

Memorandum

TO: District of Columbia Zoning Commission

FROM: Philip Bradford, AICP, Development Review Specialist
 Joel Lawson, Associate Director Development Review
 Radhika Mohan, Deputy Director Development, Design and Preservation

DATE: January 5, 2026

SUBJECT: ZC - Extension Request for ZC 15-24E, (1331 5th Street NE)

The Office of Planning (“OP”) recommends **approval** of the requested extension of the time and a waiver for a two-year extension to apply for a building permit under ZC Order 15-24C. There have been no substantial changes in the material facts upon which the Commission based its original approval, and the applicant has demonstrated that they have been unable to obtain the necessary financing due to market conditions beyond their control in order to move forward with the project.

Address:	1331 5 th Street NE
Applicant:	Goulston & Storrs on behalf of Gallaudet University and JBG/6th Street Associates, LLC
Legal Description:	PAR 0129 0112
Ward/ANC	Ward 5 / ANC 5D
Zoning:	Base Zone – PDR-1 PUD Zone – C-3-C (ZR 58 Regulations)
Comprehensive Plan Maps	Future Land Use Map – Mixed Uses (Residential Medium Density, Commercial Medium Density, Production, Distribution, Repair) Policy Map – Institutional Uses
Project Summary:	The applicant plans to construct a 12-story mixed use building with approximately 647 residential units and 43,100 square feet of ground floor commercial space. The project affordable housing commitments, a new 5,000 square foot public plaza, and public space improvements surrounding the property.
Order Date:	ZC Order 15-24C, effective March 9, 2023.
Order Expiration Date:	Order No. 15-24C remains valid until December 15, 2025.
Request:	Two-year time extension to apply for a building permit with validity until December 15, 2027.

Figure 1. Site Location



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 submitted to the Zoning Commission is dated November 24, 2025 and has been in the record since filing.

- (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

The proposed development was reviewed by the Commission after the most recent changes to the Comprehensive Plan in 2021.

Zoning Regulations

There have been no substantial changes to the Zoning Regulations that would materially impact the Commission's original approval. Neither the recent re-organization of the zoning regulations nor the renaming of various zones impact the substance of zoning for this property.

Surrounding Development

Development within the Florida Avenue Market area continues as anticipated; this would not impact the review or approval of this extension request.

(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 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 filing in Exhibit 2 notes that the applicant continues to progress towards advancing the project design showing expenditures for architectural and engineering services, legal, marketing, site enablement, and general costs and cites the current market conditions and construction costs as the primary challenge to obtaining financing and thus applying for building permits for construction.

IV. ANC COMMENTS

As of the date of this report, the record does not contain ANC comments.