

Daly-CCB Temporary Swing to 501 Project

BZA 21177 – 501 New York Ave NW

Applicant: DC Dept. of General Services

Oct. 9, 2024

Board of Zoning Adjustment
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Case No. 21177
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Exhibit No. 12

Applicant Team

- ❑ Meridith Moldenhauer, Cozen O'Connor – Land Use Counsel
- ❑ Allam Al-Alami, Dept. of General Services – Applicant
- ❑ Dana Foerster, DLR Group – Architect
- ❑ Director Thomas Faust, Dept. of Corrections – Agency working with Applicant

Preliminary Issues

- ☐ Confirm Expert Witnesses
- ☐ Late Filings
- ☐ Testimony Beyond Scope of BZA
- ☐ Prior Case History

The Property – Zoning Map



- ❑ Downtown zones permit high-density mix of office, retail, service, residential, entertainment, lodging, institutional, and other uses (Subtitle I § 100.1)

Existing Conditions – Site Views



Looking East



Looking Southwest



General View

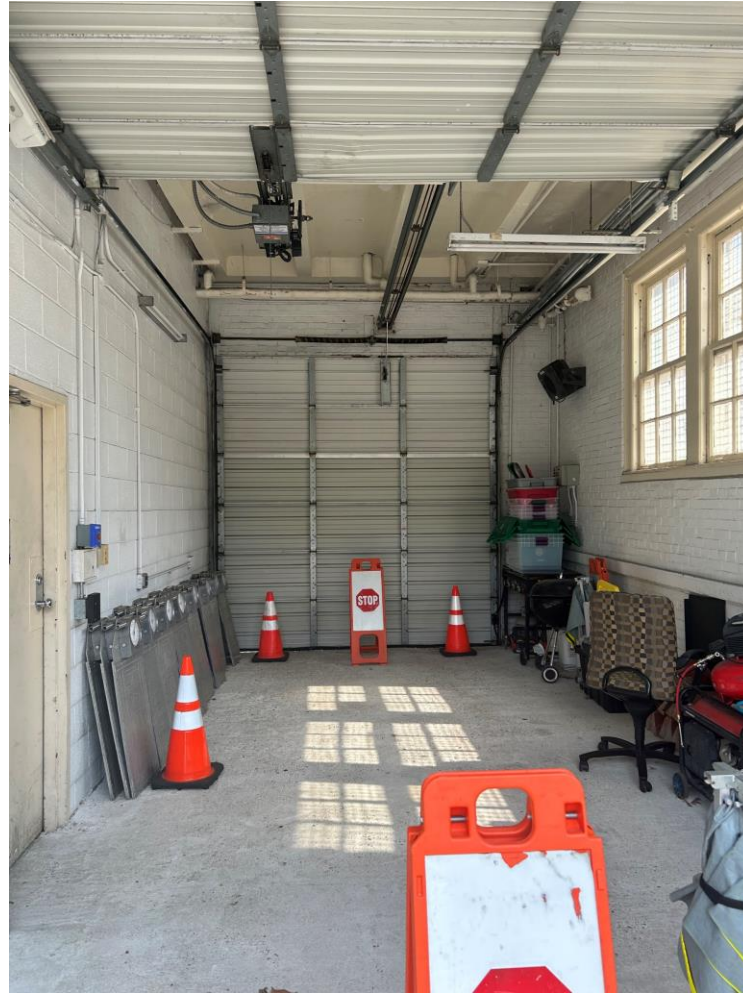
Existing Conditions – Building Exterior



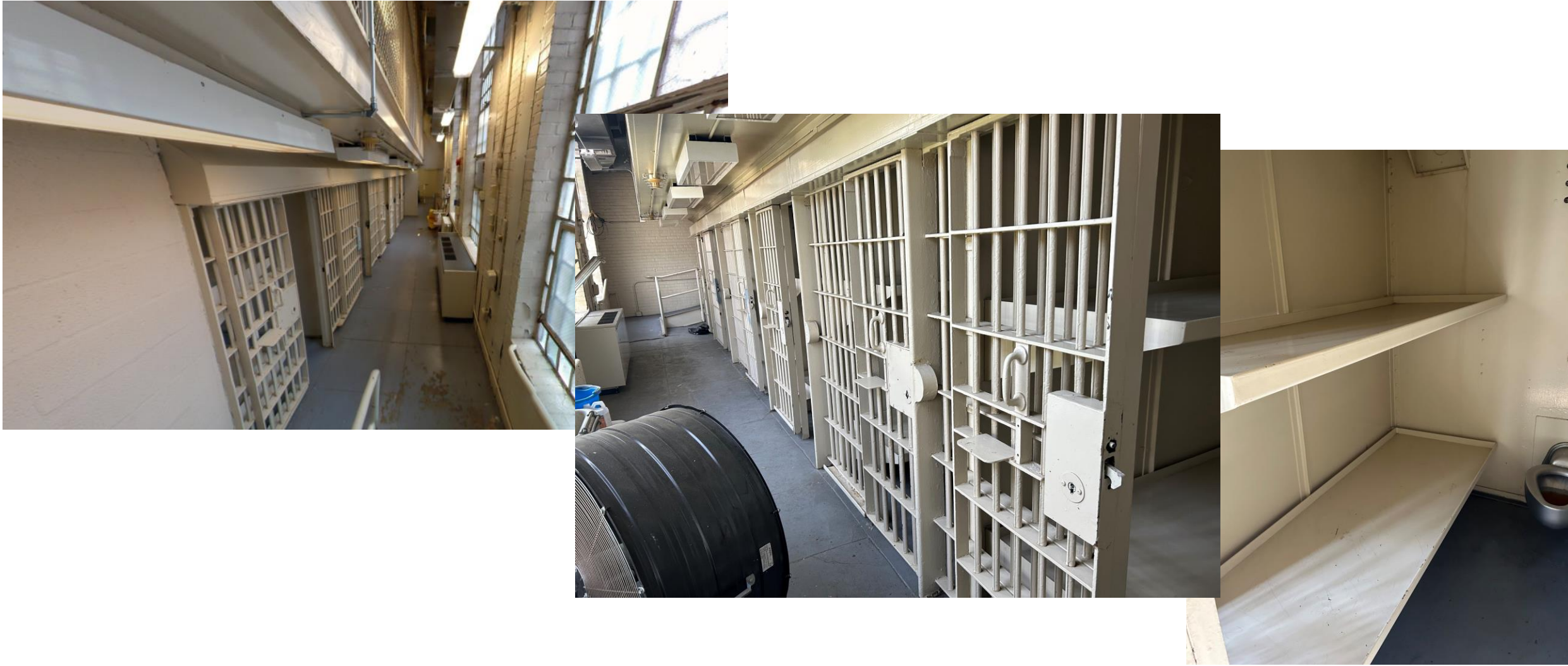
- ❑ Used over 50 years by MPD
- ❑ No structural alterations to existing building exterior



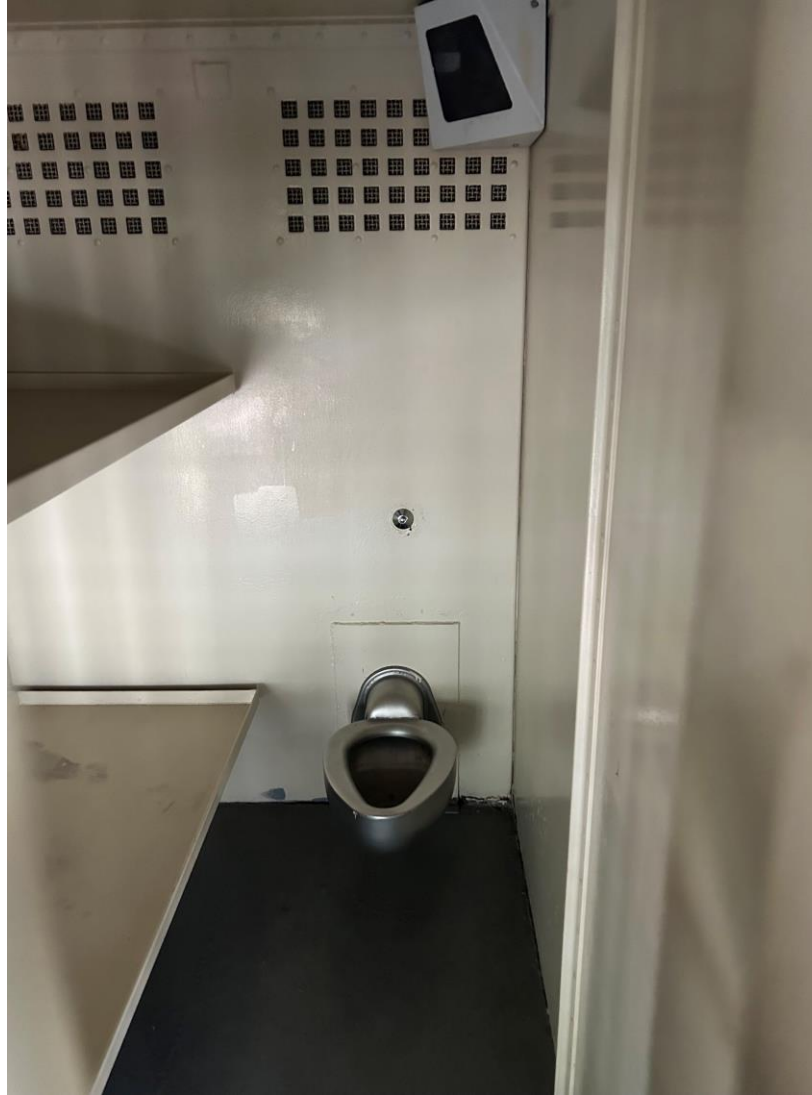
Existing Conditions – Sallyport



Existing Conditions – First Floor Holding Cells



Existing Conditions – Mezzanine Level Holding Cells



The Property & Existing Conditions

- ❑ No abutting land or structures
- ❑ Existing two-story building plus basement
- ❑ Over past 50 years, used by multiple city-wide MPD units such as Major Crash Investigations, Motor Carrier Inspections, and Youth Services Division units for detaining individuals and juveniles prior to arraignment in D.C. Superior Court
- ❑ The existing building has existing sallyport and 19 holding cells

Current CCB Operational Challenges at Daly

- ☐ Aging facility and aging infrastructure
- ☐ Failing HVAC, electrical and plumbing system issues
- ☐ ADA issues
- ☐ Water infiltration
- ☐ Flooding
- ☐ Environment issues, including mold
- ☐ Chronic pest control issues (rats and roaches)

Project Funding - Renovate Existing Central Cell Block at Daly

New Project added in the Fiscal Year 2025 – 2030 CIP to address Permanent CCB renovations at Daly

Project Funding:

| Project | FY 2025 Planned Allotment | FY 2026 Planned Allotment | FY 2027 Planned Allotment | FY 2028 Planned Allotment | FY 2029 Planned Allotment | FY 2030 Planned Allotment | 6-Yr Total |
|-------------------------------------|---------------------------------|---------------------------------|---------------------------------|---------------------------------|---------------------------------|---------------------------------|------------|
| AM0-IBA_100080 - CENTRAL CELL BLOCK | 0 | 2,000,000 | 6,000,000 | 7,000,000 | 7,000,000 | 0 | 22,000,000 |

Project Description & Justification:

Central Cell Block - The DC Department of Corrections (DOC) operates the current Central Cell Block (CCB) intake and holding facility located at the Daly Building. The current CCB has reached the end of its useful life and is in need of major renovations to improve the living and working conditions for residents and DOC staff. Planned renovations will include, but will not be limited to, upgrading holding cells, officers' area, and the vehicle sallyport, installing a new HVAC system, new electrical systems, new MEP systems, and a new electronic security system, upgrading the existing fire protection system, and conducting needed environmental abatement. DOC, working with the Department of General Services (DGS), is in the process of constructing a swing site at 501 New York Ave, NW, to temporarily house the CCB operation to allow for the renovation of the existing CCB at the Daly Building.

