

Z.C. Case No. 25-20

Consolidated PUD & Related Map Amendment
2455 Alabama Avenue, NW (Sq. 5728, Lot 800)

D.C. Department of General Services

Applicant's Presentation

Zoning Commission Public Hearing
Monday, June 29, 2026





CITAN POLICE DEPT
VENTH DISTRICT

Existing Facility



Proposed MPD 7th District HQ



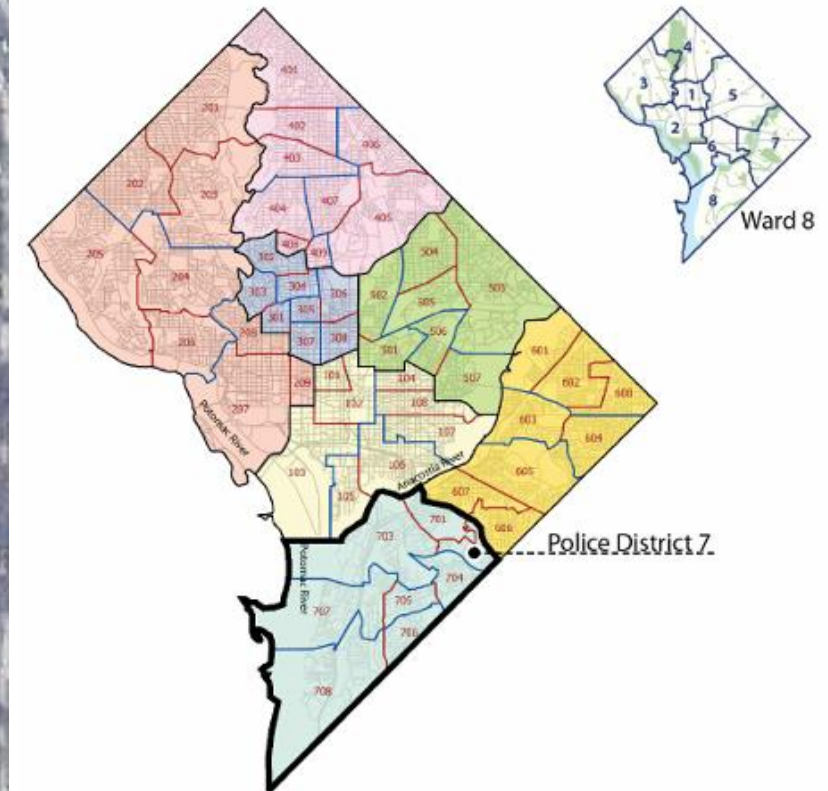
Proposed Parking Structure

Application Overview & Project Highlights

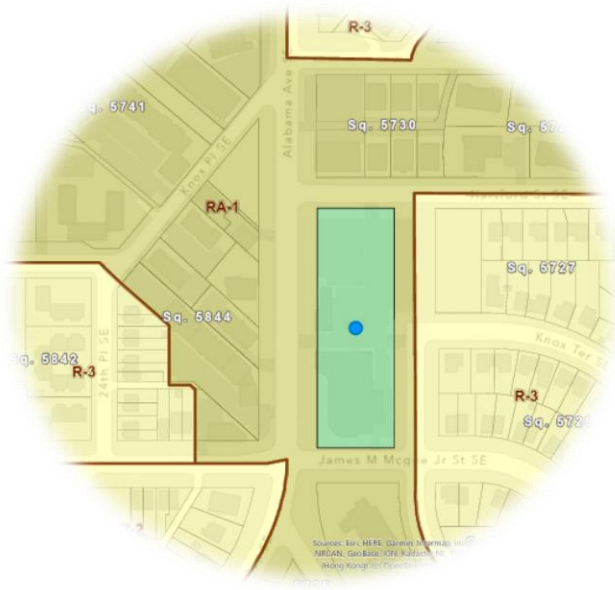
- New MPD 7th District HQ proposed in **response to DGS RFP**
- Will replace the existing 1988 facility with a **new, modernized civic facility** and connect to an above-grade parking garage via an enclosed pedestrian bridge
- Project will be constructed with approx. 151,854 sf of GFA, max. height of approximately 48 feet, and approx. **225 parking spaces for MPD fleet, staff, and public use**; includes multi-purpose room for community use
- **Phased construction** and use of adjacent interim parking site will ensure uninterrupted MPD operations
- Requests for **PUD flexibility**:
 - RA-1 to RA-2 PUD-related map amendment
 - TDM requirements for excess parking;
 - Vehicle parking location requirements;
 - Max. lot occupancy; and
 - Use permissions in R-3 zone for temporary off-site parking and from three related conditions
- Balances **security and neighborhood compatibility** through improved circulation, public space activation, and sustainable design

Public Benefits and Amenities

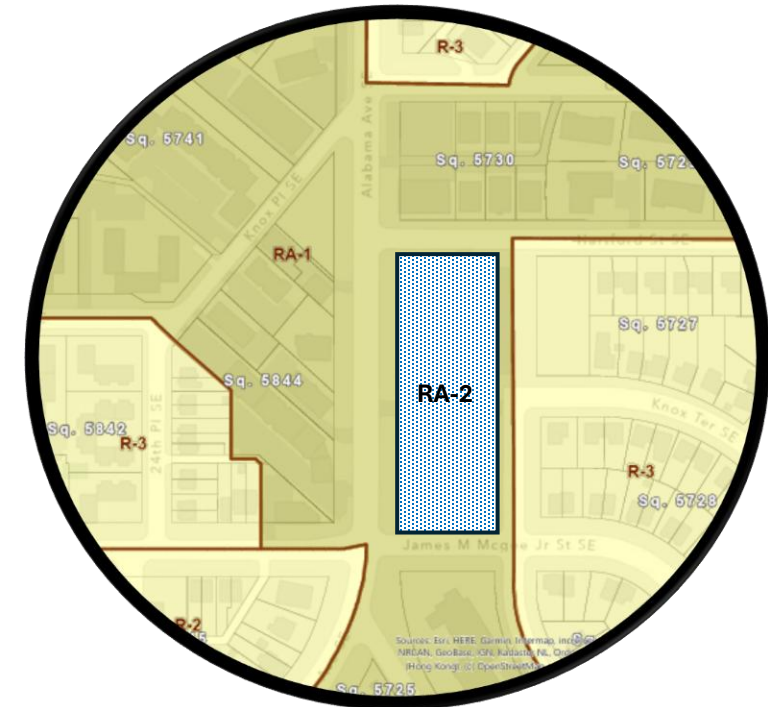
1. **Superior Urban Design and Architecture:** cohesive civic design, articulated façades, coordinated materials
2. **Landscaping and Open Space Creation:** entry plaza, perimeter plantings, landscaped buffers
3. **Site Planning and Land Utilization:** structured parking, improved circulation, efficient land use
4. **Commemorative Works or Public Art:** public art reflecting MPD and community identity
5. **Employment and Training Opportunities:** First Source Agreement to secure jobs for District residents; modernized facility supports recruitment and retention
6. **Building Space for Special Uses:** community room and dedicated meeting space for Citizens Advisory Council (CAC)
7. **Environmental and Sustainable Benefits:** solar panels, stormwater systems, LEED Gold design
8. **Streetscape Plans:** upgraded sidewalks, lighting, landscaping, improved pedestrian circulation
9. **Transportation Infrastructure Improvements:** curb extensions, bike facilities, Capital Bikeshare station
10. **Uses of Special Value:** modern facility with community-serving features; interim parking site minimizes construction-related disruption
11. **Other Public Benefits and Plan Advancement:** advances Comprehensive Plan goals, equity, sustainability



