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April 14, 2021

VIA EMAIL

Ms. Jennifer Steingasser
D.C. Office of Planning
1100 4th Street, SW, Suite E650
Washington, DC 20024
jennifer.steingasser@dc.gov

**Re: Additional Information for Large Tract Review
100 V Street, SW (Square 609, Lot 804 and Square 611, Lots 19 and 810)**

Dear Ms. Steingasser:

On behalf of SW LAND HOLDER LLC (the “Applicant”), the owner of property located at 100 V Street, SW (Square 609, Lot 804 and Square 611, Lots 19 and 810) (the “Subject Property”), we hereby submit the following additional information requested by the Office of Planning as part of its review of the Large Tract Review application for the Subject Property.

1. Gross Floor Area (“GFA”) and Floor Area Ratio (“FAR”) per Lot and Phase

As shown on Exhibit A, the Applicant has provided a breakdown of the total GFA of each building on its associated record lot, as well as a breakdown of the total GFA per building on its associated record lot broken down by phase.

- Building 1: Approx. 1,257,192 square feet of GFA (7.82 FAR on Lot 1)
 - Building 1/Phase 1: 702,861 total GFA
 - Building 1/Phase 2: 554,331 total GFA
- Building 2: Approx. 889,459 square feet of GFA (7.39 FAR on Lot 2)
 - Building 2/Phase 1: 391,049 total GFA
 - Building 2/Phase 2: 498,410 total GFA

As shown on Exhibit A, the Applicant intends to subdivide the overall site into three record lots (previously shown as two in the LTR materials). However, the total GFA of the buildings, parcels, and phases have not changed as a result of the proposed lot reconfiguration. The Applicant proposes the new lot configuration to simplify the administration and maintenance of the V Street

park and adjacent private right-of-way, which will be located entirely within new lot 3. The land areas, FAR, and GFA calculations on Exhibit A have been updated to take into consideration the new lot areas, but the actual building metrics have not changed. The record lot subdivision application to create the three new record lots is expected to be filed in spring, 2021.

2. Vehicle Parking, Bicycle Parking and Loading per Phase

As shown on the detailed parking and loading charts also included at Exhibit A, the overall project will include the following parking and loading facilities, which have evolved slightly since the original LTR application was filed:

- 1,185 vehicle parking spaces
- 11 loading berths and five service/delivery spaces
- 669 long-term bicycle parking spaces; and
- 144 short-term bicycle parking spaces

The below-grade garage will extend under the entire development site and will be shared among the various uses. As shown in Exhibit A, the Applicant plans to phase the vehicle parking, loading, and bicycle parking facilities as follows:

- Phase 1
 - Approximately 595 parking spaces
 - Approximately five loading berths and three service/delivery spaces
 - Approximately 408 long-term bicycle parking spaces
 - Approximately 81 short-term bicycle parking spaces
- Phase 2
 - Approximately 590 parking spaces
 - Approximately six loading berths and two service/delivery spaces
 - Approximately 261 long-term bicycle parking spaces
 - Approximately 63 short-term bicycle parking spaces

3. Residential GFA and Inclusionary Zoning Compliance for Residential Parcels

The overall project will include a total of approximately 1,763,445 square feet of residential GFA, with approximately 985,023 square feet of residential GFA on Lot 1 and approximately 778,422 square feet of residential GFA on Lot 2.¹ In addition, approximately 19,747 square feet of penthouse habitable space as defined in 11-C DCMR § 1500.11 will be devoted to residential floor area in the penthouses on Lot 1, and approximately 11,874 square feet will be devoted to residential floor area in the penthouses on Lot 2.

¹ Residential GFA shown includes lobby/amenity and core uses, which areas are removed to establish the net residential floor area for purposes of calculating the IZ requirement, consistent with the DCRA Instructions and General Information for completing the Certificate of Inclusionary Zoning Compliance (“CIZC”).

The Applicant will dedicate the greater of 8% of the residential GFA or 50% of the bonus density utilized to IZ units on Lots 1 and 2, respectively, plus 8% of the penthouse habitable space as defined in 11-C DCMR § 1500.11. This results in the following IZ commitments per lot:

- Lot 1: Approximately 77,411 square feet of residential GFA at 60% of the MFI and approximately 1,580 square feet of residential GFA at 50% of the MFI.
- Lot 2: Approximately 58,918 square feet of residential GFA at 60% of the MFI and approximately 950 square feet of residential GFA at 50% of the MFI.

In addition to square footage devoted to IZ units, the Affordable Housing Covenant applicable to the overall development site requires approximately 29 additional affordable housing units across the entire project, with approximately 17 additional affordable units on Lot 1 and approximately 12 additional affordable units on Lot 2. The affordable units generated by the Affordable Housing Covenant will be provided at 60% of the MFI.

4. Contribution to the Housing Production Trust Fund Generated by Penthouse Habitable Space on Non-Residential Parcels

Pursuant to 11-C DCMR §§ 1505.1-2, non-residential buildings with 1,000 square feet or more of penthouse habitable space are required to provide a contribution to the housing production trust fund (“HPTF”) pursuant to the terms of 11-C DCMR §§ 1505.12-16. Parcel D within Phase 1 of the project will be a hotel building with approximately 3,610 square feet of penthouse habitable space planned, as defined in 11-B DCMR § 100.2. *See Exhibit B.* Accordingly, based on the 2021 assessed land value, the approximate contribution to the HPTF will be approximately \$74,300, with half paid prior to issuance of the building permit for the penthouse habitable space and half paid prior to the issuance of a Certificate of Occupancy for the penthouse habitable space. As set forth in 11-C DCMR § 1505.14, the exact contribution amount will be based on the fair market value of the property indicated in the property tax assessment records no earlier than 30 days prior to the date of the building permit application to construct the penthouse habitable space.

Phase 2 also plans for a hotel building that will have penthouse habitable space (Parcel G). The square footage and layout for the penthouse of Parcel G has not yet been finalized, but the Applicant will also provide a contribution to the HPTF based on the Parcel G penthouse area in accordance with the Zoning Regulations.

5. Court Compliance

As shown on Exhibit A, the overall development site is comprised of three irregularly-shaped record lots, two of which will each be developed with a single building comprised of separate parcels. Accordingly, a variety of irregularly-shaped open and closed courts are located between the buildings, the lot lines, and the parcels. The Applicant has worked with the Zoning Administrator for many months to identify the various courts within Phase 1 of the project, how they are computed as either open or closed courts, and whether they are comprised of several stacked sub-courts at various levels.

As shown on the attached confirmation email from the Zoning Administrator, dated February 11, 2021 (Exhibit C), the Zoning Administrator confirmed that the courts located within Phase 1 meet the court requirements of the Zoning Regulations. The court plan reviewed with the Zoning Administrator is attached to the confirmation email.

Since then, the Applicant added the new third lot on the southern portion of the site. As shown on Exhibit A, the new third lot configuration impacts the court dimensions for Parcel B only. Accordingly, the Applicant met with the Zoning Administrator on April 1, 2021, to confirm that the courts surrounding Parcel B continue to meet the minimum requirements. The Zoning Administrator provided verbal confirmation as to court compliance at that meeting, but has not yet issued a written confirmation.

6. Projections

The only parcels within Phase 1 that will have projections into public space are Parcels A and C. As shown on the attached projection diagrams, the projections on Parcels A and C meet the applicable building code requirements. *See Exhibits D and E*, respectively.

With these materials, we respectfully request that the Office of Planning issue a report on the LTR application. Should you have any additional questions, please do not hesitate to contact us.

