

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 encompasses approximately 25,310 square feet of land. This area is more than the 15,000 acre minimum area requirement for a PUD in the C-M-1 Zone District (11 DCMR § 2401.1(c)).

2. Notice: The Certificate of Notice herein 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). A copy is attached as Exhibit D.

3. Sections 2406.11(a) and 2406.12(a): The completed application forms for the Consolidated and First-Stage PUDs and the Zoning Map Amendment are attached as Exhibit C.

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 Exhibit B.

5. Sections 2406.11(c) and 2406.12(b): The preceding Statement outlines the purposes, objectives, and uses 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 proposed use, location, dimensions and number of stories and height of both buildings is attached as Exhibit A. A general site plan showing the location and external dimensions of the artist studios and apartments, utilities and other easements, walkways, driveways, plaza, arcades and any other open spaces is included in Exhibit A.

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

8. Section 2406.12(e): Typical floor plans are included for all buildings and architectural elevations and sections are included for the artist studios and apartments. Copies are included in Exhibit A.

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 Exhibit A.

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 Exhibit A.