

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 3840 S Capitol LLC and 3848 S Capitol LLC (the “Applicant”) was mailed to Advisory Neighborhood Commission (“ANC”) 8C and 8D and to the owners of all property within 200 feet of the perimeter of the subject property on May 17, 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 on April 5, 2018, and again on July 26, 2018, and with the District Department of Transportation including the Urban Forestry Administration on June 25, 2018. The Applicant also met with the ANC 8C and 8D Commissioners on June 14, 2018. Finally, the Applicant met with residents at the Property on August 8, 2018, to present information regarding the Project.

In response to these meetings, the Applicant has revised the Project as follows:

- Relocated curb cut to access the property to align with Xenia Street;
- Maintained significant family-sized units;
- Began developing a robust and efficient relocation plan to move current residents in the existing buildings to similarly-sized units in nearby buildings, where applicable;
- Pulled the footprint as far away from the rear property line as possible, to minimize retaining walls and provide significant distance from a Heritage tree located in the paper alley; and
- Proposed computer room in amenity space for use by residents.

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

_____/s/_____
Meghan Hottel-Cox

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 17, 2018

3840 S Capitol LLC and 3848 S Capitol LLC (collectively, the “Applicant”) give notice of their 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 6129, Lots 77 and 819 (“Property”). The Property is located in the 3800 block of South Capitol Street, SE, and consists of properties known as 3836-3848 South Capitol SE. Lot 77 is owned by 3840 S Capitol LLC and Lot 819 is owned by 3848 S Capitol LLC.

The property is in the Bellevue neighborhood of Ward 8. The Property consists of approximately 39,318 square feet, or approximately 0.90 acres, of land area. The majority of the Property is located in the Moderate Density Residential Land Use category on the Future Land Use Map of the District of Columbia Comprehensive Plan; a portion of Lot 819 is located in the Mixed Use Moderate Density Residential / Low Density Commercial Land Use category. The Property is currently located in the RA-1 Zone District; through the PUD, the Applicant seeks to rezone the property to the RA-2 Zone District.

The Property is currently improved with two residential buildings. The Applicant intends to demolish the buildings and construct a new residential building with approximately 110 residential units (the “Project”). The Project will also contain approximately 19 parking spaces.

The total gross floor area included in the Project is approximately 93,611 square feet, for a total Floor Area Ratio (“FAR”) of 2.38. The Project will occupy approximately 60% of the Property. The Project will be constructed to a building height of approximately 45 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”) 8C, where the property is located, and 8D, which is across the street from the Property, in the near future. 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 Torti Gallas Urban. The land use counsel is Goulston & Storrs. If you require additional information regarding the proposed PUD and Zoning Map Amendment application, please contact Meghan Hottel-Cox (202-721-1138).