



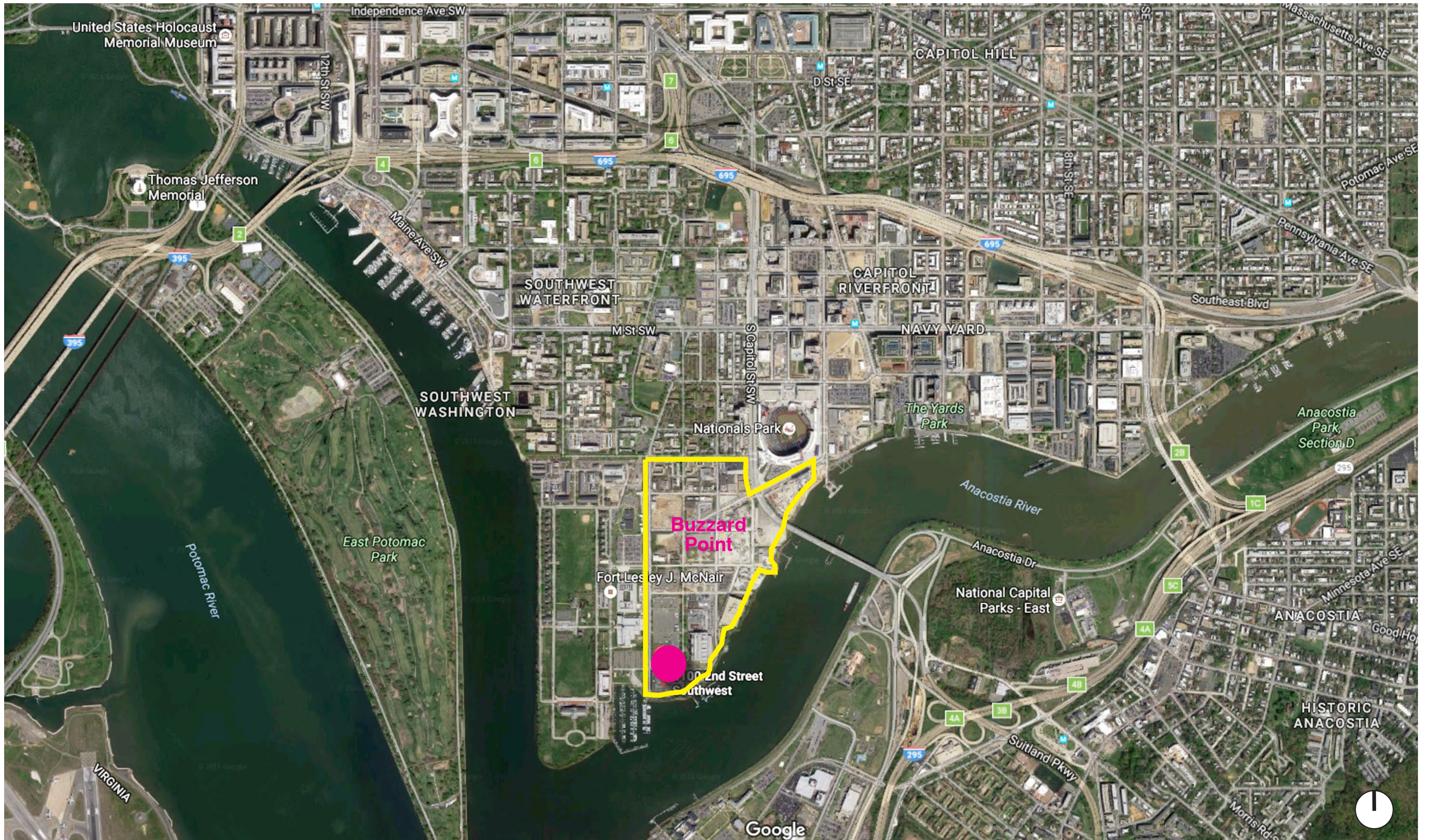
River Point

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

June 5, 2017 - Presentation



River Point - 2100 2nd St, SW

Square 613 / Lot 10

Location Map

May 16, 2017



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River Point - 2100 2nd St, SW

