

## MEMORANDUM

**TO:** District of Columbia Zoning Commission

**FROM:** Shepard Beamon, Development Review Specialist  
*JL for* Jennifer Steingasser, Deputy Director, Development Review, Historic Preservation and Urban Design

**DATE:** June 26, 2025

**SUBJECT:** **ZC Case 20-06D** – Request for a Modification Without a Hearing for a Consolidated and Stage 1 Planned Unit Development at 1333 M Street SE.

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### **I. RECOMMENDATION**

The Office of Planning (OP) recommends that the Zoning Commission **approve** the request for a Modification Without a Hearing for exterior changes to Phase 1 (East Tower) under Subtitle Z § 703. The proposed changes are detailed below in this report.

Per Subtitle Z § 703.6, *“For the purposes of this section, a “modification without hearing” is a modification in which the 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.”*

### **II. BACKGROUND**

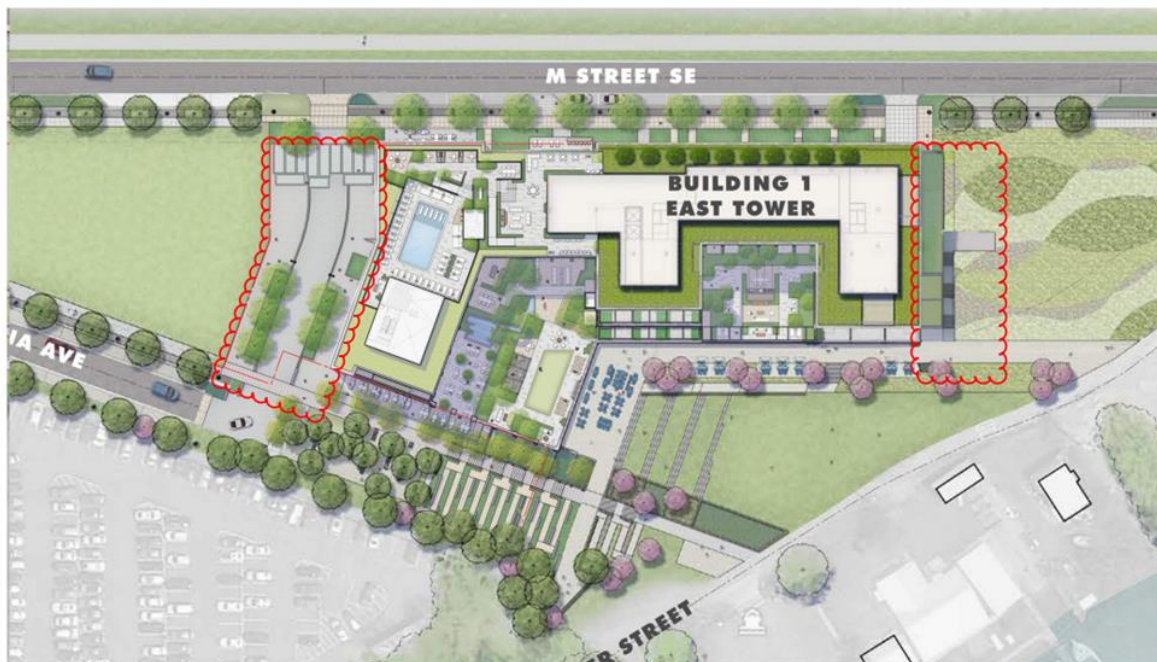
The Commission, in ZC Order 22-06, approved a consolidated Planned Unit Development (PUD), with a related map amendment, to rezone the site at 1333 M Street SE from the PDR-4 zone to the MU-9 zone. Order 20-06 also approved a mixed-use residential/commercial phased development. The approval allows for redevelopment of the subject property with a two-phased, mixed-use development consisting of approximately 791,063 square feet of floor area including 591,133 square of residential use and 45,419 square feet dedicated to retail use.

