

MEMORANDUM

TO: District of Columbia Zoning Commission

FROM: Michael Jurkovic, AICP, Development Review Specialist
Joel Lawson, Associate Director, Development Review

DATE: December 5, 2025

SUBJECT: 00-33B - Modification without a Hearing to Zoning Commission PUD Order No. 940/ 00-33A for 1025 F Street, NW (Square 346, Lot 805)

I. RECOMMENDATION

After a review of the request, including a comparison of the proposed change against the approved the Office of Planning (OP) **does not object** to the applicant's request for a **Modification without a Hearing** under Subtitle Z § 703, and **recommends approval of the following modifications requested to Condition 3**, as proposed by the applicant, with deletions ~~struck through~~ and additions underlined:

3. The permitted uses on the cellar level, vaults, and first floor of the PUD building shall be limited to those preferred uses listed in §§ 1710 and 1711 of the Zoning Regulations as more specifically referenced in Condition No. 5, below. The remainder of the building may be used for any use permitted in the DD/C-4 district. Notwithstanding the above requirement, approximately 10,000 square feet of building amenity space shall be permitted to be provided in the cellar level, and permitted uses in the approximately 28,000 square feet space on the first and second floors at the southwest corner of the PUD Building, as identified in the drawings attached as Exhibit D of Case No. 00-33B and subject to the flexibility therein, may also include office uses associated with an arts and entertainment-affiliated organization, as generally described therein.

The requested modification would provide flexibility for the Applicant to expand the permissible uses for a portion of the first floor of the Property, to include office use for an arts and entertainment-oriented organization in addition to the arts, retail and service uses identified in the PUD approval.

II. APPLICATION-IN-BRIEF

Applicant	Jemal's Cayre Woodies L.L.C.
Address	1025 F Street, N.W.
Legal Description	Square 346; Lot 805
Ward, ANC	Ward 2, ANC 2C
Underlying Zoning	D-7, Retail Sub-Area. High-Density Mixed Use, with retail, service and entertainment use requirements and bonus density for certain uses

PUD-Related Zoning	DD/C-4, Downtown Shopping District (a.k.a. Retail Core or DD/SHOP). High Density Mixed Use, with retail, service and entertainment use requirements and bonus density for certain uses
Existing Development	The site contains the historically designated former Woodward and Lothrop department store. The original PUD Order permitted the addition of two floors to the building and required relatively large square-footage retail uses on the first and second floors and parts of the cellar. The building has an FAR of approximately 10.0.
Neighborhood Context	The site is in the center of the downtown core, with office, cultural, entertainment, restaurant and housing uses nearby.

III. BACKGROUND AND DESCRIPTION OF PROJECT

The 1958 Zoning Regulations required minimum square footages of retail, service or other uses on the site. At the time the replacement of a department store format, such as the Woodies department store, with other uses, including general retail uses, required a discretionary review. The PUD Order required the replacement of the former department store use with either another department store or with other relatively large-format retail uses on the first and second floors, and permitted such uses in parts of the cellar. In addition, the applicant proffered, and the Order required, participation of the applicant in the construction of off-site residential units in two other downtown Squares. Other benefits included First Source and LSDBE commitments. All of the Order's requirements have been met and the proffers delivered.

This application requests permission to use portions of the first and second ground floor for **office uses associated with an arts and entertainment-affiliated organization**. The applicant describes the use and elements of traditional office use integrated with unique use, programming, and design elements which will include areas for limited screenings, receptions, premieres and other hosted events.

IV. ANALYSIS OF MODIFICATION WITHOUT HEARING REQUEST

Subtitle Z § 703 provides for zoning commission consideration of a modification without a hearing to an approved PUD as follows:

703.3 *For the purposes of this section, a “modification without hearing” is a modification in which impact may be understood without witness testimony, including, but not limited to a proposed change to a condition in the final order, a change in position on an issue discussed by the Commission that affected its decision, or a redesign or relocation of architectural elements and open spaces from the final design approved by the Commission. Determination that a modification can be approved without witness testimony is within the Commission’s discretion. A request to add or change a zoning map designation to an approved planned unit development shall not be considered without a hearing.*

Approval of the modification requested would help to ensure that the original intent of the PUD is met, through the provision of a unique new destination use that would add vitality and interest to the area, within a space that is currently vacant and, as demonstrated by the applicant, has been difficult to lease to another retail use. The requested changes would not significantly alter the building design, transportation, or environmental impacts on which the Commission's original decision was based, nor is it likely to have any significant negative impact on the surrounding high-density mixed-use neighborhood. Accordingly, OP concurs with the applicant that this could be considered as a

modification without hearing, and recommends the Commission approve the request and incorporate the requested change into a revised Condition 3.

V. OTHER GOVERNMENT AGENCY COMMENTS

No government agency had filed to the record at the time OP completed this report.

VI. ANC COMMENTS

The applicant has circulated the application to ANC 2C, in which the site is located. The ANC had not commented to the record at the time OP completed this report.

VII. COMMUNITY COMMENTS

There were no public comments in the record at the time OP completed this report.

VIII. LOCATION MAP

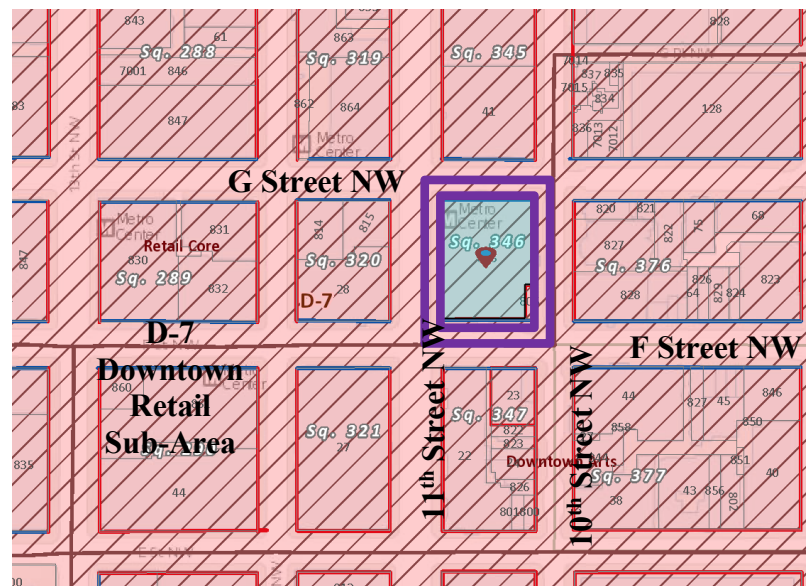


Figure 1. Location Map. PUD is Outlined in Purple.