District of Columbia
Office of Planning

# Memorandum

**TO:** District of Columbia Zoning Commission

**FROM:** Philip Bradford, AICP, Development Review Specialist
MBR
Maxine Brown-Roberts, Associate Director Development Review

**DATE:** October 19, 2026

**SUBJECT**: ZC Case 22-28B - Second Time Extension Request for ZC Case 22-28, 1100 South Capitol Street SE

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## I. RECOMMENDATION

The Office of Planning (OP) recommends **approval** of a second, two-year time extension to the applicant's deadline for filing for a Building Permit and commencing construction of the proposed development at 1100 South Capitol Street, SE. The proposal was approved through Design Review process. There have been no substantial changes in the material facts upon which the Commission based its original approval, and the applicant has demonstrated that they have been unable to obtain the necessary financing due to poor multi-family market conditions beyond their control in order to move forward with the project.

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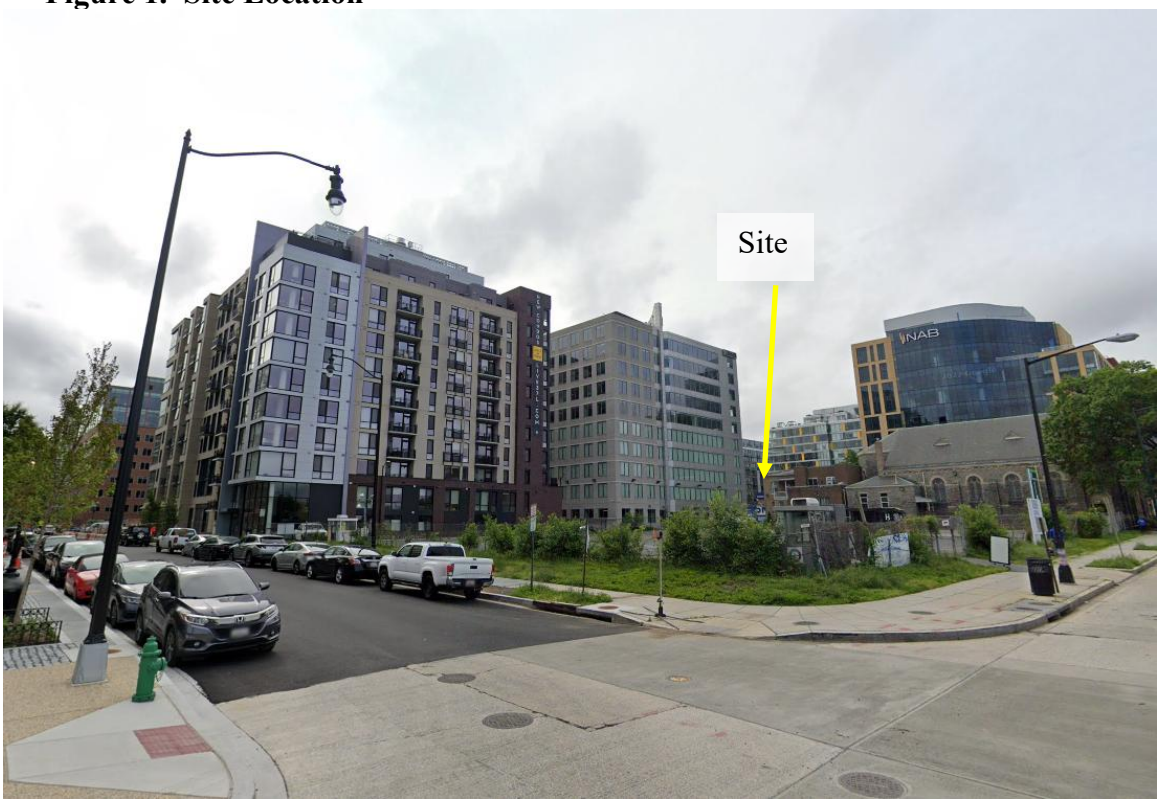
|---|---|
| Address: | 1100 South Capitol Street, SE |
| Applicant: | Holland & Knight on behalf of 1100 South Capitol, LLC |
| Legal Description: | Square 0698, Lots 0814 and 0817 |
| Ward/ANC | Ward 6 / ANC 8F (At the time of original PUD approval, the site was in ANC 6D. ANC 6D is now located across the street from the subject site.) |
| Zoning: | D-5 (high-density commercial or residential), within the M and South Capitol Streets Sub-Area of Downtown. |
| Project Summary: | Thirteen story, multi-family building with approximately 263 dwelling units, ground floor amenity space, a penthouse, rooftop amenity space and 162 vehicle parking spaces. |
| Order Date: | Effective: February 17, 2023<br>Expiration: February 17, 2025<br>Construction to begin by February 17, 2026 |
| First Extension: | ZC Order 22-28A effective January 10, 2025<br>Building Permit application to be filed by February 17, 2027.<br>Start construction no later than February 17, 2028. |
| Building Permits: | Sheet and shoring permit (SH2300013) has been obtained and the applicant requested to extend the permit in March 2026. |
| Second Time Extension Request: | Two-year time extension of the Order with:<br>Building Permit application to be filed by February 17, 2029.<br>Start construction no later than February 17, 2030. |



