

Tab A



2122 14TH STREET NW

WASHINGTON, DC

BZA EXHIBITS
February 14, 2018



Perkins Eastman DC





- 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
 4. FIRST FLOOR LOT OCCUPANCY DOES NOT INCLUDE RESIDENTIAL USES.
 5. THE APPLICANT SEEKS FLEXIBILITY TO REACH THE MAXIMUM FAR OF 5.3

ZONING TABULATIONS

	ARTS-3	PROPOSED
FAR⁽¹⁾		
Total with IZ	4.8 (IZ)	Residential
Residential	4.05	4.05
Non-Residential	2.5 Max.	1.23
Bonus Density (2)	0.5	
Total	5.3	5.28
Gross Floor Area		
Residential		150,341
Non-Residential	92,817 Max.	45,629 ⁽³⁾
Total	196,773	195,970
Height	75 ft	72.785 ft
Penthouse Height		
Habitable Space	12ft	12ft
Mechanical Space	18ft 6in	none
Penthouse Stories	1; 2nd story permitted for mechanical space	1, 0.16 FAR Occupied Space
Green Area Ratio⁽¹⁾	0.25	0.25 min
Lot Occupancy		
1st Floor		97.5%(Non-Res) ⁴
Mezz. Floor		25.6
2nd Floor		86.4%
3rd Floor		65.5%
4th Floor		64.7%
5th Floor		71.4%
6th Floor		69.8%
7th Floor		64.3%
Total	80% (IZ)	77%

ZONING TABULATIONS

PARKING AND SUPPORT

VEHICULAR PARKING		REQUIRED SPACES	PROPOSED SPACES (min.)	METHOD OF CALCULATION
RESIDENTIAL	242 Units	40	53-58	$((\# \text{ units} - 4 \text{ units}) / 3) / 2^{(1)}$
OFFICE	5,591 Sq Ft	2	2	$(\text{Office Sq Ft} * .5 / 1000) / 2^{(1)}$
RETAIL	24,639 Sq Ft	15	15	$((\text{Retail Sq Ft} - 3000 \text{ Sq Ft}) * 1.33 / 1000) / 2^{(1)}$
ENTERTAINMENT	4,000 Sq Ft	5	5	$(\text{Entertainment Sq Ft} * 2 / 1000) / 2^{(1)}$
TOTAL	-	62	75-80	

NOTES:

- 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:*

- 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;
- The applicant seeks flexibility to vary the number of proposed dwelling units, the allotment of gross floor area for each use, and the number of parking spaces.

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	242 Units	48	48	7	7	# units/3 up to 50 spaces # units/6 after 50	# units/20 up to 50 spaces # units/40 after 50
OFFICE	5,591 Sq Ft	2	2	2	2	Office GFA / 2,500 (Min. 2 req'd)	Office GFA / 40,000 (min. 2 req'd)
RETAIL	24,639 Sq Ft	2	2	7	7	Retail GFA / 10,000	Retail GFA / 3,500
ENTERTAINMENT	4,000 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	-	52	52	16	16		

BICYCLE SUPPORT		SHOWERS		LOCKERS		BICYCLE REQUIREMENTS METHOD OF CALCULATION	
		REQUIRED QUANTITY	PROPOSED QUANTITY (min.)	REQUIRED QUANTITY	PROPOSED QUANTITY (min.)	SHOWERS	LOCKERS
RESIDENTIAL	242 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	5,591 Sq Ft	-	-	-	-		
RETAIL	24,639 Sq Ft	2	2	2	2		
ENTERTAINMENT	4,000 Sq Ft	-	-	-	-		
TOTAL	-	2	2	2	2		