Respectfully,

HOLLAND & KNIGHT LLP

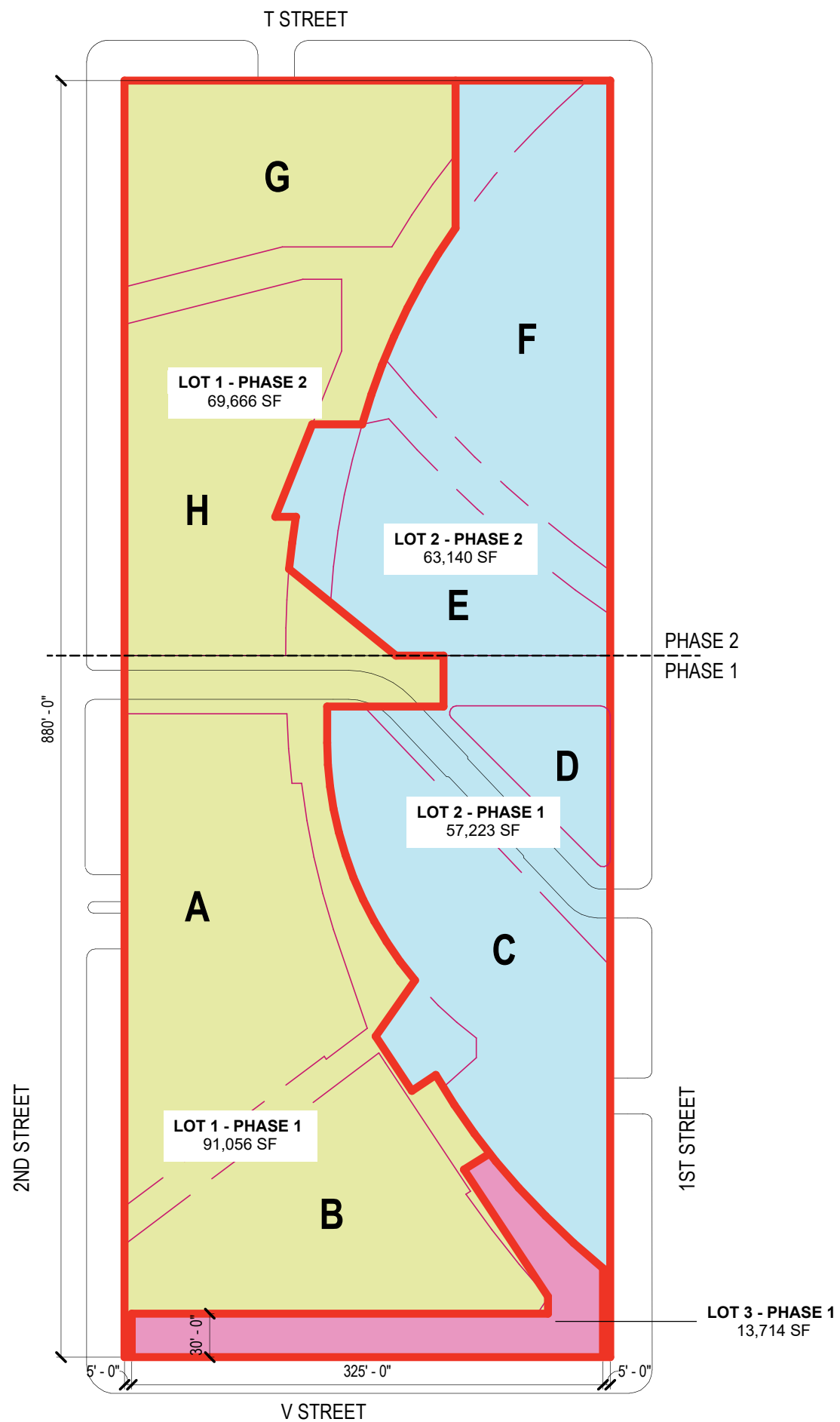


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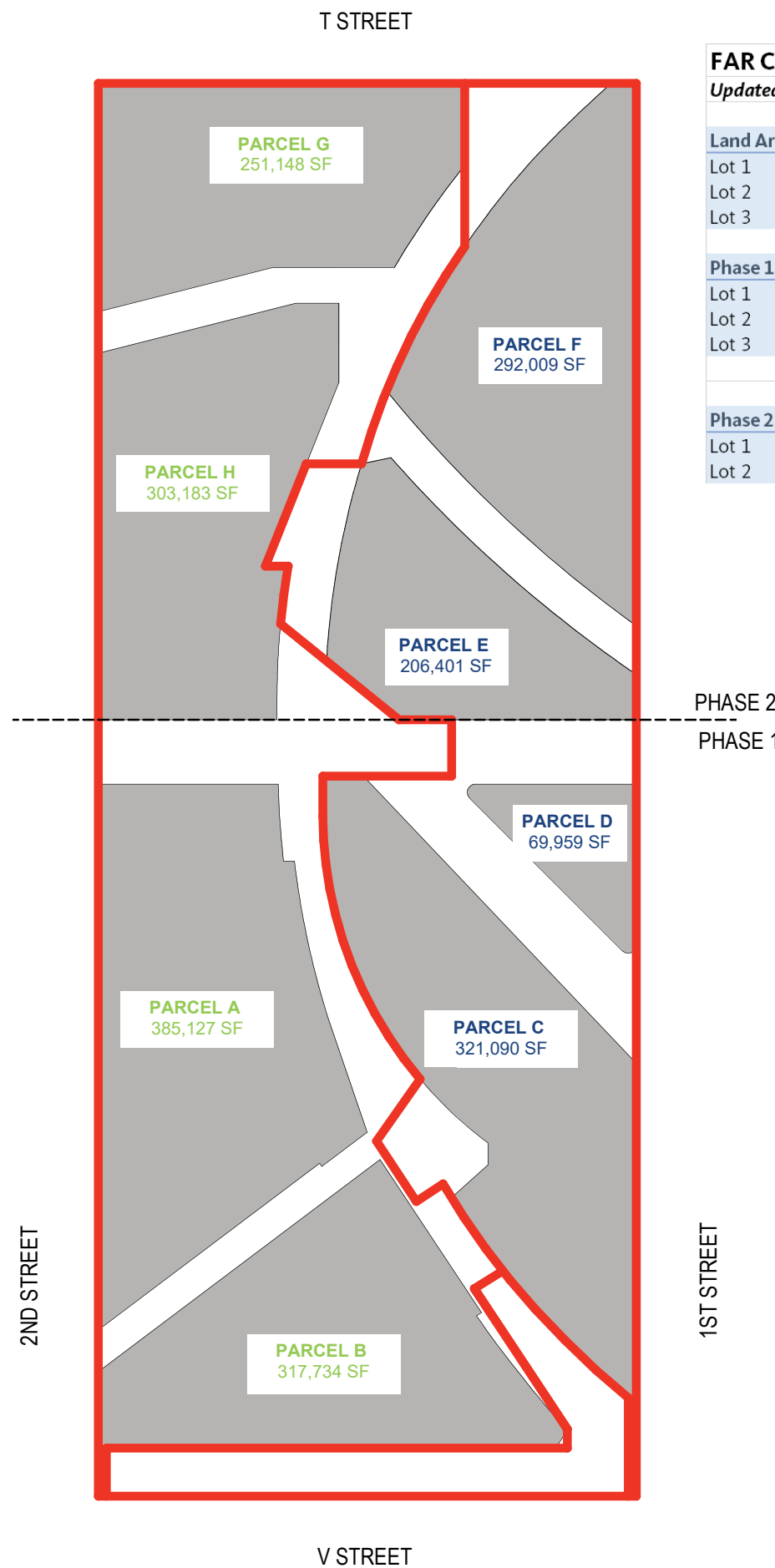
Attachments

cc: Joel Lawson, D.C. Office of Planning (via Email)
Elisa Vitale, D.C. Office of Planning (via Email)

EXHIBIT A



SITE PLAN - LAND AREA



SITE PLAN - PARCEL GFA TOTALS

FAR Calculations
Updated 2/25/20

Land Area	294,800	FAR Total	7.28
Lot 1	160,722	Lot 1	7.82
Lot 2	120,363	Lot 2	7.39
Lot 3	13,714	Lot 3	0
Phase 1 Area	161,994	FAR - Phase 1	6.75
Lot 1	91,056	Lot 1	7.72
Lot 2	57,223	Lot 2	6.83
Lot 3	13,714		
Phase 2 Area	132,806	FAR - Phase 2	7.93
Lot 1	69,666	Lot 1	7.96
Lot 2	63,140	Lot 2	7.89

B does not exclude shafts, assume 5% reduction

Building GFA (excludes PH)	Update
Parcel A	385,127 2/24/20
Parcel B	317,734 2/24/20
Parcel C	321,090 2/24/20
Parcel D	69,959 2/24/20
Parcel E	206,401 9/2/20
Parcel F	292,009 9/2/20
Parcel G	251,148 9/2/20
Parcel H	303,183 9/2/20
Total GFA (excludes PH)	
Phase 1	1,093,910
Phase 2	1,052,741
Total GFA (excludes PH)	
Lot 1	1,257,192
Lot 2	889,459
	2,146,651

NOTE:
 PARCELS A, B, G, & H, ARE PART OF A SINGLE BUILDING ON LOT 1
 PARCELS C, D, E, & F ARE PART OF A SINGLE BUILDING ON LOT 2

OVERALL SITE

FAR CALCULATIONS

Land Area	294,800
Lot 1	160,722
Lot 2	120,363
Lot 3	13,714
Phase 1 Area	161,994
Lot 1	91,056
Lot 2	57,223
Lot 3	13,714
Phase 2 Area	132,806
Lot 1	69,666
Lot 2	63,140

Building GFA (excludes PH)	
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Parcel F	292,009
Parcel G	251,148
Parcel H	303,183

Total GFA (excludes PH)	
Phase 1	1,093,910
Phase 2	1,052,741

Total GFA (excludes PH)	
Lot 1	1,257,192
Lot 2	889,459
	2,146,651

FAR Total	7.28	2,146,651
Lot 1	7.82	1,257,192
Lot 2	7.39	889,459
Lot 3	0	0

FAR - Phase 1	6.75	1,093,910
Lot 1	7.72	702,861
Lot 2	6.83	391,049

FAR - Phase 2	7.93	1,052,741
Lot 1	7.96	554,331
Lot 2	7.89	498,410

PARKING AND LOADING - PHASE 1

Zoning Requirements	Required	Proposed
Offstreet Parking Phase 1	Subtitle C, §701.5	
Multi-family Residential Use	1 space for each 3 units in excess of 4	372
Office Use	0.5 space per 1,000 sf in excess of 3,000 sf	10
Retail and Service Use	1.33 spaces per 1,000 sf in excess of 3,000 sf	34
Hotel Use	0.5 space per 1,000 sf in excess of 3,000 sf	47
	PH1 TOTAL	595
Offstreet Loading/ Service Delivery Spaces	ZR16 - DCMR 11 C.901.8 Where two (2) or more uses share a building or structure, the uses may share loading as long as internal access is provided from all shared uses requiring loading. ZR16 - DCMR 11 C.902.2 When two (2) or more uses in different use categories share a building or structure, the building or structure is only required to provide enough berths and spaces to meet the requirement for the use category with the highest requirement, and not the combination of requirements for all use categories provided that all uses that require loading have access to the loading area.	
Multi-family Residential Use	>50 Dwelling Units = 1 loading berth and 1 service/delivery spaces	5 berths and 3 service delivery spaces provided for the overall site in the shared below-grade garage. Loading will comply with the minimum requirements of Subtitle C, Ch. 9.
Office Use	20,000-50,000 SF GROSS FLOOR AREA = 1 berth and 1 service/delivery spaces	
Retail and Service Use	50,000-200,000 SF GROSS FLOOR AREA = 2 berths and 1 service/delivery spaces	
Hotel Use	20,000-100,000 SF GROSS FLOOR AREA = 2 berth and 1 service/delivery spaces	
Hotel Use	50,000 SF - 100,000 SF GROSS FLOOR AREA = 2 berths and 0 service/delivery spaces	
Hotel Use	100,000 SF-500,000 SF GROSS FLOOR AREA = 3 berths and 0 service/delivery spaces	

Zoning Requirements	Required	Proposed
Long Term Bike Parking	DCMR 11 TABLE C.802.1	
Multi-family Residential Use	1 space per 3 units	233
Office Use	1 space per 2,500 SF	12
Retail and Service Use	1 space per 10,000 SF	5
Hotel Use	1 space per 10,000 SF	10
Short Term Bike Parking	DCMR 11 TABLE C.802.1	
Multi-family Residential Use	1 space per 20 units	57
Office Use	1 space per 40,000 SF	5
Retail and Service Use	1 space per 3,500 SF	11
Hotel Use	1 space per 40,000 SF	3

PARKING AND LOADING - PHASE 2

Zoning Requirements	Required	Proposed
Offstreet Parking Phase 1	Subtitle C, §701.5	
Multi-family Residential Use	1 space for each 3 units in excess of 4	311
Office Use	0.5 space per 1,000 sf in excess of 3,000 sf	39
Retail and Service Use	1.33 spaces per 1,000 sf in excess of 3,000 sf	25
Hotel Use	0.5 space per 1,000 sf in excess of 3,000 sf	62
	PH2 TOTAL	590
Offstreet Loading/ Service Delivery Spaces	ZR16 - DCMR 11 C.901.8 Where two (2) or more uses share a building or structure, the uses may share loading as long as internal access is provided from all shared uses requiring loading. ZR16 - DCMR 11 C.902.2 When two (2) or more uses in different use categories share a building or structure, the building or structure is only required to provide enough berths and spaces to meet the requirement for the use category with the highest requirement, and not the combination of requirements for all use categories provided that all uses that require loading have access to the loading area.	
Multi-family Residential Use	>50 Dwelling Units = 1 loading berth and 1 service/delivery spaces	6 berths and 2 service delivery spaces provided for the overall site in the shared below-grade garage. Loading will comply with the minimum requirements of Subtitle C, Ch. 9.
Office Use	20,000-50,000 SF GROSS FLOOR AREA = 1 berth and 1 service/delivery spaces	
Retail and Service Use	50,000-200,000 SF GROSS FLOOR AREA = 2 berths and 1 service/delivery spaces	
Hotel Use	20,000-100,000 SF GROSS FLOOR AREA = 2 berth and 1 service/delivery spaces	
Hotel Use	50,000 SF - 100,000 SF GROSS FLOOR AREA = 2 berths and 0 service/delivery spaces	
Hotel Use	100,000 SF-500,000 SF GROSS FLOOR AREA = 3 berths and 0 service/delivery spaces	

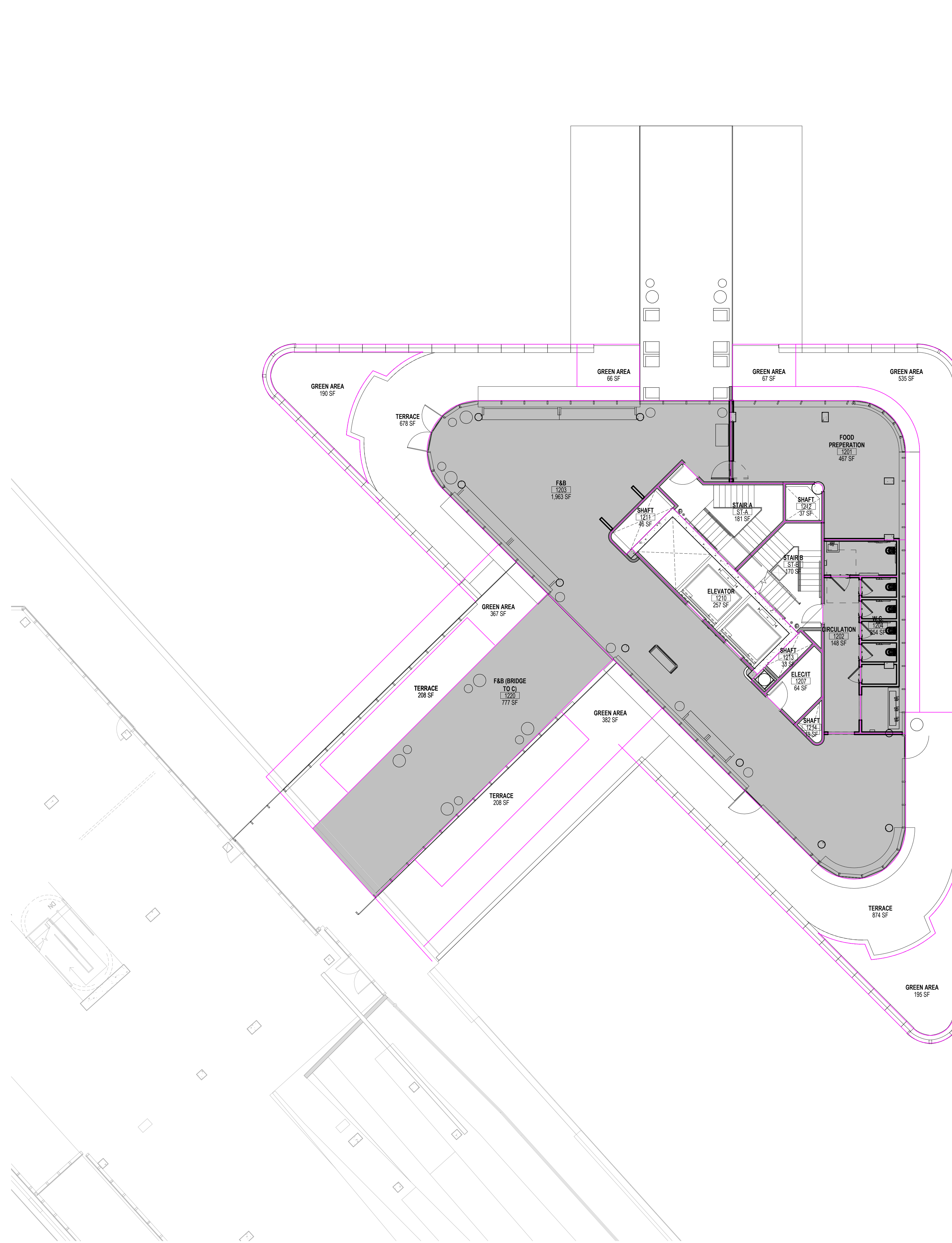
Zoning Requirements	Required	Proposed
Long Term Bike Parking	DCMR 11 TABLE C.802.1	
Multi-family Residential Use	1 space per 3 units	211
Office Use	1 space per 2,500 SF	33
Retail and Service Use	1 space per 10,000 SF	4
Hotel Use	1 space per 10,000 SF	13
Short Term Bike Parking	DCMR 11 TABLE C.802.1	
Multi-family Residential Use	1 space per 20 units	47
Office Use	1 space per 40,000 SF	3
Retail and Service Use	1 space per 3,500 SF	9
Hotel Use	1 space per 40,000 SF	4

