

April 28, 2026

VIA IZIS

Anthony Hood, Chairperson
District of Columbia Zoning Commission
441 4th Street, NW, Suite 200-S
Washington, DC 20001

Re: **Z.C. Order No. 21-20D: Modification Without Hearing of Design Review Approval for 1 S Street, SW (Square 662, Lot 16) (“Property”) – Supplemental Submission**

Dear Chairperson Hood and Members of the Commission:

On behalf of Steuart Investment Company (the “**Applicant**”), attached as Exhibit A are updated architectural plans and diagrams (“**Updated Plans**”) for the above-referenced Application for a Modification Without Hearing for the approved mixed-use project (“**Project**”) at the Property. The Updated Plans incorporate supplemental diagrams and elevations requested by the Office of Planning (“**OP**”). Specifically, in response to OP’s request, the Updated Plans include additional views of the proposed ground-floor, street-facing residential units located on the eastern portion of the Phase 1 building facing the South Capitol Street right of way. These ground level residential units are provided in lieu of the retail space previously proposed for this portion of the Project due to the significant market challenges rendering retail space untenable at this location, as discussed in detail in the Applicant’s initial submission. The new residential units will result in a more active streetscape and public realm along South Capitol Street and an additional unit type in the Project available for families.

The additional views of the ground-floor units facing the South Capitol Street right of way are provided at Pages A11, A14–A16, and L11 of the Updated Plans, along with additional corresponding updates to the plans reflecting the additional view images and façade details requested by OP.

Please feel free to contact the undersigned if you have any questions or comments regarding this application. The Applicant looks forward to the Commission’s consideration of the application at its May 14, 2026 public meeting and appreciates your assistance with this matter.

Sincerely,

/s/ Jeff C. Utz
Jeff C. Utz

/s/ Lawrence Ferris
Lawrence Ferris

Enclosure

CERTIFICATE OF SERVICE

On April 28, 2026, I caused a copy of the foregoing letter and enclosure to be delivered by electronic mail to the following:

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/s/ Lawrence Ferris
Lawrence Ferris