ZONING COMMISSION
District of Columbia
CASE NO. 22-28B
EXHIBIT NO. 7

**Figure 1. Site Location**






## II. EVALUATION OF THE EXTENSION REQUEST

**Subtitle Z, § 705.2**

The extension of a ZC Order 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 submission to the Zoning Commission is dated September 9, 2026 and has been in the record since filing. At the time the original application was approved, the affected ANC was 6D. Since the original approval, ANC redistricting resulted in this site being within ANC 8F. The application contains a statement that it was served on both ANC 6D and 8F as the affected ANCs.

*(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;*

Zoning Regulations

There have been no substantial changes to the Zoning Regulations that would materially impact the Commission's original approval. Neither the recent re-organization of the Zoning Regulations nor the renaming of various zones impact the zoning for this property.

Surrounding Development

The property to the north, across L Street, is a 130-foot-tall residential building, to the east across the 15-foot-wide alley is a 110-foot-tall condominium and a portion of a 110-foot office building, the St. Vincent de Paul church is located on the property directly south. The property to the west, across South Capitol Street, is approved for development of a 130-foot-tall residential building which was recently approved for a two-year design review time extension (ZC 20-14A).

*(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 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 application states that the applicant has been unable to obtain sufficient project financing for the development. In Exhibit 2, the applicant outlines the project history and actions taken to move the project forward. The sheet and shoring permit (SH2300013) has been obtained, and the

applicant has requested an extension of this permit as of March 2026. Due to poor multi-family market conditions, such as high interest rates, increased construction costs, and weaker demand for additional new multi-family housing, the applicant has been unable to obtain financing to move forward with construction. The applicant states that additional time granted by the extension would allow for anticipated declines in interest rates and construction costs to occur to enable construction.

**Subtitle Z § 101.9 – Waiver Request**

Subtitle Z § 101.9 allows the Zoning Commission to grant waivers, and the applicant has requested a waiver to have a second, two-year time extension instead of the one year allowed by Subtitle Z § 705.4 for second time extensions. Given the situation with market conditions involving financing and construction costs affecting the multi-family market in the District, the Office of Planning supports the waiver request to allow the second time extension for a duration of two years. There have been no material changes to the facts underlying the original approval and the approved project should still fulfill the design review standards and type of development envisioned for the M and South Capitol Street Sub-Area once it can move forward.

## III. DISTRICT AGENCY COMMENTS

As of the date of this report, the record does not contain comments from other District agencies.

## IV. ANC COMMENTS

At Exhibit 5 is a letter of conditional support from ANC-6/8F, but nothing in the record from ANC-6D.

## V. COMMUNITY COMMENTS

As of the date of this report, the record does not contain comments members of the community.