

EXHIBIT C

CERTIFICATE OF NOTICE

I HEREBY CERTIFY that a copy of the Notice of Intent to File a Zoning Application for a Consolidated Planned Unit Development and Zoning Map Amendment for Wisconsin Owner LLC (the “Applicant”) was mailed to Advisory Neighborhood Commission (“ANC”) 3E and to the owners of all property within 200 feet of the perimeter of the subject property on September 14, 2016, as required by the Zoning Regulations of the District of Columbia, 11 DCMR (Zoning), Subtitle Z, Section 300.7. An earlier Notice of Intent was sent on May 6, 2016, but due to significant revisions to the Project, including removing one lot from the Property, the Applicant sent a Revised Notice of Intent.

The Applicant met with the Office of Planning on April 21, 2016 and again on July 6, 2016, and with the District Department of Transportation on April 21, 2016 and again on May 11, 2016. The Applicant also met with the following community groups:

- Ward 3 Vision (March 21, 2016; June 20, 2016)
- Revive 3E (May 4, 2016)
- Tenleytown Main Street Design Committee (June 8, 2016)

The Applicant also presented at three ANC 3E meetings – on May 12, 2016, on June 9, 2016, and again on October 13, 2016. As a result of these meetings, the Applicant:

- Developed a proposed benefits package incorporating feedback, such as:
 - Potential community use of the penthouse space;
 - Potential renovations of Chesapeake House;
 - Additional affordable housing; and
 - Undergrounding utilities along Wisconsin Avenue NW along the property line.
- Revised the project design to:
 - Incorporate stepdown in height along Wisconsin Avenue NW to match the grade;
 - Incorporate setback at the ground floor on the south end of the project to provide a plaza similar to current conditions at the property;
 - Incorporate setbacks and additional detail at the rear of the project to transition down to houses across the public alley;
 - Lower the slab of the ground floor of 4620 Wisconsin Avenue NW to increase retail ceiling height and better align with the sidewalk and to create a better retail and pedestrian experience; and
 - Revise the streetscape design to incorporate better gathering places and seating.
- Added additional views of the rear of the project.

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

/s/
David M. Avitabile

NOTICE OF INTENT TO FILE A ZONING APPLICATION

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

May 6, 2016

Wisconsin Owner LLC (“Applicant”) gives notice of its intent to file an application for consolidated review and approval of a Planned Unit Development (“PUD”) and related amendment to the Zoning Map for the property known as Square 1732, Lots 20, 45 and 49 (“Property”). The Property is located mid-block in the 4600 block of Wisconsin Avenue, NW, and consists of properties known as 4620-4626 Wisconsin Avenue, NW. Lot 45 is owned by Wisconsin Owner LLC, Lot 49 is owned by 4624 Wisconsin Avenue Associates Limited Partnership as nominee owner, and Lot 20 is owned by Columbia Typographical Union No. 101.

The property is in the Tenleytown neighborhood of Ward 3. The Property consists of approximately 27,292 square feet, or approximately 0.63 acres, of land area. The majority of the Property is located in the Mixed Use Medium Density Residential / Moderate Density Commercial Land Use category on the Future Land Use Map of the District of Columbia Comprehensive Plan; a portion of Lot 20 is located in the Mixed Use Moderate Density Residential / Low Density Commercial Land Use category. The Property is currently located in the C-2-A Zone District (i.e. the MU-4 Zone District under the 2016 Zoning Regulations); through the PUD, the Applicant seeks to rezone the property to the C-3-A Zone District (which corresponds to the MU-7 Zone District under the 2016 Zoning Regulations).

The Property is currently improved with commercial office buildings and accessory parking. The Applicant intends to demolish the improvements at 4626 Wisconsin Avenue and adaptively reuse and expand the remaining improvements into a new mixed use building with approximately 20,000 square feet of retail use located on the ground and lower level as well as approximately 155-165 residential units (the “Project”). The Project will also contain approximately 75 parking spaces.

The total gross floor area included in the Project is approximately 157,202 square feet, for a total Floor Area Ratio (“FAR”) of 5.76. The Project will occupy approximately 92% of the Property. The Project will be constructed to a building height of approximately 90 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”) 3E 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 Hickok Cole Architects. The land use counsel is Goulston & Storrs. If you require additional information regarding the proposed PUD and Zoning Map Amendment application, please contact David Avitabile (202-721-1137).

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NOTICE OF INTENT TO FILE A ZONING APPLICATION
APPLICATION TO THE DISTRICT OF COLUMBIA ZONING COMMISSION FOR
CONSOLIDATED APPROVAL OF A PLANNED UNIT DEVELOPMENT AND RELATED
AMENDMENT TO THE ZONING MAP

September 14, 2016

Wisconsin Owner LLC (“Applicant”) gives notice of its intent to file an application for consolidated review and approval of a Planned Unit Development (“PUD”) and related amendment to the Zoning Map for the property known as Square 1732, Lots 45 and 49 (“Property”). The Property is located mid-block in the 4600 block of Wisconsin Avenue, NW, and consists of properties known as 4620-4624 Wisconsin Avenue, NW. Lot 45 is owned by Wisconsin Owner LLC and Lot 49 is owned by 4624 Wisconsin Avenue Associates Limited Partnership as nominee owner. This is an update to the Notice of Intent sent on May 6, 2016. (This revised notice of intent reflects the removal of 4626 Wisconsin Avenue NW from the proposed PUD.)

The property is in the Tenleytown neighborhood of Ward 3. The Property consists of approximately 23,741 square feet, or approximately 0.55 acres, of land area. The Property is located in the Mixed Use Medium Density Residential / Moderate Density Commercial Land Use category on the Future Land Use Map of the District of Columbia Comprehensive Plan. The Property is currently located in the C-2-A Zone District (i.e. the MU-4 Zone District under the 2016 Zoning Regulations); through the PUD, the Applicant seeks to rezone the property to the C-3-A Zone District (which corresponds to the MU-7 Zone District under the 2016 Zoning Regulations).

The Property is currently improved with commercial office buildings and accessory parking. The Applicant intends to demolish the improvements at 4624 Wisconsin Avenue and adaptively reuse and expand the remaining improvements into a new mixed use building with approximately 10,500 square feet of retail use located on the ground and lower level as well as approximately 134 residential units (the “Project”). The Project will also contain approximately 74 parking spaces.

The total gross floor area included in the Project is approximately 136,430 square feet, for a total Floor Area Ratio (“FAR”) of 5.74. The Project will occupy approximately 80% of the Property. The Project will be constructed to a building height of approximately 90 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”) 3E 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 Hickok Cole Architects. The land use counsel is Goulston & Storrs. If you require additional information regarding the proposed PUD and Zoning Map Amendment application, please contact David Avitabile (202-721-1137).