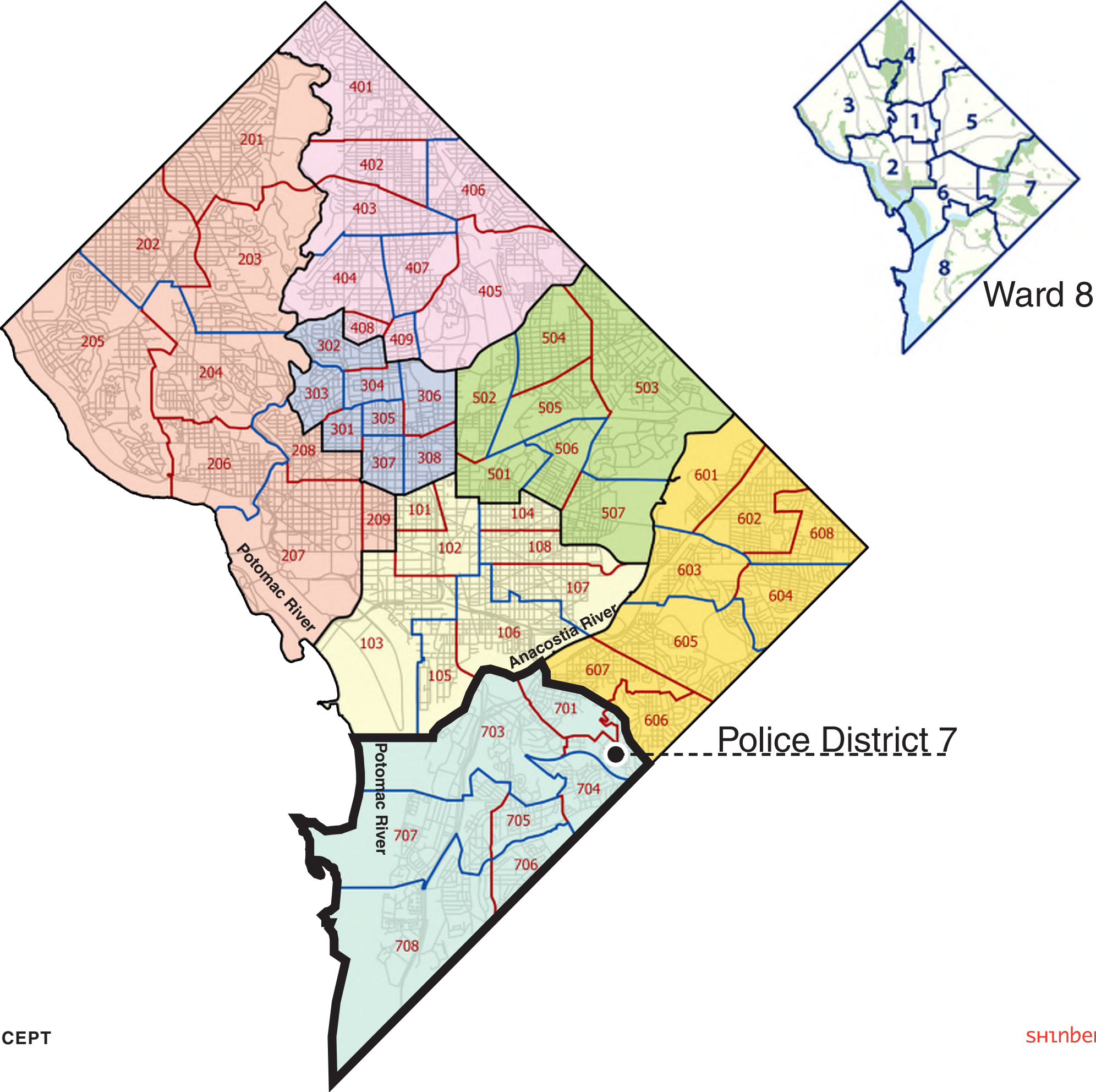


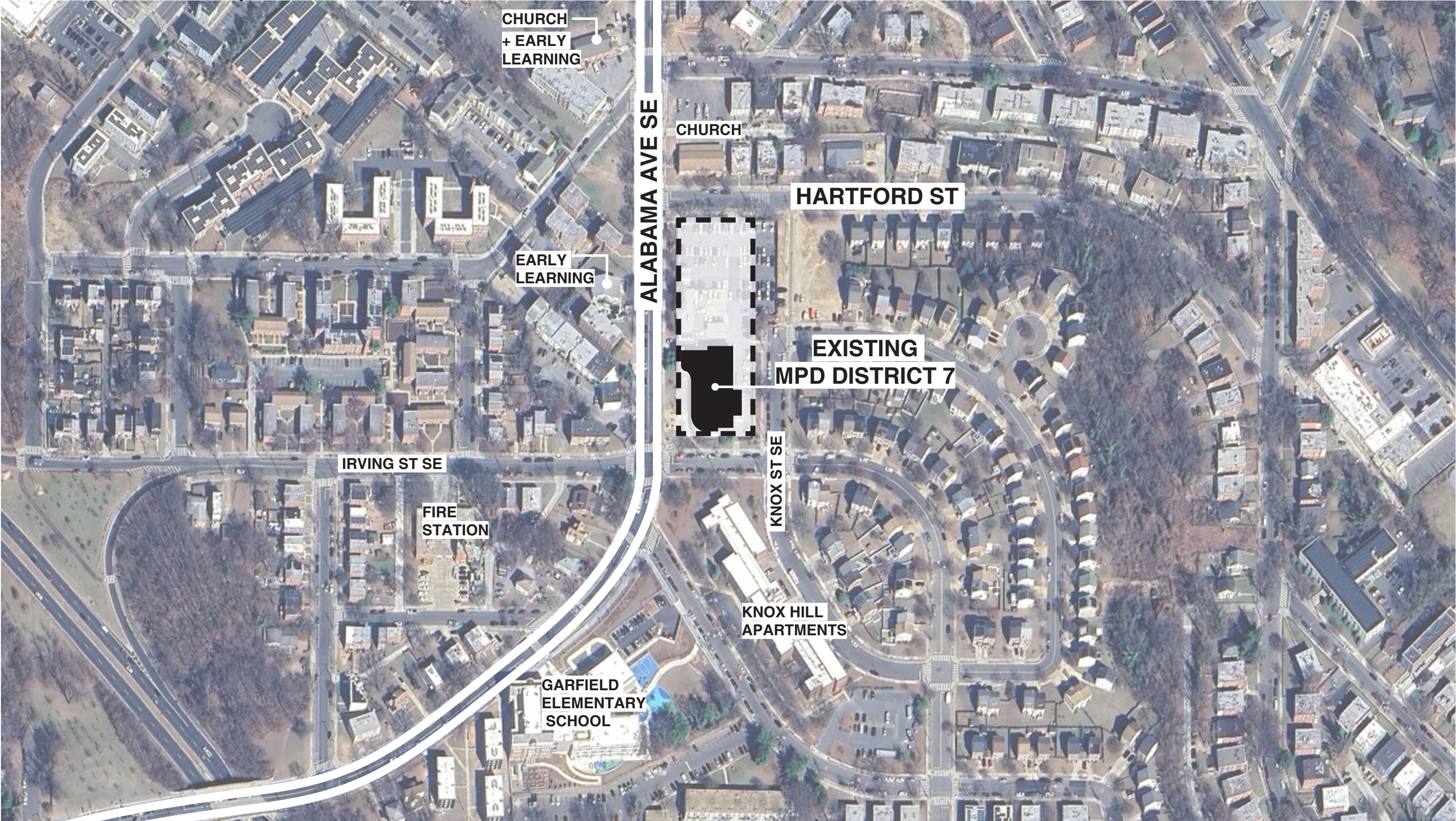
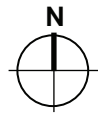
DGS/MPD Metropolitan Police Department
7th District Headquarters
CFA Concept Review

