

GRIFFIN, MURPHY, MOLDENHAUER & WIGGINS, LLP

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March 10, 2017

VIA IZIS

Frederick L. Hill, Chairperson  
Board of Zoning Adjustment  
441 4<sup>th</sup> Street, NW, Suite 210S  
Washington, DC 20001

**Re: Application No. 19452 – 1700 Rhode Island Avenue, NE (Square 4134, Lot 0800)  
Applicant's Supplemental Submission**

Chairperson Hill and Honorable Members of the Board:

On behalf of the Applicant, District of Columbia Department of General Services (the "Applicant"), please find enclosed documents responsive to the Board's limited request for supplemental information at the close of the March 1<sup>st</sup> hearing.

The enclosed documents are as follows:

1. **Tab A:** Information concerning the Ward 5 Advisory Team, including members of the Ward 5 Advisory Team and meeting minutes from Advisory Team meetings from the Homeward D.C. website – <https://dmhhs.dc.gov/homewarddc>, a summary of next steps and anticipated future meeting topics, and a schedule for the Advisory Team.
2. **Tab B:** Proximity map of facilities identified in Tom Kirlin's BZA testimony provided orally on behalf of the opposition party and included in the record at BZA Ex. No. 119.
3. **Tab C:** Contextual renderings of the Project including a perspective of the properties surrounding the site.
4. **Tab D:** Updated matter of right shadow study for development at 1700 Rhode Island Avenue, NE. As directed by the Board, the attached illustrates projected shadows that would be cast by a matter of right massing incorporating the Inclusionary Zoning bonus density.

Thank you for your attention to this matter. The Record is now closed for supplemental filings by the Applicant and the Party in Opposition, except for possibly neighborhood photos to be submitted by Sondra Campbell and a map of the facilities Tom Kirlin lists in in his BZA testimony to be submitted by Tom Kirlin. Both of those submissions are due today, March 10. As directed, the Applicant and the Party in Opposition will simultaneously file Closing Statements and Draft Findings of Fact and Conclusions of Law on March 17.

Board of Zoning Adjustment  
District of Columbia  
CASE NO. 19452

The Applicant looks forward to the Board's issuance of its decision at the March 22<sup>nd</sup> public meeting.

Sincerely,  
GRIFFIN, MURPHY,  
MOLDENHAUER & WIGGINS,  
LLP

A handwritten signature in blue ink, appearing to read 'M. Moldenhauer', written over a horizontal line.

Meridith H. Moldenhauer

## CERTIFICATE OF SERVICE

I hereby certify that on March 10, 2017, I served a copy of this Cover Letter with Supplemental Submission Documents via email, to the following:

D.C. Office of Planning  
Maxine Brown-Roberts  
1100 4<sup>th</sup> Street, SW, Suite E650  
Washington, DC 20024  
Maxine.BrownRoberts@dc.gov

Advisory Neighborhood Commission 5B  
Ursula Higgins, Chairperson  
1920 Irving Street, NE  
Washington, DC 20018  
5b02@anc.dc.gov

Henri Makembe, Single Member District 5B03  
[5b03@anc.dc.gov](mailto:5b03@anc.dc.gov)

Advisory Neighborhood Commission 5C  
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Meridith H. Moldenhauer

**TAB A**



# Community Advisory Teams for Short-term Family Housing

The District of Columbia has a plan to end homelessness. As part of that plan, we will close DC General - a former hospital that has served as the District's largest family shelter for seven years. DC General is too big, too old and geographically removed from the services that individuals experiencing homelessness need to exit shelter and get back on their feet. We will replace DC General by developing several short-term family housing facilities across the city. Advisory Teams from each community where these new facilities are located will serve to advise government agencies throughout the development process.

## Role and Purpose of Advisory Teams

The Department of Human Services (DHS) will facilitate and coordinate Short-term Family Housing Advisory Teams in each ward where a facility will be built. The Advisory Team will:

1. Provide feedback on concerns related to residents' quality of life during construction,
2. Coordinate community feedback and input opportunities on all issues and concerns related to the development of Short-term Family Housing and share information,
3. Develop Good Neighbor Agreements.

The Advisory Teams serves in an advisory capacity only and will ensure that there is a representative voice from the surrounding community during the development phase of Short-term Family Housing facilities. The Advisory Team will consist of no more than 15 people.

## Membership: Composition and Roles

The Advisory Teams will be Co-Chaired by the ANC Chair (or designee) and a representative from Mayor Bowser's Administration.

### Community, ANC and Council Representatives (10)

- **Advisory Neighborhood Commission - 4 participants:** the ANC Chair (who will serve as Co-Chair of the Advisory Team), ANC Single Member District Commissioner or other ANC commissioner as selected by the ANC, and 2 community members of the ANC's choosing. Suggestions for community members include immediate neighbors, faith community representatives, and members of the business community, nearby condo association president, or other community stakeholders.
- **Civic or Neighborhood Association - 3 participants:** the President of the local association or a designee, and 2 community members selected by the association.
- **School representative - 1 participant (selected by the ANC).** A parent or school community leader from the feeder elementary school associated with the site (e.g. LSAT Chair, PTA lead, or other school community representative).
- **Ward Councilmember - 2 participants:** Ward Councilmember or designee and one community representative selected by the Ward Councilmember.

### Homeless Services Stakeholders (2)

- **Homeless services provider & consumer (selected by the DC Interagency Council on Homelessness) 2 participants:** one non-profit homeless services provider and one homeless services customer.

### DC Executive Government Representatives (3)

- **Administration Co-Chair – listed below are the Administration Co-Chairs for each Ward**

WARD	Administration Co-Chair
1	<b>Kristy Greenwalt</b> , Executive Director, Interagency Council on Homelessness, or her designee
3	<b>Laura Zeilinger</b> , Director, Department of Human Services, or her designee
4	<b>Brenda Donald</b> , Deputy Mayor, Health and Human Services, or her designee
5	<b>Jay Melder</b> , Chief of Staff, Department of Human Services, or his designee
6	<b>Jay Melder</b> , Chief of Staff, Department of Human Services, or his designee
7	<b>Courtney Snowden</b> , Deputy Mayor, Greater Economic Opportunity, or her designee
8	<b>Rahman Branch</b> , Director, Office of African American Affairs, or his designee <b>Laura Zeilinger</b> , Director, Department of Human Services, or her designee

## Community Advisory Teams for Short-term Family Housing (8/11/16)

- **Department of General Services, Project Manager** (1 participant)
- **Department of Human Services representative** (1 participant)

Other Government officials from the Mayor’s Office of Community Relations and Services (MOCRS), Office of the State Superintendent of Education (OSSE), DC Public Schools (DCPS), Metropolitan Police Department (MPD) or other relevant agencies will attend and present at Advisory Team meetings as needed.

### Communication and Information Sharing

Clear and on-going communication is the key to an effective Advisory Team. The Advisory Team meetings are opportunities for government representatives and community members to engage, share updates, solve issues, and advise on the development of Short-term Family Housing facilities. Because there are often lengthy gaps between meetings, each Advisory Team will have the following:

**Consistent point of contact:** Each project will have an Advisory Team Coordinator as designated by the Department of Human Services. The Advisory Team Coordinator will organize and facilitate meetings and will be the face of the project.

**Website:** DHS will make sure that a dedicated webpage is created and updated for each project. The website will include project details, materials from previous meetings, and notifications. The Advisory Team Coordinator will be responsible for updating the website throughout the project.

**Email updates:** In order to keep the Advisory Team updated, DHS (in coordination with the Co-Chairs) will circulate updates as needed. Updates could include follow up to unanswered questions during meetings, responses to email questions sent to the Advisory Team Coordinator, updates on design and construction, Board of Zoning Adjustment and construction process updates, progress on implementing *Homeward DC* (the strategic plan to end homelessness in the District), and other community updates that impact the Short-Term Family Housing project.

### Meetings and Milestones

While communication will be regular and frequent, the frequency of meetings will be determined by the Advisory Team Co-Chairs. Quarterly or more frequent meetings may make sense in the beginning and moving to bi-annual meetings or on an as-needed basis. While each community is unique, and the milestones may differ from community to community, these are the five core milestones that each Advisory Team will be charged with achieving:

1. **Advisory Team formation:** Working with ANCs and Civic Associations, each Ward will form an Advisory Team.
2. **Design Presentation and Input:** Each Advisory Team, with the community at-large, will receive a presentation on initial exterior design and provide input and register preferences for aspects of exterior façade color, fencing, and landscaping (this has already occurred in Wards 4, 7, and 8).
3. **Pre-BZA submission presentation:** Each Advisory Team, in conjunction with the local ANC, will receive a presentation on any necessary Board of Zoning Adjustment applications. (This has already occurred in Wards 4, 7, and 8).
4. **Final Design and Construction Timeline Presentation:** Each Advisory Team will receive a presentation on final designs and be briefed on construction timelines.
5. **Develop Good Neighbor Agreement:** Coinciding with the contracting for STFH 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 STFH service provider and the Advisory Team on behalf of the community to set forth 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.

<b>Ward 5 - Advisory Team Members</b>	<b>Inviting Organization</b>	<b>Role/Title</b>
Henri Makembe	ANC 5B	Ward 5 Council on Education 3rd Vice President; 5B03 Commissioner
Ursula Higgins	ANC 5B	Chairperson ANC 5B; Commisioner 5B02
Edward M. Johnson	ANC 5B	President, Edward M. Johnson & Associates, P.C. (Architects, Planners and Zoning Consultants)
Kyle Todd	ANC 5B	Rhode Island Ave. Main St., Executive Director; Woodridge resident
Daniel Schramm	Brookland Neighborhood Civic Association	Acting President, Brookland Neighborhood Civic Association
Sherri Morgan	Brookland Neighborhood Civic Association	Community Member
Jeff Steen	Brookland Neighborhood Civic Association	Community Member
Ronan Gustone	Councilmember McDuffie's Office	Councilmember McDuffie's Chief of Staff
Amber Harding	Councilmember McDuffie's Office	Community Member, Staff Attorney, Washington Legal Clinic for the Homeless
Jamila Larson	Interagency Council on Homelessness (ICH)	Executive Director and Co-Founder, Homeless Children's Playtime Project
Kristy Greenwalt	DC Interagency Council on Homelessness (ICH)	ICH Director to End Homelessness; Advisory Team Co-Chair
Wanda Sherrod	Department of General Services (DGS)	Program Manager: Health and Human Services Cluster
Fayette Vaughn-Lee	MPD	5D Community Outreach Coordinator
<b>ANC History</b>		
Michael Morrison	ANC 5B	Commissioner 5B03 (site location); Advisory Team Co-Chair



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

## **Short-Term Family Housing Ward 5 Advisory Team – Next Steps**

### **Ward 5 – Future Advisory Team (AT) Meeting Topics**

- AT meetings will be at a minimum quarterly through 100% Design Development/Permitting, providing comments, feedback, updates and documents to the AT
- AT meetings will be quarterly through the issuance of Building Permits/Construction Start and the Final Quarter of Construction, keeping neighborhood engaged and up-to-date on construction phases
- AT meetings will be monthly through the Final Quarter of Construction/Move-In
- Good Neighbor Agreement will be developed through the AT and will outline ongoing AT engagement and coordination after the Program is opened
- If additional meetings are necessary due to the issues being faced, such meetings will be scheduled via the AT meetings







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

**Ward 5 Short-term Family Housing Advisory Team Meeting**  
**Thursday, October 5, 2016**  
**Rhode Island Ave. NE Main Street Office**  
**2300 Rhode Island Ave. NE, Suite 202 - Washington, DC 20018**  
**7 pm – 8:30pm**

**Ward 5 Advisory Team Members**

Name	Inviting Organization	Affiliations	Attendance
Michael Morrison	ANC 5B	Commissioner 5B03 (site location); Advisory Team Co-Chair	Present
Ursula Higgins	ANC 5B	Chairperson ANC 5B; Commissioner 5B02	Present
Edward M. Johnson	ANC 5B	President, Edward M. Johnson & Associates, P.C. (Architects, Planners and Zoning Consultants)	Present
Kyle Todd	ANC 5B	Rhode Island Ave. Main St., Executive Director; Woodridge resident	Present
Henri Makembe	ANC 5B	Ward 5 Council on Education 3rd Vice President; 5B03 Candidate	Not Present
Daniel Schramm	Brookland Neighborhood Civic Association	Acting President, Brookland Neighborhood Civic Association	Present
Sherri Morgan	Brookland Neighborhood Civic Association	Community Member	Not Present
Jeff Steen	Brookland Neighborhood Civic Association	Community Member; 5B03 Candidate	Present
Shawn Hilgendorf	Councilmember McDuffie's Office	Legislative Counsel, Committee on the Judiciary, DC Council	Present
Amber Harding	Councilmember McDuffie's Office	Community Member, Staff Attorney, Washington Legal Clinic for the Homeless	Present
Jamila Larson	Interagency Council on Homelessness (ICH)	Executive Director and Co-Founder, Homeless Children's Playtime Project	Not Present
Jay Melder	Department of Human Services (DHS)	Chief of Staff, Department of Human Services; Team Co-Chair	Present
Wanda Sherrod	Department of General Services (DGS)	Program Manager: Health and Human Services Cluster	Present

**Additional Support Staff Present**

Amoy McGhee	R. McGhee & Associates (Architects)	R. McGhee & Associates (Architects)
Raqueeb Albaari	R. McGhee & Associates (Architects)	R. McGhee & Associates (Architects)
Lionell Gains	Mayor’s Office of Community Relations & Services (MOCRS)	Ward 5 Outreach & Services Specialist
Hakeem Rogers	Mayor’s Office of Community Relations & Services (MOCRS)	Ward 5 Outreach & Services Specialist
Kathy Harris	Department of Human Services (DHS)	Administrator, Family Services Administration
Kandis Driscoll	Department of Human Services (DHS)	Special Assistant

**Agenda**

1. Welcome and Introductions
2. Purpose and Scope of Advisory Team
3. Update on the Short-term Family Housing (STFH) Process in Ward 5
4. Identifying Community Issues
5. How to Get Advisory Team Input on Design
6. Summary of Next Steps & Adjourn

**Meeting Minutes**

**1. Welcome and Introductions**

- The meeting began at 7:06pm.
- Introductions were made of the Advisory Team Members and co-chairs
  - Co-Chair Jay Melder asked members of the group to introduce themselves, and state why they believed it was important for them to participate in the meeting.

