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VIA IZIS

Zoning Commission
for the District of Columbia
441 4th Street, NW, Ste. 210-S
Washington, DC 20001

**Re: Z.C. Order No. 06-10 *et seq.*
Art Place at Fort Totten (“APFT”) – Approved Planned Unit Development
Request for Two-Year Time Extension with Waiver Request
First-Stage PUD Approval for Blocks C and D**

Dear Members of the Commission:

On behalf of the Morris and Gwendolyn Cafritz Foundation (the “Applicant”), and as authorized by the owners of the subject properties,¹ we submit this letter and supporting documentation requesting a two-year time extension of the first-stage planned unit development (“PUD”) approval for Blocks C and D of the APFT PUD. The subject property consists of Lots 3, 4, 6, and 800 in Square 3766 and Lot 5 in Square 3767 (collectively, the “Property”).

I. Application Overview

The first-stage PUD approvals for Blocks C and D were approved in Z.C. Order No. 06-10 (effective January 15, 2010), as modified by Z.C. Order No. 06-10D (effective March 20, 2020). Most recently, the Commission granted a two-year time extension in Z.C. Order No. 06-10I (effective May 9, 2025), extending the deadline to file a second-stage PUD application for either block to December 31, 2026. **For the good cause described herein, the Applicant now seeks an additional two-year extension, extending the deadline to file either second-stage PUD application to December 31, 2028, and the final second-stage PUD application to December 31, 2032.**

¹ Record ownership of the Property is as follows: Lots 3 and 4 are owned by ART PLACE AT FT TOTTEN IV, LLC; Lot 6 is owned by ART PLACE AT FT TOTTEN WH-B, LLC; and Lot 800 is owned by ART PLACE AT FT TOTTEN III, LLC (collectively, the “Owners”). The Owners are special purpose entities affiliated with and controlled by the Applicant.

Pursuant to Subtitle Z § 705.5, an applicant may seek no more than two PUD time extensions, excluding COVID-19 extensions, and any second extension may not exceed one year. The first-stage PUD approval for Blocks C and D has previously been extended on two occasions: first, by virtue of the Commission’s approval under Z.C. Order No. 06-10D;² and second, by the time extension approved in Z.C. Order No. 06-10I. Accordingly, the Applicant requests that the Commission exercise its authority under Subtitle Z § 101.9, which permits, for good cause shown, waiver of the limits on extending PUDs more than twice and for longer than one year.

II. Filing Requirements and Supporting Documentation

This application is filed pursuant to Subtitle Z § 705 of the D.C. Zoning Regulations. Form 100 (Application Signature Page) and Form 106 (Application for a Time Extension to a PUD or Design Review Order) are being submitted concurrently through IZIS. A check payable to the D.C. Treasurer in the amount of \$5,000.00, reflecting the requisite filing fee, will be provided to the Office of Zoning upon filing.³

The following materials are also provided in support of this request: (i) letter from the Applicant/Property owners authorizing Holland & Knight LLP to file this application; (ii) copies of Z.C. Orders No. 06-10, 06-10D, and 06-10I, which are relevant to this time extension request for Blocks C and D; and (iii) the affidavit of Jane Cafritz, a representative of the Applicant, detailing the good cause supporting the requested time extension and waiver (Exhibit A).

III. Description of the PUD Site and Blocks C and D

The overall PUD site is located in Northeast Washington, near the Fort Totten Metrorail Station serving the Red, Green, and Yellow lines. The site comprises lots in Squares 3765–3769 and is roughly L-shaped, 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. As approved, the APFT PUD encompasses approximately 656,298 square feet (±15 acres), excluding public rights-of-way proposed for closure and including new public street dedications. Fort Totten Park lies immediately south of the site, and South Dakota Avenue separates the site from nearby institutional, residential, and neighborhood-serving uses, including the Lamond-Riggs Branch Library. *See generally* Z.C. Order No. 06-10, Findings of Fact Nos. 12–19.

As approved, the overall PUD site is divided into four blocks: Blocks A, B, C, and D, as shown on the site plan attached hereto as Exhibit B. Blocks C and D comprise the Property that is the subject of this time extension request. Block C includes Lots 6 and 800 in Square 3766 and Lot 5 in Square 3767, and Block D includes Lots 3 and 4 in Square 3766.

