

**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 for Terrace Manor Redevelopment LP (the “Applicant”) was mailed to Advisory Neighborhood Commission (“ANC”) 8E, the ANC in which the property is located; to ANC 8B, which is across Savannah Street to the south of the property; and to the owners of all property within 200 feet of the perimeter of the subject property on August 7, 2019, as required by the Zoning Regulations of the District of Columbia, 11 DCMR (Zoning), Subtitle Z, Section 300.7.

The Applicant presented at a monthly ANC 8E meeting on September 9, 2019. The Applicant has communicated with ANC 8B regarding the application and offered to present the project prior to filing the application. The Applicant will continue its outreach with the community throughout the processing of this application. The Applicant will meet with the Office of Planning, the District Department of Transportation, and other relevant District agencies, as necessary, as this application proceeds.

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/s/  
Lawrence Ferris

NOTICE OF INTENT TO FILE A ZONING APPLICATION

APPLICATION TO THE DISTRICT OF COLUMBIA ZONING COMMISSION FOR  
APPROVAL OF A PLANNED UNIT DEVELOPMENT

August 7, 2019

Terrace Manor Redevelopment LP (“Applicant”) hereby gives notice of its intent to file an application for review and approval of a Planned Unit Development (“PUD”) for the property located at 3301 23<sup>rd</sup> Street SE (Square 5894, Lot 63) (“Property”). The Property is bounded by Savannah St. SE to the south, the YMCA Capital View and unimproved lots to the west and northwest, and 23rd Street SE to the east. The property is located in the Shipley neighborhood in Ward 8. The Property consists of approximately 100,265 square feet (or 2.3 acres) of land area. The Property is located in the RA-1 Zone District.

The Property is currently improved with the Terrace Manor apartment complex, which consists of 12 buildings with a total of 61 units. The Applicant proposes to redevelop the Property with a four (4)-story multifamily project consisting of approximately 130 dwelling units and approximately 63 below-grade parking spaces.

The total gross floor area included in the Project is approximately 124,400 square feet, for a total Floor Area Ratio (“FAR”) of 1.24. The Project will occupy approximately 31.6% of the Property. The Project will be constructed to a building height of approximately 47 feet, seven (7) inches.

Pursuant to Subtitle Z, Section 300.9 of the 2016 Zoning Regulations, the Applicant has requested an opportunity to present the Project to Advisory Neighborhood Commission (“ANC”) 8E 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 Stoiber + Associates, PC. The land use counsel is Goulston & Storrs. If you require additional information regarding the proposed PUD and Zoning Map Amendment application, please contact Paul Tummonds (202-721-1157).