

Memorandum

TO: District of Columbia Zoning Commission

FROM: Karen Thomas, Development Review Specialist
JL for Jennifer Steingasser, Deputy Director Development Review & Historic Preservation

DATE: April 8, 2025

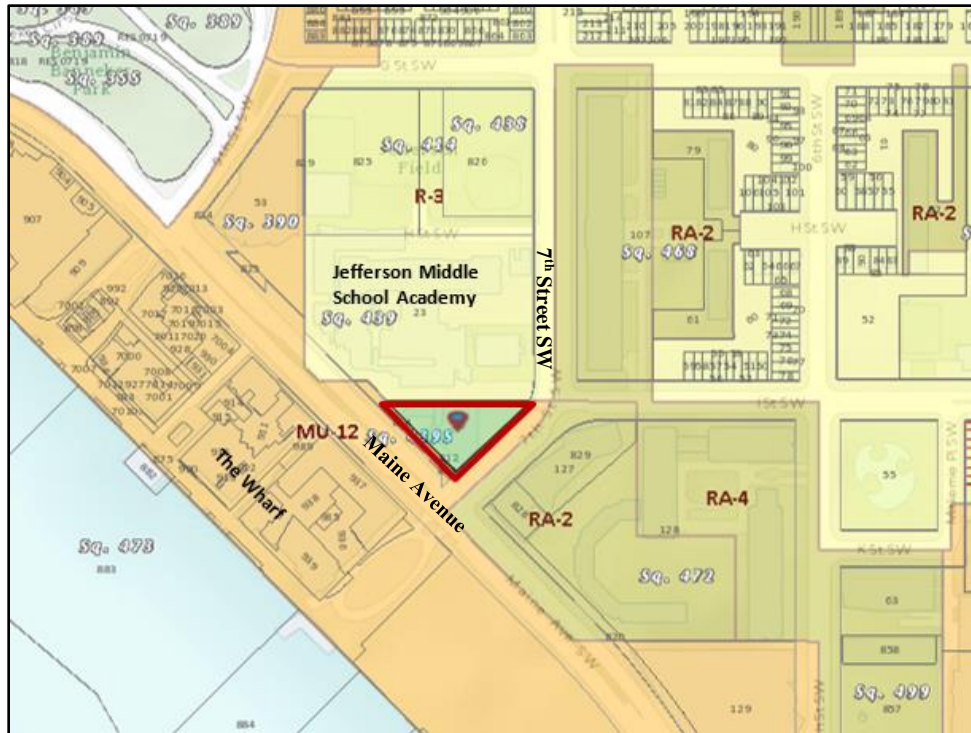
SUBJECT: ZC 22-11A- First Extension Request for ZC 22-11, (807 Maine Avenue SW)

I. RECOMMENDATION

The Office of Planning (“OP”) recommends **approval** of the requested two-year extension of ZC 22-11.

Address:	807 Maine Avenue SW
Applicant:	Disabled American Veterans (DAV)
Legal Description:	Sq. 439S, Lot 15
Ward/ANC	Ward 6 / ANC 6D
Zoning	Consolidated PUD with map amendment from MU-12 to MU-10 zone
Comprehensive Plan Maps	<p>Future Land Use Map – The Future Land Use Map indicates that the site is appropriate for mixed medium density residential and medium density commercial use</p> <p>Policy Map – The Generalized Policy Map designates the site as a Neighborhood Enhancement Area (NEA) and Resiliency Focus Area, which consists of areas “with substantial amounts of vacant and underutilized land.</p>
Project Summary	The Applicant proposes redevelopment of the site under approved application ZC 22-11 – a consolidated PUD and related map amendment from the MU-12 zone to the MU-10 zone, with an 11-story (110 ft.) mixed-use building consisting of ground floor retail and 195 residential units, including 27 IZ
Order Date	ZC Order 22-11, effective July 28, 2023
Previous Extensions	None
Order Expiration Date	July 28, 2025
Request	Extension of the approved PUD and map amendment to July 28, 2027

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.

(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 a new development partner for the project, or to obtain financing due to high interest rates which have slowed financing for construction of multifamily projects. Despite market challenges, the Applicant continues to pursue entitlements for the project so construction can begin as soon as financing is available.

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.