

GOVERNMENT OF THE DISTRICT OF COLUMBIA
Zoning Commission



ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA
ZONING COMMISSION ORDER NO. 00-33B
Z.C. Case No. 00-33B
Jemal's Cayre Woodies, LLC
(Planned Unit Development Modification Without Hearing
@ 1025 F Street, N.W.) (Lot 805 in Square 346)
January 29, 2026

Pursuant to notice, at its January 29, 2026, public meeting, the Zoning Commission for the District of Columbia (the “Commission”) considered the application (the “Application”) of Jemal's Cayre Woodies, LLC (the “Applicant”) for a modification to the conditions of the planned unit development originally approved by Z.C. Order No. 940 (Case No. 00-33C) (the “Original Order”) and amended by Z.C. Order No. 00-33A (the “Amended Order”) for Lot 805 in Square 346, with a street address of 1025 F Street, N.W. (the “Property”). The Commission reviewed the Application as a modification without hearing, pursuant to the Commission’s Rules of Practice and Procedures, which are codified in Subtitle Z of Title 11 of the District of Columbia Municipal Regulations (the “Zoning Regulations”, to which all subsequent citations refer unless otherwise specified). For the reasons stated below, the Commission **APPROVES** the Application.

FINDINGS OF FACT

I. Background

Prior Approvals

1. The Original Order facilitated the comprehensive rehabilitation of the historic Woodward & Lothrop headquarters building (the "Building") on the Property with a mixed-use redevelopment consisting of retail and service uses in the cellar and first two floors of the Building and office uses on all floors above. The Original Order also established controls on two additional properties elsewhere in the downtown area, providing for the construction of two residential buildings near the Property, in Squares 377 and 517. Both residential buildings were timely constructed and have been consistently occupied for residential use.
2. Under the Original Order, uses in the cellar, first and second floors of the Building were limited to preferred retail/service and arts/arts-related uses pursuant to §§ 1710 and 1711 of the 1958 Zoning Regulations, and were further subjected to certain size requirements at initial build-out. For nearly two decades, the Applicant was able to maintain active and successful retail uses in the Building, which served as a significant driver for other retail and preferred uses along F Street, N.W., and in Downtown generally. However, the COVID

pandemic and other bricks-and-mortar-related retail pressures created significant challenges for retail leasing in the Building and the District at-large.

3. Significant vacancies in the Building and a lack of interest received from retailers in the multi-floor spaces led the Applicant to return to the Commission in 2021 with a request for a “modification of consequence” to the PUD to allow flexibility with regard to permitted uses on the second floor and to provide building amenity space in a portion of the cellar level. That request was approved by the Commission through the Amended Order.
4. Soon after the Amended Order was approved, the Building lost the remainder of its original retail tenants. The Applicant succeeded in returning one of those tenants to the Building and also in bringing another retailer back to the Downtown neighborhood. As a result, the only remaining public-facing vacancy in the Building is the ground floor space at the southwest corner of the Building totaling approximately 14,000 square feet. Despite the Applicant’s efforts over the course of the past few years to locate a retail, service, or arts user for this large space, prospects remain poor for retail and service usage of the vacant space.
5. The Applicant has identified a unique arts and entertainment-affiliated tenant for the space – one that will bring an excitement to the neighborhood and is in keeping with the preferred use priorities applicable to the Property despite not falling within one of the enumerated examples provided in the Zoning Regulations.

Parties

6. Other than the Applicant, the only party to the original PUD application and to the 2021 modification is Advisory Neighborhood Commission (“ANC”) 2C, the “affected” ANC pursuant to Subtitle Z § 101.8.

II. The Application

7. On October 16, 2025, the Applicant filed the Application, requesting a modification without hearing to the conditions first approved in the Original Order and modified in 2021 by the Amended Order, in order to provide flexibility for the Applicant to expand the permissible uses of a portion of the ground floor of the Building to include office use by an arts and entertainment-affiliated organization in addition to the arts, retail and service uses identified in the Amended Order (Exhibit [“Ex.”] 1-2D).
8. The Applicant provided evidence that on October 16, 2025, it served the Application on ANC 2C and the Office of Planning (“OP”) as attested by the Certificate of Service submitted with the Application (Ex. 2).
9. OP submitted a report dated December 5, 2025, concurring that the Application should be considered as a modification without hearing and recommending approval of the Application (the “OP Report”) (Ex. 5).

