

EXHIBIT D

CERTIFICATE OF NOTICE

I HEREBY CERTIFY that a copy of the Notice of Intent to File a Zoning Application for Design Review for the property known as Lot 801 in Square 662 and Lot 800 in Square 662E (together, the “**Property**”) was mailed to Advisory Neighborhood Commission (“**ANC**”) 6D and to the owners of all property within 200 feet of the perimeter of the Property on May 24, 2021, as required by the Zoning Regulations of the District of Columbia, 11 DCMR (Zoning), Subtitle Z, Section 301.7.

Steuart Investment Company (the “**Applicant**”) is proposing a multi-phased project to redevelop the site with a mixed-use development (the “**Project**”). This application pertains to Phase I of the Project, which consists of a mixed-use building having a maximum height of 130 feet and 13 stories with approximately 434 residential units and approximately 17,495 square feet of ground-floor retail uses. The Applicant presented the Project to the ANC at its administrative meeting on October 12, 2021, and to the full ANC at its regularly scheduled monthly meeting on October 18, 2021. The Applicant has also met with the ANC separately regarding the proposed public space plan for the Project.

The Applicant has also been coordinating with government agencies regarding the project and has met with the Office of Planning and the District Department of Transportation over the past several months regarding the site.

The Applicant will continue to work with the community and District agencies as the Project moves forward.

/s/
Christine A. Roddy

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

May 24, 2021

Steuart Investment Company (“Applicant”) gives notice of its intent to file an application for design review (“Design Review”) for a portion of the property known as Lot 801 in Square 662 and Lot 800 in Square 662E (together, the “Property”). The Property is located at 1700 Half Street SW and 1721 South Capitol Street SW. The Applicant is the owner of the Property. The Property will be developed in partnership between the Applicant, MRP Realty and Florida Rock Properties, Inc.

The Property is located in the southwest quadrant of Ward 6 and is bounded by South Capitol Street SW to the east, S Street SW to the south, Half Street SW to the west, and R Street SW to the north. The Property consists of a combined total of approximately 126,124 square feet of land area. The Property is located primarily in the High Density Residential and High Density Commercial Land Use categories on the Future Land Use Map of the District of Columbia Comprehensive Plan, with a very small portion of the Property at the southeast corner located in the Medium Density Residential and Medium Density Commercial Land Use categories. The Property is located in the CG-4 Zone District.

The Property is currently improved with a concrete batching plant. The Applicant proposes to redevelop the Property with a multi-family residential building with ground-floor retail use. The Applicant anticipates redeveloping the Property in three phases. This Design Review application will cover Phase I, occupying approximately 55,155 square feet of land at the south end of the Property, as shown in the attached site plan. Separate design review applications will be filed for future phases of development, as required. Phase I will consist of approximately 432,190 square feet of gross floor area (including up to approximately 425 residential units) or approximately 3.43 FAR.¹ Phase I will have a maximum height of up to 130 feet and a lot occupancy of 33%. Phase I will include approximately 357 parking spaces, three (3) loading berths, and one (1) loading service/delivery spaces, all of which will be accessed primarily from an internal east-west alley proposed between Half Street and South Capitol Street.

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”) 6D, 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

¹ Although Phase I of the Project will develop only the southern portion the Property, all zoning calculations are based on the entire record lot area of the Property and will be updated as future phases are developed.

counsel is Goulston & Storrs. If you require additional information regarding the proposed Design Review application, please contact Christine A. Roddy (202-721-1116).