The requested modifications pertain to Phase 1 which includes Building 1, also known as the East Tower. The approved GFA includes 442,839 sq.ft. for residential use with 496 units, and 17,691 sq.ft. for non-residential uses. Pursuant to Z.C. Order No. 20-06B, the first Modification Without a Hearing, which approved the updated development program governing the PUD Site, the East Tower is approved for up to 516 residential units, 23,378 sq.ft. of non-residential uses, and 222 parking spaces; however, the building, as designed will have 496 units and 221 parking spaces.

### III. PROJECT SUMMARY

<b>Applicant:</b>	Holland and Knight for Felice Development Group
<b>Address:</b>	1333 M Street, S.E. (Square 1048-S, Lot 2 )
<b>Ward / ANC</b>	Ward 6, ANC 6B
<b>Zone:</b>	MU-9 (Approved with associated Map Amendment (Order# 20-06)
<b>Proposed Changes:</b>	<p>Request for five exterior modifications to the approved Consolidated PUD, would be to the elements listed below:</p> <ul style="list-style-type: none"><li>• The private street proposed between the East Tower and the West Tower in Phase II of the project;</li><li>• The walkway from M Street SE along the east side of the East Tower;</li><li>• The penthouse configuration and design;</li><li>• The materials for the enclosed projecting balconies; and</li><li>• The finish for the site walls enclosing the planters and bio retention planters.</li></ul>
<b>Previous Actions:</b>	<p><b>Order 20-06</b> Approved 04/23/21 <b>20-06A</b> Technical Correction, Approved 10/07/22 <b>20-06B</b> Modification of Consequence, Approved 12/15/22 <b>20-06C</b> Two-year PUD Time Extension, Approved 1/26/2023</p>

### IV. LOCATION



## **V. ANALYSIS OF REQUESTED MODIFICATIONS**

As detailed in [Exhibit 2](#) and shown in the architectural plans ([Exhibit 2A](#)), the applicant proposes changes to:

- modify the proposed private street to a woonerf, as recommended by DDOT;
- replace the catwalk with a staircase to promote pedestrian connectivity between M Street and Virginia Avenue;
- a revised glazing configuration for the penthouse exterior walls;
- changes to the handrail materials from glass to metal mesh; and
- change from brick to concrete for the site walls enclosing the planted areas and bioretention planters along the south side of the building.

The proposed changes would not alter the PUD-approved development standards, per the applicant zoning calculations. (Exhibit 2A, page 13) The exterior modifications to the building are aesthetic and cosmetic and would not impact use or function. The proposed site plan changes are in response to DDOT, and would improve circulation to and through the site.

The PUD application was rezoned to MU-9 under the 2016 zoning regulations. There have been no substantive changes to the Zoning Regulations since the PUD was approved that would impact the approved project.

There have been no substantial changes to the Comprehensive Plan since the PUD approval that would negatively affect the facts upon which the project was approved. The Future Land Use Map (FLUM) designates the site as Residential High Density and Commercial Medium Density and the Generalized Policy Map (GPM) designates the site as a Land Use Change Area, Future Planning Analysis Area and Resilience Focus Area. The proposed changes to the PUD would continue to be consistent with the Generalized Policy Map (GPM) and the Future Land Use Map (FLUM). The proposed changes would not conflict with the Lower Anacostia Waterfront/Near Southwest Area Element or the citywide elements. The environmental performance of the building and site plan would be further addressed through the building permit process.

Overall, the application and proposed changes satisfy the criteria under Subtitle Z § 703, as they would not significantly adversely impact any aspect of the specific public benefits, project amenities and approved development tabulations and measurements. Therefore, OP recommends approval of the requested modifications without a hearing.

## **VI. OTHER DISTRICT AGENCY COMMENTS:**

No District agency comments have been filed at the filing of this report.

## **VII. ANC COMMENTS:**

ANC 6B has not provided comments to the case record at the filing of this report.

## **VIII. COMMUNITY COMMENTS:**

There are no community comments filed to the record at the filing of this report.