



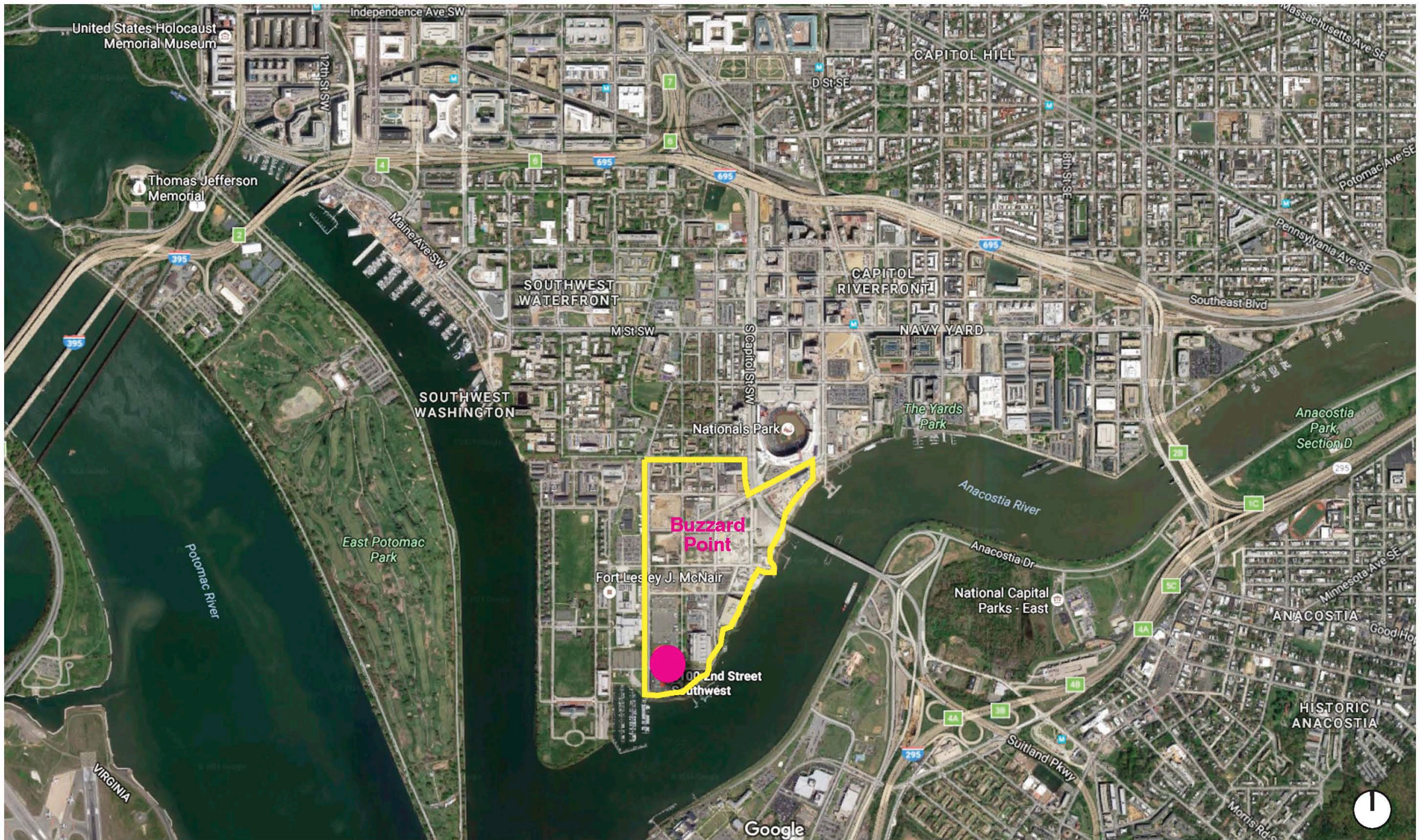
River Point

2100 2nd St, SW
Square 613 / Lot 10

River Point Partners, LLC
601 13th Street, NW - Suite 300 North
Washington, DC 20005
ph: 202-638-3000

