

**ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA
NOTICE OF VIRTUAL PUBLIC HEARING**

TIME AND PLACE: **June 29, 2026 @ 4:00 pm**
Via WebEx: <https://dcoz.dc.gov/ZC25-20> (to participate & watch)
Via Telephone: 1-650-479-3208 **Access code:** 2316 033 0770 (audio participation & listen)
Via YouTube: <https://www.youtube.com/c/DCOfficeofZoning> (to watch)
Instructions: <https://dcoz.dc.gov/release/virtual-public-hearings>
Witness Sign Up: <https://dcoz.dc.gov/service/sign-testify>

FOR THE PURPOSE OF CONSIDERING THE FOLLOWING:

Z.C. Case No. 25-20 (D.C. Department of General Services – Consolidated PUD & Related Zoning Map Amendment @ Square 5728, Lot 800 [2455 Alabama Avenue, S.E.]

Oral and Written Testimony

- All who wish to testify in this case are **strongly encouraged** to sign up to do so **at least 24 hours prior to the start of the hearing** on OZ's website at <https://dcoz.dc.gov/service/sign-testify> - see below: *How to participate as a witness – oral statement*. **On the day of the hearing – by 3:00 p.m.**, call 202-727-0789 to sign up to testify.
- All written comments and/or testimony **must be submitted to the record at least 24 hours prior to the start of the hearing** – see below: *How to participate as a witness – written statements*.

THIS CASE IS OF INTEREST TO ANC 8B

The D.C. Department of General Services (the “Applicant”), through the architecture firm Shinberg.Levinas Architects, filed an application on November 24, 2025, requesting the Zoning Commission (“Commission”) to approve a consolidated Planned Unit Development and related map amendment from the RA-1 zone to the RA-2 zone (collectively, the “PUD Application”) pursuant Subtitle X, Chapter 3 and Subtitle Z § 300 of the Zoning Regulations (Title 11 of the District of Columbia Municipal Regulations, “Zoning Regulations of 2016,” to which all subsequent references herein are made unless otherwise specified) for the property located at 2455 Alabama Avenue, S.E., and known as Lot 800 in Square 5728 (the “Property”).

The Property is located in the Southeast quadrant of the District, between the Garfield Heights and Knox Hill/Buena Vista neighborhoods. The rectangular site contains approximately 66,371 square feet of land area and is bounded by Hartford Street, S.E. (north), Knox Street, S.E. (east), James M. McGee Jr. Street, S.E. (south), and Alabama Avenue, S.E. (west). Existing improvements include the Metropolitan Police Department (“MPD”) 7th District Headquarters building, which is no longer adequate for current operations, a fuel station for MPD fleet vehicles, a workshop shed, and surface parking. The surrounding area includes a mix of residential, religious, and institutional uses. The Property is well served by public transit, with a Metrobus stop directly adjacent at Alabama Avenue and Hartford Street, S.E., providing connections to the Congress Heights, Southern Avenue, and Naylor Road Metrorail stations via multiple routes.

The Applicant proposes to replace the existing MPD 7th District Headquarters building, which was constructed in 1988 and has exceeded its useful life, with a new headquarters facility connected to an above-grade parking structure (the “Project”). The Project will function as a single, integrated building comprising approximately 151,854 square feet of gross floor area and reaching a maximum height of approximately 48 feet. The Project is designed to meet MPD’s current and future operational needs while enhancing safety, security, and efficiency, improving service to surrounding communities, and alleviating existing off-street parking pressures. Construction will occur in two carefully sequenced phases to allow MPD operations to continue uninterrupted.

As part of the PUD application, and pursuant to Subtitle X §§ 303.1(a) and 303.13, the Applicant seeks flexibility from: (i) the Transportation Demand Management requirements under Subtitle C § 707.3; (ii) the vehicle parking location and setback requirements under Subtitle C § 710.2(b) and (c); and (iii) the maximum permitted lot occupancy requirement under Subtitle F § 210.1. The Applicant also seeks flexibility from Subtitle U § 203.1(k) to permit temporary off-site accessory parking during construction of the Project at Square 5727, Lot 136 (the “Interim Parking Site”)¹. The Interim Parking Site is a vacant, District-owned parcel adjacent to the Property and zoned R-3, where surface parking is permitted only by special exception under Subtitle U § 203.1(k). In connection with the temporary off-site parking, the Applicant seeks additional flexibility from the criteria set forth in Subtitle U § 203.1(k)(2), (4), and (8)(B).

The Office of Planning (“OP”) filed a setdown report dated March 16, 2026, recommending that the Commission set down the PUD Application for a public hearing. The OP setdown report states that on balance, the Applicant’s proposal would not be inconsistent with the maps and policies of the Comprehensive Plan, including when viewed through a racial equity lens. At a public meeting on March 26, 2026, the Commission voted to set down the PUD Application for a public hearing. The Applicant filed its prehearing submission on April 30, 2025.

The public hearing will be conducted in accordance with the contested case provisions of the Zoning Regulations, Subtitle Z, Chapter 4.

How to participate as a witness – oral presentation

Interested persons or representatives of organizations may be heard at the virtual public hearing. All individuals, organizations, or associations wishing to testify in this case are **strongly encouraged to sign up to testify at least 24 hours prior to the start of the hearing** on OZ’s website at <https://dcoz.dc.gov/> or by calling Ella Ackerman at (202) 727-0789.

