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November 10, 2026

Via IZIS

Anthony Hood, Chairperson
District of Columbia Zoning Commission
441 4th Street, NW, Suite 200-S
Washington, DC 20001

Re: **Z.C. Case No. 08-30E: Request for Time Extension of Design Review Approval for 25 M Street, SE (Square 700, Lot 879) ("Property")**

Dear Chairperson Hood:

SCD 25 M LLC (the "**Applicant**") hereby requests a two (2)-year extension of the period to apply for a building permit under the Design Review approved for the Property in Z.C. Order No. 08-30, as previously extended by Z.C. Order No. 08-30E (collectively, the "**Order**") pursuant to Subtitle Z § 705.2 for the good cause shown herein. The Order approved the development of a mixed-use project occupying the entire eastern half of Square 700 along Half Street, SE, between N and M Streets, SE, with office and retail uses occupying the Property and residential and retail uses occupying the southern portion of the development site (collectively, the "**Project**"). While the first phase of the Project approved for the southern portion of the development site has been completed and the Applicant has invested significant resources and efforts towards moving the second phase forward for redevelopment of the Property, in light of continued challenging economic and market conditions for commercial real estate development in the District, approval of this time extension is necessary to allow the Applicant additional time to continue seeking financing to enable development of the Project to be completed and explore alternative development concepts. Likewise, the Applicant currently anticipates submitting a modification of the Design Review approval in the near term to update the approved design and development concept to better position the Project for financing and development. In addition, the Applicant requests a waiver pursuant to Subtitle Z § 101.9 from Subtitle Z § 705.4 to allow a second extension for a Design Review approval.

An agent authorization letter for this Application is attached as Exhibit A, and copies of Z.C. Orders No. 08-30 and 08-30E are attached as Exhibit B.

I. Project Background

The Property is in the Ballpark neighborhood at the southwest corner of M and Half Streets, SE, one block north of Nationals Park. The Property constitutes the northern portion of Record Lot 49, which encompasses the entire eastern half of Square 700 occupying the block bounded by

M Street, SE to the north, Half Street, SE to the east, N Street, SE to the south, and Van Street, SE to the west.

A. The Order

The Order granted Design Review approval under the Capitol Gateway (CG) Overlay Zone, and associated special exception and variance relief, for redevelopment of Record Lot 49 with the Project, a single building divided into two main phases: first, a mixed-use development with residential and retail uses occupying the southern portion of the Record Lot 49; and, second, a mixed-use building with office and retail uses occupying the Property. The first residential and retail phase on the southern portion of Record Lot 49 was completed in 2019.

Since approval of the Order, the Commission has approved several modifications to the Project, and one previous extension, as summarized in the following table:

Order	Date	Summary
08-30A	June 17, 2011	Minor modification for various design elements, including building elevations, roof plan, and slight reduction in ground-floor retail space.
08-30B	May 13, 2016	Modification to design of first phase mixed-use residential/retail building on the southern portion of Record Lot 49 (not including the Property), including the elimination of office use.
08-30C	July 1, 2016	Modification to design of second phase office building proposed for Property to modify ground-floor lobby space and roof and add new outdoor terraces.
08-30D	March 3, 2020	Modification to design of second phase office building proposed for Property to modify ground floor, second-floor windows, roof, and terrace railings.
08-30E	March 7, 2025	Two-year time extension for the second phase of the Project on the Property.

As noted above, the Commission previously granted a two-year time extension of the Order such that the Order remains valid as to the Property until December 3, 2026.[1]

II. The Commission Should Grant the Requested Time Extension

As noted above and discussed in detail below, the Applicant requests a two (2)-year time extension to allow additional time to secure financing to move the Project toward construction,

[1] Z.C. Order No. 08-30 provided for the Design Review approval to remain valid for a period of five (5) years following issuance of the final Certificate of Occupancy for the first phase of the Project, within which time an application for a final building permit completing the Project must be filed. *See* Z.C. Order No. 08-30 (Exhibit B) at Condition 11. A final Certificate of Occupancy was issued for the residential building on the southern portion of Record Lot 49 on December 3, 2019. The Applicant thereafter requested the two-year time extension approved in Z.C. Order No. 08-30E until December 3, 2026.

study alternative development concepts given the continuing challenges in the market conditions for commercial real estate development in the District, and obtain the necessary modification of the Design Review approval for the revised development and design concept. In addition, the Applicant requests a waiver pursuant to Subtitle Z § 101.9 from Subtitle Z § 705.4 to allow a second extension for a Design Review approval. As discussed below, the Applicant meets the standards for the requested extension and waiver.

A. Standards of Review of Time Extension Request

The standards for a time extension are enumerated in Subtitle Z § 705.2 of the Zoning Regulations. The Commission is authorized to extend a Design Review provided that:

(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;

(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

(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.

11-Z DCMR § 705.2.