Prepared for
DC Zoning Submission
Case Number 17-05

May 16, 2017



River Point - 2100 2nd St, SW

Square 613 / Lot 10

Location Map

May 16, 2017



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Project Site

2100 2nd St, SW (CG-5)
Existing 8-story + 2 below grade levels



River Point - 2100 2nd St, SW

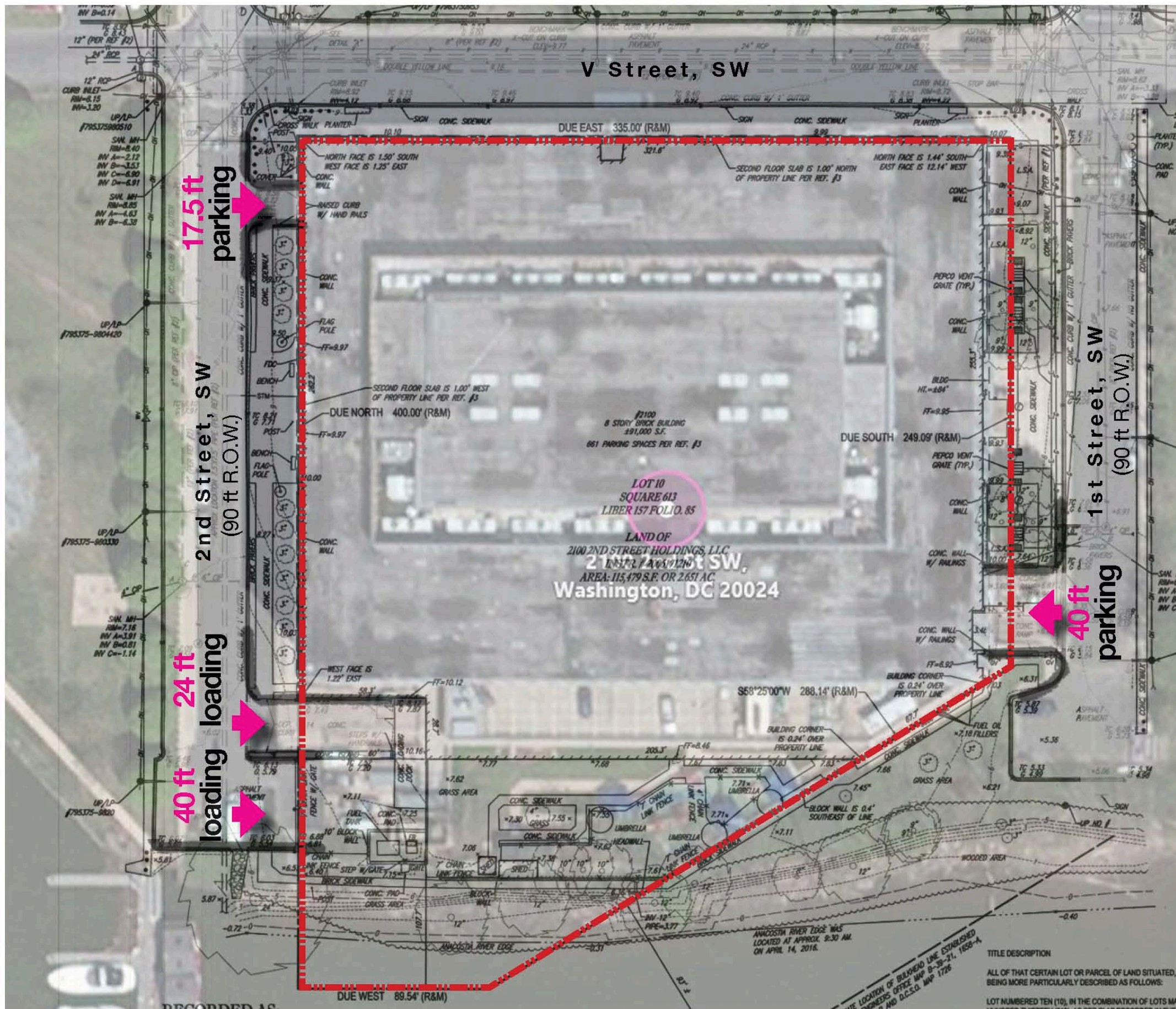
Square 613 / Lot 10

Enlarged Aerial View

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Existing Conditions

(4) Four existing curb cuts:

2nd Street, SW:

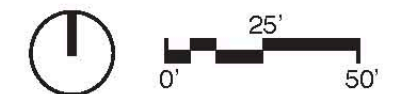
- 17.5 ft wide curb cut
Parking Access to 2nd Level
- 24 ft wide curb cut
Loading Access 1
- 40 ft wide curb cut
Loading Access 2

1st Street, SW:

- 40 ft wide curb cut
Parking Access to two unconnected below grade parking levels

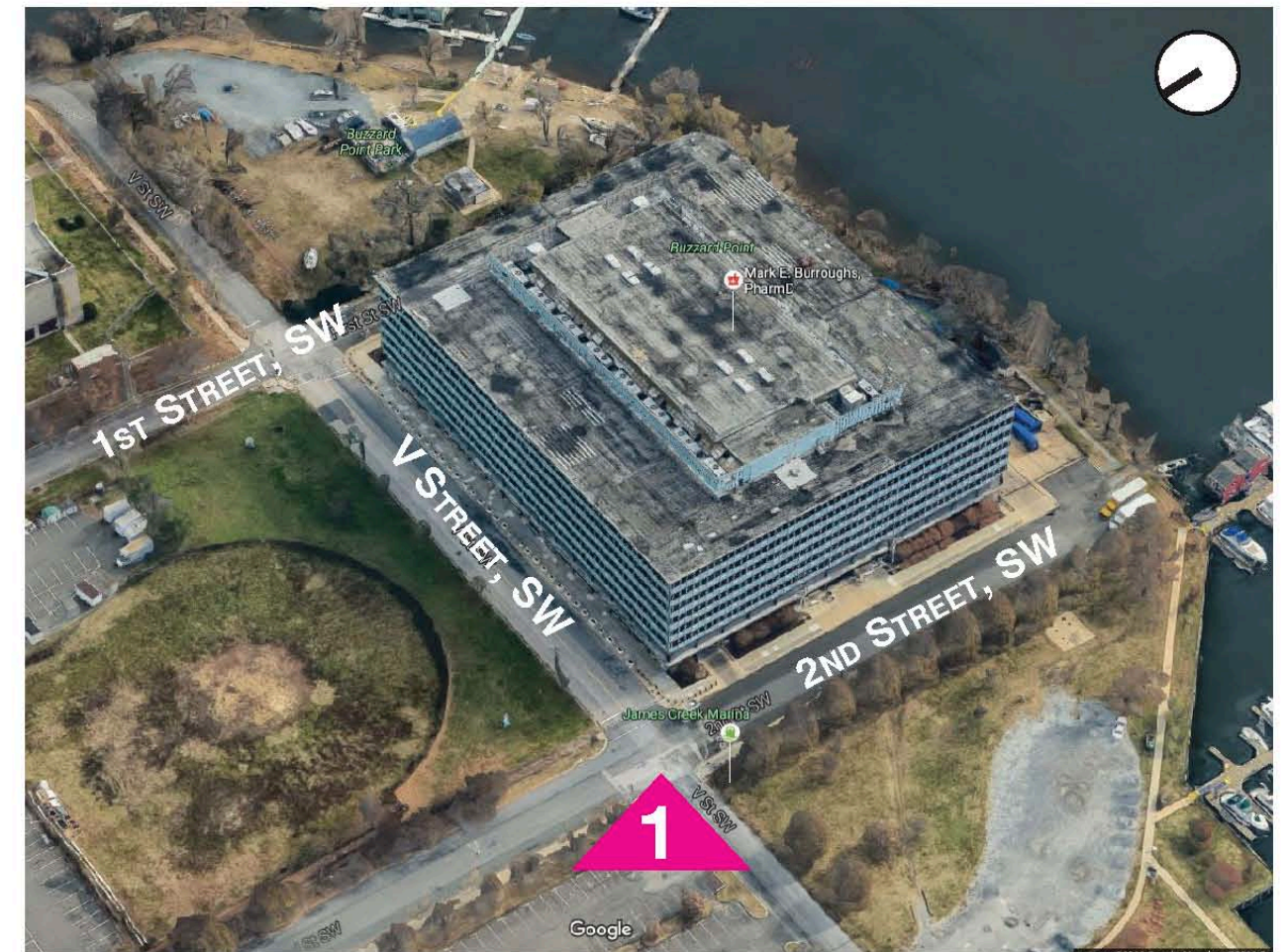
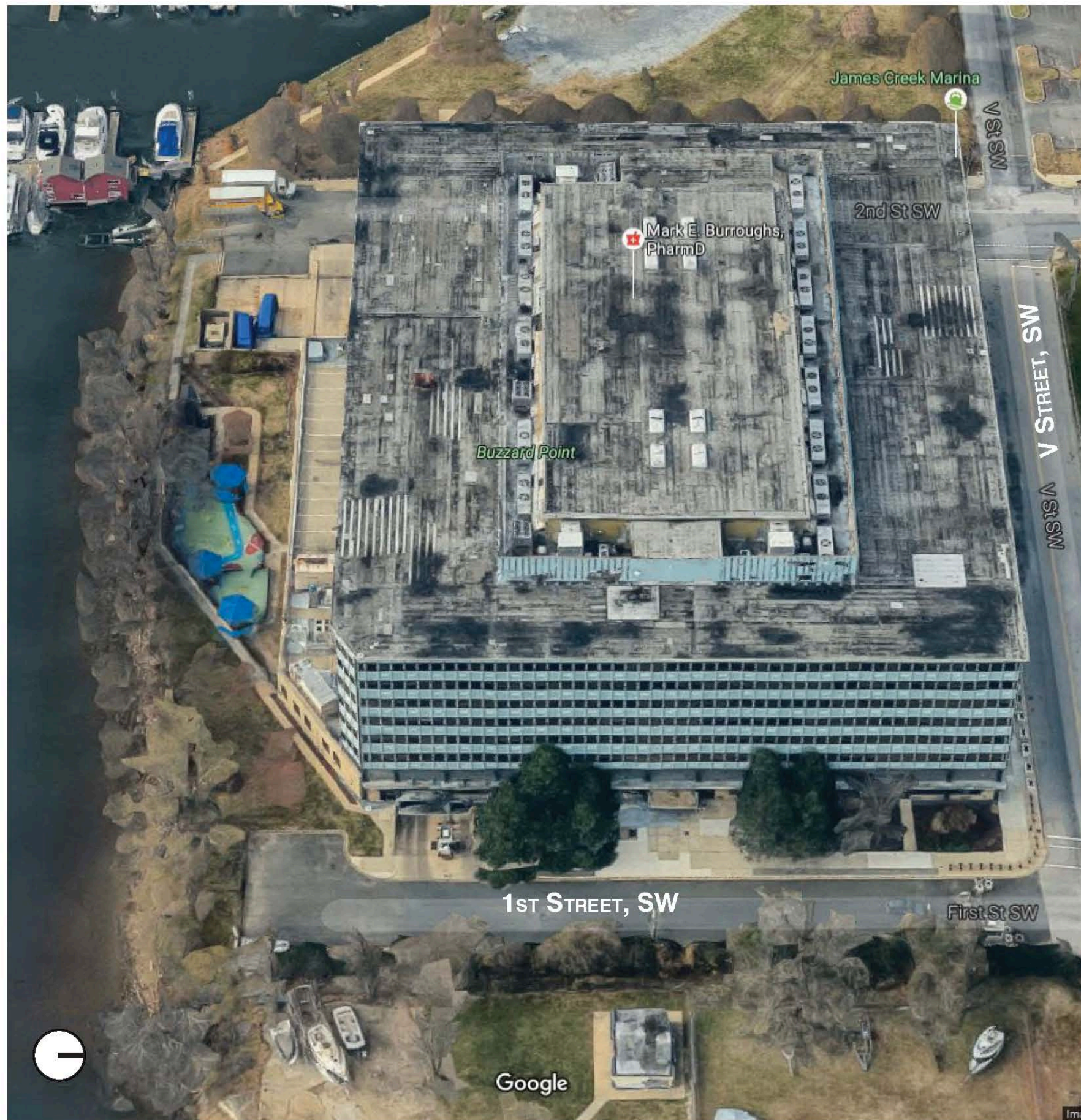
River Point - 2100 2nd St, SW

