

Memorandum

TO: District of Columbia Zoning Commission

FROM: Karen Thomas, Development Review Specialist
Maxine Brown-Roberts, Development Review Specialist, AICP *MBR*

DATE: February 13, 2026

SUBJECT: **ZC 22-16A** – Time Extension Request - Consolidated PUD and Related Map Amendment to 3000 M Street NW

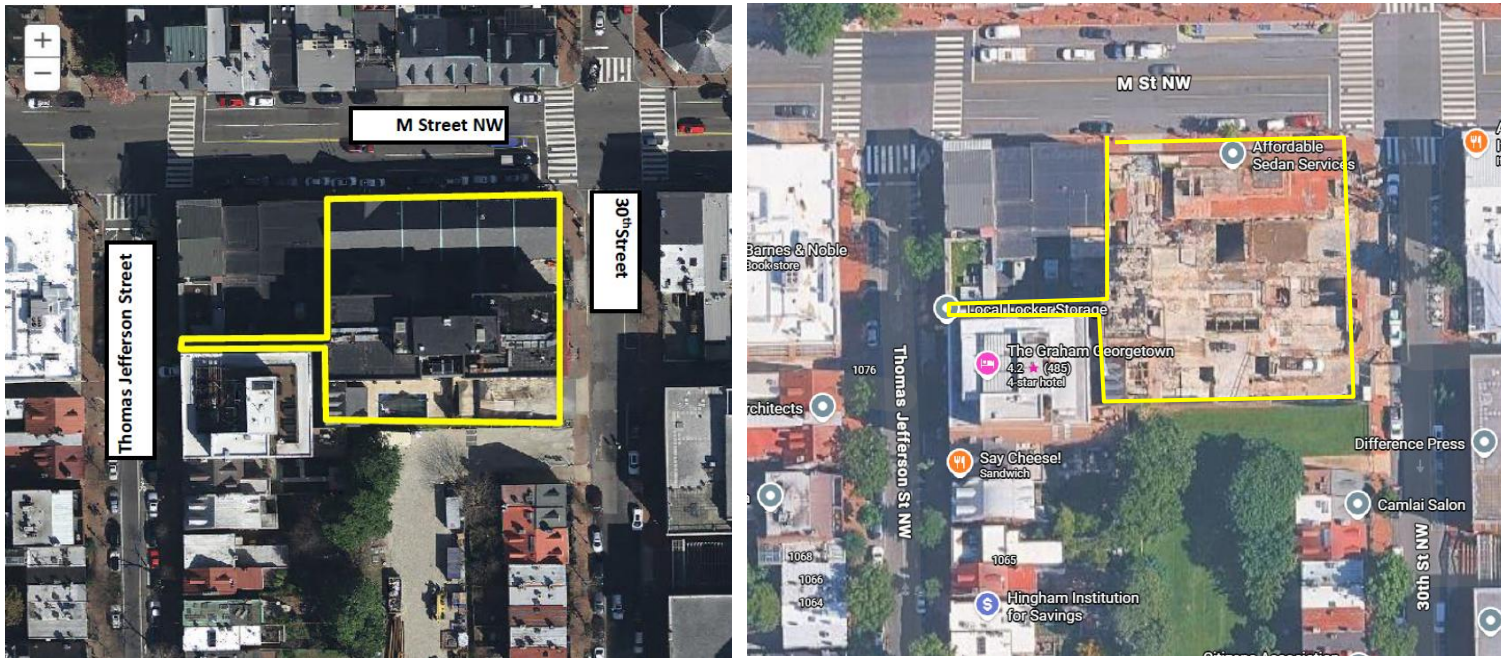
I. RECOMMENDATION

The Office of Planning (OP) recommends **approval** of the requested PUD extension for **one year, that is, until March 3, 2027**, as requested by the Applicant.

Address:	3000 M Street NW
Applicant:	Thor 3000 M Street LLC
Legal Description:	Square 1197, Lot 70
Ward/ANC	Ward 2 / ANC 2E
Zoning:	Base Zone – MU-4 /MU-12– Moderate Density mixed-use development PUD Zone – MU-13 – Medium Density mixed-use development
Comprehensive Plan Maps	Future Land Use Map – Commercial Low Density Policy Map – Regional Center
Project Summary:	The project is an approved consolidated PUD and related map amendment from the MU-4 and MU-12 zones to MU-13 zone, for the construction of a new 97- unit hotel building at 3000 M Street, NW. The proposed development will replace the existing 50-year-old hotel with a modern, more efficient hotel that is approximately 12,000 square feet larger.
Order Date:	ZC Order 22-16, effective March 3, 2023
Previous Extensions:	None
Order Expiration Date:	March 3, 2025. A building permit was filed on February 28, 2024, prior to the PUD expiration, as required under a condition of the Order – Condition No. D.2 ¹
Request:	The Applicant requests a one-year extension to leverage additional financial resources for the construction to begin by the third quarter of 2026.

¹ [Exhibit 2B](#) The PUD shall be valid for a period of two years from the effective date of this Order. Within such time an application shall be filed for a building permit, with construction to commence within three years of the effective date of this Order.

Figure 1. Site Location



Site – 2023

Site - 2025

II. BACKGROUND

The project site was permitted for demolition by the Department of Buildings in February 2024, subsequent to the effective date of the Order on March 3, 2023. The Applicant has since funded the demolition of the original Latham Hotel structure, as well as the preparation of the building plans for permitting of the proposed new structure. However, due to the current economic climate, additional time is needed to leverage additional financing to underwrite the completion of the project.

III. 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 served on all required parties to the original application shown in the certificate of service at [Exhibit 2, page 5](#).

- (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 have been no significant changes to the Comprehensive Plan's Future Land Use Map or policies that would alter the material facts underlying the related map amendment approved as part of the PUD.

Zoning Regulations

Similarly, recently approved amendments to the Zoning Regulations would have no effect on the material facts upon which the PUD's approval was based.

Surrounding Development

There are no recent developments in the immediate neighborhood of the PUD site that would impact the conditions of the PUD's original 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;***
- (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*
- (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.*

The Applicant stated that they are faced with a challenging development climate marked by high interest rates, elevated construction costs, and limited access to capital. To secure additional financing for this PUD project, the Applicant states that they continue an extensive global outreach to equity investors and construction lenders. The Applicant also states that they are now close to finalizing financing, with construction expected to begin in the second or third quarter of 2026.

OP supports the Applicant's good faith efforts to obtain the required financing to bring this long-standing development project on the M Street commercial corridor to a close.