

EXHIBIT F

CERTIFICATE OF COMPLIANCE WITH SUBTITLES X AND Z OF THE DISTRICT OF COLUMBIA ZONING REGULATIONS

The application (the “**Application**”) for review and approval of a Modification with Hearing of an approved Planned Unit Development (“**PUD**”) approved in Z.C. Order Nos. 213, 252, and 287, to which this Certificate is attached is made pursuant to the procedural 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.

1. **Modification with Hearing of PUD (Subtitle Z, Section 704.3):** This Application satisfies the requirements of a Second-Stage PUD application.
2. **Area and Contiguity Requirements (Subtitle X, Section 301):** The property that is the subject of this Application consists of approximately 57,250 square feet of contiguous land area and therefore complies with this requirement.
3. **Fees (Subtitle Z, Section 300.2):** The Application is accompanied by payment of the fees prescribed in Subtitle Z, Chapter 16 for a modification to an approved PUD.
4. **Authorization (Subtitle Z, Section 300.4, 300.5):** The name, address, and signature of the owner of the property that is the subject of this Application are included in the Application Form and Letters of Authorization filed herewith as Exhibit D.
5. **Notice (Subtitle Z, Sections 300.7, 300.8, 300.12(d)):** The Certificate of Notice filed herewith as Exhibit E states that a Notice of Intent to File a Zoning Application, dated September 3, 2024 (the “**NOI**”) was mailed to Advisory Neighborhood Commission (“**ANC**”) 2C and 6E and to the owners of all property within 200 feet of the perimeter of the property and to each lessee having a lease with the owner for a part of the building on the subject property, as required by the Zoning Regulations. A summary of meetings and discussions held with interested agencies and parties is included in the Statement to which the Certificate is attached.
6. **ANC Meeting (Subtitle Z, Section 300.9):** The Applicant has been in communication with both ANC 2C and 6E and will present the Application to these groups at upcoming meetings.
7. **Application (Subtitle Z, Sections 300.6, 300.12(a)):** The completed application form is filed herewith.
8. **Plat (Subtitle Z, Section 300.12(b)):** The certified surveyor’s plat for the subject property is included with the architectural plans attached as Exhibit B (“**Plans**”).
9. **Statement (Subtitle Z, Sections 300.12(c), 300.12(i), 300.12(j)):** The statement filed herewith as Exhibit A (“**Statement**”) and related exhibits detail the uses of the proposed

project that is the subject of the Application, provides other information needed to understand the design of the proposal, and states how plans are in accordance with the intent and purposes of the Zoning Regulations, the PUD process, and the approved PUD.

10. **Racial Equity Analysis (Subtitle Z, Section 300.11(h)):** An analysis relative to the Comprehensive Plan in compliance with the Zoning Commission's current Racial Equity Tool is included in the Statement.
11. **Zoning Map (Subtitle Z, Section 300.11(b)):** A map showing the location of the subject property and the existing zoning for the subject property and of adjacent properties is included with the Plans.
12. **Site Plan (Subtitle Z, Sections 300.11(f) and 300.12(e)):** Site plans showing the location and external dimensions of all buildings and structure, utilities and other easements, walkways, driveways, loading areas, plaza, arcades, and any other open spaces are included in the Plans.
13. **Landscaping and Grading Plan (Subtitle Z, Section 300.12(f)):** Detailed landscaping and grading plans, also showing the proposed drainage and proposed erosion control measures are provided in the Plans.
14. **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 the Plans.
15. **Circulation Plan (Subtitle Z, Section 300.12(h)):** A detailed circulation plan showing all driveways and walkways, including widths, grades, and curb cuts, as well as parking and loading plans are included herewith in the Plans.
16. **Tabulations of Development Data (Subtitle Z, Section 300.11(g)):** A detailed tabulation of development data (e.g., areas and dimensions of lots and buildings, lot occupancies, gross floor areas, floor area ratios, by-right development standards and areas and degrees of relief, if any) is included herewith in the Plans.
17. **Property Owner List (Subtitle Z, Section 300.12(l)):** The name and address of the owners of all property located within 200 feet of the subject property are included in Exhibit G. Self-stick labels printed with these names and addresses will be hand-delivered to the Office of Zoning.
18. **Certificate of Service (Subtitle Z, Section 301.12):** The cover letter to which this Certificate is attached includes a certificate of service demonstrating delivery of the application and all accompanying documents to the Office of Planning and ANC 2C and 6E.

[Signature on following page]

/s/ Lee S. Templin

Lee S. Templin

As Attorney for the Applicant

May 9, 2025