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October 30, 2003

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VIA HAND DELIVERY
Zoning Commission for the
District of Columbia
441 4th Street, N.W., Suite 210S
Washington, D.C. 20001

Re: Application for a Text Amendment to the Zoning Regulations for the Metropolitan Police Department: Z.C. Case No. 02-28TA
Post-Hearing Submission

Dear Members of the Commission:

On behalf of the Metropolitan Police Department, this letter serves as the Applicant's Post-Hearing Submission as requested by the Zoning Commission at the conclusion of the October 23, 2003, public hearing.

Revised Text Amendments

As requested at the hearing, attached as Exhibit A please find the revised proposed text amendments. This document incorporates the three following changes as compared to the regulations submitted with the Report of Steven E. Sher, which can be found at Exhibit 23 in the record:

1. The definition of Police Department General Facility has been revised to exclude Metropolitan Police Department helicopter and radio transmission facilities. These facilities will be permitted as otherwise specified in the Zoning Regulations.

2. The special exception standard set forth in the proposed Section 224 now includes the following additional criteria as Subsection 224.4: "The establishment or expansion of a vehicle maintenance facility shall

ZONING COMMISSION
District of Columbia
Case 02-28TA
Exhibit 25

ZONING COMMISSION
District of Columbia
CASE NO.02-28
EXHIBIT NO.25

not be objectionable to other uses on the same or neighboring property because of noise, fumes or other conditions."

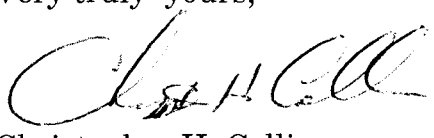
3. The proposed Section 2101.1 has been revised to indicate that the new parking requirements are for new locations established after the adoption of the proposed regulations and does not include the expansion of existing locations.

Parking Summary and Analysis

The Applicant is still in the process of collecting information to respond to the Commission's questions regarding the typical parking needs of a Metropolitan Police Department District Station. We anticipate that a filing with respect to this issue will be made by Monday, November 3, 2003.

Should you have any questions or need additional information, please do not hesitate to have Office of Zoning staff call us.

Very truly yours,



Christopher H. Collins



Christine Moseley Shiker

Attachment

cc: Steve Mordfin, Office of Planning (Via Hand Delivery, w/enc)

PROPOSED MODIFICATIONS TO ADVERTISED AMENDMENTS TO THE ZONING REGULATIONS TO ACCOMMODATE FACILITIES OF THE METROPOLITAN POLICE DEPARTMENT

(This document modifies the draft text amendments found at Exhibit 23 in the record.)

Amend Section 199, DEFINITIONS, to include the following definitions:

Police Department General Facility: a building and associated land used for facilities of the Metropolitan Police Department that operate across the District as a whole, including, but not limited to, the Department's headquarters, vehicle maintenance facilities, laboratories, training units, special operations, tactical units, canine squad, bomb squad, and harbor units. This definition excludes Metropolitan Police Department helicopter and radio transmission facilities, which are permitted as otherwise specified in the Zoning Regulations.

Police Department Local Facility: a building and associated land, used as a headquarters for one of the local districts of the Metropolitan Police Department (including substations and other Department facilities that operate within a specific area of the District). This definition shall include a Regional Command Center, which is a building and associated land used for administrative control and managerial services and community outreach for a specific geographic area that encompasses two or more districts or commands of the Metropolitan Police Department, and a Neighborhood Policing Center, which is a building and associated land used as a liaison and resource center for a limited purpose for a specified area in the District, to supplement the Metropolitan Police Department local facilities.

201 USES AS A MATTER OF RIGHT (R-1)

201.1 The following uses shall be permitted as a matter of right in R-1 Districts:

(r) Police Department Local Facility

224 Police Department General Facilities

224.1 A Police Department General Facility, in existence as of May 23, 1990, shall be permitted to expand as a special exception if approved by the

Board of Zoning Adjustment under § 3104, subject to the provisions of this section.

224.2 The expansion shall be within the height, area and bulk requirements of the underlying zone.

224.3 The expansion of the facility shall not have an adverse impact on the neighborhood because of traffic, noise, operations, or the number of similar facilities in the area.

224.4 The establishment or expansion of a vehicle maintenance facility shall not be objectionable to other uses on the same or neighboring property because of noise, fumes or other conditions.

501 USES AS A MATTER OF RIGHT (SP)

501.1 The following uses shall be permitted as a matter of right in an SP District:

(i) Police Department General Facility a vehicle maintenance facility or equestrian unit shall only be permitted as a special exception in accordance with the standard set forth in Section 224.

601 USES AS A MATTER OF RIGHT (CR)

601.1 The following uses shall be permitted as a matter of right in an CR District:

(u) Police Department Local Facility and Police Department General Facility, except that a vehicle maintenance facility or equestrian unit shall only be permitted as a special exception in accordance with the standard set forth in Section 224.

901 USES AS A MATTER OF RIGHT (W)

901.1 The following uses shall be permitted as a matter of right in an W District:

(v) Police Department Local Facility and Police Department General Facility, except that a vehicle maintenance facility or equestrian unit shall only be permitted as a special exception in accordance with the standard set forth in Section 224.

2101 SCHEDULE OF REQUIREMENTS FOR PARKING SPACES

2101.1 On and after May 12, 1958, all buildings or structures shall be provided with parking spaces as specified in the following table:

USES	NUMBER OF SPACES REQUIRED
Metropolitan Police Department General Facility or Local Facility (for new locations established after _____, 2003, not including expansion of existing locations):	
All R Districts, C-1, C-2-A, C-3-A	In excess of 2,000 ft.^{2}, 1 space for each 600 ft.^{2} of gross floor area and cellar floor area
All other Districts	In excess of 2,000 ft.^{2}, 1 space for each 1,800 ft.^{2} of gross floor area

2117 ACCESS, MAINTENANCE AND OPERATION

2117.4 Except as provided in §§2117.15 and 2117.16, each required parking space shall be accessible at all times directly from improved streets or alleys or shall be accessible from improved streets and alleys via graded and unobstructed private driveways that form an all-weather impervious surface. Improved streets and alleys providing access to required parking spaces shall have a minimum width of ten feet (10 ft.) and be paved in compliance with the standards of the D.C. Department of Transportation.

2117.16 Required parking spaces for a Police Department General Facility or Police Department Local Facility may be arranged so that all spaces are not accessible at all times.