



Z.C. Case No. 24-21

1900 Massachusetts  
Avenue SE

# DC Correctional Treatment Facility Annex Project

March 17, 2025





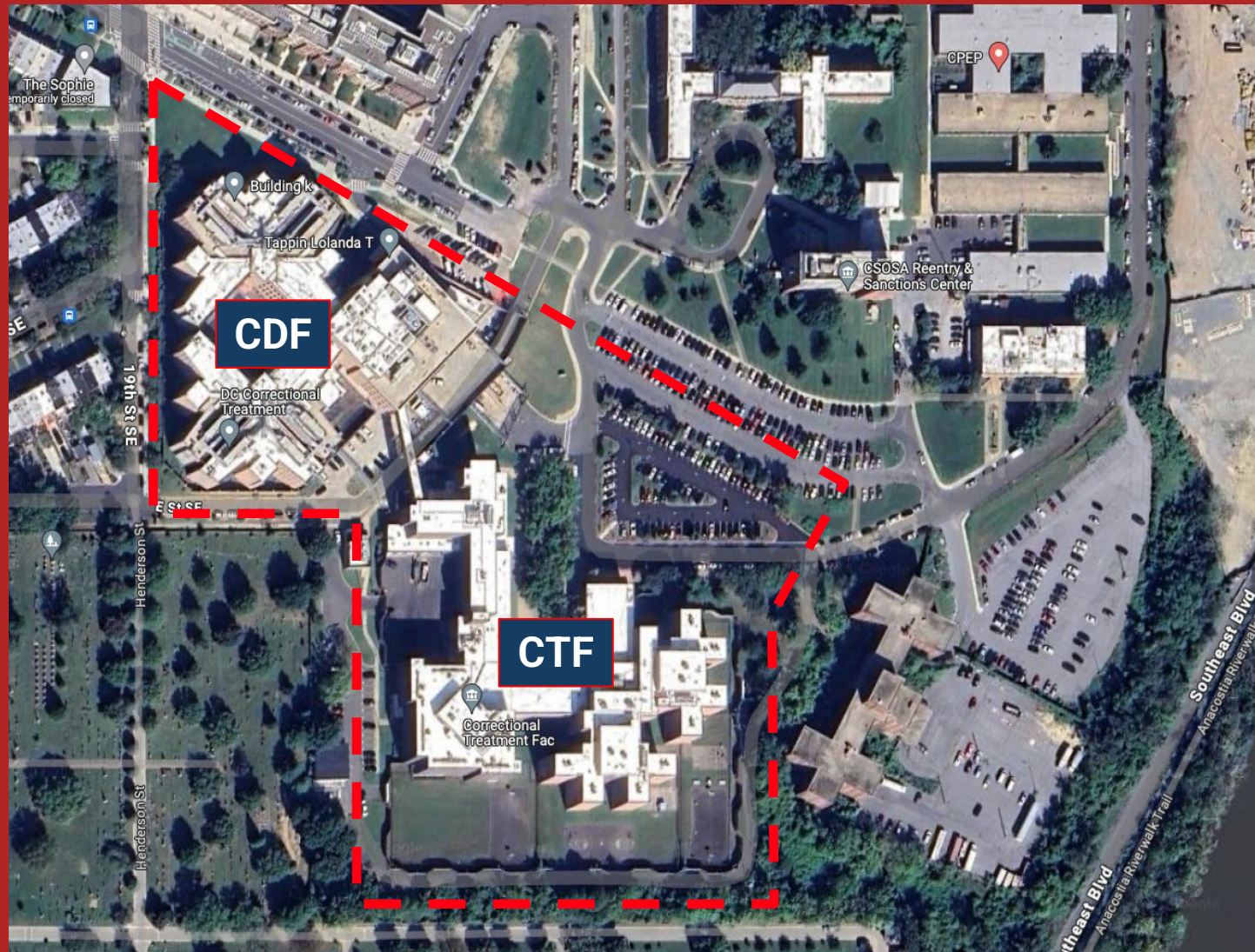
# Project Team & Responsibilities







# Project Background & Existing Conditions



The DC Department of Corrections (DOC) operates and maintains the Central Detention Facility (CDF) and Correctional Treatment Facility (CTF). CDF opened in 1976 and currently has a total capacity to house 2,164 residents. CTF opened in 1992 and currently has a total capacity to house 1,400 residents.

## CDF Building Challenges

- Aging & outdated infrastructure
- Need for costly repairs
- Changing population and the need for more mental health and behavioral health spaces for residents
- Lack of programmatic spaces

*...Therefore, the decision was made to replace the CDF.*

Mayor Muriel Bowser's proposed Fiscal Year (FY) 2025 budget committed \$463 million in the six-year capital budget plan to this transformative project. The FY 2026 budget process is underway, and adjustments will be made due to the movement of additional housing into Phase 1 of the project.

# Project Mission, Goal & Guiding Principles

## Advancing Public Safety and Justice



The mission of the District of Columbia Correctional Treatment Facility Annex project is to replace the aging Central Detention Facility with a modern, secure and resilient facility that has the necessary infrastructure to address the critical **rehabilitation, treatment, and reentry needs** of individuals in the custody and care of the Department of Corrections. This significant investment is key to strengthening and advancing public safety and justice in the District of Columbia.

**Goal: Caring first for human lives by creating a care-first environment.**

## Guiding Principles

- A singular complex operation (rather than a campus of independent structures)
- Safety for all – visitors, DOC residents, and staff
- Integration into the surrounding neighborhood and embracing the Massachusetts Ave. street frontage
- Flexibility and efficient use of space
- DOC resident rehabilitation and preparation for reentry
- Community building amongst DOC residents
- Innovation and technology-forward
- Integration of new behavioral health facilities to address evolving resident needs





# Existing Facilities vs. Future Complex

## Existing Correctional Facilities

### (CDF + CTF)

- Approx. 3,564 operating capacity
- DOC resident count as of 11/8/24 : 2,009 beds
- Approx. 230 surface parking spaces
- CTF and CDF connected by a bridge and actively used
- Building Program Components:
  - Public Lobby & Visitation
  - Housing
  - Medical
  - Facility Administration
  - Resident Intake, Transport & Release
  - Resident & Staff Support
  - Multiple Kitchen Spaces
  - Multiple Laundry Spaces

## Future Correctional Complex

### (Future Annex Buildings 1 & 2 + CTF)

- Approx. 2,144 beds
- Approx. 409 garage parking spaces
- 2 new buildings connected to the existing CTF
- CDF use discontinued
- Building Program Components:
  - Public Lobby & Visitation
  - Housing
  - Medical
  - Behavioral Health Facilities
  - Facility Administration
  - Resident Intake, Transport & Release
  - Resident & Staff Support
  - Facility Parking
  - Women's Center
  - Central Kitchen
  - Central Laundry
  - Central Loading Dock



# Future Complex: Beds and Program

## Annex Building 1

- Total Beds = 606
- General Population: 384 beds
  - Unit sizes vary: 32 (2), 48 (4) and 64 (2)
- Behavioral Health: 112 beds
  - Unit sizes vary: 16 (1) and 24 (4), including 2 step-down units
- Intake: 80 beds
- Infirmary: 30 beds
- Building Program Components:
  - Public Lobby & Visitation
  - Housing
  - Medical (incl. infirmary, clinic)
  - Facility Administration
  - Resident Intake, Transport & Release
  - Resident & Staff Support
  - Facility Parking (191 spaces)

## Annex Building 2

- Total Beds: 352
- General Population: 352 beds
  - Unit sizes vary: 32 (1), 48 (4) and 64 (2)
- Building Program Components:
  - Housing
  - Facility Administration
  - Resident & Staff Support
  - Facility Parking (218 spaces)

## CTF

- Total Beds: 1,186
- Building Program Components:
  - Women's Center
  - Central Kitchen
  - Central Laundry
  - Central Loading Dock
  - Housing
  - Medical (incl. clinic, long-term care)
  - Facility Administration
  - Resident & Staff Support



# Outreach & Engagement

## Previous Information Sessions/Meetings:

- **General Community (3):** June 27, 2024, Nov. 14, 2024, March 4, 2025
- **ANC7F (6):** May 21, 2024, June 18, 2024, Oct. 15, 2024, Dec. 17, 2024, Jan. 21, 2025, January 30, 2025
- **ANC7D (5):** June 11, 2024 Oct. 8, 2024, Nov. 19, 2024, Jan. 14, 2025, March 11, 2025 (vote of support)
- **ANC6B (3) :** Sept. 9, 2024, Jan. 9, 2025 Jan. 14, 2025 (vote of support)
- **Historic Congressional Cemetery (1):** Feb. 18, 2025
- **Council for Court Excellence (3):** Oct. 18, 2023, May 8, 2024, Feb. 20, 2025
- **Jails & Justice Task Force (2):** May 16, 2024, Feb. 20, 2025
- **Advocacy Groups (1):** May 29, 2024
- **Capitol Hill Restoration Society (1):** Feb. 5, 2025

## Additional:

- Website
- Community question & feedback form
- Project email
- Newsletter (in development)
- Posting of project flyers at public locations surrounding the Jail

## Surveys:

- **Staff Survey:** September 11, 2023 – October 2, 2023
- **Facility Resident Survey:** October 6, 2023 – October 16, 2023
- **Advocacy Group Survey:** August 6, 2024 – September 13, 2024

## Additional Entitlements:

- **CFA:** Nov. 2024, February 2025 (concept approval)
- **NCPC:** Application filed February 2025; meeting in April 2025

*\*Findings for the Surveys are available on the project website.*



# Project Timeline

## Project Start: FY2023

### 2023 – 2025

- *Pre-Design*
  - *Facility Population Projections*
  - *Architectural Programming*
  - *Stakeholder Engagement (on-going)*
  - *Conceptual Design*
  - *Entitlement Process*

### 2025

- *Design Team & Construction Team Procurement*

### 2025 – 2027

- *Design Finalization*

### 2027 – 2031

- *Annex Building 1 Construction*
- *Existing CTF Renovations (separate project)*

### 2029 – 2031

- *CDF Preparation for Construction of Annex Building 2*
- *Demolition of CDF Admin*

### 2031 - 2035

- *Annex Building 2 Construction*
- *Begin discontinuance of CDF use*



# Site Background and Construction Sequencing

# Architectural Goals

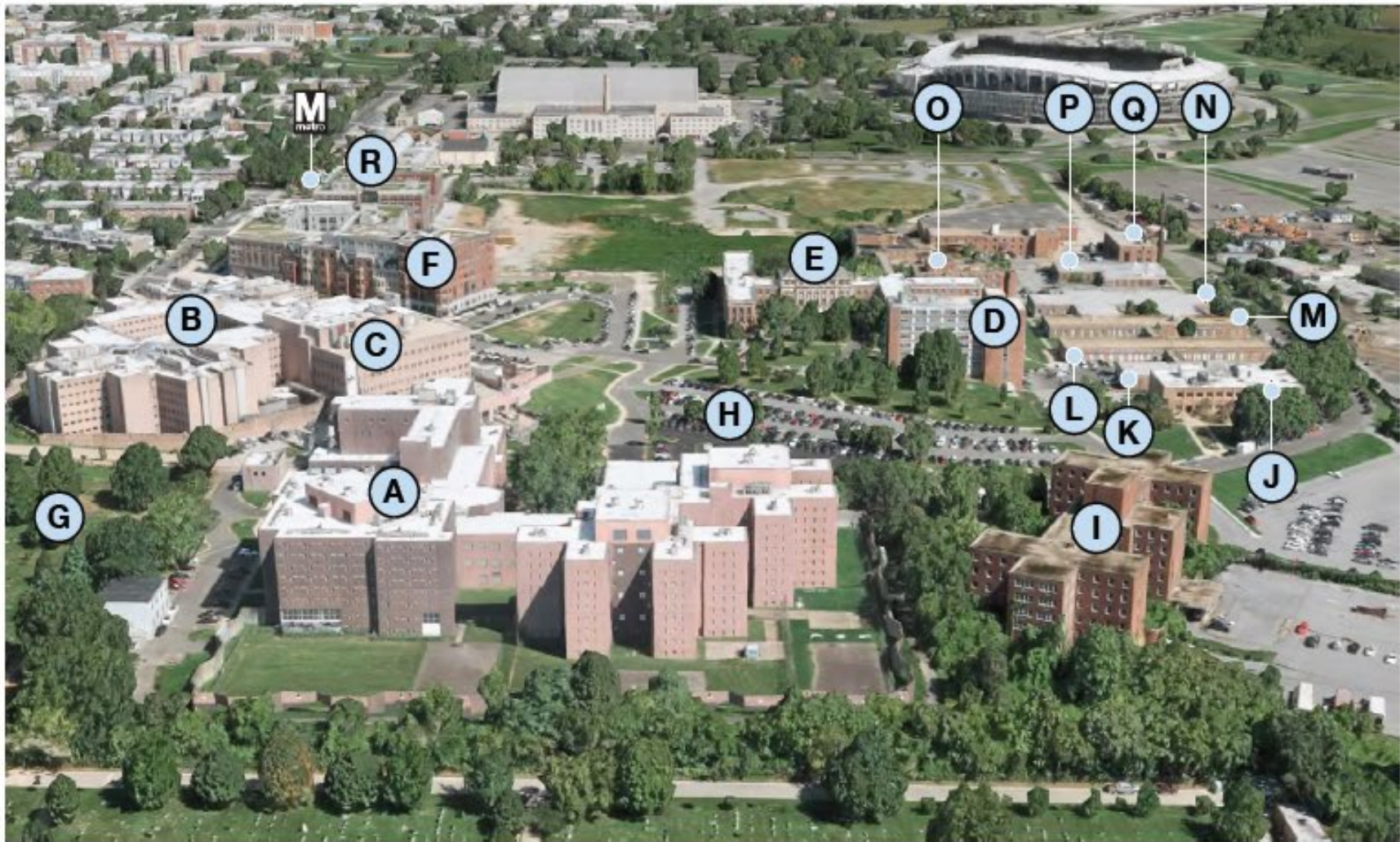
The interior facility program components resulted from a rigorous programming process, including feedback sessions, review of best practices and examples, and scientific analysis of the future DOC resident population.

