District of Columbia
Office of Planning

Memorandum

TO: District of Columbia Zoning Commission

FROM: Philip Bradford, AICP, Development Review Specialist
MBR
Maxine Brown-Roberts, Associate Development Review

DATE: October 26, 2026

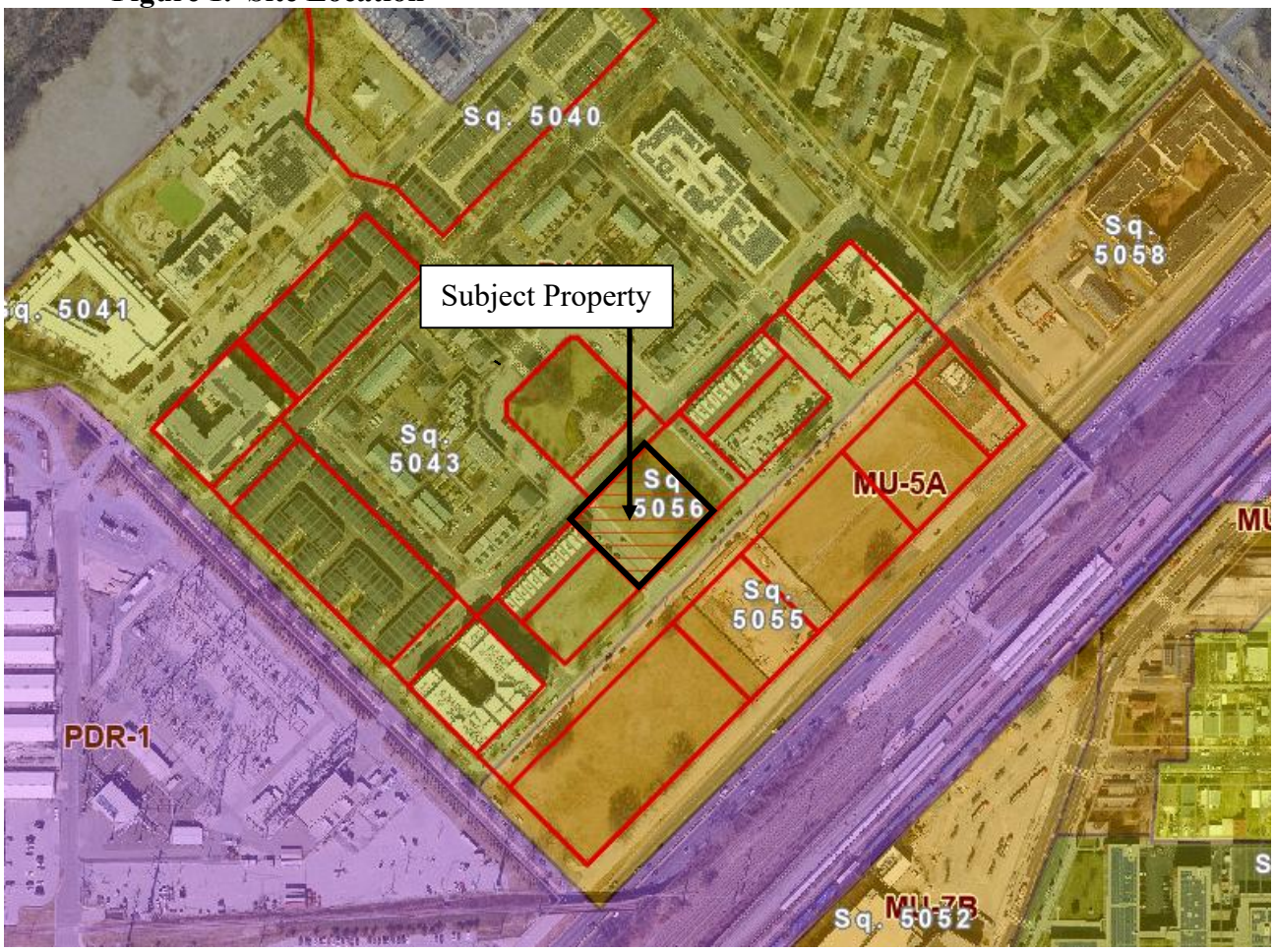
SUBJECT: ZC 05-28AL - Extension Request for ZC 05-28Q as modified by ZC 05-28AC Parkside, Parcel 9A PUD

The Office of Planning ("OP") recommends **approval** of the requested one-year time extension to October 6, 2027.

