

**MEMORANDUM**

**TO:** District of Columbia Zoning Commission  
**FROM:** Shepard Beamon, Development Review Specialist  
 Radhika Mohan, Deputy Director Development, Design and Preservation *RCM*  
**DATE:** February 13, 2026  
**SUBJECT:** OP Report, ZC 15-21G Time Extension Request for Kenilworth Courts PUD 15-21

**I. RECOMMENDATION**

The Office of Planning (OP) recommends **approval** of the following:

- Two-year extension to extend the validity of the First-Stage PUD to January 20, 2029;
- Two-year extension of the filing deadline for the Second-Stage PUD application for Phase 2 to January 20, 2028; and
- Waiver from Subtitle Z § 705.5 limitations on the number and duration of extensions to allow a fifth extension.

**II. APPLICATION SUMMARY**

Applicant:	Cynthia Giordano for District of Columbia Housing Authority (DCHA)
Address:	Generally bounded by Kenilworth Ave. NE to the east, Douglas St. NE to the south, Anacostia Ave. NE to the west, and Quarles St. NE to the north
Ward / ANC:	Ward 7, ANC 7D
Zone:	R-1B, RA-1
FLUM:	RMOD, Residential-Moderate Density
GPM:	Neighborhood Enhancement Area
Legal Description:	Various lots within Squares 5113, 5114, and 5116.
Project Summary:	Redeveloping of the PUD site in three phases to construct a mixed-use, mixed-income development with 530 residential units.
Order Date:	January 20, 2017
Previous Extensions:	<p>1. Order 15-21A: Effective January 24, 2020, the Commission approved a two-year extension of the deadlines established by the Original Order to the following:</p> <p><i>Consolidated PUD</i></p> <ul style="list-style-type: none"> <li>• By January 20, 2021 - file an application for a building permit to construct the Consolidated PUD;</li> <li>• By January 20, 2022 - start construction of the Consolidated PUD; and</li> </ul>

	<p><i>First-Stage PUD</i></p> <ul style="list-style-type: none"> <li>• By January 20, 2021 - file a second-stage PUD application for Phase 2 of the Approved PUD, which timely filing will extend the validity of the First-Stage PUD to January 20, 2022.</li> </ul> <p>2. Order 15-21C: Effective April 16, 2021, the Commission approved a two-year extension to the first stage PUD to January 20, 2024, provided a second-stage PUD application for Phase 2 is filed before January 20, 2023.</p> <p>3. Order 15-21D: Effective January 12, 2023, the Commission approved a request to:</p> <ul style="list-style-type: none"> <li>• Extend the deadline for filing the Second-Stage PUD application for Phase 2 to January 20, 2024 (one year);</li> <li>• Extend the validity of the First-Stage PUD to January 20, 2025 (one-year).</li> </ul> <p>4. Order 15-21E: Effective June 21, 2024, the Commission approved a request to:</p> <ul style="list-style-type: none"> <li>• Extend the validity of the First-Stage PUD to January 20, 2027;</li> <li>• Extend the filing deadline for the 2nd Stage PUD application for Phase 2 to January 20, 2026; and</li> <li>• Waiver from Subtitle Z § 705.5 limitations on the number and duration of extensions to allow a fourth extension.</li> </ul> <p>5. Order 15-21F: Effective March 7, 2025, the Commission approved a request to: Modification of Condition B.5 to the original Order.</p>
<p>Order Expiration Date:</p>	<p>2<sup>nd</sup> Stage Application for Phase 2: January 20, 2026                  1<sup>st</sup> Stage PUD: January 20, 2027</p>
<p>Requested Extension:</p>	<p>1. Extension of the filing deadline of the Second-Stage PUD for Phase 2 to January 20, 2028.                  2. Extension of the First-Stage PUD to January 20, 2029.</p>

### III. CONSOLIDATED and STAGE I PUD BOUNDARIES



### IV. EVALUATION OF EXTENSION AND RELIEF 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 was served electronically to OP on January 20, 2026, as indicated in the OP Referral letter ([Exhibit 3](#)), and has been on the public record since filing on January 20, 2026. The Certificate of Service, attached to the Applicant’s Cover Letter ([Exhibit 2](#)), indicates ANC 7D was notified on January 16, 2026.

*(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.*

#### Zoning Regulations:

Since the approval of the original application under the 1958 Zoning Regulations, ZR 16 zoning amendments were adopted, effective September 6, 2016. This time extension and previous extensions have been reviewed under the ZR 2016 zoning regulations.

Under Subtitle Z, § 705.3, a time extension shall not exceed two (2) years and under § 705.5, no more than two extensions may be requested for a PUD and the second extension

may be approved for no more than one year. The applicant has requested waivers from these two provisions to allow a fifth extension for two (2) two-year extensions. The requested extensions would not result in any changes from the approved PUD and there is no substantial change in any of the material facts upon which the Commission based its original approval of the application.

