

# Hill East & DC General Construction Activity

## Frequently Asked Questions

After years of planning and engagement with the Hill East community, beginning in April, 2018, redevelopment of the Hill East campus will commence as the District launches several milestone projects on the site. This new phase in the redevelopment of the Hill East Campus marks an important step forward in transforming the campus into a vibrant, mixed-use urban waterfront community in accordance with the [Hill East Master Plan](#).

Beginning in April, development of new affordable housing and commercial retail space will begin on the campus as well as completing critical utility upgrades to ensure the long-term infrastructure of the campus. Throughout redevelopment, public safety and health services will continue to operate on the Hill East campus, providing residents with access to important services.

Unrelated to the long-planned Hill East project, the District will also continue to safely close and deconstruct multiple vacant buildings on the DC General campus, and continue to step-down use of the old hospital building as a family homeless shelter. The District intends to close the DC General Family Shelter once and for all later in 2018, and open brand new, Short-term Family Housing facilities in every Ward of the city to better serve families experiencing homelessness. For detailed information on Mayor Bowser’s plan to close and replace DC General, please visit [mayor.dc.gov/HomewardDC](http://mayor.dc.gov/HomewardDC).

This document includes answers and information to the most frequently asked questions about both the Hill East development project and the plan to close DC General.

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## Construction

### What projects are taking place on the Hill East Campus?

Several milestone development and construction projects are planned for the Hill East Campus. These include:

- *Development of new affordable housing units:*  
On the western side of the campus, the Office of the Deputy Mayor for Planning and Economic Development (DMPED) will help to coordinate the private development of two new mixed-use buildings with affordable units, and retail space. This redevelopment by partnership with Donatelli Development and Blue Sky Construction, which was approved by Council in 2014, marks an important step forward in the achieving the Hill East Master Plan. Please visit <https://dmped.dc.gov/node/748042> for more information.
- *Deconstruction of multiple vacant buildings on the campus:*  
Beginning in April 2018, the District will safely deconstruct two vacant buildings on the Hill East Campus, buildings 9 and 29 on the northeast portion of the campus. Please visit [mayor.dc.gov/HomewardDC](http://mayor.dc.gov/HomewardDC) for more information.
- *Safe closure and deconstruction of the DC General Family Shelter:*  
As part of the District's plan to end homelessness and improve emergency services for families, the DC General Family Shelter will be closed once and for all in 2018. The 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 families experiencing homelessness need to exit shelter and get back on their feet. This year, the building will stop serving families and will be safely closed and deconstructed. Seven (7) new Short-term Family Housing facilities are currently under construction all across the city to provide a better place for families experiencing homelessness. Please visit [mayor.dc.gov/HomewardDC](http://mayor.dc.gov/HomewardDC) for more information.

To support these redevelopment projects, the District will also:

- *Redevelop key roadways to provide access to the Hill East campus:*  
Beginning in the fall of 2018, the District Department of Transportation (DDOT) will lead the redevelopment of key roadways leading into the Hill East Campus in accordance with the Hill East Master Plan. This work will including extending Massachusetts Avenue further east as a main arterial.
- *Upgrade utilities to service new buildings coming to the campus:*  
To ensure the long-term utility infrastructure on the campus, gas lines will be redeveloped on the western portion of the campus.

### What is the timeline for the various activities happening on the campus?

Development and construction activities on the Hill East campus are beginning in April, 2018.

- Beginning in April 2018, the District will begin the safe deconstruction of vacant Building 9 on the northeast portion of the campus. Concurrently, the District will also begin the installation of

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new gas lines on the western side of the campus to support the long-term utility infrastructure of the campus.

- In May, the District will take an important step forward in redeveloping the Hill East Campus by breaking ground on a new mixed-use affordable housing development on the G-1 parcel located on the western side of the campus.
- Over the course of the summer, deconstruction of vacant Building 29 will also commence.
- Once the DC General Family Shelter closes for good the fall of 2018 and families are no longer placed at this facility, deconstruction on the DC General Hospital building will begin.
- Over the course of fall 2018, DDOT will also begin the redevelopment of roadways into the campus.
- In fall 2019, development of additional affordable housing will commence on the F-1 parcel on the western side of the campus. In summer 2020 and summer 2022, development of G-1 parcel and F-1 parcels respectively will conclude.