For the following reasons, the Applicant satisfies the requisite standards for the Commission to approve this request for a two (2)-year extension of the Order.

B. Time Extension Request and Applicant's Satisfaction of the Standards for Granting Time Extension

The Applicant requests a two (2)-year extension of the period to apply for a building permit for the last phase of the Project consisting of a mixed-use office and retail building, such that the Order will remain valid through December 3, 2028. Since approval of the Order and completion of the first phase of the Project on the southern portion of Record Lot 49, the Applicant and its development team have devoted significant efforts, and invested substantial resources, towards moving the final phase of the Project forward. However, the Applicant continues to face the ongoing challenges affecting the market for commercial real estate development in the District, particularly for an office use. As discussed below, the Applicant meets all of the standards for the requested time extension.

C. Service on Parties

This request is being served on Advisory Neighborhood Commission ("**ANC**") 8F; the ANC was the only party to the original Design Review application.[2] The Applicant asks that the Commission not place this request on its meeting agenda until the 30-day period has lapsed.

D. No Substantial Change of Material Facts

There has been no substantial change in any material facts that would undermine the basis for the Commission's original approval of Z.C. Order No. 08-30, as updated in the subsequent modifications approved by the Commission, and as previously extended. As noted above, the first phase of the Project, located immediately south of the Property, has been completed. The second and final component of the Project, proposed for the Property, remains consistent with the design and program reviewed by the Commission, as currently approved, and the Applicant currently anticipates submitting a modification of the Design Review approval in the near term to update the approved design and development concept to better position the Project for financing and development.

E. Good Cause Shown

There is good cause to grant the requested, specifically, to allow the Applicant to continue pursuing financing to enable the Project's development while the development team continues to advance the design. As discussed above, the Applicant has invested substantial time and resources into moving the Project forward. Below is a summary of the Applicant's estimated expenditures toward the development team's work to advance the Project toward ultimate permit submission and construction:

[2] When Z.C. Order No. 08-30 was originally approved, the Property was within the boundaries of ANC 6D. The Property is now located within the boundaries of ANC 8F.

Cost Category	Amount
Architectural (including Structural)	$654,500
Landscape	$97,500
Public Space	$50,000
Legal: Transactional and Zoning	$117,500
Civil Engineering	$256,500
Other Consultants	$12,000
Marketing	$32,500
General & Administrative	$1,166,000
Total Expenditures to Date	**$2,386,500**

The Applicant's extensive efforts to move the final phase of the Project forward towards development have included — in addition to the extensive efforts documented in the prior time extension request — studying different design concepts for the site to enhance the ability to secure financing; performing additional environmental testing on the site; engaging a new architect and design team, including MEP and structural engineers, landscape architect, and other consultants; studying additional construction pricing estimates; further outreach with the Washington Metropolitan Area Transit Authority regarding potential design changes; registering the Project under the LEED program; continuing support to the Capitol Riverfront Business Improvement District and neighboring property owners for maintenance and improvements along Half Street SE; and coordination with the owner of the adjacent first phase of the development.

The Applicant continues to remain committed to developing the Property to realize the global vision for this block of Half Street, SE immediately north of Nationals Park, as demonstrated by the substantial financial investment and significant efforts detailed above. Nonetheless, given the severe challenges in the current market for commercial real estate development in the District, additional time is needed for the Applicant to continue to seek financing and study adjustments to the proposed development to realize the Project's completion, including pursuing any necessary modification approval for revisions to the approved design. Accordingly, there is good cause for extension of the Design Review approval.

A. Good Cause for Waiver for Second Extension

Pursuant to Subtitle Z § 101.9, the Commission may, for good cause shown, waive the restriction under Subtitle Z § 705.4 permitting only one (1) time extension for a Design Review approval. Good cause exists for the requested waiver in this case to permit a second two (2)-year time extension. First, as discussed above, while the Applicant has continued to diligently pursue development of the Project, including working with the development team to progress the design and study alternative designs that will better position the Project to secure construction financing. The Project nonetheless continues to be severely impacted by the adverse market conditions affecting commercial real estate development, including sustained elevated construction costs and

ongoing challenges in the financing market for development in the District. Accordingly, there is good cause to grant the requested waiver pursuant to Subtitle Z § 101.9.

III. Exhibits

In support of the Application, attached are the following Exhibits:

Exhibit A – Letter of Authorization from the Applicant
Exhibit B – Z.C. Orders No. 08-30 and 08-30E

IV. Conclusion

For the foregoing reasons, the Applicant requests that the Commission grant the requested time extension. Please feel free to contact the undersigned if you have any questions or comments regarding this application.

Respectfully Submitted,

/s/
Jeffrey C. Utz

/s/
Lawrence Ferris

Certificate of Service

I hereby certify that a copy of the foregoing document and enclosures were sent to the following by email no later than November 10, 2026.

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