

MPD 7th District HQ

2455 Alabama Ave. SE, Washington, DC 20020

Lot 800 in Square 5728

Consolidated Planned Unit Development and Related
Zoning Map Amendment from RA-1 to RA-2 Zone
NOVEMBER 21, 2025



Applicant:

Department of General Services
3924 Minnesota Ave. NE, Washington, DC 20019

Land Use Counsel:

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Architect:

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Civil:

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Landscape:

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1010 Wisconsin Ave, Suite 620, Washington, DC 20007

Traffic:

Gorove / Slade Associates, Inc.
1140 Connecticut Ave NW, Ste 600, Washington, DC 20036

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Architecture

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Architecture

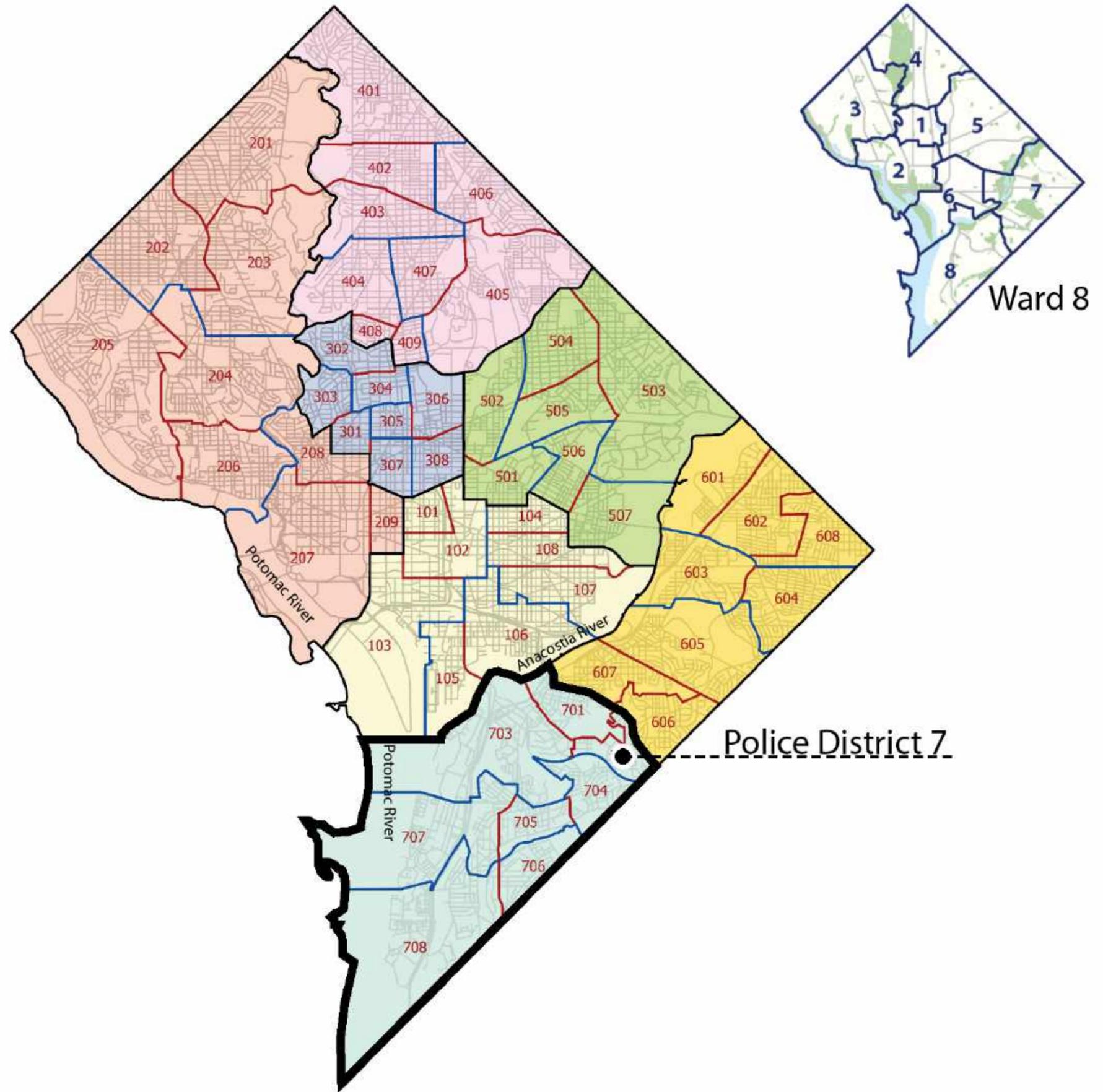
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A-02 DISTRICT 7 POLICE SERVICE AREA



A-03 CONTEXT AERIAL MAP



A-04 SITE AERIAL MAP



A-05 EXISTING CONDITION PHOTOS



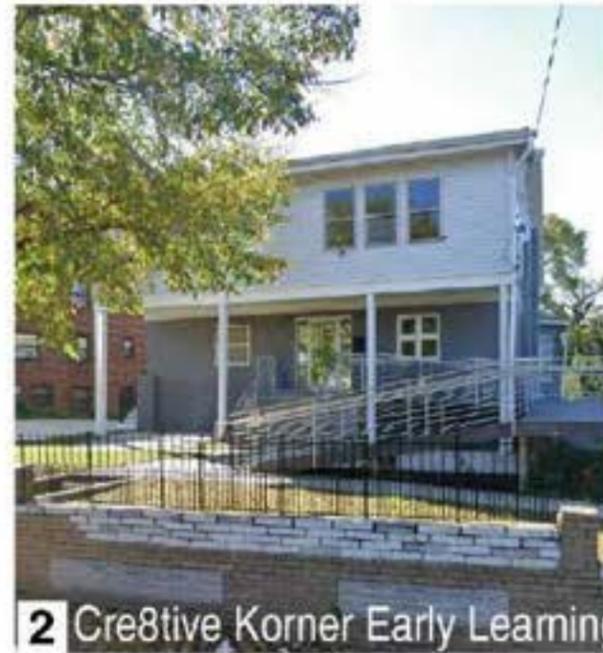
A-06 EXISTING CONDITION PHOTOS



A-07 EXISTING CONDITION PHOTOS



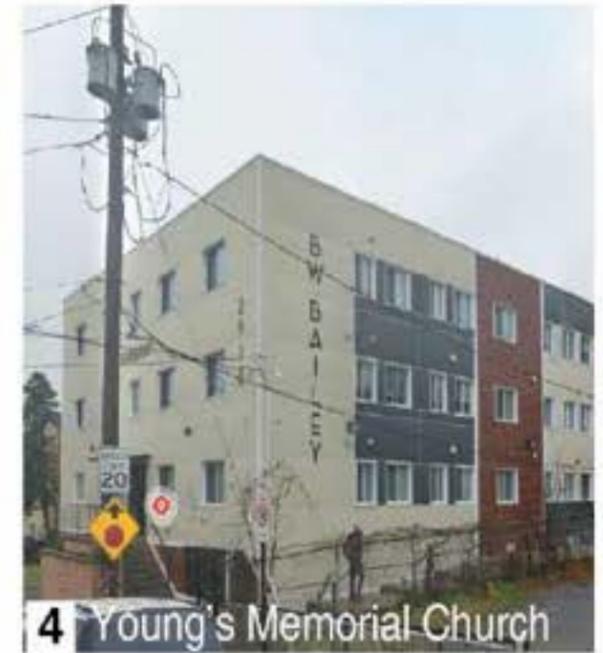
1 Faith Tabernacle of Prayer - Church



2 Cre8tive Korner Early Learning



3 Young's Memorial Church/The Learning Curve



4 Young's Memorial Church



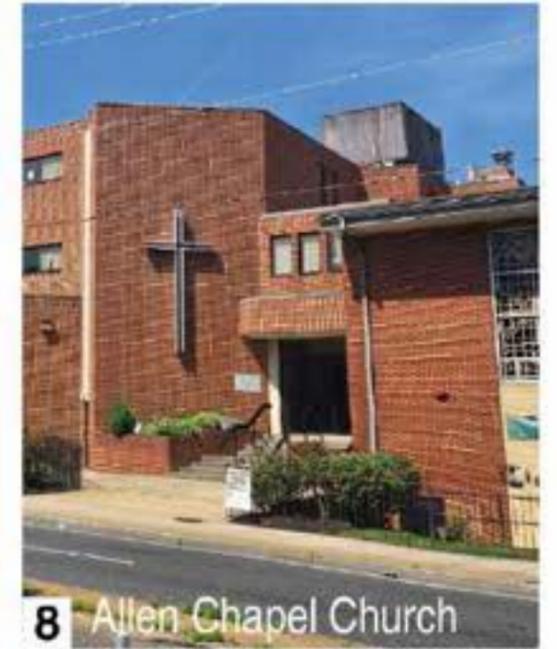
5 Garfield Elementary School



6 Knox Hill Apartments



7 Aspire Apartments



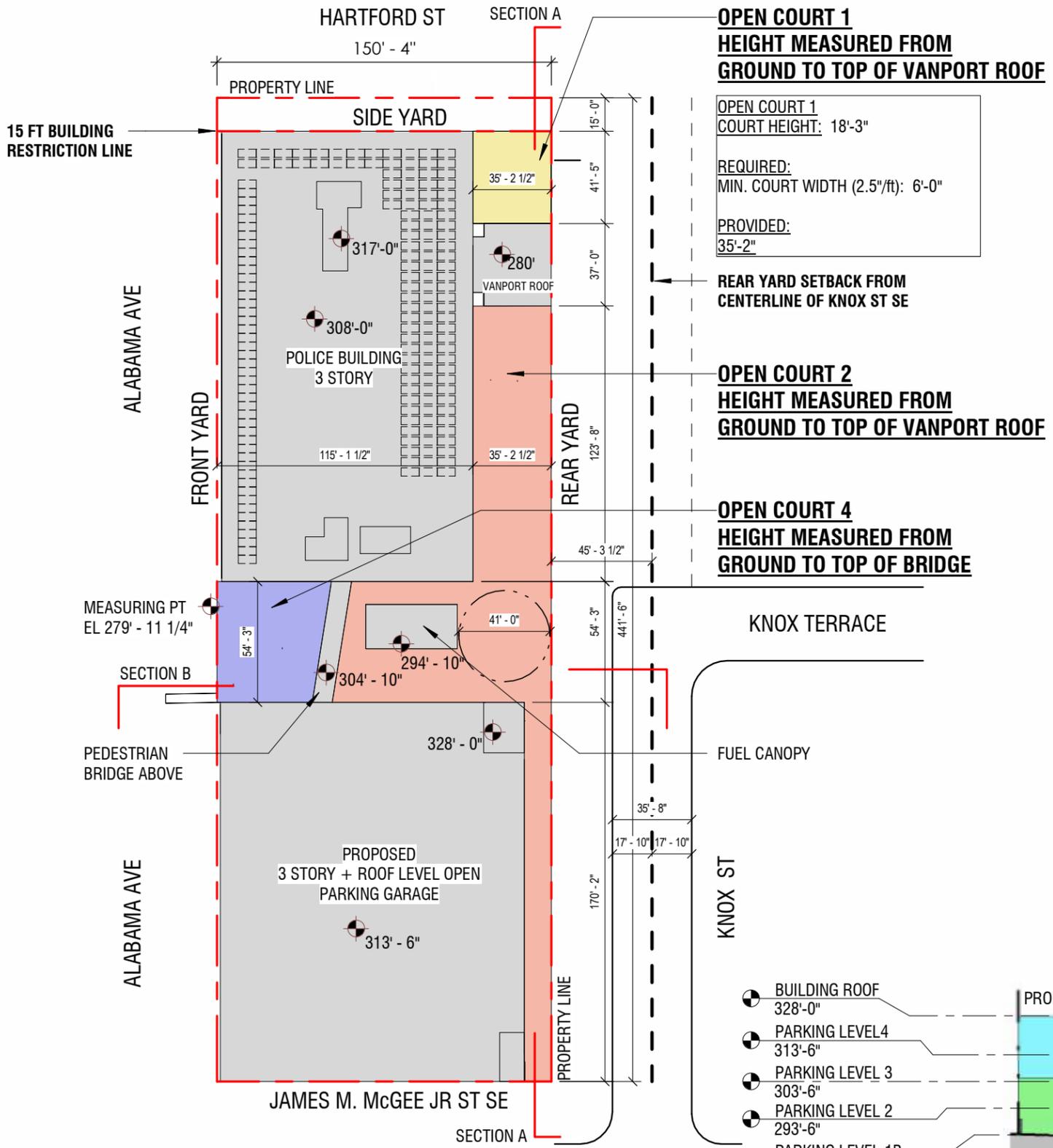
8 Allen Chapel Church



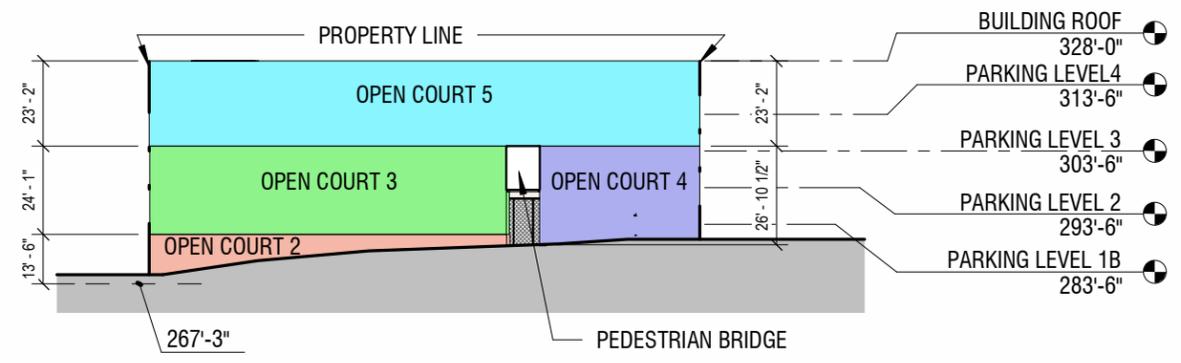
MPD 7D HQ - ZONING SUMMARY PHASE 2

SITE INFORMATION:
 ADDRESS: 2455 ALABAMA AVE SE, WASHINGTON, DC 20020
 SQUARE, LOT NO.: SQUARE 5728 - LOT 0800
 LOT AREA: 66,371 SF
 EXISTING ZONING DISTRICT: RA-1
 PROPOSED ZONING DISTRICT: RA-2

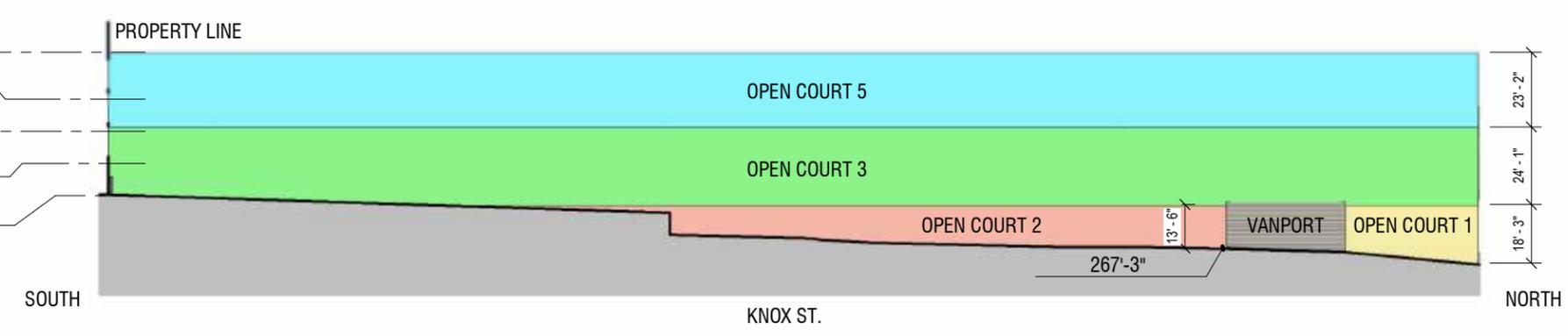
ITEM	ZONING SECTION	RA-2 ZONING REQUIREMENT PER 11 DCMR (ZONING REGULATIONS OF 2016)	PROPOSED	COMMENTS	ITEM	ZONING SECTION	RA-2 ZONING REQUIREMENT PER 11 DCMR (ZONING REGULATIONS OF 2016)	PROPOSED	COMMENTS																								
I. DENSITY	201 Subtitle F: 201.1 Subtitle X: 303.3B	<ul style="list-style-type: none"> MAXIMUM DENSITY: 1.8 FAR (MATTER OF RIGHT) 2.41 FAR (NON-RESIDENTIAL (PUD)) 	<ul style="list-style-type: none"> PROPOSED FAR: 2.28 	COMPLIES	VII. GREEN AREA RATIO & STORM WATER	Subtitle F: 211.1	<ul style="list-style-type: none"> GAR: 0.4 	<ul style="list-style-type: none"> PROVIDED GAR: 0.409 	COMPLIES																								
	Subtitle B: 304.2 Subtitle B: 304.4					<table border="0"> <tr> <td>FAR PER FLOOR</td> <td>GFA</td> <td>FAR</td> </tr> <tr> <td>BLDG LEVEL 1</td> <td>17,174 SF</td> <td></td> </tr> <tr> <td>BLDG LEVEL 2</td> <td>21,596 SF</td> <td></td> </tr> <tr> <td>BLDG LEVEL 3</td> <td>19,661 SF</td> <td></td> </tr> <tr> <td>PARKING LEVEL 1</td> <td>23,347 SF</td> <td></td> </tr> <tr> <td>PARKING LEVEL 2</td> <td>23,382 SF</td> <td></td> </tr> <tr> <td>PARKING LEVEL 3</td> <td>23,347 SF</td> <td></td> </tr> <tr> <td>PARKING LEVEL 4</td> <td>23,347 SF</td> <td></td> </tr> <tr> <td>TOTAL:</td> <td>151,854 SF</td> <td>2.29</td> </tr> </table> <p>(GFA AREA / LOT AREA = 151,854 SF / 66,371 SF)</p>				FAR PER FLOOR	GFA	FAR	BLDG LEVEL 1	17,174 SF		BLDG LEVEL 2	21,596 SF		BLDG LEVEL 3	19,661 SF		PARKING LEVEL 1	23,347 SF		PARKING LEVEL 2	23,382 SF		PARKING LEVEL 3	23,347 SF		PARKING LEVEL 4	23,347 SF	
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TOTAL:	151,854 SF	2.29																															
	Subtitle F: 208.3																																
II. HEIGHT	Subtitle F: 203.2 Subtitle X: 303.7	<ul style="list-style-type: none"> MAXIMUM HEIGHT: 50' (Matter of Right) 60' (PUD Height) 	<ul style="list-style-type: none"> PROPOSED HEIGHT: 48'-1" 	COMPLIES	IX. COURTS	Subtitle F: 209.1	<ul style="list-style-type: none"> OPEN COURT: • 2.5' PER FT OF HEIGHT, BUT NOT LESS THAN 6' 	SEE COURT DIAGRAMS on sheets A.11, A.12, A.13	COMPLIES																								
III. ROOF STRUCTURES/ PENTHOUSE/ SETBACKS	Subtitle F: 205.1	<ul style="list-style-type: none"> MAXIMUM ROOF STRUCTURE HEIGHT: 12'; 15' FOR MECHANICAL MAXIMUM STORIES: 1 STORY; 2 STORIES FOR MECHANICAL ONE ENCLOSURE; SEPARATE ENCLOSURE PERMITTED FOR EGRESS STAIRWELL OR ELEVATOR ENCLOSURE 1. FRONT BUILDING WALL : SETBACK 1:1 2. REAR BUILDING WALL: SETBACK 1:1 3. SIDE BUILDING WALL: SETBACK 1:1 <ul style="list-style-type: none"> A. THE SIDE BUILDING WALL IS NOT LOCATED ON A PROPERTY LINE. B. THE SIDE BUILDING WALL FACES A PUBLIC OR PRIVATE STREET OR ALLEY RIGHT OF WAY, OR A PUBLIC PARK. C. 1:1 SETBACK IS REQUIRED FOR PENTHOUSES THAT BORDER ALL SIDES OF AN OPEN COURT 	<ul style="list-style-type: none"> SEE ROOF PLAN SHEETS 	COMPLIES	X. VEHICLE PARKING	Subtitle C: 701.5	<ul style="list-style-type: none"> VEHICLE PARKING REQUIREMENTS: • 31 SPACES MIN REQUIRED Government, local: MIN. REQUIREMENT: *Based on rules of calculation in C-709.1 • 0.5 SPACES PER 1,000SF OVER 2,000SF • 0.5 x (*63,995SF - 2000SF) / 1000SF = MIN 31 SPACES) MITIGATION REQUIRED FOR PARKING SIGNIFICANTLY IN EXCESS OF THE MINIMUM REQUIREMENT PARKING SPACES PROVIDED WITHIN A STRUCTURE SHALL BE LOCATED AT LEAST 20FT. FROM ALL LOT LINES THAT ABUT A PUBLIC STREET 	<ul style="list-style-type: none"> VEHICLE PARKING PROVIDED: • 225 Total Parking Spaces EXCESS PARKING SPACES PROVIDED: • GREATER THAN 100 TOTAL EXCESS PARKING SPACES PARKING SPACES WITHIN THE STRUCTURE ARE NOT LOCATED AT LEAST 20FT. FROM THE LOT LINES 	<ul style="list-style-type: none"> FLEXIBILITY REQUESTED FROM THE TDM REQUIREMENTS OF SUBTITLE 707.3 FLEXIBILITY REQUESTED FROM PARKING SPACE LOCATION REQUIREMENTS OF SUBTITLE 710.2b 																								
	Subtitle C :1503.1					Subtitle C: 707																											
	Subtitle C: 1504.1					Subtitle C: 710.2b																											
VI. LOT OCCUPANCY	Subtitle B: 312.3 Subtitle F: 210.1	<ul style="list-style-type: none"> MAXIMUM PERCENTAGE OF LOT OCCUPANCY = 60% 	<ul style="list-style-type: none"> PERCENTAGE OF LOT OCCUPANCY = 71% BUILDING AREA / LOT AREA = % OF LOT OCCUPANCY 47,200 / 66,371 SF = .71 <p>1ST FLOOR BUILDING AREA 23,853SF + 1ST FLOOR PARKING AREA 23,347SF <hr/>47,200SF</p>	FLEXIBILITY REQUESTED	XI. BICYCLE REGULATIONS	Subtitle C: 802.1	<ul style="list-style-type: none"> BICYCLE PARKING: *Based on rules of calculation in C-803 • LONG TERM = 1 SPACE FOR EACH 7,500SF • *57,174SF / 7,500SF = 8 SPACES MIN. SHORT TERM SPACES = 1 SPACE FOR EACH 40,000SF, BUT NOT LESS THAN 6 SPACES *57,174SF / 40,000SF = 2 SPACES (6 SPACE MIN.) 	<ul style="list-style-type: none"> BICYCLE PARKING PROVIDED: • LONG TERM: 40 SPACES SHORT TERM SPACES PROVIDED: 6 SPACES 	COMPLIES																								
					XII. SHOWERS & LOCKERS	Subtitle C: 806	<ul style="list-style-type: none"> SHOWERS: • 2 MIN. SHOWERS PLUS 2 ADDITIONAL SHOWERS FOR EVERY 50,000SF AFTER THE FIRST 25,000 SF • 57,174SF - 25,000SF = 32,174SF • 2 SHOWERS + 2 ADDITIONAL = 4 SHOWERS TOTAL MIN. CLOTHING LOCKERS: • 0.6 X 32 SPACES = 19 LOCKERS MIN. LOCKER SIZE: • 12" X 18" X 36" MIN. 	<ul style="list-style-type: none"> 12 SHOWERS PROVIDED 340 LOCKERS PROVIDED 24" X 36" X 84" TYPICAL LOCKER SIZE 	COMPLIES																								
					XIII. OFF - STREET LOADING REGULATIONS	Subtitle C: 901.1	<ul style="list-style-type: none"> LOADING REGULATIONS: • LOADING BERTHS (1) 12'X30' • SERVICE SPACE (1) 10'X20' 	<ul style="list-style-type: none"> LOADING PROVIDED: • 1 LOADING BERTH (1) 12'X38.3' • 1 SERVICE SPACE (1) 10'X20' • 1 LOADING PLATFORM (Provided per Subtitle C: 905.5) 	COMPLIES																								
						Subtitle C: 905.5	<ul style="list-style-type: none"> No loading platform need be provided for loading berths if the required loading berth is increased in depth for the full width thereof, such that the resulting berth is equal in area to the combined area of a required loading berth and platform. 																										