**2. Purpose and Scope of the Advisory Teams**

- Co-Chair Jay Melder discussed the purpose and scope of the Advisory Team.

Purpose: (Slide 3)

1. Coordinate community feedback and input opportunities on issues and concerns related to the development of Short-term Family Housing and share information.
2. Provide feedback on concerns related to residents’ quality of life during construction
3. Develop Good Neighbor Agreements.

Scope: (Slide 4)

- In-scope for the Advisory Team:
  - Gathering community input on exterior design.
  - Listening and responding to concerns and questions regarding quality of life issues during construction and how the program impacts the community.

- Coordinating the sharing of information amongst stakeholder groups. Information shall not include anything that may be construed to relate to active litigation.
- Working with the program service provider to establish shared expectations for both the community and the program regarding being “good neighbors.”
- Out-of-scope for the Advisory Team:
  - Program Components and Rules and Regulations relating to the Short-term family housing program.
  - Legislative or judicial processes relating to the Short-term family housing program.
  - Any question, concern, or comment about active litigation is off the table.

Co-Chair Melder’s Comments:

- There are a lot of myths about what Short-term Family Housing is and who people experiencing homelessness are; we are looking forward to busting these myths during our time together.
- We consider the community a partner in this work, and want to work with you throughout this process.
- About Open Meeting Law – According to the DC Board of Ethics and Government Accountability (BEGA), this Advisory Team does not fall under Open Meeting Law. However, our intention is to be completely transparent. The whole purpose of this activity is information sharing. We want you to share this information.

**3. Update on the Short-term Family Housing (STFH) Process in Ward 5**

Advisory Team Milestones: (Slide 5)

1. Launch Advisory Team
2. Provide input on facility design
3. Receive BZA application and presentation (formally presented to ANC)
4. Receive Final design and construction timeline presentation
5. Develop a good neighbor agreement with Short-term Family Housing program

Ward 5 Project Process: (Slide 6)

- July – request for proposal for architects
- September – architects awarded
- October – Community Input on design
- October – development of test fit & approval
- November – BZA submission
- December/January/(February\*) 2017 – BZA hearing
- Late Fall 2017 – Estimated construction start

Wanda Sherrod's Comments (Department General Services):

- The Architects and Engineers have just been awarded; the Department of General Services (DGS) conducted the usual request for proposal (RFP) process, which includes evaluation.
- The architects have experience in historic preservation.
- In October, the architects will begin to understand the program and conduct a test fit.
- In November, they will begin work on schematics, adding more dimensions to the concept plan.
- \*The Board of Zoning Adjustment (BZA) hearing will likely be held in January/February.

Community Representatives' Questions and Comments:

- Where was the RFP for this project advertised?
  - **Wanda Sherrod's Response:** *A Request for Qualification was solicited in FY'16 by the Department of General Services (DGS). Pre-qualified architectural and engineering vendors were contacted about the Request for Proposal (RFP).*
- What information will be used for the development and approval of the test fit?
  - **Wanda Sherrod's Response:** *The Short-term Family Housing facilities must accommodate the programmatic needs of the Department of Human Services (DHS). This includes dwelling space for the families, as well as 30% or more area for program space. To make sure that this is appropriate in size, we conduct a test fit.*
- What happens between late Fall and the time before construction begins?
  - **Wanda Sherrod's Response:** *During this time, there will be site design work from concept through schematics, an application filing with the Board of Zoning Adjustments (BZA), a BZA hearing, and applications for building permits.*
- Are there restrictions or limitations that help protect the existing building?
  - **Wanda Sherrod's Response:** *The plan is not for the existing building to come down; it is eligible to be a historic site so the District would like to preserve it. The existing building will be a part of the new plans. There is a process that requires the architects to work with the Historic Preservation Office. In addition, the site has an Office of Unified Communications radio antenna which cannot be taken down; otherwise, the District would have to build another one. As a result, DGS has to determine how this tower will fit with the planned site.*
- Would it be expensive to move the tower?
  - **Wanda Sherrod's Response:** *There is a cost to relocating the tower, but that is why there will be a test fit, first, before this option is considered.*

**Identifying Community Issues (activity led by Commissioner Morrison)**

- The goal of the exercise is to come to a consensus on top issues that the community (represented by Advisory Team) would like to bring to the attention of this group for discussion, more information, consideration, etc.

***[Advisory Team Members were asked to create a list of concerns and issues that need to be addressed with the community. Issues raised by the Advisory Team will be addressed in writing by the District of Columbia and shared publically.]***

Co-Chair Melder's Comments:

- We want to hear your concerns. We can have conversations about your concerns and do it in a focused way.
- This program is designed for families and that means that they have a minor child; about 48% of parents are under the age of 24 and have a minor child under the age of 4. About 40% of the children are in elementary school. The average family size is about 2.5 persons. Family homelessness is 100% an economic issue; these are families who are not resourced right now for stable housing.

Co-Chair Morrison's Comments:

- I haven't engaged the community that much around the details of the planned site; we know that the site is for families and mothers with children, but I really haven't had information to share.
- In regards to community support, there is a perception that this project has been put on us, even when considering the Mayor's community meetings that were hosted. It is my understanding that the Rhode Island Ave. site might have been mentioned, but there was not a substantive process to engage community members.
- At the May community meeting there were a diverse set of perspectives. For the community as a whole, there is an understanding that this is something that needs to be done and each ward is willing to take its fair share.
- The closer you go to the planned site, the more concerned residents will be about the impact of the site.
- Residents may be concerned about people hanging out in front of the building and smoking, among other things.
- Similar concerns are about more people being in the area. I think it would be good to keep things on Rhode Island Ave, rather than on 17<sup>th</sup> street, so that people are not too impacted by extra traffic.
- There is a fear that people have when they hear "homeless shelter." It is important to help residents of the shelter integrate into the community in a positive way, without negative influences impacting them or the community. We have to be concerned about the impact that these types of activities will have not only on the community but the residents of the shelter.

- Still, if you look at the men's shelter on New York Ave NE, it was already there and that did not stop the new developments happening in that area.

Community Issues Raised by Advisory Team Members:

- Public safety
  - This includes the way in which problem behavior is addressed by the program and community.
  - There are real public safety concerns when you move a large group of people into the neighborhood.
- Impact of the shelter on the community, including traffic (both vehicular and pedestrian), police activity, noise, and school enrollment.
- The safety of the families who will live at the program
- Noise
- Langdon Park safety
- Parking
- Trash in a public space
- Preserving historic landmarks
- Aesthetics of the building; no more gray buildings, it is making the neighborhood darker
- Density of the facility and how it fits into the neighborhood
- Amount of open and green space for families and the community, especially for residents who live directly next to the planned site.
- Green space and line of trees on Rhode Island Ave to buffer pollution and improve air quality
- Have the shelter be as non-communal as possible, have it be a home-like environment with private bathrooms
- Integrate programming with community and residents
- Ensure employment opportunities for the families in the shelter, particularly with some of the local area businesses.

Community Representatives' Questions and Comments:

- This could be an opportunity to address the larger public safety concerns that already exist in the neighborhood. A partnership with MPD and increased street lighting could also help.
  - **Shawn Hilgendorf's Comment:** *The security camera subsidy program is also something that the District works on, so having cameras will be important.*
  - *In addition, the District has been working to improve the lighting on Rhode Island Ave, including the new LED lights that were installed.*

- Families will want to go to the library, and visit other new things in the community; we want to make sure that these paths are safe and well lit.
- A lot of businesses are concerned that tax dollars are being spent to support these types of projects and are not being invested in small businesses. Local Certified Business Enterprises (CBEs) are not getting this business. Minority firms are not getting business in these areas, which is undermining our tax base. We are subsidizing government projects, which is evidenced by high utility bills. We want to make sure that the government is using these funds to spend money in the community. In addition, the quality of the air has caused the highest rate of asthma in the community.
- How will you make sure the facility is large enough?
  - **Co-Chair Melder's Response:** *There is a law that dictates what the space requirements are and we plan to exceed those requirements. The rooms have to have a private room with a private entrance. Generally, the rooms must also be 280-300 square feet, and will have 3-4 beds. We can also look at the floor plans developed for sites in other wards.*
- Is there an opportunity to partner with the Department of Employment Services? This project is a good opportunity to have families engage with the community and get transportation when needed.
  - *Kyle Todd offered to help host job fairs for families in the community.*
- Can families be restricted from the facility if there are violations and they are involved in problem activity?
  - **Co-Chair Melder's Response:** *Yes, families can be transferred to another program if necessary. We don't want to leave a family in a situation where they don't have anywhere else to go. Families who experience homelessness are more concerned about raising their kids and are not typically engaged in criminal activity. In fact, the Washington Post did an article about how there is no data to support the idea that there are greater public safety concerns when families experiencing homelessness move into a neighborhood. There will be security and social workers on sight.*
  - **Community Representative's Response:** *There are multiple shelters around the city, including in Columbia Heights. My experience is that families are concerned about meeting their kid's nutrition and education needs. They often go out and look for a job, and they have curfews in a lot of programs. The idea of people hanging out is not a big concern. There are also visiting hours at the shelter.*
- I want to make sure there are appropriate aesthetics on the interior and exterior of the planned site. When you have a good quality building, you give people an incentive to take care of the facility.

**[Advisory Team concludes listing topics of concern]**

#### **4. How to Get Advisory Team Input on Design**

Input: (Slide 8)

1. Gather meaningful input from stakeholder groups on what is important to them in building design.
2. Advisory Team holds listening session with Design Team to give input on design.
3. Design Team presents draft design to community and receives feedback.

Input, continued: (Slide 9)

- What aspects of the facility does your stakeholder group want the design team to focus on or consider while during the site massing process?
- What exterior design attributes would your stakeholder group want reflected in the final design, and provide examples?
- What exterior design elements would your stakeholder group absolutely not want included as part of the final design, and provide examples?
- What other aspects of the design and site should the program or design team take into account while designing the Ward 3 Short-term Family Housing (STFH)?

Next Steps & Adjourn: (Slide 9)

- Make sure we have the best email address for you (see Kathy Haines)
- Next Meeting: First Week in October-a doodle poll will be sent out to the group to determine the best time
- Website: [mayor.dc.gov/homewarddc](http://mayor.dc.gov/homewarddc)
- Thank you for participating!

Co-Chair Comments:

- **Co-Chair Morrison:** A real community forum would be good to really get broader input.
- **Co-Chair Melder:** We want to try to create as much opportunity as we can to provide feedback on design. We will absolutely bring designs to the community for input.

Community Representatives' Comments:

- It would be helpful to have categories broken out about what people should be commenting on; something that gives more detail about what the desire is. What process is going to be used to determine the top priorities?
  - **Co-Chair Melder's Response:** *Our hope is that the representatives in this room can serve as conduits for the rest of the community. We would suggest going to your community stakeholders and asking them what their priorities are, and then reporting that information back to us.*
- Should we be soliciting feedback prior to the meetings or after?



- ***Co-Chair Melder's Response:*** *There are questions regarding site design on the slides that we want you and your stakeholders to start thinking about. It would be helpful to think about these questions before the next meeting. Thank you for coming and for participating in the meeting tonight.*

***[Adjournment at 8:32 pm]***

DRAFT



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

**Ward 5 Short-term Family Housing Advisory Team Meeting**  
**Tuesday, November 15, 2016**  
**Woodridge Library, Conference Room B**  
**1801 Hamlin St NE, Washington, DC 20018**  
**7 pm – 8:30pm**

**Ward 5 Advisory Team Members**

Name	Inviting Organization	Affiliations	Attendance
Michael Morrison	ANC 5B	Commissioner 5B03 (site location); Advisory Team Co-Chair	Present
Ursula Higgins	ANC 5B	Chairperson ANC 5B; Commissioner 5B02	Not Present
Edward M. Johnson	ANC 5B	President, Edward M. Johnson & Associates, P.C. (Architects, Planners and Zoning Consultants)	Not Present
Kyle Todd	ANC 5B	Rhode Island Ave. Main St., Executive Director; Woodridge resident	Present
Henri Makembe	ANC 5B	Ward 5 Council on Education 3rd Vice President; 5B03 Commissioner-Elect	Present
Daniel Schramm	Brookland Neighborhood Civic Association	Acting President, Brookland Neighborhood Civic Association	Present
Sherri Morgan	Brookland Neighborhood Civic Association	Community Member	Present
Jeff Steen	Brookland Neighborhood Civic Association	Community Member	Present
Ronan Gulstone	Councilmember McDuffie's Office	Chief of Staff, Councilmember McDuffie's Office	Present
Amber Harding	Councilmember McDuffie's Office	Community Member, Staff Attorney, Washington Legal Clinic for the Homeless	Present
Jamila Larson	DC Interagency Council on Homelessness (ICH)	Executive Director and Co-Founder, Homeless Children's Playtime Project	Not Present
Fayette Vaughn-Lee	Metropolitan Police Department (MPD)	5D Community Outreach Coordinator	Present
Kristy Greenwalt	DC Interagency Council on Homelessness (ICH)	Executive Director, DC Interagency Council on Homelessness (ICH); Team Co-Chair	Present
Wanda Sherrod	Department of General Services (DGS)	Program Manager: Health and Human Services Cluster	Present

**Additional Support Staff Present**

Amoy McGhee	R. McGhee & Associates (Architects)	R. McGhee & Associates (Architects)
Raqueeb Albaari	R. McGhee & Associates (Architects)	R. McGhee & Associates (Architects)
Lionell Gains	Mayor's Office of Community Relations & Services (MOCRS)	Ward 5 Outreach & Services Specialist
Hakeem Rogers	Mayor's Office of Community Relations & Services (MOCRS)	Ward 5 Outreach & Services Specialist
Henry Miller	Department of General Services (DGS)	Project Manager, DGS
Kathy Haines	Office of the Deputy Mayor for Health and Human Services (DMHHS)	Capital City Fellow

**Agenda**

1. Welcome and Introductions (5 minutes)
2. Introduction of Architects and Listening Session – DGS (65 minutes)
3. Outreach Strategy and Communications (15 minutes)
4. Summary of Next Steps & Adjourn (5 minutes)

**Meeting Minutes****1. Welcome and Introductions**

- The meeting began at 7:15 pm.
- Introductions were made of the Advisory Team Members
  - Former Co-Chair Jay Melder accepted a new position in the Mayor's office. The new Administration Co-Chair for our Ward 5 Advisory Team is now Kristy Greenwalt, Executive Director of the DC Interagency Council on Homelessness.