Daly CCB Timeline

| Activity | Schedule (fiscal years) |
|---------------------------------------|---|
| Procure and Award Design A/E Services | 1 st Q 2026 – 2 nd Q 2026 |
| Design Phase | 3 rd Q 2026 – 2 nd Q 2027 |
| Permitting | 2 nd Q 2027 – 3 rd Q 2027 |
| Procure Construction Services | 3 rd Q 2027 - 1 st Q 2028 |
| **Award Construction** | **1st Q 2028** |
| Construction Phase (30 – 36 Months) | 1 st Q 2028 – 3 rd Q 2030 |
| Testing and Activation | 3 rd Q 2030 – 4 th Q 2030 |
| Move CCB from 501 NYA back to Daly | 4 th Q 2030 |
| **Vacate 501 New York Ave** | **1st Q 2031** |

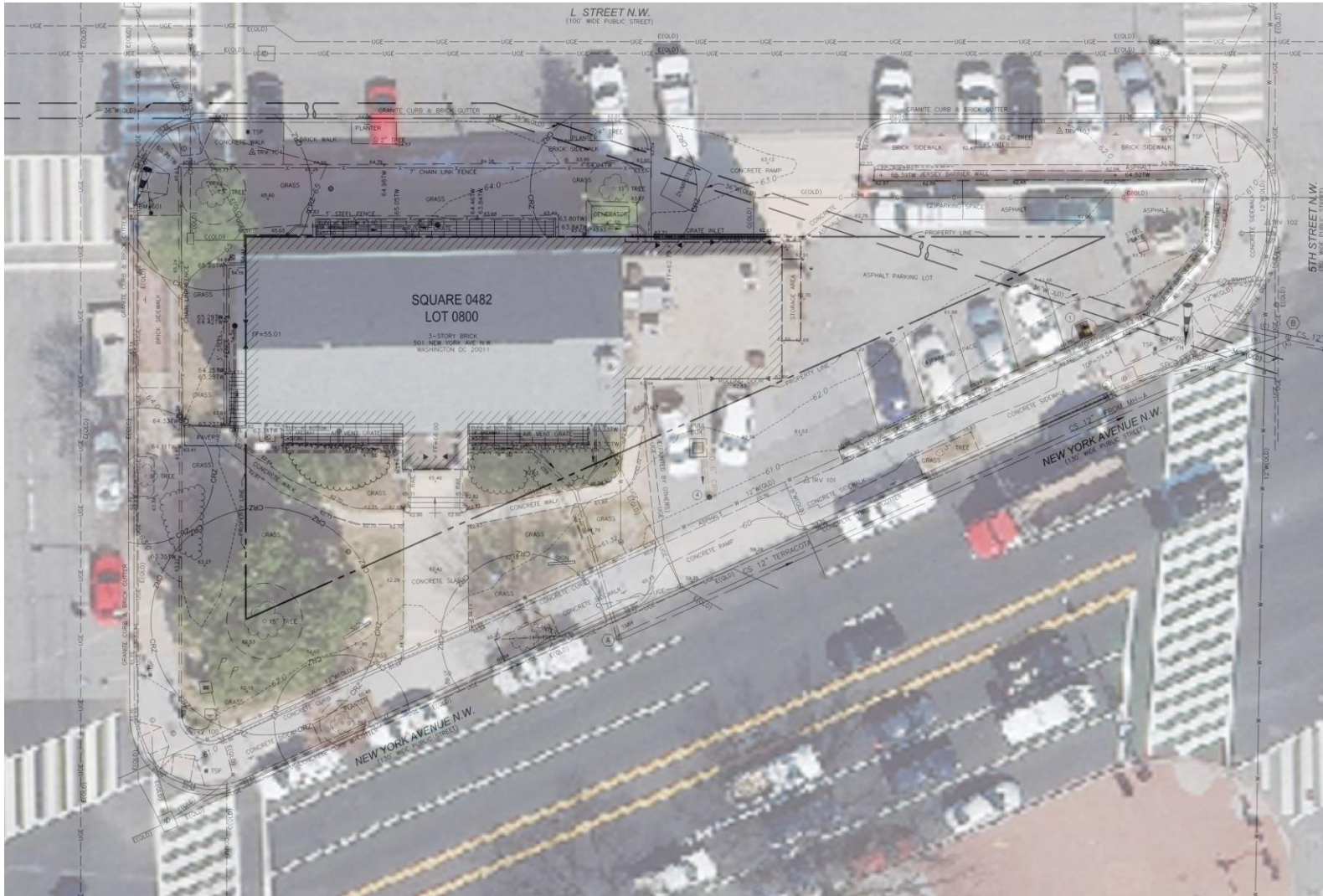
Project Overview

The renovation of the 501 New York Ave, NW is a sub project to the Daly Swing Project. The Daly swing project provides a temporary solution to the current tenants of the Daly Building due to its current deplorable conditions by providing a temporary swing spaces for the tenants while the larger Daly Building project is addressed.

