permitting parents to better supervise their children and for staff to attend to residents. Currently, more than 50 families occupy a single floor at DC General, whereas in the new buildings, the plans are for 10 families per floor, and a lower ratio of families to monitoring staff. Furthermore, the sheer size of the DC General Family Shelter has limited competition for service providers to consider managing a Family Shelter of this magnitude. The new, smaller facilities will allow more competition for service providers to manage the small, dignified, and design-forward neighborhood-based shelters.

- **What is the “Good Neighbor Agreement”?**

Response: Coinciding with the contracting for Short-term Family Housing service provision at each site, the Advisory Team and the service provider will develop a “good neighbor agreement,” which will be an agreement between the District and the Advisory Team on behalf of the community to set expectations and commitments regarding exterior and landscape maintenance, safety and security, mutual codes of conduct and respect, and clear and expedient process for communication and problem solving. The agreement will also set forth clear expectations for ongoing Advisory Team engagement and coordination. (See the Ward 5 Specific Information Section for more information related to the Ward 5 site.)

- **What is the plan for facility maintenance long-term?**

Response: District-owned facilities are maintained and secured by the Department of General Services (DGS). DGS will either use a Consolidated Maintenance Contract (CMC) or will use employees in the Facilities Maintenance Division (FMD) of DGS to manage the facility maintenance requirements, which will include interior, exterior and landscaping elements. Additional maintenance and security will also be provided through the service provider contracts (the homeless service provider that will manage the short-term housing program). The service provider will be chosen through a competitive process that will be conducted before the facility is opened. Furthermore, Good Neighbor Agreements which will be developed between the Advisory Team and the service provider will ensure that the community has input on maintenance commitments and expectations.

- **What are you doing about security at the site?**

Response: District-owned facilities are maintained and secured by the Department of General Services (DGS) in partnership with the service provider, who will be selected through a competitive procurement process. The Short-term Family Housing sites will have 24-hour security personnel and management staff on-site. Currently, our family programs provide 24-hour security and have curfews and evening and weekend programming for children and parents. In addition, the “good neighbor agreement,” for each site will set forth clear expectations for ongoing Advisory Team engagement and coordination.

Getting Involved

- **Are there opportunities for the community to volunteer?**

Response: Yes, there will be opportunities to volunteer. Volunteer opportunities will be available through the contracted service provider as well as with the community-based partners that will provide programs and services to families, such as tutoring, mentoring, health and wellness and enrichment programs for children and families. We also encourage community members to continue to take advantage of volunteer opportunities that exist now to support families and individuals experiencing homelessness. The Homeless Children’s Playtime Project and DC Central Kitchen both provide services in our continuum of care.

- **How can we get more information?**

Response: Each site’s Advisory Team ensures that there is a representative voice from the surrounding community during the development phase of Short-term Family Housing facilities. The Advisory Team members will both coordinate community feedback and input from their representative groups as well as share information with those same groups. In addition, minutes and presentations from the Advisory Team meetings are posted on the following website: www.mayor.dc.gov/homewarddc.

Ward 3 Specific Information

- **Why was the site moved from Wisconsin Avenue to the police station?**
Response: The DC Council selected the new site and has required all of the sites to be built on District-owned land. In Ward 3, 3320 Idaho Ave. NW is the current site designated in the law for the Ward 3 Short-term Family Housing program.
- **Who approves the plan for consideration? What is the current timetable?**
Response: The plan for an all eight ward strategy to close DC General was introduced by the Mayor in February of 2016, and modified by the council in May and June of 2016. The 3320 Idaho Avenue, NW site was selected and legislated by the DC Council effective July 29, 2016. More information is available on the DC Council’s Legislative Information Management System (LIMS) using this link: <http://lims.dccouncil.us/Legislation/B21-0620?FromSearchResults=true>. Architects for the new sites were hired in October 2016; designs were produced and released to the public in December 2016. The Ward 3 design team submitted an application for zoning relief to the Board of Zoning Adjustment (BZA) on January 3, 2017, and there will be a BZA hearing on March 1, 2017. Construction is slated to begin in the late fall of 2017, with a summer 2019 opening.
- **Couldn’t any existing city-owned or leased building be used instead?**
Response: The DC Council changed three of the original sites, including the Ward 3 site, requiring that all sites be constructed on District-owned land. Within Ward 3, the current 3320 Idaho Ave. NW is the site designated in law for the Ward 3 Short-term Family Housing program.
- **Isn’t this design too large for the surrounding area? Will it set a precedent for greater expansion along Newark Street?**
Response: The height is comparable to the nearby Cathedral Commons project, and is shorter than nearby Vaughan Place. Furthermore, this is a public project for a public good, rather than a for-profit development. This factor is taken into consideration by the Board of Zoning Adjustment in their assessment of this project in a way that would not impact future private development in the surrounding area.
- **Can you put in writing that the 2nd District will not be impacted as a staging area/or any emergency services?**
Response: “The co-location of the Short-term Family Housing program at 3320 Idaho Avenue, NW does not degrade the ability of the District of Columbia’s Homeland Security and Emergency Management Agency (HSEMA) to perform its duties and to protect this or

any area of the city. There are no plans to use the Metropolitan Police Department's Second District station (MPD 2D) grounds as a staging area or other specialized function during any emergency operations.” - Director Chris Geldart, HSEMA

- **Will the presence of this program impact police response times?**
Response: MPD is confident that the program will not impact response times. Police officers respond to calls from car patrol out in the streets, not the parking lot.
- **Why wouldn't the Ward 3 shelter attract homeless people from the suburbs?**
Response: All families seeking homeless services access them through the Virginia Williams Family Resource Center (VWFRC) in Ward 5, which is operated by DHS. DHS assesses eligible families for homeless services and residency is one component. In fall 2016, the Mayor also asked the Council to move forward on legislation to further strengthen residency requirements to ensure that District residents are prioritized. In September 2015, DHS also began providing prevention services. In collaboration with four non-profit entities, more than 2,300 families who were on the brink of homelessness and who apply for shelter have been, and continue to be, diverted from emergency shelter through alternate supports and mediation that is more appropriately tailed to their unique situations.

Ward 5 Specific Information

- **How will food delivery be accommodated since food will not be prepared on-site?**
Response: Food will be delivered to the site in a van. There is a loading entrance designated in the design, with access off the alley, and one of the spaces would likely be designated as a loading space.
- **Are there indoor play spaces as well as outdoor spaces?**
Response: There is dedicated common space on every residential floor, which can be programmed as necessary for children's activities. There is also study space on each floor for children to do school work, read, or have access to computers.
- **There is residential zoned parking on the 2900 block of 17th Street, NE. Does the city intend to change this to allow free parking for residents?**
Response: There is no intent to change street parking near the facility. There will be on-site staff parking, and the project will also seek some parking relief from the Board of Zoning Adjustment. Very few families experiencing homelessness in the District have cars and most travel using public transit.
- **Will there be underground parking site?**
Response: Underground parking is not part of the design for this site.
- **Rhode Island Avenue severely lacks a good bus solution that bypasses metro. Is there any effort to improve public transportation options on Rhode Island Avenue?**
Response: Rhode Island Avenue has bus service from downtown DC to the Maryland

line. Several of the routes terminate at the Rhode Island Ave. Metrorail station. The FY17 budget includes funding for a new, limited-stop route (G9) that will operate along the full length of the corridor during weekday rush hours. Service will begin in spring 2017. A proposal to extend the route south into Fort Lincoln will be a topic at WMATA's operating and capital budget hearing early next year.

- **What is the community benefit plan (agreement) for this community?**

Response: The District will seek zoning relief through the Board of Zoning Adjustment (BZA). This is not a Planned Unit Development (PUD) and therefore there is no community benefit plan. A community benefits agreement is typically a private development mechanism when a developer stands to make a financial gain from a site. There will be a Good Neighbor Agreement drafted by the Ward 5 Advisory Team in conjunction with the site service provider. This will set expectations and commitments regarding exterior facility and landscape maintenance, safety and security, mutual codes of conduct and respect, and clear and expedient process for communication and problem solving. The agreement will also set forth clear expectations for ongoing Advisory Team engagement and coordination. If there is input beyond the site facility property we can elevate those issues to the proper departments and decision makers to ensure that the District is looking at the neighborhood in a holistic way.