The Commission also requests that all witnesses prepare their testimony in writing, submit the written testimony prior to giving statements, and limit oral presentations to summaries of the most important points. The Commission must base its decision on the record before them. Therefore, **all written comments and/or testimony must be submitted to the record at least 24 hours prior to the start of the hearing.** The following maximum time limits for oral testimony shall be adhered to and no time may be ceded:

¹ In response to questions raised in the OP setdown report and by the Commission at setdown about temporary parking arrangements during phased redevelopment, the Applicant amended its application to request flexibility for temporary off-site parking during construction. (See Applicant’s pre-hearing submission at Exhibit 18 of the case record.)

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| 1. | Applicant and parties in support | 60 minutes collectively |
| 2. | Parties in opposition to | 60 minutes collectively |
| 3. | Organizations | 5 minutes each |
| 4. | Individuals | 3 minutes each |

Pursuant to Subtitle Z § 408.4, the Commission may increase or decrease the time allowed above, in which case, the presiding officer shall ensure reasonable balance in the allocation of time between proponents and opponents.

How to participate as a witness – written statements

Written statements, in lieu of personal appearances or oral presentation, may be submitted for inclusion in the record. The public is encouraged to submit written testimony through the Interactive Zoning Information System (IZIS) at <https://app.dcoz.dc.gov/Login.aspx>; however, written statements may also be submitted by e-mail to zsubmissions@dc.gov. Please include the case number on your submission. If you are unable to use either of these means of submission, please contact Ella Ackerman at (202) 727-0789 for further assistance.

How to participate as a party

Any person who desires to participate as a party in this case must so request and must comply with the provisions of Subtitle Z § 404.1.

A party has the right to cross-examine witnesses, to submit proposed findings of fact and conclusions of law, to receive a copy of the written decision of the Commission, and to exercise the other rights of parties as specified in the Zoning Regulations. If you are still unsure of what it means to participate as a party and would like more information on this, please contact OZ at dcoz@dc.gov or at (202) 727-6311.

Except for an affected ANC, any person who desires to participate as a party in this case must clearly demonstrate that the person’s interests would likely be more significantly, distinctly, or uniquely affected by the proposed zoning action than other persons in the general public. Persons seeking party status shall file with the Commission, not less than 14 days prior to the date set for the hearing, or 14 days prior to a scheduled public meeting if seeking advanced party status consideration, a Form 140 – Party Status Application, a copy of which may be downloaded from OZ’s website at: <https://app.dcoz.dc.gov/Help/Forms.html>.

“Great weight” to written report of ANC

Subtitle Z § 406.2 provides that the written report of an affected ANC shall be given great weight if received at any time prior to the date of a Commission meeting to consider final action, including any continuation thereof on the application, and sets forth the information that the report must contain. Pursuant to Subtitle Z § 406.3, an ANC that wishes to participate in the hearing must file a written report at least seven days in advance of the public hearing and provide the name of the person who is authorized by the ANC to represent it at the hearing.

FOR FURTHER INFORMATION, YOU MAY CONTACT THE OFFICE OF ZONING AT (202) 727-6311.

ANTHONY J. HOOD, ROBERT E. MILLER, GWEN MARCUS WRIGHT, TAMMY STIDHAM, AND JOSEPH S. IMAMURA, ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA, BY SARA A. BARDIN, DIRECTOR, AND BY SHARON S. SCHELLIN, SECRETARY TO THE ZONING COMMISSION.

Do you need assistance to participate? If you need special accommodations or need language assistance services (translation or interpretation), please contact Zee Hill at (202) 727-0312 or Zelalem.Hill@dc.gov five days in advance of the meeting. These services will be provided free of charge.

¿Necesita ayuda para participar? Si tiene necesidades especiales o si necesita servicios de ayuda en su idioma (de traducción o interpretación), por favor comuníquese con Zee Hill llamando al (202) 727-0312 o escribiendo a Zelalem.Hill@dc.gov cinco días antes de la sesión. Estos servicios serán proporcionados sin costo alguno.

Avez-vous besoin d'assistance pour pouvoir participer? Si vous avez besoin d'aménagements spéciaux ou d'une aide linguistique (traduction ou interprétation), veuillez contacter Zee Hill au (202) 727-0312 ou à Zelalem.Hill@dc.gov cinq jours avant la réunion. Ces services vous seront fournis gratuitement.

참여하시는데 도움이 필요하세요? 특별한 편의를 제공해 드려야 하거나, 언어 지원 서비스(번역 또는 통역)가 필요하시면, 회의 5일 전에 Zee Hill 씨께 (202) 727-0312 로 전화 하시거나 Zelalem.Hill@dc.gov 로 이메일을 주시기 바랍니다. 이와 같은 서비스는 무료로 제공됩니다.

您需要有人帮助参加活动吗? 如果您需要特殊便利设施或语言协助服务(翻译或口译)·请在见面之前提前五天与 Zee Hill 联系·电话号码 (202) 727-0312, 电子邮件 Zelalem.Hill@dc.gov 这些是免费提供的服务。

Quý vị có cần trợ giúp gì để tham gia không? Nếu quý vị cần thu xếp đặc biệt hoặc trợ giúp về ngôn ngữ (biên dịch hoặc thông dịch) xin vui lòng liên hệ với Zee Hill tại (202) 727-0312 hoặc Zelalem.Hill@dc.gov trước năm ngày. Các dịch vụ này hoàn toàn miễn phí.

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