SITE CONTEXT



2122 14TH STREET NW
WASHINGTON, DC

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SITE LOCATION



2122 14TH STREET NW
WASHINGTON, DC

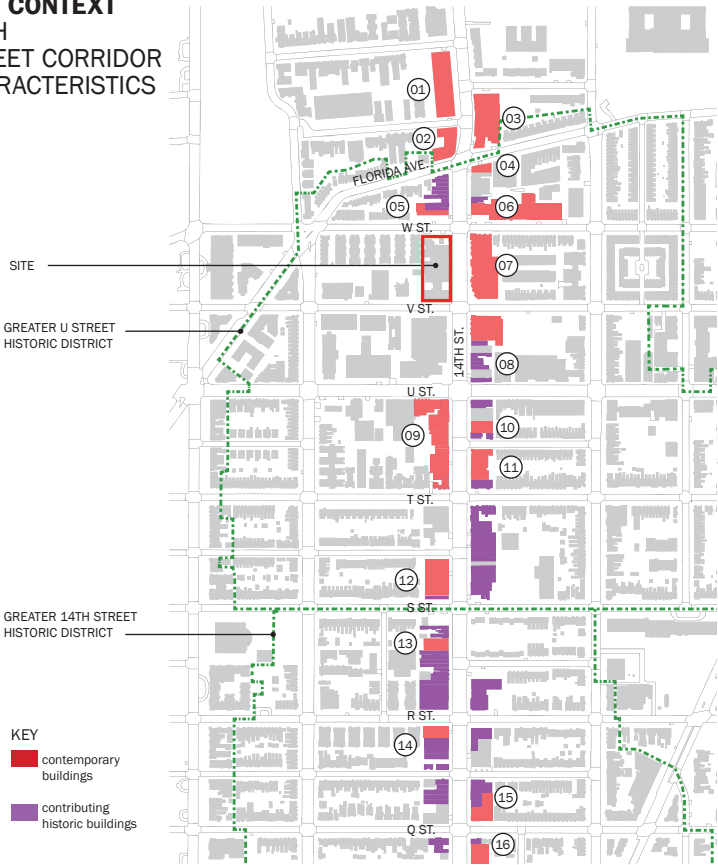
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PROJECT DESCRIPTION | 5

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



07 - UNION ROW

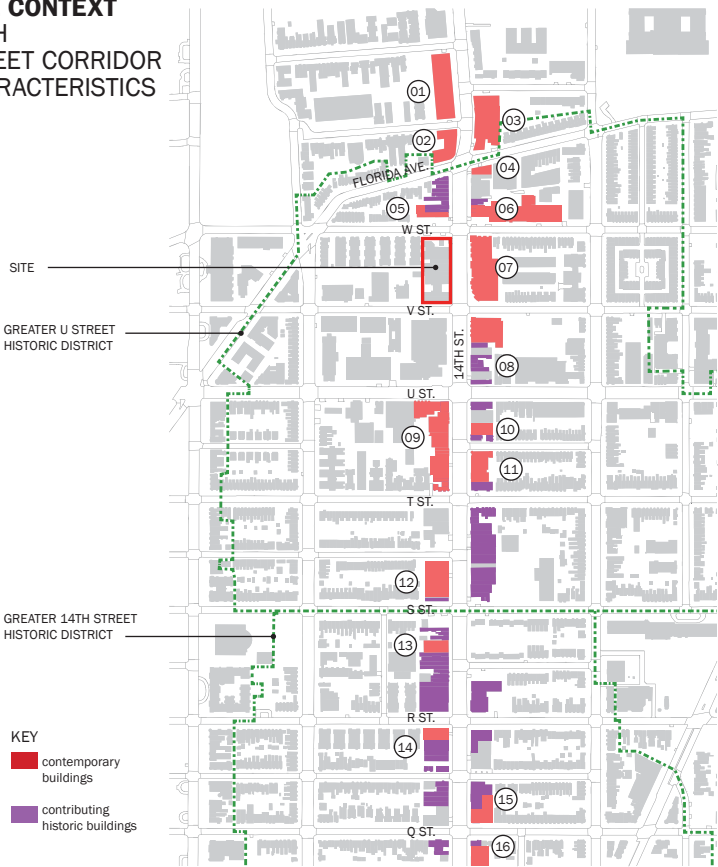


08 - 1390 V ST



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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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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EXISTING SITE CONDITIONS | 10

