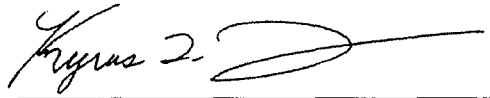


**Certificate of Notice**

I HEREBY CERTIFY that a copy of the Notice of Intent to File a Zoning Application for consolidated review and approval of a Planned Unit Development ("PUD") and a Zoning Map Amendment with the District of Columbia Zoning Commission under Chapter 24 for Assessment and Taxation ("A&T") Lots 2001-2044 in Square 3587 was mailed to the owners of all property within 200 feet of the perimeter of the project site and the Advisory Neighborhood Commission for the area within which the property is located on September 11, 2015, at least ten (10) calendar days prior to the filing of the application for consolidated approval of a Planned Unit Development and Zoning Map Amendment as required by the Zoning Regulations of the District of Columbia, 11 DCMR §2406.7. A copy of the Notice is attached hereto.



\_\_\_\_\_  
Kyrus L. Freeman

10/30/15  
\_\_\_\_\_  
Date

September 11, 2015

**NOTICE OF INTENT TO FILE A ZONING APPLICATION**

**Application to the  
District of Columbia Zoning Commission for  
First Stage and Consolidated Approval of a  
Planned Unit Development and Zoning Map Amendment**

KF Morse LLC (the "Applicant"), the contract purchaser of Assessment and Taxation ("A&T") Lots 2001-2044 in Square 3587, hereby gives notice of its intent to file an application for first stage and consolidated review and approval of a Planned Unit Development ("PUD") and a Zoning Map Amendment with the District of Columbia Zoning Commission under Chapter 24 of the District of Columbia Zoning Regulations (11 DCMR § 2400 *et seq.* (July 1995)). The applications will be filed with the Zoning Commission not less than ten (10) days from the date of this notice. This notice is given pursuant to section 2406.7 of the Zoning Regulations.

The property that is the subject of this application consists of A&T Lots 2001-2044 (part of Record Lot 6) in Square 3587 (the "Subject Property") and is located in the northeast quadrant of the District. The Subject Property has a land area of approximately 156,868 square feet. Record Lot 6 has frontage on New York Avenue, N.E. and Morse Street, N.E.

The Subject Property is presently zoned C-M-1. The Applicant is seeking to rezone the Subject Property to the C-3-C District in connection with this application. The requested map amendment is consistent with the Comprehensive Plan's Future Land Use Map designation of the Subject Property as mixed-use: High-Density Residential, High-Density Commercial, and Production, Distribution and Repair. The requested map amendment is also consistent with the Comprehensive Plan's Generalized Policy Map designation of the Subject Property as a Multi-Neighborhood Center.

The Applicant proposes to redevelop the Subject Property with a mixed-use project composed of two buildings that include residential and retail uses. The project will be constructed in two phases. The project will have an aggregate floor area ratio ("FAR") of approximately 4.62 FAR, as permitted under the C-3-C PUD requirements. Approximately 632,209 square feet of gross floor area will be devoted to residential use and approximately 33,550 square feet of gross floor area will be devoted to retail use. Building heights will range from approximately 76 feet to 130 feet. The project will include a total of approximately 431 off-street parking spaces.

The Applicant is seeking the following: (i) consolidated review and approval for portions of the site; (ii) first stage review and approval for the remaining portions of the site; and (iii) an amendment to the Zoning Map to rezone the entire Subject Property from the C-M-1 District to the C-3-C District.

The Applicant for this proposal is KF Morse LLC; the architect for the project is R2L:Architects, and land use counsel is Holland & Knight LLP. Should you need any additional information regarding the proposed applications, please contact Kyros L. Freeman of Holland & Knight LLP at (202) 955-3000.

**Roster of Persons or Entities Owning Real Property within 200 Feet (210 Scaled)  
of Lot 6, Square 3587 or within that Lot -- Washington, DC**

<b>SSL</b>	<b>PREMISES</b>	<b>OWNERS</b>
3584 0806	Florida Av NE	Washington Terminal Company 1801 9th St NE Washington, DC 20018-1001
3585 0803	New York Av NE	Washington Terminal Company 400 N Capitol St NW Washington, DC 20001-1511
3584 0807 3584 0814	New York Av NE New York Av NE	Washington Metropolitan Area Transit Authority (WMATA) 600 5th St NW Washington, DC 20001-2610
3584 0808	New York Av NE	Robert N Wiley Jerry Lyles 1439 South Carolina Ave SE Washington, DC 20003-2329
3584 0815 3585 0806	New York Av 0300 New York Av NE	District Of Columbia Suite 307 1350 Pennsylvania Ave NW Washington, DC 20004-3003
3587 0819	Morse St	District Of Columbia 801 N Capitol St NE Washington, DC 20002-4232
3584 0821 3584 0822 3584 7008 3584 7009	New York Av New York Av New York Av New York Av	CK MRP Washington Gateway II LLC 3050 K St NW Ste 125 Washington, DC 20007-5122
3587 0002	0301 New York Av NE	U-Store Zeta LP 1st American/Commltx PO Box 560807 Dallas, Tx 75356-0807
3587 0003	1348 4th St NE	PNC Bank Natl Association Marvin F Poer & Co PO Box 52427 Atlanta, Ga 30355-0427