EXHIBIT B

HABITABLE AREA, PH LEVEL				
Level	Name	Number	Area	Comments
BLDG D PENTHOUSE TOS	FOOD PREPARATION	1201	467 SF	HABITABLE
BLDG D PENTHOUSE TOS	CIRCULATION	1202	148 SF	HABITABLE
BLDG D PENTHOUSE TOS	FAB	1203	1,963 SF	HABITABLE
BLDG D PENTHOUSE TOS	W/C	1204	254 SF	HABITABLE
BLDG D PENTHOUSE TOS	FAB (BRIDGE TO G)	1205	777 SF	HABITABLE
HABITABLE 5			3,619 SF	

MECAHNICAL AREA, PH LEVEL				
Level	Name	Number	Area	Comments
BLDG D PENTHOUSE TOS	ELEVATOR	1207	64 SF	NON-HABITABLE
BLDG D PENTHOUSE TOS	ELEVATOR	1210	257 SF	NON-HABITABLE
BLDG D PENTHOUSE TOS	SHAFT	1211	48 SF	NON-HABITABLE
BLDG D PENTHOUSE TOS	SHAFT	1212	37 SF	NON-HABITABLE
BLDG D PENTHOUSE TOS	SHAFT	1213	33 SF	NON-HABITABLE
BLDG D PENTHOUSE TOS	SHAFT	1214	19 SF	NON-HABITABLE
BLDG D PENTHOUSE TOS	STAR A	ST-A	191 SF	NON-HABITABLE
BLDG D PENTHOUSE TOS	STAR B	ST-B	170 SF	NON-HABITABLE
NON-HABITABLE 8			807 SF	

GSF PH LEVEL AREA PERCENTAGE			
Comments	Level	Area	Percentage
HABITABLE	BLDG D PENTHOUSE TOS	3,619 SF	81.7%
MECAHNICAL	BLDG D PENTHOUSE TOS	807 SF	18.3%
BLDG D PENTHOUSE TOS	13	4,419 SF	100.0%



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 Gamewelle, Virginia 20155
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INTERIOR DESIGN
 DXA ARCHITECTURE PLLC
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FOODSERVICE CONSULTANT
 NEXT STEP DESIGN
 913 West Street
 Annapolis, MD 21401
 T: 410.263.1200

FAÇADE MAINTENANCE
 Firm Name
 Firm Address 1
 Firm Address 2
 Firm Phone

Date	Description
------	-------------

Seal / Signature

Project Name
 100V ST - BUZZARD POINT

Project Number
 1392

Scale
 1/8" = 1'-0"

Description
 HABITABLE AREA, PH LEVEL

P0112

EXHIBIT C

From: [LeGrant, Matt \(DCRA\)](#)
To: [Glasgow, Norman M \(WAS - X72460\)](#)
Cc: [Bloomfield, Jessica R \(WAS - X75272\)](#)
Subject: Confirmation: 100 V Street Court Calculations
Date: Thursday, February 11, 2021 2:52:43 PM
Attachments: [100 V Street ZA Memo re Courts 81996258 1.PDF](#)

[External email]

Norman Glasgow:

By means of this email I confirm that I am in agreement with the analysis and the conclusions stated in the attached Memo to me dated February 8, 2021 and its Attachments and specifically that:

- As a part of our virtual meeting on February 4, 2021, we reviewed the plans attached at Attachment A which show the irregularly-shaped lot line running north-south and dividing the development site into two large record lots, each with one building comprised of separate parcels. These plans also show the various courts between the buildings and parcels and how they are computed as either open or closed courts, including their stacked dimensions at various levels.
- As a result of our review of the plans and associated computations of court widths and areas, it was determined that the courts between portions of parcels labeled A, B, C and D meet the court requirements of the Zoning Regulations. In addition, pursuant to 11-C DCMR § 1502.1, a penthouse adjacent to any court wall labeled as an “open court” would be required to be setback 1:1 from the exterior walls of the building, and a penthouse adjacent to any court wall labeled as a “closed court” would be not be required to be setback from the exterior building wall.
- With the submission of the foregoing, I have determined that the described courts are in compliance with the zoning regulations.

Please let me know if you have any further questions.

DISCLAIMER: This email is issued in reliance upon, and therefore limited to, the questions asked, and the documents submitted in support of the request for a determination. The determinations reached in this email are made based on the information supplied, and the laws, regulations, and policy in effect as of the date of this email. Changes in the applicable laws, regulations, or policy, or new information or evidence, may result in a different determination. This email is **NOT** a “final writing”, as used in Section Y-302.5 of the Zoning Regulations (Title 11 of the District of Columbia Municipal Regulations), nor a final decision of the Zoning Administrator that may be appealed under Section Y-302.1 of the Zoning Regulations, but instead is an advisory statement of how the Zoning Administrator would rule on an application if reviewed as of the date of this email based on the information submitted for the Zoning Administrator’s review. Therefore this email does **NOT** vest an application for zoning or other DCRA approval process (including any vesting provisions established under the Zoning Regulations unless specified otherwise therein), which may only occur as part of the review of an application submitted to DCRA.

Matthew Le Grant

Zoning Administrator

Office of the Zoning Administrator

Dept of Consumer and Regulatory Affairs

1100 4th St SW - Washington, DC 20024

www.dkra.dc.gov

Phone: Desk 202 442-4652 – Mobile 202-497-1742

From: norman.glasgowjr@hklaw.com <norman.glasgowjr@hklaw.com>

Sent: Monday, February 8, 2021 2:11 PM

To: LeGrant, Matt (DCRA) <matthew.legrant@dc.gov>

Subject: ZA Memo - 100 V Street Court Calculations

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For your consideration.

Best regards,

Norman Glasgow | Holland & Knight

Equity Partner

Holland & Knight LLP

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Phone 202.419.2460 | Mobile 301.580.1301

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Holland & Knight

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Holland & Knight LLP | www.hklaw.com

MEMORANDUM

TO: Matthew LeGrant

FROM: Norman M. Glasgow Jr.

DATE: February 8, 2021

RE: 100 V Street, SW – Court Calculations for Parcels A-D

As a part of our virtual meeting on February 4, 2021, we reviewed the plans attached at Attachment A which show the irregularly-shaped lot line running north-south and dividing the development site into two large record lots, each with one building comprised of separate parcels. These plans also show the various courts between the buildings and parcels and how they are computed as either open or closed courts, including their stacked dimensions at various levels.

As a result of our review of the plans and associated computations of court widths and areas, it was determined that the courts between portions of parcels labeled A, B, C and D meet the court requirements of the Zoning Regulations. In addition, pursuant to 11-C DCMR § 1502.1, a penthouse adjacent to any court wall labeled as an “open court” would be required to be setback 1:1 from the exterior walls of the building, and a penthouse adjacent to any court wall labeled as a “closed court” would be not be required to be setback from the exterior building wall.

Should the foregoing be in accordance with your understanding, please provide confirming response.

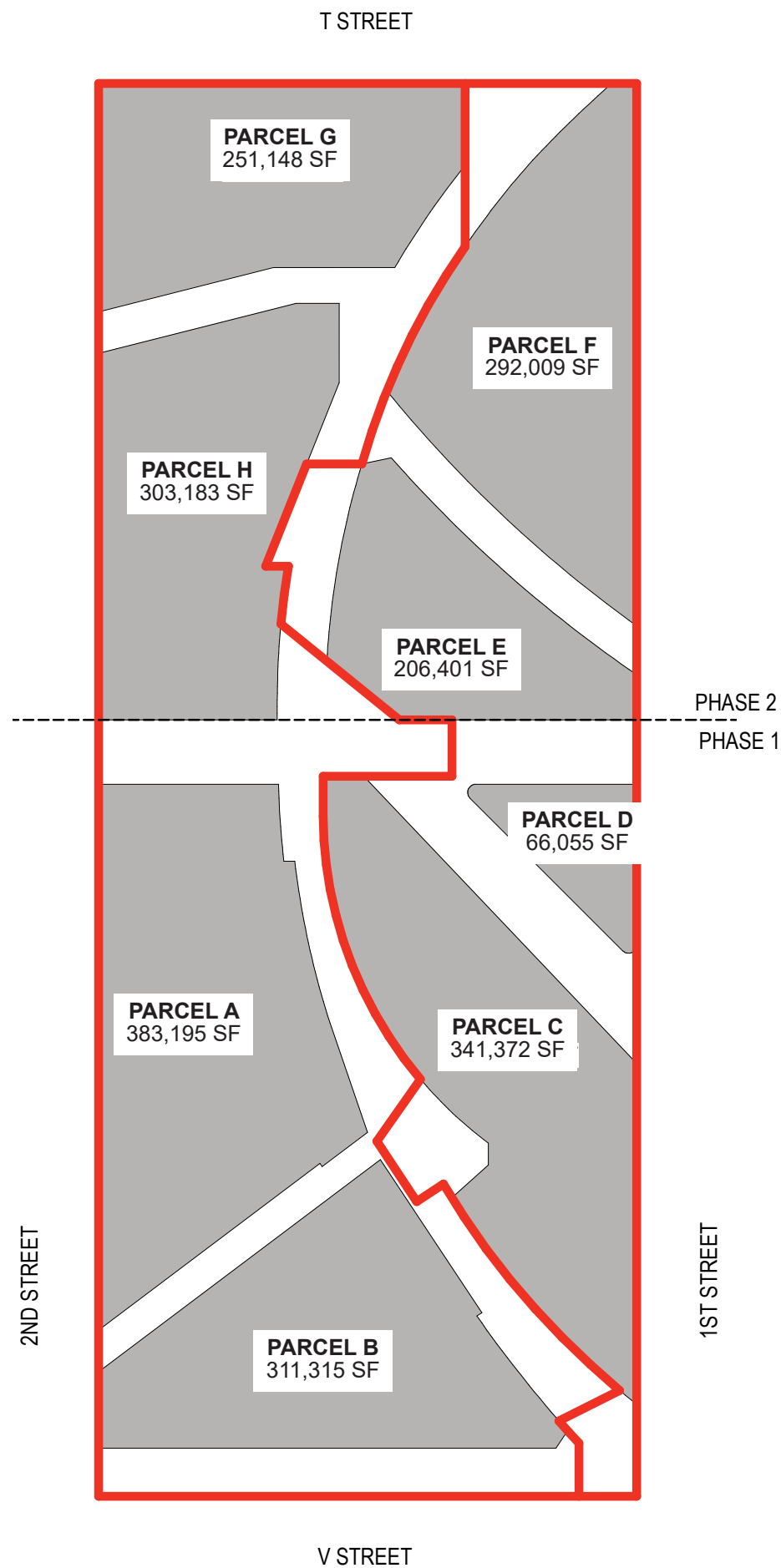
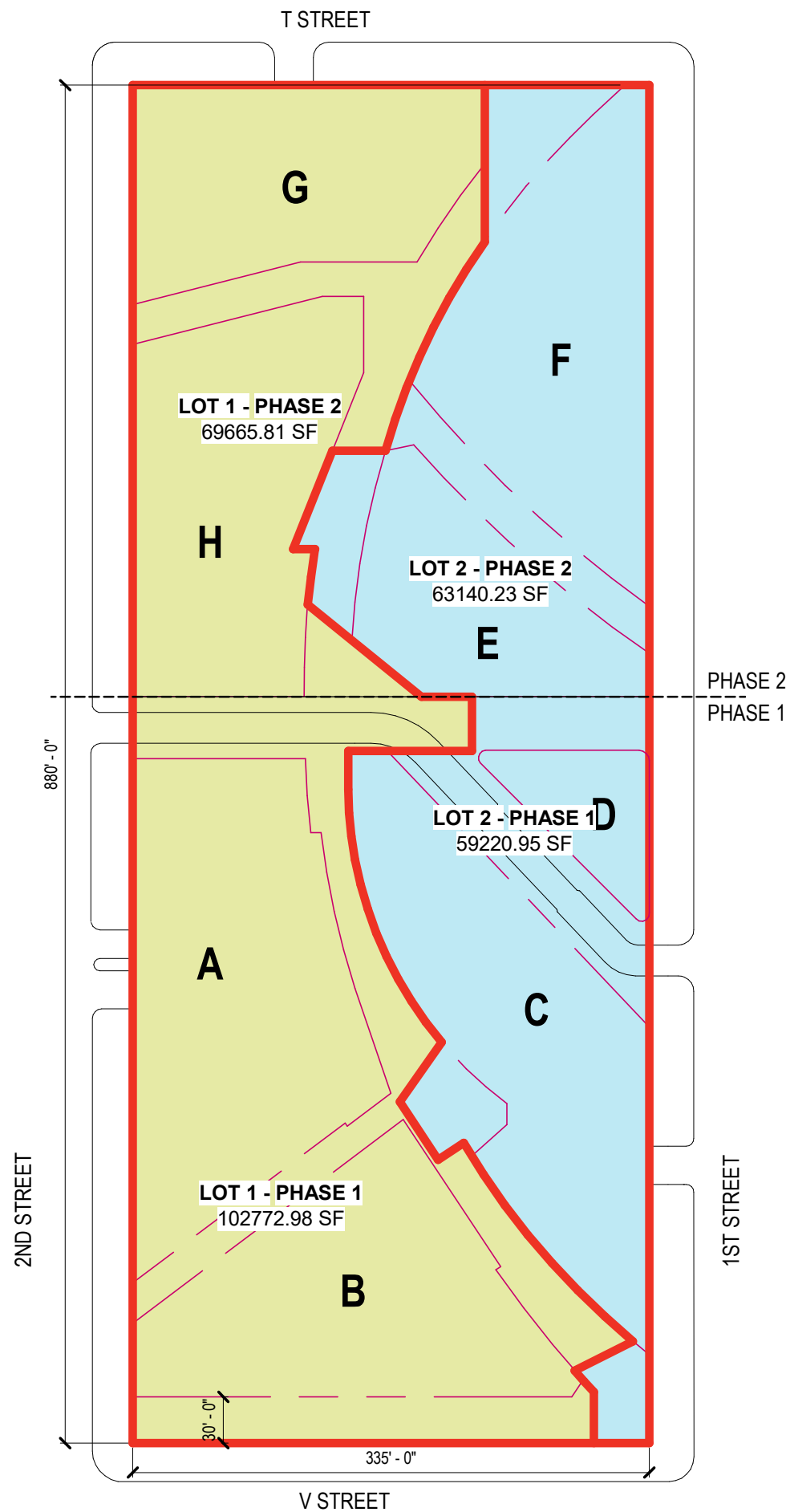
Attachment

ATTACHMENT A

100 V ST - PHASE 1 LOTS AND COURTS

February 2021

PHASE 1 CONSOLIDATED PLANS



FAR Calculations

Updated 1/20/21

Land Area	294,800
Lot 1	172,439
Lot 2	122,361

Phase 1 Area	161,994
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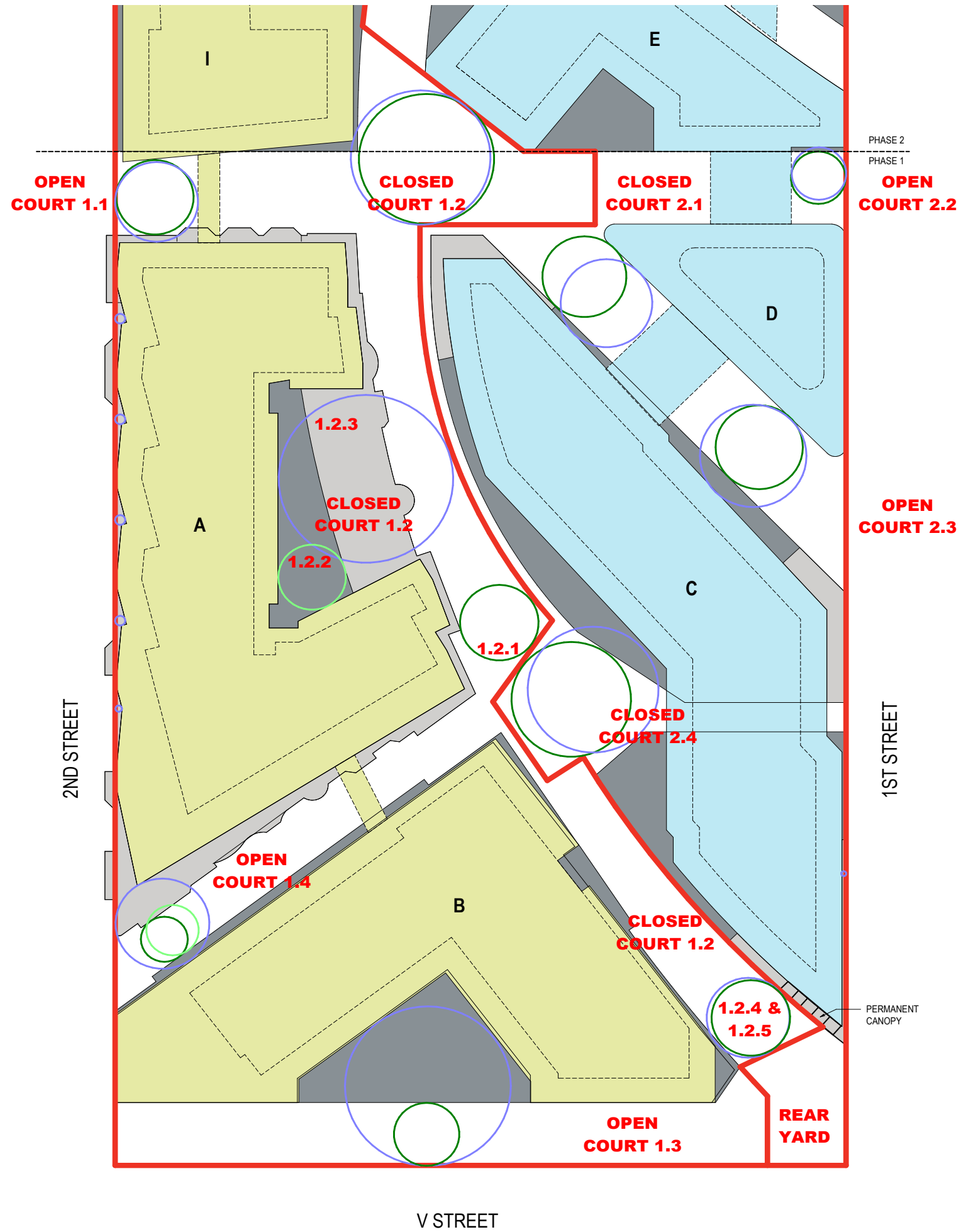
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Parcel H	303,183

