

MEMORANDUM

TO: District of Columbia Zoning Commission
FROM: ^{MRJ} Matthew Jesick, Development Review Specialist
DATE: February 13, 2026
SUBJECT: ZC #23-15A – Brookland Lanes – Extension Request for a Design Review Application

I. BACKGROUND AND RECOMMENDATION

Address, Legal Description, Ward / ANC	3700 10th Street, NE; Square 3822, Lots 22-27, 31, 33, 35, 37, 802, 809; Ward 5 / ANC 5B
Applicant	Brookland Plaza Owner, LLC
Zoning	MU-4 (Moderate Density Mixed Use)
Project Summary	The Commission approved a design review application for a mixed use residential and retail project. The project would be 59 feet tall with an FAR of approximately 3.0, and include about 337 residential units as well as 30,000 sf of retail.
Original Order Effective Date	March 15, 2024
Original Order Expiration (Deadline to submit bld. permit application)	March 15, 2026
Proposed Order Expiration	March 15, 2028
Recommendation	Approval of the two-year time extension.



Existing Site Condition – August 2025 (Northern portion of site)

II. 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 January 23, 2026 and has been in the public record since filing. The application contains a statement that it was served on ANC 5B, the only party to the original application.

- (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; and**

There have been no substantial changes in the material facts upon which the Commission based its original approval.

Zoning Regulations – The original case was approved pursuant to the design review criteria of Subtitle X § 604, and evaluated against the standards of the MU-4 zone. Areas of special exception relief were also granted pursuant to specific standards and the criteria of Subtitle X § 900. All relevant regulations continue to apply to the subject property.

Comprehensive Plan – There has been no change to the Comprehensive Plan since the project’s approval.

Surrounding Development – The surrounding built environment remains unchanged from the time the project 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 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;**

According to Exhibit 2, p. 4, the applicant has been unable to secure financing for the project. They state that “the commercial real estate market continues to be characterized by exceedingly challenging financing conditions, coupled with sustained elevated construction costs, which pose substantial impediments to obtaining financing to construct large mixed-use developments such as the Project.”

Nevertheless, the applicant has continued to invest in the project through pre-development activities such as architectural design and civil engineering. The applicant states that they are “dedicated to delivering the Project, but additional time is necessary to allow market conditions to improve so that the Project can be realized” (Exhibit 2, p. 1).

- (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;**

N/A

- (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 order.**

N/A