



# 2300 16<sup>TH</sup> STREET NW

WASHINGTON, DC

BZA SUBMISSION  
DECEMBER 11, 2017

Perkins Eastman DC

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**2300 16<sup>TH</sup> STREET NW REDEVELOPMENT  
TABULATION OF ZONING DATA**

Property:

- Square 2568, Lots 806 and 808 (to be combined into single lot of record)
- Property is part of Meridian International Center, a private school governed by BZA Order Nos. 5802, 14571, and 17070

	<b>Allowable / Required</b>				<b>Proposed</b>	
	<i>Existing Zoning</i>		<i>Proposed Zoning (w/ 35 ft. shift)</i>			
	<i>RA-2 (48,639 SF)</i>	<i>RA-4 (18,523 SF)</i>	<i>RA-2 (42,551 SF)</i>	<i>RA-4 (24,611 SF)</i>	<i>RA-2 (42,551 SF)</i>	<i>RA-4 (24,611 SF)</i>
Height (F 303.1) <sup>1</sup>	50 ft.	90 ft.	50 ft.	90 ft.	50 ft.	80 ft. 4 in.
Penthouse Height (F 303.2)	12 ft. habitable 15 ft. mech.	20 ft.	12 ft. habitable 15 ft. mech.	20 ft.	10 ft.	20 ft. total (10.7 ft. habitable)
Floor Area Ratio (FAR) (F 302.1; C 1002.3)	2.16 FAR (105,060 SF)	4.2 FAR (77,796 SF)	2.16 FAR (91,910 SF)	4.2 FAR (103,366 SF)	0.91 FAR (38,572 SF) <sup>2</sup>	4.2 FAR (103,366 SF)
Penthouse FAR (C 1503)	0.4 FAR (19,455 SF)	0.4 FAR (7,409 SF)	0.4 FAR (17,020 SF)	0.4 FAR (9,844 SF)	0.1 FAR (2,204 SF)	0.34 FAR (8,329 SF)
Lot Occupancy (F 304.1)	60%	75%	60%	75%	35 %	73 %
Green Area Ratio (F 307.1; C 707.3(a)(5))	0.40	0.30	0.40	0.30	0.40	0.30

<sup>1</sup> Height is measured from existing grade at the midpoint of the building façade; height is measured to the highest point of the roof excluding parapets; for buildings that front on more than one street, any front may be used to measure height. (B 308.2; 308.3; 308.7.)

<sup>2</sup> Includes existing White-Meyer House (14,825 SF).

	<u>Allowable / Required</u>	<u>Proposed</u>
Rear Yard Depth (F 3051; F 305.2)	4 inches per foot of principal building height, not less than 15 feet (88' - 4" height of building = 29' - 7" rear yard)  In the case of a corner lot abutting three streets, rear yard is measured from center line of street abutting lot at rear of structure	(33' - 0") Measured from rear line of building to center line of Belmont Street.
Lot Control (C 302.2(b))	Multiple principal buildings permitted for private school	Two principal buildings
Parking (C 701.5; C 707.3(a))	Total Required: 125 spaces  Residential (multiple-dwelling): 1 space per 3 units in excess of 4 units (111 units = 36 spaces)  Private Education: <ul style="list-style-type: none"> <li>- 2 spaces per 3 teachers and other employees (106 employees = 71 spaces)</li> <li>- 1 per 10 seats in largest auditorium (175 seats = 18 spaces)</li> </ul>	Total Provided: <ul style="list-style-type: none"> <li>- 158 spaces (striped)</li> <li>- 105 spaces (valet - school only)</li> </ul> Residential: 72 spaces  Private School: <ul style="list-style-type: none"> <li>- 2300 16<sup>th</sup> Garage: 47 spaces (striped) 60 spaces (valet)</li> <li>- 2200 Belmont Garage: 39 spaces (striped) 45 spaces (valet)</li> <li>- Total: 86 spaces (striped) 105 spaces(valet)</li> </ul>

	<u>Allowable / Required</u>	<u>Proposed</u>
Bike Parking (C 802.1; C 707.3(a)(1))	Total Required: - 38 long-term spaces - 11 short-term spaces - Residential (long-term): 1 space per 3 units (37 spaces)  Residential (short-term); 1 space per 20 units = 6 spaces  Private Education (long-term): 1 per 7,500 SF = 1 space  Private Education (short-term): 1 per 2,000 SF = 5 spaces	Total Provided: - 38 long-term spaces - 11 short-term spaces
Loading (C 901.1; C 902.2)	Total Required (based on residential use): - 1 30-foot loading berth and 100 SF platform - 1 20-foot service/delivery space	Total Provided: 1 loading berth 846 SF platform 1 service/delivery space

Site Aerial



**Existing Conditions**

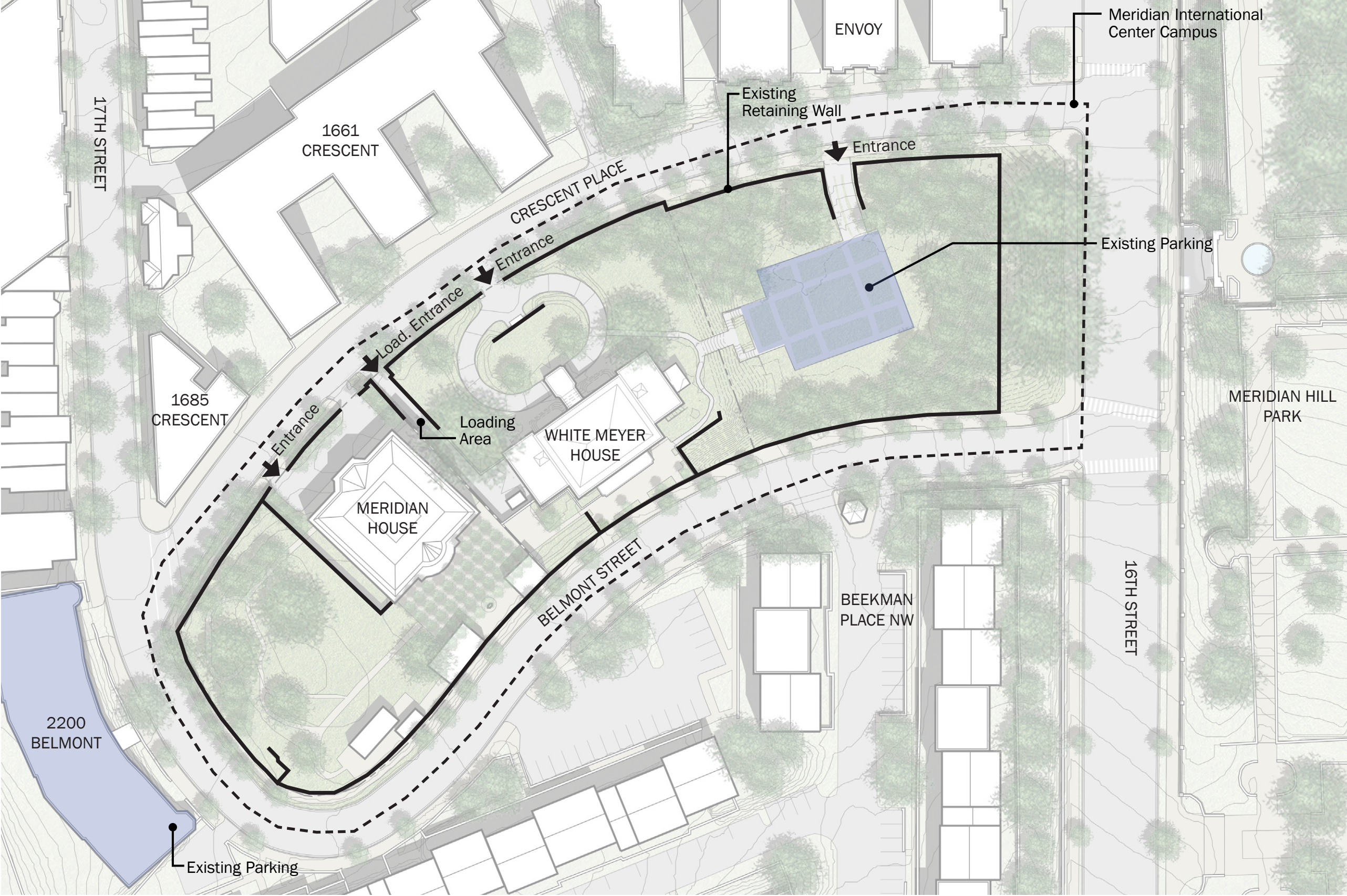


**Existing Conditions**



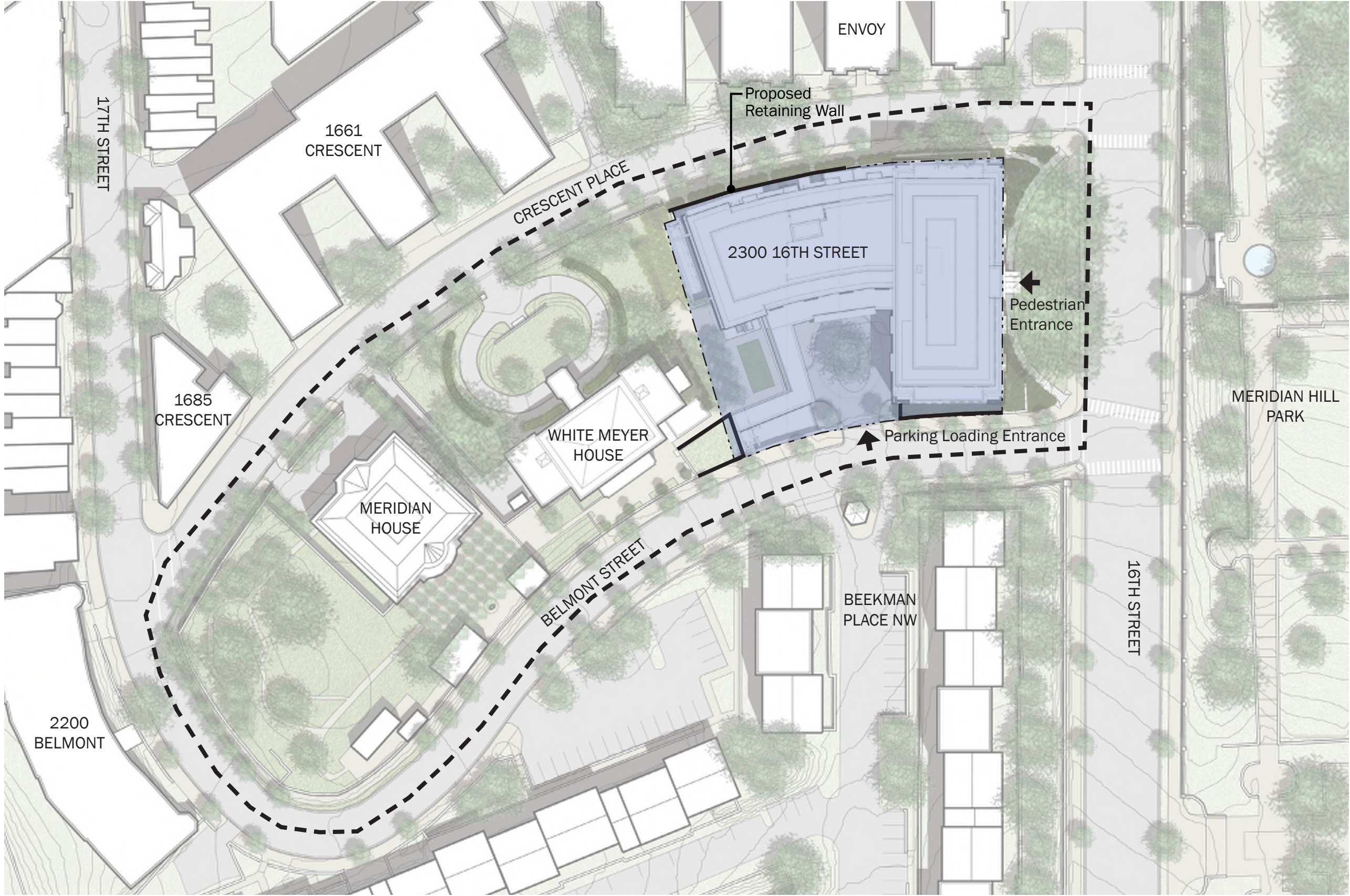


# Existing School Plan



EXISTING PLAN PER BZA ORDER NO. 5802, 14571 and 17070

# Proposed School Plan



PROPOSED NEW BUILDING:

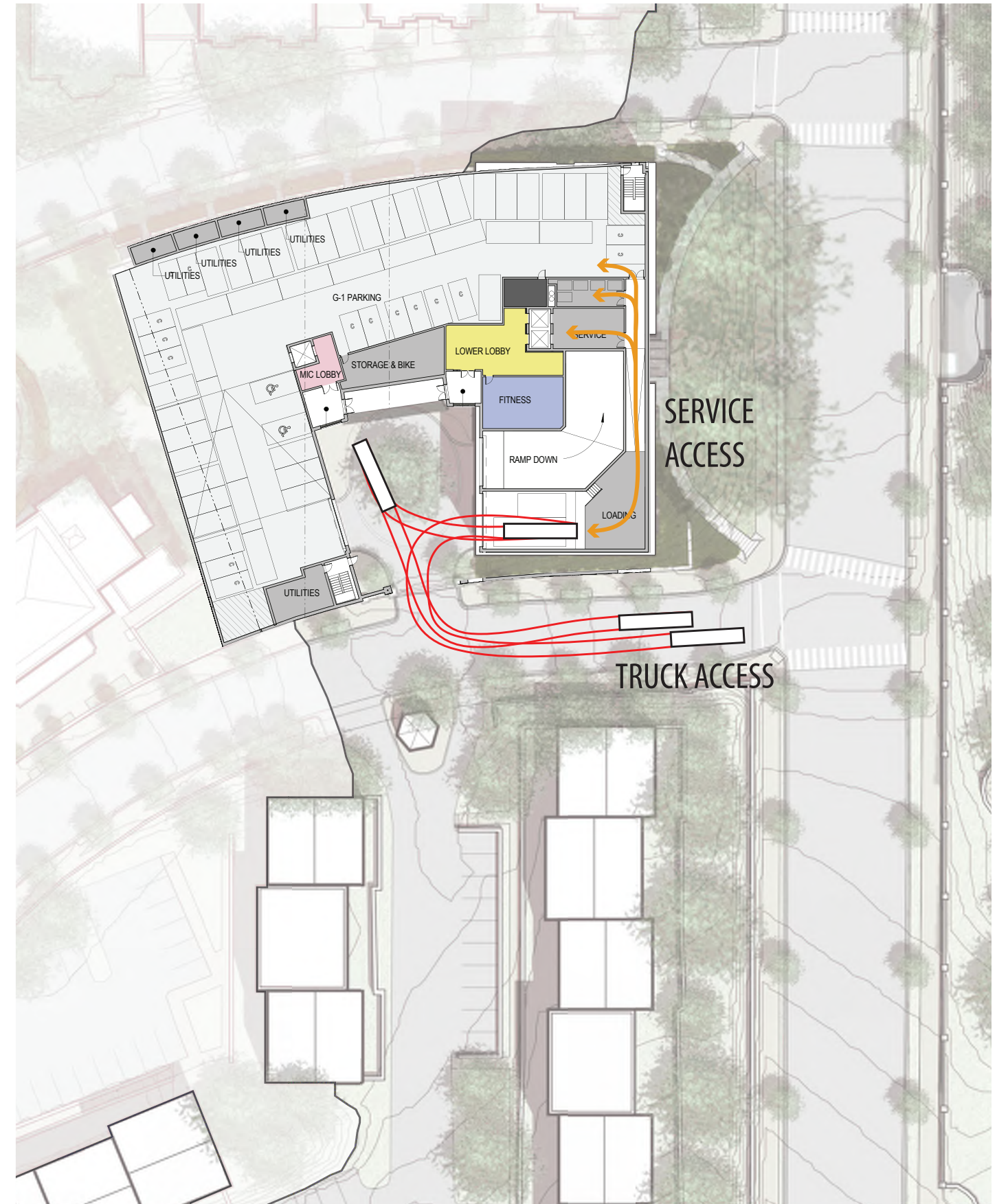
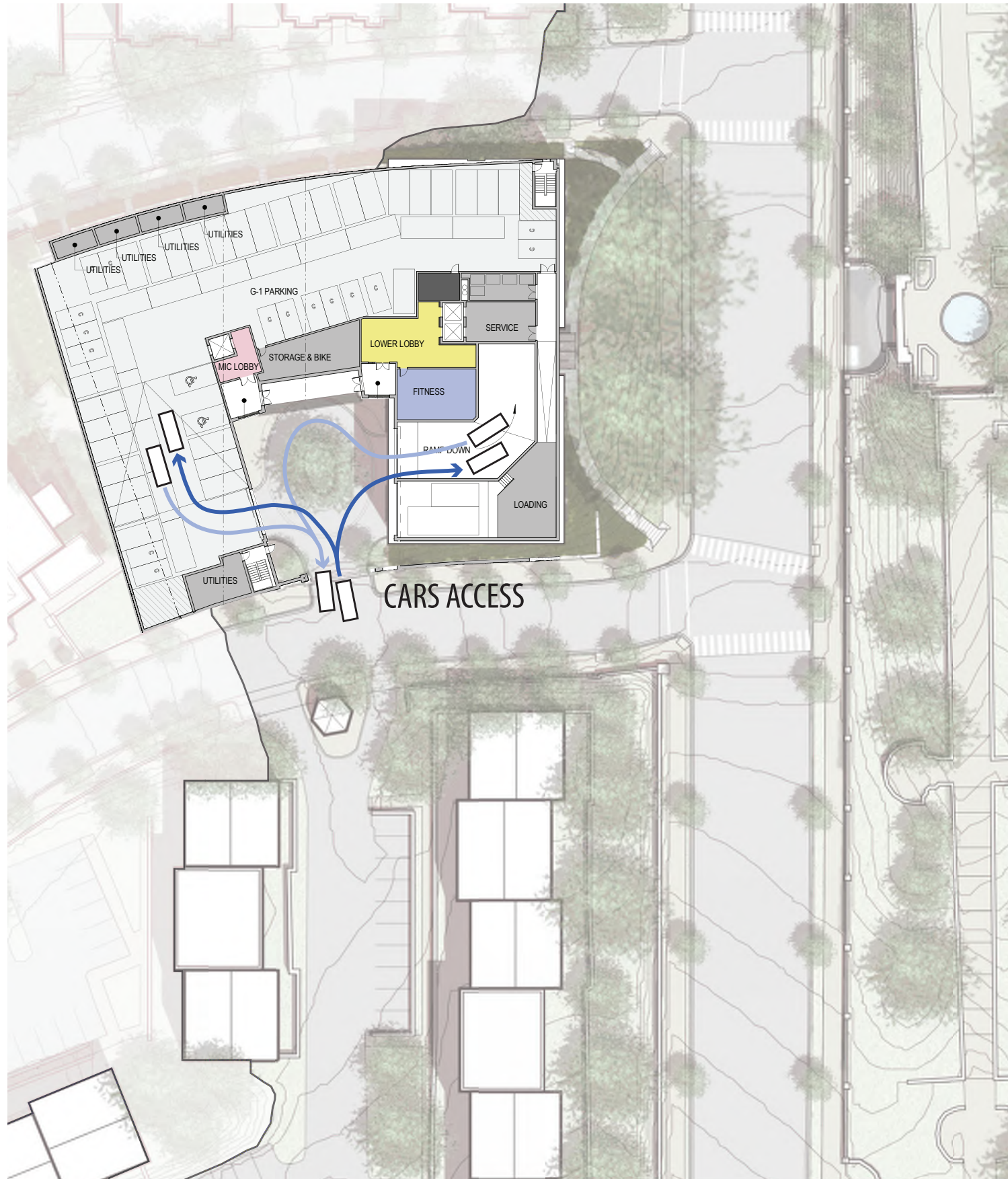
**MERIDIAN SPACE**  
9,266 gsf

**MERIDIAN PARKING SPACES**  
47 spaces

**RESIDENTIAL UNITS**  
Approximately 111 units

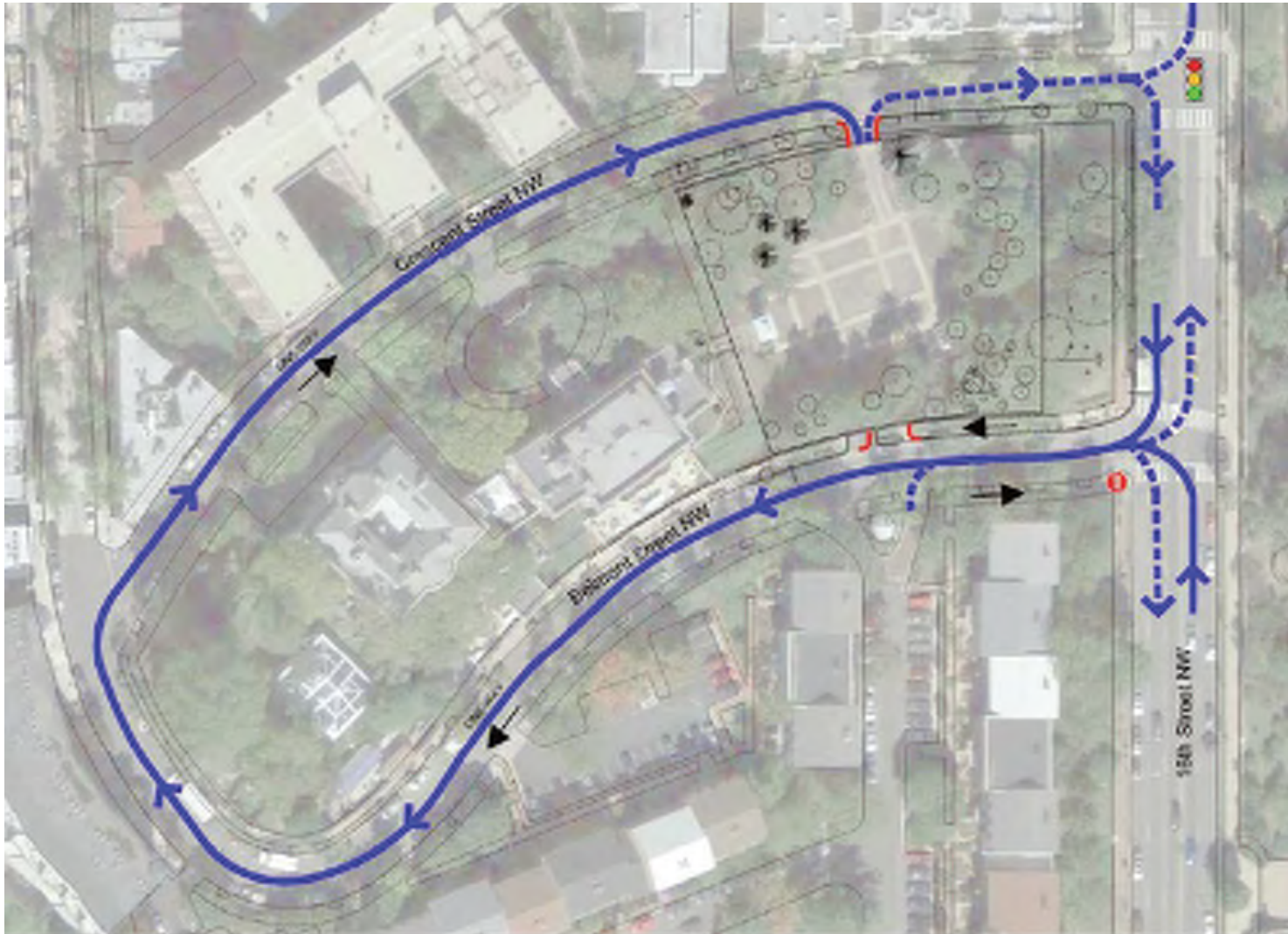
**RESIDENTIAL PARKING SPACES**  
72 spaces

# Site Access



# Circulation Plan

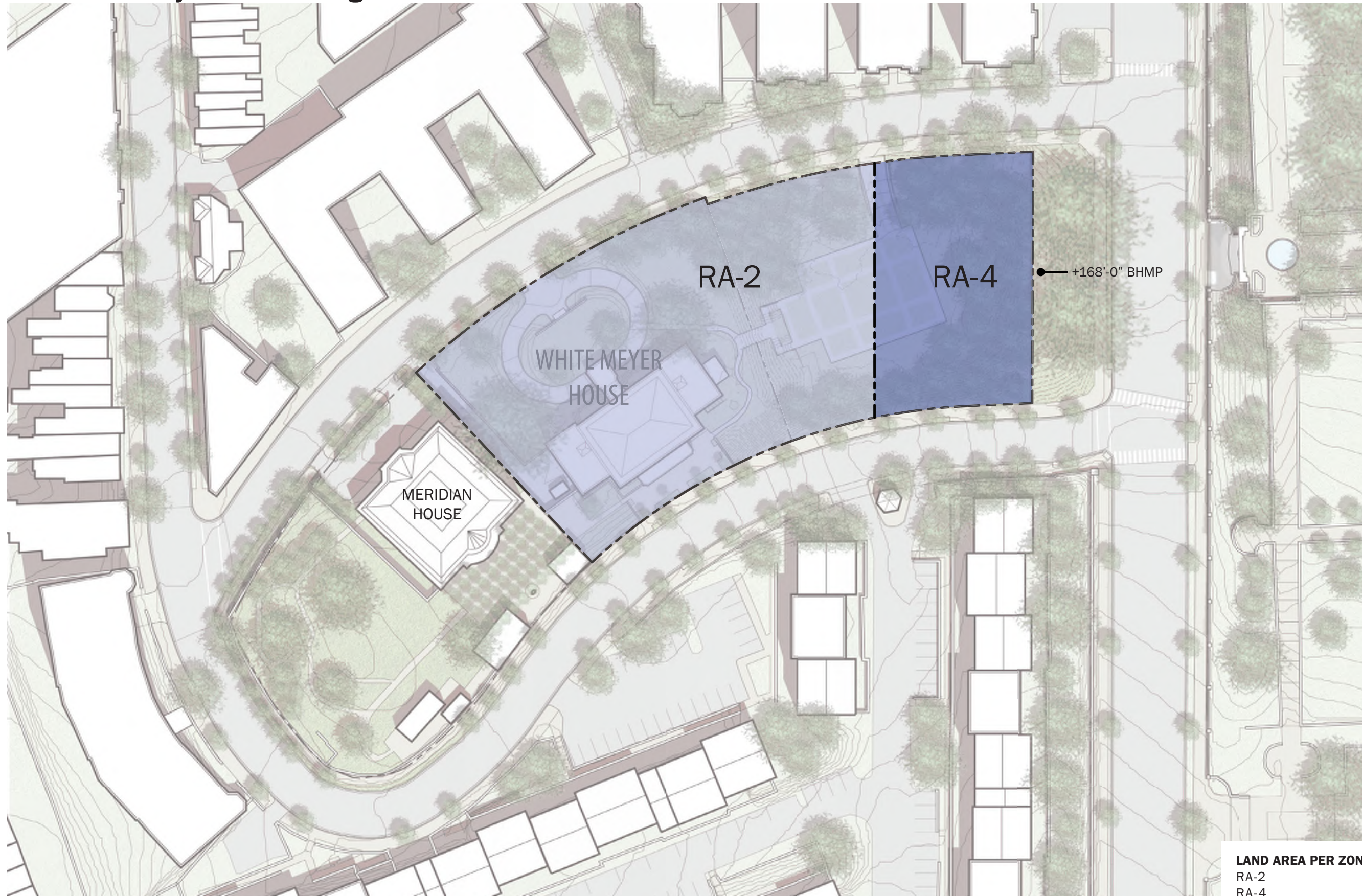
EXISTING TRAFFIC CIRCULATION



PROPOSED TRAFFIC CIRCULATION

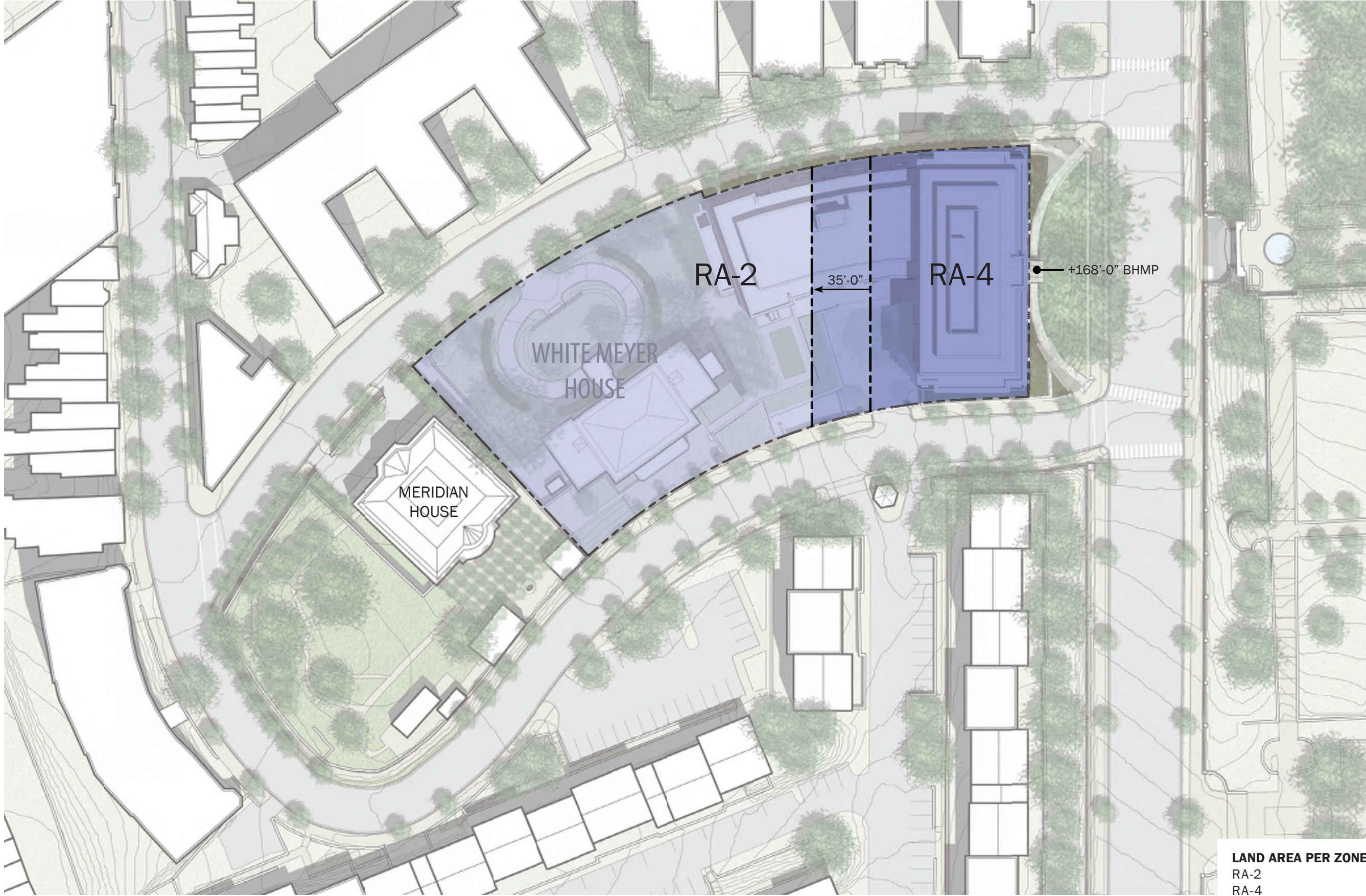


# Zone Boundary Shift: Existing



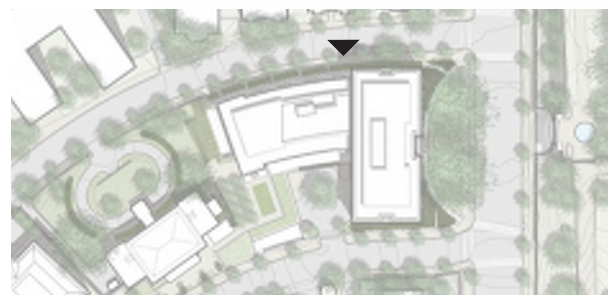
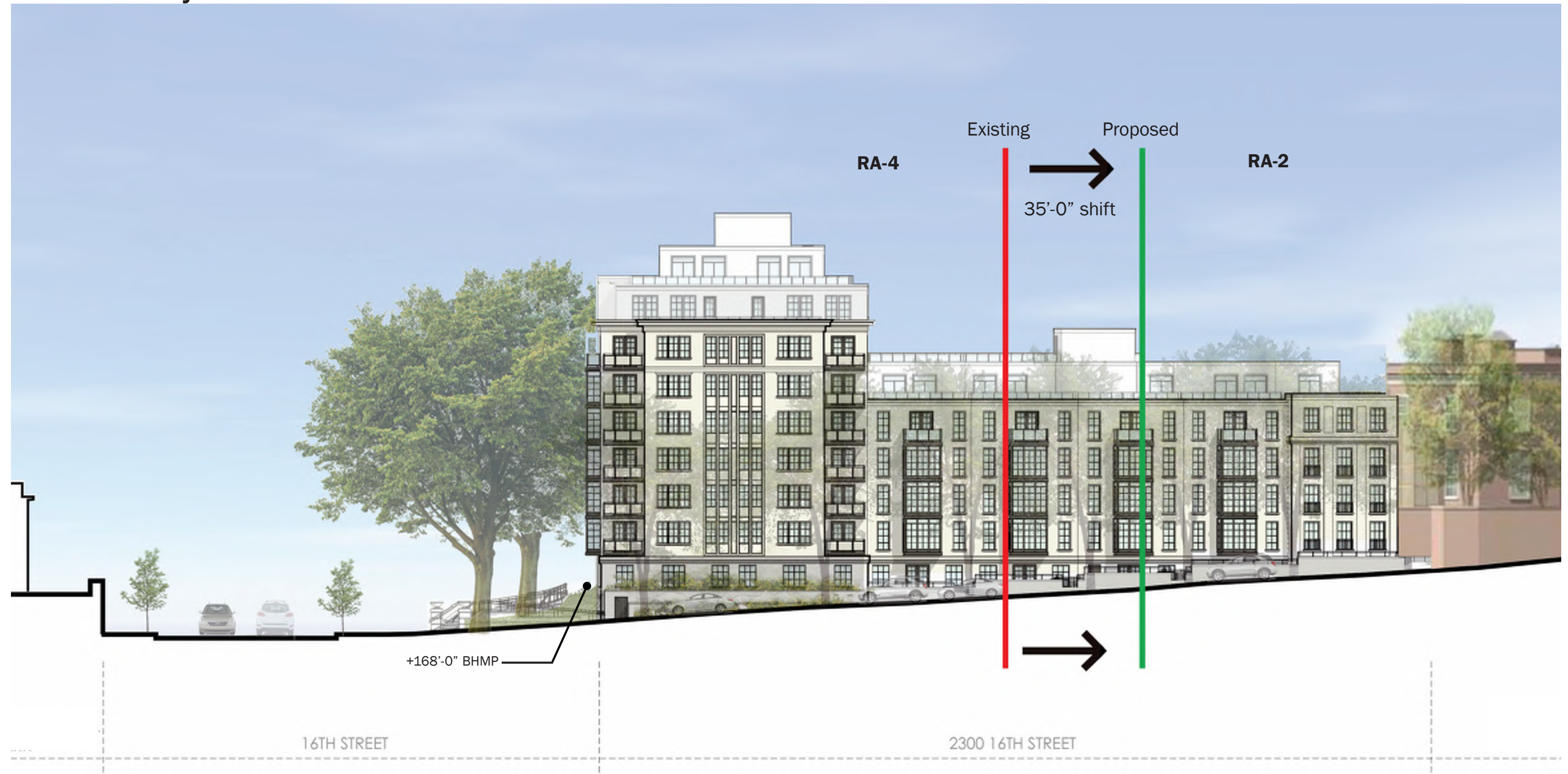
LAND AREA PER ZONE (EXISTING)	
RA-2	48,639 gsf
RA-4	18,523 gsf

**Zone Boundary Shift: Proposed**

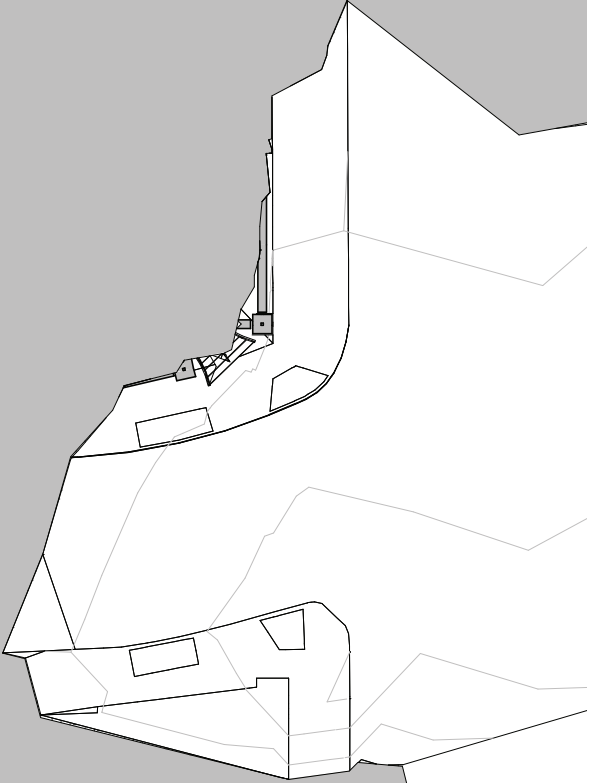
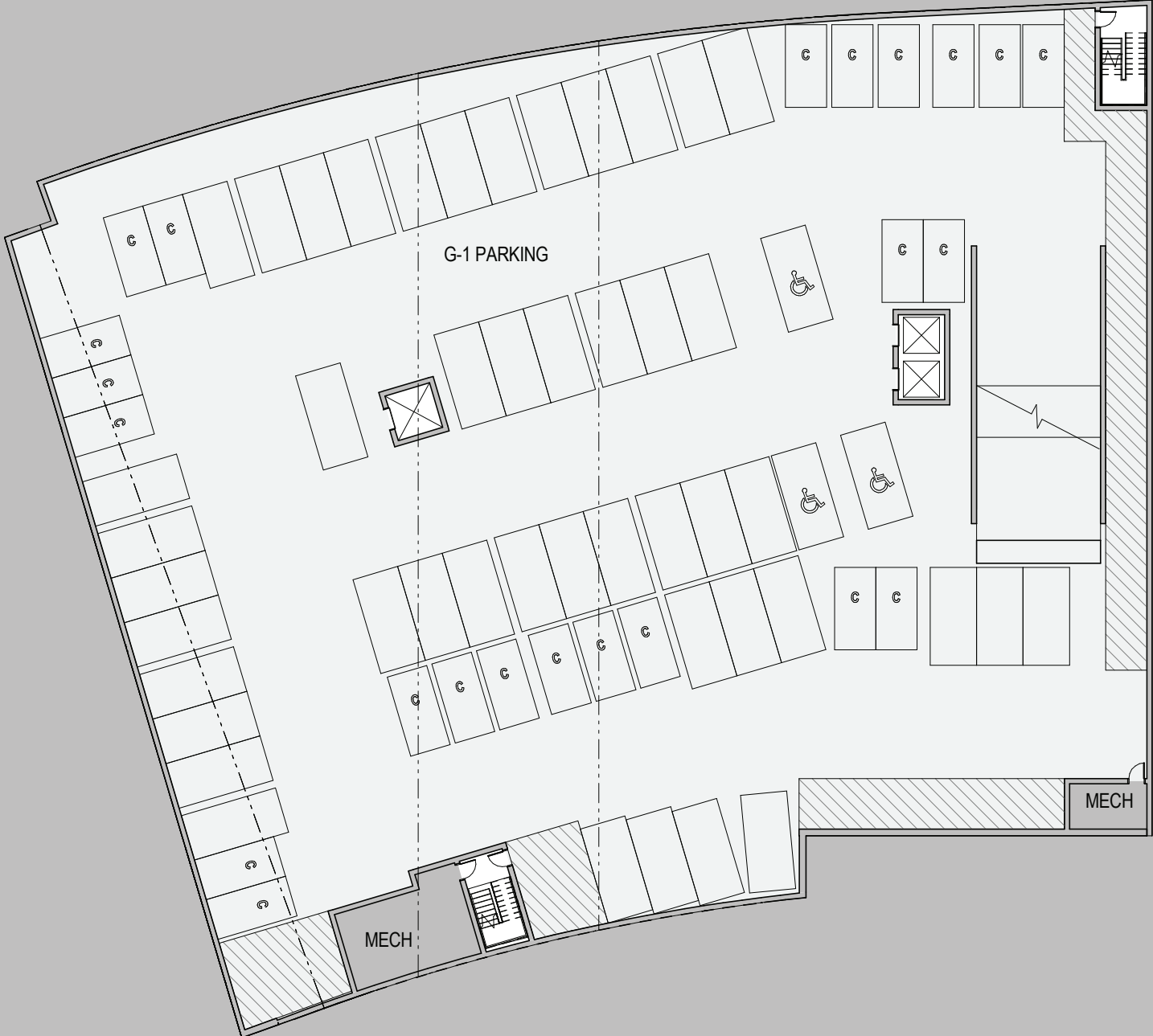


LAND AREA PER ZONE (PROPOSED)	
RA-2	42,551 gsf
RA-4	24,611 gsf

# Zone Boundary Shift: North Elevation



# Floor Plans: Parking G2



RESIDENTIAL PARKING	
Total Spaces	72
HC	3
Compact	23
Standard	46