

**MEMORANDUM**

**TO:** District of Columbia Zoning Commission

**FROM:** Matt Jesick, Development Review Specialist  
*JL for* Jennifer Steingasser, Deputy Director, Development, Design and Historic

**DATE:** December 3, 2024

**SUBJECT:** 1250 Half Street, SE – ZC #06-46F  
Modification Without Hearing to Convert 2<sup>nd</sup> Floor Retail to Lodging

**I. BACKGROUND AND RECOMMENDATION**

On June 29, 2015, the Zoning Commission approved case number 06-45B, a design review application to construct a residential and retail development on the east side of Half Street, SE, just north of the ballpark. The building has been constructed. The current application is a request for a Modification Without Hearing to that approval, pursuant to Z § 703, to convert some existing second floor retail space to lodging use, with flexibility to later convert the space to residential, including at least one IZ unit.

The Office of Planning (OP) finds that this application is appropriately considered a Modification Without Hearing, and that the changes proposed are consistent with the original approval and the intent of the CG-4 zone. OP therefore recommends that the Commission approve the modification.

**II. APPLICATION-IN-BRIEF**

<b>Applicant</b>	Half Street Residential PJV, LLC
<b>Zoning</b>	CG-4 (Capitol Gateway Medium to High Density)
<b>Location</b>	Square 701, Lots 857, 858 and 859; Ward 8, ANC 8F
<b>Proposal</b>	Modify application #06-46B by replacing second floor retail with lodging uses, to potentially be changed to residential in the future.

**III. PROPOSED MODIFICATION AND ANALYSIS**

The subject site is located on the east side of Half Street, SE, at the corner of Half and N, directly north of the baseball stadium and just south of the Navy Yard Metro Half Street entrance. The

portion of the building in question is at the northern end of the site, on the second floor. Please refer to the vicinity map below. The application proposes to replace second floor retail at the northern end of the building with a lodging use, and permit flexibility for the applicant to later change the lodging use to residential. See Exhibit 5A for the most recent architectural plans. Exterior changes would only involve window replacement to a pattern more suitable for lodging or residential use. The current second-floor retail space, totaling 24,242 square feet, would be renovated to construct demising walls to create 16 separate units. The total floor area of the building would not change.

Subtitle Z of the Regulations defines a modification without hearing as follows:

703.6 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.

The proposed change in use for the subject portion of the building would fall within the definition outlined above. The original approval, 06-46B, contemplated residential, retail and lodging uses for the building. However, retail was the only use contemplated in this area of the second floor. The modification, therefore, is necessary to allow lodging and potential future residential use to occupy the space. But the overall use mix would remain consistent with the uses approved with the original design review application. The design of the building, discussed by the Commission as part of the original approval, would only change slightly. The proposed use would also be in keeping with the intent of the Capitol Gateway Zone, which seeks to support certain uses, including lodging uses.

The potential conversion of the lodging space to residential units would be consistent with the overall uses within the building. It would also further policy objectives for the creation of additional housing opportunities at transit and retail/services rich areas, and would include at least one affordable unit consistent with the IZ program.

The Office of Planning, therefore, recommends that the Commission approve the application as a Modification Without Hearing.

#### **IV. ANC COMMENTS**

An of this writing the record does not contain comments from the ANC.

#### **V. COMMUNITY COMMENTS**

As of this writing the record does not contain comments from the community.

## VI. VICINITY MAP