Square 613 / Lot 10

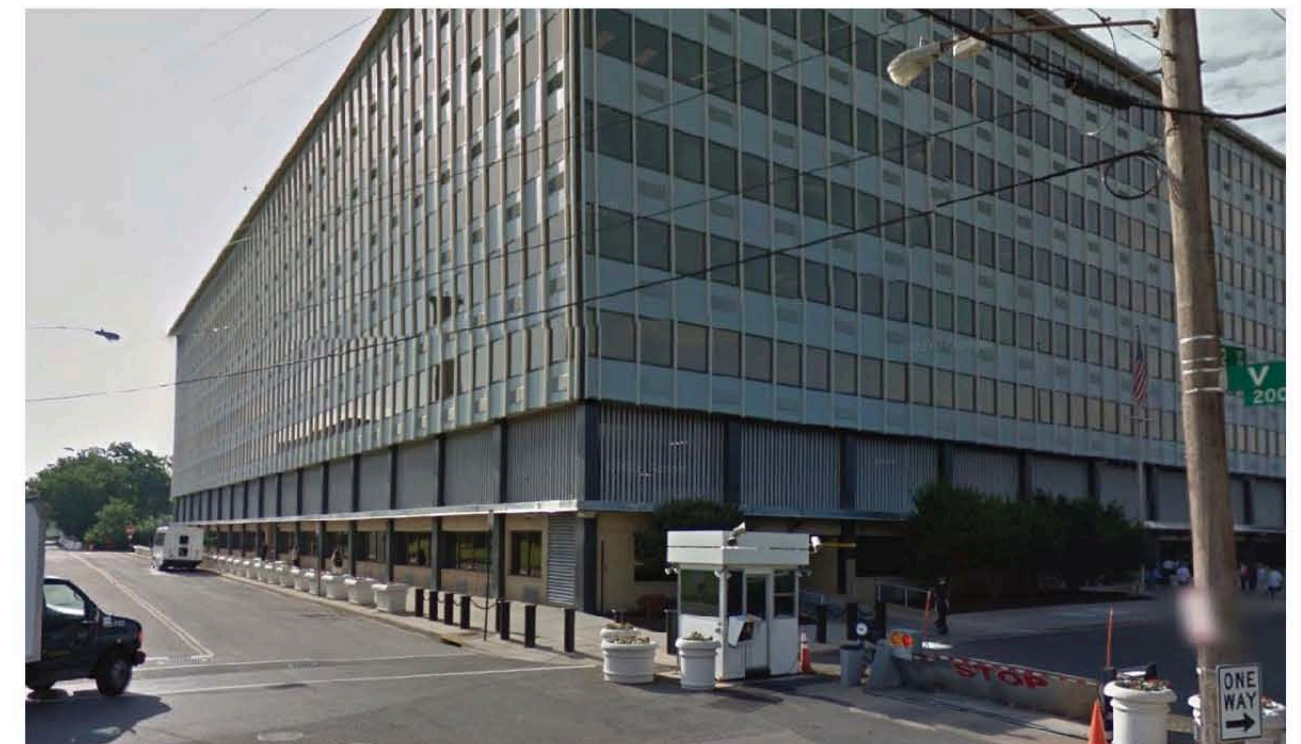


Existing Conditions

May 16, 2017



2. AERIAL VIEW LOOKING SOUTHEAST



1. CORNER OF V & 2ND ST, SW

River Point - 2100 2nd St, SW

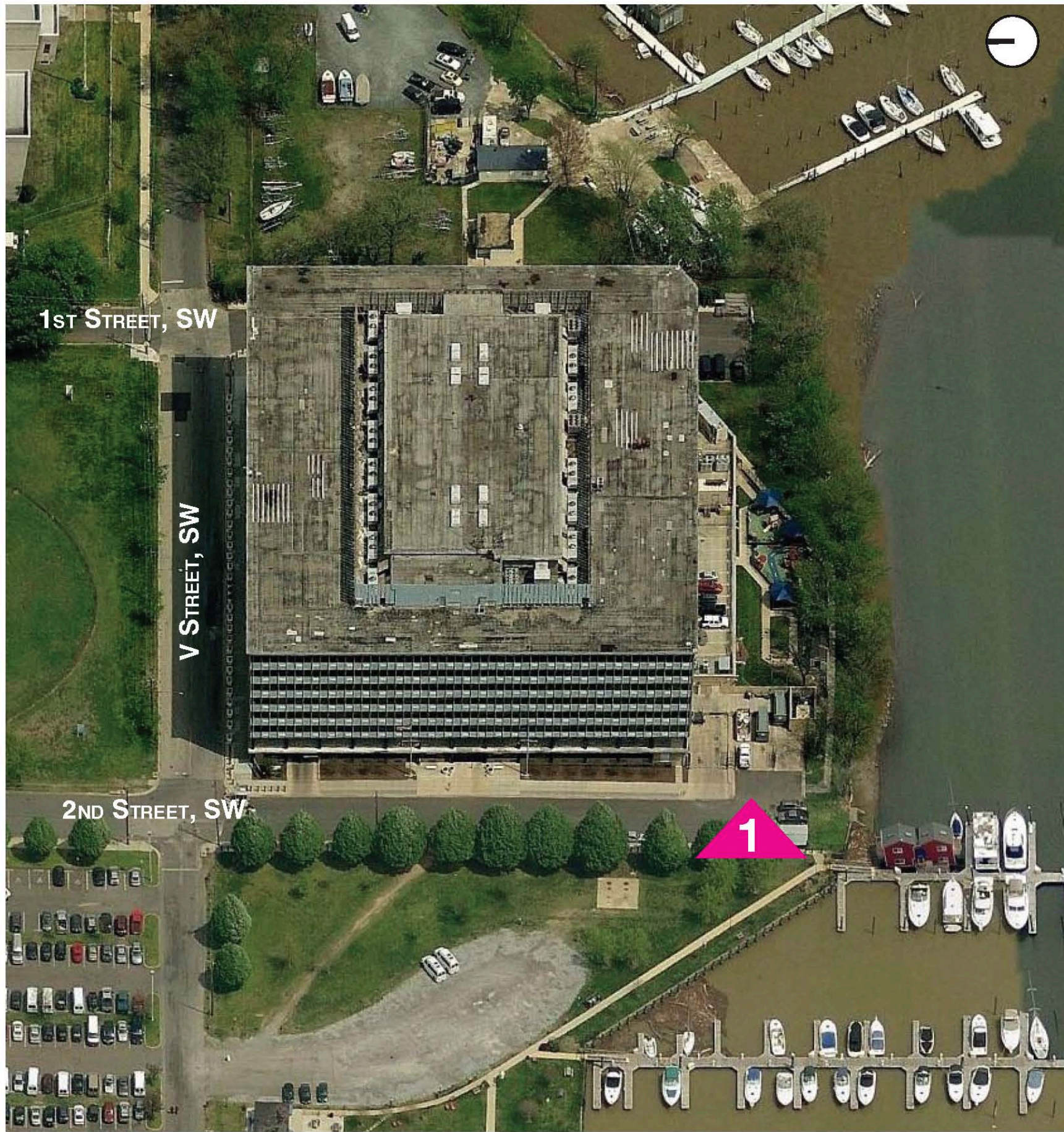
Square 613 / Lot 10

Site Photos

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1. WATER'S EDGE - LOADING DOCK & PLAYGROUND

River Point - 2100 2nd St, SW

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Site Photos

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5. CORNER OF V & 1ST ST, SW



4. LOOKING NORTH ON 2ND ST, SW



6. SOUTHWEST CORNER

River Point - 2100 2nd St, SW

Square 613 / Lot 10

Site Photos

May 16, 2017



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1. VIEW FROM NORTHWEST CORNER



