

Certificate of Notice

I hereby certify that a copy of the Notice of Intent (“NOI”) to File a Zoning Application for a consolidated planned unit development and a related Zoning Map amendment for the property located at 2455 Alabama Avenue, SE, also known as Lot 800 in Square 5728 (the “PUD Site”), was mailed to Advisory Neighborhood Commission (“ANC”) 8B and to the owners of all property within 200 feet of the PUD Site on June 4, 2025. The application will be filed no earlier than forty-five (45) calendar days after June 4, 2025, as required by Subtitle Z § 300.7 of the District of Columbia Zoning Regulations.

In accordance with Subtitle Z §§ 300.8–300.9, the NOI described the proposed development, including the owners of the PUD Site and the project’s use, height, bulk, and other key aspects, and noted the applicant’s availability to discuss the proposal with interested parties. The applicant also made reasonable efforts to attend a duly noticed ANC 8B meeting during the forty-five-day notice period.

A copy of the NOI and the list of property owners within 200 feet of the PUD Site are attached hereto.

By: 

Christopher S. Cohen
Holland & Knight LLP

Date: June 4, 2025

June 4, 2025

NOTICE OF INTENT TO FILE A ZONING APPLICATION

Application to the Zoning Commission for the District of Columbia for a Consolidated Planned Unit Development and Related Zoning Map Amendment

**2455 Alabama Avenue, SE
Square 5728, Lot 800**

Shinberg Levinas Architects (the “Applicant”), on behalf of the District of Columbia Department of General Services, hereby gives notice of its intent to file an application for a consolidated planned unit development (“PUD”) and related Zoning Map amendment with the Zoning Commission for the District of Columbia (the “Commission”) pursuant to Subtitle X, Chapter 3 of the District of Columbia Zoning Regulations (Title 11 of the District of Columbia Municipal Regulations) (the “Zoning Regulations”). The application will be filed with the Commission not less than forty-five (45) days from the date of this notice.

The subject property is located at 2455 Alabama Avenue, SE (Lot 800 in Square 5728) (the “Property”). The Property is comprised of approximately 66,371 square feet of land area and is bounded by Hartford Street to the north, Knox Street to the east, Irving Street to the south, and Alabama Avenue to the west. The surrounding area is predominantly residential, with nearby institutional uses including a church, Garfield Elementary School, and a fire station. The Property is currently improved with the Metropolitan Police Department (“MPD”) 7th District Headquarters building, an associated fuel station, workshop, and surface parking.

The Property is currently zoned RA-1 (Residential Apartment). Under the District’s Comprehensive Plan, the Property is designated as Local Public Facilities on the Future Land Use Map and as Federal Lands on the Generalized Policy Map.

The Applicant proposes to redevelop the Property by demolishing the existing MPD 7th District Headquarters building, which has exceeded its useful life, and replacing it with a new MPD 7th District Headquarters building on the northern portion of the Property. The southern portion of the Property would be improved with a new above-grade parking structure connected internally to the Headquarters building. The proposed building will contain approximately 132,741 square feet of gross floor area (2.0 floor area ratio) and will be constructed to a maximum height of 40 feet. The parking garage will provide approximately 210 new parking spaces. In addition to serving MPD’s operational needs, the new building will include a multi-purpose room and gathering spaces intended for public use. The application will also include a request for a PUD-related Zoning Map amendment to rezone the Property to the RA-2 zone.

This notice is provided pursuant to Subtitle Z § 300.7, which requires written notice to be sent to the affected Advisory Neighborhood Commission, ANC 8B, as well as to all owners of property located within 200 feet of the Property and to each lessee occupying the Property. In accordance with Subtitle Z § 300.9, the Applicant will make all reasonable efforts to attend a duly noticed meeting of ANC 8B during the required 45-day notice period prior to filing the application.

The Applicant’s land use counsel is Holland & Knight LLP. For additional information regarding the forthcoming application, please contact Jessica R. Bloomfield at (202) 469-5272 or jessica.bloomfield@hklaw.com.