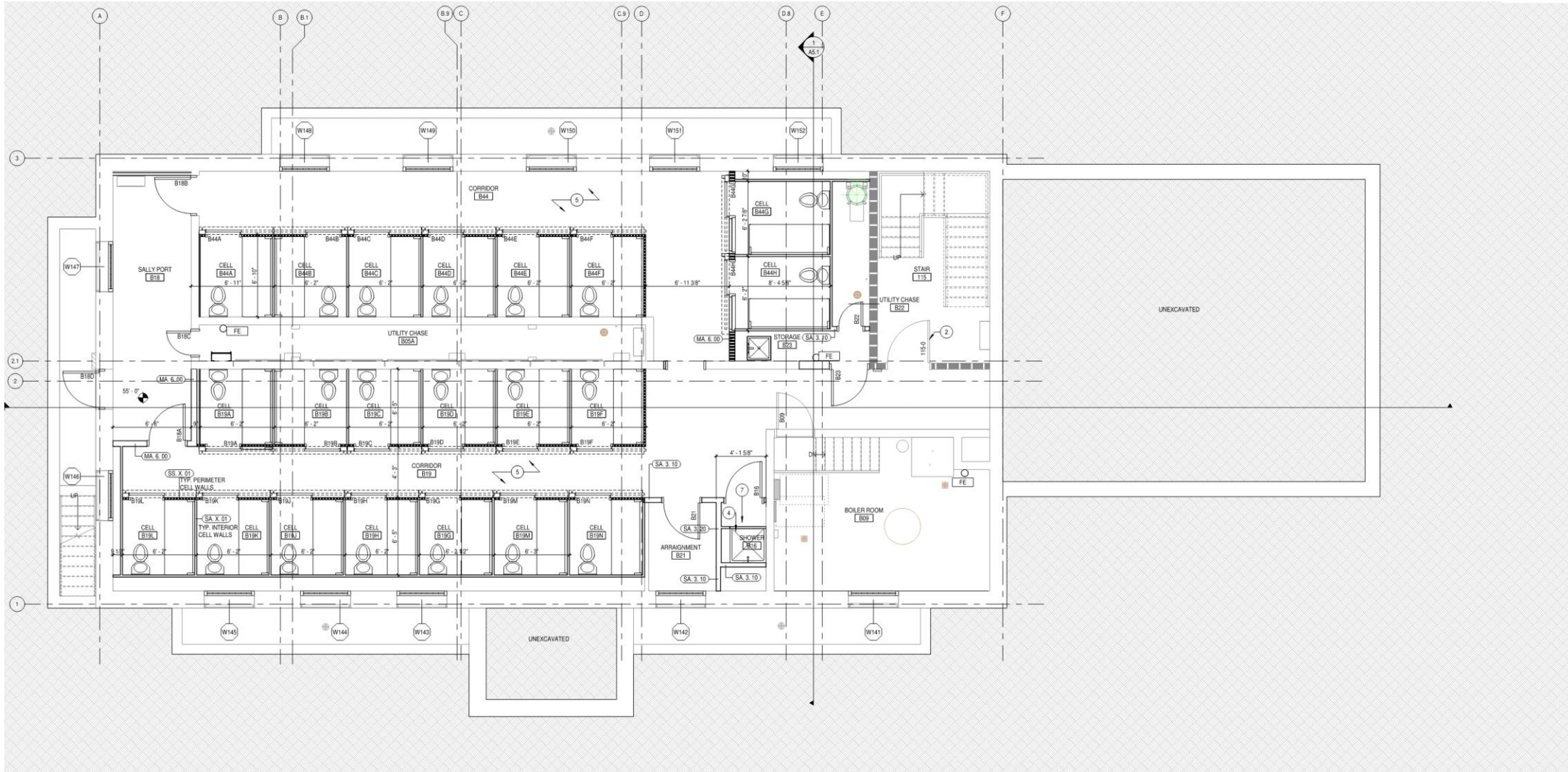
The Daly swing project (BRM18C-DALY/MPD BUILDING SWING) has two tracks –

- ❑ **Track one** - Metropolitan Police Department (MPD) HQ swing into the Marion S. Barry, Jr. Building (MBB) – Project is substantially completed and the JOCC was activated in July 2024.
- ❑ **Track two** - The Department of Corrections (DOC) Central Cell Block (CCB) temporary swing into 501 New York Ave. – Project awarded to Keystone in January 2024. Abatement work completed and a stop-work order was issued in connection with ANC BZA Appeal; work on hold until BZA Special Exception relief in connection with this application can be resolved.

