



West Virginia Ave Public Works Campus Master Planning Open House

June 4, 2015



- **Welcome + Introduction**
- **Opening Remarks**
 - Councilmember McDuffie
 - DPW Director Howland
 - OP Director Eric Shaw
- **Project Presentation**
 - Chris Delfs (OP) + Steve Campbell (DGS)
 - Brief Q&A Period
- **Gallery Walk + Stakeholder Input**
 - Document Community Ideas

Introductions



Opening Remarks

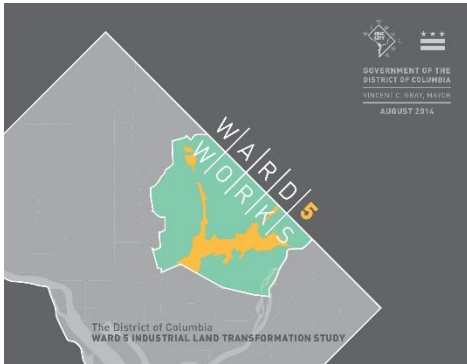


3A

Project Information



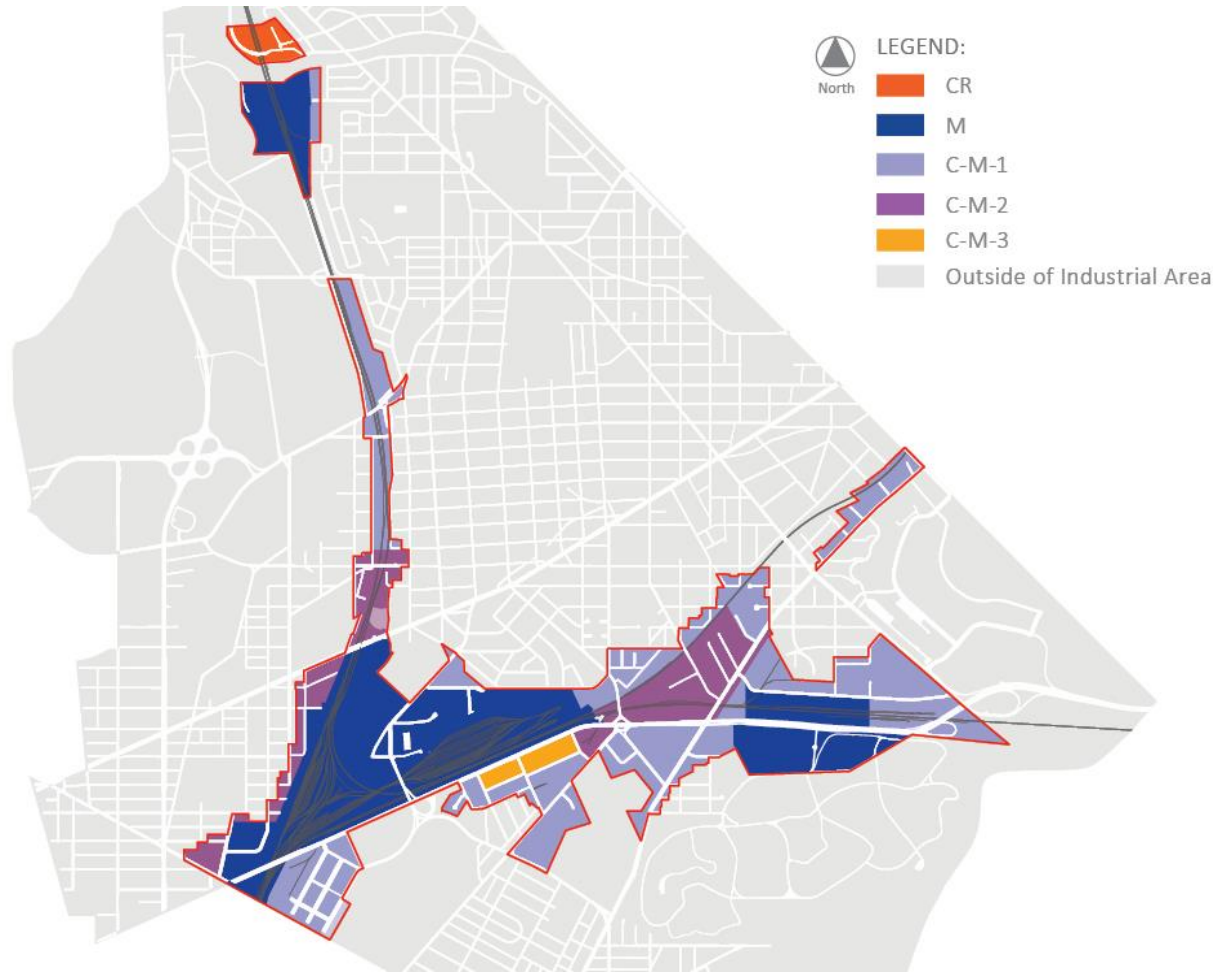
Project Background – Ward 5 Works Goals



8 STUDY GOALS FROM THE TASK FORCE

<p>01 Diversify Economy & Bolster Businesses</p>	<p>02 Grow New & Emerging Businesses</p>
<p>03 Promote Inclusive Job Growth</p>	<p>04 Address Nuisance Issues</p>
