

**Z.C. CASE NO. 18-20**

**PARCEL I DESIGN REVIEW  
PROPOSED DESIGN FLEXIBILITY**

The Applicant requests design flexibility as follows:

- 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;
- 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. Examples of exterior details would include, but are not limited to, doorways, canopies, railings, and skylights;
- d. To provide a range in the approved number of residential dwelling units of plus or minus ten percent (10%);
- e. To make refinements to the approved parking configuration, including layout and number of parking spaces plus or minus ten percent (10%), so long as the number of parking spaces is at least the minimum number of spaces required by the Zoning Regulations;
- f. To vary the location, attributes, and general design of the approved streetscape to comply with the requirements of, and the approval by, the DDOT Public Space Division;
- g. To vary the final streetscaping and landscaping materials on private property based on availability and suitability at the time of construction, to incorporate materials consistent with adjacent public space, or otherwise in order to satisfy any permitting requirements of DC Water, DDOT, DOEE, DCRA, or other applicable regulatory bodies;
- h. To vary the amount, location and type of green roof, solar panels, and paver areas to meet stormwater requirements and sustainability goals or otherwise satisfy permitting requirements, so long as the Project achieves a minimum GAR of 0.2 and provides a minimum of 160 linear feet of solar panels;
- i. To vary the final design and layout of the mechanical penthouse to accommodate changes to comply with Construction Codes or address the structural, mechanical, or operational needs of the building uses or systems, and to tilt the solar panels up to 20% from vertical consistent with Subtitle C, Section 1500.10, so long as such changes do not substantially alter the exterior dimensions shown on the Final Plans and remain compliant with all applicable penthouse setback requirements;
- j. To vary the final design and layout of the indoor and outdoor residential amenity spaces to reflect their final design and programming; and

- k. To vary the final design of the ground floor frontage, including the number, size, design, and location of windows and entrances, signage, awnings, canopies, and similar storefront design features, to accommodate the needs of the specific tenants within the parameters set forth in the Storefront and Signage Plans.