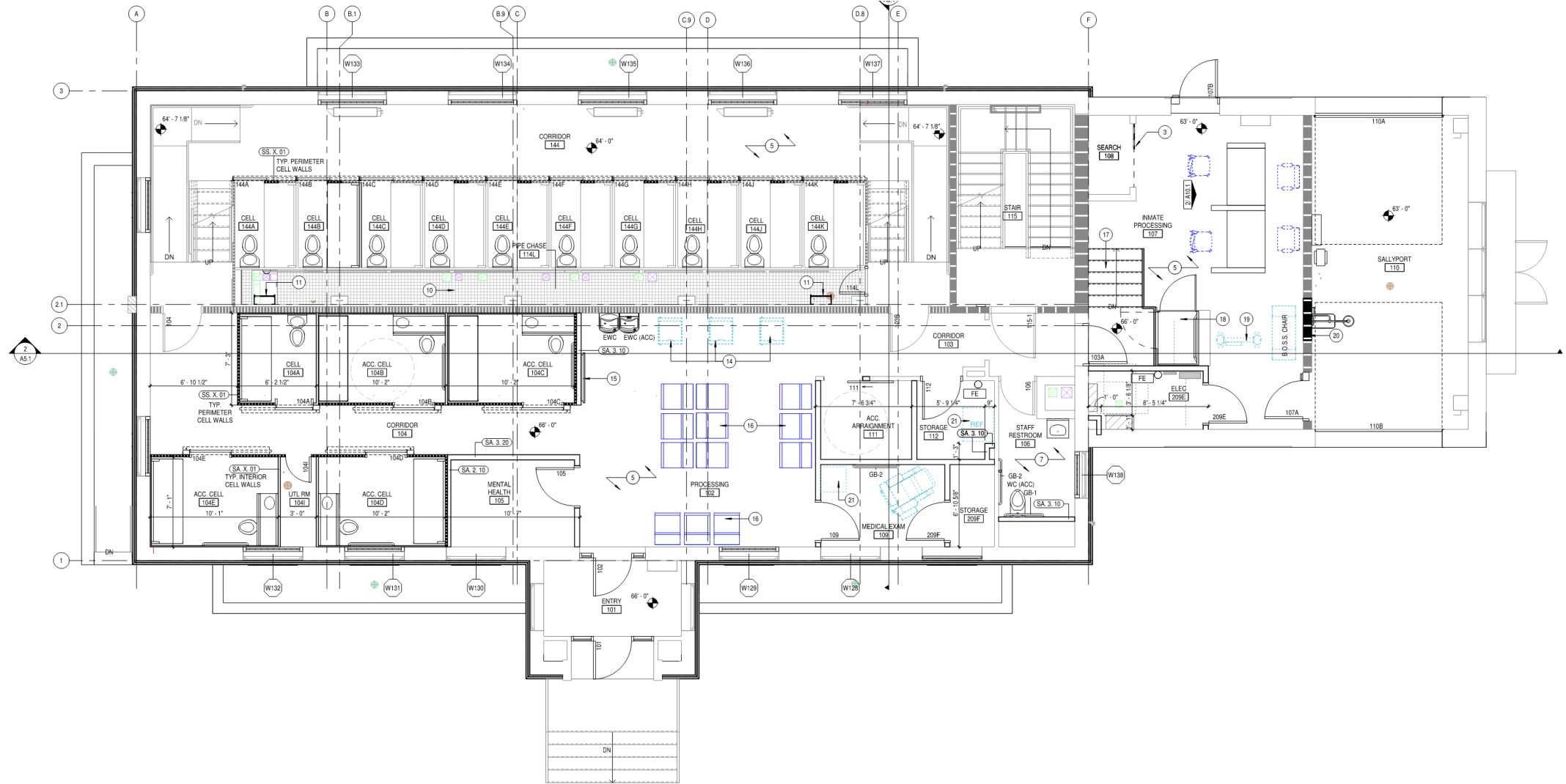
Site Plan



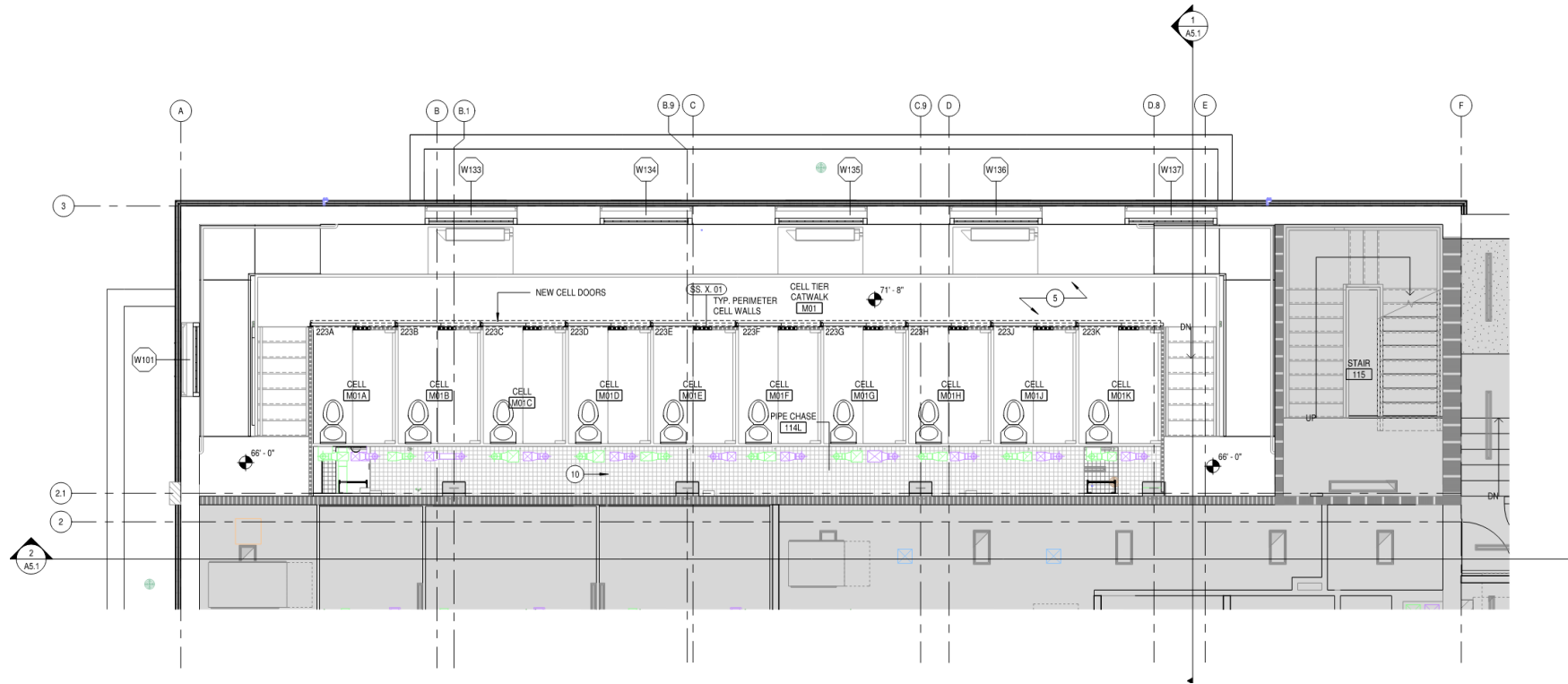
Floor Plan – Basement Level



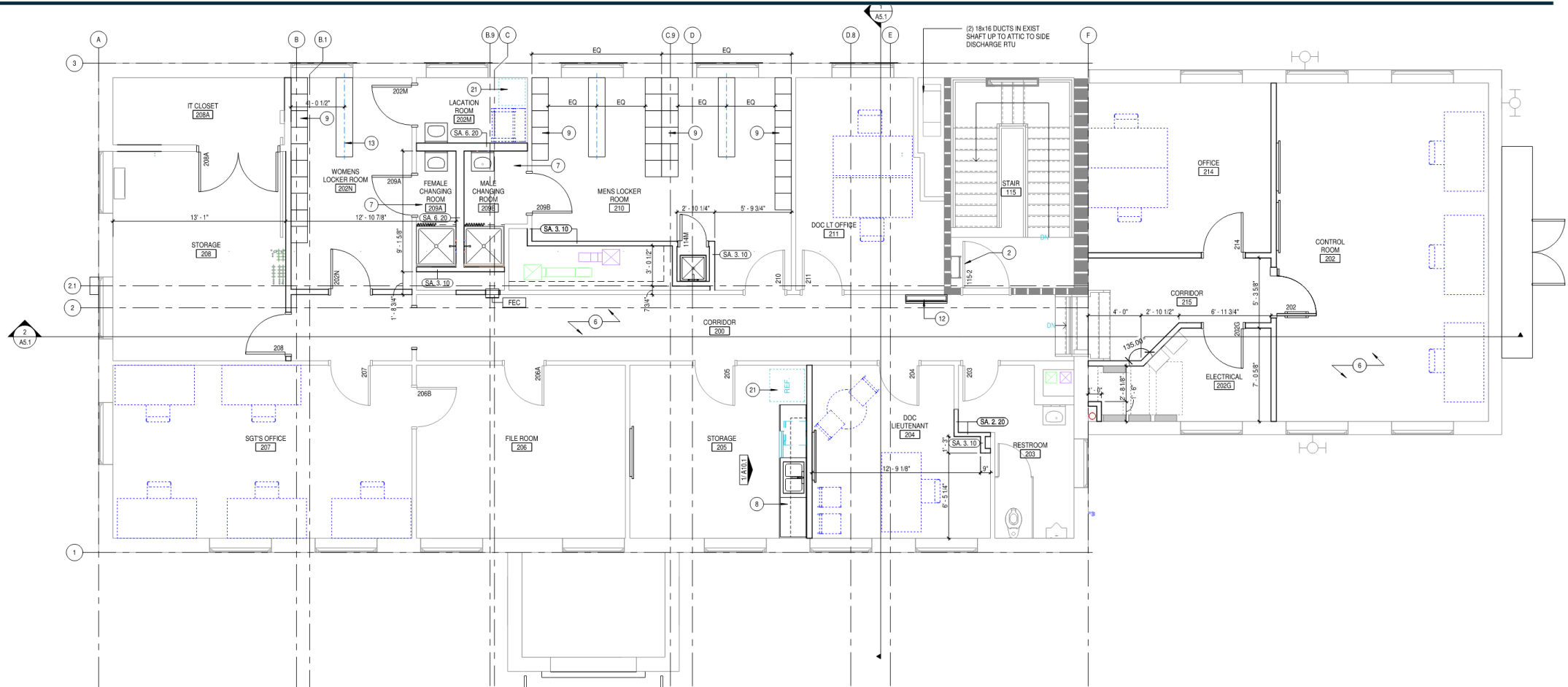
Floor Plan – First Floor and Cell Tier 1



Floor Plan – Cell Tier 2



Floor Plan – Second Floor



Summary Renovations

❑ Interior Renovations:

- Abatement/Selective Demolition
- Renovation of the existing 19 holding cells
- Construction of 27 new holding cells
- Replace/Upgrade Building Security System
- Upgraded Building MEP Systems Infrastructure
- Internal/external cameras
- New detention-grade framing and hardware
- Security grilles
- Install New & Enhanced Sound Abatement Measures
- Renovate admin space for DOC Officers

❑ Exterior Repairs:

- Roof Repairs
- Wall/Brick Repairs
- Window Repairs
- New Doors
- Site Fencing

Proposed Fencing



DOC & CCB

- ❑ On Oct. 1, 2013, DOC took over management of CCB
- ❑ CCB – Central Cell Block
 - ❑ Holding facility for initial arrestees from MPD or other law enforcement agencies until immediate court appearance (typically no more than 12-24 hours).
 - ❑ CCB is operational 24 hours a day, 365 days a year, as such Correctional Officers are always present.
- ❑ Estimated 40-45 arrestees per day

CCB Intake Process

- ❑ Intake Processing
 - ❑ Arrest – by MPD or other authorized representative
 - ❑ Booking
 - ❑ After Transfer to CCB/Post-Arrest Investigation
 - ❑ First Appearance/Arraignment

DOC Goals & Objectives

- ☐ Safety and security
 - ☐ Access to 501 restricted to DOC/law enforcement personnel
 - ☐ 24/7 management
 - ☐ DOC training requirements
- ☐ Humane and secure conditions
 - ☐ Quality facilities
 - ☐ Reduce health and safety risks, overcrowding
 - ☐ Access to medical and mental health care
 - ☐ Efficiency
- ☐ Adherence to legal and ethical standards
 - ☐ Public trust

Site Location

Metrorail (Green and Yellow Lines)

- Mt. Vernon Square Station (~0.2 miles)

Bus

- Metrobus: 70, 74, 79, D4, and P6

Bicycle Facilities

- Protected bicycle lanes on K Street NW
- Bicycle lanes on 5th Street NW
- Four (4) Capital Bikeshare Stations within a ¼ mile of site

Vehicular Facilities

- Robust roadway network supporting high vehicular traffic to/from the site



Access and Circulation

Curb Cuts

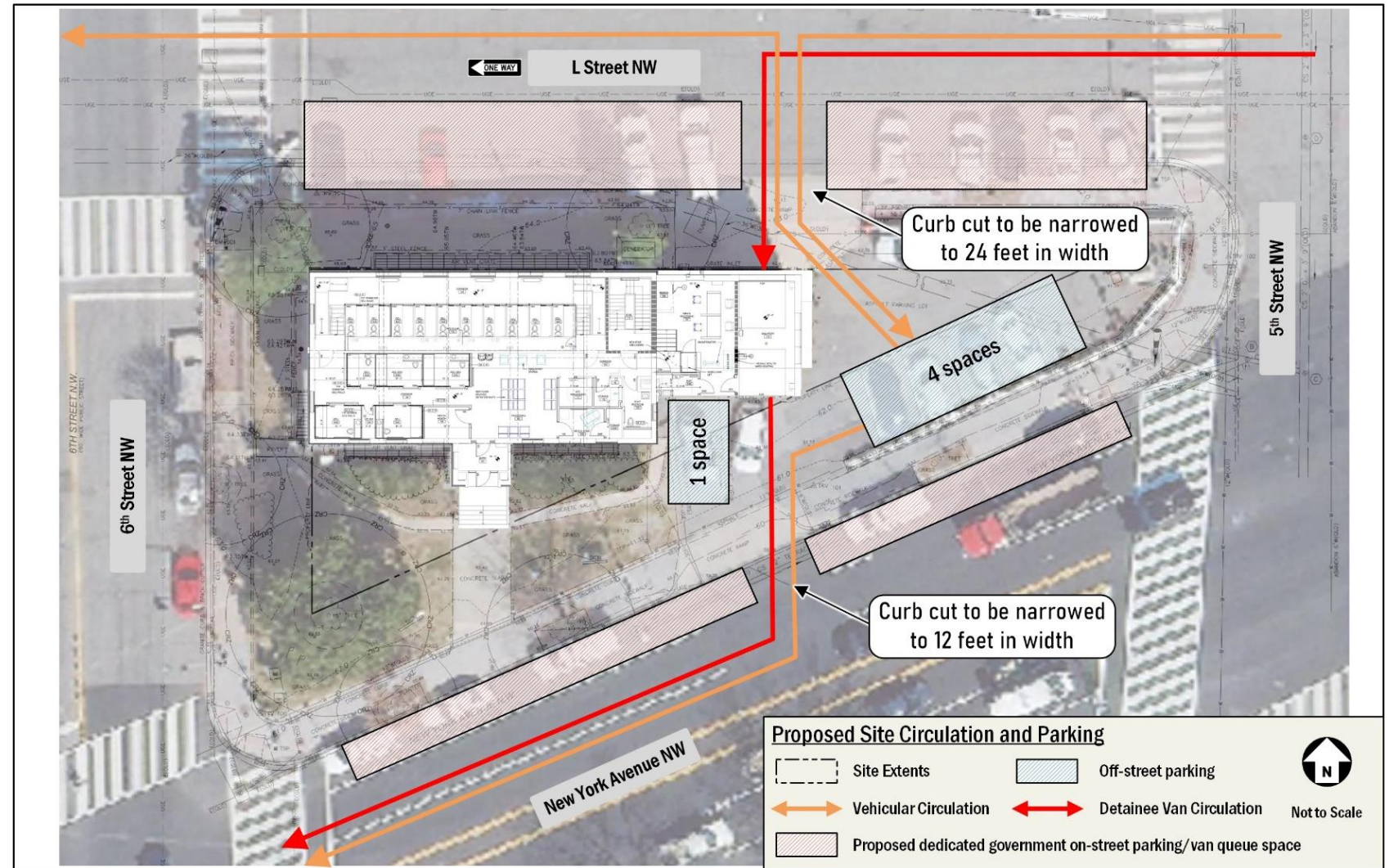
- Both existing curb cuts on L Street NW and New York Avenue NW are proposed to be maintained
- Both existing curb cuts will be narrowed and brought up to DDOT standards

Vehicular Access

- Parking, detainee transport, trash pick-up will occur via the existing curb cut on L Street NW

