

Memorandum

TO: District of Columbia Zoning Commission

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

DATE: July 20, 2026

SUBJECT: ZC 22-35B – 10 Year PUD Time Extension Request (1345 4th Street NE)

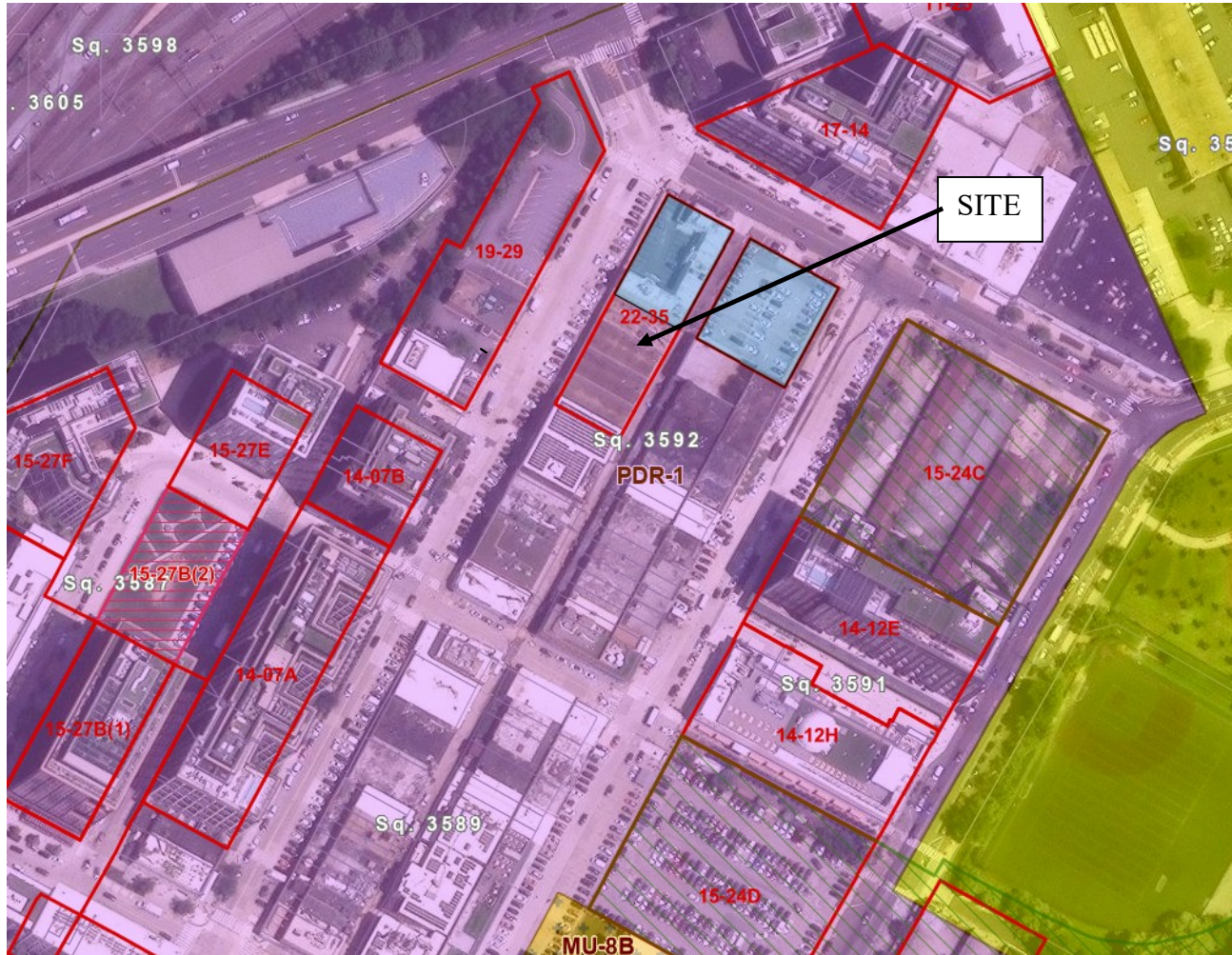
On December 24, 2023 the Zoning Commission reviewed and approved Case No. 22-35, a PUD application in the Florida Avenue Market, also known as the Union Market District. The applicant is now requesting a time extension to the PUD for ten (10) years, with construction to commence within eleven (11) years.

The applicant has filed a concurrent modification request [ZC 22-35A](#) which would modernize the existing motel, and Pascal Structures located to the south of the motel to beautify and add new businesses to a vital gateway to Union Market. The significant investment in the existing structures is directly related to the length of the time extension request as the permitting, construction and leasing phase will take a significant amount of time. Given the investment involved, OP recommends **approval** of the requested 10-year time extension.

Address:	1345 4 th Street, NE
Applicant:	Goulston & Storrs on behalf of UM 500 Penn Street NE, LLC
Legal Description:	Square 3592, Lots 19-23, and Parcel 129/45
Ward/ANC	Ward 5 / ANC 5D
Zoning:	Base Zone – PDR-1, MU-9 approved with Consolidated PUD.
Comprehensive Plan Maps	Future Land Use Map – Mixed Uses (Residential Medium Density, Commercial High Density, Production, Distribution, Repair) Policy Map – Multi-Neighborhood Centers
Project Summary:	The applicant plans to construct two mixed-use buildings separated by a public alley connected below grade by a shared parking garage with approximately 162 parking spaces. The structures contain 415,242 sq. ft. of GFA with a mix of residential, lodging, retail, commercial, and PDR maker spaces.
Order Date:	ZC Order 22-35, effective September 27, 2024
Order Expiration Date:	Order No. 22-35 remains valid until September 27, 2026.

Request:	10 year extension to the validity of the PUD with construction to commence within 11 years of the effective date of the Order.
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Figure 1. Site Location



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 application submitted to the Zoning Commission is dated June 30, 2026 and has been in the record since filing.

- (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

The proposed development was reviewed by the Commission after the most recent changes to the Comprehensive Plan in 2021.

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 substance of zoning for this property.

Surrounding Development

Development within the Florida Avenue Market area continues as anticipated; this would not impact the review or approval of this extension request.

- (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 filing in Exhibit 2 notes market conditions preventing full scale construction of the approved PUD due to high interest rates, higher financing costs, and construction costs. The site contains an existing motel building, industrial warehouse buildings collectively known as the Pascal Structures, and a parking lot. The applicant has an interim improvement plan to renovate the motel into a boutique hotel, and renovate the Pascal Structures under concurrent application 22-35A. The applicant is requesting a 10 year time extension in order allow for the permitting, renovation, and leasing and reasonable use of the existing structures post-renovation. There are no proposed changes to the existing PUD in regard to the proposed design and the applicant remains committed to construct the original approval once market conditions permit.

OP supports the Applicant's good faith efforts to obtain the required financing to bring this long-standing development project in the Florida Avenue Market area to fruition.

IV. ANC COMMENTS

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