The conceptual design of this facility responds to the programmatic and operational needs of DOC residents and staff, site constraints of the selected location, and long-term fiscal opportunities. In addition, the building envelope is responsive to the program layouts inside.

The resultant conceptual design represents a welcoming, yet secure correctional facility that does not bear the appearance of a traditional correctional facility and supports the vision of Hill East.



# Existing Conditions – Hill East



## KEY

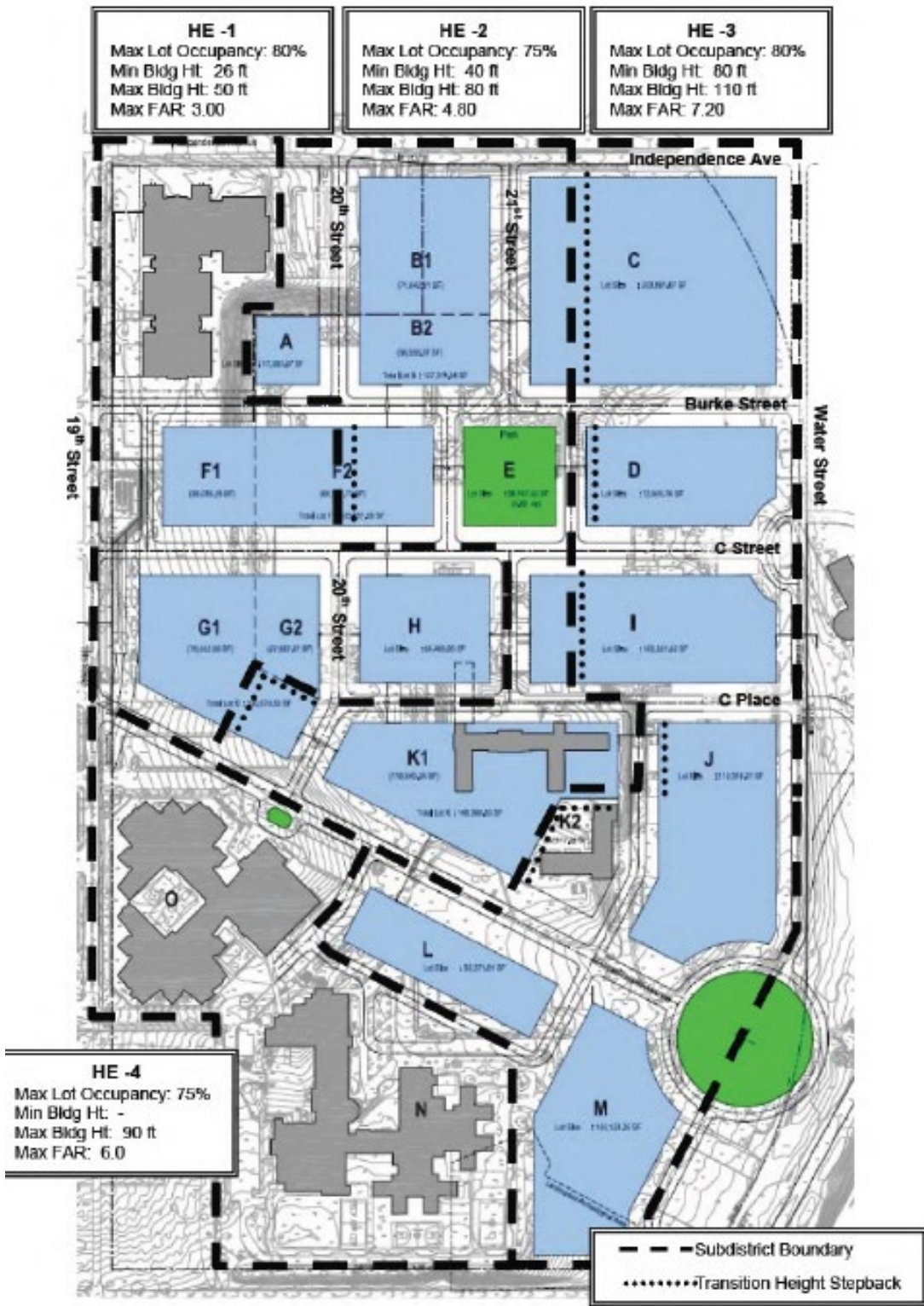
- |   |  |
|---|--|
| A. DOC Correctional Treatment Facility (CTF)    | I. DHS Psychiatric Treatment Center (Vacant) |
| B. DOC Central Detention Facility (CDF)         | J. Medical Examiner Building (DC)            |
| C. DOC Central Detention Facility - Admin (CDF) | K. Tuberculosis/Chest Clinic (DC)            |
| D. CSOSA (DC)                                   | L. Mental Health Services Commission (DC)    |
| E. Anne Archibold Hall (Vacant)                 | M. Womens Services (DC)                      |
| F. Park Kennedy (Residential)                   | N. Detox Unit (DC)                           |
| G. Congressional Cemetery                       | O. Lab/Pathology Building (DC)               |
| H. Existing Parking                             | P. Sexually Transmitted Diseases Clinic (DC) |
|   | Q. Boiler Plant (DC)                         |
|   | R. The Ethel (Residential)                   |

