

GOVERNMENT OF THE DISTRICT OF COLUMBIA
Zoning Commission



ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA
ZONING COMMISSION ORDER NO. 14-18(1)

Z.C. Case No. 14-18

Mid-City Financial Corporation

**(Extinguishment of First-Stage Planned Unit Development and Related Zoning Map
Amendment – Square 3954, Lots 3, 4 and 800-804; Square 4024, Lots 1, 800-804;
and Square 4025, Lots 1-3, 5, and 800-803)**

May 14, 2026

Pursuant to notice, the Zoning Commission for the District of Columbia (the “Commission”) held a public meeting on May 14, 2026, and considered a motion from Mid-City Financial Corporation (the “Applicant”) to extinguish an approved first-stage planned unit development (“PUD”) and related Zoning Map amendment for Square 3954, Lots 3, 4 and 800-804; Square 4024, Lots 1, 800-804; and Square 4025, Lots 1-3, 5, and 800-803 (“Property¹”), approved in Z.C. Case No. 14-18, and extended pursuant to Z.C. Order Nos. 14-18B, and 14-18D. The Commission considered the request pursuant to Subtitles X and Z of Title 11 of the District of Columbia Municipal Regulations (Zoning Regulations of 2016, the “Zoning Regulations” or “ZR16”, and to which all citations to the regulations herein are made unless otherwise specified). The Commission granted the motion to extinguish the first-stage PUD and Related Zoning Map Amendment.

FINDINGS OF FACT

I. PROCEDURAL BACKGROUND

1. On April 21, 2026, the Applicant filed a motion requesting the Commission extinguish the first-stage PUD and related Zoning Map amendment application that was approved pursuant to Z.C. Order No. 14-18 and extended pursuant to Z.C. Order Nos. 14-18B and 14-18D. The first-stage PUD approval was last extended in Z.C. Order No. 14-18D and is set to expire on August 1, 2027.² The Commission has the authority to extinguish the first-stage PUD and related Zoning Map amendment approval pursuant to Subtitle X, §310.2.
2. Z.C. Order No. 14-18 approved the development of approximately 1.9 million square feet of mixed-use development on approximately 20 acres of property in Ward 5. In that application, the Applicant noted that approval of the project provided a unique and exciting opportunity to create a new and revitalized community that corrects some of the mistakes of earlier urban planning concepts, and creates a great place for existing residents, as well

¹ Some of the lot numbers have changed since the first-stage PUD was approved. However, the properties that are subject to the first-stage PUD and related Zoning Map amendment approval have not changed.

² The second-stage PUD that was approved pursuant to Z.C. Order No. 14-18A and extended pursuant to Z.C. Order No. 14-18C expired on March 4, 2026.

as new residents. Z.C. Order No. 14-18 also approved a PUD related Zoning Map Amendment from the C-2-A and R-5-A zones to C-2-A and R-5-B zones for the Property.

3. The Applicant noted that since the Commission's approval of the last time extension request, it has exhausted all fronts to move the proposed redevelopment of the Brookland Manor Apartments forward. The Applicant has determined that the approved massive multiphase redevelopment of affordable housing is not financially feasible, as the costs to move the redevelopment forward are far greater than any potential returns. For these reasons, the Applicant has determined that the best path forward for the future of the Brookland Manor Apartments and its residents is to extinguish the first-stage PUD and related Zoning Map amendment approvals and sell the property to a new owner who can better meet the needs of the residents, most likely through a major rehabilitation of the existing buildings.
4. At its Public Meeting on May 14, 2026, the Commission voted to extinguish the PUD and related Zoning Map amendment approval of Z.C. Order No. 14-18, as extended by Z.C. Order Nos. 14-18B and 14-18D.

