

TAB C



2122 14TH STREET NW

WASHINGTON, DC

BZA EXHIBITS

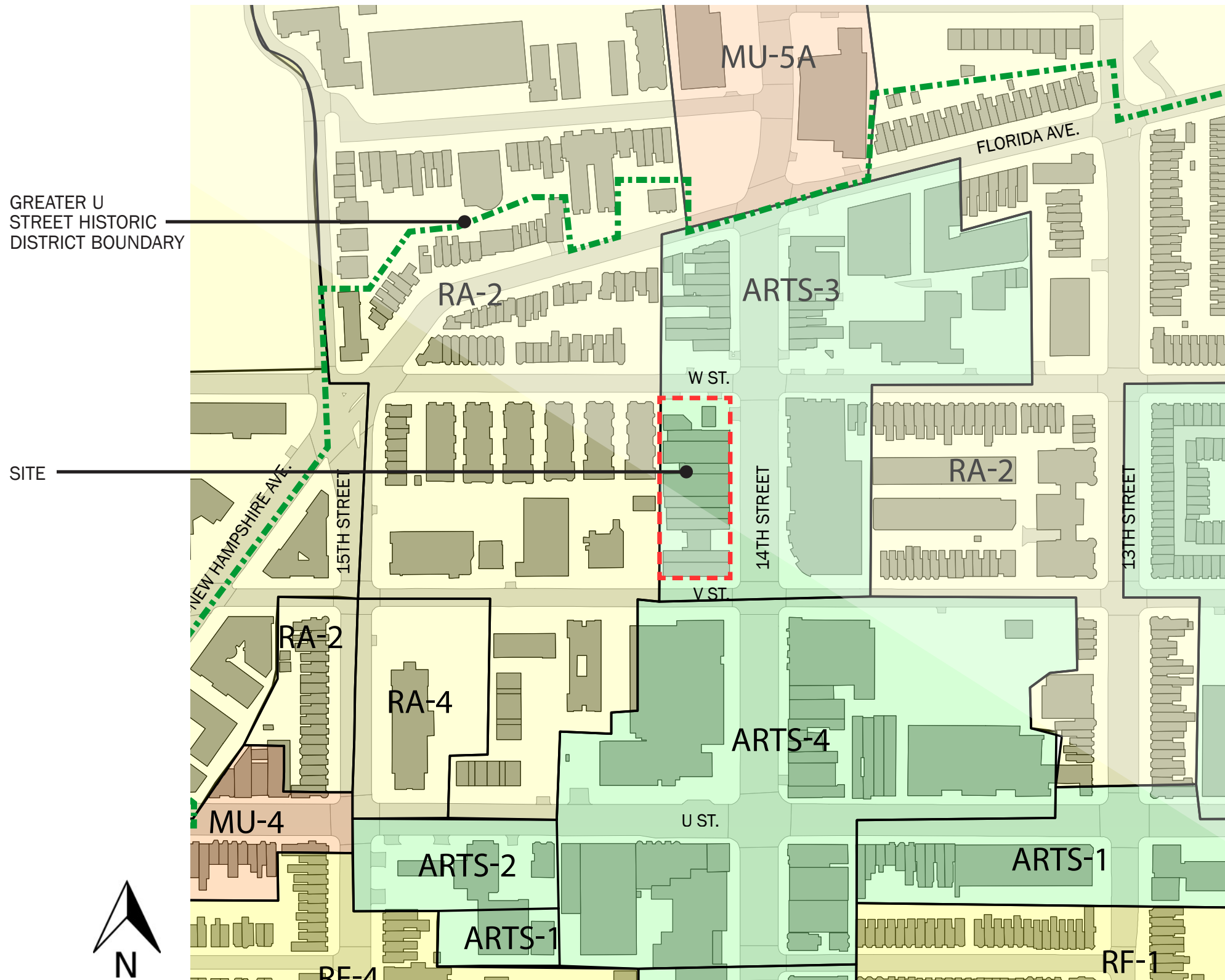
December 29, 2017



Perkins Eastman DC



ZONING TABULATIONS



	ARTS-3	PROPOSED
FAR⁽¹⁾		
Total with IZ	4.8 (IZ)	Residential
Residential		4.15
Non-Residential	2.5 Max.	1.1
Bonus Density (2)	0.5	
Total	5.3	5.25
Gross Floor Area		
Residential		155,330
Non-Residential	92,817 Max.	39,382 ⁽³⁾
Total	196,773	194,713
Height	75 ft	75 ft
Penthouse Height		
Habitable Space	12ft	12ft
Mechanical Space	18ft 6in	18ft 6in
Penthouse Stories	1; 2nd story permitted for mechanical space	1; 2nd story for mechanical space
Green Area Ratio⁽¹⁾	0.25	0.25 min
Lot Occupancy	80% (IZ)	88% (at 2nd Floor only)

NOTES:

1. FAR & LOT OCCUPANCY CALCULATIONS BASED ON TOTAL SITE AREA = 37,126.65 SQ. FT
2. PER SUBTITLE K, SECTION 802.3: A BUILDING THAT INCLUDES 3.0 FAR OR MORE DEVOTED TO RESIDENTIAL USE IS ENTITLED TO A BONUS OF 0.5 FAR.
3. EXISTING STRUCTURE TO REMAIN AT 2100 14TH ST NW ASSUMED TO BE 6,000 SF GFA

