



October 20, 2025

**Meridith H. Moldenhauer**

Direct Phone 202-747-0763  
mmoldenhauer@cozen.com

**Eric J. DeBear**

Direct Phone 202-747-0769  
edebear@cozen.com

**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 Proffers and Conditions for Order**

Chairperson Hood and Honorable Members of the Commission:

On behalf of Applicant D.C. Department of General Services (the "Applicant"), the following constitutes the Applicant's public benefits and conditions that are specific and enforceable as required under Subtitle X § 308.

Proffered Benefit	Proposed Condition
<u>Superior Urban Design and Architecture (Subtitle X § 305.5(a))</u>	<b>A. <u>Project Development</u></b>  1. The Project shall be developed substantially in accordance with the architectural plans and drawings submitted on September 2, 2025 at Exhibits 19C1-19C9, as modified by the Applicant's on September 23, 2025 at Exhibit 22A in the case record (collectively, the "Architectural Plans").  2. The Applicant shall have flexibility with the design of the PUD in the following areas:  a. <u>Interior Components</u> : To vary the location and design of all interior components, including partitions, structural slabs, doors, hallways, columns, stairways, atria, and
<u>Superior Landscaping, or creation or preservation of open spaces (Subtitle X § 305.5(b))</u>	
<u>Site planning and efficient and economical land utilization (Subtitle X § 305.5(c))</u>	
<u>Housing (Subtitle X § 305.5(f))</u>	
<u>Other Public Benefits Advancing Policy Objectives (Subtitle X § 305.5(r))</u>	
The Project makes use of a uniquely-shaped site to provide a purpose-built emergency shelter building for men experiencing	

<p>homelessness. The Project provides 407 permanent beds plus 80-100 hypothermia cots, significantly increasing capacity from the existing shelter at 1355 New York Avenue. The Project also features extensive programming with interior and exterior recreation space. The Project proposes modern architecture in an industrial-style design that is consistent with the Ivy City neighborhood. The Project features extensive new plantings and landscaping and a large outdoor recreation space for residents. The Project will meet net-zero energy standards and achieve LEED-Gold v4 certification.</p>	<p>mechanical rooms, provided that the variations do not change the exterior configuration of the building as shown on the plans approved by the order;</p> <ul style="list-style-type: none"> <li>b. <u>Exterior Materials – Color:</u> To vary the final selection of the colors of the exterior materials based on availability at the time of construction, provided such colors are within the color ranges shown on the plans approved by the order;</li> <li>c. <u>Exterior Details – Location and Dimension:</u> To make minor refinements to the locations and dimensions of exterior details that do not substantially alter the exterior configuration of the building or design shown on the plans approved by the order. Examples of exterior details include, but are not limited to, doorways, canopies, railings, and skylights;</li> <li>d. <u>Streetscape Design:</u> To vary the location, attributes, and general design of the approved streetscape to comply with the requirements of, and the approval by, the DDOT Public Space Division or the Public Space Committee or other permitting process;</li> <li>e. <u>Signage:</u> To vary the number, font, message, logo, and color of the project signage, provided that the maximum overall dimensions and signage materials are consistent with the signage on the plans approved by the order and are compliant with the D.C. signage regulations;</li> </ul>
---	--

	<p>f. <u>Shelter Beds</u>: To modify the number of shelter beds by plus or minus 10%, provided that the total square footage of the Project shall be not be reduced; and</p> <p>g. <u>Sustainable Features</u>: To vary the approved sustainable features of the Project and the features, means, and methods of achieving the required GAR and LEED-Gold certifications.</p> <p>3. The Applicant shall have flexibility from the zoning requirements for dimensions of vehicular parking, dimensions of loading berth and penthouse setbacks.</p>
<p><u>Environmental and Sustainable Benefits</u> (Subtitle X § 305.5(k))</p> <p>The Project will achieve LEED-Gold v4 certification and will include a large green roof and solar panels.</p>	<p>5. <b><u>Prior to the issuance of a Certificate of Occupancy for the Project</u></b>, the Applicant shall furnish a copy of its preliminary LEED certification application to the Zoning Administrator demonstrating that the building has been designed to meet the LEED-Gold v4 standard.</p>
<p>Transportation Demand Management Measures</p>	<p><b><u>C. Transportation</u></b></p> <p>1. <b><u>For the Life of the Project</u></b>, the Applicant shall implement the following Transportation Demand Management (“TDM”) measures:</p> <p>a. Identify a Transportation Coordinator once the building has opened. There will be a Transportation Coordinator for each tenant and the entire site. The Transportation Coordinator will act as a point of contact with DDOT, goDCgo, and Zoning Enforcement and will provide their contact information to goDCgo;</p> <p>b. The Transportation Coordinator will conduct an annual commuter survey of employees on-site, and report TDM activities and data collection efforts to goDCgo once per year;</p>

	<ul style="list-style-type: none"> <li>c. The Transportation Coordinator will develop, distribute, and market various transportation alternatives and options to the employees, including promoting transportation events (i.e., Bike to Work Day, National Walking Day, Car Free Day) via any internal building newsletters or communications or on an employee web portal, if one exists;</li> <li>d. The Transportation Coordinator will receive TDM training from goDCgo to learn about the transportation conditions for this project and available options for implementing the TDM Plan;</li> <li>e. Provide links to CommuterConnections.com and goDCgo.com on the employee web portal (if one exists) or via internal newsletters or communications;</li> <li>f. The Transportation Coordinator will distribute information on the Commuter Connections Guaranteed Ride Home (GRH) program, which provides commuters who regularly carpool, vanpool, bike, walk, or take transit to work with a free and reliable ride home in an emergency;</li> <li>g. The Transportation Coordinator will demonstrate to goDCgo that the shelter is in compliance with the DC Commuter Benefits Law to participate in at least one of the three transportation benefits outlined in the law (employee-paid pre-tax benefit, employer-paid direct benefit, or shuttle service), as well as any other commuter benefits related laws that may be implemented in the future;</li> <li>h. The Transportation Coordinator will demonstrate to goDCgo that the shelter is in compliance with the DC Parking Cash-Out Law, which requires</li> </ul>
--	---

