

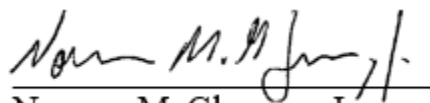
Certificate of Notice

I HEREBY CERTIFY that a copy of the Notice of Intent to File a Zoning Application for an application for Design Review Approval for the property known as Square 695, Lots 31 and 34 (the "Site") was mailed to the owners of all property within 200 feet of the perimeter of the Site and to Advisory Neighborhood Commission ("ANC") 6D on June 15, 2021.

Pursuant to Subtitle Z § 301.8, the Applicant attended the July 12, 2021, duly noticed meeting of ANC 6D, and on July 13, 2021, the Applicant attended the duly noticed meeting of ANC 6B.

The application will be filed no earlier than forty-five (45) calendar days following June 15, 2021, as required by the Zoning Regulations of the District of Columbia, Subtitle Z § 301.6.

A copy of the Notice of Intent and the list of property owners within 200 feet of the Site are attached hereto.


Norman M. Glasgow, Jr.

Date: July 13, 2021

June 15, 2021

NOTICE OF INTENT TO FILE A ZONING APPLICATION

William C. Smith & Company Inc., or a related affiliate (the “Applicant”),¹ hereby gives notice of its intent to file a zoning application pursuant to Subtitle I, Chapter 7 of the District of Columbia Zoning Regulations (the “Zoning Regulations”) for review of a residential development project located at Lots 31 and 34 in Square 695 (the “Subject Property”). The Subject Property is zoned D-5.

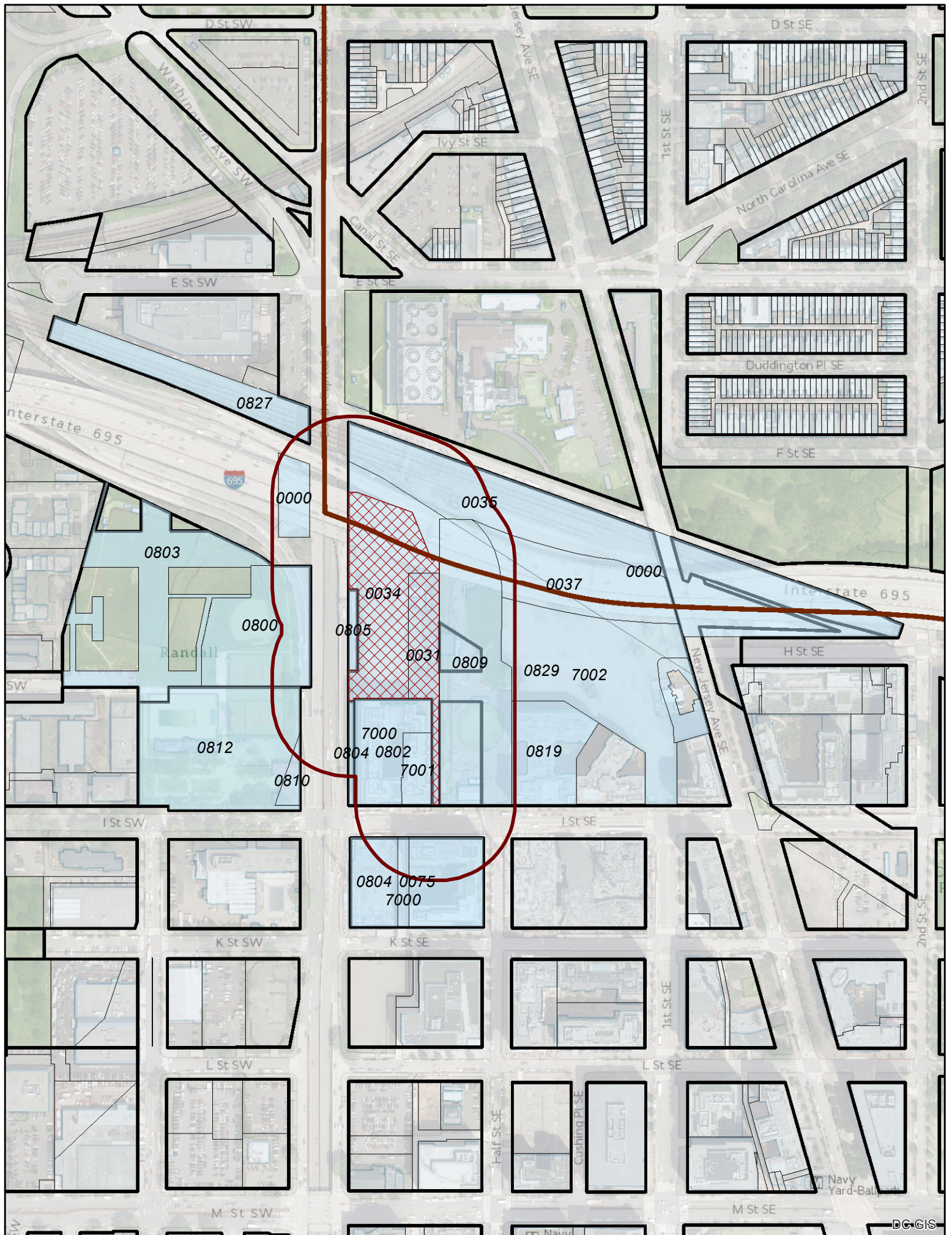
The application will be filed with the Zoning Commission of the District of Columbia (the “Commission”) not less than forty-five (45) days from the date of this notice. This notice is given pursuant to Subtitle Z § 301.6 of the Zoning Regulations. In accordance with Subtitle Z § 301.8, the Applicant will make all reasonable efforts to attend a duly noticed meeting of the affected Advisory Neighborhood Commission (“ANC”) during the 45-day notice period.