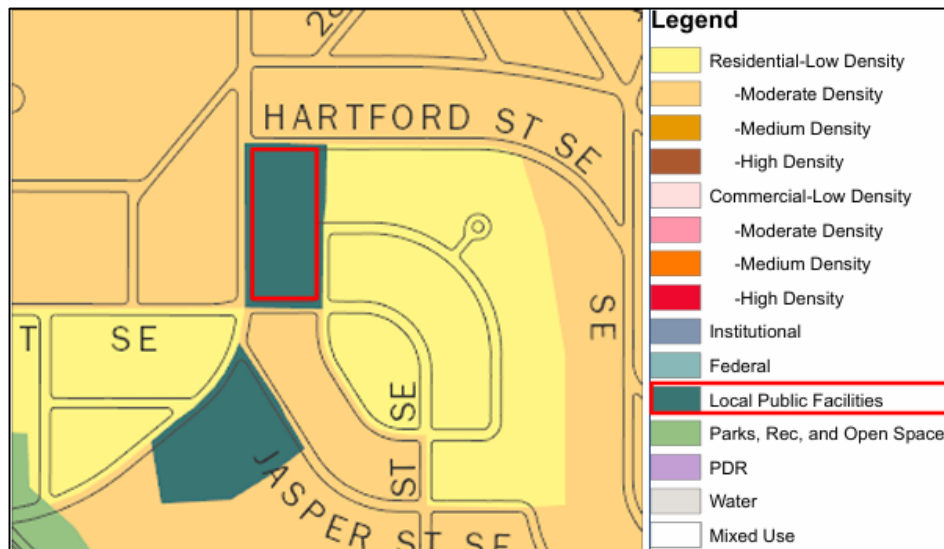
Subject Property



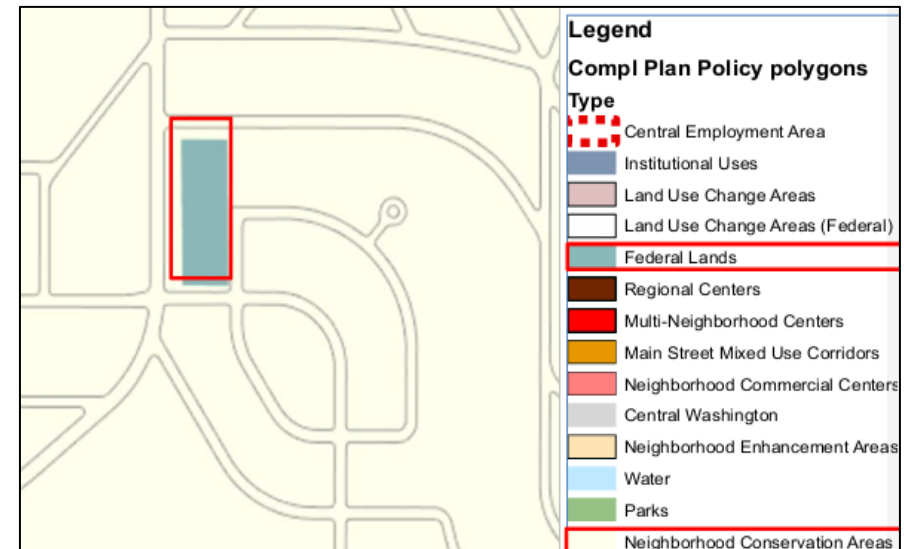
Existing Zoning (RA-1)



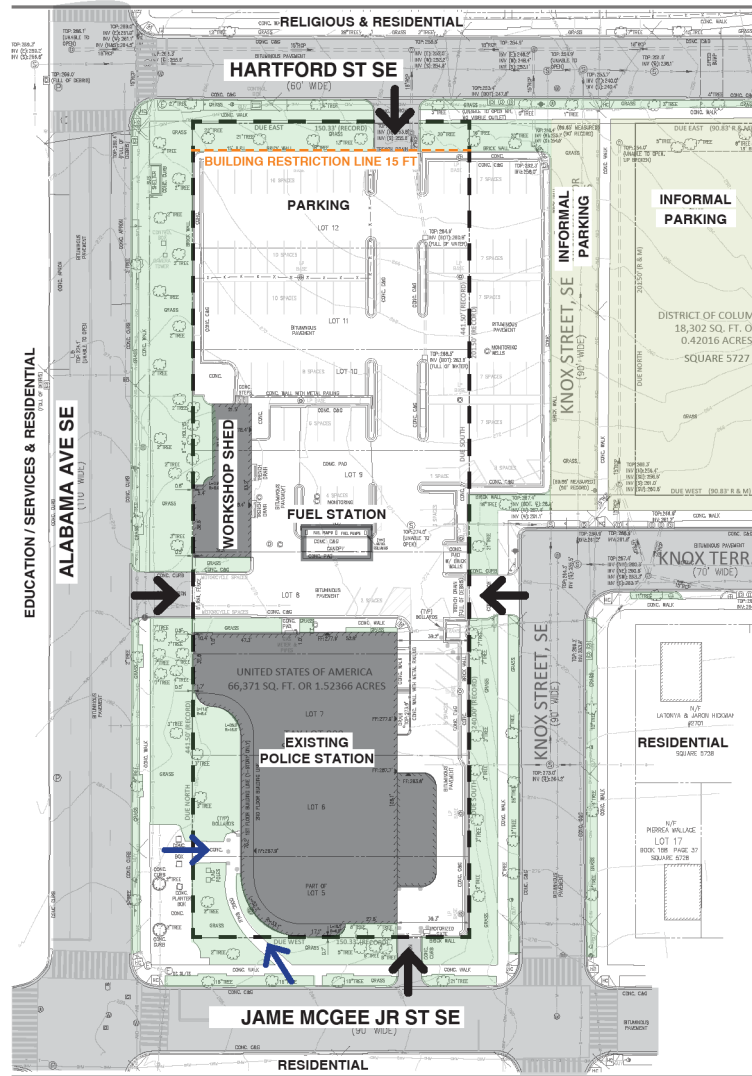
Proposed Zoning (RA-2)



