

4. PEPCO SUBSTATION



1. DOUGLAS DEVELOPMENT - 1900 HALF ST, SW



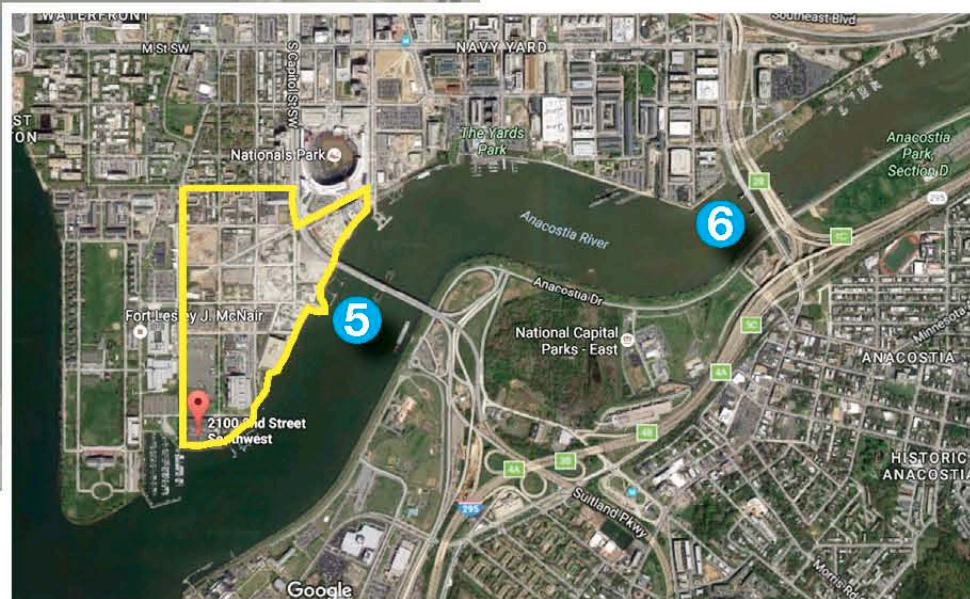
2. AUDI DC UNITED STADIUM



3. CAPITAL CITY - PENINSULA 88 / CONDO BUILDING



5. SOUTH CAPITOL ST. / FREDERICK DOUGLASS MEMORIAL BRIDGE



6. 11TH STREET BRIDGE PARK

Buzzard Point Vision Framework  
DC Office of Planning

# River Point - 2100 2nd St, SW

Square 613 / Lot 10

Future Development Map

Zone District: CG-5 (Capital Gateway)  
 Square Number / Lot Number: 613 / 10  
 Property Address: 2100 2nd Street, SW  
 Site Area (sq. ft.): 115,479

ANC: Ward: 6D  
 Historic District: 6  
 Commission of Fine Arts (CFA): No  
 No

	Existing Conditions	ZR16	Required/Allowed	Proposed/Provided	Relief Requested
<b>FAR:</b>	6.00 FAR	11-K, §505.3 11-K, §505.3	4.8 FAR Max total 2.00 FAR Max for Commercial Use	3.84 FAR - Residential Use 0.62 FAR - Commercial Use 4.45 FAR - Total	
<b>Gross Building Area:</b>	692,872.86 sq.ft.		554,299 sq. ft.	514,010 sq. ft.	
<b>Number of Dwelling Units:</b>	none			<b>485</b>	
<b>Height:</b>	90'-0"	11-K, §505.4	80'-0" no limit on number of stories	90'-0" (existing)	Existing non-conforming building height
<b>Lot Occupancy (Commercial Use):</b>	78%		no limit	83% - ground floor	
<b>Lot Occupancy (Residential Use):</b>	n/a		75%	61% - 70,265 sf (floor 3 through 8)	
<b>Rear Yard:</b>	80.45 ft	11-K, §505.7	12 ft min.	Provided	
<b>Side Yard:</b>	11 ft	11-K, §505.6	none required, 5 ft min. if provided (2" per 1 ft of height)	11 ft non-conforming	
<b>Waterfront Setback :</b>	n/a	11-K, §505.8	75 ft from bulkhead if new	not subject to this requirement	
<b>Habitable Penthouse FAR:</b>	n/a		<0.4 FAR or <46,191 sq.ft.	0.34 FAR - Habitable Penthouse (39,713 gsf) 0.38 FAR - Total Penthouse (43,490 gsf)	
<b>Habitable Penthouse Height:</b>	n/a	11-K, §505.5	12'-0" (1 story maximum within penthouse)	12'-0" (1 story penthouse provided)	
<b>Mechanical Penthouse Height:</b>	provided	11-K, §505.5	15'-0"	18'-6" at Elevator Overrides; 1:1 setback provided	Elevator Overrides Height
<b>Penthouse Setbacks:</b>	n/a	11-C, §1502	1:1 setback ratio	1:1 setbacks at penthouse	2.5 ft above allowed 15 ft for Mechanical Penthouse
<b>Parking Spaces (Retail):</b>	1028	11-C, §701.5	<b>76</b> (1.33 per 1,000 sf of retail in excess of 3,000 sf)	361 total spaces	
<b>Parking Spaces (Residential):</b>		11-C, §701.5	<b>160</b> (1 per 3 DUs in excess of 4)		
<b>Standard Parking Size:</b>		11-C, §712.5	9 ft wide x 18 ft deep	9 ft wide x 18 ft deep	
<b>Parking Drive Aisle Width:</b>	18'-4" wide	11-C, §712.5	20 ft for two-way	18'-4" wide to 18'-6" wide	Drive aisle width is non-conforming due to existing 20'x20' on-center structural grid
<b>Location of Proposed Curb Cuts:</b>					Under Review by Public Space Committee
<b>Bicycle (Residential):</b>	none	11-C, §802	<b>162</b> (1 per 3 DUs for 150 units, 1 per 6 DUs after that) - long-term <b>24</b> (1 per 20 DUs) - short-term	Provided	
<b>Bicycle (Retail):</b>	none	11-C, §802	<b>6</b> (1 per 10,000 sf) - long-term <b>17</b> (1 per 3,500 sf) - short-term	Provided	
<b>Open Courts:</b>	none	11-K, §505.9	Min. Width = 4"/ft of height of court (4" x 66.75'=22.25' OR 22'-3") Min. Area = 2x (Min. Width x Min. Width), 350 sf min. Min. Area = 2x (22.25' x 22.25')=990 sf min.	(4) Open Courts Provided:  SouthWest: 50'-0" w x 106'-4" d SouthEast: 49'-0" w x 106'-4" d NorthWest: 49'-0"/112'-0" w x 115'-4"/50'-0" d NorthEast: 48'-0" w x 58'-4" d	
<b>Loading (Residential):</b>		11-C, §901	1 Loading Berth @ 30 ft deep + 1 platform 1 Service Delivery @ 20 ft deep	1 Loading Berth @ 30 ft deep + 1 platform 1 Service Delivery @ 20 ft deep	
<b>Loading (Retail):</b>		11-C, §901	2 Loading Berths @ 30 ft deep + 2 platforms 1 Service Delivery @ 20 ft deep	2 Loading Berths @ 30 ft deep + 2 platforms 2 Loading Berths @ 55 ft deep + 2 platforms 1 Service Delivery @ 20 ft deep	
<b>Loading Size &amp; Layout Requirements:</b>		11-C, §905	Min. Loading Berth Size: 12 ft wide x 30 ft deep Min. Vertical Loading Berth Clearance: 14 ft Min. Platform Size: 100 sf, 8 ft wide (if <55 ft) Min. Platform Size: 200 sf, 12 ft wide (if >55ft) Min. Platform Clear Height: 10 ft Min. Service Delivery: 10 ft wide x 20 ft deep Min. Service Delivery Clear Height: 10 ft	Sizes and Clearances are Provided per Requirements	