<p>05 Improve Environmental Stewardship & Performance</p>	<p>06 Optimize Municipal Functions</p>
<p>07 Provide Community Amenities</p>	<p>08 Create Great Places & Connectivity</p>

TRANSFORMATION STUDY / DC INDUSTRY MATTERS



- **Two overarching aspirations for the campus emerged from Ward 5 Works**
 1. Improve and optimize the public works operations to be more healthy, sustainable, and effective
 2. Serve as an anchor to spur community development and amenities on the edges of the campus
- **Proposed Vision Statement**
 - Transform the campus at West Virginia Ave NE into a model of sustainable public works operations and a catalyst for community development.

Campus Plan Scope & Schedule

Phase 1: Existing Conditions Analysis

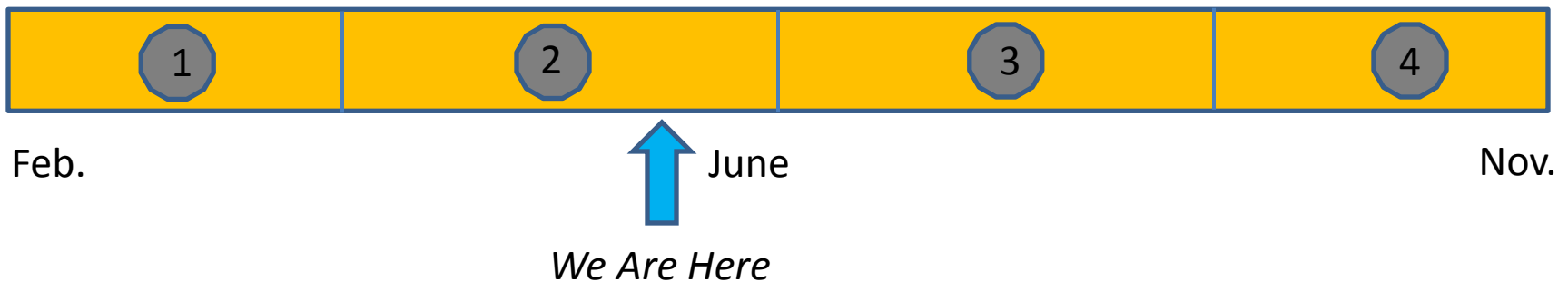
Phase 2: DPW Assessment

(Spaces and Operations)

