

MEMORANDUM

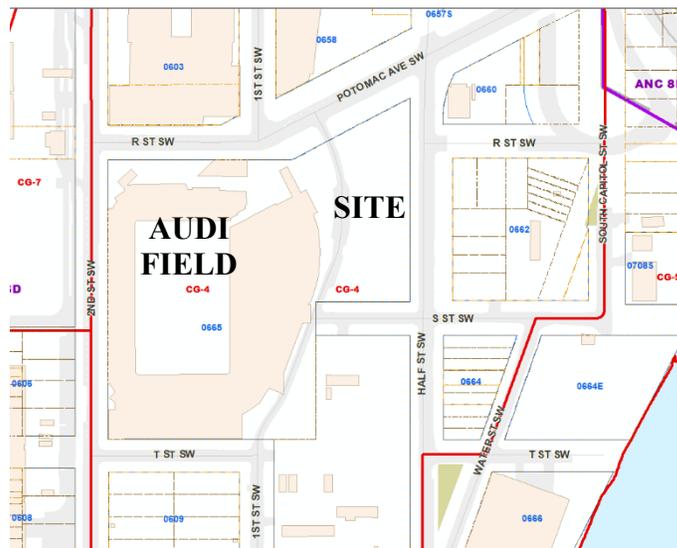
TO: District of Columbia Zoning Commission
FROM:  Joel Lawson, Associate Director Development Review
DATE: June 4, 2025
SUBJECT: ZC #16-02E – First Extension Request for Design Review and Related PUD Modifications Approved in 16-02C and D, Parcel B

I. BACKGROUND

The Office of Planning (OP) recommends **approval** of the requested two year time extension.

Address	Vacant property located between Half Street, SW to the east, S Street, SW to the south, First Street, SW to the west, and park space to the north along Potomac Avenue, SW.
Applicant	Goulston&Storrs for H&A DCU JV, LLC
Legal Description	Square 0665, Lots 27
Ward/ANC	Ward 6 / ANC 6D.
Zoning	CG-4, high density mixed use
Approved Development	Twelve-story, mixed-use building with approximately 455 residential units, including 30 percent affordable units, as well as office, retail and entertainment uses.
Existing ZC Order	16-02C - PUD Modification 16-02D - Design Review
Order Expiration Date	July 1, 2025
Extension Request	July 1, 2027

Location:



II. EVALUATION OF THE EXTENSION REQUEST

Subtitle Z, § 705.2

The extension 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 May 6, 2025 and has been in the public record since filing. The application contains a statement that it was served on ANC 6D, within which the site is currently located.

- (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

There have been no changes of significance to the Zoning Regulations or Maps since the time of approval for the design review and PUD modification.

Comprehensive Plan

The original PUD modification was approved under the current 2021 Comprehensive Plan, and there have been no subsequent changes to the Comprehensive Plan or other planning documents for this area.

Surrounding Development

Additional development in the general area has proceeded since the original approval, but this was anticipated at the time so would not impact the proposal, the extension request or the Commission review.

- (c) **The applicant demonstrates with substantial evidence one (1) or more of the following criteria:**

- An inability to obtain sufficient project financing for the 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;
- 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
- The existence of pending litigation or such other condition, circumstance, or factor beyond the applicant’s reasonable control that renders the applicant unable to comply with the time limits of the order.”

The filings note that the applicant has continued to pursue development of this site consistent with the Orders, including the filing of permit applications, pursuing tenants for commercial and entertainment spaces, and pursuing public and private funding, including for the all-affordable senior

housing portion. However, the application further notes that they have been unable to secure the necessary financing due to current finance market conditions.

III. AGENCY COMMENTS

As of the date of this report, comments from other agencies had not been filed to the record:

IV. ANC COMMENTS

As of the date of this report, comments from ANC 6D had not been filed to the record: