

ZONING COMMISSION CASE NO. 25-20
D.C. Department of General Services
Consolidated PUD and Related Map Amendment
2455 Alabama Avenue, S.E. (Square 5728, Lot 800) (the “Property”)

Applicant’s Initial List of Proffers and Corresponding Conditions
Submitted in Accordance with Subtitle X §§ 308.2-308.4

July 6, 2026

Proffer	Condition
<u>Superior Urban Design and Architecture (Subtitle X § 305.5(a)).</u> The Applicant proffers superior urban design and architecture as a public benefit of the PUD. The Project¹ reflects a cohesive design that balances functionality, security, and neighborhood compatibility. Drawing from the surrounding Garfield Heights and Knox Hill/Buena Vista neighborhoods, the proposed Metropolitan Police Department (“MPD”) 7th District headquarters building (the “Headquarters”) incorporates horizontal brick elements and textures inspired by nearby homes. Proportioned massing and rhythmic fenestration soften the building’s scale and create a secure yet welcoming presence. Key public-facing elements, including a community space along Alabama Avenue and a main entrance at the northwest corner of the building, are expressed through large curtain wall openings. A pedestrian bridge connecting the Headquarters and a new above-grade parking structure (the “Parking Garage”) adds visual interest and enables secure, efficient circulation while reinforcing a unified campus without disrupting ground-level activity. Site access and circulation are designed to enhance	Decision No. ____: The Property shall be developed and constructed substantially in accordance with the Architectural Plans prepared by Shinberg.Levinas Architects, dated November 21, 2025, marked as Exhibits 3L, 3G, and 3H of the record, as modified by the Updated Architectural Plans and Landscape Drawings (Select Sheets), dated April 30, 2026, marked as Exhibit 14H of the record, and as further modified by the Updated Landscape Drawings (Sheets L03–L05), dated May 29, 2026, marked as Exhibit 20B of the record (collectively, the “Approved Plans”), and as further modified by the guidelines, conditions, and standards set forth herein. Decision No. ____: As shown in the Approved Plans, the Project shall have a maximum building height of 48 feet, 1 inch and approximately 151,854 square feet of gross floor area (approximately 2.29 FAR). Decision No. ____: As shown in the Approved Plans, the Parking Garage shall provide approximately 225 vehicle parking spaces within an above-grade parking structure, including approximately 120 spaces for MPD fleet vehicles, 77 spaces for personal vehicles of MPD 7th District staff, and 28 spaces

¹ As used herein, the “Project” refers to the redevelopment of the Property with the Headquarters on the northern portion and the Parking Garage on the southern portion. The Project will be constructed in multiple phases, as further described herein.

the streetscape and pedestrian experience, minimize traffic impacts, and improve safety. The Parking Garage is designed as an architectural component rather than a conventional garage, with articulated facades, consistent materials, and a strong vertical rhythm. The shared use of light cream masonry and precast materials creates a cohesive architectural identity across the Property. Textured precast concrete, angular openings, and metal mesh cladding support vegetative growth, softening the structure and integrating it with the landscape. Collectively, the Project’s massing, façade articulation, material palette, site planning, and integration of landscape and sustainable elements exceed matter-of-right development and demonstrate superior urban design and architecture under Subtitle X § 305.5(a).	reserved for public use to accommodate visitors. Decision No. ____: As shown in the Approved Plans, the Project shall provide thirty (30) short-term bicycle parking spaces and forty (40) long-term bicycle parking spaces within a secure bicycle storage room. The bicycle parking facilities shall be designed and installed in accordance with DDOT's <i>Bike Parking Guide</i>, including the provision of required horizontal bicycle parking spaces, e-bike charging outlets, and cargo bicycle-sized spaces.
<u>Superior Landscaping, or Creation or Preservation of Open Spaces (Subtitle X § 305.5(b)).</u> The Applicant proffers superior landscaping as a public benefit of the PUD. As shown on the proposed landscape drawings included in the Approved Plans (Sheets L-01–L-12), the Project introduces extensive new landscaping across the Property and in public space, including a new entry plaza along Alabama Avenue and Hartford Street, S.E., that will create a welcoming and active public space. Perimeter plantings, shade trees, and green buffers will transform the Property’s edges into pedestrian-friendly environments. The design of these open spaces communicates the community-serving role of the facility, signaling that the Headquarters is not set apart from its neighbors but is intended to be a place of engagement and connection. Overall, the proposed landscaping improvements enhance environmental performance, strengthen the Property’s visual character, and promote	Decision No. ____: The Property shall be developed and constructed substantially in accordance with the Architectural Plans prepared by Shinberg.Levinas Architects, dated November 21, 2025, marked as Exhibits 3L, 3G, and 3H of the record, as modified by the Updated Architectural Plans and Landscape Drawings (Select Sheets), dated April 30, 2026, marked as Exhibit 14H of the record, and as further modified by the Updated Landscape Drawings (Sheets L03–L05), dated May 29, 2026, marked as Exhibit 20B of the record (collectively, the “Approved Plans”), and as further modified by the guidelines, conditions, and standards set forth herein.

