

GOVERNMENT OF THE DISTRICT OF COLUMBIA

OFFICE OF ZONING

441 4th STREET, N.W. SUITE 200-S/210-S

WASHINGTON, D.C. 20001

OFFICIAL BUSINESS
PENALTY FOR MISUSE

WASHINGTON METROPOLITAN
AREA
600 5TH ST NW
WASHINGTON DC 20001-2610

FIRST-CLASS

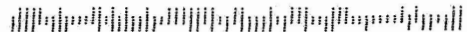


US POSTAGE PAID PITNEY BOWES



ZIP 20001 \$ 000.69⁰⁰
02 7W
0008031164 JAN 10 2025

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GOVERNMENT OF THE DISTRICT OF COLUMBIA

OFFICE OF ZONING

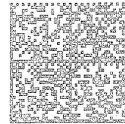
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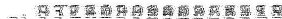
DISTRICT OF COLUMBIA
2000 14TH ST NW 8TH FLOOR
WASHINGTON DC 20009-4

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241 7E 1

0001/20/25

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD



01F

BC: 20001271441 *2419-03719-20-01

2000984487 C058

**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 7E, 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