

BEFORE THE ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA

Form 106 - Application for a Time Extension to a PUD or Design Review Order

GIS INFORMATION

Square	Lot(s)	Existing Zoning	Requested Zoning	ANC
499	52			6D04

Address of Property: 400 I Street SW

If applicable , Historic District(s) , in which site is located :

ZONING INFORMATION

Description of the PUD:

Brief Description of Project/Proposal: On behalf of Westminster Presbyterian Church and Westminster Community Partners LLC (together, the "Applicant"), this letter serves as a request for a two-year extension of the validity of Z.C. Order No. 20-12A, dated July 11, 2024, and effective as of January 31, 2025 (the "Order") (Exhibit A), applicable to property located at 400 I Street, SW (Square 499, Lot 52) (the "Property"). Pursuant to the Order, the deadline to file a building permit is June 11, 2026, and construction is required to begin no later than June 10, 2027. The Zoning Commission's approval of this time extension would extend the deadline to file a building permit application to June 11, 2028, and require construction to begin no later than June 10, 2029.

Explanation of good cause for extension pursuant to & 2408.11 (see instruction 6A on the back of this form): Pursuant to Subtitle Z § 705.2(c)(1), the Zoning Commission is authorized to grant an extension of PUD validity for projects where the applicant demonstrates with substantial evidence 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." As set forth in the affidavit of Buwa Binitie, the Manager of Westminster Community Partners LLC (the "Affidavit") (Exhibit D), this application satisfies the criteria of Subtitle Z § 705.2(c)(1) and thus meets the requirements for extending the deadline to file a building permit application and start construction of the approved project. Continued impacts of the Covid-19 pandemic have created a challenging market for multi-family residential development. Indeed, obstacles associated with construction costs, inflation, interest rates, and a weak lending market have arisen nationally, which have had specific and material consequences on the Applicant's ability to secure any type of project financing and move forward with development. Accordingly, despite the Applicant's good faith efforts, it has been unable to advance the project within the timeframe prescribed by the Order due to widespread changes in economic and market conditions that are outside of the Applicant's control.

CONTACT INFORMATION

Person(s) to be notified of all actions

Name: Madeline Shay Williams
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Phone No.s: (202)469-5741
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Person to be notified of Hearing and Decision Section

Name: Madeline Shay Williams
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Firm/Organization: Holland & Knight 800 17th Street NW
Address: WASHINGTON
Phone No.s: (202)469-5741
Phone No.s Alternate:

NOTICES

Application served on ANC, OP and Other Parties : 03/16/2026 by

NOI served on: by Email

Certifications

Applicant's/Petitioner's Name:
Westminster Presbyterian Church
Westminster Community Partners LLC

ZONING COMMISSION
District of Columbia
CASE NO. 20-12B
EXHIBIT NO. 1

Date: 02/27/2026

Owner's Name:
Westminster Presbyterian Church

FEE CALCULATOR

FORM	AMOUNT
Form 106 - Application for a Time Extension to a PUD or Design Review Order	\$520
Grand Total:	\$520.00

SIGNATURE	Date
Westminster Presbyterian Church and Westminster Community Partners LLC	2/27/2026

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