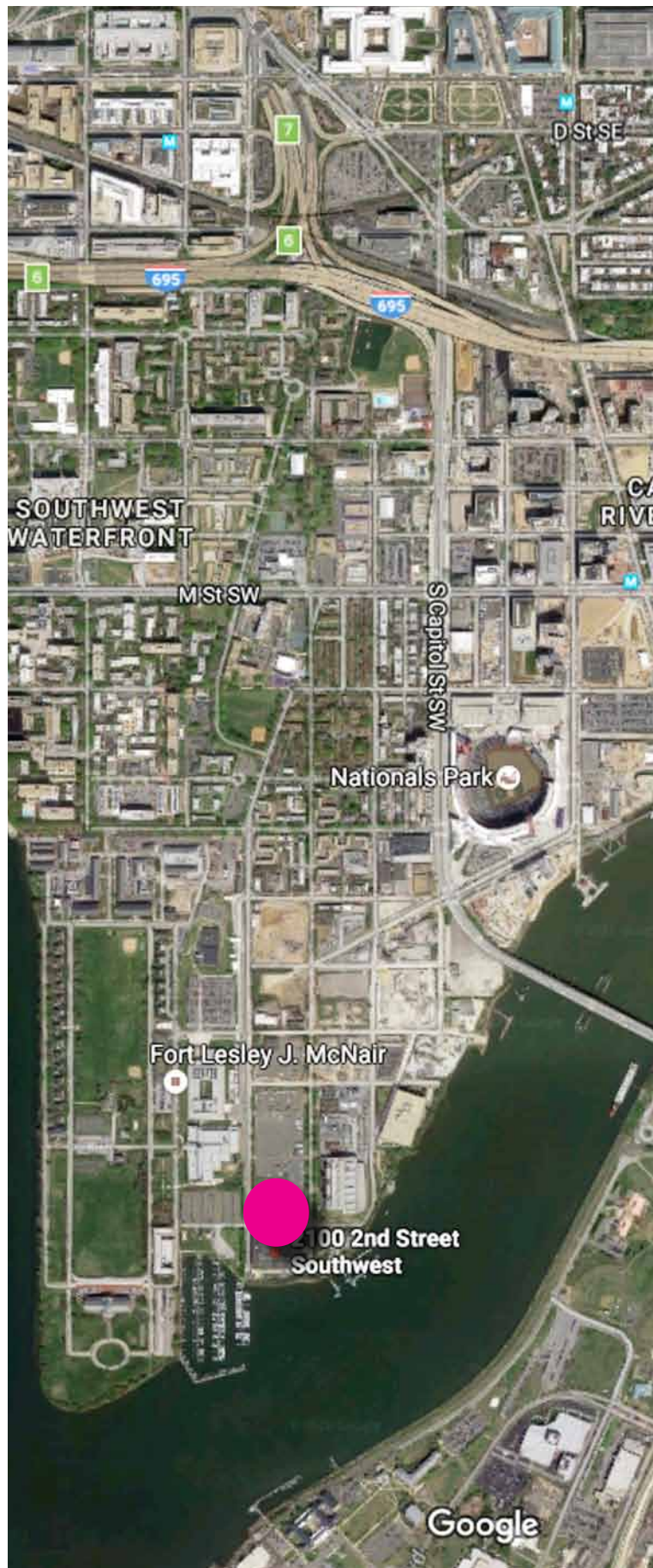




 **River Point** - 2100 2nd St, SW
Square 613 / Lot 10

February 28, 2017



PROJECT TEAM:

Ownership:

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

Architect:

Antunovich Associates
 2200 Clarendon Boulevard - Suite 1150
 Arlington, Virginia 22201
 ph: 703-224-1126

Retail Architect:

BCT Architects
 100 North Charles Street - 18th Floor
 Baltimore, MD 21201
 ph: 410-837-2727

Civil:

Wiles Mensch Corporation-DC
 510 8th Street, SE
 Washington, DC 20003
 ph: 202-552-0250

Traffic Engineer:

Wells + Associates
 1420 Spring Hill Rd - Suite 610
 Tysons, VA 22102
 ph: 703-917-6620

Landscape:

West 8
 333 Hudson Street - Suite 905
 New York, New York 10013
 ph: 212-285-0088

Structural:

Tadger-Cohen-Edelson Associates, Inc.
 1109 Sprint Street - Suite 510
 Silver Spring, MD 20910
 ph: 301-587-1820

Mechanical/ Electrical/ Plumbing:

Metropolitan Engineering
 1225 19th Street, NW - Suite 800
 Washington, DC 20036
 ph: 202-296-2580

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River Point - 2100 2nd St, SW

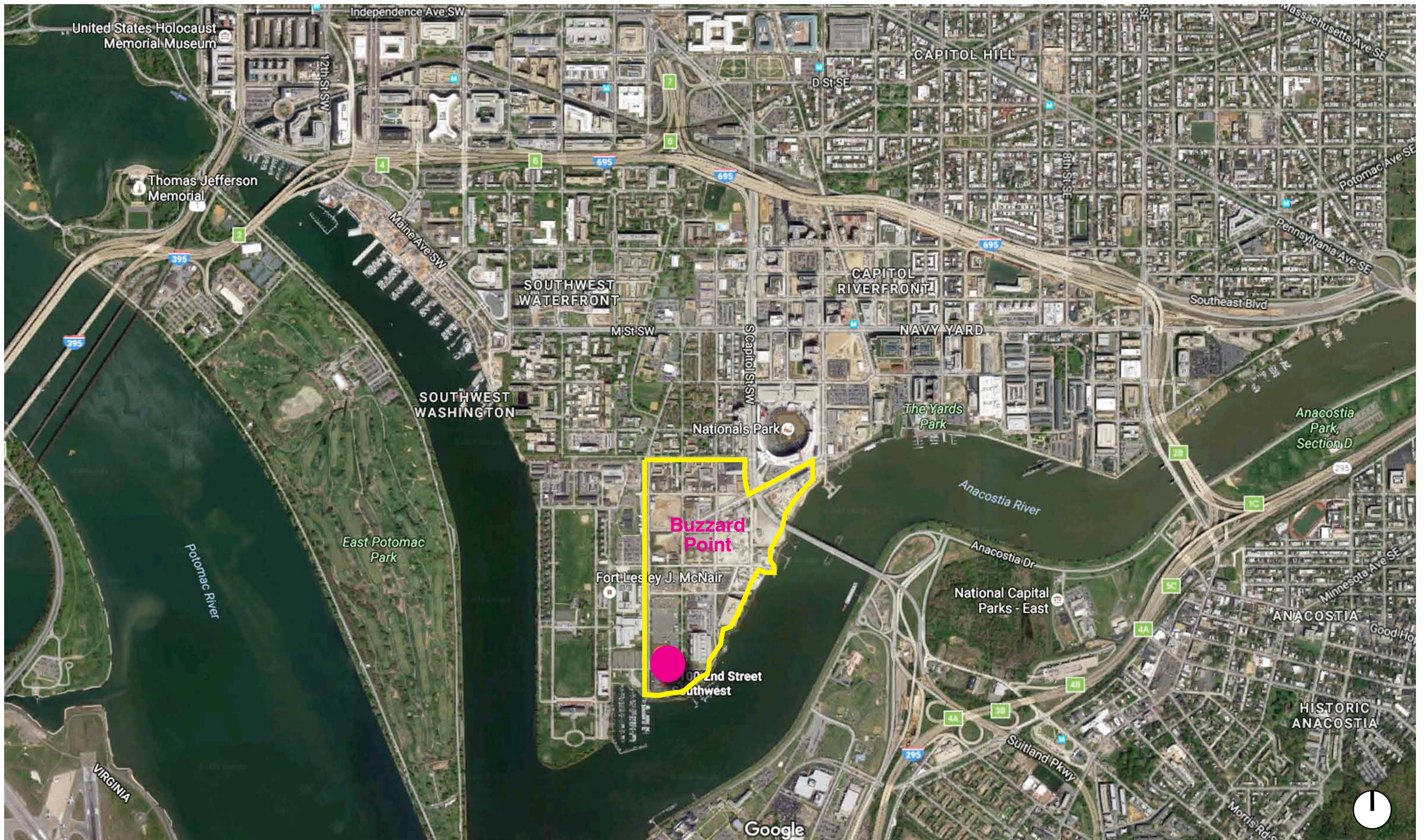
Square 613 / Lot 10

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River Point - 2100 2nd St, SW

