

Affidavit of Peter Farrell, Principal of City Interests, LLC

The undersigned, being duly sworn according to law, deposes and says:

1. I am a Principal of City Interests, LLC, an affiliate of Parkside Residential LLC and Lano Parcel 12 LLC, (collectively, “Owner”).
2. Owner is the owner of property located in Square 5041, Lots 806, 807; Square 5055, Lot 26; Square 5056, Lots 41, 809-811, 813 (“Property”) and has been owner since April 13, 2007, when the Zoning Commission approved a First Stage Planned Unit Development for the Property pursuant to Order No. 05-28.
3. As a Principal, I am responsible for efforts relating to designing, constructing, and financing the development of the Property as a mixed-use development with approximately 1,500 residential units, 750,000 square feet of office use, 300,000 square feet of institutional uses and over 50,000 square feet of retail use on over 15 acres of land (“Project”).
4. Since the date of the approval of the First-Stage Planned Unit Development on April 13, 2007, Owner has been proceeding diligently in good faith with securing Second-Stage PUD approvals in order to realize the Project as it was approved by Order No. 05-28 and amended by Order No. 05-28E.
5. Since the approval of the First Stage PUD in April 2007, the Zoning Commission has approved the following applications:
 - a. Case No. 05-28A: Owner secured Second-Stage PUD approval for the portion of the development site in Square 5041, Lot 47. Construction of the 98-unit affordable senior housing community has been completed.
 - b. Case Nos. 05-28A and 05-28G: Owner proceeded with a Second-Stage PUD application for the development of 112 townhomes in Square 5041, Lots 809, 814, 815, 818, 820 and 824 in Case No. 05-28A, later modified to 100 townhomes in Case No. 05-28G. The Owner has since sold this property to K. Hovnanian Homebuilders, which is proceeding with constructing the 100 townhomes in two phases sold as market-rate and workforce housing. As of September 2015, 25 of the first 40 townhomes in the first phase of the project have been presold and/or are currently under contract. The target delivery for the first phase of the project is spring 2016.
 - c. Case Nos. 05-28B and 05-28I: Owner proceeded with a Second-Stage PUD application for Square 5055, Lots 22, 23, 803, 804 and portions of Lots 21, 24, 802, and 805 which it sold to the District of Columbia Primary Care Association for the construction of the Unity-Parkside Health Clinic. The 43,000 square foot primary care clinic has been completed and is fully operational, serving more than 50,000 local patients annually.

- d. Case No. 05-28C: Owner has proceeded with a Second-Stage PUD application for the development of the Community College of the District of Columbia on property located in Square 5055, Lots 22, 23, 803, 804 and portions of lots 21, 24, 802 and 805. The Zoning Commission approved a project consisting of approximately 260,000 square feet. This approval has since lapsed; however, Owner anticipates filing an application with the Zoning Commission by 3Q2016 to reinstate Second-Stage approvals for the use of this property by educational tenants in the adult education and workforce development fields. The Owner has gathered letters of interest from a number of organizations looking to occupy space in the development, including DC Central Kitchen, Goodwill of Greater Washington, a number of adult charter schools and best-in-class nonprofit institutions.
 - e. Case No. 05-28F: Owner has proceeded with a Second-Stage Planned Unit Development application for the improvement of a one-acre parcel into a community park, located in Square 5041, Lots 811, 812, and 822 and Square 5056, Lots 806, 812, 814, and 821. The park was completed in December 2014 and has received a number of accolades and awards from the Environmental Protection Agency and the District Department of the Environment for its state-of-the-art stormwater management technologies. Construction of this park cost an estimated \$1 million, including fees for consultants, materials and labor.
 - f. Case No. 05-28J/K: Owner, in partnership with Gilbane Development, has proceeded with a Second-Stage PUD application for the development of 186 residential units in Square 5041, Lot 808. A building permit was issued for this development in January 2015 and construction of this development is currently proceeding under the building permit, with an anticipated completion in fall 2016.
- 6. Owner, in cooperation with the entities referenced above, has secured Second-Stage approval for six of the ten building blocks approved in the First-Stage PUD. These six building blocks account for approximately 555,000 square feet of development. Three of the six blocks, or 140,000 square feet of development, have been completed and are operational. The other three blocks, or 415,000 square feet of development, are currently under construction.
 - 7. Owner has issued a letter of credit in the amount of \$3 million to the District Department of Transportation to fund the construction of the new pedestrian bridge from the Minnesota Avenue Metrorail Station to the site of the Planned Unit Development.
 - 8. Since the approval of the First Stage Planned Unit Development, the Owner has spent approximately \$4,500,000, in the entirety, relating to its pursuit of Second-Stage approvals for the Property to date (not including property acquisition purchase price or related costs).
 - 9. Owner continues its efforts to move forward with securing Second-Stage approvals for the remaining parcels of the Planned Unit Development.

