

EXHIBIT F- Proposed Conditions and Flexibility to the Order

In addition to other conditions the Zoning Commission deems appropriate (e.g. DDOT conditions), the Applicant is proposing the following conditions in response to comments from the Commission and ANC. The Applicant will work with Zoning Commission Counsel to refine the wording if necessary and if the Application is approved:

- The Applicant will restrict Residential Permit Parking (RPP) for the residents of the building and put that language in the lease agreement for the life of the project.
- The Applicant will limit trash pick-up to 4x a week and trash will be kept inside until trash-pick up days and provide the ANC a copy of the trash plan once a trash company is selected.
- The Applicant agrees to send the existing tenants similarly priced rental properties. When the construction schedule is finalized, tenants will be given at least six months' notice as to the official construction date i.e. move out date, and the Applicant will continue to send on a monthly basis, information on similarly priced rental properties in the area.
- No part of the building will be located on the easement area OR on any other property;
- The court area in the rear is for emergency egress only and will not be used as an everyday entrance- the Applicant will put "Emergency Exit Only" signs on the doors; and
- No vehicles are permitted to use the rear as a drop off or access point.
- The communal rooftop space will be made available to the ANC 6D or direct affiliates 12 times per year, in two-hour increments, for official community business, at no charge. ANC and direct affiliates will be required to follow standard protocol for securing the space and for the use.
- Property Owner will set its goal to hire 20% qualified DC residents, with an emphasis on ANC 6D residents, as property employees. In addition, Property Owner will endeavor to employ up to two summer high school interns provided that they attend a to be determined number of training sessions to be held at SWFEC. Property Owner will make best efforts to forge relationships with local training and placement groups such as UDC and Building Futures.
- The Applicant will work with ABRA to appropriately relocate its liquor store before and after construction.
- The Applicant will prioritize local businesses in the commercial and retail spaces. The Applicant will advertise that commercial space is available for lease on the building (e.g. "New Commercial Space for Lease") with contact details. When the spaces become available for lease, the Applicant will send a notice to the Syphax Village Board and ANC with information about the lease and ask that they sent to constituents and resident listservs to solicit local businesses for the space.
- The Project will obtain LEED Gold Certification;
- The Project will provide 12% of the GFA set-aside for IZ and at least one unit at a 50% MFI rate.

Flexibility

The Applicant is also revising its previous requests for flexibility from the final plans as suggested by the Commission. The requests are consistent with other orders from recently approved design review cases. The changes are bolded:

- 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;
- To vary the final mix of IZ units in the event that floor plan changes impact the required IZ, so long as the Applicant complies with all IZ requirements in the Zoning Regulations, **the Applicant meets a 12% set-aside requirement and sets aside at least one of the units at 50% MFI as requested by DHCD (Exhibit 24, page 17), and the units do not appear stacked.**
- 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 that the Applicant provide solar panels;
- To modify the streetscape design and areas in public space in response to DDOT and the public space permitting process; and
- To vary the items on the LEED Scorecard so long as the project receives LEED **GOLD** Certification.
- **To extend the first floor of the building into the 3 ft. x 13 ft. 11 in. area of the closed court on the south side of the Property in the event that the existing easement burdening that portion of the Property is terminated.**