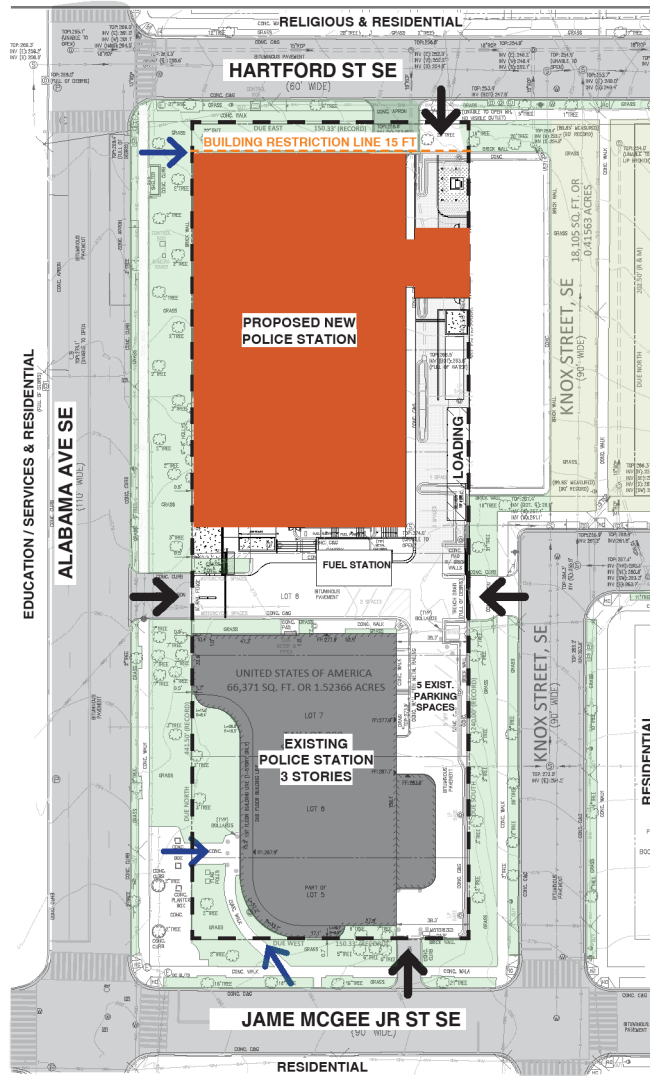
FLUM Excerpt



GPM Excerpt

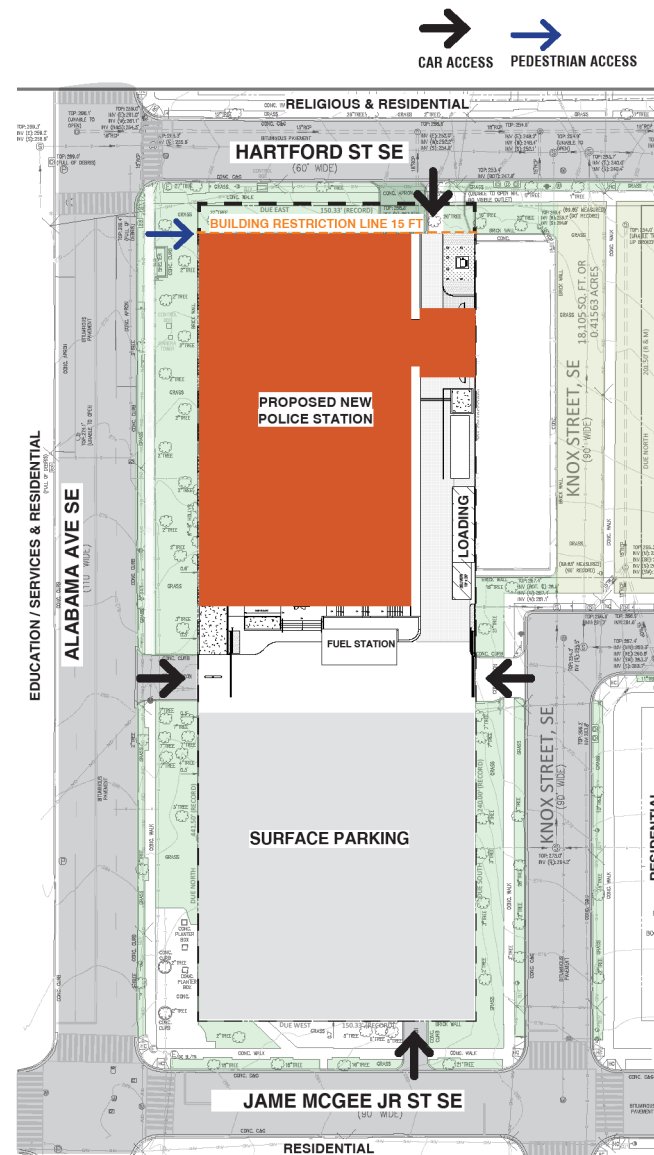


Existing Condition



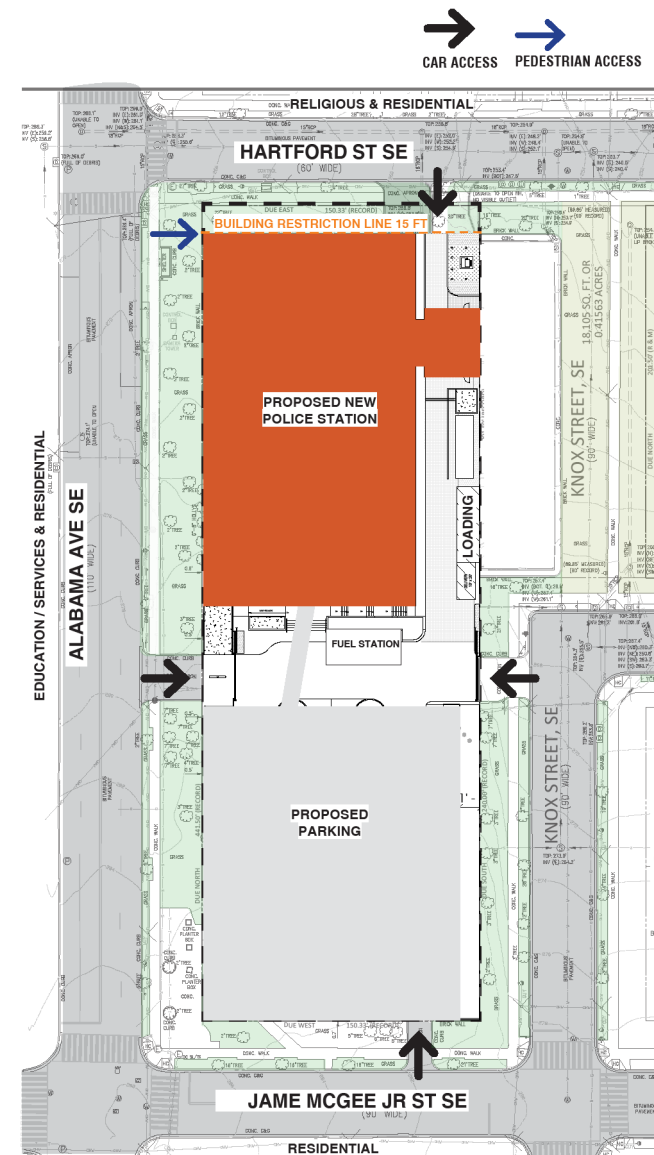
Phase 1A

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



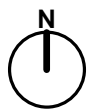
Phase 1B

Raze of existing building.



Phase 2

Final condition: new MPD HQ building and parking structure.



A-15 PHASING PLANS

GOVERNMENT OF THE DISTRICT OF COLUMBIA
ADVISORY NEIGHBORHOOD COMMISSION 8B



Monday, June 30, 2025

Chair Hill and Honorable Members of the Board
Board of Zoning Adjustment (BZA)
441 4th Street NW, Suite 210-S
Washington, DC 20001

RE: Support for the Proposed Headquarters of the Seventh District

Dear Chair Hill and Honorable Members of the Board:

On Tuesday, April 15, 2025, Advisory Neighborhood Commission 8B convened its regularly scheduled public meeting at the Metropolitan Police Department's Seventh District Station, located at 2455 Alabama Avenue SE, Washington, DC 20020. The meeting was called to order by Chair Johnson at approximately 7:15 PM. A quorum was established with the presence of the following Commissioners: Keyes, Scippio, Little, Marcus, Beltran, and Johnson.

During this session, the Metropolitan Police Department—represented by Assistant Chief LaShay Makal—formally presented its proposal for the construction of a new Seventh District Headquarters. The presentation included architectural renderings, proposed site plans, and operational objectives for the facility. This initiative is part of a broader effort to modernize public safety infrastructure and enhance police-community engagement in Ward 8.

Following the presentation, the Commission opened the floor to public comment. Residents expressed a range of questions and perspectives, which were addressed in detail by Assistant Chief Makal. The majority of community members expressed strong and enthusiastic support for the project, citing the urgent need for a modern, functional, and community-accessible police facility in the area.

Commissioners of ANC 8B shared in this sentiment. The Commission acknowledged the significant public safety, operational, and civic engagement benefits of the proposed headquarters. Particular emphasis was placed on the importance of creating a secure, state-of-the-art facility that also serves as a welcoming space for residents and stakeholders to participate in community-focused initiatives.

At the conclusion of the discussion, ANC 8B voted unanimously (6-0) in favor of the proposed project.

Accordingly, Advisory Neighborhood Commission 8B submits this letter in full support of the proposed Seventh District Metropolitan Police Headquarters. We respectfully request that the Board of Zoning Adjustment give this letter the "great weight" it is entitled to under D.C. Official Code § 1-309.10.

Should you require any additional information, please feel free to contact the Commission via email at 8b@anc.dc.gov

Respectfully submitted,

Joseph Johnson

Chairman, Commissioner 8B05
Advisory Neighborhood Commission 8B
1809 Savannah St SE., Suite A, Washington, DC 20020
Email: 8b@anc.dc.gov
Website: www.anc8b.org

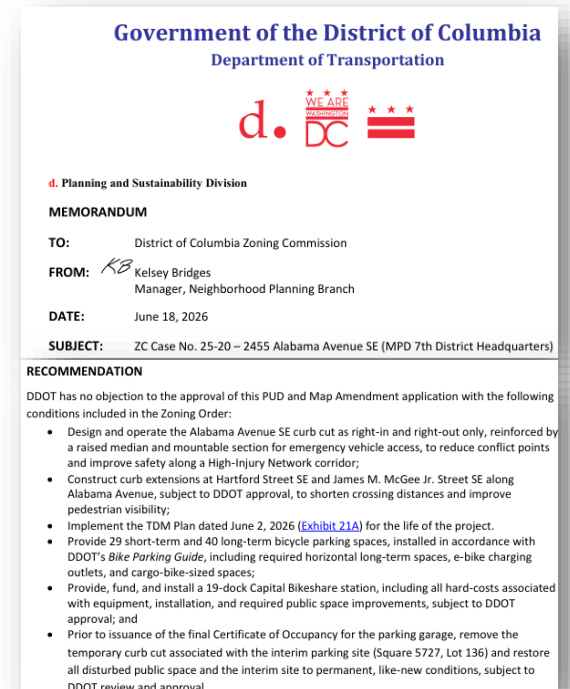
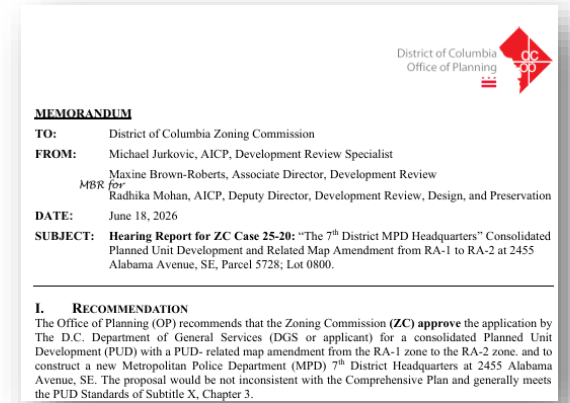
ZONING COMMISSION
District of Columbia
CASE NO. 25-20
EXHIBIT NO. 3K