Square 613 / Lot 10

Location Map

February 28, 2017



A3



River Point - 2100 2nd St, SW

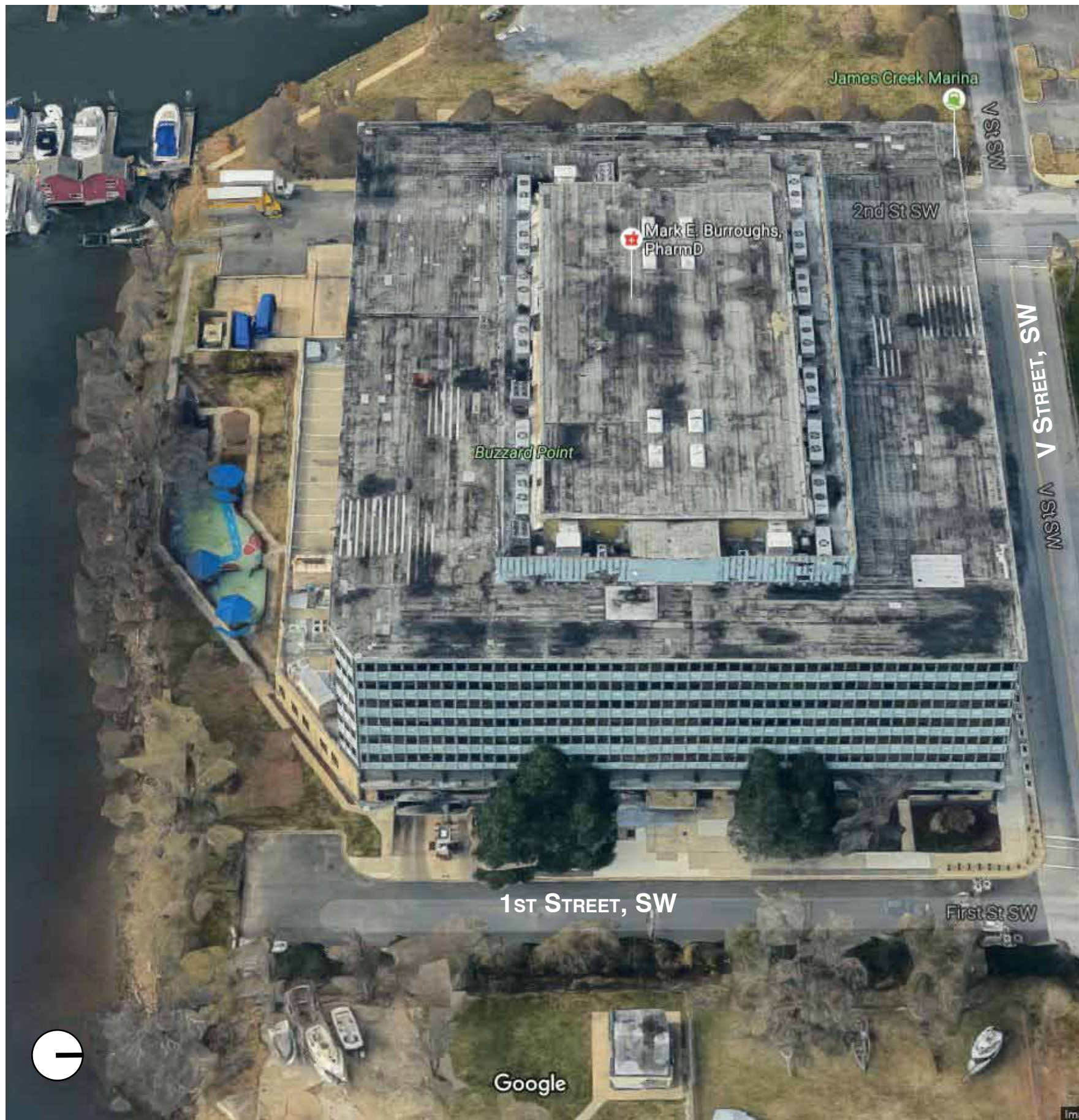
Square 613 / Lot 10

Enlarged Aerial View

February 28, 2017



A4



2. AERIAL VIEW LOOKING SOUTHEAST



1. CORNER OF V & 2ND ST, SW

River Point - 2100 2nd St, SW

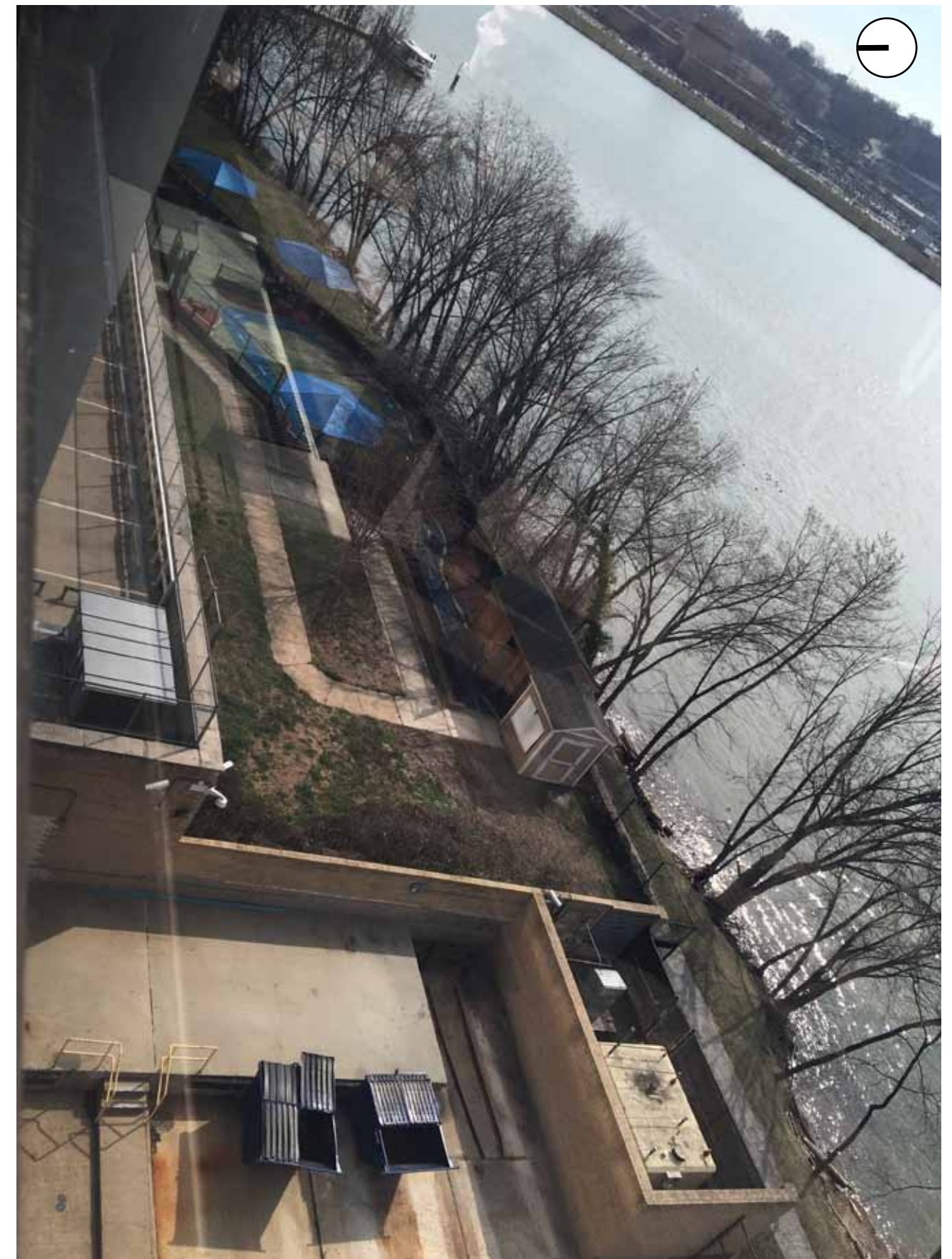
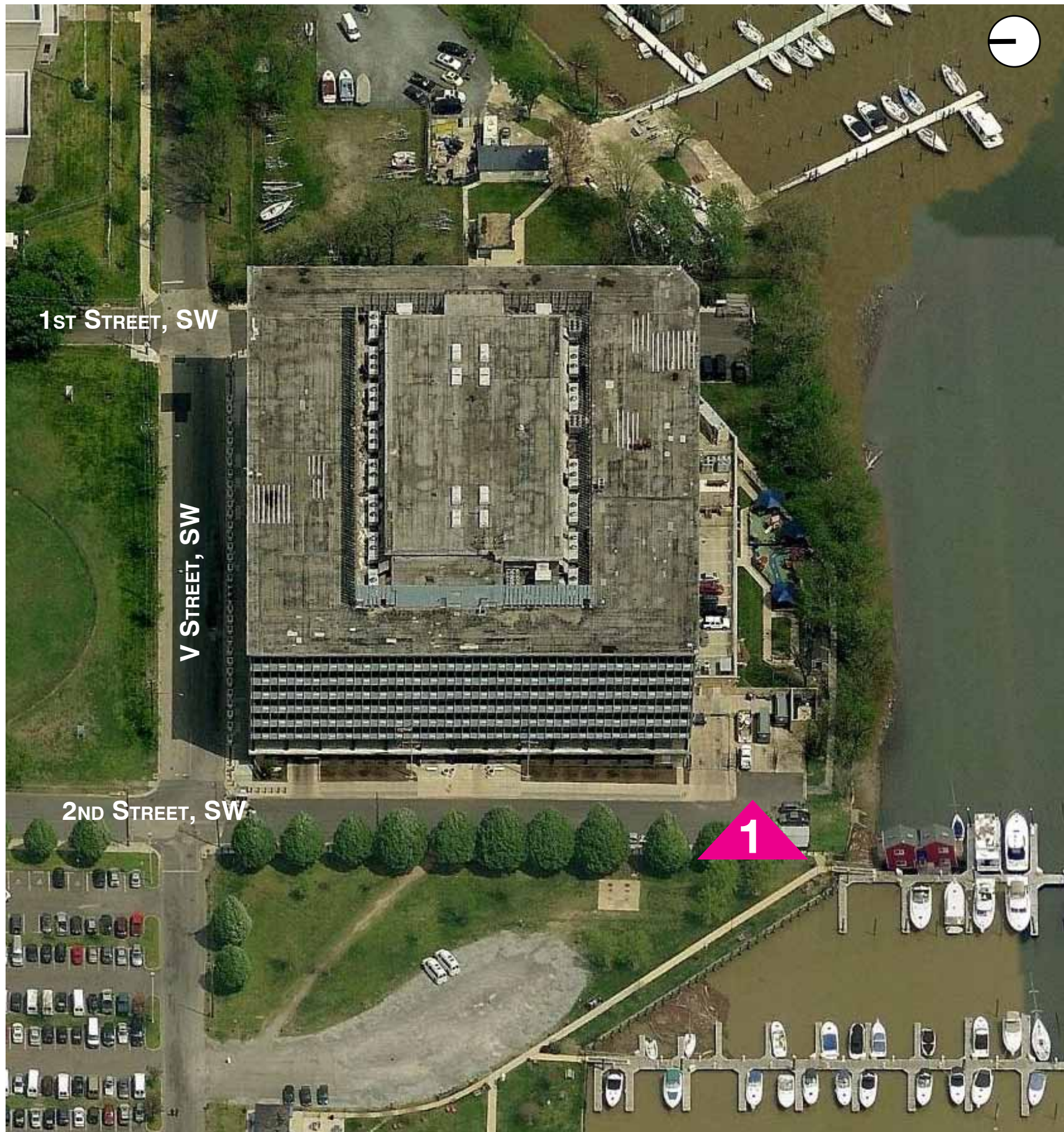
Square 613 / Lot 10