Phase 3: Development of Design Options

Phase 4: Master Plan Final Report

Schedule

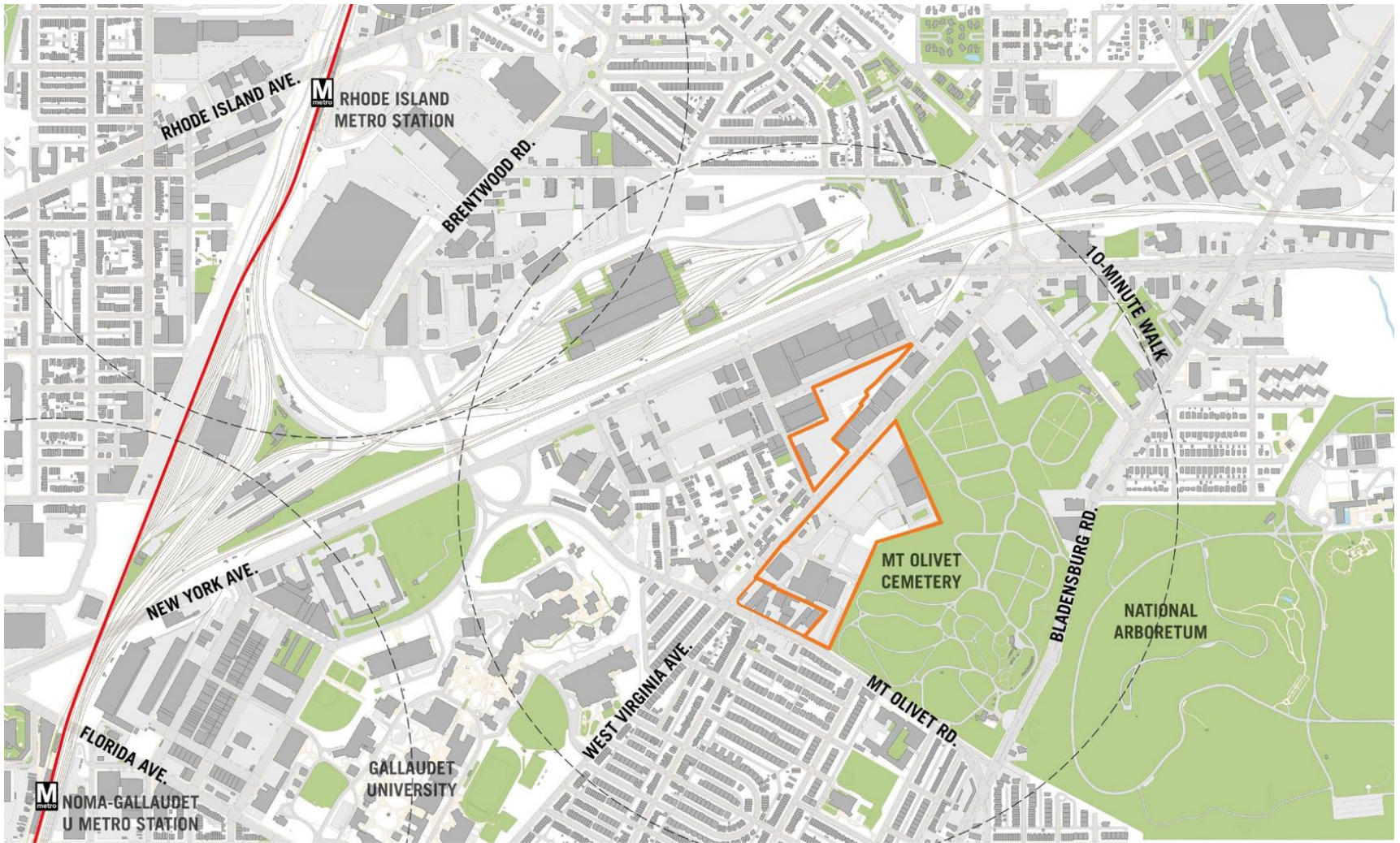


3B

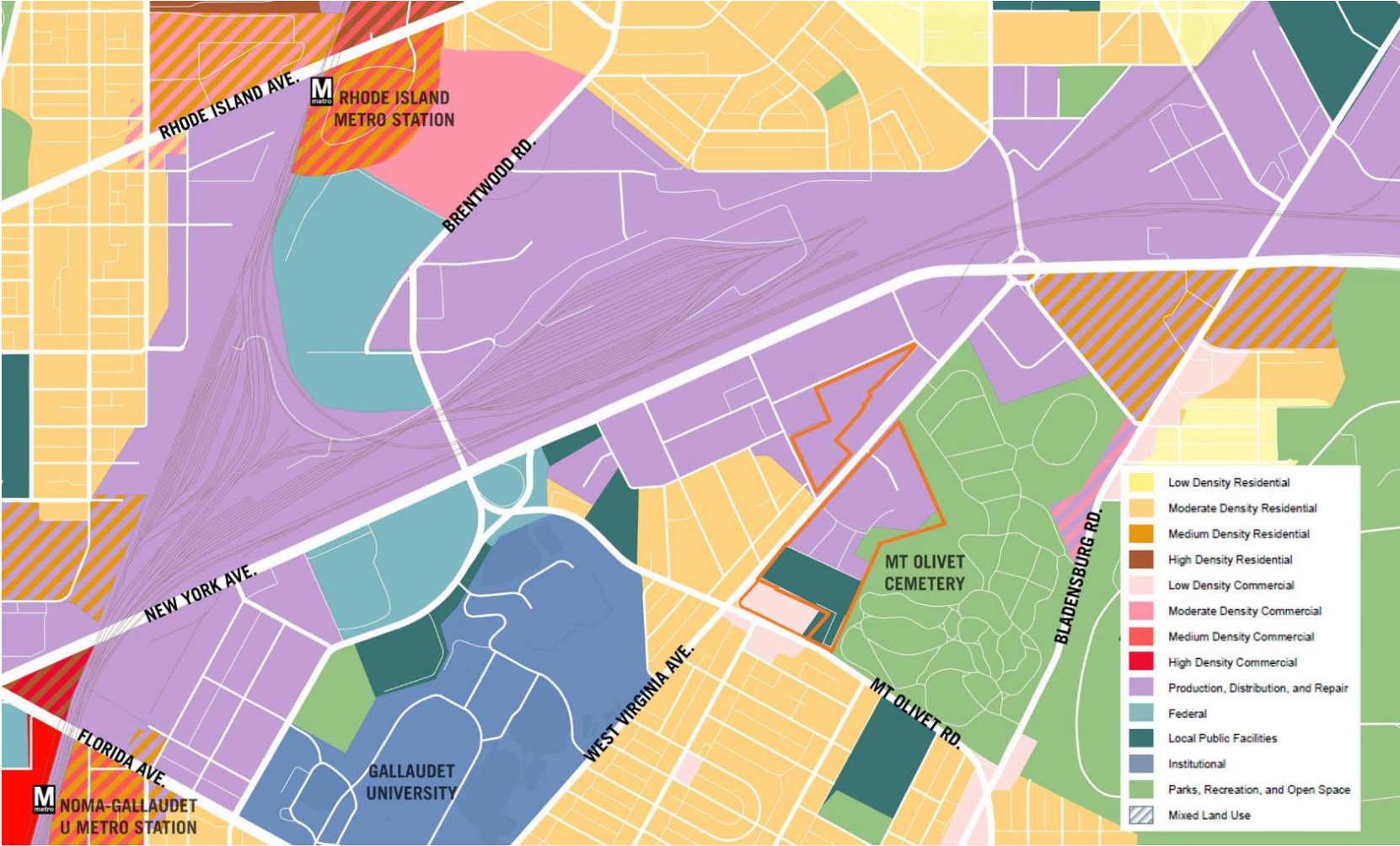