**M** - Metro Station





# Hill East – Zoning Map



HILL EAST MASTER PLAN APPROVED ZONING MAP - 2009

Existing CTF Annex Site

- Parcels L - Parking lot for CTF
- Parcel N - CTF
- Parcel O - CDF



# Existing Site Plan



## KEY

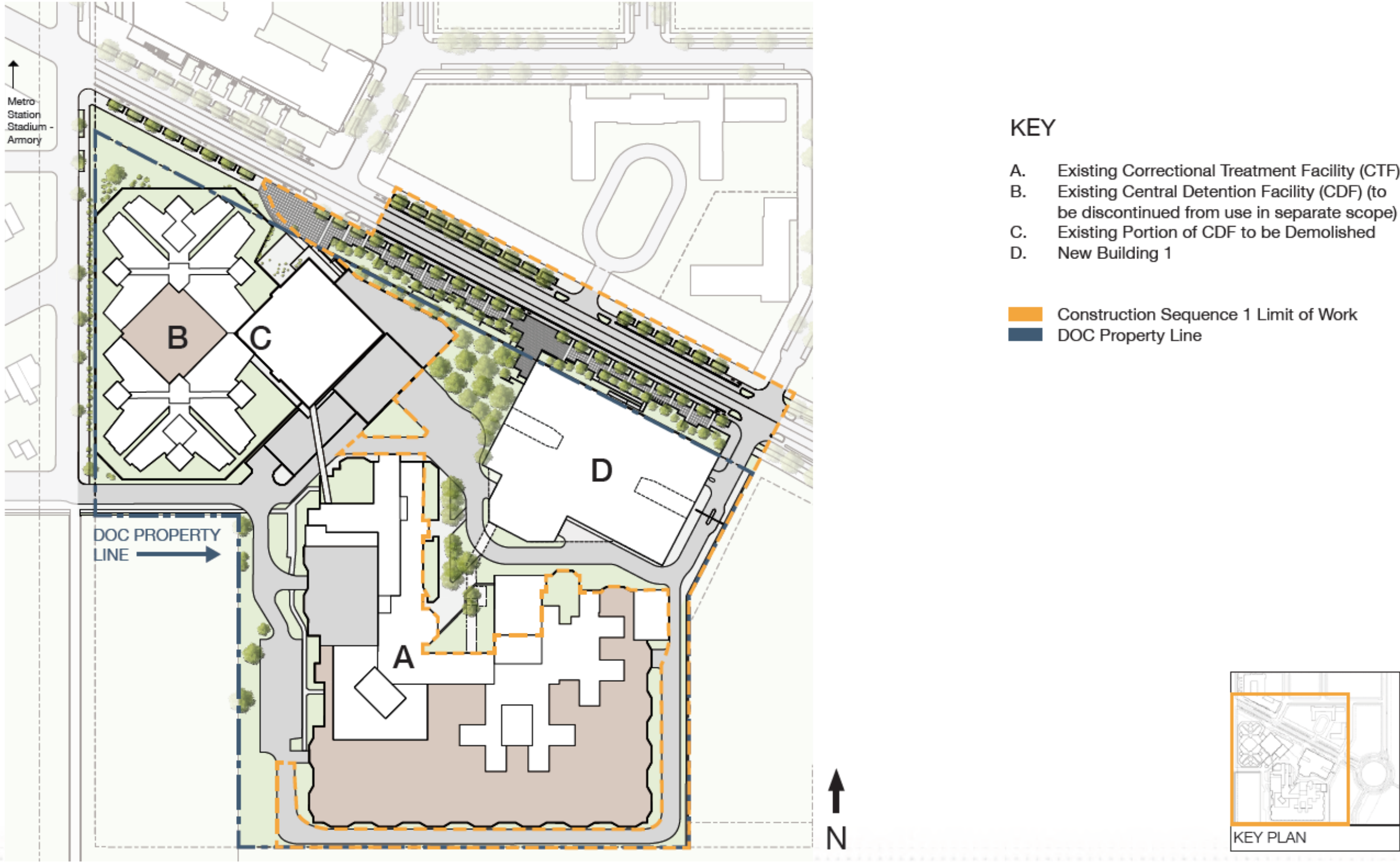
- A. Existing Correctional Treatment Facility (CTF)
- B. Existing Central Detention Facility (CDF) (to be discontinued from use in separate scope)
- C. Existing Portion of CDF to be Demolished
- D. CSOSA (DC)
- E. Anne Archibold Hall (Vacant)
- F. Park Kennedy (Residential)
- G. Congressional Cemetery

