BEFORE THE BOARD OF ZONING ADJUSTMENT
OF THE DISTRICT OF COLUMBIA

Re: Application of Government of the District of Columbia, Department of Human Services

BZA Application No. 16859
Hearing: April 16, 2002
ANC 5B

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STATEMENT OF THE APPLICANT

I. Nature of Relief Sought

This is an application by the Government of the District of Columbia, Department of Human Services [Youth Services Administration], pursuant to 11 DCMR 3104.1 for a special exception to establish a community service center under section 334, and pursuant to 11 DCMR 3103.2, a variance from the off-street parking requirements under subsection 2101.1,[1/] a variance from the lot occupancy requirements under section 403,[2/] and use

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[1/] The off-street parking variance was not included in the Zoning Administrator's January 22, 2002 Referral Memorandum to the Board. See Exhibit A. After accepting the Application, the Board's staff added the off-street parking variance. There are no off-street parking and loading requirements specifically applicable to this proposal. Therefore, the Zoning Administrator referred a determination of the appropriate level of off-street parking and loading to the Board as part of its review of this Application.

[2/] The District believes that the lot occupancy variance advertised is unnecessary. The Zoning Computations prepared by the Zoning Administrator and attached to his January 22, 2002 Referal Memorandum to the Board contains a typographical error. Exhibit A. The Lot Area is incorrectly listed as 103,680 square feet, not 130,680 square feet as actually provided. Based on the

BZA
Case No. 16859
Exhibit No. 25

Board of Zoning Adjustment
District of Columbia
CASE NO.16859
EXHIBIT NO.25A1

variance to allow the establishment of a temporary[3/] youth detention center having 80 youths (beds) and 80 staff under subsection 330.5, in an R-4 District at premises 1000 Mount Olivet Road, N.E. (Square 4039, Parcel 141/71).

II. Jurisdiction

The Board has jurisdiction to grant the requested special exception and variance relief pursuant Sections 3104.1 and 3103.2 of the Zoning Regulations. The District's clear satisfaction of its burden of proof is set forth below.

III. Background of the Application

A. History of Receiving Home Site and Court-Ordered Requirements

The Government of the District of Columbia is under Court direction in the longstanding *Jerry M.* case to construct a new state-of-the-art youth detention facility within the boundaries of the City in order to replace the Receiving Home for Children ("Receiving Home") which was located at this site for more than forty (40) years. In addition to its legal obligation to establish this facility which is already many years behind

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actual Lot Area, the maximum permitted Lot Occupancy is 52,272 square feet (40% x 130,680 square feet). As proposed, this project has a Lot Occupancy of 43,845 square feet which is less than thirty-four percent (34%).

3/ The proposed youth detention facility will be permanent, but the youth will be detained at this location on a temporary basis as more fully described in this Statement.

schedule, the District is seeking to meet the critical needs of the City youth served, comply with industry standards and obtain accreditation from the American Correctional Association ("ACA"). Over the last fifteen years, the District has been ineligible for $110 to $120 million in federal grants because its youth detention facilities did not meet industry standards and were not ACA accredited.

Currently, the District has no youth detention facilities within the City. The Oak Hill Youth Center, located in Laurel, Maryland, is the only District of Columbia-operated youth detention facility. As a result, Oak Hill is forced to commingle pre-trial detainees with committed youth offenders which is legally prohibited. The Cedar Knoll Center, the only other such youth facility, was closed as part of the consent decree in the *Jerry M.* case.

In 1945, the District obtained ownership of this site and in the 1950s began operating the Receiving Home as a detention facility for youths. The youth population of the Receiving Home was as high as 110 at various times during its operation and was found to be in violation of law for its deteriorated and functionally obsolete condition, overcrowded dormitory-style housing, and lack of basic services. The Receiving Home was closed under court supervision in 1995 and the building

demolished in 2000 because it was neither efficient nor economically feasible to attempt to renovate this deteriorated and obsolete facility.

Originally, the District believed that construction of a new youth detention facility at this site was permitted as a matter-of-right. Only when it filed for a building permit in December 2001, was it established that zoning relief was required from the Board.

B. The Site

The former Receiving Home site is located at 1000 Mount Olivet Road, N.E. across the street from the campus of Gallaudet University. The site has a lot area of 130,680 square feet (or approximately 3.0 acres) and is zoned R-4. See Zoning Map, Exhibit B. The adjacent properties have less restrictive zoning. To the east, an apartment complex is zoned R-5-A. To the north, warehouse and other abandoned buildings are zoned C-M-1 and C-M-2 to New York Avenue and M on the north side of New York Avenue and the railroad tracks. See Exhibit B.

C. Proposed Youth Detention Facility and Community Service Center

This project has been developed and designed over many years with direct court supervision and guidance and with the participation of a long list of "Stakeholders", arising out of the *Jerry M.* case, as well as, the general public and the

community. A list of the current Stakeholders is attached as Exhibit C. The facility to be constructed will be three-stories and contain approximately 104,000 square feet of space. Sixty-five (65) off-street parking spaces will be provided for staff and visitors and loading facilities at the rear of the building. See Design Plans, Exhibit D.

The youth detention facility will have eighty (80) beds in individual rooms as mandated by the *Jerry M.* Consent Decree. Pre-trial detained youth from the ages of eleven (11) to not more than twenty and a half (20½) will be served by this facility. No committed or convicted youth will be served or housed at this facility. Generally, youth will stay no more than twenty-one (21) to thirty (30) days at this facility until they are transferred to Oak Hill or another facility or released to their parents. Operation of the facility will involve a total staff of eighty (80) people working in three shifts, seven days a week. During the day shift, 38 to 40 personnel will be present at the facility.

Youth in the custody of the Metropolitan Police will be brought directly to the facility and enter through a self-contained vehicular sallyport. Upon entrance to the facility, the youth will be initially processed by the Metropolitan Police personnel. Currently, this initial processing occurs in the

basement of the central police processing at 501 C Street, N.W. and involves the prohibited commingling of adult and youth detainees.

Once processed by the Metropolitan Police, youth may be transferred within the building to the custody of the Youth Services Administration ("YSA"). Intake processing by YSA will include medical and drug screening, parental notification, provision of clothing and assignment to one of the eighty (80) individual rooms configured in eight (8) residential pods. For the first three days, youth will be kept in isolation until the results of their initial TB screening is received. After the initial three-day period, residents will earn progressively greater privileges. In addition to privileges, all residents will be provided: a) medical and dental services, b) a wide range of social services, c) educational services provided by District of Columbia Public School personnel, and d) recreational facilities.

At the request of the community, the District has incorporated a 5,000 square foot Community Service Center into the ground level of this facility. A large meeting room will be at the center of this facility with offices for a variety of District government social services and other service providers will be located immediately adjacent to and surrounding the

public meeting room. Additionally, neighborhood kids will be allowed to use the indoor recreational facilities (basketball court) on the second floor during designated hours. An exterior public entrance will be used for both visitors to the Community Service Center and the detention facility. Once inside the building and beyond a security checkpoint, separate entrances will be provided for the Community Service Center and the detention facility. No commingling of the neighborhood users of the Community Service Center or recreational facilities and the detained youth will be permitted. For security purposes and to minimize exterior impact, the proposed building is entirely self-contained. The building itself establishes the security perimeter. All activities will occur within the building perimeter, including interior courtyards for outdoor recreation and green space for the detained youth. Exterior lighting will be minimalized and the site perimeter will be landscaped and fenced for aesthetic, not security purposes. No activities will occur outside the building perimeter.

IV. Community Participation

Although this project was originally thought to be permitted as a matter-of-right and without opportunity for community participation, the Youth Services Administration engaged in an extensive community outreach program during the planning stages. Starting several years ago, YSA began meeting with community members, including Advisory Neighborhood Commission 5B, religious leaders, and residents to enlist their participation and input in the planning of this facility. While this outreach took many forms and achieved many results, it most notably produced the Community Service Center and recreational facilities sharing which were not part of the original planning for the youth detention facility. Through this process, YSA has been able to respond to community needs and provide resources and facilities in the neighborhood. This has added approximately $500,000 to the cost of constructing the facility and additional ongoing operational costs which YSA has agreed to absorb.

V. The District Meets The Test For the Requested Special Exception

Uses that are allowed by special exception are deemed compatible with other uses permitted in that particular zoning classification provided certain requirements are met. In reviewing applications for a special exception under the Zoning

Regulations, the BZA's discretion is limited to determining whether the proposed exception satisfies the relevant zoning requirements. If the prerequisites of the Regulations are satisfied, the Board ordinarily must grant the application. See, e.g., Bakers' Local Union No. 118 v. District of Columbia Board of Zoning Adjustment, 437 A.2d 176, 178 (D.C. 1981).

As set forth in greater detail below, approval of special exception relief in this case meets or exceeds all of the applicable requirements set forth in Section 334 and is in harmony with the general purpose and intent of the Zoning Regulations and Map and will not adversely affect the use and enjoyment of nearby properties.

Section 334.1 specifically provides:

> A community service center to accommodate organizations created for the purpose of improving social or economic well-being of the residents of the neighborhood in which the center is proposed to be located which may include but not be limited to centers for job training, family counseling, consumer cooperatives, and such other facilities as are similar in nature and purpose, shall be permitted in an R-4 district if approved by the Board of Zoning Adjustment in accordance with the conditions specified in [Section 3104] of chapter 31 of this title, subject to the provisions of this section.

As set forth below, the District's proposal satisfies the enumerated criteria under Section 334.

334.2 A community service center shall be located so that it is not likely to become objectionable to neighboring properties because of noise or other objectionable conditions.

Compliance: The Community Service Center is being provided in direct response to requests from the community and has been planned to be entirely self-contained within the facility and is unlikely to have any negative impact to the community. It is unlikely that the Community Service Center will create traffic, noise or other objectionable conditions. Given its neighborhood orientation, the Community Service Center is not likely to generate significant traffic because of the close proximity of the intended users. The Community Service Center has no outdoor facilities or activities and as result will not generate any exterior noise or be much noticed by anyone in the community.

The off-street parking and loading facilities are more than adequate to provide for the needs of the facility. Even during the peak day shift, parking will be available for every member of the staff, although it is unlikely that each person will drive and the availability of public transportation. During the day shift, at least 20-25 parking spaces will be available for visitors which greatly exceeds the demand anticipated. During the second and third shifts, fewer staff will be on duty and

fewer visitors are likely. The loading facilities can accommodate the limited number of deliveries expected.

334.3 No structural changes shall be made except those required by other municipal laws or regulations.

Compliance: Unlike reuse of an existing structure, the Community Service Center has been designed specifically for this purpose and incorporated into the overall construction project. No other building or property will be affected or involved.

