



# POWELL SCHOOL & TWIN OAKS GARDENS COMMUNITY MEETING

WEDNESDAY; JUNE 25, 2014



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# AGENDA

- A. Introduction
- B. Rules of the Road
- C. Agenda
  - How We Got Here
  - Site Plan with Existing
  - Site Plan with Community Gardens Close-Up
  - Option Considerations
  - Alternate Site Locations
  - Option #1
  - Option #2
  - School Site Plan
  - Next Steps
  - Questions & Answers
  - Contact DGS

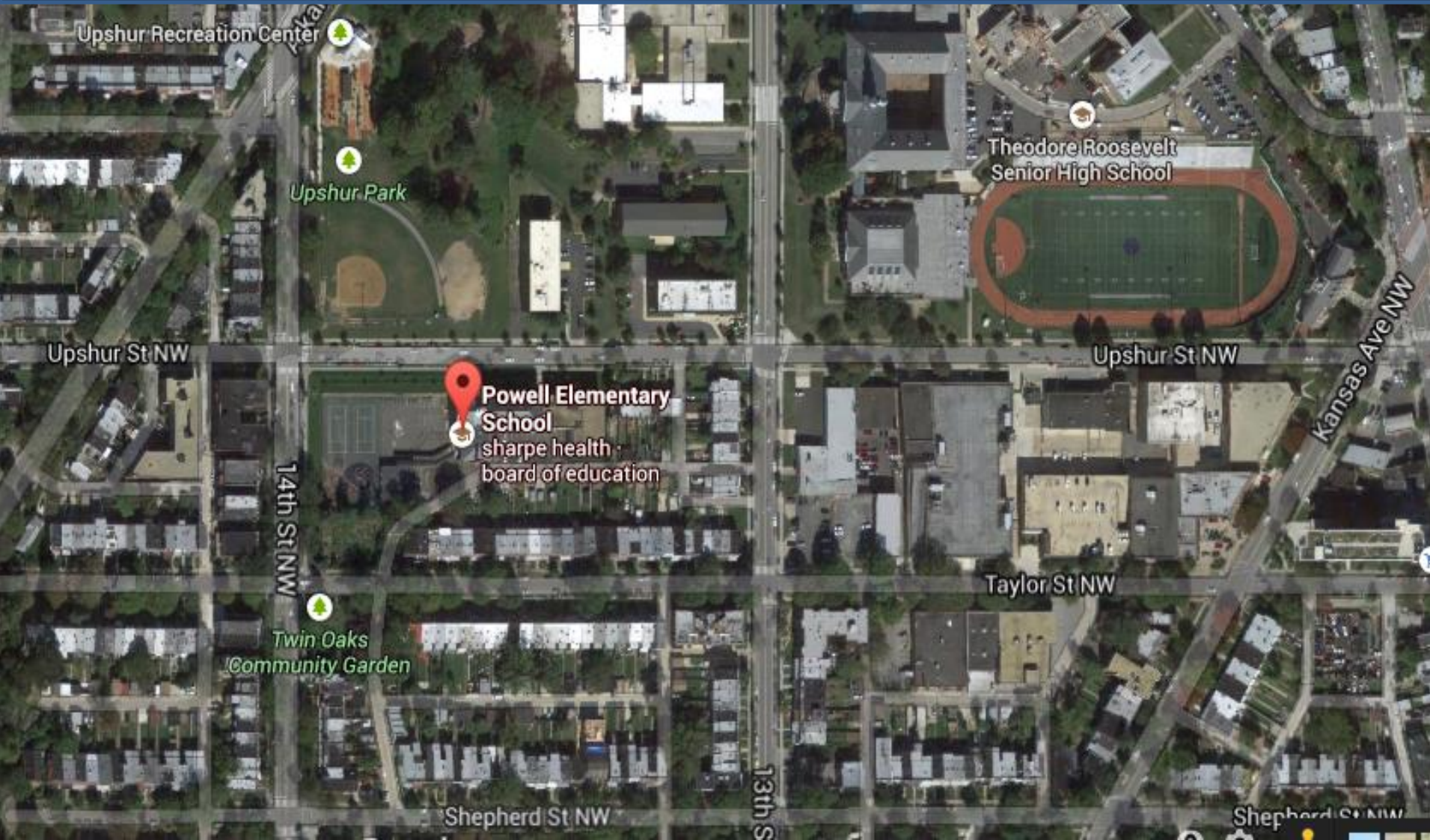




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## SITE OVERVIEW







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# SITE OVERVIEW



# School Budget and Existing Gardens

## Total Budget is \$42 Million



**Powell School**



**Twin Oaks Gardens - SOUTH**



**Twin Oaks Gardens - NORTH**





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# How We Got Here – Project Timeline

