

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
3587	834			5D01

Address of Property: 1275 Union Street NE

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

ZONING INFORMATION

Description of the PUD:

Brief Description of Project/Proposal: On behalf of 350 MORSE CPK OWNER C2, LLC (the "Applicant"), owner of the property located at 1275 Union Street, N.E. (Lot 834 in Square 3587) (the "Property"), we hereby submit this application requesting a two-year extension of the Modification of Significance to First- and Second-Stage PUD approved under Z.C. Order No. 15-27G (the "Order"). The effective date of the Order is May 10, 2024, therefore the deadline to file a building permit is May 11, 2026, and construction is required to begin no later than May 10, 2027. The Commission's approval of this time extension would extend the deadline to file a building permit application to May 11, 2028, and require construction to begin no later than May 10, 2029.

Explanation of good cause for extension pursuant to & 2408.11 ( see instruction 6A on the back of this form): Good cause exists under Subtitle Z § 705.2(c)(1) because financing conditions for residential development in the District remain unusually difficult. As described in a letter attached at Exhibit B from Eastdil Secured, one of the largest independent commercial real estate investment banks in the world with a long history and deep familiarity with residential development in the District of Columbia, these challenges stem from "elevated interest rates, significantly more conservative lender underwriting, and uncertainty surrounding near-term economic conditions have collectively reduced appetite for ground-up construction equity and debt capitalization options across the multifamily sector." Further, Eastdil Secured, indicates that additional time to allow the market stability to improve would "materially improve the likelihood that this development can be responsibly capitalized and successfully executed." Since the Applicant acquired the Property, and with almost 10 years having passed since the Original Order became final and effective on July 21, 2017, capital-market conditions have shifted significantly. The current financing environment is markedly different from the one in place when the Project was initially designed. The Applicant has invested significant time, money, and resources into advancing the Project, and to date has delivered The Gantry (551 residential units and ground floor retail uses) and Theory (159 residential units and ground floor retail uses). However, despite the Applicant's efforts to date to move forward with the building approved pursuant to Zoning Commission Order No. 15-27G, market conditions remain unusually restrictive and continue to block the Project from advancing to construction. As detailed in the Affidavit of Ronnie Gibbons, Senior Vice President of Carmel Partners (Exhibit C), the Applicant has experienced immense difficulty securing financing for the Project due to the current market conditions. These factors, all beyond the Applicant's control, meet the good-cause standard under Subtitle Z § 705.2(c) and have prevented the timely filing of a building-permit application, while also likely postponing a realistic construction start date, thereby necessitating additional time to deliver the Project. The Applicant therefore respectfully requests a two-year extension of the Order. This additional time is needed to account for current market conditions, while preserving the Commission's approval and public benefits. The Applicant continues to advance construction drawings and remains prepared to proceed with permitting and construction as market conditions improve.

CONTACT INFORMATION

Person(s) to be notified of all actions

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Person to be notified of Hearing and Decision Section

Name: Madeline Shay Williams
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Phone No.s: (202)469-5741
Phone No.s Alternate:

ZONING COMMISSION
District of Columbia
CASE NO. 15-27H
EXHIBIT NO. 1

NOTICES

NOI served on: by Email

Certifications

**Applicant's/Petitioner's Name:**  
350 MORSE CPK OWNER C2, LLC

**Date:** 02/18/2026

**Owner's Name:**  
350 MORSE CPK OWNER C2, LLC

FEE CALCULATOR

FORM	AMOUNT
Form 106 - Application for a Time Extension to a PUD or Design Review Order	\$520
<b>Grand Total:</b>	<b>\$520.00</b>

SIGNATURE	Date
350 MORSE CPK OWNER C2, LLC	2/18/2026

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