walkability for both MPD officers and community members.	
<u>Site Planning and Efficient and Economical Land Utilization (Subtitle X § 305.5(c)).</u> The Applicant proffers superior site planning and efficient and economical land utilization as a public benefit of the PUD. As shown on the phasing plans included with the Approved Plans (Sheet A-15), the PUD will be constructed in two strategic phases. Phase 1A/1B includes construction of the Headquarters on the northern portion of the Property, followed by demolition of the existing MPD headquarters building (the “Existing Facility”) on the southern portion of the Property. During Phase 1A/1B, the Existing Facility will remain operational to ensure uninterrupted MPD service. Upon completion and occupancy of the Headquarters, the Existing Facility will be razed. Phase 2 involves construction of the Parking Garage on the southern portion of the Property which will be connected to the Headquarters by an enclosed pedestrian bridge and will be a single building for zoning purposes. The Project’s phasing supports efficient land utilization and site planning. By constructing the Headquarters before demolishing the Existing Facility, MPD operations will remain uninterrupted, ensuring continuity of critical public safety services to the surrounding neighborhood. During construction, the Applicant will utilize the adjacent District-owned property (Lot 136 in Square 5727) (the “Interim Parking Site”) for temporary parking. The Interim Parking Site will be paved with gravel during its temporary use as a surface lot. A curb cut on Hartford Street, S.E. will be installed for vehicular access, and a six-foot wide sidewalk will run north-south between the Property and the Interim Parking Site to provide safe	Decision No. ____: The Property shall be developed and constructed substantially in accordance with the Architectural Plans prepared by Shinberg.Levinas Architects, dated November 21, 2025, marked as Exhibits 3L, 3G, and 3H of the record, as modified by the Updated Architectural Plans and Landscape Drawings (Select Sheets), dated April 30, 2026, marked as Exhibit 14H of the record, and as further modified by the Updated Landscape Drawings (Sheets L03–L05), dated May 29, 2026, marked as Exhibit 20B of the record (collectively, the “Approved Plans”), and as further modified by the guidelines, conditions, and standards set forth herein. Decision No. ____: <u>Within two (2) years of the effective date of this Order,</u> the Applicant shall demonstrate to the Zoning Administrator that it has filed all required permit applications with DOB, DDOT, and other applicable District agencies to improve the Interim Parking Site and adjacent public space in substantial accordance with the Interim Parking Plans marked as Ex. 14G of the record. Construction of the Interim Parking Site and adjacent public space, subject to DDOT review and approval, shall commence within three (3) years of the effective date of this Order. Decision No. ____: <u>Prior to issuance of the final certificate of occupancy for the Parking Garage,</u> the Applicant shall demonstrate to the Zoning Administrator that it has filed all required permit applications with DOB, DDOT, and other applicable District agencies to remove the temporary curb cut on Hartford Street, S.E. and to restore the Interim Parking Site and adjacent public space, subject to DDOT review and approval, to permanent, like-new conditions in substantial accordance with the Restoration Plan marked as Ex. 20C of the record.

pedestrian travel between the two properties. This strategy maintains parking in close proximity to the Property and prevents spillover into surrounding residential streets. It leverages immediately proximate, currently vacant land, minimizing disruption and operational inefficiencies.

Although temporary, the Applicant's use of the Interim Parking Site will include new improvements to the public realm, subject to review and approval by the District Department of Transportation ("DDOT"). These improvements are intended to enhance streetscape conditions, safety, and the pedestrian experience along Hartford Street, S.E., both during and after construction of the Project.

