

MEMORANDUM

TO: District of Columbia Zoning Commission
FROM: *JL* Joel Lawson, Associate Director Development Review
DATE: September 10, 2024
SUBJECT: ZC #20-27A – First Extension Request for PUD 20-27, P and 7th Streets NW

I. OP RECOMMENDATION

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

Address	7 th , P, and Marion Streets NW
Applicant	Goulston & Storrs for High Street District Development Inc.
Legal Description	Square 0445 Lot 222
Ward/ANC	Ward 2; ANC 2G
Zoning	MU-6 PUD (MU-4 base zone)
Project Description	Residential building with about 223 dwelling units, including about 29 affordable units at 30% - 60% MFI, and ground floor retail space
Order Expiration Date	December 17, 2024
Extension Request	Two-year extension, to December 17, 2026. First ZC extension request.

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 July 16, 2024 and has been in the public record since filing. The application contains a statement that it was served on ANC 2G within which the site is now 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

The Comprehensive Plan was updated in 2021 after this proposal was reviewed by the Zoning Commission. However, the Future Land Use Map Mixed Medium Density and Moderate Density Residential designations did not change. The Generalized Policy Map designations of Main Street Mixed Use Corridor and Neighborhood Enhancement Area also did not change. The proposal would

further policy objectives for the Near Northwest Area Element. As such, the updated Comp Plan did not include changes that would substantially impact the material facts upon which the Zoning Commission based its original approval

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

OP is not aware of new development in proximity to the site that would materially impact 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 applicant filings at Exhibit 2, "... Since approval of the Order, the Applicant has actively worked with the development team to move the Project forward... However, despite the Applicant's diligent efforts, it has been faced with the significant adverse conditions currently affecting the market for commercial real estate development, including the fundamental shift in the interest rate environment and substantial increases in construction costs that have taken hold since the Project was initially approved."

As such, the Applicant has demonstrated a need for the requested extension to pursue financing to proceed to construction.

III. DISTRICT AGENCY COMMENTS

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

IV. ANC COMMENTS

As of the date of this report, there is no filing from the current ANC (2G) or the ANC at the time of the original PUD (6E).

V. COMMUNITY COMMENTS

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

Location