### **Will construction activities impact the services that operate on the campus?**

The Hill East Campus is home to many important services for District residents. Throughout redevelopment of the site, these services will continue to be open and fully available to District residents who rely on them. These services include:

- *Health Services:* The Hill East campus houses several health programs and services, including the Comprehensive Psychiatric Emergency Program (CPEP). These health programs will remain fully open and operational throughout redevelopment.
- *Public Safety Facilities and Programs:* The Hill East Campus is home to the DC Jail and the Court Services and Offender Supervision Agency. Both facilities will remain fully open and operational throughout redevelopment. In addition to maintaining full access to the DC Jail, the Department of Corrections will also be launching a new Portal of Entry as a one-stop-shop on the campus to provide services to returning citizens, as well as a new video visitation center for families.
- *Shelter Services:* The Hill East Campus also houses two shelter programs under the purview of the Department of Human Services (DHS), including the DC General Family Shelter and the Harriet Tubman Women's Shelter. The DC General Family Shelter will remain open until the fall of 2018 when it will be closed once and for all. The Harriet Tubman Shelter, located in the southeast portion of the campus, will remain fully open and operational; there is no imminent plan to close or relocate the services at Harriet Tubman Shelter.

### **How are you protecting the health and safety of staff and clients on the campus during construction activities?**

The District's top priority is the safe operation of programs on the Hill East Campus during redevelopment. By using the highest industry safety standards available, and complying with local and

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federal laws on safe construction, the District will protect the health and safety of families that reside at the DC General Family Shelter.

To ensure safety on the campus, the following steps will be taken:

- ***Environmental and Air Quality Controls:*** Prior to any abatement or construction activities commencing on the campus, environmental assessments will be conducted to measure the presence of hazardous materials. If materials are detected, specialized contractors will be brought on board the projects to safely remove these materials in a sealed environment in compliance with DOEE regulations. An environmental assessment of Parcel F-1 and G-1 has been completed, and no contamination or hazardous environmental conditions were detected.
- ***Sediment and Erosion Control:*** To mitigate any dust or air quality impacts from construction, sediment and erosion control plans are in place. These plans required that all construction zones be fully fenced, and that dust control mechanisms such as water spraying and wash stations are in place. Throughout the construction process, ongoing air quality monitoring will be conducted.
- ***Secured Construction Zones:*** All construction zones will be secured with fencing, safety lighting, and will be monitored with security cameras.

### **What is the purpose of the gas line work?**

The District will be installing a new gas line on the western side of the Hill East Campus to ensure the long-term utility infrastructure on the campus. Installing this gas line is critical to ensuring that agencies providing critical services on the campus can continue to operate seamlessly throughout the redevelopment process.

### **How are these construction activities being coordinated?**

Extensive interagency coordination is managed across development projects through an interagency working group led by the Office of the Deputy Mayor for Planning and Economic Development (DMPED) and the Office of the Deputy Mayor for Health and Human Services (DMHHS).

### **Who is responsible for this project? For the other work happening on site?**

The Office of the Deputy Mayor for Planning and Economic Development (DMPED) has oversight of the Hill East Master Plan and partners with owners and developers of the privately owned land, as well as other District agencies such as DDOT and DGS, and utilities like Washington Gas to make this plan a reality. Please visit <https://dmped.dc.gov/node/748042> for more information.

### **What employment opportunities are available for community members during construction?**

The District is committed to ensuring that First Source hiring agreements are in place for redevelopment activities on the site to ensure that District residents have access to employment opportunities. Contractors on the site, including Donatelli Development, Blue Skye Development, and Gilbane, are all executing First Source and CBE Agreements with the District to provide job opportunities.

### **What are the construction hours for these projects?**

Legal construction hours in the District are Monday through Saturday from 7am to 7pm. If construction activities are required on the site beyond these hours, special permits will be applied for with the ANC of jurisdiction.

## Parking

### **Will construction activities impact parking on the campus for residents, agency staff and visitors?**

Construction activities will have a modest impact on parking for the staff and visitors who come to the Hill East campus. The Department of General Services (DGS) has developed two new parking lots dedicated for agency and visitor parking in the southeast portion of the campus to ensure that all staff and visitors to the campus can park during construction activities. A coordinated parking plan has been shared with agencies on the campus.

### **Will this impact parking in the neighborhood?**

At this time, the District does not anticipate that neighborhood parking will be impacted by construction activities on the Hill East Campus.

### **Will there be increased parking enforcement on the campus?**

Parking enforcement on the Hill East Campus will increase beginning in April to ensure that Hill East Campus staff, residents, and visitors are parking in the zones designated for their agency.