Square 613 / Lot 10

Project Site

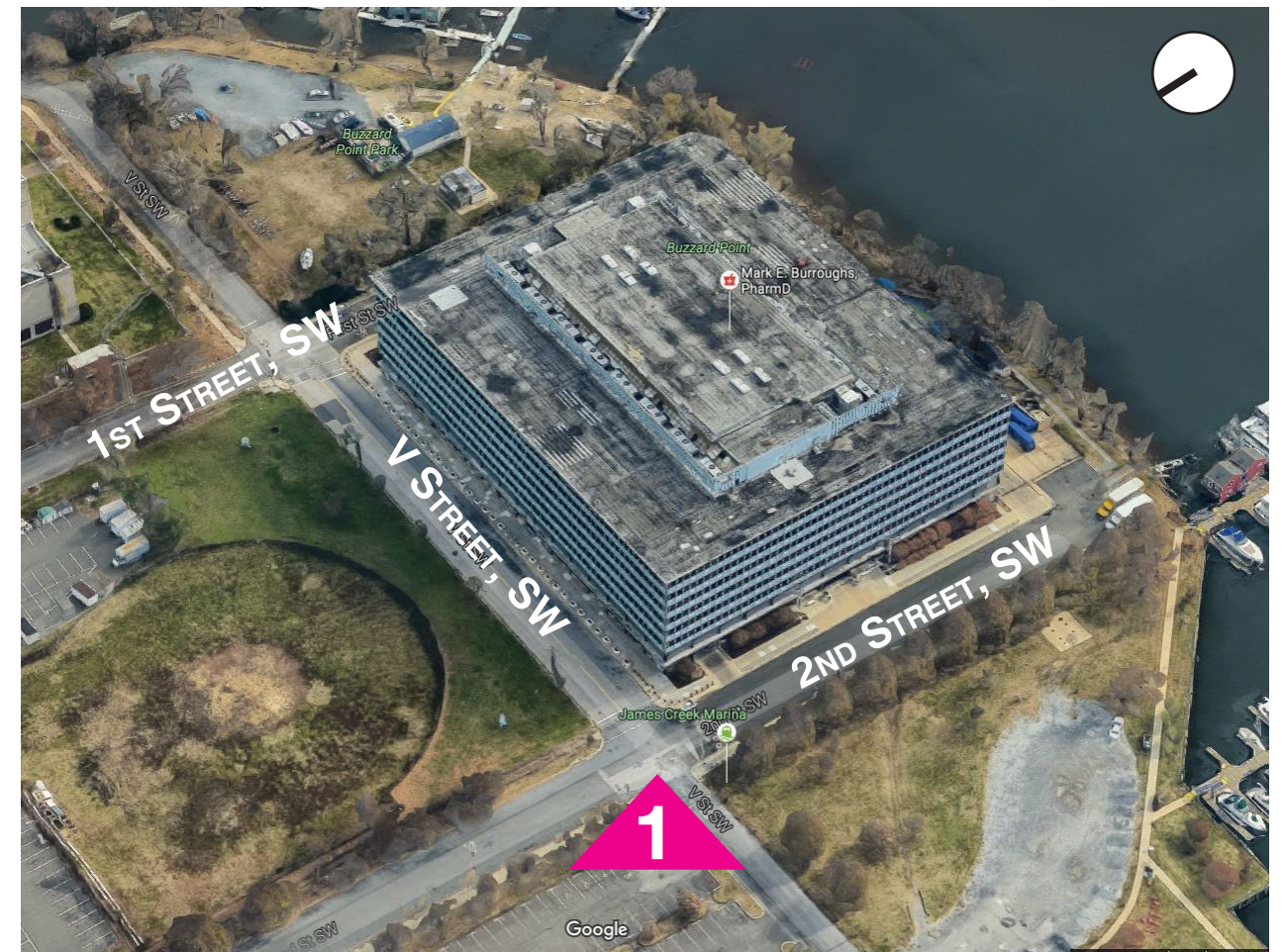
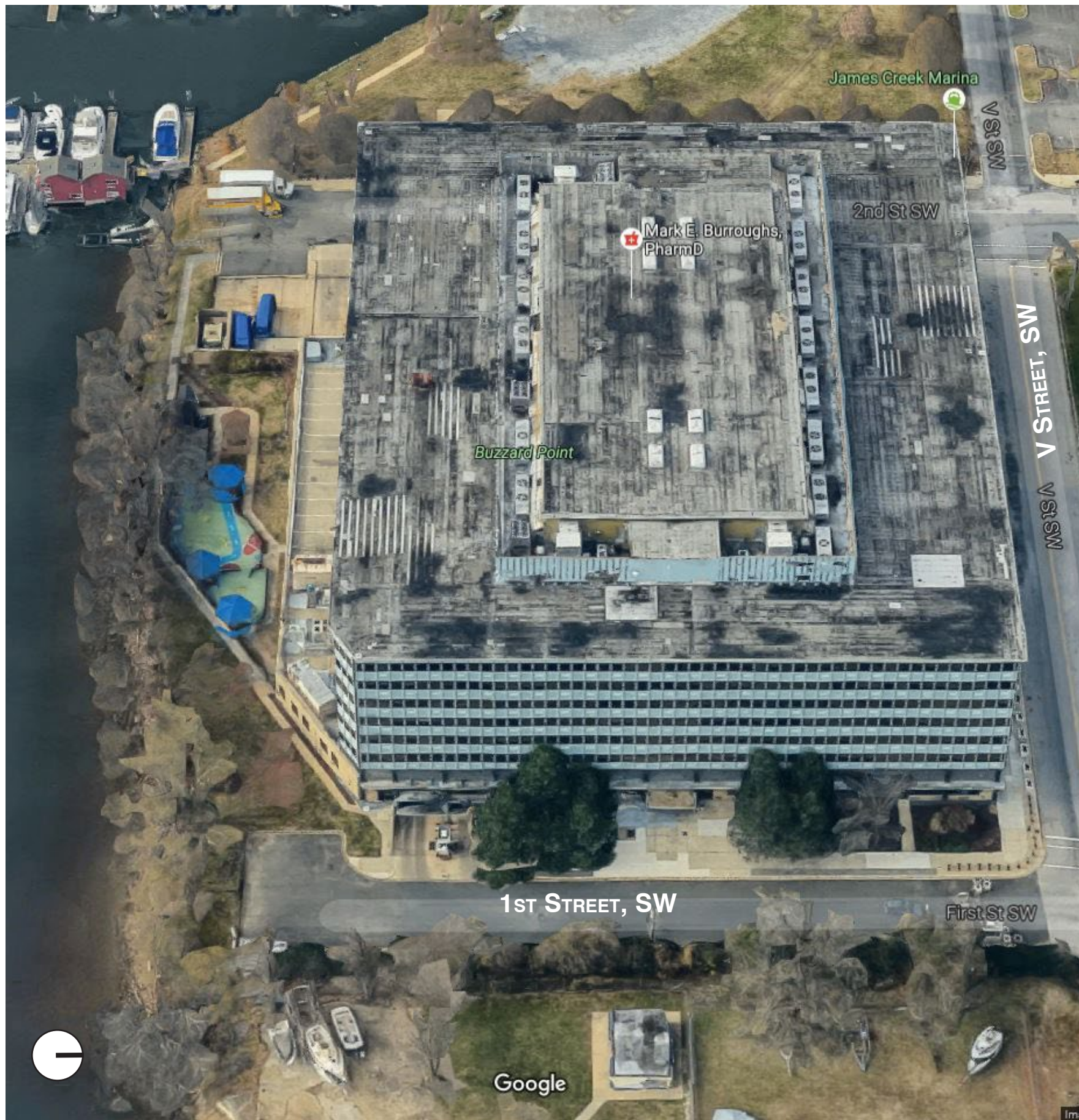
2100 2nd St, SW (CG-5)
Existing 8-story + 2 below grade levels

