

GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF GENERAL SERVICES



Ronald Austin
Chairperson, ANC 4B
6856 Eastern Ave., NW, Ste. 314
Washington, DC 20012

May 6, 2016

RE: FEMS Engine 22

Dear Commissioner Austin,

Thank you for your letter dated April 27, 2016, regarding Advisory Neighborhood Commission (ANC) 4B's resolution (#4B-16-0407) on the design for the Fire and Emergency Medical Services (FEMS) Engine Company 22 station. Please see responses below regarding your questions and concerns.

ANC 4B and its Design Review Committee have not had the opportunity to review and discuss the latest proposed design with architects and other city officials.

Commissioner Andre Carley, ANC 4B01 and Commissioner Frank Jones III, ANC 4B02 were invited to a design review meeting with the Department of General Services (DGS) and the Commission of Fine Arts (CFA) on March 1, 2016, at which Commissioner Carley and Commissioner Austin were in attendance. The purpose of this meeting was to discuss the final design submission to CFA.

Design modifications have been made based on the March 1, 2016, meeting and a subsequent CFA meeting on March 17, 2016. These modifications are intended to address comments received by both the ANC and CFA.

DGS is available to attend the May 12, 2016, ANC Design Review Committee meeting to present the latest design.

DGS's stated timetable for final CFA approval will effectively deny ANC 4B the 'great weight' required by DC Law Section 1-309.10. Specifically, the Design Review Committee has attempted to meet with DGS on several occasions, most recently at its April 16 meeting.

A DGS staff member said that it needs more time to refine the design and will meet with the Design Review Committee at its May 12 meeting.

Great weight has been given to all comments received from ANC 4B and its Design Review Committee. This is evident in the multiple design changes made to date at the request of ANC 4B and the level of communication with the community which spans back to April of 2014.

However, this DGS staff member also told the Design Review Committee that DGS plans to submit its design to the Commission on Fine Arts (CFA) for final approval at its May 19 hearing. This means that DGS must file its final design by May 5. This deadline is prior to the Design Review Committee's May 12 meeting and ANC 4B's May 23 meeting. If this timetable is followed, ANC 4B will be denied "Great Weight," as per Section 1.309.10 of DC law.

DGS contends that great weight has been given to all comments received from ANC 4B.

The project will be submitted to CFA on May 5, 2016, for consideration at their May 19, 2016 meeting. This submission to CFA will reflect the extent of design changes that can be made in response to ANC 4B's comments.

We will be happy to present the changes to ANC 4B's Design Review Committee on May 12, 2016.

The ANC calls on DGS to delay submitting any design proposal to CFA until its June 2016 meeting or later. This will give ANC 4B and its Design Review Committee an opportunity to fully review the amended proposal.

The project's schedule/budget does not allow for an additional delay in submitting to CFA. We delayed submission to CFA in February 2016 in order for ANC 4B's recently established Design Review Committee to be brought into the discussion and review the project. Doing so equated to a delay in submission to the Nation Capital Planning Commission (NCPC) and also the need for an additional revised concept submission to the CFA, in order for Design Review Committee comments to be brought in front of the CFA for additional consideration.

We feel that the latest design responds effectively.

ANC 4B reaffirms its request that DGS provide adequate space for community use in the building, including offices for ANC 4B and possibly ANC 4A, and for a community meeting room that can accommodate 60 or more people.

The Building 18 parcel (where Engine Company 22 will sit) was transferred from the Federal Government to the District without monetary consideration. One stipulation of the transfer was that the property be used for emergency management response purposes in perpetuity. The transfer did not specify nor make accommodations for permanent uses outside of emergency management, fire and rescue services. Furthermore, the deed and pertinent US Code stipulates that if the property ceases to be used for emergency management response purposes, all or any portion of the property would be eligible to revert back to the Federal Government's ownership.

Therefore, providing permanent space within the building for non-emergency management purposes is not feasible.

Concerning a community meeting space, the program and design does include a multipurpose room just off of the public entrance which can be reserved for community usage.

ANC 4B requests that DGS provide the Design Review Committee and ANC 4B with the manufacturer's samples of the fins (glass panels) that show the full range of color options, including the blue and reddish tones so that the Committee and ANC4B can see how material will look in the light. Brick samples should also be provided.

The project team will provide the requested items for review by the Design Review Committee at their May 12, 2016 meeting.

ANC 4B requests the District of Columbia perform an analysis evaluating the feasibility of this site to be mixed use.

Similar to the above request for office space within the building, the Building 18 parcel (where Engine Company 22 will sit) was transferred from the Federal Government to the District without monetary consideration. One stipulation of the transfer was that the property be used for emergency management response purposes in perpetuity. The transfer did not specify nor make accommodations for permanent uses outside of emergency management, fire and rescue services. Furthermore, the deed and pertinent US Code stipulates that if the property ceases to be used for emergency management response purposes, all or any portion of the property would be eligible to revert back to the Federal Government's ownership.

Therefore, providing permanent space on the property for non-emergency management purposes is not feasible.

As the project moves through the design approval process with the Commission of Fine Arts (CFA), the National Capital Planning Commission (NCPC) and the Department of General Services (DGS), that members of the Design Review Committee shall work with

DGS, CFA and NCPC staffs for the purpose of raising and addressing design concerns as expressed by the community and especially to assure that the design, massing and height of the building be consistent with the neighborhood.

This has been agreed to and is happening.

DGS needs to ensure that the garage opening permits a turning radius that is sufficient for all equipment to use Butternut Street as necessary for east-west fire vehicle travel.

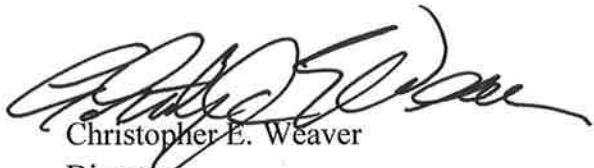
This has been reviewed and confirmed.

DGS, with the assistance of DC City Councilmembers, should ensure that funding is in place for the signal system prior to the opening of the station by either aggressively advocating DDOT for it or by including additional money in the Engine 22 construction budget.

DDOT has agreed to design the pre-emptive signal for Engine 22 in FY16 and install the system in FY17.

We hope this addresses your concerns; however, should you have additional questions please contact Ms. Jackie Stanley at Jackie.stanley@dc.gov. DGS looks forward to continuing our dialogue about this project with the ANC and the community, and also looks forward to delivering a first-class facility for our first responders.

Very Respectfully,



Christopher E. Weaver
Director
Department of General Services

- cc: Commissioners, ANC 4B
Matt Floca, DGS
Deputy Fire Chief David Foust
Councilmember Brandon Todd, Ward 4
Gottlieb Simon, Executive Director, Office of Advisory Neighborhood Commissions