Following completion of construction of the Parking Garage, the Applicant will remove the temporary surface parking lot and install grass landscaping across the Interim Parking Site and the public space between it and the Property. The Applicant will close the curb cut temporarily provided on Hartford Street, S.E. and restore the curb and any disturbed streetscape to like-new conditions. The Applicant will also repair the sidewalk running north-south between the Property and the Interim Parking Site to like-new condition. All restoration work in public space will be subject to DDOT review and approval.

Effective site planning is further reflected in the Project's strategic use of existing curb cuts. No new curb cuts are proposed for the Project. Designated access points along Hartford Street, S.E., Knox Street, S.E., James M. McGee Jr. Street, S.E., and Alabama Avenue, S.E. support coordinated site access and enhance safety within the Property and the surrounding streetscape. These access points manage ingress and egress in accordance with DDOT standards. The James M. McGee Jr. Street, S.E. curb cut will be widened to provide two-way access to the Parking Garage. The

Hartford Street, S.E. curb cut, will be shifted approximately 25 feet to the east to align with the one-way inbound drive aisle and provide controlled ingress. The Knox Street, S.E. and Alabama Avenue, S.E. curb cuts will provide secure, gated access for MPD fleet, loading, and fueling operations. Ultimately, the Project's curb cut configuration minimizes conflicts and supports safe, efficient circulation. Collectively, these strategies reflect efficient site planning and a disciplined, context-sensitive approach to redevelopment consistent with Subtitle X § 305.5(c).	
<u>Commemorative Works or Public Art (Subtitle X § 305.5(d)).</u> The Applicant proffers a commemorative art installation as a public benefit of the PUD. The Project will include a new sculpture or other form of public art located on the Property or on adjacent public space, or within the Headquarters in a location open to the public. The installation is intended to acknowledge the presence of MPD's 7th District and reflect its connection to the surrounding community.	<u>Decision No. ____: Prior to issuance of the final certificate of occupancy for the Project,</u> the Applicant shall demonstrate to the Zoning Administrator that it has designed, fabricated, and installed a new sculpture or other form of public art on the Property, within public space adjacent to the Property, or within the Headquarters in an area that is open to the public.
<u>Employment and Training Opportunities (Subtitle X § 305.5(h)).</u> The Applicant proffers employment and training opportunities as a public benefit of the PUD. The Project will generate significant employment and workforce development opportunities during its construction and operation. Construction of the Project will create sustained opportunities for District residents and local businesses through contracting, subcontracting, and skilled trade employment. Upon completion, the Project will deliver a modern public safety facility that supports MPD recruitment, retention, and training efforts by providing a state-of-the-art workplace for officers, civilian personnel, and support staff. The Applicant will also comply with the District's First Source Employment	<u>Decision No. ____: Prior to issuance of the final certificate of occupancy for the Project,</u> the Applicant shall demonstrate to the Zoning Administrator that it has executed and submitted a First Source Employment Agreement to DOES, consistent with the First Source Employment Agreement Act of 1984.

Program, which will ensure that jobs created by the Project directly benefit the local workforce.	
<u>Building Spaces for Special Uses (Subtitle X § 305.5(i)).</u> The Applicant proffers building space “for special uses including, but not limited to, community educational or social development as a public benefit of the PUD. The Applicant will provide a dedicated multi-purpose community room within the Headquarters, designed to provide flexible space for neighborhood organizations and civic groups. The community room will be large enough to accommodate a wide range of meetings, workshops, and events, and will be equipped with integrated technology/AV systems and flexible teleconferencing so that the community can host and attend online public meetings and hearings as needed. The Applicant will coordinate with Advisory Neighborhood Commission (“ANC”) 8B to ensure that the community room is available for their regularly scheduled monthly meetings, at a minimum. By creating a space that is accessible to the public and distinct from MPD’s operational areas, the Project expands the function of the Headquarters beyond policing and reinforces its role as a community-serving facility. This dedicated community room will provide a meaningful venue for engagement, dialogue, and collaboration between residents and the MPD 7th District. In addition, the Project will include dedicated office space for the 7th District Citizens Advisory Council (the “CAC”), an advisory body that provides the district commander with community input on public safety concerns and police service needs. CAC meetings create opportunities for residents to engage directly with MPD leadership and discuss neighborhood policing issues. The provision of	Decision No. ____: The Property shall be developed and constructed substantially in accordance with the Architectural Plans prepared by Shinberg.Levinas Architects, dated November 21, 2025, marked as Exhibits 3L, 3G, and 3H of the record, as modified by the Updated Architectural Plans and Landscape Drawings (Select Sheets), dated April 30, 2026, marked as Exhibit 14H of the record, and as further modified by the Updated Landscape Drawings (Sheets L03–L05), dated May 29, 2026, marked as Exhibit 20B of the record (collectively, the “Approved Plans”), and as further modified by the guidelines, conditions, and standards set forth herein. Decision No. ____: <u>Prior to issuance of the final certificate of occupancy for the Headquarters,</u> the Applicant shall demonstrate to the Zoning Administrator through photographic or comparable evidence that the Headquarters includes (i) a multipurpose community room available for public use; and (ii) dedicated office space for the CAC. The community room and CAC office space shall be maintained for such purposes for the <u>life of the project</u>.

