

GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF GENERAL SERVICES
CAPITAL CONSTRUCTION SERVICES



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Meeting Name: Surplus Hearing – 1125 Spring Road (Hebrew Nursing Home + Paul Robeson School)

Meeting Number:

1

Meeting Subject:

Surplus Hearing

Scribe:

Michelle Chin, DGS

Facilitator:

Stephen Campbell, DGS

Date:

June 17, 2014

Time:

6:30 p.m.

Location:

Petworth Library – 4200 Kansas Ave. NW Washington, DC 20011

Invitees/Attendees:

Name	Agency
Alastair Smith DCHA	District of Columbia Housing Authority
Corey Lee	Deputy Mayor for Planning and Economic Development
Lee Hagy	Deputy Mayor for Health & Human Services
Jackie Stanley	Department of General Services
Kate Kountzman	Office of Councilmember Muriel Bowser
ANC 4C + 1A	See Sign-In Sheet Attached

Meeting Minutes:

Opening Comments:

DGS Communications Specialist Jackie Stanley opened the meeting informing everyone that a sign-in sheet was being circulated for community members to sign. An interpreter for this meeting was not available however those who require translation of tonight's meeting are free to contact Jackie Stanley at the end of the meeting. She will make arrangements for each individual as follow-up to tonight's meeting. Lastly, Jackie indicated that today's presentation would be made available on the DGS website and also distributed thru the ANC's via email as well as with the sign-in sheet.

Michelle Chin stated the object for tonight's meeting. She indicated this was a Surplus Hearing to dispose of both the Hebrew Nursing Home and the Paul Robeson School. In general she referenced the two most recent ANC meetings; one in Wards 4 and the other in Ward 1, in which representative from both DGS + DCHA were present to discuss the Spring Road property. Thereafter she noted the Deputy of Reality was unable to attend tonight's presentation and then introduced Stephen Campbell, Senior Planner who would be explaining the Surplus process.

Surplus Process Presentation: Stephen Campbell

Steven introduced the team of District Representatives present in the meeting. He then began

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to give a brief explanation of the Department of General Service's missions, goals and objectives. Stephen indicated the 10-801 Disposition process which requires a Surplus Hearing in which the Community would have an opportunity to share their input and ideas on what they believe would be most beneficial in their neighborhood.

As a point of reference, Stephen located both properties in an aerial photo of the site in the front of the room. He then shared the square footage, historic landmark and zoning designations of the Hebrew Nursing Home. With the recent Historic designation of the Hebrew Home, the exterior façade of the structure must be preserved. A range of questions were immediately raised by the Community. There was question regarding outreach to Council members, in which DGS had obtained information from residents provided in past meetings regarding the property.

Stephen Campbell informed the Community that the current intentions were to surplus the property so that it can be made available to the Housing Authority to develop affordable workforce development housing. He also indicated DGS intends to submit the Surplus package to Council as early as September, after the recess in which the 90 day review process would begin.

Residents inquired on the maintenance of the property of the past winter as well as recent leaks in the property. In addition, one resident made a request to assure the new development reduces the noise of the central heating plant on the site. Steve Campbell indicated the DGS Operations + Maintenance Division maintained the property but the he did not know the exact cause of the leak.

Questions regarding how District dollars are allocated to projects were asked. In specific, residents inquired if the funds obtained thru parking tickets be allocated to fund the Spring road project. Mr. Campbell indicated those funds go into a general District fund and then dispersed. He also mentioned funding request projects typically occur a year or two in advance.

Mr. Campbell's then gave the description of the Paul Robeson school and indicated that it is DGS intentions to transfer both properties on the site with the exclusion of the LaCasa property. A Community member questioned if the school could be completely demolished. Steve indicated the school was in the same residential zone as the Nursing Home however it is not an historic structure and could be demolished.

An ANC Representative questioned the timing of the project moving forward for submission to Council for review shortly before elections. She strongly advised the project be placed on hold until after the election as it would not be beneficial to submit a project of this magnitude to a lame duck or Council that would no longer be in office at the start of the new year.

Community members also raised concerns about the District giving land to Developers in which they will make huge profits that do not benefit the surrounding community. There were additional concerns raised with regards to residents unable to both live and work in the neighborhood as a result as the high cost of living. Passionate expressions urging the District

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to consider Seniors within the community by providing adequate and affordable housing for them to live within the neighborhood they helped to create over the years. Residents stated that previous community meetings referencing the Spring Road property in which they participated, they were informed the property would be developed as Senior Housing.

