

Exhibit B

Standard Design Flexibility Proposed in Z.C. Case No. 19-05 Proposed Subtitle Z § 702.9

Zoning Commission orders in contested cases that authorize the construction or alteration of a building or structure shall include the following types of design flexibility from the plans approved by the order unless a condition in the order limits or revises this flexibility. The flexibility granted in paragraphs (d) through (h) is available only if the plans approved by the order depict the particular features:

- (a) Interior Components: To vary the location and design of all interior components, including partitions, structural slabs, doors, hallways, columns, stairways, atria, and mechanical rooms, provided that the variations do not change the exterior configuration of the building as shown on the plans approved by the order;
- (b) Exterior Materials – Color: To vary the final selection of the colors of the exterior 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;
- (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 building 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;
- (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 the residential dwelling units shall not be reduced, and (ii) the number of units and the square footage reserved for affordable housing shall not be reduced;
- (e) Parking Layout: To make refinements to the approved parking configuration, including layout and number of parking space 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) 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;
- (g) 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 on the plans approved by the order and are compliant with the DC signage regulations; and

- (h) Sustainable Features: To vary the approved sustainable features of the project, provided the total number of LEED points achievable for the project does not decrease below the minimum required for the LEED standard specified by the order