dedicated CAC space further strengthens the connection between the MPD 7th District and the surrounding community.	
<u>Environmental and Sustainable Benefits (Subtitle X § 305.5(k)).</u> The Applicant proffers a variety of environmental and sustainable benefits as a public benefit of the PUD. The Project advances the District's sustainability goals through energy-efficient building design, on-site renewable energy generation, landscaped areas, bioretention features, stormwater management systems, and multimodal transportation infrastructure. The Project will also provide solar panels on the roof of the Headquarters and Parking Garage and on the south façade of the Parking Garage. It will include bioretention areas along Knox Street, S.E. to manage stormwater runoff, and the Parking Garage will incorporate vegetative façade treatments through a vine system wrapping all four façades at varying heights. In accordance with District law, the Parking Garage will provide infrastructure to support electric vehicle charging stations in amounts and in locations consistent with the Comprehensive Electric Vehicle Infrastructure Access, Readiness, and Sustainability Amendment Act of 2024. The Project's bicycle infrastructure is particularly significant, providing 40 long-term and 30 short-term bicycle parking spaces, compared to the six long-term and eight short-term spaces required under the Zoning Regulations. The Applicant will also install a 19-dock Capital Bikeshare station along Alabama Avenue, S.E.. Together with upgraded sidewalks and enhanced pedestrian connections, the proposed amount of bicycle parking promotes multimodal transportation and reduces environmental impacts. Although the Project includes approximately 225	Decision No. ____: The Applicant shall provide the environmental and sustainable benefits for the Project in accordance with this condition: a. <u>The Applicant shall submit with the building permit application for the Headquarters</u> a checklist evidencing that the Headquarters has been designed to achieve the equivalent of LEED Gold under the LEED v4 Green Building Design and Construction (BD+C) rating system. b. <u>The Applicant shall submit with the building permit application for the Parking Garage</u> a checklist evidencing that the Parking Garage and the overall Project have been designed to achieve the equivalent of LEED Gold under the LEED v4 Green Building Design and Construction (BD+C) rating system. c. <u>Prior to issuance of the final certificate of occupancy for the Project,</u> the Applicant shall demonstrate to the Zoning Administrator that it has done the following: • Installed solar panels on the roof and façade of the Project, in locations and amounts substantially consistent with the Approved Plans; • Installed bioretention areas along Knox Street, S.E., in locations and amounts substantially consistent with the Approved Plans; • Installed a vegetative vine system integrated into the façades of the Parking Garage, in locations and

parking spaces to support MPD operations, staff, and related community uses, that parking supply is balanced by substantial investments in sustainable transportation infrastructure and environmental design. Ultimately, and consistent with the above-described measures, the Project will be designed to achieve LEED Gold certification under the LEED v4 Green Building Design and Construction (BD+C) rating system. Collectively, these features demonstrate an environmentally responsible approach to public facility design and serve as a model for sustainable civic development.	amounts substantially consistent with the Approved Plans; • Installed infrastructure for electric vehicle charging stations in the Parking Garage, consistent with requirements established by the Comprehensive Electric Vehicle Infrastructure Access, Readiness, and Sustainability Amendment Act of 2024; • Installed forty (40) long-term bicycle parking spaces within a secure interior bicycle storage facility; and • Installed (30) short-term bicycle parking spaces in racks along Alabama Avenue, S.E.
<u>Streetscape Plans (Subtitle X § 305.5(l)).</u> The Applicant proffers streetscape plans that exceed matter-of-right development and constitute a public benefit of the PUD. The Project’s streetscape improvements will enhance the public realm while reinforcing the Headquarters’ role as an accessible civic destination. The landscape design introduces upgraded sidewalks, new crosswalks, and coordinated landscape features that improve pedestrian circulation and safety while reducing conflicts between MPD fleet vehicles and public traffic. Streetscape elements, including street trees, pedestrian-scale lighting, seating areas, and integrated bioretention planters, will be installed in coordination with DDOT to ensure consistency with District standards. Collectively, these improvements will create a safer and more attractive street environment, strengthen connections to nearby residential, institutional, and cultural uses, and enhance the overall neighborhood experience.	<u>Decision No. ____ : Prior to issuance of the final certificate of occupancy for the Project,</u> the Applicant shall demonstrate to the Zoning Administrator that it has constructed and/or installed the streetscape improvements substantially in accordance with the Approved Plans, subject to review and approval by DDOT.
<u>Transportation Infrastructure Beyond that Needed to Mitigate any Potential Adverse Impacts (Subtitle X § 305.5(o)).</u> The	<u>Decision No. ____ :</u> The Property shall be developed and constructed substantially in accordance with the Architectural Plans