#### Comprehensive Plan:

The most recent Comprehensive Plan was approved by Council in 2021, however, updates to the Future Land Use Map (FLUM) did not significantly impact the approved project and maintained the site designation as Residential-Moderate Density (RMOD). Similarly, the Generalized Policy Map did not change the designation from Neighborhood Enhancement Area and there are no deviations in the vision for the project area as stated in the Framework Element for the Far Northeast and Southeast. The Stage 1 PUD boundary shares a border with the Resilience Focus Area along Anacostia Avenue NE; environmental resilience can be evaluated as part of the future Stage 2 review process. No new area plans have been adopted affecting the subject property since the original approval of the PUD.

The requested extension would further uphold Comprehensive Plan goals and policies by aiding the applicant to continue with the replacement of existing distressed public housing with the construction of new mixed-income residential units, including 290 public housing replacement units (below 50% AMI) and workforce units for rent and sell, as well as office, retail and community space to better serve the residents of the community and the broader neighborhood.

#### Surrounding Development:

Construction of Phase 1 was completed Fall 2025, which produced all 166 of the approved PUD units, with at least 101 of those units reserved for returning residents. Currently, there are no other major development projects in the immediate surrounding area.

#### Original PUD Order

There is no substantial change in any of the material facts upon which the Commission based its original approval of the application that would undermine the Commission’s justification for approving the original application. The applicant states that the requested extension does not involve a change in approved uses, affordability requirements, benefits and amenities, required covenants, or request additional flexibility from the Zoning Regulations that was not previously approved. The requested extension would grant the applicant additional time to complete the construction of Phase 1 and prepare and file the zoning application for Phases 2 and 3 of the PUD.

Since the previous extension (15-21E), the Zoning Commission approved the following modifications, in **bold**, to Condition B.5 which was not inconsistent with the intent of the original order and should not have significant impact on development progress:

“Commencing with the issuance of a Certificate of Occupancy for the first building in Phase 1 and continuing service up until the issuance of a Certificate of Occupancy for the first building in Phase 2, the Applicant shall provide a van loop service from the Project to both the Deanwood and the Kenilworth Recreation Center. The Applicant shall provide loop service from the Project to the Deanwood and Kenilworth facilities four times per weekday, in the morning hours and after school. **The van loop service**

**shall continue until a more direct, well-lit pedestrian path from the Project to both the Deanwood and Kenilworth Recreation Centers is established.”**

*(c) 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;*

The applicant cites that the operating subsidy and rents for below-market units are too low to support any debt so substantial subsidies are needed. District subsidy sources are in high demand and competitive, making it difficult to obtain additional funds. Similarly, federal subsidies have been difficult to secure. The applicant has encountered difficulty in securing financing for Phase 2 and 3 and securing new development partners will delay progress for those future phases. Lastly, increased construction costs and high-interest rates have impacted the ability to timely construct and finance the project.

*(2) 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 has demonstrated that there are circumstantial factors that have delayed the completion of Phase 1 and the advancement of Phases 2 and 3. Relocating tenants from Phase 2 to the newly completed Phase 1 is an ongoing process. Once Phase 1 is completed, residents and families residing in the Phase 2 boundary will be relocated into Phase 1, which according to the applicant, requires resources and attention that will be addressed before the further design of Phase 2 can be completed. Once the relocation into Phase 1 is complete, the applicant anticipates submission of a Phase 2 application by January 2026. Once this process is complete, the applicant plans to submit a second stage application for Phase 2 by January 2028.

**Subtitle Z Sections 705.3 and 705.5**

*705.3 The Commission may at their sole discretion:*

*(a) Grant the extension for no more than two (2) years, subject to their determination that the applicant has sufficiently evidenced compliance with the criteria in Subtitle Z § 705.2; ...*

*705.5 An applicant with an approved PUD may request no more than two (2) extensions. The second request for an extension may be approved for no more than one (1) year.*

The applicant is requesting a waiver from the extension provision to permit a fifth extension. The initial project’s financing, as well as changed market conditions since the project was first approved, led to several prior extension requests for this PUD. In this case, OP is not opposed to the approval of the requested extensions for this project as requested in this application.

This development is an important project for the District and Ward 7, as it will provide essential affordable housing including improved replacement housing for existing residents, and denial of an extension and waiver would be unlikely to facilitate its completion. There have been no changes to the Comprehensive Plan or new related planning documents to indicate that the Stage 1 approval is no longer consistent with land use expectations for these sites. The applicant has indicated the two-year extension and waiver are crucial to the project to acquire the necessary financing, relocate families into completed Phase 1 units, and develop an appropriate plan for Phase 2.

**V. COMMENTS FROM OTHER DISTRICT AGENCIES**

There were no comments from other District agencies at the time OP completed this report.

**VI. COMMENTS FROM ANCs**

As of the date of this report, ANC comments had not been filed to the record.

**VII. COMMENTS FROM THE PUBLIC**

As of the date of this report, community comments had not been filed to the record.