

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
3351	806			4B04
3352	820,822,823,829,831,839-841,845-851			4B04
3353	811-813			4B04

Address of Property: Adjacent to Takoma Metrorail Station and bounded by Metrorail tracks to the west, Carroll St NW to the south; Cedar St NW to the east, Eastern Ave NW to the NE, and private property to the north

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

ZONING INFORMATION

Related Case Number: 22-36

Description of the PUD: Applicant proposes to rezone the property to MU-5A Zone and redevelop the property with a mixed-use project consisting of new multi-use building providing residential units and ground level retail

Brief Description of Project/Proposal: The approved PUD includes approximately 434 multifamily residential units, neighborhood-serving retail, publicly accessible open space, enhanced pedestrian and bicycle connections and significant improvements to the public realm surround the Metro station

Explanation of good cause for extension pursuant to & 2408.11 (see instruction 6A on the back of this form): Applicant is seeking more time to obtain sufficient project financing to file for a building permit

CONTACT INFORMATION

Person(s) to be notified of all actions

Name: Paul Tummonds
E-mail: ptummonds@goulstonstorrs.com
Firm/Organization: Goulston & Storrs
Address: 1999 K Street NW, Suite 500
Phone No.s: (202)721-1157
Phone No.s Alternate:

Person to be notified of Hearing and Decision Section

Name: Paul Tummonds
E-mail: ptummonds@goulstonstorrs.com
Firm/Organization: Goulston & Storrs 1999 K Street NW, Suite 500
Address: Washington, DC 20006
Phone No.s: (202)721-1157
Phone No.s Alternate:

NOTICES

Application served on ANC, OP and Other Parties : 07/20/2026 by

NOI served on: by Email

Certifications

Applicant's/Petitioner's Name:
TM Associates, LLC;
Washington Metropolitan Area Transit Authority

Date: 07/20/2026

Owner's Name:
Washington Metropolitan Area Transit Authority

ZONING COMMISSION
District of Columbia
CASE NO. 22-36A
EXHIBIT NO. 1

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
Paul Tummonds	7/20/2026

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