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July 13, 2026

VIA IZIS

Zoning Commission
for the District of Columbia
441 4th Street, NW, Suite 210-S
Washington, DC 20001

**Re: Z.C. Case No. 25-20 - Consolidated PUD and Related Map Amendment
2455 Alabama Avenue, S.E. (Square 5728, Lot 800)
Applicant's Post-Hearing Statement**

Dear Members of the Commission:

On behalf of the Department of General Services (“DGS” or the “Applicant”), through the architecture firm of Shinberg.Levinas Architects, we hereby submit this Post-Hearing Statement in response to the outstanding issues raised by the Zoning Commission during the public hearing on June 29, 2026.

1. Capital Funding for MPD Facility Improvements

At the public hearing, the Commission asked about the District’s Capital Improvement Plan to modernize and maintain other public facilities, including Metropolitan Police Department (“MPD”) District headquarters in other precincts.

As testified to by Jamil Hamilton, representing the Applicant at the public hearing, public safety is a priority for the District and MPD is expected to receive a significant boost in funding to modernize its facilities across the city. Starting in FY28, the District has a six-year Capital Reinvestment plan of more than \$500 million to modernize aging infrastructure, including the replacement of police precinct facilities. Additional information or details regarding the exact use and allocation of such funds was not available at the time of this filing. However, DGS looks forward to continuing to move forward with these and other important projects throughout the District over the coming years.

2. Residency of MPD 7th District Employees

At the public hearing, the Commission asked about the percentage of MPD 7th District employees who live in the MPD 7th District and in the District of Columbia overall. According to information provided by MPD to the Applicant following the public hearing, approximately 5%

of MPD 7th District staff live within the 7th District, and approximately 25% of MPD 7th District staff live within Washington, DC overall.

The Applicant values the Commission's meaningful discussion regarding the need to provide quality and affordable housing for District employees in areas proximate to where they work – including and specifically those who work at the MPD 7th District Headquarters. The Applicant also appreciates the Commission's suggestion to provide housing on the vacant lot adjacent to the PUD site and the potential for future residential development on that site. As testified to by Mr. Hamilton during the public hearing, the District's long-term plans and funding availability for that site are presently unknown. Accordingly, the Applicant will take the Commission's feedback into consideration and will continue to evaluate redevelopment opportunities for housing in close proximity to District projects going forward.

3. Conclusion

The Applicant trusts that the responses above adequately address the comments raised by the Commission during the public hearing. The Applicant further believes that the record for this case is fully responsive to all feedback provided by District agencies, the affected Advisory Neighborhood Commission 8B, community stakeholders, and the Zoning Commission to date. Accordingly, the Applicant respectfully requests that the Commission take final action on this case at its public meeting on July 30, 2026. Should there be any further questions or requests for information, please do not hesitate to have the Office of Zoning staff contact us.

Respectfully submitted,

HOLLAND & KNIGHT LLP



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cc: Certificate of Service

Certificate of Service

We hereby certify that on July 13, 2026, a copy of the foregoing was served on the following via email at the addresses listed below:

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Advisory Neighborhood Commission 8B

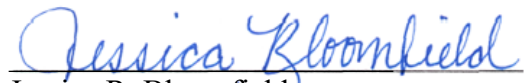
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