Applicant proffers several transportation-related improvements that are not required to mitigate potential adverse impacts of the Project and instead constitute significant public benefits. These benefits include enhanced pedestrian infrastructure, upgraded vehicular access and circulation, expanded bicycle and micromobility facilities, a new Capital Bikeshare station, and a structured above-grade Parking Garage. Each of these transportation benefits is discussed in turn below. First, the Project includes infrastructure improvements designed to enhance pedestrian safety within and around the Property. The Project will construct curb extensions and daylighting measures at the intersections of Hartford Street, S.E. and Alabama Avenue, S.E., and James M. McGee Jr. Street, S.E. and Alabama Avenue, S.E. These improvements will shorten crossing distances, improve sight lines, and increase pedestrian visibility. In addition, a pedestrian bridge connecting the Parking Garage and the Headquarters building will separate pedestrian and vehicular movements on-site, reducing the potential for conflicts and improving overall circulation. Second, the Project will modernize and reconfigure existing access points to improve site operations and circulation. Existing curb cuts will be upgraded to current DDOT standards, including widening the James M. McGee Jr. Street, S.E. curb cut to accommodate two-way traffic and realigning the Hartford Street, S.E. curb cut to function as ingress-only consistent with the Project's internal circulation plan. Third, the Project will substantially enhance bicycle and micromobility infrastructure. The Project will provide 40 long-term bicycle parking spaces within a secure bicycle storage room and 30 short-term bicycle parking spaces in public space, substantially exceeding the six long-term and eight short-term bicycle parking	prepared by Shinberg.Levinas Architects, dated November 21, 2025, marked as Exhibits 3L, 3G, and 3H of the record, as modified by the Updated Architectural Plans and Landscape Drawings (Select Sheets), dated April 30, 2026, marked as Exhibit 14H of the record, and as further modified by the Updated Landscape Drawings (Sheets L03–L05), dated May 29, 2026, marked as Exhibit 20B of the record (collectively, the “Approved Plans”), and as further modified by the guidelines, conditions, and standards set forth herein. Decision No. ____: As shown in the Approved Plans, the Parking Garage shall provide approximately 225 vehicle parking spaces within an above grade parking structure, including approximately 120 spaces for MPD fleet vehicles, 77 spaces for personal vehicles of MPD 7th District staff, and 28 spaces reserved for public use to accommodate visitors. Decision No. ____: As shown in the Approved Plans, the Project shall provide thirty (30) short-term bicycle parking spaces and forty (40) long-term bicycle parking spaces within a secure bicycle storage room. The bicycle parking facilities shall be designed and installed in accordance with DDOT's Bike Parking Guide, including the provision of required horizontal bicycle parking spaces, e-bike charging outlets, and cargo bicycle-sized spaces. Decision No. ____: <u>Prior to issuance of the final certificate of occupancy for the Project,</u> the Applicant shall demonstrate to the Zoning Administrator that it has constructed curb extensions and daylighting measures at the intersections of Hartford Street, S.E. and Alabama Avenue, S.E., and James M. McGee Jr. Street, S.E. and Alabama Avenue, S.E., substantially consistent with the Approved Plans and subject to review and approval by DDOT.
---	--

