

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

The application for a second-stage planned unit development and modification of the approved first-stage order (“First-Stage Order”) made effective in Zoning Commission Order No. 14-18 (collectively, the “Application”) 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.

- 1. Area Requirement (Subtitle X, Section 301):** The Application encompasses approximately 114,485 square feet of land, or 2.62 acres, all of which is contiguous. The Application’s land area exceeds the 1 acre minimum area requirement for a PUD in the RA-2 zone and complies with the Zoning Regulations’ contiguity requirements.
- 2. 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 PUD Application (“NOI”) was mailed to Advisory Neighborhood Commission 5B and 5C and to the owners of all property within 200 feet of the perimeter of the Property, on August 4, 2016, as required by the Zoning Regulations and indicates the meetings and discussions held with interested agencies and parties.
- 3. Authorization (Subtitle Z, Section 300.4):** 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 Exhibits A and B.
- 4. ANC Meeting (Subtitle Z, Section 300.9):** The Applicant made reasonable efforts to (but was ultimately unable to) present at the duly noticed meeting of Advisory Neighborhood Commission 5C on September 21, 2016, which meeting occurred during the forty-five (45) day notice period between the mailing of the NOI and the date hereof, and the Applicant anticipates presenting at a duly noticed meeting of Advisory Neighborhood Commission 5B on September 28, 2016, which meeting shall occur less than one week following the forty-five (45) day notice period between the mailing of the NOI and the date hereof.
- 5. Application (Subtitle Z, Sections 300.12(a), 703.10(a), and 704.1):** The completed applications form for the Application are attached herewith as Exhibit A.
- 6. Plat (Subtitle Z, Section 300.12(b)):** The certified surveyor’s plat for the Property is attached herewith as Exhibit G.
- 7. Statement (Subtitle Z, Sections 300.12(c), 300.12(i), 300.12(j), and 703.10(b)):** The Statement to which this Certificate is attached and Exhibit F attached herewith details the uses of the proposed project, provides other information needed to understand the design of the proposal, and states how the second-stage plans are in accordance with the intent and purposes of the Zoning Regulations, the PUD process, and the first-stage approval.

The Statement also provides the nature of, reasons and grounds for the modification of the First-Stage Order.

8. **Site Plan (Subtitle Z, Section 300.12(e)):** 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 herewith in Exhibit H.
9. **Landscaping and Grading Plan (Subtitle Z, Section 300.12(f)):** Detailed landscaping, grading, and utility plans are provided herewith in Exhibit H.
10. **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 herewith in Exhibit H.
11. **Circulation Plan (Subtitle Z, Section 300.12(h)):** A detailed circulation plan showing all driveways and walkways, including width, grades and curb cuts, as well as parking and loading plans are included herewith in Exhibit H.
12. **Property Owner List (Subtitle Z, Section 300.12(k)):** The name and addresses of the owners of all property located within two hundred feet (200 ft.) of the property that is the subject of this Application are included in Exhibit E. Self-stick labels printed with these names and addresses are included with the hard-copies of this application delivered to the District of Columbia Office of Zoning.



David A. Lewis