

EXHIBIT D

CERTIFICATE OF NOTICE

I HEREBY CERTIFY that a copy of the Notice of Intent to File a Zoning Application for a Zoning Map Amendment for BSREP II DUPONT CIRCLE LLC (the "Applicant") was mailed to Advisory Neighborhood Commission ("ANC") 2A and to the owners of all property within 200 feet of the perimeter of the subject property on April 23, 2018, as required by the Zoning Regulations of the District of Columbia, 11 DCMR (Zoning), Subtitle Z, Section 304.5.

The Applicant met with the Office of Planning on December 20, 2017, and presented at the ANC 2A meeting on April 18, 2018. The Applicant has also met with the West End Citizens Association.



Allison C. Prince

NOTICE OF INTENT TO FILE A ZONING APPLICATION

APPLICATION TO THE DISTRICT OF COLUMBIA ZONING COMMISSION FOR
AN AMENDMENT TO THE ZONING MAP

April 23, 2018

BSREP II DUPONT CIRCLE LLC (“Applicant”) gives notice of its intent to file an application for an amendment to the Zoning Map (the “Amendment”) for the property known as Square 72, Lot 74 (“Property”). Lot 74 is located at 1143 New Hampshire Avenue, NW, and is owned by BSREP II DUPONT CIRCLE LLC.

The Property is in the West End neighborhood of Ward 2. The Property consists of approximately 31,216 square feet, or approximately .71 acres of land area. The Property is located in the Mixed Use High Density Residential / High 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 RA-5 Zone District (i.e. the R-5-E Zone District under the 1958 Zoning Regulations); through the Amendment, the Applicant seeks to rezone the property to the MU-10 Zone District (which corresponds to the CR Zone District under the 1958 Zoning Regulations).

Lot 74 is currently improved with a 9-story hotel. The rezoning will allow ground floor retail use such as a restaurant to be visible from the street.

Pursuant to Subtitle Z, Section 304.6 of the 2016 Zoning Regulations, the Applicant has met with and secured the unanimous support of the Advisory Neighborhood Commission (“ANC”) 2A.

This application will be filed with the District of Columbia Zoning Commission under Subtitle X, Chapter 5 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 304.5 of the Zoning Regulations. The land use counsel is Goulston & Storrs. If you require additional information regarding the proposed Amendment application, please contact Allison Prince (202-721-1106).