- PG Parcel G
  - PK Parcel K
  - PL Parcel L
- DOC Property Line



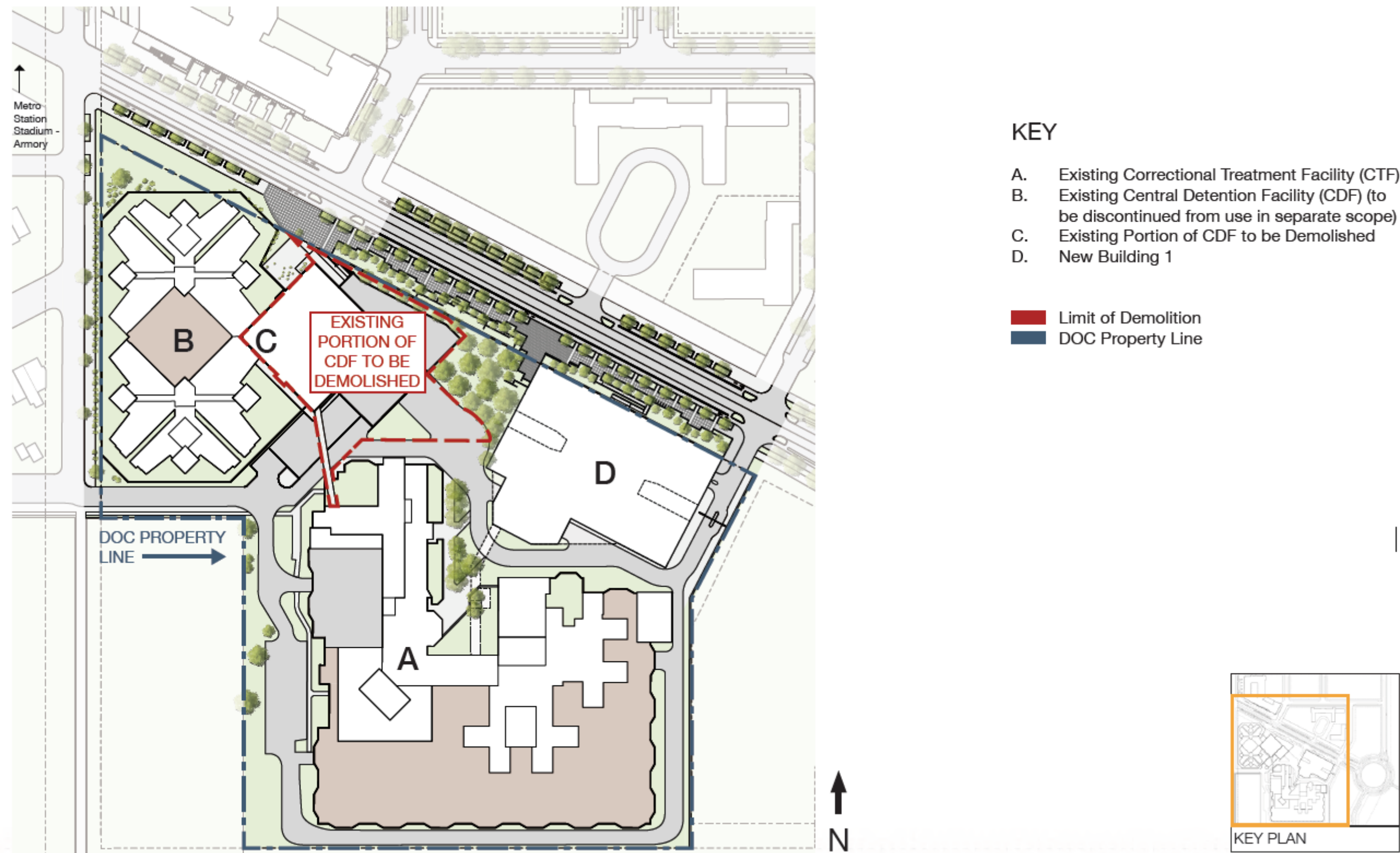
KEY PLAN

# Construction Sequence – Building 1 + Mass. Ave Extension

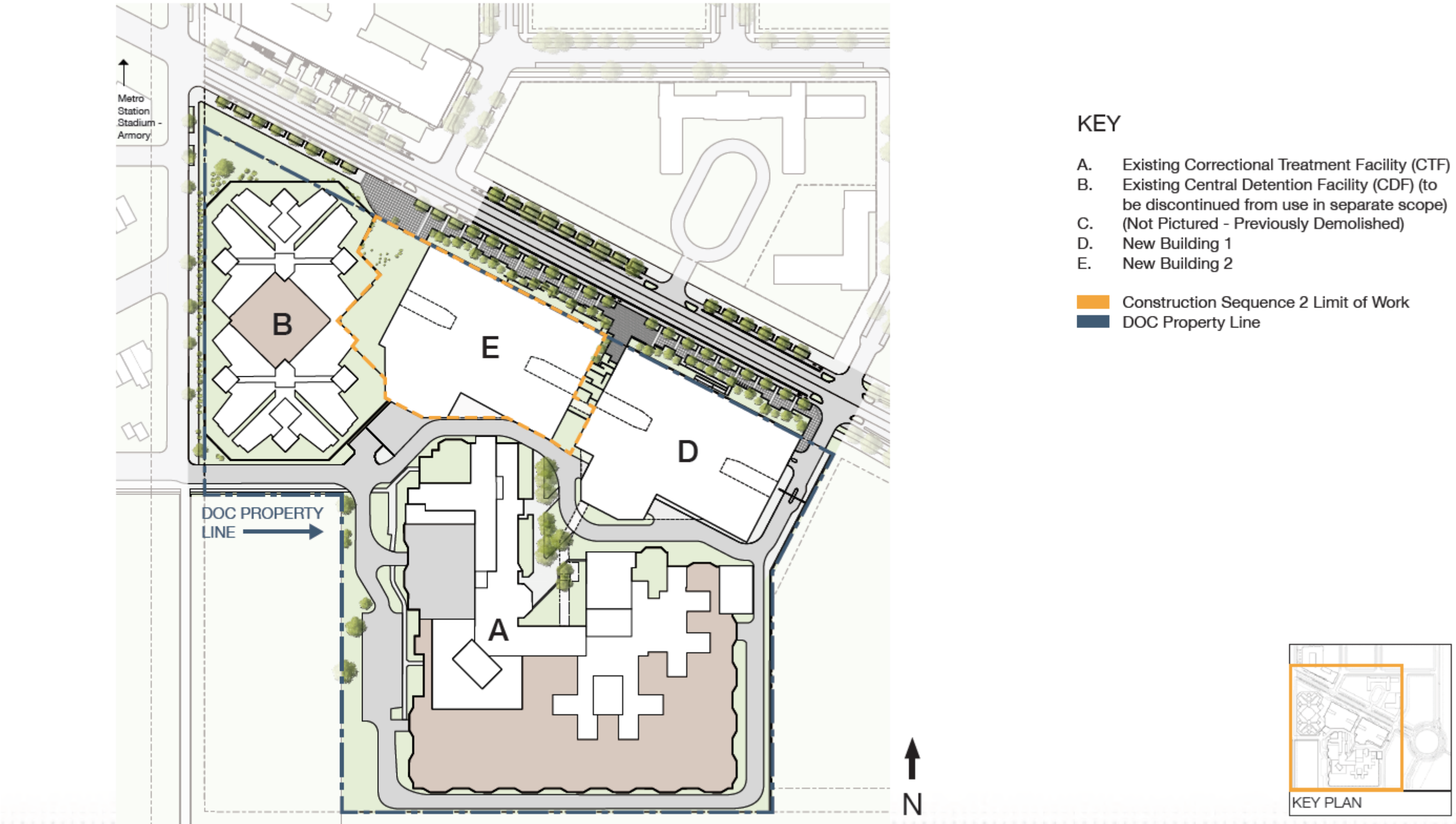




# Construction Sequence – Demolition of CDF Admin.

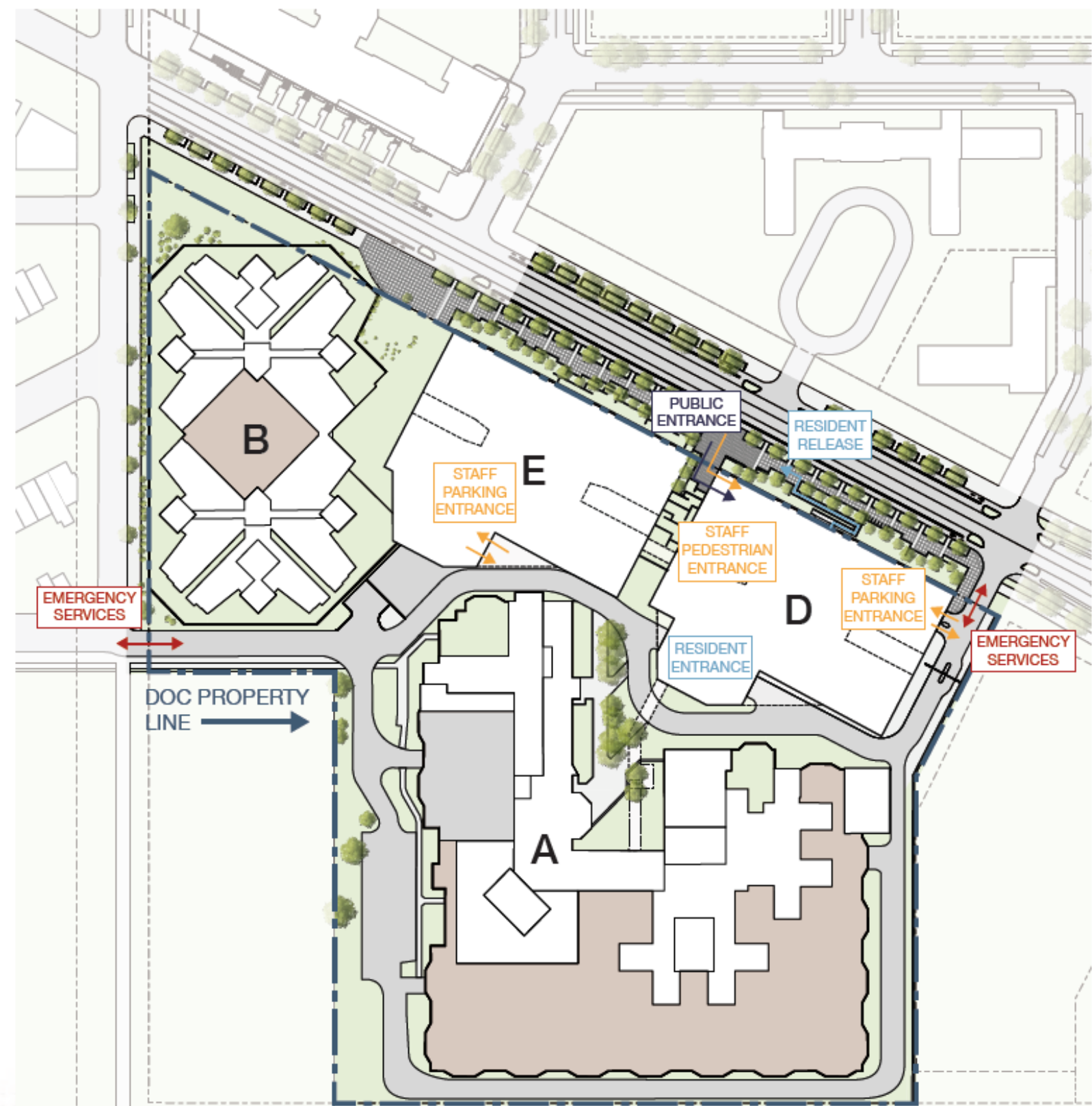