Address:	The property is bounded by Kenilworth Terrace, N.E. to the southeast, Grant Place, N.E. to the southwest, Parkside Place, N.E. to the northwest, and Burnham Place, N.E. to the northeast.
Applicant:	Goulston & Storrs on behalf of Parkside 9A QOZB LLC
Legal Description:	Square 5056, Lots 865, 866, 867, 868 and 869
Ward/ANC	Ward 7/ ANC 7D
Project Summary:	In ZC 05-28Q the Commission approved the construction of two mid-rise buildings with Parcel 9A containing 112,595 square feet of office and Parcel 9B containing approximately 72,876 square feet of residential GFA with Parcel 9B receiving a time extension (05-28AJ) this year. Parcel 9A is subject to the Modification of Consequence to Second Stage PUD (ZC 05-28AC) which approved conversion of the office building to a multifamily residential building with ground floor commercial uses.
Order Date:	ZC Order 05-28AC, effective October 6, 2023
Previous Extensions:	See Exhibit 2A.
Order Expiration Date:	Building Permit Deadline: October 6, 2025 Construction to begin by: October 6, 2026
Request:	The applicant requests a one-year time extension and a waiver for a third extension of the approved second stage PUD to October 6, 2027 to begin construction.

ZONING COMMISSION
District of Columbia
CASE NO. 05-28AL
EXHIBIT NO. 6

Figure 1. Site Location



EVALUATION OF THE EXTENSION REQUEST

Subtitle Z, § 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 request is served on all parties to the application by the applicant, and all parties are allowed thirty (30) days to respond;

Exhibit 3 includes the Certificate of Service indicating the application was served on all parties to the original application no later than October 5, 2026, more than thirty days prior to the scheduled meeting on November 12, 2026.

(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
There has been no substantial change to the Comprehensive Plan since the project's approval, that would affect the material facts upon which the project was approved. No new plans have been adopted affecting the subject property since the original approval of the PUD.

Zoning Regulations
The First Stage PUD was approved under the 1958 Zoning Regulations and the previous extension 05-28AD were granted under the 2016 Zoning Regulations. The criteria under which an extension request is reviewed are the same under both sets of regulations.

Surrounding Development
No substantial new development has occurred near the site since the Modification of Significance to the Second-Stage Approval (ZC 05-28AC). Jayde Parkside was the most recently completed project delivering in 2024, and was assessed as part of the overall PUD.

(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 subject application is in conformance with the criteria for the granting of a one-year time extension. The applicant has continued to make good faith efforts in bringing the project to completion such as applying for building permits (B2307968) however, market conditions have continued to deteriorate beyond the applicant's reasonable control making the development of the site challenging. In addition, Parcel 9B also has not begun construction and has obtained a time extension, with the intent of both buildings being constructed together given the constrained nature of the site. The time extension should allow the applicant additional time to secure the necessary financing.

(2) An inability to secure all required governmental agency approvals for a development by the expiration date of the order because of delays in the governmental agency approval process that are beyond the applicant's reasonable control; or

Not Applicable

(3) The existence of pending litigation or such other condition, circumstance or factor beyond the applicant's reasonable control which renders the applicant unable to comply with the time limits of the planned unit development order.

Not Applicable

Subtitle Z § 705.5- Waiver

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.

The subject application is the third time extension request by the applicant for the second-stage PUD, not including the administrative COVID-19 Extension. The request is for a period of one year, the maximum permitted. OP supports the waiver as the applicant has made good faith efforts to begin construction of the proposed development and deliver the new housing to the area and move towards the full buildout of the Parkside PUD.