Site Photos

February 28, 2017



A5



1. WATER'S EDGE - LOADING DOCK & PLAYGROUND

River Point - 2100 2nd St, SW

Square 613 / Lot 10

Site Photos

February 28, 2017



A6



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

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A7



1. VIEW FROM NORTHWEST CORNER



2. VIEW FROM NORTHEAST CORNER



3. VIEW FROM THE EAST

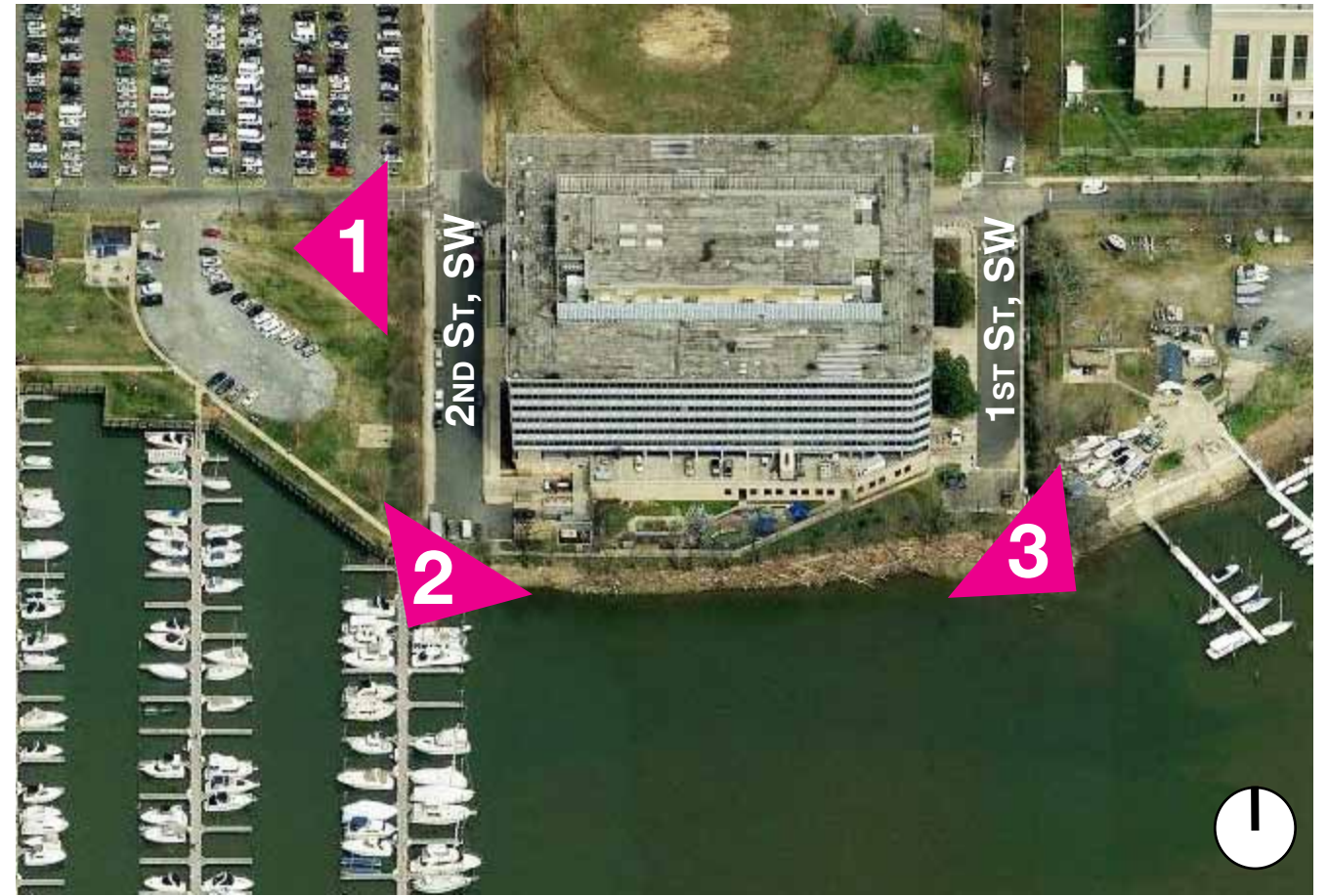
River Point - 2100 2nd St, SW

Square 613 / Lot 10

Views
February 28, 2017



1. VIEW FROM THE WEST



2. VIEW FROM SOUTHWEST CORNER

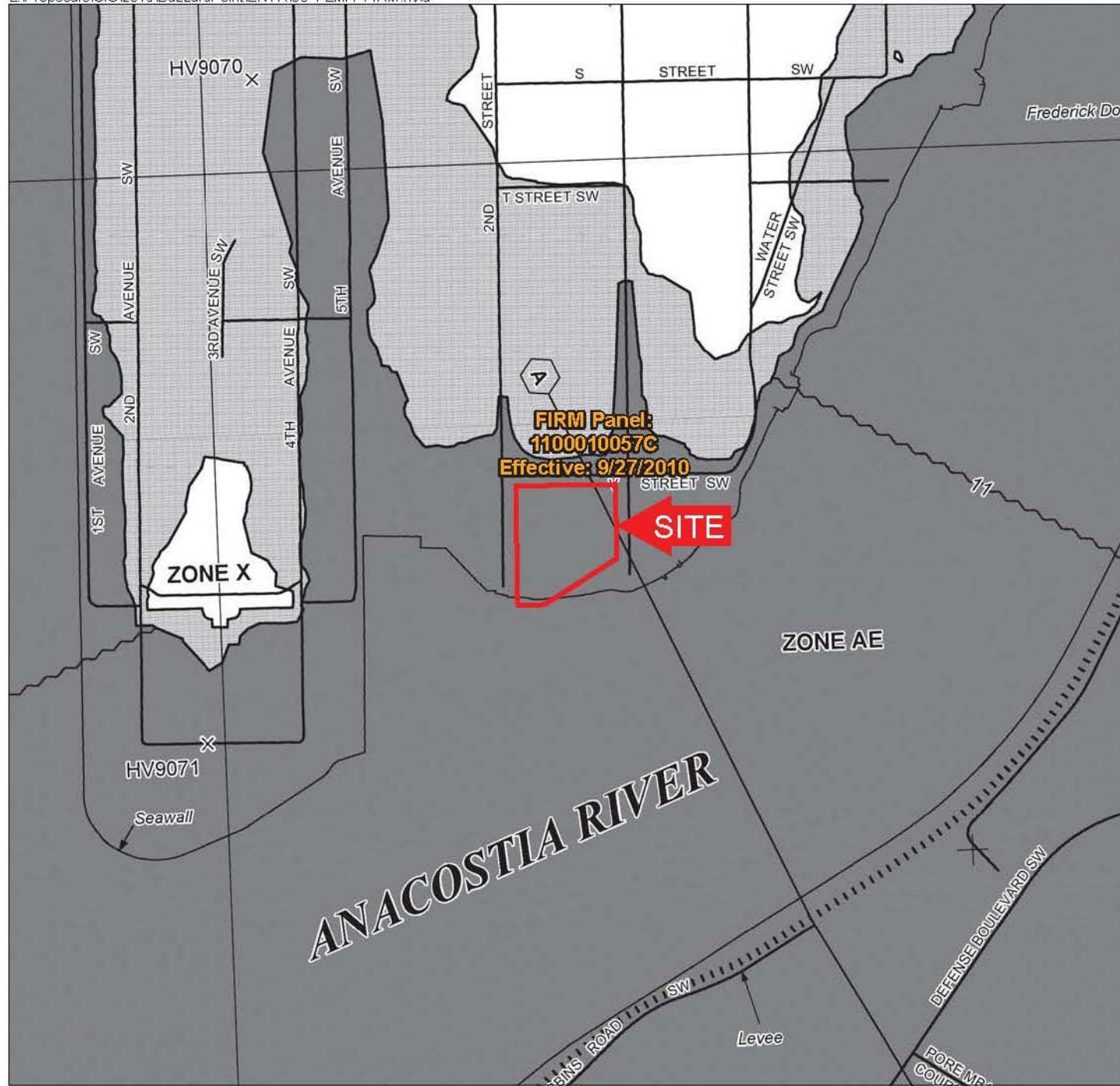


3. VIEW FROM SOUTHWEST CORNER

River Point - 2100 2nd St, SW

Square 613 / Lot 10




Views
February 28, 2017



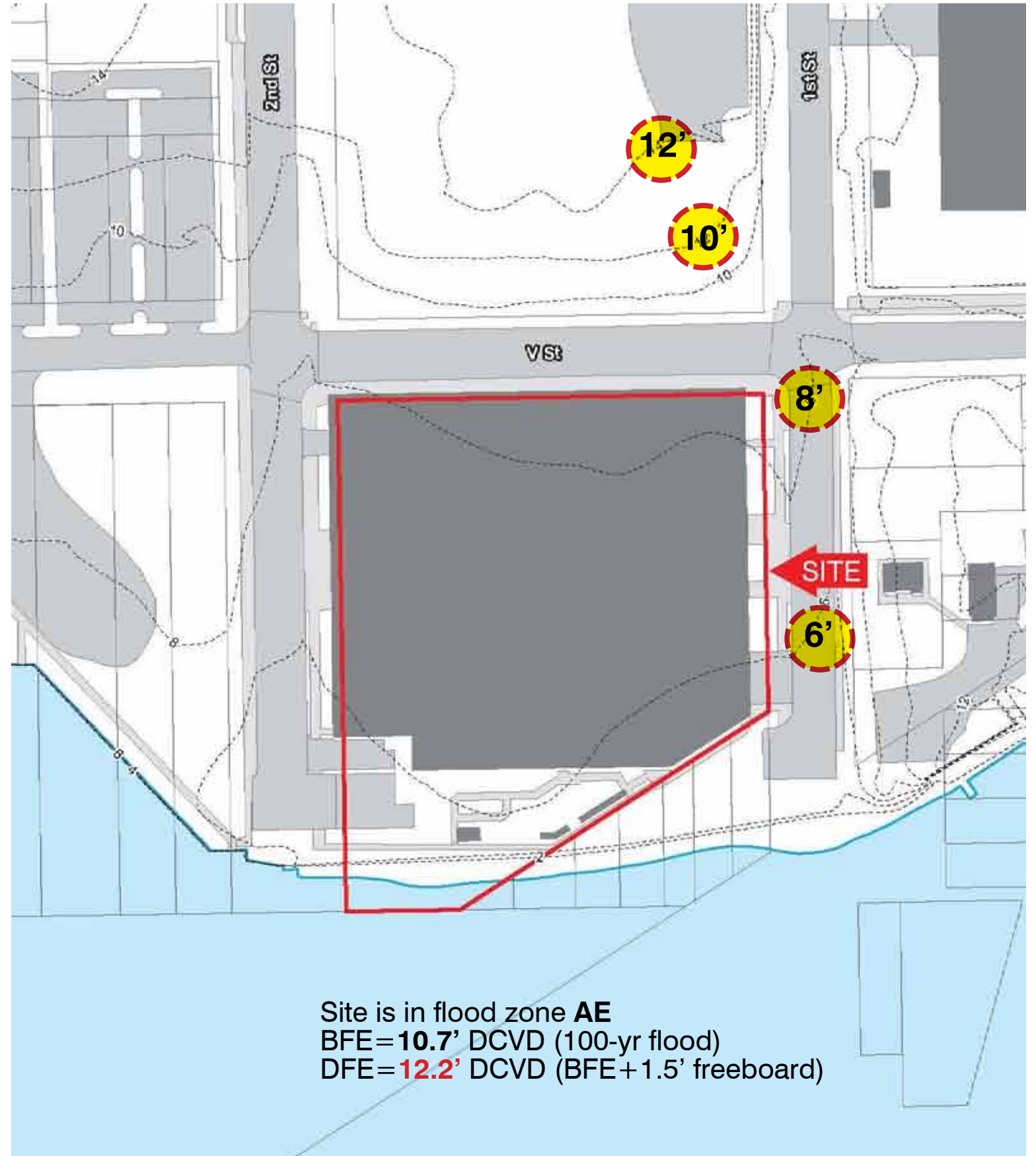
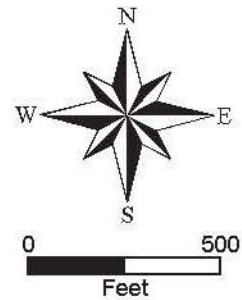
FEMA Flood Insurance Rate Map (FIRM)

Buzzard Point

Original Scale: 1" = 500'

-  Letters of Map Revision (LOMR)
-  FIRM Panel Boundary
-  FIRM Panel Not Printed

For FIRM Panel legend, search by panel number using FEMA's Flood Map Service Center: <https://msc.fema.gov/portal/advanceSearch>



Site is in flood zone **AE**
 BFE = **10.7'** DCVD (100-yr flood)
 DFE = **12.2'** DCVD (BFE + 1.5' freeboard)

River Point - 2100 2nd St, SW

Square 613 / Lot 10

Floodplain Information

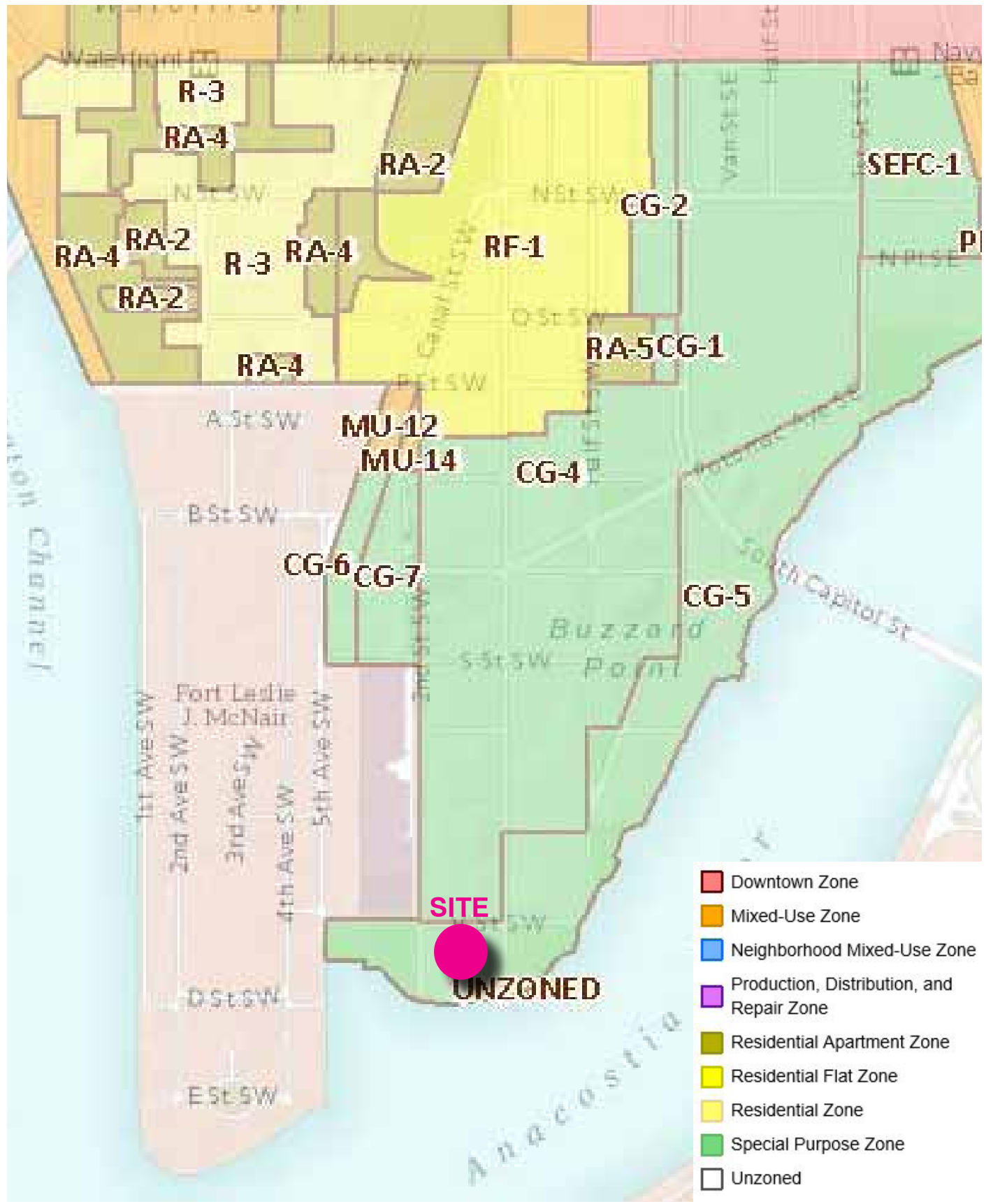
February 28, 2017



A10



Buzzard Point Vision Framework
DC Office of Planning (page 10)



Zoning Map (Zone Districts)
DC Office of Planning

River Point - 2100 2nd St, SW

Square 613 / Lot 10

Zoning Map

February 28, 2017





Buzzard Point Vision Framework
DC Office of Planning (page 10)

River Point - 2100 2nd St, SW

Square 613 / Lot 10



PEPCO SUBSTATION



DOUGLAS DEVELOPMENT - 1900 HALF ST, SW
MIXED USE/MULTI-FAMILY



AUDI DC UNITED STADIUM



CAPITAL CITY - CONDO BUILDING



11TH STREET BRIDGE PARK

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
FAR:	6.00 FAR	11-K, §505.3 11-K, §505.3	4.00 FAR Max total 2.00 FAR Max for Commercial Use	3.88 FAR - Residential Use 0.61 FAR - Commercial Use 4.49 FAR - Total	
Gross Building Area:	692,872.86 sq.ft.		461,916 sq. ft.	518,396 sq. ft.	
Number of Dwelling Units:	none			485	
Height:	90'-0"	11-K, §505.4	60'-0" no limit on number of stories	87'-9" with adjustment due to raised street grades by 2'-3"	Existing non-conforming building height
Lot Occupancy (Commercial Use):	78%		no limit	83% - ground floor	
Lot Occupancy (Residential Use):	n/a		75%	61% - 70,877 sf (floor 3 through 8)	
Rear Yard:	80.45 ft	11-K, §505.7	12 ft min.	Provided	
Side Yard:	11 ft	11-K, §505.6	none required, 5 ft min. if provided (2" per 1 ft of height)	11 ft non-conforming	
Waterfront Setback :	n/a	11-K, §505.8	75 ft from bulkhead if new	not subject to this requirement	
Habitable Penthouse FAR:	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)	
Habitable Penthouse Height:	n/a	11-K, §505.5	12'-0" (1 story maximum within penthouse)	12'-0" (1 story penthouse provided)	
Mechanical Penthouse Height:	provided	11-K, §505.5	15'-0"	18'-6" at Elevator Overrides; 1:1 setback provided	Elevator Overrides Height; Stair Pressurization Fans & Trash Chute Vent
Penthouse Setbacks:	n/a	11-C, §1502	1:1 setback ratio	1:1 setbacks at penthouse	3.5 to 6.6 ft above roof of penthouse at 1:1 setback
Parking Spaces (Retail):	1028	11-C, §701.5	91 (1.33 per 1,000 sf of retail in excess of 3,000 sf)	372 total spaces	
Parking Spaces (Residential):		11-C, §701.5	160 (1 per 3 DUs in excess of 4)	9 ft wide x 18 ft deep	
Standard Parking Size:		11-C, §712.5	9 ft wide x 18 ft deep	18'-4" wide	Drive aisle width is non-conforming due to existing 20'x20' on-center structural grid
Parking Drive Aisle Width:	18'-4" wide	11-C, §712.5	20 ft for two-way		
Location of Proposed Curb Cuts:					Under Review by Public Space Committee
Bicycle (Residential):	none	11-C, §802	106 (1 per 3 DUs for 150 units, 1 per 6 DUs after that) - long-term 24 (1 per 20 DUs) - short-term	Provided	
Bicycle (Retail):	none	11-C, §802	7 (1 per 10,000 sf) - long-term 20 (1 per 3,500 sf) - short-term	Provided	
Open Courts:	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	
Loading (Residential):		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	
Loading (Retail):		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	
Loading Size & Layout Requirements:		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

