

April 4, 2025

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VIA IZIS

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

Re: Application for a Modification Without a Hearing of Design Review (Z.C. Order No. 17-05, as modified by Z.C. Orders 17-05A, 17-05B, 17-05C, and 17-05D) for Lot 10, Square 613 (the “Property”)

Dear Chairperson Hood:

Please accept this letter as a Statement in Support of the Application of DC Central Kitchen (“DCCK”), a lessee of the property located at Lot 10, Square 613 (the “Property”), for a Modification Without a Hearing of Design Review (Z.C. Order No. 17-05, as modified by Z.C. Orders 17-05A, 17-05B, 17-05C, and 17-05D) (*See* Exs. 1, 2, 3, 4, 5). Pursuant to the authorization letter enclosed with this Application, the owner of the Property has authorized DCCK to submit this Application on its behalf. This Application is made pursuant to Subtitle Z, Section 703 of the D.C. Zoning Regulations of 2016 (the “Zoning Regulations”). The purpose of this Application is to expand the existing DCCK premises and add 6,533 square feet of additional gross floor area in the existing building on the Property.

I. Background

On March 2, 2018, the Zoning Commission (the “Commission”) approved Z.C. Order No. 17-05 for a Design Review for the adaptive reuse of the former Coast Guard headquarters building on the Property as a multi-family building consisting of approximately 480 residential units with approximately 71,120 square feet of ground floor retail (the “Building”). Because the Property is located in the CG-5 zone, Design Review approval was required pursuant to Subtitle K, Section 512 of the CG zone provisions of the Zoning Regulations.

Pursuant to Z.C. Order No. 17-05A, effective November 9, 2018, the Commission approved a modification of consequence to allow modifications to the approved plans. Pursuant to Z.C. Order No. 17-05B, effective August 28, 2020, the Commission approved a modification of significance to allow WhyHotel, a lodging use, to operate in the Building on a temporary basis. Pursuant to Z.C. Order No. 17-05C, effective August 28, 2020, the Commission approved a

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modification of consequence to allow DCCK to operate in the approved retail space and add a 15,000 square-foot partial second floor. Pursuant to Z.C. Order No. 17-06D, the Commission approved a modification of consequence to allow an expansion of retail space by 2,712 square feet to accommodate a new restaurant.

II. Proposed Modification to Z.C. Order 17-05, as Amended

DCCK now proposes to expand its operations in the Building and add a total of 6,533 square feet of gross floor area of retail/service use. As depicted on the enclosed architectural plans, the new GFA will be comprised of 383 square feet resulting from the enclosure of an exterior vestibule of the Building and 6,150 square feet of new mezzanine space on the second floor of the Building.

The Property consists of approximately 115,479 square feet of land area and is located in the CG-5 zone. The approved FAR of the Building is 531,722 square feet, including 88,832 square feet of nonresidential space. The proposed addition of 6,533 square feet of GFA will result in an increase in the FAR on the Property from 4.60 to 4.66. This is still well below the maximum FAR of 5.0 permitted in the CG zone in buildings that provide at least 2.0 FAR of residential uses. In this case, the Building contains 3.83 FAR of residential uses. Therefore, the Commission can exercise its discretionary authority under Subtitle K, Section 505.3(c) to approve the additional density requested.

As such, DCCK seeks to amend Condition No. 1 of Z.C. Order 17-05, as amended by Z.C. orders 17-17-05A, 17-05B, 17-05C, and 17-05D (deletions shown in **bold** and ~~striketthrough~~ text; additions in **bold** and underlined text) as follows:

1. Project Development. The Project shall be built in accordance with:
 - The plans, including flood proofing plans, and elevations dated May 16, 2017, and marked as Exhibit 16A of the record of Z.C. Case No. 17-05; as modified by the drawings submitted as Exhibits 26A, 30A, and 34A of the record of Z.C. Case 17-05;
 - As modified by the guidelines, conditions, and standards contained in Z.C. Order 17-05;
 - As amended by the plans submitted on August 10, 2018, marked as Exhibit 1C of the record of Z.C. Case No. 17-05A;

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- As amended by the plans submitted on April 24, 2020, marked as Exhibit 2H of the record of Z.C. Case No. 17-05C;
- As amended by the plans submitted on September 20, 2022, marked as Exhibit 5A of the record and the additional detail regarding the canopy system marked as Exhibit 5B of Z.C. Case No. 17-05D; ~~and~~
- As amended by the plans submitted on _____, marked as Exhibit _____ of the record of Z.C. Case No. 17-05E; and
- As modified by the guidelines, conditions, and standards herein.

III. Justification for the Proposed Modification

Pursuant to 11 DCMR, Subtitle Z, Section 703.6, DCCCK seeks a modification without a hearing given that the proposed modifications involve minor changes to a condition, the modifications may be understood without witness testimony, and the changes requested herein are a redesign or relocation of architectural elements.

DCCCK is a nonprofit and social enterprise that combats hunger and poverty through job training and job creation for individuals facing high barriers to employment, while also providing food to DC Schools and others. DCCCK's proposed expansion in the Building will improve access to nutritious food, job training services, and accessible job opportunities in the community through three focus areas:

- 1) Targeted improvements in cold storage, produce aggregation, and processing capacity. Additional space will allow DCCCK to enhance its on-site meal preparation services for seniors, early childhood programs, and health sector partners while creating dozens of new jobs for previously unemployed DC residents.
- 2) A flagship Healthy Corners retail location will be located in the newly enclosed exterior vestibule of the Building. DCCCK will operate this location directly, allowing it to test new products and Food-Is-Medicine innovations, provide hands-on job training for retail positions in the food sector, and create a neighborhood access point for both fresh, affordable produce and nutrition education.
- 3) Additional training space. With an additional classroom, DCCCK can provide tailored instruction to students enrolled in its tuition-free Culinary Job Training program while

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accommodating outside groups from around the world to learn about DCCK's innovative model.

This Application is consistent with the Commission's initial approval of Design Review for the Building and the general Design Review standards of Subtitle X, Section 604.7 of the Zoning Regulations. The expansion of the DCCK premises further activates the ground floor of the Building and provides attractive design features to a portion of the ground floor of the façade of the Building in accordance with Sections 604.7(a) and (d).

Pursuant to Subtitle X, Section 604.6, this Application will not tend to affect adversely the use of neighboring property and meets the general special exception criteria of Subtitle X, Chapter 9. The proposed increase of 6,533 square feet of GFA, the majority of which will be located within the existing Building on the second floor, should have little to no impact on neighboring properties and uses and remains in harmony with the CG-5 zoning district. Though the proposed increase in GFA for the service use requires eight additional vehicle parking spaces, one additional long-term bicycle parking space, and two additional short-term bicycle parking spaces, the Building currently has an excess of approximately 65 vehicle parking spaces, 95 long-term bicycle parking spaces, and 9 short-term bicycle spaces. *See* Ex. 2E in Z.C. Case No. 17-05C and Ex. 2 in Z.C. Case No. 17-05D. No additional loading spaces are required. Therefore, the Building can accommodate the proposed increase in GFA.

IV. Conclusion

For all of the reasons discussed in this letter, DCCK respectfully requests that the Zoning Commission approve this application for a Modification Without a Hearing of Design Review (Z.C. Order No. 17-05, as modified by Z.C. Orders 17-05A, 17-05B, 17-05C, and 17-05D) to allow DCCK to expand its premises in the Building.

Sincerely,



Zachary G. Williams

CERTIFICATE OF SERVICE

I hereby certify that a copy of the application materials for a Modification Without a Hearing was sent to the below addresses by e-mail on April 4, 2025.



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