Existing Conditions



Existing Site



Land Uses

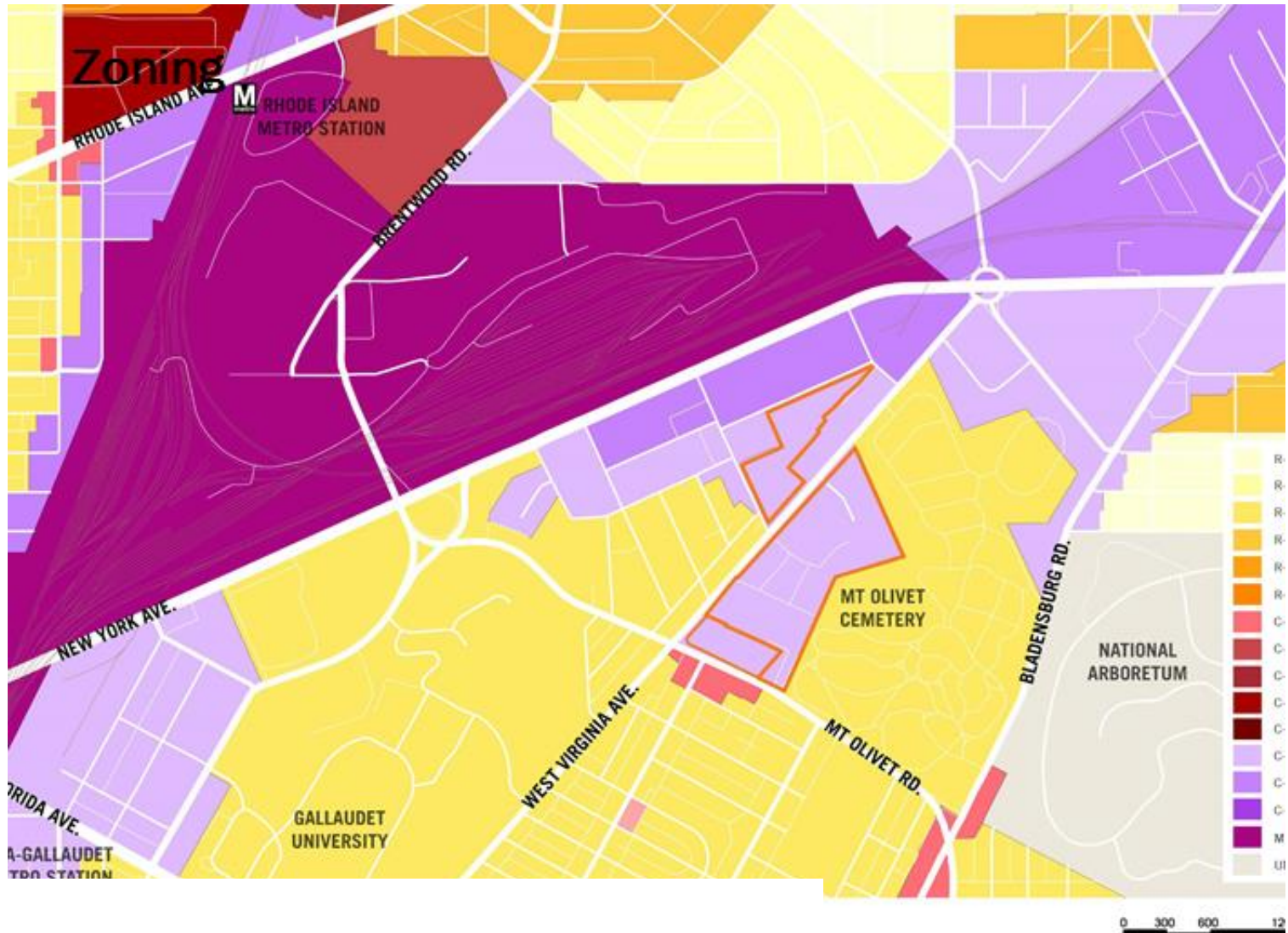


WEST VIRGINIA AVENUE

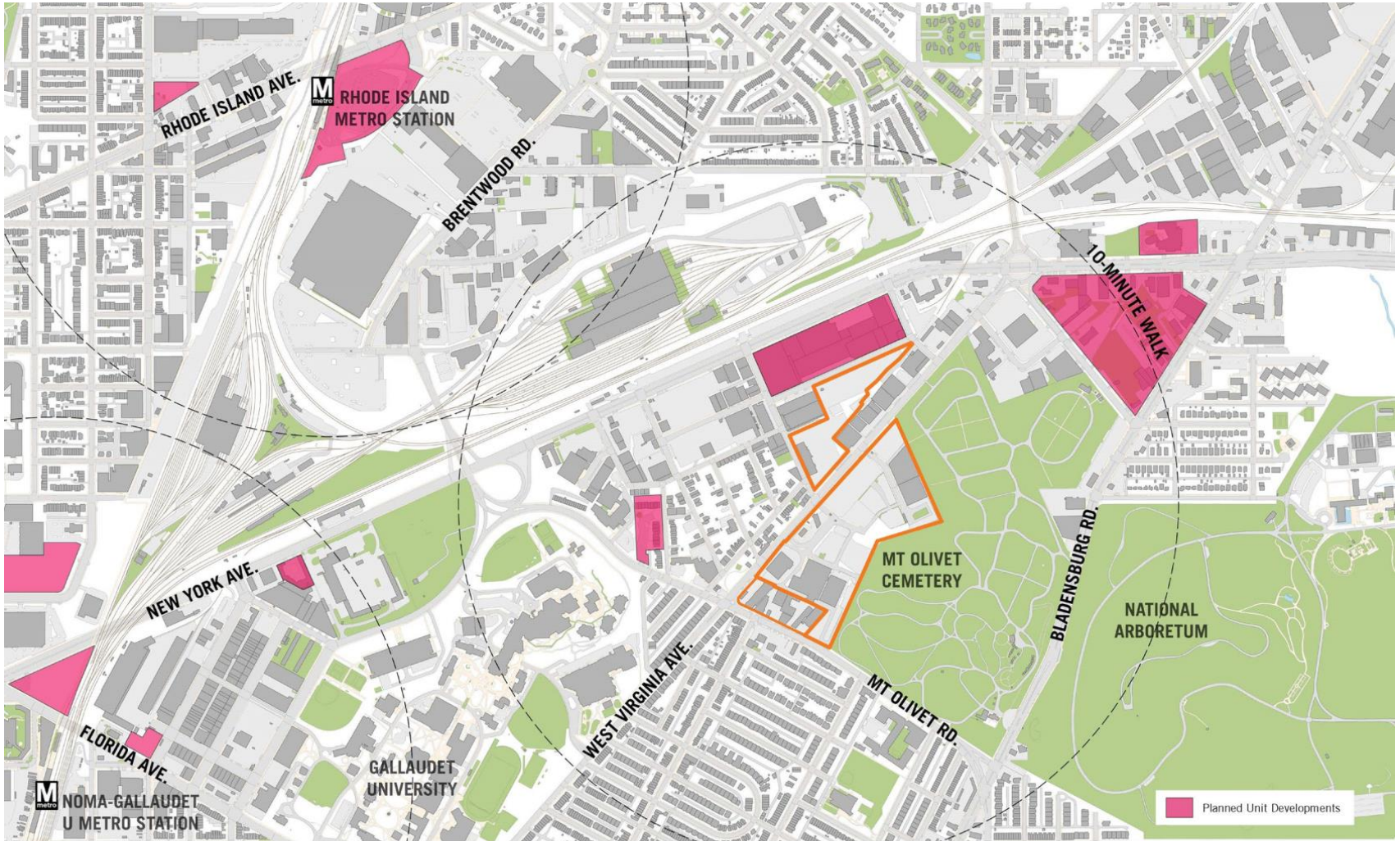