ZONING TABULATIONS

PARKING AND SUPPORT

VEHICULAR PARKING		REQUIRED SPACES	PROPOSED SPACES (min.)	METHOD OF CALCULATION
RESIDENTIAL	241 Units	41	41	$((\# \text{ units} - 4 \text{ units}) / 3) / 2^{(1)}$
OFFICE	7,882 Sq Ft	2	2	$(\text{Office Sq Ft} * .5 / 1000) / 2^{(1)}$
RETAIL	25,500 Sq Ft	15	15	$((\text{Retail Sq Ft} - 3000 \text{ Sq Ft}) * 1.33 / 1000) / 2^{(1)}$
ENTERTAINMENT	3,752 Sq Ft	4	4	$(\text{Entertainment Sq Ft} * 2 / 1000) / 2^{(1)}$
TOTAL	-	62	75-80	

NOTES:

1. 50% Reduction per DCMR 2016 - Section 702.1 - Item (a):

"702.1 Within any zone other than an R or RF zone, the minimum vehicle parking requirement identified in the table of Subtitle C § 701.5 shall be reduced by fifty percent (50%) for any site which is located:

(a) Within one-half mile (0.5 mi.) of a Metrorail station that is currently in operation or is one for which a construction contract has been awarded;

BICYCLE PARKING		LONG TERM		SHORT TERM		BICYCLE PARKING METHOD OF CALCULATION	
		REQUIRED SPACES	PROPOSED SPACES (min.)	REQUIRED SPACES	PROPOSED SPACES (min.)	LONG TERM	SHORT TERM
RESIDENTIAL	241 Units	66	66	13	13	# units/3 up to 50 spaces # units/6 after 50	# units/20 up to 50 spaces # units/40 after 50
OFFICE	7,882 Sq Ft	4	4	2	2	Office GFA / 2,500 (Min. 2 req'd)	Office GFA / 40,000 (min. 2 req'd)
RETAIL	25,500 Sq Ft	3	3	8	8	Retail GFA / 10,000	Retail GFA / 3,500
ENTERTAINMENT	3,752 Sq Ft	-	-	-	-	Not req'd for non-residential uses under 4,000 Sq Ft	Not req'd for non-residential uses under 4,000 Sq Ft
TOTAL	-	73	73	23	23		

BICYCLE SUPPORT		SHOWERS		LOCKERS		BICYCLE REQUIREMENTS METHOD OF CALCULATION	
		REQUIRED QUANTITY	PROPOSED QUANTITY (min.)	REQUIRED QUANTITY	PROPOSED QUANTITY (min.)	SHOWERS	LOCKERS
RESIDENTIAL	241 Units	-	-	-	-	Min. 2 for non-residential use over 25,000 sq ft GFA. Additional two (2) showers for every 50,000 sq ft of gross floor area above the first 25,000 sq ft, up to a maximum requirement of six (6) showers.	0.6 times the min. # of required long-term bicycle spaces
OFFICE	7,882 Sq Ft	-	-	-	-		
RETAIL	25,500 Sq Ft	2	2	2	2		
ENTERTAINMENT	3,752 Sq Ft	-	-	-	-		
TOTAL	-	2	2	2	2		