# River Point - 2100 2nd St, SW

Square 613 / Lot 10

## Zoning Analysis - Summary

May 16, 2017



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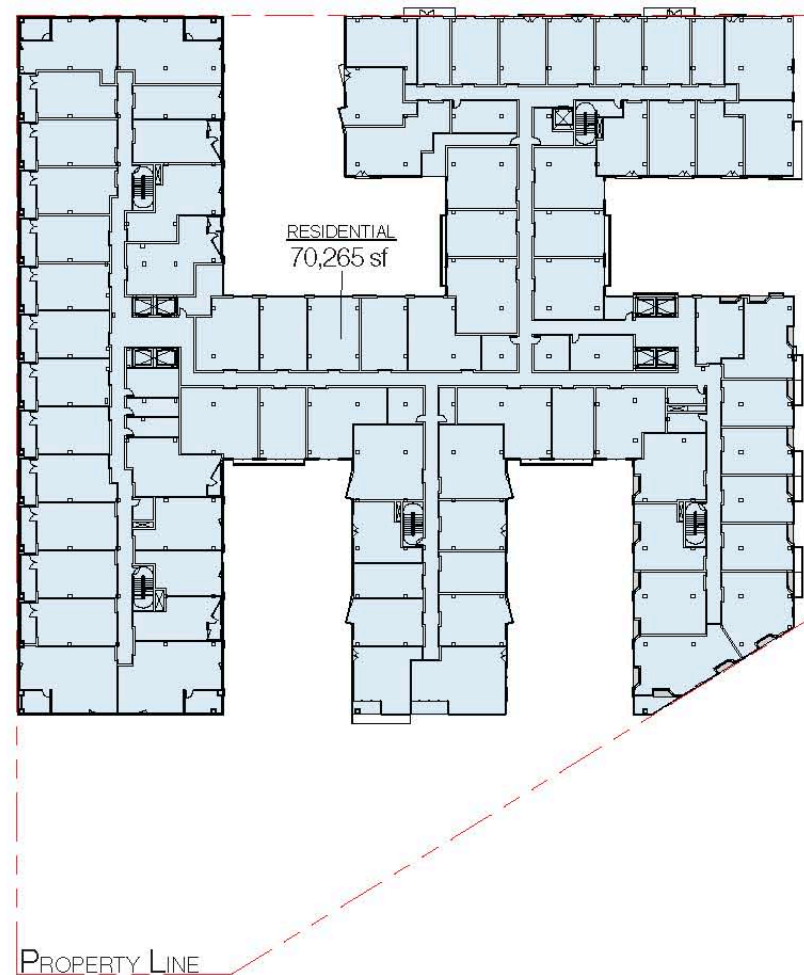
FAR (FLOOR AREA RATIO)			
SITE AREA (SF):		115,479	
LEVEL	RESIDENTIAL (GSF)	COMMERCIAL (GSF)	TOTAL (GSF)
L1	21,300	71,120	92,420
L2	0		0
L3	70,265		70,265
L4	70,265		70,265
L5	70,265		70,265
L6	70,265		70,265
L7	70,265		70,265
L8	70,265		70,265
	<b>442,890</b>	<b>71,120</b>	<b>514,010</b>
FAR:	<b>3.84</b>	<b>0.62</b>	<b>4.45</b>

**GENERAL NOTES:**

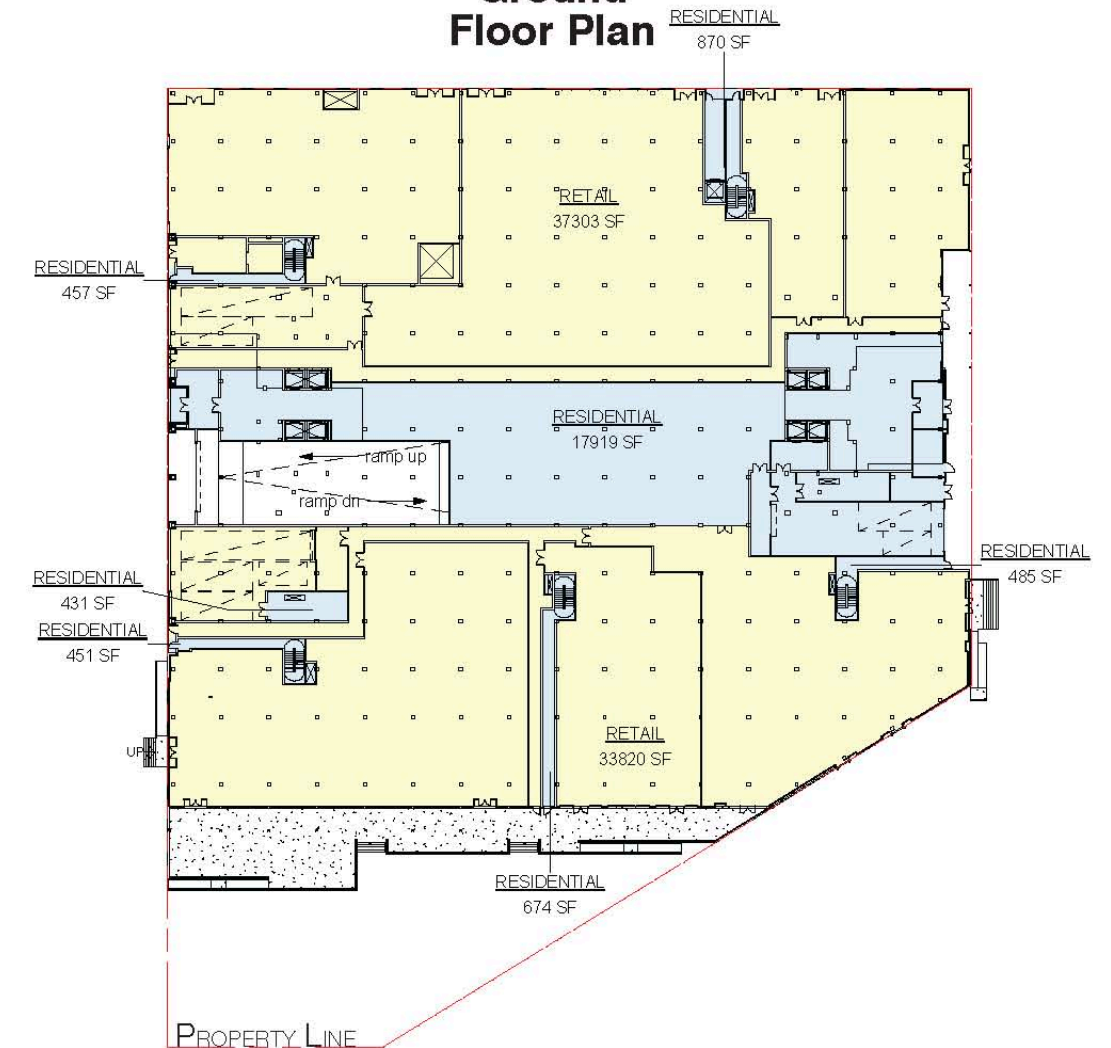
Per 11-B DCMR §100 Definitions, the following have been **excluded** from GFA towards FAR calculations:

1. Penthouse level
2. Two below grade parking levels P1 and P2
3. Parking ramp leading down to below parking levels
4. Exterior balconies that do not exceed a projection of 6 ft beyond exterior walls of the building
5. All projections beyond the property line that are allowed by Zoning Regulations
6. L2 - existing 2nd floor is being removed in its entirety.

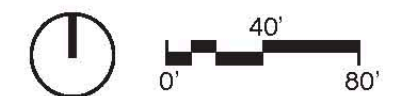
**Typical (3rd through 8th)  
Floor Plan**



**Ground  
Floor Plan**



RESIDENTIAL  
 COMMERCIAL  
 (RETAIL, RESTAURANT,  
 BACK OF HOUSE)



# River Point - 2100 2nd St, SW

Square 613 / Lot 10

## Zoning Analysis - FAR

May 16, 2017



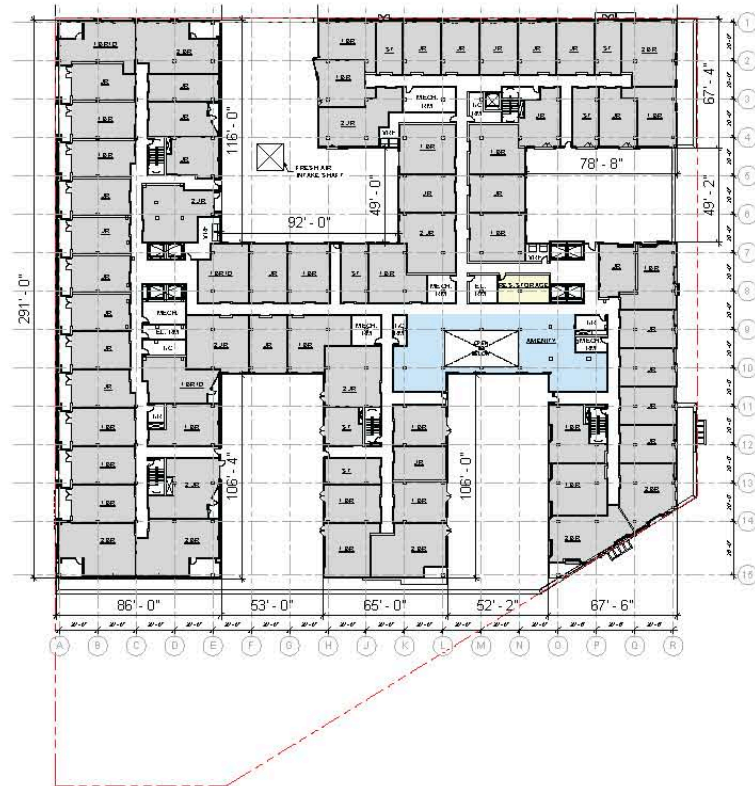
**A14**

**GENERAL NOTES:**

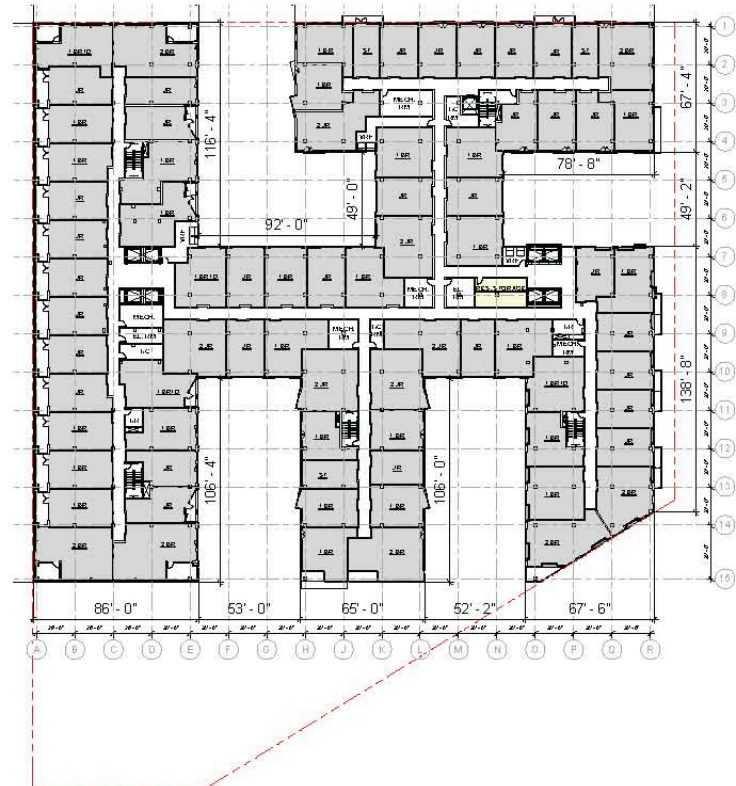
1. PROPOSED UNIT MIX IS PRELIMINARY. FINAL MIX WILL BE DETERMINED UPON FURTHER DWELLING UNIT LAYOUT STUDY AS PART OF THE FINAL DESIGN.
2. EXISTING 2ND FLOOR HAS BEEN REMOVED TO CREATE A DOUBLE HEIGHT GROUND LEVEL RETAIL AND AMENITIES. RESIDENTIAL UNITS START WITH LEVEL 03.

DWELLING UNITS  
 AMENITY

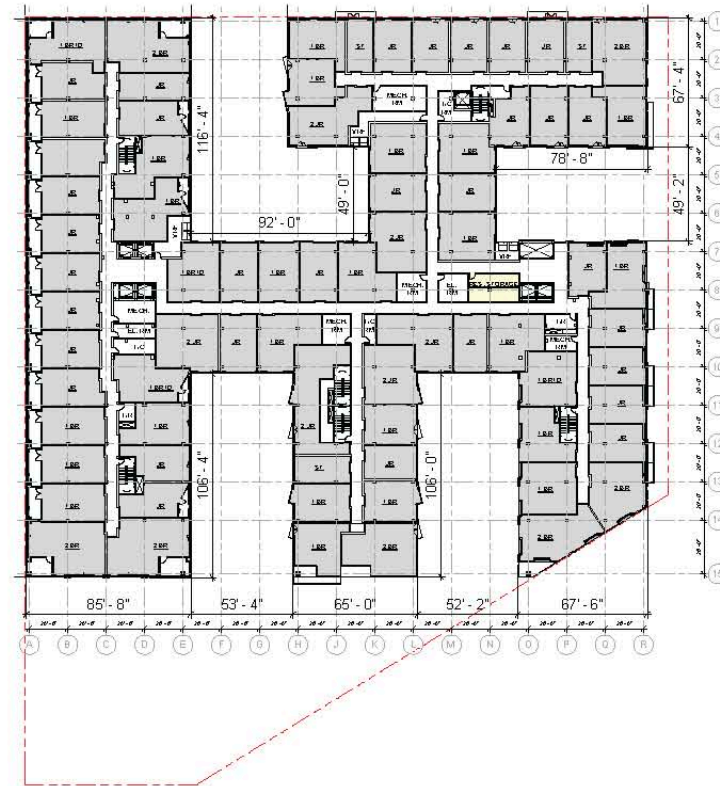
PROJECT'S UNIT MIX		
UNIT TYPE	QTY	PERCENTAGE
STUDIO	21	4%
JR 1 BEDROOM	180	37%
1 BEDROOM	156	32%
1 BEDROOM + DEN	26	5%
JR 2 BEDROOM	42	9%
2 BEDROOM	60	12%
<b>TOTAL:</b>	<b>485</b>	<b>100%</b>



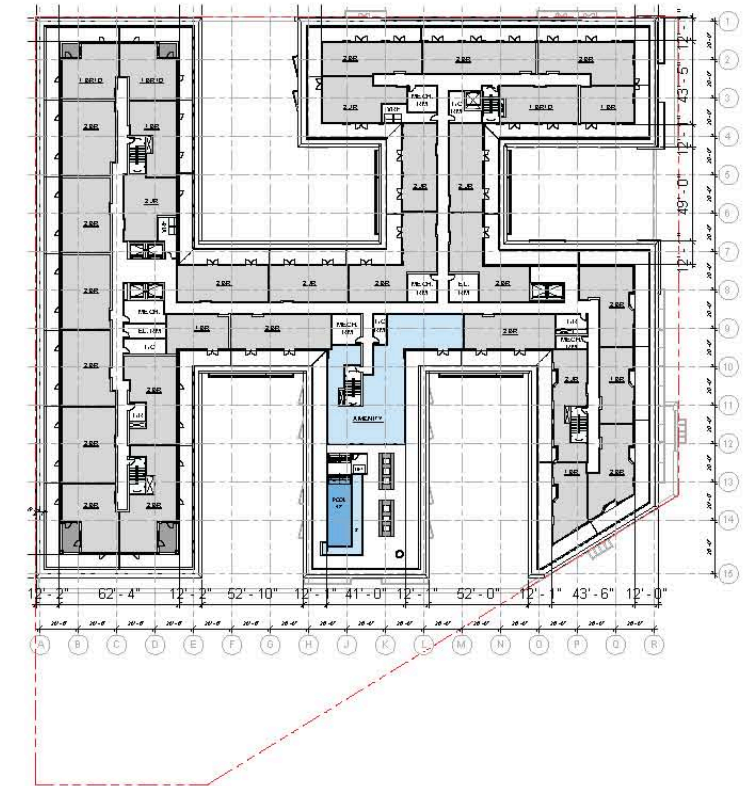
PLAN - 03 (COURTYARD)