2006 DC COMPREHENSIVE PLAN LAND USE

0 300 600 1200 FEET N

Zoning



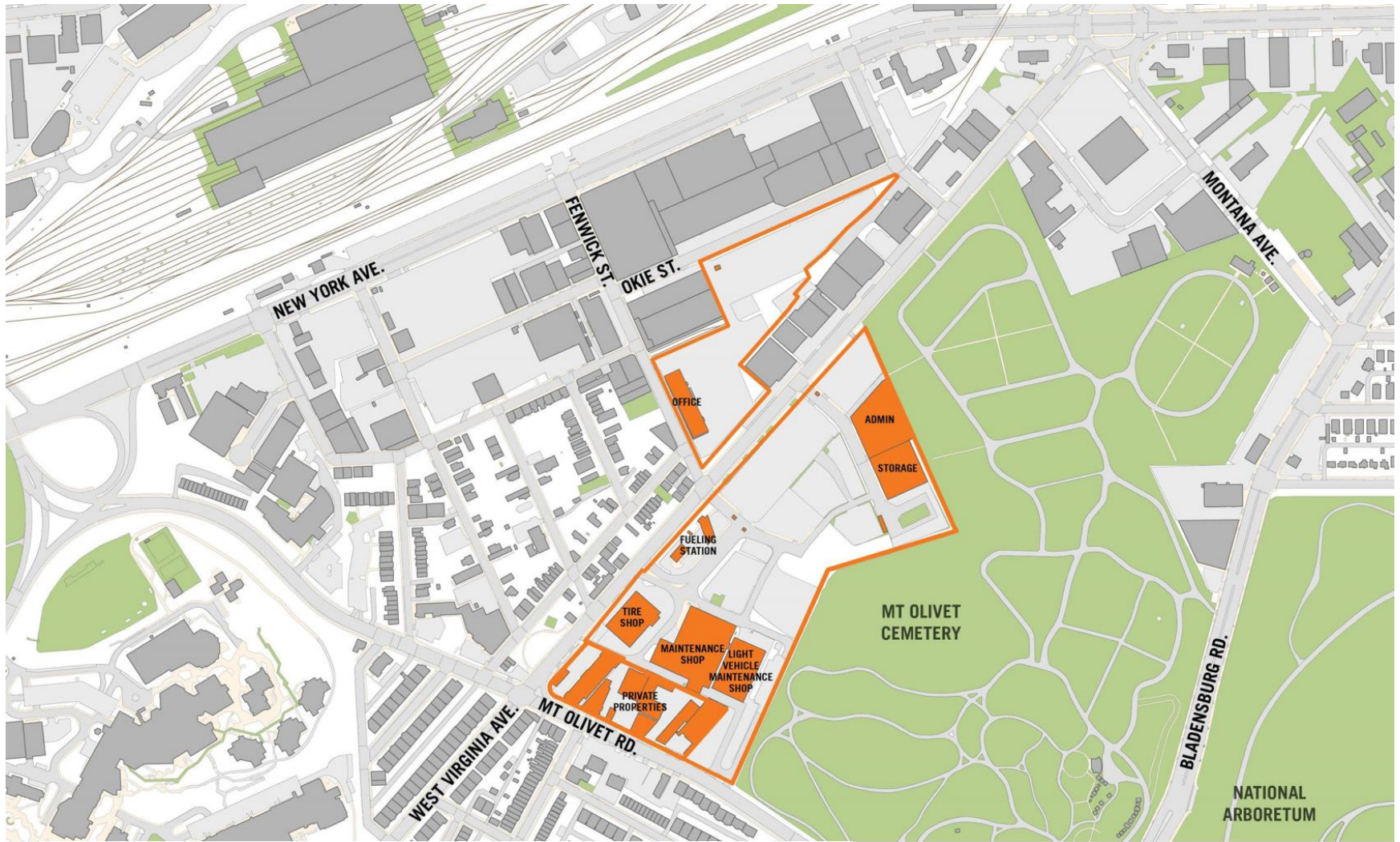
Nearby Developments



Existing Uses On Campus

- Office for Fleet Management & Parking Enforcement Staff
- Offices and daily operations of Street and Alley Cleaning Division on north campus
- Heavy and light vehicle parking and storage
- Heavy and light vehicle maintenance and repair
- Car wash
- Tire Shop
- Fueling Station, including CNG
- DDOT & DPW material and equipment storage (warehouse)
- Employee parking

