



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



**FORM 103 – PLANNED UNIT DEVELOPMENT (PUD)**

In accordance with the provisions of Subtitle X, Chapter 3 or Subtitle Z, §704 – Zoning Regulations, request is hereby made for a PUD, details of which are as follows:

Please Select:  1st-Stage  2nd-Stage  Consolidated  Modification of Significance

Square No.	Lot No.	Square Feet	Existing Zoning	Requested Zoning
3857	834, 835, 840	75,269	C-3-C (MU-9)	C-3-C (MU-9)

Address or boundary description of the premises: Bounded by New York Avenue, NE to the north, 4th Street, NE to the northeast, Morse Street, NE to the southeast, Florida Ave to the southwest, and the Amtrak and Metrorail lines to the west.

Total area of the site in square feet: 75,269 sf total for 3 lots Total area of the site in acres: 1.73 acres

Brief description of proposal: Second stage PUD to develop Buildings A2 (residential and retail), C2 (office and retail) and D (residential and retail)

Date NOI sent: September 14, 2018 How NOI Sent:  U.S Mail  E-mail  Other

Advisory Neighborhood(s): 5D01 Date presented at ANC(s): November 13, 2018

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

I/We certify that the above information is true and correct to the best of my/our knowledge, information and belief. Any person(s) using a fictitious name or address and/or knowingly making any false statement on this application is in violation of D.C. Law and subject to a fine of not more than \$1,000 or 180 days imprisonment or both.  
(D.C. Official Code § 22-2405)

Owner's Signature:  Date: 12.20.2018

Owner's Name: 300 MORSE CPK OWNER, LLC; 350 MORSE CPK OWNER C2, LLC; and 350 MORSE CPK OWNER, LLC

**Person(s) to be notified of all actions:**

Name: Kyrus L. Freeman and Jessica R. Bloomfield, Holland & Knight LLP

Address: 800 17th Street, N.W., #1100, Washington, D.C. Phone No(s): 202.862.5978

Zip Code: 20006 E-Mail: kyrus.freeman@hklaw.com

**ANY APPLICATION THAT IS NOT COMPLETED IN ACCORDANCE WITH THE INSTRUCTIONS ON THE BACK OF THIS FORM WILL NOT BE ACCEPTED.**