PLAN - (04-07) TYPICAL



PLAN - 08



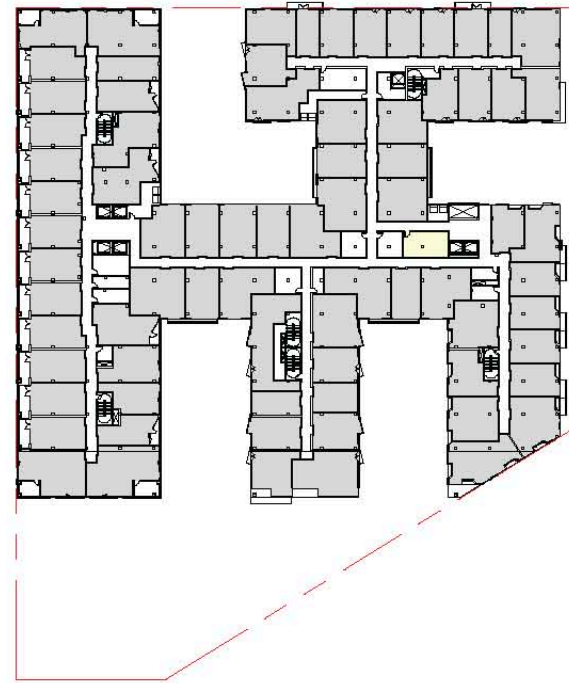
PLAN - PENTHOUSE

# Inclusionary Zoning Distribution Diagrams

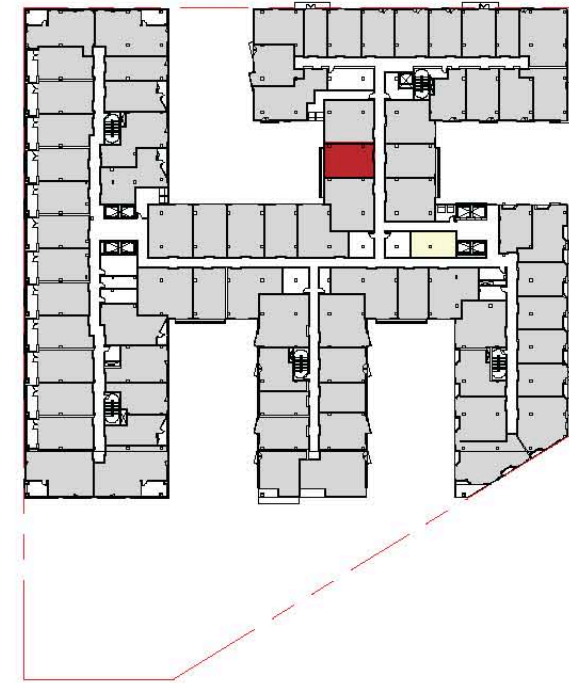
MARKET RATE UNITS  
 AFFORDABLE UNITS

## GENERAL NOTES:

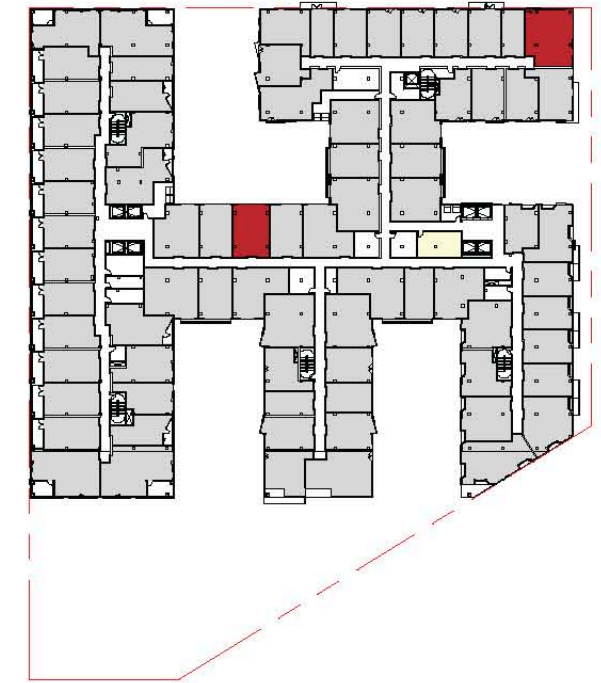
1. AFFORDABLE UNIT MIX REFLECTS APPROPRIATE RANGE IN PROPORTION TO MARKET UNIT MIX.
2. THE DESIGNATION OF UNITS FOR AFFORDABLE HOUSING IS SCHEMATIC AND INTENDED TO SHOW GENERAL DISTRIBUTION.
3. FINAL LOCATIONS WILL BE DETERMINED UPON FURTHER DWELLING UNIT LAYOUT STUDY AS PART OF THE FINAL DESIGN.



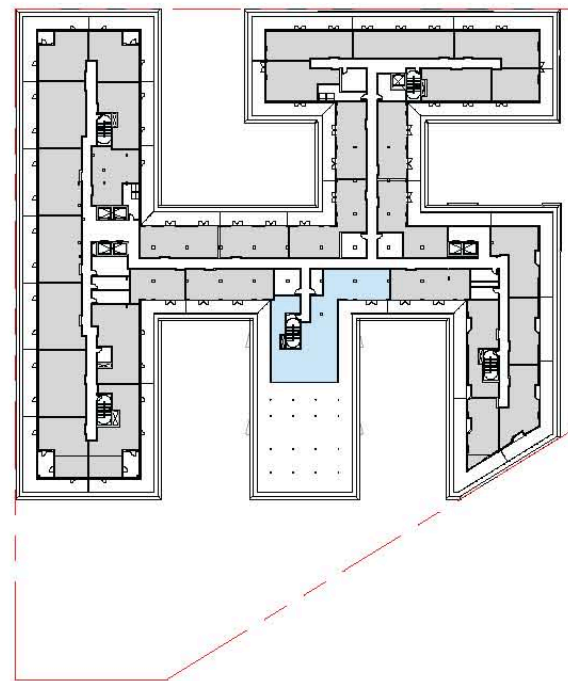
PLAN - 08



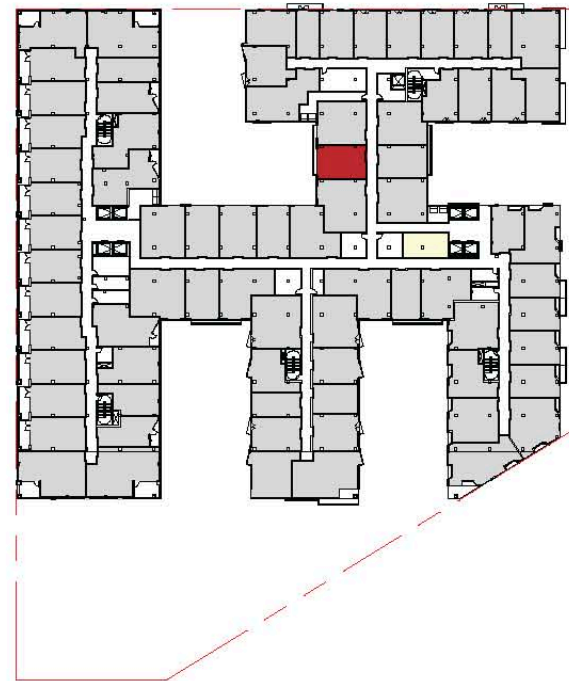
PLAN - 06



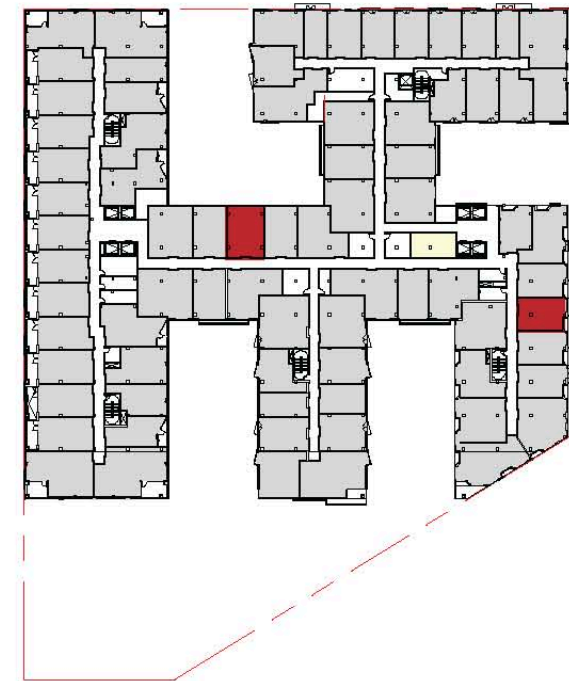
PLAN - 04



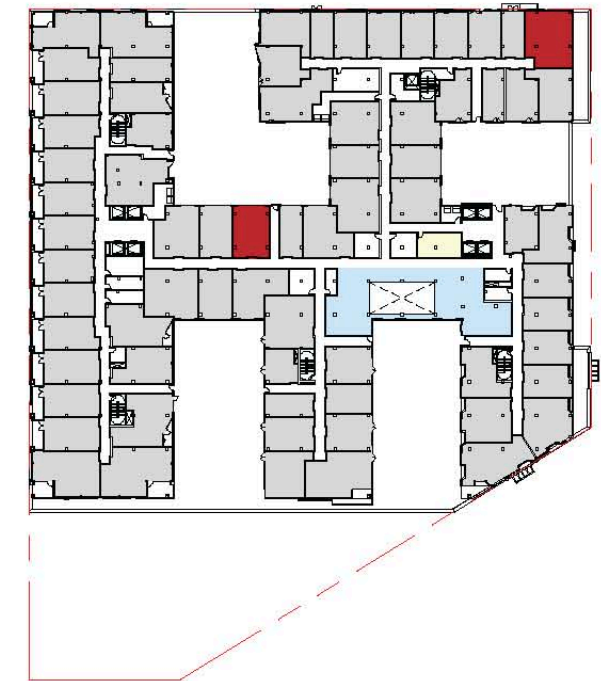
PLAN - PENTHOUSE



PLAN - 07



PLAN - 05



PLAN - 03 (COURTYARD)

**Required**

PARKING - RESIDENTIAL (REQUIRED by Zoning)	
Number of Dwelling Units (DUs):	485
(DCMR 11-C, §701.5) 1 per 3 DUs after first 4:	<b>160</b>

PARKING - COMMERCIAL (REQUIRED by Zoning)	
RETAIL within Building:	60,056
TOTAL RETAIL (GSF):	60,056
(DCMR 11-C, §701.5) 1.33 per 1,000 gsf in excess of 3,000 gsf:	<b>76</b>

**Required Total:**  
**236**

**Required**

BICYCLE - RESIDENTIAL (REQUIRED by Zoning)			
Number of Dwelling Units			485
LONG-TERM	DCMR 11-C §802.1 & §802.2	1 per 3 DUs for first 50 spaces; 1 per 6 DUs for the rest	<b>162</b>
	Bicycle & Commuter Expansion Act of 2007 (Title 18, §1214.2(a))	1 per 3 (more stringent)	
SHORT-TERM	DCMR 11-C §802.1	1 per 20 DUs	<b>24</b>
Total:			<b>186</b>

BICYCLE - COMMERCIAL (REQUIRED by Zoning)			
RETAIL (SF):			60,056
LONG-TERM	DCMR 11-C §802.1	1 per 10,000 SF	<b>6</b>
SHORT-TERM	DCMR 11-C §802.1	1 per 3,500 SF	<b>17</b>
Total:			<b>23</b>

**Required Total:**  
**209**

**Provided**

PARKING (PROVIDED)			
LEVEL	RESIDENTIAL STANDARD SPACES	COMMERCIAL STANDARD SPACES	TOTAL STANDARD SPACES
P1	101	76	177
P2	184	0	184
<b>TOTAL:</b>	<b>285</b>	<b>76</b>	<b>361</b>

**Provided**

BICYCLE PARKING (PROVIDED)			
LEVEL	RESIDENTIAL	COMMERCIAL	TOTAL
LONG-TERM	162	6	168
SHORT-TERM	24	17	41
<b>TOTAL:</b>	<b>186</b>	<b>23</b>	<b>209</b>



**GENERAL NOTES:**

- Per 11-C DCMR §707.3 (b), One Capital Bikeshare station with a minimum of twelve (12) bike stalls will be provided. These shall be located on site or at an off-site location within the Ward at a location to be determined by the District Department of Transportation.
- Proposed Location:  
West Side of 2nd Street, see landscape drawings.
- Bicycle Storage Rooms are located within P1 parking level.



**LEED v2009 for New Construction**  
River Point - 2100 2nd St SW



**14 7 5 Sustainable Sites Possible Points: 26**

Y		Prereq 1	Construction Activity Pollution Prevention	
		Credit 1	Site Selection	1
5		Credit 2	Development Density and Community Connectivity	5
1		Credit 3	Brownfield Redevelopment	1
	6	Credit 4.1	Alternative Transportation—Public Transportation Access	6
1		Credit 4.2	Alternative Transportation—Bicycle Storage and Changing Rooms	1
3		Credit 4.3	Alternative Transportation—Low-Emitting and Fuel-Efficient Vehicles	3
	2	Credit 4.4	Alternative Transportation—Parking Capacity	2
	1	Credit 5.1	Site Development—Protect or Restore Habitat	1
1		Credit 5.2	Site Development—Maximize Open Space	1
	1	Credit 6.1	Stormwater Design—Quantity Control	1
1		Credit 6.2	Stormwater Design—Quality Control	1
1		Credit 7.1	Heat Island Effect—Non-roof	1
1		Credit 7.2	Heat Island Effect—Roof	1
	1	Credit 8	Light Pollution Reduction	1

**6 2 2 Water Efficiency Possible Points: 10**

Y		Prereq 1	Water Use Reduction—20% Reduction	
2	2	Credit 1	Water Efficient Landscaping	4
		Credit 2	Innovative Wastewater Technologies	2
4		Credit 3	Water Use Reduction	4

**12 5 18 Energy and Atmosphere Possible Points: 35**

Y		Prereq 1	Fundamental Commissioning of Building Energy Systems		
Y		Prereq 2	Minimum Energy Performance		
Y		Prereq 3	Fundamental Refrigerant Management		
7	3	9	Credit 1	Optimize Energy Performance	19
		7	Credit 2	On-Site Renewable Energy	7
2			Credit 3	Enhanced Commissioning	2
		2	Credit 4	Enhanced Refrigerant Management	2
1	2		Credit 5	Measurement and Verification	3
2			Credit 6	Green Power	2

**8 1 5 Materials and Resources Possible Points: 13**

Y		Prereq 1	Storage and Collection of Recyclables		
2	1		Credit 1.1	Building Reuse—Maintain Existing Walls, Floors, and Roof (55% 75% 95%)	3
		1	Credit 1.2	Building Reuse—Maintain 50% of Interior Non-Structural Elements	1
2			Credit 2	Construction Waste Management	2
		2	Credit 3	Materials Reuse	1
2			Credit 4	Recycled Content	2
2			Credit 5	Regional Materials	2
		1	Credit 6	Rapidly Renewable Material	1
		1	Credit 7	Certified Wood	1