- **2011/2012 (Academic Year)** – School Improvement Team (SIT) Team Formed
- **2011** – Phase 1 & Small Addition (Classrooms, Bathrooms, Hallways & Add 8 Classrooms) Design Started for 2012 Construction
- **2011** – DCPS & Community Decided To Expand Project Scope
- **2012** – Phase 1 Grew Into Full Modernization (2 New Additions)
- **June 2013** - Powell School Master Plan Design Approved
- **Summer 2013** – **Building A** Renovated
- **Winter 2014** – Logistics Planning Discussion Began For **Buildings B & C**
- **May 2014** – Environmental Impact Screening Form (EISF) Review Approved
- **May 2014** – Community Garden Options Began To Be Developed
- **June/July 2014** – Community Garden Input Meetings
- **July 2014** – Construction Begins On **Building C**
- **2016** – School Project Complete



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# Community Garden Options Considered

- ✓ Not Moving The Garden
- ✓ Remove Garden
- ✓ Consolidation of the 2 Gardens
- ✓ Alternative Locations
- ✓ Do Not Harm & Do Not Reduce
- ✓ Ease of Access
- ✓ Garden Growing Season/Cycle
- ✓ Same or Increased Amenities
- ✓ Impact to Gardeners & Community
- ✓ Options Provided From Community

# SCHOOL SITE PLAN



Site Plan - Proposed  
**Master Plan**







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# Recommendations From Twin Oaks Gardening Community

## Input from the Twin Oaks Community Garden Suggestions for DGS and DPR on Alternative Locations for Parking and Possible Mass Transit Incentives

June 3, 2014

Preface: It is our primary interest to maintain the original site of Twin Oaks Community Garden, North Garden in order to preserve the agricultural land and supporting systems that have been prepared and worked by gardeners over time. For example, the compost systems take years and effort to develop, as does the process of eliminating weed seeds and other contaminants from the soil. Twin Oaks has been maintained as an organic garden through diligent soil development and the non-use of pesticides and chemical fertilizers. Other resources include aged border shade trees, which have been cultivated through ongoing care and maintenance. These assets would be lost by relocating the garden. In addition, relocation of the North Garden would sever ties within the gardener community -- gardeners on the North and South sides of Taylor St. would no longer have joint work days, share tools, compost, and other resources. Thus, we propose several alternative ideas for relocating Powell Elementary faculty parking and possible incentives for faculty to take mass transit.

### Powell Elementary School Alternatives for Parking / Mass Transit Options:

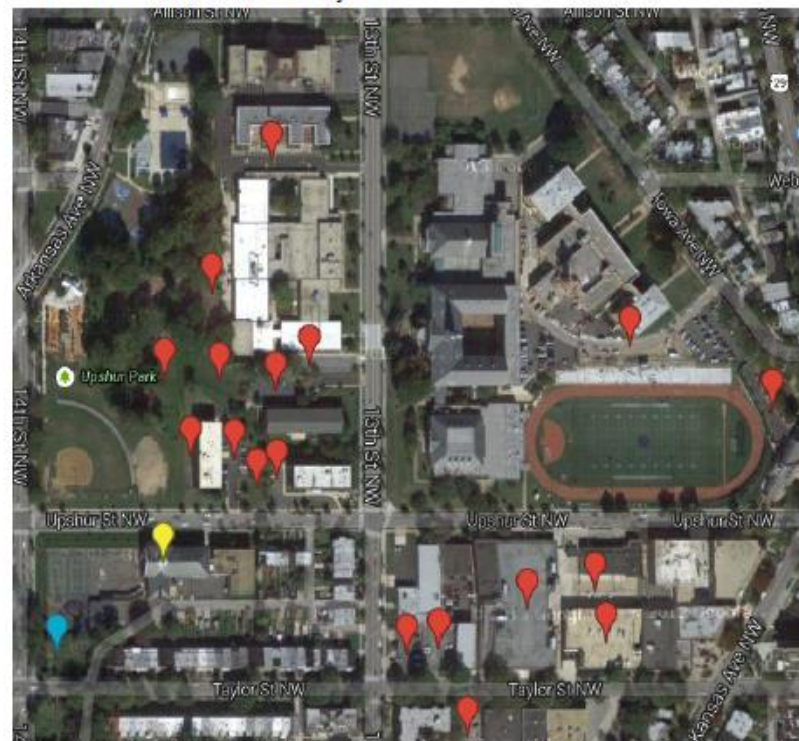
1. **Metro Subsidy/Vanpool** - Offer Powell employees (teachers, and other staff) Metro Subsidies and vanpool/carpool subsidies to those who agree to carpool or metro to Powell. This could alleviate some of the parking concerns. The costs for these benefits could be covered with savings, the current 40 car parking lot plan likely would otherwise incur significant expense.
2. **Unzoned Street Parking** - Consider what "unzoned" parking is available on 14th street and other surrounding streets.
3. **Land Swap** - Consider brokering a deal similar to that of the "Brookland Green Campaign", which saved land from development around the Brookland Metro station. Give DPS land for development at an alternative location. .
4. **Parking Lot at a Neighboring DC Facilities** - Provide an employee shuttle as necessary during early morning hours to and from the nearby DC government parking lots prior to the start of school and at appropriate hours at end of school day. Similar to option 1, the costs for the shuttle could be covered with savings, the current 40 car parking lot plan likely would otherwise incur significant expense. Possible DC government parking lots include:
  - Roosevelt Senior High School
  - Sharpe Heath School -neighboring school under renovation
  - Petworth library - has a good size parking lot that is frequently empty
  - Multiple DC buildings on 1200 block of Taylor that have lots of parking (some on rooftops)

# Recommendations From Twin Oaks Gardening Community

Figure 1. [Map of Possible Parking Locations](#) (link to [Google Maps](#)), also attached below.