spaces required by the Zoning Regulations. The Applicant will also provide space for, fund, and coordinate with DDOT regarding installation of a 19-dock Capital Bikeshare station along Alabama Avenue, S.E., subject to DDOT review and approval. These improvements will collectively expand transportation options for employees, visitors, and nearby residents while encouraging travel by means other than single-occupancy vehicles. Finally, the Project will replace existing surface parking with a structured Parking Garage containing approximately 225 parking spaces, including approximately 120 spaces for MPD fleet vehicles, 77 spaces for MPD staff, and 28 spaces for public use. By consolidating parking within a single structure, the Project will improve the organization and efficiency of the Property, reduce reliance on dispersed surface parking areas, and help alleviate on-street parking pressures in the surrounding neighborhood.	Decision No. ____ : <u>Prior to issuance of the final certificate of occupancy for the Project</u>, the Applicant shall demonstrate to the Zoning Administrator that it has funded and worked with DDOT to install a 19-dock Capital Bikeshare station along Alabama Avenue, S.E., subject to DDOT approval.
<u>Uses of Special Value to the Neighborhood or the District of Columbia as a Whole (Subtitle X § 305.5(q)).</u> The Applicant proffers uses of special value to the neighborhood and the District of Columbia as a public benefit of the PUD. The Project delivers such value through construction of the new MPD Headquarters, including a multi-purpose community room, dedicated meeting space for the CAC, and the consolidation of existing surface parking into a secure, structured Parking Garage. Collectively, these improvements enhance MPD operations, create new opportunities for community engagement, and reinforce the District's ongoing investment in public safety infrastructure in the Southeast quadrant. To aid in these efforts, the Applicant will install new camera coverage at the Metrobus stop along Alabama Avenue, S.E. adjacent to	Decision No. ____ : As shown in the Approved Plans, the Parking Garage shall provide approximately 225 vehicle parking spaces within an above grade parking structure, including approximately 120 spaces for MPD fleet vehicles, 77 spaces for personal vehicles of MPD 7th District staff, and 28 spaces reserved for public use to accommodate visitors. Decision No. ____ : <u>Prior to issuance of the final certificate of occupancy for the Headquarters</u>, the Applicant shall demonstrate to the Zoning Administrator through photographic or comparable evidence that the Headquarters includes (i) a multipurpose community room available for public use; and (ii) dedicated office space for the CAC. The community room and CAC office space shall be maintained for such purposes for the <u>life of the project</u>.

the Property, improving safety and providing a more secure environment for transit users. The Project also provides special value through provision of the Interim Parking Site and associated improvements. The Interim Parking Site will allow MPD operations to continue without interruption during construction while minimizing impacts on surrounding streets and neighborhood parking resources. Upon completion of the Project, the Applicant will remove the associated temporary curb cut, restore all affected public space, and implement permanent streetscape improvements along Hartford Street, S.E., providing a lasting benefit to the surrounding community.	Decision No. ____ : <u>Prior to issuance of the final certificate of occupancy for the Project</u>, the Applicant shall demonstrate to the Zoning Administrator that it has installed security camera coverage serving the Metrobus stop adjacent to the Property on Alabama Avenue, S.E., subject to review and approval by DDOT and WMATA, as applicable. Decision No. ____ : <u>Within two (2) years of the effective date of this Order</u>, the Applicant shall file all required permit applications with DOB, DDOT, and other applicable District agencies to improve the Interim Parking Site and adjacent public space in substantial accordance with the Interim Parking Plans marked as Ex. 14G of the record. Construction of the Interim Parking Site and adjacent public space, subject to DDOT review and approval, shall commence within three (3) years of the effective date of this Order. Decision No. ____ : <u>Prior to issuance of the final certificate of occupancy for the Parking Garage</u>, the Applicant shall file all required permit applications with DOB, DDOT, and other applicable District agencies to remove the temporary curb cut on Hartford Street, S.E. and to restore the Interim Parking Site and adjacent public space, subject to DDOT review and approval, to permanent, like-new conditions in substantial accordance with the Restoration Plan marked as Ex. 20C of the record.
<u>Other Public Benefits and Project Amenities and Other Ways in Which the Proposed PUD Substantially Advances the Comprehensive Plan (Subtitle X § 305.5(r)).</u> The proffered public benefits and project amenities substantially advance the major themes and relevant policies of the Comprehensive Plan.	Decision No. ____ : The Property shall be developed and constructed substantially in accordance with the Architectural Plans prepared by Shinberg.Levinas Architects, dated November 21, 2025, marked as Exhibits 3L, 3G, and 3H of the record, as modified by the Updated Architectural Plans and Landscape Drawings (Select Sheets), dated April 30, 2026, marked as Exhibit 14H of the