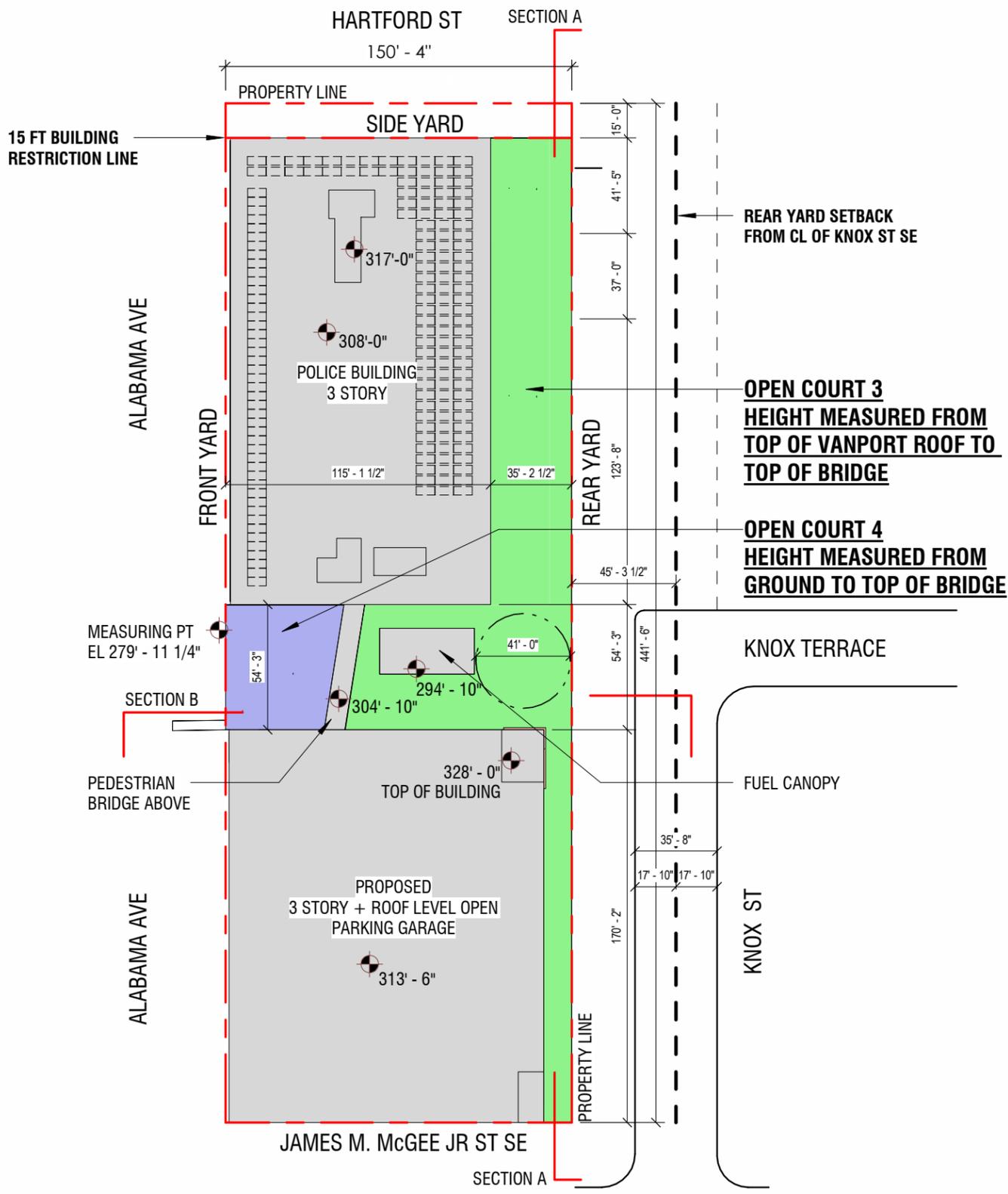
1 COURTS 1 & 2 PLAN DIAGRAM
SCALE: 1" = 60'-0"
SCALE: As indicated



B SECTION B
SCALE: 1" = 50'-0"



A SECTION A
SCALE: 1" = 50'-0"



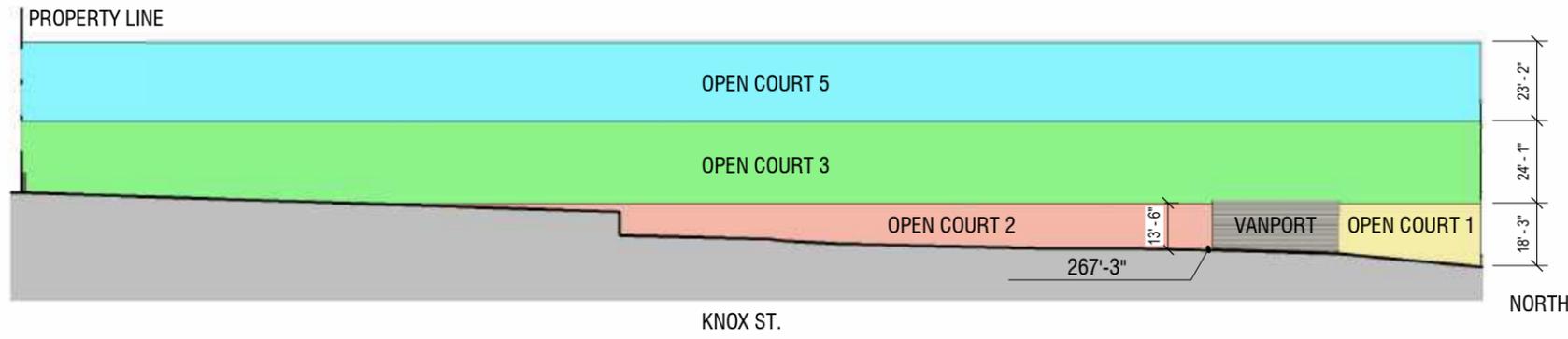
OPEN COURT 3:
 COURT HEIGHT: 24'-1"

REQUIRED:
 MIN. COURT WIDTH (2.5"/ft): 6'-0"

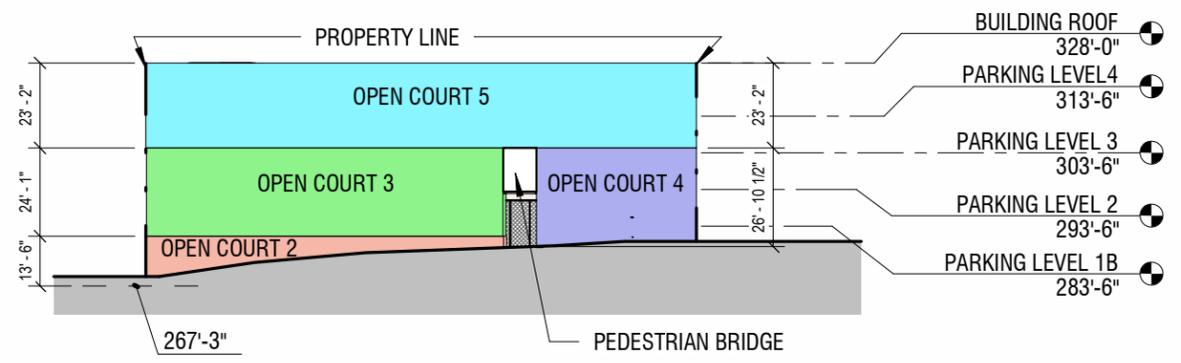
PROVIDED:
 41'-0"



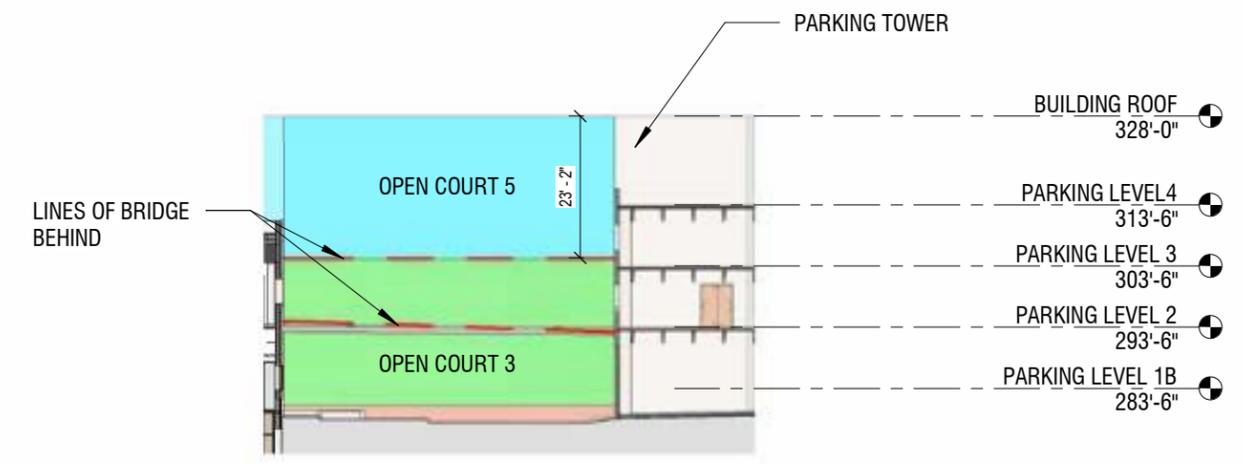
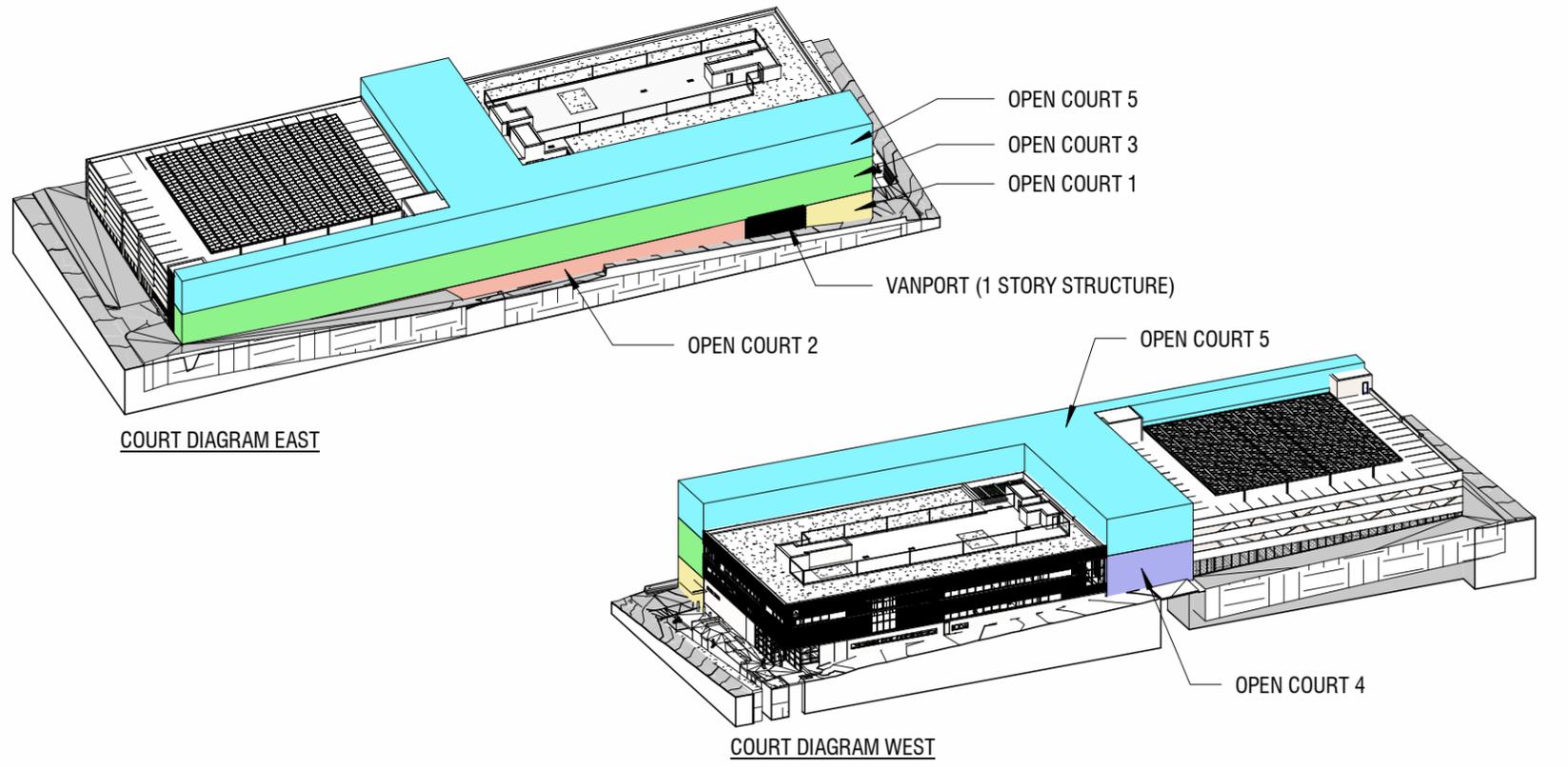
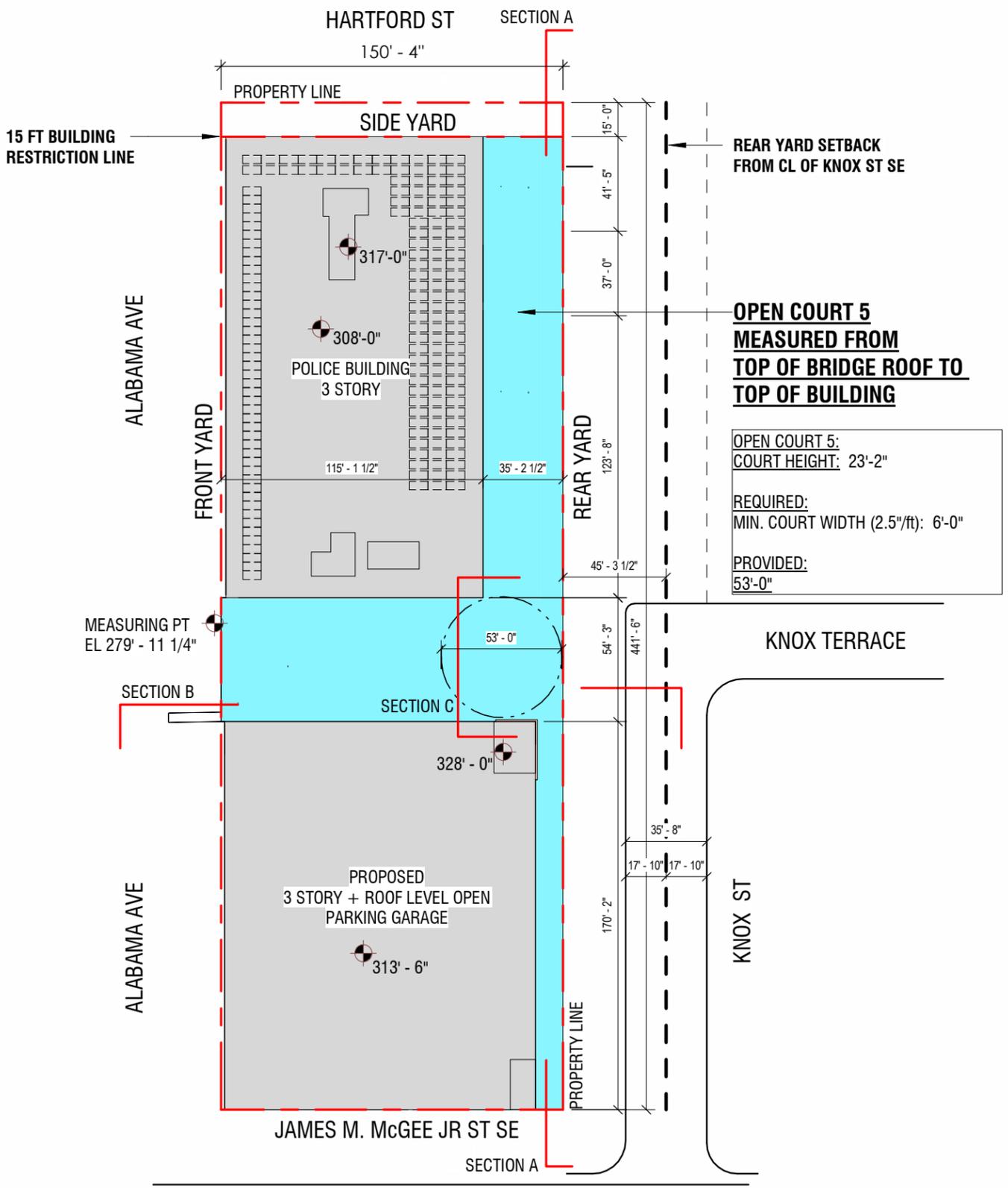
1 COURTS 3 & 4 PLAN DIAGRAM
 SCALE: 1" = 60'-0"
 SCALE: As indicated



A SECTION A
 SCALE: 1" = 50'-0"



B SECTION B
 SCALE: 1" = 50'-0"

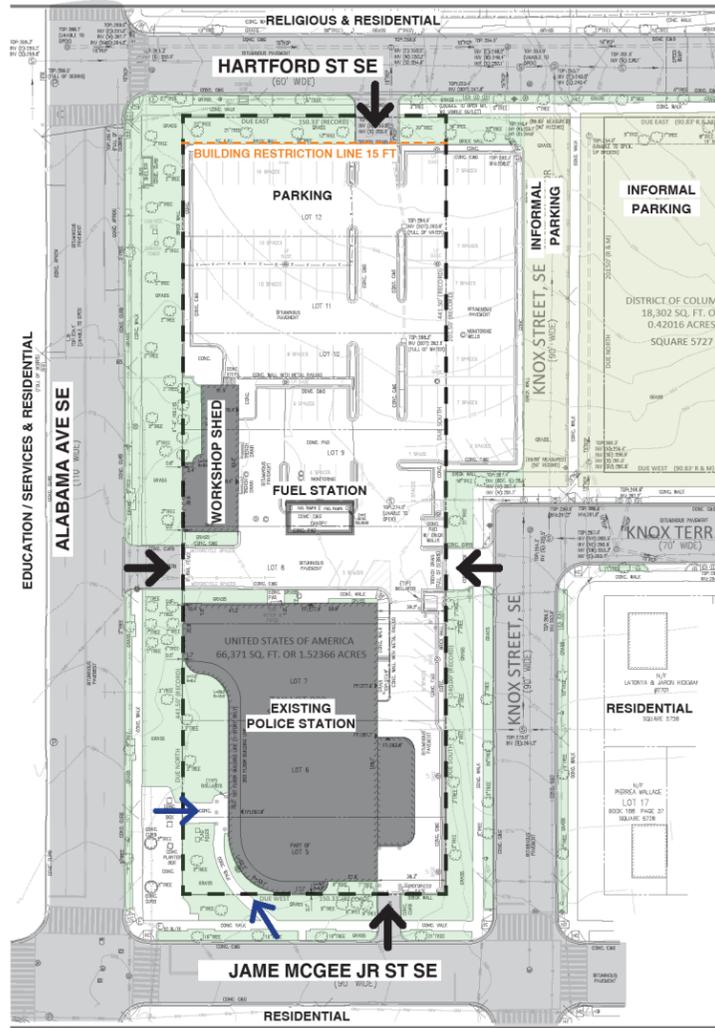


3 | **COURT 5 DIAGRAM PLAN**
SCALE: 1" = 60'-0"
SCALE: As indicated

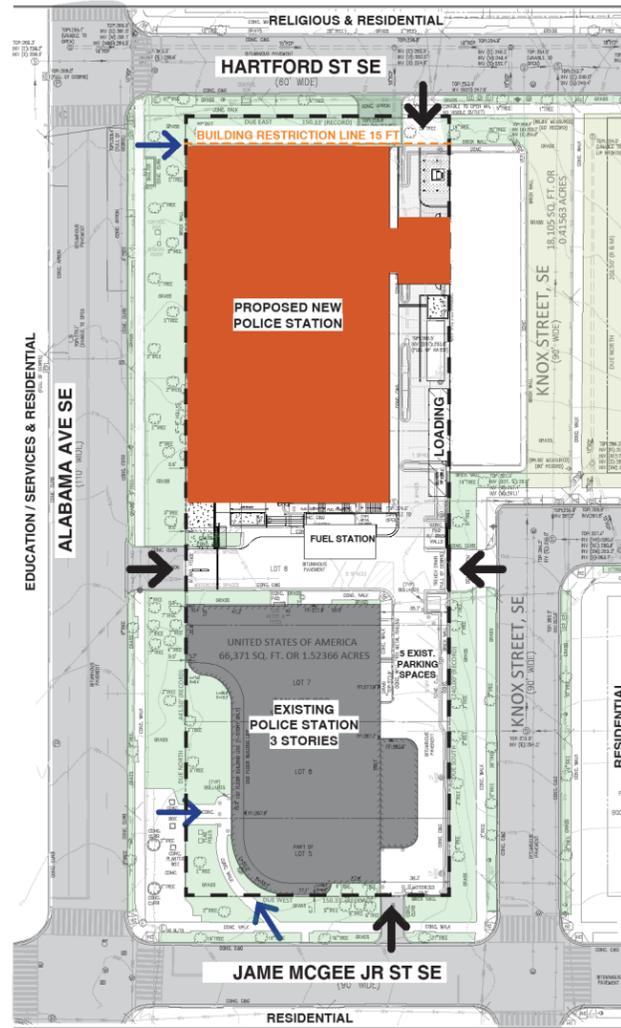
1	0	0	Integrative Process (IP)		Possible Points	1
Y	?	N				
1			Credit	Integrative Process		1
11	4	1	Location and Transportation (LT)		Possible Points	16
Y	?	N				
-	-	-	Credit	LEED for Neighborhood Development		15
1			Credit	Sensitive Land Protection		1
2			Credit	High Priority Site		2
2	3		Credit	Surrounding Density and Diverse Uses		5
5			Credit	Access to Quality Transit		5
1			Credit	Bicycle Facilities		1
	1		Credit	Reduced Parking Footprint		1
		1	Credit	Green Vehicles		1
7	2	1	Sustainable Sites (SS)		Possible Points	10
Y	?	N				
Y			Prereq	Construction Activity Pollution Prevention	Required	
1			Credit	Site Assessment		1
	1	1	Credit	Site Development - Protect or Restore Habitat		2
	1		Credit	Open Space		1
3			Credit	Rainwater Management		3
2			Credit	Heat Island Reduction		2
1			Credit	Light Pollution Reduction		1
4	7	0	Water Efficiency (WE)		Possible Points	11
Y	?	N				
Y			Prereq	Outdoor Water Use Reduction		
Y			Prereq	Indoor Water Use Reduction		
Y			Prereq	Building-Level Water Metering		
2			Credit	Outdoor Water Use Reduction		2
2	4		Credit	Indoor Water Use Reduction		6
	2		Credit	Cooling Tower Water Use		2
	1		Credit	Water Metering		1
18	13	2	Energy & Atmosphere (EA)		Possible Points	33
Y	?	N				
Y			Prereq	Fundamental Commissioning and Verification		
Y			Prereq	Minimum Energy Performance		
Y			Prereq	Building-Level Energy Metering		
Y			Prereq	Fundamental Refrigerant Management		
5	1		Credit	Enhanced Commissioning		6
10	8		Credit	Optimize Energy Performance		18
	1		Credit	Advanced Energy Metering		1
		2	Credit	Demand Response		2
3			Credit	Renewable Energy Production		3