February 28, 2017



A14

FAR (FLOOR AREA RATIO)			
SITE AREA (SF):		115,479	
LEVEL	RESIDENTIAL (GSF)	COMMERCIAL (GSF)	TOTAL (GSF)
L1	22,693	70,441	93,134
L2 *	0		0
L3	70,877		70,877
L4	70,877		70,877
L5	70,877		70,877
L6	70,877		70,877
L7	70,877		70,877
L8	70,877		70,877
	447,955	70,441	518,396
FAR:	3.88	0.61	4.49

NOTES:

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

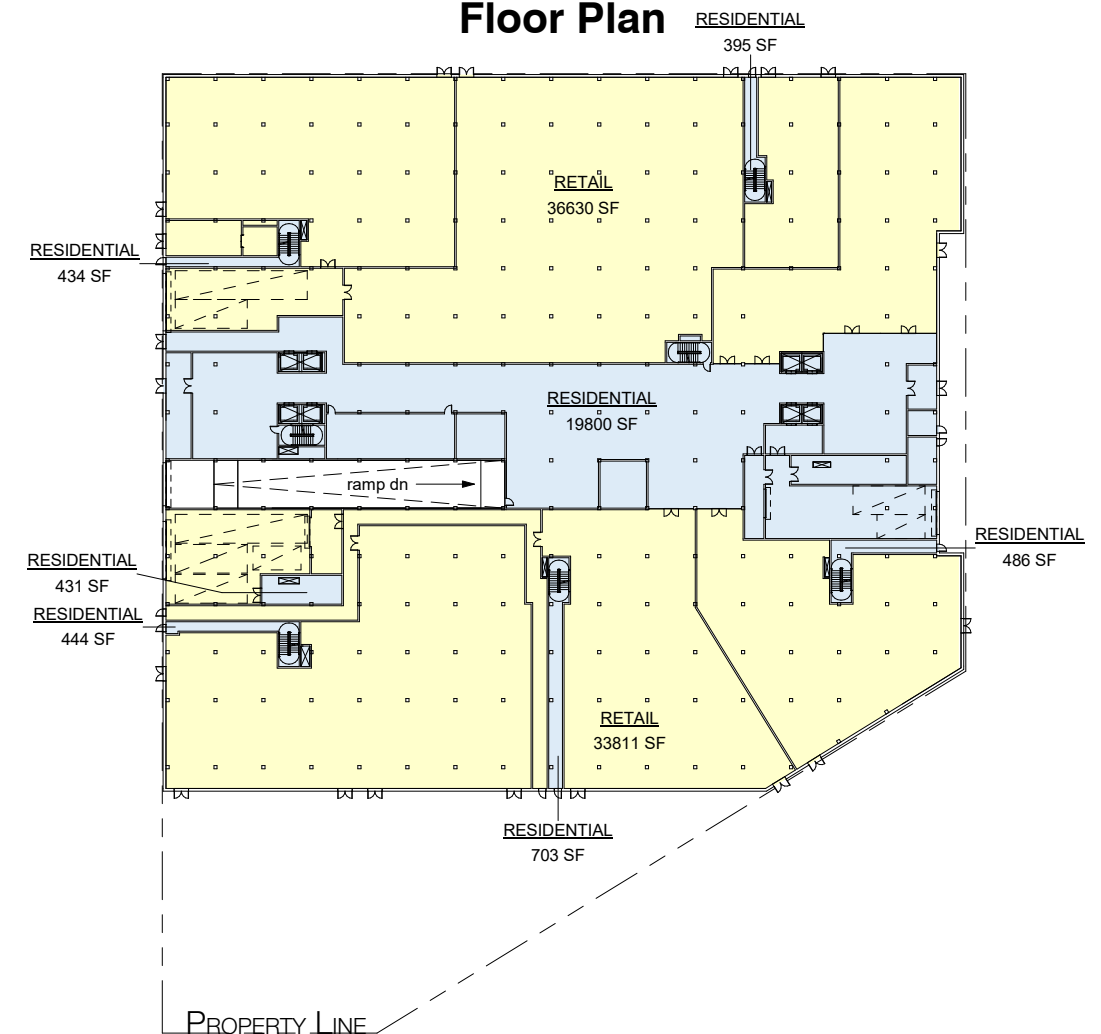
1. Penthouse level
2. Two below grade parking levels P1 and P2
3. Parking ramp leading down to below parking levels
4. Exterior balconies that do not exceed a projection of 6 ft beyond exterior walls of the building
5. All projections beyond the property line that are allowed by Zoning Regulations

* L2 - existing 2nd floor is being removed in its entirety.

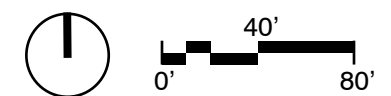
**Typical (3rd through 8th)
Floor Plan**



**Ground
Floor Plan**



RESIDENTIAL
 COMMERCIAL
 (RETAIL, RESTAURANT,
 BACK OF HOUSE)



River Point - 2100 2nd St, SW

Square 613 / Lot 10

Zoning Analysis - FAR

February 28, 2017



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Required

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

PARKING - COMMERCIAL (REQUIRED by Zoning)	
RETAIL within Building:	63,455
RETAIL on Water (Future Planning):	8,000
TOTAL RETAIL (GSF):	71,455
(DCMR 11-C, §701.5) 1 per 1,000 gsf in excess of 3,000 gsf:	91

Required Total:
251

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	106
SHORT-TERM	DCMR 11-C §802.1	1 per 20 DUs	24

BICYCLE - COMMERCIAL (REQUIRED by Zoning)			
RETAIL (SF):			71,455
LONG-TERM	DCMR 11-C §802.1	1 per 10,000 SF	7
SHORT-TERM	DCMR 11-C §802.1	1 per 3,500 SF	20

Provided

PARKING (PROVIDED)			
LEVEL	RESIDENTIAL STANDARD SPACES	COMMERCIAL STANDARD SPACES	TOTAL STANDARD SPACES
P1	91	91	182
P2	190		190
TOTAL:	281	91	372

Provided

BICYCLE PARKING (PROVIDED)			
LEVEL	RESIDENTIAL	COMMERCIAL	TOTAL
LONG-TERM	106	7	113
SHORT-TERM	24	20	44
TOTAL:	130	27	157



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.

NOTES:

Bicycle Storage Rooms are located within P1 parking level.



LEED v2009 for New Construction

River Point - 2100 2nd St SW

February 27, 2017



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		
		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		
		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		
		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			
		Prereq 2	Minimum Energy Performance			
		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			
		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	

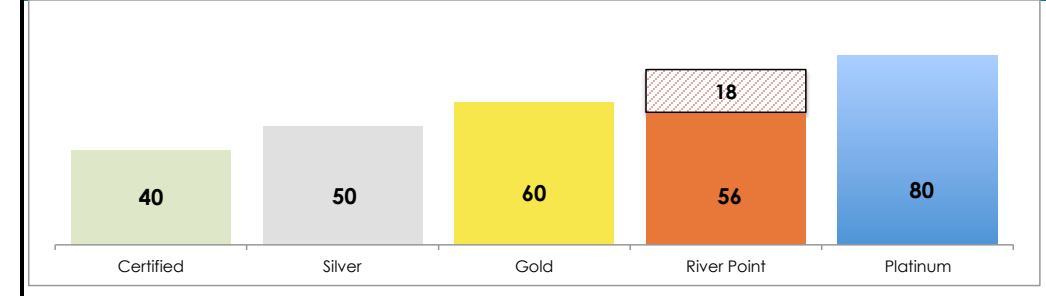
6 0 0 Innovation and Design Process Possible Points: 6

Y						
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

Y						
		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

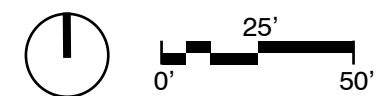
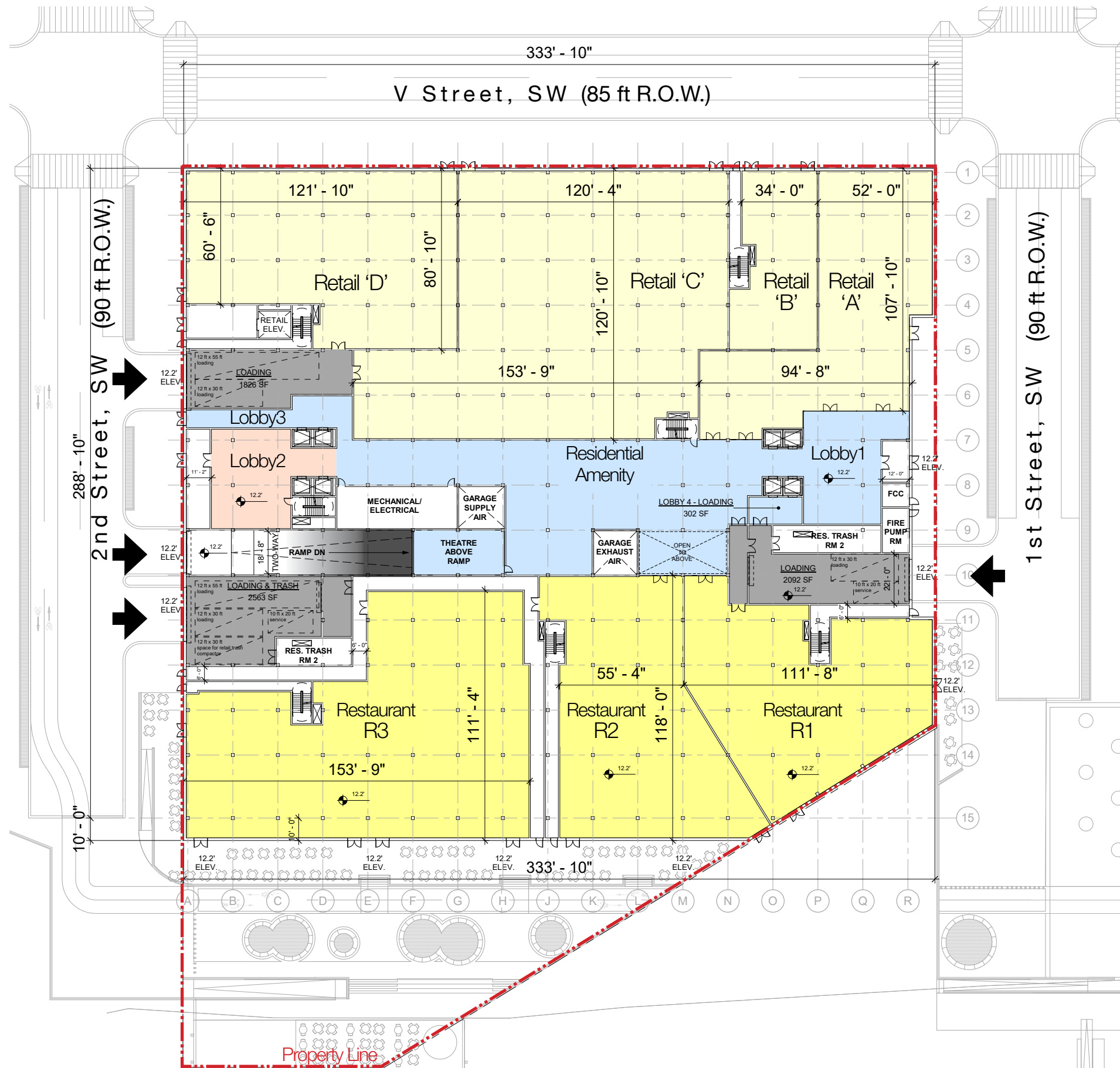
February 28, 2017



