

EXHIBIT B
APPLICANT’S PROPOSED CONDITIONS

1. Campus Plan Amendment – Exhibits. The following Campus Plan exhibits of the record in Z.C. Case No. 16-18, and as previously amended, are replaced with the corresponding exhibits in Exhibit 3H of the record in Z.C. Case No. 16-18I:
 - a. Exhibit B of the Campus Plan (Aerial Photograph / Campus Boundary) of Z.C. Case No. 16-18;
 - b. Exhibit K of the Campus Plan (Development Program Summary) of Z.C. Case No. 16-18;
 - c. Exhibit L of the Campus Plan (Proposed Twenty-Year Development Plan) of Z.C. Case No. 16-18;
 - d. Exhibit M of the Campus Plan (Proposed Twenty-Year Development Plan Land Uses) of Z.C. Case No. 16-18: and
 - e. Exhibit P (Athletic and Other Recreational Facilities) of Z.C. Case No. 16-18.
2. Campus Plan Amendment – Conditions of Approval. Condition 36 of the Campus Plan approved in Z.C. Order No. 16-18, as amended in Z.C. Order No. 16-18H, is hereby revised and replaced as follows (additions in **bold underline**; deletions in ~~**bold strikethrough**~~):

36. The Campus Plan boundary shall be that boundary depicted on **Ex. 3H of the record in Z.C. Case No. 16-18I** ~~**Ex. 3I of the record in Z.C. Case No. 16-18G.**~~
3. Project Development. The Project shall be built in accordance with the plans and elevations marked as Exhibit [13A -13A2] of the record (“Final Plans”), and with special exception approval of education use within the 100-year floodplain, special exception approval of structures located within the 75-foot waterfront setback, variance relief from the 25-foot required trail reservation within the waterfront setback, and variance relief from the green area ratio requirements, subject to the following areas of flexibility:
 - a. To vary the location and design of all interior components, including partitions, structural slabs, doors, hallways, columns, stairways, mechanical rooms, and toilet rooms, provided that the variations do not change the exterior configuration or appearance of the structure;
 - b. To vary the colors of the exterior materials based on availability at the time of construction, provided such colors are within the color ranges proposed in the Final Plans or as approved by the Old Georgetown Board (“OGB”), the U.S. Commission of Fine Arts (“CFA”), or their respective staff;

- c. To make minor refinements to the locations and dimensions of exterior details that do not substantially alter the exterior design shown on the Final Plans, or to otherwise revise the exterior design of the Project as required to secure final approval from the OGB/CFA or their respective staff;
 - d. To vary the final streetscaping and landscaping materials as shown on the Final Plans based on either (i) availability and suitability at the time of construction, (ii) approval by the OGB/CFA, or their respective staff, or (iii) otherwise in order to satisfy any permitting requirements of DC Water, DDOT, DOEE, DOB, or other applicable regulatory bodies;
 - e. To vary the amount, location and type of bioretention areas and paved areas, including the footprint of the basement level of the Project, to meet stormwater requirements and sustainability goals or otherwise satisfy permitting requirements;
 - f. To vary the final design and layout of the mechanical well and other mechanical equipment areas to accommodate changes to comply with Construction Codes, to adhere to floodplain regulations and requirements, or address the structural, mechanical, or operational needs of the building uses or systems;
 - g. To modify the final building designs to the extent necessary to achieve compliance with applicable floodplain regulations;
 - h. To modify the final design and layout of the outdoor ramp, gangway, and docks to the extent necessary to accommodate (i) approval by OGB/CFA or their respective staff, (ii) permitting requirements of DOEE, DOB, the U.S. Army Corps of Engineers, or other applicable regulatory bodies, (iii) ongoing coordination with DDOT regarding the maintenance of the adjacent Key Bridge and Whitehurst Freeway, or (iv) operational needs of the Project.
 - i. To vary the final design and layout of the outdoor trailer storage area, including its fencing, lighting, paving, and security elements, to satisfy any permitting or operational requirements of DDOT, DOEE, DOB, or other applicable regulatory bodies.
 - j. To vary the final font, message, logo, and color of the signage, provided the final design complies with the requirements of the Construction Codes and approval by OGB/CFA.
4. Flood Emergency Action Plan. For the life of the Project, the University shall maintain a flood emergency action plan (“EAP”) consistent with that provided in Ex. [13C] of the record, except that the University shall be permitted to update the EAP in consultation with

DOEE to maintain compliance with applicable floodplain regulations and accommodate changes in the operational needs of the Project.

5. Bicycle Parking. The Project shall provide a minimum of 12 short-term bicycle parking spaces.
6. Loading Management Plan. **For the life of the Project**, the University shall adhere to the loading management plan set forth as Attachment C of Exhibit [13D] of the Record.
7. The application approved by this Commission shall be valid for a period of two years from the effective date of this Order. Within such time, an application for building permit must be filed as specified in 11-Z DCMR § 702.2. Construction must begin within three years after the effective date of this Order. (11-Z DCMR § 702.3.)
8. In accordance with the D.C. Human Rights Act of 1977, as amended, D.C. Official Code §§ 2-1401.01 et seq. (Act), the District of Columbia does not discriminate on the basis of actual or perceived: race, color, religion, national origin, sex, age, marital status, personal appearance, sexual orientation, gender identity or expression, familial status, family responsibilities, matriculation, political affiliation, genetic information, disability, source of income, or place of residence or business. Sexual harassment is a form of sex discrimination which is prohibited by the Act. In addition, harassment based on any of the above protected categories is prohibited by the Act. Discrimination in violation of the Act will not be tolerated. Violators will be subject to disciplinary action.