

October 13, 2025

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**VIA IZIS**

Anthony Hood, Chairperson  
D.C. Zoning Commission  
441 4th Street, NW, Suite 200S  
Washington, DC 20001

**RE: ZC Case No. 24-24  
Applicant's Post-Hearing Submission**

Chairperson Hood and Honorable Members of the Commission:

The Applicant, D.C. Department of General Services (the “**Applicant**”), on behalf of the D.C. Department of Human Services (“**DHS**”), files the following post-hearing submission to address the Commission’s requests made during the public hearing on September 29, 2025.

The Commission asked the Applicant to address two letters of opposition filed in the case record at Exhibits 25 and 26. The opposition letters were filed by two individuals living on Corcoran Street NE, approximately 800 feet from 1201 New York Avenue NE (the “**Property**”), the site of the proposed emergency shelter (the “**Project**”). The following addresses the primary assertions made in the opposition letters.

- ***Ivy City is a “dumping ground” for unwanted uses***

The Project is not introducing a new shelter use in the neighborhood but replacing an existing shelter that is outdated and suffering from numerous challenges. As reflected in the case record and during the public hearing, the Applicant, DHS, and the Applicant’s team have taken great care in designing the Project, a process that began over three years ago. Unlike the existing shelter, the Project is being purpose-built as a shelter with the intention to meet the needs of individuals experiencing homelessness, provide safety and security for residents and community members, and contribute to Ivy City’s aesthetic and sense of place.

As reflected in the architectural plan set, the Applicant is proposing a modern and visually-interesting building that employs high-quality materials and draws on industrial influences in the area. The Property’s location along New York Avenue offers an opportunity for the Project to serve as a gateway feature to the neighborhood. The Project will also employ extensive new landscaping features, including expansion of the forest conservation area, to further contribute to the aesthetic of the neighborhood.

Additionally, Advisory Neighborhood Commission 5D is supportive of the Project as a desired use to replace the existing shelter at 1355 New York Avenue that will provide men experiencing homelessness with a dignified shelter.

- ***The current shelter at 1355 New York Avenue leads to loitering, crime, drug use and public intoxication in Ivy City***

The Applicant's statement and the record outlined that a significant challenge of the existing shelter is the lack of common space for day programming leading to more individuals congregating outside the facility. *See* Ex. 3, pg. 2. This factor was reiterated by DHS Director Pierre during testimony at the public hearing.

A driving factor in the Project design and programming is to provide individuals experiencing homelessness with recreation space during the day. There are several spaces within the Project where this important need is met. The Day Center, located in the multipurpose rooms of the Project's West Wing, will provide a large common space for residents to socialize and for life skills programming. Each floor with dormitories will have a separate lounge space, a quiet room, and exterior terrace for residents. The Project has also been designed with extensive exterior recreation space within the Property, including an amenity area by New York Avenue and to the rear of the building with a wood patio, walking path and landscaping.

In addition to recreation space, the Project is also designed to promote improved delivery of wrap-around services, including private meeting rooms for case management, a computer lab for job skills and training, and a clinic for mental health services. These features will provide residents with an opportunity to remain engaged during the day and to meet critical needs without leaving the Project.

- ***DGS does not adequately manage existing properties in Ivy City***

The opposition letters note a lack of upkeep and maintenance of a District-owned property located in Ivy City, citing the location of 1861 Corcoran Street NE. Undersigned counsel respectfully notes that the Commission should focus on the facts of the Property and Project and not unrelated properties, which are not germane to the zoning standard for the Project. Notwithstanding that this matter is outside the scope, the Applicant endeavors to respond to this point.

The residential-type building at Corcoran Street was previously used as a shelter for one family, but has been vacant for approximately two years. To address these concerns, the Applicant is enclosing a letter from DGS Director Delano Hunter. *See* **Exhibit A**. As noted in the letter, DGS manages over 1,000 District-owned and -leased properties and, therefore, must lean on client agencies when addressing maintenance and service requests. DGS also must prioritize requests based on the operating status and age of the building. Nonetheless, there are several methods to submit a service request, including through a site's facility manager or the District's "311" program.

For the Project, a site facility manager will be designated once it is operational. The Applicant will continue to coordinate with ANC 5D throughout the construction process and will

provide the site facility manager information once available. This will provide residents with a direct contact to submit maintenance and service requests.

- ***The Property is not appropriate for the Project due to lack of transit access, proximity to residential uses, and new cannabis dispensaries nearby***

Contrary to the opposition letters, the Property has sufficient access to public transit for residents to get to and from the Project. The NoMa/Gallaudet Metrorail Station is approximately one mile from the Property. There are multiple pedestrian routes with sidewalks for safe passage between the Metro Station and the Property, including on the southern side of New York Avenue NE and on 6<sup>th</sup> Street NE and Brentwood Parkway NE. Alternatively, there is a Metrobus stop for Routes D36 and C71 approximately ¼ mile from the Property at the corner of West Virginia Avenue and Mount Olivet Road.<sup>1</sup> For staff, the Project will provide 41 on-site parking spaces to supplement public transit options.

With respect to proximity to residential uses, the Property is primarily surrounded by industrial-zoned property and institutional uses. The Property only directly abuts residential uses at its southeastern side along Mount Olivet Road. However, this part of the Project will remain wooded and inaccessible to residents. There will be an internal security fence surrounding the outdoor recreation area as well as a privacy fence around the exterior of the Property. The residential neighborhood where Corcoran Street NE is located is buffered from the Property by intervening uses. Nonetheless, the Project is designed to encourage residents to remain on the Property and not within the surrounding residential neighborhoods.

With respect to nearby cannabis dispensaries, the Zoning Regulations do not regulate or restrict the proximity between an emergency shelter use and a cannabis dispensary use. Any such restriction would require a legislative change to DC law and/or the Zoning Regulations.

Finally, the opposing letter notes that the Project is not compatible with the Ivy City Small Area Plan. Yet, the Ivy City Small Area Plan was largely geared toward housing affordability and opportunity, climate resilience, and public space and urban design. In the Applicant's Statement in Support, the Applicant outlines how the Project is consistent with many of these policy recommendations, including incorporating green infrastructure, varying massing to ensure pedestrian-scale development, incorporating materials from throughout the neighborhood, and enhancing the streetscape for pedestrians.

Sincerely,  
COZEN O'CONNOR



Meridith H. Moldenhauer

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<sup>1</sup> Routes D36 and C71 are new routes in the Metro Bus network, effective on June 29, 2025.

  
Eric J. DeBear

**Certificate of Service**

I HEREBY CERTIFY that on this 13<sup>th</sup> day of October, 2025, a copy of this Post-Hearing Statement with attachments was served, via email, on the following:

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