

EXHIBIT C

Certificate of Notice

I hereby certify that a copy of the Notice of Intent to File a Zoning Application (the “Notice”) for a Modification of Significance to an approved Consolidated Planned Unit Development and Map Amendment for Square 285, Lot 49 was mailed to Advisory Neighborhood Commission 2F and the owners of all property within 200 feet of the perimeter of the project site on January 19, 2021 and at least 45 calendar days prior to the filing of this application as required by the Zoning Regulations of the District of Columbia. *See* 11-Z DCMR §300.7. A copy of the Notice is attached hereto.

The Applicant has been in contact with Commissioners Bailey and Mohammed of ANC 2F and submitted presentation materials to the ANC’s Community Development Committee in advance of the CDC’s February meeting. At the ANC’s request, the Applicant agreed to defer presentation of the application to ANC 2F at an upcoming public meeting after the application is filed. The ANC agreed that the Applicant had made “reasonable efforts” to present the project to the ANC prior to filing, in satisfaction of 11-Z DCMR § 300.9. The Applicant is prepared to present the application to the ANC at the ANC’s convenience.

The Applicant has also met with representatives of the Office of Planning twice regarding the proposed application. In response to comments from OP, the Applicant further developed the design of the outdoor terraces and penthouse areas, clarified the extent of setbacks, increased the sustainable design commitments, and integrated goals from OP’s K Street planning study into the ground-floor elements of the project.

/s/ David Avitabile

NOTICE OF INTENT TO FILE A ZONING APPLICATION

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

Square 285, Lot 49

January 19, 2021

1200 K STREET I CO. LLC and 1200 K STREET II CO. LLC (collectively, the “**Applicant**”) hereby submits this notice of its intent to file an application for review and approval of a modification of significance to an approved Planned Unit Development (“**PUD**”) at 1200 K Street NW. The Zoning Commission approved the PUD and a related Zoning Map amendment in Z.C. Order No. 644 (Z.C. Case No. 89-7C), effective on December 15, 1989 (“**PUD**”).

The property that is the subject of this application is Lot 49 in Square 285, which is located at the southwest corner of 12th and K Streets NW (the “**Property**”). The Property consists of approximately 33,599 square feet of land area. The Property is located in the High Density Commercial category on the Future Land Use Map of the District of Columbia Comprehensive Plan. The PUD included a related amendment to the Zoning Map to change the zone designation for the Property from the then-existing HR/C-3-C zone district (now D-3 zone) to the C-4 zone district (now the D-6 zone).

The Property is currently improved with a 12-story mixed-use office and retail building, which was constructed pursuant to the PUD. The building was constructed to a maximum floor area ratio of 11.17, a maximum height of 130 feet, and a minimum of 203 parking spaces.

In the forthcoming application, the Applicant proposes to renovate the existing building (“**PUD Modification**”). The Applicant will reconfigure the massing of the building and replace the existing neoclassical massing with a more contemporary expression that also shifts the upper components of the building away from the historic Franklin School and allows for the creation of multiple outdoor terraces. In connection with this reconfiguration, the Applicant will reskin the building with a contemporary design and materiality. The building renovation will also provide an opportunity to reconfigure and enhance internal building components, including common amenity space for office tenants as well as improved retail spaces focused on the 12th Street and K Street frontages. The Applicant anticipates that the height and density will remain consistent with current conditions.

The PUD is located within the boundaries of Advisory Neighborhood Commission 2F (“**ANC 2F**”). 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 PUD Modification to ANC 2F in the near future, and the Applicant is available to discuss the proposed modification with all interested and affected groups and individuals.

Although the Consolidated PUD is vested under the 1958 Zoning Regulations, the requirements of the 2016 Regulations will apply to this PUD with respect to the modification and

the procedural requirements. Accordingly, 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 2016 Zoning Regulations. The project architect is STUDIOS Architecture. If you require additional information regarding the application, please contact David Avitabile at Goulston & Storrs at (202) 721-1137 or Jen Logan at 202-721-1100.