10. The Owner has selected an architect and commenced planning and design work for the development proposed for Square 5041, Lots 806 and 807 and Square 5056, Lots 809, 810 and 813. In December 2014, the Owner met with the Office of Planning and the District Department of Transportation to present preliminary schemes for the project. The Owner anticipates filing a Second-Stage PUD application for the site in 2016.
11. Pertaining to the retail component of the Planned Unit Development, the Owner has engaged, met with and toured the site with a variety of potential retail tenants, including urban format grocery stores, sandwich shops, coffee shops, and many others. The Owner has retained a retail broker to market the Parkside Planned Unit Development at industry events such as the ICSC Mid-Atlantic and Las Vegas conferences. The Owner is committed to bringing high-quality neighborhood serving retail to the Planned Unit Development and serving residents of Parkside and adjacent communities.
12. The Owner has made good faith efforts to attract a large office user(s) on Square 5055, Lots 801-825 (consolidated to Lot 26) to create a truly mixed-use environment in the Planned Unit Development. The Owner has submitted three Expressions of Interest to the General Services Administration in response to space solicitations for two federal agencies and one District of Columbia agency. To date, the Owner has experienced significant challenges to drawing such users east of the Anacostia River, however, the owner is committed and actively tracking lease expirations.
13. The Owner frequently meets with ANC 7D, SMD 07, the Parkside Civic Association, and Associations of adjacent communities to update residents on the status of development in the Planned Unit Development. Most recently at the September 2015 public meeting of ANC 7D, the Owner presented on the extension of First-Stage approvals and development progress to date toward the execution of the Planned Unit Development. It is the Owner's understanding that the ANC intends to submit a letter in support of this extension request.
14. If Owner loses the entitlements granted by the Zoning Commission under Order No. 05-28, the development of the remaining parcels will be extremely difficult and the realization of the vision of the Parkside Master Plan will be impeded. Losing the entitlements granted under Case No. 05-28 will also make the success of those parcels that have already secured Second-Stage approval more tenuous.

[SIGNATURE PAGE TO FOLLOW]

CITY INTERESTS LLC

By: _____

Name: Peter Farrell

Title: Principal

Subscribed and sworn to before me this 30 day of September 2015.

W. L. Lathon

Notary Public

My Commission expires: April 30 2020
[Notarial Seal]



DARLENE W. LATHON
NOTARY PUBLIC DISTRICT OF COLUMBIA
My Commission Expires April 30, 2020



BEFORE THE ZONING COMMISSION
OF THE DISTRICT OF COLUMBIA



FORM 107 - APPLICATION FOR PLANNED UNIT DEVELOPMENT (PUD) TIME EXTENSION

Before completing this form, please review the instructions on the reverse side.
Print or type all information unless otherwise indicated.

In accordance with the provisions of §2408.10 of Title 11 DCMR – Zoning Regulations, request is hereby made for a time extension to a previously approved PUD, details of which are as follows:

1.	Zoning Commission Order No(s):	05-28, 05-28E, 05-28H, 05-28L		
2.	PUD Location – Square(s):	5041, 5055, 5056		
	PUD Location – Lot(s):	Square 5041, Lots 806, 807; Square 5055, Lot 26; Square 5056, Lots 809-811, 813		
3.	PUD Location – Address:	Those parcels generally located between Parkside Place, NE and Kentworth Avenue, NE and Hayes and Foote Streets		
4.	Conditions of Approval	Zoning:	C-3-A and CR	FAR: See individual parcels
	Height: See individual parcels	Parking:	See individual parcels	Lot Occupancy: See individual parcels
5.	Description of the PUD:	The Applicant secured approval to improve a 15.5 acre parcel of vacant property with a mixed-use residential, office and retail development. The approved project consists of ten building blocks of development; six of which have already been constructed or are under construction. The Applicant seeks a two year extension on the First Stage approval for the remaining parcels.		
6.	Length of extension requested:	Two years		
7.	Effective date of the original order:	April 13, 2007	Expiration date:	October 3, 2011
8.	No. of times extended:	Two	Expiration date of last extension:	October 3, 2015
9.	Has Building Permit been applied for:	Not for the parcels seeking an extension, but a permit has been issued for five of the other parcels within the PUD		
10.	Explanation of "good cause" for extension pursuant to §2408.11 (see instruction 6A on the back of this form)			

I/We certify that the above information is true and correct to the best of my/our knowledge, information and belief. Any person(s) using a fictitious name or address and/or knowingly making any false statement on this application/petition is in violation of D.C. Law and subject to a fine of not more than \$1,000 or 180 days imprisonment or both.

(D.C. Official Code § 22-2405)

Owner's Signature:		Date:	9/30/2015
Owner's Name:	PETER J. FARREU		

Person(s) to be notified of all actions:

Name:	Christine Roddy		
Address:	1999 K Street, NW; Suite 500		
Zip Code:	20006	Phone No(s):	202.721.1116
		E-Mail:	croddy@goulstonstorr.com

ANY APPLICATION THAT IS NOT COMPLETED IN ACCORDANCE WITH THE INSTRUCTIONS ON THE BACK OF THIS FORM WILL NOT BE ACCEPTED.