**2. Introduction of Architects and Listening Session – DGS**

- Co-Chair Greenwalt invited the group to ask the architects any questions about the site. Community Representatives' Questions for the Architects (with responses from the architects, unless otherwise noted):
  - **Are there any design restrictions due to historic preservation rules?**  
According to research from a historic preservation consultant, the low-rise part of the existing building may need to be maintained. Part of the design will try to acknowledge the historic building and put a new, connecting structure next to it.
  - **Should the new building match the historic building?**  
Replicating historic buildings is rarely done. Sometimes old and new buildings are bridged using glass. The proposed design will need to pass several different review boards that ensure that it recognizes the existing building. The historic building would remain on the site. At 12,000 square feet, this building alone is not sufficient for the program, which needs 30,000 square feet. Remember this number is total square area, not the footprint area of the building base. The footprint of the historic building is roughly 3,000 square feet.
  - **What is the current status of the design?**  
We are working through the test fit now. The Department of Human Services asked for substantial changes regarding how people move through the building.
  - **What does the current zoning allow?**  
MU-4, allows up to 50 feet, which is roughly a 5-story structure.

- **Will there be an outdoor play area?**

Yes.

- **How will parking work?**

*Wanda Sherrod's Response: These facilities do not require the same amount of parking as a typical residential building. Most of the families do not have cars and we do need parking for food delivery. The typical amount of spaces for a Short-term Family Housing site is 10-12. Ward 7 has no on-site parking, but the traffic study supported this finding.*

*Community Representative's Comment: Please ensure that delivery vehicles do not block the alley.*

### Community Representatives' Preferences

The following section provides the discussion questions asked and the Community Representatives responses.

- **What don't you like in design features?**

- Fake stone (Rhode Island Row/metro stop)
- Fake town home look (Rhode Island Row)
- We are thrilled that the main historic building will be saved, but concerned that the new part might be too modern.

- **What do you like in design features?**

- Real brick, real stone.
- Girard Street Senior Citizen Development (a few blocks from the Woodridge Library, 16<sup>th</sup> and Girard Streets NE).
- Monroe Street Market/Michigan Ave.
- Home-like look, not an institutional facility look
- Brookland has a lot of nice architecture, red brick homes

- **Do you want the building design to look quiet, or to be vibrant, like a beacon?**

- Something that blends in, since Brookland is a neighborhood. Even one block away from Rhode Island Avenue has a suburban feel.
- Perhaps this should be a quieter building, since the Woodridge Library is more of a beacon.
- Many families there have experienced trauma; a calm retreat and a safe space would be a good vibe. Perhaps include gardening and something soothing for the residents.
- Coordinate colors with the condos across the street.
- Pay attention to landscaping on the side street. We have some quiet neighbors that enjoy gardening, and it would be great to bring in that same "home-like" feel.
- *Architect's Comment: We're not envisioning a K Street style building. We're trying to make it "fit," and to be a significant building in the community. These buildings become catalysts.*
- *Community Representative's Comment: It would be great to know what the overall design for Rhode Island Ave NE is going to look like. There are some new condos that are keeping the historic façade; perhaps coordinate with them to have some consistency. There is a new building going up across the street from the Ward 5 Short-term Family Housing site- perhaps coordinate with them.*
- *Architect's Comment: We want to make sure that the building both fits the site and this urban area.*

- **Can you talk more about balancing these different ideas? Do you have any ideas on fencing?**
  - Residents near the site prefer to limit noise pollution, both from people gathering and vehicles.
  - Include designated smoking areas that are respectful to neighbors.
  - Bushes or trees could buffer noise and clean the air, especially on Rhode Island Avenue.
  - There is some difference in opinion as to whether the entrance should be situated on Rhode Island Avenue NE or on the side street. People close by don't want a lot of foot traffic on the street and would prefer to see foot traffic on the Rhode Island Ave NE side, not 17th Street.
  - Preference for natural fencing boundaries such as trees or bushes. Look at what is used in the neighborhood. Avoid metallic or "jail-like" materials such as chain-link. Perhaps a wooden fence or a combination wooden fence with vine. Something of regular height, not an 8 foot fence.
  - Green walls are popular. There is one on 12th Street NE. The more you can integrate plants, the better. It's attractive for neighbors, and for the people that live there – as long as it is maintained. Perhaps this could be a community service hours opportunity for high school students.
  - The development across the street will be incorporating lots of plants. Maybe coordinate with them.

The following section provides additional Community Representatives' feedback, organized by topic.

- **Historic "look" of the site**
  - Have it blend with nearby buildings.
  - I agree and disagree; I like that there is architectural diversity in Brookland - a bungalow next to a Texas-style house next to a brick house, and then a Spanish villa. There is also a great deal of architectural diversity on Hamlin Street from 12th to 18th. Some consistency is good, but not too much.
  - It bothers me that the Jackson Flats condos all look the same (12th street between Jackson and Lawrence Streets). The construction is fine, but the look is, "meh"; so are the ones at 12th and Otis.
  - Any design should be consistent with the current historic building – this is the primary feedback.
  - **Henry Miller's Response:** *It will be challenging, but the architects will try to make something that transitions well from the existing structure, and maintain a homey feel.*
- **Child safety**
  - Traffic on Rhode Island Avenue NE is a safety concern. Protect kids from running in the road, perhaps with a contained playground. The Summit on T Street NE is a good example of a housing development that has a contained courtyard.
  - The communications tower on the site uses a high voltage backup generator; if it must stay on the site, please ensure that it is safe for children.

#### Community Representative's General Site Questions and Recommendations

- **Can the city acquire the tire market next door? The current parcel looks small. There is an alley that separates this parcel from the Short-term family housing site. Consider the possibility of closing the alley since there is still a drivable alley from the back.**
  - *Co-Chair Greenwalt's Response: all sites needed to make our programming needs, but we can check and bring the answer back.*
- **Have you considered the use of roof space for green roofing or a courtyard? Some DC Public Charter Schools have playgrounds on the roofs.**
  - *Henry Miller's Response: We tend to avoid play space on the roof, considering safety. We prefer to put these on the ground.*
- **Will you be digging below grade?**
  - *Henry Miller's Response: Probably not. We will dig to accommodate an elevator and stairs down to the existing basement level, but it would be very expensive to put a basement under the new building.*
- **Will DGS maintain the building and exterior?**
  - *Henry Miller's Response: Yes.*
- **Do we know anything in terms of psychology and building design, especially for children who may have experienced trauma?**
  - *Henry Miller's Response: Yes, we consider textures, color, and lighting.*
  - *Co-Chair Greenwalt's Response: Control over your environment is extremely important.*
  - *Community Representative's Response: The Interagency Council on Homelessness held a design group last year. Some suggestions came from a domestic violence treatment group in Boston that uses choices for trauma-informed care.*
- **Are there any concerns about the program not working on this site?**
  - *Henry Miller's Response: The test fit, which is almost finished, assesses whether it meets the programmatic needs and it does. We believe this will be a successful site.*
  - *Community Representative's Response: Every site has trade-offs; part of our job is to talk about what we think when there are choices, such as a line of trees vs. a larger playground.*
- **It would be great to include some activities for the larger community. Maybe outdoor movies for both people living at the site and the neighborhood. This could make it an exciting.**
- **Who are we designing for? Older kids? Younger kids?**
  - *Co-Chair Greenwalt's Response: Most of the households are young parents; about 40% are under 24, with young children.*
  - *Henry Miller's Response: But we are designing for teens too; so there will be study space, computers, even in the play area there is a range of ages accommodated.*
  - *Community Representative's Comment: Might be beneficial to have teens playing basketball with others in the community.*
- **What would clients rate as their number one needs? Play space? Movie space?**
  - *Co-Chair Greenwalt's Response: Both past experience and customer feedback have informed our current programmatic design.*

- **Henry Miller's Response:** *We are also considering neighboring assets such as parks and playgrounds. We want community at the site, but there are tradeoffs.*

### 3. Outreach Strategy and Communications (15 minutes)

Co-Chair Greenwalt's Comments: We'd like to spend some time discussing outreach and how we can help you to share this information with your neighbors. Is there anything else you need from us? Anything we should consider in preparing for the public design meeting?

- No one knows what is going on. Jeff has done a good job of sending out information on neighborhood list serves. I created a Google form, and received some questions from neighbors.
- We find that people don't understand that family shelter is a 24-hour/day program; there are no long lines to get in.
- It would be great to see a presentation package with design options, similar to what was done for the original site.
- Many people don't know that this project coming. Those who do have very specific opinions.
  - **Co-Chair Greenwalt's Response:** *This advisory group is very helpful for just that reason. We will try to get as much information out to the community as possible and we will rely on you to help us do that*
- In the first meeting for the prior site, people were disappointed that they could only pick grass or fencing options. It would be great to have pictures at the next meeting.
- What is the healing methodology behind the program? Which studies, research, facts went into the program? We are still at a place where we can shape how the community views the shelter. We are missing out on time to educate the community about these issues, before the design is publicly available.
- Talk about the difference in the approach and services in a smaller setting, such as in the apartment-style models that already exist in the District, and how these compare to the DC General Family Shelter
  - Perhaps focus on the programs and resources provided.
  - The initial conversation should discuss the Homeward DC strategic plan to end homelessness.
- It would be better to engage the community when there is a building footprint to share
- Will there be a separate meeting for those who live close to the site?
  - I disagree; there should not be a separate meeting for close neighbors. Sometimes a small number of people can slow down a project that impacts many more.
  - Remember that there will be a good neighbor agreement; if you don't take close neighbors into consideration, there could be resistance to building operations later on.
- What does a typical day look like at the site? This would be helpful for neighbors to know.
  - **Co-Chair Greenwalt's Response:** *I will commit to identifying resources that would be important and helpful to share.*

- **Ronan Gulstone's Comments:** We should emphasize the facts of the project, such as how many units can fit in the existing structure. Talking about the Homeward DC plan in general is also beneficial. Most of the people that know the plan believe in it. Emphasize that smaller, family shelters already exist- we don't realize they are there because they are well functioning. Also, remember that a specific budget was passed for this plan and funds allocated for each site. The value of Rhode Island Ave. NE is going up, which may make it difficult to obtain additional capital funding.
  - **Community Representative's Response:** *A new site would also require a legislative change.*
  - **Community Representative's Response:** *It could be more expensive to build up and around the existing historic structure than to acquire the tire site next door.*

#### 4. Summary of Next Steps & Adjourn (5 minutes)

##### Co-Chair Greenwalt's Comments:

- We have a few reminders for the group. Please send any comments or changes to the notes from our last meeting by Friday so that we can post them on the website. Also, look at the Frequently Asked Questions that we distributed in hard copy form this evening and let us know if there are any more to add. We will also e-mail a copy to you. Please help us push the date out about the public design meeting on Monday, December 12, 2016. We are still working on a location but will send a "save the date." Thanks so much for participating, and remember that at our next Advisory Team meeting we will review and discuss the draft designs.





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

**Ward 5 Short-term Family Housing Advisory Team Meeting #3**  
**Monday, December 5, 2016**  
**SB Works – 5 Points Business Center**  
**2316 Rhode Island Ave. NE, Washington, DC 20018**  
**7 pm – 8:30 pm**

**Ward 5 Advisory Team Members**

<b>Name</b>	<b>Inviting Organization</b>	<b>Affiliations</b>	<b>Attendance</b>
Michael Morrison	ANC 5B	Commissioner 5B03 (site location); Advisory Team Co-Chair	Present
Ursula Higgins	ANC 5B	Chairperson ANC 5B; Commissioner 5B02	Not Present
Edward M. Johnson	ANC 5B	President, Edward M. Johnson & Associates, P.C. (Architects, Planners & Zoning Consultants)	Not Present
Kyle Todd	ANC 5B	Rhode Island Ave. Main St., Executive Director; Woodridge resident	Present
Henri Makembe	ANC 5B	Ward 5 Council on Education 3rd Vice President; 5B03 Commissioner-Elect	Present
Daniel Schramm	Brookland Neighborhood Civic Association	Acting President, Brookland Neighborhood Civic Association	Present
Sherri Morgan	Brookland Neighborhood Civic Association	Community Member	Present
Jeff Steen	Brookland Neighborhood Civic Association	Community Member	Present
Ronan Gulstone	Councilmember McDuffie's Office	Chief of Staff, Councilmember McDuffie's Office	Present
Amber Harding	Councilmember McDuffie's Office	Community Member, Staff Attorney, Washington Legal Clinic for the Homeless	Present
Jamila Larson	DC Interagency Council on Homelessness (ICH)	Executive Director and Co-Founder, Homeless Children's Playtime Project	Present
Fayette Vaughn-Lee	Metropolitan Police Department (MPD)	5D Community Outreach Coordinator	Not Present
Kristy Greenwalt	DC Interagency Council on Homelessness (ICH)	Executive Director, DC Interagency Council on Homelessness (ICH); Team Co-Chair	Present
Wanda Sherrod	Department of General Services (DGS)	Program Manager: Health and Human Services Cluster	Present

**Additional Support Staff Present**

Ronnie McGhee	R. McGhee & Associates (Architects)	Principal
Amoy McGhee	R. McGhee & Associates (Architects)	
Raqueeb Albaari	R. McGhee & Associates (Architects)	
Ryan Moody	Moody Graham (Landscape Architects)	Principal
Henry Miller	Department of General Services (DGS)	Project Manager, DGS
Lionell Gains	Mayor's Office of Community Relations & Services (MOCRS)	Ward 5 Outreach & Services Specialist
Hakeem Rogers	Mayor's Office of Community Relations & Services (MOCRS)	Ward 5 Outreach & Services Specialist
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 7:02 pm.
- Introductions were made of the Advisory Team Members

**2. Draft Design Presentation and Feedback – DGS/Architects**

- Co-Chair Greenwalt turned the floor over to Ronnie McGhee, Principal of R. McGhee & Associates, the architects contracted for the Ward 5 Short-term Family Housing Site.
- Ronnie McGhee narrated the site presentation for the group, using a three dimensional model of the site and its environs, as well as a projected PowerPoint slide presentation.