14TH STREET FRONTAGE



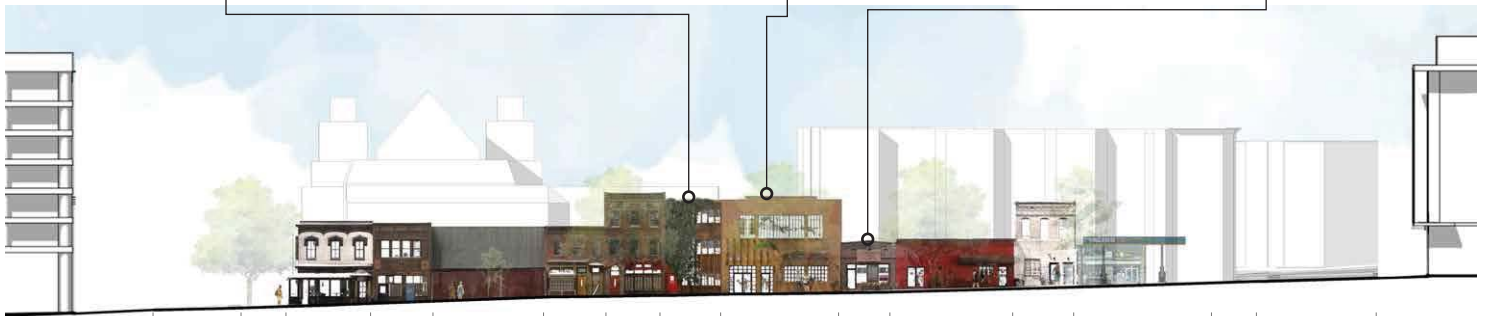
2112 14TH STREET



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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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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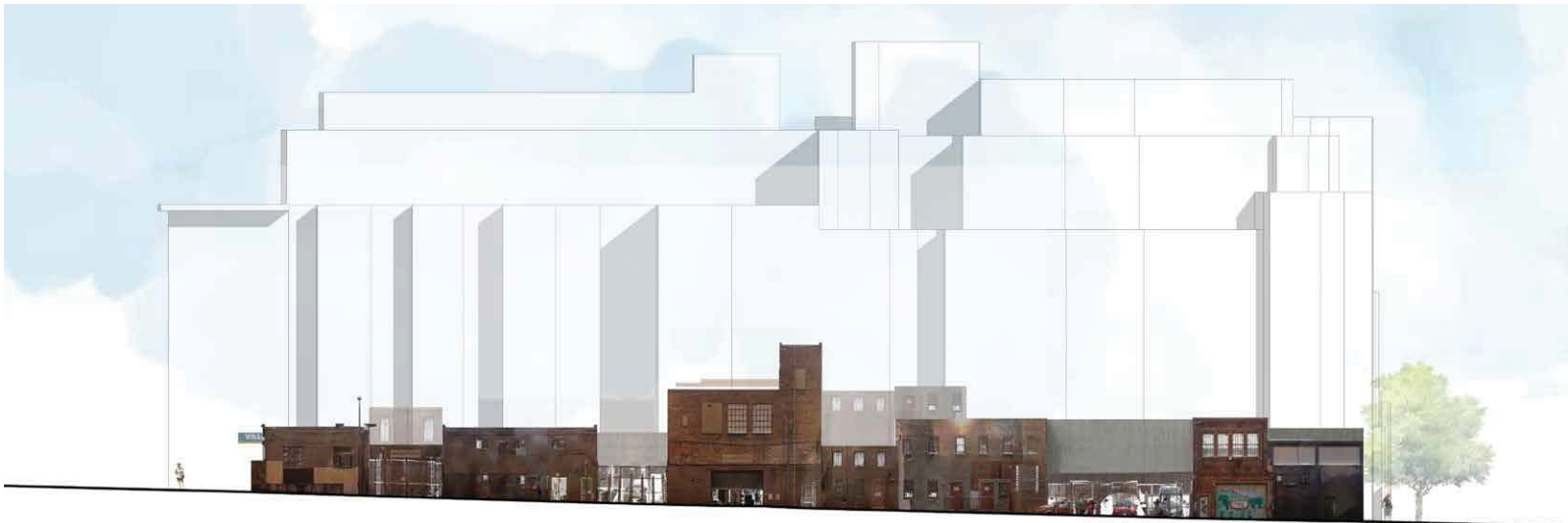
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MADISON INVESTMENTS