334.4 The use shall be reasonably necessary or convenient to the neighborhood in which it is proposed to be located.

Compliance: The Community Service Center was designed and developed specifically in response to requests from and with input from the community itself. The use is located in order to conveniently serve the residents of the neighborhood.

334.5 A community service center shall not be organized for profit, and no part of its net income inures to the benefit of any private shareholder or individual.

Compliance: The Community Service Center will be made available to the community at no charge and will be operated and financed by the Youth Services Administration. No profit is

sought or will be achieved through operation of this community resource.

VI. The District Meets the Test For The Requested Area Variance Relief

Under D.C. Code § 5-424(g)(3) and 11 DCMR 3103.2, the Board is authorized to grant an use variance where it finds that three conditions exist:

> (1) the property is unique because, *inter alia*, of its size, shape or topography; (2) the owner would encounter undue hardship if the zoning regulations were strictly applied; (3) the variance would not cause substantial detriment to the public good and would not substantially impair the intent, purpose and integrity of the zoning plan.

Palmer v. Board of Zoning Adjustment, 287 A.2d 535, 542 (D.C. 1972), *French v. District of Columbia Board of Zoning Adjustment*, 658 A.2d 1023, 1035 (D.C. 1995), *quoting Roumel v. District of Columbia Board of Zoning Adjustment*, 417 A.2d 405, 408 (D.C. 1980). *See, also, Capitol Hill Restoration Society, Inc. v. District of Columbia Board of Zoning Adjustment*, 534 A.2d 939 (D.C. 1987).

A. Unique Property History and Conditions

This site is unique for several critical reasons. First, for almost 50 years the property was used as a youth detention facility which was only discontinued because of the building's deteriorated and obsolete condition and in direct response to

Court-imposed directions which the existing facility could not satisfy. This site's size is also a critical factor in how it can or cannot be reasonably be used. With almost three acres of land, the property, as zoned R-4, is too large and not well-suited for almost any other permitted non-institutional use. Also, this property has been identified as the most appropriate District-owned and available property for this specific use as youth detention facility.

As set forth in the Environmental Assessment and Findings of No Significant Impact "Environmental Assessment") (Exhibit E) prepared for the Youth Services Administration and provided to the U.S. Department of Justice, Office of Justice Programs, Corrections Program, it was determined that at least two other potential sites (D.C. Village Site and Independence and 19th Street, S.E.), did not meet one or more of the criteria necessary to proceed further, including minimum developable acreage, appropriate zoning and land use, and site control.

Finally, this site's location is unique because it offers critical elements specifically required for the youth detention facility. First, it is centrally located within the City in order to provide reasonably convenient access for District resources, law enforcement personnel, and the families of the detained youth. The Environmental Assessment points out that

this site is well served by public transportation, including access to Metrorail within one mile and numerous Metrobus routes. Second, this site is in close proximity and conveniently accessible to the Courts system which is a critical participant in the youth detention process. Third, this site affords almost immediate access to New York Avenue which is a direct route for the twenty-four mile trip to the Oak Hill Center where youth are transferred to on a routine basis.

B. Undue Hardship

If strictly enforced, the R-4 zoning of this property would prevent all reasonable and historic uses of the property by the District. When originally constructed, the current Zoning Regulations (1958) had not been enacted and the Receiving Home was a permitted use. Now, the R-4 district permits only a very limited number of residential (single-family dwelling, row dwelling, flat, rooming or boarding house) and a very limited number of institutional uses (including a child/elderly development center, museum, hospital, sanitarium, or clinic for humans) which are not appropriate for a three-acre site or for use by the District. The limited potential for a permitted use of the site is further undermined by jurisdiction of the property being with the Youth Services Administration. If the youth detention facility is not approved, it is likely that this site

will remain vacant and unused for an extended period of time.

C. Community Benefit and Integrity of Zoning Map and Regulations

The proposed youth detention facility and Community Service Center will provide direct benefits to the community as well as achieves critical city-wide legal requirements for providing facilities and services to City youth. The community and a broad list of Stakeholders participated in the planning process and have achieved the objectives of providing a safe and secure youth detention facility and related services while at the same time responding to the needs of the community without creating objectionable conditions or negative impacts. The Environmental Assessment considered a wide-range of issues and potential impacts and, as a result, made a finding of no significant impact and recommended that no environmental impact statement be prepared.

The proposed youth detention facility is a continuation of a longstanding use at this site and is not inconsistent with the Zoning Regulations and Zoning Map. The R-4 zone permits a number of institutional youth residential facilities either as a matter-of-right or by special exception approved by the Board. Generally, these uses are limited in scale in keeping with the smaller size of properties and the general residential character

of the R-4 zone. In the case of this site, however, the surrounding uses are not single-family residential, but larger scale institutional/educational uses such as Gallaudet University, isolated higher density multi-family housing and industrial uses. Granting this use variance would recognize and adopt the unusual circumstances and history of this property without undermining the integrity or purpose of the existing zoning Regulations and Map.

VII. Exhibits Submitted in Support of the Application

Exhibit A: Zoning Administrator's Referral Memorandum and Computations dated January 22, 2002.

Exhibit B: Zoning Map.

Exhibit C: List of Stakeholders.

Exhibit D: Design Plans.

Exhibit E: Environmental Assessment (Text only).

VIII. Witnesses

The following witnesses will testify in support of this Application:

1. Ms. Carolyn Graham, Deputy Mayor for Children, Youth and Families

2. Ms. Gayle Turner, Administrator, Youth Services Administration

3. Mr. Ira Holland, Correctional Institution Administrator, YSA

4. Mr. Scott Hemlock, HOK, Project Architect

5. Mr. Rhett Wade, M.C. Dean, Security Consultants

6. Mr. Michael W. Brown, Project Manager

IX. Conclusion

The District has satisfied its burden of proof for the requested special exception. Further, as a result of the exceptional circumstances of the subject property, strict application of the Zoning Regulations will impose an undue hardship and granting the requested use variance will have a substantial benefit to the community and general public without undermining the integrity of the Zoning Regulations or Zoning Map.

Respectfully submitted,

GREENSTEIN DELORME & LUCHS, P.C.

By: _____
John Patrick Brown, Jr.

By: _____
Lyle M. Blanchard

Counsel for Applicant

April 2, 2002

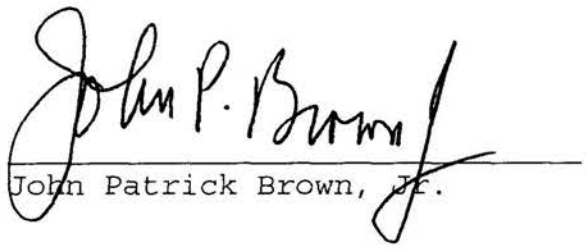
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CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a copy of the foregoing Statement of the Applicant was mailed, first-class, postage prepaid, this 2nd day of April 2002, to:

Advisory Neighborhood Commission 5B
Fifth District Police Station
1355 New York Avenue, N.E.
Washington, D.C. 20002

Mr. Arthur Jackson
Office of Planning
801 North Capitol Street, N.E.
Fourth Floor
Washington, D.C. 20002



John Patrick Brown, Jr.

179749

A

GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS

Building and Land Regulation Administration
Office of the Zoning Administrator

January 22, 2002

MEMORANDUM

TO: Board of Zoning Adjustment

FROM: Toye Bello, Acting
Zoning Administrator

SUBJECT: Proposed Construction of a new Temporary Youth Detention Center/Community service Center located at premises 1000 Mount Olivet Road, N.E., Lot(s) Parcel 141/71, in Square , Zoned R-4

Review of plans for the proposed new construction at the above subject premises indicates that the Board of Zoning Adjustment approval is required as follows:

1. Variance from the use provisions of Section 330.5 to allow establishment of a temporary youth detention center for 80 beds and 80 staff in an R-4 zone. (Section 3103.2)

2. Variance from the percentage of lot occupancy limitation of Section 403.2 for a non-residential structure in an R-4 Zone. (Section 3103.2)

3. Special exception pursuant to Section 334.1 to allow establishment of a Community Service Center in the residential R-4 zone district. (Section 3104.1)

TB/ee

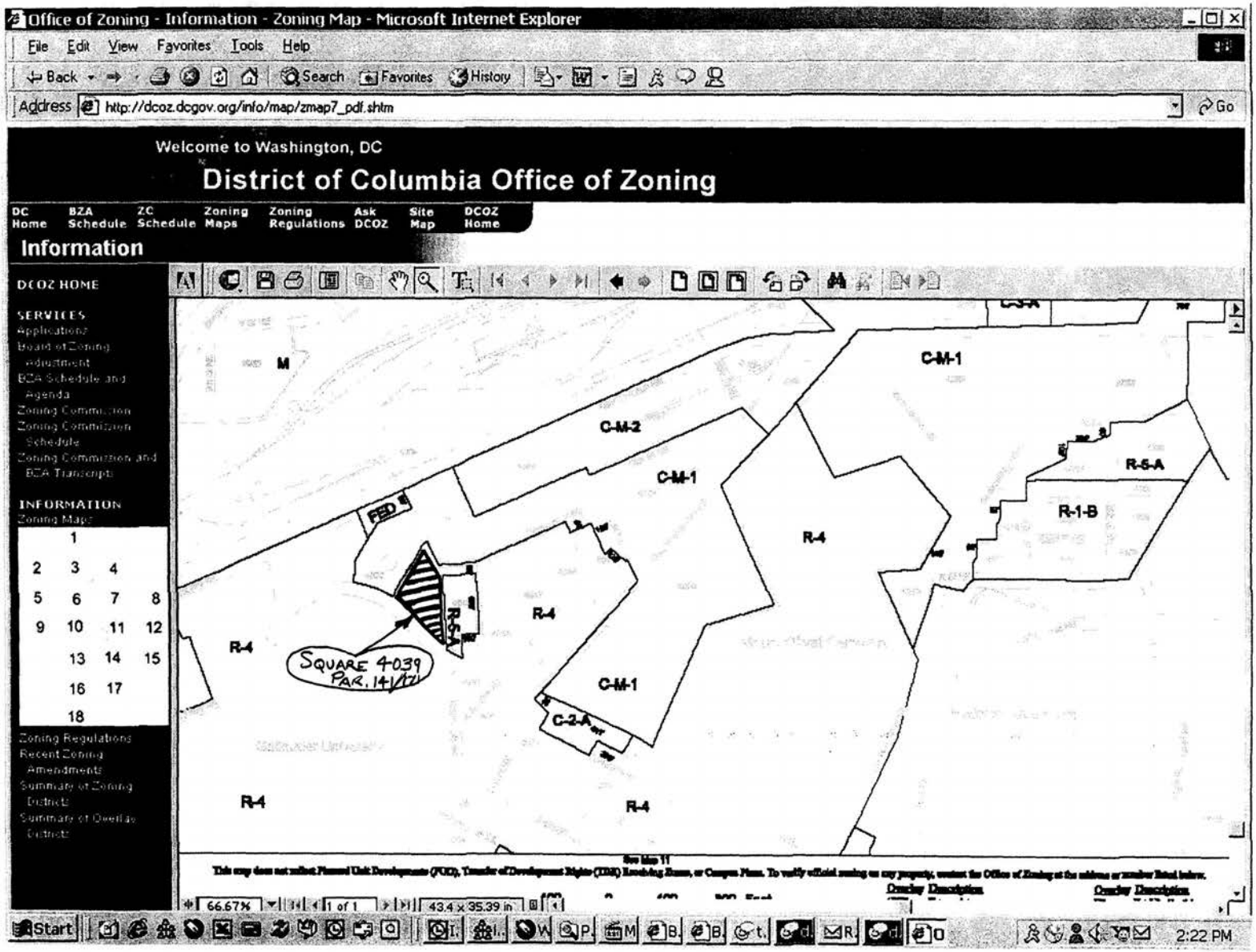
NOTES AND COMPUTATIONS

ADDRESS: **100 Mount Olivet Road, N.E.** LOT(S): **Parcel 141/71** SQUARE:

ZONED: **R-4**

	REQUIRED	ALLOWED	PROVIDED	VARIANCE
LOT AREA	1,800 Sq. Ft.		103,680 Sq. Ft.	
LOT WIDTH	18'		218'+	2,373 Sq. Ft. (2.2%)
LOT OCCUPANCY (40%)		41,472 Sq. Ft.	43,845 Sq. Ft.	2,373 Sq. Ft. (2.2%)
FLOOR AREA RATIO ()		N/P		
PARKING SPACES	BZA		65	
LOADING BERTHS	BZA		1 Loading Berth	
FRONT YARD	N/P		N/A	
REAR YARD	20'		20'+	
SIDE YARD	N/P		N/A	
COURT, OPEN	11.83		18'	
COURT, CLOSED	N/A		N/A	




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SERVICES
Applications
Board of Zoning Adjustment
BZA Schedule and Agenda
Zoning Commission
Zoning Commission Schedule
Zoning Commission and BZA Transcripts
INFORMATION
Zoning Maps
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Zoning Regulations
Recent Zoning Amendments
Summary of Zoning Districts
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PAR. 141/171
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Overlay Description
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New Youth Services Center
Stakeholders

Member	Title/Agency	Address	Phone	Fax
Alexander, Elizabeth	Plaintiff's Attorney	633 Indiana Ave, NW		
Allen, Sandy	Chairman, Committee on Human Services	Wilson Bldg, Ste. 408	202 724-8045	202 724-8055
Ambrose, Sharon	DC Councilmember, Ward 6	Wilson Bldg, Ste. 102	202 724-8072	202 724-8054
Battle, Michael	Councilmember's Allen's Officer		202 724-8064	202 724-8055
Boykin, Valerie	Youth Services Admin	450 H Street, NW 9th Floor	202 724-5071	202 727-1067
Brown, Erika	Youth Services Admin	Central Admin Bldg	240-456-5000	301 497-8510
Colvin, Carolyn	Director, DHS	801 East Bldg, St. E's Campus	202 279-6002	202 279-6014
Cropp, Linda	Council Chair	Wilson Bldg, Ste. 504	202 724-8032	202 724-8085
Douglas, Compton	JGA	Wilson Bldg, Ste. 327	202 727-6552	202 727-1617
Escarcega, Alex	Juvenile Services Admin	320 First St., NW Bldg 400, 2nd Fl., WDC 20534	202 305-8909	202 307-2376
Evans, Jack	Chair Pro Tempore	Wilson Bldg, Ste. 106	202 724-8058	202 727-9878
Ferren, John	Corporation Counsel	441 4th St,	202 727-6248	202 727-9656
Gandhi, Natwar M.	Chief Financial Officer	Wilson Bldg, Ste. 209	202 727-2476	202 727-1643
Gentle, Trisha	JGA	Wilson Bldg, Ste. 327	202 724-7216	202 727-1617
Golden, Olivia	Director		202 442-6001	
Graham, Carolyn	Dpty Mayor for Children, Youth & Families	Wilson Bldg, Ste. 307	202 727-8001	202 727-0246
Gray, Pam	Plaintiff's Attorney	633 Indiana Ave, NW	202 628-1200	202 626-0784
Green, Virgil L.	OPM/CCSA/PM		202 671-2804	202 671-0648
Hamilton, Eugene	DC Superior Court	500 Indiana Ave, NW #5520	202 879-1600	202 879-7830
Harris, Emerson	Consortium for Youth Svc	300 I St., NE, Ste. 106 WDC 20002	202 548-0553	202 547-1857
Holland, Ira	Correctional Inst. Admin.	Central Admin Bldg	240 456-5000	301 497-8510
Kellums, Margaret	Dpty Mayor for Public Safety & Justice	Wilson Bldg, Ste. 327	202 727-4036	
Knisley, Martha	Director, DMH	77 P Street, NW 4th Floor	202 673-2200	202 673-3433
Koskinen, John	Chief Management Officer	Wilson Bldg, Ste. 310	202 727-3432	202 727-9878
Lewis, Michael	Jerry M. Monitor	1666 Conn. Ave. Ste. 500	202 328-1666	202 328-9162
Love, Rick	Corporation Counsel	441 4th St,	202 724-6635	202 727-0431
McAllister, Moses	DC Superior Court	409 E Street, NW Bldg. B Rm 205	202 508-1800	202 508-1603
Mitchell-Rankin, Zinora	DC Superior Court	500 Indiana Ave, NW #2420	202 879-7846	202 879-0136
O'Connor, Edna	Oak Hill Academy	Oak Hill Youth Center	240 456-5089	301 725-3132
Orange, Vincent	Council Ward 5	Wilson Bldg, Ste. 108	202 724-8028	202 724-8076
Overton, Lillian	Chief, MPD Youth Div	1700 R I Ave., NE 20018	202 576-6768	202 576-6561
Patterson, Kathleen	Council Ward 3	Wilson Bldg, Ste. 107	202 724-8062	202 724-8118
Perkins, George	Deputy Administrator	Oak Hill Youth Center	240 456-5255	301 497-8324
Rodgers, Stacy	Deputy Director, DHS	801 East Bldg, St. E's Campus	202 279-6002	202 279-6014
Scott, Paula	Plaintiff's Attorney	633 Indiana Ave, NW		
Stennet, Chris	Dev. & Mod Admin	1133 N. Capitol St. NE #242	202 535-2729	202 535-1102
Turner, Gayle	Administrator, YSA	Central Admin Bldg	240 456-5000	301 497-8510
Vance, Paul	Superintendent, DCPS	825 North Capitol Street, NW, 9th Floor WDC 20002	202 724-4222	202 724-8855





PARTITION KEY

- SMOKE BARRIER / 2-HOUR RATED HORIZONTAL EGRESS
- SMOKE BARRIER (1-Hour Rated)
- SMOKE TIGHT
- 2-HOUR FIRE-RATED PARTITION
- 1-HOUR FIRE-RATED PARTITION

LEGEND

- PEOPLE — OCCUPANT LOAD
- X = ACTUAL # OF PEOPLE USING EXIT; Y = # OF PEOPLE ALLOWED BY CALCULATION
- FIRE EXTINGUISHER CABINET

YOUTH SERVICES CENTER

District of Columbia

FINAL CONTRACT SET

ISSUED: DEC. 14, 2001

HELLMUTH, OBATA + KASSABAUM, PC
3229 Grace Street NW
Washington DC 20007
Main: 202 338 3700
Fax: 202 338 8600

Hensel Phelps Construction Co.
4427 Brookfield Corporate Drive, Ste. 207
Chantilly, VA 20151
Main:703 830 5200 Fax: 703 802 1000

1050 U Street, NW
Washington, DC 20009
Tel: 202 462 1062
Fax: 202 462 1062

Proj. No.: 99-0329-001

Sheet Title: FIRE RATING AND EGRESS PLANS Basement Level

Drawn By: HOK

No.	Description	Date	App.

YOUTH SERVICES CENTER
District of Columbia

FINAL CONTRACT SET

ISSUED: DEC. 14, 2001

HELLMUTH, OBATA + KASSABAUM, PC
3235 Grace Street NW
Washington DC 20007
Main: 202 338 6700
Fax: 202 338 8800

Hensel Phelps Construction Co.
4427 Brookfield Corporate Drive, Ste. 207
Chantilly, VA 20151
Main: 703 828 3200 Fax: 703 802 1080

1808 U Street, NW
Washington, DC 20009
Tel: 202 462 1080
Fax: 202 462 1082

Proj. No.:
99-0329-001

Sheet Title:
FIRE RATING AND EGRESS PLANS
First Level

PARTITION KEY

- SMOKE BARRIER / 2-HOUR RATED HORIZONTAL EGRESS
- SMOKE BARRIER (1-Hour Rated)
- SMOKE TIGHT
- 2-HOUR FIRE-RATED PARTITION
- 1-HOUR FIRE-RATED PARTITION

LEGEND

- # PEOPLE BASED ON AREA — OCCUPANT LOAD
- X = ACTUAL # OF PEOPLE USING EXIT; Y = # OF PEOPLE ALLOWED BY CALCULATION
- FIRE EXTINGUISHER CABINET



No.	Description	Date	App.