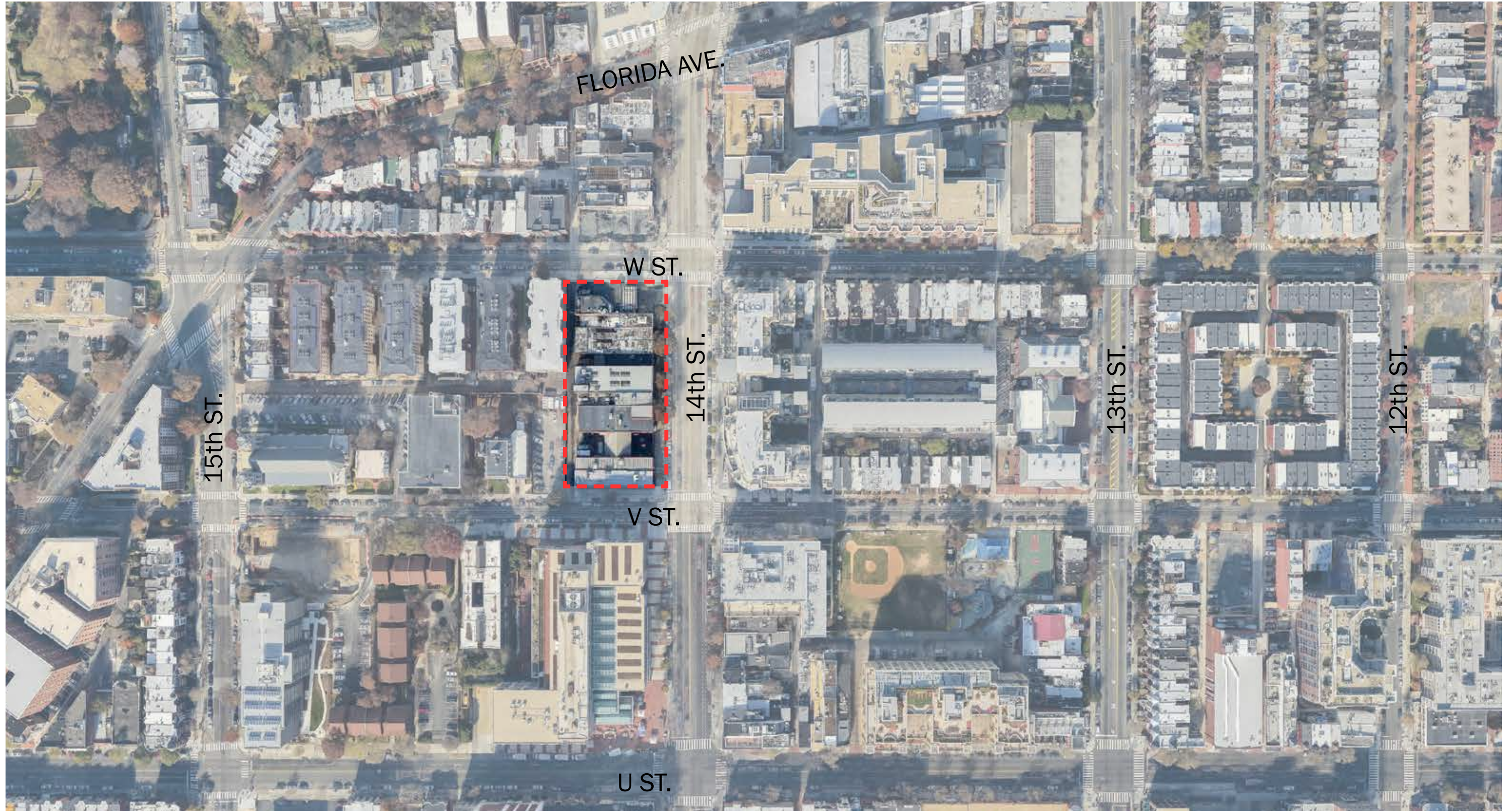
SITE CONTEXT



2122 14TH STREET NW
WASHINGTON, DC

BZA SUBMISSION
DECEMBER 29, 2017

SITE LOCATION



2122 14TH STREET NW
WASHINGTON, DC

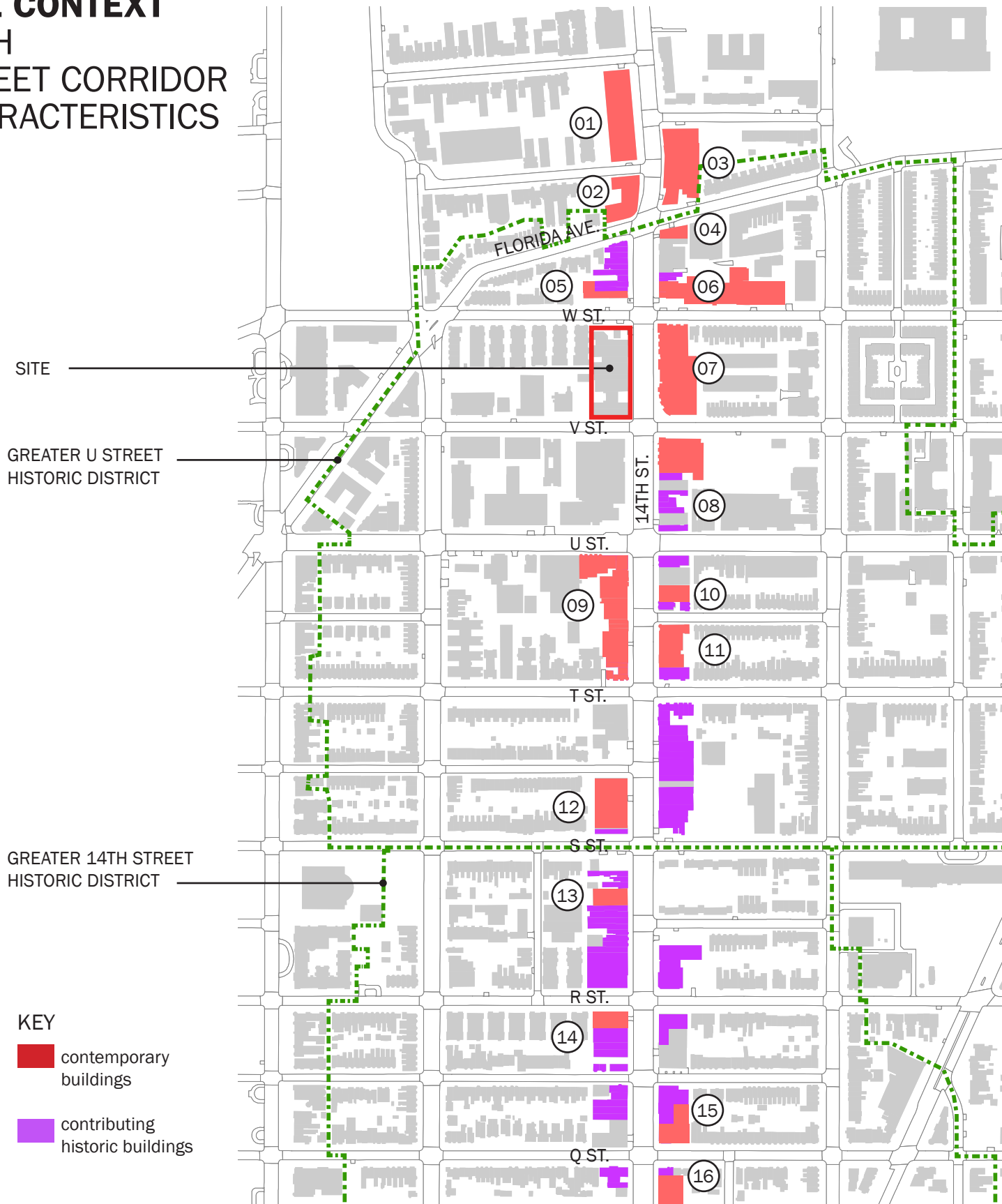
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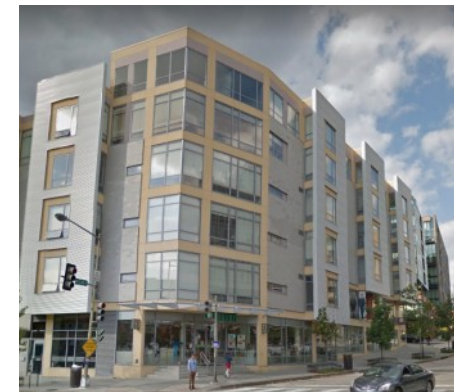