# Construction Sequence – Building 2





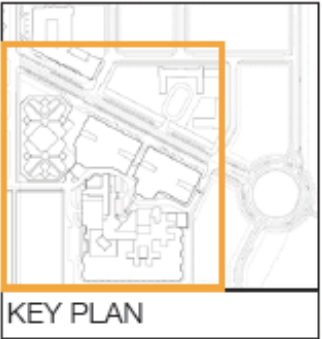
# Site Plan with Circulation



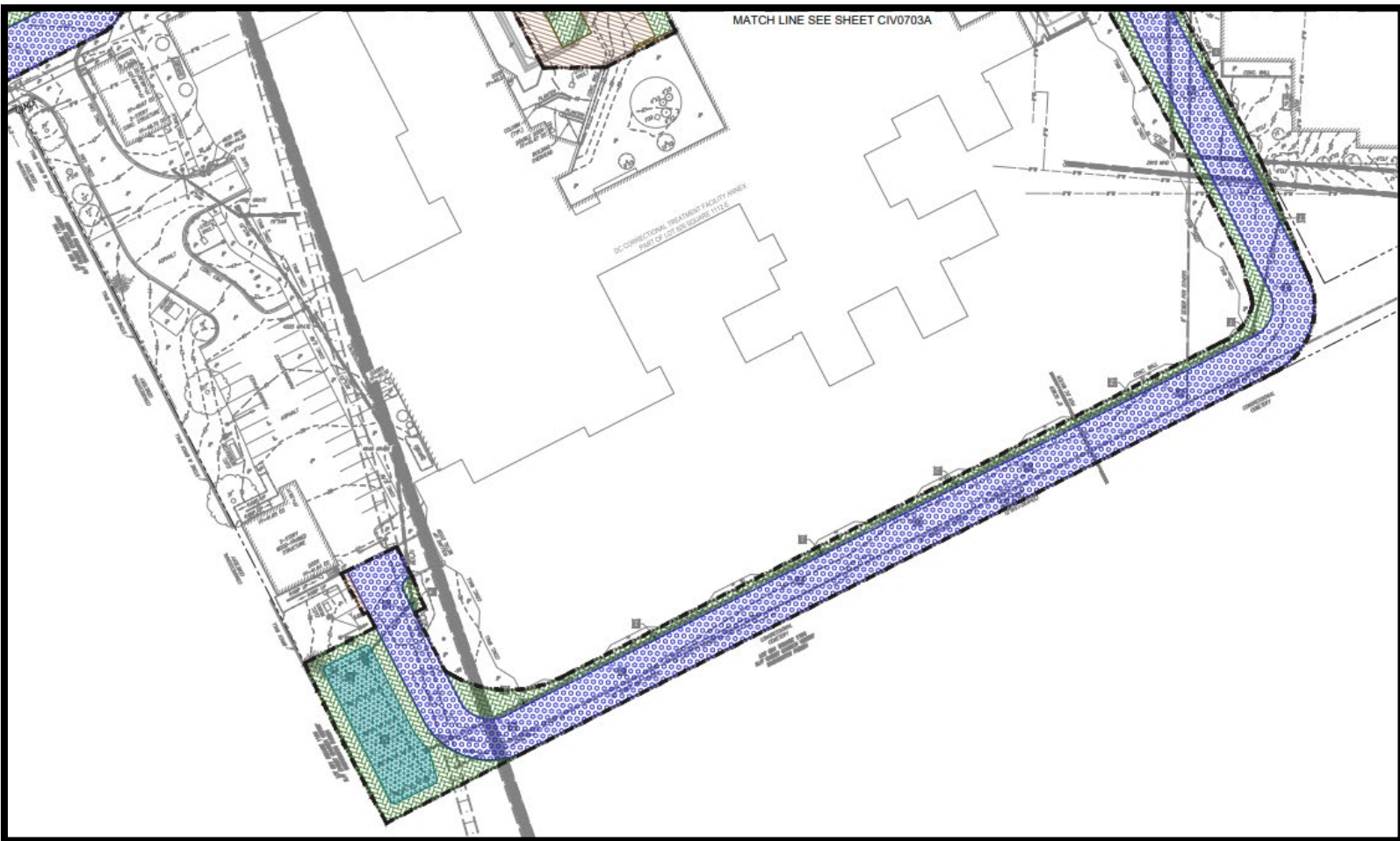
## KEY

- A. Existing Correctional Treatment Facility (CTF)
- B. Existing Central Detention Facility (CDF) (to be discontinued from use in separate scope)
- C. (Not Pictured - Previously Demolished)
- D. New Building 1
- E. New Building 2