Community Engagement and Support *Timeline Summary*

- **Late 2024:** Applicant initiates outreach
- **Feb. 18, 2025:** DGS attends ANC 8B's duly-noticed public meeting and introduces project
- **Apr. 15, 2025:** DGS presents full plans at ANC 8B's duly-noticed public meeting; support expressed for community-accessible facility
- **June 30, 2025:** ANC 8B issues letter in support
- **Summer 2025:** DGS continues to engage ANC 8B and 7th District Citizens Advisory Council re: PUD benefits
- **Apr. 21, 2026:** DGS provides update at ANC 8B's duly-noticed public meeting; provides responses to additional requests for information regarding project

Agency Coordination & Reports

- **Office of Planning (Ex. 23)**
 - Recommends approval
 - Finds that proposal is not inconsistent with Comp Plan, provides significant public benefits, and requests for zoning flexibility are appropriate for MPD operations
- **DDOT (Ex. 25A)**
 - No objection to approval subject to conditions
 - Ongoing coordination expected; final design details to be resolved through public space permitting
- **Interagency Meeting**
 - April 28, 2026
 - Attendees: OP, DDOT (including UFD), DOEE, FEMS, and DOB
- **NCPC Letter /Exemption (Ex. 3I)**
- **CFA Approval (Ex. 3J)**