### **Who is managing the parking?**

The Department of General Services (DGS) will oversee parking management and enforcement for District agencies on the Hill East campus during redevelopment and construction activities.

### **How will you ensure safety for individuals who may have to park farther away from the building where they report for duty?**

To ensure the continued safety of staff and visitors the campus, DGS is installing safety booths and increased lighting across new parking zones on the campus, and will be increasing the security presence on the campus.

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## Traffic

### **Will the flow of traffic on campus change during construction?**

Construction activities will lead to a modest rerouting of traffic on the Hill East Campus. Beginning in April, additional entrances to the Hill East Campus from 19<sup>th</sup> St SE will be opened at D St SE, and between C St SE and Burke St SE. In May, access to the site from Massachusetts Avenue SE will close, with traffic being rerouted between the two new site entrances.

As with all changes to traffic routing in the District, the District Department of Transportation (DDOT) leads a planning process to develop a coordinated Traffic Control Plan to ensure the safety and operability of these changes.

### **Will traffic on 19<sup>th</sup> Street be impacted by construction?**

During certain periods of construction, traffic on 19th Street will be impacted and will be reduced to one lane of traffic. During all periods of construction, 19th Street will be open for vehicle traffic.

**How will emergency vehicles access the campus?**

Emergency vehicles will continue to access the campus from 19<sup>th</sup> St SE and Independence Avenue SE.

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## Safety and Security

**Will there be an increased security presence on the campus during redevelopment activities?**

The District's top priority is the safe operation of programs on the Hill East Campus during redevelopment. The Department of General Services (DGS) will be increasing its security personnel presence on the campus during redevelopment, and installing new security booths in parking areas.

The District is requiring its contractors on the site to implement the highest industry standards for maintaining safe work zones, including installing security cameras to monitor construction zones, erecting safety fencing around construction sites, and installing safety lighting.

Additionally, the following steps will be taken to address environmental safety concerns:

- Environmental and Air Quality Controls: Prior to any abatement or construction activities commencing on the campus, environmental assessments will be conducted to measure the presence of hazardous materials. If materials are detected, specialized contractors will be brought on board the projects to safely remove these materials in a sealed environment in compliance with DOEE regulations. An environmental assessment of Parcel F-1 and G-1 has been completed, and no contamination or hazardous environmental conditions were detected.
- Sediment and Erosion Control: To mitigate any dust or air quality impacts from construction, sediment and erosion control plans are in place. These plans required that all construction zones be fully fenced, and that dust control mechanisms such as water spraying and wash stations are in place. Throughout the construction process, ongoing air quality monitoring will be conducted.

**Emergency services access this campus frequently. How will their operations change during construction?**

Emergency vehicles will have full access to the Hill East Campus throughout construction activities, and will continue to access the site from 19<sup>th</sup> St SE and Independence Ave SE.

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## Development of New Affordable Housing

**What is being developed on the F-1 and G-1 parcels?**

The F-1 and G-1 parcels will be home to two new mixed-use, transit oriented projects that will deliver new affordable apartments, over 25,000 square feet of retail spaces, and 156 parking spaces for residential and commercial use. The project will include a Village Square that will provide a vibrant green community gathering place. More information about these affordable developments is available at:

<https://dmped.dc.gov/page/hill-east-district-redevelopment>

**Who is the developer for Parcel F-1 and G-1?**

Both parcels are being developed by Donatelli Development and Blue Skye Development in coordination with DMPED.

**How many of the units being constructed are affordable?**

31 units will be affordable housing will be delivered on Parcel G-1 at or below 60% of Area Median Income. There will be additional 75 affordable housing units on Parcel F-1, for a total of 106 affordable dwelling units.

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## Roadway Redevelopment

**What is DDOT building on the campus?**

In accordance with the Hill East Master Plan developed by the District’s Office of Planning, DDOT will develop several new streetscapes on the campus. This development will include extending Massachusetts Avenue into the campus, and redeveloping portions of 19th St SE, and developing roadways inside the campus on Burke St SE, C St SE, and 20th St SE. New sidewalks and streetscapes will be developed in addition to the roadways.

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## DC General Family Shelter

**How are you protecting the health and safety of families during construction activities?**

The District’s top priority is the safe operation of programs on the Hill East Campus during redevelopment. By using the highest industry safety standards available, and complying with local and federal laws on safe construction, the District will protect the health and safety of families that reside at the DC General Family Shelter.