2455 Alabama Ave., SE. Washington, DC 20020
May 1, 2025

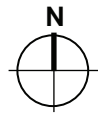
District 7 Police Service Area



Context Aerial Map



Site Aerial Map

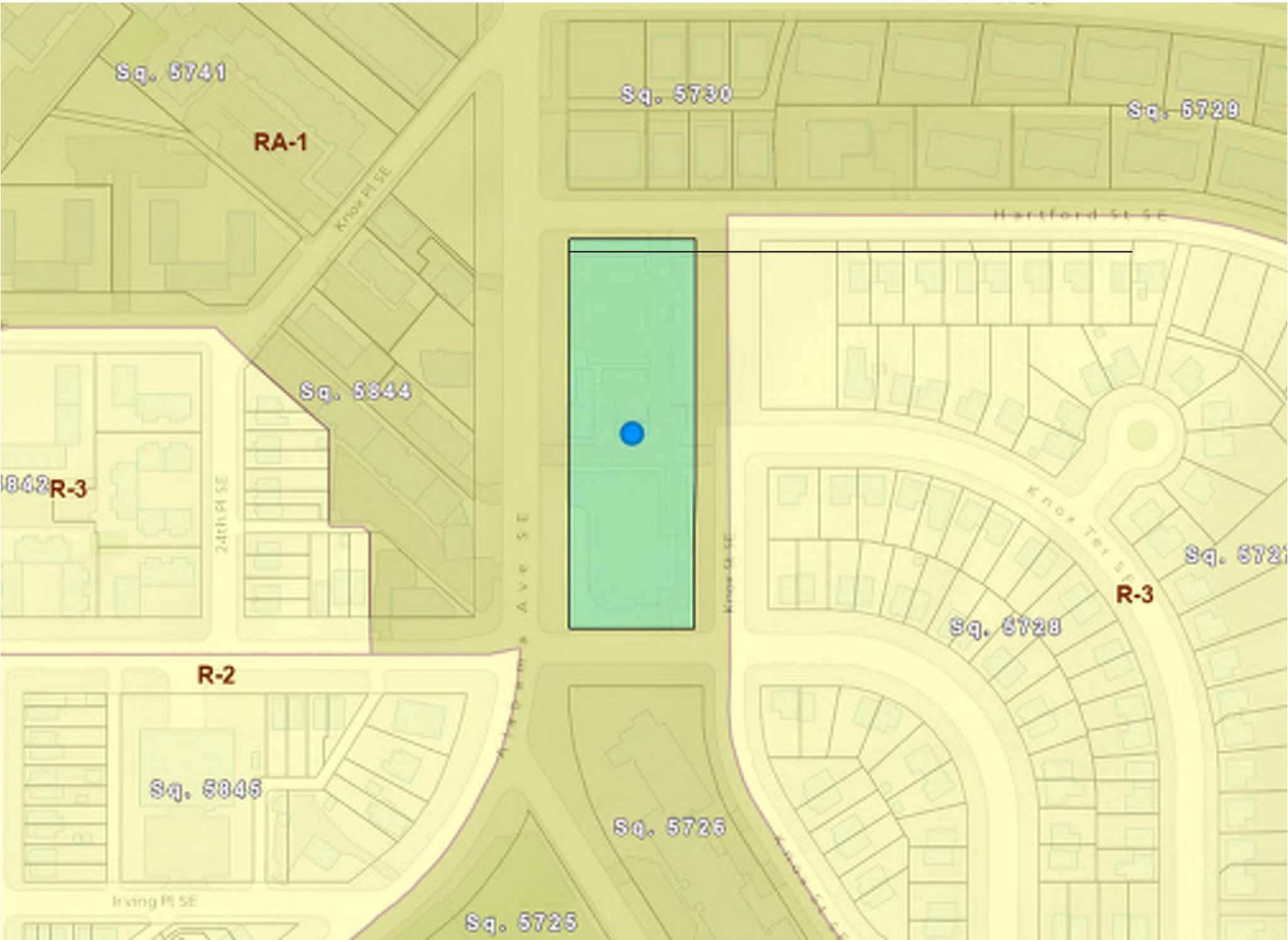


Zoning Summary

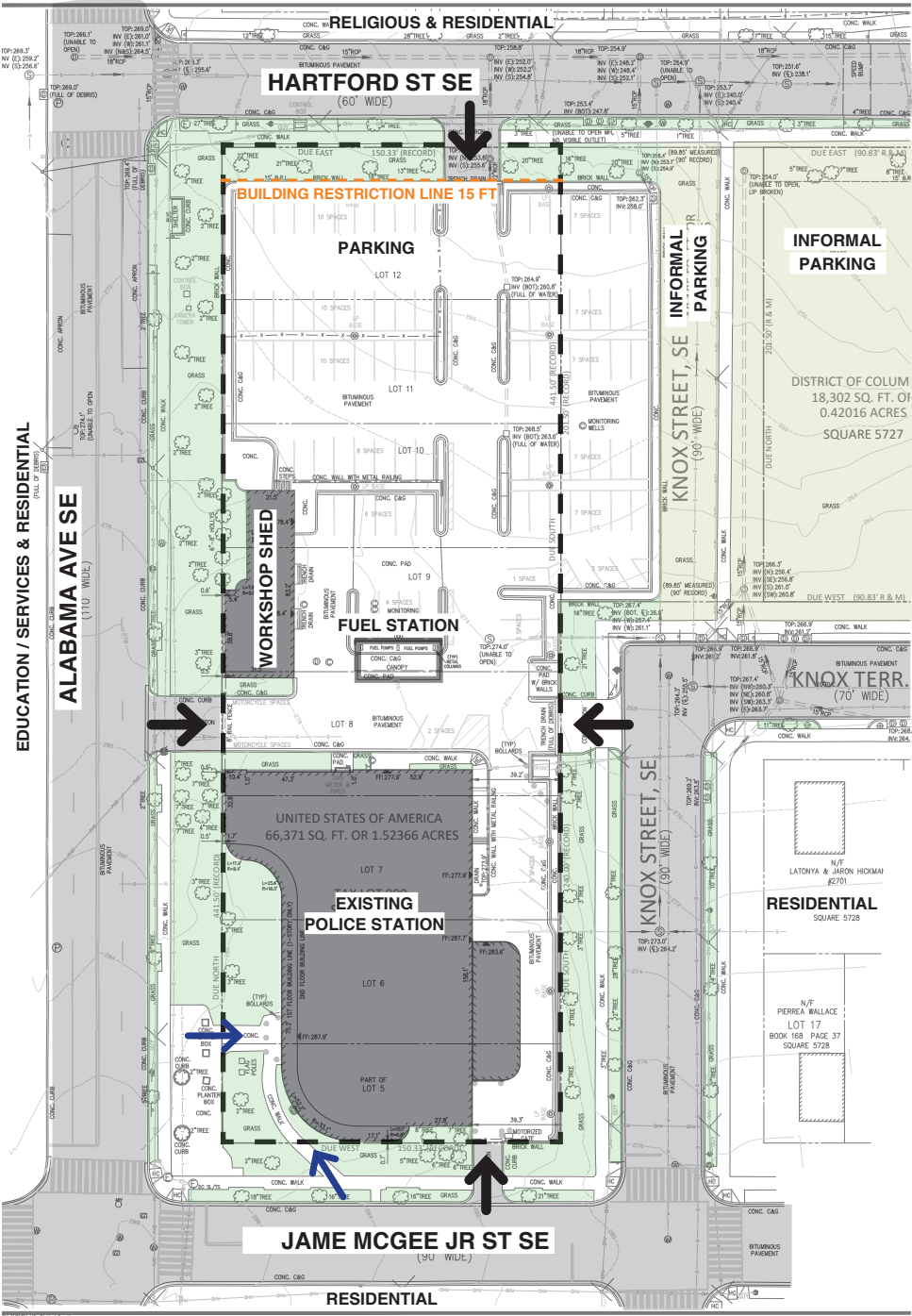


RA-1 Zone

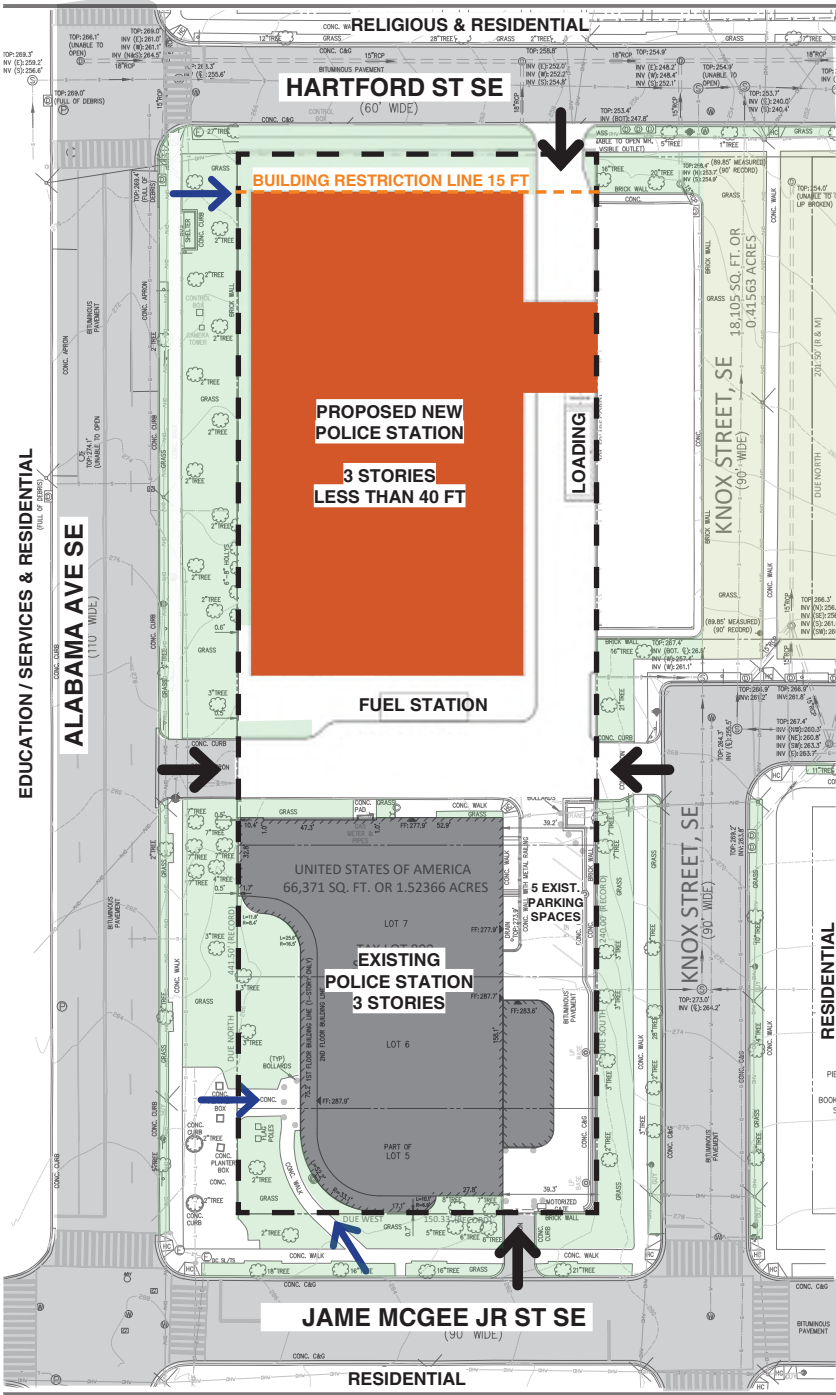
- Total Site Area: 66,371 SF
 - Ward 8
 - Square/Suffix/Lot: 5728 0800
 - Max FAR: 0.9
 - Max Lot Occupancy: 40%
 - Max Height: 40 ft
 - Max Stories: 3
 - GAR: 0.4
 - Building Footprint: 26,548 sf
 - Future Land Use Map
LPUB
1. Blue is the plat limit
(L x W = 150.33' x 441.50')
 2. Dark line to the north is the BRL (building restriction line – 15ft setback from the north boundary)