Enlarged Aerial View

May 16, 2017



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2. AERIAL VIEW LOOKING SOUTHEAST



1. CORNER OF V & 2ND ST, SW

River Point - 2100 2nd St, SW

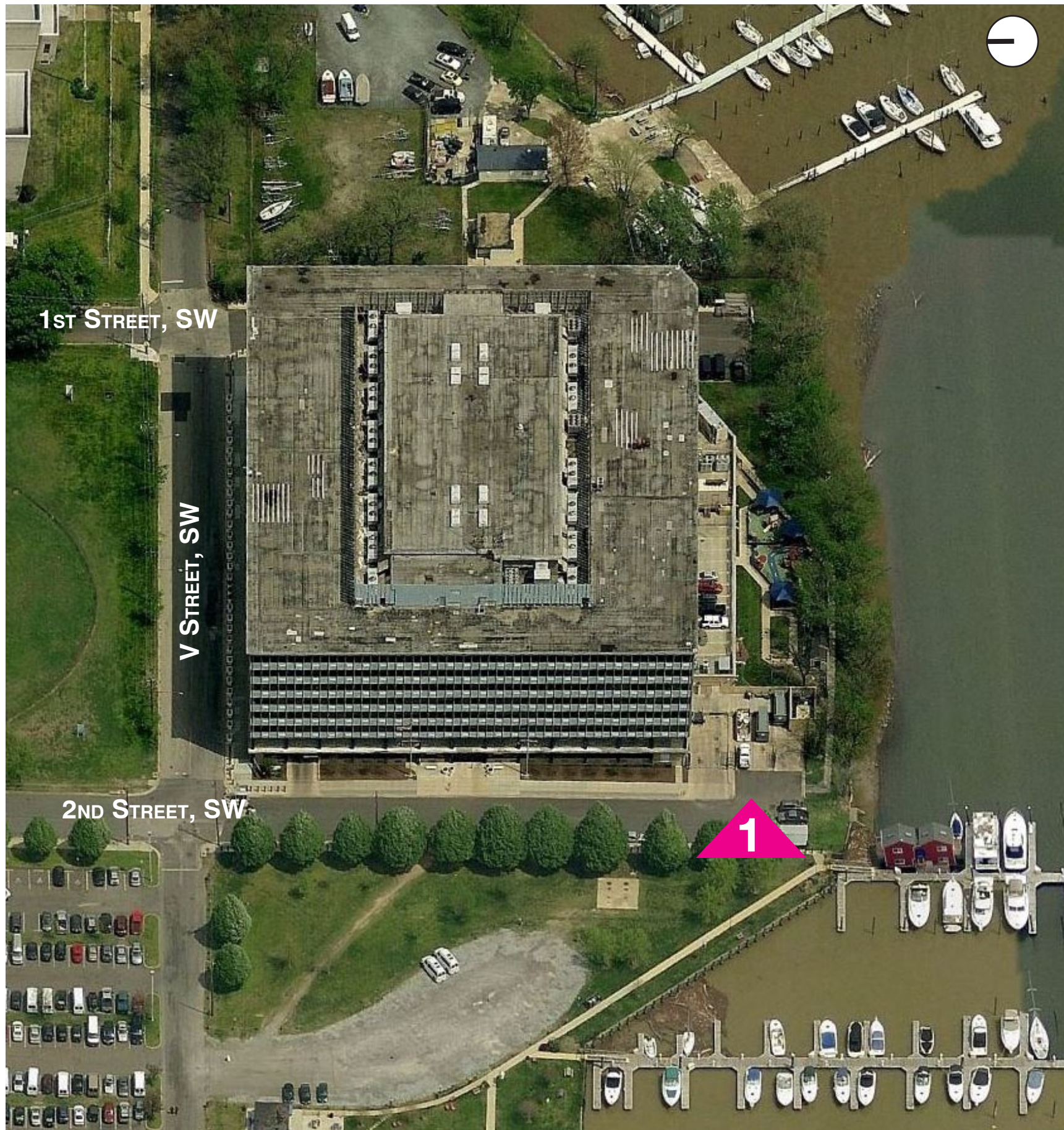
Square 613 / Lot 10

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

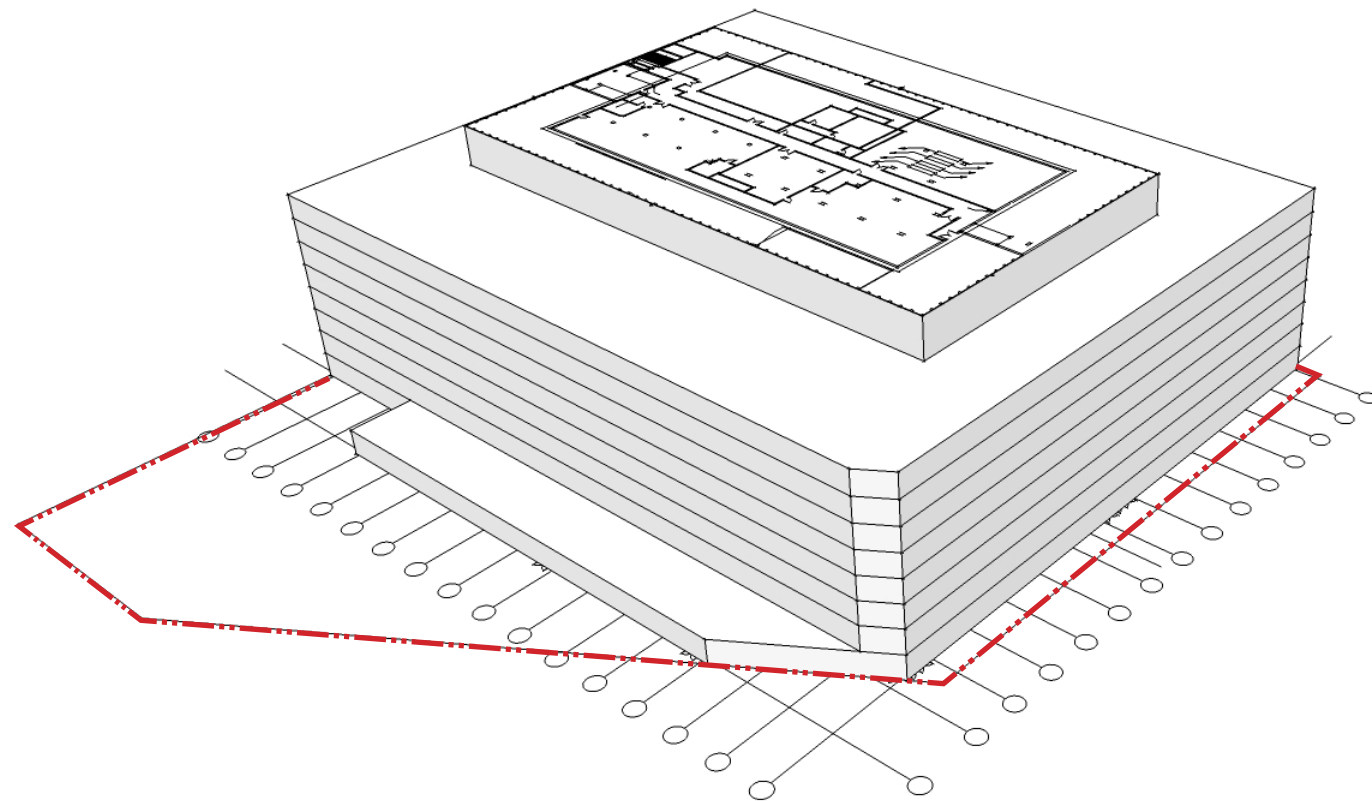
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Existing