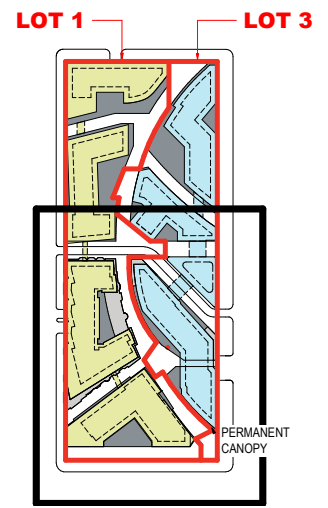
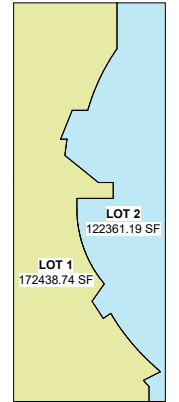
FAR Total	7.32	GFA
Lot 1	7.24	1,248,841
Lot 2	7.40	905,837

SITE PLAN - LOTS





- LOT 1 TOWERS
- LOT 3 TOWERS
- PODIUM LEVELS
- PRIMARY BUILDING ENTRY
- COURT/PLAZA BOUNDARY
- LOT LINES
- PODIUM SEPARATION
- TOWER SEPARATION

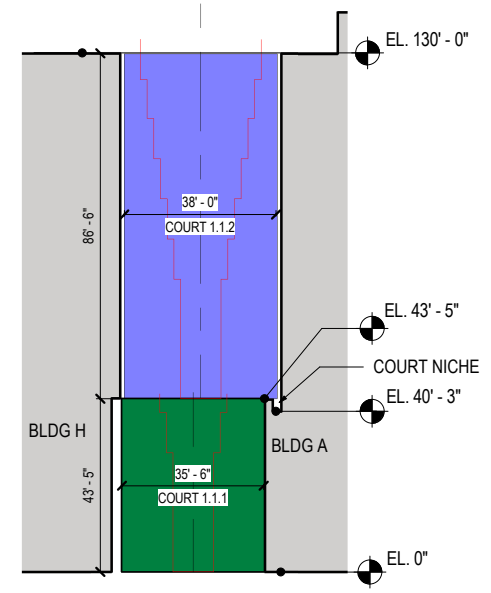
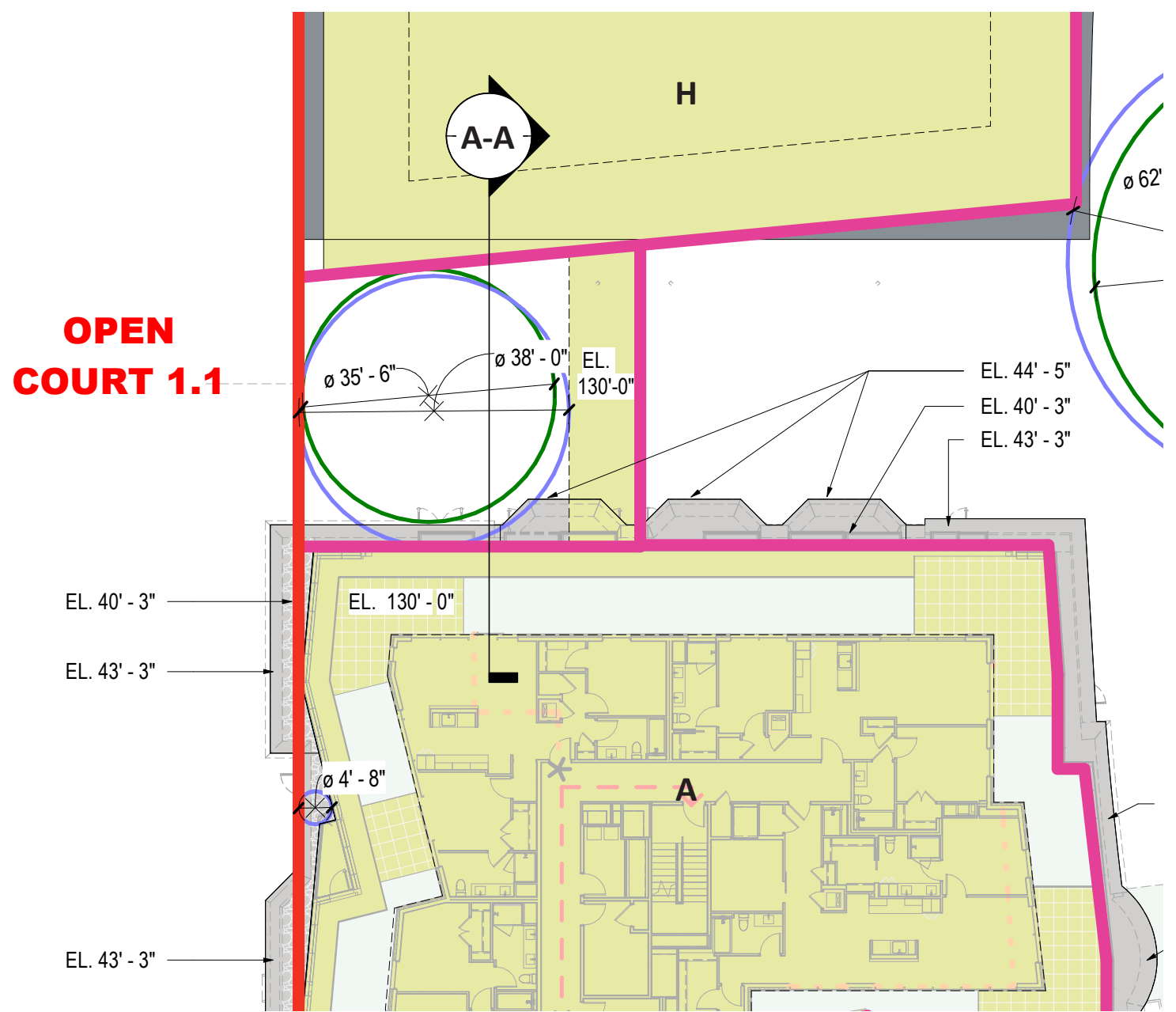
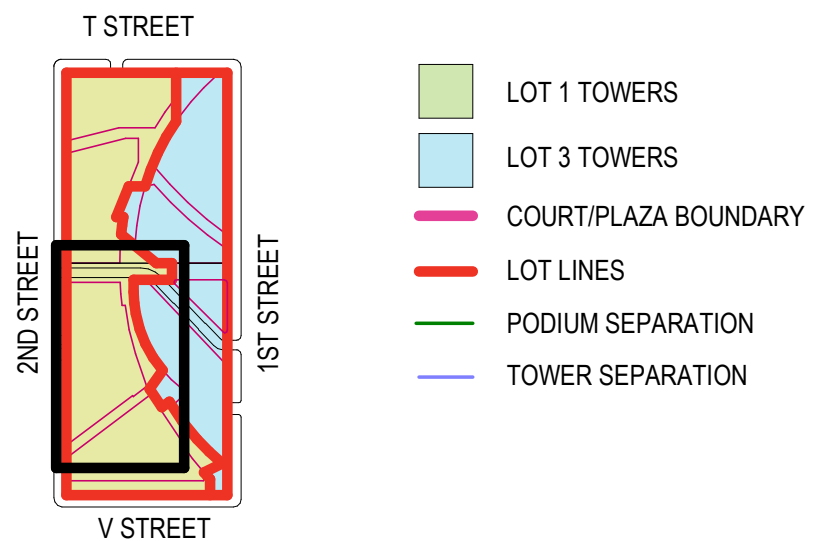