Site and Design Presentation by Ronnie McGhee:

- Last week, the design team met with both the Commission on Fine Arts (CFA) and the Historic Preservation Office (HPO). Both of these entities provided feedback on the design, and the team will meet with them again during this process.
- The historic building on the site is one of the few single standing historic police buildings of its type.
- *[Ronnie pointed out site features using the three dimensional model of the site. Details included a replica of the 150' tall antenna and a small building that runs the antenna—both of which will remain on the site.]*
- *[Ronnie presented draft sketches of the two main building ideas under consideration, in response to both the Advisory Team's comments and the feedback from the Commission on Fine Arts (CFA) and the Historic Preservation Office (HPO).]*
- Slide 1: Cover image showing a draft image of the building

- Slide 2: DHS program requirements slide
- Slide 3: Site overview
- Slide 4: Site plan
- Subsequent slides - Model A with options:
  - A1: glass/brick/wood panel
  - A2: metal paneling at the top, brick first few floors
  - A3: two color brick with glass
- Subsequent slides - Model B with options:
  - B1: Metal base/terracotta centerpiece/brick base
  - B2: Brick all the way up, similar to the existing historic building on Rhode Island Avenue
- Subsequent slides – Landscape plan

Landscape Plan Presentation by Ryan Moody:

- We especially want to protect the large, historic trees at the corner of Rhode Island and 17<sup>th</sup> Streets NE; one is an oak, the other is a Norway spruce.
- We also want to keep the lawn in front of the historic structure.
- We are trying to differentiate the new building from the old structure with perennial plants.
- We are thinking of removing the existing chain link fence. Instead, there could be a screen wall that is 5-6 feet tall to screen off the outdoor area for the facility, including the play area.
- There would be a total of three small gardens on the site, one play area for older youth, perhaps for a folding basketball hoop and/or a ping pong table or similar activity, another screened area for toddlers, and the third area would be a reflective, calming garden, perhaps with a fountain.
- We know that plants improve health and reduce stress. We want to make this space as welcoming and calming as possible.
  - **Ronnie McGhee's Comment:** *We are also working toward LEED Gold, which requires capturing storm water on site.*
- Landscaping Option A – A low masonry wall with a metal screen above it and a perennial garden in the public space in front of the building. The public space creates some limitations. We can't have hedges higher than 42 inches, preferably no impervious space, and we must maintain the view corridor.
- Landscaping Option B – A louvered wood fence, with small tree and shrub planting.
- Landscaping Option C – Uses perimeter hedge planting, and a perforated brick wall, which takes clues from the existing structure.
- There is the possibility of pocket gardens and/or container gardens on the site.
- We will also have bike racks in front.
  - **Ronnie McGhee's Comment:** *These are all sketches in progress. The Historic Preservation Office and the Commission on Fine Arts recommended that the front entry be placed on 17<sup>th</sup> Street NE. Also, the Department of Human Services did not want the active side of the building on Rhode Island Avenue. Other building exits flow out into the courtyards.*

Community Representatives' Comments and Questions for the Architects (with responses from the architects, unless otherwise noted):

- **When you talked about the top of the building, you talked about reducing height?**
  - Breaking the tiers of the building with different materials can make it look smaller. Adding sloping to the top of the roof in model B could also have this same effect. The height is created because we need to accommodate ten family units per floor.
- **How tall is this building design?**
  - About 69 feet tall. The building behind it is about 43 feet tall. Rhode Island Avenue can take height, but there are also one or two story structures across the street. Having two colors of brick or material breaks down the mass visually.
- **I like the sloping roof in Model B, since it almost seems to match the historic building in front.**
  - Terra cotta is a sumptuous material and reads differently from stone. We are going for a look that has base, middle, and top components instead of one large building made of the same material. We suggest that the building have brick, terracotta, metal, and glass, just as the homes in this area do. We are trying to stay away from modern condominium-type elements. However, the common areas will have more glass, as this is where people gather during the day.
  - Also, both CFA and HPO wanted separation between the new building and the historic structure. CFA oversees all DC projects. HPO is involved because the existing structure is a historic resource. While it is not landmarked, we are treating it like it is historic.
  - The existing garage on the property is about 3 feet lower than the building itself and has a taller ceiling. It doesn't fit what we are doing, so we are suggesting that it should not be part of the new structure.
- **What happens if CFA and HPO do not let you remove the existing garage?**
  - There is a process. We would suggest that we have a compatible building in taking it down. If they decline, there are extended processes. The garage structure is not critical to this being a historic building. We have made arrangements to adapt and maintain the historic police station for many more years than if it remains vacant.
- **I agree on the roof; I like the more residential roof of model B. Is there any function you are losing with the slanted roof?**
  - We would design the top floor in such a way that you would not lose any space.
- **Some group members suggested an entrance on Rhode Island Avenue NE to keep the foot traffic down on 17<sup>th</sup> Street, but it looks like you are going with the 17<sup>th</sup> Street NE entrance.**
  - This is the direction from CFA. The front door of the police station would be maintained as an emergency egress.
- **Can we put the entrance in the alley behind the building? The people across the street will experience a change from no one living there to about 150 people living there.**
- **I'm concerned about an alley entrance because of safety. Alleys are typically narrow and not well lit.**
- **Where is parking for staff?**

- Our parking is on our lot, off the alley which runs down the eastern side of the site.
- **It looks like there are 4 parking spaces in the draft drawings. If more staff or residents have cars, will they be parking on 17<sup>th</sup> Street NE?**
  - *Co-Chair Greenwalt's Comments:* Very few residents have a car and typically travel by metro or bus. This is often true of staff as well.
- **What is the current parking on 17<sup>th</sup> Street?**
  - The east side of 17<sup>th</sup> Street NE and the alley behind the station used to be police parking. In the absence of that, it would be zoned parking. We might have a loading space for a truck.
- **Are families dropped-off at the location?**
  - *Co-Chair Greenwalt's Response:* Families are free to come and go as anyone else would.
- **Is there any specific transport for this location?**
  - *Co-Chair Greenwalt's Response:* We have shelter hotline vans that provide transportation services to our single adults and families. However, in the case of families, these are typically just used for move-in.
- **Will there be any reserved street parking for the facility?**
  - *Wanda Sherrod's Response:* Later in the process we will go to the District Department of Transportation (DDOT). We may ask for van space in front of the building during the day. The traffic study will show us what we have for parking, and DDOT will review both the study and our plan.
- **How will children travel to school?**
  - *Co-Chair Greenwalt's Response:* They use public transportation, like all other students in the District.
  - *Community Representative's Response:* Only special needs students are transported by bus in the District of Columbia.
  - *Hakeem Rogers' Response:* Most students have the DC One card, which allows free rail and bus service from elementary through high school in the "Kids Ride Free" program.
- **It sounds like there is concern about the number of residents, possibly 150. However, in the new Girard Street Senior Residences there are about 35 units, so maybe 60 people there? Yet it is rare to see people come and go. Even in some of the bigger buildings in the area, you don't see a stream of people coming in and out. We shouldn't overestimate the impact of foot traffic.**
- **For example, the Monroe Market probably has hundreds of units, but you don't see a lot of coming and going.**
- **I'm concerned about food trucks parking and idling. Will that happen?**
  - There will be food delivery, but the van will pull into the van space on the alley that is on the east side of the site.
- **I reached out to the adjacent tire mart lot, but the number is disconnected.**
  - *Wanda Sherrod's Response:* We did consider the tire lot, as the group recommended last time. However, there are several challenges that prohibit us from moving forward with this. First of all, we will not be able to take the alley between the two parcels. In a different scenario, if we build on the other side of the alley and connect the two parcels with a bridge, we would be concerned about

*child safety crossing back and forth over the active alley. Separate buildings with separate foundations would be too expensive; you lose economy of scale. So because of safety, time, and budget, we will not be pursuing that option. I walked through the alley today and some of the houses on Hamlin are serviced on that alley. It is basically one way. It only turns to the right about 20 feet and then stops.*

- **Last time, I think the initial concern was that the purchase price was too high.**
  - *Wanda Sherrod's Response: Someone looked at the appraised cost, and it wasn't too high.*
- **Could the adjacent tire mart lot be integrated in the future?**
  - *Wanda Sherrod's Response: We do not foresee a need for acquiring this property at this time, since the entire program fits on the legislated site.*
- **Does the rear side of the building, which faces the new condos, have windows?**
  - Yes. But we are keeping the legal distance from the condos. Also, there will be no window into window views.
- **Has anyone talked to the new condos? Will this project complicate their construction?**
  - That site will be complete before we begin construction.

Community Representatives' Comments and Questions on Landscaping and Streetscape:

- **Who will maintain the plants?**
  - *Wanda Sherrod's Response: The Department of General Services' (DGS) Facilities Management Division. We are putting a landscape contract in through DGS facilities. We are already thinking about which facilities need landscaping, and to what extent, ranging from basic mowing, to pruning, etc.*
  - *Ronnie McGhee's response: The new laws around storm water management require more aggressive landscape maintenance. We need to help the storm water percolate. Our green roof will have to absorb part of it. DC law requires that no storm water from the existing building go into the public system.*
- **Will the plants on this site offset the exhaust from the road?**
  - *Ryan Moody's Response. It is hard to manage how much pollution plants take up. Realistically, the number of plants on this site will not have a significant impact on a six lane road. But in looking at flowering plants, you will feel differently than looking at an overgrown yard. There are two large diameter street trees that we want to protect. There would also be a large fine to remove these trees. We envision about five trees on 17<sup>th</sup> Street NE. DC wants street trees about 35 feet apart. There are also electrical wires above, so we have to be careful.*
  - *Ronnie McGhee's Comment: The lines that cross over the police station will probably need to be put underground.*
- **It looks like there is more green space on Rhode Island Avenue on the screen presentation than in the three dimensional model.**
  - *Ronnie McGhee's Comment: The image on the screen is to scale.*
- **Where are the bike racks?**
  - *Ronnie McGhee's Comment: Per LEED certification, they need to be within 50 feet of the front entrance.*

- **What about secure bike storage for residents?**
  - *Wanda Sherrod's Response:* We will try to fit some bike parking spaces inside.
- **What about outdoor lighting?**
  - *Ryan Moody's Response:* We will meet with the District Department of Transportation (DDOT) on street light requirements.
  - *Community Representative's Comment:* It would be nice to have more light on Rhode Island Avenue if we can.
  - *Henry Miller's Comment:* As we meet with both DDOT and the Metropolitan Police Department, we will discuss this topic.

Question for the group: What about not having a fence right at the sidewalk?

- I agree with taking out as much chain link fence as possible.
- It would be great to show a photo of the existing fence chain link fence.
- Is a low hedge an option?
  - *Ryan Moody's Response:* Yes, but I'm not convinced it is necessary. There is also no credit for storm water management in public space. Also, if you look at the historic trees, the roots go at least as far as the canopy.
  - *Co-Chair Greenwalt's Response:* Perhaps we bring up the question of fencing on the property line to the public meeting?
  - *Community Representative's Response:* Yes, but perhaps we should have a low hedge.