A17

Ground Floor Plan

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



River Point - 2100 2nd St, SW

Square 613 / Lot 10

Plan - Ground Floor

February 28, 2017

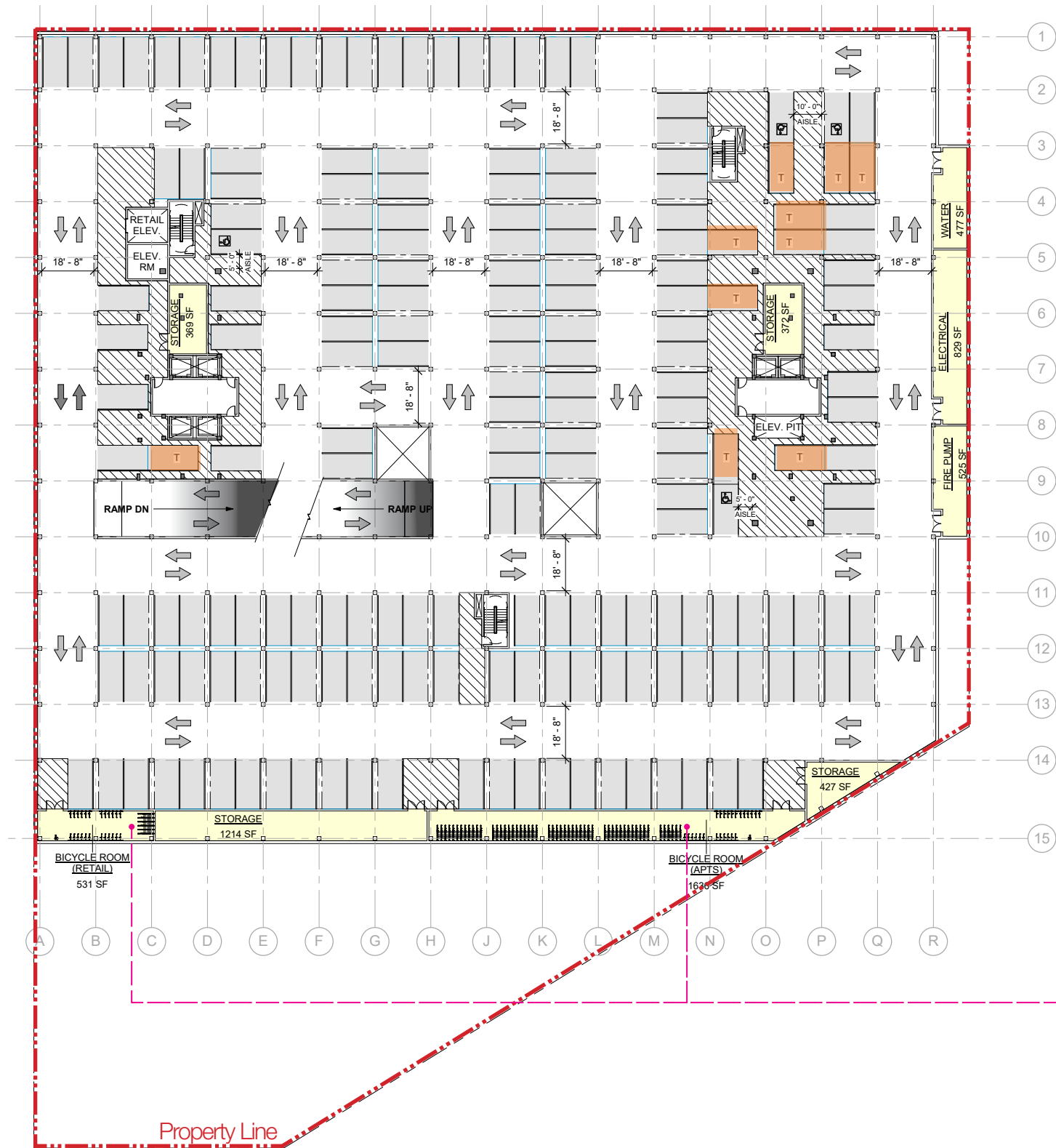


A18

V Street, SW

Parking - Level P1

2nd Street, SW



1st Street, SW

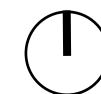
- TANDEM PARKING SPACE**
(DON'T COUNT TOWARDS MINIMUM REQUIRED BY ZONING)
- STANDARD PARKING SPACE:**
9 FT WIDE X 18 FT DEEP
(COUNT TOWARDS MINIMUM REQUIRED BY ZONING)



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

February 28, 2017



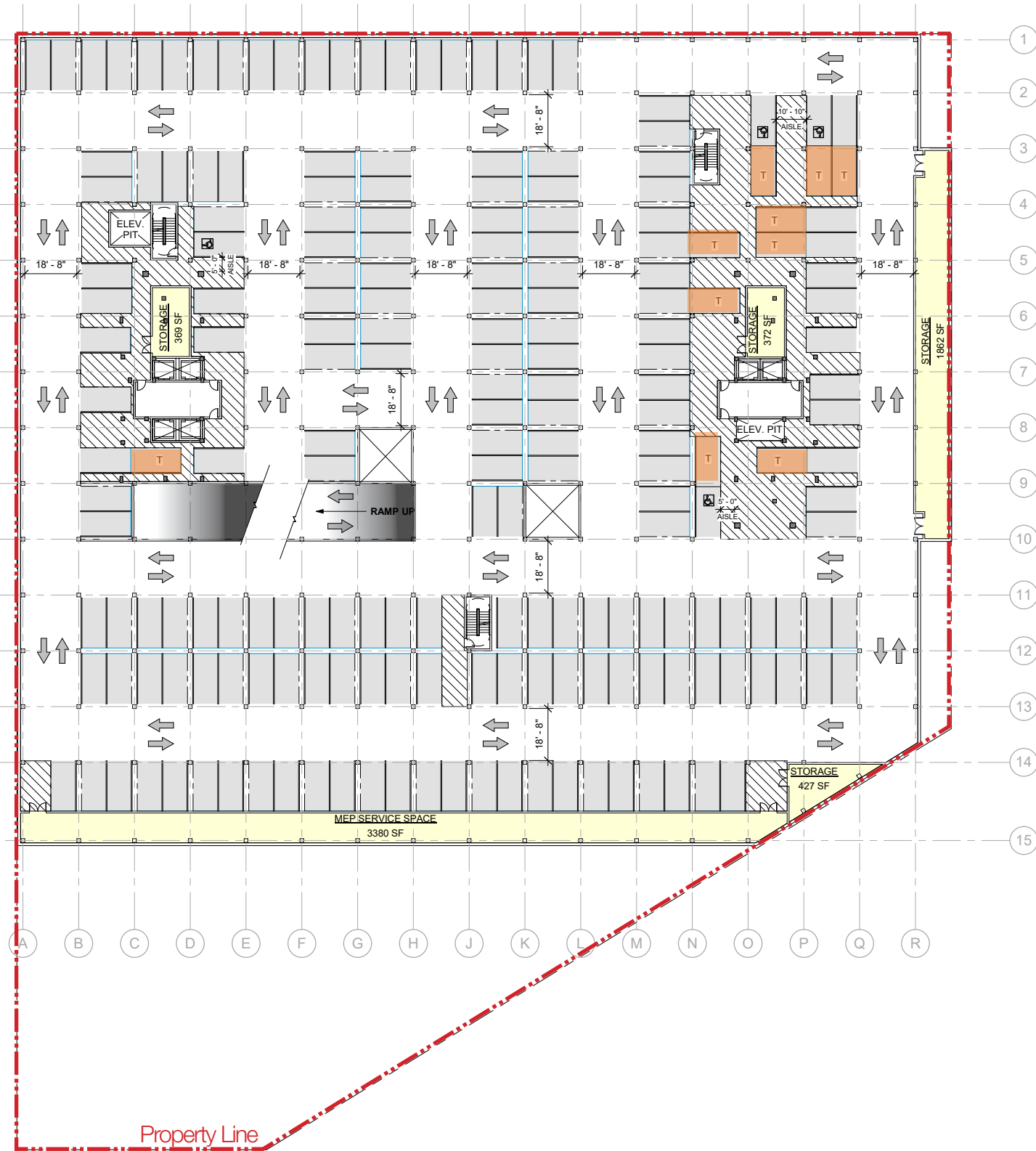
A19

V Street, SW

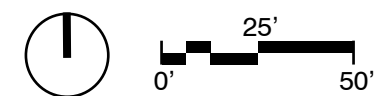
Parking - Level P2

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)



River Point - 2100 2nd St, SW

Square 613 / Lot 10

Plan - Parking P2

February 28, 2017



V Street, SW

3rd Floor Plan - Courtyard

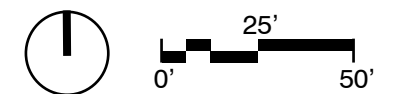


RESIDENTIAL AMENITY AREAS
 DWELLING UNITS

NOTES:

- EXISTING 2ND FLOOR IS PROPOSED TO BE REMOVED IN ITS ENTIRETY TO ALLOW FOR A RAISED GROUND FLOOR DUE TO FLOOD CONDITIONS AND TO CREATE A DOUBLE HEIGHT RETAIL SPACE.
- FOR CONCEPTUAL LAYOUT OF COURTYARDS PLEASE REFER TO LANDSCAPE DRAWINGS (L34 - L42).

2nd Street, SW
 298' - 10"
 1st Street, SW



River Point - 2100 2nd St, SW

Square 613 / Lot 10

Plan - 3rd Floor (Courtyard)

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Typical Floor Plan (4th through 7th)



