

Z.C. Case No. 19-10

Applicant's Proposed Design Flexibility

The following text is the revised flexibility language requested in response to comments from OP and OAG in Z.C. 19-10:

- a. Interior Components: To vary the location and design of all interior components, including partitions, structural slabs, doors, hallways, columns, stairways, atria, mechanical rooms, and elevators, provided that the variations do not change the exterior configuration of the buildings as shown on the plans approved by the order; and
- b. Exterior Materials – Color: To vary the final selection of the colors of the exterior building materials based on availability at the time of construction, provided such colors are within the color ranges shown on the plans approved by the order; and
- c. Exterior Details – Location and Dimension: To make minor refinements to the locations and dimensions of exterior details that do not substantially alter the exterior configuration of the buildings or design shown on the plans approved by the order. Examples of exterior details would include, but are not limited to, doorways, canopies, railings, and skylights; and
- d. Number of Units: To provide a range in the approved number of residential dwelling units of plus or minus ten percent (10%), except that (i) the total square footage of residential dwelling units shall not be reduced, and (ii) the total square footage reserved for affordable dwelling units shall not be reduced; and
- e. Affordable Units: To vary the number and location of affordable dwelling units, except that (i) no affordable dwelling unit shall be located within a cellar, and (ii) no more than two affordable units shall be located directly above and below each other on any immediately successive floors; and
- f. Retail Uses: To vary the types of uses designated as “retail” use in plans approved by the order to include the following use categories, provided the amount of floor area devoted to a full-service grocery store is, at minimum, equal to 13,000 square feet for a period of ten years: (i) Retail (11-B DCMR § 200.2(cc)); (ii) Services, General (11-B DCMR § 200.2(dd)); (iii) Services, Financial (11-B DCMR § 200.2(ee)); and (iv) Eating and Drinking Establishments (11-B DCMR § 200.2(j));
- g. Parking Layout: To make refinements to the approved parking configuration, including layout and number of parking spaces, provided the minimum number of spaces provided is not less than the number of spaces shown on the plans approved by the order; and

- h. Streetscape Design: 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; and
- i. Signage: To vary the font, message, logo, and color of the approved signage, provided that the maximum overall dimensions and signage materials are consistent with the signage shown on the plans approved by the order and are compliant with the DC signage regulations, except that (i) the content of the blade sign at the northwest corner of the project shall be limited to directional signage only, and (ii) no more than two retail tenant signs are permitted along Yuma Street at the northwest corner of the project; and
- j. Sustainable Features: To vary the approved sustainable features of the project, provided the total number of LEED points achieved by the project does not decrease below the minimum required for the LEED standard required under the order.