To ensure safety on the campus, the following steps will be taken:

- Environmental and Air Quality Controls: Prior to any abatement or construction activities commencing on the campus, environmental assessments are being conducted to measure the presence of hazardous materials. If materials are detected, specialized contractors will be brought on board the projects to safely remove these materials in a sealed environment in compliance with DOEE regulations. An environmental assessment of Parcel F-1 and G-1 has been completed, and no contamination or hazardous environmental conditions were detected.
- Sediment and Erosion Control: To mitigate any dust or air quality impacts from construction, sediment and erosion control plans are in place. These plans required that all construction zones be fully fenced, and that dust control mechanisms such as water spraying and wash stations are in place. Throughout the construction process, ongoing air quality monitoring will be conducted.
- Secured Construction Zones: All construction zones will be secured with fencing, safety lighting, and will be monitored with security cameras.

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**Why should construction start now, and not be delayed until after the shelter closes?**

Every day in the District, construction projects are completed safely in proximity to schools, recreation centers, and family housing. All construction projects that the District carries out comply with local and federal regulations that ensure the safety of residents and workers are protected. In addition to complying with these strict regulations, the planned construction projects on the Hill East Campus will be taking additional precautionary steps to ensure the safety of visitors and staff on the campus.

**Where will residents of DC General Family Shelter park during construction?**

Beginning in May, the Department of Human Services (DHS) will have access to a designated parking lot reserved for staff and families who reside at the DC General Family Shelter located near the shelter's main entrance. DHS has also been allocated overflow parking.

**Will the gas line installation have an impact on the Family Shelter or the playground?**

No, the installation of the gas line will not impact the Family Shelter or the playground that residents of the shelter use.

**If the playground is closed, how will you provide outdoor recreational activities for kids?**

The District does not foresee a need to close the playground during construction activities; however we are taking precautionary measures to ensure that the playground continues to be a safe and enjoyable space for families. If at any point the playground is temporarily closed, DHS and the Department of Parks and Recreation are prepared to transport children and families to nearby recreation facilities when children are not in school.

**What route will families use to walk from the Metro?**

Pedestrian access between the Stadium Armory Metro and the DC General Family Shelter will not change.

**During construction, will pedestrians still have access to ADA accessible walkways on the campus?**

Yes, the District will maintain accessible walkways across the campus to ensure that all staff and residents can access services. In addition to maintaining ADA accessibility, the District will be installing additional crosswalks and safety signage on campus to improve pedestrian safety.

**If a resident has a concern about asthma or other health conditions that could be exacerbated by dust, what should they do?**

Any family with health concerns should discuss with their case manager or the ADA Coordinator on-site at DC General or Virginia Williams Family Resource Center.

**When did you notify families about planned construction activities?**

In January, residents of DC General Family Shelter received a letter describing the Department of General Services' planned deconstruction activity on the Campus. DHS, in partnership with DGS, held four information sessions after with DC General residents.

Families residing at DC General received a second letter on Friday, April 13 describing the additional work on the campus. DHS will provide additional information sessions for DC General Residents in April, and as needed throughout the construction activity.

## DC Jail

### **How will visitors access the Jail during construction?**

Visitor access to the DC Jail will remain the same during construction activities on the Hill East Campus. Visitor parking will also be available. In addition to maintaining full access to the DC Jail, the Department of Corrections will also be launching a new Portal of Entry as a one-stop-shop on the campus to provide services to returning citizens, as well as a new video visitation center for families.

### **The video visitation center is located in a building that is planned for deconstruction. What is the plan for relocating this program?**

Families will continue to have access to the video visitation program at the DC Jail. This fall, the video visitation center will be relocated from the ground floor of the former DC General hospital to a new location closer to the DC Jail facility.

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## Harriet Tubman Women's Shelter

### **What is the long term plan for the Harriet Tubman shelter? Will it be redeveloped?**

The Harriet Tubman Shelter, located in the southeast portion of the campus, will remain fully open and operational; there is no imminent plan to close or relocate the services at Harriet Tubman Shelter at this time.

### **How will women residing at the Harriet Tubman shelter access the shelter during construction?**

The Harriet Tubman Women's Shelter will remain open and fully operational throughout redevelopment activities on the Hill East Campus. The Shelter Hotline will continue to operate transportation to and from Harriet Tubman.