Phasing

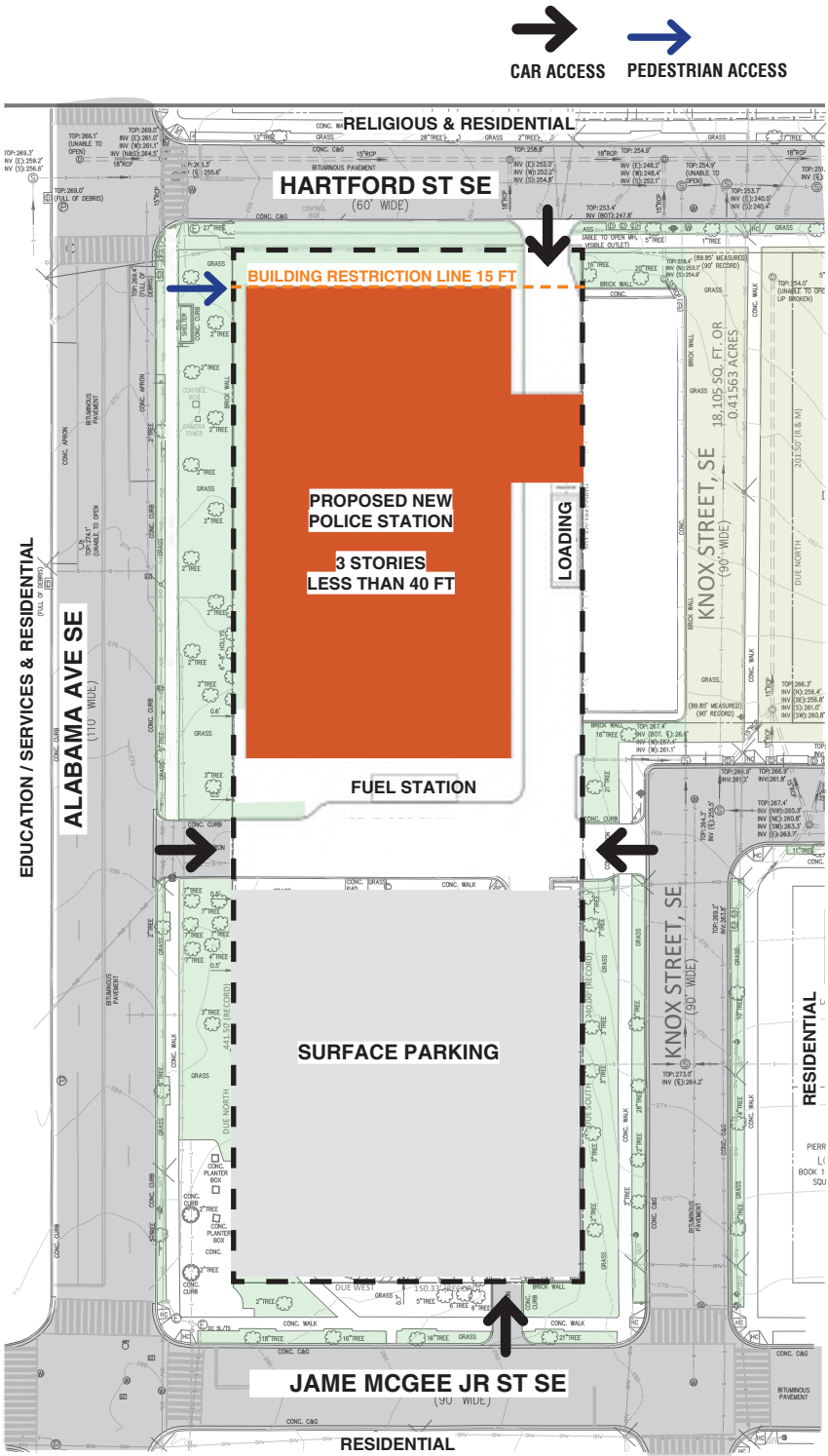


Existing Condition



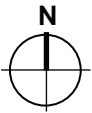
Phase 1A

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

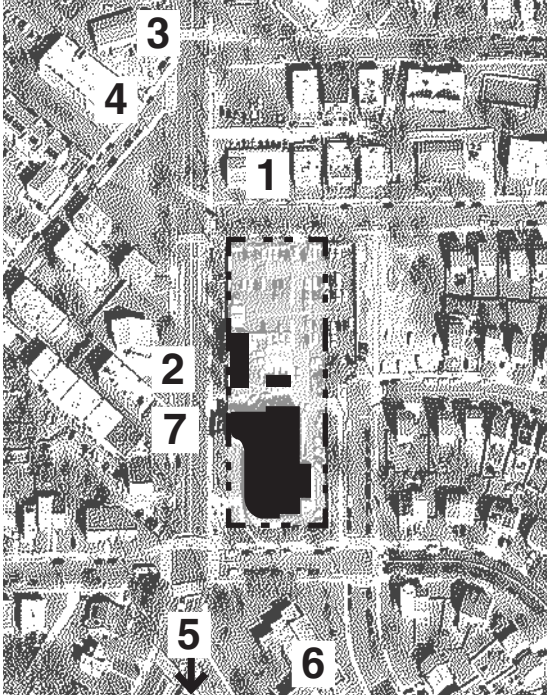


Phase 1B

Raze of existing building.