² Under Z.C. Order No. 06-10D, in which the Commission approved first-stage PUD modifications and second-stage PUD approval for Block B, the Applicant was required to file a second-stage PUD application for either Block C or Block D by December 31, 2024, and the second-stage PUD application for the remaining parcel by December 31, 2030. *See* Condition No. G.3.

³ Pursuant to Subtitle Z § 1600.10(c), the filing fee for a time extension request is the greater of \$1,500 or ten percent (10%) of the original hearing fee, capped at \$5,000. The original hearing fee for the APFT PUD was \$109,664.00. *See* Public Record for Z.C. Case No. 06-10, Ex. [38](#). Ten percent of that amount exceeds the cap; accordingly, the maximum fee of \$5,000 applies.

IV. Approval History, Status of Delivery, and First-Stage PUD Validity

Pursuant to Z.C. Order No. 06-10 (effective January 15, 2010), the Commission approved consolidated and first-stage PUDs across Blocks A through D, together with a PUD-related map amendment rezoning the entire PUD site to a combination of the C-2-B and FT/C-2-B zones (now MU-5A and MU-7B/FT).⁴ As originally approved, Block A was envisioned as a mixed-use residential building with neighborhood-serving retail and community amenities; Block B as a mixed-use arts, cultural, and retail destination; **Block C** as a high-density residential building; and **Block D** as a non-residential civic and cultural facility. In the aggregate, the APFT PUD contemplated approximately 929 residential units, a full-service grocery store, substantial community-serving retail and cultural uses, a children’s museum, and related public amenities and community benefits (see Z.C. Order No. [06-10](#), Findings of Fact Nos. 47-48).

Since that approval, the APFT PUD has evolved through a series of subsequent Commission actions. Improvements to Block A were timely constructed and delivered as a mixed-use residential building with ground-floor neighborhood-serving retail, now known as *The Modern at Art Place*. Construction of the mixed-use building approved for Block B (“Block B”) is ongoing pursuant to the Commission-approved construction and occupancy sequencing in Z.C. Order No. 06-10H.

A portion of the Property that comprises Block C currently accommodates interim educational uses, the permissibility of which is detailed in the record for the most recent time extension request. See Public Record for Z.C. Case No. 06-10I, Exs. [2](#) and [2E](#). Charter schools, including the Rocketship Infinity Community Prep Charter School and the Social Justice Public Charter School, have operated on a portion of Block C since 2021. Both schools remain active today and are highly successful. There are presently no active uses on Block D, which remains vacant land.

The first-stage PUD approvals for Blocks C and D are currently in effect. Specifically, Z.C. Order No. 06-10D (effective March 20, 2020) modified the first-stage PUD by reallocating density and uses, revising second-stage PUD filing deadlines, and granting flexibility under a new Condition No. A.7(e) to modify the mix of residential and non-residential uses at second-stage review for Blocks C and D. As revised, the Order required the Applicant to file one second-stage application no later than December 31, 2024, and the final application by December 31, 2030. Z.C. Order No. 06-10I (effective May 9, 2025) extended the interim filing deadline to December 31, 2026. With that deadline now approaching, the Applicant seeks a two-year time extension, as discussed below.

V. Public Benefits and Amenities

As noted above, the Commission found that the APFT PUD includes a wide range of public benefits and amenities. Many of these have already been delivered through *The Modern at Art*

⁴ As the PUD-related zoning applies to the subject Property, Block C is split-zoned: Lot 800 in Square 3766 is zoned MU-5A; Lots 5 in Square 3767 and Lot 6 in Square 3766 are zoned MU-7B/FT. Block D, comprised of Lots 3 and 4 in Square 3766, is zoned MU-5A.

Place (Block A) and the first construction sequence of Block B. These include, but are not limited to: (i) approximately 520 new housing units, including 171 income-restricted units set aside at 60% and 80% MFI levels; (ii) new ground-floor retail uses, including the Aldi grocery store; (iii) a significant number of construction and permanent jobs across the retail, residential, and cultural sectors; (iv) a \$45,000 investment in a new Capital Bikeshare station located at South Dakota Avenue and Ingraham Street, NE; (v) a sustainable, transit-oriented development designed to achieve LEED Neighborhood Development certification; and (vi) improved connectivity to the Fort Totten Metrorail station.

Additional public benefits remain to be delivered through the completion of Block B and future development of Blocks C and D, subject to Commission approval of this request. These include, but are not limited to approximately 409 additional housing units, remaining non-residential and cultural uses, relocation and reconfiguration of Kennedy Street with a 70-foot right-of-way, and delivery of a dog park, which is anticipated as part of Block B's second construction sequence.

VI. Request for Time Extension and Waiver; Satisfaction of Criteria Under Subtitle Z § 705.2

Under Subtitle Z § 705.2, “[a]n applicant may request an extension of the time periods of an order for good cause upon the filing of a written request, before the expiration of the approval,” upon documenting certain conditions. The Commission may, at their sole discretion, grant an extension request for no more than two (2) years, subject to their determination that the Applicant “has sufficiently evidenced compliance” with the criteria set forth in Subtitle Z § 705.2(a)-(c).

Accordingly, the Applicant seeks a third extension of the first-stage PUD approval for Blocks C and D, such that the first second-stage PUD application must be filed by **December 31, 2028**, and the final second-stage PUD application must be filed due by **December 31, 2032**. As discussed below, there is good cause for a waiver under Subtitle Z § 705.5 of the limits on the number and duration of extensions, and this application satisfies the criteria set forth in Subtitle Z § 705.2(a)-(c).

A. Request for Waiver of Limitations Under Subtitle Z § 705.5

The APFT PUD is a large, multi-block project being delivered in phases, and continued flexibility is appropriate to allow development of Blocks C and D to respond to changing conditions. The Commission granted approval across all four blocks upfront, knowing that there would be a time period associated with delivery of the overall development. However, economic challenges have persisted and lead to a requirement to further extend the first-stage PUD approvals for Block C and D.

In approving the most recent changes to the first-stage PUDs, the Commission recognized that broad flexibility is appropriate for the ultimate development programs for Blocks C and D.⁵ That flexibility is particularly appropriate given recent changes in the surrounding area. The

⁵ See Z.C. Order No 06-10D, Conditions A.7.c.–e. (granting flexibility “to modify the ultimate mix of residential and non-residential uses on Blocks C and D” at second-stage review).

renovation and reopening of the Lamond-Riggs Branch Library in 2022 prompted a reassessment of the civic and institutional program originally envisioned for Block D. Market conditions likewise warrant ongoing evaluation of the development program for Block C, which was initially contemplated for residential use but is now approved for educational uses consistent with the interim charter school operations discussed above.

In light of the foregoing and the substantial investment expended by the Applicant, including the completion of Block A and the ongoing delivery of Block B, a waiver to allow a third time extension that exceeds one year is appropriate. In accordance with Subtitle Z § 101.9, granting the requested waiver will not prejudice the rights of any party, including Advisory Neighborhood Commission (“ANC”) 5A, ANC 4B, or the Lamond-Riggs Citizens Association (“LRCA”), all of whom have participated in the APFT PUD process. To the contrary, additional time will support meaningful community outreach and stakeholder engagement to inform the ultimate development programs for Blocks C and D. Given the scale and complexity of the APFT PUD, another extension will allow for a deliberate planning process and second-stage applications that reflect and integrate community input.

B. Satisfaction of Criteria Under Subtitle Z § 705.2

- **Subtitle Z § 705.2(a):** *The extension request is served on all parties to the application by the applicant, and all parties are allowed thirty (30) days to respond;*

In addition to the Applicant, ANC 5A, ANC 4B, and the LRCA were parties to the original PUD case, Z.C. Case No. 06-10, and to Z.C. Case No. 06-10D, which approved the first-stage PUDs for Blocks C and D. Each of these parties was served with the most recent time extension application. *See* Z.C. Order No. 06-10I, Findings of Fact Nos. 6–7. As reflected in the Certificate of Service attached hereto, the Applicant has again served this application on ANC 5A, ANC 4B, and the LRCA. The Applicant acknowledges that these parties are afforded thirty (30) days to respond before the Commission may consider this application.

- **Subtitle Z § 705.2(b):** *There is no substantial change in any of the material facts upon which the Commission based its original approval of the application that would undermine the Commission’s justification for approving the original application; and*

There has been no substantial change in material facts underlying that approval of the APFT PUD. The core assumptions supporting the first-stage approval remain intact and continue to be reflected in the phased, flexible development of Blocks C and D.

Although the Comprehensive Plan was amended in 2021, none of those changes alter the Commission’s conclusion that the APFT PUD is not inconsistent with the Comprehensive Plan. *See* Z.C. Order No. 06-10, Finding of Fact No. 49 and Conclusions of Law Nos. 8 and 9. The Future Land Use Map continues to designate the Property for Mixed Use (Medium Density Commercial / Medium Density Residential), and the Generalized Policy Map continues to classify the site within a Neighborhood Conservation Area and a Land Use Change Area. Any future

development of Blocks C or D will remain subject to second-stage PUD review under then-applicable Comprehensive Plan policies, including racial equity considerations. Likewise, the adoption of the 2016 Zoning Regulations has not resulted in changes that would substantively affect the first-stage approval for Blocks C or D.

Since the most recent time extension was approved in January 2025, the Applicant has focused on advancing construction and activating the PUD site. This includes the sequenced construction and occupancy of Block B and its permitted uses, as well as the continued, permitted interim charter school uses on the Property.

Recent changes in the surrounding area do not undermine the Commission's first-stage approval for Blocks C and D. Rather, nearby residential development, including Riggs Park Place, and the reopening of the Lamond-Riggs Branch Library reinforce the appropriateness of a phased approach and the flexibility embedded in the first-stage PUD. As reflected by Condition A.7.e that was added with Z.C. Order No. 06-10D, the Commission has recognized that the development program for Blocks C and D remains fluid and expressly authorized flexibility to modify the mix of uses at second-stage review.

➤ **Subtitle Z § 705.2(c):** *The Applicant demonstrates with substantial evidence one (1) or more of the following criteria:*

- 1. *An inability to obtain sufficient project financing for the development, following an applicant's diligent good faith efforts to obtain such financing, because of changes in economic and market conditions beyond the applicant's reasonable control;***
- 2. *An inability to secure all required governmental agency approvals for a development by the expiration date of the order because of delays in the governmental agency approval process that are beyond the applicant's reasonable control; or***
- 3. *The existence of pending litigation or such other condition, circumstance, or factor beyond the applicant's reasonable control that renders the applicant unable to comply with the time limits of the order.***

Good cause exists under Subtitle Z § 705.2(c)(1) because the Applicant has been unable to secure financing to advance second-stage PUD applications for Blocks C and D. This inability is largely attributable to the ongoing delivery of Block B and broader macroeconomic conditions affecting the District of Columbia. As explained below, however, the Applicant has exercised diligent and continuous efforts to advance the APFT PUD since its original approval. Accordingly, there is good reason to preserve the first-stage PUD approvals for Blocks C and D.

Market Challenges Resulting in Delivery of PUD

The APFT PUD phasing assumed that Block B would be delivered and stabilized prior to the interim filing deadlines for Blocks C and D. Based on the effective date of Z.C. Order

No. 06-10D on March 20, 2020, construction of Block B was expected to commence by March 20, 2023, pursuant to Subtitle Z § 702.3, with the first second-stage PUD application for either Block C or Block D required by December 31, 2024—nearly two years later.

Instead, due to volatile market conditions and elevated development costs, construction of Block B was delayed and remains ongoing. Its delayed completion has undermined the stabilization period assumed under the approved phasing and financing framework, as well as the assumptions necessary to prepare and submit a second-stage PUD application for either Block C or Block D.

Such timing impacts have been compounded by broader macroeconomic conditions that continue to constrain development and construction financing in the District.⁶ Elevated interest rates, conservative underwriting, and rising construction costs have made ground-up development more difficult to finance and reduced the availability of capital on feasible terms.⁷ Economic challenges that emerged during the COVID-19 pandemic have persisted, impeding the Applicant's ability to advance detailed site planning, refine program assumptions, and position the project for financing. These difficulties are not unique to the Applicant.⁸

Ongoing, Good-Faith Leasing Efforts and Activation of Blocks A and B

Despite these challenges, the Applicant has undertaken diligent, good faith efforts to advance the overall project. The Applicant has made substantial investments in earlier phases of the PUD, including completion of Block A (*The Modern at Art Place*), and has devoted significant effort over the past decade to attracting quality tenants. Although retail leasing slowed during the pandemic and several prospective tenants paused or withdrew during construction, leasing activity has recently gained momentum.

The Applicant is in advanced discussions and anticipates finalizing four to five leases with local restaurateurs, hospitality groups, and nationally recognized tenants in the near term. These prospective tenants include a mix of fast-casual dining establishments, traditional sit-down restaurants, a coffee shop, and an upscale wine retail and tasting venue.

These offerings directly align with the community-serving retail amenities long sought by neighborhood stakeholders and will enhance the project's vibrancy and commercial appeal. Upon executing the leases, Block A's retail component is expected to reach approximately 90% occupancy, reflecting the project's strength and growing confidence in the South Dakota Avenue

⁶ See, e.g., Bisnow, [Barren Equity Market for D.C. Development Keeping Projects on Ice](#) (Apr. 23, 2026) (reporting that a lack of available equity and increased investor caution have left otherwise viable development projects unable to proceed in the District).

⁷ See, e.g., CRE Daily, [Debt Maturities Rise Amid 2026 CRE Pressure](#) (Oct. 31, 2025) (noting that rising interest rates and tighter lending conditions have increased refinancing pressure as large volumes of commercial real estate debt mature in 2026).

⁸ See, e.g., Wash Bus. J., [Congress Heights mixed-use project seeks extension as developers struggle to secure financing](#) (Dec. 23, 2025) (reporting that developers were experiencing difficulty securing a new investor due to District's troubled post-pandemic affordable housing market).

corridor. Moreover, attracting established tenants to the remaining retail spaces reflects the Applicant's continued commitment to delivering a dynamic mixed-use destination that serves both residents and visitors, despite the economic headwinds facing the District in recent years.

In addition to ongoing leasing efforts, portions of Block A's vacant non-residential space have been activated to serve as a community resource. Specifically, Block A serves as a "pop-up" location for the Explore! Children's Museum and hosts a variety of additional community-serving programming, including youth events, game nights, and art classes. Furthermore, the Applicant also partners with Dance Loft to host summer camps, which are fully booked for the upcoming season. These activations have helped establish Block A as an active neighborhood hub.

Activation efforts at Block A are intended not only to serve immediate residents and surrounding neighborhoods, but also to attract visitors from across the District. DC Fray, a social sports and events organization, is entering its fourth season of programming at *The Modern at Art Place* and continues to provide free, family-friendly events that activate the project year-round. Its Summer Concert Series, held on Friday evenings throughout the summer, brings together residents and visitors through live music, local food vendors, community organizations, and other activities that foster community engagement. Throughout the year, the Applicant also partners with DC Fray to host a variety of additional programming, including a Back-to-School Festival, outdoor movie nights, holiday celebrations, and other seasonal activations.

Collectively, this youth- and family-oriented programming has transformed Block A into an inclusive gathering space that promotes arts, culture, recreation, and social connection, consistent with the vision the Commission articulated when it approved the APFT PUD.⁹ These events have become an established community amenity, bringing newfound vibrancy and providing accessible recreational and cultural programming for residents and visitors of all ages.

The Applicant also continues to invest in the delivery of Block B, consistent with the sequencing approved in Z.C. Order No. 06-10H. On December 5, 2024, an Aldi, a full-service grocery store and a significant public benefit of the APFT PUD, opened to the neighborhood.¹⁰ As part of that same construction sequence, the Applicant constructed an underground parking structure to serve Block B, along with the core and shell space above the Aldi grocery store. In addition, the Applicant is actively pursuing additional tenants for space within Block B's first construction sequence, including a national family entertainment operator and an indoor active recreation venue.

Good Faith Efforts to Prepare PUD Site for Further Development and Secure Financing

In addition to vertical development and concurrent activation of the PUD site, the Applicant has invested significant capital into completing extensive infrastructure and site improvements. This work includes, but is not limited to, undergrounding all utilities along South

⁹ See Z.C. Order No. 06-10, e.g., Finding of Fact No. 47.f (finding that the PUD would bring "unprecedented cultural opportunities" to an area where none existed previously).

¹⁰ See Certificate of Occupancy No. CO2500387 (issued Nov. 11, 2014); see also Public Record for Z.C. Case No. 06-10I, Ex. [2D](#).

Dakota Avenue, NE, from Ingraham Street, NE to Kennedy Street, NE. The Applicant has also constructed the previously missing segment of 3rd Street, NE, creating a new connection to Kennedy Street, NE and enhancing vehicular, bicycle, and pedestrian safety and circulation around the PUD site.

The Applicant is also actively evaluating the financing needed to prepare and file second-stage applications for Blocks C and D. These efforts include assessing a range of potential funding sources, refining development budgets and schedules, and considering alternative phasing and programmatic approaches. The Applicant is optimistic that the recent uptick in leasing activity at Blocks A and B will generate increased investor interest, allowing the project to stabilize and secure the capital needed to move forward.

These efforts are further detailed in the support affidavit the Applicant's representative, Jane Cafritz, attached hereto as Exhibit A.

VII. ANC Outreach and Stakeholder Engagement

The Applicant has maintained consistent and meaningful engagement with the affected ANCs, particularly ANC 5A, LRCA, and members of the surrounding community. In connection with the most recent time extension approved in Z.C. Case No. 06-10I, the Applicant committed to several measures to improve the appearance and activation of areas surrounding Blocks B, C, and D. *See* Public Record for Z.C. Case No. 06-10I, Ex. 2 at 5–6. The Applicant has completed each of these commitments:

- Prepared a comprehensive design program for new fencing with signage and art elements, as well as banner signage on new light poles throughout the site;
- Installed trash receptacles along South Dakota Avenue adjacent to Block B, photos of which are attached hereto as Exhibit C;
- Continued coordination with LRCA, ANC 5B, and community members to support interim activation of the site, particularly along South Dakota Avenue, as future planning for Blocks C and D proceeds. This includes delivery of the Aldi grocery store and consideration of additional temporary activating uses.

The community has expressed strong and sustained support for both the pop-up version of the Explore! Children's Museum and the broader community-oriented programming hosted within *The Modern at Art Place* on Block A. These interim activations have reinforced the ultimate objective of the APFT PUD—that is, to serve as a neighborhood gathering place. The Applicant further promotes community engagement and continued activation of the PUD site through a biweekly, subscription-based newsletter that highlights these activities and provides regular project updates. A recent newsletter issued in June 2026 is attached hereto as Exhibit D.

With respect to this time extension request, the Applicant initiated outreach in late May, nearly a month before filing. ANC 5A invited the Applicant to present at its executive meeting on June 10, 2026, at which the Applicant discussed the project and request in detail with the ANC Commissioners. The Applicant then attended the regularly scheduled ANC public meeting on June 24, 2026, in person and responded to questions from ANC 5A commissioners and

community members regarding the time extension and broader aspects of the PUD, including leasing activity, anticipated timing for remaining phases of Block B and associated benefits, and ongoing efforts to respond to community feedback and maintain an attractive, well-kept site.

The Applicant will continue to engage with the ANC's and the surrounding community while this application is processed and will supplement the record as needed prior to the Commission's consideration.

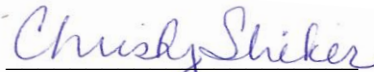
VIII. Conclusion

In light of the foregoing, the Applicant respectfully requests that the Commission approve a two-year extension of the deadline to file the first second-stage PUD application for either Block C or Block D, as established by Z.C. Order No. 06-10I. Approval of this request would extend the current December 31, 2026 deadline for filing the first second-stage PUD application to **December 31, 2028**, and would extend the deadline for filing the final second-stage PUD application to **December 31, 2032**.

Furthermore, for the reasons explained above, good cause exists to grant a waiver from the limitations set forth in Subtitle Z § 705.5, as such waiver would permit the Commission to approve more than two time extensions and for a period exceeding one year.

Respectfully submitted,

HOLLAND & KNIGHT LLP

By: 
Christine M. Shiker
Christopher S. Cohen

cc: Certificate of Service

Exhibits

Ex. A: Affidavit of Jane L. Cafritz

Ex. B: Site Plan Showing Configuration of APFT PUD Blocks

Ex. C: Photographs of Trash Receptacles Installed Along South Dakota Avenue

Ex. D: Copy of *Modern at Art Place* Community Newsletter, issued June 2026.

Certificate of Service

I hereby certify that, on July 1, 2026, a copy of the foregoing request for a two-year time extension of the validity of the first-stage approvals for Blocks C and D within the approved APFT PUD, approved pursuant to Z.C. Order No. 06-10, as modified by Z.C. Order No. 06-10D and extended by Z.C. Order No. 06-10I, together with the supporting documentation, was served by electronic mail on the following parties at the addresses listed below.

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c/o Shawaan Robinson, President

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