EXISTING SITE CONDITIONS | 12

ALLEY FRONTAGE



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



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



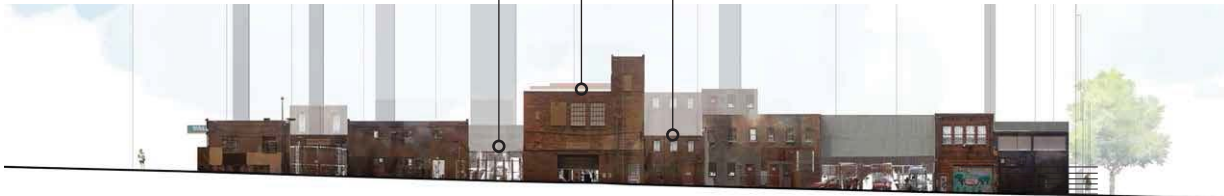
2118 14TH STREET



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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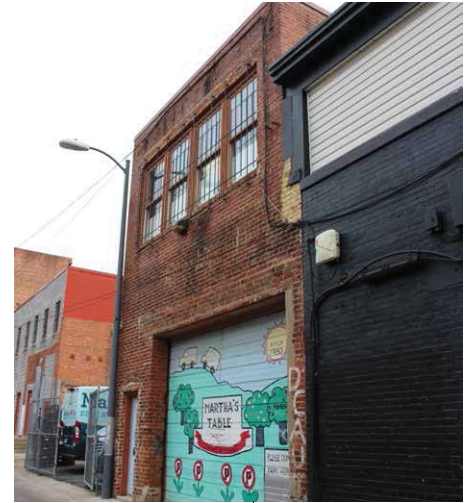
ALLEY FRONTAGE



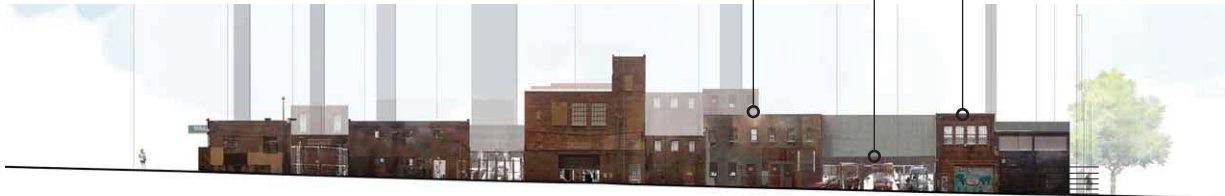
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2114-2116 14TH STREET