A-04 SITE AERIAL MAP



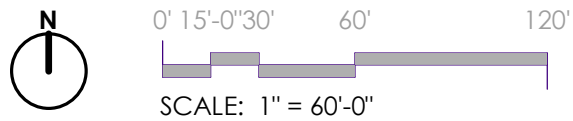
A-05 EXISTING CONDITION PHOTOS



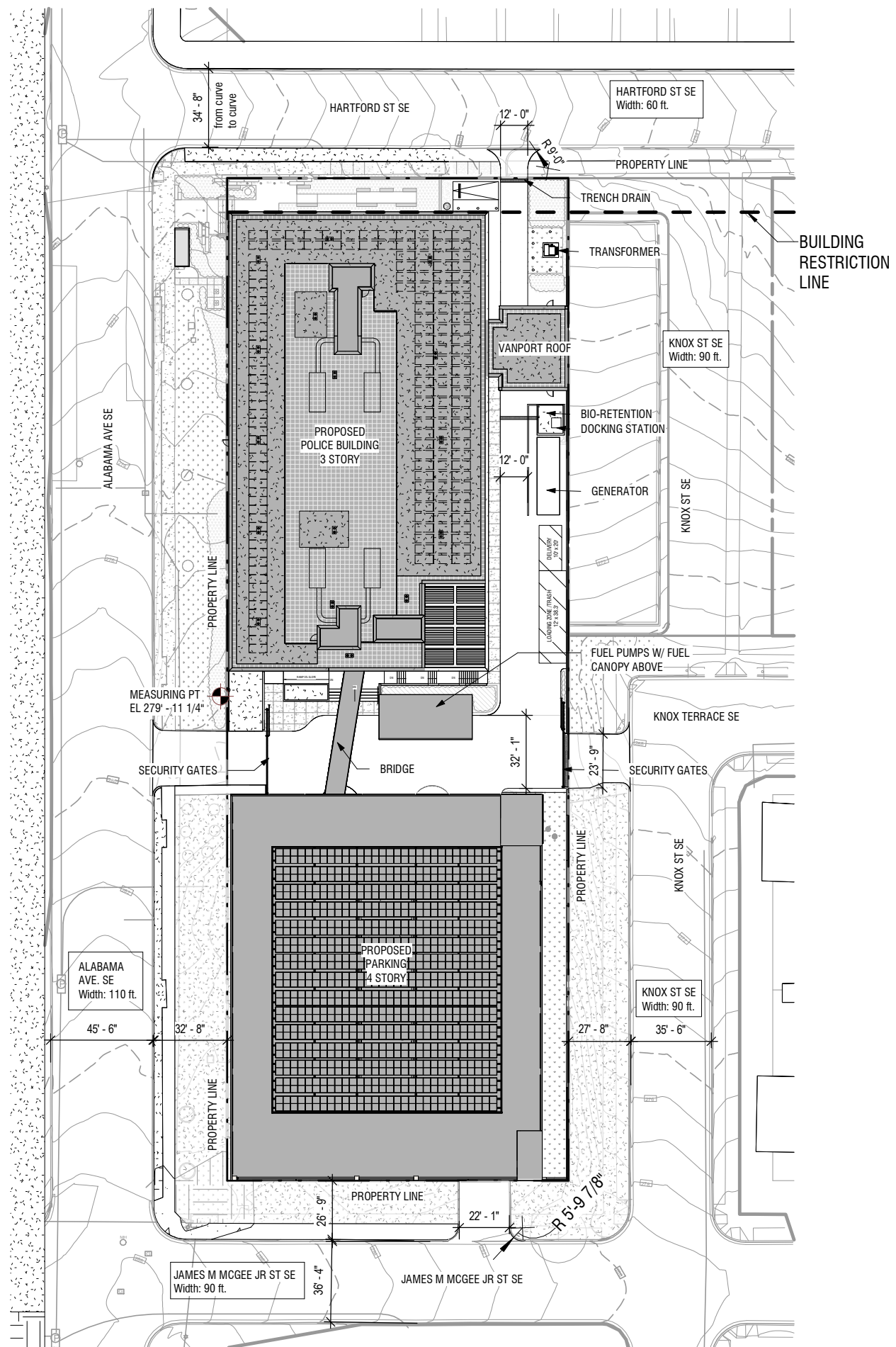
A-06 EXISTING CONDITION PHOTOS

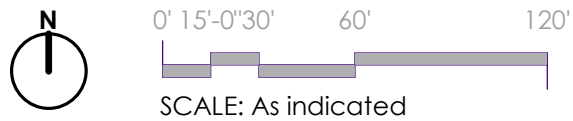


A-07 EXISTING CONDITION PHOTOS



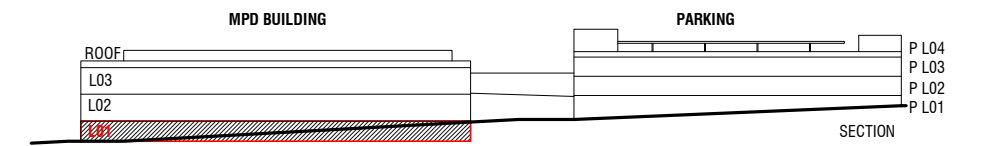
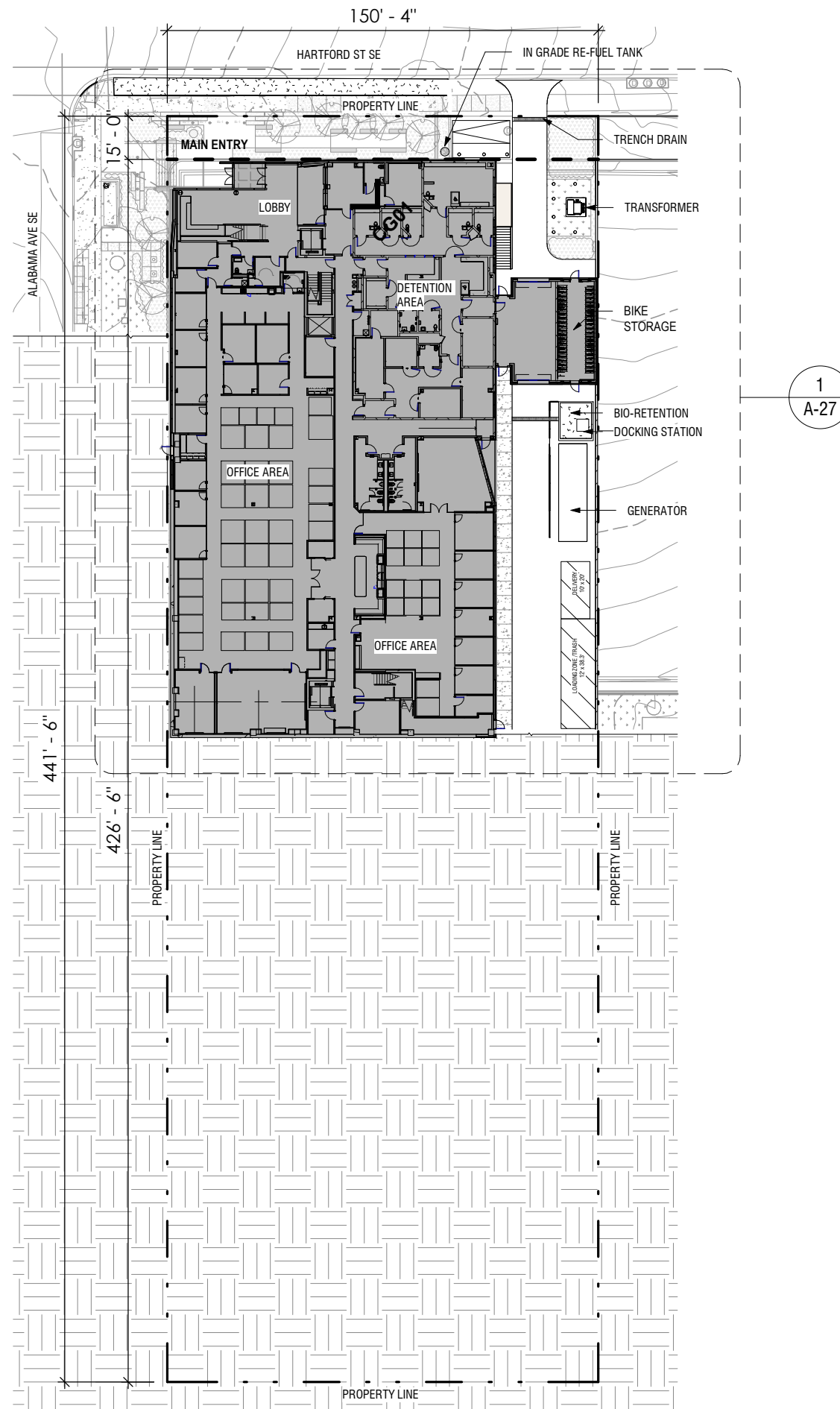
A-16 SITE PLAN





A-18 OVERALL PLAN - MPD BUILDING LEVEL 01

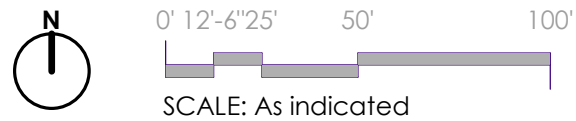
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MPD BUILDING

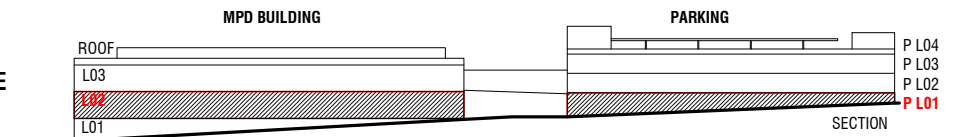
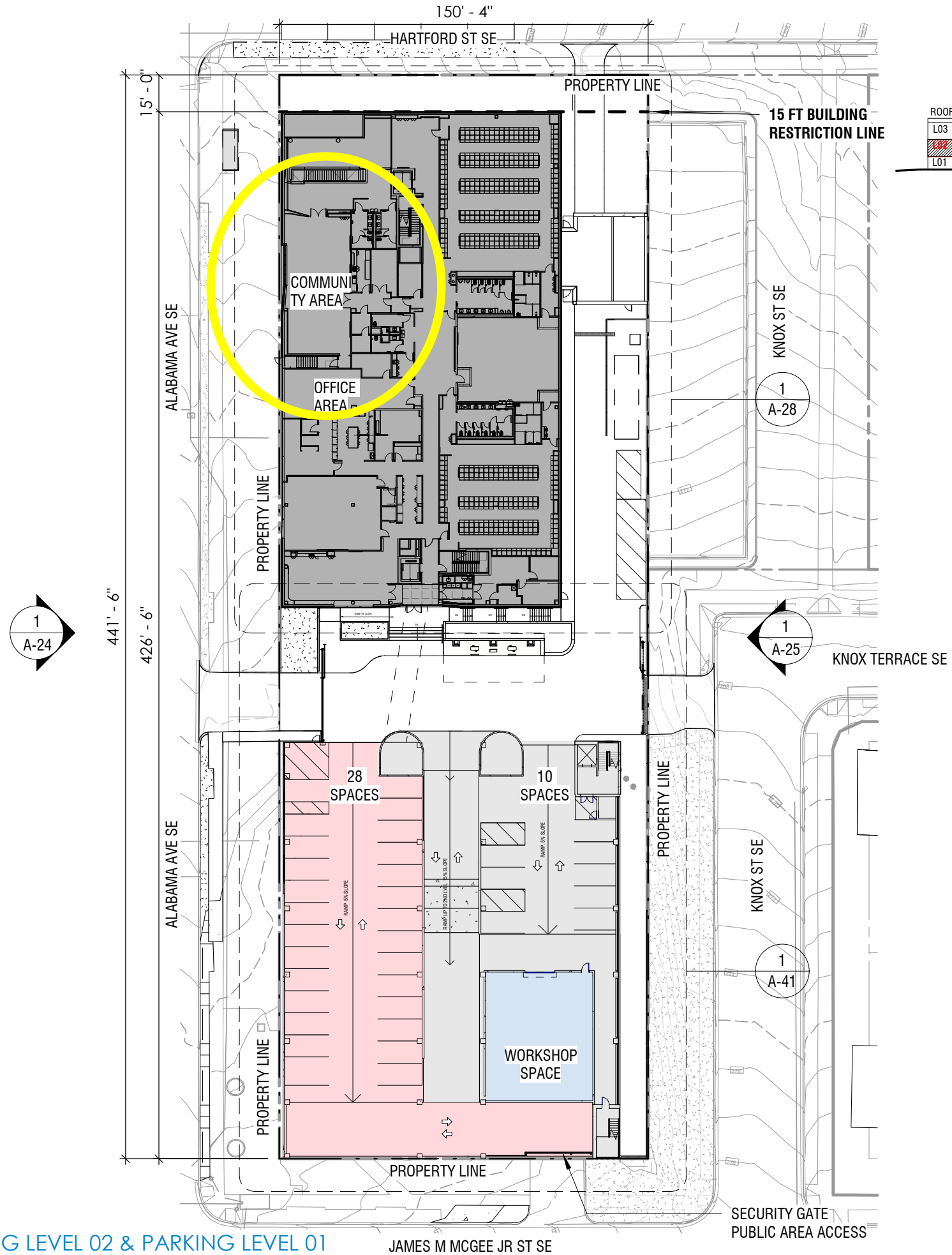
NOTE: INTERIOR LAYOUTS ARE PRELIMINARY. CHANGES TO LAYOUTS NOT AFFECTING THE EXTERIOR ENVELOPE OF THE BUILDING MAY OCCUR.