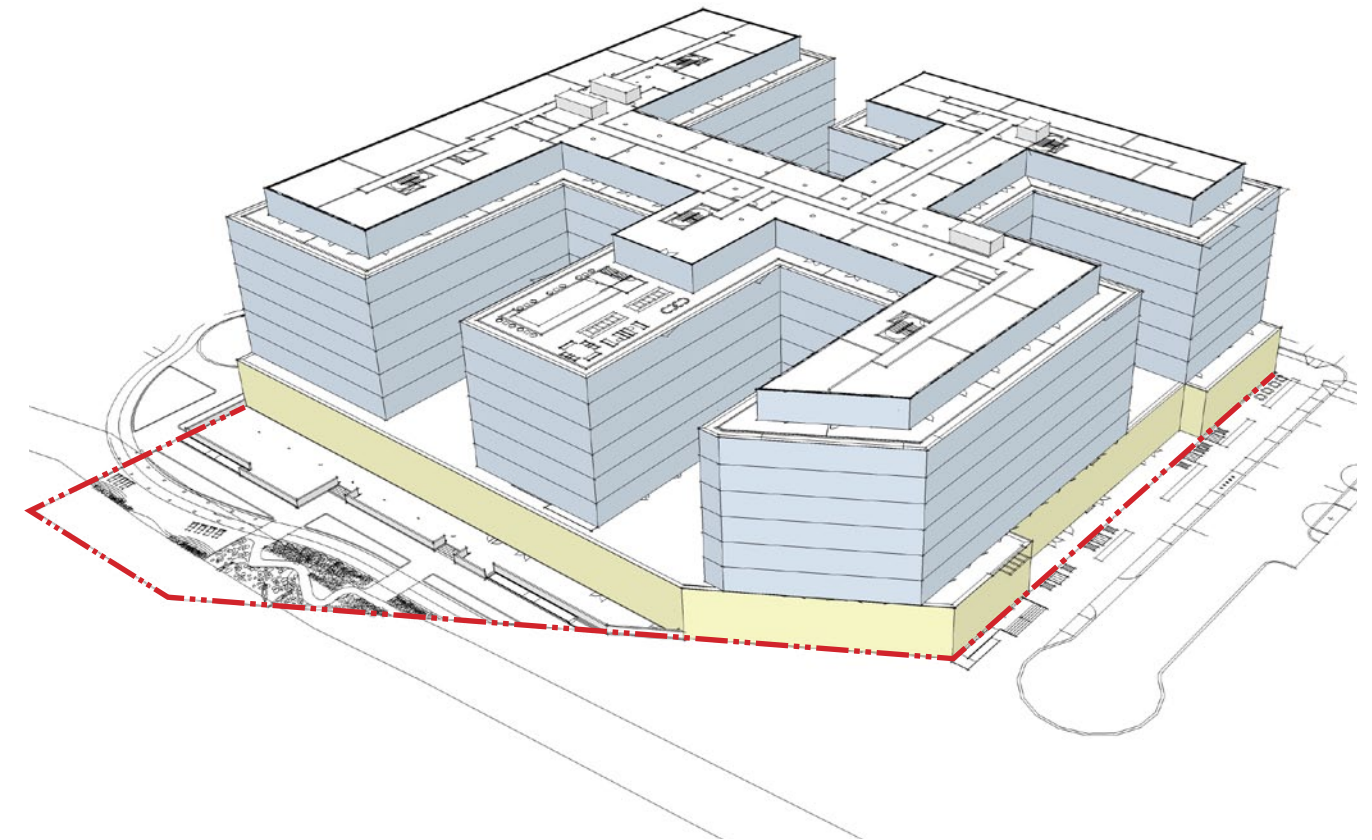
- Office Use (former US Coast Guard Headquarters)
- FAR: 6.0
- Parking Spaces: 1028
- Commercial Use: 8 stories + mechanical penthouse
- Flood Zone: Yes



- Existing Concrete Structure
- 8" thick slab w/ 20' x 20' o.c. column grid
- 4 existing curb cuts
- 2 below grade levels
- Each parking level with its own entry/exit ramp
- Outdoor loading area at South Facade
- Security features in Public Space

Proposed

- Commercial & retail: 71K sf (12.75% of GFA)
- FAR: 4.45
- Residential: 443K sf + Penthouse
- Parking Spaces: 361
- Bicycle Spaces: 209
- Dwelling Units: 485
- LEED Target: Gold (LEED NC v2009)
- Mechanical System: VRF
- Flood Zone: Yes



- Removed 2nd Floor
- Consolidated all parking entries into one
- Extended South Facade by 10 ft
- Added Outdoor Terrace at South Facade
- Carved out 4 residential courtyards
- Added Habitable Penthouse
- Removed security features in public Space

River Point - 2100 2nd St, SW

Square 613 / Lot 10

Summary

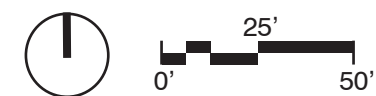
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Ground Floor Plan