Context Photos



1 Faith Tabernacle of Prayer - Church



2 Cre8tive Korner Early Learning

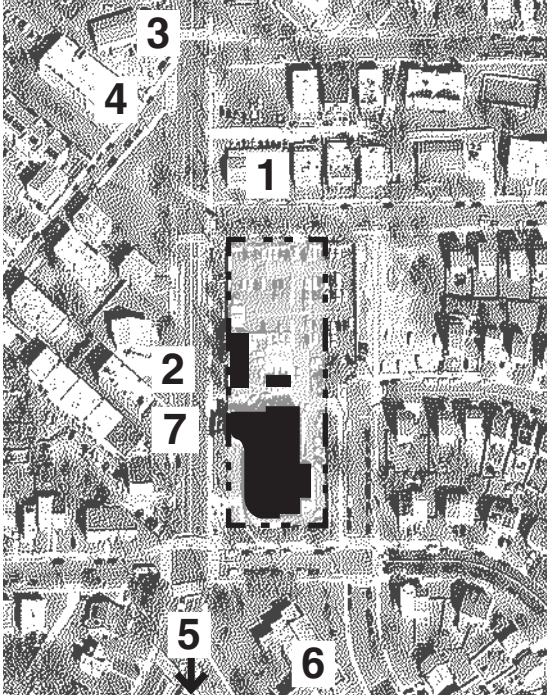


3 Young's Memorial Church/The Learning Curve

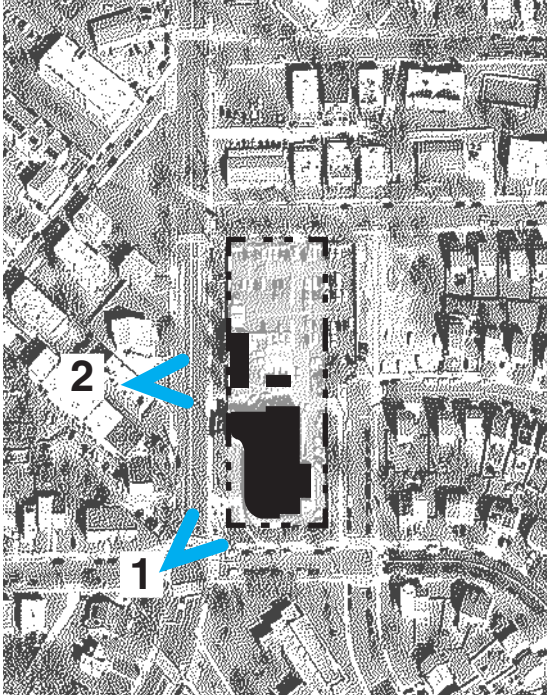


4 Young's Memorial Church

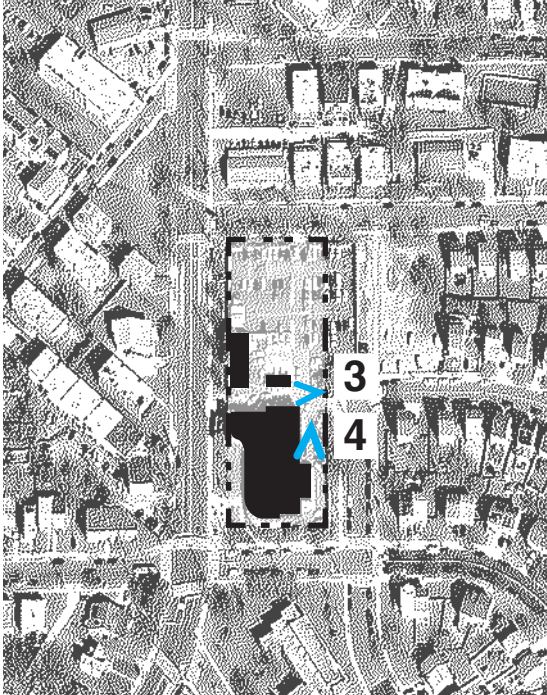
Context Photos



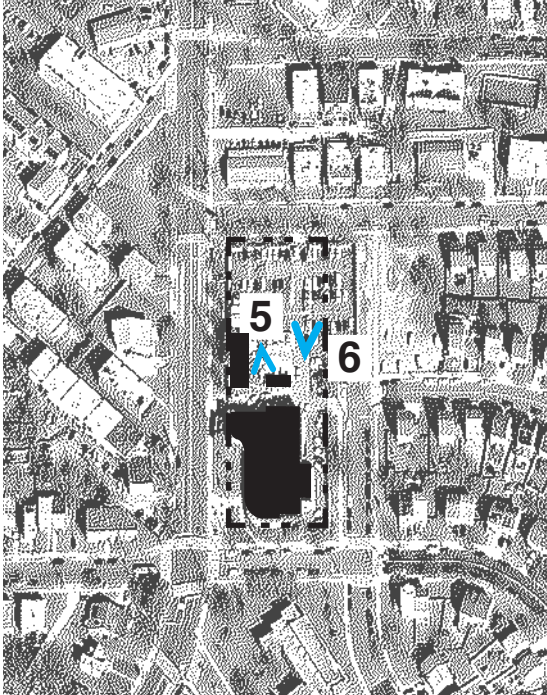
Existing Condition Photos



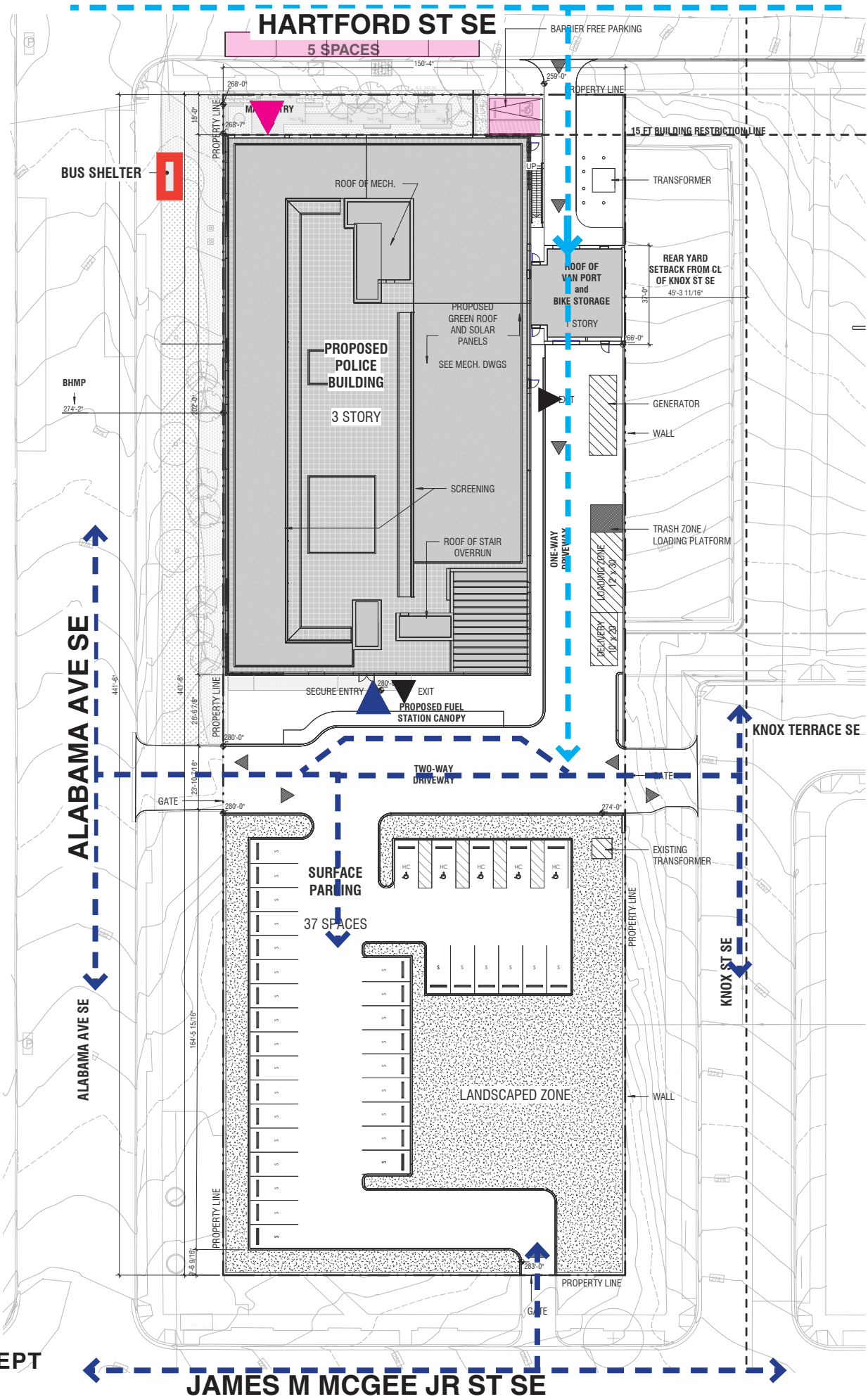
Existing Condition Photos



Existing Condition Photos



Site Plan
Circulation



- MAIN LOBBY ENTRY @ L1
- SECURE ENTRY @ L2
- EXIT / BACK OF HOUSE ACCESS
- ONE-WAY POLICE ACCESS TO VAN PORT
- TWO-WAY POLICE ACCESS
- BUS STOP