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

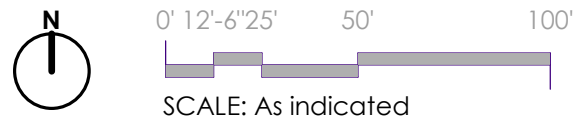
DGS / MPD | MPD 7th DISTRICT HQ | 2455 Alabama Ave SE, Washington, DC 20020



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

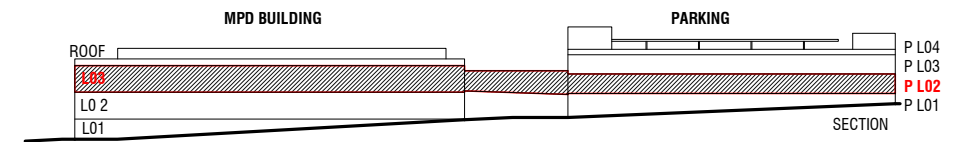
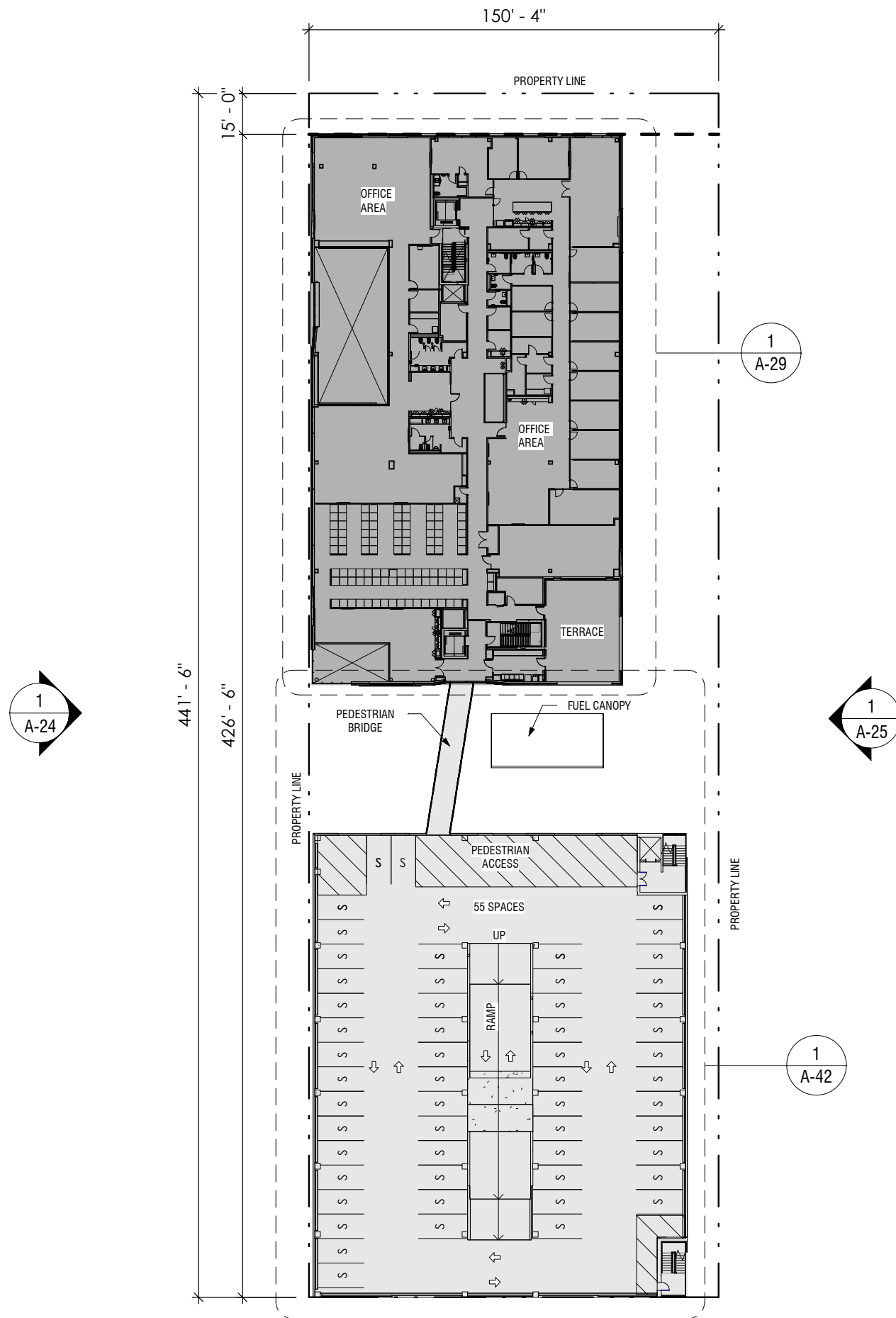
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A-20 OVERALL PLAN - MPD BUILDING LEVEL 03 & PARKING LEVEL 02

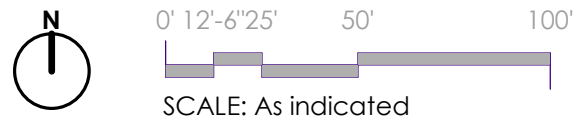
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- MPD BUILDING
- MPD PARKING AREA

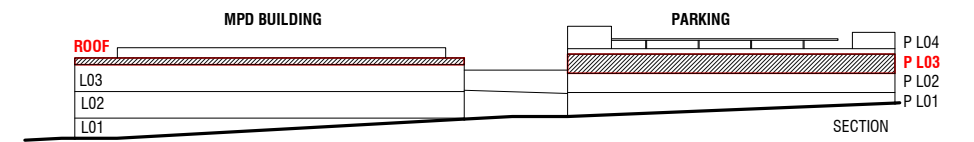
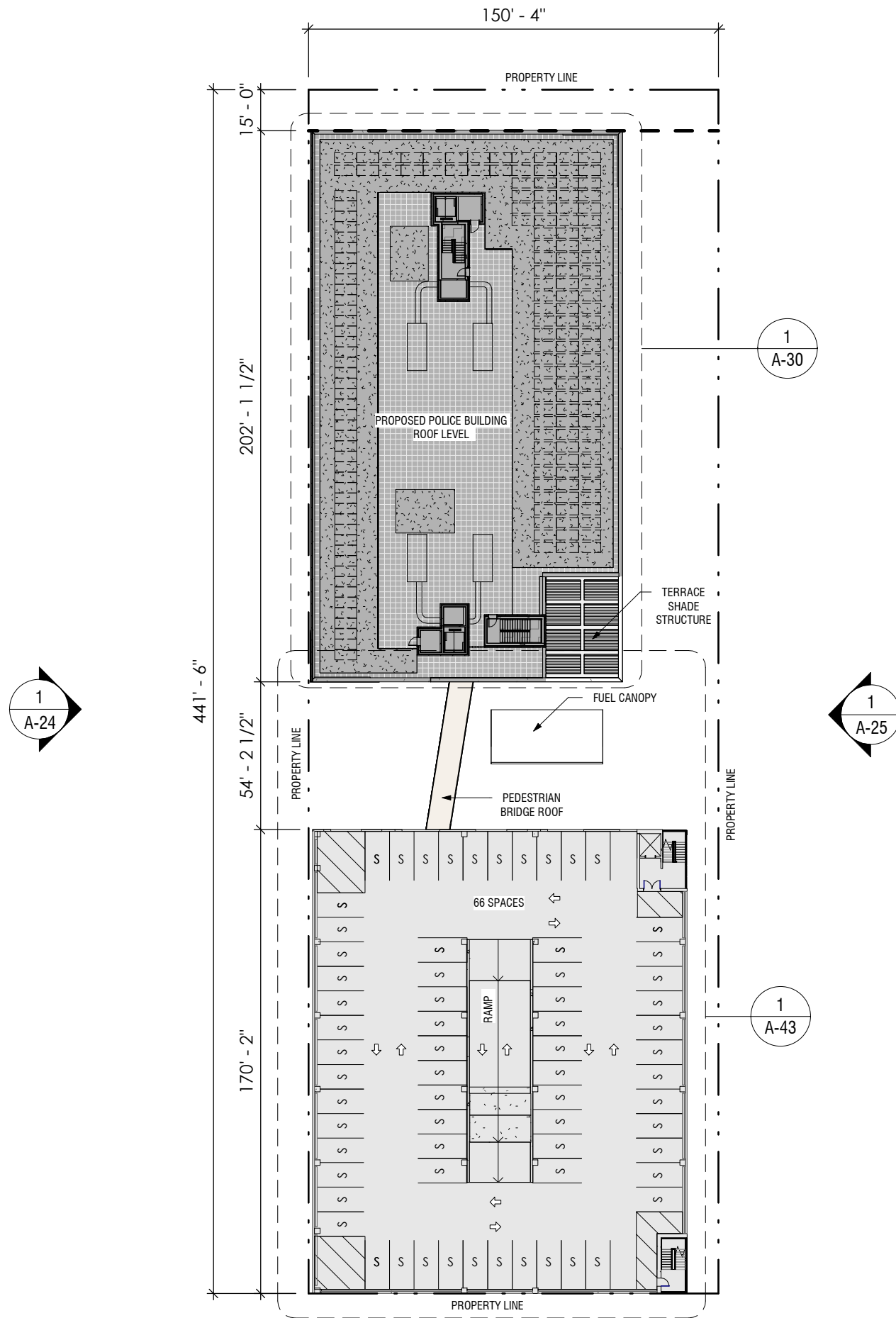
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A-21 OVERALL PLAN - MPD ROOF LEVEL & PARKING LEVEL 03

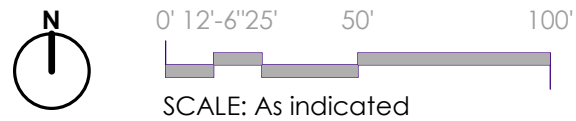
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- MPD BUILDING
- MPD PARKING AREA

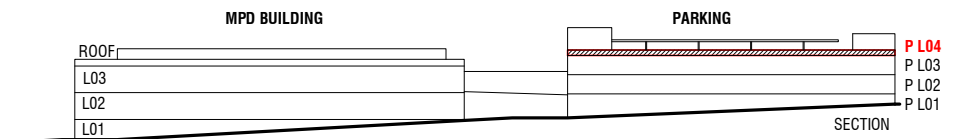
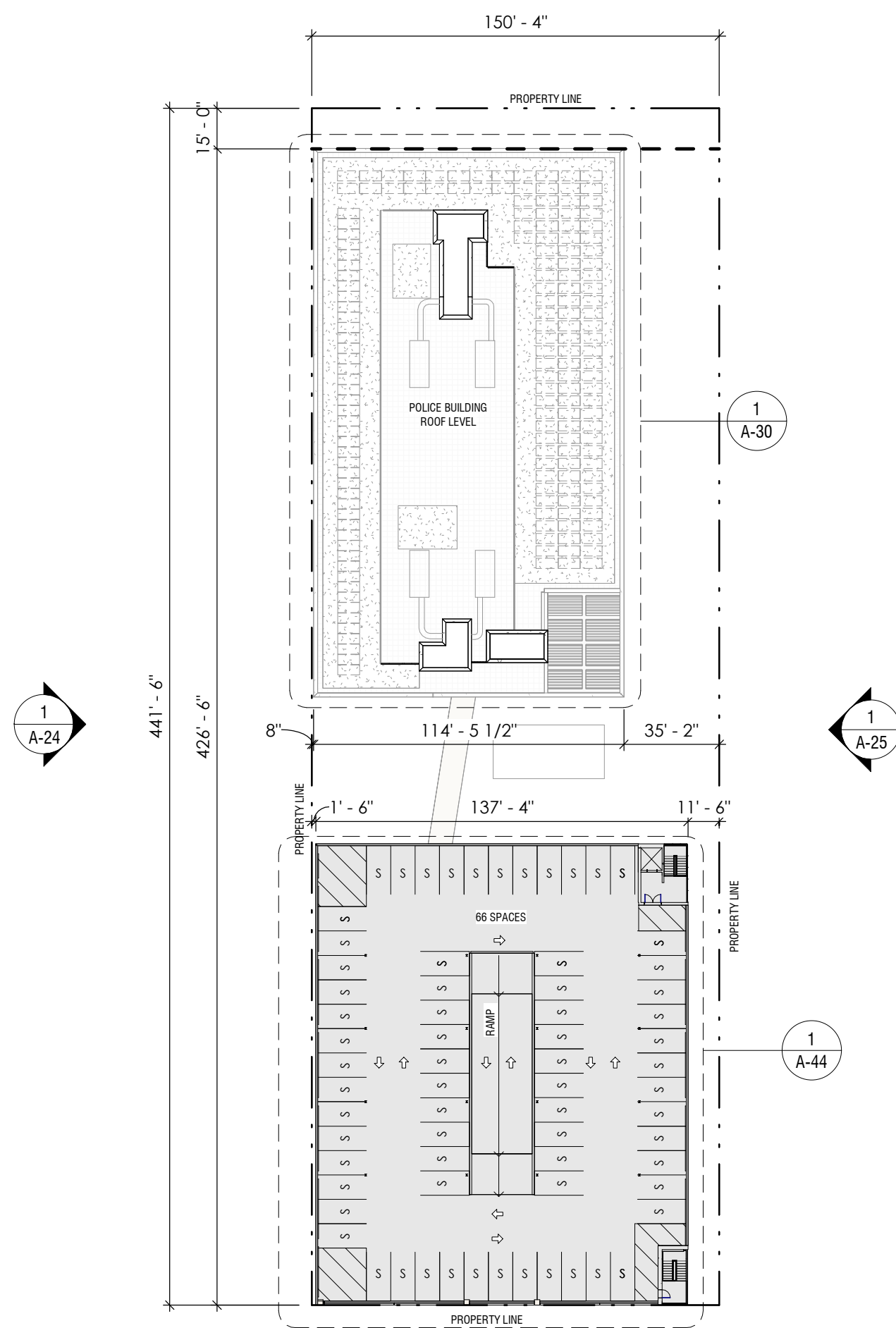
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A-22 PARKING LEVEL 04

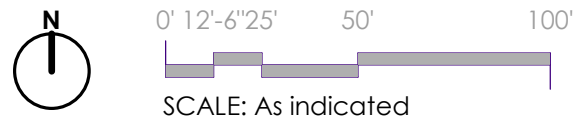
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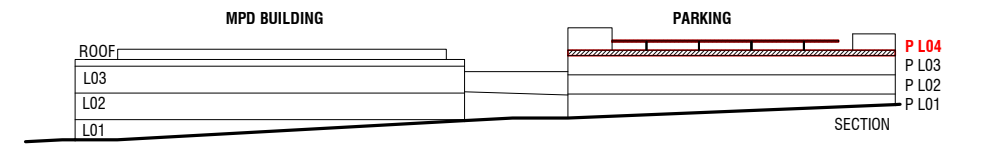
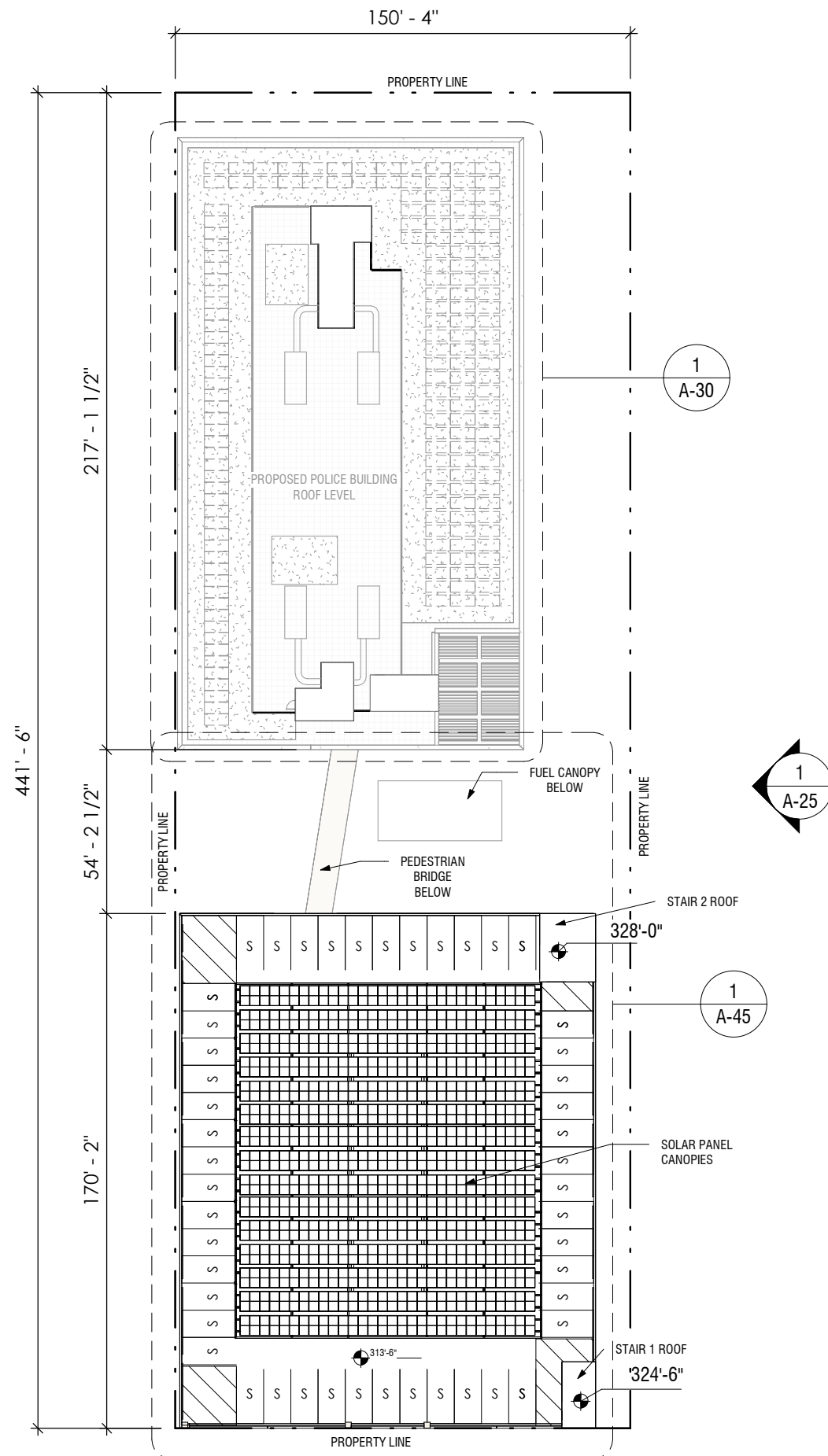
MPD PARKING AREA

