

EXHIBIT C
CERTIFICATE OF NOTICE

I HEREBY CERTIFY that a copy of the Notice of Intent to File a Zoning Application for a First-Stage Planned Unit Development and Zoning Map Amendment for Poplar Point RBBR LLC (the “Applicant”) was mailed to Advisory Neighborhood Commission (“ANC”) 8A and 8C and to the owners of all property within 200 feet of the perimeter of the subject property on September 21, 2016, as required by the Zoning Regulations of the District of Columbia, 11 DCMR (Zoning), Subtitle Z, Section 300.7.

The Applicant met with the Office of Planning on June 8, 2016 and again on September 15, 2016, with the District Department of Transportation on March 31, 2016, and again on October 14, 2016, and with the Department of Energy and Environment on August 24, 2016. The Applicant has also met with the following community groups:

- Far Southeast Family Strengthening Collaborative, Inc. on September 15, 2016;
- Training Grounds on September 29, 2016; and
- Eagles Nest Youth Organization on September 29, 2016.

The Applicant met with Ward 7 City Council Member-elect Vincent Gray and Ward 8 City Council Member-elect Trayon White to present the PUD plans on August 1, 2016. The Applicant presented at a monthly ANC 8A meeting on December 6, 2016 and an ANC 8C monthly meeting on November 2, 2016. The Applicant also conducted a Poplar Point PUD application informational meeting with the newly elected ANC 8A and 8C Commissioners as well as other community members on December 8, 2016. The informational presentation included PUD application architectural design and development overview, public amenities and benefits, public engagement process and schedule as well as specific follow-up items from the discussion.

As a result of all of these meetings, the Applicant has revised the Project to address thoughts and concerns raised by the community. First, the Applicant has specifically tailored the proposed benefits package to include such items as:

- Three-bedroom affordable units;
- Improvements to the Anacostia Metrorail station; and
- Coordination with DDOT on the South Capitol Street Bridge Project.

Additionally, the Applicant has revised the Project design to address community concerns, specifically by:

- Reducing the size of the proposed Project from 2,487,263 s.f. to 2,339,780 s.f.;
- Breaking down massing with 60-foot private streets between the buildings north of Howard Road;
- Implementing private streets into an anticipated street-grid pattern for future development; and
- The west portion of Building E dropped two top floors to allow Buildings D and E to read as separate buildings and to provide a great potential exterior amenity space for the tenants of the building.

The Applicant will continue to revise the benefits package to incorporate further feedback from the community.

/s/
Meghan Hottel-Cox

NOTICE OF INTENT TO FILE A ZONING APPLICATION

APPLICATION TO THE DISTRICT OF COLUMBIA ZONING COMMISSION FOR FIRST STAGE APPROVAL OF A PLANNED UNIT DEVELOPMENT AND RELATED AMENDMENT TO THE ZONING MAP

September 21, 2016

Poplar Point RBBR LLC (“Applicant”) gives its notice of intent to file an application for first-stage review and approval of a Planned Unit Development (“PUD”) and related amendment to the Zoning Map for the property known as Square 5860, Lots 97, 1025, 1026, 1027, 1028, 1029, 1030, 1031, 1036, 1037, and a portion of the alley to be closed and Square 5861, Lot 91 (the “Property”). Lot 97 in Square 5860 is owned by 9 Howard RD LLC, 632 Howard RD LLC, 700 Howard Road LLC, and 730 Howard RD LLC. Lots 1025, 1026, 1036, and 1037 in Square 5860 are owned by 822 Howard Road LLC. Lots 1027, 1028, and 1029 in Square 5860 are owned by 752 Howard Road LLC. Lots 1030 and 1031 in Square 5860 are owned by Earth Conservation Corporation. Lot 91 in Square 5861 is owned by 731 Howard Road LLC, 701 Howard Road LLC, 633 Howard Road LLC, 631 Howard Road LLC, and 715 Howard Road LLC. The Property is located on either side of Howard Road SE and in between Interstate 295 and South Capitol Street SE.

The Property is in the Poplar Point area of Ward 8. The Property consists of approximately 271,219 square feet (including private streets), or approximately 6.23 acres, of land area. The Property is located in the Mixed Use High Density Residential and High Density Commercial, as well as Institutional use categories on the Future Land Use Map of the District of Columbia Comprehensive Plan. The Property is currently located in the MU-14 Zone District (i.e. the W-3 Zone District under the 1958 Zoning Regulations); through the PUD, the Applicant seeks to rezone the Property to the MU-9 Zone District (which corresponds to the C-3-C Zone District under the 1958 Zoning Regulations).

The Property is currently largely unimproved or improved with small buildings. The Applicant intends to redevelop the Property into a truly mixed-use development with office, residential, and retail use. The Applicant proposes a mixture of uses including approximately 45,300 square feet of retail, 1,688,320 square feet of office use, and 680-700 residential units (the “Project”). The Project will also contain parking below grade.

The total gross floor area included in the Project is approximately 2,339,780 square feet, for a total Floor Area Ratio (“FAR”) of 8.99 (excluding private streets). The Project will occupy approximately 75% of the Property. The Project will be constructed to a building height of approximately 130 feet.

Pursuant to Subtitle Z, Section 300.9 of the 2016 Zoning Regulations, the Applicant and its development team will request an opportunity to present the Project to Advisory Neighborhood Commissions (“ANC”) 8A and 8C in the near future, and the Applicant is available to discuss the proposed development with all interested and affected groups and individuals.

This application will be filed with the District of Columbia Zoning Commission under Subtitle X, Chapter 3 of the District of Columbia Zoning Regulations, 11 DCMR (effective September 6, 2016, as amended), not less than forty-five (45) days from the date of this Notice, which is given pursuant to Subtitle Z, Section 300.7 of the Zoning Regulations. The project architect is HOK Architects. The land use counsel is Goulston & Storrs. If you require additional information regarding the proposed PUD and Zoning Map Amendment application, please contact Meghan Hottel-Cox (202-721-1138).