District of Columbia
Office of Planning

MEMORANDUM

TO: District of Columbia Zoning Commission

FROM: MBR Maxine Brown Roberts, Associate Director Development Review

Karen Thomas, Development Review Specialist

DATE: November 2, 2026

SUBJECT: ZC #20-27B – Second Extension Request for PUD 20-27, P and 7th Streets NW

I. OP RECOMMENDATION

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

Address	7th Street, P Street, and Marion Street, N.W.
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**. The Order required a building permit application for the project to be filed by December 17, 2023, and construction to commence by December 17, 2024.
First Extension Request	Two-year extension, to **December 17, 2026**.
Second Extension Request	One-year extension, to **December 17, 2027**. The requested extension will support ongoing efforts to secure financing of the future mixed-use project noted prior.

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 October 8, 2026, 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.

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(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. Recent amendments to the zoning regulations would not 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;

The Applicant has demonstrated continued diligence in advancing the approved PUD despite circumstances largely outside of its control. Since approval of the project and the prior extension, the Applicant has undertaken substantive actions toward implementation, including the preparation of permit plans, submission of a building permit application, and recordation of the required PUD covenant. These actions represent meaningful progress toward construction and evidence the Applicant's ongoing commitment to the approved development.

OP recognizes that the Applicant has not remained inactive during the extension period but has continued to invest time and resources to advance the project through the pre-construction process. Filing a building permit application is indicative of the Applicant's intent to move the project forward and demonstrates that the approved development remains active.

OP further acknowledges that the District's commercial real estate market continues to experience challenging economic conditions, including elevated construction costs, higher borrowing costs, and constrained financing availability. These factors have affected numerous development projects citywide and are not unique to this application. The Applicant has provided a reasonable explanation that these market conditions have affected its ability to secure the financing necessary to commence construction despite its ongoing efforts.

Given the Applicant's demonstrated progress, continued commitment to the approved project, and ongoing market conditions affecting commercial development, OP finds that the requested extension is justified.

The extension would provide the Applicant with additional time to secure financing and move the project toward construction while preserving the benefits previously identified by the Commission. Furthermore, there is no indication that the project has been abandoned or that circumstances have materially changed such that the approved development would no longer be appropriate for the site or inconsistent with the Commission's prior findings.

(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 District of Columbia Zoning Commission governmental agency approval process that are beyond the applicant's reasonable control; or

This is not applicable in this instance.

(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 is not applicable in this instance.

Accordingly, OP supports the requested extension of the PUD approval and finds that the Applicant has shown good cause for the additional time requested.

III. DISTRICT AGENCY COMMENTS

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

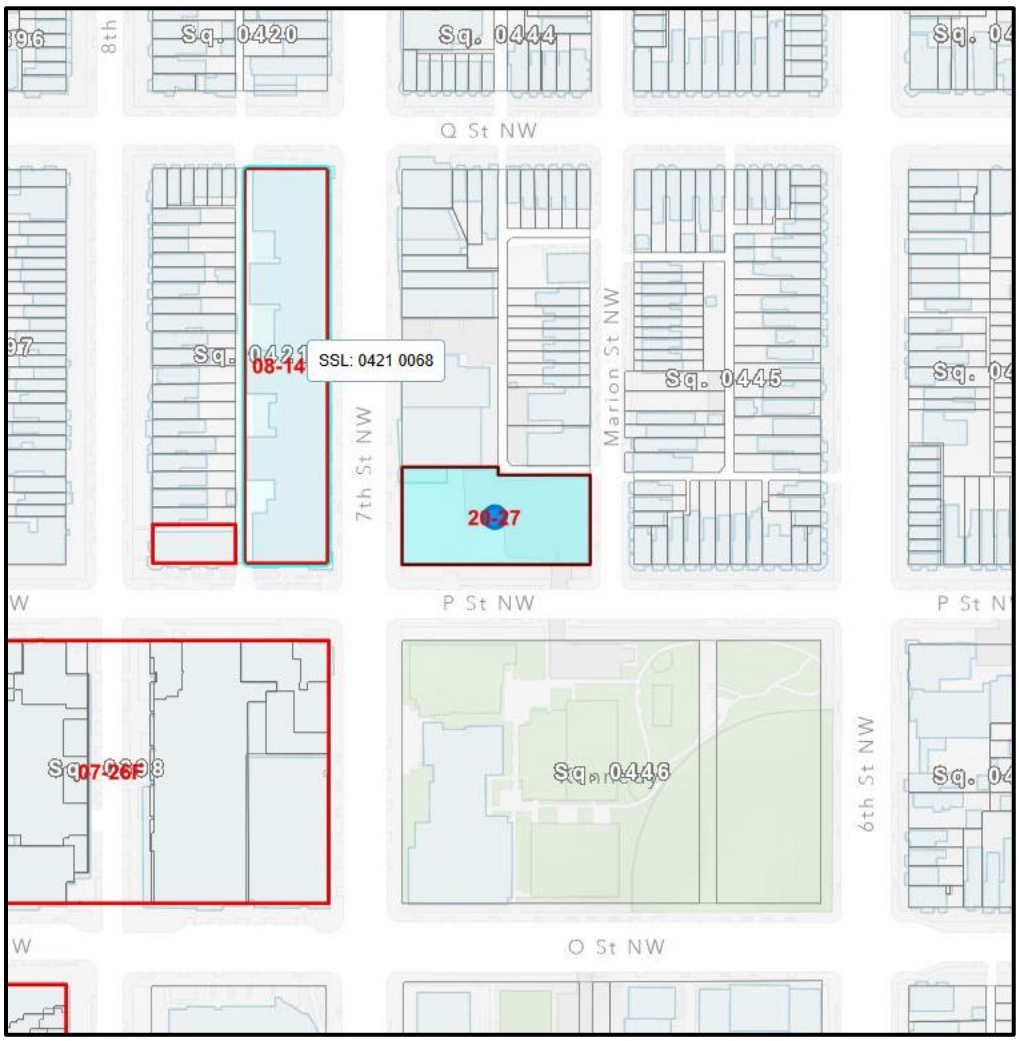
IV. ANC COMMENTS

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


Sq. 0420
Sq. 0444
Q St NW
Sq. 0421
08-14
SSL: 0421 0068
7th St NW
Marion St NW
Sq. 0445
20-27
P St NW
07-26F
Sq. 0446
6th St NW
O St NW