Energy & Atmosphere (EA) Continued						
Y	?	N				
	1		Credit	Enhanced Refrigerant Management		1
	2		Credit	Green Power and Carbon Offsets		2
5	6	2	Materials & Resources (MR)		Possible Points	13
Y	?	N				
Y			Prereq	Storage and Collection of Recyclables		
Y			Prereq	Construction and Demolition Waste Management Planning		
	3	2	Credit	Building Life-Cycle Impact Reduction		5
1	1		Credit	Building Products - Environmental Product Declarations		2
1	1		Credit	Building Products - Sourcing of Raw Materials		2
1	1		Credit	Building Products - Material Ingredients		2
2			Credit	Construction and Demolition Waste Management		2
10	6	0	Indoor Environmental Quality (IEQ)		Possible Points	16
Y	?	N				
Y			Prereq	Minimum Indoor Air Quality Performance		
Y			Prereq	Environmental Tobacco Smoke Control		
1	1		Credit	Enhanced Indoor Air Quality Strategies		2
3			Credit	Low-Emitting Materials		3
1			Credit	Construction Indoor Air Quality Management Plan		1
2			Credit	Indoor Air Quality Assessment		2
	1		Credit	Thermal Comfort		1
2			Credit	Interior Lighting		2
	3		Credit	Daylight		3
	1		Credit	Quality Views		1
1			Credit	Acoustic Performance		1
6	0	0	Innovation & Design (ID)		Possible Points	6
Y	?	N				
1			Credit	Innovation in Design #1: Exemp Perf MR BPDO or EQ Low Emitting		1
1			Credit	Innovation in Design #2: Low Mercury Lighting		1
1			Credit	Innovation in Design #3: Occupant Survey		1
1			Credit	Innovation in Design #4: Exemp Perf MR BPDO or EQ Low Emitting		1
1			Credit	Innovation in Design #5: Pilot Credit TBD		1
1			Credit	LEED Accredited Professional		1
3	1	0	Regional Priority (RP)		Possible Points	4
Y	?	N				
1			Credit	Regional Priority: LTc Access to Quality Transit (4 points)		1
1			Credit	Regional Priority: EAc Optimize Energy Performance (10 points)		1
1			Credit	Regional Priority: SSc Rainwater Management (3 points)		1
	1		Credit	Regional Priority: LTc Reduced Parking (2 points) OR LTc Green Vehicles (1 point) OR SSc Protect Habitat (2 points)		1
65	39	6	Total		Possible Points	110

Certified 40 to 49 points Silver 50 to 59 points Gold 60 to 79 points Platinum 80 to 110 points

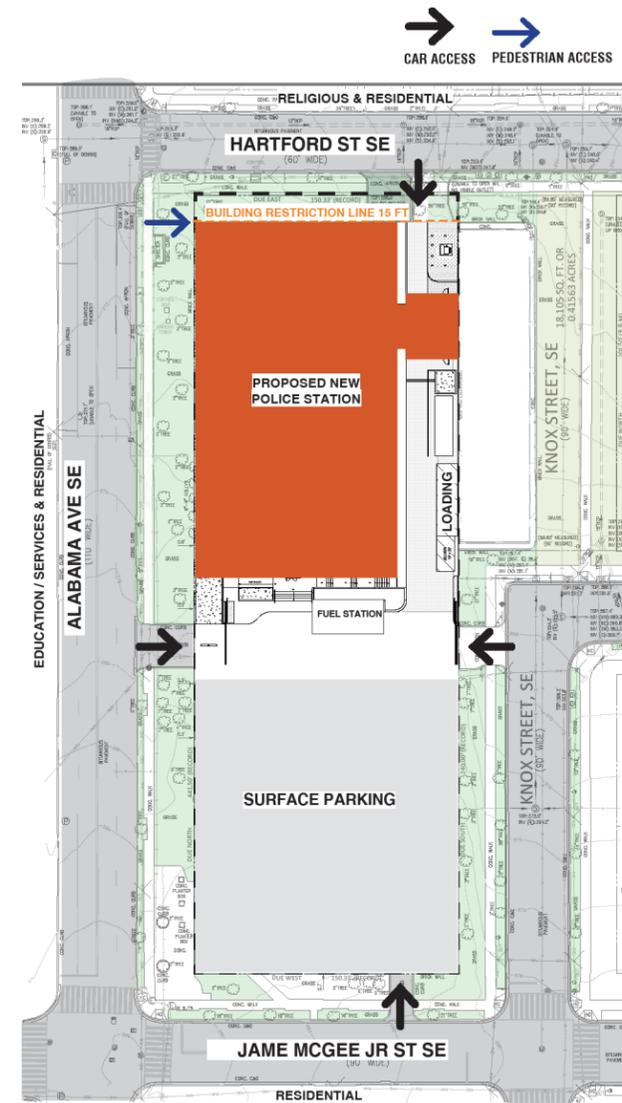


Existing Condition



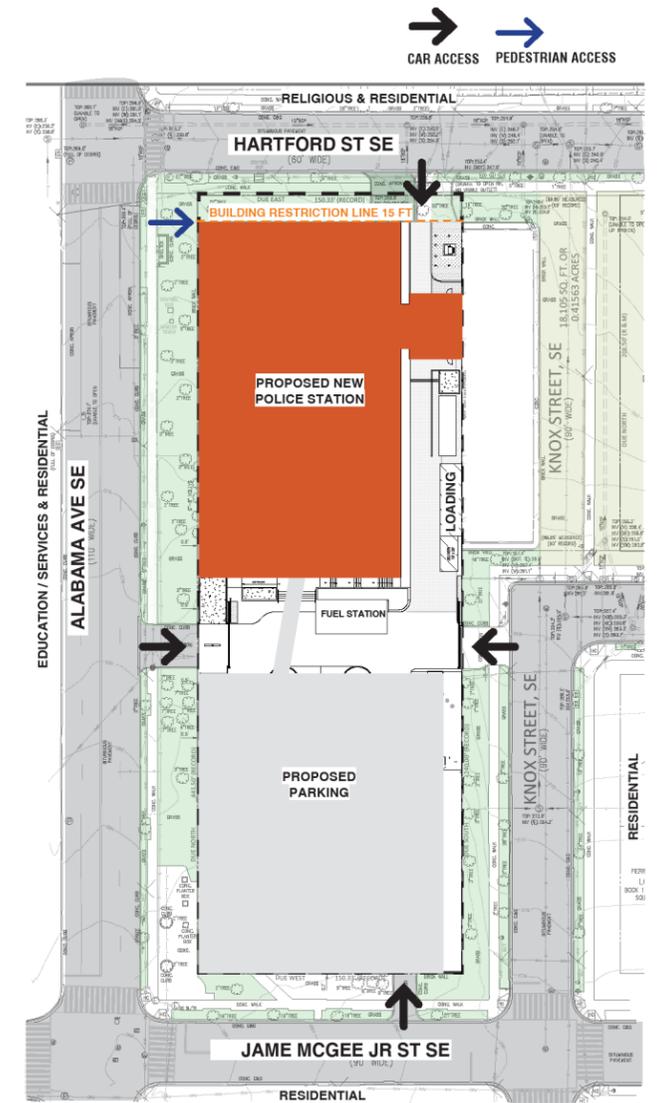
Phase 1A

Temporary zoning non-compliance until occupancy of new facility and raze of existing building.



Phase 1B

Raze of existing building.

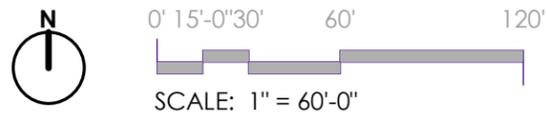


Phase 2

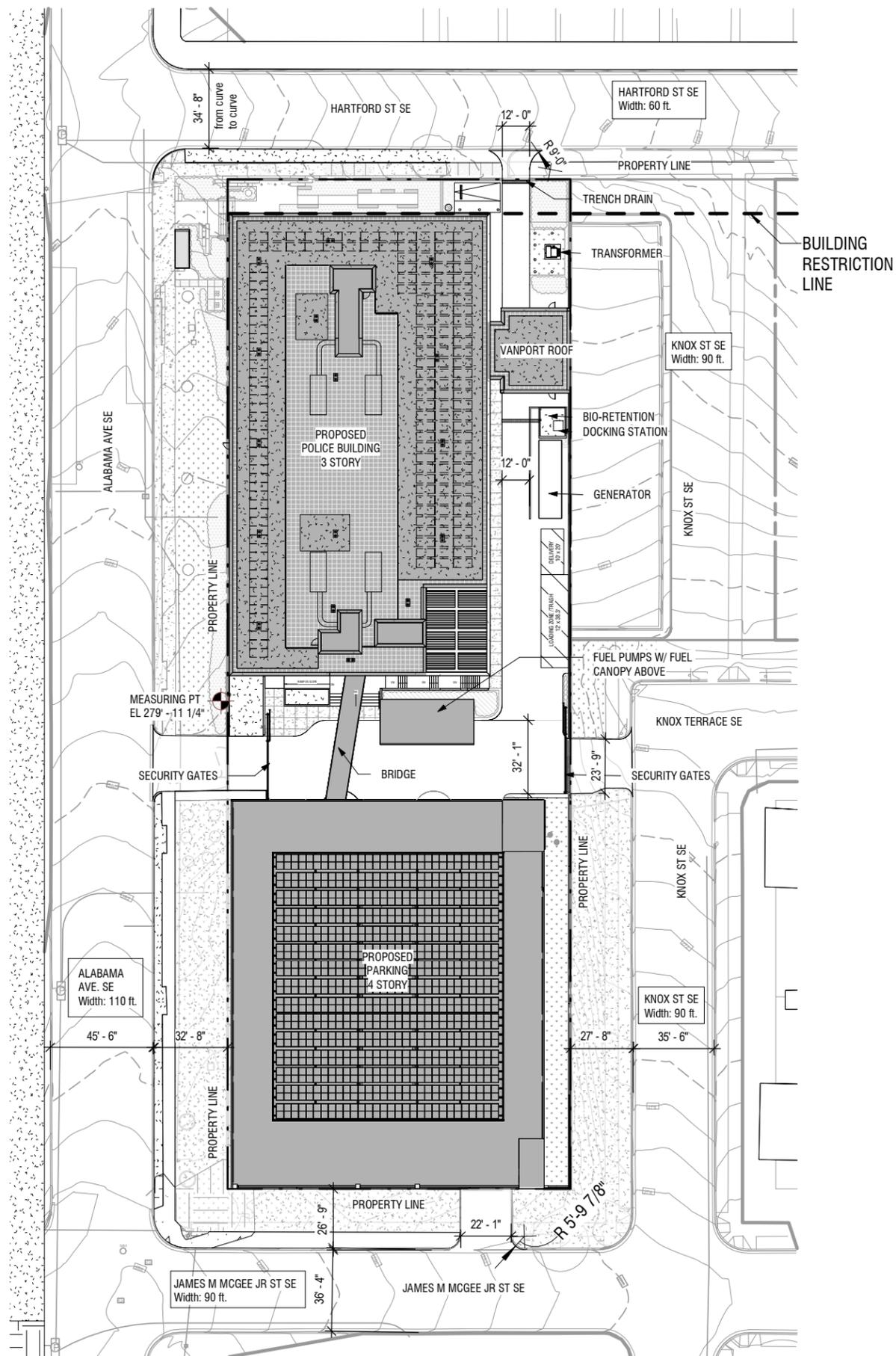
Final condition: new MPD HQ building and parking structure.

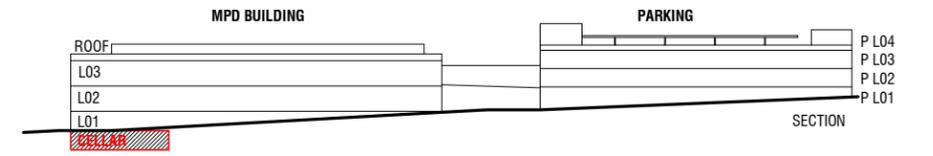
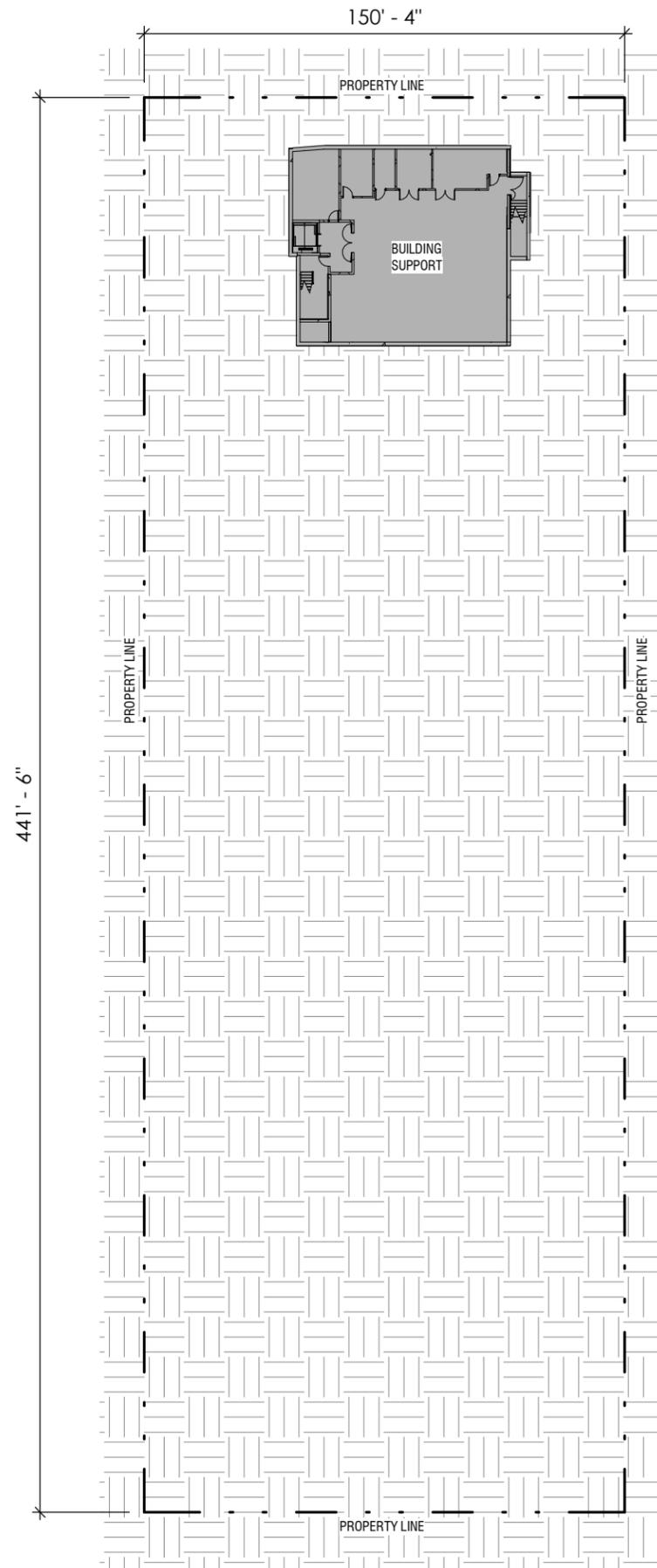


A-15 PHASING PLANS



A-16 SITE PLAN





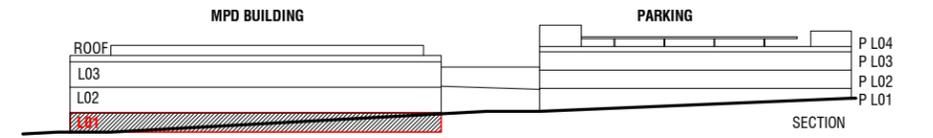
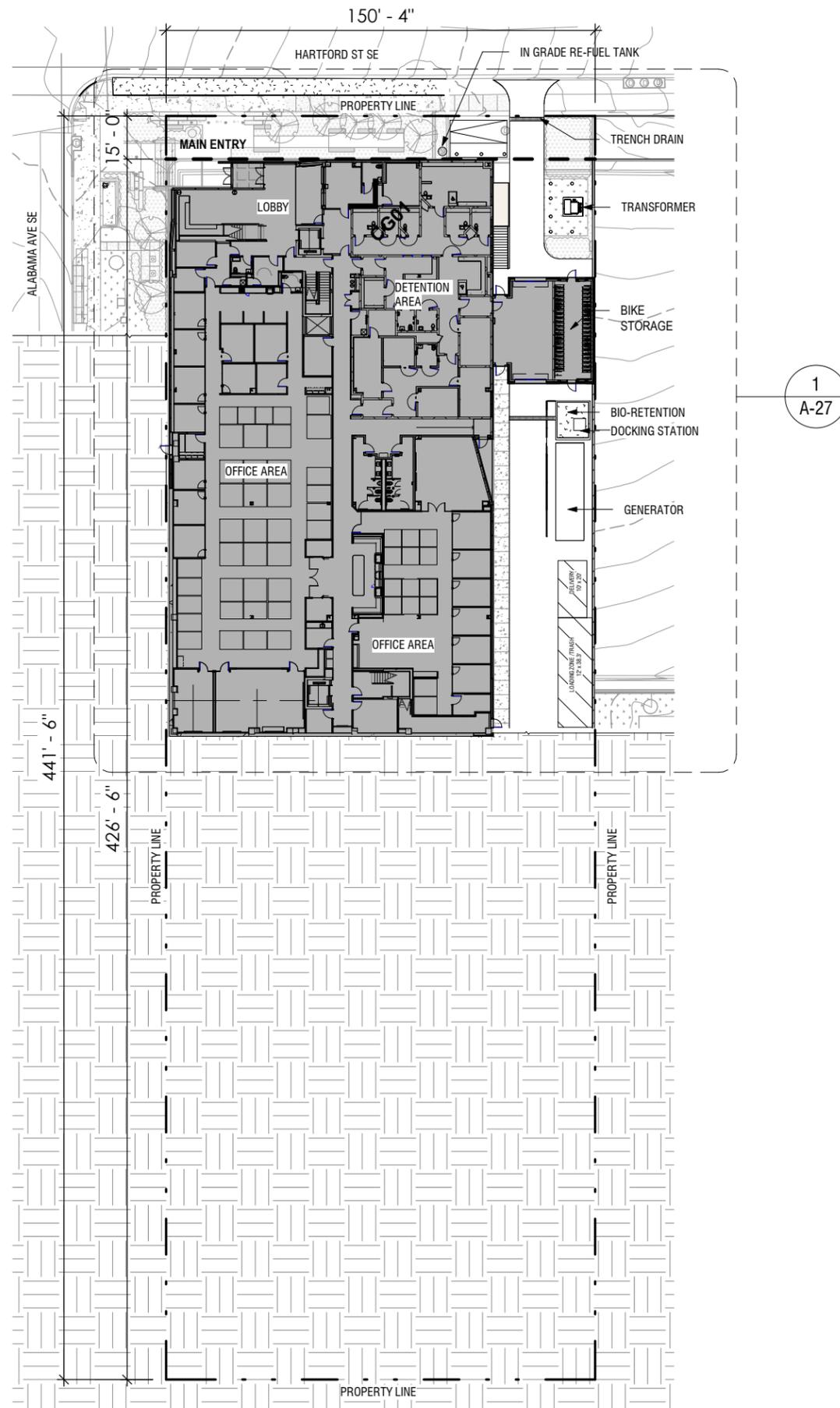
■ MPD BUILDING

NOTE: INTERIOR LAYOUTS ARE PRELIMINARY. CHANGES TO LAYOUTS NOT AFFECTING THE EXTERIOR ENVELOPE OF THE BUILDING MAY OCCUR.

A-17 OVERALL PLAN - MPD BUILDING CELLAR LEVEL

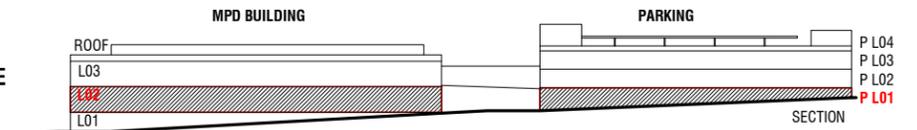
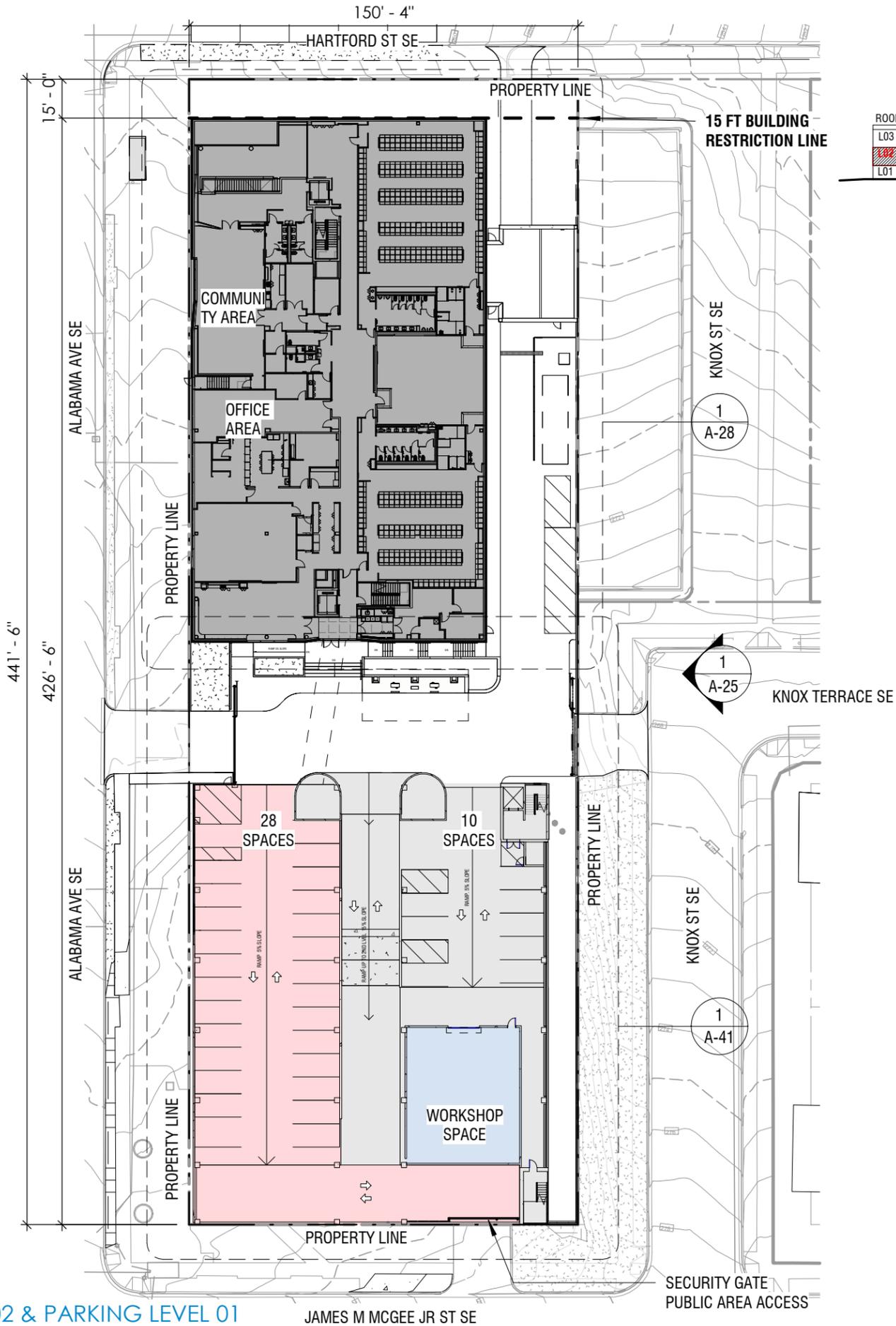
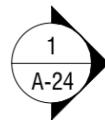