- Public Entrance
- Staff Access Points
- Resident Transport
- Emergency Services



# Rear Access Road and Bioretention Modifications



Original



Revised



# Architecture and Design

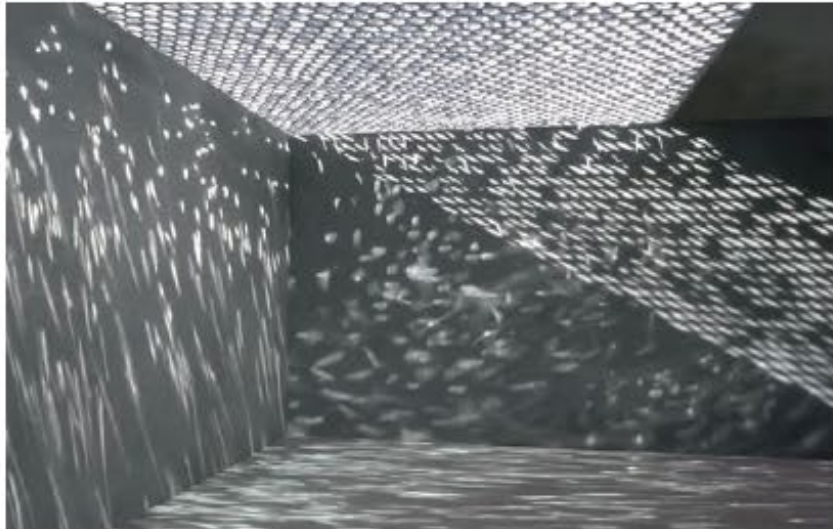
# Conceptual Design Tenets



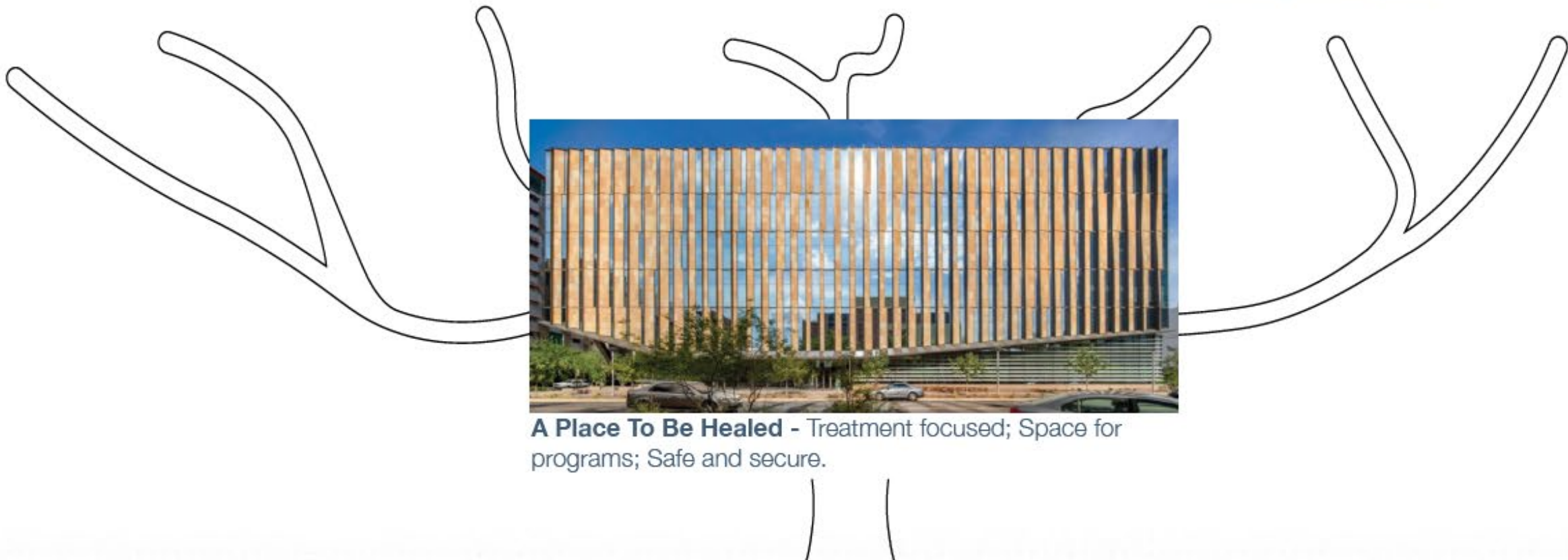
**Lively Streetscape** - Activate full site along Massachusetts Avenue extension; Connectivity between buildings; Landscape interventions as boundaries for security.



**Accessible Entrance** - Visible entryway from public space; Common yet separate entry locations for staff and public; Entry relates to all buildings; Welcoming yet secure.



**Functionally Anonymous** - Blur scale and function of buildings; Develop moments of reveal to maximize interior daylighting and views; Unify buildings with façade.



