

MEMORANDUM

TO: District of Columbia Zoning Commission

FROM: Joshua Mitchum, Development Review Specialist
Maxine Brown-Roberts, Associate Director, Development Review ^{MBR}

DATE: April 20, 2026

SUBJECT: ZC 05-28AJ: 1-Year Time Extension Request to ZC Order 05-28Q for Approved First and Second Stage Planned Unit Development for Parkside, Parcel 9B (Square 5056, Lots 868 and 869)

I. OFFICE OF PLANNING RECOMMENDATION

The Office of Planning (OP) recommends **approval** of the following:

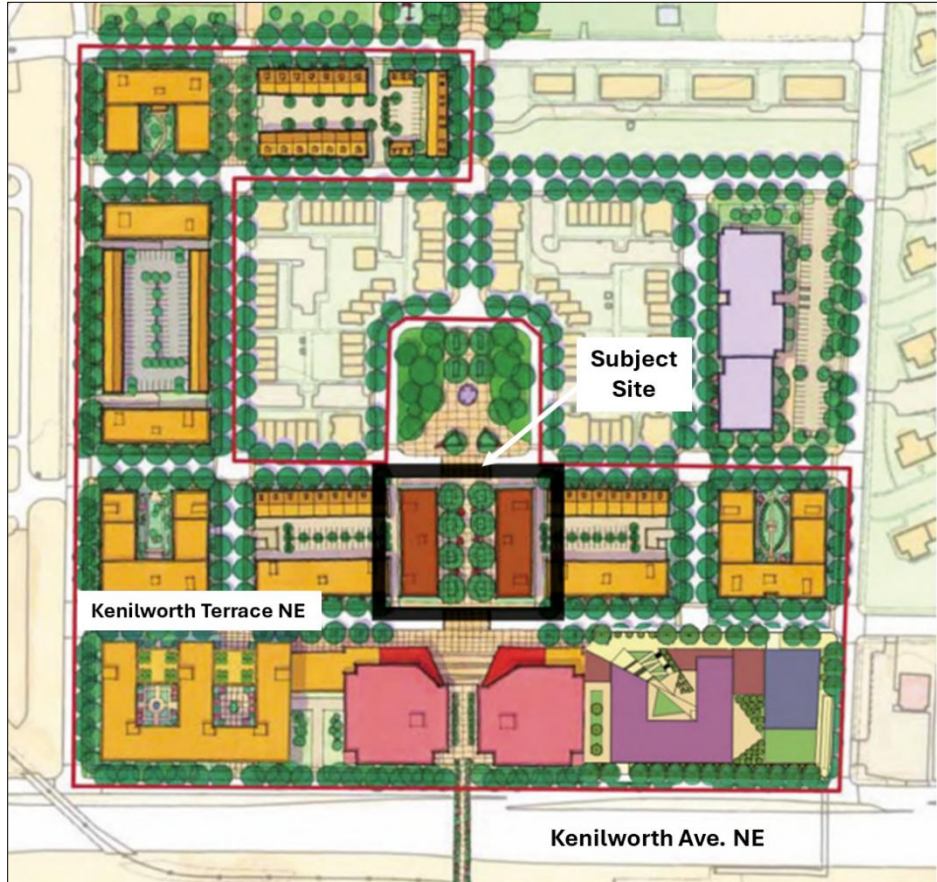
- 1-Year Time Extension of the Approved Planned Unit Development (PUD) under ZC Order 05-28Q; and
- Waiver for 4th Time Extension, pursuant to Subtitle Z § 705.5 and Subtitle Z § 101.9 (Approved PUDs may request no more than two extensions)

II. SITE AND DEVELOPMENT

Address:	670 Kenilworth Terrace, NE
Applicant:	Parkside Residential LLC represented by Goulston & Storrs
Legal Description:	Square 5056, Lots 868 and 869
Ward / ANC:	Ward 7 / ANC 7D
Zoning:	Base Zone: RA-1, Low to Moderate-Density Residential Apartments PUD Zone: C-3-A/CR
Comprehensive Plan Maps:	Future Land Use Map: Residential-Medium Density (RMED) Generalized Policy Map: Neighborhood Enhancement Area
Approved Development:	Planned Unit Development of a mixed-use residential and retail building containing approximately 82 units.
Order Approval:	March 23, 2021
Order Expiration:	March 26, 2026

Extension Request:	4 th time extension (one year) to begin construction on the Parcel 9B PUD site.
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Figure 1. Site Location



III. BACKGROUND

The property has received the following relevant Zoning Commission approvals:

ZC Order	ZC Action	Description
05-28 April 2007	Approved	First Stage PUD for Parcel 9.
05-28Q March 2018	Approved	Second Stage PUD for Parcel 9B.
05-28W April 2020	Approved	Time Extension of ZC 05-28 for two (2) years.
05-28W(1) April 2022	Approved	Administrative Time Extension of ZC 05-28 for one (1) year.
05-28AG April 2024	Approved	Time Extension of ZC 05-08 for one (1) year.
05-28AI April 2025	Approved	Time Extension of ZC 05-08 for one (1) year.