YOUTH SERVICES CENTER
District of Columbia

FINAL CONTRACT SET

ISSUED: DEC. 14, 2001

HILLMUTH, OBATA + KASSABAUM, PC
1023 Grace Street NW
Washington DC 20007
Main: 202 339 8700
Fax: 202 339 8800

Hensel Phelps Construction Co.
4427 Brookfield Corporate Drive, Ste. 207
Chantilly, VA. 20151
Main:703 828 3200 Fax: 703 802 1580

1808 U Street, NW
Washington, DC 20009
Tel: 202 462 1062
Fax: 202 462 1062

Proj. No.:
99-0329-001

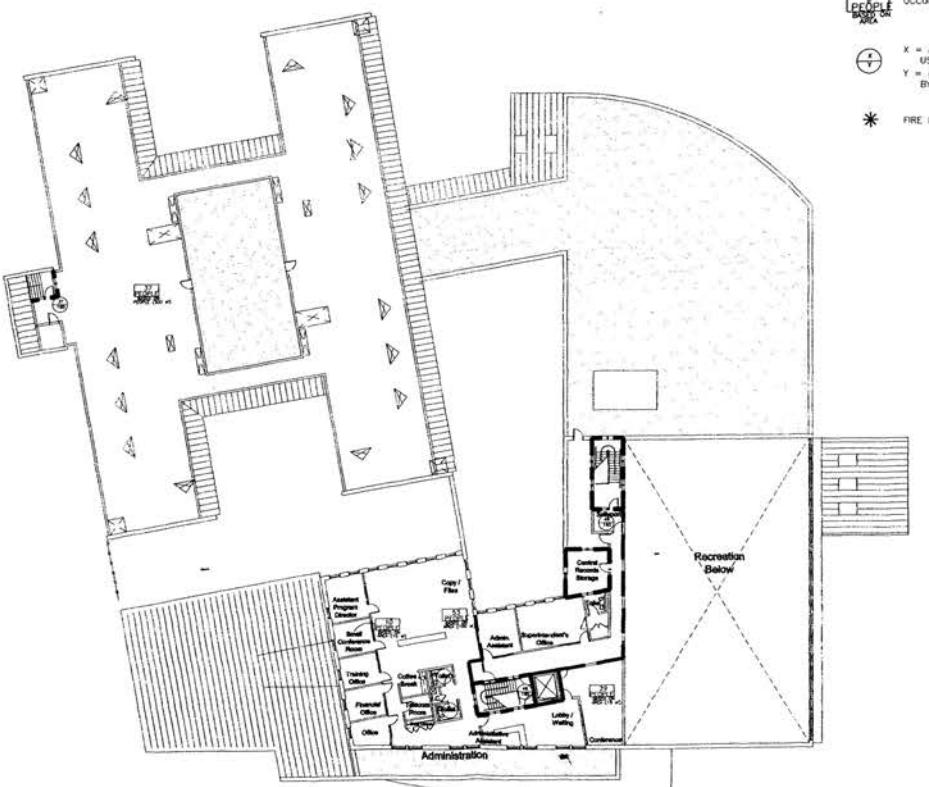
Sheet Title:
FIRE RATING AND EGRESS PLANS
Second Level

PARTITION KEY

- SMOKE BARRIER / 2-HOUR RATED HORIZONTAL EGRESS
- SMOKE BARRIER (1-Hour Rated)
- SMOKE TIGHT
- 2-HOUR FIRE-RATED PARTITION
- 1-HOUR FIRE-RATED PARTITION

LEGEND

- PEOPLE BASED ON AREA — OCCUPANT LOAD
- X = ACTUAL # OF PEOPLE USING EXIT
  Y = # OF PEOPLE ALLOWED BY CALCULATION
- FIRE EXTINGUISHER CABINET



No.	Description	Date	App.

YOUTH SERVICES CENTER
District of Columbia

FINAL CONTRACT SET

ISSUED: DEC. 14, 2001

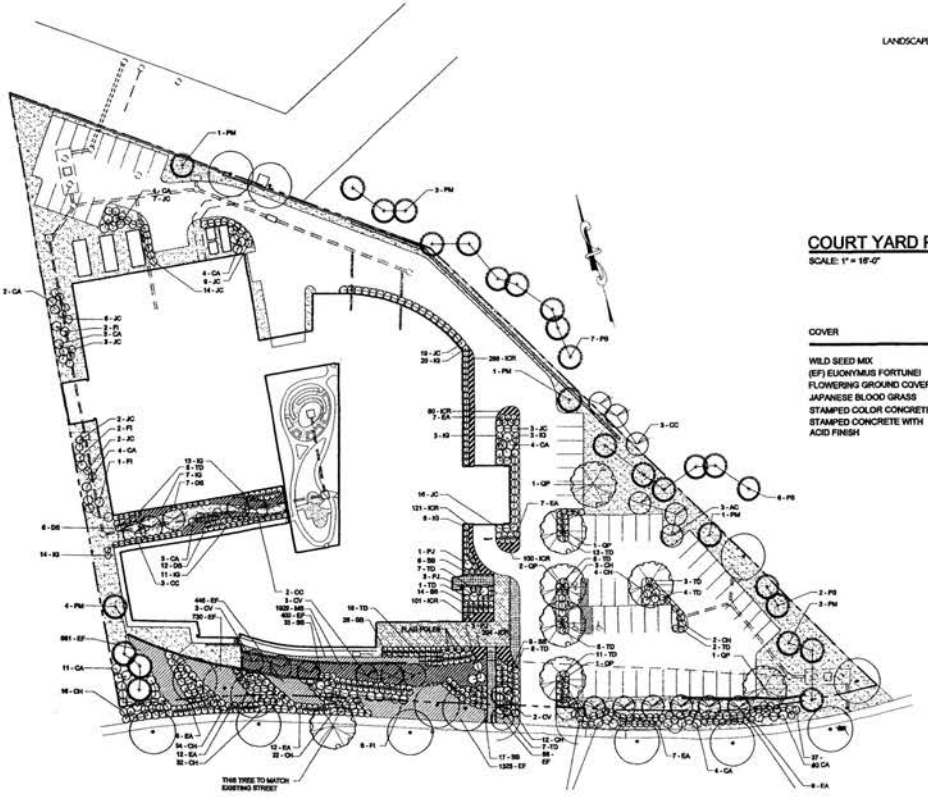
HELMUTH, OBATA + KASSABAUM, PC
3233 Grace Street NW
Washington DC 20007
Main: 202 338 6700
Fax: 202 338 8900

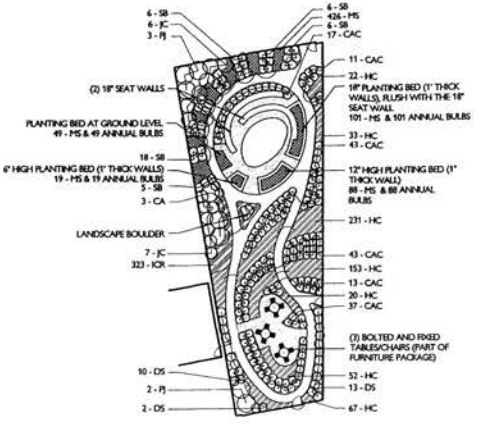
Hensel Phelps Construction Co.
4437 Brookfield Corporate Drive, Ste. 207
Chantilly, VA 20151
Main:703 818 2000 Fax: 703 802 1690

JANE LYNCH CONSULTING, LLC
1505 U Street, NW
Washington, DC 20009
Tel: 202 462 1062
Fax: 202 462 1062

Proj. No.:
99-0329-001

Sheet Title:
FIRE RATING AND EGRESS PLANS
Third Level





COURT YARD PLANTING DESIGN

SCALE: 1" = 16'-0"

COVER	AREA (FT SQ.) / UNITS
WILD SEED MIX	27,300 FT SQ.
(EF) EUONYMUS FORTUNEI	8,750 UNITS (4" POTS)
FLOWERING GROUND COVER	2,171 (4" POTS)
JAPANESE BLOOD GRASS	440 (4" POTS)
STAMPED COLOR CONCRETE	1,280 FT SQ.
STAMPED CONCRETE WITH ACID FINISH	780 FT SQ.

No.	Description	Date	App.

YOUTH SERVICES CENTER
District of Columbia

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1908 U Street, NW
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Proj. No.:
99-0329-001

Sheet Title:

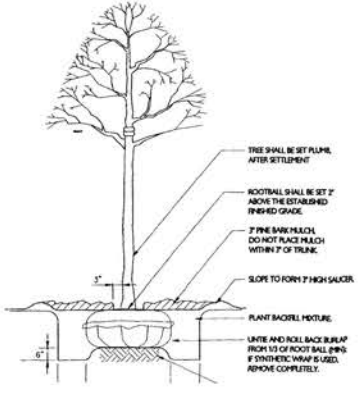
LANDSCAPE PLAN

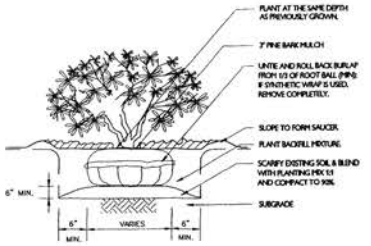
TING SCHEDULE

	SYMBOL	BOTANICAL NAME	COMMON NAME	QUANTITY	SIZE	HEIGHT	ROOT	REMARKS
TREES								
	ONE STREET TREE TO MATCH SPECIES OF EXISTING STREET TREE AS NOTED ON THE LANDSCAPE PLAN			1	2 1/2" CAL.	13'-15'	B & B	
	QP	QUERCUS PALUSTRIS	PIN OAK	7	2 1/2" CAL.	13'-15'	B & B	
ENTAL TREES								
	AC	AMELANCHIER CANADENSIS	SHADBLOW SERVICEBERRY	5		10'	B & B	MULTI STEM
	CC	CERCIS CANADENSIS	EASTERN REDBUD	11	2" CAL.	10'	B & B	
	CV	CRATAEGUS VIRIDIS 'WINTER KING'	WINTER KING HAWTHORN	15	2"-2 1/2" CAL.	10'-12'	B & B	
EEN TREES								
	PM	PSEUDOTSUGA MENZIESII	DOUGLAS FIR	14	8'-10'		B & B	
	PS	PINUS STROBUS	WHITE PINE	15	8'-10'		B & B	
S								
	CA	CORNUS ALBA 'SIBIRICA'	SIBIRICA DOGWOOD	53	18"-24" MIN.		CONT.	
	CAC	CLETHRA ALNIFOLIA 'COMPACTA'	COMPACT SUMMERSWEET CLETHRA	164	18"-24" MIN.		CONT.	
	CH	COTONEASTER HORIZONTALIS	ROCKSPRAY COTONEASTER	128	24" MIN.		CONT.	
	DS	DICENTRA SPECTABILIS	COMMON BLEEDING HEART	50	12"		CONT.	
	EA	EUONYMUS ALATUS 'COMPACTA'	DWARF WINGED EUONYMUS	62	3'-3 1/2' HT.		CONT.	
	FI	FORSYTHIA x INTERMEDIA	BORDER FORSYTHIA	11		24"	CONT.	
	IG	ILEX GLABRA 'COMPACTA'	DWARF INKBERRY	76		24"	CONT.	
	JC	JUNIPERUS CHINENSIS 'PFITZERIANA AUREA'	PFITZER AUREA JUNIPER	130			B & B	
	PJ	PIERIS JAPONICA	JAPANESE PIERIS	12		36"	CONT.	
	SB	SPIRAEA x BUUMALDA 'GOLDFLAME'	GOLDFLAME SPIRAEA	146	18"-24" MIN.		CONT.	
	TD	THUJOPSIS DOLOBRATA 'NANA'	NANA ARBORVITAE	90	18"-24" MIN.		B & B	
DCOVERS & VINES								
	ICR	IMPERTA CYLINDRICA RUBRA	JAPANESE BLOOD GRASS	1215	4" POTS			12" O.C.
	EF	EUONYMUS FORTUNEI 'COLORATUS'	PURPLELEAF WINTERCREEPER	3482	4" POTS			
	MS	MYOSOTIS SCORPIOIDES SEMPERFLORENS	TRUE FORGET-ME-NOT	2612	4" POTS			8" O.C.
	HC	HOUTTUYNIA CORDATA 'VARIEGATA'	CHAMELEON PLANT	578	4" POTS			12" O.C.

