

EXHIBIT R

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. 11-03 (“**First Stage PUD**”) and 11-03J(1) (“**Second-Stage PUD**”), 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 is part of a First-Stage PUD that consists of approximately 991,113 square feet of 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 the Letter of Authorization filed herewith as Exhibit B.
5. **Notice (Subtitle Z, Sections 300.7, 300.8, 300.12(d)):** The Certificate of Notice filed herewith as Exhibit C states that a Notice of Intent to File a Zoning Application, dated April 4, 2025 (the “**NOI**”) was mailed to Advisory Neighborhood Commission (“**ANC**”) 6D, the parties to the Second-Stage PUD, 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 presented the Application to ANC 6D at its May 19, 2025 public meeting.
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 attached as Exhibit F.
9. **Statement (Subtitle Z, Sections 300.12(c), 300.12(i), 300.12(j)):** The statement filed herewith (“**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)):** A site plan showing the location of the pavilion that is the subject of the Application ("Pavilion") as well as surrounding walkways, plaza, and open spaces is included as a part of Exhibit G. Dimensions of the structure are included in Exhibits H and I (together with Exhibit G, the "Plans").
13. **Landscaping and Grading Plan (Subtitle Z, Section 300.12(f)):** The Application does not involve any landscaping or grading changes.
14. **Architectural Plans (Subtitle Z, Section 300.12(g)):** A floor plan and architectural elevations for the Pavilion are included in the Plans.
15. **Circulation Plan (Subtitle Z, Section 300.12(h)):** The Application does not involve any changes to existing walkways and roadways in the PUD. A circulation plan showing all walkways near the Pavilion is included in the Plans.
16. **Tabulations of Development Data (Subtitle Z, Section 300.11(g)):** The Pavilion involves minimal changes to the zoning parameters for the PUD. The Plans include information regarding the height and area occupied by the Pavilion.
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, parties to the Second-Stage PUD, and lessee having a lease with the owner for a part of the building on the subject property are included in Exhibit D. 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, DDOT, ANC 6D, and the parties to the Second-Stage PUD.

/s/ David Avitabile
David Avitabile
As Attorney for the Applicant
June 9, 2025