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



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Plan - Ground Floor

June 2, 2017

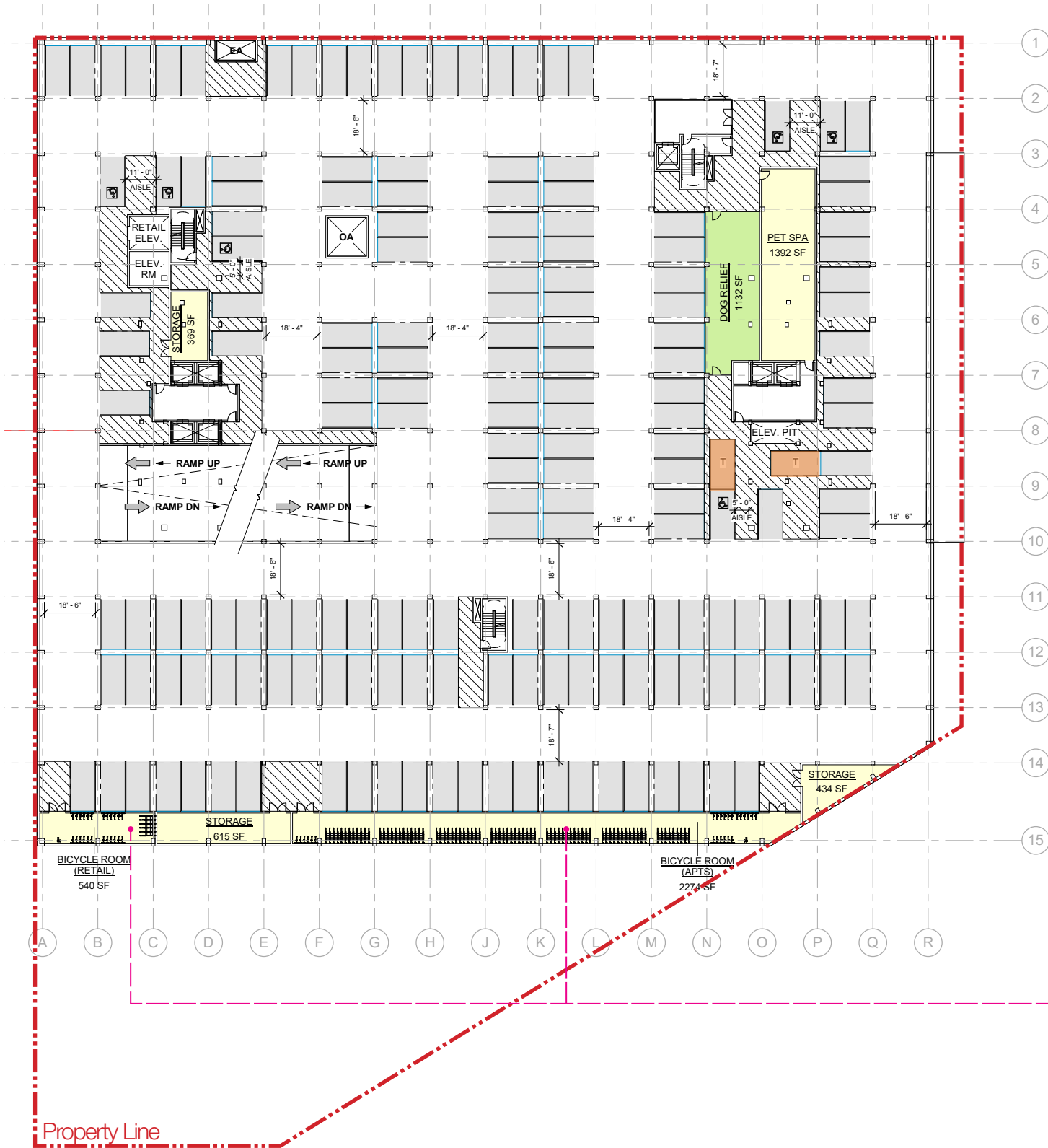


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V Street, SW

Parking - Level P1

2nd Street, SW



1st Street, SW

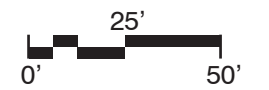
- TANDEM PARKING SPACE**
(DON'T COUNT TOWARDS MINIMUM REQUIRED BY ZONING)
- STANDARD PARKING SPACE:**
9 FT WIDE X 18 FT DEEP
(COUNT TOWARDS MINIMUM REQUIRED BY ZONING)