Proposed Floor Plans

First Level



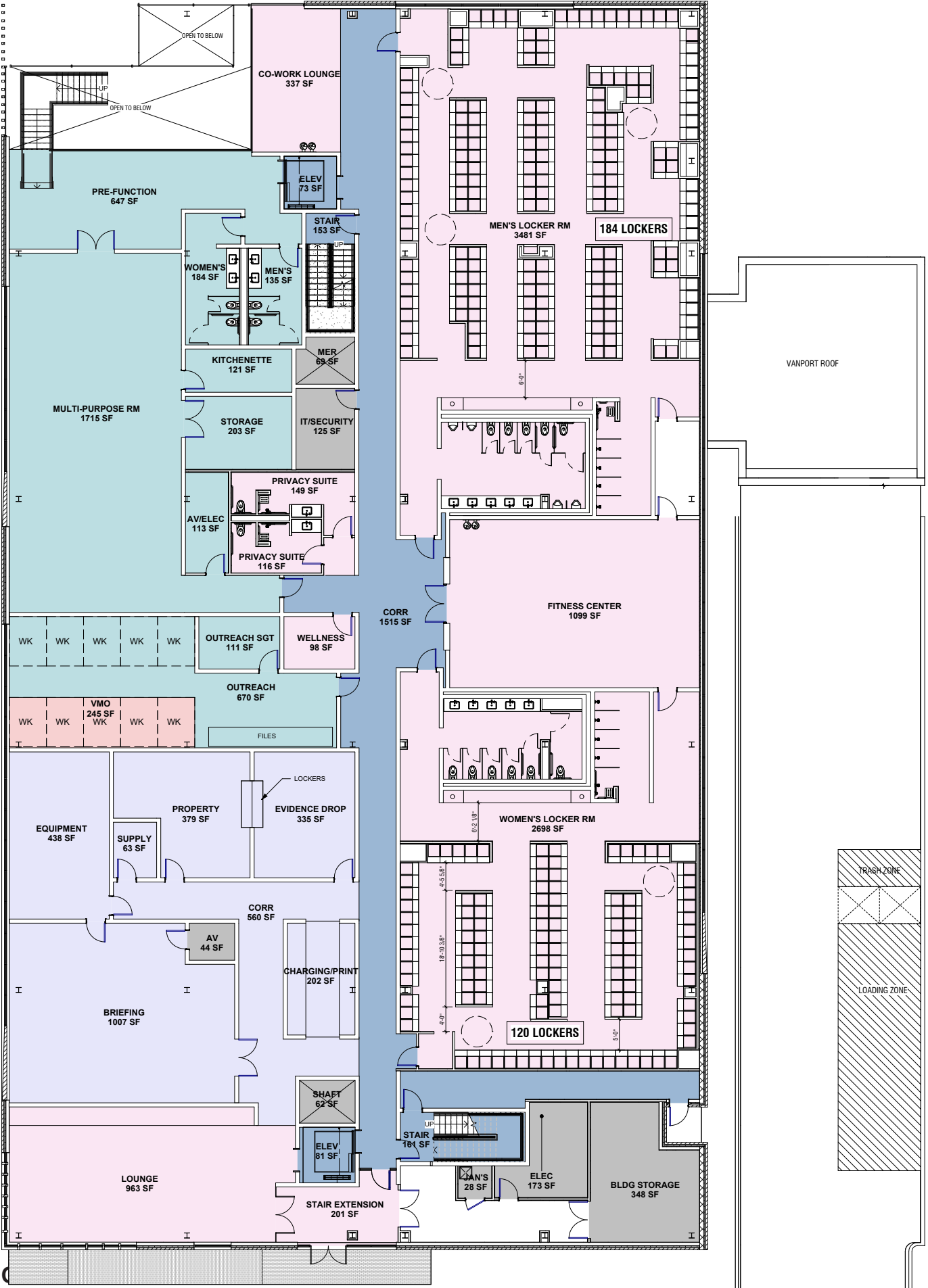
PROGRAM LEGEND

- BLDG SETBACK
- BLDG SUPPORT
- CIRCULATION
- COMMANDER
- COMMUNITY
- DETECTIVE
- DIVISION
- HOLDING
- INTERVIEW
- LOBBY
- PATROL SECTION
- SMU
- TERRACE
- VMO



Proposed Floor Plans

Second Level



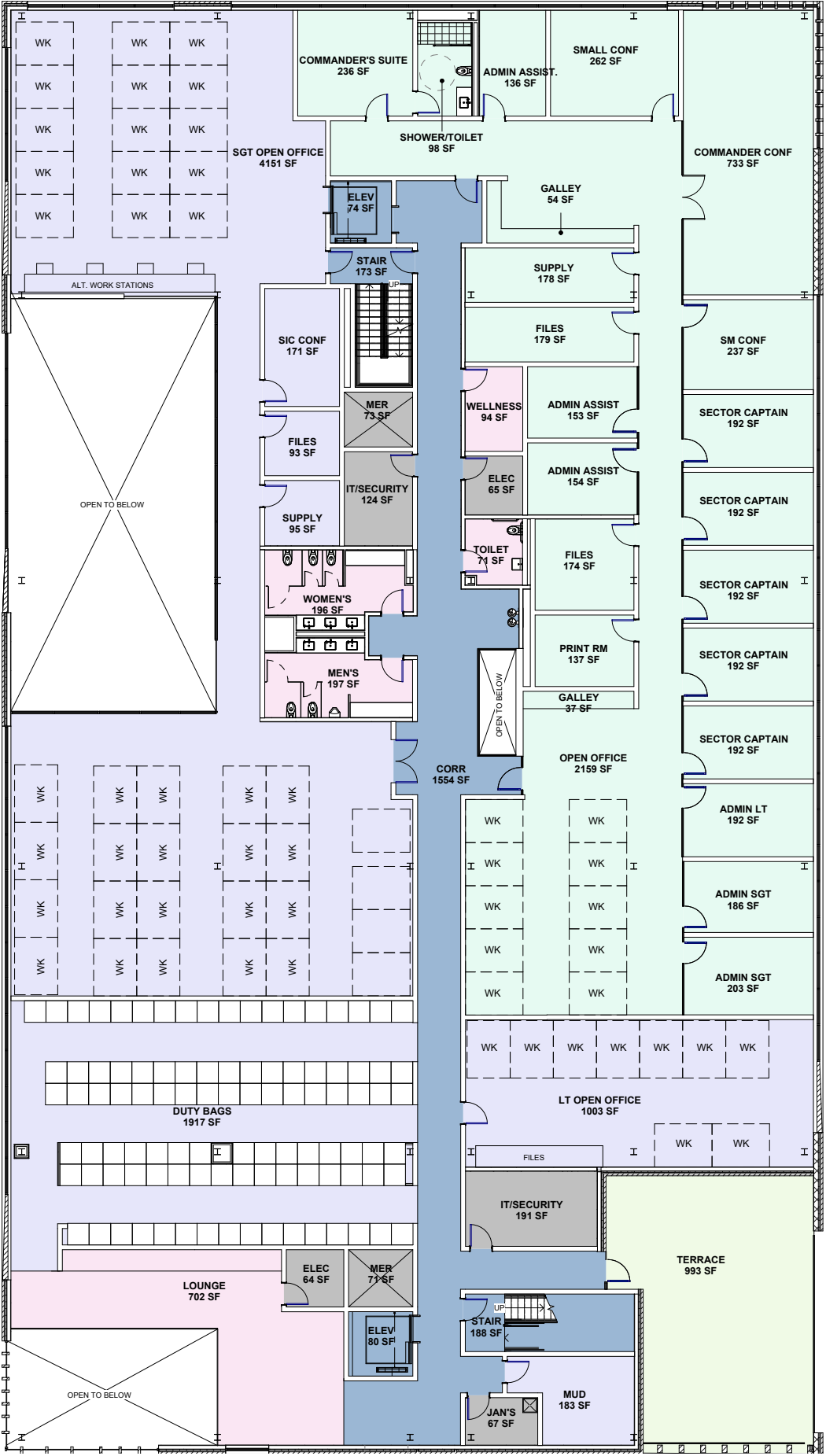
PROGRAM LEGEND

- BLDG SETBACK
- BLDG SUPPORT
- CIRCULATION
- COMMANDER
- COMMUNITY
- DETECTIVE
- DIVISION
- HOLDING
- INTERVIEW
- LOBBY
- PATROL SECTION
- SMU
- TERRACE
- VMO



Proposed Floor Plans

Third Level



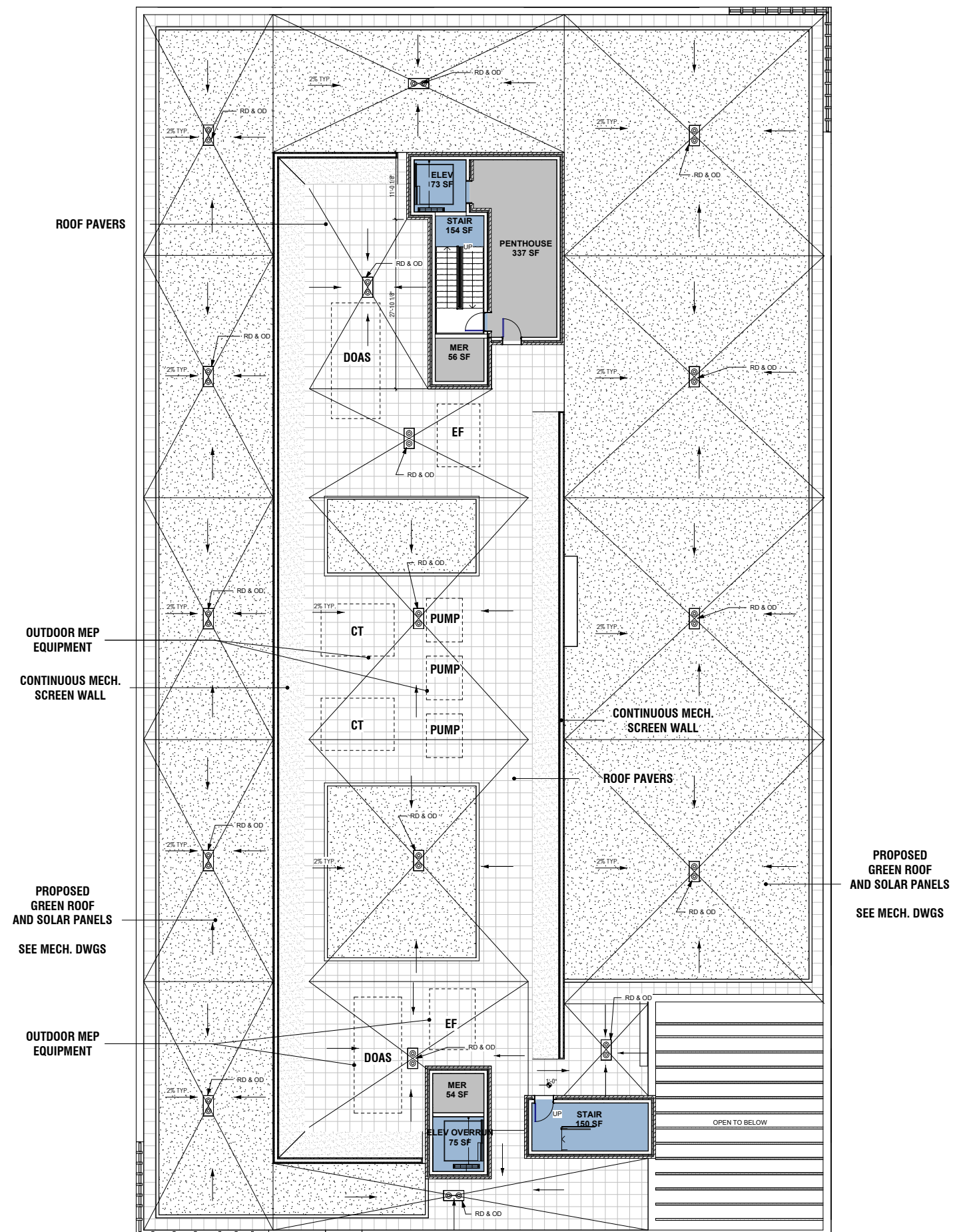
PROGRAM LEGEND

- BLDG SETBACK
- BLDG SUPPORT
- CIRCULATION
- COMMANDER
- COMMUNITY
- DETECTIVE
- DIVISION
- HOLDING
- INTERVIEW
- LOBBY
- PATROL SECTION
- SMU
- TERRACE
- VMO



Proposed Floor Plans

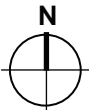
Roof Plan



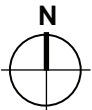
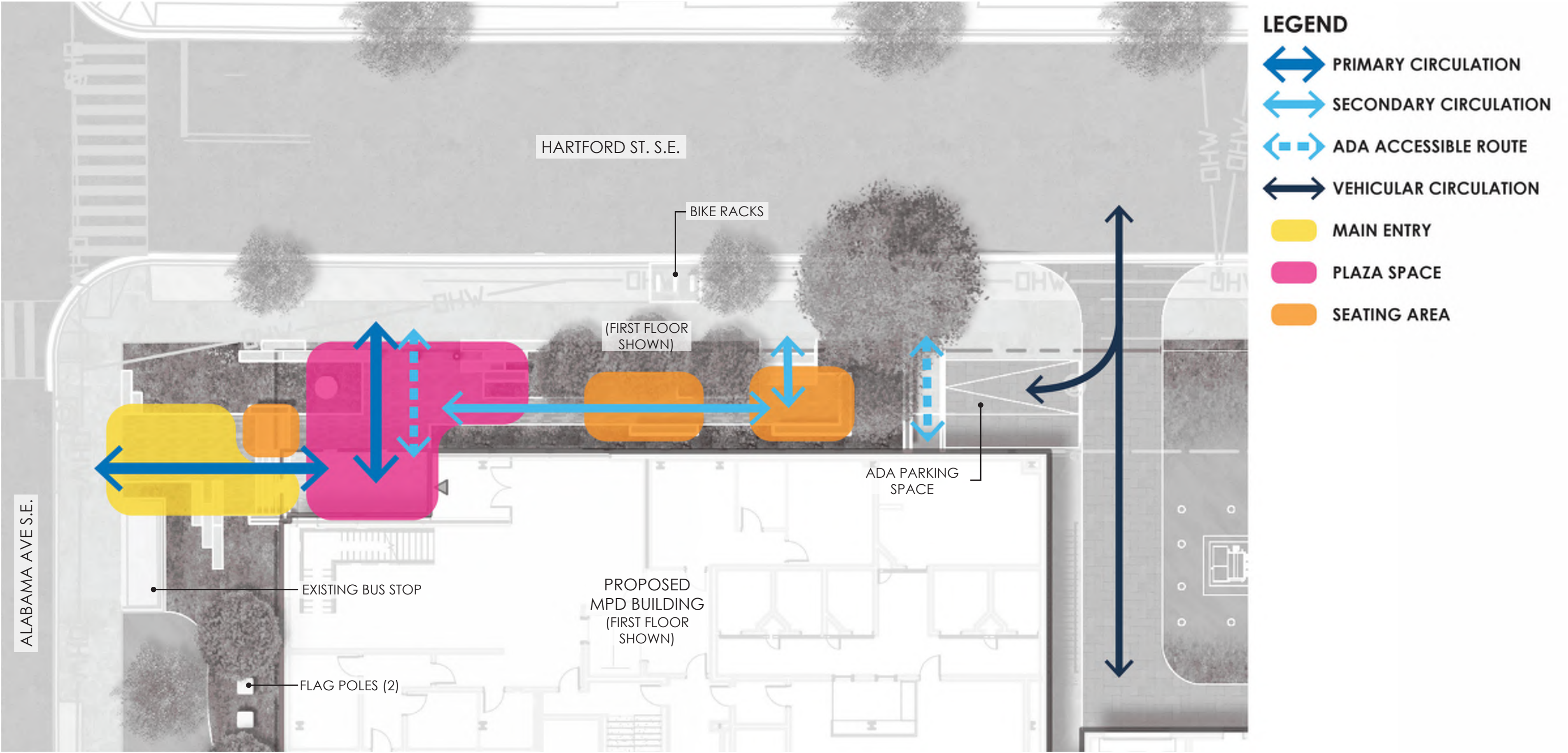
Site Plan - Landscape Strategy



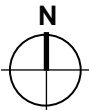
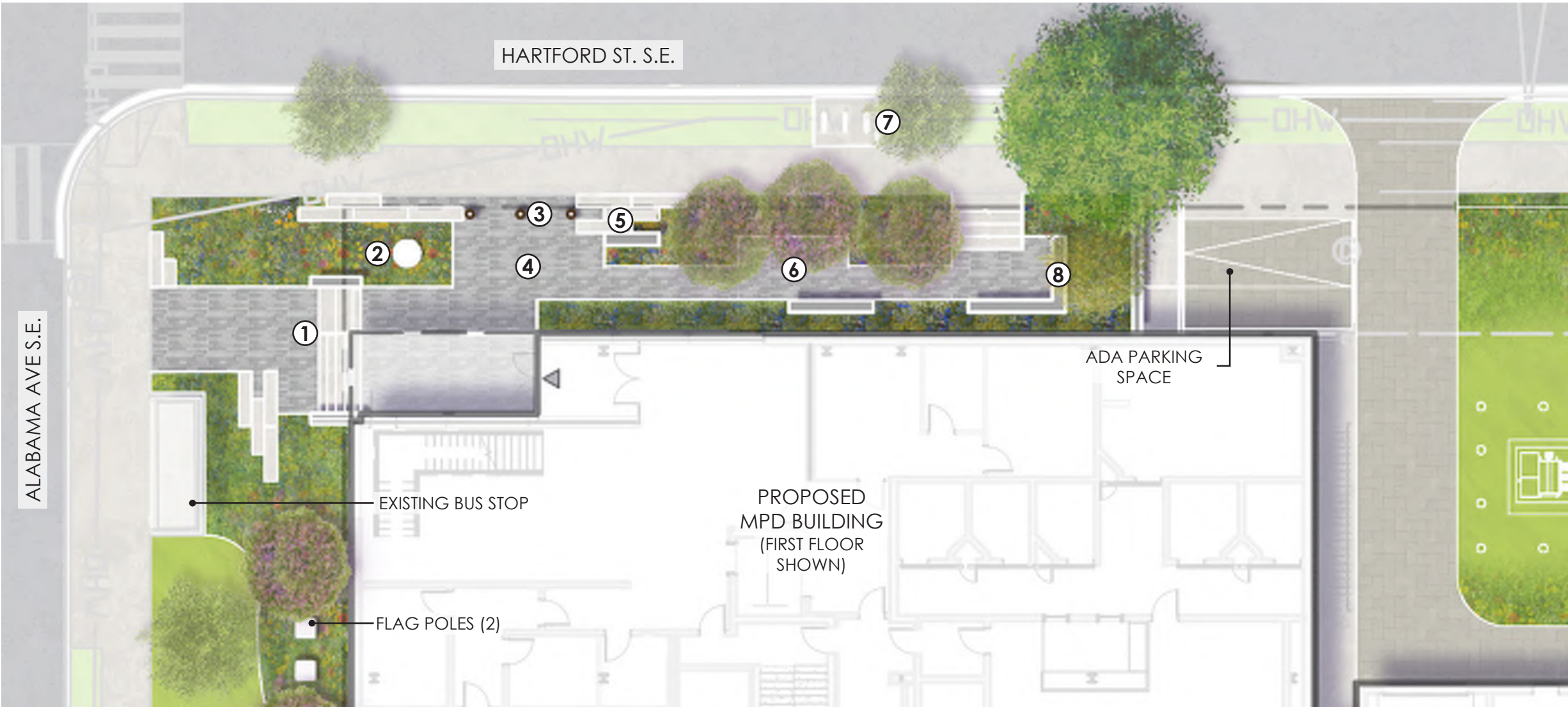
Planting Precedents