Additional Community Representatives' Comments and Questions:

- **Did anyone mention the size?**
  - *Ronnie McGhee's Response:* About 69 feet tall, about 42,000 square feet of space.
  - *Community Representative's Response:* This is larger than anything we had imagined.
- **Are we still looking at 50 families? How are we going from 30,000 square feet to 42,000 square feet?**
  - *Wanda Sherrod's Response:* While there are rooms in the historic structure, the space there is not efficient.
- **Have you done the test fit? Maybe if the public sees the rooms, common space, basement, and other space inside the building then the size will make more sense.**
- **The PowerPoint screen presentation makes it difficult to tell the scale and see the features. These are much easier to see on the three dimensional model.**
  - *Ronnie McGhee's Response:* We will go back to the team to see what we can show.
- **Will the awning over the front door of the historic building remain?**
  - *Ronnie McGhee's Response:* Yes.
- **Why keep the sidewalk that exits to Rhode Island Ave. if this will not be an entrance?**
  - *Ronnie McGhee's Response:* This is a historic path, and also, an emergency egress.
- **There is an existing sidewalk that leads to 17<sup>th</sup> Street NE.**

- **Ronnie McGhee's Response:** *That probably needs to remain, per Historic Preservation Office guidelines.*

### 3. Public Design Meeting (draft agenda and outreach)

- **Co-Chair Greenwalt's Question:** When we have led public meetings before, we have a challenge of deciding whether to present a more developed idea to the public or start with a blank slate. As this group saw, it was difficult to provide feedback without having images before you. Do you have thoughts on how to manage this balance? We want to solicit feedback, and be transparent.
  - *It would be great to have visuals of how the site will be home-like; perspectives of the interior, views from the inside looking out, in the courtyard. This is important for audience.*
  - *Given that there are 2 main models of the new building, perhaps present different variations on those two models and provide a feedback sheet so people can give feedback.*
  - *It would be good to present what the limitations are. For example, this site has Historic Preservation Office (HPO) requirements. Also, what is the actual footprint of the building, and how much service space is needed? Provide this information at the beginning to frame the conversation.*
  - *Building on that idea, identify what is mandated by DC law, what is required by DDOT, etc., so people see what the constraints are. Also, present the feedback from past meetings, such as the need for the site to feel homely, to not do "x" or to mimic "y."*
- **Co-Chair Greenwalt's Question:** Should we split into small groups to dialogue at the public meeting?
  - *No, probably not.*
  - *People will have trouble with the building height.*
  - *People don't like the new condos, and this is bigger and taller.*
  - *We should do myth busting, that there are no lines to get in every day, and that this is a facility for families. We should assume that people have not been following the conversation.*
  - **Ronnie McGhee's Comment:** *We are working to provide 10 sleeping units per floor. We can provide 11 in some cases. The units are not very large—around 350 square feet per unit. However, when you add the common space area to make the site feel like a home to the people who are there, it makes this a different place.*
  - *Provide cards at the meeting, for people to write down their questions.*
  - *Perhaps someone could come and say how the program worked in other sites.*
  - *There are several large 5 story buildings in proximity.*
  - *Sizing goes both ways. People have said, "I'm concerned it's too small."*
  - *I think that was a blocking tool.*
  - *Notice the size of the building compared to the antenna on the three dimensional model. The top comes up almost to the bottom of the first feature on the antenna.*
  - *Remember that when the condo building was developed, that was a dramatic change for the existing houses next door. However, since the sunlight comes largely from the south, I don't think it will make a huge difference. The street is shady anyway, with trees.*



- ***Raqueeb Albaari's Comment:*** *We will need to do a sun study. We started one.*
- ***Henry Miller's Comment:*** *Perhaps we could include the other 5 story buildings on the model to show how this building fits with the existing streetscape*
- **Co-Chair Greenwalt's Comments:** If you have additional thoughts about the meeting structure, agenda, or about what you have seen this evening, you have Kathy's e-mail, and please let us know. We tried to be responsive about what you would like to see. We also hope that the resources that we sent around after the last meeting were helpful.
  - ***Community Representative's Response:*** *We want to make sure that residents who are unable to attend have access to the presentation.*
  - ***Co-Chair Greenwalt's Response:*** *We can post the images online after the public meeting, most likely the next morning.*

DRAFT



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

**Ward 5 Short-term Family Housing Advisory Team Meeting #4**  
**Monday, December 19, 2016**  
**Woodridge Library, Conference Room B**  
**1801 Hamlin St NE, Washington, DC 20018**  
**7 pm – 8:30pm**

**Ward 5 Advisory Team Members**

<b>Name</b>	<b>Inviting Organization</b>	<b>Affiliations</b>	<b>Attendance</b>
Michael Morrison	ANC 5B	Commissioner 5B03 (site location); Advisory Team Co-Chair	Present
Ursula Higgins	ANC 5B	Chairperson ANC 5B; Commissioner 5B02	Not Present
Edward M. Johnson	ANC 5B	President, Edward M. Johnson & Associates, P.C. (Architects, Planners & Zoning Consultants)	Not Present
Kyle Todd	ANC 5B	Rhode Island Ave. Main St., Executive Director; Woodridge resident	Not Present
Henri Makembe	ANC 5B	Ward 5 Council on Education 3rd Vice President; 5B03 Commissioner-Elect	Not Present
Daniel Schramm	Brookland Neighborhood Civic Association	Acting President, Brookland Neighborhood Civic Association	Not Present
Sherri Morgan	Brookland Neighborhood Civic Association	Community Member	Present
Jeff Steen	Brookland Neighborhood Civic Association	Community Member	Present
Ronan Gulstone	Councilmember McDuffie's Office	Chief of Staff, Councilmember McDuffie's Office	Not Present
Amber Harding	Councilmember McDuffie's Office	Community Member, Staff Attorney, Washington Legal Clinic for the Homeless	Present
Jamila Larson	DC Interagency Council on Homelessness (ICH)	Executive Director and Co-Founder, Homeless Children's Playtime Project	Not Present
Fayette Vaughn-Lee	Metropolitan Police Department (MPD)	5D Community Outreach Coordinator	Not Present
Kristy Greenwalt	DC Interagency Council on Homelessness (ICH)	Executive Director, DC Interagency Council on Homelessness (ICH); Team Co-Chair	Present
Henry Miller	Department of General Services (DGS)	Project Manager, DGS	Present

**Additional Support Staff Present**

Ronnie McGhee	R. McGhee & Associates (Architects)	Principal
Raqueeb Albaari	R. McGhee & Associates (Architects)	
Edward Estes	DC Office of Planning (OP)	Community Planner
Hakeem Rogers	Mayor's Office of Community Relations & Services (MOCRS)	Ward 5 Outreach & Services Specialist
Kathy Haines	Office of the Deputy Mayor for Health and Human Services (DMHHS)	Capital City Fellow

**Agenda**

1. Welcome and Introductions
2. Debriefing from the public design meeting
3. Topics of interest to the team
4. Summary of Next Steps & Adjourn

**Meeting Minutes****1. Welcome and Introductions**

- The meeting began at 7:04 pm.
- Introductions were made of the Advisory Team Members

**2. Debriefing from the public design meeting**Community Representative Comments

- Residents have been very active in contacting Advisory Team members with feedback and community would like more information.
- Post the answers to the questions from the community session online as soon as possible.
- Community has strong feelings about site selection, but that is out-of scope for this team.
- Suggested next steps: Hold a meeting with the SMD 5B03 in of January 2017, before the full ANC 5B meeting on 1/25/17. This should provide some time for the public to digest written materials, and would be a follow-up to the design meeting, to allow real input, not just design selection. It would allow for face-to-face feedback. The ANC would probably prefer to do a resolution in February. Hold a second SMD meeting with the ANC and the community. The full project team would not be necessary, just one or two people to answer questions. Architects should present at the first SMD meeting and any full ANC meetings.
- If there are limitations on what items are still open for discussion, emphasize those up front. If site or height can't change, explain why.
- Neighbors seem to prefer old, brick structures. People like the current brick building on the site, and would like to see a similar new building.
- If possible, incorporate some elements from the older building.

- I feel that this design does incorporate elements from the older building, without trying to replicate an old building.
- Suggestion: add gables.
- People want more dormer-style windows. Also, maybe show an all brick option, modern option, then a mix.
- How long does the design phase continue?
  - **Ronnie McGhee's Response:** *This is an ongoing, iterative process to incorporate feedback from residents, and seek consensus from the Historic Preservation Office (HPO) and the Commission on Fine Arts (CFA). We could make a period-type building. Another direction would be using a contemporary motif, but majority brick. Details like sills and windows come later. We are aiming for a March Board of Zoning Adjustment (BZA) hearing. There can also be changes between the initial BZA application and the hearing date. In the public design meeting, some people were upset about picking finishes, when they didn't like the building itself. We can try to do a better job showing examples for future meetings.*
- Height is a concern for neighbors. This community is sensitive to height. Brookland Manor/the new Rhode Island Ave. development will be 60 feet tall. Even up to 65 feet might be more acceptable to the community. People ask if the design is in line with the comprehensive plan.
  - **Ronnie McGhee's Comments:** *This area is zoned as MU-4, a commercial zone (C-2-A in the old zoning regulations). Height is 50 feet by right, 60% lot occupancy, Floor Area Ratio (FAR) of 2.5. We are asking for variance on all of these. Projected variances requested include special exception, setback to alley, height (69 or 70 feet), FAR of 3.69 (note that FAR of 3.0 is allowed in certain situations), lot occupancy of 76% (while the structure overhangs the lot, on the upper area, the site is mostly 60% lot occupancy), and parking & loading. Incorporating layers helps to reduce the perception of height. We are also trying to match the floor height to the existing building. We are mandated to have no more than ten families per floor. Doing something different would produce fewer units, perhaps only 36, and we need to create as close to 50 units as possible for Department of Human Services' program needs.*
  - **Henry Miller's Comments:** *All sites have had similar variances in every ward. We already received Board of Zoning Adjustment (BZA) relief in Wards 4, 7, 8.*
  - **Co-Chair Greenwalt's Comments:** *Discussions around height will occur during the BZA hearing.*
  - **Community Representative's Comments:** *Explaining the structural reasons behind the height could help, and also explaining the need to provide 1 for 1 replacement of DC General Family Shelter units.*
- Consider incorporating the condo building behind site into this project. This project severely impacts that building.

- **Henry Miller's Comments:** *We need to communicate the parameters we are working within. Based on program needs, this will be at least a 65 foot tall building with 46 units. The architect can offer design elements that can reduce the impression of that size. We are not able to purchase additional land.*
- How will the current historic building be used in the design?
  - **Ronnie McGhee's Comments:** *We want to create a building that is compatible, but not identical, to the existing structure. The old building has a neo-colonial style that has a fake chimney element. We have some preliminary feedback from the Historic Preservation Office (HPO) and the Commission on Fine Arts (CFA). We have been asked to create a glass hyphen connecting the two buildings visually, so that you see glass next to the existing structure, and not brick crashing into brick. They have asked that the new building be more free standing, that we orient some lines with the building. As an example, there is a historic church near the intersection of New York Ave. NW and Massachusetts Ave. NW with a new office building that has a glass piece next to it. Those two buildings connect. When you enter the new building, you can see the elements in the existing structure. The next meetings with HPO/CFA would probably be no sooner than January 4<sup>th</sup>, due to holiday absences. While this building is not a historic landmark it is historic-eligible. HPO stated this is one of the few police buildings left. While there will not be a formal Historic Preservation Review Board (HPRB) hearing, we are preparing as if there would be.*
- People raised concern about providing sufficient play space. How do these rooms compare to DC General Emergency Family Shelter?
  - The smallest units are about 300 square feet, but we aim for 350 square feet if possible.
- Neighbors are asking for an entrance on Rhode Island Ave. NE, or, if on 17th Street, closer to Rhode Island.
  - **Ronnie McGhee's Comment:** *Both HPO & CFA asked for a 17<sup>th</sup> Street NE entrance. Since the entrance will be part of the new construction, not through the existing brick building, it will naturally sit back a little bit on 17<sup>th</sup> Street NE.*
- A doctor asked us to pay attention to the type of play turf used on the site.
- Our group couldn't pick landscaping without considering maintenance.
- Emphasize how the project arrived at this point. Some people may think that we are only checking boxes for community input.

### 3. Topics of interest to the team

#### Understanding the Floor Plans

- The team looked over draft floor plans.

- Floor plans are also available in the public design presentation: <http://dmhhs.dc.gov/node/1206247>. This is a subset of this page: [www.dc.gov/homewarddc](http://www.dc.gov/homewarddc).

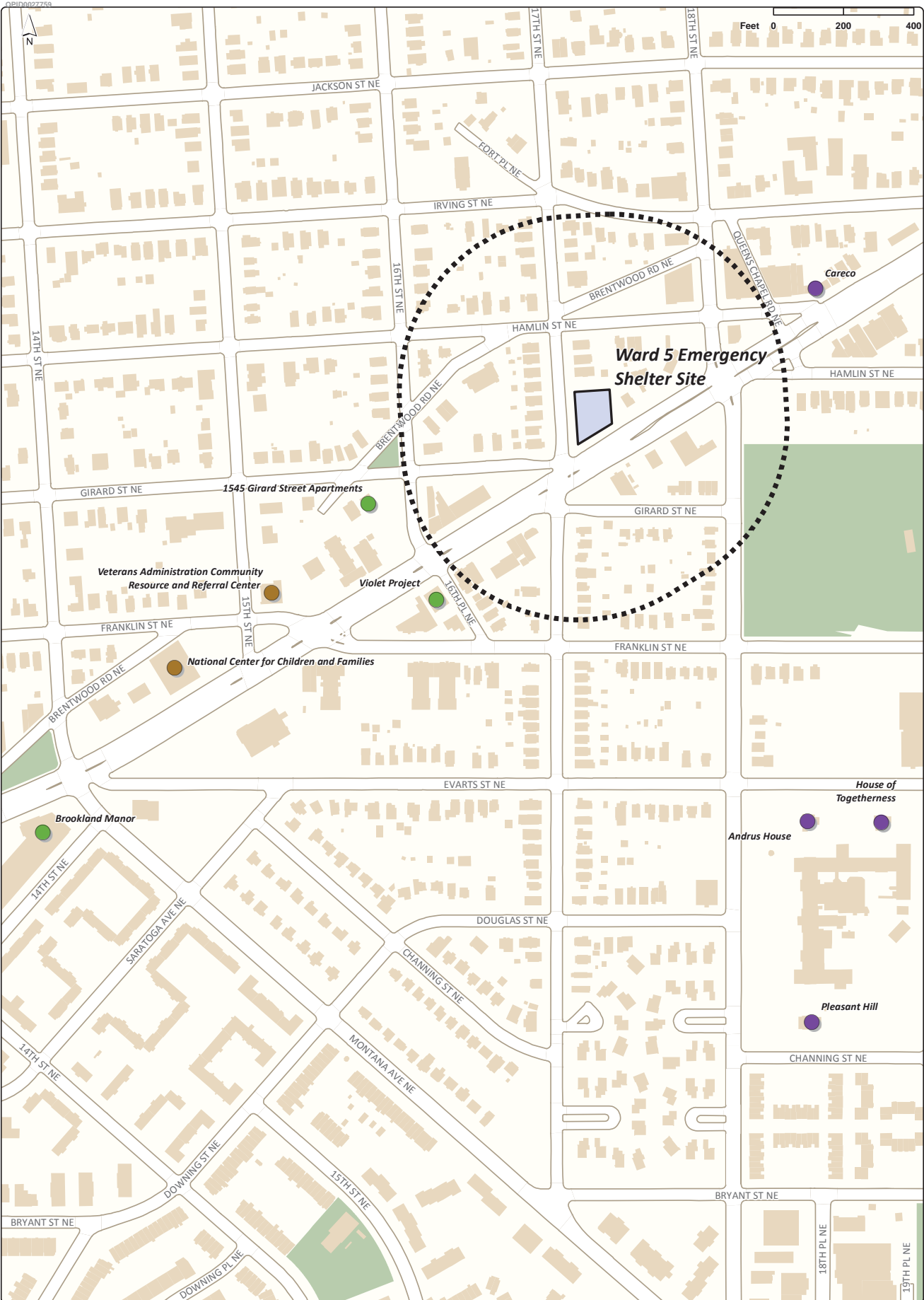
#### Idea of a Community Benefits Agreement