2110 14TH STREET



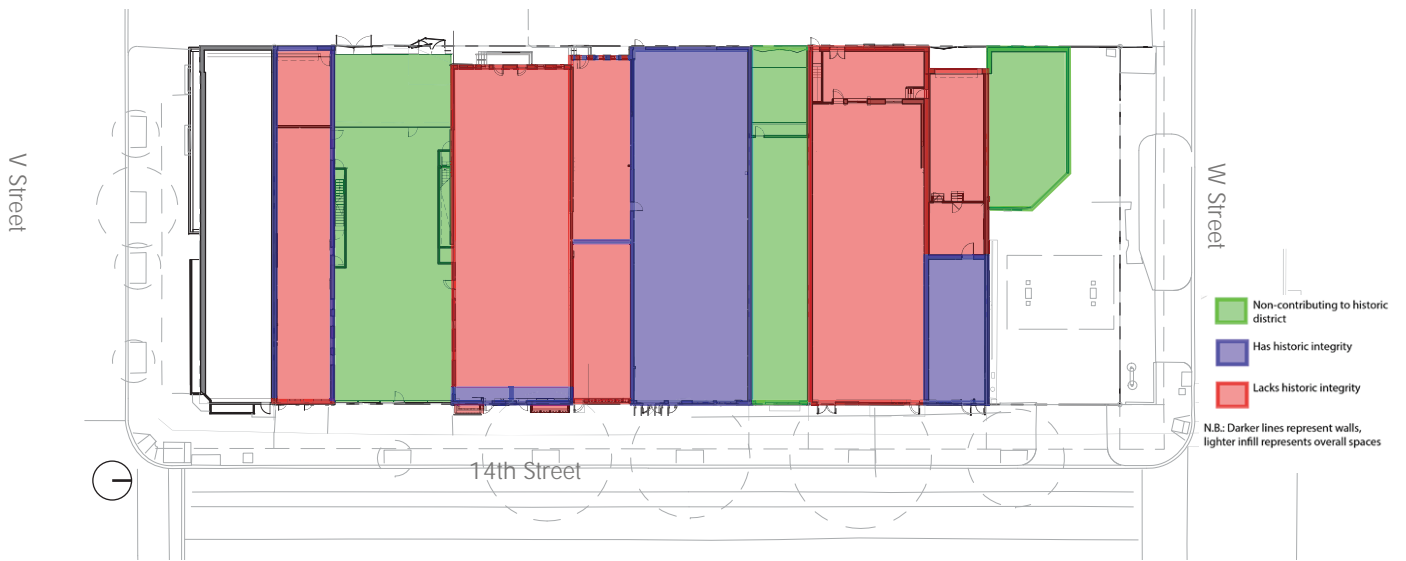
W ST.	SIDE WALK	1400 W St.	2124 14th St.	2120-2122 14th St.	2118 14th St.	2114-2116 14th St.	2112 14th St.	2110 14th St.	2108 14th St.	2104-2106 14th St.	2102 14th St.	2100 14th St.	SIDE WALK	V St.
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14TH STREET FRONTAGE



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.

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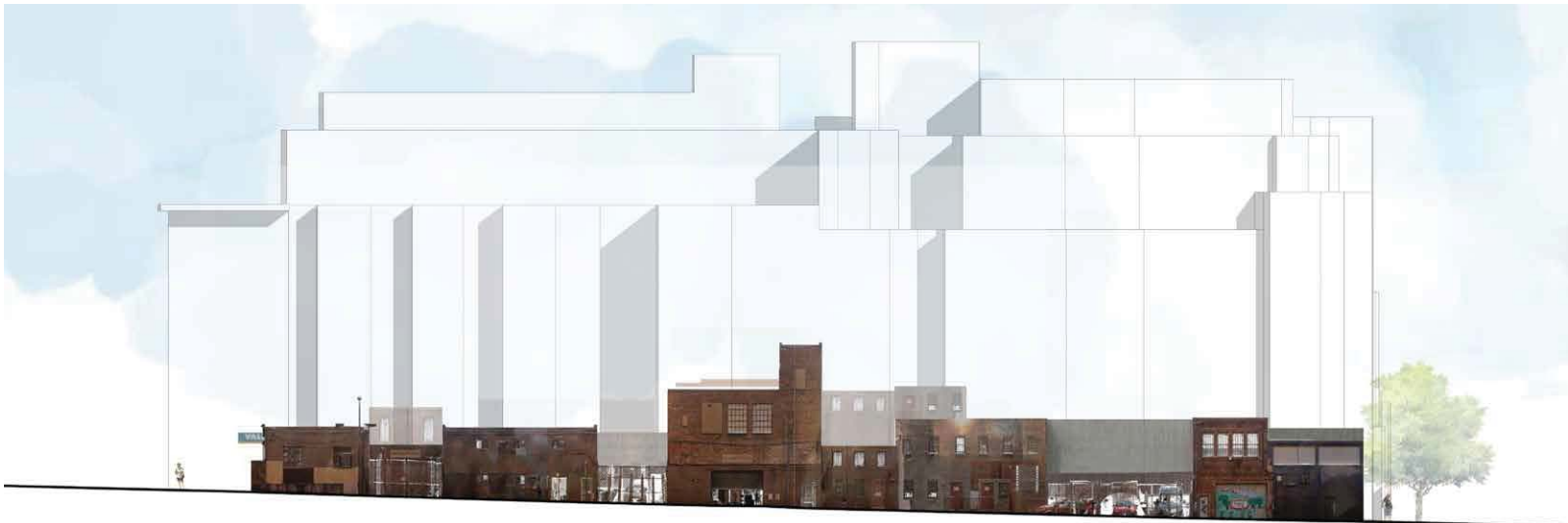
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MADISON INVESTMENTS

