

EXHIBIT C

CERTIFICATE OF NOTICE

I HEREBY CERTIFY that a copy of the Notice of Intent to File a Zoning Application to the District of Columbia Zoning Commission for Design Review for Douglass LLC (the “Applicant”) was mailed to Advisory Neighborhood Commission (“ANC”) 8A, where the Property is located, and 8C, which is across the street, and to the owners of all property within 200 feet of the perimeter of the subject property on June 4, 2021, as required by the Zoning Regulations of the District of Columbia, 11 DCMR (Zoning), Subtitle Z, Section 301.6.

The Applicant met with the Office of Planning regarding the project on May 10, 2021, and has been engaged in conversations with the District Department of Transportation regarding the Project. The Applicant has also been engaged in significant discussions with ANC 8A and ANC 8C regarding the project. The Applicant presented at the ANC 8A Meeting in June of 2021, as required by 11-Z DCMR § 301.8. The Applicant has also been in touch with ANC 8C, and, per the ANC’s request will be presenting at an upcoming ANC meeting. The Applicant will continue to work with government agencies and the community regarding the project.

/s/

Meghan Hottel-Cox

NOTICE OF INTENT TO FILE A ZONING APPLICATION
APPLICATION TO THE DISTRICT OF COLUMBIA
ZONING COMMISSION FOR DESIGN REVIEW

June 4, 2021

The Douglass LLC (“Applicant”) gives notice of its intent to file an application for design review (“Design Review”) for the property known as Lots 97 in Square 5860 (“Property”) (or a portion thereof). The Property is located at 632 Howard Road SE Washington, DC. The Applicant is filing as authorized agent on behalf of the owners of the Property.

The Property is located in Ward 8 along Howard Road SE between South Capitol Street SE and I-295. The Property is immediately south of Poplar Point and adjacent to the Anacostia Metrorail station. The Property consists of approximately 92,303 square feet of land area. The Property is designated for Mixed Use: High Density Residential/High Density Commercial/Institutional uses on the Future Land Use Map of the District of Columbia Comprehensive Plan and is located in the NHR Zone District. The NHR Zone requires design review for all buildings in the zone.

The Property is currently improved with a concrete. The Applicant intends to build a mixed-use building containing up to approximately 750 residential units and up to approximately 25,000 square feet of grocery use and up to 15,000 square feet of restaurant/retail use. The building will have a total gross floor area of up to approximately 750,000 square feet, equating to a total floor area ratio (“FAR”) of approximately 8.13. The building will be built to a maximum height of 130 feet and a maximum lot occupancy of approximately 91%. The project will include up to approximately 350 parking spaces, residential and commercial loading, all of which will be accessed from a single curb cut internal to the block, within the building.

Pursuant to Subtitle Z, Section 301.8 of the 2016 Zoning Regulations, the Applicant will request an opportunity to present this application to Advisory Neighborhood Commission (“ANC”) 8A and ANC 8C, and the Applicant is available to discuss the proposed Design Review with all interested and affected groups and individuals.

This application will be filed with the District of Columbia Zoning Commission under Subtitle X, Chapter 6 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 301.6 of the Zoning Regulations. The land use counsel is Goulston & Storrs. If you require additional information regarding the proposed Design Review application, please contact John Epting at 202-721-1108 or jepting@goulstonstorrs.com at Goulston & Storrs or Tom Burkert at 434-825-9213 or tburkert@redbricklmd.com or Lindsay Morton 202-329-0964 or lmorton@redbricklmd.com at Redbrick LMD.