

ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA
NOTICE OF PUBLIC HEARING

TIME AND PLACE: **March 17, 2025, @ 4:00 p.m.**

Via WebEx: <https://dcoz.dc.gov/ZC24-21> (to participate & watch)

Via Telephone: 1-650-479-3208 Access code: 2316 608 8824 (audio participation & listen)

Via YouTube: <https://www.youtube.com/c/DCOfficeofZoning> (to watch)

Instructions: <https://dcoz.dc.gov/release/virtual-public-hearings>

Witness Sign Up: <https://dcoz.dc.gov/service/sign-testify>

FOR THE PURPOSE OF CONSIDERING THE FOLLOWING:

CASE NO. 24-21 (D.C. Department of General Services – Mandatory Design Review in the HE Zone Districts @ Square 1112E, Lot 826 [1900 Massachusetts Avenue, S.E.])

THIS CASE IS OF INTEREST TO ANCs 7F, 7D, and 6B

On December 2, 2024, the D.C. Department of General Services (the “Applicant”), on behalf of the D.C. Department of Corrections (“DOC”), filed an application (the “Application”) with the Zoning Commission for the District of Columbia (“Commission”) for mandatory design review and approval in the Hill East (HE) Zone Districts for part of the property known as Lot 826 in Square 1112E with a street address of 1900 Massachusetts Avenue, S.E. (the “Property”). The Applicant is requesting approval by the Commission pursuant to Subtitle K, Chapter 4, Subtitle X, Chapter 6 and Subtitle Z, Chapter 3 of the Zoning Regulations (Title 11, Zoning Regulations of 2016 in the D.C. Municipal Regulations).

The Property is located at the corner of Massachusetts Avenue, S.E. and 19th Street, S.E. and is part of the 67-acre area formerly known as Reservation 13. Upon subdivision, the Property will be approximately 594,157 sq. ft. and will incorporate Hill East Parcels L, N, and O. The Property is currently used in connection with the D.C. Jail and is improved with the Central Detention Facility (“CDF”), Correctional Treatment Facility (“CTF”) and a surface parking lot serving the jail. The Property is split-zoned with part in the HE-3 zone and part in the HE-4 zone.

The Applicant proposes to construct a new correctional facility to replace the aging CDF (the “Project”). The Project will provide modern, secure, and resilient facilities with the necessary infrastructure to address critical rehabilitation, treatment, and reentry needs of individuals in the custody and care of the DOC. The Project consists of two buildings that will be connected with an internal walkway. The Project will have approximately 1,124,477 sq. ft., with a floor-area-ratio of approximately 1.89 and a maximum building height of 90 feet. There will be an underground parking garage for 406 vehicular parking spaces as well as two loading berths.

Pursuant to Subtitle K § 409.2, for good cause shown, the Commission may waive one or more of the Hill East design standards set forth in Subtitle K §§ 417-419. The Applicant requests two waivers:

1. From Subtitle K § 417.1(e) requiring a minimum of 65% of ground floor frontage for preferred uses along all Independence Avenue and Massachusetts Avenue frontages; and
2. From Subtitle K § 419.3 requiring the portion of the front of a building or structure that does not extend to the property line(s) pursuant to Subtitle K § 419.2 must extend to within 25 ft. of the front property line and to a height of not less than 25 ft..

Pursuant to Subtitle K § 409.3, the Commission may concurrently hear and decide any additional requests for special exception or variance relief needed for the Property. As such, the Applicant seeks special exception relief for a large scale government use (Subtitle K § 412.1(k)) and area variance relief from a design requirement pertaining to building entrances along a primary street in the HE zones (Subtitle K § 420.5).

This public hearing will be conducted in accordance with the contested case provisions in Subtitle Z, Chapter 4 of the Zoning Regulations, which includes the text provided in the Notice of Emergency and Proposed Rulemaking adopted by the Zoning Commission on May 11, 2020, in Z.C. Case No. 20-11.

How to participate as a witness – oral presentation

Interested persons or representatives of organizations may be heard at the virtual public hearing. All individuals, organizations, or associations wishing to testify in this case are strongly encouraged to sign up to testify **at least 24 hours prior** to the start of the hearing on OZ's website at <https://dcoz.dc.gov/> or by calling Ella Ackerman at (202) 727-0789 in order to ensure the success of the new virtual public hearing procedures.

The Commission also requests that all witnesses prepare their testimony in writing, submit the written testimony prior to giving statements, and limit oral presentations to summaries of the most important points. The Commission must base its decision on the record before them. Therefore, **all written comments and/or testimony must be submitted to the record at least 24 hours prior to the start of the hearing**. The following maximum time limits for oral testimony shall be adhered to and no time may be ceded:

1. Applicant and parties in support 60 minutes collectively;
2. Parties in opposition 60 minutes collectively;
3. Organizations 5 minutes each; and
4. Individuals 3 minutes each.

Pursuant to Subtitle Z § 408.4, the Commission may increase or decrease the time allowed above, in which case, the presiding officer shall ensure reasonable balance in the allocation of time between proponents and opponents.

