


## Memorandum

**TO:** District of Columbia Zoning Commission

**FROM:** Karen Thomas, Development Review Specialist  
 Joel Lawson, Associate Director Development Review

**DATE:** November 7, 2025

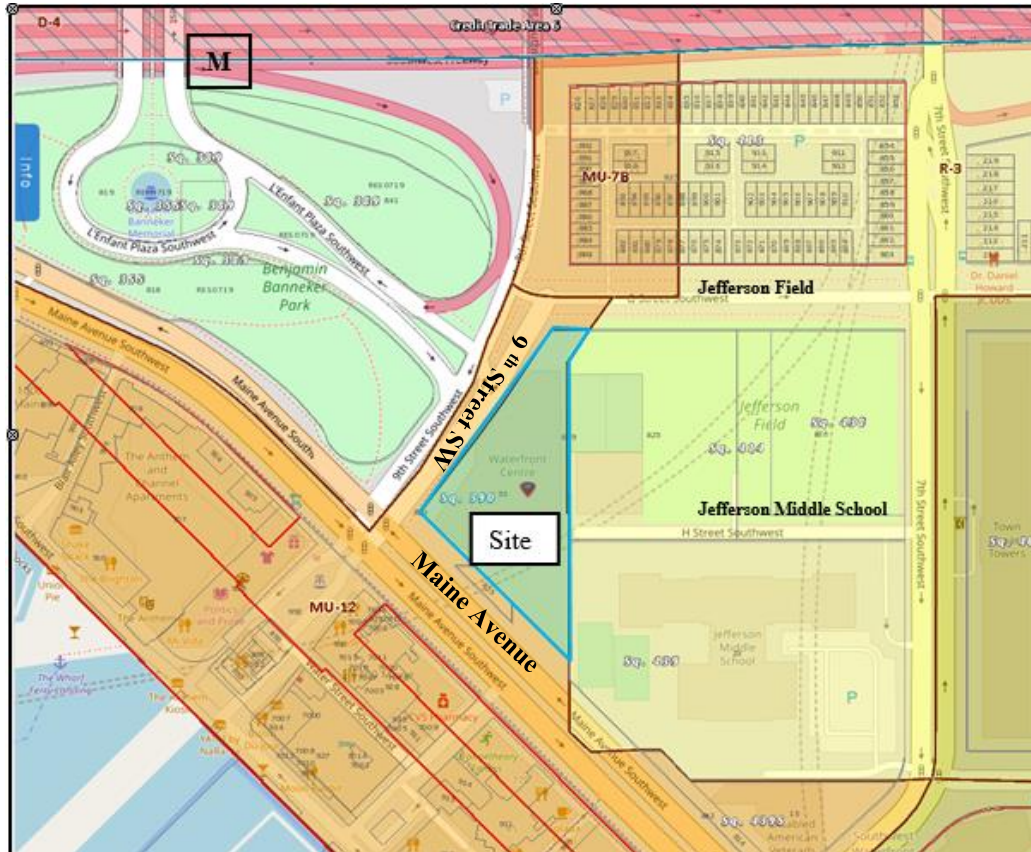
**SUBJECT: ZC 22-06B-** First Extension Request for ZC 22-06, (899 Maine Avenue SW)

### **I. RECOMMENDATION**

The Office of Planning (“OP”) recommends **approval** of the requested one-year extension of ZC 22-06 to extend the filing of a building permit application by **March 5, 2027**, and thereby extend construction start to no later than **March 5, 2028**.

Address:	899 Maine Avenue SW
Applicant:	801 Maine Avenue SW PJV, LLC
Legal Description:	Square 390, Lot 053
Ward/ANC	Ward 6 / ANC 6D
Zoning	Consolidated PUD with map amendment from MU-12 to MU-9A zone
Comprehensive Plan Maps	<b>Future Land Use Map</b> – The Future Land Use Map indicates that the site is appropriate for Commercial Medium Density uses. <b>Policy Map</b> – The Generalized Policy Map designates the site as a Neighborhood Enhancement Area (NEA) and abuts the Resiliency Focus Area, which in this neighborhood includes The Wharf.
Project Summary	The Applicant proposes redevelopment of the site under approved application ZC 22-06 – a consolidated PUD and related map amendment from the MU-12 zone to the MU-9A zone, with an 11-story (110 ft.) mixed-use building consisting of ground floor retail and 498 residential units, with 75 IZ units.
Original Order Date	<a href="#">ZC Order 22-06, effective June 9, 2023</a> Per DC Court of Appeals, the effective date of the Order is now <b>March 5, 2026</b> – according to the Applicant’s statement <a href="#">Exhibit 2, Page 1</a>
Previous Extension/Modification	Modification 22-06A (Final Order pending at the writing of this report.)
Request	Extension of the approved PUD and map amendment to <b>extend the deadlines</b> to file a building permit application to March 5, 2027, with construction to begin no later than March 5, 2028.

**Figure 1. Site Location**



## **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 request was appropriately served to ANC 6D as the only party to the Application.

- (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

There has been no substantial change to the Comprehensive Plan since the project’s approval that would affect the material facts upon which the project was approved.

### Zoning Regulations

The original approval was under the current ZR-16 regulations, and there have been no substantive changes to the zoning for this site.

### Surrounding Development

There has been new development near the site since the project was approved, but this was anticipated at the time the PUD was approved and does not affect the material facts upon which the project was approved.

Pursuant to Subtitle Z § 705.2 (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's full statement to the record is at [Exhibit 2](#). The Applicant states an inability to secure financing due to the current economic climate including high interest rates and rising construction costs which have slowed financing for construction of projects. Despite market challenges, the Applicant continues to pursue entitlements for the project so construction can begin as soon as market conditions improve.

- (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; N/A or*
- (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.*

The original PUD was appealed to the DC Court of Appeals (DCCA). This process delayed the PUD's progress. The effective date of the PUD has now changed based on the court's final day of appeal per Subtitle Z § 705.8 to **March 5, 2024**. As such, the Applicant must apply for a building permit by **March 5, 2026**, and must commence construction of the PUD by **March 5, 2027**. But due to the market conditions discussed prior, the Applicant has requested a one-year extension to file for a building permit and start construction. OP supports the Applicant's request based on the statement submission to the record at [Exhibit 2](#).

### **III. OTHER DISTRICT AGENCY COMMENTS**

There were no comments from other District agencies in the record at the time of the filing of this report.

### **IV. ANC COMMENTS**

There were no comments from ANC 6D in the record as of the date of this report.

### **V. COMMUNITY COMMENTS**

No community comments were submitted to the record as of the date of the filing of this report.