For example, the Comprehensive Plan’s Community Services and Facilities Element is significantly advanced by delivering a state-of-the-art police facility that is adequate, updated, and includes space for shared civic uses (CSF-1.1.2; CSF-1.1.5; CSF-1.1.12; CSF-4.1.1). The Land Use Element is advanced by positioning a civic anchor along a transit corridor in a manner that revitalizes the neighborhood while remaining compatible with adjacent uses (LU-1.4.9; LU-2.1.2; LU-2.3.1). Streetscape improvements, pedestrian connections, and bicycle facilities advance the Transportation Element’s goals for equitable access and safety (T-1.1.7; T-2.4.1; T-2.4.2), while extensive solar generation, stormwater management, and bioretention systems implement the Environmental Protection Element’s policies for renewable energy and sustainable site design (E-3.2.3; E-4.1.1). The Urban Design Element and the FSS Area Element are both reinforced through the Project’s architecture, multi-purpose community room, and integration with surrounding public spaces, which collectively create resilient, neighborhood serving civic facilities (UD-3.2.2; UD-4.1.1; FSS-1.1.8; FSS-R.1.1.A). Collectively, these outcomes demonstrate that the Project not only satisfies the Comprehensive Plan but also meaningfully advances its overarching objectives of equity, sustainability, and targeted public investment in Ward 8.	record, and as further modified by the Updated Landscape Drawings (Sheets L03–L05), dated May 29, 2026, marked as Exhibit 20B of the record (collectively, the “Approved Plans”), and as further modified by the guidelines, conditions, and standards set forth herein.
--	--

PUD Design Flexibility²

Decision No. __: The Applicant shall have PUD design flexibility from the Approved Plans as follows:

- a. Interior Components: To vary the location and design of all interior components, including partitions, structural slabs, doors, hallways, columns, stairways, atria, and mechanical rooms, provided that the variations do not change the exterior configuration of the building as shown on the plans approved by the order;
- b. Exterior Materials – Color: To vary the final selection of the colors of the exterior materials based on availability at the time of construction, provided such colors are within the color ranges shown on the plans approved by the order;
- c. Exterior Details – Location and Dimension: To make minor refinements to the locations and dimensions of exterior details that do not substantially alter the exterior configuration of the building or design shown on the plans approved by the order. Examples of exterior details would include, but are not limited to, doorways, canopies, railings, and skylights;
- d. Parking Layout: To make refinements to the approved parking configuration, including layout and number of parking spaces of plus or minus ten percent (10%), so long as the number of parking spaces is at least the minimum number of spaces required by the Zoning Regulations;
- e. Streetscape Design – Permanent Conditions: To vary the location, attributes, and general design of the approved streetscape to comply with the requirements of, and the approval by, the DDOT Public Space Division;
- f. Streetscape Design – Interim Parking Site: To modify the location, design, and features of public space, landscaping, and related improvements associated with the Interim Parking Site as needed to comply with, and subject to approval by, the DDOT Public Space Division.
- g. Signage: To vary the font, message, logo, and color of the approved signage, provided that the maximum overall dimensions and signage materials are consistent with the signage on the plans approved by the order and are compliant with the DC signage regulations; and
- h. Sustainable Features: To vary the approved sustainable features of the project, provided the total number of LEED points achievable for the project does not decrease below the minimum required for the LEED standard specified by the order.

² The requested PUD design flexibility is consistent with the language of Subtitle Z § 702.15, as previously requested by the Applicant. *See* Statement in Support, Ex. 3 at p. 7. The two exceptions are set forth in proposed Decision No. __ (f) and (i), which allow for additional flexibility to accommodate the Interim Parking Site and the proffered public art.

- i. Public Art: To vary the size, location, and type of public art to be located within or adjacent to the proposed building.