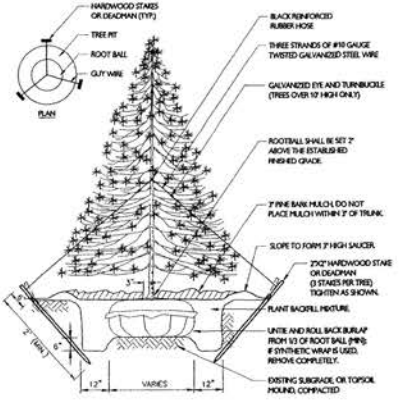
PLANTING NOTES:

- INSPECT SITE PRIOR TO BEGINNING OF PLANTING OPERATIONS AND NOTIFY CONTRACTING OFFICERS REPRESENTATIVE (COR) OF ANY DISCREPANCIES OR CONDITIONS THAT WOULD PREVENT HEALTHY GROWTH OF PLANT MATERIAL.
- COORDINATE PLANTING INSTALLATION WITH COR AND OTHER TRADES TO PREVENT CONFLICT WITH ONGOING CONSTRUCTION ACTIVITIES.
- IF ANY DISCREPANCY OCCURS BETWEEN THE QUANTITIES CALLED FOR ON THE PLANT LIST AND THOSE INDICATED ON THE PLAN, THE GREATER QUANTITY WILL GOVERN.
- IF SUBSTITUTIONS ARE NECESSARY (DUE TO LACK OF AVAILABILITY OF SPECIFIED PLANT) CONTRACTOR MUST REQUEST WRITTEN APPROVAL FROM COR, PRIOR TO PURCHASE OF MATERIAL.
- PLANTING MUST MEET SIZE SPECIFICATIONS HEIGHT, CALIPER AND SPREAD AS CALLED FOR IN THE PLANTING SCHEDULE. SIZES WILL MEET OR EXCEED MINIMUMS PER CODE.
- INSTALL SHRUB AND GROUNDCOVER MASSES SHOWN ON THE PLAN WITH STAGGERED SPACING UNLESS NOTED OTHERWISE.
- THE MASSING OF PLANT MATERIALS ON THE PLANS ILLUSTRATES THE DESIGN INTENT. HOWEVER, ACTUAL INSTALLATION MAY VARY DUE TO EXISTING FIELD CONDITIONS. CONTRACTOR MUST RECEIVE COR'S APPROVAL FOR REVISED LOCATIONS PRIOR TO INSTALLATION.
- PROVIDE AN EARTH RING ENCOMPASSING A 3' DIA. x 3" DEEP MULCHED AREA FOR EA. TREE (TYP.)
- MULCH SHRUB MASSES WITH HARD WOOD MULCH A MINIMUM OF 1" DEEP (TYP.)
- PLANTS ARE TO BE LOCATED BY SCALING OFF PLANS UNLESS OTHERWISE DIMENSIONED.

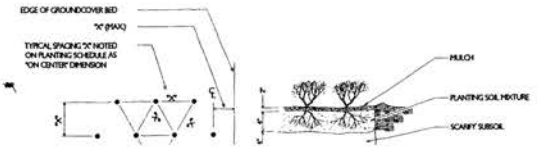




C SHRUB PLANTING
SCALE: NTS



B EVERGREEN TREE PLANTING
SCALE: NTS



No.	Description	Date	App.

YOUTH SERVICES CENTER
District of Columbia

FINAL CONTRACT SET

ISSUED: DEC. 14, 2001

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Tel: 202 462 1082
Fax: 202 462 1082

Proj. No.: 99-0329-001

Sheet Title:

LANDSCAPE DETAILS



ENVIRONMENTAL ASSESSMENT AND FINDING OF NO SIGNIFICANT IMPACT

Receiving Home for Children Site
(Proposed Location for Youth Services Center)
1000 Mount Olivet Road, NE
Washington, D.C.

OJP/CPO Reference Number DC-001

Prepared for:

District Of Columbia
Department Of Human Services
Youth Services Administration
8300 Riverton Court
Laurel, Maryland 20724

Prepared by:

Diversified Engineering & Architecture
&
VOGLEZON CONSULTING
900 Sero Estates Drive
Ft Washington, Maryland 20744
301-203-5056

ENVIRONMENTAL ASSESSMENT AND FINDING OF NO SIGNIFICANT IMPACT

DESCRIPTION OF ACTION

The proposed project would construct a new, 95,000 square-foot, state-of-the-art 80-bed center for detained youth at 1000 Mount Olivet Road in Northeast, Washington, DC. This site previously held the deteriorated and functionally obsolete detention center known as the Receiving Home for Children. The Youth Services Center will house three separate components designed to deal with the detained youth:

1. An 80-bed secure juvenile detention facility with related program and support functions
2. A Police Processing Center; and
3. A Community Services diagnostic/day-treatment center.

The U.S. Department of Justice, Office of Justice Programs, Corrections Program Office has determined that the construction of the Youth Services Center will not significantly affect the quality of the human environment. Less than significant impacts would occur to historic and archaeological resources, natural resources, water quality, air quality, utility services, transportation, noise, and land use. Therefore, it has been determined that the proposed project will not have a significant affect on the quality of the human environment and it is not expected that an Environmental Impact Statement will be prepared for this proposal.

PUBLIC NOTICE AND COMMENTS

The notice of availability of the draft Environmental Assessment and FONSI was published in the *Washington Post, Metro Section* on Sunday, January 28, 2001 and Monday, January 29, 2001. A period of thirty days was allowed for review and comments. No comments were received.

RECOMMENDATION

Based on this assessment and finding of no significant impact (FONSI), we recommend that no environmental impact statement be prepared.

Project Manager

Receiving Home for Children, Washington, DC
Environmental Assessment

CONTENTS

Section			Page
Summary			1
Section 1:	**Purpose of and Need for the Project**		2
1.1	Purpose of the Project		2
1.2	Need for the Proposed Action		2
Section 2:	**Alternatives**		3
2.1	Description of the Proposed Action/Preferred Alternative		3
	2.1.1 Functional Components		3
	2.1.2 Facilities		3
	2.1.3 Appropriateness of Preferred Alternative		4
2.2	No Action alternative		4
2.3	Other Alternatives Considered and Dismissed		5
Section 3:	**Environmental Impact**		9
3.1	Natural and Physical Environment		9
	3.1.1 Soils and Topography		9
	3.1.2 Water Quality		9
	3.1.3 Unique Natural Features		10
	3.1.4 Vegetation and Wildlife		10
	3.1.5 Threatened and Endangered Species		10
	3.1.6 Protection of Wetlands		11
	3.1.7 Air Quality		11
	3.1.8 Coastal Zone Management		12
	3.1.9 Wild and Scenic Rivers		12
	3.1.10 Flood Plain Management		12
	3.1.11 Hazardous Substances, Nuisances and Site Safety		13
		3.1.11.1 CERCLIS	13
		3.1.11.2 National Priorities Listing	13
		3.1.11.3 Asbestos	13
		3.1.11.4 Lead-Based Paint	13
		3.1.11.5 Thermal/Explosive Hazards	13
		3.1.11.6 Airport Clear Zones	14
	3.1.12 Noise		14
	3.1.13 Farmland Protection		15
	3.1.14 Energy Impacts		15

Section			Page
3.2	Social Environment		16
	3.2.1	Land Use	16
	3.2.2	Displacement	16
	3.2.3	Health Care	16
	3.2.4	Education	16
	3.2.5	Public Safety	17
	3.2.6	Environmental Justice in Minority and Low-Income Populations	17
3.3	Cultural Environment		18
	3.3.1	Historic Preservation	18
	3.3.2	Archeological Resources	18
3.4	Infrastructure and Waste Management		18
	3.4.1	Transportation	18
	3.4.2	Waste Management	19
3.5	Potential Effects of Construction Activities		19
	3.5.1	Particulate Matter	19
	3.5.2	Erosion and Pollution Control	19
	3.5.3	Water and Electricity	19
	3.5.4	Noise	19
3.6	Environmental Impacts and Mitigation Measures		20
3.7	State Environmental Policy Act		21
3.8	Intergovernmental Review		21
Section 4:	**Agencies and Persons Consulted**		**23**

APPENDICES

Appendix 1: Hazard Report
Appendix 2: Correspondence from the Department of the Interior
Appendix 3: Correspondence to & from the D.C. Dept. of Health
Appendix 4: FEMA Flood Insurance Rate Map
Appendix 5: EPA CERCLIS
Appendix 6: EPA National Priorities List
Appendix 7: SARA Title III List
Appendix 8: Noise Assessment Worksheets and Noise Contours
Appendix 9: Crime Data for District 5 Police Department
Appendix 10: Historic Clearance
Appendix 11: Public Notice of Availability of a FONSI
Appendix 12: Public Comments

SUMMARY

Introduction

The District of Columbia Department of Human Services, Youth Services Administration (YSA) develops and administers a citywide system of services for delinquency prevention and control that contributes to the protection of the community and the rehabilitation of youth. YSA proposes to construct a state-of-the-art Youth Services Center that provides a safe and secure environment for detained offenders, a police juvenile processing center, and a diagnostic/day-treatment center for detained youth. The facility is to be constructed in the District of Columbia on the site of the old Receiving Home for Children, a juvenile detention facility, which was closed in 1995 due to deteriorated conditions and was subsequently demolished in June 2000.