SITE PLAN - PHASE 1 COURTS

BUILDING A COURTS

COURT 1.1

COURT NO. AND TYPE	HEIGHT	COURT WIDTH REQ.	COURT WIDTH PROVIDED	COURT AREA REQ.	COURT AREA PROVIDED	COMPLY (Y/N)
<i>Residential Courts</i>		<i>4" per foot, 10' min</i>		<i>Not required</i>		
1.1.1 OPEN	43' - 6"	14.5'	35' - 6"			Y
1.1.2 OPEN	86' - 6"	28.8'	38' - 0"			Y



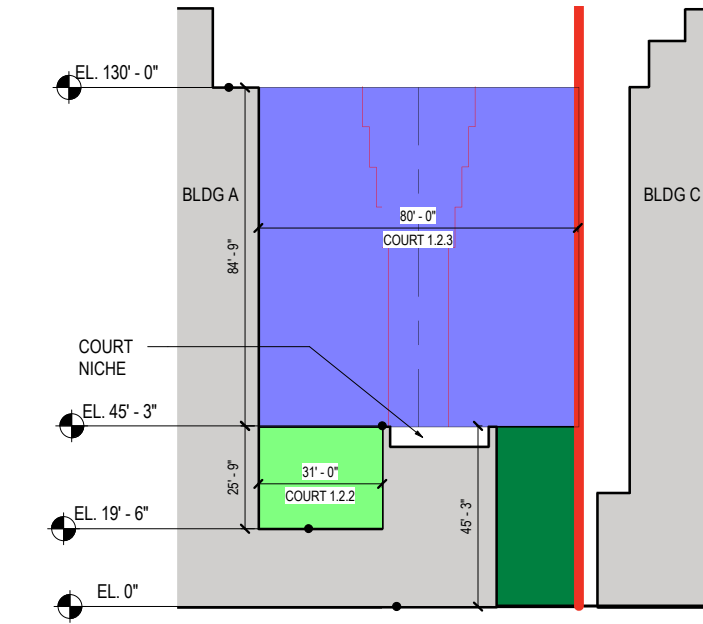
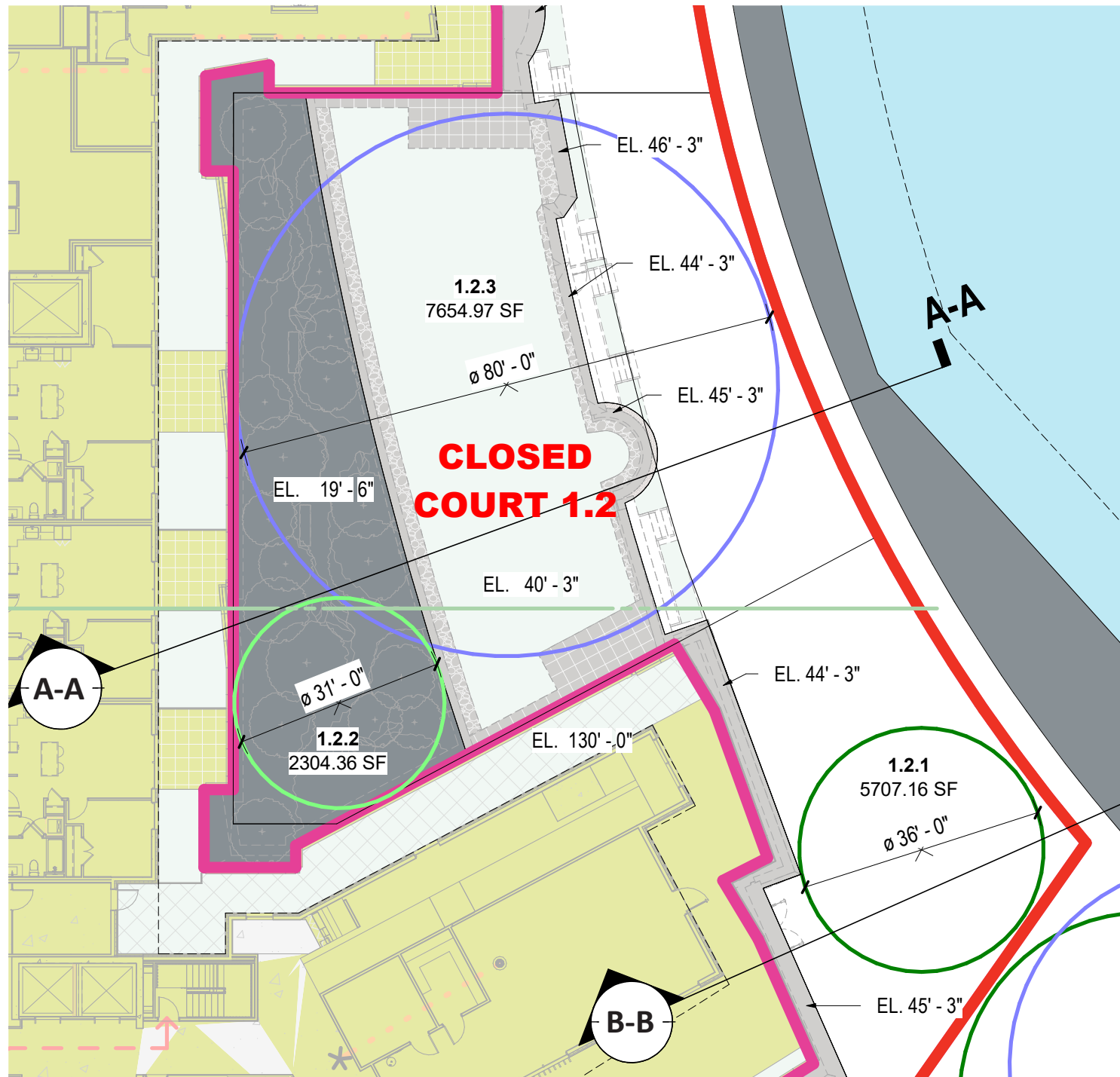
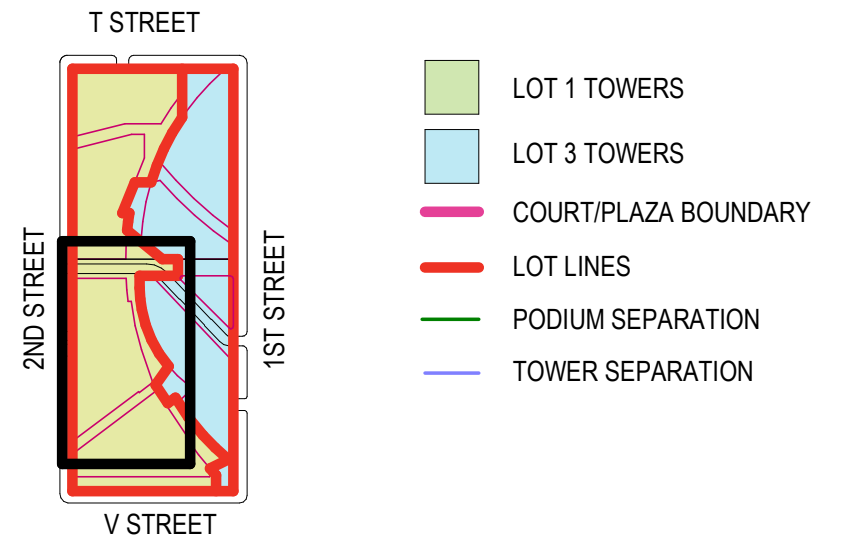
SECTION A-A

- NOTE:
1. ELEVATIONS NOTED FROM BHMP
 2. BUILDING A PLINTH SLAB ELEVATION @ +40'-3"
 3. BUILDING A PLINTH PARAPETS AND CORNICES VARY +/- 6' FROM STRUCTURAL SLAB AS NOTED ON PLAN

