

GOVERNMENT OF THE DISTRICT OF COLUMBIA
Zoning Commission



ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA
ZONING COMMISSION ORDER NO. 17-05E

DC Central Kitchen
Application for Modification Without a Hearing of Design Review
Lot 10, Square 613
May 29, 2025

Pursuant to notice, at its May 29, 2025 public hearing, the Zoning Commission for the District of Columbia (“Commission”) considered the application (“Application”) of DC Central Kitchen (“DCK”) for a Modification Without a Hearing of Design Review (Z.C. Order No. 17-05, as modified by Z.C. Orders 17-05A, 17-05B, 17-05C, and 17-05D) pursuant to Subtitle Z, Section 703 (the “Application”), under the Zoning Regulations (Title 11 of the District of Columbia Municipal Regulations, Zoning Regulations of 2016, to which all subsequent citations refer unless otherwise specified). The property that is the subject of the Application is Lot 10, Square 613 (the “Property”). The Commission reviewed the Application 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 (Zoning Regulations of 2016, the “Zoning Regulations”), to which all subsequent citations refer unless otherwise specified. For the reasons stated below, the Commission **APPROVES** the Application.

**** SUMMARY ORDER ****

Background

1. On March 2, 2018, the Commission approved Z.C. Order No. 17-05 for a Design Review for the adaptive reuse of the former Coast Guard headquarters building on the Property as a multi-family building consisting of approximately 480 residential units with approximately 71,120 square feet of ground floor retail (the “Building”). Because the Property is located in the CG-5 zone, Design Review approval was required pursuant to Subtitle K, Section 512 of the CG zone provisions of the Zoning Regulations.

2. Pursuant to Z.C. Order No. 17-05A, effective November 9, 2018, the Commission approved a modification of consequence to allow modifications to the approved plans. Pursuant to Z.C. Order No. 17-05B, effective August 28, 2020, the Commission approved a modification of consequence to allow WhyHotel, a lodging use, to operate in the Building on a temporary basis. Pursuant to Z.C. Order No. 17-05C, effective August 28, 2020, the Commission approved a modification of consequence to allow DCK to operate in the approved retail space and add a 15,000 square-foot partial second floor. Pursuant to Z.C. Order No. 17-06D, the Commission

approved a modification of consequence to allow an expansion of retail space by 2,712 square feet to accommodate a new restaurant.

Parties

3. The parties to this matter include the Applicant and Advisory Neighborhood Commission (“ANC”) 6B. Pursuant to the authorization letter enclosed with this Application (Ex. 2B2), the owner of the Property authorized DCKK to submit this Application on its behalf. No additional requests for party status were received.

The Application

4. On April 4, 2025, the Applicant filed the Application for Modification Without a Hearing of Design Review. (Exs. 1, 1A, 1B, 2, 2B1, 2B2, 2C1, 2C2, 2C3, 2C4, 2C5, 2D).

5. DCKK seeks to expand its operations in the existing Building on the Property and add a total of 6,533 square feet of gross floor area of retail/service use. The new GFA will be comprised of 383 square feet resulting from the enclosure of an exterior vestibule and 6,150 square feet of new mezzanine space on the second floor of the Building.

6. The Property consists of approximately 115,479 square feet of land area and is located in the CG-5 zone. The approved FAR of the Building is 531,722 square feet, including 88,832 square feet of nonresidential space. The proposed addition of 6,533 square feet of GFA will result in an increase in the FAR on the Property from 4.60 to 4.66. This is still below the maximum FAR of 5.0 permitted in the CG zone in buildings that provide at least 2.0 FAR of residential uses. In this case, the Building contains 3.83 FAR of residential uses. Therefore, the Commission can exercise its discretionary authority under Subtitle K, Section 505.3(c) to approve the additional density requested.

The Applicant’s Justification

7. The Applicant stated that, pursuant to 11 DCMR, Subtitle Z, Section 703.6, the Application met the requirements for a modification without a hearing given that the proposed modifications involve minor changes to a condition, the modifications may be understood without witness testimony, and the changes requested herein are a redesign or relocation of architectural elements. The Applicant’s justification can be found at:

- Applicant’s Cover Letter and Statement of Support (Ex. 2)
- Applicant’s Architectural Plans (Ex. 2D)

Responses to the Application

8. The Office of Planning (“OP”) submitted its report recommending approval of the Application on April 25, 2025. (Ex. 4).

9. ANC 6D submitted its report on May 23, 2025 (Ex. 6), in which it stated that at a properly-noticed public meeting with a quorum of 5 out of 8 commissioners, ANC 6D voted 5-0 to support the Application.

Summary Order

10. Since no persons or parties appeared in opposition to the Application and the affected ANC supported the Application, a decision by the Commission to grant this Application would not be adverse to any party. Therefore, pursuant to Subtitle Z, Section 604.7, the Commission authorized a summary order in this case and determined it may waive the requirement that findings of fact and conclusions of law accompany the Order because such waiver will not prejudice the rights of any party.

DECISION

In consideration of the record, the Commission concludes that the Applicant has satisfied its burden of proof and therefore **APPROVES** the Application to add a total of 6,533 square feet of gross floor area of retail/service use to expand the existing DCKK space. The conditions of Z.C. Order 17-05 remain unchanged except that Condition No. 1 of Z.C. Order 17-05, as amended and modified by Z.C. Orders 17-05A, 17-05B, 17-05C, and 17-05D, is hereby revised to read as follows (deletions shown in **bold** and ~~strikethrough~~ text; additions in **bold** and underlined text) as follows:

1. Project Development. The Project shall be built in accordance with:
 - The plans, including flood proofing plans, and elevations dated May 16, 2017, and marked as Exhibit 16A of the record of Z.C. Case No. 17-05; as modified by the drawings submitted as Exhibits 26A, 30A, and 34A of the record of Z.C. Case 17-05;
 - As modified by the guidelines, conditions, and standards contained in Z.C. Order 17-05;
 - As amended by the plans submitted on August 10, 2018, marked as Exhibit 1C of the record of Z.C. Case No. 17-05A;
 - As amended by the plans submitted on April 24, 2020, marked as Exhibit 2H of the record of Z.C. Case No. 17-05C;
 - As amended by the plans submitted on September 20, 2022, marked as Exhibit 5A of the record and the additional detail regarding the canopy system marked as Exhibit 5B of Z.C. Case No. 17-05D; ~~and~~
 - **As amended by the plans submitted on April 4, 2025, marked as Exhibit 2D of the record of Z.C. Case No. 17-05E; and**
 - As modified by the guidelines, conditions, and standards herein.

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VOTE (May 29, 2025): 5-0-0 (Anthony J. Hood, Robert E. Miller, Gwen Wright, Joseph S. Imamura, Tammy Stidham to **APPROVE**)

In accordance with the provisions of Subtitle Z Section 604.9, this Order No. 17-05E shall become final and effective upon publication in the DC Register; that is, on , 2025.

BY 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.