IV. EVALUATION OF THE EXTENSION REQUEST

Subtitle Z § 705 TIME EXTENSIONS

705.2 *The extension of a PUD is allowed for “good cause” shown upon the filing of a written request by the applicant before the expiration of the approval; provided that the Zoning Commission determines that the following requirements are met:*

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

The filings indicate that the request was served within the required timeframe.

(b) There is no substantial change in any of the material facts upon which the Zoning Commission based its original approval of the application that would undermine the Commission’s justification for approving the original application;

Comprehensive Plan

Since the PUD’s original evaluation against the 2006 Comprehensive Plan (and the 2010 amendments), there have been no changes to the current Comprehensive Plan that would change the material facts upon which the Zoning Commission based its original approval.

Zoning Regulations

Since the initiation of this project, there have been no changes to the Zoning Regulations that would change the material facts upon which the Zoning Commission based its original approval.

Surrounding Development

Since the original approval of the project under ZC 05-28, the anticipated general development (including the Applicant’s construction on adjacent Parcels 8 and 10) has continued in the surrounding vicinity. OP is not aware of any significant developments in the immediate area of the property that would substantially impact the material facts upon which the Zoning Commission based its original approval.

Proposed Development

The time extension request does not propose any changes to the project as approved in ZC Order 05-28 or ZC Order 05-28Q.

(c) The applicant demonstrates with substantial evidence one (1) or more of the following criteria:

(1) An inability to obtain sufficient project financing for the development, following an applicant’s diligent good faith efforts to obtain such financing, because of changes in economic and market conditions beyond the applicant’s reasonable control;

The Applicant states in their burden of proof statement (Exhibit 2) that they have taken several steps towards moving the project forward including:

- Completing construction on adjacent Parcels 8 and 10, which allowed for the removal of construction materials that previously occupied Parcel 9B;

- Submitted building permit applications for review and approval; and
- Continuing to actively pursue financing for construction.

The Applicant states that there continues to be a demand for housing for both market-rate and workforce housing in Ward 7 as evidenced by the approximately 446 units they have constructed since 2020. In spite of this, the development of Parcel 9B is facing difficulty in obtaining financing for construction. This situation is similar to many projects in DC that have stalled due to the adverse economic and market conditions. However, the Applicant states that they are actively negotiating with funding sources to finance construction and remains optimistic that this one-year extension will provide the time needed to obtain financing for the project in order to bring the original vision of Parkside to fruition.

(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

Not applicable.

(3) The existence of pending litigation or other such condition, circumstance, or factor beyond the applicant's reasonable control.

Not applicable.

705.5 An applicant with an approved PUD may request no more than two (2) extensions, not including any granted due to the COVID-19 pandemic under Subtitle Z §§ 702.1-702.3 or 705.9. The second extension for an extension may be approved for no more than one (1) year.

Per the above subtitle, approved PUD projects may request no more than two extensions, except those granted due to the COVID-19 pandemic. The subject application represents the Applicant's third extension request. Subtitle Z § 101.9 allows the Zoning Commission to waive the requirements of Subtitle Z § 705.5 and allow for additional extensions for good cause shown.

The Applicant states that construction on adjacent Parcels 8 and 10 are completed and building permits necessary to begin construction on Parcel 9B have been filed. However, due to financing challenges they are unable to proceed to construction. The Applicant states that Parcel 9B will continue to contribute to the ongoing development of Parkside, and that, by not being granted the waiver, the remaining (and most visible) blocks to be developed are jeopardized.

OP believes that the Applicant has demonstrated good cause to be granted a waiver from the strict application of Subtitle Z § 705.5, seeing as construction of the larger Parkside development has begun, the Applicant is in active negotiation with financing sources, and the Applicant has already filed for the requisite permits necessary to begin construction. The Office of Planning has no objection to the granting of this one-year time extension.

V. OTHER DISTRICT AGENCY COMMENTS

As of the filing of this report, comments from other District agencies have not been received.

VI. ADVISORY NEIGHBORHOOD COMMISSION COMMENTS

As of the filing of this report, comments from ANC 7D have not been submitted into the record.

VII. COMMUNITY COMMENTS

As of the filing of this report, comments from the community have not been submitted into the record.