

Memorandum

TO: District of Columbia Zoning Commission

FROM: Philip Bradford, AICP, Development Review Specialist
MBR for Radhika Mohan, Deputy Director Development, Design and Preservation

DATE: February 27, 2026

SUBJECT: ZC 21-18A – Time Extension Request (4618 14th Street NW)

The Office of Planning (“OP”) recommends **approval** of the requested two-year time extension to commence construction under ZC Order 21-18. There have been no substantial changes in the material facts upon which the Zoning Commission based its original approval, and the applicant has demonstrated that they have been unable to obtain the necessary financing due to market conditions in order to move forward with the project.

Address:	4618 14 th Street NW
Applicant:	Goulston & Storrs on behalf of Dance Loft Ventures, LLC
Legal Description:	Square 2704, Lots 64, 815, 819, 821, 823, 828, & 830-833
Ward/ANC	Ward 4 / ANC 4E
Zoning:	Base Zone – MU-3A PUD Zone – MU-5A
Comprehensive Plan Maps	Future Land Use Map – Mixed Uses (Residential Moderate Density, Commercial Moderate Density) Generalized Policy Map – Main Street Mixed Use Corridors
Project Summary:	The PUD was approved for a five-story building with 101 residential units, with the majority of units affordable at 30, 50, and 60% MFI. The ground floor and mezzanine would be occupied by Moveius Contemporary Ballet Company / Dance Loft on 14, a non-profit performing arts organization. Additional retail space would face 14 th Street. Forty (40) off-street parking spaces and long-term bicycle spaces would be located within the building.
Order Date:	ZC Order 21-18, effective February 10, 2023.
Order Expiration Date:	ZC Order No. 21-18 remains valid until February 10, 2025. The Applicant applied for building permit (B2310081) on August 25, 2023.
Request:	Two-year time extension to commence construction by February 10, 2028.

Figure 1. Site Location



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 submitted to the Zoning Commission is dated February 9, 2026 and has been in the record since filing.

- (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;*

Comprehensive Plan

The Commission reviewed the application under the 2021 Comprehensive Plan. The project was found to further a number of policies, including the provision of housing and affordable housing. The height and FAR of the building, in addition to conforming to the site’s zoning, would not be inconsistent with the Plan’s designation of the property as suitable for moderate density commercial and moderate density residential mixed use. The project would remain not inconsistent with the Plan, including when viewed through a racial equity lens.

Small Area Plans

The proposed development is located within the Central 14th Street Vision Plan and Revitalization Strategy (2012) and continues to be consistent with its recommendations.

Zoning Regulations

There have been no substantial changes to the Zoning Regulations that would materially impact the Commission's original approval.

Surrounding Development

The reconstruction of the WMATA Northern Bus Garage continues as anticipated; this would not impact the review or approval of this extension request.

(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 filing in Exhibit 2 notes a variety of factors contributing to the applicant's inability to proceed with the original project timeframe including:

- Elevated interest rates have stymied the securing of financing for the project that combines deeply affordable housing and nonprofit arts space and has proven challenging in the current capital markets;
- The project contains a significant portion of affordable units requiring financial subsidies from the Housing Production Trust Fund (HPTF). These subsidies for new construction have decreased and funding has gone towards housing preservation.
- The application for HPTF subsidies is sometimes open only once per year when the District Department of Housing and Community Development (DHCD) issues requests for applications for funding which limits the applicant's ability to move forward.
- Construction is affected by increases in construction cost for mid-rise, mixed-use buildings in the District since approval of the PUD. Construction costs are further increased for this development due to the specialized design for the façade on all four sides of the building. In addition, sound-attenuation requirements to accommodate the performing arts uses below and adjacent to residential units further increases the construction cost for this development.

A combination of the above factors has impacted the Applicant's ability to move forward with construction. Even with the inability to move forward with construction, the Applicant has continued to move forward with the project in good faith and has applied for a building permit (B2310081). The additional time will allow the Applicant to seek and obtain HPTF subsidy.

(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

N/A

(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.

N/A

Based on the above, OP recommends **approval** of the requested two-year time extension to commence construction by February 10, 2028.

IV. ANC COMMENTS

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