PROJECT DESCRIPTION | 5

SITE CONTEXT
14TH
STREET CORRIDOR
CHARACTERISTICS



01 - CAPITOL VIEW ON 14TH



02 - 2300 14TH ST



03 - VIEW 14



04 - 1350 FLORIDA



05 - 2200 14TH ST



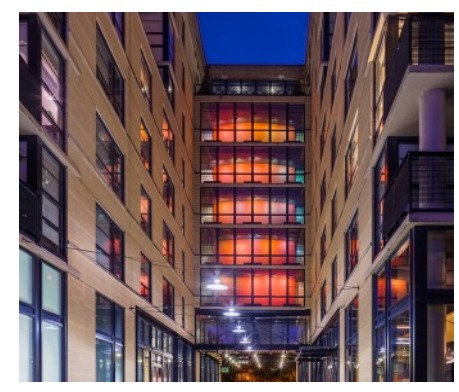
05 - 2200 14th St



06 - 14 W APARTMENTS



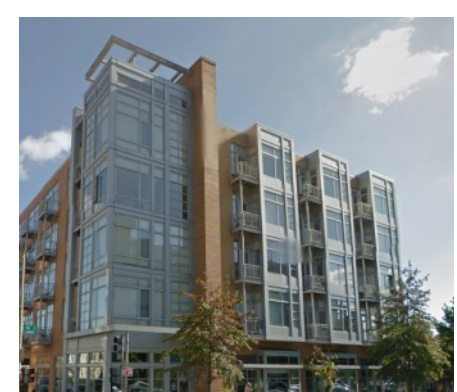
07 - UNION ROW



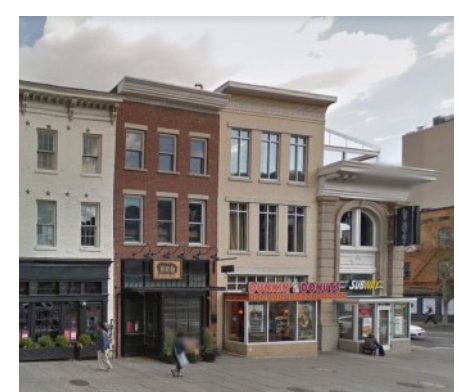
07 - UNION ROW



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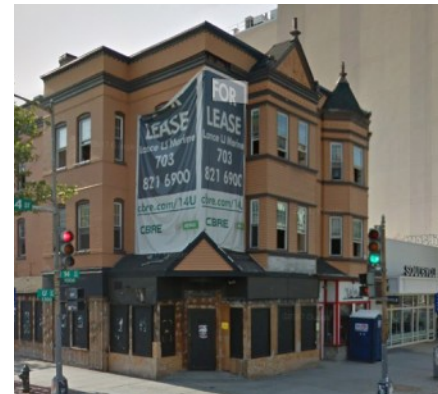
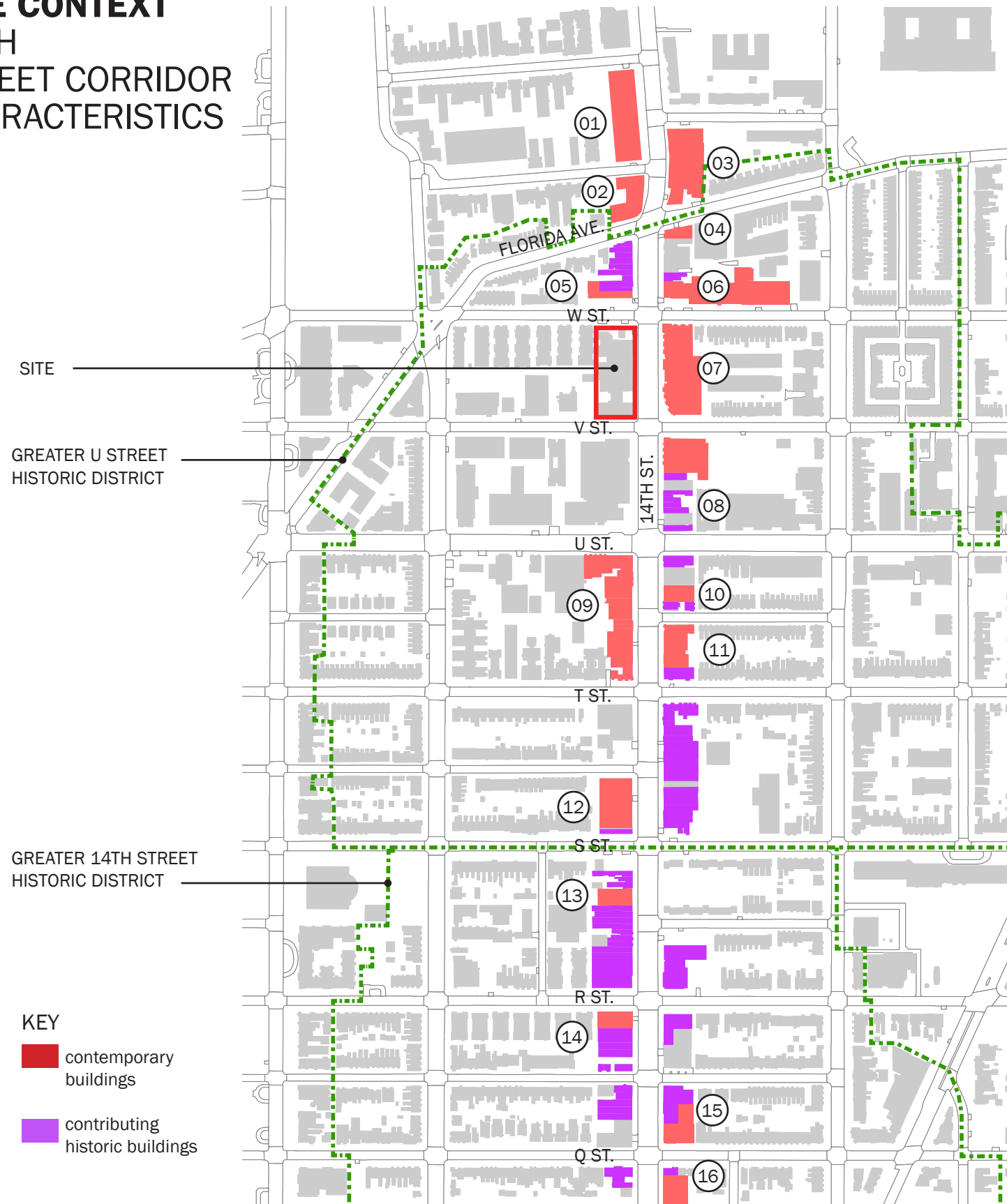


08 - 1390 V ST



08

SITE CONTEXT
14TH STREET CORRIDOR CHARACTERISTICS



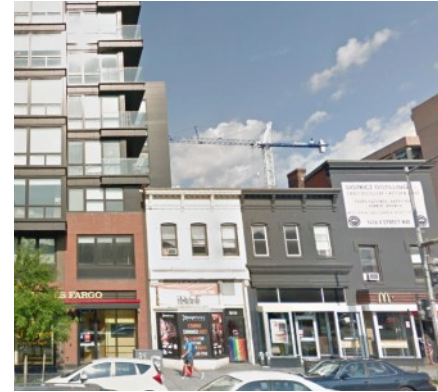
10



10 - ELYSIUM FOURTEEN APARTMENTS



10



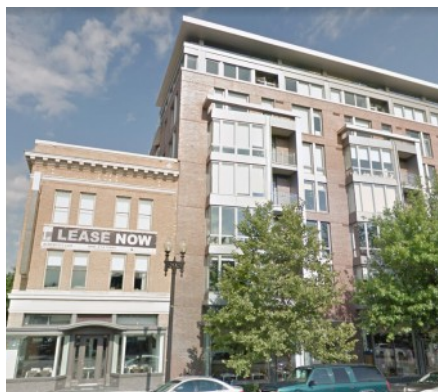
09 - THE LOUIS APARTMENTS



11 - THE HARPER



11



12 - DISTRICT



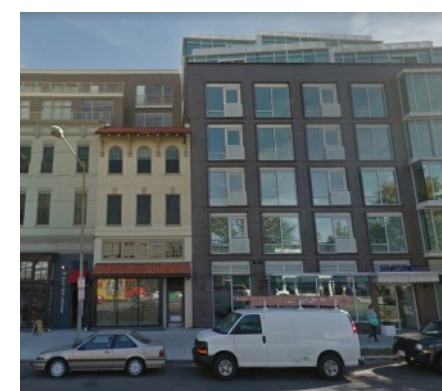
13 - 1728 14TH ST



13 - 1728 14TH ST



14 - 1634 14TH ST



15 - THE CORCORAN AT 14TH



16 - 1521 14TH ST

14TH STREET FRONTAGE



Frank D. Reeves Center of Municipal Affairs	V St.	SIDE WALK	2100 14th St.	2102 14th St.	2104-2106 14th St.	2108 14th St.	2110 14th St.	2112 14th St.	2114-2116 14th St.	2118 14th St.	2120-2122 14th St.	2124 14th St.	1400 W St.	SIDE WALK	W ST.	2200 14th St.
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14TH STREET FRONTAGE



VIEW OF 2100 BLOCK LOOKING NORTHWEST



VIEW OF 2100 BLOCK LOOKING SOUTHWEST



Frank D. Reeves Center of Municipal Affairs	W ST.	SIDE WALK	2100 14th St.	2102 14th St.	2104-2106 14th St.	2108 14th St.	2110 14th St.	2112 14th St.	2114-2116 14th St.	2118 14th St.	2120-2122 14th St.	2124 14th St.	1400 W St.	SIDE WALK	V St.	2200 14th St.
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WASHINGTON, DC

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Perkins Eastman DC

COZEN O'CONNOR

MADISON INVESTMENTS

EXISTING SITE CONDITIONS | 9

14TH STREET FRONTAGE



2102 14TH STREET



2108 14TH STREET



2110 14TH STREET



Frank D. Reeves Center of Municipal Affairs	W ST.	SIDE WALK	2100 14th St.	2102 14th St.	2104-2106 14th St.	2108 14th St.	2110 14th St.	2112 14th St.	2114-2116 14th St.	2118 14th St.	2120-2122 14th St.	2124 14th St.	1400 W St.	SIDE WALK	V St.	2200 14th St.
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COZEN O'CONNOR

MADISON INVESTMENTS

EXISTING SITE CONDITIONS 10

14TH STREET FRONTAGE



2112 14TH STREET



2114-2116 14TH STREET



2118 14TH STREET



Frank D. Reeves Center of Municipal Affairs	W ST.	SIDE WALK	2100 14th St.	2102 14th St.	2104-2106 14th St.	2108 14th St.	2110 14th St.	2112 14th St.	2114-2116 14th St.	2118 14th St.	2120-2122 14th St.	2124 14th St.	1400 W St.	SIDE WALK	V St.	2200 14th St.
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WASHINGTON, DC

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COZEN O'CONNOR

MADISON INVESTMENTS

EXISTING SITE CONDITIONS 11

14TH STREET FRONTAGE



2120-2122 14TH STREET



2124 14TH STREET



Frank D. Reeves Center of Municipal Affairs	W ST.	SIDE WALK	2100 14th St.	2102 14th St.	2104-2106 14th St.	2108 14th St.	2110 14th St.	2112 14th St.	2114-2116 14th St.	2118 14th St.	2120-2122 14th St.	2124 14th St.	1400 W St.	SIDE WALK	V St.	2200 14th St.
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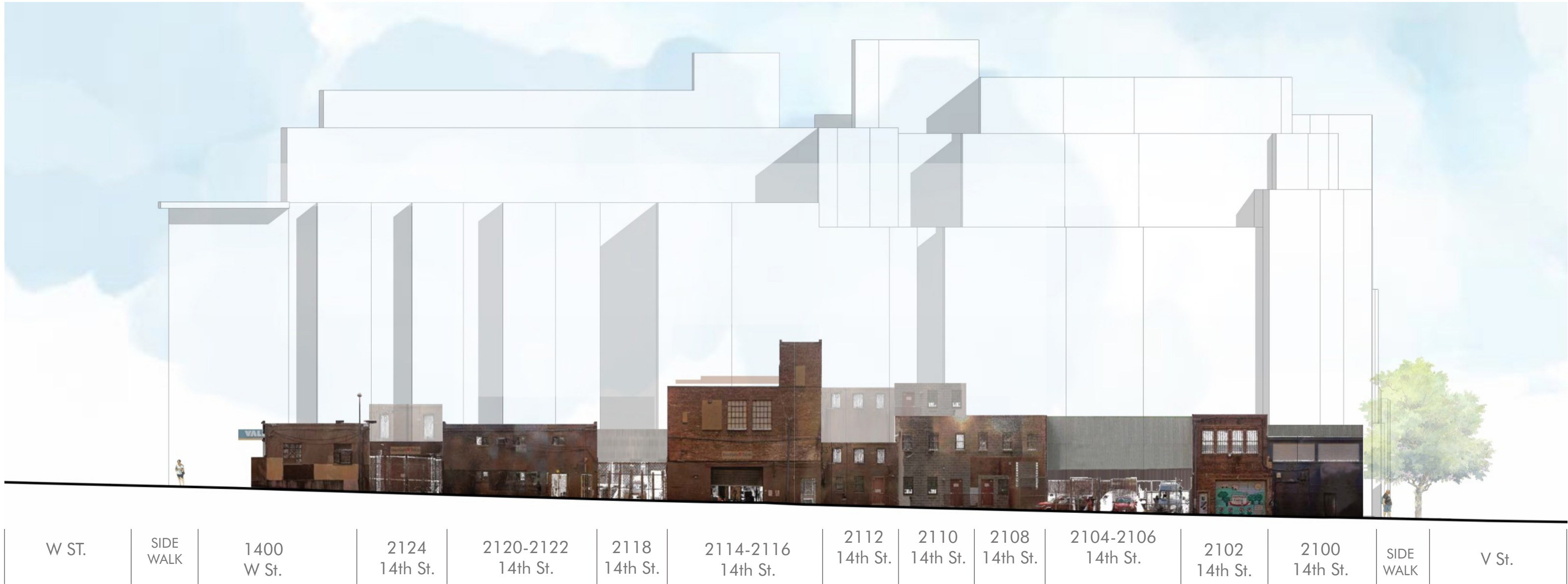
Perkins Eastman DC

