

# Government of the District of Columbia

## Department of Transportation



### d. Planning and Sustainability Division

#### MEMORANDUM

**TO:** District of Columbia Zoning Commission

**FROM:** Meredith Soniat *MS*  
Associate Director

**DATE:** May 1, 2026

**SUBJECT:** ZC Case No. 21-20D – 1 S Street SW Design Review Modification

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#### PROJECT SUMMARY

Steuart Investment Company (the “Applicant”) seeks approval for a Design Review Modification without Hearing. The subject property is located at 1 S Street SW (Square 662, Lot 16) in the CG-4 Zone. Zoning Case 21-20 was approved in 2022 for 434 residential units, 17,495 square feet of ground-floor retail space, and 264 vehicle parking spaces. At the time of the approval, the Applicant intended the approved building to be the first of two (2) mixed-use buildings to be constructed on site. The Applicant is seeking to modify the approval to:

- Reduce the scope of this first phase to consist of 335 residential units and 196 parking spaces;
- Replace the proposed ground-floor retail space with additional residential units with individual unit entrances along the site’s South Capitol Street frontage; and
- Modify the locations of the loading berths and service/delivery space to better serve the new site layout.

#### SUMMARY OF DDOT REVIEW

The District Department of Transportation (DDOT) is committed to achieving an exceptional quality of life by encouraging sustainable travel practices, safer streets, and outstanding access to goods and services. To achieve this vision, DDOT works through the zoning process to ensure that impacts from new developments are manageable within and take advantage of the District’s multi-modal transportation network and, as necessary, propose mitigations that are commensurate with the action. After an extensive review of the case materials submitted by the Applicant, DDOT finds:

- The previous zoning approval (ZC 21-20) was for 434 residential units, 17,495 square feet of ground-floor retail space, and 264 vehicle parking spaces;
- The Applicant proposes to reduce the number of units to 335 and 196 vehicle parking spaces and remove the ground-floor retail component;

- The short-term parking spaces, loading berths, and service/delivery space will be relocated to accommodate the modified site plan. All access will still be provided via the private alley, consistent with DDOT standards; and
- A Comprehensive Transportation Review (CTR) study was not required since the Applicant is not increasing the parking supply or number of units.

## **RECOMMENDATION**

DDOT has no objection to the approval of this application.

## **STREETScape AND PUBLIC REALM**

DDOT's lack of objection to this application should not be viewed as an approval of the public realm design. All elements of the project proposed within District-owned right-of-way or the building restriction area require the Applicant to pursue a public space construction permit.

The Applicant received approval from DDOT's Infrastructure Project Management Administration (IPMA) through their design review process for the proposed elements in public space at this site. Plans showing these elements are also accessible through TOPS application #475131. However, the revised project contains minor changes to the site's public space including the removal of outdoor dining patios. The Applicant should ensure that these changes are approved by IPMA and/or through TOPS.

DDOT expects the adjacent public realm to meet all District standards. The Applicant should refer to Titles 11, 12A, and 24 of the [DCMR](#), the most recent version of DDOT's [Design and Engineering Manual](#), and the [Public Realm Design Manual](#) for public space regulations and design guidance. A permit application can be filed through the DDOT [Transportation Online Permitting System](#) (TOPS) website.

A Preliminary Design Review Meeting was held with DDOT and the Office of Planning (OP) to discuss the public space elements of this project on August 23, 2022.

MS:nh