10. ANC 2C initially submitted a report in opposition of the Application, dated December 15, 2025 (Ex. 7). Following further discussion between the ANC and the Applicant, the ANC submitted a revised report, dated January 25, 2026, indicating that the ANC held a public meeting on January 13, 2026, at which a quorum was present, and voted to unanimously support the Application, upon certain conditions (Ex. 8, the “ANC Report”). The ANC Report listed the following conditions for its support of the Application:
 - “Allow for flexibility in use to include office uses associated with an arts and entertainment-affiliated organization if, and only if:
 - Several street level windows display movie/show artifacts from the occupants, as to activate the street;
 - At least four times per year, the occupant must invite members of the community including, but not limited to, arts or cultural organizations, non-profit or community organizations, or institutions of learning located within the District of Columbia to events that the occupant holds relating to video screenings, performances, or related activities, subject to occupant’s security and use standards. The occupant shall provide an annual report to Advisory Neighborhood Commission 2C describing the annual events; and
 - Prior to the issuance of the certificate of occupancy for the first floor space that is the subject of Case No. 00-33B, the occupant shall contribute \$25,000 to Women in Film and Video DC for the purpose of supporting its Professional Development Program or similar career enhancement and networking efforts and the occupant shall submit to the Zoning Administrator evidence that such contribution has been made.”
11. The Applicant submitted a supplemental statement, dated January 26, 2026, including the conditions agreed to by the Applicant and ANC 2C, and revised renderings showing concept designs of the proposed Building occupancy (Ex. 9, 9A).

CONCLUSIONS OF LAW

1. Subtitle Z § 703.1 authorizes the Commission, in the interest of efficiency, to make modifications without a public hearing to approved contested case final orders and plans approved by such orders.
2. Subtitle Z § 703.6 defines “modification without hearing” as “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.”
3. The Commission concludes that the Application qualifies as a modification without hearing within the meaning of Subtitle Z § 703.6, as a request to modify the conditions approved by the Amended Order and therefore can be granted without a public hearing pursuant to Subtitle Z § 703.1.

4. The Commission concludes that the Applicant satisfied the requirement of Subtitle Z § 703.10 to serve the Application on all parties to the original proceeding, in this case ANC 2C; and OP, at the same time the Application was filed with the Office of Zoning.
5. The Commission concludes that all parties were allowed 30 days after the Application was filed and served on October 16, 2025, to file responses to the Application in accordance with Subtitle Z § 703.12; and the Application was filed at least 35 days prior to the public meeting at which the Application was considered by the Commission, in accordance with Subtitle Z § 703.13. The Application was filed October 16, 2025, and considered January 29, 2026.
6. The Commission finds that the Application is in keeping with the approved planned unit development, and further finds that the requested flexibility will allow the Applicant the opportunity to lease the remaining ground floor space in the Building, which it has tried unsuccessfully to lease for preferred uses, to an arts-and-entertainment-affiliated organization that will continue to vitalize the Building and the surrounding Downtown neighborhood.

“Great Weight” to the Recommendations of OP

7. Pursuant to § 13(d) of the Office of Zoning Independence Act of 1990, effective September 20, 1990 (D.C. Law 8-163; D.C. Official Code § 6-623.04) and Subtitle Z § 405.9, the Commission must give “great weight” to the recommendations of OP (*Metropole Condo. Ass’n v. D.C. Bd. of Zoning Adjustment*, 141 A.3d 1079, 1087 (D.C. 2016)).
8. The Commission notes OP’s lack of objection to the Application being considered as a modification without hearing and finds persuasive OP’s recommendation that the Commission approve the Application and therefore concurs in that judgment.