A-18 OVERALL PLAN - MPD BUILDING LEVEL 01



■ MPD BUILDING

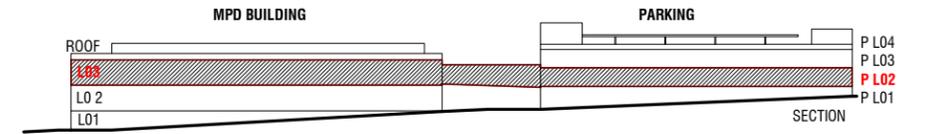
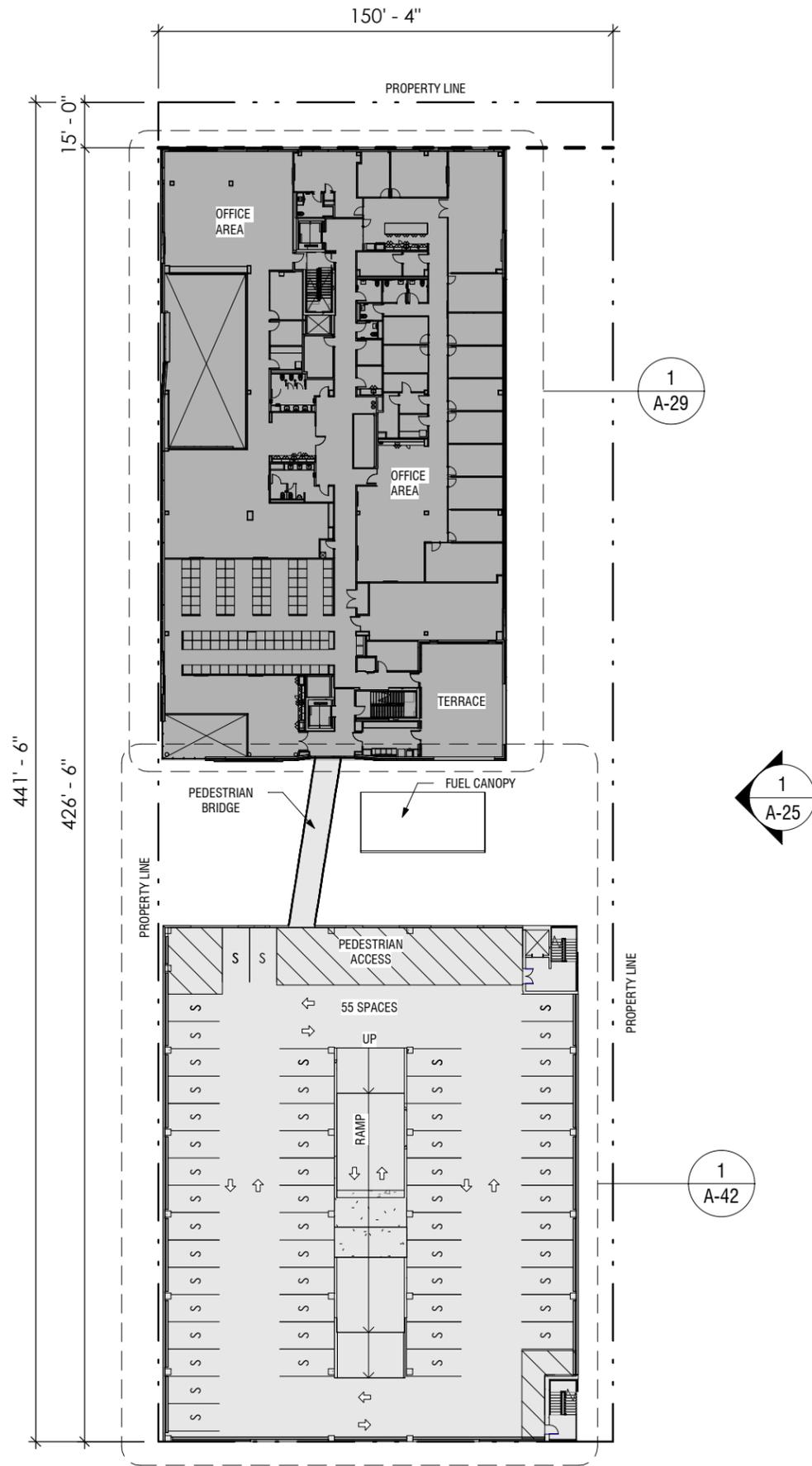
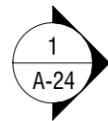
NOTE: INTERIOR LAYOUTS ARE PRELIMINARY. CHANGES TO LAYOUTS NOT AFFECTING THE EXTERIOR ENVELOPE OF THE BUILDING MAY OCCUR.



- MPD BUILDING
- PUBLIC PARKING AREA
- MPD PARKING AREA
- WORKSHOP SPACE

NOTE: INTERIOR LAYOUTS ARE PRELIMINARY. CHANGES TO LAYOUTS NOT AFFECTING THE EXTERIOR ENVELOPE OF THE BUILDING MAY OCCUR.

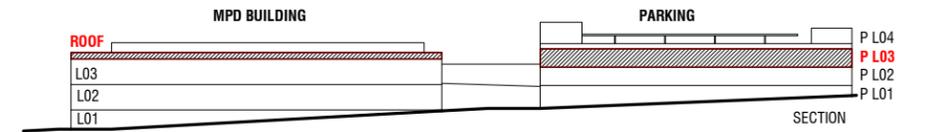
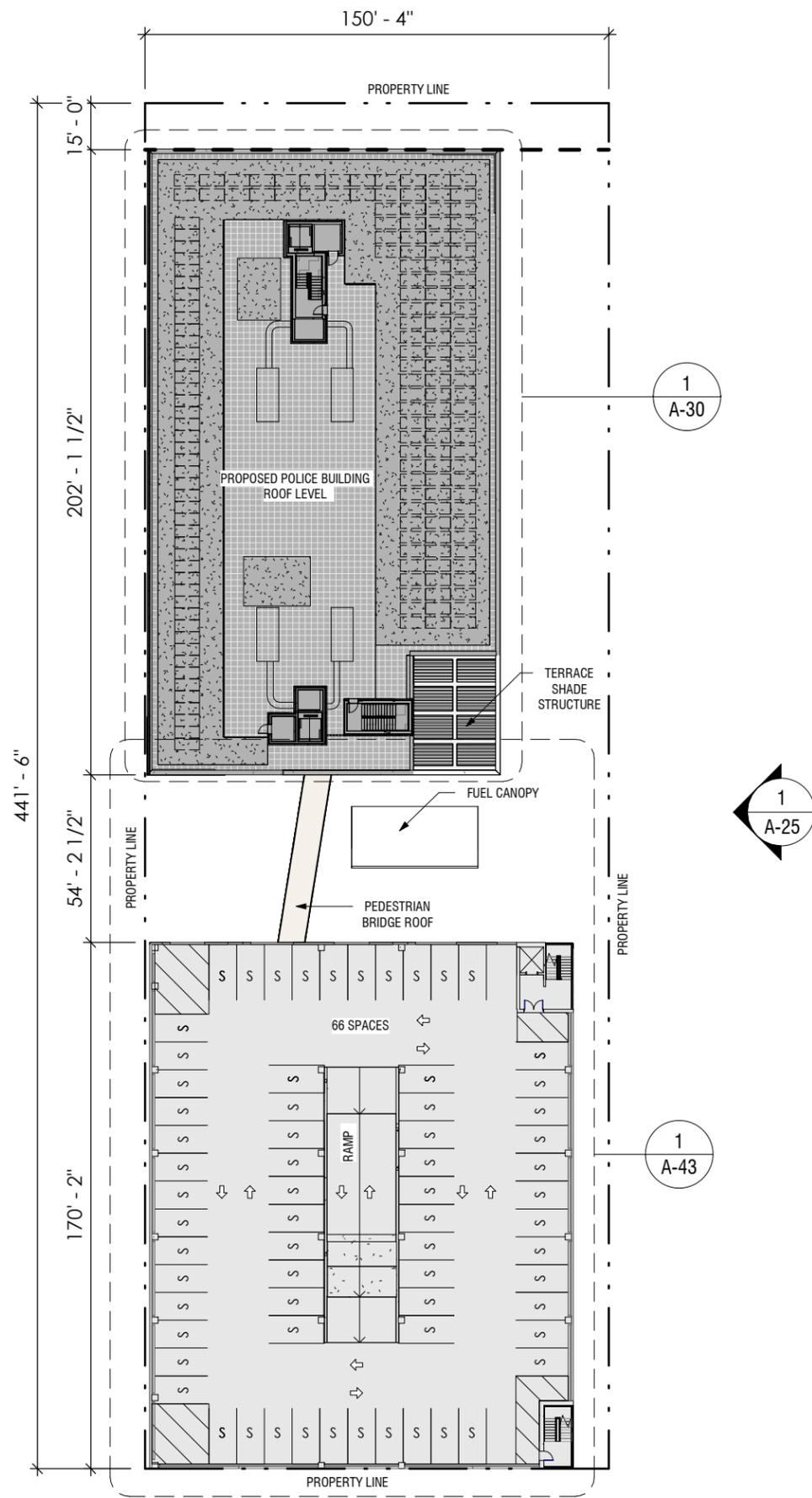
A-19 OVERALL PLAN - MPD BUILDING LEVEL 02 & PARKING LEVEL 01



- MPD BUILDING
- MPD PARKING AREA

NOTE: INTERIOR LAYOUTS ARE PRELIMINARY. CHANGES TO LAYOUTS NOT AFFECTING THE EXTERIOR ENVELOPE OF THE BUILDING MAY OCCUR.

A-20 OVERALL PLAN - MPD BUILDING LEVEL 03 & PARKING LEVEL 02



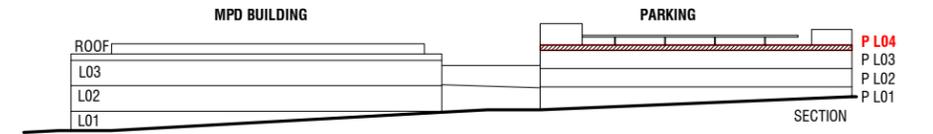
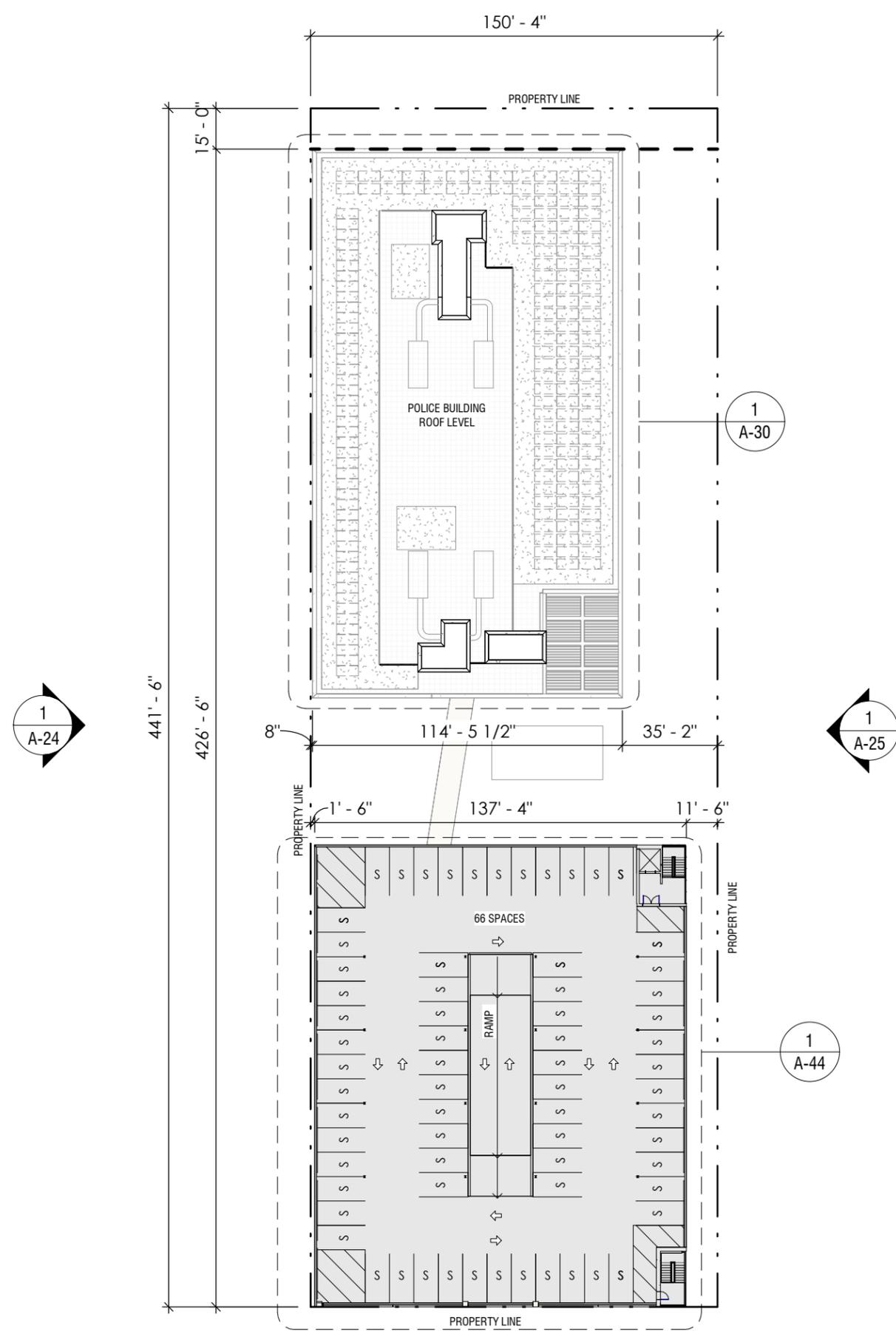
- MPD BUILDING
- MPD PARKING AREA

NOTE: INTERIOR LAYOUTS ARE PRELIMINARY. CHANGES TO LAYOUTS NOT AFFECTING THE EXTERIOR ENVELOPE OF THE BUILDING MAY OCCUR.

A-21 OVERALL PLAN - MPD ROOF LEVEL & PARKING LEVEL 03

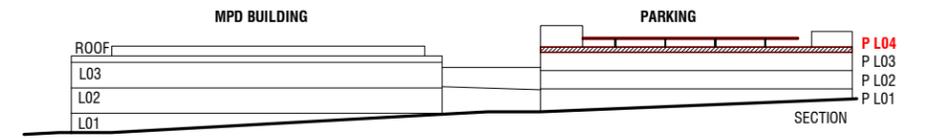
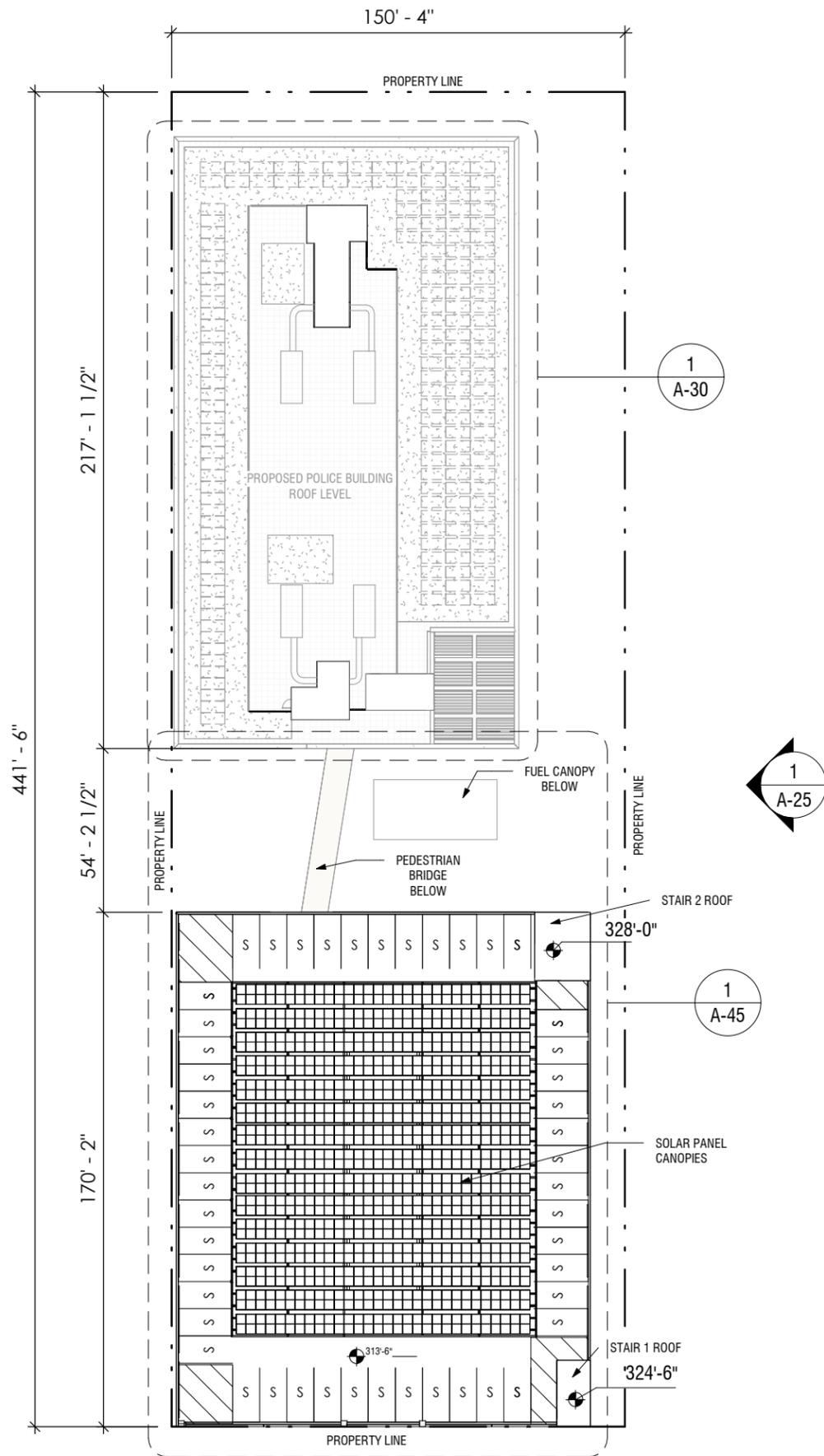


A-22 **PARKING LEVEL 04**



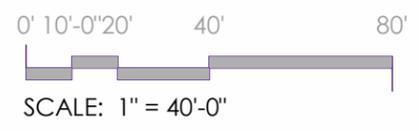
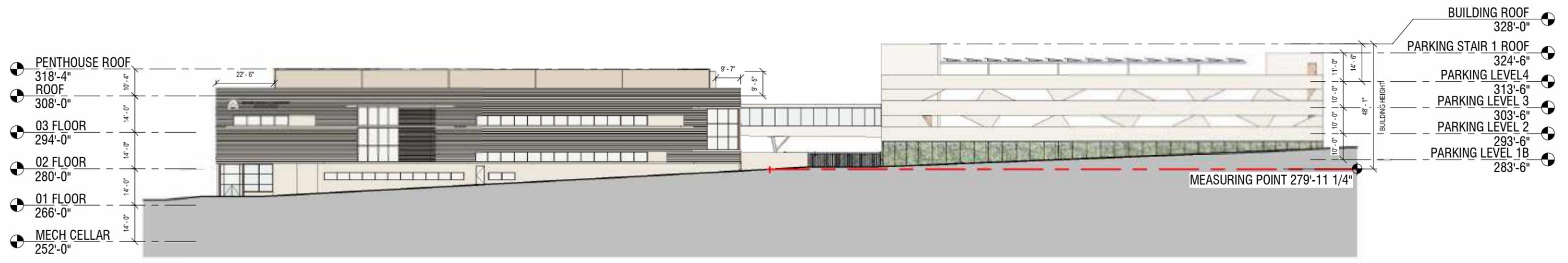
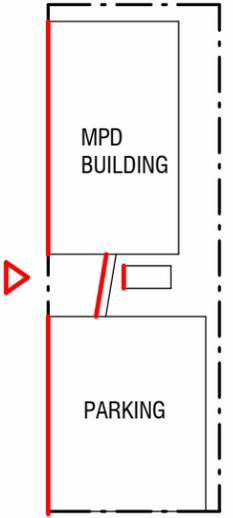
■ MPD PARKING AREA

NOTE: INTERIOR LAYOUTS ARE PRELIMINARY. CHANGES TO LAYOUTS NOT AFFECTING THE EXTERIOR ENVELOPE OF THE BUILDING MAY OCCUR.



A-23 **PARKING LEVEL 04 - SOLAR PANEL CANOPY**

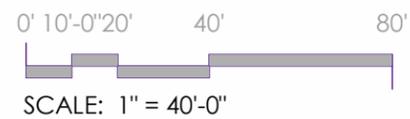
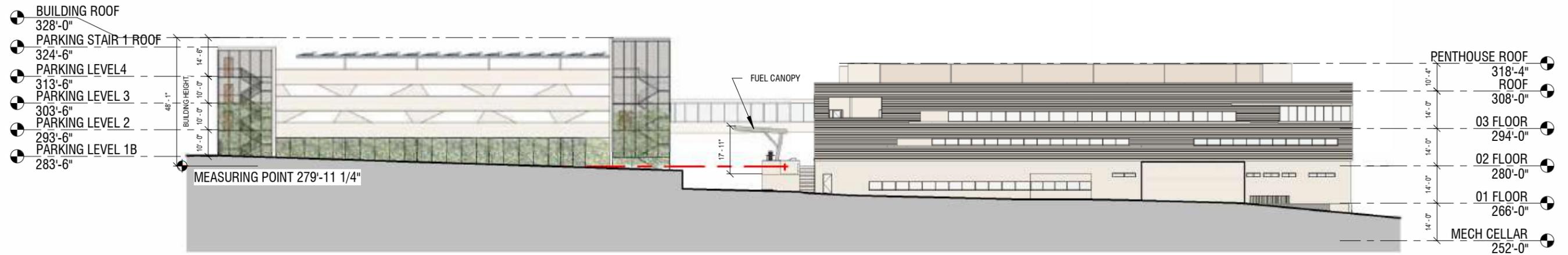
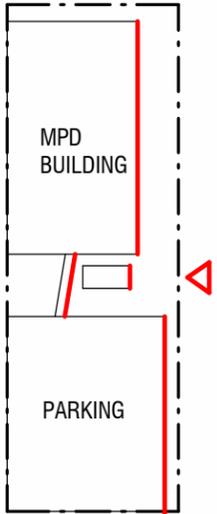
NOTE: INTERIOR LAYOUTS ARE PRELIMINARY. CHANGES TO LAYOUTS NOT AFFECTING THE EXTERIOR ENVELOPE OF THE BUILDING MAY OCCUR.