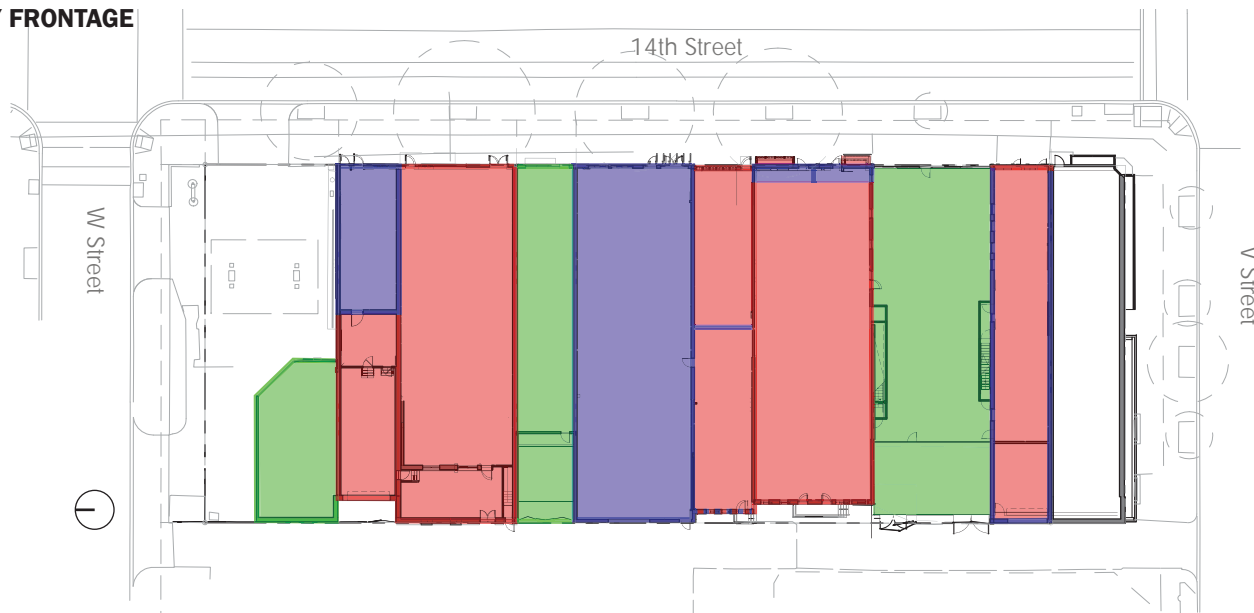
EXISTING SITE CONDITIONS | 19

ALLEY FRONTAGE



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



■ 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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LOUIS APARTMENTS



FRANK D. REEVES CENTER OF MUNICIPAL AFFAIRS



2200 BLOCK OF 14TH ST.



2300 14TH ST.



CAPITOL VIEW ON 14TH



Louis Apartments

U St.

Frank D. Reeves Center of Municipal Affairs 14th St.

V St.

2122 14th St.

W St.

2200 14th St.

