

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

**Affidavit of Bryan “Scottie” Irving
Principal and Founder of Blue Skye Construction LLC d/b/a
Blue Skye Construction and Development, DC
Affidavit in Support of Time Extension Request**

Exhibit A

I, Bryan “Scottie” Irving, being duly sworn, depose and state as follows:

1. I am Bryan “Scottie” Irving, Principal and Founder of Blue Skye Construction LLC d/b/a Blue Skye Construction and Development, DC, the “Applicant” in Zoning Commission (Z.C.) Case No. 23-28A.
2. The Applicant, together with Donatelli Development, filed and processed Z.C. Case No. 23-28, a design review application (“Application”) for Parcel B-1 and Parcel B-2 within the Hill East Zone District (together, the “Property”), as required by Subtitle K § 409.1 of the Zoning Regulations.
3. The Zoning Commission held a public hearing on the application on April 8, 2024, and approved the application by Z.C. Order No. 23-28, which became final and effective on November 29, 2024 (the “Order”).
4. Under the Order, the Zoning Commission approved a new development at the Property consisting of two buildings.
5. Parcel B-1 will be improved with a residential apartment building containing approximately 373,157 square feet of gross floor area and 350 dwelling units (“Building B1”).
6. Parcel B-2 will be improved with a mixed-use building containing approximately 172,867 square feet of gross floor area, including approximately 14,044 square feet of ground-floor retail space and 144 dwelling units (“Building B2,” and together with Building B1, the “Project”).
7. The Project includes a commitment that at least 30% of the dwelling units will be set aside as affordable housing, consistent with applicable District requirements for the development of District-owned land.
8. Since the Order became effective, economic conditions that emerged during the COVID-19 pandemic have continued to affect the District's real estate market, resulting in reduced investor confidence and participation.

9. Financing for affordable housing developments has been particularly challenging due to reduced investor interest and limited funding sources. The Applicant has explored a number of financing options and has met with DHCD, DCHFA, and other potential funding partners regarding the Project. However, funding for new affordable housing construction remains limited, as public resources are often directed toward the preservation of existing affordable housing, making it difficult to secure the financing needed to move the Project forward.
10. Despite these challenges, the Applicant continues to work with its design team to improve the Project and make it more attractive to investors. Changes under consideration include reducing the size of the buildings and adjusting the unit mix, including potentially adding more three-bedroom units.
11. The Applicant believes the Project remains a strong long-term opportunity and that a two-year time extension will provide additional time to secure financing, respond to market conditions, and move the Project forward.

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.

By: Bryan Irving
Name: Bryan "Scottie" Irving
Title: Principal and Founder, Blue Skye
Construction LLC

State of Washington)
County of District of Columbia) ss:

Subscribed and sworn to before me this 31st day of July, 2026.

Sean Orren Brower
Notary Public

My commission expires:
SEAN ORREN BROWER
NOTARY PUBLIC DISTRICT OF COLUMBIA
My Commission Expires March 31, 2027

