BEFORE THE ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA

Form 106 - Application for a Time Extension to a PUD or Design Review Order

GIS INFORMATION

Square	Lot(s)	Existing Zoning	Requested Zoning	ANC
700	879			8F; 8F02

Address of Property: 25 M Street, SE

If applicable , Historic District(s) , in which site is located : N/A

ZONING INFORMATION

Related Case Number: 08-30

Description of the PUD: "see attached documents"

Brief Description of Project/Proposal: 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.

Explanation of good cause for extension pursuant to & 2408.11 (see instruction 6A on the back of this form): 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: 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.

CONTACT INFORMATION

Person(s) to be notified of all actions

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Person to be notified of Hearing and Decision Section

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NOTICES

Application served on ANC, OP and Other Parties : N/A by

NOI served on: by

Certifications

Applicant's/Petitioner's Name:
SCD 25 M LLC

Date: 11/5/2026

Owner's Name:
SCD 25 M LLC

FEE CALCULATOR

FORM	AMOUNT
Form 106 - Application for a Time Extension to a PUD or Design Review Order	**$520**
Grand Total:	**$520.00**

SIGNATURE	Date
Lawrence Ferris	11/10/2026