How to participate as a witness – written statements

Written statements, in lieu of personal appearances or oral presentation, may be submitted for inclusion in the record. The public is encouraged to submit written testimony through the Interactive Zoning Information System (IZIS) at <https://app.dcoz.dc.gov/Login.aspx>; however, written statements may also be submitted by e-mail to zcsubmissions@dc.gov. Please include the

case number on your submission. If you are unable to use either of these means of submission, please contact Ella Ackerman at (202) 727-0789 for further assistance.

How to participate as a party.

Any person who desires to participate as a party in this case must so request and must comply with the provisions of Subtitle Z § 404.1.

A party has the right to cross-examine witnesses, to submit proposed findings of fact and conclusions of law, to receive a copy of the written decision of the Commission, and to exercise the other rights of parties as specified in the Zoning Regulations. If you are still unsure of what it means to participate as a party and would like more information on this, please contact OZ at dcoz@dc.gov or at (202) 727-6311.

Except for an affected ANC, any person who desires to participate as a party in this case must clearly demonstrate that the person's interests would likely be more significantly, distinctly, or uniquely affected by the proposed zoning action than other persons in the general public. Persons seeking party status shall file with the Commission, not less than 14 days prior to the date set for the hearing, or 14 days prior to a scheduled public meeting if seeking advanced party status consideration, a Form 140 – Party Status Application, a copy of which may be downloaded from OZ's website at: <https://app.dcoz.dc.gov/Help/Forms.html>. This form may also be obtained from OZ at the address stated below.

“Great weight” to written report of ANC

Subtitle Z § 406.2 provides that the written report of an affected ANC shall be given great weight if received at any time prior to the date of a Commission meeting to consider final action, including any continuation thereof on the application, and sets forth the information that the report must contain. Pursuant to Subtitle Z § 406.3, an ANC that wishes to participate in the hearing must file a written report at least seven days in advance of the public hearing.

**FOR FURTHER INFORMATION, YOU MAY CONTACT THE OFFICE OF ZONING
AT (202) 727-6311.**

**ANTHONY J. HOOD, ROBERT E. MILLER, TAMMY STIDHAM, GWEN MARCUS
WRIGHT, AND JOSEPH S. IMAMURA ----- ZONING COMMISSION FOR THE
DISTRICT OF COLUMBIA, BY SARA A. BARDIN, DIRECTOR, AND BY SHARON S.
SCHELLIN, SECRETARY TO THE ZONING COMMISSION.**

Do you need assistance to participate? If you need special accommodations or need language assistance services (translation or interpretation), please contact Zee Hill at (202) 727-0312 or Zelalem.Hill@dc.gov five days in advance of the meeting. These services will be provided free of charge.

¿Necesita ayuda para participar? Si tiene necesidades especiales o si necesita servicios de ayuda en su idioma (de traducción o interpretación), por favor comuníquese con Zee Hill llamando al (202) 727-0312 o escribiendo a Zelalem.Hill@dc.gov cinco días antes de la sesión. Estos servicios serán proporcionados sin costo alguno.

Avez-vous besoin d'assistance pour pouvoir participer? Si vous avez besoin d'aménagements spéciaux ou d'une aide linguistique (traduction ou interprétation), veuillez contacter Zee Hill au (202) 727-0312 ou à Zelalem.Hill@dc.gov cinq jours avant la réunion. Ces services vous seront fournis gratuitement.

참여하는데 도움이 필요하세요? 특별한 편의를 제공해 드려야 하거나, 언어 지원 서비스(번역 또는 통역)가 필요하시면, 회의 5일 전에 Zee Hill 씨께 (202) 727-0312 로 전화 하시거나 Zelalem.Hill@dc.gov로 이메일을 주시기 바랍니다. 이와 같은 서비스는 무료로 제공됩니다.

您需要有人帮助参加活动吗？如果您需要特殊便利设施或语言协助服务（翻译或口译），请在见面之前提前五天与 Zee Hill 联系，电话号码 (202) 727-0312，电子邮件 Zelalem.Hill@dc.gov 这些是免费提供的服务。

Quí vị có cần trợ giúp gì để tham gia không? Nếu quí vị cần thu xếp đặc biệt hoặc trợ giúp về ngôn ngữ (biên dịch hoặc thông dịch) xin vui lòng liên hệ với Zee Hill tại (202) 727-0312 hoặc Zelalem.Hill@dc.gov trước năm ngày. Các dịch vụ này hoàn toàn miễn phí.

ለመስተኞች ደርጅቶ የስራልማችና? የተለየ እርጅቶ ከስራለገዥነት ወይም የቋንቋ እርጅቶ አገልግሎቶች (ትርጉም ወይም ማስተኞችም) ከስራለገዥነት እስከዚና ከስተሰባው አምስት ቅዱት በፊት እና ሂሳብ በስራው ቁጥር (202) 727-0312 ወይም በእኩል Zelalem.Hill@dc.gov ይገናኙ:: እናዚህ አገልግሎቶች የሚሰጠውን በንግድ ነው::