

MEMORANDUM

TO: District of Columbia Zoning Commission
FROM: Karen Thomas, Development Review Specialist
MBR Maxine Brown Roberts, Associate Director Development Review
DATE: March 30, 2026
SUBJECT: ZC #20-12B – Second Extension Request for PUD 20-12, 400 I Street SW

I. OP RECOMMENDATION

The Office of Planning (OP) recommends **approval** of the requested two-year time extension and the related waiver from the one-year extension requirement for second extension requests.

Address	400 I Street, SW
Applicant	Holland & Knight for Westminster Presbyterian Church and Westminster Community Partners LLC
Legal Description	Square 0499, Lot 52
Ward/ANC	Ward 6/ANC 6D
Zoning	MU-2 PUD
Project Description	Residential building with a new Westminster Presbyterian Church on a portion of the ground level
Order Expiration Date	June 10, 2024
First Extension	Z.C. 20-12A - Two-year time extension, to file a building permit by June 11, 2026 , and commence construction by June 10, 2027 .
Second Extension Request	Two-year extension, to file a building permit by June 11, 2028 , and begin construction by June 10, 2029 .

II. 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 is dated February 27, 2026, and has been in public record since filing. The application contains a statement that it was served on ANC 6D within which the site is 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.**

Comprehensive Plan

As presented in the first extension request, OP determined and continues to find that the updated 2021 Comprehensive Plan, including the Council’s revision of the Future Land Use Map designation from Moderate Density Residential to Mixed Medium Density Residential/Low Density Commercial was anticipated during the original PUD review. Its subsequent adoption reinforces—rather than undermines—the Zoning Commission’s decision and further supports the proposal’s consistency with the Comprehensive Plan. The Generalized Policy Map designation is Neighborhood Conservation Area, and the proposal continues to advance policy objectives for the Southwest Neighborhood Policy Focus Area within the Lower Anacostia Waterfront/Near Southwest Area Element.

Zoning Regulations

There have been no substantial changes to the Zoning Regulations that would materially impact the Commission’s original approval. Recent amendments to the 2016 zoning regulations would not impact the substance of zoning for this property.

Surrounding Development

No significant new development in the immediate area after the first approved extension has occurred. Any recent development would have been anticipated and does not affect the review or approval of this application.

- (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;*

As noted in the filings at Exhibit 2, since the original filing and first extension, the Applicant states that they continues to face obstacles associated with “*challenges to the construction industry*” not limited to construction costs, inflation, interest rates, and a weak lending market, all of which have had specific and material consequences on their ability to secure any type of project financing and move forward with development. The Applicant states that their good faith efforts to advance the project, are made difficult by the inability to obtain committed funding, as well as “*federal policy shifts which have directly affected the construction industry sector*”, all of which are outside the control of the applicant. In the meantime, the Westminster Presbyterian Church continues to offer valued services and programs to the community.

OP concurs that the “*inability to obtain sufficient project financing for the development, following their diligent good faith efforts to obtain such financing, because of changes in economic and market conditions*” are 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*

This criterion is not applicable

- (3) *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.*

This criterion is not applicable.

Subtitle Z, § 705.5

An applicant may request no more than two extensions of an approved PUD, with the second extension limited to one year ([Subtitle Z § 705.5](#)). The Zoning Commission granted a two-year first extension under Order 20-12A. However, the Applicant anticipates that more than one year will be required to acquire a contractor and prepare materials for the building permit application. Therefore, the Applicant requests a waiver from Subtitle Z § 705.5 to permit approval of a two-year second extension.

OP does not believe that the rights of any party to the original PUD, including ANC 6D would be prejudiced pursuant to the criteria under [Subtitle Z § 101.9](#) and supports the waiver based on the evidence presented in the Applicant's submission at [Exhibit 2](#).

III. DISTRICT AGENCY COMMENTS

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

IV. ANC COMMENTS

At the writing of this report there are no comments from ANC 6D.

V. COMMUNITY COMMENTS

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

Attachment:

Property Location

Property Location



EPA, USDA | DC GIS | Department of Consumer and Regulatory Affairs (DCRA) - Office of the Surveyor (OS), and Office of Tax and Revenue (OTR) - Real Property Tax Administration (RPTA) Office of Chief Technology Officer (OCTO) - DC GIS