CONCLUSIONS OF LAW

1. Pursuant to the Zoning Regulations, the purpose of the PUD process is to provide for higher quality development through the flexibility in building controls, including building height and density, provided that a PUD: (a) results in a project superior to what would result from the matter-of-right standards; (b) offers a commendable number or quality of meaningful public benefits; and (c) protects and advances the public health, safety, welfare, and convenience, and is not inconsistent with the Comprehensive Plan (Subtitle X § 300.1).
2. Once a PUD is approved, any construction on the PUD site that is not authorized in the order approving the PUD, including development under matter-of-right standards, is not permitted until (a) the validity of the PUD order expires; or (b) the Commission issues an order granting the applicant's motion to extinguish the PUD (Subtitle X § 310.2).
3. If no application for a permit is filed, construction has not started within the period specified, or no extension is granted, the approval shall expire, and the zoning shall revert to the pre-existing regulations and map (Subtitle Z § 702.6).
4. At the time of filing any motion, a party must serve all other parties, and all parties opposing a motion shall have seven days from the service of the motion to file and serve a response (Subtitle Z §§ 407.3, 407.4).
5. The Commission finds that the Applicant served the motion to extinguish on all parties—in this case, ANC's 5C and 5B, and Brookland Manor/Brentwood Village Resident Association—on April 21, 2026, and none filed a response within seven days of service of the motion.

6. In this case, the Commission finds that the Applicant no longer intends to build the approved PUD. Thus, the Commission finds that granting the Applicant's motion to extinguish the PUD and related Map Amendment, pursuant to Subtitle X § 310.2, will allow the Property to be developed under the matter-of-right standards pursuant to the MU-4 zone (formerly the C-2-A zone) and the RA-1 zone (formerly the R-5-A zone), which are the underlying zones that exist on the Property.

DECISION

In consideration of the record and the Findings of Fact and Conclusions of Law herein, the Zoning Commission for the District of Columbia hereby **ORDERS APPROVAL** of the motion of the Applicant to extinguish the PUD and related Zoning Map amendment approved pursuant to Z.C. Order No. 14-18 and extended pursuant to Z.C. Order Nos. 14-18B and 14-18D.

FINAL ACTION

VOTE (May 14, 2026): 5-0-0

(Anthony Hood, Gwen Wright, Robert Miller, Tammy Stidham, and Joseph Imamura to approve).

In accordance with the provisions of Subtitle Z § 604.9 of the Zoning Regulations, this Order shall become final and effective upon publication in the *District of Columbia Register*; that is, on June 26, 2026.

BY THE ORDER OF THE D.C. ZONING COMMISSION

A majority of the Commission members approved the issuance of this Order.



ANTHONY J. HOOD
CHAIRMAN
ZONING COMMISSION



SARA A. BARDIN
DIRECTOR
OFFICE OF ZONING

IN ACCORDANCE WITH THE D.C. HUMAN RIGHTS ACT OF 1977, AS AMENDED, D.C. OFFICIAL CODE § 2-1401.01 ET SEQ. (ACT), THE DISTRICT OF COLUMBIA DOES NOT DISCRIMINATE ON THE BASIS OF ACTUAL OR PERCEIVED: RACE, COLOR, RELIGION, NATIONAL ORIGIN, SEX, AGE, MARITAL STATUS, PERSONAL APPEARANCE, SEXUAL ORIENTATION, GENDER IDENTITY OR EXPRESSION, FAMILIAL STATUS, FAMILY RESPONSIBILITIES, MATRICULATION, POLITICAL AFFILIATION, GENETIC INFORMATION, DISABILITY, SOURCE OF INCOME, OR PLACE OF RESIDENCE OR BUSINESS. SEXUAL HARASSMENT IS A FORM OF SEX DISCRIMINATION WHICH IS PROHIBITED BY THE ACT. IN ADDITION, HARASSMENT BASED ON ANY OF THE ABOVE PROTECTED CATEGORIES IS PROHIBITED BY THE ACT. DISCRIMINATION IN VIOLATION OF THE ACT WILL NOT BE TOLERATED. VIOLATORS WILL BE SUBJECT TO DISCIPLINARY ACTION.