- The Advisory Team presented the idea of a Community Benefits Agreement for discussion.
  - **Co-Chair Greenwalt's Comments:** *We are open to this conversation but cautious about the fact that this is a different type of project, whereas a Community Benefits Agreement is typically a private development mechanism when a developer stands to make a financial gain from a site.*
  - **Henry Miller's Comments:** *In other projects that we have done, there are typically Good Neighbor Agreements. Issues connected to the immediate facility area are much more within the scope of these agreements than issues that are blocks away.*
  - **Community Representative's Comments:** *We could ask community what they want, and prioritize issues. Is it a crosswalk? Lighting in the park? Lighting on Rhode Island Avenue NE?*
  - **Co-Chair Greenwalt's Comments:** *We could think of community ideas in two buckets. The Good Neighbor Agreement would cover how this facility is managed, landscaping, and other issues germane to this site and how it fits in the neighborhood. A second category might be identifying other things the community would like to see in the wider neighborhood. This may not be the right process to address those items, but we can elevate those issues to the main decision makers.*
  - **Community Representative's Comments:** *Please be honest in all communications. The Girard Street development told us certain things which did not come to be, and this dissolves trust.*

#### **4. Summary of Next Steps & Adjourn**

- The architects are trying to schedule a meeting with the Commission on Fine Arts (CFA) in early January, as well as a meeting with the Historic Preservation Office (HPO) possibly before January 4<sup>th</sup>.
- Schedule an SMD meeting (ANC 5B03) in January 2017 (after the CFA/HPO feedback).
- Next full ANC 5B meeting is scheduled for Wednesday, January 25, 2017
- Forward feedback from residents to [dmhhs@dc.gov](mailto:dmhhs@dc.gov), cc to [Katherine.Haines@dc.gov](mailto:Katherine.Haines@dc.gov)

**TAB B**



This map was created for planning purposes from a variety of sources. It is neither a survey nor a legal document. Information provided by other agencies should be verified with them where appropriate.

- Service Provider  
(no homeless residents on site)
  - Permanent/Low Income Housing  
(no homeless family residents on site)
  - Permanent Housing with Services  
(Assisted Living Facility/ no homeless residents on site)
  - 1700 Rhode Island Avenue NE
  - 500 foot radius
- No other site is an Emergency Shelter



\* The 500' radius is measured from the outside edges of the 1700 Rhode Island property, rather than from the center point. Accordingly, it is not a perfect circle.







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# 1545 GIRARD STREET NE

## PROJECT DETAILS



Located in  
Brookland



Residential: 25  
units

The Menkiti Group is currently working on 1545 Girard Street NE, a multi-family project that will enhance the

Brookland community by revitalizing a neighborhood eyesore into a vibrant, modern 25 unit senior community. This tax credit project is designed for working class seniors age 55+, earning under 30% Area Median Income. 1545 Girard Street is expected to be delivered in the summer of 2016.



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## COMING SOON

Click the images for a slideshow!



### **3RD STREET FLATS** 1940 3RD ST NE, WDC IN DEVELOPMENT

Abandoned apartment building in Eckington will be transformed into modern indoor/outdoor luxury living. Twelve 2 bedroom, 2 bath and one 1 bedroom, 1 bath condos will include large, open floor plans--most with private outdoor space. High-end finishes, private parking, electric car charging, and massive rooftop terrace.



### **THE VIOLET** 1515 RHODE ISLAND AVE NE, WDC IN DEVELOPMENT

Long abandoned building to become modern apartment building with twenty 2 bedroom, 2 bath units. Most units to have outdoor space as well as large rooftop terrace. Parking available.

LOCATOR

CONTACT

SEARCH

U.S. Department  
of Veterans Affairs<http://www.va.gov>

[VA \(http://www.va.gov\)](http://www.va.gov) » [Health Care \(http://www.va.gov/health\)](http://www.va.gov/health) » [Washington DC VA Medical Center \(/index.asp\)](/index.asp) » [Locations & Directions \(/WASHINGTONDC/locations/index.asp\)](/WASHINGTONDC/locations/index.asp) » [Community Resource and Referral Center \(CRRC\)](#)

# Washington DC VA Medical Center

## MENU

## Community Resource and Referral Center (CRRC)

### Facility Photo

The Washington DC Veterans Affairs Medical Center's (DCVAMC) Community Resource and Referral Center (CRRC) exemplifies the Medical Center's commitment to providing excellent care and services in an environment of compassion that respects homeless and at-risk Veterans.

The CRRC is the first of its kind in the Washington DC area and will serve as a 24/7 hub to combat homelessness among Veterans. It is one of 17 Centers the Department of Veterans Affairs plans to strategically locate across the nation. These facilities centralize federal and local partners to provide services to homeless and at-risk Veterans.

Although not a shelter, the CRRC provides services to assist Veterans and their family members.

The building includes a Primary Care Clinic, a complete kitchen, laundry and shower facilities, a food pantry and a play room for children, as well as a host of other community services. (Please note that not all offices are open 24/7.)

## Offices Located in the CRRC

(Please note that not all offices are open 24 hours a days, seven days a week.)

- DCVAMC's Health Care for Homeless
- Veterans Program (HCHV)
- Employment Assistance
- Compensated Work Therapy (CWT)
- HUD/VASH Case workers
- Veterans Benefits Administration
- Vocational rehabilitation specialists
- Mental Health professionals
- Social Security Administration
- Life Transitions counselors
- All Faith Consortium
- America Works of Washington DC
- Community Connections
- Veterans Supported Employment Program
- Legal Aid Society

- Pathways to Housing
- Woodley House, Inc.

## Important Telephone Numbers

- **Life-threatening emergencies:** Call 911
- **Crisis Hotline:** 1-800-273-TALK (8255)
- **Homeless Call Center:** 1-877-424-3838 (1-877-4AID-VET)
- **Homeless Veterans Chat:** Text to: 838255
- **CRRC:** 202-636-7660
- **Washington DC VAMC:** 202-745-8000
- **Appointment Call Center:** 202-745-8577
- **Medical Advice Line:** 202-745-8247

return to top ▲

## Location

1500 Franklin St., NE  
Washington, DC 20018

## Phone & Fax

**Phone:** 202-636-7660

**Fax:** Not Available

## Hours of Operation

8 am - 4:30 pm

## Driving Directions

Enter your starting address:

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(<https://www.va.gov/directory/guide/viewmap.cfm?mapID=2&id=6227>) | Google

(<https://www.va.gov/directory/guide/viewmap.cfm?mapID=3&id=6227>)

## Coordinates:

38°55'33"N 76°59'1"W

## OTHER LOCATIONS

Charlotte Hall, MD Community Based Outpatient Clinic ([/locations/Charlotte\\_Hall\\_MD.asp](/locations/Charlotte_Hall_MD.asp))

[Community Resource and Referral Center \(CRRC\) \(/locations/Community\\_Resource\\_and\\_Referral\\_Center\\_CRRC.asp\)](/locations/Community_Resource_and_Referral_Center_CRRC.asp)

[Ft. Belvoir Community Clinic \(/locations/VA\\_Ft\\_Belvoir\\_Community\\_Clinic.asp\)](/locations/VA_Ft_Belvoir_Community_Clinic.asp)

[Southeast Washington DC Community Based Outpatient Clinic \(/locations/Southeast\\_Washington\\_DC.asp\)](/locations/Southeast_Washington_DC.asp)

[Southern Prince George's County Community Based Outpatient Clinic \(/locations/Southern\\_Prince\\_George\\_s\\_County\\_Community\\_Based\\_Outpatient\\_Clinic.asp\)](/locations/Southern_Prince_George_s_County_Community_Based_Outpatient_Clinic.asp)

[Washington DC VA Medical Center \(/locations/directions.asp\)](/locations/directions.asp)

## CONNECT

Veterans Crisis Line: (<https://www.veteranscrisisline.net/>)  
1-800-273-8255 (tel:+18002738255) (Press 1)

### Social Media



[Complete Directory \(https://www.va.gov/opa/socialmedia.asp\)](https://www.va.gov/opa/socialmedia.asp)

## EMAIL UPDATES

## VA HOME

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## QUICK LIST

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## RESOURCES

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## ADMINISTRATION

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U.S. Department of Veterans Affairs | 810 Vermont Avenue, NW Washington DC 20420

Last updated September 14, 2016

LOCATOR

CONTACT

SEARCH



U.S. Department of Veterans Affairs

(http://www.va.gov)

MENU

VA (http://www.va.gov/) » Locations (home.asp) » Veterans Health Administration (division.asp?dnum=1) » VISN 5: VA Capitol Health Care Network (region.asp?ID=5) » Community Resource and Referral Center (CRRC)

# Locations

Search Facility Directory

## Community Resource and Referral Center (CRRC)

1500 Franklin St., NE  
Washington, DC 20018

Phone: 202-636-7660

View Map: Bing (viewmap.cfm?mapID=4&id=6227) - MapQuest (viewmap.cfm?mapID=2&id=6227) - Google (viewmap.cfm?mapID=3&id=6227)

### CONNECT

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(https://opa.va.gov/opa/pressrel/2015/01/01/15-01-01-01) Complete Directory (https://www.va.gov/opa/socialmedia.asp)

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U.S. Department of Veterans Affairs | 810 Vermont Avenue, NW Washington DC 20420

Last updated April 11, 2013.

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**GOVERNMENT OF THE DISTRICT OF COLUMBIA  
Zoning Commission**



**ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA  
ZONING COMMISSION ORDER NO. 14-18**

**Z.C. Case No. 14-18**

**Mid-City Financial Corporation**

**(First-Stage Approval for a Planned Unit Development and Zoning Map  
Amendment Application @ Square 3953, Lots 1-3; Square 3954, Lots 1-5 and Parcel  
143/45; Square 4024, Lots 1-4; and Square 4025, Lots 1-7)  
September 10, 2015**

Pursuant to notice, the Zoning Commission for the District of Columbia (“Commission”) held public hearings on March 16, 2015, May 7, 2015, and May 11, 2015 to consider an application from Mid-City Financial Corporation (“Applicant”) for first-stage approval of a planned unit development (“PUD”) and related Zoning Map amendment. The Commission considered the application pursuant to Chapters 2, 24, and 30 of the District of Columbia Zoning Regulations, Title 11 of the District of Columbia Municipal Regulations. The public hearings were conducted in accordance with the provisions of 11 DCMR § 3022. For the reasons stated below, the Commission hereby approves the application.

**FINDINGS OF FACT**

**The Application, Parties, Public Hearing, and Post-Hearing Submissions and Actions**

1. The Subject Property consists of approximately 20 acres, and is formally designated as: Square 3953, Lots 1-3; Square 3954, Lots 1-5 and Parcel 143/45; Square 4024, Lots 1-4; and Square 4025, Lots 1-7 (“Subject Property”). The Subject Property is currently the site of the Brookland Manor apartment complex and the Brentwood Village Shopping Center located at the intersection of Rhode Island Avenue, N.E. and Montana Avenue, N.E. The Subject Property is generally bound by Rhode Island Avenue, N.E. to the north, Montana Avenue, N.E. to the east, Downing Street, N.E./14<sup>th</sup> Street, N.E./Saratoga Avenue, NE to the south, and Brentwood Road, N.E. to the west. The Subject Property is currently zoned C-2-A and R-5-A and is located within the boundaries of Advisory Neighborhood Commission (“ANC”) 5C. (Exhibit [“Ex.”] 2, pp. 5-7.)
2. The Applicant filed this application on October 1, 2014. The first-stage PUD application sought approval to create the new Brentwood Village community, a new and revitalized mixed-income and mixed-use community on the Subject Property. The first-stage PUD application sought to establish a new street grid<sup>1</sup> which will create eight new blocks for

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<sup>1</sup> The Applicant filed a street closing/dedication application with the DC Surveyor’s Office in order to effectuate the proposed new street grid.