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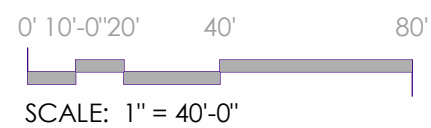
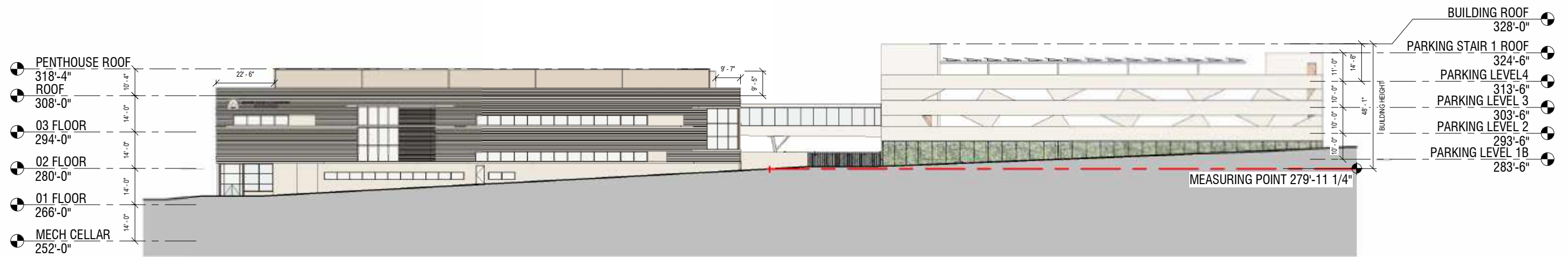
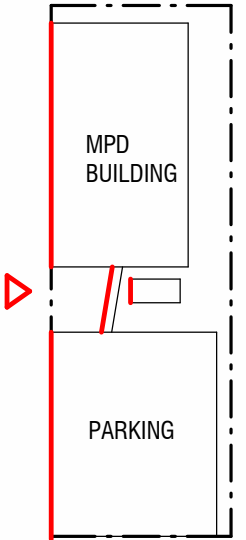
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A-23 **PARKING LEVEL 04 - SOLAR PANEL CANOPY**

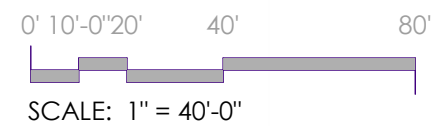
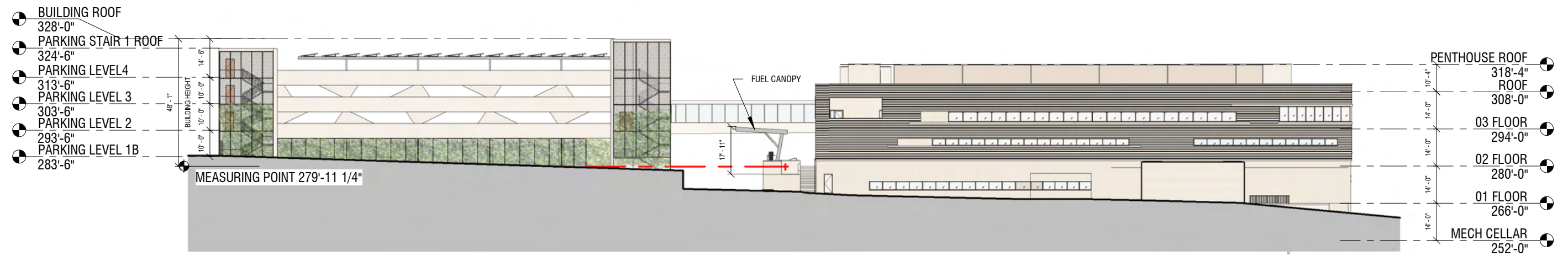
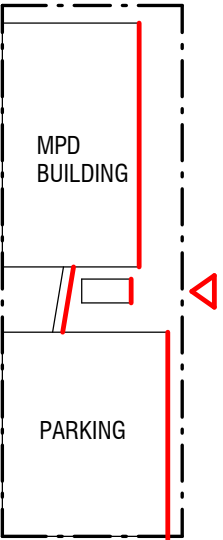


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NOTE: MINOR REFINEMENTS TO THE LOCATIONS AND DIMENSIONS OF EXTERIOR DETAILS MAY OCCUR IN DESIGN DEVELOPMENT. FINAL SELECTION OF EXTERIOR MATERIALS WILL BE BASED ON AVAILABILITY AT THE TIME OF CONSTRUCTION



A-25 SITE ELEVATIONS - KNOX ST.

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ZONING COMMISSION
District of Columbia
APRIL 30, 2026
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EXHIBIT NO. 14H











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A-54 PERSPECTIVE - WEST FACADE

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A-55 PERSPECTIVE - WEST & SOUTH FACADE

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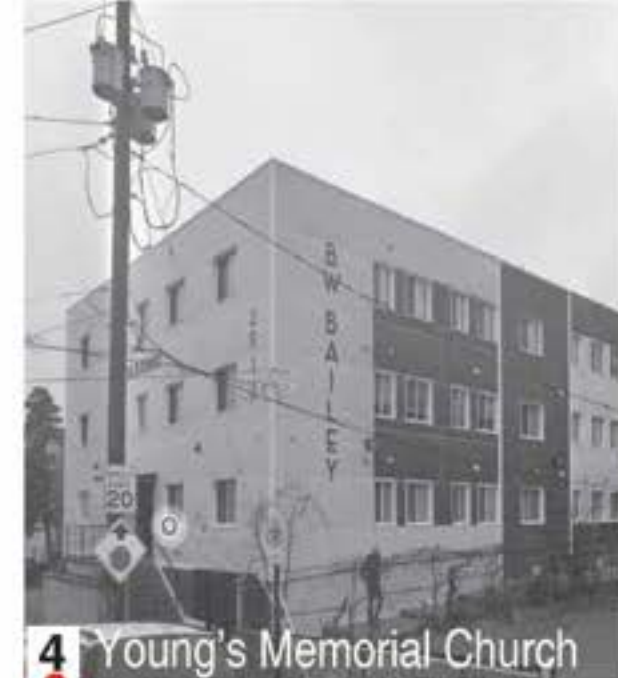
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1 Faith Tabernacle of Prayer - Church



4 Young's Memorial Church





A-60 PERSPECTIVE - OVERALL VIEW FROM ALABAMA AVE.



Knox Hill Apartments

6



Garfield Elementary School

5

