

Certificate of Notice

I HEREBY CERTIFY that on October 1, 2024 a copy of the attached Notice of Intent to File a Zoning Application was sent via first-class mail to the owners of property within 200 feet of 1201 New York Avenue NE (Parcel 0129/0115) and Advisory Neighborhood Commission 5D, as required by the Zoning Regulations pursuant to Subtitle Z §§ 300.7, 300.8 and 300.12(d)

Additionally, pursuant to Subtitle Z § 300.9, prior to filing the subject application, the Applicant D.C. Department of General Services and the D.C. Department of Human Services presented the Project to Advisory Neighborhood Commission 5D at its regular public meeting on October 8, 2024. The Applicant met with the D.C. Office of Planning and the D.C. Office of the Deputy Mayor for Planning and Economic Development in December 2022 and August 2024. The Applicant also met with the D.C. Department of Transportation in October 2024. The Applicant presented the Project to the Interagency Council on Homelessness in August 2024 as well.



Meridith H. Moldenhauer

NOTICE OF INTENT TO FILE A ZONING APPLICATION

APPLICATION TO THE DISTRICT OF COLUMBIA ZONING COMMISSION FOR A PLANNED UNIT DEVELOPMENT AND ZONING MAP AMENDMENT

October 1, 2024

The D.C. Department of General Services (the “Applicant”), on behalf of the property owner the United States of America, gives notice of its intent to file an application (the “Application”) for a planned unit development and related amendment to the Zoning Map for the property known as 1201 New York Avenue NE (Parcel 0129/0115) (the “Property”). The Applicant is authorized to utilize and maintain the Property in connection with a Transfer of Jurisdiction with the National Park Service on behalf of the United State of America, which will be updated in connection with this matter.

The Property is located along the New York Avenue corridor with frontage on both New York Avenue NE and Mount Olivet Road NE. The Property has 203,868 sq. ft. in land area and is currently improved with a one-story building used as an animal shelter and parking pad. The Property is located in Ward 5, and is within the boundaries of the Advisory Neighborhood Commission (“ANC”) 5D.

The Property is currently in the RF-1 zone district. As part of the Application, the Applicant seeks to rezone the Property to the MU-9 Zone District. The Comprehensive Plan’s Future Land Use Map (“FLUM”) designates the Property as a mix of High Density Commercial, High Density Residential, Federal and Production, Distribution and Repair uses. The Comprehensive Plan’s Generalized Policy Map (“GPM”) designates the Property as Federal Lands.

The Applicant intends to seek approval to demolish the existing building on the Property, move the animal shelter to an off-site location, and construct a new emergency shelter for single males experiencing homelessness (the “Project”). The Project programming will include approximately 401 beds for the low-barrier shelter, senior, respite, community dorms, and a work-program, as well as space for an additional 100 beds for hypothermia needs. The Project will also have a medical clinic, administrative space, central dining, educational space, and recreational space. Overall, the Project will have an approximate floor-area-ratio of 0.5 and a maximum building height of 85 feet. The Project will have approximately 41 parking spaces and a loading berth.

The Application will be filed with the District of Columbia Zoning Commission under Subtitle X, Chapter 3 and Subtitle Z, Chapter 3 of the District of Columbia Zoning Regulations of 2016 (11 DCMR effective September 6, 2016, as amended). The Application can be filed not less than forty-five (45) days from the date of this Notice, which is given pursuant to Subtitle Z, Section 300.7 of the Zoning Regulations. The Project architect is SORG Architects. The land use counsel is Cozen O’Connor. The Applicant is available to discuss the proposed Project with all interested and affected groups and individuals. For additional information regarding the Application, please contact Meridith Moldenhauer at 202-747-0763.