Entry Plaza - Circulation and Use



Entry Plaza Enlargement



Massing Views

View 1



View 2

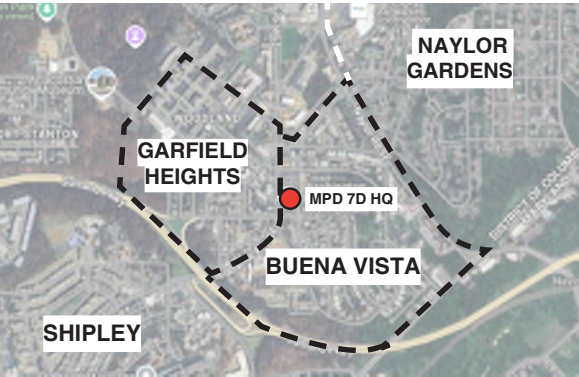
View 1



View 1



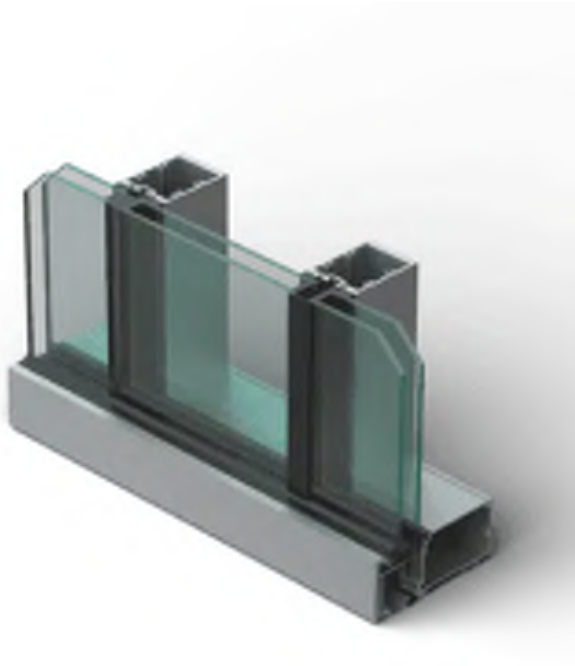
Design Concept



Proposed Materials



Long Format Brick

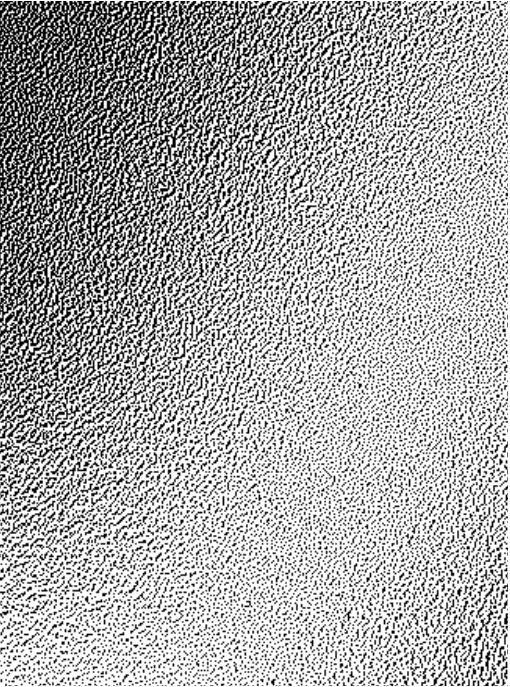


Nickel / Light Bronze
Mullion Finish

Window System



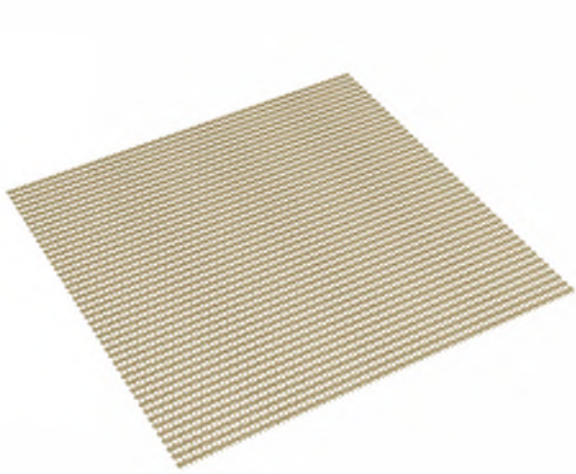
Clear Glass



Obscure Glass



Brick Texture Detail



Mesh Facade



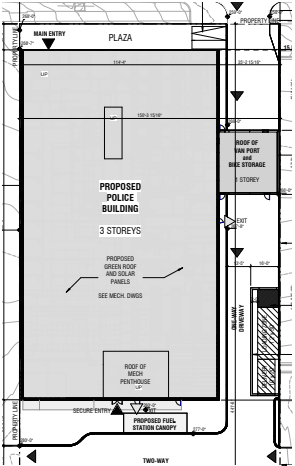
Perspective Views with Context



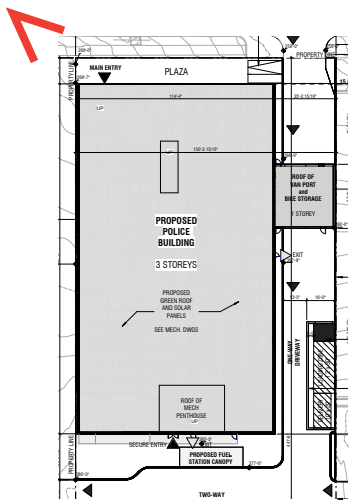
Perspective Views with Context



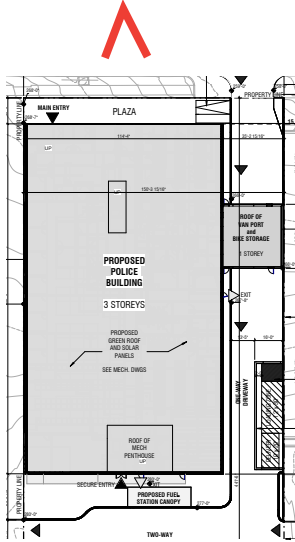
Perspective Views



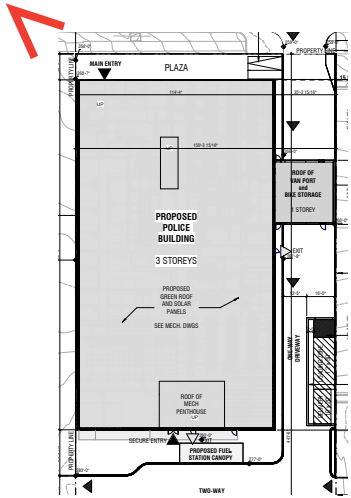
Perspective Views



