

EXHIBIT B

COMPLIANCE WITH CHAPTER 24 OF THE DISTRICT OF COLUMBIA ZONING REGULATIONS

The Project complies with the process and requirements set forth in Chapter 24 of the Zoning Regulations for the review of a Planned Unit Development ("PUD") in the District of Columbia. The Zoning Regulations, pursuant to Section 2406.6, also permit an application for a PUD to be filed in conjunction with a request for a zoning map amendment and the application complies with those requirements accordingly.

1. **Area Requirement:** The Project includes approximately 80,000 square feet of retail use along Monroe Street and approximately 725-825 residential units, including approximately 63,000 square feet that will be reserved for workforce affordable housing units. The PUD site is more than the 1 acre and 15,000 square feet minimum area requirements for a PUD in the R-5-B, and the C-2-B and C-M-1 Zone Districts, respectively (11 DCMR § 2401.1(c)).

2. **Notice:** The Certificate of Notice filed with the initial application states that a Notice of Intent to File a PUD Application was mailed to Advisory Neighborhood Commission 5C and to the owners of all property within 200 feet of the perimeter of the Property, as required by the Zoning Regulations (11 DCMR §§ 2406.7 - 2406.10).

3. **Sections 2406.11(a) and 2406.12(a):** The completed application forms for the Consolidated PUD and the Zoning Map Amendment (as well as the Campus Plan amendment application form) were attached as Exhibit A to the initial submission.

4. **Section 2406.11(b):** A map showing the location of the proposed project, the existing zoning for the Property and zoning of adjacent properties is included in the Appendix.

5. **Sections 2406.11(c) and 2406.12(b):** The preceding Statement outlines the purposes and objectives of the project, and how this application meets the evaluation standards for PUD's enumerated in the Zoning Regulations.

6. **Sections 2406.11(d) and 2406.12(c):** A general site plan, showing the location and external dimensions of all buildings and structures, utilities and other easements, walkways, driveways, plaza, arcades and any other open spaces is included in the Appendix.

7. **Section 2406.12(d):** A landscaping and grading plan is provided in the Appendix.

8. **Section 2406.12(e):** Typical floor plans and architectural elevations for each building, sections for each building and the project as a whole are included in the Appendix.

9. **Section 2406.12(f):** A general circulation plan showing all driveways and walkways, including width, grades and curb cuts, as well as parking and loading plans is included in the Appendix.

10. Sections 2403.11 and 2406.11(e): A tabulation of development data providing relevant information regarding the proposed project is included in the Statement and on the Project Plans in the Appendix.