

EXHIBIT C

CERTIFICATE OF NOTICE

I HEREBY CERTIFY that a copy of the Notice of Intent to File a Zoning Application for a second-stage Planned Unit Development and modification of first-stage Planned Unit Development for The Morris and Gwendolyn Cafritz Foundation (the “Applicant”) was mailed to Advisory Neighborhood Commission (“ANC”) 5A and 4B and to the owners of all property within 200 feet of the perimeter of the subject property on July 20, 2018, 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 and with the District Department of Transportation on July 10, 2018, July 19, 2018 and on August 29, 2018. The Applicant’s design team made an initial presentation to ANC 5A on August 1, 2018 regarding the Project and also attended a subsequent ANC 5A meeting on August 22, 2018 to discuss the completed portion of the PUD project. The Applicant was not able to make a presentation to ANC 4B due to their August recess. The Applicant was contacted by the ANC 4B09 Commissioner regarding this application and expects to make an initial presentation to ANC 4B at their regularly scheduled public meeting in September.

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

/s/ Paul A. Tummonds
Paul A. Tummonds, Jr.

NOTICE OF INTENT TO FILE A ZONING APPLICATION
Application to the District of Columbia Zoning Commission
For a Second-Stage Planned United Development and Modification of First-Stage
(Modification of Significance) Planned Unit Development Approval

July 20, 2018

The Morris and Gwendolyn Cafritz Foundation (the “**Applicant**”) gives this notice (“**Notice**”) of their intent to file an application for a Second-Stage Planned Unit Development (“**PUD**”) and Modification of the First-Stage PUD approval (Modification of Significance) for the Art Place at Fort Totten project. The portion of the Art Place at Fort Totten property that is subject to this Second-Stage PUD application is bound by South Dakota Avenue, NE to the east, Kennedy Street, NE to the north, Ingraham Street, NE to the south, and a public alley to the west (with the Aventine at Ft. Totten apartment complex located on the other side of the alley). This property was identified as Block B in the First-Stage PUD application approved by the Zoning Commission in ZC Case No. 06-10 (which became effective on January 15, 2010), and ZC Case Nos. 06-10A -06-10C. The properties included in Block B are: Lots 1-9 in Square 3765; and Lots 1-5 in Square 3767.

This PUD Modification and Second-Stage PUD 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 at least forty-five (45) days after the date of this Notice. This Notice is given pursuant to Subtitle Z, §300.7 of the Zoning Regulations and complies with the requirements of Subtitle Z, §300.8 of the Zoning Regulations.

In ZC Case No. 06-10, the Zoning Commission approved the rezoning of Block B to the C-2-B Zone District (now known as the MU-5-A Zone District). The approved First-Stage PUD on Block B included a three-story building not to exceed 60 feet in height, with approximately 203,000 square feet of anchor retail and supporting retail uses, a children’s museum of approximately 47,000 square feet, and recreational and community meeting space for resident and community seniors. The total gross floor area of the building was not to exceed 456,000 square feet. No residential use was proposed on Block B. 1,100 parking spaces were approved in the Block B development.

In this Second-Stage PUD and Modification of the First-Stage PUD approval application, the Applicant is proposing the development of a mixed-use building comprising residential and retail uses on the west side of 4th Street, NE. That building will be four stories and approximately 60 feet tall, will include approximately 170 residential units, approximately 8,000 square feet of retail uses, and approximately 250 parking spaces. The Applicant is also proposing to create a culturally-oriented entertainment complex on the portion of Block B is that is bound by South Dakota Avenue, NE, Ingraham Street, NE, 4th Street, NE and Kennedy Street, NE. This complex will include a state-of-the art family theater, a children’s museum, additional theater space, retail space and restaurant space. In addition, approximately 30 apartments for artists will be provided on this portion of Block B. The structure housing all of these uses will have a maximum measured building height of approximately 60 feet and will include approximately 550 parking spaces. The total gross floor area of all development proposed on Block B is approximately 420,000 square feet.

As part of this Second-Stage PUD application, the Applicant will also provide a detailed phasing plan for the development of the final two parcels included in the Art Place at Fort Totten, Blocks C and D. Blocks C and D are located on the north side of Kennedy Street, NE.

The project architects are Perkins Eastman and Ben Wood Studio Shanghai; the civil engineer is VIKA Capitol, LLC; the transportation consultant is Wells & Associates; and the land use counsel is Goulston & Storrs PC. If you would like additional information regarding the proposed Second-Stage PUD application, please contact Paul Tummonds at Goulston & Storrs via phone at (202) 721-1157.