Stephen Campbell indicated that Senior Housing was an option still under consideration. He indicated the Surplus Hearing was only the first step process. He also mentioned that Community members will have a number of additional opportunities in the future to provide input on the development. He also encouraged community member to form small groups, contact their ANC, send formal letters to DGS, and reach out to their respective Councilmembers as well as the ANC with regards to their concerns with the future development of the site.

Residents requested a series of community meetings / charrettes regarding the Spring Road re-development and advised that they should also include political officials. A suggestion was made for these series of meetings to be videotaped and or recorded to assure that all concerns are duly recorded.

Housing Authority:

Residents raised concerns with the Housing Authority's ability to manage a mixed use housing complex. A number of references were made to Park Morton; housing project previous completed by the Housing Authority and has fallen into despair. Residents requested examples of similar project to the 1125 Spring Road Development along with the Property Management company contact information. Alastair Smith of the Housing Authority indicated he was familiar with the developments of Park Morton however he was confident that Housing Authority was fully capable of developing the Spring Road property successfully as with a number of projects. He also indicated he would provide a few examples of projects of a similar magnitude for reference.

One resident suggested the property not be transferred to the Housing Authority and that it should be developed as a Charter School. Mr. Campbell reminded residents that they still have time to voice concerns on the matter to the Council.

Alastair Smith informed residents that the Housing Authority has developed affordable housing projects which have been very successful. He also reassured everyone that the Spring Road development will not be a Public Housing project and the Housing Authority will work closely with developers to assure the project includes a responsible and effective Property Manager.

Housing Mix:

A Ward 1 ANC Representative expressed the need to create less density and provide permanent housing to support families. He suggested the units be developed as 2 or 3 bedroom units so that there is sufficient room for families to grow as they expand. Building 1 or 2 bedrooms units would likely require families to move as they have children causing high turnover. He reiterated the importance of developing permanent housing in which residents can be accommodated within their own community.

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Residents continued to express concerns with past Housing Authority projects, several references to Park Morton were made. Community members suggested additional studies of the impact of these types of housing models. Such studies could provide an understanding on how they impact the immediate community's in which they reside.

Concerns regarding permanent housing verse supportive housing were also raised during the Surplus Hearing. Stephen Campbell indicated it is intended for this development to be permanent housing meaning a minimum 1 year lease. Residents showed objection to the understanding of the term permanent housing and requested clarity on the various terms as well as the amount of housing mix that will be included in the re-development. A request for co-ops or owned units was suggested as to establish a sense of permanency. Stephen informed the community that the determination of the housing mix had not yet been determined and that a follow-up community meeting would occur to address concerns brought up in this meeting.

Parking:

Residents raised concerns with parking for current residents without the re-development in place. They requested parking for the re-development property is made available on the site and free to the residents. Ample parking on the property would discourage residents of the redevelopment site to seek supplemental parking with street parking as street parking is currently very difficult. In addition, it was made mention that though the Metro is a couple of blocks of way, it is looked at as a luxury rather than the norm indicting most people still drive to their destinations.

One resident indicated that parking has been difficult particularly for his wife who suffers with an illness. He fears the development of additional housing would increase the street parking along Quincy Street making it even more difficult for current residents to park in front of their homes.

ANC Commissioner Galloway requested to view drawings indicating the location of on-site parking. Stephen Campbell indicated drawings were not currently available; however they will be in the future as the project continues to evolve.

Survey:

Community Members requested that more information in form of a survey for both Wards 1 + 4 be gathered prior to making a final decision on the development of the Spring Road property.

Jackie Stanley indicated that DGS would conduct a survey of both Wards using Survey Monkey as with Parks and Recreation projects. Results of the survey will be presented at the next meeting. She also indicated that there is currently no mechanism to conduct surveys thru mailers. With that, residents who have electronic capability would receive the survey.

Stephen Campbell reminded residents to work with their respective ANC's to continue to voice any concerns they may have regarding the intended re-development.

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ANC Requests

The ANC requested a copy of the sign –in sheet and urged residents to attend future community meetings to vote on issues concerning the community.

Conclusion

DGS will develop a survey using Survey Monkey regarding the project. The electronic survey will be distributed thru the ANC for both Wards 1 + 4. Shortly thereafter, DGS will hold a follow-up meeting in which to continue to receive input from residents as well as share the results of the survey.

DGS will send a copy of the sign-in sheet, meeting minuets as well as a copy of the Surplus presentation to the both ANC Representatives via e-mail.

Residents requested the next meeting be held at the Randall Recreation Center.