**A Place To Be Healed** - Treatment focused; Space for programs; Safe and secure.



# Precedent Images





# Rendering



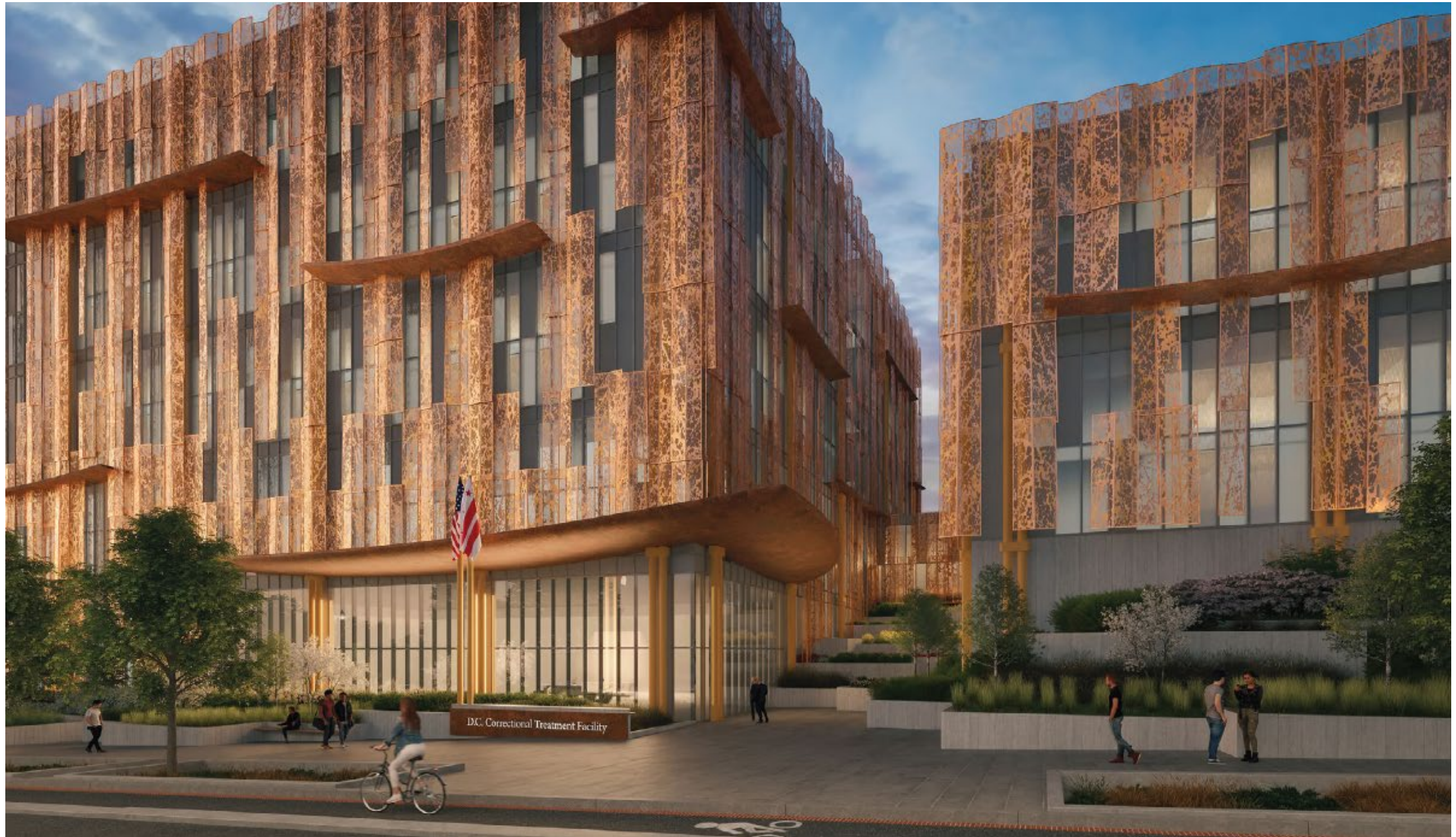


# Rendering



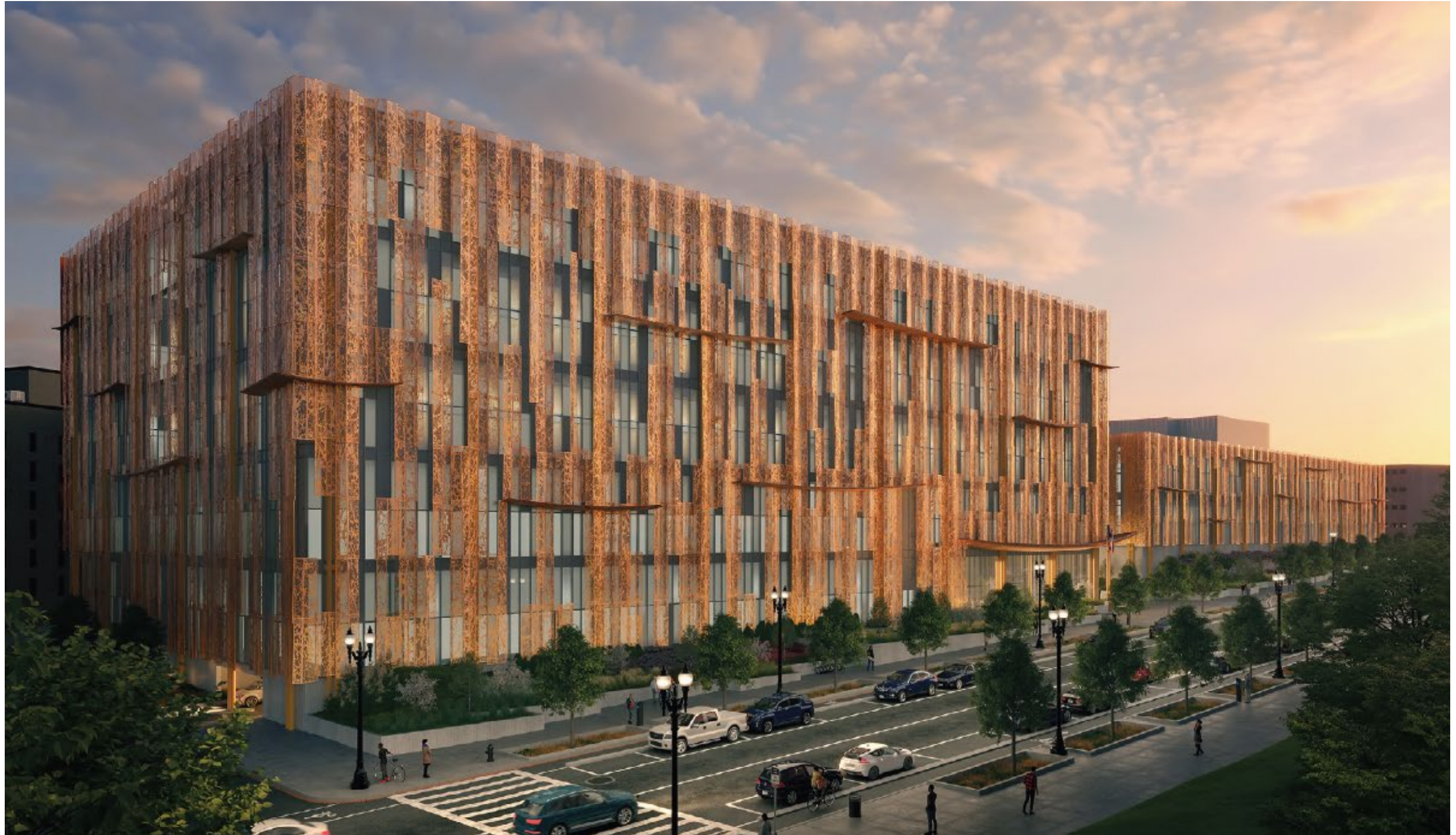


# Rendering





# Rendering





# Elevation – Massachusetts Avenue



SEE INDIVIDUAL BUILDING ELEVATIONS FOR ANNOTATIONS

NOT TO SCALE



KEY PLAN



# Elevation – Building 1 (Front)