FIX-IT STATION
LOCATED WITHIN BIKE
STORAGE ROOM



**STACKED
BIKE RACK
BY DERO**



River Point - 2100 2nd St, SW

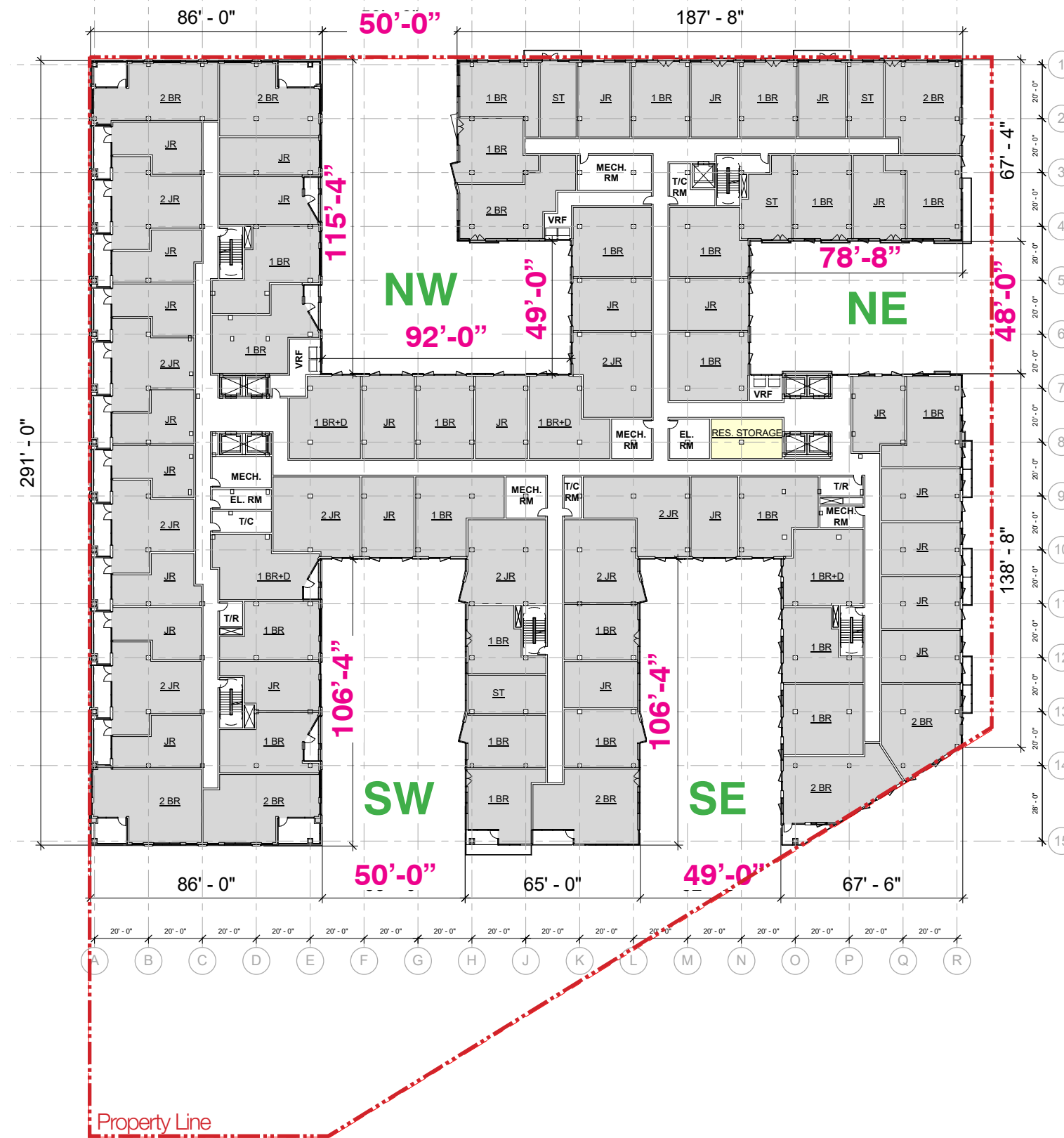
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Plan - Parking P1

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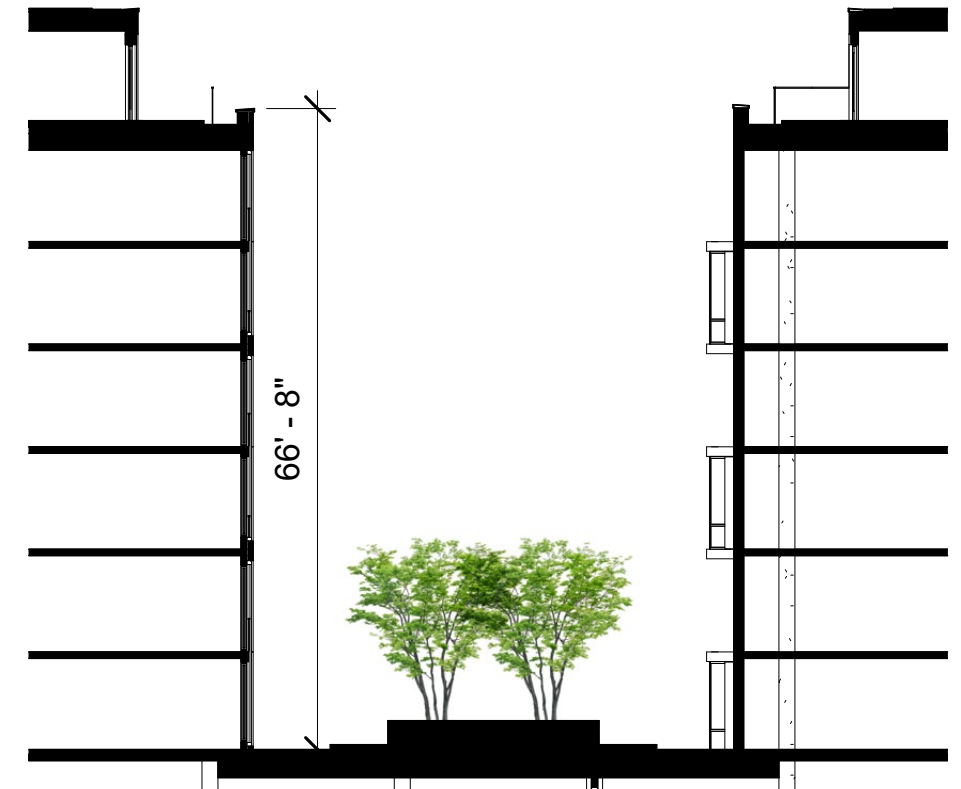


