

EXHIBIT D

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 As You Like It LLC (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 May 2, 2017, 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 September 21, 2017, and with the District Department of Transportation on May 16, 2017 on the proposed Project. These are the most recent discussions; previous versions of the Project have been discussed with OP and DDOT over the past few years.

The Applicant presented the Project at an ANC 6D meeting on September 11, 2017, which followed presentations to ANC 6D’s executive committee on May 1, 2017, and June 29, 2017, as well as a meeting with adjacent neighbors from the Townhouse Management One development on April 19, 2017, and a open forum and presentation with the community on June 22, 2017. Again, these are the most recent discussions; many formal meetings and informal discussions have occurred regarding the evolution of the Project over the past few years.

As a result of these discussions, the Applicant has revised the project design to:

- Provide a more appropriate height, density, and zoning parameters for the Project;
- Remove a multi-story “bridge” that connected the main building and annex above grade;
- Remove bay windows and other projections of the building into public space;
- Reorient the annex so that the fenestrate, articulated façade faces south;
- Move three actor housing units to the 6th Street frontage, which fits better with the residential character of 6th Street;
- Add a second entrance to the Shakespeare Theatre space on I Street; and
- Revise building materials;
- Incorporate solar panels onto the roof of the Project.

The proposed benefits package also reflects agency and community input and feedback on desired public benefits.

The Applicant will continue to revise the design and 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 2, 2017

As You Like It 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 498, Lot 52 (“Property”). The Property is located at the intersection of 6th Street SW and I Street SW, at the address 501 I Street SW. The Property is owned by the Applicant. The property is in the Southwest neighborhood of Ward 6. The Property consists of approximately 36,476 square feet, or approximately 0.84 acres, of land area. The Property is located in the Institutional Land Use category on the Future Land Use Map of the District of Columbia Comprehensive Plan. The Property is currently located in the R-3 Zone District; through the PUD, the Applicant seeks to rezone the property to the MU-4 Zone District.

The Property is currently vacant. It was previously improved with a building that was used for a variety of educational uses, including most recently the Southeastern University (later Graduate School USA). The Applicant proposes to develop the property with (a) a 4-story U-shaped building fronting on 6th Street SW and (b) a 5-story “annex” building (“Project”). The two buildings will be connected through a below-grade level. The Project will contain a mix of production, rehearsal, and administration space for the Shakespeare Theater Company and residential uses. The residential uses will include a mix of housing for actors associated with the theater company as well as rental apartment units, for a total of approximately 110-115 units. The Project will also include approximately 31 parking spaces, accessed from 6th Street SW.

The total gross floor area included in the Project is approximately 104,405 square feet, for a total Floor Area Ratio (“FAR”) of 2.86. The Project will occupy approximately 75% of the Property. The Project will be constructed to a building height of approximately 46 - 50 feet; the main U-shaped building will also have a 1-story habitable penthouse. (The previous PUD consisted of a building with a total FAR of 4.09 and maximum height of 73 feet, plus a penthouse.)

Pursuant to Subtitle Z, Section 300.9 of the 2016 Zoning Regulations, the Applicant and its development team have requested an opportunity to present the Project to Advisory Neighborhood Commission (“ANC”) 6D in the near future and is undertaking other outreach efforts as well. 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 Shalom Baranes Associates. 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).