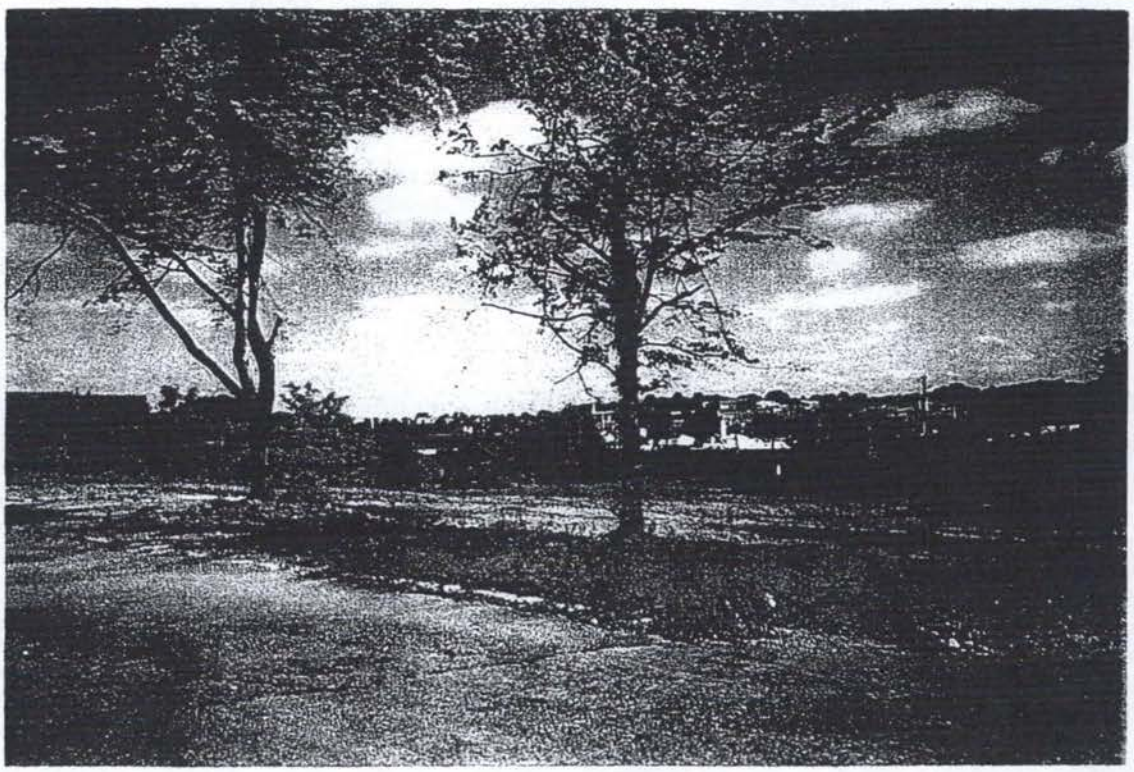
The proposed Youth Service Center is the subject of this Environmental Assessment (EA). The report has been prepared in accordance with the Office of Justice Programs/Corrections Program Office's *Program Guidance on Environmental Protection Requirements, March 1, 2000.* The *Guidance* has been prepared under the provisions of the National Environmental Policy Act of 1969 (NEPA) as amended, and the Council on Environmental Quality (CEQ) regulations implementing the NEPA [40 CFR 1500-1580].

The environmental issues addressed in this EA were identified through early public involvement; through consultations with local, state and federal agencies; and by the project team, which includes the YSA, the District of Columbia Housing Authority (DCHA), and contractor personnel who have had experience with projects of similar scope. Existing conditions and potential environmental impacts were determined.

History and Background

The Youth Service Administration is responsible for providing security, supervision, residential and community support services for committed and detained juvenile offenders and Juvenile Persons in Need of Supervision (PINS). Clients are involved in a variety of educational, therapeutic, recreational and cultural enrichment programs. YSA has adopted a holistic, family oriented approach, which emphasizes youth/parental responsibility. From 1986 to present, the District of Columbia has endeavored to create a juvenile justice system that meets the treatment needs and goals of the District's youth, as well as, meets the industry juvenile justice standards and best practices.

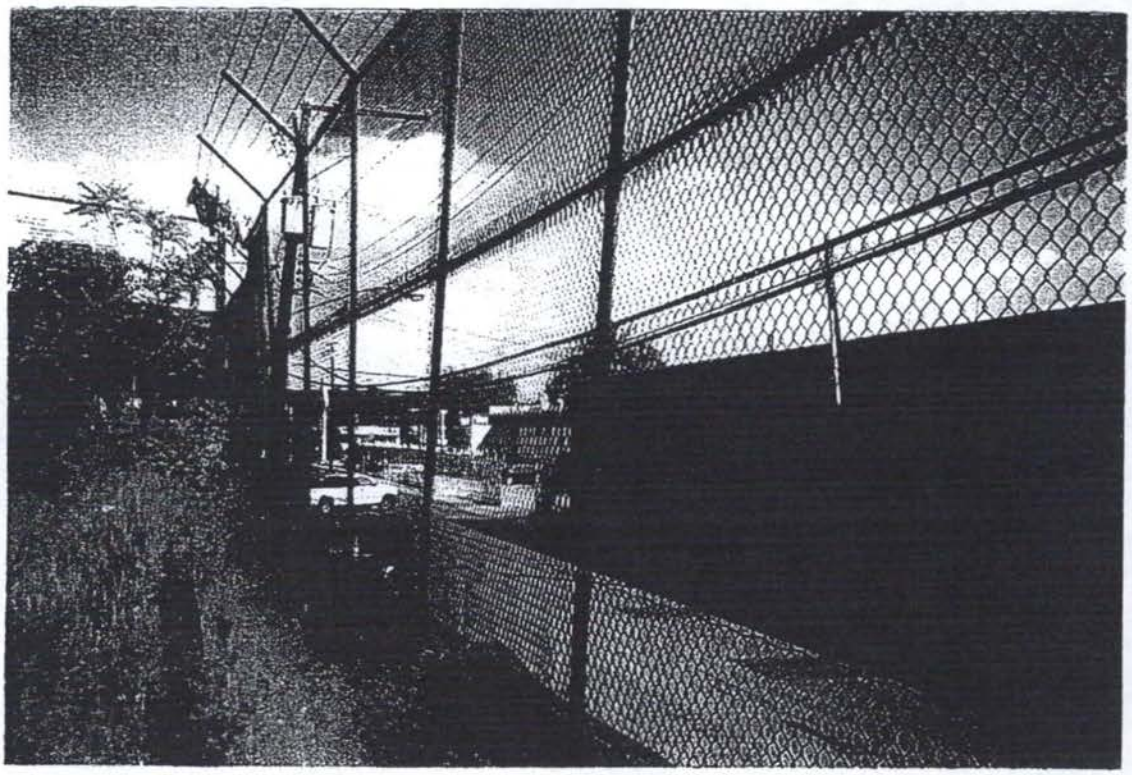
The Oak Hill Youth Center in Laurel, Maryland is currently the only juvenile detention facility operated by the District of Columbia since the closure in 1993 of the Cedar Knoll Center and the Receiving Home for Children in 1995.



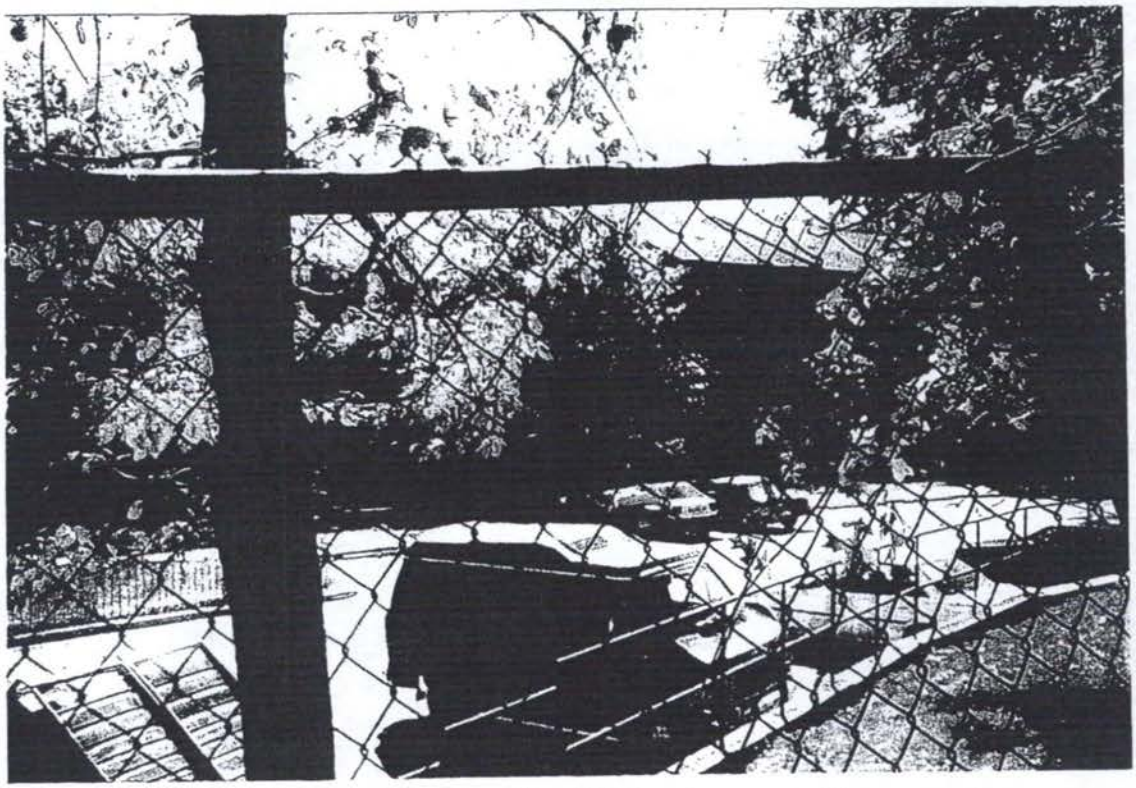
Receiving Home for Children Site: 1000 Mount Olivet Street, NE, Washington, DC



Receiving Home for Children - Demolished Site



Receiving Home for Children Site: Commercial Development Adjacent to Site



Receiving Home for Children Site – Residential Development adjacent to site

SECTION 1: PURPOSE OF AND NEED FOR THE PROJECT

1.1 Purpose of the Project

The proposed project would construct a new, 95,000 square-foot, state-of-the-art 80-bed center for detained youth at 1000 Mount Olivet Road in Northeast, Washington, DC. This site previously held the deteriorated and functionally obsolete detention center known as the Receiving Home for Children. The Youth Services Center will house three separate components designed to deal with the detained youth:

1. An 80-bed secure juvenile detention facility with related program and support functions
2. A Police Processing Center; and
3. A Community Services diagnostic/day-treatment center.

