

MEMORANDUM

TO: District of Columbia Zoning Commission
FROM: Karen Thomas, Development Review Specialist
MBR
 Maxine Brown Roberts, Associate Director Development Review
DATE: March 30, 2026
SUBJECT: ZC #23-18A – Time Extension Request - 1800 Hamlin Street NE

I. OP RECOMMENDATION

The Office of Planning (OP) recommends **approval** of the requested three-year time extension and the related waiver from the two-year extension requirement.

Address	1800 Hamlin Street, NE
Applicant	Cubed Partners for Pleasant Grove Baptist Church
Legal Description	Square 4208, Lot 831
Ward/ANC	5/5B
Zoning	The subject property is zoned MU-4, which is intended to permit moderate-density mixed-use development for shopping and housing outside the central core.
Project Description	The Applicant proposes to redevelop the property with a new mixed-use building that includes approximately 4,500 square feet of gross floor area for institutional church use, along with roughly 70 senior affordable dwelling units and associated amenity spaces for households earning up to 50 percent of the Median Family Income (MFI). The development would have a maximum height of approximately 61 feet and an overall density of 2.99 FAR, of which about 0.27 FAR would be dedicated to church uses.
Order Expiration Date	March 8, 2026
Time Extension	Request for a three-year time to expire no later than March 8, 2029.

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 voluntary design review project.

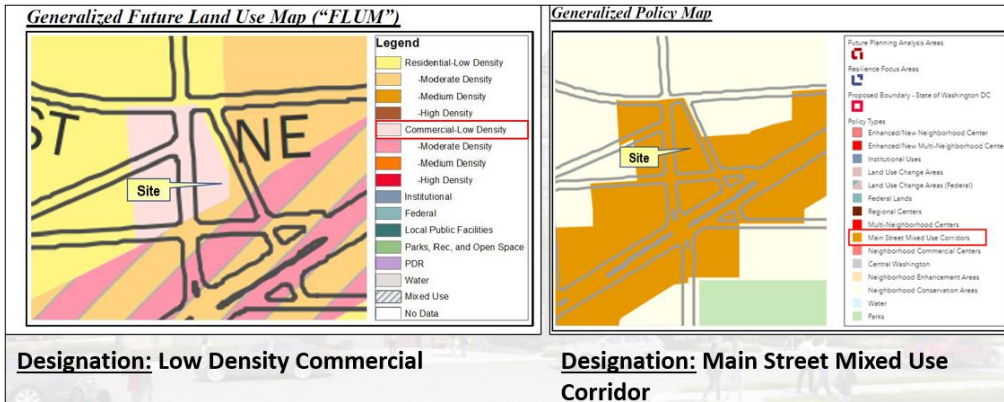
Subtitle Z § 705.2: The extension ... is allowed for “good cause” shown upon the filing of a written request by the applicant before the expiration of the approval, provided that the Zoning Commission determines that the following requirements are met:

- (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 6, 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



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

No significant new development in the immediate area following the approval of the project. Recent developments in the area would have been anticipated and does not affect the review or approval of this application.

(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 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 due to:

1. Significant uncertainty in the availability of public funding and financing, including low-income housing tax credits (LIHTC) to attract private capital necessary for a project of this nature;

2. A high demand for limited public funding and financing for new affordable housing projects;
3. Macro-uncertainty in the District of Columbia real estate ecosystem;
4. Increased construction costs and escalations which are affecting development citywide; and
5. Misaligned submission, review, and closing timelines associated with the various sources of public and private funding and financing being pursued by the Applicant for the project.

OP concurs that the Applicant has demonstrated a good faith effort to move the project forward but has been stymied by the “*inability to obtain sufficient project financing for the development, following their diligent good faith efforts to obtain such financing, because of changes in economic and market conditions*” are beyond the their 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***

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 a 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.*

Since Subtitle Z § 705.4 only allows one time extension for design review developments, the Applicant has requested a waiver from the two year extension allowed under Subtitle Z § 705.3(a) for a three year extension. The waiver from the requirement is allowed pursuant to **Subtitle Z 101.9**: *The Commission may, for good cause shown, waive any of the provisions of this subtitle if, in the judgment of the Commission, the waiver will not prejudice the rights of any party and is not otherwise prohibited by law.*

The Applicant explains that a three-year extension for the approved design review is necessary to avoid the need for an additional extension and waiver. Due to uncertainty in securing financing and rising construction costs for this affordable housing project, the Applicant does not anticipate that outstanding issues can be resolved in time to begin construction within one or two years. As shown in [Exhibit 2D](#), the Applicant’s estimated financing schedule indicates that a potential closing could occur in approximately two years, which extends beyond the current two-year zoning approval period and supports the request for a three-year extension.

Given ongoing uncertainties in real estate markets and in the timing and availability of public financing, the Applicant anticipates that securing financing may require up to two years. Due to scheduling conflicts between DHCD and DCHFA funding cycles for projects utilizing 4% LIHTCs

and tax-exempt bonds, financing may not be available in 2026; in that event, the next opportunity may not occur until 2027. If funding is not secured until 2027, the Applicant would be unable to file a building permit application before the Order's expiration in 2028, if only a two-year extension is granted.

Therefore, extending the Order for three years would give the Applicant sufficient time to obtain funding, finalize building plans and submit the building permit application prior to the expiration of the Order in 2029.

OP believes that the Applicant has demonstrated good cause and does not believe that the rights of any party to the original PUD, including ANC 5B, would be prejudiced and therefore supports the waiver to extend the Order for three years to March 8, 2029.

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 5B.

V. COMMUNITY COMMENTS

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

Location