<u>Miscellaneous Conditions</u>	
Raised Median Along Alabama Avenue At DDOT’s request and to mitigate any potential negative transportation impacts created by the Project, the Applicant will install a hardened, raised median along Alabama Avenue, S.E., extending north of James M. McGee Jr. Street, S.E. The median will include a mountable section at the MPD driveway to preserve emergency access while restricting non-emergency movements to right-in/right-out.	Decision No. ____ : <u>Prior to issuance of a final certificate of occupancy for the Project</u>, the Applicant shall demonstrate to the Zoning Administrator that it has designed and installed a raised median along Avenue, S.E., extending from James M. McGee Jr. Street, S.E., to approximately 100 feet north of the MPD driveway, with a mountable section at the MPD driveway to preserve full emergency access, subject to DDOT review and approval. The Applicant shall restrict non-emergency movements to right-in/right-out <u>for the life of the Project</u>.
Transportation Demand Management Plan These conditions are set forth in the Applicant’s Transportation Statement (Ex. 20A) at p. 36), as updated by the Technical Memorandum dated June 2, 2026 (Ex. 21A), and are proposed herein consistent with DDOT’s recommendations and requested modifications (Ex. 25A at pp. 1-2).	Decision No. ____ : <u>During the operation of the Project (unless otherwise noted)</u>, the Applicant shall provide the following transportation demand management (“TDM”) measures for the Project: - Identify a Transportation Coordinator for the planning, construction, and operations phases of development. The Transportation Coordinator will act as the point of contact with DDOT, goDCgo, and Zoning Enforcement and will provide their contact information to goDCgo; - Transportation Coordinator will conduct an annual commuter survey of employees onsite, and report TDM activities and data collection efforts to goDCgo once per year; - Provide links to CommuterConnections.com and goDCgo.com on property websites and Distribute information on the Commuter Connections Guaranteed Ride Home (GRH) program, which provides commuters who regularly carpool, vanpool, bike, walk, or take

	transit to work with a free and reliable ride home in an emergency; d. Transportation Coordinator will implement a carpooling system such that individuals working in the building who wish to carpool can easily locate other employees who live nearby; e. Provide employees who wish to carpool with detailed carpooling information and will be referred to other carpool matching services sponsored by the Metropolitan Washington Council of Governments (MWCOG) or other comparable service if MWCOG does not offer this in the future; f. Offer a SmarTrip card and provide information about the Capital Bikeshare Free Membership, with is open to all DC Government employees, to every new employee; and g. Provide a bike repair station adjacent to the main entrance for use by visitors to the site.
Phasing and Validity	Decision No. ____: Approval of the Headquarters shall be valid for a period of two (2) years from the effective date of this Order. Within such time, the Applicant shall file an application for a building permit for the Headquarters, and construction of the Headquarters shall commence within three (3) years of the effective date of this Order. Decision No. ____: Approval of the Parking Garage shall be valid for a period of two (2) years following issuance of the final certificate of occupancy for the Headquarters. Within such time, the Applicant shall file an application for a building permit for the Parking Garage, and construction of the

	Parking Garage shall commence within three (3) years of issuance of the final certificate of occupancy for the Headquarters.
Miscellaneous	Decision No. __: No building permit shall be issued for the Project until the Applicant has recorded a covenant in the land records of the District of Columbia, between the Applicant and the District of Columbia that is satisfactory to the Office of Zoning Legal Division and the Zoning Division, Department of Buildings (the “PUD Covenant”). The PUD Covenant shall bind the Applicant and all successors in title to construct and use the Property in accordance with this Order, or amendment thereof by the Commission. The Applicant shall file a certified copy of the covenant with the records of the Office of Zoning. Decision No. __: The Applicant shall file with the Zoning Administrator a letter identifying how it is in compliance with the conditions of this Order at such time as the Zoning Administrator requests and shall simultaneously file that letter with the Office of Zoning. Decision No. __: The Applicant is required to comply fully with the provisions of the Human Rights Act of 1977, D.C. Law 2-38, as amended, and this Order is conditioned upon full compliance with those provisions. In accordance with the D.C. Human Rights Act of 1977, as amended, D.C. Official Code § 2-1401.01 et seq., (“Act”) the District of Columbia does not discriminate on the basis of actual or perceived: race, color, religion, national origin, sex, age, marital status, personal appearance, sexual orientation, gender identity or expression, familial status, family responsibilities, matriculation, political affiliation, genetic information, disability, source of income, or place of residence or business. Sexual harassment is a form of sex discrimination that is also prohibited by the Act. In addition, harassment based on any of the above protected categories is also

	prohibited by the Act. Discrimination in violation of the Act will not be tolerated. Violators will be subject to disciplinary action.
--	--