YOUNGS MEMORIAL DAY CARE
2490 ALABAMA AVE SE
WASHINGTON DC 20020-2740

METRO VISION LLC
2401 BLUERIDGE AVE STE 301
SILVER SPRING MD 20902-4517

MCKITTRICK, CHE' A
2704 J M MCGEE JR ST SE
WASHINGTON DC 20020

2930 KNOX PLACE SE LLC
1926 BENNING RD NE
WASHINGTON DC 20002-4724

CLAGGETT ROBERT F
2308 PITTS PL SE # 2
WASHINGTON DC 20020-4926

LUCAS, CHRISTOPHER E
2706 JAMES M MCGEE JR ST SE
WASHINGTON DC 20020-2094

TAHAR, MUNTAHA
6205 MARTINS LN
LANHAM MD 20706-1119

KELLY, KHARY
5900 NEW HAMPSHIRE AVE NE
WASHINGTON DC 20011-1534

JONES, HAZEL W
PO BOX 15397
WASHINGTON DC 20003-0397

MAGEL LLC
16609 NORBECK FARM DR
OLNEY MD 20832-2720

ALVIN E W & B M BROOKS
2812 HARTFORD ST SE
WASHINGTON DC 20020-1629

DISTRICT OF COLUMBIA
1133 N CAPITOL ST NE
WASHINGTON DC 20002-7561

MAGEL LLC
16609 NORBECK FARM DR
OLNEY MD 20832-2720

ROBERTS, LENORA
2808 HARTFORD ST SE
WASHINGTON DC 20020-1630

MCCOY, ASPEN T
2705 HARTFORD ST SE
WASHINGTON DC 20020-2728

YOKE ALABAMA LLC
9801 APOLLO DR UNIT 6402
LARGO MD 20792-5518

CHEVALIER, JACQUES
14413 OLD STAGE RD
BOWIE MD 20720-4823

MEDINA, OTTO A
2704 KNOX TER SE
WASHINGTON DC 20020-2099

DAVIS KENNETH A
3000 W ST SE
WASHINGTON DC 20020-3361

DHEERAJ JOSHI TRUSTEE
6216 PIONEER DR
