

**Request for Two-Year Extension of Approved Modification of Significance to First- and
Second-Stage PUD
Z.C. Order No. 15-27G
Square 3587, Lot 834**

**Affidavit of Ronnie Gibbons
Exhibit C**

I, Ronnie Gibbons, being duly sworn, depose and state as follows:

1. I am the Senior Vice President at Carmel Partners.
2. The applicant for the requested time extension, 350 MORSE CPK OWNER C2, LLC (the “Applicant”), is an affiliate of Carmel Partners and the owner of the property located at 1275 Union Street, N.E. (Lot 834 in Square 3587) (the “Property”).
3. Pursuant to Z.C. Order No. 15-27B(2), dated July 27, 2020, effective October 22, 2021, the Commission approved an application to convert the primary use of Building C2 from residential to office use. The approval also included special exception relief pursuant to Subtitle C § 1500.3(c) to permit restaurant/bar uses within the penthouse.
4. Subsequently, pursuant to Z.C. Order No. 15-27G, dated November 13, 2023, and effective May 10, 2024 (Exhibit A), the Commission approved an application for the Property to convert the approved use of Building C2 from an office building with ground floor retail to a residential building with ground floor retail.
5. Due to deteriorating market trends and economic uncertainty, we are having difficulty securing financing for the Project. The multifamily market continues to adjust to post-pandemic fundamentals, including elevated vacancy levels, sustained use of leasing concessions, and slower absorption of new supply. These factors, combined with ongoing volatility in interest rates and capital markets, make financing new development particularly challenging at this time.
6. Since the Original PUD was approved, we have delivered the following buildings:
 - a. The Gantry, located at 300 Morse Street, N.E. and 325 Morse Street, N.E., which collectively include a total of 551 residential units and ground floor retail uses; and
 - b. Theory, located at 300 Neal Place, N.E., which includes 159 residential units and ground floor retail uses.

Thus, we are fully-invested in the Project, and we have a substantial track record at financing and delivering the buildings included in the approved PUD. However, given current market conditions, and despite our efforts, financing conditions and supply-chain pressures have continued to delay our ability to secure financing to advance the Project to the building permit stage and ultimately to commence construction.

7. Specifically, elevated borrowing costs, limited equity, and rising construction expenses, all beyond our control, have prevented us from filing a building permit on schedule and are likely to postpone a realistic construction start, so additional time is needed to deliver the Project.
8. Accordingly, there is good cause for the Zoning Commission to grant a time extension. We believe the Project remains viable. We are confident we can proceed, complete the Project in a timely manner, and deliver all associated PUD benefits.

[signature and notary on following page]

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.

350 MORSE CPK OWNER C2, LLC,
a Delaware limited liability company

By: 
Name: RONNIE GIBBONS
Title: SVP

_____) ss:
_____)

Sworn and subscribed to (or affirmed) before me this 9th day of February, 2026
by Ronnie Gibbons as Senior Vice President of Carmel Partners, acting on behalf of 350 MORSE
CPK OWNER C2, LLC

Katherine Elizabeth Meyer
Notary Public Signature

Printed Name: Katherine Elizabeth Meyer

My commission expires: NOV 30, 2030

[Notary seal]

