

Memorandum

TO: District of Columbia Zoning Commission

FROM: Philip Bradford, AICP, Development Review Specialist
^{MBR} Maxine Brown-Roberts, Associate Director Development Review

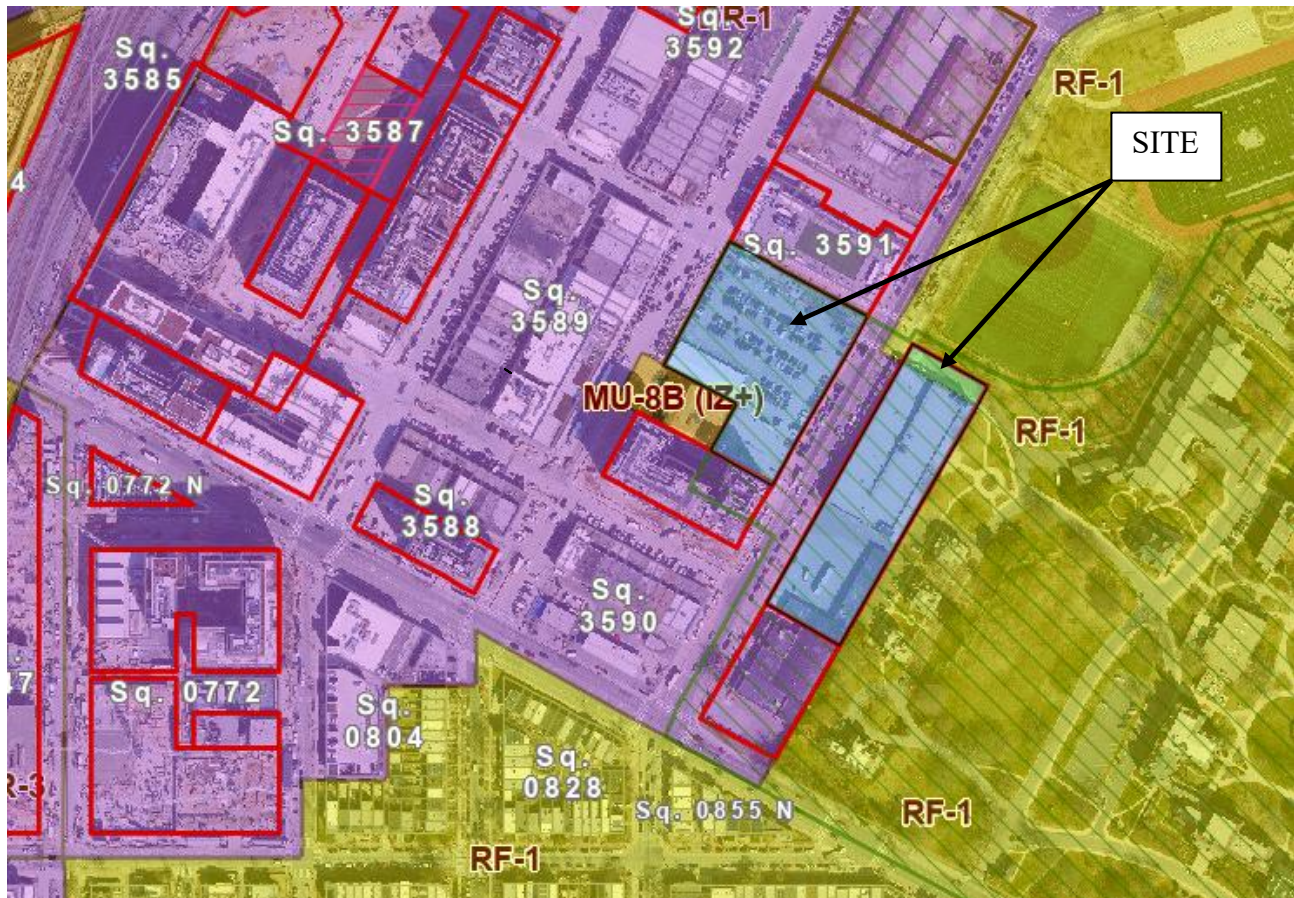
DATE: September 25, 2026

SUBJECT: ZC 15-24F Second Two-Year Time Extension Request, 1275 5th Street NE, 1251 6th Street NE

The Office of Planning (OP) recommends **approval** of the requested two-year time extension for Second Stage PUD approval, ZC Order 15-24B.

Address:	1251 6 th Street, NE
Applicant:	Holland & Knight LLP on behalf of Gallaudet University
Legal Description:	Square 3591, Lot 9; Square 3593, Lot 6
Ward/ANC	Ward 5 / ANC 5D
Zoning:	Base Zone – PDR-1
Comprehensive Plan Maps	Future Land Use Map – Mixed Uses (Residential Medium Density, Commercial High Density, Production, Distribution, Repair) Policy Map – Multi-Neighborhood Centers
Project Summary:	Parcel 2: two six-story mixed-use buildings that will provide a total of approximately 240 dwelling units, 29,000 square feet of ground floor retail/service space, and 17,000 square feet of university space. Parcel 3: eleven-story mixed-use building containing approximately 600 dwelling units and 38,000 square feet of ground
Order Date:	ZC Order 15-24B, effective August 26, 2022
Order Expiration Date:	Order No. 15-24B remains valid until August 26, 2026 as extended by 15-24D.
Request:	Two-year extension of the deadline for filing of buildings permits for Parcels 2 and 3 no later than August 26, 2028.

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 August 20, 2026 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;***
- (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 filing in Exhibit 2 notes that the applicant intends to move forward with the project as planned, however, given conditions in the real estate market such as high interest rates and construction costs the development partner has terminated the agreement with the applicant for the ground lease and development of the properties. As a result, the applicant must now initiate a new selection process to find a new development partner to bring the project to fruition. The applicant retains ownership of the development plans and OP believes that the extension will allow a reasonable time frame for obtaining a new development partner.

OP supports the Applicant's good faith efforts to search for a new development partner and ultimately apply for building permits to complete the project.

IV. ANC COMMENTS

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