

## **MEMORANDUM**

**TO:** District of Columbia Zoning Commission

**FROM:** Philip Bradford, AICP, Development Review Specialist  
JL Joel Lawson, Associate Director Development Review

**DATE:** September 29, 2025

**SUBJECT:** **OP Report** –80-07F - Request for a Modification Without Hearing to approved PUD 80-07 at 111 Massachusetts Ave NW

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### **I. RECOMMENDATION**

The Applicant is seeking to modify the adopted comprehensive signage plan to include upper-story building identification signage on the east and west facades.

After a review of the request, including a comparison of the modified plans against the approved plans and the Order No. 324 for Case 80-70, 80-07D (Use Modification), and 80-07E (Design Modification); OP **concurs** with the applicant's submission that the proposed refinements are a **modification without hearing**. As such, OP recommends that the proposed modifications be **approved**.

### **II. MODIFICATION REQUEST**

Order No. 80-07E currently provides for ground floor building identification and retail space signage as follows:

1. The Project shall be built in accordance with the plans and elevations dated October 2, 2023 (Ex. 3E1 – 3E2.) as updated by the plan submitted October 15, 2023 (Ex. 5A.) (the “Final Plans”) subject to the following areas of design flexibility:

...

- g. To make minor refinements to vary the final design of the ground floor storefront features to accommodate the needs of its specific tenants and users, provided that storefront and building identification signage complies with District of Columbia signage regulations.

The applicant is proposing to modify the approved PUD by including upper story building identification signage on the east and west facades of the building, as shown in the drawings of Exhibit 2D.

### **III. OP ANALYSIS**

The elevations approved in Case No. 80-07E show building signage on the ground floor, but no upper story signage is shown on the east and west elevations of the building. The applicant is proposing white internally illuminated, raceway mounted signs for the building tenant on the east and west elevations below the top floor of the building. The additional signage would not impact the use, height, density, or overall visual appearance of the façade design from what was previously approved by the Commission,

and will provide additional wayfinding benefits, identifying the University's Capitol Campus on this site. Therefore, OP is supportive of the requested modification.

The applicant also requests language to allow long term flexibility to modify the design and content of the signage, within the size, location, and type of signage shown on the Plans. OP is not opposed to this flexibility.

#### **IV. DISTRICT AGENCY COMMENTS**

No other Agency has provided comments to the record, as of the date of this report.

#### **V. ANC COMMENTS**

Comments from ANC 6E had not been added to the record at the time this report was written.

#### **VI. COMMUNITY COMMENTS**

Comments from members of the community have not been added to the record at the time this report was written.