**9 1 5 Indoor Environmental Quality Possible Points: 12**

Y		Prereq 1	Minimum Indoor Air Quality Performance		
Y		Prereq 2	Environmental Tobacco Smoke (ETS) Control		
1		Credit 1	Outdoor Air Delivery Monitoring	1	
		1	Credit 2	Increased Ventilation	1
1		Credit 3.1	Construction IAQ Management Plan—During Construction	1	
		1	Credit 3.2	Construction IAQ Management Plan—Before Occupancy	1
1		Credit 4.1	Low-Emitting Materials—Adhesives and Sealants	1	
1		Credit 4.2	Low-Emitting Materials—Paints and Coatings	1	
1		Credit 4.3	Low-Emitting Materials—Flooring Systems	1	
		1	Credit 4.4	Low-Emitting Materials—Composite Wood and Agrifiber Products	1
	1	Credit 5	Indoor Chemical and Pollutant Source Control	1	
1		Credit 6.1	Controllability of Systems—Lighting Controls	1	
1		Credit 6.2	Controllability of Systems—Thermal Comfort	1	
1		Credit 7.1	Thermal Comfort—Design	1	
		1	Credit 7.2	Thermal Comfort—Verification	1
		1	Credit 8.1	Daylight and Views—Daylight	1
1		Credit 8.2	Daylight and Views—Views	1	

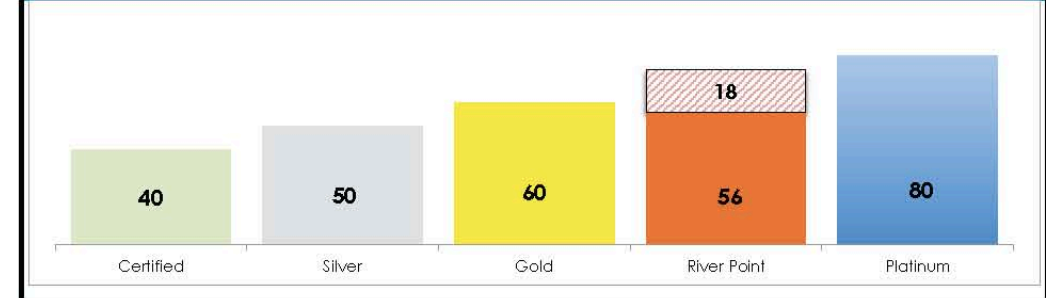
**6 0 0 Innovation and Design Process Possible Points: 6**

1		Credit 1.1	Innovation in Design: Exemplary Performance SSC7.1	1
1		Credit 1.2	Innovation in Design: Exemplary Performance EAc6	1
1		Credit 1.3	Innovation in Design: Exemplary Performance SSC5.2	1
1		Credit 1.4	Innovation in Design: Integrated Pest Management	1
1		Credit 1.5	Innovation in Design: Green Housekeeping	1
1		Credit 2	LEED Accredited Professional	1

**1 2 1 Regional Priority Credits (20024) Possible Points: 4**

		1	Credit 1.1	Regional Priority: EAc1 40% new/ 36% existing	1
	1		Credit 1.2	Regional Priority: SSc6.1	1
	1		Credit 1.3	Regional Priority: SSc5.1	1
1			Credit 1.4	Regional Priority: EA Cr. 2 (1%), Wec2, or MRC1.1 (75%)	1