### CONCLUSIONS OF LAW

1. Pursuant to the Zoning Regulations, the PUD process provides a means for creating a “well-planned development.” The objectives of the PUD process are to promote “sound project planning, efficient and economical land utilization, attractive urban design and the provision of desired public spaces and other amenities.” (11 DCMR § 2400.1.) The overall goal of the PUD process is to permit flexibility of development and other incentives, provided that the PUD project “offers a commendable number or quality of public benefits, and that it protects and advances the public health, safety, welfare, and convenience.” (11 DCMR § 2400.2.)
2. Under the PUD process, the Commission has the authority to consider this application as a consolidated PUD. (11 DCMR § 2402.5.) The Commission may impose development conditions, guidelines, and standards that may exceed or be less than the matter-of-right standards identified for height, density, lot occupancy, parking, loading, yards, or courts. The Commission may also approve uses that are permitted as special exceptions and would otherwise require approval by the Board of Zoning Adjustment. (11 DCMR § 2405.)
3. The development of the project will implement the purposes of Chapter 24 of the Zoning Regulations to encourage well-planned developments that will offer a variety of building types with more attractive and efficient overall planning and design and that would not be available under matter-of-right development.
4. The application meets the minimum area requirements of § 2401.1 of the Zoning Regulations.
5. The application meets the contiguity requirements of § 2401.3.
6. The Commission notes the materials submitted by the Applicant which depict the project in the context of the surrounding neighborhood. Based on these materials, the testimony of the project urban planner and architect, and OP’s conclusions on this subject, the Commission finds that the proposed height and density of the buildings in the project will not cause a significant adverse effect on any nearby properties. The Commission notes that the second-stage PUD applications, which will provide greater architectural detail, will further allow the Commission to address any issues regarding impacts of the project.
7. The Commission finds the public benefits and project amenities provided by the project are significant and appropriate given the additional height and density that is granted by this first-stage PUD application. The Commission agrees with the Applicant’s conclusion that this will be a transformative project for the neighborhood. The creation of new retail uses along Rhode Island Avenue, N.E., including a grocery store, will bring positive economic activity and job opportunities to the area. The significant infrastructure improvements (including the public space improvements along Rhode Island Avenue,

N.E. that are not immediately adjacent to the Subject Property) proposed by the Applicant, the creation of large public open spaces, and the dedication of large amounts of private property for public purposes are appropriately deemed to be public benefits and project amenities of the project.

8. The Commission agrees with the Applicant's analysis that Brookland Manor does not currently include 535 "affordable" units, rather Brookland Manor includes 373 Section 8 units and 117 "market"<sup>4</sup> rate units with individual tenants paying their rents with supplemental financial assistance in the form of DC Housing Choice Vouchers. The Commission agrees that the Applicant's commitment to maintaining the Section 8 contracts in the new Brentwood Village is a significant amenity of the PUD project and protects the level of affordability which currently exists at Brookland Manor. At the end of the build-out of the new Brentwood Village community, the affordable units will be approximately 22% of the total number of units. The Commission finds that the Applicant's decision to retain the Section 8 contract on the Subject Property and provide 373 units of housing for residents who make significantly less than 50% of AMI is a significant project amenity of this first-stage PUD application.
9. In regard to the Residents Association's arguments that the Applicant should be required to provide four and five bedroom units in the project, the Commission notes the information that the Applicant submitted into the record regarding the existing demographics of the Brookland Manor residents that occupy the four- and five-bedroom units, the research that they undertook to determine that they are not aware of any development elsewhere in D.C. or in the entire country that includes four- and five-bedroom units in multi-family developments, the Quadel report which addressed the meaning of one-for-one replacement of units in New Communities projects, and the Applicant's own experience that larger unit types are significantly impactful on the families who live in those units and on the surrounding community. The Commission concludes that it is not necessary for the Applicant to include four- and five-bedroom units in the project.
10. The Commission regards the Applicant's tenant relocation and construction phasing plan as a commendable public benefit. The plan includes the following priorities: minimizing construction impacts to the residents and ensuring that a safe environment exists; managing the on-site relocation of residents to minimize the impact on educational, social, emotional and employment needs of individuals and families; building out the project's infrastructure in the most efficient manner possible; and phasing the improvements in a way that maximizes the project's ultimate success. The Commission also recognizes that the Applicant has committed to allow all households that reside at Brookland Manor at the commencement of the redevelopment in early 2018 with the

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<sup>4</sup> At the time of the public hearings in this case, there were 490 residential units that were occupied at Brookland Manor.

right to return to the new Brentwood Village community. The Commission notes that the Applicant's plan will require that most existing households will be relocated on site once prior to moving to a new building and that a few families may have to be relocated twice as dictated by available accommodations and construction scheduling. The Commission also notes that the Applicant's current plans do not contemplate off-site relocations during construction and the Applicant acknowledges that it is responsible for the payment of any costs or expenses associated with the relocation of tenants on-site or off-site. The Commission finds that the proposed tenant relocation plan and construction phasing plan appropriately addresses the concerns raised by the Residents Association and protects the rights of the existing residents of the Subject Property.

11. The Commission concludes that the Applicant's commitment to a LEED-ND Silver certification is appropriate at this point in the process of development of the project. The Commission does not find it necessary to require that each development parcel be designed to meet or exceed the quality and environmental standards set out in the AWDZ. In addition, the Commission does not find it necessary to require that the full development project satisfy the AWDZ stormwater management requirements. When each second-stage application is brought before the Commission, the Commission will review the sustainability measures proposed in that specific building or parcel.
12. The application seeks a PUD-related zoning map amendment to the C-2-A and R-5-B Zone Districts. The application also seeks limited flexibility from the Zoning Regulations regarding the timing of filing subsequent second-stage PUD applications. The Commission finds the requested relief to be minimal and allows for the creation of a project that has numerous benefits and amenities.
13. The Commission finds that rezoning the site is consistent with the Comprehensive Plan. The PUD is fully consistent with and fosters the goals and policies stated in the elements of the Comprehensive Plan. The project is consistent with the major themes and city-wide elements of the Comprehensive Plan, including the Housing, Urban Design, Land Use, Environmental, Economic Development, and Transportation Elements. The PUD is also consistent with the more specific goals and policies of the Upper Northeast Area Element.
14. The Commission agrees with the Applicant's analysis that the mixed-use FLUM designation follows the existing land uses on the site, the mixed-use moderate-density commercial/moderate-density residential land use designation is located on the portion of the site that currently includes the strip shopping center, with the boundary of the mixed-use designation being the one block of 14<sup>th</sup> Street to the rear of that shopping center. The Commission agrees with the statements of the Applicant and OP that the FLUM is not a zoning map and is not parcel specific. The Commission finds that the proposed urban design and site planning of the project removes the one block of 14<sup>th</sup> Street right-of-way to create a completely new and safer site plan which allows for 15<sup>th</sup> Street to extend all

the way to Rhode Island Avenue. The Commission also agrees that the ability to extend commercial uses along the frontage of the proposed community green and along the northern side of Saratoga Avenue are significant benefits of the project, and will encourage a walkable neighborhood community. For these reasons, the Commission concludes that approval of this first-stage PUD and Zoning Map amendment application is not inconsistent with the FLUM designation for the Subject Property.

15. In regard to the Generalized Policy Map designation for the Subject Property, the Commission agrees with the Applicant's analysis that the existing Brookland Manor is in fact underutilized and more importantly of an era of urban design that has been shown to create unsafe environments for its residents. The Commission notes the submissions of numerous Brookland Manor residents and members of the community which stated that the existing land uses and community character should not be maintained, and that the planning process for the new Brentwood Village needs to occur with a sense of urgency. For these reasons, the Commission concludes that approval of this first-stage PUD and Zoning Map amendment application is not inconsistent with the Generalized Policy Map designation for the Subject Property.
16. The Commission is required under § 13(d) of the Advisory Neighborhood Commission Act of 1975, effective March 26, 1976 (D.C. Law 1-21; D.C. Official Code § 1-309.10(d) (2001)) to give great weight to the affected ANC's recommendation. Great weight requires the acknowledgement of the ANC as the source of the recommendations and explicit reference to each of the ANC's concerns. The written rationale for the decision must articulate with precision why the ANC does or does not offer persuasive evidence under the circumstances. In doing so, the Commission must articulate specific findings and conclusions with respect to each issue and concern raised by the ANC. D.C. Official Code § 1-309.10(d)(3)(A) and (B). As is reflected in the Findings of Fact, ANCs 5B and 5C voted to support the application with conditions. The Commission considered this advice and for each issue and concern discussed why the advice was or was not persuasive in Findings of Fact Nos. 75 through 79.
17. The Commission is also required to give great weight to the recommendations of OP under § 5 of the Office of Zoning Independence Act of 1990, effective September 20, 1990 (D.C. Law 8-163, D.C. Official Code § 6-623.04). The Commission gives OP's recommendation to approve the application great weight, and concurs with OP's conclusions.
18. The PUD project and the rezoning of the Subject Property will promote orderly development of the Subject Property in conformance with the District of Columbia zone plan as embodied in the Zoning Regulations and Map of the District of Columbia.
19. The applications for a PU and related Zoning Map amendment are subject to compliance with D.C. Law 2-38, the Human Rights Act of 1977.

## DECISION

In consideration of the Findings of Fact and Conclusions of Law contained in this Order, the Zoning Commission for the District of Columbia **ORDERS APPROVAL** of the applications for first-stage review of a planned unit development and related Zoning Map amendment to the C-2-A and R-5-B Zone Districts for the Subject Property (Square 3953, Lots 1-3; Square 3954, Lots 1-5 and Parcel 143/45; Square 4024, Lots 1-4; and Square 4025, Lots 1-7). The approval of this PUD is subject to the following guidelines, conditions, and standards.

### **A. PROJECT DEVELOPMENT**

1. The PUD project shall be developed in accordance with the plans prepared by Perkins Eastman marked as Exhibits 76A-76M and supplemented by drawings submitted on June 8, 2015 as Exhibit 104A of the record (“Approved Plans”), as modified by guidelines, conditions, and standards herein.
2. The PUD shall be a mixed-use development devoted to residential retail, recreational, and other uses as shown on the Approved Plans. The total amount of gross floor area approved in the PUD project is approximately 1,928,303 square feet (approximately 1,746,459 square feet of residential gross floor area and approximately 181,844 square feet of retail gross floor area) and the project will have an overall density of 2.8 FAR.
3. The maximum building height on Blocks 1, 2, and 3 shall not exceed 65 feet. The maximum building height on Block 4 shall not exceed 60 feet. The maximum building height for the multi-family buildings on Blocks 5 and 6 shall not exceed 60 feet and the maximum building height for the townhouses on Blocks 5 and 6 shall not exceed 45 feet. The maximum building height for the buildings on Block 7 shall not exceed 60 feet. The maximum building height for the townhouses on Block 8 shall not exceed 45 feet.

### **B. PUBLIC BENEFITS**

1. For so long as the project exists, the Applicant shall provide the following affordable housing:<sup>5</sup>
  - a. If the Section 8 contract remains, the Applicant’s affordable housing obligations shall be as follows:

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<sup>5</sup> Although this condition assumes that the Zoning Administrator will approve a request of the Applicant made pursuant to 11 DCMR § 2603.3(f) to exempt the multi-family buildings from the Inclusionary Zoning Regulations set forth in Chapter 26, nothing herein shall be construed as a decision on the Commission’s part that such an exemption should or should not be granted.



- (1) There shall be at least 384 affordable units, of which 373 shall be Section 8 units and 11 shall be “inclusionary units” within the meaning of 11 DCMR § 2602;
  - (2) Of the 373 Section 8 units, 150 to 200 of such units shall be in the Senior Building, which shall contain no other type of unit;
  - (3) The remaining Section 8 units shall be in the multi-family buildings; provided that at least 10% of each multi-family building’s units shall be the Section 8 units; and
  - (4) The 11 inclusionary units shall be either townhouses or two-over-two units collectively constituting at least 10% of the residential GFA of the townhouses and two-over-two units. Six of the inclusionary units shall be reserved for households earning no more than the 50% of the AMI and five of the inclusionary units shall be reserved for households earning no more that 80% of the AMI;
- b. If the Section 8 program is abolished by the Federal Government or the contract is not renewed for the project and if a change in underwriting standards is approved, some form of property tax relief is granted for the units, and DC Housing Trust Funds are provided, the Applicant’s affordable housing obligations shall be:
- (1) The Applicant shall provide at least 340 affordable units of which 329 shall be non-IZ units reserved for households earning no more than 60% of AMI and 11 shall be “inclusionary units” within the meaning of 11 DCMR § 2602;
  - (2) Of the 329 non-IZ units, 150 to 200 of such units shall be in the Senior Building, which shall contain no other type of unit;
  - (3) The remaining non-IZ units shall be in the multi-family buildings; provided that at least 10% of each multi-family building’s units shall be non-IZ units; and
  - (4) The 11 inclusionary units shall be either townhouses or two-over-two units collectively constituting at least 10% of the residential GFA of the townhouses and two-over-two units. Six of the inclusionary units shall be reserved for households earning no more than the 50% of the AMI and five of the inclusionary units shall be reserved for households earning no more that 80% of the AMI;

- c. If the Section 8 program is abolished by the Federal Government, or the contract is not renewed for the project and if no change in underwriting standards is approved, no form of property tax relief is granted for the units, and DC Housing Trust Funds are not provided, the Applicant's affordable housing obligations shall be:
  - (1) The Applicant shall provide at least 340 affordable units of which 329 shall be non-IZ units and 11 shall be "inclusionary units" within the meaning of 11 DCMR § 2602;
  - (2) Of the 329 non-IZ units:
    - (A) 165 shall be reserved for households earning no more than 50% of AMI and 164 shall be reserved for households earning no more than 80% of AMI;
    - (B) 150 to 200 of the non-IZ units shall be in the Senior Building, 50% of which shall be reserved for households earning no more than 50% of AMI and 50% shall be reserved for households earning no more than 80% of AMI; and
    - (C) The remaining non-IZ units shall be in the multi-family buildings; provided that at least 10% of each multi-family building's units shall be non-IZ units. Within each multi-family building 50% of the non-IZ units shall be reserved for households earning no more than 50% of AMI and 50% shall be reserved for households earning no more than 80% of AMI; and
  - (3) The 11 inclusionary units shall be either townhouses or two-over-two units collectively constituting at least 10% of the residential GFA of the townhouses and two-over-two units. Six of the inclusionary units shall be reserved for households earning no more than the 50% of the AMI and five of the inclusionary units shall be reserved for households earning no more than 80% of the AMI.
2. The Applicant shall abide by the terms of the tenant relocation and construction phasing plan as detailed at Exhibit 104B of the record in this case.
3. The Applicant shall abide by the terms of the construction management agreement as detailed at Exhibit 23E of the record in this case.