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## CPEP

### **Will the construction activities impact services and operations of CPEP?**

The Comprehensive Psychiatric Emergency Program (CPEP) is a twenty-four hour/seven day a week operation that provides emergency psychiatric services, mobile crisis services, homeless outreach services and extended observation beds for individuals 18 years of age and older. CPEP will remain fully open and operational on the campus at this time. Additionally, construction activities should have no impact on the safe delivery of patient care at CPEP.

If you or someone you know needs mental health services in the District, including crisis services, please call the 24 hour Access Helpline at (888) 793-4357.

**How will emergency vehicles access CPEP during construction?**

Emergency vehicle access to CPEP will remain the same between April and October, 2018. This fall, when DDOT begins construction on enhanced roadways on the campus, emergency vehicles will travel to CPEP on new routes. Emergency vehicles will have full access to the program through the entire development process.

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## CSOSA

**How will clients access CSOSA during construction?**

Clients will continue to access CSOSA through the same access points as they do currently.

**Will the safety of youth accessing CSOSA’s programming be impacted by construction?**

The District does not anticipate any impact to CSOSA’s programming during redevelopment on the campus. Staff, families, and youth will continue to access CSOSA’s facilities through the access points currently available.

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## Saint Coletta School

**Will construction activities impact the operations of the Saint Coletta school?**

The Saint Coletta School of Greater Washington, which operates on the Hill East campus, will remain open and fully accessible throughout these construction projects. The District will continue to coordinate with Saint Coletta throughout the development project.

**How will the District ensure the health and safety of students with disabilities during construction activities?**

The District’s top priority is the safe operation of programs on the Hill East Campus during redevelopment, including Saint Coletta of Greater Washington. To ensure safety on the campus, the following steps will be taken:

- Environmental and Air Quality Controls: Prior to any abatement or construction activities commencing on the campus, environmental assessments are being conducted to measure the presence of hazardous materials. If materials are detected, specialized contractors will be brought on board the projects to safely remove these materials in a sealed environment in compliance with DOEE regulations. An environmental assessment of Parcel F-1 and G-1 has been completed, and no contamination or hazardous environmental conditions were detected.
  - Sediment and Erosion Control: To mitigate any dust or air quality impacts from construction, sediment and erosion control plans are in place. These plans required that all construction zones be fully fenced, and that dust control mechanisms such as water spraying and wash stations are in place. Throughout the construction process, ongoing air quality monitoring will be conducted.
  - Secured Construction Zones: All construction zones will be secured with fencing, safety lighting, and will be monitored with security cameras.
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## Community Engagement

### What engagement with the Hill East community has occurred to date around these development projects?

Ensuring that residents, community organizations, Advisory Neighborhood Commissions, and all stakeholders understand the planned development for the Hill East Campus is a top priority. To ensure that residents have a voice in the development plans for Hill East, the District and developers on the site have attended the following community meetings:

#### Shelter Residents and Staff

- Communication, including resident meetings where information about Hill East Campus construction is address, are ongoing.

#### ANC 7F:

- May 21, 2013 (update on RFEI)
- June 17, 2013 (recommendation from ANC 7F on RFEI)
- October 21, 2014 (Parcel F-1 & G-1 general updates)
- December 10, 2014 (update on surplus/disposition hearing)
- July 21, 2015 (general update after LDA)
- December 15, 2015 (progress update)
- February 16, 2016 (ZC prep/support)
- March 16, 2016 (ZC prep support)

#### Surplus Meeting

- October 29, 2014 (Surplus meeting open to public)

#### Hill East Task Force

- May 21, 2015 (update after LDA signing)
- November 11, 2015 (progress update)
- April 13, 2016 (ZC prep/support)
- October 11, 2016 (Phase 1 development permit updates)
- UPCOMING MEETING: April 23, 2018

#### ANC 6B Zoning Committee

- March 1, 2016 (ZC prep/support)

#### ANC 6B

- May 22, 2013 (update on RFEI)
- June 4, 2013 (developer update and presentation)
- June 22, 2013 (recommendation from the ANC 6B on RFEI)
- February 16, 2016 (update/ZC support)
- March 8, 2016 (ZC support)
- October 10, 2017 (DMPED and Developer project updates)

#### Capitol Hill Restoration Society

- March 10, 2016 (ZC prep/support)

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**Community Meeting & Other Communication**

- March 20, 2016 (Retail-focused agenda)
- The Zoning Commission hearing and decisions on April 7, 2016 and May 12, 2016.
- Regular updates provided to the ANC commissioners via e-mails, phone, and informal meetings.