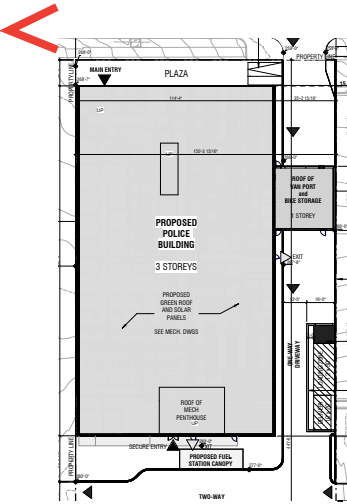
Perspective Views



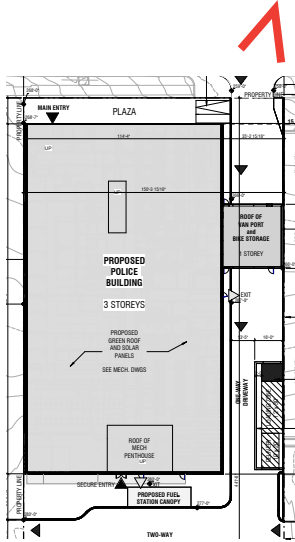
Perspective Views



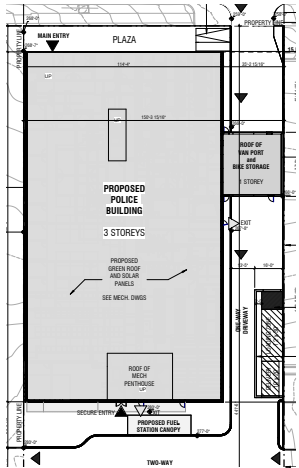
Perspective Views



Perspective Views

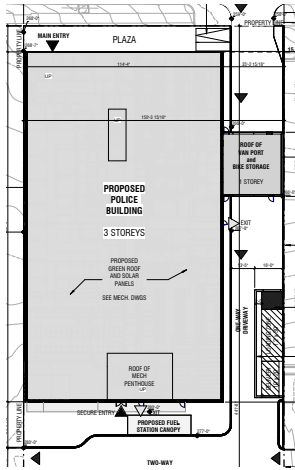


Perspective Views

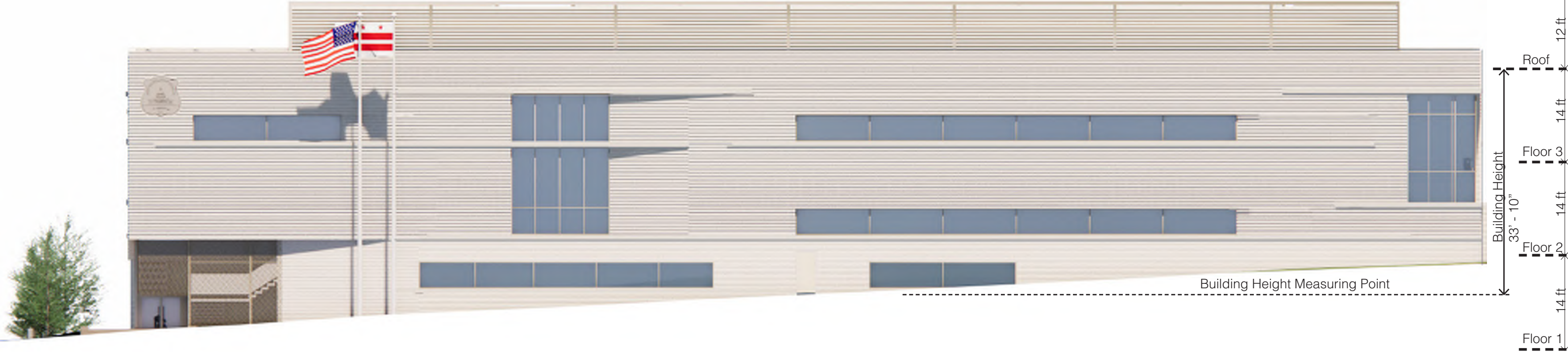
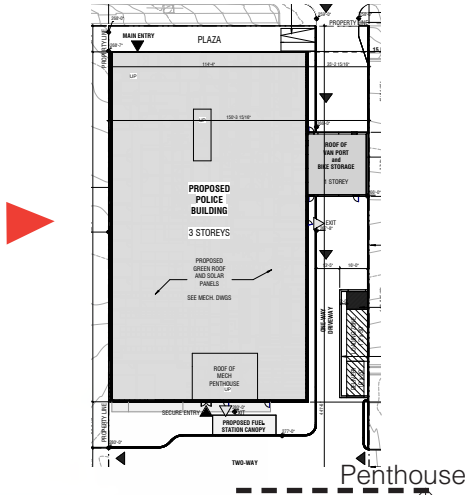


DGS/MPD 7TH DISTRICT HEADQUARTERS - CFA CONCEPT
MAY 1, 2025

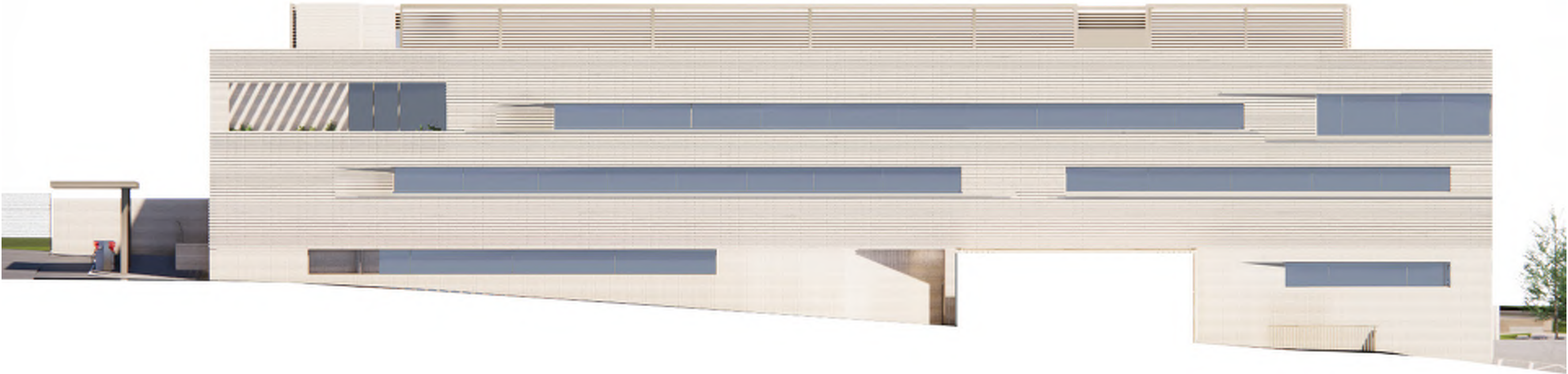
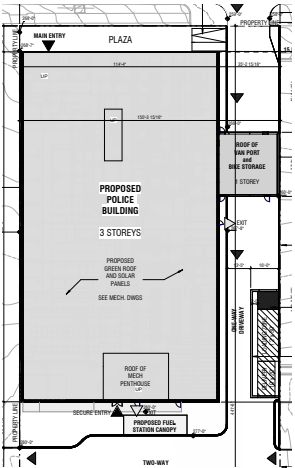
Perspective Views



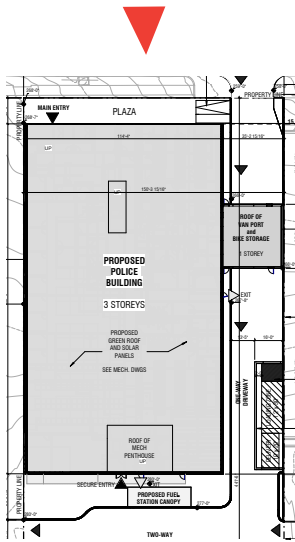
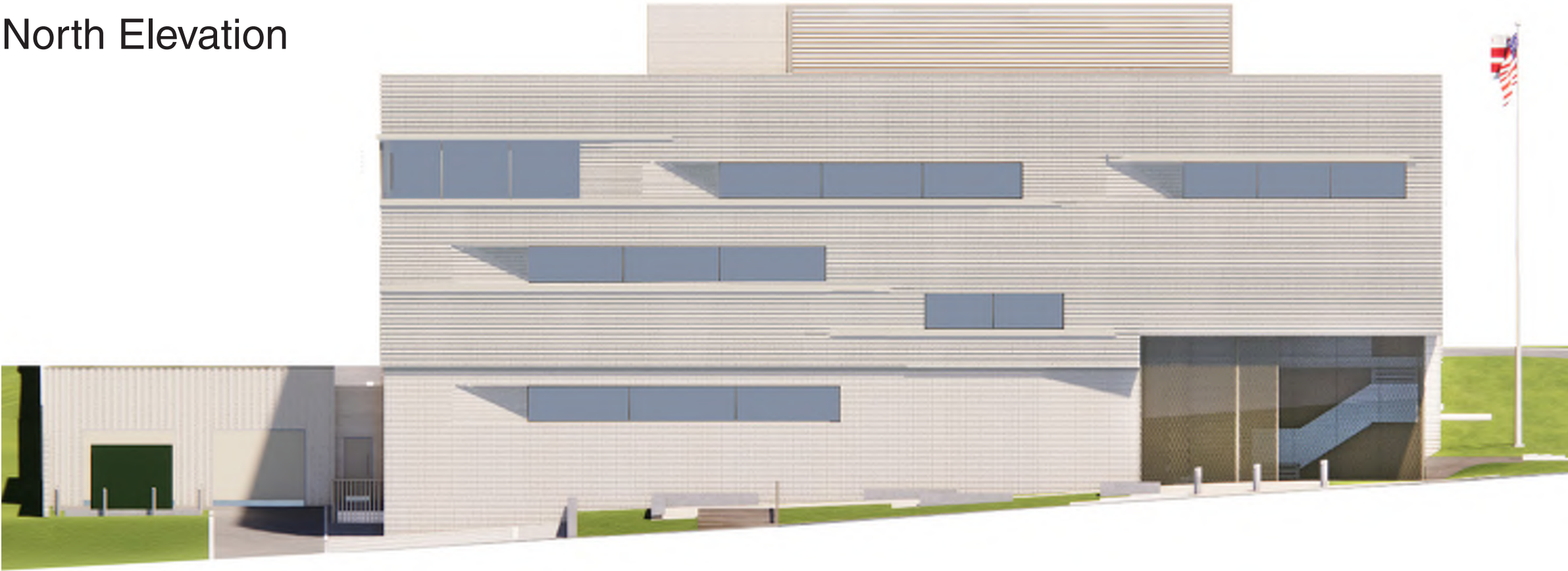
West Elevation



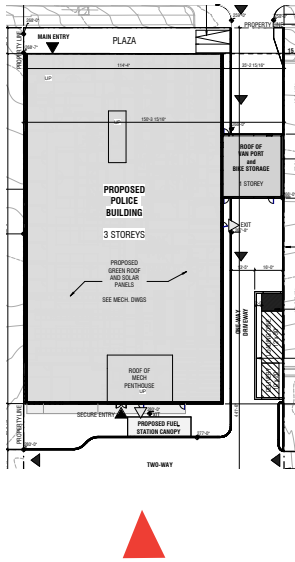
East Elevation



North Elevation



South Elevation



Thank You!