

**BEFORE THE ZONING COMMISSION
FOR THE DISTRICT OF COLUMBIA**

**Affidavit of Jane L. Cafritz
President and CEO of the Morris & Gwendolyn Cafritz Foundation
Affidavit in Support of Time Extension Request
Exhibit A**

I, Jane L. Cafritz, being duly sworn, depose and state as follows:

1. I am Jane L. Cafritz, the Board Chair, President and CEO of the Morris & Gwendolyn Cafritz Foundation, the “Applicant” in Zoning Commission (Z.C.) Case No. 06-10J.
2. The Applicant owns property in Northeast Washington, DC, near the Fort Totten Metrorail station, generally bounded by Galloway Street to the south, South Dakota Avenue to the east, Riggs Road to the north, and a public alley and WMATA right-of-way to the west (the “PUD Site”).
3. The PUD Site consists of approximately 15 acres and is approved for a significant mixed-use development pursuant to Z.C. Order No. 06-10, as extended and modified by Z.C. Order Nos. 06-10A through 06-10I (collectively, the “PUD Approvals”).
4. Under the PUD Approvals, the PUD Site is divided into four separate blocks: Blocks A, B, C, and D. While each block is entitled with a distinct development program, all four blocks function as components of a cohesive, site-wide mixed-use development.
5. The PUD Approvals include a range of public benefits and amenities. The overall project will generate approximately 952 new residential units, affordable housing, cultural and community-serving uses like a children’s museum and grocery store, new employment opportunities, and a transit-oriented development pattern. Many of these benefits have been delivered, and the remaining benefits will be provided through future phases.
6. Improvements to Block A were timely constructed and delivered as a mixed-use residential building with ground-floor retail, known as *The Modern at Art Place* (the “Modern”). The building includes 520 residential units, 171 of which are reserved as affordable at the 60% and 80% MFI levels.
7. Some retail spaces in the Modern have remained vacant because of the pandemic, but leasing activity has increased. The Applicant has recently executed letters of intent with several established local and national tenants and anticipates those tenants opening within the next six to twelve months.
8. The Applicant has also actively programmed the available retail space in the Modern. The space has been used as a pop-up location for the Explore! Children’s Museum and for community programming that includes youth events, game nights, and art classes. The

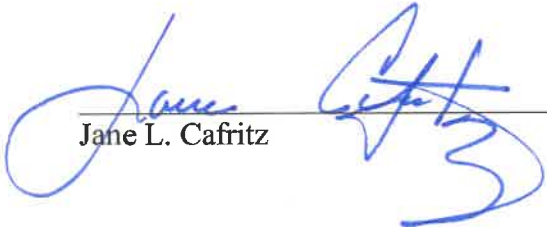
Applicant has also partnered with Dance Lost to host summer camps, which are fully booked for the upcoming season.

9. Construction of the mixed-use building approved for Block B is ongoing pursuant to the Commission-approved construction and occupancy sequencing set forth in Z.C. Order No. 06-10H, effective September 29, 2023.
10. In December 2024, the Applicant delivered a new ALDI grocery store serving the surrounding community as part of the first phase of development. The Applicant is also exploring active, recreational-type uses for the vacant space above.
11. The Applicant intends to proceed with Block B's sequenced construction in accordance with Z.C. Order No. 06-10H.
12. The requested time extension relates to the second-stage PUD applications for Blocks C and D. Blocks C and D are subject to first-stage PUD approvals under Z.C. Order No. 06-10D and were most recently extended by the Commission in Z.C. Order No. 06-10I. The current deadline to file a second-stage application for one block is December 31, 2026, with the second block required by December 31, 2028.
13. In the interim, Block C currently accommodates educational uses, specifically Rocketship Infinity Community Prep Public Charter School and Social Justice Public Charter School, which have operated on that portion of the PUD Site since 2021. Both schools remain active and successful. Block D remains vacant.
14. The economic challenges affecting real estate activity in the District have materially impacted the Applicant's ability to advance development. A confluence of factors, including elevated interest rates, increased construction costs, and reduced commercial activity, has constrained investor interest and available financing. As a result, construction of Block B was delayed and remains ongoing, which undermined the stabilization period assumed for the proposed phasing of the second-stage PUD applications for Blocks C and D. As a result, the Applicant has been unable to prepare second-stage applications for Blocks C and D.
15. Nevertheless, the Applicant has invested significant capital to advance the project. In addition to delivering the Modern and Block B's first sequence, the Applicant has completed substantial infrastructure improvements for and around the PUD Site. This work includes undergrounding utilities and constructing the missing segment of 3rd Street, NE, improving multimodal circulation.
16. The Applicant is evaluating the financing needed to advance second-stage PUD applications for Blocks C and D, including potential capital sources, updated budgets and schedules, and alternative phasing and program approaches. Recent leasing gains at Blocks A and B are expected to attract additional investor interest, helping stabilize the project and support future phases.
17. The Applicant continues to engage the surrounding community and respond to feedback to maintain an attractive, well-kept site. Most recently, these efforts included developing a

new fencing and signage program with art elements and banner signage on new light poles, and installing trash receptacles along South Dakota Avenue, NE.

18. In light of the foregoing and despite the Applicant's good faith efforts, a third time extension is warranted. The complexity of the PUD Site, coordination needed to advance its development, and unfavorable economics have presented unforeseen challenges out of the Applicant's control.
19. The requested two-year extension reflects the time needed to initiate the next phase of Block B and, in parallel, plan and prepare second-stage applications for Blocks C and D.
20. The Applicant remains committed to completing the project and working with the community regarding the second-stage PUD applications for Blocks C and D. Without another extension, those improvements and associated public benefits cannot be realized.

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.


Jane L. Cafritz

State of District of Columbia ss:
County of _____

Subscribed and sworn to before me this 29th day of June, 2026.


Notary Public

Corlis B. Felder
Notary Public, District of Columbia
My Commission Expires July 14, 2028

My commission expires:

