

EXHIBIT C

PROPOSED CONDITIONS OF APPROVAL

The Applicant proposes the following conditions of approval. Please note that the proposed conditions and flexibility are consistent with the conditions previously approved by the Commission for other SEFC design review cases, including Z.C. Case No. 18-20, 18-22, 20-28, and 21-06, with adjustments as needed to reflect the details of this Project.

Project Development

1. The Project shall be built in accordance with the plans and elevations dated September 2025 (Ex. 3J) (collectively, the “**Final Plans**”), and with zoning flexibility from the rules of height measurement, ground level floor-to-ceiling height, lot occupancy, side yard, court, and waterfront setback 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;
 - 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 vary the final streetscaping and landscaping materials as shown on the Final Plans based on availability and suitability at the time of construction, to incorporate materials consistent with adjacent Yards Park, or otherwise in order to satisfy any permitting requirements of the Capitol Riverfront Business Improvement District as well as DC Water, DDOT, DOEE, DOB, or other applicable regulatory bodies;
 - e. To add or vary the amount, location/orientation and type of green roof, solar panels, landscaped areas, and paver areas to meet stormwater requirements and sustainability goals or otherwise satisfy permitting requirements;
 - f. To modify the final building designs to the extent necessary in order to achieve compliance with applicable floodplain regulations;
 - g. To modify the final building location and designs to the extent necessary to address requirements of WMATA’s Office of Joint Development and Adjacent Construction;

- h. 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, so long as such changes do not substantially alter the exterior dimensions shown on the Final Plans and remain compliant with all applicable penthouse requirements;
- i. To vary the final design and layout of the outdoor spaces (including the location of guardrails on lower terraces) to reflect their final design and programming; and
- j. 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 Applicant.

Transportation Demand Management Measures

- 2. **For the life of the Project**, the Applicant shall adhere to the following TDM plan measures:
 - a. Identify Transportation Coordinators for the planning, construction, and operations phases of development. The Transportation Coordinators will act as points of contact with DDOT, goDCgo, and Zoning Enforcement and will provide their contact information to goDCgo
 - b. Require the Project's Transportation Coordinator to conduct an annual commuter survey of employees on-site, and report TDM activities and data collection efforts to goDCgo once per year;
 - c. Require the Project's Transportation Coordinators to develop, distribute, and market various transportation alternatives and options to the employees, including promoting transportation events (i.e., Bike to Work Day, National Walking Day, Car Free Day) on the Project's website and in any internal building newsletters or communications;
 - d. Provide for the Project's Transportation Coordinators to receive TDM training from goDCgo to learn about the transportation conditions for the Project and available options for implementing the TDM plan;
 - e. Require the Transportation Coordinator to post "getting here" information in a visible and prominent location on the Project's website with a focus on non-automotive travel modes. Also, links will be provided to goDCgo.com, CommuterConnections.com, transit agencies around the metropolitan area, and instructions for students and patrons discouraging parking on-street in Residential Permit Parking (RPP) zones;
 - f. Require the Transportation Coordinator to distribute information on the "Commuter Connections Guaranteed Ride Home" program, which provides commuters who regularly carpool, vanpool, bike, walk, or take transit to work with a free and reliable ride home in an emergency;

- g. Require the Transportation Coordinator to demonstrate to goDCgo that, to the extent applicable, the Property is in compliance with the DC Commuter Benefits Law and other applicable laws providing commuter benefits;
- h. Provide employees who wish to carpool with detailed carpooling information and/or referrals to other carpool matching services sponsored by the Metropolitan Washington Council of Governments (“**MWCOG**”) or other comparable service if MWCOG does not offer this in the future;
- i. Provide at least 10 short-term and 2 long-term bicycle parking spaces;

3. **Following the issuance of a certificate of occupancy for the Project**, the Project’s Transportation Coordinator shall submit documentation summarizing compliance with the transportation and following TDM conditions of this Order to the Office of Zoning for inclusion in the IZIS case record of Z.C. Case No. 25-17.
4. **Five years after the issuance of the final certificate of occupancy for the Project**, if the Transportation Coordinator has not established a relationship with DDOT or goDCgo, the Transportation Coordinator will submit a letter to the Zoning Administrator, DDOT, and goDCgo summarizing continued substantial compliance with the transportation and following TDM conditions in the Order, unless no longer applicable as confirmed by DDOT; provided, that if such letter is not submitted on a timely basis, the Applicant shall have sixty (60) days from date of notice from the Zoning Administrator, DDOT, or goDCgo to prepare and submit such letter.

General

5. This Application approval 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.)
6. 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.