

GOVERNMENT OF THE DISTRICT OF COLUMBIA
Zoning Commission



MEMORANDUM

To: Radhika Mohan, Deputy Director
Development Review & Historic Preservation
Office of Planning

From: Sharon S. Schellin /s/
Secretary to the Zoning Commission

Date: August 31, 2026

Re: Request for Time Extension - Z.C. Case No. 22-04B (Captain Reed 2640, LLC, Trolley Lot, LLC, FR 828 Evarts NE, LLC, Eagle 901, LLC & Franklin & Rockly Properties, LLC – Two-Year Time Extension @ Square 3841 and 3846)

On August 25, 2026, the Office of Zoning received an application from the above-named Applicant. The Applicant is requesting from the Zoning Commission a two-year time extension of Z.C. Order No. 22-04, as extended by Z.C. Order 22-04A. The Applicant cites the reason due to an inability to obtain sufficient project financing. This is the Applicant's second two-year time extension. The Applicant also requests that the Commission waive that limitation pursuant to Subtitle Z § 705.5 of the Zoning Regulations. The Applicant requests that the Commission extend the validity period of the Order as follows:

- Deadline to file a building permit application for Phase I: February 24, 2027 to February 24, 2029;
- Deadline to commence construction of Phase I: February 24, 2028 to February 24, 2030; and
- PUD expiration deadline (Phase I CofO): February 24, 2032 to February 24, 2034

Pursuant to Subtitle Z § 705.2, OZ has reviewed the application and determined that it meets the basic filing requirements. Please proceed with processing. Pursuant to Subtitle Z § 400.6, OP is required to file its report in this office no later than 10 days prior to the meeting. This case will be placed on the October 8, 2026, Public Meeting agenda for consideration by the Commission.

Attachment

cc: Hillary Lovick, Esq.