**COMPLIANCE WITH THE FILING REQUIREMENTS FOR A CONSOLIDATED PUD APPLICATION AND ZONING MAP AMENDMENT**

The proposed project complies with the 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 2406.2, also permit an application for a PUD to be filed in conjunction with a change in zoning for the property involved. Because the Applicant seeks consolidated review of the proposed PUD and Zoning Map amendment, all of the materials required for review are being filed with this application.

1. **Area Requirement**: The project site encompasses the entirety of Square 751 which consists of approximately 104,756 square feet of land area. Accordingly, the project satisfies the minimum land area requirement of 15,000 square feet in the C-3-C Zone District.

2. **Notice**: A certificate of counsel was filed with the initial application which stated that a Notice of Intent to File a PUD Application was mailed to Advisory Neighborhood Commission 6C and to the owners of all property within 200 feet of the perimeter of the project site on August 9, 2004, as required by the Zoning Regulations (11 DCMR §§ 2406.7 - 2406.10).

3. **Sections 2406.11(a) and 2406.12(a)**: Completed application forms for the consolidated PUD and Zoning Map Amendment applications were attached to the initial filing in this case.

4. **Section 2406.11(b)**: A map showing the location of the proposed project, the existing zoning for the subject site, zoning of adjacent properties, and any proposed change of zoning is included in Exhibit A.

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5. **Sections 2406.11(c) and 2406.12(b)**: The attached detailed statement outlines the purposes and objectives of the project, and how this application meets the evaluation standards for PUDs enumerated in the Zoning Regulations.

6. **Sections 2406.11(d) and 2406.12(c)**: A detailed 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 Exhibit A.

7. **Section 2406.12(d)**: An enhanced and detailed landscaping, drainage and grading plan is provided in Exhibit A. In addition, an existing conditions and topography plan and a detailed layout of the stormwater management structures are also included in Exhibit A.

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 Exhibit A.

9. **Section 2406.12(f)**: A detailed 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 Exhibits A and D. A tabulation of the estimated quantities of potable water required by the project and the sanitary sewage and storm water to be generated, including the methods of calculation, is included in Exhibit A.

## ENVIRONMENTAL ANALYSIS

### A. Water Demand

The proposed project will contain approximately 599,134 square feet of gross floor area. The average daily water demand for this project can be met by the existing District water system. The proposed connection for fire and residential water supply will be made within the existing distribution system and will be coordinated with the D.C. Department of Public Works.

### B. Sanitary Sewer Demand.

The proposed connection for the sanitary sewer line will be made with the existing distribution system and will be coordinated with the D.C. Department of Public Works.

### C. Stormwater Management.

The site's stormwater run-off will be designed and constructed, in compliance with the standards set by the D.C. Department of Public Works, the Department of Health, and the D.C. Water and Sewer Authority. Estimated stormwater runoff calculations are included in Exhibit A.

### D. Solid Waste Services.

Solid waste generated by the project will be collected bi-weekly by a private trash collector.

### E. Electrical Services.

Electricity for the building will be provided by the Potomac Electric Power Company (PEPCO) in accordance with its usual general terms and conditions of service. All electrical systems will be designed to comply with the D.C. Energy Code.

### F. Energy Conservation.

The project will be constructed in full compliance with Article 24 (Energy Conservation) of the District of Columbia Building Code. Conformance to code standards will minimize the amounts of energy needed for the heat, ventilation, hot water, electrical distribution and lighting

systems contained in the building. As noted in the pre-hearing statement, the Applicant will use high efficiency Energy Star rated HVAC units for the heating and cooling loads of the residential units.

**G. Erosion Control.**

During excavation and construction, erosion on the Subject Property will be controlled in accordance with District of Columbia law. The project will include an underground bio-filtration system on the property that will retain and filter stormwater run-off prior to release into the public stormwater system.