Pins key:

- Red are possible locations for parking.
- Blue is the Twin Oaks Garden,
- Yellow is the Powell Elementary School.



5. Alternative Vacant Space - Exercise eminent domain taking or outright purchase of land.

One option would be the Eg 13 and Upshur:

WEST END LLC, 1240 UPSHUR ST NW, WASHINGTON, DC 20011-5626).

- Only one of the lots has a current business license.
- The second never had a license, and the third had a string of them but the most recent one expired in 2008. Most recent certificate of occupancy is for 2011.

Figure 2: Vacant land owned by West End Development, previously used as a Geico Insurance office.



# Recommendations From Twin Oaks Gardening Community



6. Provide parking permits for faculty/staff to park on neighboring blocks with a pass. This was done with the Bancroft Elementary School in nearby Mt. Pleasant when the blocks surrounding the school were zoned for parking.

A number of passes were provided for the school to use so faculty and staff could park on city blocks; Bancroft, a school of similar size, has a parking lot that accommodates only about 15 cars, and it has roughly the same access to Metro and bus service that Powell has.

## Additional Resources:

See these links on the importance of building soil fertility over time, as support for maintaining the existing garden site.

<http://www.sare.org/Learning-Center/Books/Managing-Cover-Crops-Profitably-3rd-Edition/Text-Version/Building-Soil-Fertility>

<http://www.michiganorganic.msu.edu/uploads/files/31/e-3144.pdf>

# DGS ALTERNATE SITE LOCATIONS





# SITE PLAN: OPTION #1

## Pros

- Accessible from street
- Flat

## Cons

- Solar Access – Shaded by large trees
- Too small at 6,000 sf (existing community garden is 14,000 sf)
- Highly visible and public location might be more appropriate for other uses like open play area

The following will be provided:

- \*Water
- \*Greenhouse/Shelter
- \*ADA Access



**Option #1**



Site Plan



Site Plan Alternates

# SITE PLAN: OPTION #2

## Pros

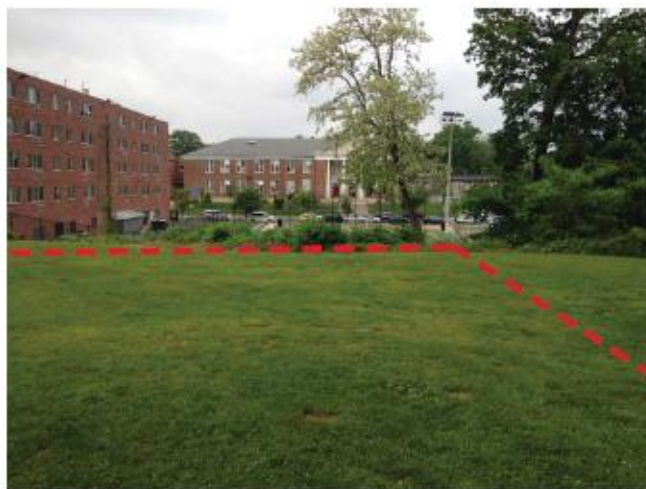
- Maximize Green Space at Powell ES
- Good Solar Access for Gardens
- Views from Garden
- Central Location
- Maximize Under Utilized Spaces
- Equitable to Both DCPS & DPR

## Cons

- Brush and Mechanical Equipment Needs Removal Required at Parking Site
- Possible Re-grading or retaining wall at Parking Site

The following will be provided:

- \*Water
- \*Greenhouse/Shelter
- \*ADA Access



**Option #2**



Site Plan



Site Plan Alternates





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# NEXT STEPS

## A. Criteria

1. My Choice Is: Option A or Option B.
2. Your Residential Address (Petworth/16<sup>th</sup> Street Heights)

## B. Email Address

Deadline: July 11<sup>th</sup>, 2014

1. Email Us at [my.dgs@dc.gov](mailto:my.dgs@dc.gov)
2. Which Option You Prefer
3. Your Residential Address (Petworth/16<sup>th</sup> Street Heights)

## C. Next Community Meeting:

July 16<sup>th</sup> at 6 PM

- Review Options
- Go Through Decision-Making Process

## D. Presentation on Website



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# QUESTIONS & ANSWERS



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