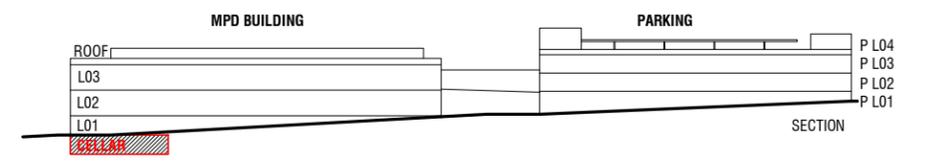
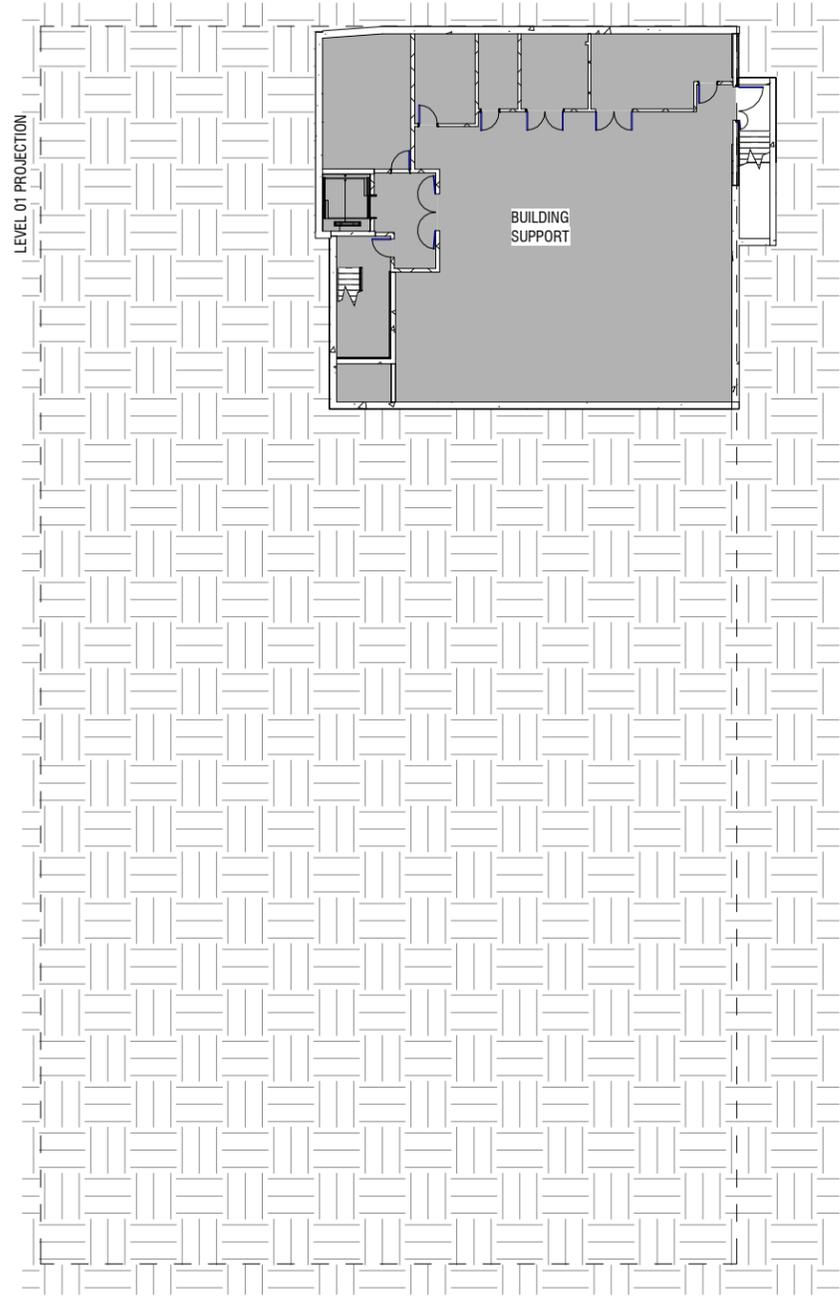
NOTE: EXTERIOR SIGNAGE IS PRELIMINARY AND SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. THE FINAL DESIGN, FONT, MESSAGE, LOGO, AND COLOR MAY VARY,

NOTE: MINOR REFINEMENTS TO THE LOCATIONS AND DIMENSIONS OF EXTERIOR DETAILS MAY OCCUR IN DESIGN DEVELOPMENT. FINAL SELECTION OF EXTERIOR MATERIALS WILL BE BASED ON AVAILABILITY AT THE TIME OF CONSTRUCTION

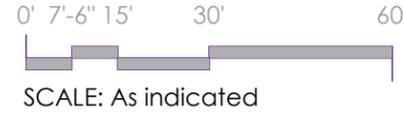
A-24 SITE ELEVATIONS - ALABAMA AVE.

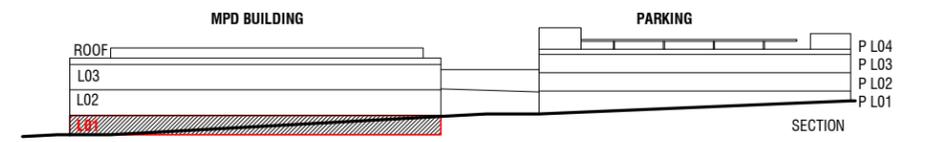


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 BUILDING SUPPORT & CIRCULATION



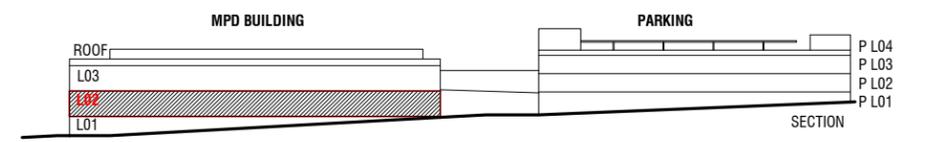
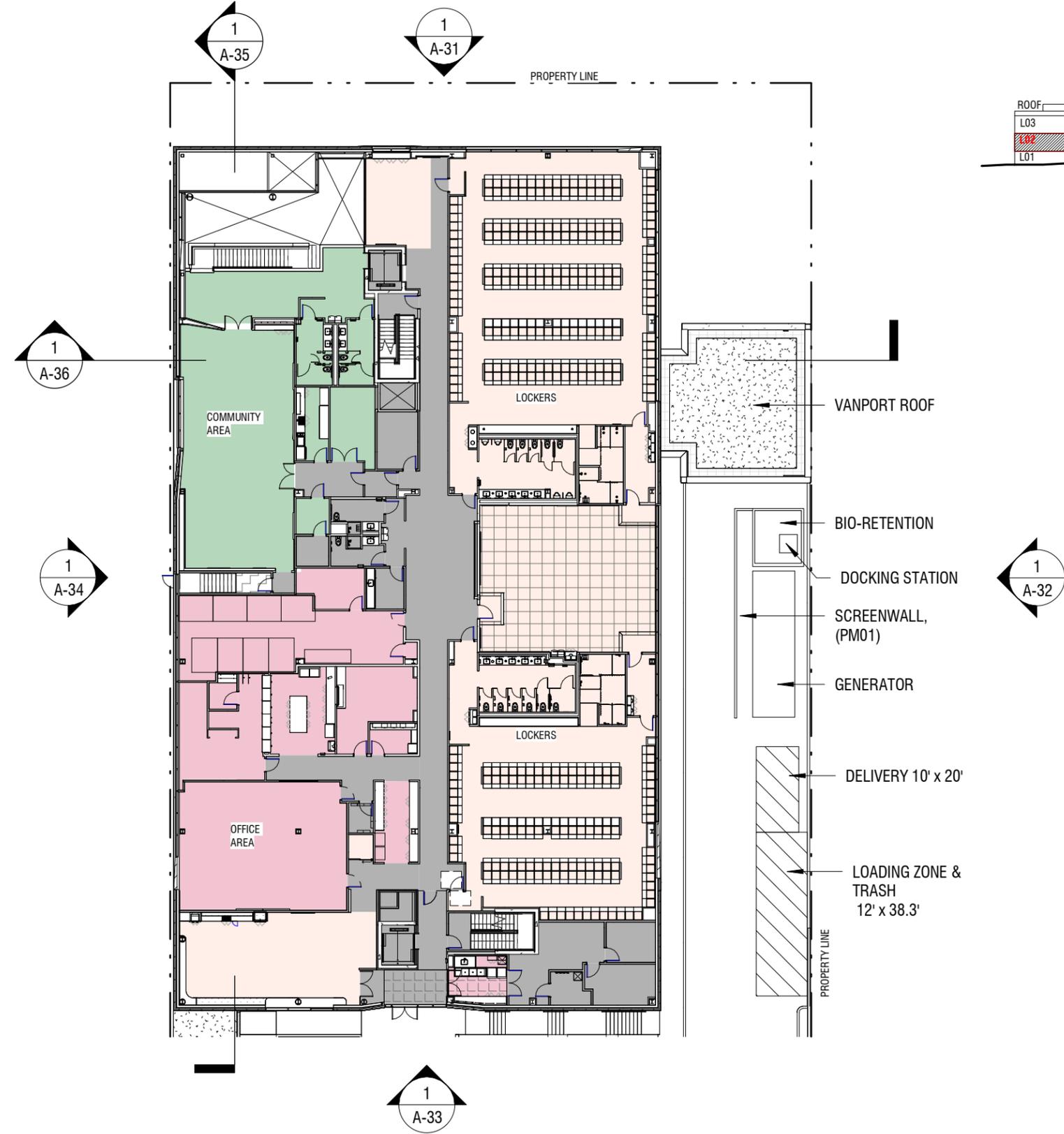


- BUILDING SUPPORT AND CIRCULATION
- COMMUNITY
- DETENTION AREA
- BUILDING AMENITIES
- OFFICES



A-27 **MPD - PLAN LEVEL 01**

NOTE: INTERIOR LAYOUTS ARE PRELIMINARY. CHANGES TO LAYOUTS NOT AFFECTING THE EXTERIOR ENVELOPE OF THE BUILDING MAY OCCUR.

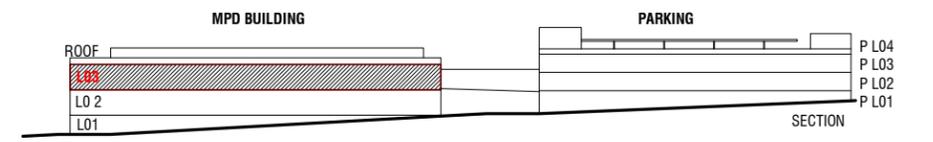
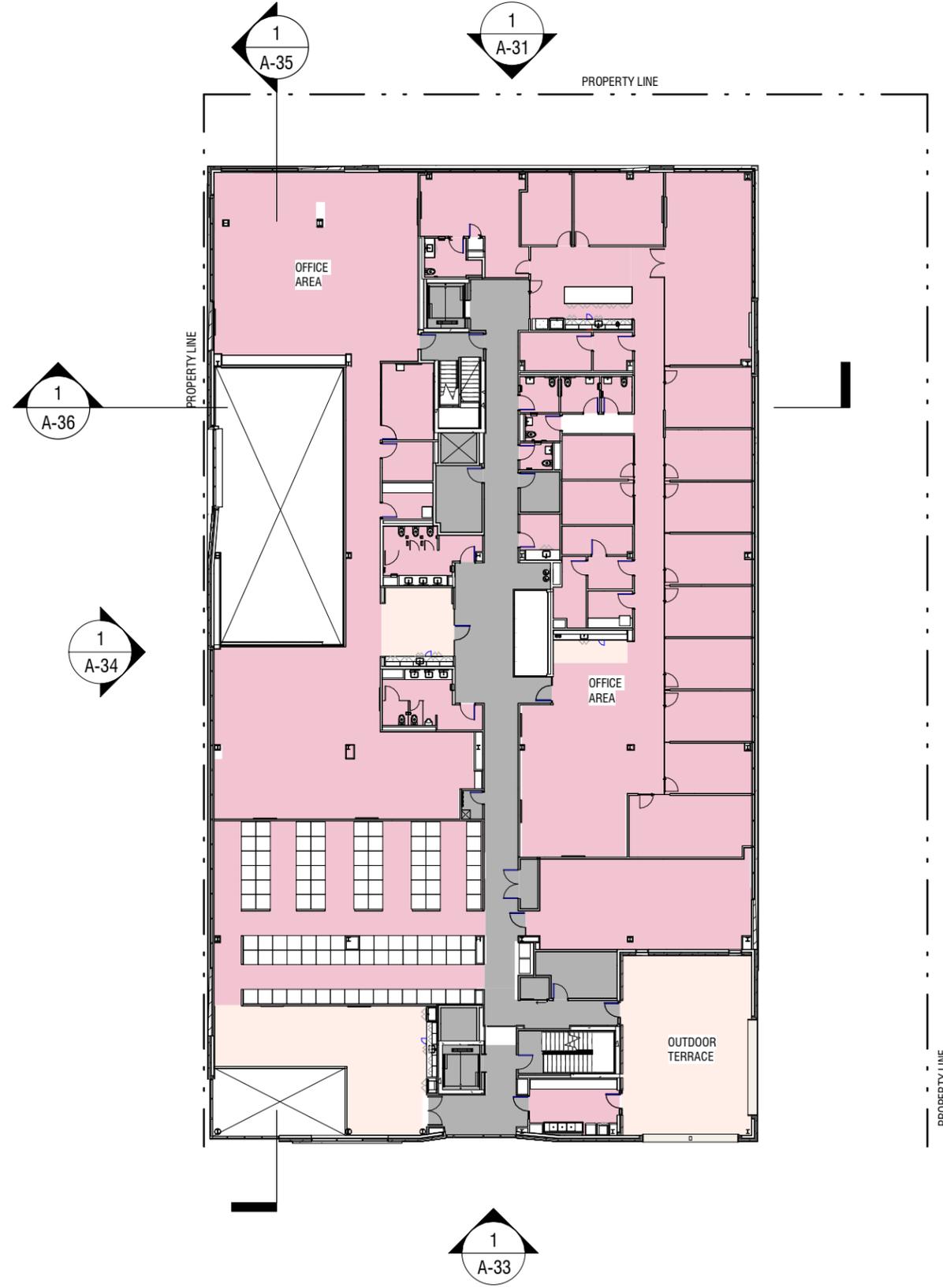


- BUILDING SUPPORT AND CIRCULATION
- COMMUNITY
- DETENTION AREA
- BUILDING AMENITIES
- OFFICES



A-28 **MPD - PLAN LEVEL 02**

NOTE: INTERIOR LAYOUTS ARE PRELIMINARY. CHANGES TO LAYOUTS NOT AFFECTING THE EXTERIOR ENVELOPE OF THE BUILDING MAY OCCUR.

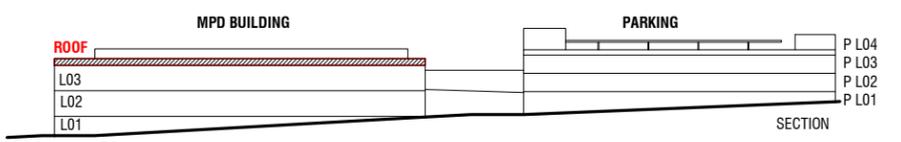
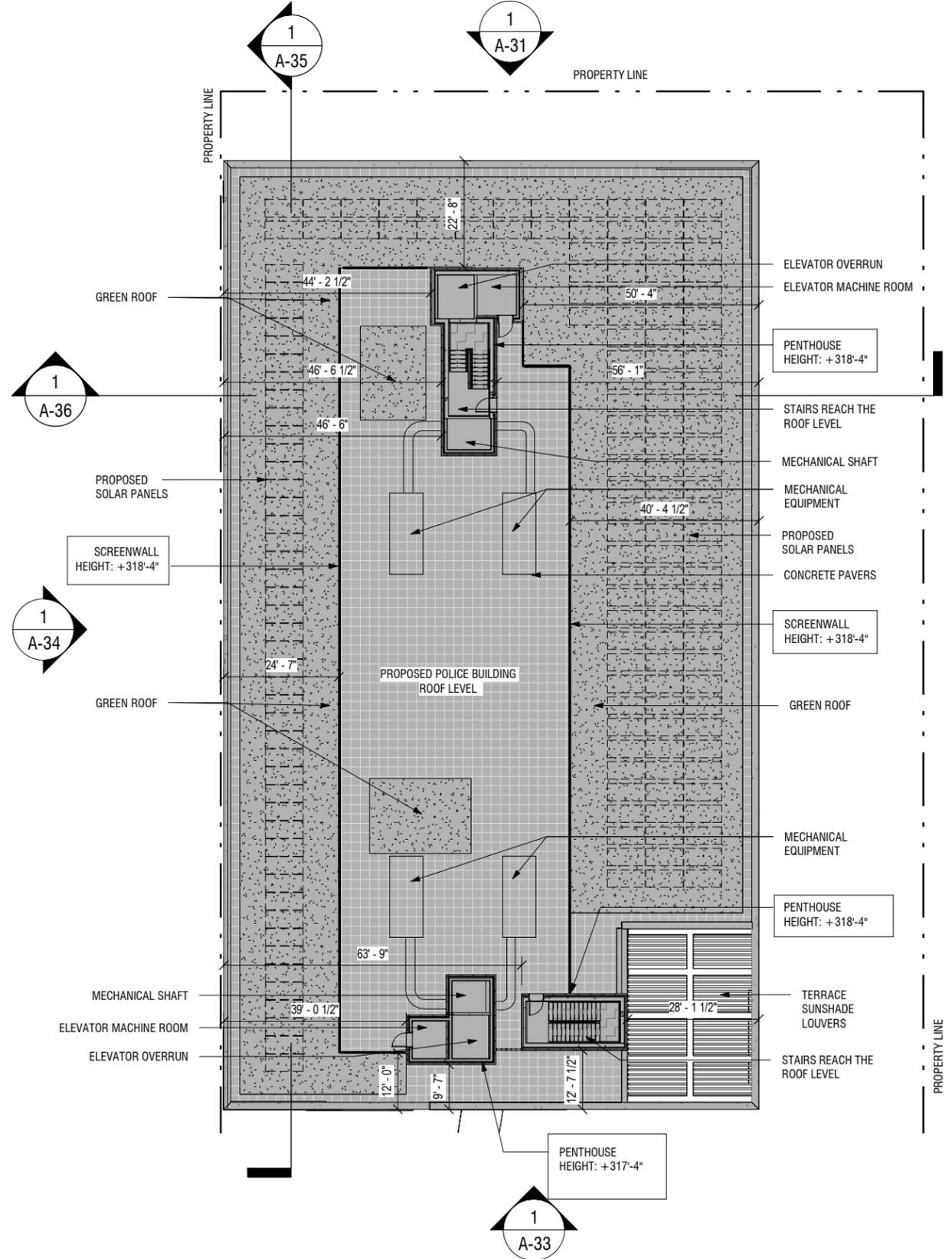


- BUILDING SUPPORT AND CIRCULATION
- COMMUNITY
- DETENTION AREA
- BUILDING AMENITIES
- OFFICES



A-29 **MPD - PLAN LEVEL 03**

NOTE: INTERIOR LAYOUTS ARE PRELIMINARY. CHANGES TO LAYOUTS NOT AFFECTING THE EXTERIOR ENVELOPE OF THE BUILDING MAY OCCUR.



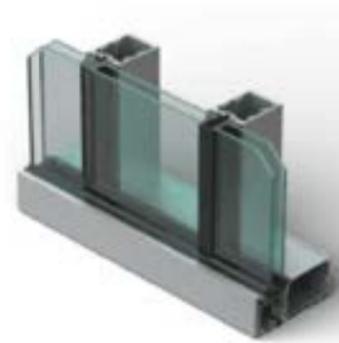
A-30 MPD - ROOF PLAN

NOTE: INTERIOR LAYOUTS ARE PRELIMINARY. CHANGES TO LAYOUTS NOT AFFECTING THE EXTERIOR ENVELOPE OF THE BUILDING MAY OCCUR.

REFERENCE MATERIALS



Brick texture detail



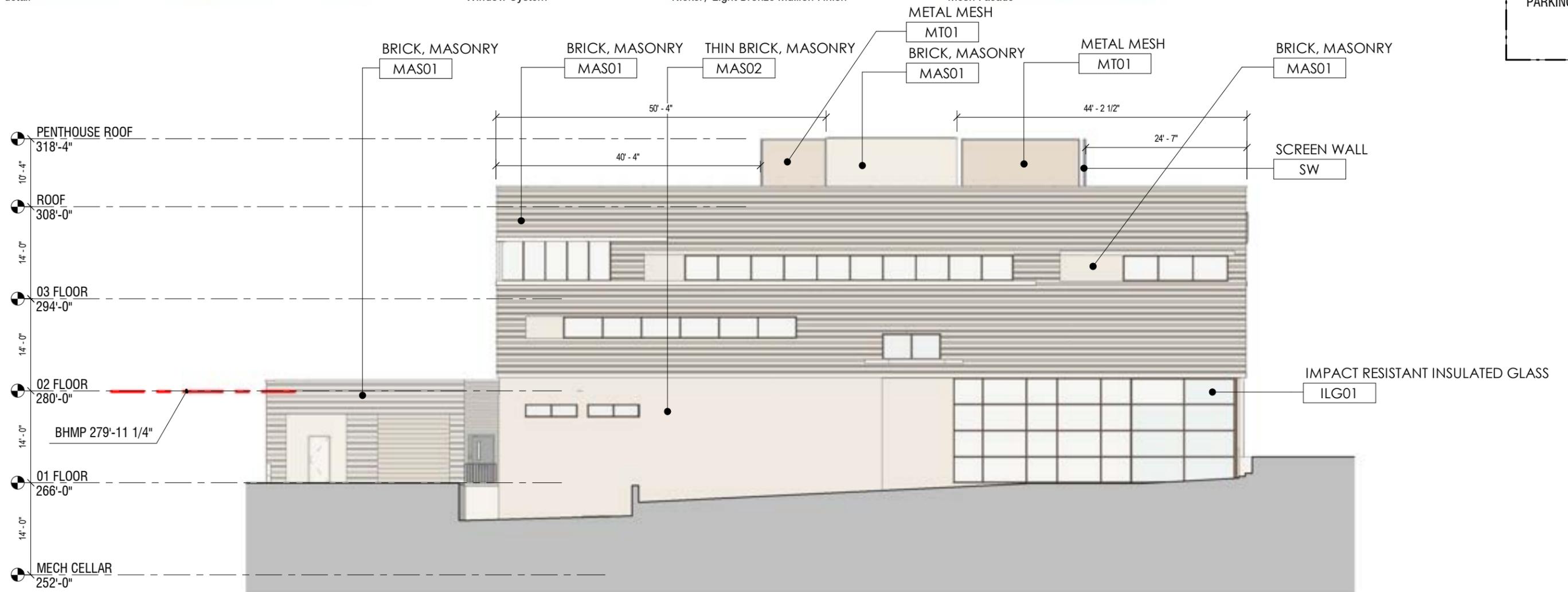
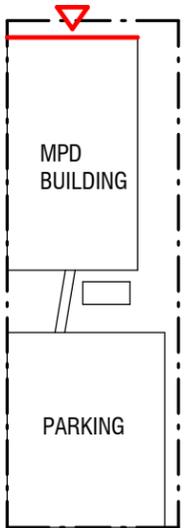
Window System



Nickel / Light Bronze Mullion Finish



Mesh Facade

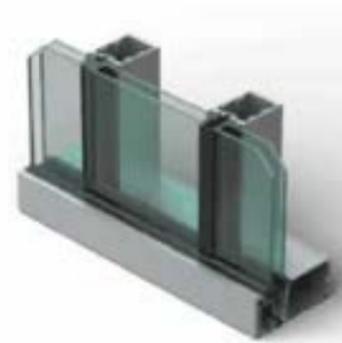


NOTE: MINOR REFINEMENTS TO THE LOCATIONS AND DIMENSIONS OF EXTERIOR DETAILS MAY OCCUR IN DESIGN DEVELOPMENT. FINAL SELECTION OF EXTERIOR MATERIALS WILL BE BASED ON AVAILABILITY AT THE TIME OF CONSTRUCTION