River Point - 2100 2nd St, SW

Square 613 / Lot 10

Plan - Typical (4th - 7th) Floor

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V Street, SW

8th Floor Plan



1st Street, SW

River Point - 2100 2nd St, SW

Square 613 / Lot 10

Plan - 8th Floor

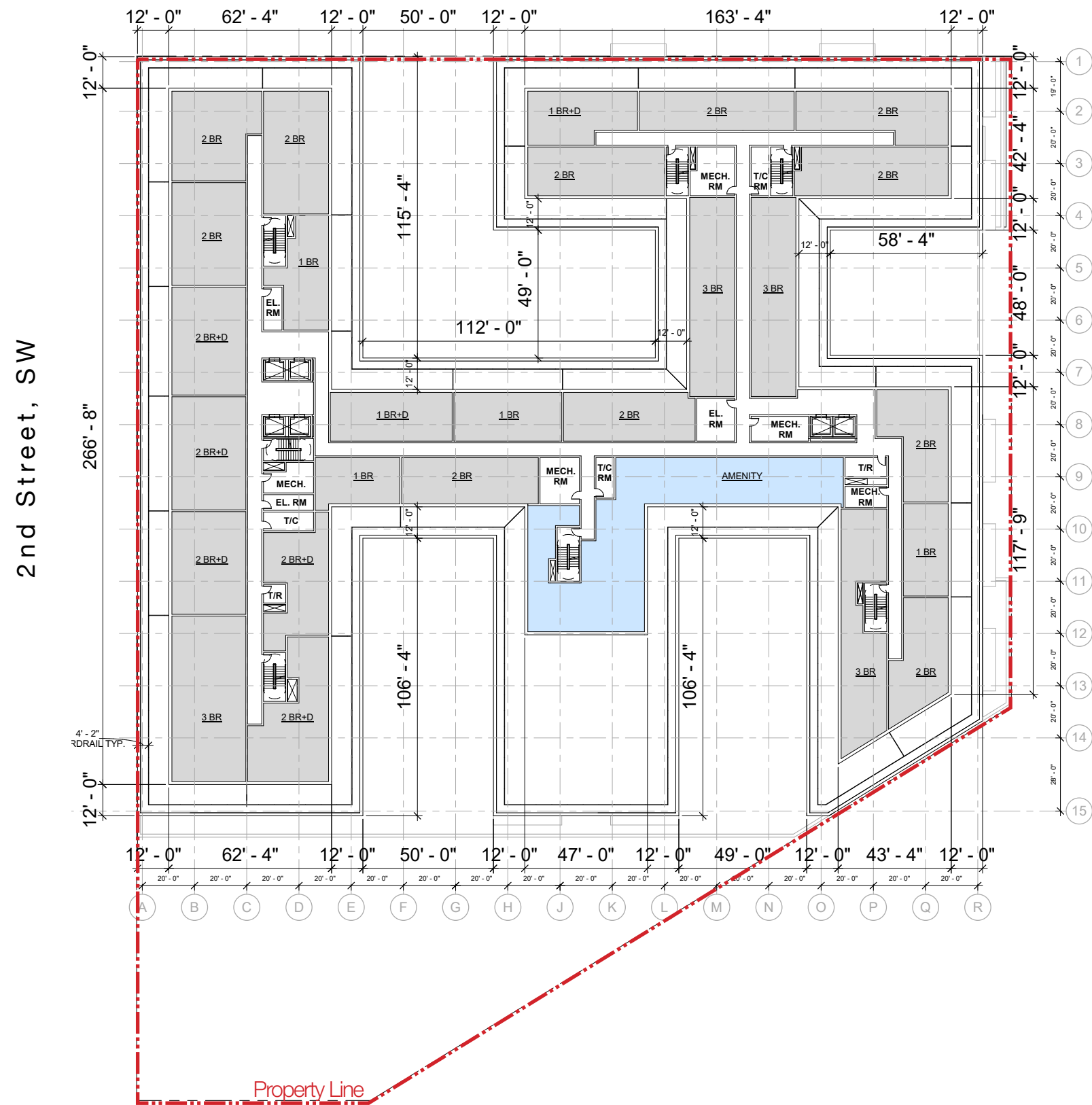
February 28, 2017



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V Street, SW

Penthouse Floor Plan



River Point - 2100 2nd St, SW

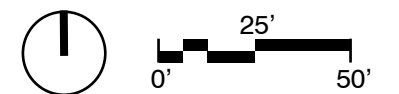
Square 613 / Lot 10

Plan - Penthouse Floor

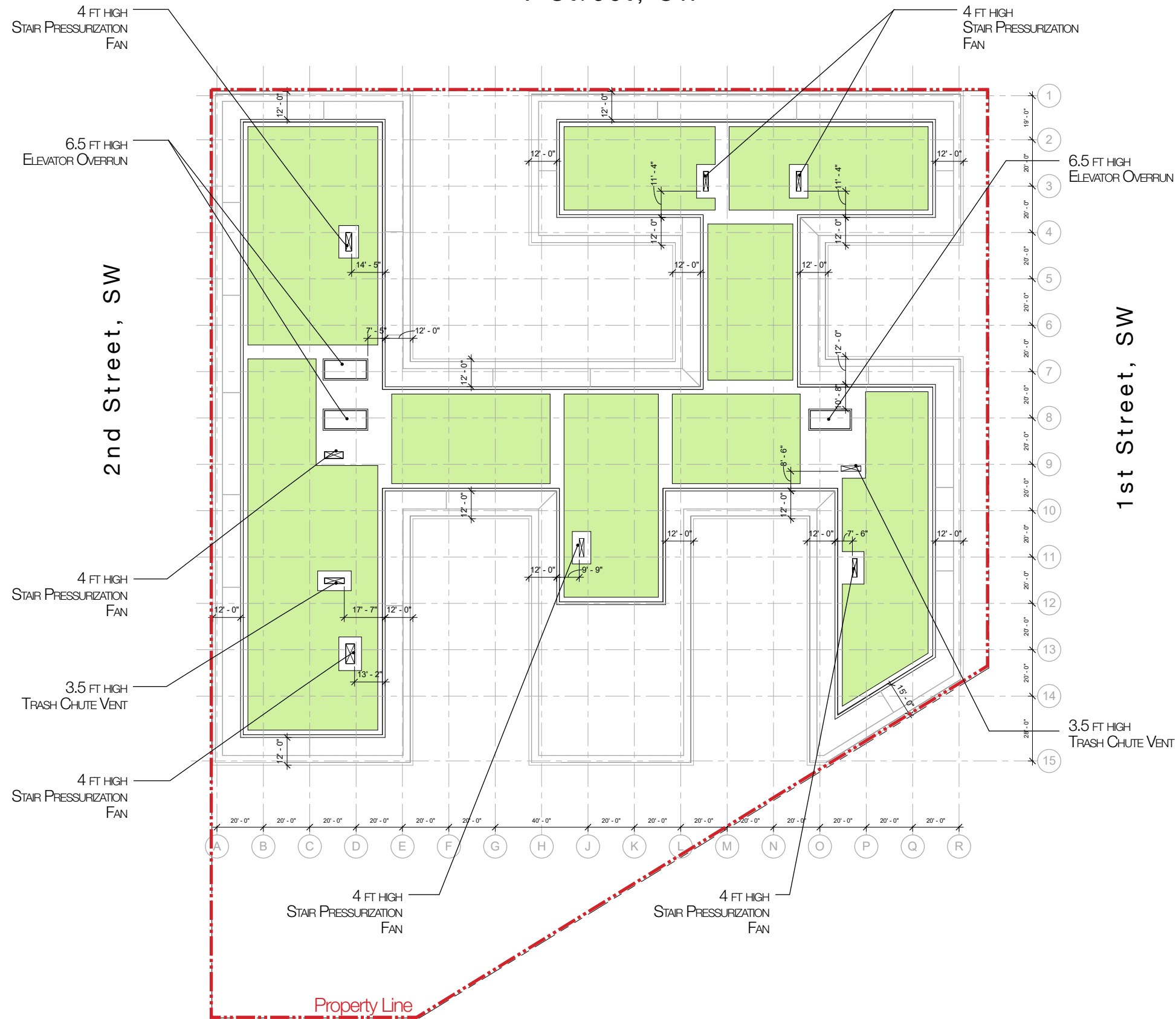
February 28, 2017



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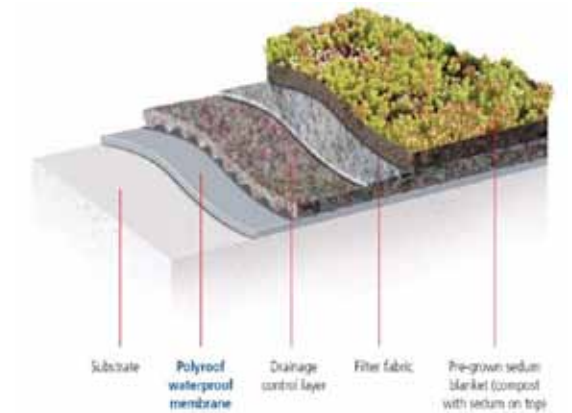


V Street, SW



Roof Plan (roof of penthouse)

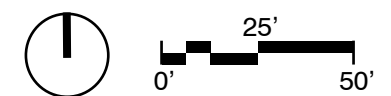
EXTENSIVE GREEN ROOF SYSTEM



TRASH CHUTE VENT



STAIR PRESSURIZATION FAN



River Point - 2100 2nd St, SW

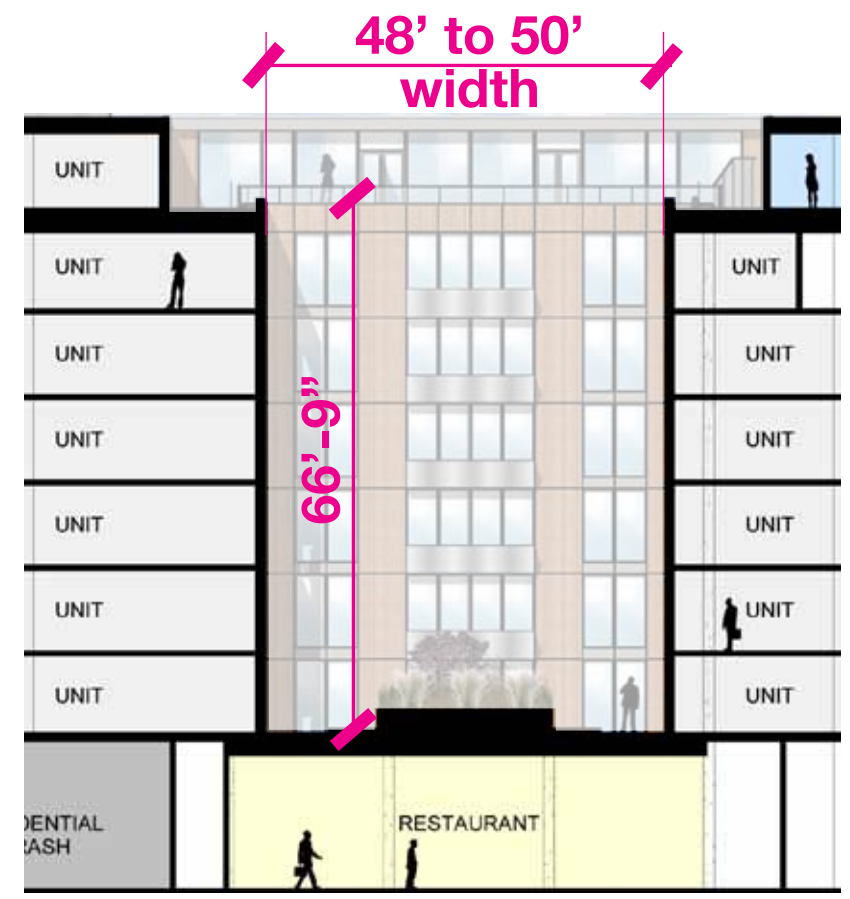
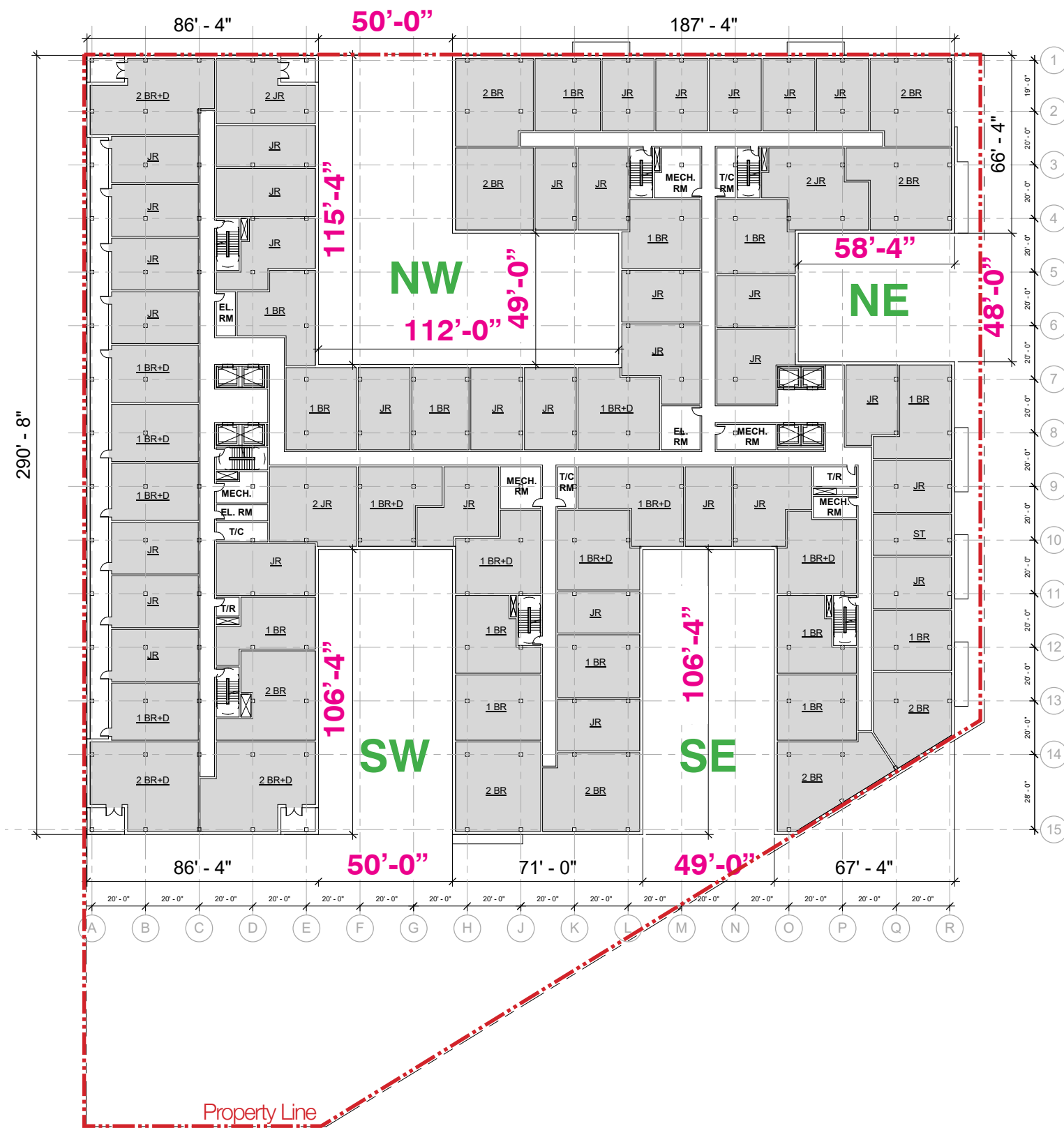
Square 613 / Lot 10

Roof of Penthouse

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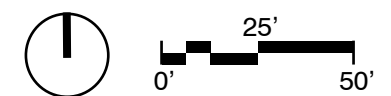
Typical Section Through Courtyard

REQUIRED OPEN COURT MINIMUM WIDTH:
4" PER 1 FT OF HEIGHT

4" x 66.75' = 267" OR 22'-3"
PROVIDED WIDTH: (VARIES) 48'-0" TO 50'-0"

REQUIRED OPEN COURT MINIMUM AREA:
2x (MIN. WIDTH x MIN. WIDTH)

2x (22'-3" x 22'-3") = 990 SF
PROVIDED AREA: (VARIES) 2,800 SF TO 8,800 SF



River Point - 2100 2nd St, SW

Square 613 / Lot 10

Courtyard Diagrams

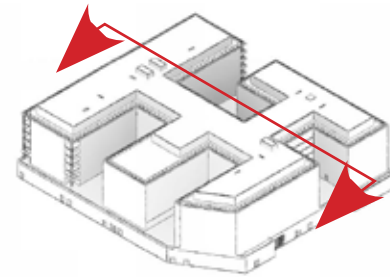
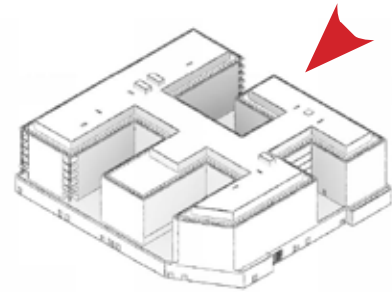
February 28, 2017



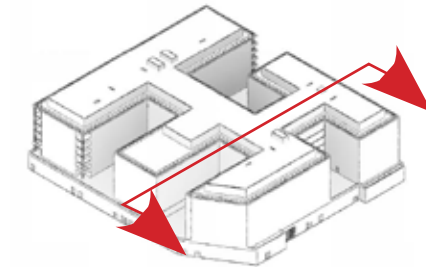
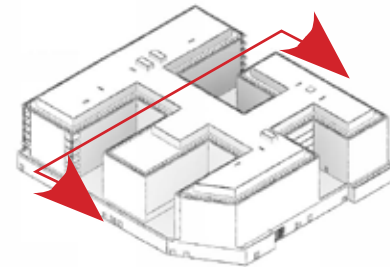
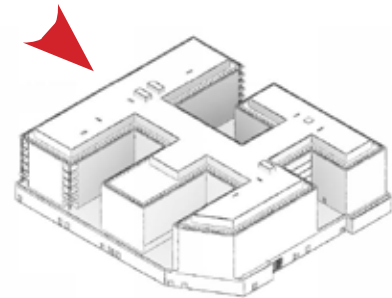
A26

Organization of Facade Sheets

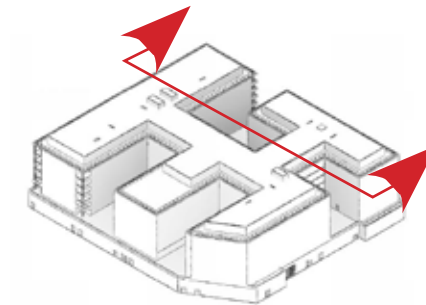
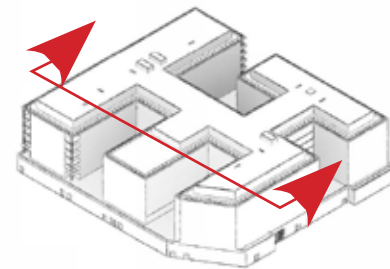
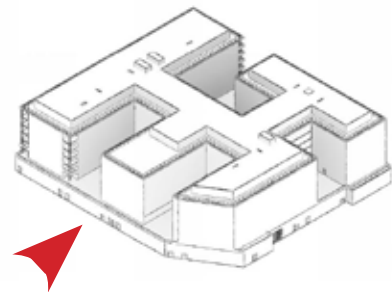
North



