

Memorandum

TO: District of Columbia Zoning Commission

FROM: Crystal Myers, AICP, Development Review Specialist

JL for Jennifer Steingasser, Deputy Director Development Review/ Historic Preservation

DATE: September 25, 2024

SUBJECT: First Time Extension Request for ZC 20-09, Consolidated Planned Unit Development and Related Map Amendment for 2419 25th St. SE

The Office of Planning (“OP”) recommends **approval** of the requested extension of the time for a two-year extension of the PUD to October 29, 2026.

Address:	2419 25 th St. SE
Applicant:	Goulston and Storrs on behalf of Wagner, LLC
Legal Description:	Square 5970, Lot 337
Ward/ANC	Ward 8 / ANC 8B
Zoning:	Base Zone – R-3 PUD Zone –RA-2
Comprehensive Plan Maps	Future Land Use Map – Local Public Facilities and Institutional Use Policy Map – Neighborhood Conservation Area
Project Summary:	The project is a 5-story all- affordable senior housing apartment building with 67 units.
Order Date:	ZC Order, effective October 29, 2021
Previous Extensions:	None
Order Expiration Date:	October 29, 2024
Request:	Extension to October 29, 2026

PHOTOS



2019



2023

EVALUATION OF THE EXTENSION REQUEST

Subtitle Z, § 705.2

An applicant may request an extension of the time periods of an order for good cause upon the filing of a written request, before the expiration of the approval, documenting the following:

- (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 has been in the public record since September 5, 2024, and indicates that it was served on the ANC on the same date, which is more than thirty days in advance of this Zoning Commission meeting ([Exhibit 3](#)).

- (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;*

There has been no substantial change in the material facts of the case. The 2021 Comprehensive Plan was approved after the approval of this PUD, but the Future Land Use Map did not change, and there are not other policies that would change in a way to significantly impact the review and approval of this case. Changes to the zoning approved subsequent to the original approval would also not materially impact the analysis for this PUD. OP is unaware of nearby significant development started after approval of this case that would materially impact the Zoning Commission's justification for approving the original application.

The applicant demonstrates that there is good cause for such extension, with substantial evidence of 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 by the expiration date of the Board's order because of delays 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.*

At [Exhibit 2](#) the Applicant provides sufficient justification for the requested extension. They explain that this all-affordable senior housing building requires subsidies from both Federal and District sources. The Applicant shows they have made a good faith effort to obtain their financing in a timely manner but circumstances outside their control resulted in the approval process for the financing taking longer than expected. They started the process in 2021 and expect to close on the financing in the first quarter of 2025. Therefore, construction on the project cannot be initiated by the Order's October 29, 2024, expiration date.

District Agency Comments

As of the date of this report, the record does not contain comments from other District agencies.

ANC Comments

As of the date of this report, there is no filing from the ANC that had been filed to the record

Community Comments

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