

**MEMORANDUM**

**TO:** District of Columbia Zoning Commission

**FROM:** Matt Jesick, Development Review Specialist  
*MBR for* Radhika Mohan, Deputy Director for Development Review, Historic Preservation, and Urban Design

**DATE:** April 30, 2026

**SUBJECT:** ZC #94-01B – 1331 L Street, NW  
Modification Without Hearing to an approved Planned Unit Development

**I. BACKGROUND AND RECOMMENDATION**

In 1991, the Zoning Commission (ZC) approved a PUD for an office building with ground floor retail at 1331 L Street, NW, pursuant to ZC Order 684. The Commission subsequently approved a proffer modification, two time extensions, a minor design modification, and the building was ultimately constructed in 2008. The applicant now requests modifications to certain design features of the building. Major aspects of the building such as height, massing and density would be unchanged.

The Office of Planning (OP) finds that this application can appropriately be considered as a modification without hearing, as further discussed below. OP also finds that the changes proposed are generally consistent with the intent of the original approval and should not have detrimental impacts to the design of the building. OP, therefore, recommends **approval** of the proposed modifications.

**II. APPLICATION-IN-BRIEF**

<b>Applicant</b>	Manger 8-10-34 Trust Partners, LLC
<b>Location of Project</b>	1331 L Street, NW; Square 247, Lot 96; Ward 2, ANC 2C
<b>Proposal</b>	According to Exhibit 1, the application seeks to modify three areas of the design: (1) Modify a ground floor entrance; (2) Renovate the interior ground floor; and (3) Add approximately 700 square feet of additional penthouse habitable space as well as exterior decking and modify the roof structure configuration.



**SITE LOCATION**

### **III. PROPOSED MODIFICATION AND ANALYSIS**

The subject building was approved for a height of 110 feet and 10 stories, with a FAR of 9.25 (170,720 sf total; 156,648 sf office and 11,072 sf retail). The retail on the ground floor was divided into two bays around a small central office lobby.

The currently proposed redesign for the ground floor would remove the dedicated retail spaces and instead have a much larger lobby, a fitness center, and a space at the front that could potentially be used for retail but would more likely be an amenity lounge space for office tenants. Also at the ground floor, the applicant proposes to modernize the exterior of the building to bring more refinement and prominence to the office entrance, as well as include the possibility of tenant signage at the frieze level above the ground floor glass façade.

At the roof level, the proposal seeks to enhance the existing rooftop seating area by converting a “building engineer’s office” into an interior seating area and wet bar area for use by tenants<sup>1</sup>. The applicant states in Exhibit 2 that the changes are necessary to provide the level of amenity expected by present-day office tenants, and the changes would remove retail spaces that have proved difficult to lease in recent years. No changes are proposed to the height, massing, or floor area of the building, and the primary architecture of the overall building façade would remain unchanged.

OP finds that the modest changes would not impact the overall design or intent of the PUD. Visually, the rooftop would not change, as all modifications would be to the interior of the penthouse. At the ground plane, the updated façade would be visible but would not be an atypical refresh for an office building approaching 20 years old. The overall presence of the building on the street would remain the same. The loss of retail spaces could be characterized as a detriment to the streetscape, but it is preferable to have active lobby and amenity spaces rather than vacant storefronts. This block of L Street does not feature much retail, and concentrating retail on nearby streets such as 14<sup>th</sup> and K Streets could be beneficial to those retail corridors. In addition, if the new amenities help to attract more office tenants to the building, that could increase foot traffic in the neighborhood.

Subtitle Z of the Regulations defines a “modification without hearing” as follows:

- 703.6 For the purposes of this section, a “modification without hearing” is a modification in which 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.

OP concludes that the present application is appropriately classified as a modification without hearing because of the scale of the changes, and because the proposed modifications can be understood without conducting a hearing. The request would modify certain discreet architectural aspects of the exterior façade, interior demising and uses without changing the overall design of the PUD or its impact on the urban realm. The overall streetscape of the block would not change, and the change of ground floor uses could help to bring more activity to the street by adding use to otherwise vacant storefronts and encouraging office leases through enhanced building amenities. OP therefore recommends **approval of the proposed modification without hearing**.

## VI. DISTRICT AGENCIES COMMENTS

As of the date of this report, the record does not contain comments from other District agencies.

## VII. ANC COMMENTS

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<sup>1</sup> The applicant estimates that the new penthouse habitable space would result in an \$84,270 contribution to the Housing Production Trust Fund.

The property is within ANC-2C. At the time of this report there is no response from the ANC.

### **VIII. COMMUNITY COMMENTS**

As of the date of this report, the record does not contain comments members of the community.