4. The development of either Block 2 or Block 3 shall include a grocery store. **Prior to the issuance of a certificate of occupancy for any building on either Block 2 or Block 3**, the Applicant shall provide sufficient evidence to the Zoning Administrator that space has been reserved in either Block 2 or Block 3 for a grocery store.
5. The Applicant shall provide the Pedestrian Walk between Blocks 1 and 2 with the features stated at Exhibit 2, at page 10 and Exhibit 76A-76M, and the Community Green with the features stated at Exhibit 2, at page 13 and Exhibit 104.
6. The Applicant shall pay for sidewalk repaving at the following locations along the eastbound sidewalk of Rhode Island Avenue, N.E.:
  - a. Two locations between Washington Place, N.E. and 10<sup>th</sup> Street, N.E.;
  - b. One location between Bryant Street, N.E. and 12<sup>th</sup> Street, N.E.; and
  - c. Two locations between Brentwood Road, N.E. and Montana Avenue, N.E.
7. The Applicant shall pay for the restriping of the crosswalks located at the intersections of Rhode Island Avenue, N.E. and the following streets: 10<sup>th</sup> Street, N.E.; Bryant Street, N.E.; 12<sup>th</sup> Street, N.E.; Saratoga Avenue, N.E.; Douglas Street, N.E.; Brentwood Road, N.E.; 14<sup>th</sup> Street, N.E.; and Montana Avenue, N.E.
8. The Applicant shall pay for the ADA ramp reconstruction at the intersection of Rhode Island Avenue, N.E. and Bladensburg Road, N.E.
9. **Prior to the issuance of a certificate of occupancy for the buildings approved in the second-stage PUD application that includes buildings with frontage on Rhode Island Avenue, N.E.**, the Applicant shall provide evidence that these improvements in public space have been made, as described in Condition Nos. B.6 through B.8.
10. The applicants in all second-stage PUD applications shall enter into a First Source Employment Agreement with the Department of Employment Services (“DOES”).

**C. Second-Stage Applications**

1. In addition to the information requested by 11 DCMR § 2406.12, the Applicant shall submit the following with each second-stage application:

- a. Updated information regarding the phasing of the project, which shall include the approximate scheduling and development priorities at that time;
- b. For each second-stage application that includes a multi-family building, the following:
  - (1) A table showing the bedroom sizes and square footages for each unit type similar in format to the table in Exhibit 75A containing this information for existing units;
  - (2) For the affordable units the applicant shall:
    - (A) Indicate the number and location of the units; and
    - (B) Provide a table indicating the proposed unit sizes, number of bedrooms of each and the corresponding AMI level;
- c. For each second-stage application that includes townhouses or two-over-two units, the Applicant shall:
  - (1) Indicate the number and location of the inclusionary units; and
  - (2) Provide a table demonstrating the proposed inclusionary unit sizes, number of bedrooms of each, and the corresponding AMI level;
- d. For the second-stage application for the Senior Building the Applicant shall:
  - (1) Indicate the number of units; and
  - (2) Provide a table indicating the proposed unit sizes, number of bedrooms of each, and the corresponding AMI level;
- e. A progress report regarding the status of the tenant relocation process and construction phasing plan detailed at Exhibit 104B;
- f. A detailed description of the programs for children and seniors that will be provided in that project;<sup>6</sup>

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<sup>6</sup> The management of Brookland Manor currently provides its residents with a number of programs that are designed for the children and seniors that live in the community. The existing programs for children include a variety of enrichment activities, such as after school care, tutoring, arts and crafts, community gardening, summer

- g. A copy of the fully executed First Source Employment Agreement with DOES; and
- h. A progress report regarding the construction of the Pedestrian Walk and Community Green.

**D. Transportation Mitigation Measures**

- 1. The Applicant will abide by the following Transportation Mitigation measures:
  - a. **Prior to the issuance of a certificate of occupancy for the buildings constructed in Phase 2B**, install a traffic signal at the intersection of Saratoga Avenue and Montana Avenue;
  - b. **Prior to the issuance of a certificate of occupancy for the buildings constructed in Phase 2A**, incorporate 15<sup>th</sup> Street extended as the fourth leg of the intersection of Rhode Island Avenue with Brentwood Road;
  - c. During the second-stage PUD application for Phases 2A and 2B, work with DDOT and WMATA to relocate the bus stop, determine the need for separate right and left turn lanes on 15<sup>th</sup> Street extended, and determine if a left turn lane from Rhode Island Avenue onto 15<sup>th</sup> Street extended is necessary;
  - d. **Prior to the issuance of a certificate of occupancy for the buildings constructed in Phase 2B**, install lane marking and striping changes at two intersections: Rhode Island Avenue and Montana Avenue, and 18<sup>th</sup> Street and Montana Avenue;
  - e. **Prior to the issuance of a certificate of occupancy for the buildings constructed in Phase 2B**, install lane markings, striping, and signing improvements as needed to establish an official bike route between 12<sup>th</sup> Street and 18<sup>th</sup> Street through the site; and
  - f. Coordinate with DDOT during all second-stage PUD applications on the following issues:
    - (1) Amount and size of loading facilities;

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camp, and meal programs to ensure that no child goes home hungry. The seniors programs include periodic brown-bag lunches and other events designed to bring Brookland Manor's senior community together. The Applicant has agreed that these programs will be retained and enhanced in the new Brentwood Village community.

- (2) Maneuvering analyses of trucks to and from loading facilities;
- (3) Amount of off-street parking (this may require an inventory and occupancy count of on-street facilities to help determine the appropriate amount of parking and potential spillover impacts);
- (4) Layout of internal streets, including curbside management;
- (5) Transportation Demand Management plans for each building;
- (6) Amount of secure off-street bicycle parking in each building;
- (7) Locations and amount of on-street bicycle racks; and
- (8) Locations for Capital Bikeshare stations.

**E. MISCELLANEOUS**

1. The Zoning Regulations Division of the Department of Consumer and Regulatory Affairs (“DCRA”) shall not issue any building permits for the PUD until the Applicant has recorded a covenant in the land records of the District of Columbia, between the Applicant and the District of Columbia, that is satisfactory to the Office of the Attorney General and the Zoning Division, DCRA. Such covenant shall bind the Applicant and all successors in title to construct and use the property in accordance with this order, or amendment thereof by the Commission. The Applicant shall file a certified copy of the covenant with the records of the Office of Zoning.
2. The change of zoning from the R-5-A and C-2-A Zone Districts to the C-2-A and R-5-B Zone Districts shall be effective upon the recordation of the covenant discussed in Condition No. E.1, pursuant to 11 DCMR §3028.9.
3. The first-stage PUD shall remain valid until August 1, 2023 provided that a second-stage PUD application for the construction of the Senior Building is filed no later than one year from the effective date of this Order. The filing of each second-stage PUD Application and the Commission’s approval thereof will vest the Commission’s approval of Z.C. Case No. 14-18, with respect to the property that is the subject of the second-stage application, even if other second- stage applications are not filed by the expiration date.
4. In accordance with the D.C. Human Rights Act of 1977, as amended, D.C. Official Code § 2-1401.01 et seq., ("Act") the District of Columbia does not discriminate on the basis of actual or perceived: race, color, religion, national origin, sex, age, marital status, personal appearance, sexual orientation, gender


identity or expression, familial status, family responsibilities, matriculation, political affiliation, genetic information, disability, source of income, or place of residence or business. Sexual harassment is a form of sex discrimination, which is also prohibited by the Act. In addition, harassment based on any of the above protected categories is also prohibited by the Act. Discrimination in violation of the Act will not be tolerated. Violators will be subject to disciplinary action.

5. The Applicant shall file with the Zoning Administrator a letter identifying how it is in compliance the conditions of this Order at such time as the Zoning Administrator requests and shall simultaneously file that letter with the Office of Zoning.

On June 29, 2015, upon the motion of Vice Chairperson Cohen, as seconded by Commissioner Miller, the Zoning Commission **APPROVED** the application at its Public Meeting by a vote of **5-0-0** (Anthony J. Hood, Marcie I. Cohen, Robert E. Miller, Peter G. May, and Michael G. Turnbull to approve).

On September 10, 2015, upon the motion of Commissioner Miller, as seconded by Chairman Hood, the Zoning Commission **ADOPTED** this Order at its Public Meeting by a vote of **5-0-0** (Anthony J. Hood, Robert E. Miller, Peter G. May, and Michael G. Turnbull to adopt; Marcie I. Cohen to adopt by absentee ballot.)

In accordance with the provisions of 11 DCMR § 2038, this Order shall become final and effective upon publication in the *D.C. Register*; that is, on November 6, 2015.

  
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**ANTHONY J. HOOD**  
CHAIRMAN  
ZONING COMMISSION

  
\_\_\_\_\_  
**SARA A. BARDIN**  
DIRECTOR  
OFFICE OF ZONING

(<http://www.seaburyresources.org/srj/index.php>)

# Home First Residences

2501 18th St. NE. Washington, DC 20018

Phone: (202) 635-9384

Email: [lfuller@seaburyresources.org](mailto:lfuller@seaburyresources.org) (<mailto:lfuller@seaburyresources.org>)

## Map & Directions

(<https://www.google.com/maps/place/Home+First/@38.922989,-76.9788457,17z/data=!3m1!4b1!4m2!3m1!1s0x89b7c78900a298a5:0x5b66>)

Meet the Team (</srj/index.php/housing/homefirst/9-uncategorised/122-home-first-team-page>)

For more information or to schedule a tour at the Home First Residences please (</srj/index.php/about/contactus>) 

(</srj/index.php/about/contactus>)

The Home First Residences (HFR) provides community-supported, housing programs for at-risk older adults living in Northeast Washington, DC. HFR's programs focus on older adults most in need, whether through limited physical capacity, poverty, homelessness, or lack of family or other social support. Home First operates three homes that provide shared housing for low-income elderly adults in NE Washington, DC. The residential homes are Pleasant Hill, House of Togetherness, and Andrus House, each with different levels of support for residents.

## History

HFR started in 1981 when representatives from 10 Catholic churches in Wards 4 and 5 in Washington, DC saw a need to help low-income DC seniors find affordable living alternatives. The group's research pointed to a pressing need for safe, affordable housing for both active and frail elders. As a result, the churches began operating three residential homes for low-income seniors. They called the organization Christian Communities Group Homes, which is now Seabury Resources for Aging, Home First Residences.

## Lifestyle

### ***Andrus House and House of Togetherness***

Andrus House and House of Together are independent living homes on large properties within walking distance to the Model Cities senior wellness center, which offers free services designed to promote healthy lifestyles. The residents have found a refuge in Seabury Home First Residences. Active and independent, many of the residents still find the time to volunteer, work, and enjoy their lives with access to Home First staff assistance.

### ***Pleasant Hill***

A licensed Community Residential Facility (CRF), Pleasant Hill is under the District of Columbia's Department of Health and provides each resident with their own room. They are aided by staff who are on staff 24 hours a day, 7 days a week. The services that Home First provides are 3 nutritious meals and a snack each day, laundry and house cleaning, medication administration, and assistance with activities of daily living.

**Get Home First Residences  
eNewsletter**

([http://seaburyresources.us13.list-manage.com/subscribe?](http://seaburyresources.us13.list-manage.com/subscribe?u=567c5552b7ff76a042ac20fd7&id=c2a75a7b80)

[u=567c5552b7ff76a042ac20fd7&id=c2a75a7b80](http://seaburyresources.us13.list-manage.com/subscribe?u=567c5552b7ff76a042ac20fd7&id=c2a75a7b80))

## Living Spaces

### ***Andrus House -- Universally Designed Independent Living***

This home moves beyond accessibility, incorporating innovative design that allows seniors of all ability levels to live with independence. The home offers private bedrooms for six residents, shared common living spaces, affordable rent that includes utilities, and staff support.

### ***House of Togetherness – Independent Living***

This home for independent seniors offers five private bedrooms and shared common living spaces on two floors and a one bedroom apartment with a private entrance on one floor.

## Hear from one of our resident's at House of Togetherness:

"I had nowhere to go. I didn't want to burden my children and I couldn't afford to live alone. This home has been a blessing."



# Property Information Verification System

**Property Information by Exact Address**

**Address:** 1814 HAMLIN ST NE  
**Zip Code:** [Zip Lookup](#)  
**SSL:** 4208 0029  
**Cluster:** Cluster 22  
**Ward:** Ward 5  
**ANC:** ANC 5C  
**SMD:** SMD 5C07  
**Census Tract:** 009400  
**Zone:** \*

\* Check the [Zoning map](#) for recent changes.  
 \* Check the [Zoning orders](#) for recent changes.

Find Property By: **Exact Address** | **SSL**

St. No.\*    St. Name\*    St. Suffix    Quad   

2448    18TH    Street    NW

St. No. Suffix    

1/2

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[Real Property Data](#) [Bing Aerial View](#) [Go to Maps](#)

Restrictions & Holds	Occupancy : No. of Records = 3									Show records per page : 10 ▼
Issued Permits	Address	Unit	SSL	ID	Type	Date Issued	Completion Status	Completion Date	Detailed Description	
Maps	1814 HAMLIN ST NE, WASHINGTON, DC 20018		4208 0029	CO1302576	Certificate of Occupancy	2013/07/02	Completed	2013/07/02	ASSISTED LIVING FACILITY (SINGLE ROOM OCCUPANCY), 24 UNITS.	
Photo	1814 HAMLIN ST NE, WASHINGTON, DC 20018		4208 0029	CO1600158	Certificate of Occupancy	2015/10/16	Completed	2015/10/16	COMMUNITY BASED RESIDENTIAL FACILITY (24) UNITS	
Owners	1814 HAMLIN ST NE, WASHINGTON, DC 20002-			CO78570	Certificate of Occupancy	2004/06/25	Completed			
CAMA										
Residential Cases										
Commercial Inspections										
Occupancy										
BBL										
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