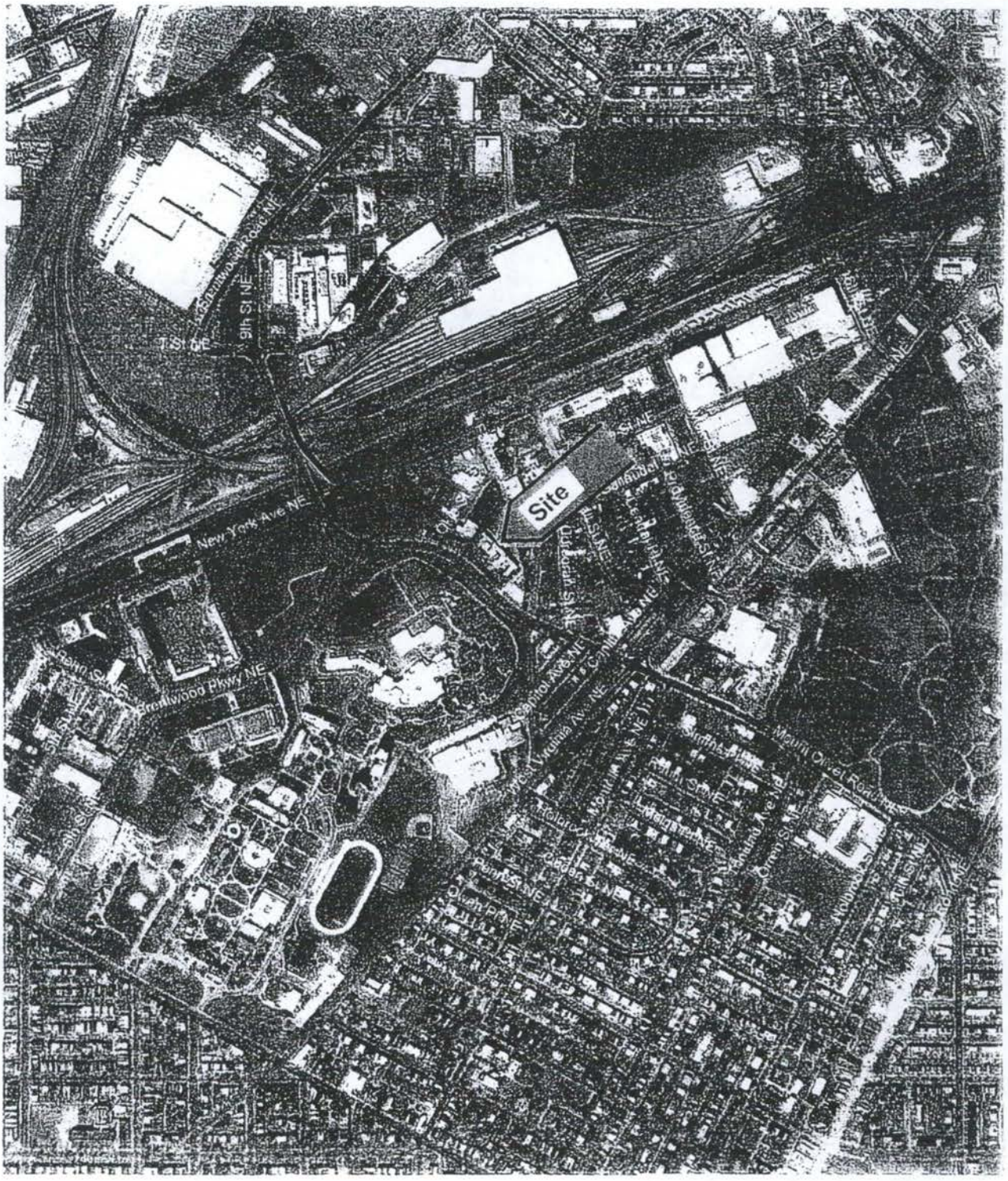
1.2 Need for the Proposed Action

The proposed project is needed to meet Jerry M Consent Decree obligations and fulfill the urgent need for additional accommodations and improved facilities for the District youth. The current and only juvenile detention facility operated by the District of Columbia is the Oak Hill Youth Center. This center presently houses and commingles detained and committed youth, which is legally prohibited.

The proposed facility would offer state-of-the-art services and accommodations for detained but uncommitted youth. The center would provide an appropriate setting for the delivery of designated services to District youth following their arrest by the D. C. Police Department and pending other referral and disposition by the Superior Court.

The proposed action would improve administrative and operational efficiency and would facilitate communication and interaction among staff. The Police Processing Center, which would be a component of the Youth Services Center, would be the new location for the operations currently conducted at the Central Processing Facility at 501 New York Avenue, NW, Washington, DC.

1000 Mt. Olivet Road, NE

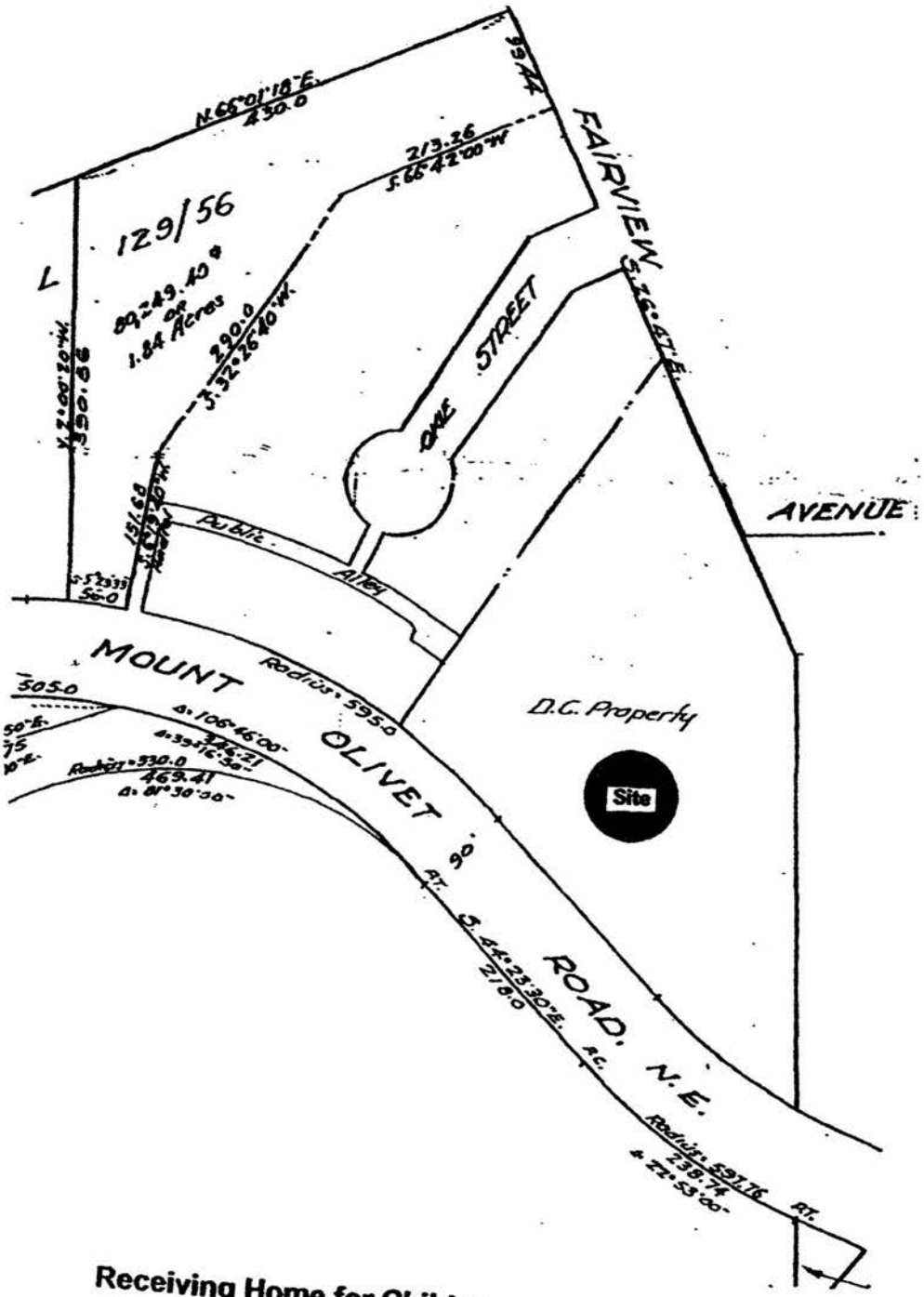


400 0 400 800 Feet

Source: DC Office of Planning, Planning and Design Information Technology

Receiving Home for Children
1000 Mount Olivet Road, NE
Washington, DC

AERIAL PHOTOGRAPH



Receiving Home for Children
1000 Mount Olivet Street, NE
Washington, DC

SECTION 2: ALTERNATIVES

2.1 Description of the Proposed Action/Preferred Alternative

The proposed action is to construct an 80-bed Youth Services Center to replace the Receiving Home for Children, which was demolished due to obsolete and deteriorated conditions. The Government of the District of Columbia owns the current site, located at 1000 Mount Olivet Road.

2.1.1 Functional Components

The proposed Youth Services Center would consist of approximately 95,000 gross square feet distributed as follows:

a. Juvenile Detention Component 78,000 square feet
b. Community Services Component 13,000 square feet
c. Police Processing Center 4,000 square feet

2.1.2 Facilities

Juvenile Detention Component
This component is designed to house detained but uncommitted youth and will provide a safe and secure environment for the juveniles. The proposed 80-bed capacity center will have a full range of support services including education, library, counseling, recreation, medical services, visiting, dining and food services. Building design will incorporate the following support areas:

- Resident Housing
- Public Areas
- Administration
- Staff Support
- Security Operations
- Intake
- Visit/Activity Center
- Education Services
- Recreation
- Medical and Dental Services
- Food Services
- Laundry
- Maintenance/Warehouse

District of Columbia Police Processing Center
Intake screening, assessment and evaluation of youth who have been apprehended or have come into contact by the District of Columbia Police Department will occur here. This function will allow for the relocation of the existing operations conducted in the basement of the Central Processing Facility within the District.

Community Services
In keeping with the Youth Services Administration goal of delinquency prevention and control, a community services component has been added which will target youth who are not physically

receiving these services will be residents in the community either living at home, in foster care, or in group/shelter homes. Services will be provided in a healthy, safe and caring environment and will include small group educational instruction, individual tutoring, group and individual counseling, active and passive recreation, and snacks. Program areas will be totally separated from the juvenile detention component and there will be no mixing of client populations.

2.1.3 Appropriateness of Preferred Alternative

Accessibility: The proposed facility is well located with respect to accessibility to community courts and residents of the District of Columbia for whom the facility will be constructed. The current and only juvenile detention facility is located outside of the District of Columbia, in Laurel, Maryland.

Building Design: The proposed facilities would consist of a compact aggregation of low-rise buildings, physically linked to encourage greater staff and resident interaction. This plan would also allow the buildings to be configured for improved economies in building services distribution and space occupancy efficiencies. This arrangement of clustered inter-connected buildings would result in a more compact site, reduced construction cost, and greater green and recreation space within the site.

Topography: The site slopes thirty feet from it's highest to lowest point, which could create a positive in building design by allowing the facility to be designed in a manner consistent with the residential development in the community. It is proposed that resident housing and program areas will be constructed at the lower elevations with public functions at the upper levels, thereby lowering the profile of the building and creating a non-institutional image.