- **Does this architectural group have experience working on historic buildings?**

Response: Yes, R. McGhee and Associates have experience working on historic buildings, notably the Whitelaw Hotel Apartments, listed on the National Register of Historic Places in 1933; the First African American hotel in DC converted into affordable housing.

- **Is the site design in violation of existing zoning laws?**

Response: The District has a demanding program to fit on the designated site. In order to respect the architectural integrity of the pre-existing building, and fulfill the program, the District is seeking zoning relief through an application to the BZA (Bureau of Zoning Adjustment). The District is seeking several areas of zoning relief: parking and loading, open court minimum width, floor area ratio (FAR), lot occupancy, height, rear yard, side yard, and use.

- **How tall is the building? Isn't it taller than what zoning permits?**

Response: The building is seventy (70) feet tall. The height of a building in the MU-4 Zone is limited to fifty (50) feet. To accommodate the existing historic building and to obtain the necessary amount of units for the program, the District is seeking height as one of the areas of zoning relief from the Board of Zoning Adjustment (BZA). Seeking zoning relief for a particular project does not change the overall zoning code.

- **If we didn't need to preserve the station house could the massing of the building be smaller?**

Response: Yes, that might be possible. However, the DHS program requires 10 units per floor, which would require a five-story facility.

- **Will units meet the Department of Consumer and Regulatory Affairs' (DCRA) requirements that 1 person have 70 square feet (sq.ft.) living spaces, 2 people have at least 100 sq. ft., etc.?**

Response: All units will exceed the DCRA requirements. The existing design has each room averaging about 300 sq.ft. The design also allows for rooms to adjoin, if required, increasing the square footage to approximately 560 sq.ft. – 630 sq.ft.

- **This site is larger/denser than future land use area map (FLUM) allows. How can you mitigate this in design?**

The architects are utilizing texture, color and massing strategies that minimize the scale of a six story building at the site. Maintaining as much space as practical around the existing structure also mitigates the size along Rhode Island Avenue.

- **Rhode Island Avenue is one of eight designated DC Main Streets. Big Institutional organizations such as shelters and hospitals with big scale maintenance operations (ex.: feeding hundreds of people) are not suitable to be located there.**

Response: The project design is not inconsistent with local neighborhood plans as confirmed from the Small Area Plan.

- **If you acquire the tire company property will you expand the housing or keep the land for parking?**

Response: We do not foresee a need for acquiring this property at this time, since the entire program fits on the legislated site. Furthermore, acquiring this site would require budgetary and legislative approvals which would push beyond the necessary timeline to close DC General Family Shelter.

- **The Mayor's original proposal provided playground space for children. Where will the children play safely with the new design?**

Response: There are two designated play spaces for children, ideally for two different age groups. One is off of 17th Street NE, and the other is off of Rhode Island Avenue NE.

- **What is the legally required distance between the proposed building and the communications tower? Is this requirement met in the new design?**

Response: There is no requirement for a minimum horizontal distance between the building and the base of the communications tower. However, the presence of a taller (70 foot) building in close proximity to the tower may require that the antennae on the tower be raised to ensure adequate signal transmission. There are two antennas on the tower, one for Verizon, and one for the District's Office of Unified Communications (OUC). A study in early 2017 will examine the appropriate height for the Verizon antenna on the tower. The OUC antenna is already at 115 feet above the ground, and would not be affected by the new building.

- **Will the garage bay in the back of the building be removed?**
Response: The design as submitted in the Board of Zoning Adjustment (BZA) application calls for removal of the garage bay.
- **What “green technologies” are you using to reduce utility costs to taxpayers?**
Response: The existing goal is to design and construct a LEED Gold facility, which at a minimum gain a 10% utility savings. All considerations and calculations for LEED will be accounted later in the design process.
- **Will clean energy (solar power) be utilized for the facility?**
Response: Solar power is not part of the existing design.
- **MU-4 zoning requires 0.3 green area ratio (GAR). Are you looking for GAR relief?**
Response: No, this project will use green roofing and other measures to meet GAR.