



DC HOMELAND SECURITY AND EMERGENCY MANAGEMENT AGENCY

MEMORANDUM

DATE: December 8, 2025
TO: Ella J. Ackerman, Zoning Specialist
FROM: Hannah Winant, Preparedness Division Associate Director
Vermecia Alsop, Hazard Mitigation Officer
Kenya Troutman, Resilience Officer
Tony Goodman, Legislative Affairs & Stakeholder Engagement
RE: ZC Case No. 25-17 - Parcel P3, Living Classrooms Foundation

DC Homeland Security and Emergency Management Agency (DC HSEMA) has reviewed the submission for ZC Case No. 25-17 provided on December 4th. **The agency's support for the Living Classrooms Foundation's application is contingent upon the submission of a Site-Specific Evacuation Plan.**

In addition to the proposed elevation of the structure, a Site-Specific Evacuation Plan is necessary to ensure the safety and well-being of all occupants during emergencies. Elevation out of the 100- and 500-year floodplain protects the building but does not eliminate risks from flood-related hazards, including flash flooding, heavy rainfall, or high-wind events along the Anacostia waterfront. These hazards can affect access, egress, and occupant safety, particularly for vulnerable populations served.

The Site-Specific Evacuation Plan, at a minimum, should contain:

- Procedures for flash flood and high-wind events
- Safe evacuation routes and primary and alternate rally points
- Triggers for suspending programming
- Internal and external communication protocols for staff and participants

Preparedness resources such as [ReadyDC](#), [AlertDC](#), [dcfloodrisk.org](#), and [3-1-1](#) may support planning efforts and should be shared with future occupants.

In conclusion, we support the Living Classrooms Foundation's mission and the benefit it provides through education and workforce programming.