	<p>employers who provide parking benefits to also offer a clean air transportation fringe benefit in exchange for parking or to pay a clean air compliance fee;</p> <ul style="list-style-type: none"> <li>i. The Transportation Coordinator will provide employees who wish to carpool with detailed carpooling information and will be referred to other carpool matching services sponsored by the Metropolitan Washington Council of Governments (MWCOG) or other comparable service if MWCOG does not offer this in the future;</li> <li>j. Eleven long-term bicycle parking spaces (one more than required by ZR16) will be provided on the ground floor of the building. Ten short-term bicycle parking spaces also will be provided, as required by ZR16;</li> <li>k. Four showers and seven lockers will be provided for use by employees;</li> <li>l. At least one long-term bicycle space will be designed with electrical outlets for the charging of electric bikes and scooters. Six spaces will be located horizontally on the floor. There will be no fee for employees to use the bicycle storage room;</li> <li>m. Three spaces will be equipped with electric vehicle (EV) charging stations;</li> <li>n. Following the issuance of a Certificate of Occupancy for the Project, the Transportation Coordinator will submit documentation summarizing compliance with the transportation and TDM conditions of the Order (including, if made available, any written confirmation from the Office of the Zoning Administrator) to the Office of Zoning for inclusion in the IZIS case record of the case; and</li> </ul>
--	---

	<p>o. Following the issuance of a Certificate of Occupancy for the Project, the Transportation Coordinator will submit a letter to the Zoning Administrator, DDOT, and goDCgo every five (5) years (as measured from the final Certificate of Occupancy for the Project) summarizing continued substantial compliance with the transportation and TDM conditions in the Order, unless no longer applicable as confirmed by DDOT. If such letter is not submitted on a timely basis, the building shall have sixty (60) days from date of notice from the Zoning Administrator, DDOT, or goDCgo to prepare and submit such letter.</p>
Requirement to Record, Timing, Human Rights Act, and Compliance with Conditions	<p><b><u>D. Miscellaneous</u></b></p> <p>1. No building permit shall be issued for the PUD until the Applicant has recorded a covenant in the land records of the District of Columbia, between the Applicant and the District of Columbia, that is satisfactory to the Office of Zoning, Legal Division and the Zoning Division, Department of Buildings. Such covenant shall bind the Applicant and all successors in title to construct and use the Property in accordance with this Order, or amendment thereof by the Commission. The Applicant shall file a certified copy of the covenant with the records of the Office of Zoning.</p> <p>2. The PUD shall be valid for a period of two years from the effective date of this Order within which time an application shall be filed for a building permit. Construction must begin within three years of the effective date of this Order.</p> <p>3. The Applicant is required to comply fully with the provisions of the Human Rights Act of 1977, D.C. Law 2-38, as amended, and this Order is conditioned upon full compliance with those provisions. In accordance with the D.C. Human Rights Act of 1977, as amended, D.C. Official Code § 2-1401.01 et seq. (the</p>

	<p>“Act”), the District of Columbia does not discriminate on the basis of actual or perceived: race, color, religion, national origin, sex, age, marital status, personal appearance, sexual orientation, gender identity or expression, familial status, family responsibilities, matriculation, political affiliation, genetic information, disability, source of income, or place of residence or business. Sexual harassment is a form of sex discrimination that is also prohibited by the Act. In addition, harassment based on any of the above protected categories is also prohibited by the Act. Discrimination in violation of the Act will not be tolerated. Violators will be subject to disciplinary action.</p> <p>4. The Applicant shall file with the Zoning Administrator a letter identifying how it is in compliance with the conditions of this Order at such time as the Zoning Administrator requests and shall simultaneously file that letter with the Office of Zoning.</p>
--	---

Thank you for your attention to this matter and we look forward to the Commission’s vote on final action for this application.

Sincerely,  
COZEN O’CONNOR



Meridith Moldenhauer



Eric J. DeBear

### **Certificate of Service**

I HEREBY CERTIFY that on this 20<sup>th</sup> day of October, 2025, a copy of the applicant's proffers and conditions was served, via email, on the following:

District of Columbia Office of Planning  
c/o Michael Jurkovic  
1100 4<sup>th</sup> Street SW, Suite E650  
Washington, DC 20024  
[michael.jurkovic@dc.gov](mailto:michael.jurkovic@dc.gov)

D.C. Department of Transportation  
c/o Erkin Ozberk and Noah Hagan  
55 M Street SE, 5<sup>th</sup> Floor  
Washington, DC 20003  
[Erkin.Ozberk1@dc.gov](mailto:Erkin.Ozberk1@dc.gov)  
[Noah.Hagan@dc.gov](mailto:Noah.Hagan@dc.gov)

Advisory Neighborhood Commission 5D  
c/o Salvador Saucedo Guzmán, Chair;  
and Sebrena Rhodes, Vice Chair  
[5D05@anc.dc.gov](mailto:5D05@anc.dc.gov)  
[5D02@anc.dc.gov](mailto:5D02@anc.dc.gov)



Eric J. DeBear