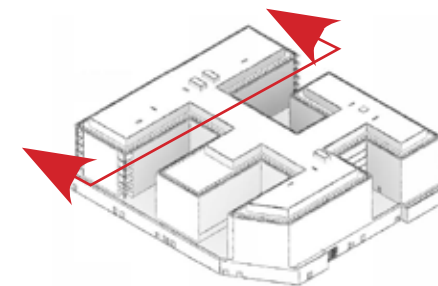
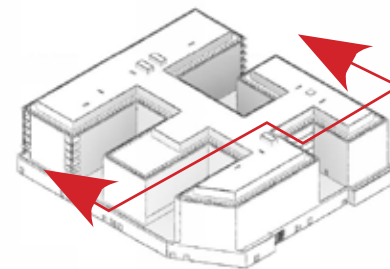
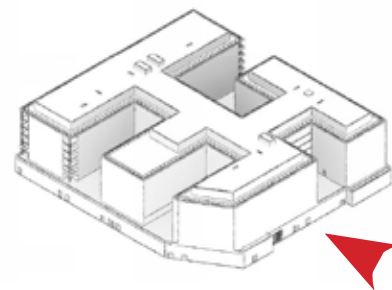
West

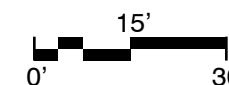
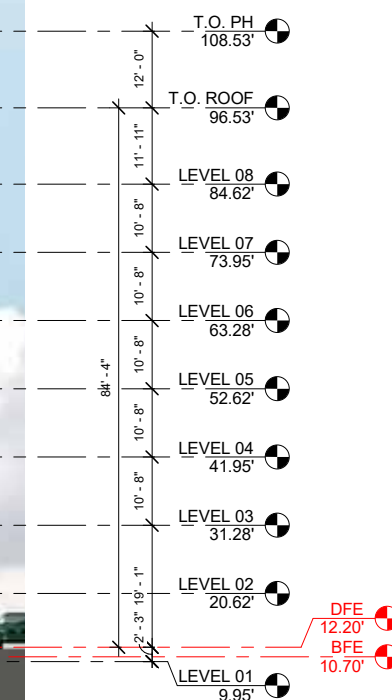
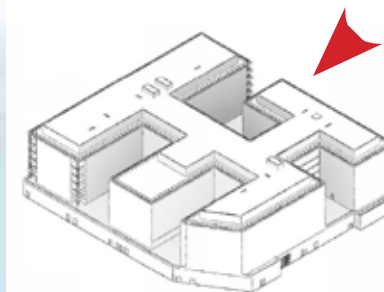


South



East





River Point - 2100 2nd St, SW

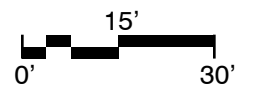
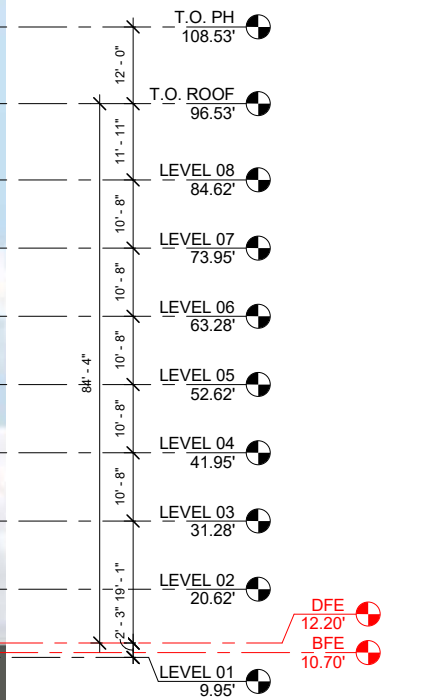
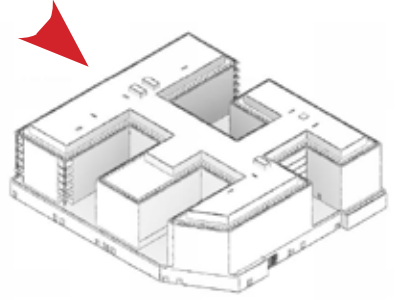
Square 613 / Lot 10

North Elevation - V St, SW

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River Point - 2100 2nd St, SW

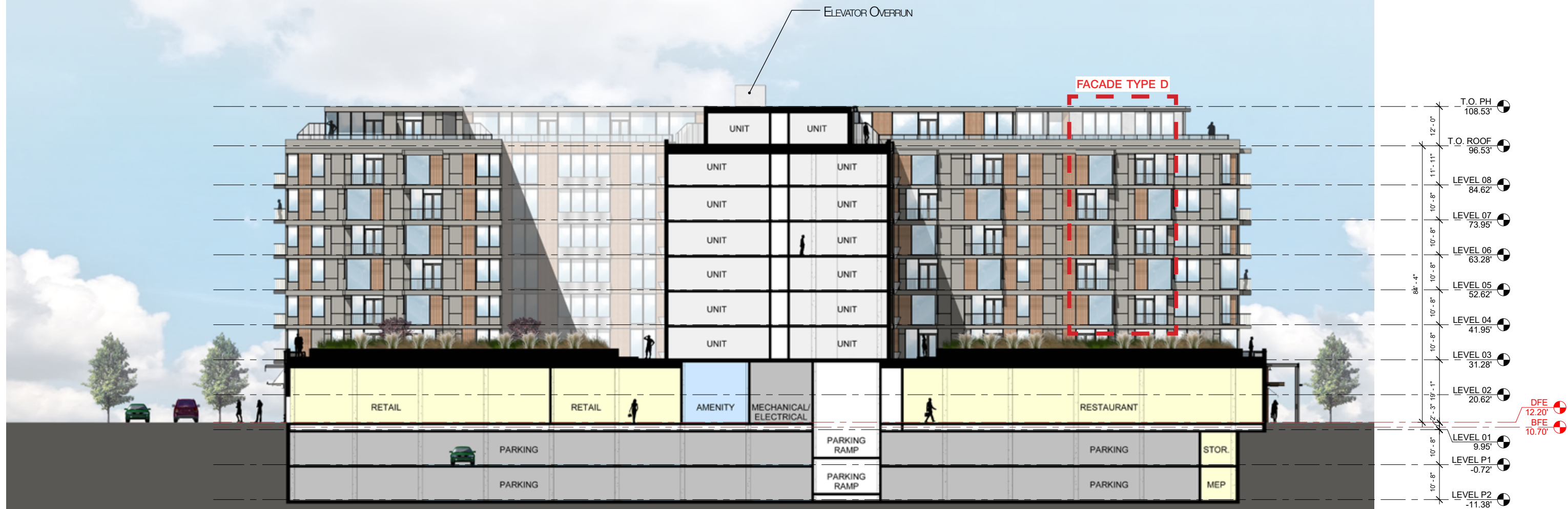
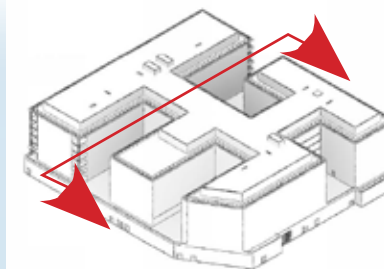
Square 613 / Lot 10

West Elevation - 2nd St, SW

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River Point - 2100 2nd St, SW

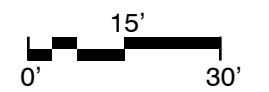
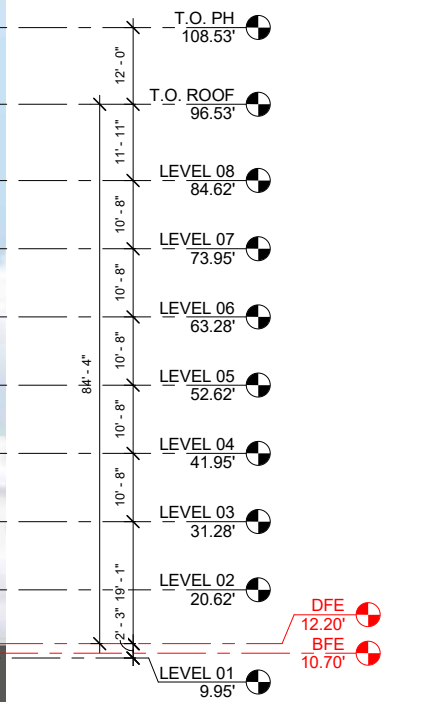
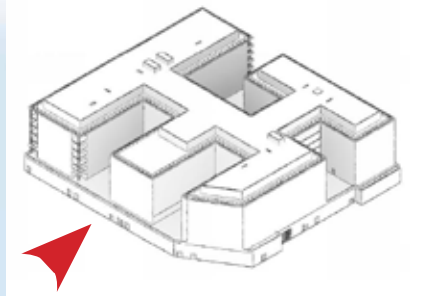
Square 613 / Lot 10

Courtyard: West Elevation

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River Point - 2100 2nd St, SW

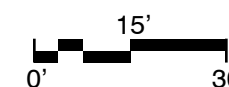
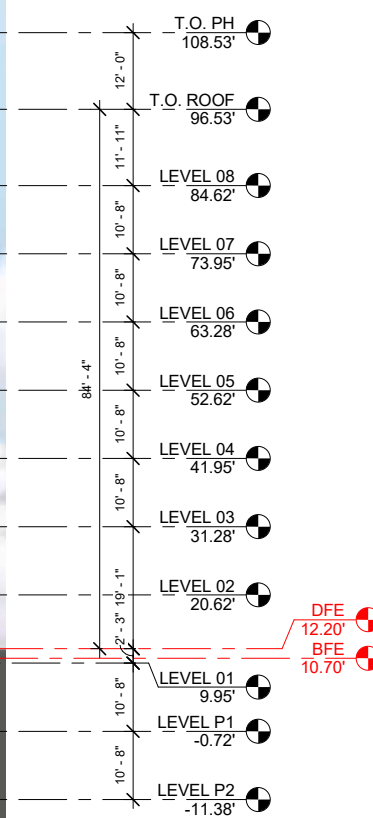
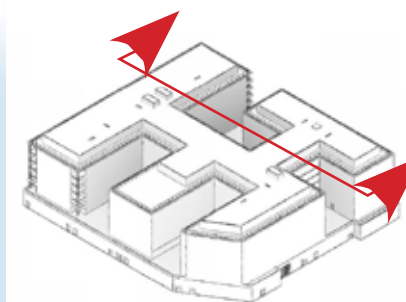
Square 613 / Lot 10

South Elevation - Waterfront

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River Point - 2100 2nd St, SW

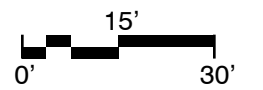
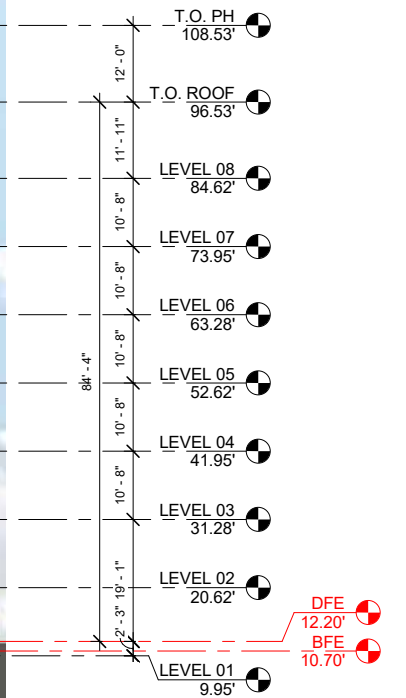
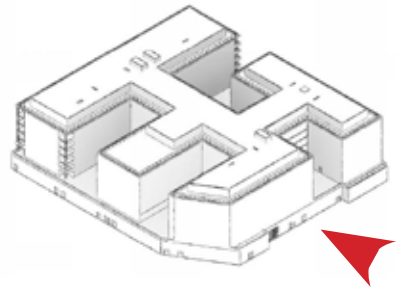
Square 613 / Lot 10

Courtyard: South Elevation

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River Point - 2100 2nd St, SW

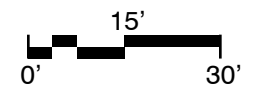
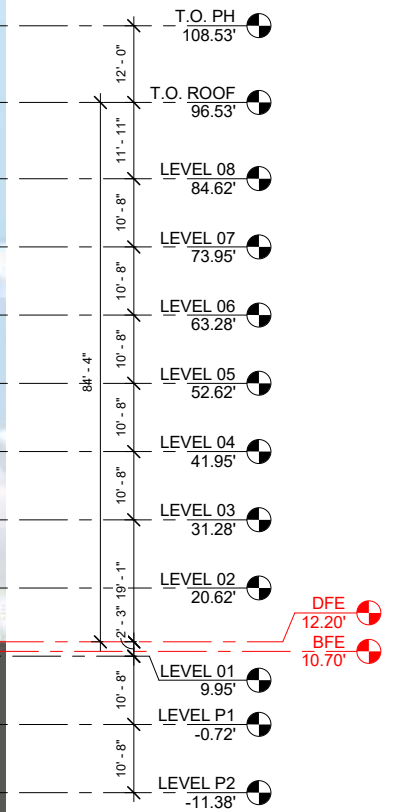
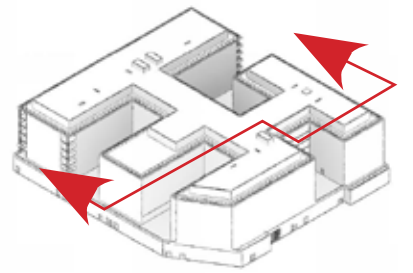
Square 613 / Lot 10