2. VIEW FROM NORTHEAST CORNER



3. VIEW FROM THE EAST



River Point - 2100 2nd St, SW

Square 613 / Lot 10

Views

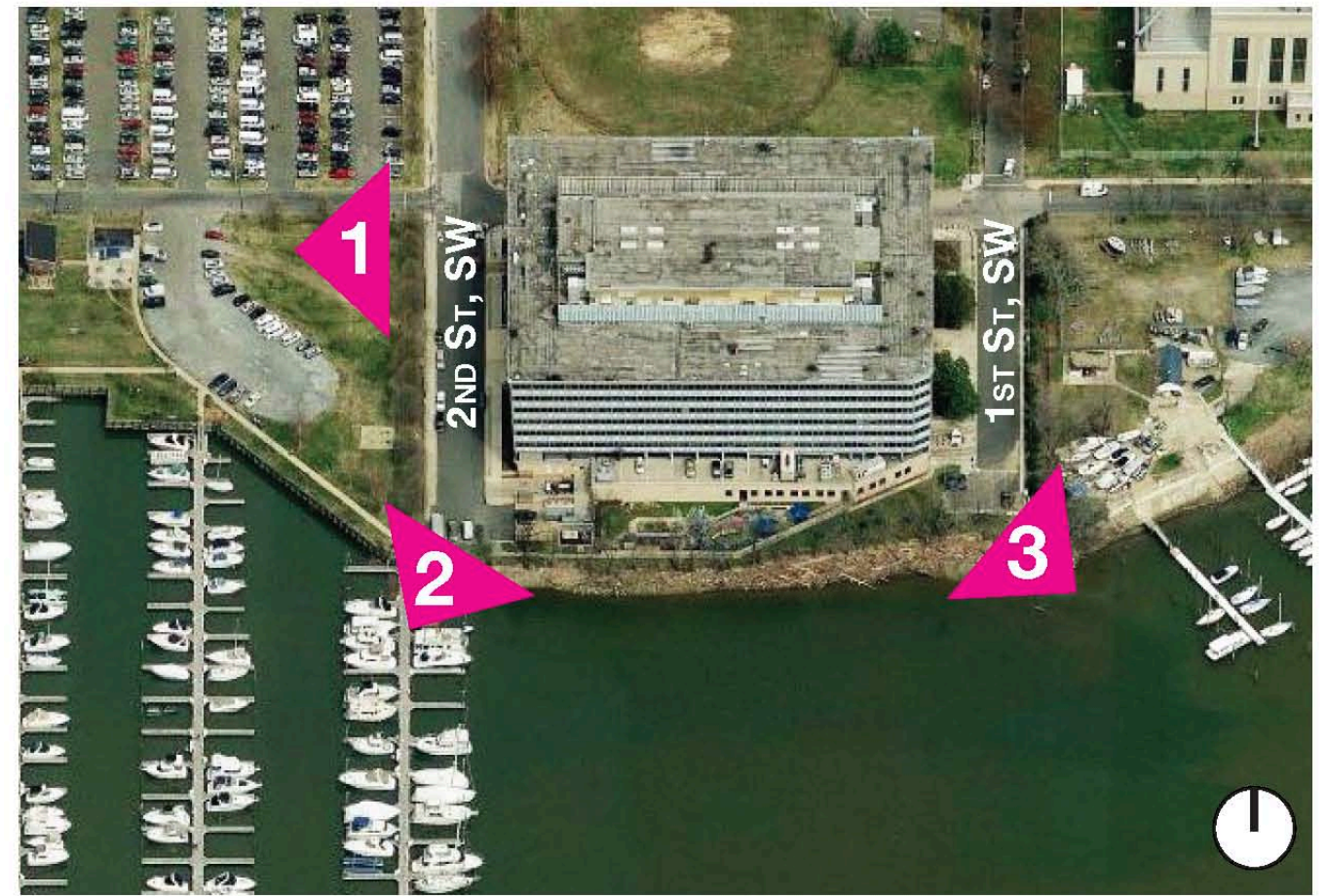
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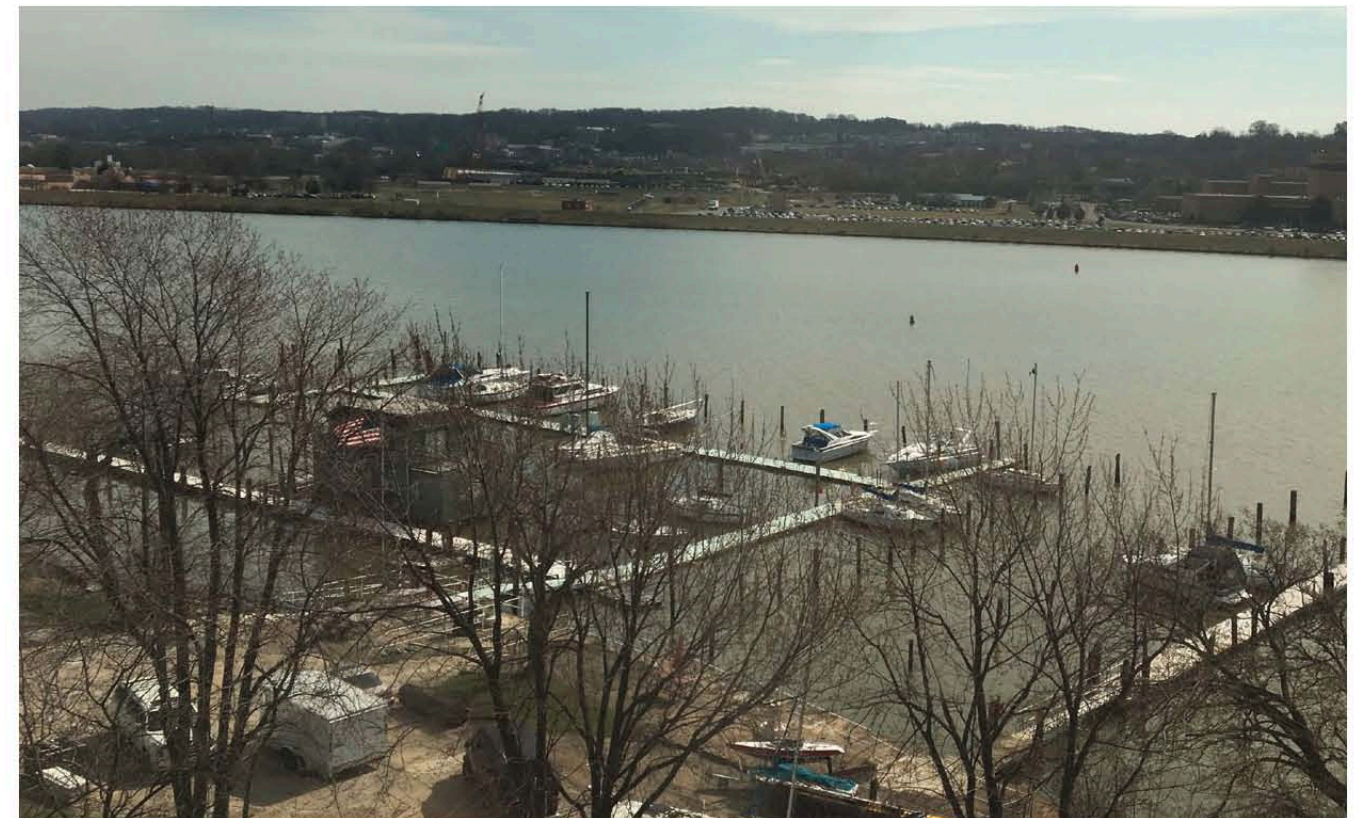
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1. VIEW FROM THE WEST



2. VIEW FROM SOUTHWEST CORNER



3. VIEW FROM SOUTHEAST CORNER

River Point - 2100 2nd St, SW

Square 613 / Lot 10

Views

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