Anthony Hood, Chairman
D.C. Zoning Commission
441 4th Street NW, Suite 200S
Washington, D.C. 20001

RE: Z.C. Case No. 15-24F – Two-Year Time Extension Request of Z.C. Order No. 15-24B/15-24D

Dear Chairperson Hood and Commissioners,

WHEREAS, Gallaudet University, owner of properties located along 6th Street, NE, between Florida Avenue and Neal Place (Square 3591, Lot 9 and Square 3593, Lot 6), submitted a request to the Zoning Commission for a two-year time extension of Zoning Commission Orders No. 15-24B and 15-24D, to allow an additional two years to file building permit applications for Parcels 2 and 3 of the planned unit development (PUD) approved in Order 15-24B. The application, which has been assigned Case No. 15-24F, also included a request for a two-year extension of the deadline for the University to submit an application to the Zoning Commission for Second Stage PUD review of Parcel 1, which is located at the intersection of 6th Street and Florida Avenue, NE;

WHEREAS, as part of its application to the Zoning Commission, the University provided good cause for the requested time extension, noting that it is delayed in moving forward with construction permitting given the continuing challenges affecting project financing and construction materials pricing confronting the commercial real estate sector. Further, the University has need to engage a replacement development partner to advance the PUD to construction given the recent departure of its longtime development partner for the project;

WHEREAS, the information in the University's application demonstrates to ANC 5D that the requested time extension is sought to help the University continue its efforts to secure a replacement development partner and move the approved PUD to permitting and construction;

WHEREAS, ANC 5D believes that a full Zoning Commission hearing is not necessary for this extension request since there are no material factual conflicts generated concerning any of the criteria set forth in the Zoning Regulations for PUD extension requests. The PUD program remains consistent with the design and program approved by the Zoning Commission in Order 15-24B and will continue to provide approximately 840 dwelling units, 67,000 square feet of retail/service uses, 17,000 square feet of university uses, publicly accessible open spaces and significant public benefits approved as part of the PUD;

WHEREAS, on September 8, 2026, Advisory Neighborhood Commission 5D held a regularly scheduled public meeting, at which notice was properly given and a quorum was present;

ZONING COMMISSION
District of Columbia
CASE NO. 15-24F
EXHIBIT NO. 6

WHEREAS, ANC 5D supports the Applicant's request for a two-year time extension of Zoning Commission Orders Nos. 15-24B and 15-24D;

THEREFORE, BE IT RESOLVED, the Advisory Neighborhood Commission 5D, at its regularly scheduled September 8, 2026, public meeting, at which a quorum was present, voted 6-0-0 to recommend that the Zoning Commission approve the Applicant's request for a two-year time extension of Zoning Commission Orders Nos. 15-24B and 15-24D such that a building permit application for Parcels 2 and 3 must be filed not later than August 26, 2028, and further that Second Stage PUD application for Parcel 1 be made not later than March 28, 2029.

Sebrena Rhodes

Sebrena Rhodes, Chair ANC 5D

Salvador Sauceda-Guzman

Salvador Sauceda-Guzman, Vice Chair ANC 5D