Pedestrian Access

- Via sidewalks along the building's frontage on New York Avenue



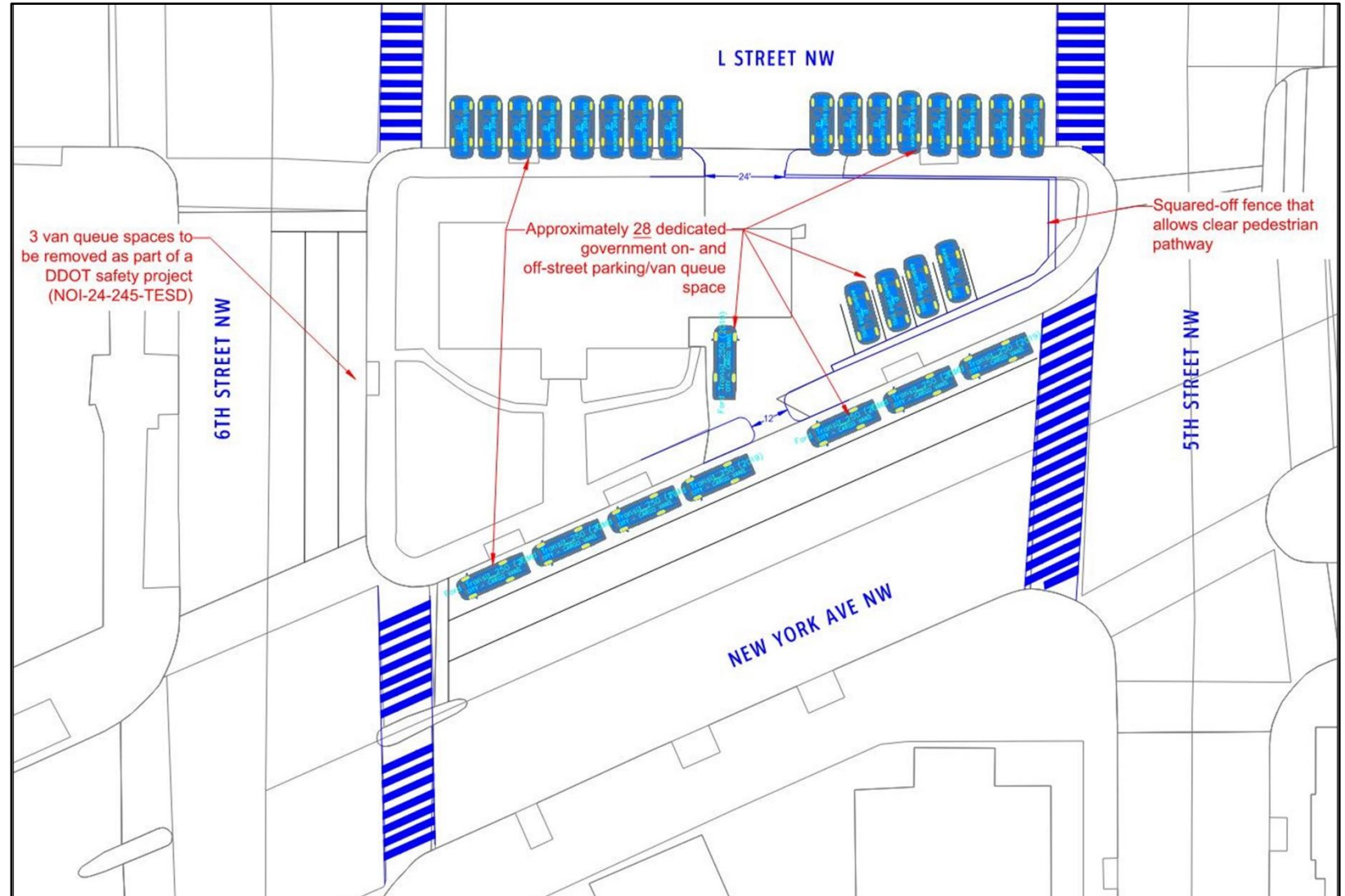
Parking & Staging

Off-Street Vehicle Parking

- Four (4) designated spaces, plus one (1) van queue space adjacent to sallyport

On-Street Parking

- 23 on-street parking spaces dedicated to government vehicles only will be available along the site's frontage on L Street NW and New York Avenue NW
- Includes four (4) additional on-street spaces resulting from the narrowing of curb cuts on L Street NW and New York Avenue NW



Site Trip Generation & Peak Operations

Peak Period Trip Generation

- Based on information provided by DOC:
 - Employee shift turnover times are scheduled outside peak commuting hours
 - New arrestee arrivals occur randomly throughout the day
 - Detainee transport to court starting at 9 AM is assumed to be the only consistent peak hour traffic
 - Most site traffic is expected outside peak commuting hours
 - No detainee visitors are permitted
- Based on the above assumptions, the expected trip generation during peak commuting hours:

| AM Peak Hour | | | PM Peak Hour | | | Daily |
|--------------|------------|--------------|--------------|------------|--------------|--------------|
| <i>In</i> | <i>Out</i> | <i>Total</i> | <i>In</i> | <i>Out</i> | <i>Total</i> | <i>Total</i> |
| 3 to 5 | 3 to 5 | 6 to 10 | 0 | 0 | 0 | 96 |

DDOT Coordination

Transportation Statement

- Scoping meeting with DDOT on August 13, 2024
- Transportation Statement submitted August 26, 2024

DDOT no objection with conditions

- Work with DDOT to reduce excessive paving within the public space – ***Agreed***
- Narrow the L Street curb cut to a maximum width of 24 feet – ***Agreed***
- Narrow the New York Avenue curb cut to between 10 and 12 feet in width – ***Agreed***
- Remove on-street parking on 6th Street NW as part of a DDOT safety project – ***Agreed***
- Realign the sidewalk along 5th Street to follow a direct north-south path – ***Agreed***
- Replace the existing jersey barriers located within public space with a 42-inch compliant fence – ***Agreed***

Continued coordination

- Applicant will continue to coordinate with DDOT through Public Space Committee approval and permitting process

BZA Special Exception Relief Requested

- ❑ Enlargement of existing conforming large-scale government use in D-4-R zone – Subtitle X § 900.3
 - ❑ Existing use is “conforming” – Subtitle B § 100.2
 - ❑ “[L]awfully in existence at the time of adoption”
 - ❑ Project proposed enlargement of existing conforming use
 - ❑ Increase number of holding cells
- ❑ Standards – Subtitle X § 901.2
 - ❑ (1) In harmony with the general purpose and intent of the Zoning Regulations and Zoning Maps;
 - ❑ (2) Will not tend to affect adversely, the use of neighboring property in accordance with the Zoning Regulations and Zoning Maps;
 - ❑ (3) Subject in specific cases to special conditions

BZA Special Exception Relief Requested

- ☐ In harmony with the general purpose and intent of the Zoning Regulations and Zoning Maps
 - ☐ Proposed use:
 - ☐ Permitted by-right under ZR-58 when first established
 - ☐ Permitted by special exception
 - ☐ Consistent with high-density residential zone (D-4-R)
 - ☐ Property is isolated and separated from any other use by streets

BZA Special Exception Relief Requested

- ❑ Will not tend to affect adversely, the use of neighboring property in accordance with the Zoning Regulations and Zoning Maps
 - ❑ Site isolated and separated by streets
 - ❑ Limited number of detainees, typically held less than 24 hours, thus limited traffic impacts
 - ❑ Security: Internal/external cameras; New integrated electronic security system with detention-grade framing and hardware; Security grilles; Improvements to existing and new holding cells; and Access restricted to DOC and law enforcement personnel only (trained in security protocol)

BZA Special Exception Relief Requested

- ☐ No adverse affect on the use of neighboring property in accordance with the Zoning Regulations and Zoning Maps:
 - ☐ Noise and privacy
 - ☐ Design features to limit noise:
 - ☐ In-set cell locations with glazed fronts
 - ☐ Sound-absorbing materials in corridors
 - ☐ Almost half of the cells located in below-grade basement level
 - ☐ Processing area facing New York Avenue (instead of L Street)
 - ☐ Intake processing and transport to Superior Court will take place within sallyport
 - ☐ Design features to improve exterior and fencing
 - ☐ No impact on light and air due to no structural changes being made
 - ☐ Public right of way on all three sides of Property provide a buffer from neighboring properties

Public Policy

- ❑ Daly Building in desperate need of renovation to address conditions impacting detainees and DOC personnel
- ❑ Project is consistent with District goals and objectives as DC Council allocated funding for Daly Building renovation
- ❑ Proposed location of CCB at the Property will be temporary

Community/Agency Outreach

- ❑ July 22, 2024 – Presented to ANC 2G at monthly meeting
- ❑ July 23, 2024 – Presented to ANC 6E at monthly meeting
- ❑ Aug. 8, 2024 – Meeting with OP and DDOT
- ❑ OP Support (Ex. 80)
- ❑ No objection by DDOT (Ex. 84)

Applicant Proffers

1. The Applicant agrees to an 8-year term.
2. The Applicant agrees to identify a representative who will act as a liaison between DGS and DOC. The liaison will attend quarterly ANC meetings at ANC 2G and 6E to review construction updates and operational questions.
3. The Applicant agrees to identify a representative who will act as a transportation liaison to the ANC. The transportation liaison will be available to answer questions or respond to questions while the use is in operation.

QUESTIONS ANSWERS