REQUIRED OPEN COURT MINIMUM WIDTH:
4" PER 1 FT OF HEIGHT

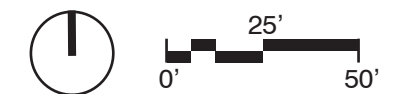
$4" \times 66.75' = 267"$ OR $22'-3"$
PROVIDED WIDTH: (VARIES) $48'-0"$ TO $50'-0"$

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

$2 \times (22'-3" \times 22'-3") = 990$ SF
PROVIDED AREA: (VARIES) $3,600$ SF TO $7,700$ SF



TYPICAL SECTION THROUGH COURTYARD



River Point - 2100 2nd St, SW

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Courtyard Diagrams

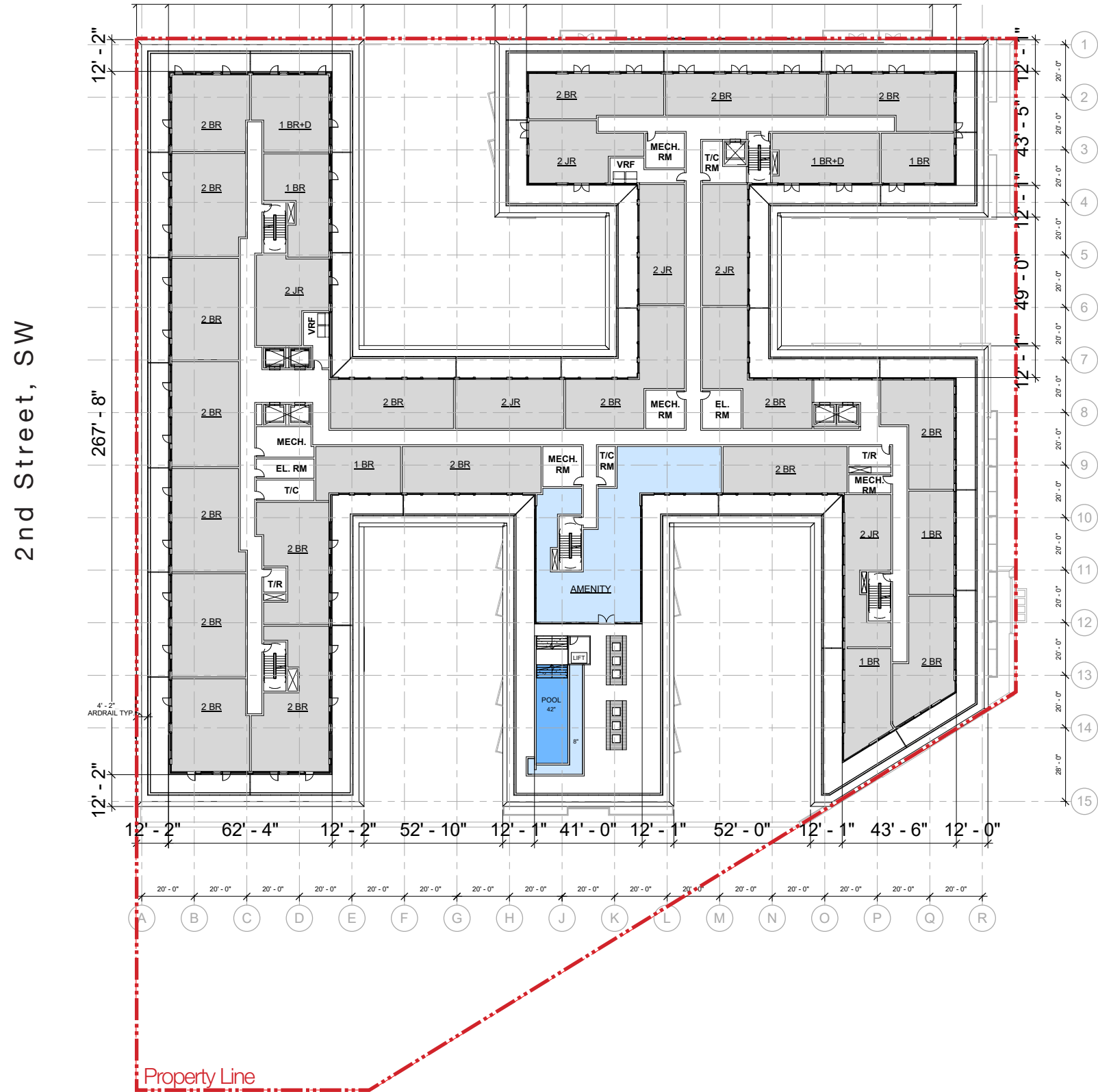
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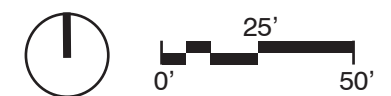
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V Street, SW

Penthouse Floor Plan



RESIDENTIAL AMENITY AREAS
 DWELLING UNITS



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Plan - Penthouse Floor

June 2, 2017

