

Requested Flexibility from Final Plans

The Applicant is requesting the following design flexibility relating to the Final Plans. The requests are consistent with other orders from recently approved design review cases:

- To vary the location and design of all interior components, including but not limited to partitions, structural slabs, doors, hallways, columns, signage, stairways, mechanical rooms, elevators, and toilet rooms, provided that the variations do not materially change the exterior configuration or appearance of the building;
- To vary the final selection of the exterior materials within the color ranges of the material types as proposed, based on availability at the time of construction without reducing the quality of the materials;
- To make minor refinements to exterior details, locations, and dimensions, including: window mullions and spandrels, window frames, doorways, glass types, belt courses, sills, bases, cornices, railings, balconies, canopies and trim, such that the refinements do not substantially change the external configuration of appearance of the building;
- To vary the number of residential units +/- 2 units; and to vary the final mix of IZ units in the event that changing the residential mix impacts the required IZ, so long as the Applicant complies with all IZ requirements in the Zoning Regulations;
- To vary the roof plan as it relates to the green roof areas, solar panels, planters, and terraces, provided that total GAR is not reduced below the permitted GAR in the zone; and;
- To modify the streetscape design and areas in public space in response to DDOT and the public space permitting process; and
- Vary the items on the LEED Scorecard so long as the project receives LEED Certification.