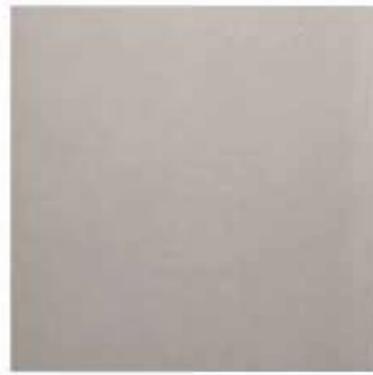
REFERENCE MATERIALS



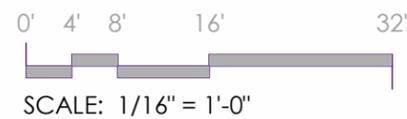
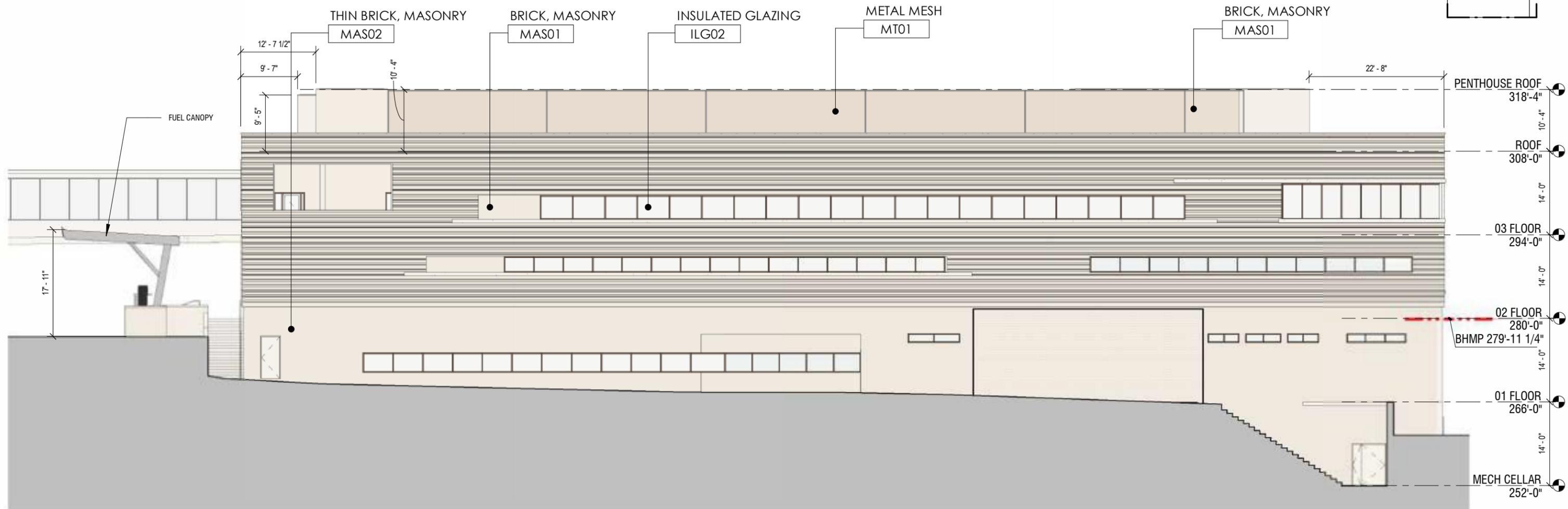
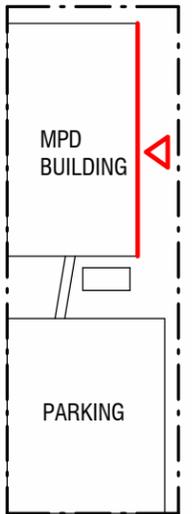
Brick texture detail



Window System



Nickel / Light Bronze Mullion Finish

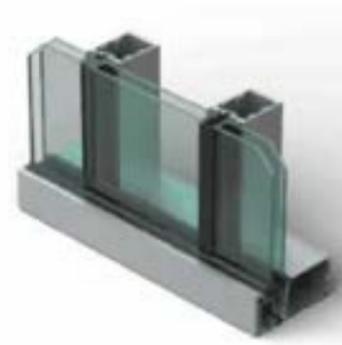


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REFERENCE MATERIALS



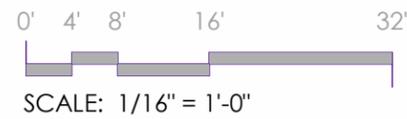
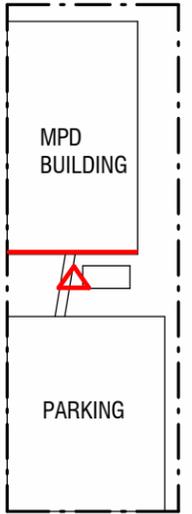
Brick texture detail



Window System



Nickel / Light Bronze Mullion Finish

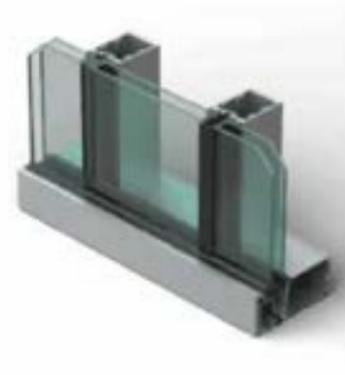


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REFERENCE MATERIALS



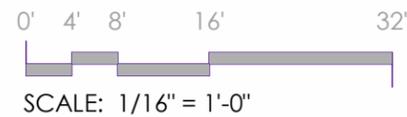
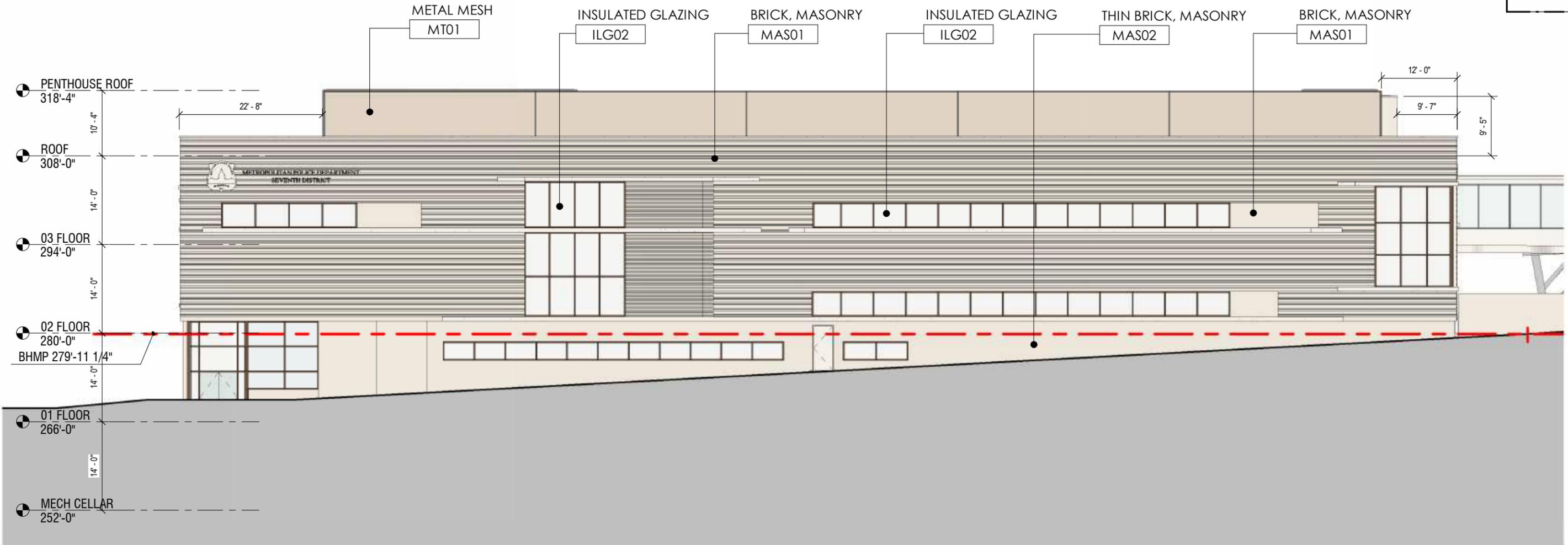
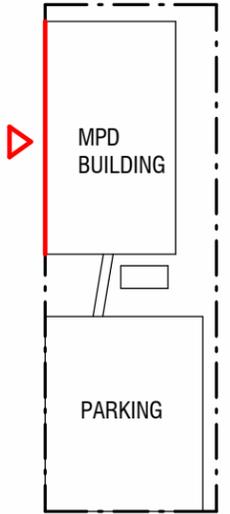
Brick texture detail



Window System

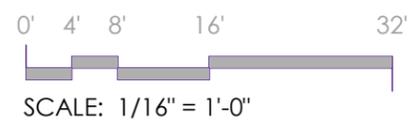
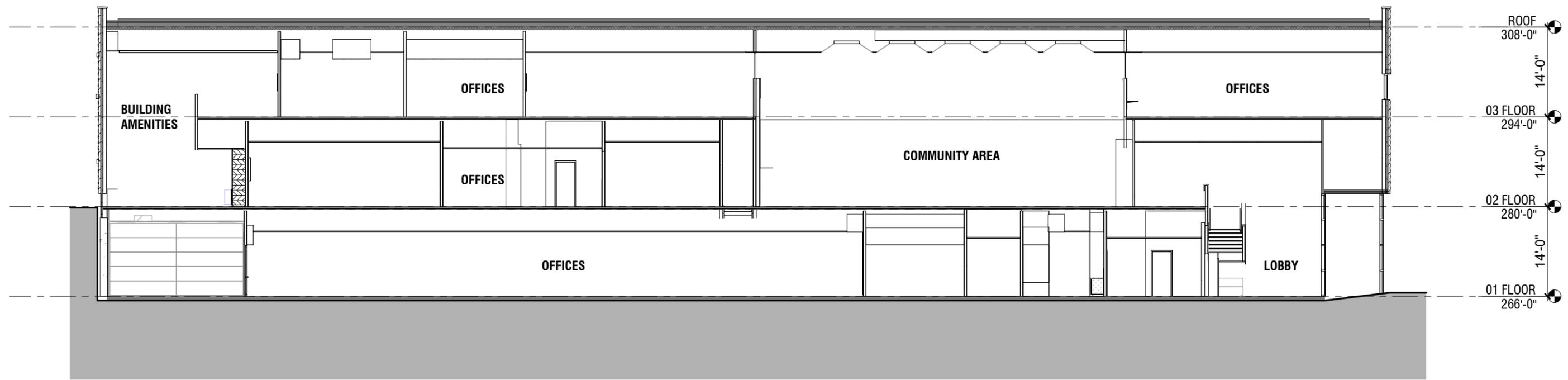
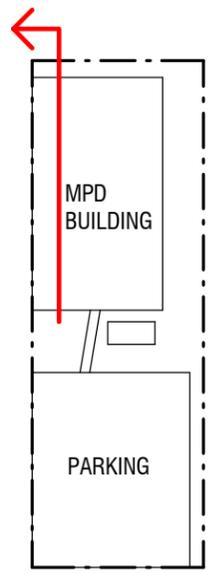


Nickel / Light Bronze Mullion Finish

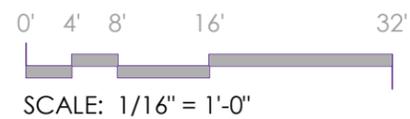
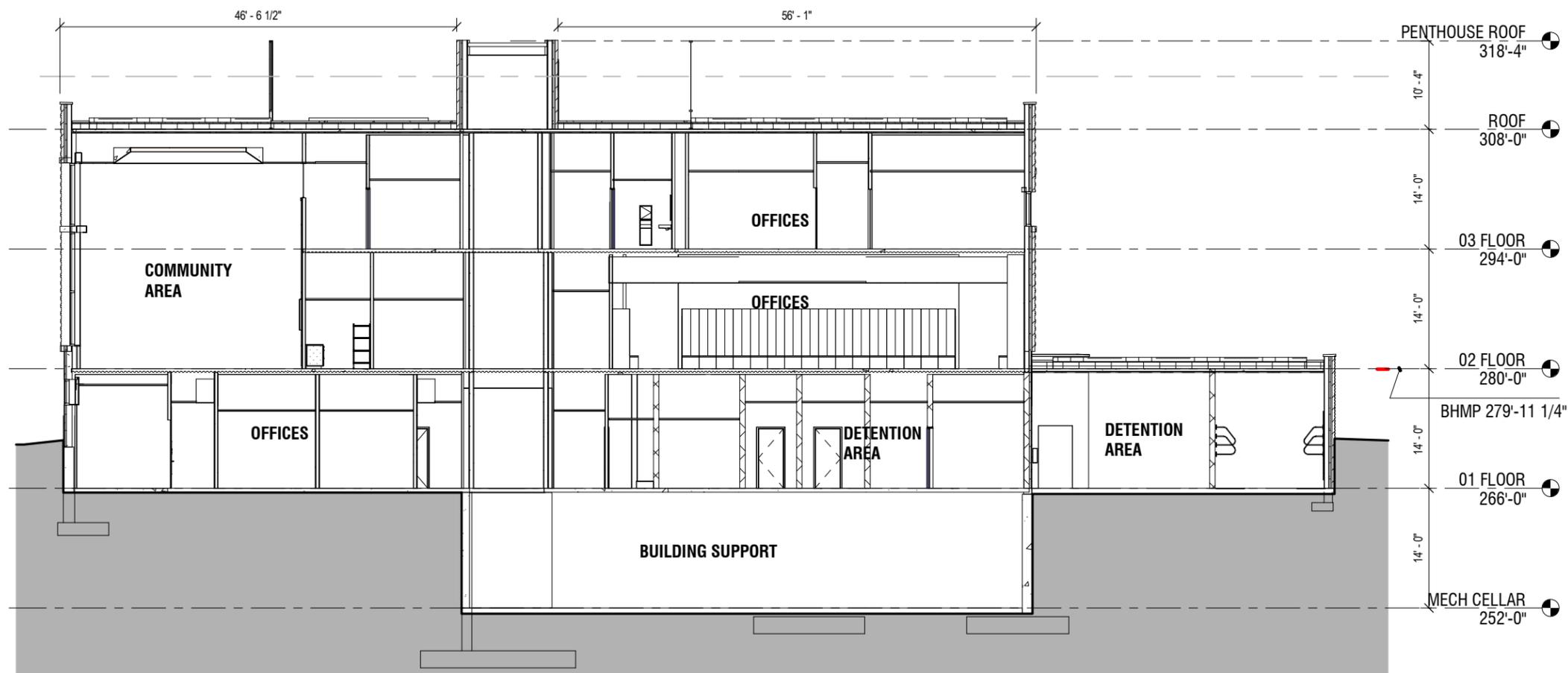
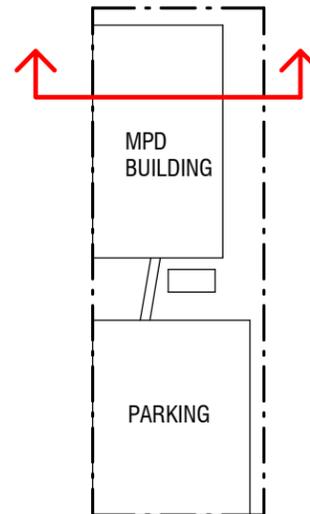


NOTE: EXTERIOR SIGNAGE IS PRELIMINARY AND SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. THE FINAL DESIGN, FONT, MESSAGE, LOGO, AND COLOR MAY VARY,

NOTE: MINOR REFINEMENTS TO THE LOCATIONS AND DIMENSIONS OF EXTERIOR DETAILS MAY OCCUR IN DESIGN DEVELOPMENT. FINAL SELECTION OF EXTERIOR MATERIALS WILL BE BASED ON AVAILABILITY AT THE TIME OF CONSTRUCTION



NOTE: MINOR REFINEMENTS TO THE LOCATIONS AND DIMENSIONS OF EXTERIOR DETAILS MAY OCCUR IN DESIGN DEVELOPMENT. FINAL SELECTION OF EXTERIOR MATERIALS WILL BE BASED ON AVAILABILITY AT THE TIME OF CONSTRUCTION



NOTE: MINOR REFINEMENTS TO THE LOCATIONS AND DIMENSIONS OF EXTERIOR DETAILS MAY OCCUR IN DESIGN DEVELOPMENT. FINAL SELECTION OF EXTERIOR MATERIALS WILL BE BASED ON AVAILABILITY AT THE TIME OF CONSTRUCTION

A-36 MPD - CROSS SECTION



A-37 MPD - PERSPECTIVE - NORTH AND WEST FACADES

DGS / MPD | MPD 7th DISTRICT HQ | 2455 Alabama Ave SE, Washington, DC 20020

NOTE: EXTERIOR SIGNAGE IS PRELIMINARY AND SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. THE FINAL DESIGN, FONT, MESSAGE, LOGO, AND COLOR MAY VARY,

NOTE: RENDERINGS ARE ILLUSTRATIVE AND MEANT TO CONVEY DESIRED DESIGN INTENT AND APPROXIMATE MATERIAL COLOR RANGE AND CHARACTER. FINAL DESIGN AND MATERIAL SELECTIONS MAY VARY SLIGHTLY. RENDERED STREETSCAPES ARE ILLUSTRATIVE AND MAY VARY SLIGHTLY FROM THE PROPOSED STREETSCAPE DOCUMENTED IN THE LANDSCAPE DRAWINGS.

NOVEMBER 21, 2025 [shinberg.levinas](http://shinberg.levinas.com)



A-38 MPD - PERSPECTIVE - WEST FACADE

DGS / MPD | MPD 7th DISTRICT HQ | 2455 Alabama Ave SE, Washington, DC 20020

NOTE: RENDERINGS ARE ILLUSTRATIVE AND MEANT TO CONVEY DESIRED DESIGN INTENT AND APPROXIMATE MATERIAL COLOR RANGE AND CHARACTER. FINAL DESIGN AND MATERIAL SELECTIONS MAY VARY SLIGHTLY. RENDERED STREETSCAPES ARE ILLUSTRATIVE AND MAY VARY SLIGHTLY FROM THE PROPOSED STREETSCAPE DOCUMENTED IN THE LANDSCAPE DRAWINGS.

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A-39 MPD - PERSPECTIVE - SOUTH-EAST CORNER

DGS / MPD | MPD 7th DISTRICT HQ | 2455 Alabama Ave SE, Washington, DC 20020

NOTE: RENDERINGS ARE ILLUSTRATIVE AND MEANT TO CONVEY DESIRED DESIGN INTENT AND APPROXIMATE MATERIAL COLOR RANGE AND CHARACTER. FINAL DESIGN AND MATERIAL SELECTIONS MAY VARY SLIGHTLY. RENDERED STREETSCAPES ARE ILLUSTRATIVE AND MAY VARY SLIGHTLY FROM THE PROPOSED STREETSCAPE DOCUMENTED IN THE LANDSCAPE DRAWINGS.

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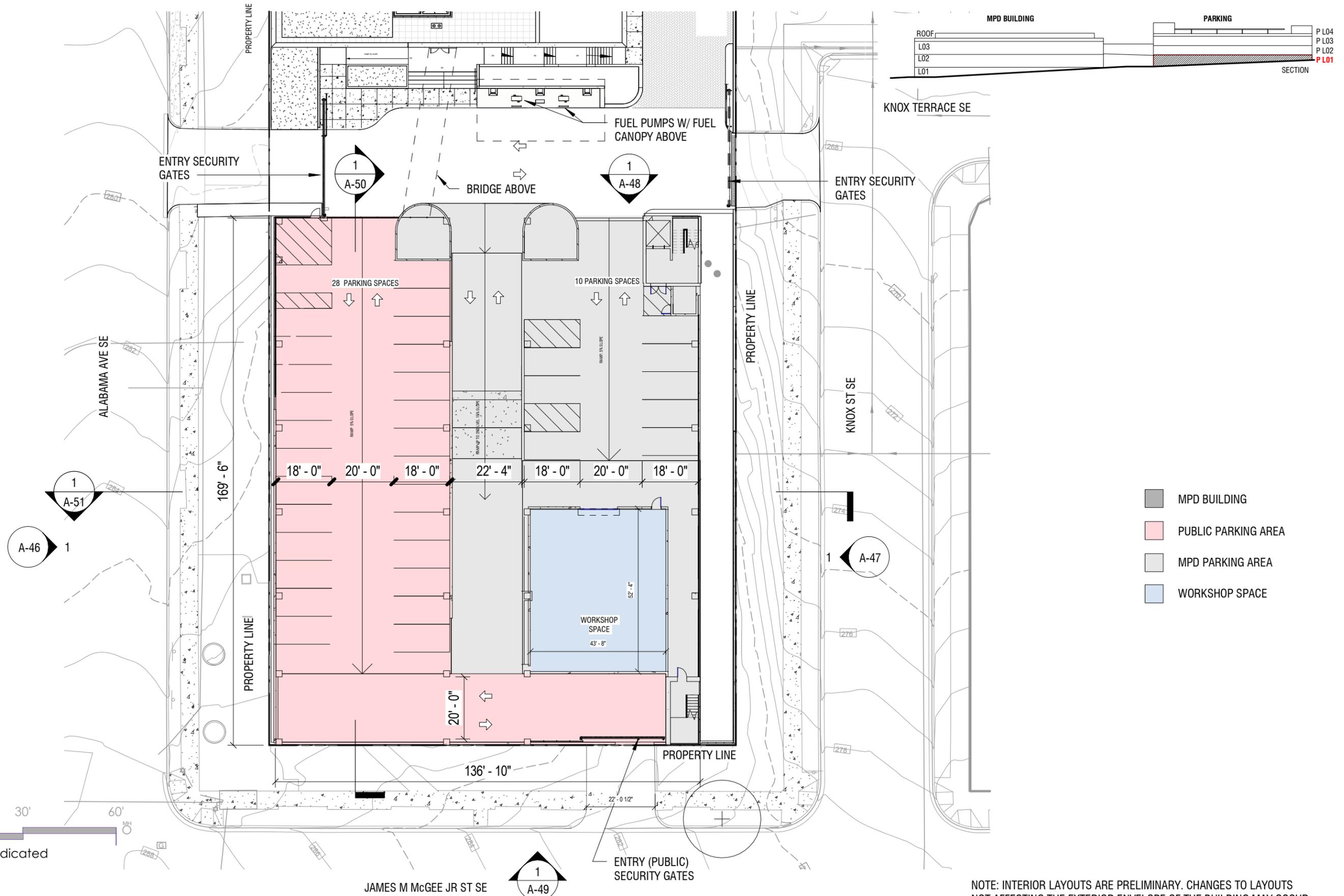