Land Use: The site of the old Receiving Home for Children is owned by the Government of the District of Columbia. It is approximately three acres and originally served a juvenile detention function; consequently the land use would remain the same, which allows for the construction of this much needed juvenile detention center in the shortest reasonable timeframe.

Legal Issues: Construction of a new detention facility is critical so that the District of Columbia might meet Jerry M Consent Decree obligations, operate within industry standards, and seek accreditation from the American Correctional Association.

2.2 No-Action Alternative

Under the No-Action alternative, YSA would continue to use the single, existing juvenile detention facility located in Laurel, Maryland. This facility operates within a legally prohibited status since it houses and commingles detained and committed youth. Due to their different legal statuses, separate programs and approaches to disciplinary issues is mandated and cannot be achieved under the current operation.

The No-Action alternative would not allow for improved efficiencies that the new state-of-the-art complex would afford. The existing facilities would not allow the Youth Services

Administration to support the changing technology required to meet to meet its regulatory mission. As discussed in Section 1, Need for the Proposed Action, the now demolished detention facility at the Receiving Home for Children was functionally obsolete and could not be efficiently or economically renovated or upgraded.

2.3 Other Alternatives Considered and Dismissed

Two alternative sites were considered for the construction of the new Youth Services Center, which will replace the now demolished juvenile detention facility previously located at 1000 Mount Olivet Road. Those sites are briefly describes below:

D. C. Village Site. This site located at #4 D. C. Village Lane is within ½ mile of the Blue Plains water treatment facility. The buildings on this site are currently used as accommodations for seniors.

Independence and 19th Street, SE. This site is vacant and is located one block from the D. C. Armory.

The selection team determined that these sites did not meet one or more of the criteria necessary to proceed further, such as minimum developable acreage, appropriate zoning and land use, and site control.

Table 1: Comparison of Alternatives

ISSUES	NO-ACTION ALTERNATIVE	1000 MOUNT OLIVET RD SITE
Geology, Soils and Topography	No impacts to geology, soils, and topography will occur at existing YSA facility	Minimal impact to geology, soils and topography. Steep slopes will be avoided to the maximum extent possible
Water Resources	No impacts to surface or ground water will occur at existing YSA facility	Minor impact to surface water might occur during construction phase. Erosion and sedimentation measures will be implemented. Minor impact to ground water expected
Vegetation and Wildlife	No impact to vegetation and wildlife	No impact to wildlife; minor impact to vegetation during demolition
Threatened and Endangered Species	No impact to threatened and endangered species at existing YSA facility	No impact to threatened and endangered species at Mount Olivet site
Wetlands	No impact to wetlands at existing YSA facility	No impact to wetlands will occur at the Mount Olivet site
Air Quality	Air quality at existing YSA facility is expected to remain the same	Short-term impacts may result from fugitive dust during construction
Noise	Noise levels are expected to remain the same	Residences in the neighborhood may be impacted temporary construction noise; no long-term noise impacts expected
Wild and Scenic Rivers	No impact to wild and scenic rivers	No impacts to wild and scenic rivers
Floodplain Management	No impact	Site located in Zone C, outside of 100-year floodplain. Minimal impact

Table 1: Comparison of Alternatives

ISSUES	NO-ACTION ALTERNATIVE	MOUNT OLIVET ROAD SITE
Hazardous Substances	No impacts are anticipated from hazardous materials or wastes or other potential contaminants from existing YSA facility	One documented hazardous waste site is located within 1000 feet of the Mount Olivet site. Two documented operations handling conventional fuels or chemicals of an explosive or flammable nature are located within ½-mile of Mount Olivet site
Farmland Protection	No impacts to farmland	No impacts to farmland
Land Use	YSA will continue to use the existing facility in the Laurel area	No direct impacts associated with this site; development is consistent with existing land use plans
Displacement	No families have been displaced	Mount Olivet site has been vacant; no direct impact
Community Facilities ➢ Health care ➢ Education	There will be no impacts to community facilities and services	There will be no impacts to community facilities and services
Environmental Justice	No environmental justice issues identified	No environmental justice issues identified
Historic Preservation	There will be no effects to known or potential historic properties or cultural resources	No effect on historic resources. Demolished building not eligible for inclusion in the National register
Archeological Resources	No impact on archeological resources	No impact on archeological resources

Table 1: Comparison of Alternatives

ISSUES	NO-ACTION ALTERNATIVE	MOUNT OLIVET ROAD SITE
Transportation	No impact	Minimal impact to surrounding area; development expected to generate minimal additional a.m. and p.m. traffic
Waste management	Waste generation will remain unchanged	Waste handling procedures for general and medical wastes will be implemented
Legal	Current YSA commingles detained and committed youth which is legally prohibited	New facility at Mount Olivet Road would separate the detained from the committed youth, thereby meeting Jerry M Consent Decree obligations

SECTION 3: ENVIRONMENTAL IMPACT

3.1 Natural and Physical Environment

3.1.1 Soils and Topography

The site is made up of an Urban land mapping unit, which consists of areas where more than 80% of the surface is covered by asphalt, concrete, buildings, or other impervious surfaces[1]. The site lies at an elevation of approximately 110 feet above mean sea level and slopes thirty-five feet from its highest to its lowest point.

3.1.2 Water Quality

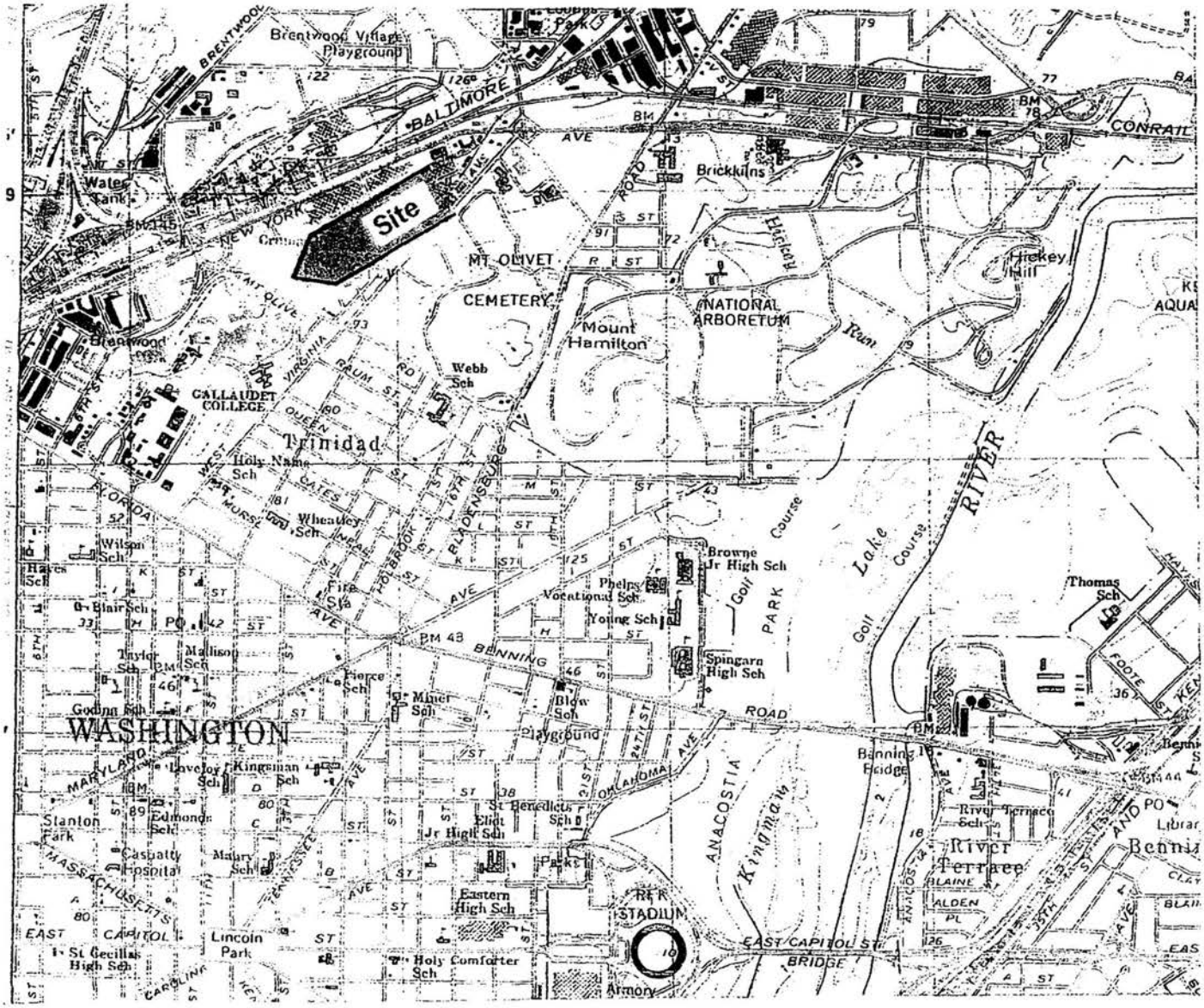
Water resources can be subdivided into ground and surface water. Ground water refers to all the water found below the ground's surface that can come directly from rainwater or from seepage from the sides and bottoms of lake and streams. There are seventy designated sole source aquifers nationwide, however, there are no sole source aquifers in the District of Columbia. Ground water will not be used as a source of drinking water at the proposed Youth Service Center.

Groundwater on the site, in the vicinity of an underground storage tank (UST), was analyzed for total petroleum hydrocarbons (TPH) calibrated for diesel range organics (DRO). Bassett Environmental, Inc of Harrisburg, Pennsylvania using Geoprobe borings, collected the groundwater samples. A perched groundwater zone was encountered at approximately 4 feet below ground surface at one of the borings. Results of the analysis for TPH-DRO indicate that the groundwater in the vicinity of the on-site UST has not been impacted by petroleum. See Appendix 1.

There is no surface water on site, but surface drainage is toward the Anacostia River, which is approximately 1½ miles away. The Anacostia River feeds into the Potomac River basin and the Chesapeake Bay estuarine system. Growth in the Chesapeake Bay watershed has resulted in a steady decline in water quality in the bay and its tributaries. Excessive nutrient enrichment (phosphorous and nitrogen) from point and non-point sources is a principal cause for the water quality's degradation.

An agreement to restore the Anacostia River has been signed with the District of Columbia, the State of Maryland, Montgomery and Prince George's Counties, the Metropolitan Council of Governments and the Interstate Commission on the Potomac River Basin. The District has made improvements to its combined sewer system to reduce overflows to the Anacostia River. New storm water management regulations have been established to reduce the amount of pollutants

[1] Soil Survey of District of Columbia, United States Department of Agriculture, Soil Conservation Service, In cooperation with United States Department of the Interior, National park Service, National Capital Parks



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