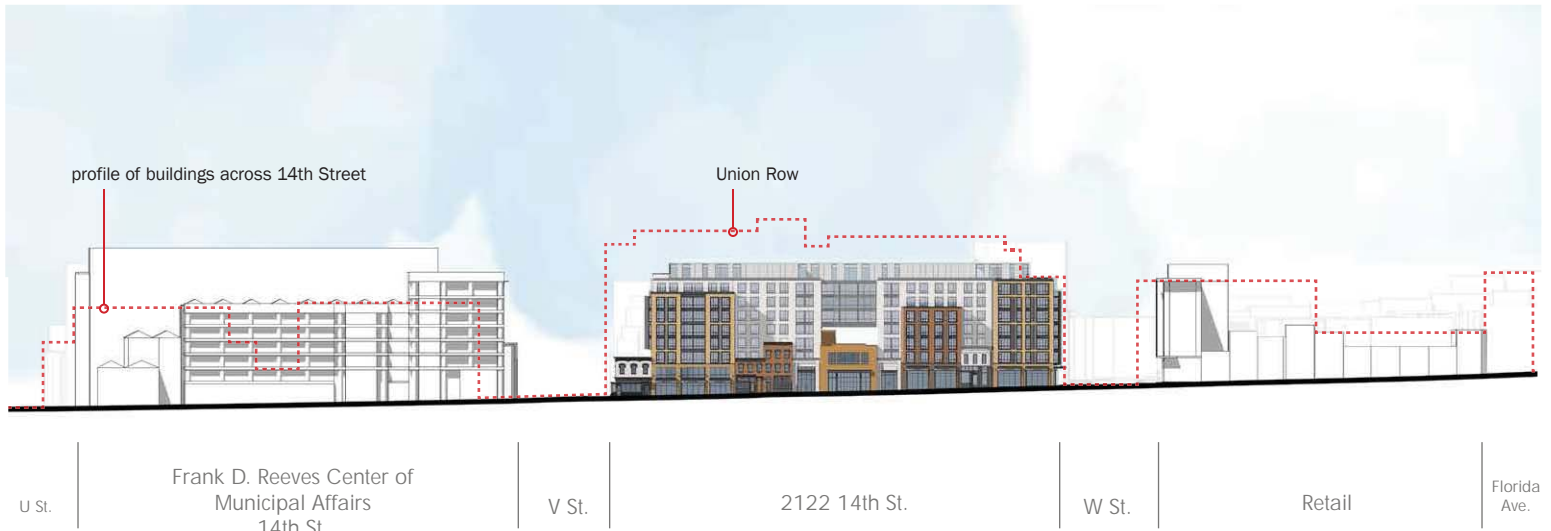
Florida Ave.

2300 14th St.

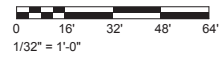
Belmont St.

Capitol View on 14th

14TH STREET ELEVATION



14TH STREET ELEVATION



Existing East Elevation, 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.

Proposed East Elevation, 14th Street



TOP OF ELEVATOR OVERRUN	209' - 7 1/2"
TOP OF PENTHOUSE	203' - 6 1/2"
PENTHOUSE	191' - 6 1/2"
LEVEL 7	180' - 10 1/2"
LEVEL 6	171' - 2 1/2"
LEVEL 5	161' - 6 1/2"
LEVEL 4	151' - 10 1/2"
LEVEL 3	142' - 2 1/2"
LEVEL 2	132' - 6 1/2"
BHMP 118.7	
LEVEL 1	117' - 6 1/2"