SPRINGFIELD VA 22150-1543

HICKMAN, LATONYA A
2701 KNOX TER SE
WASHINGTON DC 20020-1834

PATRICIA B DAVIS TRUSTEE
2460 ALABAMA AVE SE
WASHINGTON DC 20020-2738

MONROE, JANICE
901 6TH ST SW # 417
WASHINGTON DC 20024-3839

PAYTON, RONALD G
2703 KNOX TER SE
WASHINGTON DC 20020-1834

DISTRICT OF COLUMBIA HOUSING
1133 N CAPITOL ST NE
WASHINGTON DC 20002-7561

WALLACE, PIERREA
1100 MISSISSIPPI AVE SE
WASHINGTON DC 20032-4419

SIMMONS, DEONTREY
1006 MERGANSER CT
UPPER MARLBORO MD 20774-7042

UNITED STATES OF AMERICA

DUNCAN, LINDA M
2702 J M MCGEE JR ST SE
WASHINGTON DC 20012

ROBINSON, DURSHAWN
4437 QUILLEN CIR
WALDORF MD 20602-1554

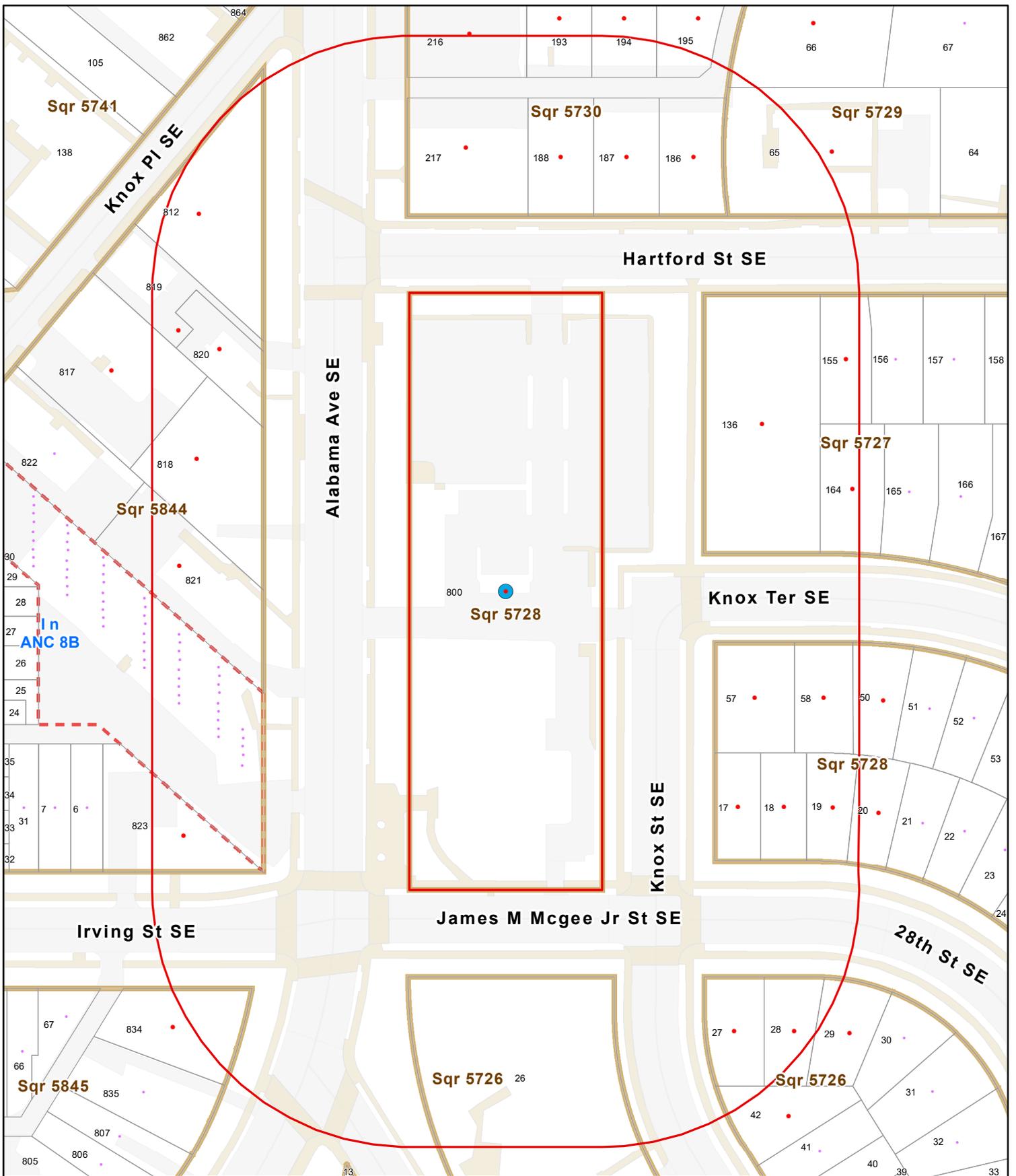


RODGERS, CLARENCE E
2705 IRVING ST SE
WASHINGTON DC 20020-2091

ROSS, DARRYL T
2702 KNOX ST SE
WASHINGTON DC 20020-2087

FAITH TABERNACLE INC
2465 ALABAMA AVE SE
WASHINGTON DC 20020-2700

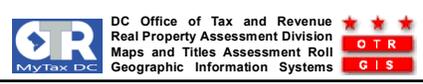
FAITH TABERNACLE INC
2465 ALABAMA AVE SE
WASHINGTON DC 20020-2700



- Subject Property
- Radius
- Ownership Lots
- Condo Lots
- DC Squares
- ANC Boundary

MyTax DC Radius Map Request

Subject Property ID: 5728 0800



DC Ward Locator

N

1:1,200

0 100 Feet

Print Date: 5/13/2025

For general planning purposes