

GOVERNMENT OF THE DISTRICT OF COLUMBIA  
DEPARTMENT OF GENERAL SERVICES



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**Eastern Market Metro Park Advisory Team (EMMPAT)  
Progress Meeting**

Date: December 18, 2019  
Time: 1:30 PM  
Location: Southeast Library (403 7<sup>th</sup> Street, SE)  
Attendees: EMMPAT; Department of General Services (DGS); DC Department of Parks and Recreation (DPR); Keystone Plus Construction (KPC); LandDesign;  
Distribution: EMMPAT; Posted to EMMP Website; Cassidy Mullen (DGS); Diego Martinez (DGS); Anthony DeLorenzo (DGS); Donna Harris (DGS); John Stokes (DGS); Alphonso Fluelling (DGS); Brent Sisco (DPR); Dulce Naime (DPR); Keystone Plus Construction (KPC); LandDesign; Moya Design Partners;

AGENDA

1. EMMPAT Administrative
  - a. As the new Eastern Market Main Street (EMMS) Executive Director, Charles McCaffrey is joining the EMMPAT. With co-chair Madeleine Odendahl stepping away from the EMMPAT, Martin Smith accepts the role of EMMPAT sole chair.
2. Project Status Update
  - a. The design-build team is working with the District Department of Transportation (DDOT) and the Department of Consumer and Regulatory Affairs (DCRA) to secure construction permits in early 2020 for Phase 1 of the project.
  - b. The design-build team will submit both the Commission of Fine Arts (CFA) and National Capital Planning Commission (NCPC) final design submissions in early January 2020.
  - c. Phase 1 of construction, which consists of Parcel 1, is starting in spring 2020. Phase 2 of construction, which includes Parcels 2 through 6, is starting in fall 2020.
3. Playground Options Review
  - a. The design-build team presented both the Kompan and Landscape Structures playground options. The Kompan did not include a swing set, which the community requested per the community survey.
  - b. In general, the EMMPAT approves of the Landscape Structures playground design and features. The DC Department of Parks and Recreation (DPR) noted that Landscape Structures is the preferred vendor given the amount and type of play features available.
4. Materials Review
  - a. The design-build team presented samples of the red brick and different color pavers that the design-build team selected for EMMP.
  - b. The design-build team noted that the tabletop in front of the Southeast Library includes pavers that meet DDOT vehicular load standards.

- c. The design-build team noted that the Parcel 4 bosque area includes crushed granite and presented a sample of the crushed granite.
- d. The design-build team presented samples of the selected wood for the park benches. The samples are a brown color; however, with time and usage, the park bench wood will weather to a silver-ish color. DGS noted that there are similar benches in the NOMA neighborhood, specifically near DPR's office building at 1275 First Street NE, Washington DC 20002.
- e. The design-build team noted that the park bench wood has a life expectancy of 15-20 years; however, DGS and the design-build team will confirm with the manufacturer. In addition, the design-build team noted that the wood is resistant to pest damage and that it does not require staining.
- f. The design-build team noted that the tree and drain grates are made of cast iron.
- g. For the fixed tables and chairs, located at both the playground under the shade structure and the spray park, the design-build team presented green and blue color samples, which the EMMPAT noted as acceptable. In addition, the design-build team presented orange color samples for the Parcel 4 movable furniture, which the EMMPAT noted as acceptable.
- h. The EMMPAT raised the concern of toxic paint on furniture. The design-build team noted that furniture is powder coated, which is an effective application that mitigates user health risks.
- i. The DGS project team noted that at the January EMMPAT meeting, the project team will present wayfinding designs and text options.
- j. The EMMPAT and Graham Smith-White, an expert in sound design, presented an opportunity to install speakers at the Parcel 4 pavilion that would mitigate sound concerns presented by adjacent businesses and commonly seen across the District in other wards. For DGS, the main concerns are the installation of speakers in a setting that is not climate-controlled, the cost of maintenance, and the potential for theft. Both DGS and DPR noted that there is an event permitting process in place to alleviate noise concerns, by limiting the type of speakers and equipment permitted for use. For the January 2020 EMMPAT meeting, a DGS Facilities Management Division (FMD) representative will be available to address maintenance questions regarding outdoor speakers and discuss next steps.

5. Maintenance Plan Outline

- a. The DGS project team noted that the DGS FMD is responsible for park routine maintenance and repairs. The District's budget will include an EMMP budget line item for such routine maintenance and repairs.
- b. The DGS project team noted that DPR has a splash pad fund for routine maintenance and repairs that will include EMMP.
- c. The DGS project team noted that DGS FMD is responsible for preventive pest control.
- d. Both DPR and the DGS project team noted that if there are problems with opening the playground on time, the community should notify both DGS and DPR.
- e. The DGS project team will provide a one page graphic outlining the maintenance plan.

6. Phase 1 Construction Coordination Discussion

- a. In general, the EMMPAT approves of closing the temporary playground during Phase 1 of construction. The DGS project team and design-build team intend to communicate key construction dates and provide signage with critical information detailing onsite activity.
- b. The DGS project team noted that standard construction hours are 7:00 am to 3:00 pm, Monday through Saturday. In order to achieve the Phase 1 construction completion date,

DGS and the design-build team may submit a letter to the ANC requesting to extend construction hours to later in the evening. Extended hours would only be utilized in the event that weather or unforeseen conditions impact the project schedule.