

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
4208	831			5B06

Address of Property: 1800 Hamlin Street NE.

If applicable , Historic District(s) , in which site is located : Not Applicable

ZONING INFORMATION

Description of the PUD:

Brief Description of Project/Proposal: Project entails the redevelopment of the Property with a new mixed-use project containing approximately 4,500 square feet of gross floor area ("GFA") of institutional (religious) use and approximately 70 senior affordable dwelling units and related amenity space. The senior affordable units are expected to be devoted to households earning up to 50% MFI. Overall, the Project will have a maximum density of approximately 2.99 FAR, of which approximately 0.27 FAR will be devoted to non-residential (church) uses. The Project will have a maximum height of approximately 61 feet (not including penthouse), which steps down to approximately 36 feet on the north in response to the lower-scale residential uses to the north. The Project also has habitable and mechanical penthouses with maximum heights of approximately 12'-0" and 15'-0", respectively.

Explanation of good cause for extension pursuant to & 2408.11 (see instruction 6A on the back of this form): The time extension request is submitted pursuant to 11-Z DCMR § 705.2 of the 2016 Zoning Regulations of the District of Columbia ("ZR16"). This application seeks a time extension for a period of three (3) years to allow additional time by which to file a building permit application for the Project due to the Applicant's inability to obtain sufficient Project financing due to changes in economic and market conditions that were beyond the Applicant's reasonable control. This three (3)-year time extension is necessary given: (i) 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, (ii) high demand for limited public funding and financing for ground up affordable housing projects, (iii) macro-uncertainty in the District of Columbia real estate ecosystem, (iv) increased construction costs, and (v) misaligned submission, review, and closing timelines associated with the various sources of public funding and financing being pursued by the Applicant for the Project.

CONTACT INFORMATION

Person(s) to be notified of all actions

Name: Emmanuel Egoegonwa
E-mail: manny@cubedpartners.com
Firm/Organization: Cubed Partners
Address: 3321 Georgia Ave. NW Unit 43075
Phone No.s: (202)460-6188
Phone No.s Alternate:

Person to be notified of Hearing and Decision Section

Name: Emmanuel Egoegonwa
E-mail: manny@cubedpartners.com
Firm/Organization: Cubed Partners3321 Georgia Ave. NW Unit 43075
Address: Washington DC 20010
Phone No.s: (202)460-6188
Phone No.s Alternate:

NOTICES

Application served on ANC, OP and Other Parties : 03/05/26 by

NOI served on: by Email

Certifications

Applicant's/Petitioner's Name: Cubed Partners

Date: 03/06/26

ZONING COMMISSION
District of Columbia
CASE NO. 23-18A
EXHIBIT NO. 1

Owner's Name:
Pleasant Grove Baptist 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
Cubed Partners/ Emmanuel Egoegonwa	3/6/2026

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