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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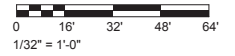
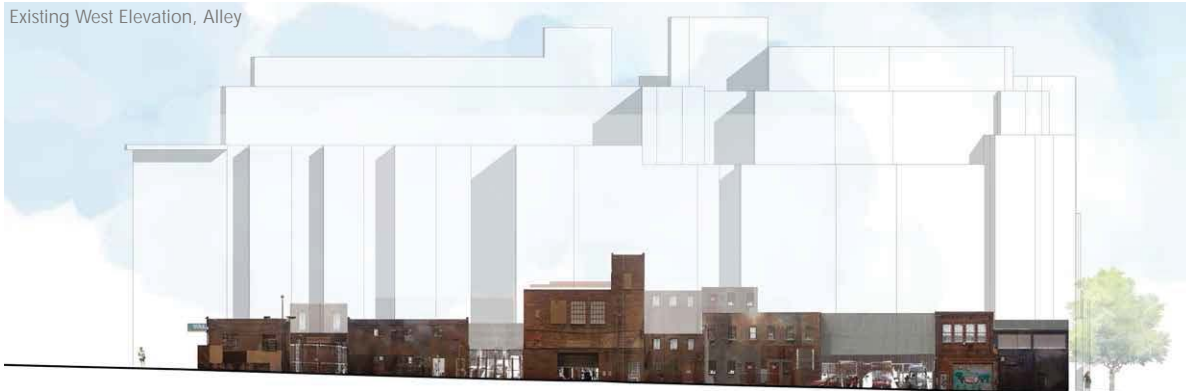
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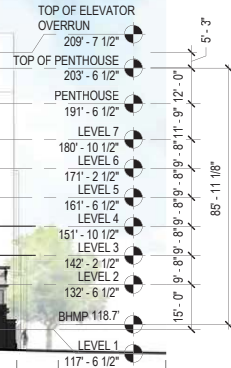
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Existing West Elevation, Alley



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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Proposed West Elevation, Alley



V St.	SIDE WALK	1400 W St.	2118-2124 14th St.	2114-2116 14th St.	2104-2112 14th St.	2102 14th St.	2100 14th St.	SIDE WALK	117' - 6 1/2"	W ST.
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Proposed South Elevation, V Street



Proposed North Elevation, W Street





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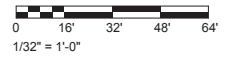
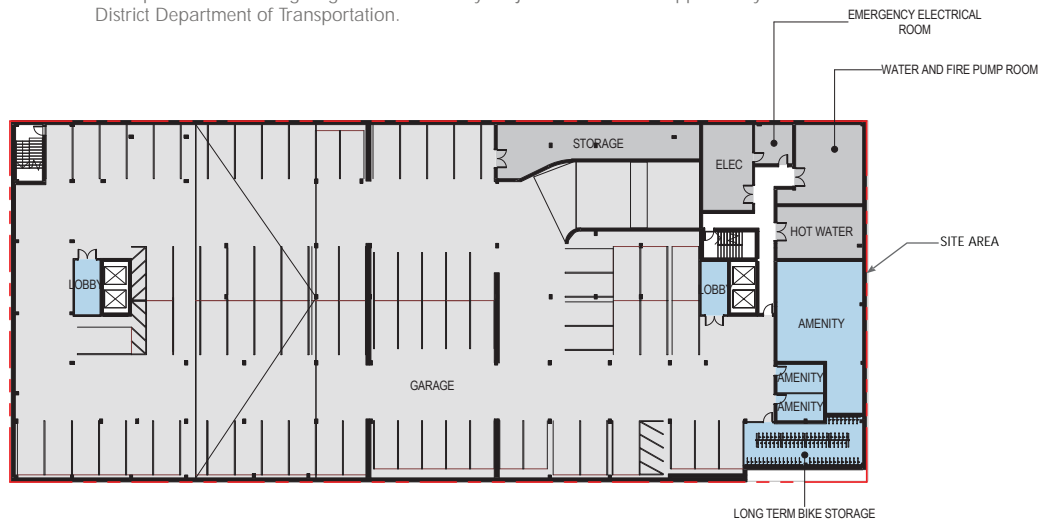
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LEVEL G1 - PARKING

Notes:

1. The number, size, and locations of units, office spaces, stairs, and elevators are preliminary and shown for illustrative purposes only. Final layouts may vary.
2. Unit mix and sizes are subject to change.
3. Proposed location of garage access driveway subject to review and approval by the District Department of Transportation.



LEVEL 1 - RETAIL | LOBBY | SERVICE | LOADING

Notes:

1. The number, size, and locations of retail spaces, office spaces, stairs, and elevators are preliminary and shown for illustrative purposes only. Final layouts may vary.
2. Unit mix and sizes are subject to change.
3. Proposed location of garage access driveway subject to review and approval by the District Department of Transportation.

