

MEMORANDUM

TO: District of Columbia Zoning Commission

FROM: Karen Thomas, Development Review Specialist
MBR
 Maxine Brown-Roberts, Associate Director, Development Review

DATE: August 25, 2026

SUBJECT: ZC Case 06-10J – Request for a Time Extension for the filing of Second Stage PUD for Blocks C and D, Art Place at Fort Totten, South Dakota Avenue NE.

I. RECOMMENDATION

The Office of Planning (OP) recommends **approval** of the applicant’s request for the following:

- Extending the deadline to file the second-stage PUD application for either Block C or Block D to December 31, 2028;
- Extending the deadline for the second-stage PUD application for the remaining Block to December 31, 2032; and
- Waiver of the limitation on the number of extensions, pursuant to Z § 101.9: (no more than two extensions permitted; two extensions approved; a third requested.)

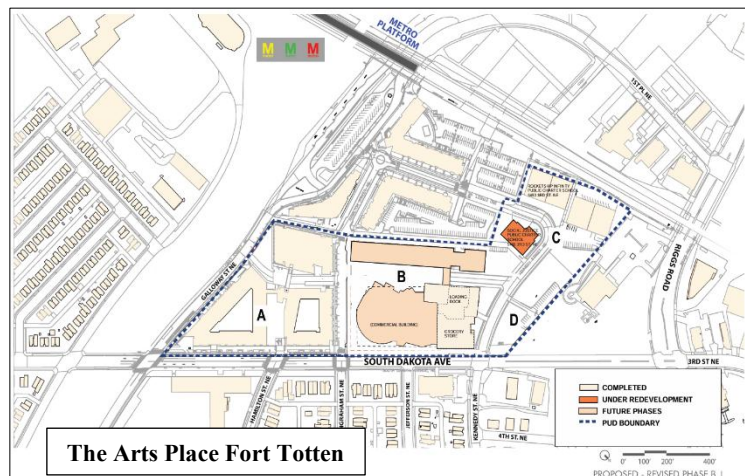
II. PROJECT SUMMARY

Applicant	Goulston Storrs for the Morris and Gwendolyn Cafritz Foundation
Address	Arts Place at Fort Totten, South Dakota Avenue NE (Squares 3766 and 3767)
Ward / ANC	Ward 5, ANC 5A
Zoning	R-3 base zone, with a map Amendment to the C-2-B and FT/C-2-B (now MU-5A and MU-5A/FT)
Project Summary	PUD for a large, mixed-use development, including both market rate and affordable residential, commercial, arts and entertainment uses, close to the Ft. Totten Metro Station. There have been multiple modifications since the original approval, and portions of the development have been constructed.
Original Order Effective Date	January 15, 2010
1st Extension – ZC 06-10D	As part of ZC 06-10D (Modification to First Stage PUD and Approval of Second Stage PUD), Condition G.3 established that “The Applicant shall file a second-stage PUD application for either Block C or Block

	D by <u>December 31, 2024</u> , and the second-stage PUD application for the other final development parcel included in the Overall PUD will occur by <u>December 31, 2030</u> .”
2nd Extension - ZC 06-10I (Effective Date: May 9, 2025)	The Zoning Commission approved a two-year time extension of the 1 st Stage PUD, Art Place at Fort Totten, valid until <u>December 31, 2026</u> .
Current Request: ZC 06-10J	The Applicant seeks a third extension of the PUD including: - Blocks C or D - Two-Year Time Extension to file Second-Stage PUD to <u>12/31/2028</u>; and - Block C or D - Two-year Time Extension to file remaining Second Stage PUD by <u>12/31/2032</u>.

III. CURRENT PUD STATUS

The Arts Place Fort Totten (APFT) Planned Unit Development was originally approved as a multi-block, phased project comprising mixed-use residential, cultural, retail, and civic components. **Block A** was envisioned to deliver mixed-use housing with neighborhood-serving retail and community amenities; **Block B** would serve as an arts, cultural, and retail destination; **Block C** would accommodate high-density residential uses; and **Block D** would provide non-residential civic and cultural space. The PUD contemplated approximately 929 residential units, a full-service grocery store, substantial community-serving retail and cultural uses, a children’s museum, and associated public amenities and benefits.



Since approval, the PUD has advanced through several Commission actions. **Block A** was constructed on schedule and now operates as *The Modern at Art Place* with ground-floor neighborhood retail. Construction of the mixed-use building on **Block B** is underway consistent with the sequencing established in ZC Order 06-10H. **Block C** currently accommodates interim educational uses, including the Rocketship Infinity Community Preparatory School and the Social Justice Public Charter School, both of which have operated successfully since 2021 pursuant to the allowances documented in ZC Order 06-10I. **Block D** remains undeveloped and vacant.

The First-Stage PUD approvals for Blocks C and D remain in effect. ZC Order 06-10D, effective March 20, 2020, modified the First-Stage PUD by reallocating density and uses, revising the deadlines for second-stage filings, adding flexibility under Condition A.7(e), and adjusting the mix of residential and non-residential uses for Blocks C and D at Second-Stage review. As revised, the Order required the Applicant to file a second-stage application by December 31,

2024, for either Block C or Block D and the final second stage PUD application for either of the remaining Blocks by December 31, 2030.

Z.C. Order 06-10I, effective May 9, 2025, subsequently extended the December 31, 2024 interim filing deadline to December 31, 2026. Since the deadline is approaching, the Applicant seeks a two-year extension to submit the required second-stage application. A waiver is also requested to permit a third time extension which is more than the two permitted under Subtitle Z §705.5.

IV. EVALUATION OF EXTENSION REQUEST

Subtitle Z § 705.2 allows for the extension of a PUD 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.

The application submitted to the Zoning Commission is dated July 1, 2026, and has been in the public record since filing. The Applicant states and attaches its Certificate of Service ([Exhibit 2](#)) that was served on ANCs 5A and 4B, as well as the Lamond Riggs Citizens Association which was a party to the original application.

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

Comprehensive Plan:

There have been changes to the Comprehensive Plan since the PUD approval in 2010, but none that would negatively affect the material facts upon which the project was approved. The Future Land Use Map (FLUM) continues to designate the site for mixed Medium Density Commercial / Medium Density Residential, and the Generalized Policy Map (GPM) continues to indicate the site as within a Neighborhood Conservation Area and a Land Use Change area. Development of any future portion of the project would require Zoning Commission review of a Stage 2 PUD application, which will require review against updated or revised Comprehensive Plan policies, and a racial equity lens review.

Zoning Regulations:

The PUD application was originally considered under ZR-58 regulations. Although the current ZR-16 Regulations were adopted after the original approval, and there have been subsequent amendments, none of these have resulted in changes that would substantively impact the approved project. Stage 2 PUD reviews in the future would be against the current Regulations.

Surrounding Development:

There have been some new developments in the general area, including redevelopment of the Lamond Riggs Library, which, according to the Applicant, were taken into consideration, at the time of the review of the original application and therefore would not be considered to

substantially impact the material facts upon which the Zoning Commission based its original approval.

(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;***
- (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***
- (3) The existence of pending litigation or such other condition, circumstance, or factor beyond the applicant's reasonable control that renders the applicant unable to comply with the time limits of the order.***

The Applicant's submission has demonstrated good cause under Subtitle Z § 705.2(c)(1) due to financing constraints driven by market conditions beyond their reasonable control. The approved APFT PUD phasing assumed that Block B would be delivered and stabilized well before the second-stage filing deadlines for Blocks C and D. Instead, volatile market conditions, elevated interest rates, conservative underwriting, and rising construction costs have delayed Block B's construction and disrupted the stabilization period necessary to prepare and finance subsequent phases. These broader economic conditions limited access to capital and impeded detailed site planning for Blocks C and D.

Despite these challenges, the Applicant has continued to invest significantly in infrastructure improvements, including utility undergrounding along South Dakota Avenue, NE and construction of the missing segment of 3rd Street, NE. The Applicant is actively evaluating financing strategies, refining budgets, and assessing alternative phasing approaches, and anticipates that improving leasing performance at Blocks A and B will strengthen investor interest. An extension would provide the time needed for Block B to stabilize and for the Applicant to secure financing to advance the next stages of the PUD.

Waiver for Third Extension

Subtitle Z § 101.9 states:

The Commission may, for good cause shown, waive any of the provisions of this subtitle if, in the judgment of the Commission, the waiver will not prejudice the rights of any party and is not otherwise prohibited by law.

OP finds that the requested third extension is warranted to allow the remaining phases of the PUD to proceed in a timely and orderly manner. Given the Applicant's demonstrated good-cause circumstances under Subtitle Z § 705.2(c) and the continued progress on earlier phases, OP supports approval of the extension and the related waiver of the limit on the number of permitted extensions to accommodate this third request.

V. OTHER DISTRICT AGENCY COMMENTS:

As of the date of this report, comments from other agencies had not been filed to the record.

VI. ANC COMMENTS:

As of the date of this report, comments from the ANCs have not been filed to the record.

VII. COMMUNITY COMMENTS:

There were none in the file when OP completed this report.