

**EXHIBIT C**

**CERTIFICATE OF NOTICE**

I HEREBY CERTIFY that a copy of the Notice of Intent to File a Zoning Application for a Modification of Significance to an Approved Planned Unit Development for Enterprise Community Development, Inc. (the “Applicant”) was mailed to Advisory Neighborhood Commission (“ANC”) 5E and to the owners of all property within 200 feet of the perimeter of the subject property on February 4, 2020, as required by the Zoning Regulations of the District of Columbia, 11 DCMR (Zoning), Subtitle Z, Sections 300.7 and 704.3.

The Applicant has discussed the proposed modifications with the Single Member District representative on February 3, 2020, and will present at an upcoming public meeting, per the request of the ANC. The Applicant also met with the Office of Planning on January 22, 2020 and will engage with the District Department of Transportation regarding the application. In response to comments received in these discussions, the Applicant has provided more information regarding the overall project and site sections showing how the project will work within the community.

\_\_\_\_\_  
/s/  
Meghan Hottel-Cox

## NOTICE OF INTENT TO FILE A ZONING APPLICATION

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

February 4, 2020

Community Preservation and Development Corporation (“Applicant”) hereby gives its notice of intent to file an application for a modification of significance of a Planned Unit Development (“PUD”) for the property known as 401-425, 601, 611, 615, & 635 Edgewood Street NE (Square 3630, Lots 2, 5, 803, 805, 807, & 810 – 813) (“Property”). The Property is located on the south side of Edgewood Street NE between 4<sup>th</sup> and 7<sup>th</sup> Streets NE. The Property is otherwise bounded by 4<sup>th</sup> Street NE to the west, a large mixed-use development to the south, and industrial properties to the east. The Rhode Island Avenue Metrorail station is located approximately 0.2 mile to the southeast. The Property contains approximately 650,913 square feet, or approximately 14.9 acres, of land area. The Property is located in the High Density Residential Land Use category on the Future Land Use Map of the District of Columbia Comprehensive Plan.

The Property is currently improved with seven residential buildings, a parking structure, and surface parking lots. The Property is subject to a Large Scale Planned Development (“LSPD”) approved by the Zoning Commission in 1966 pursuant Z.C. Order No. 66-68.<sup>1</sup> The LSPD approved multiple residential buildings and parking on the Property. As part of the LSPD, the Commission also approved rezoning the Property to the RA-4 (previously R-5-D) zone.

The Applicant intends to file an application with the Zoning Commission for review and approval of a modification of significance to allow the construction of a new building on Lot 812, which is unimproved and located at the southwest corner of the Property. With this modification, the Applicant proposes to construct an all-affordable age-restricted residential building with an adult daycare center in the ground floor (“Project”). The Project will contain approximately 151 residential units. The total gross floor area included in the Project will be approximately 150,156 square feet. The Project will be constructed to a height of approximately 90 feet. With the Project, the entire Property will contain a total FAR of approximately 1.48 and a total lot occupancy of approximately 26%.

This application will be filed with the District of Columbia Zoning Commission under Subtitle X, Chapter 3 and Subtitle Z, Chapter 7 of the District of Columbia Zoning Regulations, 11 DCMR (effective September 6, 2016, as amended), at least 45 days after the date of this Notice, which is given pursuant to Subtitle Z § 300.7 of the Zoning Regulations. The project architect is Wiencek + Associates Architects + Planners. The land use counsel is Goulston & Storrs, PC. If you require

---

<sup>1</sup> An LSPD is analogous and a precursor to a PUD, which did not exist at the time. For purposes of application standards and procedure in this case, the LSPD will be reviewed and modified in accordance with the PUD regulations in Subtitle X, Chapter 3 and Subtitle Z of the Zoning Regulations.

additional information regarding the proposed modification application, please contact Cary Kadlecek (202-721-1113).