A-40 MPD - PERSPECTIVE - NORTH-EAST CORNER

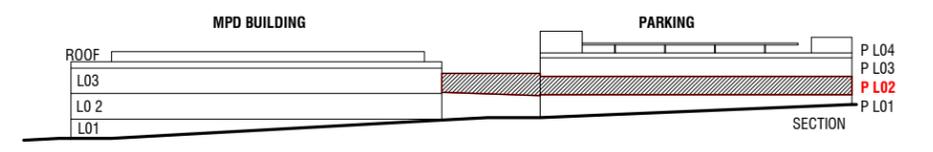
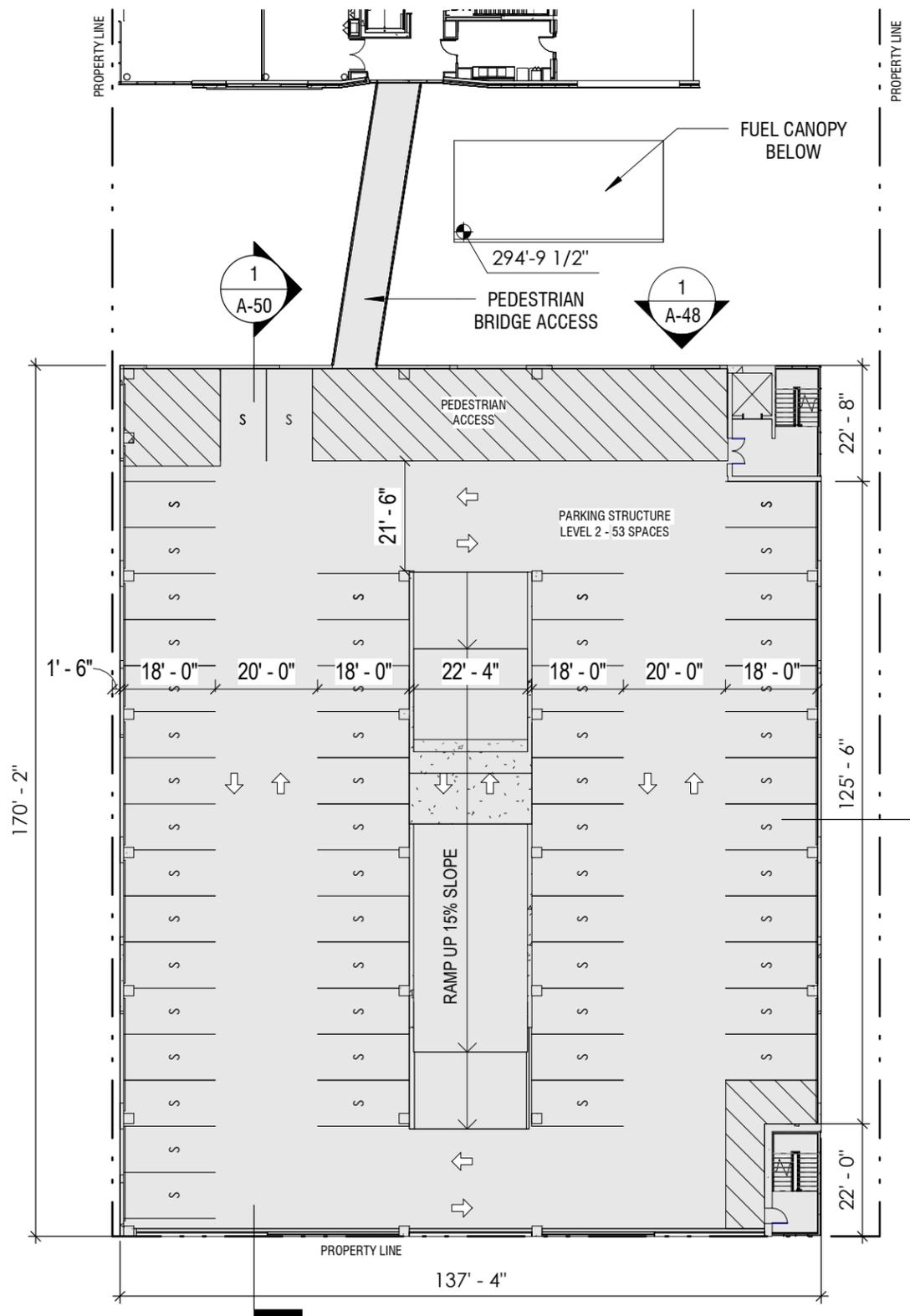
DGS / MPD | MPD 7th DISTRICT HQ | 2455 Alabama Ave SE, Washington, DC 20020

NOTE: RENDERINGS ARE ILLUSTRATIVE AND MEANT TO CONVEY DESIRED DESIGN INTENT AND APPROXIMATE MATERIAL COLOR RANGE AND CHARACTER. FINAL DESIGN AND MATERIAL SELECTIONS MAY VARY SLIGHTLY. RENDERED STREETSCAPES ARE ILLUSTRATIVE AND MAY VARY SLIGHTLY FROM THE PROPOSED STREETSCAPE DOCUMENTED IN THE LANDSCAPE DRAWINGS.

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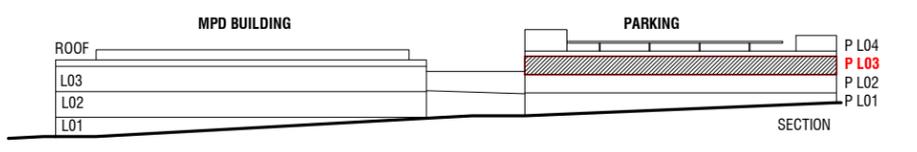
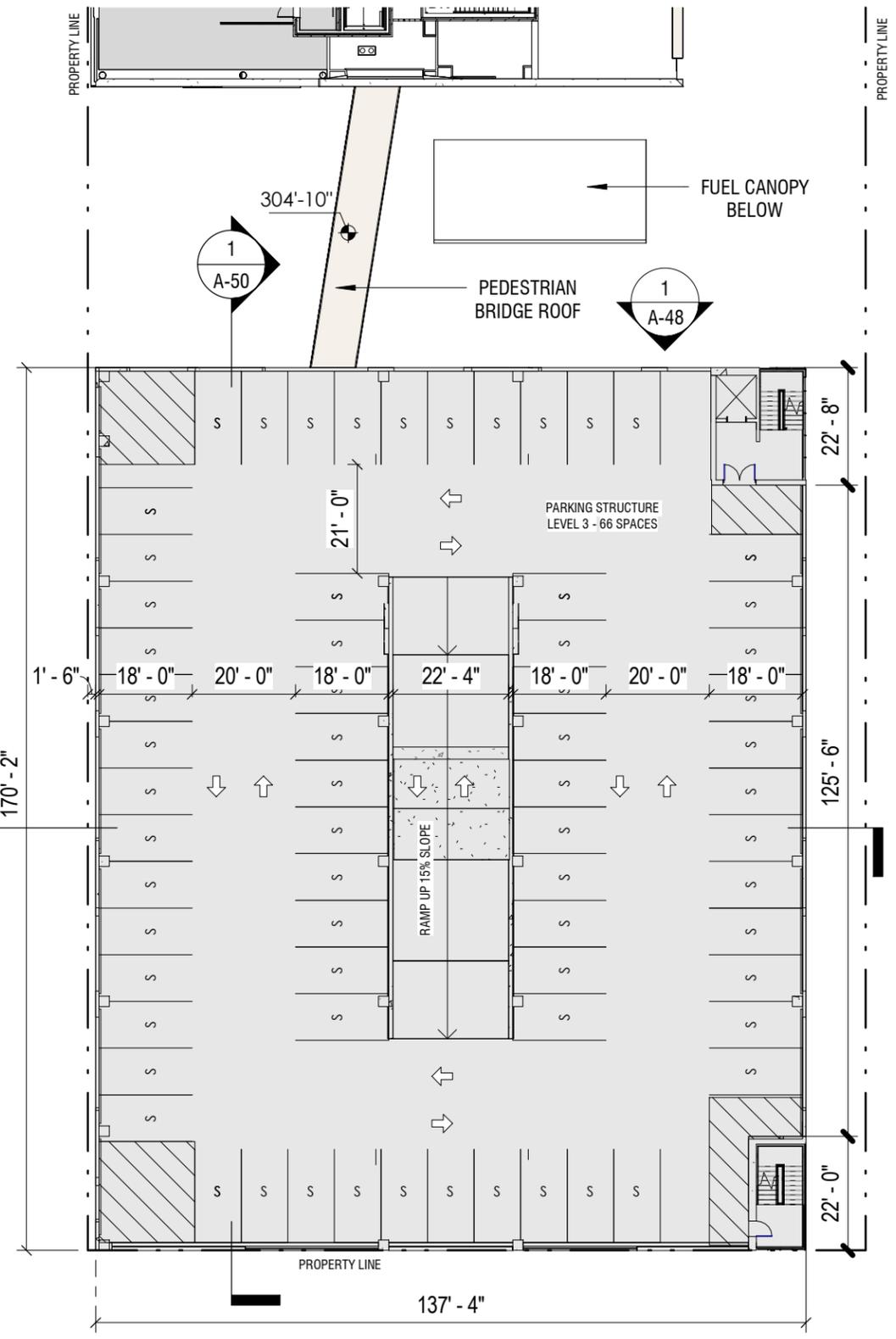


A-41 **PARKING - PLAN LEVEL 01**



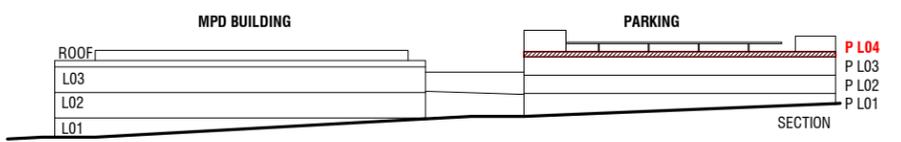
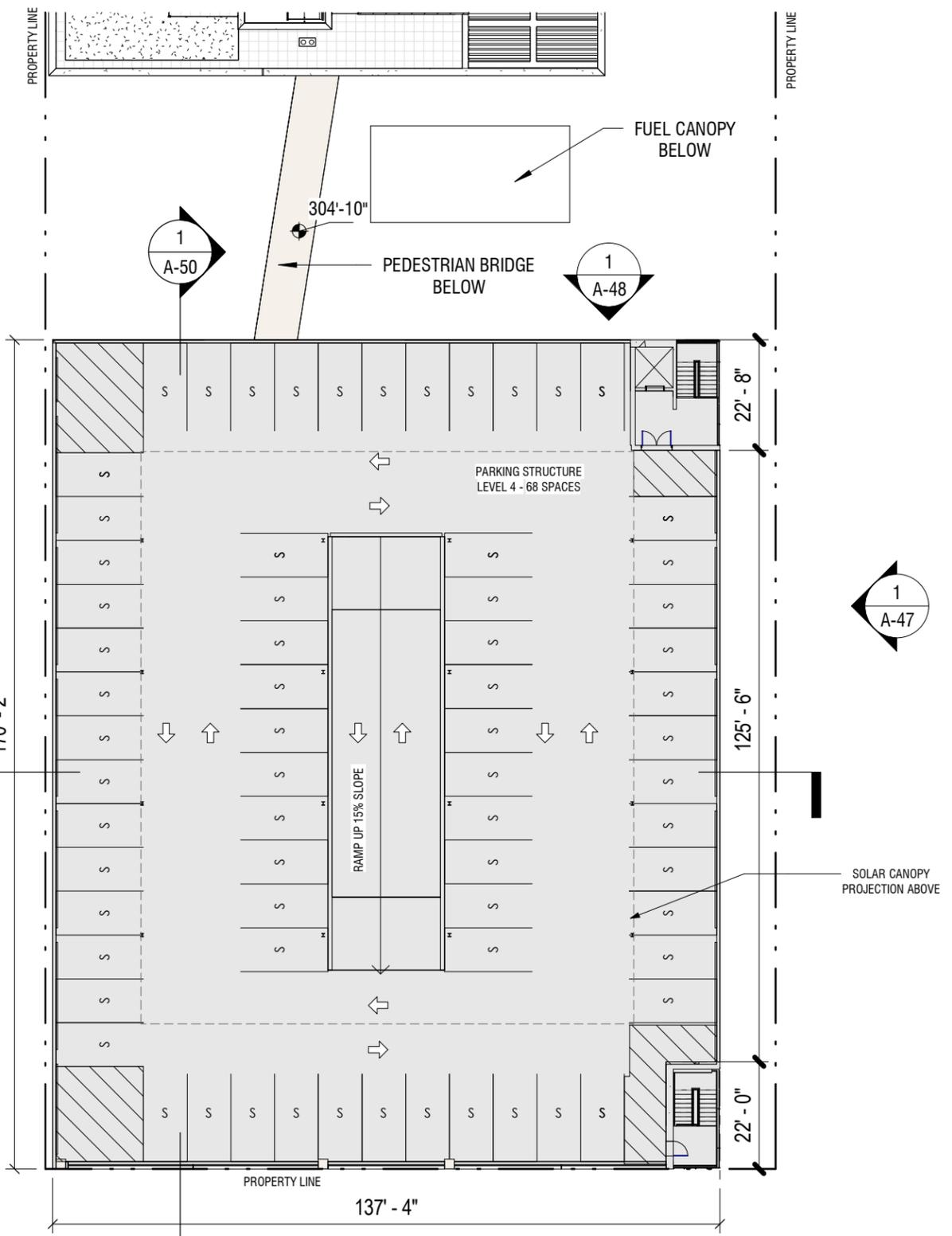
A-42 **PARKING - PLAN LEVEL 02**

NOTE: INTERIOR LAYOUTS ARE PRELIMINARY. CHANGES TO LAYOUTS NOT AFFECTING THE EXTERIOR ENVELOPE OF THE BUILDING MAY OCCUR.



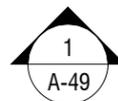
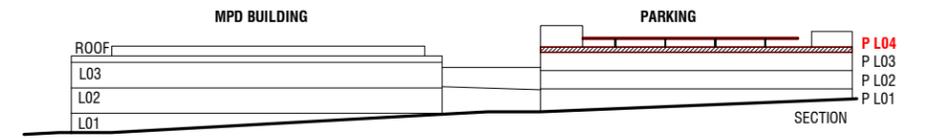
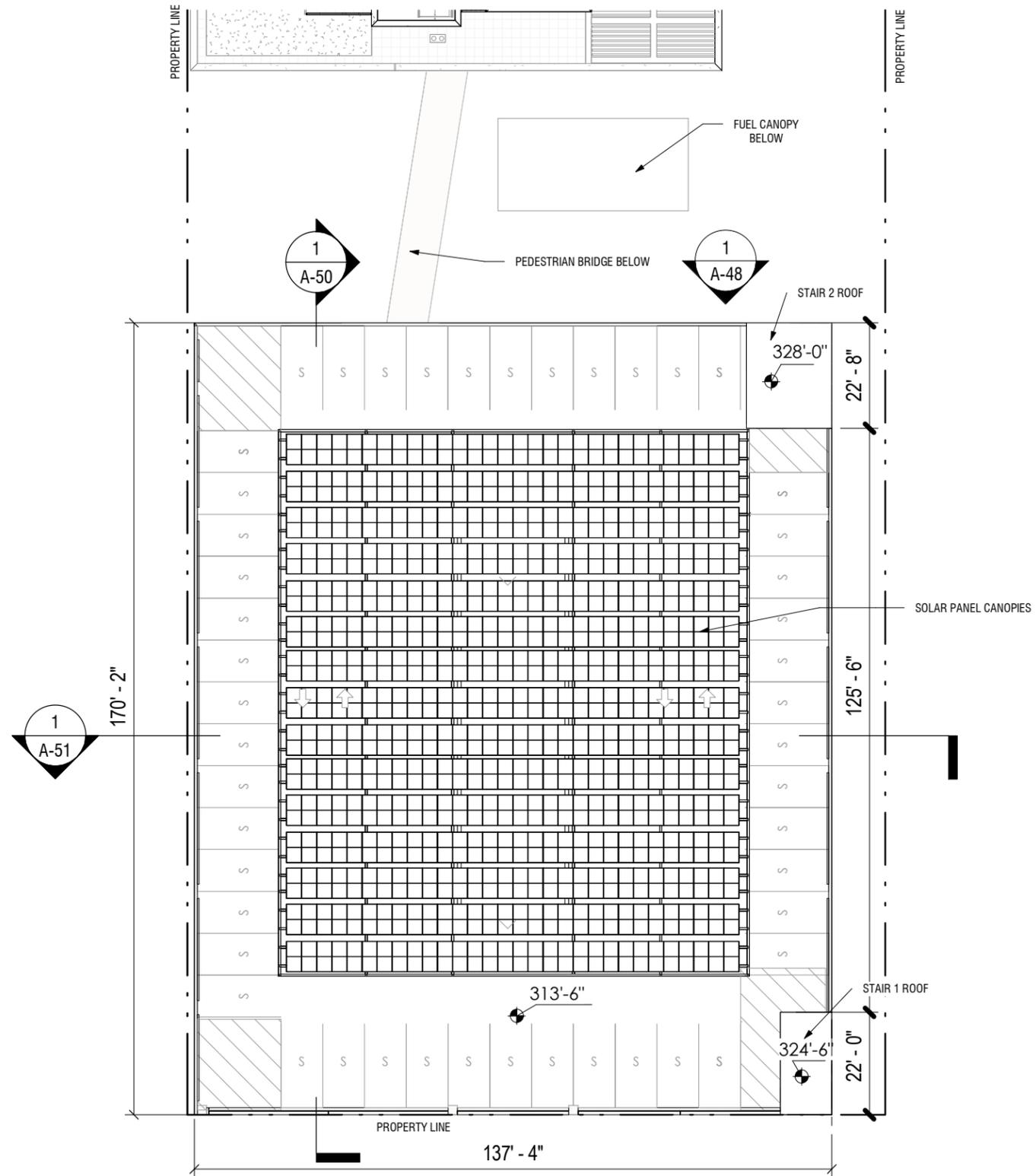
A-43 **PARKING - PLAN LEVEL 03**

NOTE: INTERIOR LAYOUTS ARE PRELIMINARY. CHANGES TO LAYOUTS NOT AFFECTING THE EXTERIOR ENVELOPE OF THE BUILDING MAY OCCUR.



A-44 **PARKING - PLAN LEVEL 04**

NOTE: INTERIOR LAYOUTS ARE PRELIMINARY. CHANGES TO LAYOUTS NOT AFFECTING THE EXTERIOR ENVELOPE OF THE BUILDING MAY OCCUR.

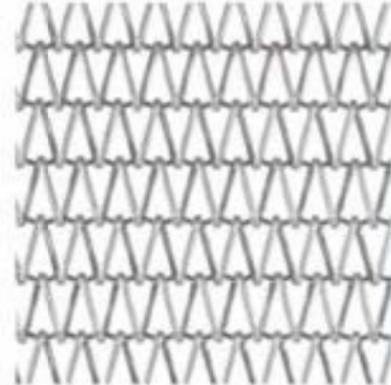


A-45 **PARKING - ROOF WITH SOLAR PANEL CANOPIES**

REFERENCE MATERIALS



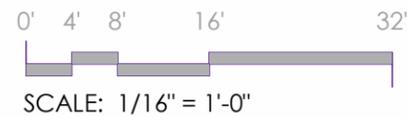
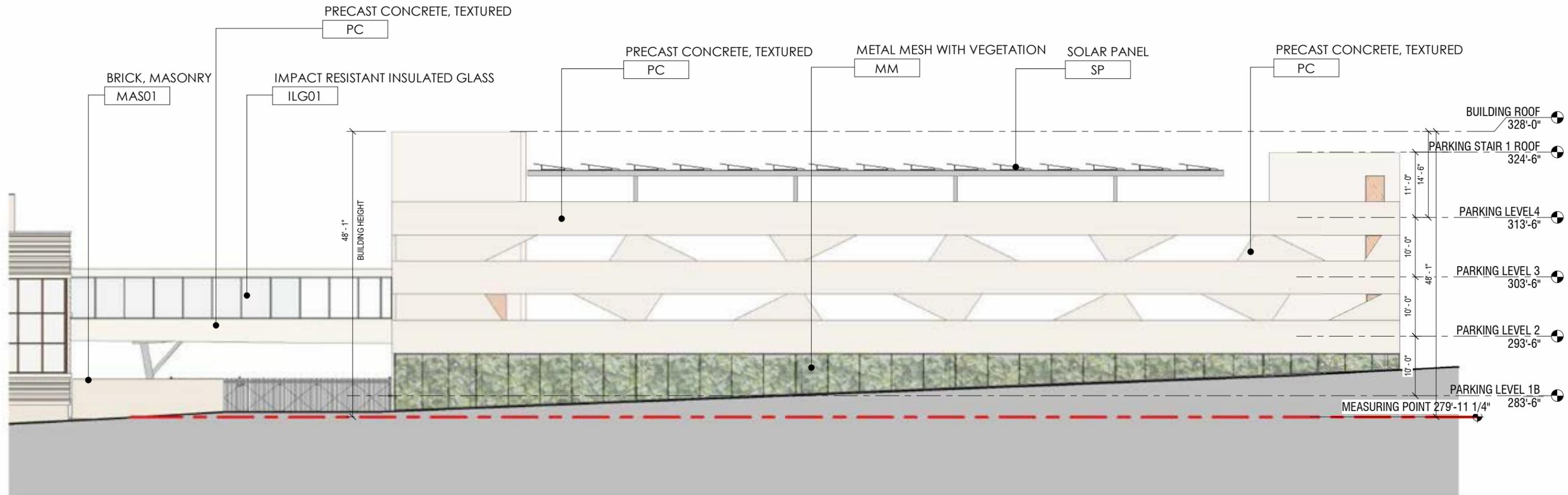
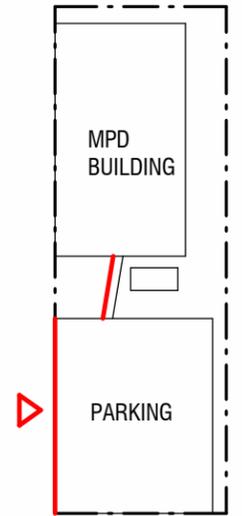
Textured Concrete / Clyfford Still Museum / Facade texture



Metal Mesh / Stainless Steel / Open Area 53%



Metal mesh covered with vegetation

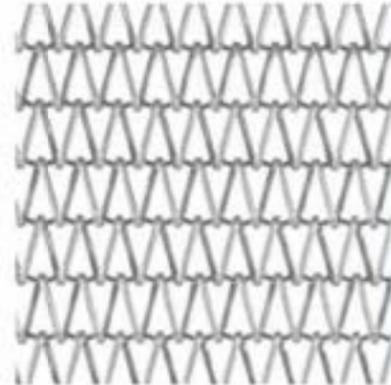


NOTE: MINOR REFINEMENTS TO THE LOCATIONS AND DIMENSIONS OF EXTERIOR DETAILS MAY OCCUR IN DESIGN DEVELOPMENT. FINAL SELECTION OF EXTERIOR MATERIALS WILL BE BASED ON AVAILABILITY AT THE TIME OF CONSTRUCTION

REFERENCE MATERIALS



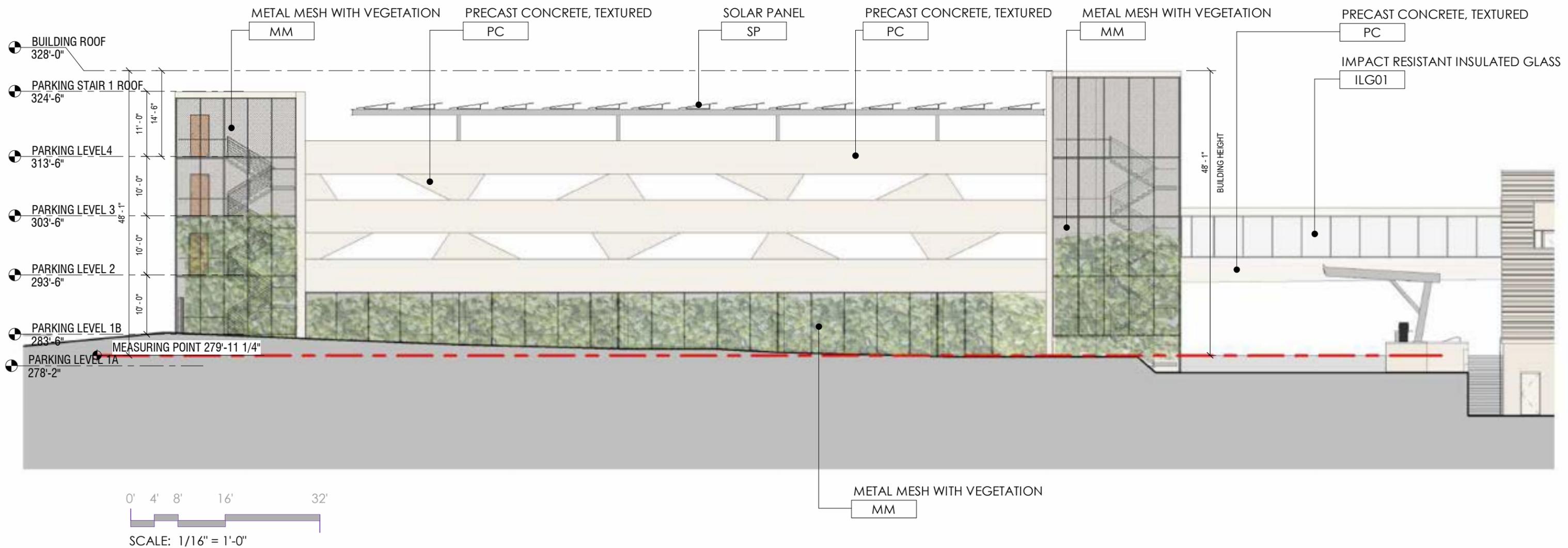
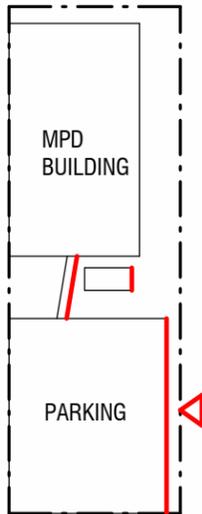
Textured Concrete / Clyfford Still Museum / Facade texture