East Elevation - 1st St, SW

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River Point - 2100 2nd St, SW

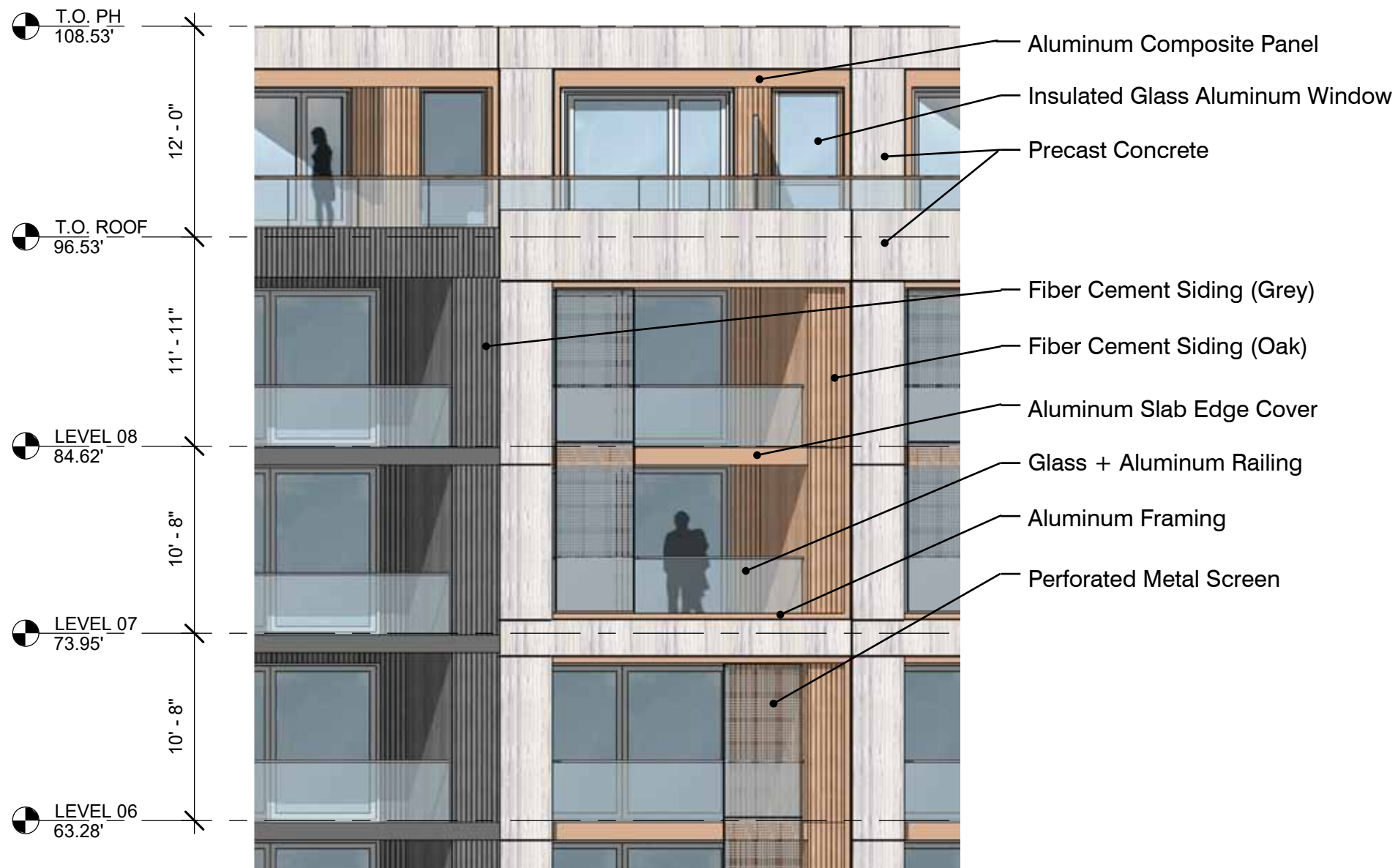
Square 613 / Lot 10

Courtyard: East Elevation

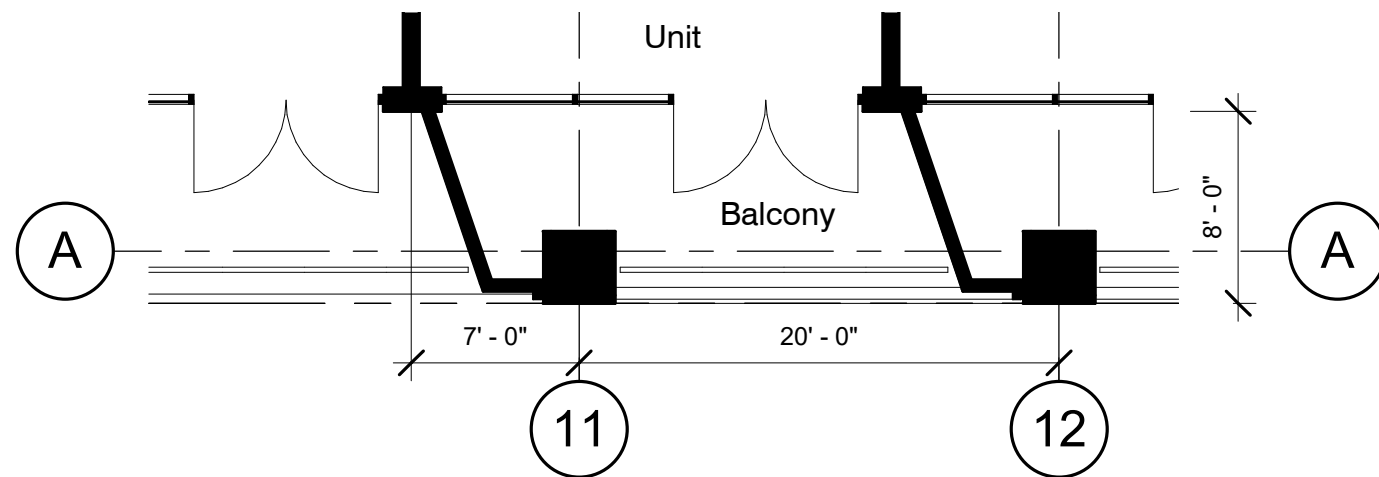
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Partial Elevation



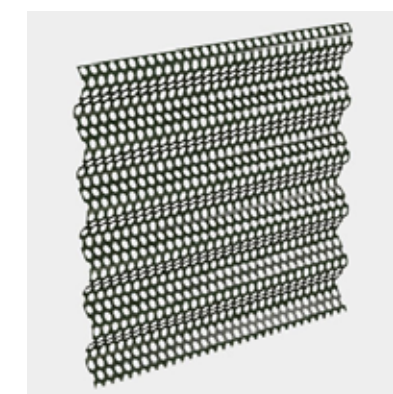
Partial Plan



Precast Concrete with texture



Fiber Cement Siding (Oak)



Perforated Corrugated Metal Screen



Fiber Cement Siding (Grey)



3D View

River Point - 2100 2nd St, SW

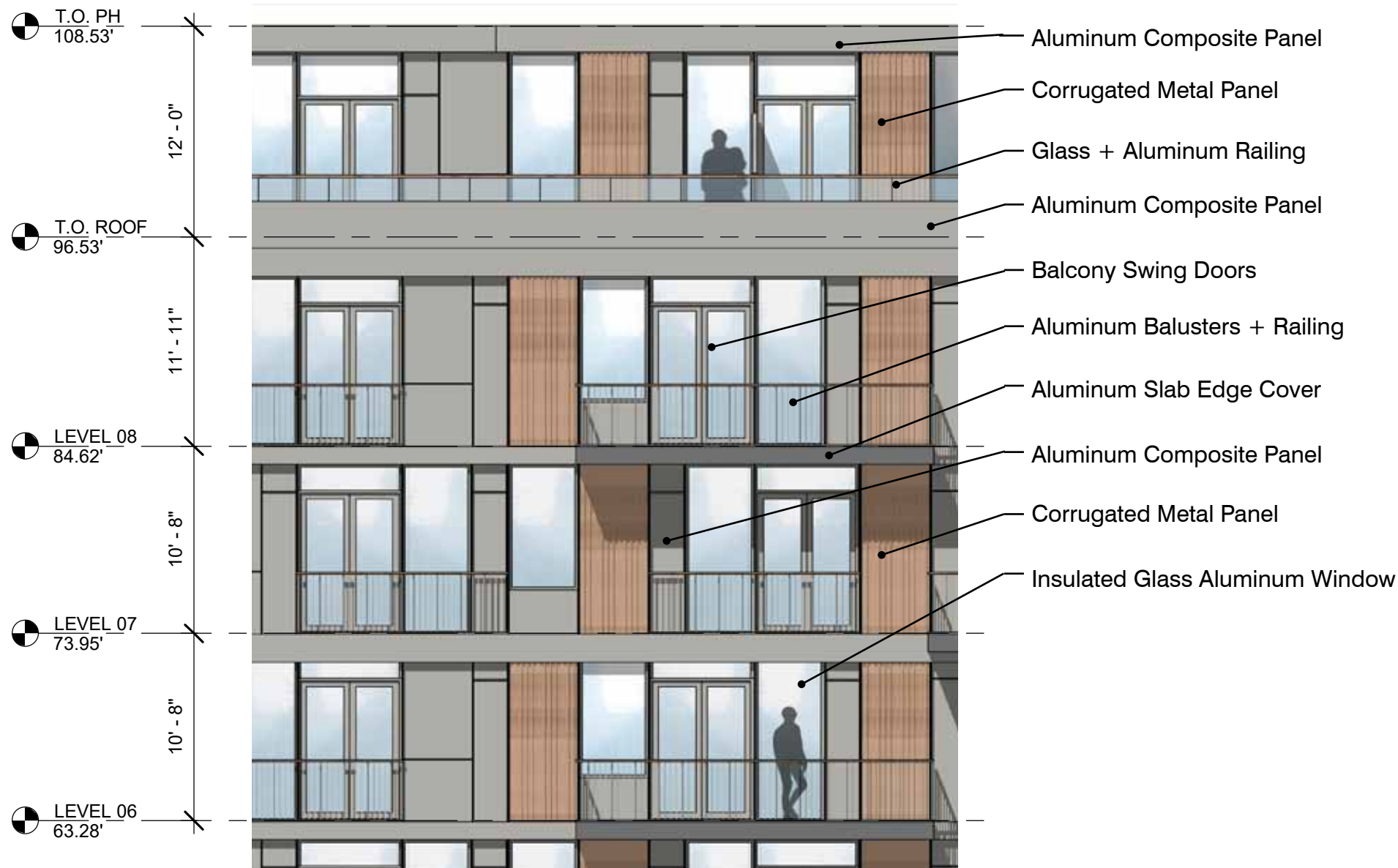
Square 613 / Lot 10

Facade Materials: Facade Type A

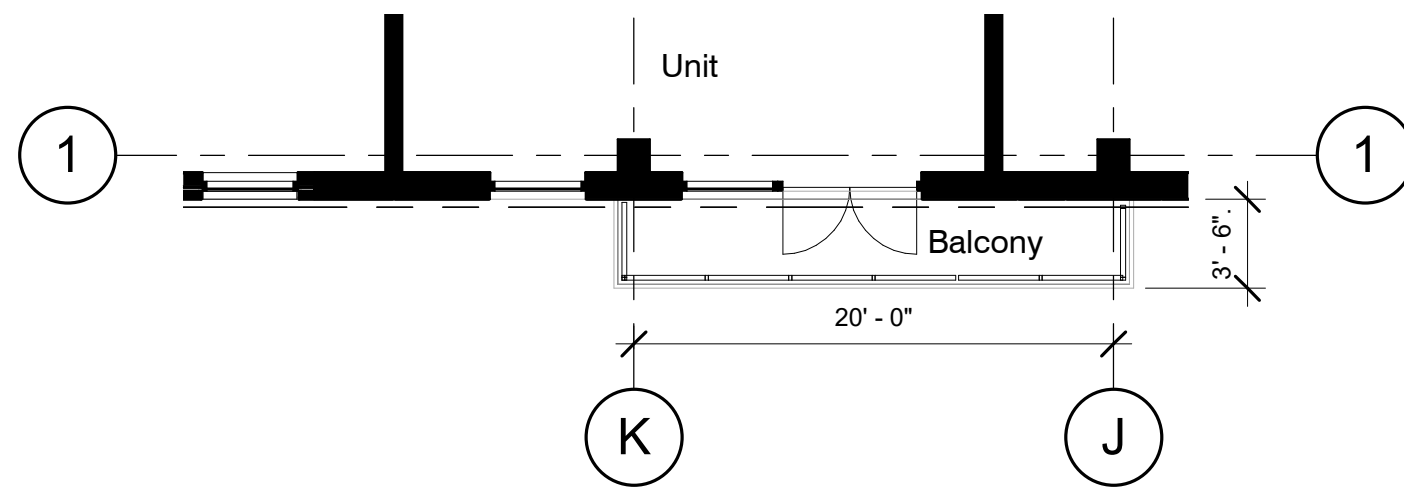
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Partial Elevation



Partial Plan



Aluminum Composite Panel
Paint: Duranar XL - Summer Suede Metallic



Corrugated Metal Panel



3D View

River Point - 2100 2nd St, SW

Square 613 / Lot 10

Facade Materials: Facade Type B

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