“Great Weight” to the Written Report of the ANC

9. Pursuant to § 13(d) of the Advisory Neighborhood Commissions Act of 1975, effective March 26, 1976 (D.C. Law 1-21; D.C. Official Code § 1-309.10(d)) and Subtitle Z §406.2, the Commission must give “great weight” to the issues and concerns raised in the written report of the affected ANC. To satisfy this great weight requirement, District agencies must articulate with particularity and precision the reasons why an affected ANC does or does not offer persuasive advice under the circumstances (*Metropole Condo. Ass’n v. D.C. Bd. of Zoning Adjustment*, 141 A.3d 1079, 1087 (D.C. 2016)). The District of Columbia Court of Appeals has interpreted the phrase “issues and concerns” to “encompass only legally relevant issues and concerns.” (*Wheeler v. District of Columbia Board of Zoning Adjustment*, 395 A.2d 85, 91 n.10 (1978)).
10. The ANC met with the Applicant and the proposed occupant on a number of occasions and agreed on a series of conditions, to improve the street level vitality adjacent to the Building, community access to certain periodic video programming, and to provide funding to a local film organization in support of its career development programming. The Commission

finds the ANC's support for the Application persuasive and concurs that the agreed conditions of approval be adopted.

DECISION

In consideration of the case record and the Findings of Fact and Conclusions of Law herein, the Commission concludes that the Applicant has satisfied its burden of proof and, therefore, **APPROVES** the Applicant's request for a Modification without Hearing to modify Z.C. Order No. 940, as amended by Z.C. Order No. 00-33A, subject to the following conditions and provisions:

The conditions in Z.C. Order No. 940 and Z.C. Order No. 00-33A remain unchanged and in effect, except that:

Condition No. 3 as stated or incorporated in these orders, is hereby revised to read as follows (additions in **bold** text):

- 3a.** 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.
- 3b.** Notwithstanding the above requirement, approximately 10,000 square feet of building amenity space shall be permitted to be provided in the cellar level. Likewise, approximately 14,000 square feet space on the first floor at the southwest corner of the PUD Building, as identified in the drawings attached as Ex. 9A of Application No. 00-33B, including street level windows with movie or show designs or artifacts or similar components to activate the street, and subject to the flexibility provided therein, may also include office uses associated with an arts and entertainment-affiliated organization, as generally described therein.
- 3c.** For so long as the first floor space that is the subject of Application No. 00-33B is occupied as offices associated with an arts and entertainment-affiliated organization, the occupant shall, at least 4 times per year, invite members of the community including but not limited to arts or cultural organizations, non-profit or community organizations, or institutions of learning located within the District of Columbia to events that the occupant holds relating to video screenings, performances, or related activities, subject to occupant's security and use standards. The occupant shall provide an annual report to Advisory Neighborhood Commission 2C describing the annual events.
- 3d.** Prior to the issuance of the certificate of occupancy for the first floor space that is the subject of Application No. 00-33B, the occupant shall contribute \$25,000 to Women in Film and Video DC for the purpose of supporting its Professional Development Program or similar career enhancement and networking efforts and the occupant shall submit to the Zoning Administrator evidence that such contribution has been made.

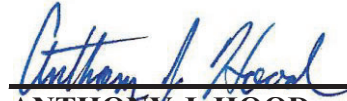
VOTE (January 29, 2026): 5-0-0

(Anthony Hood, Gwen Wright, Robert E. Miller, Joseph S. Imamura, and Tammy Stidham to approve).


In accordance with the provisions of Subtitle Z § 604.9, this Order shall become final and effective upon publication in the *District of Columbia Register*; that is, on May 8, 2026.

BY THE ORDER OF THE D.C. ZONING COMMISSION

A majority of the Commission members approved the issuance of this Order.



ANTHONY J. HOOD
CHAIRMAN
ZONING COMMISSION



SARA A. BARDIN
DIRECTOR
OFFICE OF ZONING

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 WHICH IS PROHIBITED BY THE ACT. IN ADDITION, HARASSMENT BASED ON ANY OF THE ABOVE PROTECTED CATEGORIES IS PROHIBITED BY THE ACT. DISCRIMINATION IN VIOLATION OF THE ACT WILL NOT BE TOLERATED. VIOLATORS WILL BE SUBJECT TO DISCIPLINARY ACTION.