

MEMORANDUM

TO: District of Columbia Zoning Commission

FROM: Shepard Beamon, Development Review Specialist
Maxine Brown-Roberts, Associate Director, Development Review ^{MBR}

DATE: April 20, 2026

SUBJECT: ZC #23-10B – Time Extension Request – Mandatory Design Review for a new building within the George Washington Law Campus at 120 F Street, NW.

I. OP RECOMMENDATION

The Office of Planning (OP) recommends **approval** of the requested two-year time extension.

Address	120 F Street, NW
Applicant	Georgetown University
Legal Description	Square 569, Lots 865 and part of 864
Ward/ANC	Ward 6; ANC 6E
Zoning	D-3, Downtown Zone
Project Description	The Applicant proposes to construct a 9-story, 130-foot tall building with academic, office, clinic, and convening space for the Georgetown University Law Center.
Effective Dates	ZC Order 23-10, effective April 5, 2024, for Mandatory Design Review ZC Order 23-10A, effective January 31, 2025, for special exception to the approved Design Review conditions for identification signage and minimum bicycle parking requirements.
Order Expiration Date	April 5, 2026
Time Extension	Request for a two-year time to expire April 5, 2028.

II. EVALUATION OF THE EXTENSION REQUEST

Subtitle Z § 705.1 states that the provisions of Subtitle Z § 705 apply in their entirety to applications for **design review** and planned unit developments (PUDs) approved by the Zoning Commission. This project is an approved mandatory design review project.

Subtitle Z § 705.2: The extension ... 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:

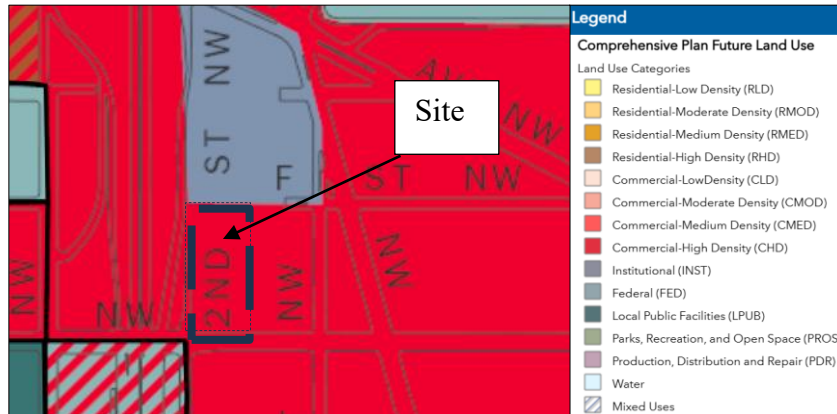
- (a) **The extension request is served on all parties to the application by the applicant, and all parties are allowed thirty (30) days to respond.**

The application is dated March 27, 2026, and has been in public record since filing. The application contains a statement that it was served on ANC 5B within which the site is located. There were no other parties to the application.

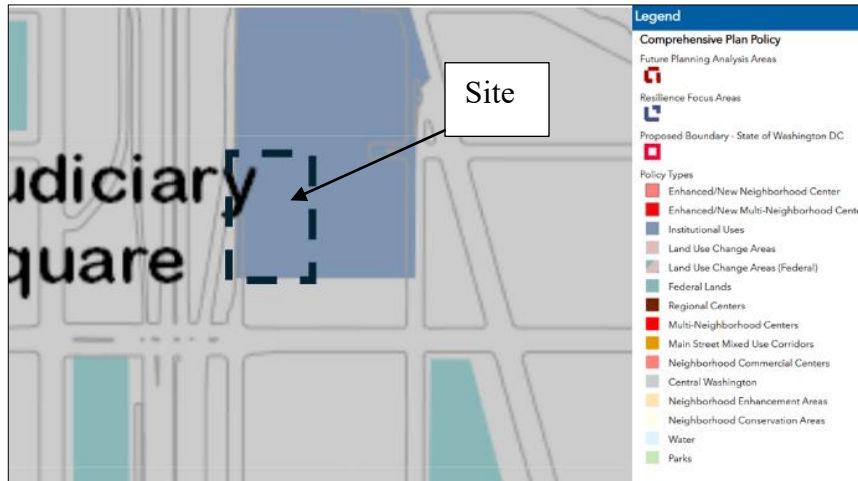
- (b) **There is no substantial change in any of the material facts upon which the Zoning Commission based its original approval of the planned unit development that would undermine the Commission’s justification for approving the original Design Review.**

Comprehensive Plan

Future Land Use Map (FLUM)



Generalized Policy Map



The Future Land Use Map designation for the property is Commercial High Density. The Generalized Policy Map designation for the property is Institutional Use. There have been no changes to the 2021 Comprehensive Plan that would alter the material facts upon which the original approval was made.

Zoning Regulations

There have been no substantial changes to the Zoning Regulations that would materially impact the Commission’s original approval. Recent amendments to the 2016 Zoning Regulations would not impact the substance of zoning for this property.

Surrounding Development

Georgetown’s McCourt School for Public Policy is located in a building constructed in September 2024, following the approval of the original design review for the subject property. The building is located south of the subject property and has not affected the development of the proposed building or the facts on which the proposal 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 University states that the extension is necessary due to their inability to obtain sufficient financing of the project due to changes in economic and market conditions that were beyond their control. The University state that the rise in construction, labor and materials cost since the design review approval have complicated the economics of the project.

OP concurs that the University has demonstrated a good faith effort to move the project forward in that they have advanced the design of the project and completed construction drawings in 2024. However, when the design was completed and University tried to get financing, there was a significant increase in construction costs exceeding earlier estimates. Further, the inability to get financing is beyond the University’s reasonable control.

In response to these economic conditions, the University plans to redesign the approved project in an effort to reduce the total construction costs. The additional time will enable them to complete the redesign of the building, meet budget targets and take the project through the modification process.

(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*

This criterion is not applicable as the project has not progressed to the permit review stage.

(3) *The existence of pending litigation or such other condition, circumstance, or factor beyond the applicant’s reasonable control that renders the applicant unable to comply with the time limits of the order.*

This criterion is not applicable.

Subtitle Z § 705.3(a) allows the Commission to: *Grant the extension for no more than two (2) years, subject to their determination that the applicant has sufficiently evidenced compliance with the criteria in Subtitle Z § 705.2; and*

Subtitle Z § 705.4 allows for one time extension for design review developments: *Only one (1) extension, not including any granted due to the COVID-19 pandemic under Subtitle Z §§ 702.1-702.3 or 705.9, may be requested for a design review development approval.*

This is the University’s first time extension for the approved design review. The requested time extension is for two years and therefore meets this requirement.

III. DISTRICT AGENCIES COMMENTS

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

IV. ANC COMMENTS

At the writing of this report there are no comments from ANC 6E.

V. COMMUNITY COMMENTS

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

Location

