

## Memorandum

**TO:** District of Columbia Zoning Commission  
**FROM:** *JL* Joel Lawson, Associate Director Development Review  
**DATE:** March 21, 2025  
**SUBJECT:** ZC 15-18C – Second Extension Request for PUD 15-18, 2715 Pennsylvania Ave.

### **I. RECOMMENDATION**

The Office of Planning (“OP”) recommends **approval** of the requested second PUD time extension, for one year to March 9, 2026

Address:	2715 Pennsylvania Avenue NW
Applicant:	Holland & Knight for Initio LP
Legal Description:	Square 1194, Lot 15
Ward/ANC	Ward 2 / ANC 2E
Zoning:	Base Zone –C-2-A (now MU-4), low to moderate density mixed use, and unzoned PUD Zone – W-2 (now MU-13), medium density mixed use
Comprehensive Plan Maps	Future Land Use Map – Low Density Commercial / Parks Recreation and Open Space Policy Map – Regional Center and Resilience Focus Area
Project Summary:	PUD and PUD-related map amendment for the construction of a mixed-use building with a restaurant on the ground floor and a four-story apartment house with seven residential units above. The building was approved with a height of 60 feet, and a density of 3.5 FAR. As part of the PUD, relief was granted from off-street parking and a rear yard zoning requirements. The approved PUD included a requirement for a \$359,604 contribution to the Housing Production Trust Fund.
ZC Order Date:	Effective March 10, 2017, with construction to start by March 9, 2021.
Previous Extensions:	Covid-19 related extensions to March 9, 2022 and March 9, 2023 (15-18(1) and 15-18(2)). Two year extension to March 9, 2025 (15-18C)
Order Expiration Date:	March 9, 2025
Request:	Second extension request, for one year to March 9, 2026

## II. 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;*

The application has been in the public record since February 18, 2025 and indicates that it was served on the ANC (Exhibit 7).

- (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

Council approved an updated Comprehensive Plan (Comp Plan 2021) subsequent to the original approval, but before the previous extension request in 2023. Even so, in the Comp Plan 2121 update, the Generalized Future Land Use Map did not change, and the Citywide Elements and Area Element do not generally contain new policies that would substantively impact the facts upon which the project was approved.

The 2021 General Policy Map continues to place the site within a Regional Shopping Center, but also places it within a Resilience Focus Area, intended to ensure resilience from flooding for areas within the floodplain. This would be addressed as part of the permitting process for development on the site.

### Zoning Regulations

There have been no changes to the zoning regulations which would substantively impact the original decision by the Commission to approve this PUD.

### Surrounding Development

OP is not aware of significant development in the surrounding area initiated since approval of this PUD, which would materially impact the ZC decision making for this case.

### **The applicant demonstrates with substantial evidence that there is good cause for such extension, as provided in Subtitle Y, § 705.2 (c)**

One or more of the following criteria must be met:

- (1) An inability to obtain sufficient project financing for the planned unit 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 which renders the applicant unable to comply with the time limits of the planned unit development order.*

The applicant statement in support is provided at Exhibit 2. It cites an inability to secure financing for the project, even though permit drawings have been prepared for submission to the Department of Buildings. This was due to increases in construction costs and higher interest rates. The applicant also cites a need to redesign the drawings based on revisions to DOEE requirements related to the clean-up of this former gas stations site, and Washington Gas meter location requirements.

### **III. OTHER DISTRICT AGENCY COMMENTS**

There were no comments from other District agencies in the record at the time of the filing of this report.

### **IV. ANC COMMENTS**

At Exhibit 5 is a memo from ANC 2E indicating support for this request.

### **V. COMMUNITY COMMENTS**

No community comments were submitted to the record as of the date of the filing of this report.