

**CERTIFICATE OF COMPLIANCE WITH CHAPTER 3 OF SUBTITLE X AND
CHAPTER 3 OF SUBTITLE Z OF THE DISTRICT OF COLUMBIA
ZONING REGULATIONS**

This application (this “**Application**”) for review and approval of a modification to the Consolidated and First-Stage Planned Unit Development (“**PUD**”) and related Zoning Map Amendment approved in Z.C. Order No. 13-14(6), as modified by Z.C. Order No. 13-14B, and the Second-Stage PUD approved in Z.C. Order No. 13-14A, to which this Certificate is attached complies with the process and requirements set forth in Chapter 3 of Subtitle X and in Chapter 3 of Subtitle Z of the Zoning Regulations for the review of a PUD in the District of Columbia.

1. **Area Requirement (Subtitle X, Section 301):** The Overall PUD Site encompasses approximately 1,075,356 square feet (24.69 acres) of land, which exceeds the minimum area requirement for a PUD of 15,000 square feet.
2. **Authorization (Subtitle Z, Section 300.4):** The name, address, and signature of the owner of the property that is the subsection of this Application is included in the Signature Form and Letters of Authorization filed herewith as Exhibits K and L.
3. **Notice (Subtitle Z, Sections 300.7, 300.8, 300.11(e), and 300.12(d)):** The Certificate of Notice filed herewith as Exhibit M states that a 45-Day Notice of Intent to File a Zoning Application, dated August 30, 2024 (the “**NOI**”) was mailed to Advisory Neighborhood Commissions (“**ANC**”) 5E and 1E and to the owners of all property within 200 feet of the perimeter of the Overall PUD Site, as required by the Zoning Regulations and indicates the meetings and discussions held with interested agencies and parties.
4. **ANC Meeting (Subtitle Z, Section 300.9):** The Applicant informed both ANC 5E and 1E regarding the filing of this Application and presented the Project at duly noticed monthly public meetings prior to doing so.
5. **Application (Subtitle Z, Sections 300.11(a), 300.12(a), and 704.1):** The application forms for Modification with Hearing are being completed online on the Office of Zoning’s Interactive Zoning Information System.
6. **Plat (Subtitle Z, Sections 300.11(b) and 300.12(b)):** The certified Surveyor’s plats for Parcel 2 and Parcel 4 of the Overall PUD Site are included in Exhibit A.
7. **Map (Subtitle Z, Section 300.11(c)):** A map showing the location of the proposed Project, the existing zoning for the Overall PUD Site, and the zoning of adjacent properties is included in Exhibit B.
8. **Statement (Subtitle Z, Sections 300.11(d) and 300.12(c)):** The Statement to which this Certificate is attached details the modifications and flexibilities of the proposed Project that is the subject of this Application, provides other information needed to understand the design modifications and flexibilities of the proposal, and states how the modifications plans are in accordance with the intent and purposes of the Zoning Regulations and the

PUD process. The Statement also provides the nature of, reasons, and grounds for the modification to the approved PUD.

9. **Site Plan (Subtitle Z, Sections 300.11(f) and 300.12(e)):** Site plans showing the location and external dimensions of all buildings and structures, walkways, driveways, and any other open spaces are included in Exhibits F and G.
10. **Landscaping and Grading Plan (Subtitle Z, Section 300.12(f)):** Not applicable.
11. **Architectural Plans (Subtitle Z, Section 300.12(g)):** Typical floor plans and architectural elevations for each building, sections for each building and the Project as a whole are included in Exhibits F and G.
12. **Circulation Plan (Subtitle Z, Section 300.12(h)):** A plan showing all driveways and walkways, including width, grades and curb cuts, as well as parking and loading plans is included herewith in Exhibits F and G.
13. **Zoning Data (Subtitle Z, Section 300.11(g)):** A tabulation of development data providing relevant information regarding the proposed project is included in Exhibits F and G.
14. **A racial equity analysis relative to the Comprehensive Plan in compliance with the Zoning Commission's current Racial Equity Tool (Subtitle Z, Section 300.11(h) and 300.12(k)):** An evaluation of the Project's consistency with the Comprehensive Plan when considered as a whole using a racial equity lens is included in the Statement and Exhibit I.
15. **Property Owner List (Subtitle Z, Sections 300.11(i) and 300.12(l)):** The name and address of the owners of all property located within two hundred feet (200 ft.) of the Overall PUD Site are included in Exhibit O. Self-stick labels printed with these names and addresses are being submitted to the Office of Zoning concurrent with the filing of this application.

/s/ Shane L. Dettman

Shane L. Dettman