The Subject Property is generally bounded by the Southeast/Southwest Freeway and CSX rail infrastructure to the north; a mixed-use residential building with ground floor retail and I Street, SE to the south; the Architect of the Capitol coal yard to the east; and South Capitol Street and Lot 805 (owned by the District of Columbia) to the west.

The Applicant proposes to develop the Subject Property as a residential building containing approximately 689,000 square feet of gross floor area (5.82 floor area ratio (“FAR”)) with a maximum building height of 130 feet as measured from South Capitol Street. The penthouse will have a maximum height of 20 feet and will contain penthouse habitable space (residential amenity use only) and mechanical equipment. Approximately 540 residential units and approximately 280 parking spaces will be provided on the Subject Property. Parking and loading for the project are accessed from I Street, SE and South Capitol Street.

The developer for this project is William C. Smith & Company Inc., or a related affiliate; the architect is Studios Architecture; and the land use counsel is Holland & Knight LLP. The Applicant is available to discuss the proposed development with all interested and affected groups and individuals. Should you need any additional information regarding the proposed application, please contact Norman M. Glasgow, Jr. of Holland & Knight LLP at (202) 955-3000 or norman.glasgowjr@hklaw.com.

¹ Prior to filing the application with the Zoning Commission, the Applicant may create an affiliated entity that would serve as the applicant.



CXS TRANSPORTATION INC
6737 SOUTHPOINT DR, SUITE #100
JACKSONVILLE FL 32216-6177

UNITED STATES OF AMERICA
1100 OHIO DRIVE SW
ATTN: TAMMY STIDHAM
WASHINGTON, DC 20242

CRESCENT CAPITOL VIEW MF LLC
6406 IVY LANE, SUITE 700
GREENBELT, MD 20770-1441

DISTRICT OF COLUMBIA
2000 14TH ST NW 8TH FLOOR
WASHINGTON DC 20009-4487

UNITED STATES OF AMERICA
1100 OHIO DRIVE SW
ATTN: TAMMY STIDHAM
WASHINGTON, DC 20242

CRESCENT CAPITOL VIEW MF LLC
227 W TRADE STREET, SUITE 1000
CHARLOTTE, NC 28202-1664

CRESCENT CAPITOL VIEW MF LLC
6406 IVY LANE, SUITE 700
GREENBELT, MD 20770-1441

DISTRICT OF COLUMBIA
2000 14TH ST NW 8TH FLOOR
WASHINGTON DC 20009-4487

809-853 NEW JERSEY AVENUE
ACQUISITION LLC
277 PARK AVE FL 36
C/O J P MORGAN ASSET MGMT
NEW YORK NY 10172-2907

CONSOLIDATED RAIL CORPORATION
500 WATER ST
C/O CSX TRANSPORTATION TAX DEP
JACKSONVILLE FL 32202-4423

CXS TRANSPORTATION INC
6737 SOUTHPOINT DR S # 100
JACKSONVILLE FL 32216-6177

809-853 NEW JERSEY AVENUE
ACQUISITION LLC
277 PARK AVE FL 36
C/O J P MORGAN ASSET MGMT
NEW YORK NY 10172-2907

CAPITOL HILL RACQUET CLUB
228 9TH ST SE
C/O TIMOTHY O TEMPLE
WASHINGTON DC 20003-2111

809-853 NEW JERSEY AVENUE
ACQUISITION LLC
277 PARK AVE FL 36
C/O J P MORGAN ASSET MGMT
NEW YORK NY 10172-2907

UNITED STATES OF AMERICA
42 I ST SE
WASHINGTON DC 20003

DISTRICT OF COLUMBIA
2000 14TH ST NW 8TH FLOOR
WASHINGTON DC 20009-4487

70 EYE STREET ACQUISITION LLC
750 BERING DR
C/O GREYSTAR
HOUSTON TX 77057-2149

950 SOUTH CAPITOL OWNER LLC
30 HUDSON YARDS 72ND FLOOR OFC
C/O RELATED COMPANIES - JORDAN
SASSON
NEW YORK NY 10001-2170

UNITED STATES OF AMERICA

950 SOUTH CAPITOL OWNER LLC
30 HUDSON YARDS 72ND FLOOR OFC
C/O RELATED COMPANIES - JORDAN
SASSON
NEW YORK NY 10001-2170

ADVISORY NEIGHBORHOOD
COMMISSION 6D
1101 4TH Street SW, SUITE W-130
WASHINGTON, DC 20024

ONE HILL SOUTH APARTMENT BLDG
ATTN: RELATED COMPANIES
28 K STREET, SE
WASHINGTON, DC 20003

10K HILL SOUTH APARTMENT BLDG
ATTN: RELATED COMPANIES
10 K STREET, SE
WASHINGTON, DC 20003