

EXHIBIT D

CERTIFICATE OF NOTICE

I HEREBY CERTIFY that a copy of the Notice of Intent to File a Zoning Application for a Modification of Significance to an Approved Planned Unit Development for Lowe Enterprises (the “Applicant”) was mailed to Advisory Neighborhood Commission (“ANC”) 6D and to the owners of all property within 200 feet of the perimeter of the subject property on July 6, 2017, as required by the Zoning Regulations of the District of Columbia, 11 DCMR (Zoning), Subtitle Z, Sections 300.7 and 704.3.

The Applicant has discussed the proposed modifications with members of ANC 6D and presented the modifications to ANC 6D at ANC 6D’s meeting on July 10, 2017. The Applicant has also discussed the modifications with the Office of Planning and the Historic Preservation Office in Summer 2016 and again in Summer 2017. In response to comments received in these discussions, the Applicant:

- Refined and structured the façade materials, pattern, and transitions between façade types.
- Integrating balconies into the building design.
- Confirmed compliance with all penthouse setback requirements.
- Integrated details on how the loading, trash, and other building service operates within the building.
- Integrated the design for the gate for the courtyard into the PUD package.

/s/
David M. Avitabile

NOTICE OF INTENT TO FILE A ZONING APPLICATION

APPLICATION TO THE DISTRICT OF COLUMBIA ZONING COMMISSION FOR A MODIFICATION OF SIGNIFICANCE FOR AN APPROVED PLANNED UNIT DEVELOPMENT

July 6, 2017

Pursuant to Subtitle Z §704, Lowe Enterprises (“Applicant”) gives its notice of intent to file an application for a modification of significance for an approved Planned Unit Development (“PUD”) Order No. 07-13D, for the property known as Square 643-S, Lot 801. The Property is bounded by I Street SW to the south, former 1st Street on the west, partially closed H street on the north and former Half Street on the east.

The Property is in the Southwest area of Ward 6. The Property consists of approximately 115,724 square feet of land area. The Property is located in the Mixed Use Medium Density Commercial, High Density Residential categories on the Future Land Use Map of the District of Columbia Comprehensive Plan. The Property is currently zoned MU-9 pursuant to the PUD Approval.

The Property is the site of the former Randall Junior High School which is a D.C. Landmark. The Applicant intends to modify the prior approval but retain the residential and museum uses with ancillary office/retail use. The Applicant proposes a mixture of uses including approximately 51,243 square feet of retail/office and museum use, and 485 residential units (the “Project”). The Project will also contain 307 parking spaces below grade.

The total gross floor area included in the Project is approximately 492,353 square feet, for a total Floor Area Ratio (“FAR”) of 4.3. The Project will occupy approximately 48% of the Property. The Project will be constructed to a building height of approximately 110 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 Commission (“ANC”) 6D 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 Beyer Blinder Belle. The land use counsel is Goulston & Storrs. If you require additional information regarding the proposed PUD and Zoning Map Amendment application, please contact John Epting (202-721-1108).