

GOVERNMENT OF THE DISTRICT OF COLUMBIA
Zoning Commission



MEMORANDUM

TO: Radhika Mohan, Deputy Director
Development Review & Historic Preservation
Office of Planning

FROM: Sharon S. Schellin /s/
Secretary to the Zoning Commission

DATE: April 13, 2026

SUBJECT: Request for Modification Without Hearing - Z.C. Case No. 21-20D (Steuart Investment Company – Modification without Hearing to an Approved Design Review for Property Located @ Square 662, Lot 16 (1 S Street, N.W.))

On April 9, 2026, the Office of Zoning received a request from the above-named Applicant for a Modification without Hearing to an approved design review previously approved by Z.C. Order No. 21-20 and further modified by Z.C. Order No. 21-20A.

The Applicant requests approval to modify the Project phasing to reduce the size of the first phase in order to better position the Project to obtain financing. The result of the reduction would allow for the revised Phase 1 to consist of approximately 335 units, with the remaining units and ground-floor retail space located in the western portion of original Phase 1 to be developed in a later phase. In addition, the Applicant proposes to replace the ground-floor retail space previously proposed for the eastern portion of the Phase 1 footprint with additional residential units, each with individual street-facing unit entrances along the Property’s South Capitol Street frontage, which is also necessary to better facilitate financing for the Project and ensure activation of the abutting public realm along South Capitol Street upon completion of the Project. The modification also includes the reconfiguration of the Phase 1 penthouse, including the addition of approximately three (3) residential units, and adjustments to the design along the private alley proposed for the north side of the building in coordination with the rephasing.

This case was filed electronically through the Interactive Zoning Information System (“IZIS”). You can access or file your report for this case through IZIS at <https://app.dcoz.dc.gov>.

Pursuant to Subtitle Z § 703, I have reviewed the request and determined that it meets the basic filing requirements and will place this matter on the May 14, 2026, Agenda. OP's input on this request would be greatly appreciated.

cc: Hillary Lovick, Esq.