Metal Mesh / Stainless Steel / Open Area 53%



Metal mesh covered with vegetation



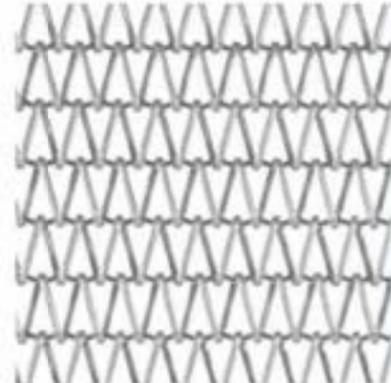
NOTE: MINOR REFINEMENTS TO THE LOCATIONS AND DIMENSIONS OF EXTERIOR DETAILS MAY OCCUR IN DESIGN DEVELOPMENT. FINAL SELECTION OF EXTERIOR MATERIALS WILL BE BASED ON AVAILABILITY AT THE TIME OF CONSTRUCTION

A-47 PARKING - EAST ELEVATION - KNOX ST SE

REFERENCE MATERIALS



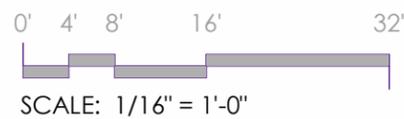
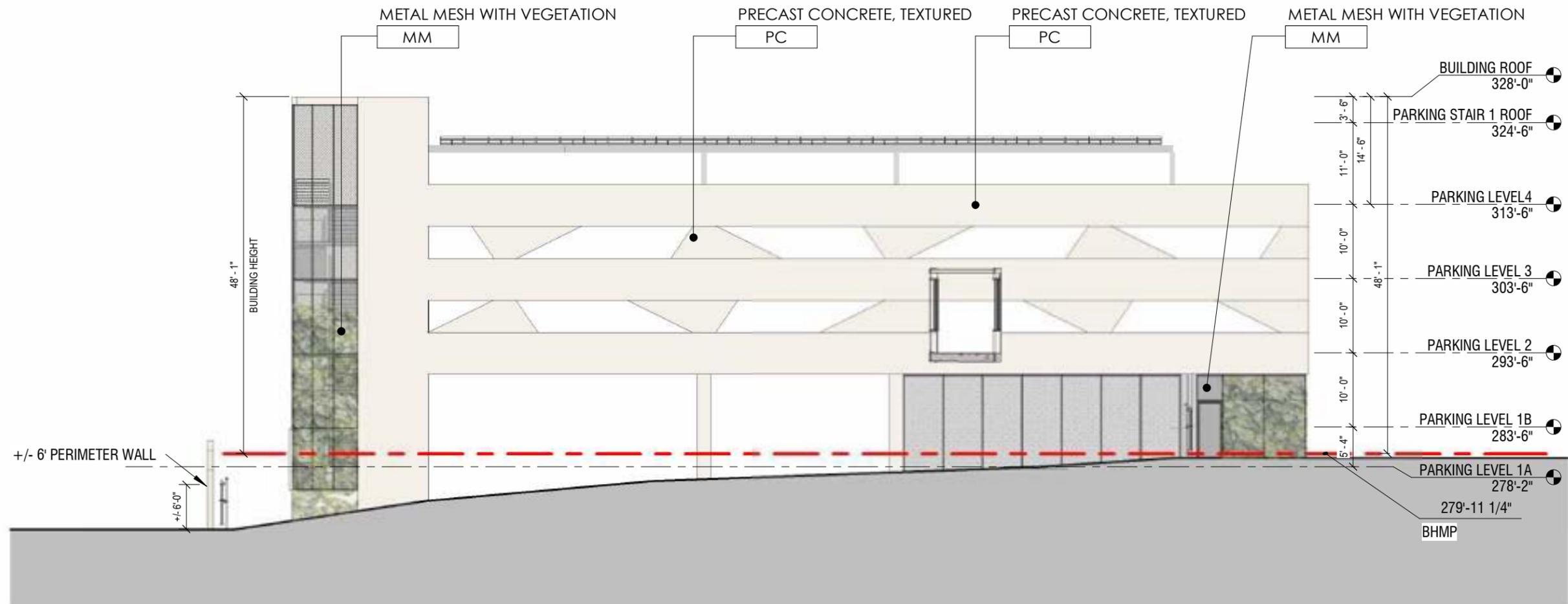
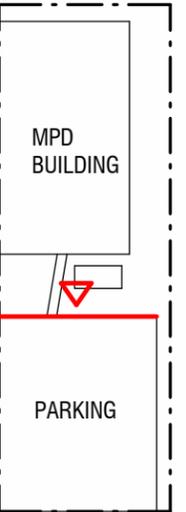
Textured Concrete / Clyfford Still Museum / Facade texture



Metal Mesh / Stainless Steel / Open Area 53%



Metal mesh covered with vegetation



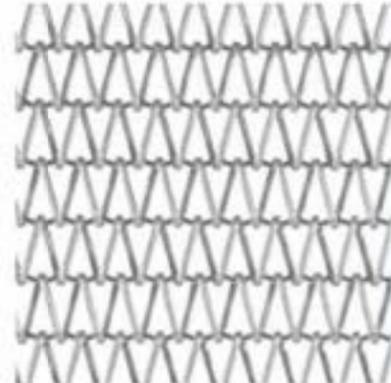
NOTE: MINOR REFINEMENTS TO THE LOCATIONS AND DIMENSIONS OF EXTERIOR DETAILS MAY OCCUR IN DESIGN DEVELOPMENT. FINAL SELECTION OF EXTERIOR MATERIALS WILL BE BASED ON AVAILABILITY AT THE TIME OF CONSTRUCTION

A-48 PARKING - NORTH ELEVATION

REFERENCE MATERIALS



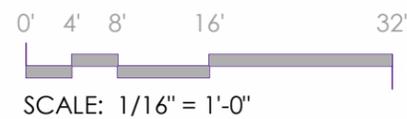
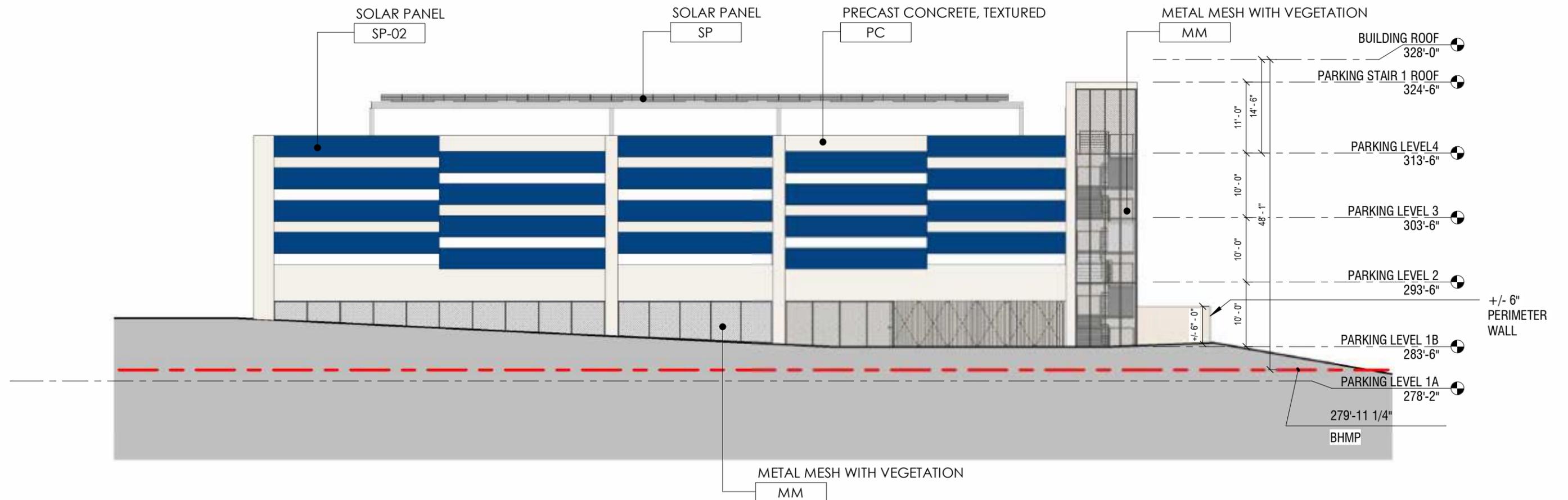
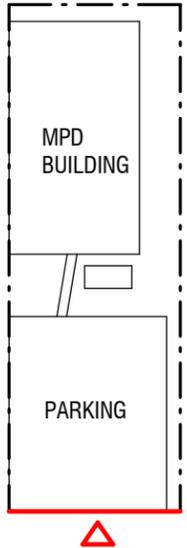
Textured Concrete / Clyfford Still Museum / Facade texture



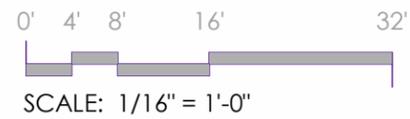
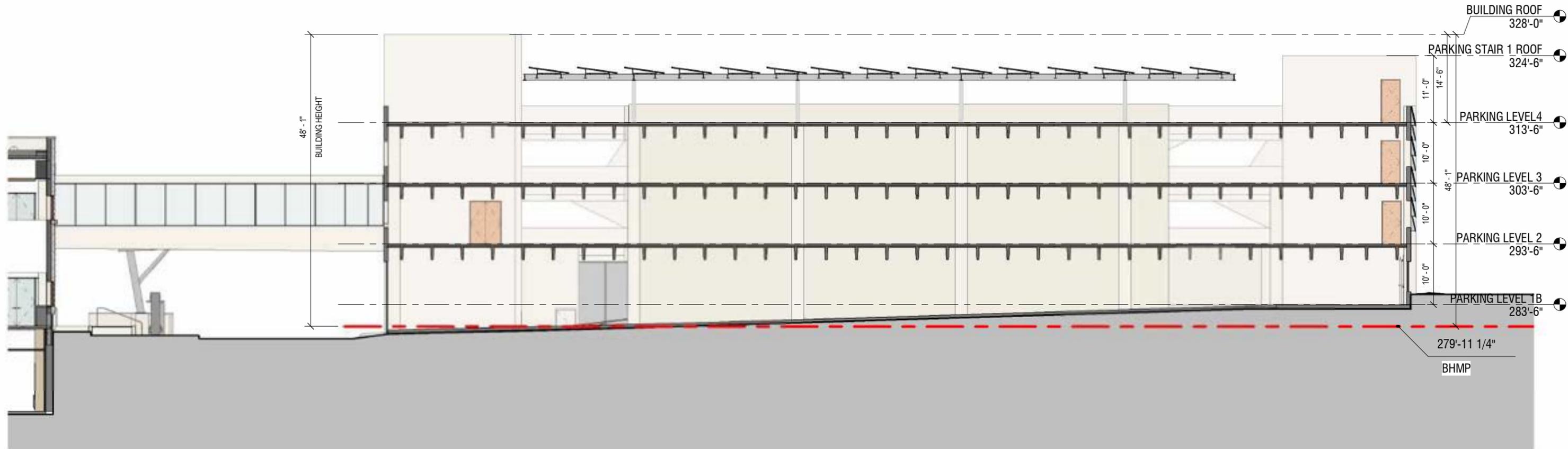
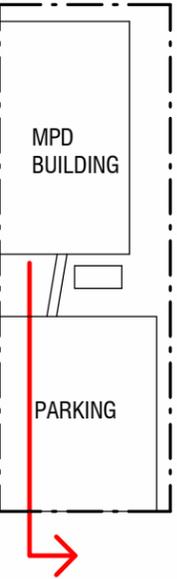
Metal Mesh / Stainless Steel / Open Area 53%



Solar Panel Facade / Freiburg City Hall / Ingenhoven Architects

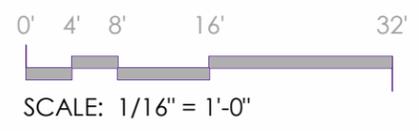
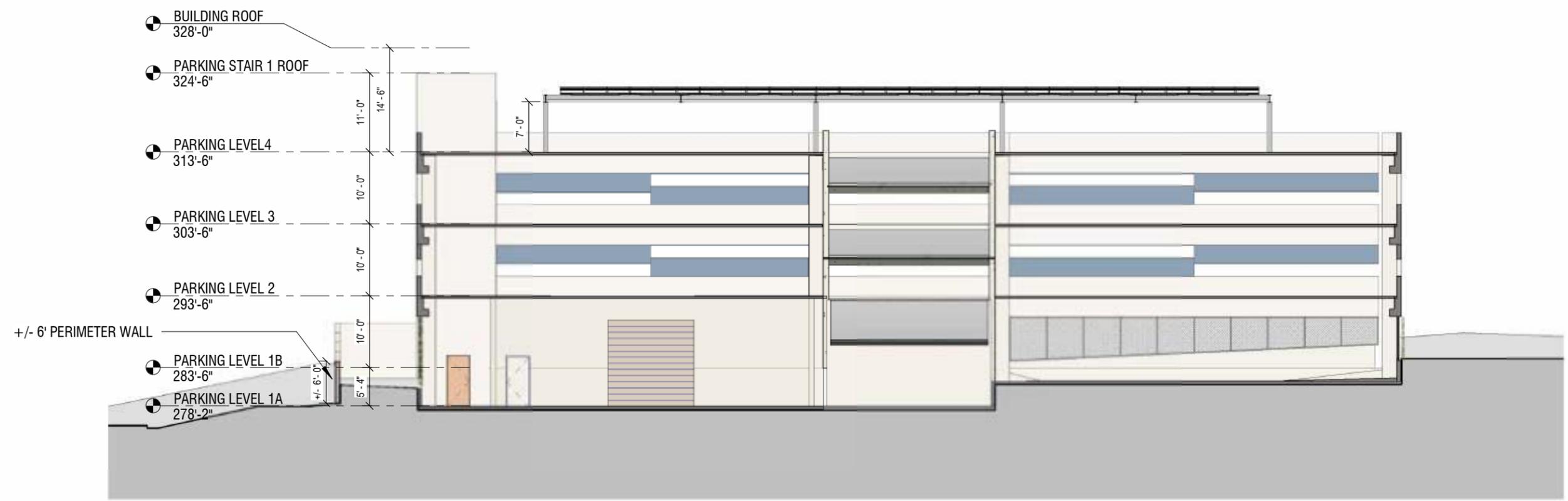
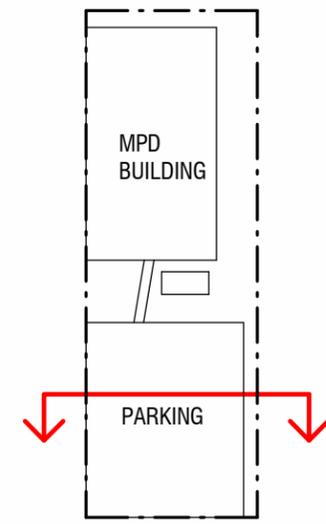


NOTE: MINOR REFINEMENTS TO THE LOCATIONS AND DIMENSIONS OF EXTERIOR DETAILS MAY OCCUR IN DESIGN DEVELOPMENT. FINAL SELECTION OF EXTERIOR MATERIALS WILL BE BASED ON AVAILABILITY AT THE TIME OF CONSTRUCTION



NOTE: MINOR REFINEMENTS TO THE LOCATIONS AND DIMENSIONS OF EXTERIOR DETAILS MAY OCCUR IN DESIGN DEVELOPMENT. FINAL SELECTION OF EXTERIOR MATERIALS WILL BE BASED ON AVAILABILITY AT THE TIME OF CONSTRUCTION

A-50 PARKING - LONGITUDINAL SECTION



NOTE: MINOR REFINEMENTS TO THE LOCATIONS AND DIMENSIONS OF EXTERIOR DETAILS MAY OCCUR IN DESIGN DEVELOPMENT. FINAL SELECTION OF EXTERIOR MATERIALS WILL BE BASED ON AVAILABILITY AT THE TIME OF CONSTRUCTION

A-51 PARKING - CROSS SECTION



A-52 PERSPECTIVE - WEST FACADE

NOTE: EXTERIOR SIGNAGE IS PRELIMINARY AND SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. THE FINAL DESIGN, FONT, MESSAGE, LOGO, AND COLOR MAY VARY,

NOTE: RENDERINGS ARE ILLUSTRATIVE AND MEANT TO CONVEY DESIRED DESIGN INTENT AND APPROXIMATE MATERIAL COLOR RANGE AND CHARACTER. FINAL DESIGN AND MATERIAL SELECTIONS MAY VARY SLIGHTLY. RENDERED STREETSCAPES ARE ILLUSTRATIVE AND MAY VARY SLIGHTLY FROM THE PROPOSED STREETSCAPE DOCUMENTED IN THE LANDSCAPE DRAWINGS.



A-53 PERSPECTIVE - WEST FACADE

DGS / MPD | MPD 7th DISTRICT HQ | 2455 Alabama Ave SE, Washington, DC 20020

NOTE: RENDERINGS ARE ILLUSTRATIVE AND MEANT TO CONVEY DESIRED DESIGN INTENT AND APPROXIMATE MATERIAL COLOR RANGE AND CHARACTER. FINAL DESIGN AND MATERIAL SELECTIONS MAY VARY SLIGHTLY. RENDERED STREETSCAPES ARE ILLUSTRATIVE AND MAY VARY SLIGHTLY FROM THE PROPOSED STREETSCAPE DOCUMENTED IN THE LANDSCAPE DRAWINGS.

NOVEMBER 21, 2025 [shinberg.levinas](https://shinberglevinas.com)



A-54 PERSPECTIVE - WEST FACADE

DGS / MPD | MPD 7th DISTRICT HQ | 2455 Alabama Ave SE, Washington, DC 20020

NOTE: RENDERINGS ARE ILLUSTRATIVE AND MEANT TO CONVEY DESIRED DESIGN INTENT AND APPROXIMATE MATERIAL COLOR RANGE AND CHARACTER. FINAL DESIGN AND MATERIAL SELECTIONS MAY VARY SLIGHTLY. RENDERED STREETSCAPES ARE ILLUSTRATIVE AND MAY VARY SLIGHTLY FROM THE PROPOSED STREETSCAPE DOCUMENTED IN THE LANDSCAPE DRAWINGS.

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A-55 PERSPECTIVE - WEST & SOUTH FACADE

NOTE: RENDERINGS ARE ILLUSTRATIVE AND MEANT TO CONVEY DESIRED DESIGN INTENT AND APPROXIMATE MATERIAL COLOR RANGE AND CHARACTER. FINAL DESIGN AND MATERIAL SELECTIONS MAY VARY SLIGHTLY. RENDERED STREETSCAPES ARE ILLUSTRATIVE AND MAY VARY SLIGHTLY FROM THE PROPOSED STREETSCAPE DOCUMENTED IN THE LANDSCAPE DRAWINGS.



A-56 PERSPECTIVE - SOUTH & EAST FACADES

DGS / MPD | MPD 7th DISTRICT HQ | 2455 Alabama Ave SE, Washington, DC 20020

NOTE: RENDERINGS ARE ILLUSTRATIVE AND MEANT TO CONVEY DESIRED DESIGN INTENT AND APPROXIMATE MATERIAL COLOR RANGE AND CHARACTER. FINAL DESIGN AND MATERIAL SELECTIONS MAY VARY SLIGHTLY. RENDERED STREETSCAPES ARE ILLUSTRATIVE AND MAY VARY SLIGHTLY FROM THE PROPOSED STREETSCAPE DOCUMENTED IN THE LANDSCAPE DRAWINGS.

NOVEMBER 21, 2025 [shinberg.levinas](https://shinberglevinas.com)



A-57 PERSPECTIVE - EAST FACADE

DGS / MPD | MPD 7th DISTRICT HQ | 2455 Alabama Ave SE, Washington, DC 20020

NOTE: RENDERINGS ARE ILLUSTRATIVE AND MEANT TO CONVEY DESIRED DESIGN INTENT AND APPROXIMATE MATERIAL COLOR RANGE AND CHARACTER. FINAL DESIGN AND MATERIAL SELECTIONS MAY VARY SLIGHTLY. RENDERED STREETSCAPES ARE ILLUSTRATIVE AND MAY VARY SLIGHTLY FROM THE PROPOSED STREETSCAPE DOCUMENTED IN THE LANDSCAPE DRAWINGS.

NOVEMBER 21, 2025 [shinberg.levinas](https://shinberglevinas.com)

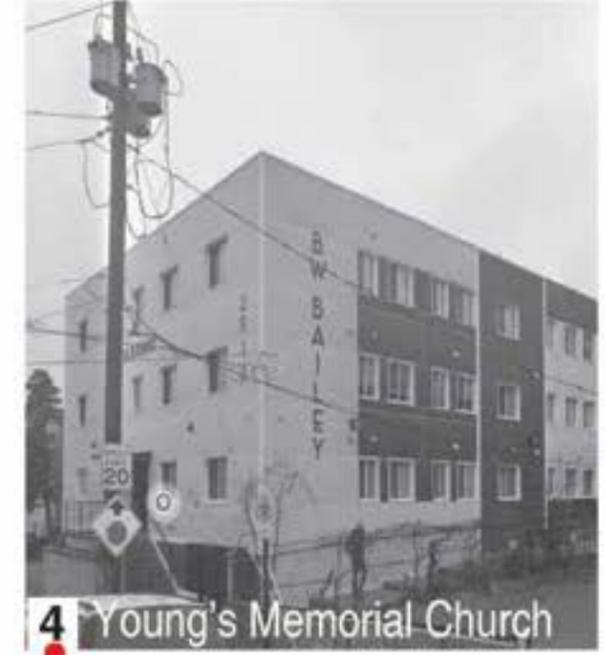


A-58 PERSPECTIVE - AERIAL VIEW

NOTE: RENDERINGS ARE ILLUSTRATIVE AND MEANT TO CONVEY DESIRED DESIGN INTENT AND APPROXIMATE MATERIAL COLOR RANGE AND CHARACTER. FINAL DESIGN AND MATERIAL SELECTIONS MAY VARY SLIGHTLY. RENDERED STREETSCAPES ARE ILLUSTRATIVE AND MAY VARY SLIGHTLY FROM THE PROPOSED STREETSCAPE DOCUMENTED IN THE LANDSCAPE DRAWINGS.



1 Faith Tabernacle of Prayer - Church



4 Young's Memorial Church





A-60 PERSPECTIVE - OVERALL VIEW FROM ALABAMA AVE.



A-61 PERSPECTIVE - OVERALL VIEW FROM IRVING STREET