COZEN O'CONNOR

MADISON INVESTMENTS

EXISTING SITE CONDITIONS 12

ALLEY FRONTAGE



ALLEY FRONTAGE



VIEW OF 2100 BLOCK ALLEY LOOKING SOUTH



VIEW OF 2100 BLOCK ALLEY LOOKING NORTH



W ST.	SIDE WALK	1400 W St.	2124 14th St.	2120-2122 14th St.	2118 14th St.	2114-2116 14th St.	2112 14th St.	2110 14th St.	2108 14th St.	2104-2106 14th St.	2102 14th St.	2100 14th St.	SIDE WALK	V St.
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ALLEY FRONTAGE



1400 W STREET

2124 14TH STREET

2120-2122 14TH STREET



W ST.	SIDE WALK	1400 W St.	2124 14th St.	2120-2122 14th St.	2118 14th St.	2114-2116 14th St.	2112 14th St.	2110 14th St.	2108 14th St.	2104-2106 14th St.	2102 14th St.	2100 14th St.	SIDE WALK	V St.
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ALLEY FRONTAGE



2118 14TH STREET



2114-2116 14TH STREET



2110 14TH STREET



W ST.	SIDE WALK	1400 W St.	2124 14th St.	2120-2122 14th St.	2118 14th St.	2114-2116 14th St.	2112 14th St.	2110 14th St.	2108 14th St.	2104-2106 14th St.	2102 14th St.	2100 14th St.	SIDE WALK	V St.
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ALLEY FRONTAGE



2118 14TH STREET



2114-2116 14TH STREET



2110 14TH STREET



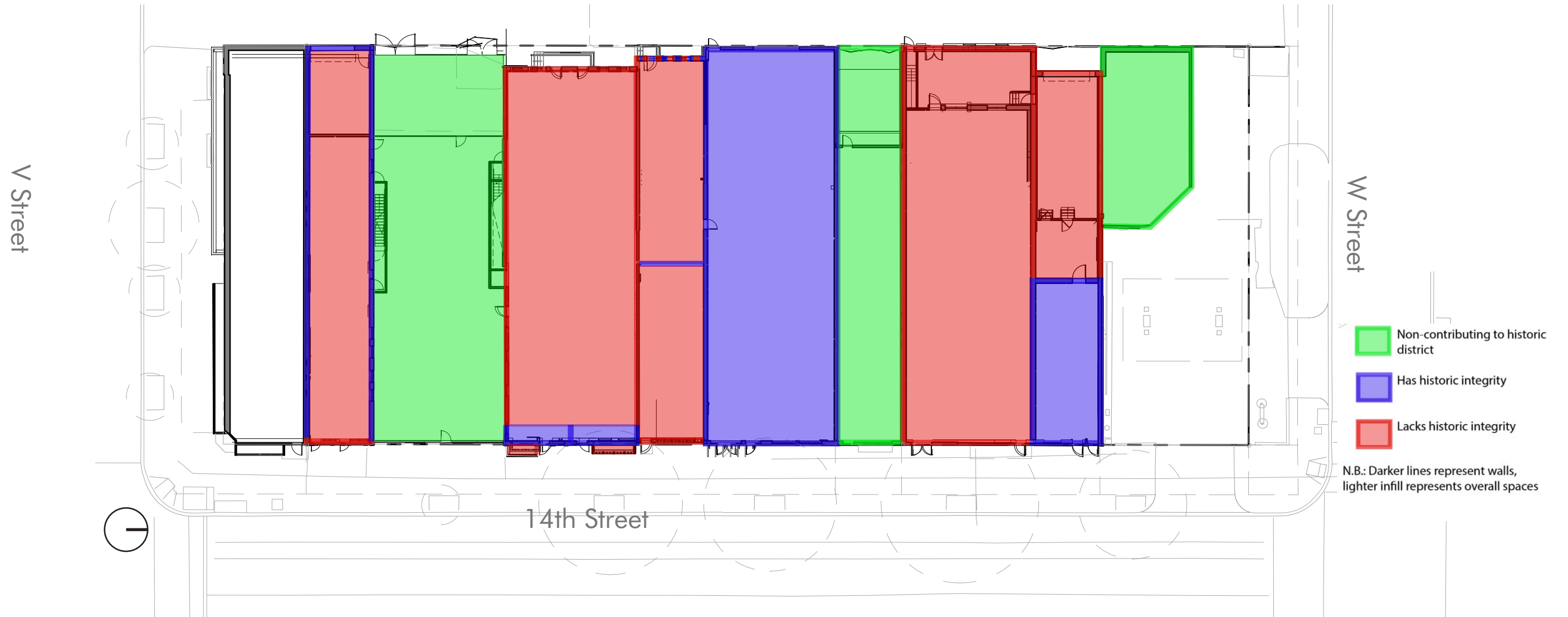
W ST.	SIDE WALK	1400 W St.	2124 14th St.	2120-2122 14th St.	2118 14th St.	2114-2116 14th St.	2112 14th St.	2110 14th St.	2108 14th St.	2104-2106 14th St.	2102 14th St.	2100 14th St.	SIDE WALK	V St.
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14TH STREET FRONTAGE



