

GOVERNMENT OF THE DISTRICT OF COLUMBIA
Department of Energy and Environment



MEMORANDUM

TO: Zoning Commission
Sharon S. Schellin, Secretary of the Zoning Commission

FROM: Department of Energy and Environment
Tommy Wells, Director

TW 6-19-20

DATE: June 18, 2020

SUBJECT: Comment Response to ZC Case No. 17-05B Referral

The Department of Energy and Environmental (DOEE) would like to thank you for sending the referral (Case No. 17-05B) for the River Point development (Permits: B1803132, B1810745, BCIV2000083, and D1700792) located at 2100 2nd Street NW Washington DC 20593 (Square 16/Lot 10). The referral submission is in accordance with Title 11 DCMR Zoning Regulations of 2016, Subtitle C § 1102.4-5: General Rules (Water Front Regulations). It is a request for review and recommendation for a special exception request. Below you will find a review and recommendation **to permit lodging as a special exception for the River Point development.**

Approved Floodplain Management Plan

On September 27, 2018, DOEE gave floodplain approval to the River Point development. The plans which DOEE approved were for a mixed-use structure with retail and residential uses; no lodging was included. DOEE determined it to have met federal minimum requirements of the floodplain management criteria [44 CFR § 60.2](#) and [Title 20 DCMR Flood Hazard Rules](#). A code modification (#MVQ1800081) was also approved on September 12, 2018 to allow below grade parking at the River Point mixed use development. The code modification is contingent upon meeting the requirements stated in the May 3, 2018 Memo (Comments on the Flood Hazard Rules Construction Codes Modification/Variance Request (MVQ1800081) Riverpoint Partners, 2100 2nd St SW (Square 613, Lot 10).

Conditional Approval for Special Exception (Lodging)

The Office of Zoning referral (Case No. 17-05B) is a request to permit lodging on a temporary basis at this River Point development as special exception under the Waterfront Regulations. DOEE has reviewed the request and does not oppose, **based on the condition that lodging is at or above the design flood elevation (14 feet NAVD88)**. This is in adherence with the requirements set forth in [Title 20 DCMR 3104.2 \(2\)](#) which DOEE enforces on all structures with a lodging or residential use. The previously approved floodplain management requirements must be maintained. These requirements include the code modification (#MVQ1800081) and contingencies established in the May 3, 2018 Memo (Comments on the Flood Hazard Rules Construction Codes Modification/Variance Request (MVQ1800081) Riverpoint Partners, 2100 2nd St SW (Square 613, Lot 10).