

MEMORANDUM

TO: District of Columbia Zoning Commission
FROM: Crystal Myers, Development Review Specialist
 JL Joel Lawson, Associate Director Development Review
DATE: October 21, 2025
SUBJECT: BZA Case 20943A – Time Extension for 20943 for 1207 H ST NE

RECOMMENDATION

The Office of Planning (“OP”) recommends **approval** of the requested two-year extension of the time in which to begin construction no later than two years from the effective date of the Order.

Applicant:	WCP 1207 H ST LLC
Address:	1207 H S NE
Ward/ANC	Ward 6, ANC 6A
Project Summary:	Construction of a new multi-family building with 184-210 units, including IZ units and ground floor retail.
Order Effective Date:	October 3, 2023
Previous Extension:	None
Order Expiration Date:	October 3, 2025
Proposed Extension	Two years from the effective date of the Order.

EVALUATION OF THE EXTENSION REQUEST

Subtitle Y, § 705 addresses the requirements for a time extension and the submission meets the following relevant sections:

Subtitle Y, § 705.2 states:

The Board may extend the time periods in Subtitle Y § 702.1 for good cause shown upon the filing of a written request by the applicant before the expiration of the approval; provided, that the Board determines that the following requirements are met:

- (a) *The extension request is served on all parties to the application by the applicant, and all parties are allowed thirty (30) days to respond;*

The application submitted to the BZA is dated September 2, 2025 and has been in the public record since filing.

- (b) *There is no substantial change in any of the material facts upon which the Board based its original approval of the application that would undermine the Board's justification for approving the original application; and*

There have been no changes to the Regulations, Comprehensive Plan or to the surrounding area that would impact the approved project.

- (c) *The applicant demonstrates that there is good cause for such extension, with substantial evidence of one (1) or more of the following criteria:*
1. ***An inability to obtain sufficient project financing due to economic and market conditions beyond the applicant's reasonable control;***
 2. *An inability to secure all required governmental agency approvals by the expiration date of the Board's order because of delays that are beyond the applicant's reasonable control; or*
 3. *The existence of pending litigation or such other condition, circumstance, or factor beyond the applicant's reasonable control.*

The Applicant states that they have been unable to secure the necessary financing for the project due to economic and market conditions beyond their control. The developer involved with the project has since withdrawn because of these challenging conditions. Additionally, the rising cost for construction, labor, and materials have made the economics of the project infeasible at this time.

According to the Applicant a two-year extension would give them time to finalize their project design and to continue pursuing necessary financing and permits.

OP therefore recommends **approval** of the requested two-year time extension in which to begin construction of the approved project no later than two years from the effective date of the Order.