Frank D. Reeves Center of Municipal Affairs	V St.	SIDE WALK	2100 14th St.	2102 14th St.	2104-2106 14th St.	2108 14th St.	2110 14th St.	2112 14th St.	2114-2116 14th St.	2118 14th St.	2120-2122 14th St.	2124 14th St.	1400 W St.	SIDE WALK	W ST.	2200 14th St.
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14TH STREET FRONTAGE

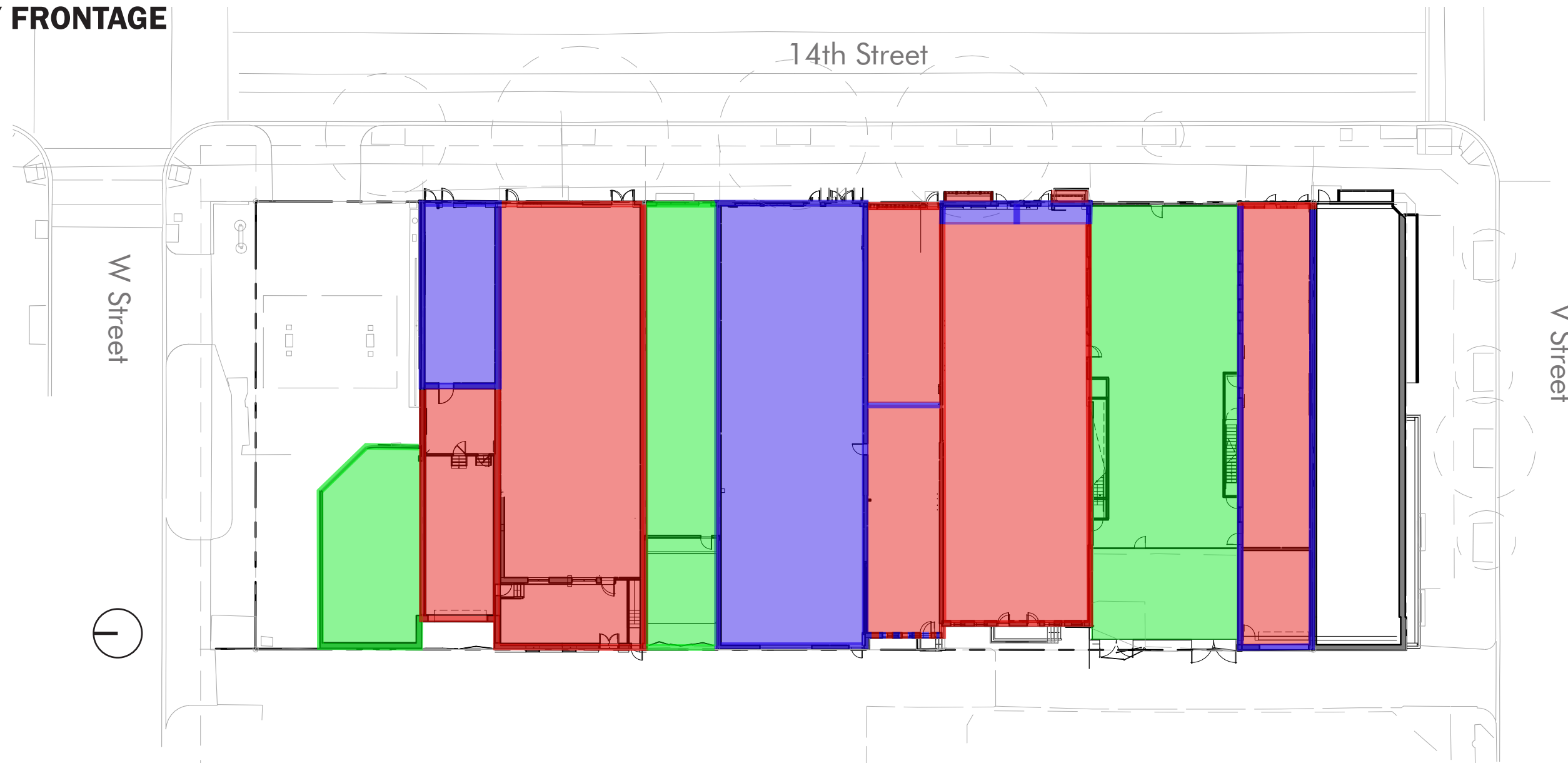


Frank D. Reeves Center of Municipal Affairs | W ST. | SIDE WALK | 2100 14th St. | 2102 14th St. | 2104-2106 14th St. | 2108 14th St. | 2110 14th St. | 2112 14th St. | 2114-2116 14th St. | 2118 14th St. | 2120-2122 14th St. | 2124 14th St. | 1400 W St. | SIDE WALK | V St. | 2200 14th St.

ALLEY FRONTAGE



ALLEY FRONTAGE



- Non-contributing to historic district
 - Has historic integrity
 - Lacks historic integrity
- N.B.: Darker lines represent walls, lighter infill represents overall spaces

Existing West Elevation, Alley



W ST.	SIDE WALK	1400 W St.	2124 14th St.	2120-2122 14th St.	2118 14th St.	2114-2116 14th St.	2112 14th St.	2110 14th St.	2108 14th St.	2104-2106 14th St.	2102 14th St.	2100 14th St.	SIDE WALK	V St.
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