SSL	PREMISES	OWNERS
3587 0004	0320 Florida Av NE	Lui WDC Florida LLC 100 Waugh Dr Ste 600 Houston, Tx 77007-5961
3587 0805	0350 Morse St NE	Jemal's Tko L L C 702 11th St NW Washington, DC 20001-4512
3587 0808	1254 4th St NE	Ying C Chen Ying L Yu 1254 4th St NE Washington, DC 20002-3457
3587 0814	Morse St NE	Sm Corporation 2394 Watters Glen Ct Falls Church, VA 22043-2951
3587 2001	0300 Morse St NE Unit: 0001 0001	Sang Oh & Company Inc 300 Morse St NE Washington, DC 20002-7000
3587 2002	0300 Morse St NE Unit: 001A 001A	
3587 2003	0300 Morse St NE Unit: 0002 0002	
3587 2004	0300 Morse St NE Unit: 002A 002A	
3587 2005	0300 Morse St NE Unit: 0003 0003	
3587 2006	0300 Morse St NE Unit: 003A 003A	
3587 2007	0300 Morse St NE Unit: 0004 0004	
3587 2008	0300 Morse St NE Unit: 004A 004A	
3587 2031	0300 Morse St NE Unit: 0016 0016	
3587 2032	0300 Morse St NE Unit: 016A 016A	
3587 2033	0300 Morse St NE Unit: 0017 0017	
3587 2034	0300 Morse St NE Unit: 017A 017A	
3587 2035	0300 Morse St NE Unit: 0018 0018	
3587 2036	0300 Morse St NE Unit: 018A 018A	
3587 2037	0300 Morse St NE Unit: 0019 0019	
3587 2038	0300 Morse St NE Unit: 000P 000P	
3587 2039	0300 Morse St NE Unit: 000R 000R	
3587 2040	0300 Morse St NE Unit: 000V 000V	
3587 2041	0300 Morse St NE Unit: 000S 000S	
3587 2042	0300 Morse St NE Unit: 000T 000T	
3587 2043	0300 Morse St NE Unit: 000U 000U	
3587 2044	0300 Morse St NE Unit: 000Q 000Q	
3587 2009	0300 Morse St NE Unit: 0005 0005	Ju Man Chong Byong Ja Chong 11401 Wolfs Lndg Fairfax Sta, VA 22039-2041
3587 2010	0300 Morse St NE Unit: 005A 005A	

SSL		PREMISES	OWNERS
3587	2011	0300 Morse St NE Unit: 0006 0006	Won Ho Choi
3587	2012	0300 Morse St NE Unit: 006A 006A	Chom Soon Choi 300 Morse St NE Ste C Washington, DC 20002-7035
3587	2013	0300 Morse St NE Unit: 0007 0007	Ki Cho
3587	2014	0300 Morse St NE Unit: 007a 007A	Son Y Cho
3587	2015	0300 Morse St NE Unit: 0008 0008	9454 Wooded Glen Ave
3587	2016	0300 Morse St NE Unit: 008a 008A	Burke, VA 22015-4230
3587	2017	0300 Morse St NE Unit: 0009 0009	
3587	2018	0300 Morse St NE Unit: 009a 009A	
3587	2019	0300 Morse St NE Unit: 0010 0010	Liou Family L.L.C.
3587	2020	0300 Morse St NE Unit: 010a 010a	Liou Family LLC/Sec G & H
3587	2021	0300 Morse St NE Unit: 0011 0011	300 Morse St NE
3587	2022	0300 Morse St NE Unit: 011a 011a	Washington, DC 20002-7000
3587	2023	0300 Morse St NE Unit: 0012 0012	
3587	2024	0300 Morse St NE Unit: 012a 012a	
3587	2025	0300 Morse St NE Unit: 0013 0013	Tang Enterprise LLC
3587	2026	0300 Morse St NE Unit: 013A 013A	12805 Brandon Green Ct
3587	2027	0300 Morse St NE Unit: 0014 0014	Silver Spring, Md 20904-3569
3587	2028	0300 Morse St NE Unit: 014A 014A	
3587	2029	0300 Morse St NE Unit: 0015 0015	
3587	2030	0300 Morse St NE Unit: 015A 015A	
3587	7000	0340 Morse St NE	Gateway Market LLC
3587	7001	0340 Morse St NE	1221 Main St Ste 1000
3587	7002	0340 Morse St NE	Columbia SC29201-3255
3587	7003	0340 Morse St NE	
3587	7004	0340 Morse St NE	
3592	0020	1331 - 1333 4th St NE	David L Friedman, Trustee
3592	0021	1335 4th St NE	8606 Mayfair Pl
3592	0022	1339 4th St NE	Silver Spring MD 20910-43025
3592	0023	1341 4th St NE	
3592	0802	1345 4th St NE	Nya4 Associates LLC
			7871 Belle Point Dr
			Greenbelt, Md 20770-3350
3594	0001	401 New York Av	EAJ 401 New York Ave LLC
			PO Box 528
			Columbia, SC29202-0528

**SSL****PREMISES****OWNERS**

3587 0007	1346 4th St NE	1250 4th St Edens LLC
PAR 01290068	1250 - 1252 4th St NE	PO Box 528
PAR 01290095	1270 4th St NE	Columbia, SC 29202-0528
PAR 01290096	1260 4th St NE	
PAR 01290077	4th St NE	4th St NE LLC
		PO Box 528
		Columbia, SC 29202-0528
PAR 01290090	1340 4th St NE	UM 1340 4th LLC
		PO Box 528
		Columbia, SC 29202-0528
PAR 01290072	4th St NE	Consolidated Rail Corporation
		CSX Transportation
		500 Water St
		Jacksonville, FL 32202-4423
PAR 01290089	1344 4th St NE	Grisha Enterprises LLC
		45490 Ruritan Cir
		Sterling, VA 20164-9307
PAR 01300057	0600 New York Av NE	Gopal Inc
		Howard Johnson
		600 New York Ave NE
		Washington, DC 20002-7022
PAR 01300058	New York Av NE	Philadelphia Baltimore & Washington Railroad Company
		Treasury Services
		400 N Capitol St NW
		Washington, DC 20001-1511

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