

MEMORANDUM

TO: District of Columbia Zoning Commission

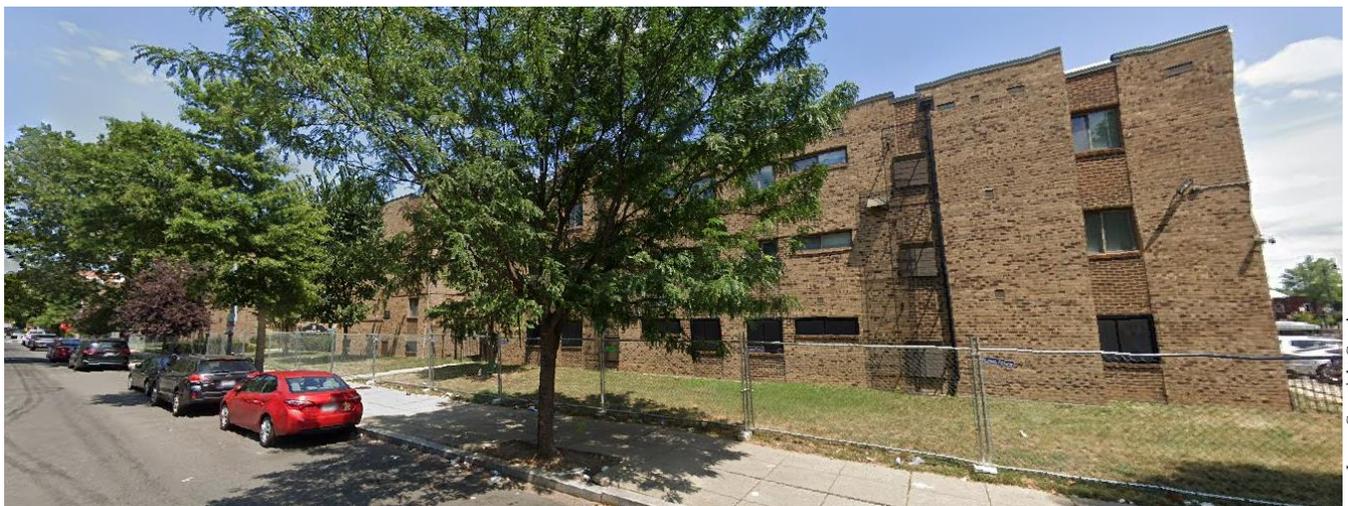
FROM: Matthew Jesick, Development Review Specialist
 Joel Lawson, Associate Director Development Review

DATE: December 8, 2025

SUBJECT: ZC #22-09A – Extension Request for a PUD Application

I. BACKGROUND

Address, Legal Description, Ward / ANC	1707 8 th Street, NW; Square 419, Lot 34; Ward 2 / ANC 2G (previously Ward 6 / ANC 6E); ANC 1B is across the street
Applicant	MCF Heritage 1700, LLC
Zoning	MU-8A (Medium Density Mixed Use)
Project Summary	The Commission approved a PUD and related map amendment for a residential project. The project would be 90 feet tall with an FAR of approximately 7.2, and include about 317 residential units.
Original Order Date	October 27, 2023
Original Order Expiration	October 27, 2025 - Deadline to submit bld. permit application
Requested Order Expiration	October 27, 2027
Recommendation	Approval of the two-year time extension.



Existing Site Condition – August 2025

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II. EVALUATION OF THE EXTENSION REQUEST

Subtitle Z § 705.2

The extension of a Zoning Commission approval 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 October 23, 2025 and has been in the public record since filing. The application contains statements indicating that it was served on the ANCs that were parties to the original PUD – ANC 6E and ANC 1B – as well as the present ANC for the property, ANC 2G. The extension application was also served on ONEDC, a party to the original PUD.

- (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.**

There have been no substantial changes in the material facts upon which the Commission based its original approval.

Zoning Regulations – The original case was approved pursuant to the requirements and review criteria for PUDs, which have not changed. In regard to the PUD-related zone, MU-8A, the approved design required relief only from the rear yard dimension, and complied with all other aspects of the zone. No parameters of the MU-8A zone have changed since the time of approval.

Comprehensive Plan – There has been no change to the Comprehensive Plan since the project’s approval.

Surrounding Development – The built environment near the subject property is the same as it was at the time of approval.

- (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;**

According to Exhibit 2, p. 3, the applicant has been unable to secure financing for the project. The applicant states that the extension request “reflects the continued difficult development climate that currently exists in the District of Columbia and has existed for the past few years.”

They cite “high interest rates; elevated construction costs; and limited access to capital (which has been exacerbated by the District’s high levels of unpaid rent).” The application states, however, that the applicant is “still intent on creating new housing opportunities in the District of Columbia” (ibid. p. 4).

- (2) An inability to secure all required governmental agency approvals for a planned unit development by the expiration date of the planned unit development order because of delays in the governmental agency approval process that are beyond the applicant’s reasonable control;**

N/A

- (3) The existence of pending litigation or such other condition, circumstance or factor beyond the applicant’s reasonable control which renders the applicant unable to comply with the time limits of the planned unit development order.**

N/A