

EXHIBIT C

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 CQ Metro Land LLC (the “Petitioner”) was mailed to Advisory Neighborhood Commission (“ANC”) 8A and 8C and to the owners of all property within 200 feet of the perimeter of the subject property on July 22, 2020, as required by the Zoning Regulations of the District of Columbia, 11 DCMR (Zoning), Subtitle Z, Section 304.5.

The Petitioner met with the Office of Planning regarding the Map Amendment, and presented at the ANC 8A Meeting on September 1, 2020 and at the ANC 8C Meeting on September 2, 2020, as required by 11-Z DCMR § 304.6. The Petitioner has also discussed the Map Amendment with neighbors and will continue to work with government agencies and the community regarding the Map Amendment.

/s/

Meghan Hottel-Cox

NOTICE OF INTENT TO FILE A ZONING APPLICATION

**APPLICATION TO THE DISTRICT OF COLUMBIA ZONING COMMISSION
FOR A ZONING MAP AMENDMENT**

July 22, 2020

CQ Metro Land LLC (“**Applicant**”) gives notice of its intent to file an application for an amendment to the Zoning Map (“**Application**”) for the property known as Square 5860, Lots 1039, 1040, and 1041 (“**Property**”). Applicant owns Lots 1039 and 1041, while the Washington Metropolitan Area Transit Authority (“**WMATA**”) owns Lot 1040.

The Property is located in the Anacostia neighborhood adjacent to the Anacostia Metrorail Station. The Property consists of 55,436 square feet of land area. The Property is located adjacent to Howard Road SE, I-295 and Suitland Parkway SE.

The Property is currently unzoned, and it has multiple designations on the Future Land Use Map. A portion of the Property is designated as Mixed-Use: High Density Residential, High Density Commercial, Institutional, another portion is designated as Parks, Recreation, and Open Space, and the remainder is designated as Mixed-Use: High Density Residential, Medium Density Commercial, and Institutional. It is located in a Land Use Change Area on the Generalized Policy Map. In connection with the Application, the Applicant proposes to rezone the Property to the NHR Zone District. The NHR Zone permits a height of 130 feet and an FAR of 9.0. The NHR Zone requires an enhanced IZ requirement, and additional sustainability requirements beyond what is required for a typical property.

The site is vacant and was previously owned by WMATA in connection with its operation of the Anacostia Metrorail Station. The Zoning Map amendment is not inconsistent with the Comprehensive Plan and will create development opportunities in accordance with the Property’s location and the District’s need for additional housing and affordable housing as described in the Comprehensive Plan.

The Applicant will reach out to Advisory Neighborhood Commission (“**ANC**”) 8A and ANC 8C and request to present the application to prior to filing the Application with the Zoning Commission, and the Applicant is available to discuss the proposed development with all interested groups and individuals.

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 300.5 of the Zoning Regulations. The land use counsel is Goulston & Storrs. If you require additional information regarding the Zoning Map Amendment, please contact Meghan Hottel-Cox (202-721-1138).