Map of Existing Uses



- **Number of DPW staff on campus: 1100**
- **Functions**
 - Fleet Management Administration
 - Parking Enforcement Administration
 - Street + Alley Cleaning Division
- **Logistics**
 - Field Work / Shifts

- **Parking for 760 DPW fleet vehicles accommodated on campus:**
 - Heavy duty trucks
 - Light duty trucks
 - Sedans
- **Parking for 495 personal vehicles accommodated on campus**

- **Buildings**
 - Fair Condition but Outmoded
- **Streets**
 - No real transportation or storm water infrastructure on the interior of the campus
- **Sub-surface Issues**
 - Underground storage tanks
 - Closed Mt. Olivet Incinerator
 - Requires more investigation

3_B

DPW Needs Assessment Spaces + Operations

DPW – Currently Scattered Sites



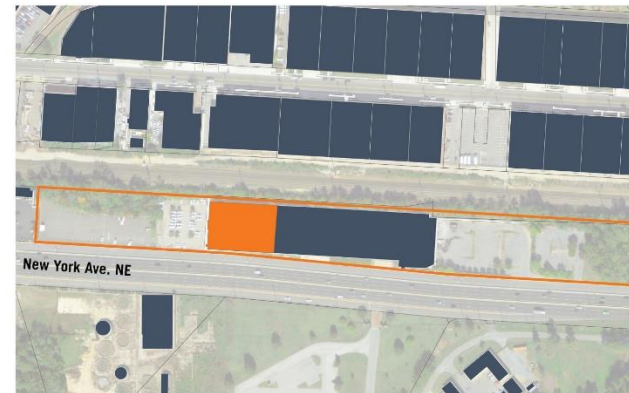
1403 Okie Street NE
Street & Alley Cleaning Division (SCAD)



1241 W Street NE
Collections



201 Bryant Street NW
Mechanical/Mechanized Carts



2800 New York Avenue NE
Solid Waste Education & Enforcement Program (SWEPP)

- **Which functions do we expect to move to campus?**
 - All DPW Administrative Offices
 - Solid Waste Administration & Operations
 - Additional DPW Staff
 - Additional Vehicle Parking Storage
 - Expanded Vehicle Wash Station


- **Which DPW functions do we expect NOT to move to campus?**
 - Trash Transfer Stations
 - Salt Domes
 - Commercial Drivers License Course

Preliminary Strategies

- **Provide modern office Headquarters for DPW**
- **Clean, update & optimize vehicle maintenance operations**
- **Increase use of alternative (green) fuels**
- **Beautify streetscape**
- **Provide public/civic open space**
- **Create space for local “makers” and retail**
- **Consolidate & mask vehicle storage at rear by cemetery**
- **Coordinate with development along New York Ave**
- **Improve water quality by capturing stormwater**
- **Improve air quality by minimizing building/vehicle emissions**

3c

Master Planning Best Practices



What could a world-class public works campus look like?...

Case Study 1 Brooklyn Navy Yard



Case Study 2 Philadelphia Navy Yard



Master Planning Best Practices

Transforming West Virginia Municipal Campus



- Improved air quality
- Increased foot traffic to enliven the area and support retail
- Increased daytime employment, as well as 24-7 presence

Transforming New York Avenue/ WVA Triangle



Reconnecting Ivy City



Next Steps...



- **Tonight's Open House**
 - Seek Community Vision and Strategies
 - Campus Edges, West Virginia Ave frontage
- **June: Community Office Hours**
- **July-August: Community Focus Groups**
 - Please sign up if interested in participating
- **Sept / Oct: Open House #2**
 - Campus Design Alternatives

- **More in future phases...**

After the Master Plan is complete...

- Environmental Assessment ~ 2016
- Government Approvals ~ 2017
- Engineering & Design ~ 2018
- Construction ~ 2019-2020

Questions + Input?





Thank You!