

Anthony Hood, Chairman  
D.C. Zoning Commission  
441 4<sup>th</sup> Street NW, Suite 200S  
Washington, D.C. 20001

RE: Z.C. Case No. 15-27H – Two-Year Time Extension Request of Z.C. Order No. 15-27G

Dear Chairperson Hood and Commissioners,

WHEREAS, a representative of the Applicant, 350 MORSE CPK OWNER C2, LLC, owner of the property located at 1275 Union Street, NE (Square 3587, Lot 834), presented its request for a two-year time extension of Z.C. Order No. 15-27G at Advisory Neighborhood Commission 5D's Zoning Committee meeting on February 19, 2026, and the Committee of the Whole meeting on February 27, 2026.

WHEREAS, on March 10, 2026, Advisory Neighborhood Commission 5D held a regularly scheduled public meeting, at which notice was properly given and a quorum was present;

WHEREAS, a representative of the Applicant attended this meeting;

WHEREAS, at the March 10<sup>th</sup> 2026, ANC meeting, the Applicant indicated that due to the current economic market conditions beyond the Applicant's reasonable control, the Applicant has been unable to obtain project financing, despite the Applicant's diligent efforts;

WHEREAS, the Applicant has filed a letter at Exhibit 2D of the case record from Eastdil Secured, a commercial real estate investment bank, stating the challenges to residential development in the District;

WHEREAS, the Applicant has filed an affidavit at Exhibit 2C of the case record outlining the Applicant's diligent efforts to obtain project financing;

WHEREAS, the information in the Applicant's presentation demonstrates to ANC 5D that the requested time extension is sought to help the Applicant to continue its efforts to secure project financing in order to move forward with the development of the approved PUD. Further, ANC 5D believes that a full Zoning Commission hearing is not necessary for this extension request since there are no material factual conflicts generated concerning any of the criteria set forth in the Zoning Regulations for PUD extension requests;

WHEREAS, ANC 5D supports the Applicant's request for a two-year time extension of Z.C. Order No. 15-27G;

THEREFORE, BE IT RESOLVED, the Advisory Neighborhood Commission 5D, at its regularly scheduled March 10, 2026, public meeting, at which a quorum was present, voted \_\_\_\_\_ to recommend that the Zoning Commission approve the Applicant's request for a two-year time

extension of Z.C. Order No. 15-27G such that a building permit application must be filed by May 11, 2028 and construction must begin by May 11, 2029.

*Sebrena Rhodes*

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Sebrena Rhodes, Chair ANC 5D

*Salvador Saucedo Guzman*

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Salvador Saucedo-Guzman,  
Vice Chair ANC 5D