

Declaration of Peter J. Farrell, Principal of CityInterests Development Partners, LLC

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

1. I am a Principal of CityInterests Development Partners, LLC, an affiliate of Parkside Residential LLC (Parkside Residential LLC and affiliated entities controlling portions of the Parkside PUD are collectively, “**Owner**”).
2. Owner is the owner of property located in Square 5056, Lots 868-869.
3. Owner was an applicant in the Second-Stage PUD, which was approved in Zoning Commission Order No. 05-28Q and included Square 5056, Lots 868-869 (the “**Property**”).
4. As a Principal, I am responsible for efforts relating to designing, constructing, and financing the development of the Property (the “**Project**”).
5. The Project will contribute to the ongoing development of Parkside by activating Block F and bringing additional residences to the neighborhood.
6. There has been no substantial change in any material facts that would undermine the basis for the Commission’s original approval of the Project.
7. Since Owner has already filed for a building permit, this request is only necessary to give Owner additional time to begin construction.
8. Despite the present economic environment and unprecedented uncertainty, Owner is confident that construction of the Project will begin prior to March 23, 2026. Owner is actively negotiating with several funding sources to finance construction and remains confident that there is demand for residential units at Parkside.
9. Since 2020, Owner has added approximately 446 residential units, including both market-rate and workforce housing, highlighting its commitment to growing the Parkside community. While Owner looks forward to providing additional residential units, it recognizes that this process will take a considerable amount of dedication, perseverance, and financial backing.
10. Still, the material facts underlying the development remain the same: a need for diverse and comprehensive development in Ward 7 that will bring retail, job opportunities, and residents to an otherwise underserved area of the District. The construction of the Project underscores Owner’s commitment to bringing the original vision of Parkside to fruition.
11. Since Z.C. 05-28AG, Owner has taken substantial steps towards commencing construction. Notably, Owner has completed construction on adjacent Parcels 8 and 10, allowing for the removal of materials that previously occupied the Property. Now that construction of those parcels is complete, Owner is actively looking for construction financing to begin construction of the Project.

[SIGNATURE PAGE TO FOLLOW]

CITYINTERESTS DEVELOPMENT PARTNERS,
LLC

By: _____

Name: Peter J. Farrell

Title: Principal