



## **MEMORANDUM**

**TO:** District of Columbia Zoning Commission

**FROM:** Crystal Myers, Development Review Specialist  
*JL* Joel Lawson, Associate Director of Development Review

**DATE:** December 5, 2025

**SUBJECT:** ZC #22-21B – First Extension Request for a Planned Unit Development

## **I. APPLICATION-IN-BRIEF**

Address	2229 M St. NE
Applicant	2229 M Street Owner LLC
Ward / ANC	Ward 5 / ANC 5D
Legal Description	Squares 4465 Lot 40
Zoning	RA-2
Project Summary	The Commission approved a PUD and related map amendment for a 92-unit affordable senior housing project. The project would be approximately 73 feet tall with an FAR of approximately 4.51.
Original Order Effective Date	November 10, 2023
Original Order Expiration Date	November 10, 2025
Other Orders	22-21A- Modification
Proposed Order Expiration	November 10, 2027
Recommendation	Approval of the two-year time extension.

## **II. CURRENT SITE LOCATION**



### **III. 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 November 10, 2025, and has been in the public record since filing. The application also contains a Certificate of Service that states that it was served to parties on November 10, 2025.

**(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. The zoning regulations and comprehensive plan guidance for the area have not changed. The development in the area has also generally remained the same.

**(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 has not been able to obtain sufficient project financing for this approved PUD. In their Applicant Statement they explain that the tight equity and lending environment, high interest rates, and elevated construction costs have made it difficult for them to secure all the necessary financing. Despite this challenge, the Applicant states they are still committed to delivering the project. Having recently purchased the project from the original owner they have been actively preparing to move it forward. They solicited a general contractor to construct the project and are currently updating the plans with the modifications approved in 22-21A.