

Request for One-Year Extension of Approved Second-Stage PUD
Z.C. Order No. 15-20D
Square 620, Lot 254 (North Parcel)

Affidavit of C. Michael Skena in Support of Time Extension
Exhibit F

I, C. Michael Skena, being duly sworn, depose and state as follows:

1. I am C. Michael Skena, the Vice President, of Toll Apartments GP, LLC, General Partner of Toll Apartments, LP, Manager of TBSC Venture LLC, Sole Member of TBSC Holding LLC, Sole Member of TBSC Master Owner I LLC (the “**Applicant**”).
2. I, C. Michael Skena, am Vice President of Toll Apartments GP, LLC, the general partner of Toll Apartments, LP, also a co-manager of TBSC Venture LLC, which through its ownership interests ultimately controls the Applicant.
3. The Applicant owns the property located at 50 M Street, NW, also known as Lot 254 in Square 620 (the “**Property**”).
4. The Property is the “**North Parcel**” of a larger PUD site approved in Z.C. Order No. 15-20 and subsequent orders. The overall site, once occupied by the Sursum Corda Cooperative and adjoining parcels, has been cleared. The North Parcel is separated from the “South Parcel” by Banner Lane, NW, which has since been redeveloped with two apartment buildings containing 561 units.
5. Pursuant to Z.C. Order No. 15-20, effective June 17, 2016, the Zoning Commission approved a first-stage PUD and related Zoning Map amendment for the site, changing the zoning from R-4 to C-3-C. This approval authorized redevelopment with more than one million square feet of residential use, non-residential uses, affordable housing, and buildings ranging from 62.5 to 110 feet in height.
6. Pursuant to Z.C. Order No. 15-20A, effective June 30, 2017, the Commission extended the first-stage PUD for the South Parcel by two years and provided that, once a second-stage application for the South Parcel was filed, the North Parcel approval would remain valid until June 30, 2023.
7. Pursuant to Z.C. Order No. 15-20B, effective September 14, 2018, the Commission modified certain conditions regarding notice and certification for Sursum Corda households in connection with raze permits.

8. Pursuant to Z.C. Order No. 15-20C, effective March 13, 2020, the Commission approved the second-stage PUD for the South Parcel and updated the first-stage program for the North Parcel, along with an amended package of public benefits and amenities.
9. Pursuant to Z.C. Order No. 15-20D, effective November 10, 2023, the Commission approved a second-stage PUD and Modification of Significance for the North Parcel. The approval allows two buildings (the Northwest and Northeast Buildings) with about 753,500 square feet of gross floor area, 715 dwelling units (including 32 penthouse units), and building heights from 65 to 110 feet, yielding a density of 6.05 FAR on 124,628 square feet of land (the “**Project**”).
10. The Project also includes about 353 parking spaces, 296 bicycle spaces, and nearly 12,000 square feet of non-residential use, primarily in the Northwest Building.
11. Approval of the Project is valid for two years from the effective date of Z.C. Order No. 15-20D. Accordingly, a building permit application must be filed no later than November 10, 2025, and construction must begin no later than November 10, 2026.
12. Since the Commission’s approval of the Project, financing conditions for new residential development have remained unusually difficult. Borrowing costs are elevated, with construction loan benchmarks and spreads at levels that constrain underwriting and prevent feasible financing.
13. At the same time, construction costs have continued to rise at approximately 3–5% annually due to labor shortages and higher material prices, adding significant pressure to development budgets across the District.
14. These conditions have had a direct impact on the Applicant. Despite our good-faith efforts, which have included applications for tax-exempt bond financing, outreach to private lenders, and advancement of construction drawings, we have not been able to secure financing on workable terms. Cost escalation at these levels has further constrained lender willingness to finance large-scale residential projects in Washington, D.C.
15. The Project is designed for cast-in-place construction, which requires substantial upfront capital. At current achievable rent levels, this method cannot be financed given present debt and equity market conditions.
16. These financing and cost conditions are outside the Applicant’s control and have prevented timely filing of a building permit application and initiating construction.
17. Despite the challenges note above, we remain committed to advancing the Project as soon as market conditions improve. With the Commission’s grant of an

extension, the Project can move forward once financing becomes viable. We recognize the importance of the North Parcel to completing the overall PUD and fulfilling the Commission's vision, and we are determined to deliver on that commitment.

18. Accordingly, good cause exists to grant a time extension in this case. We note that we are requesting only a one-year extension, consistent with Subtitle Z § 705.5, as we believe that an additional year will provide sufficient time to reevaluate our financing sources and for market conditions to stabilize.

I solemnly affirm under the penalty of perjury that the contents of this Affidavit are true and correct to the best of my personal knowledge.

TBSC MASTER OWNER I LLC,
a Delaware limited liability company

By: TBSC HOLDING LLC,
a Delaware limited liability company
Sole Member

By: TBSC VENTURE LLC,
a Delaware limited liability company
Sole Member

By: TOLL APARTMENTS, LP
a Delaware limited partnership
Manager

By: TOLL APARTMENTS GP, LLC,
a Delaware limited liability company
General Partner

By: *CMSS*
Name: *C. Michael Skena*
Title: *Vice President*

District of Columbia
) ss:
District of Columbia

Sworn and subscribed to (or affirmed) before me this *9* day of *September*, 2025,
by *Michael Skena*, as *Vice President* of Toll Apartments GP, LLC,
General Partner of Toll Apartments, LP, Manager of TBSC Venture LLC, Sole Member of TBSC
Holding LLC, Sole Member of TBSC Master Owner I LLC.

[Signature]

Notary Public Signature

Printed Name: *Victor Sosa*

My commission expires *9-30-2029*
[Notary seal]

