

GOVERNMENT OF THE DISTRICT OF COLUMBIA
Zoning Commission



MEMORANDUM

To: Radhika Mohan, Deputy Director
Development Review & Historic Preservation
Office of Planning

From: Sharon S. Schellin /s/
Secretary to the Zoning Commission

Date: July 8, 2026

Re: Request for Time Extension - Z.C. Case No. 06-10J (The Morris and Gwendolyn Cafritz Foundation – Two-Year Time Extension to an Approved PUD for Property Located @ Square 3766, Lots 3, 4, 6 and 800; and Square 3767, Lot 5 (5450 Third Street, N.E. and 310-350 Kennedy Street, N.E.))

On July 1, 2026, the Office of Zoning received an application from the above-named Applicant. The Applicant is requesting from the Zoning Commission a two-year time extension of Z.C. Order No. 06-10, as modified by ZC Order No 06-01D, and then extended by ZC Order No. 06-10I. The Applicant cites the reason due to economic and market conditions beyond the Applicant's reasonable control.

The first-stage PUD approvals for Blocks C and D were approved in Z.C. Order No. 06-10 (effective January 15, 2010), as modified by Z.C. Order No. 06-10D (effective March 20, 2020). Most recently, the Commission granted a two-year time extension in Z.C. Order No. 06-10I (effective May 9, 2025), extending the deadline to file a second-stage PUD application for either block to December 31, 2026. For the good cause described herein, the Applicant now seeks an additional two-year extension, extending the deadline to file either second-stage PUD application to December 31, 2028, and the final second-stage PUD application to December 31, 2032.

This is the Applicant's third time extension request. The Applicant is requesting a waiver for the limitation on the number of time extensions, for a period exceeding a year, that may be requested for an approved PUD in Subtitle Z § 705.5 and 705.2, pursuant to the Commission's authority under Subtitle Z § 101.9.

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Pursuant to Subtitle Z § 705.2, OZ has reviewed the application and determined that it meets the basic filing requirements. Please proceed with processing. Pursuant to Subtitle Z § 400.6, OP is required to file its report in this office no later than 10 days prior to the meeting. This case will be placed on the September 10, 2026, Public Meeting agenda for consideration by the Commission.

Attachment

cc: Hillary Lovick, Esq.