**56 18 36 Total Possible Points: 110**



**River Point - 2100 2nd St, SW**

Square 613 / Lot 10

**LEED Scorecard**

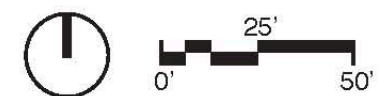
May 16, 2017



**A18**

# Ground Floor Plan

- RESIDENTIAL
- RETAIL
- RESTAURANT
- LOADING, BACK OF HOUSE



## River Point - 2100 2nd St, SW

Square 613 / Lot 10

Plan - Ground Floor

May 16, 2017



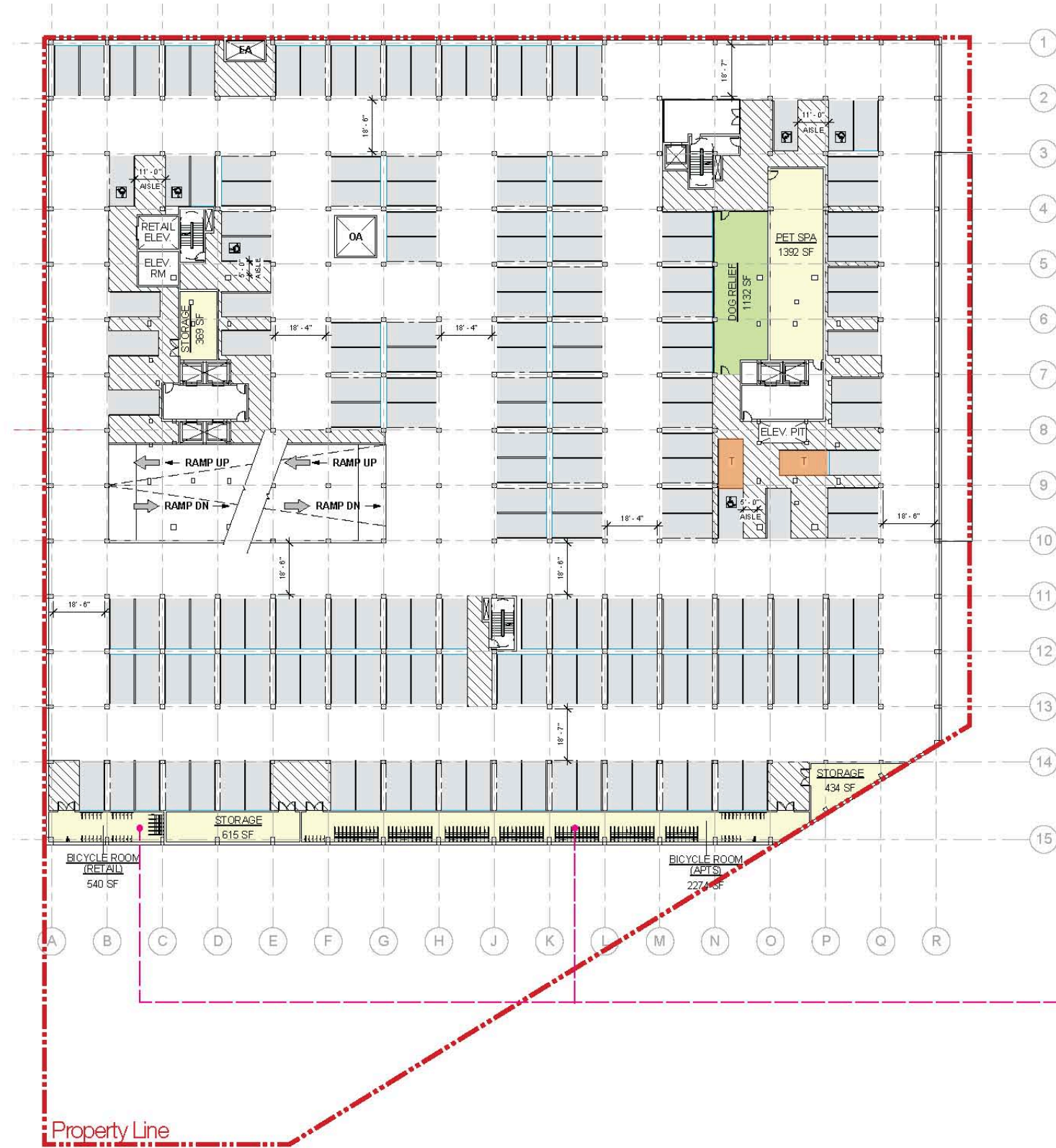
A19



V Street, SW

# Parking - Level P1

2nd Street, SW



1st Street, SW

**TANDEM** PARKING SPACE  
 (DON'T COUNT TOWARDS MINIMUM REQUIRED BY ZONING)

**STANDARD** PARKING SPACE:  
 9 FT WIDE X 18 FT DEEP  
 (COUNT TOWARDS MINIMUM REQUIRED BY ZONING)



**FIX-IT STATION**  
 LOCATED WITHIN BIKE  
 STORAGE ROOM



**STACKED  
 BIKE RACK**  
 BY DERO



# River Point - 2100 2nd St, SW

Square 613 / Lot 10

## Plan - Parking P1

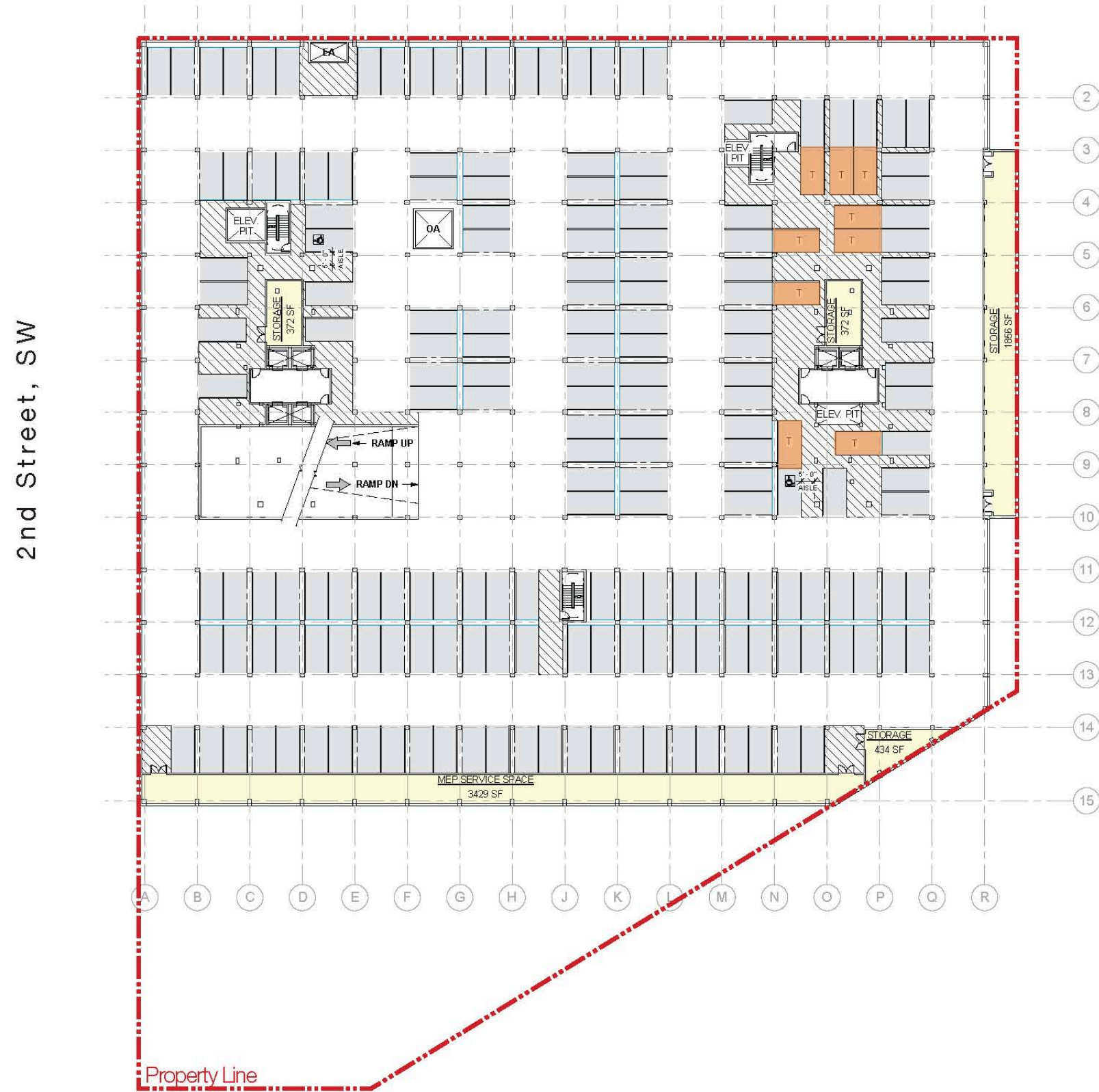
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A20

V Street, SW

# Parking - Level P2

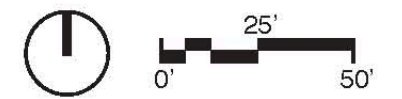


- TANDEM PARKING SPACE**  
(DON'T COUNT TOWARDS MINIMUM REQUIRED BY ZONING)
- STANDARD PARKING SPACE:**  
9 FT WIDE X 18 FT DEEP  
(COUNT TOWARDS MINIMUM REQUIRED BY ZONING)

2nd Street, SW

1st Street, SW

Property Line



# River Point - 2100 2nd St, SW

Square 613 / Lot 10

## Plan - Parking P2

May 16, 2017



A21

V Street, SW

# Courtyard Level (existing 3rd Flr)



RESIDENTIAL AMENITY AREAS  
 DWELLING UNITS

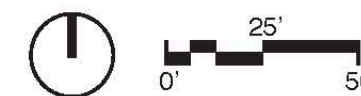
### GENERAL NOTES:

- EXISTING 2ND FLOOR IS PROPOSED TO BE DEMOLISHED TO CREATE A DOUBLE HEIGHT RETAIL SPACE.
- FOR LAYOUT OF COURTYARDS PLEASE REFER TO LANDSCAPE DRAWINGS

1st Street, SW

2nd Street, SW

Property Line



# River Point - 2100 2nd St, SW

Square 613 / Lot 10

## Plan - 3rd Floor (Courtyard)

May 16, 2017