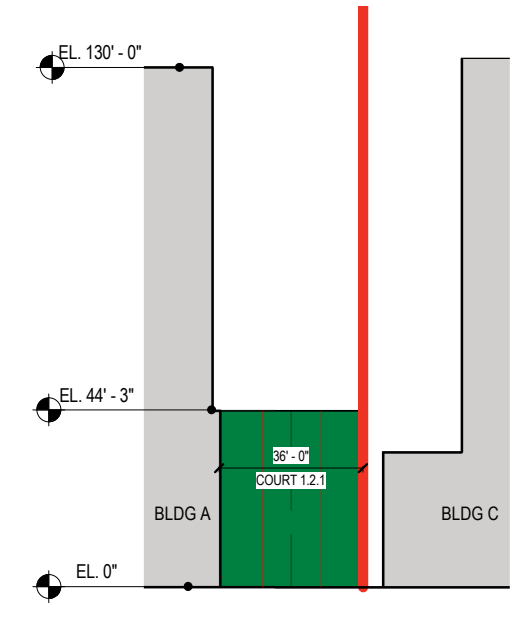


COURT 1.2

COURT NO. AND TYPE	HEIGHT	COURT WIDTH REQ. <i>4" per foot, 15' min</i>	COURT WIDTH PROVIDED	COURT AREA REQ. <i>twice the square of reqd. width, 450 sft min</i>	COURT AREA PROVIDED	COMPLY (Y/N)
1.2.1 CLOSED	44' - 3"	15'	36' - 0"	450 SF	5,707 SF	Y
1.2.2 CLOSED	25' - 9"	15'	31' - 0"	450 SF	2,304 SF	Y
1.2.3 CLOSED	84' - 9"	28.3'	80' - 0"	1,824 SF	7,655 SF	Y



SECTION A-A



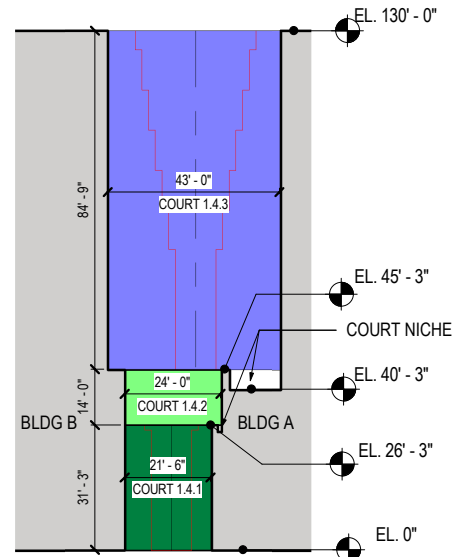
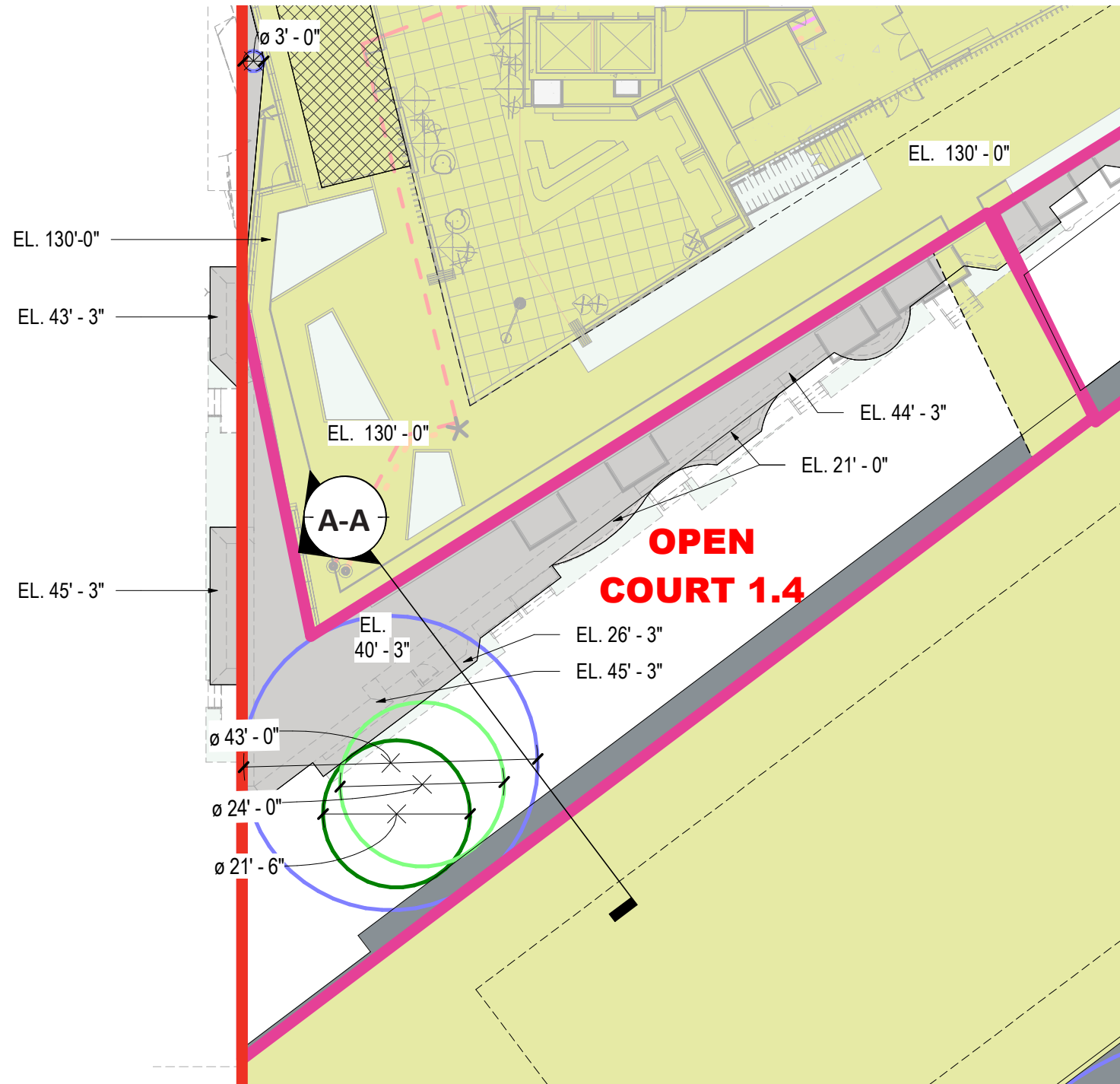
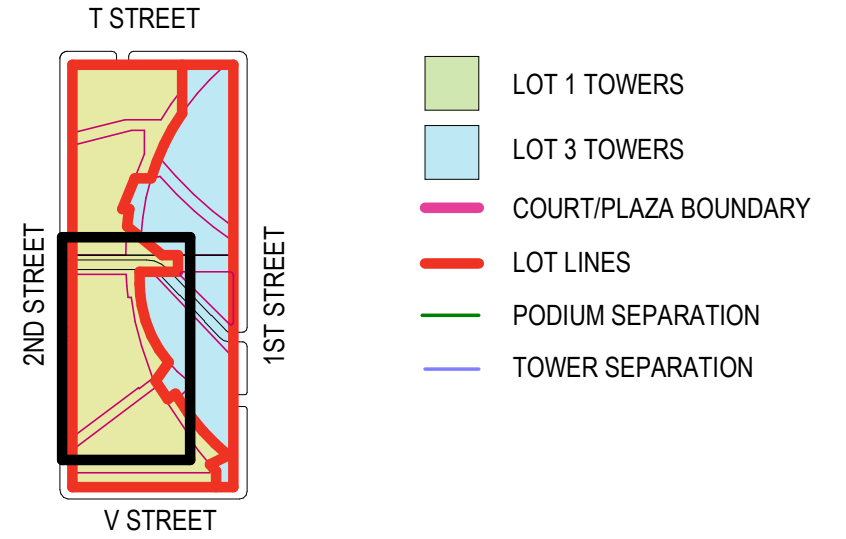
SECTION B-B

- NOTE:
1. ELEVATIONS NOTED FROM BHMP
 2. BUILDING A PLINTH SLAB ELEVATION @ +40'-3"
 3. BUILDING A PLINTH PARAPETS AND CORNICES VARY +/- 6' FROM STRUCTURAL SLAB AS NOTED ON PLAN



COURT 1.4

COURT NO. AND TYPE	HEIGHT	COURT WIDTH REQ.	COURT WIDTH PROVIDED	COURT AREA REQ.	COURT AREA PROVIDED	COMPLY (Y/N)
<i>Residential Courts</i>						
1.4.1 OPEN	31' - 3"	10.4'	21' - 6"	Not required		Y
1.4.2 OPEN	14' - 0"	10'	24' - 0"			Y
1.4.3 OPEN	84' - 9"	28.25'	43' - 0"			Y



SECTION A-A

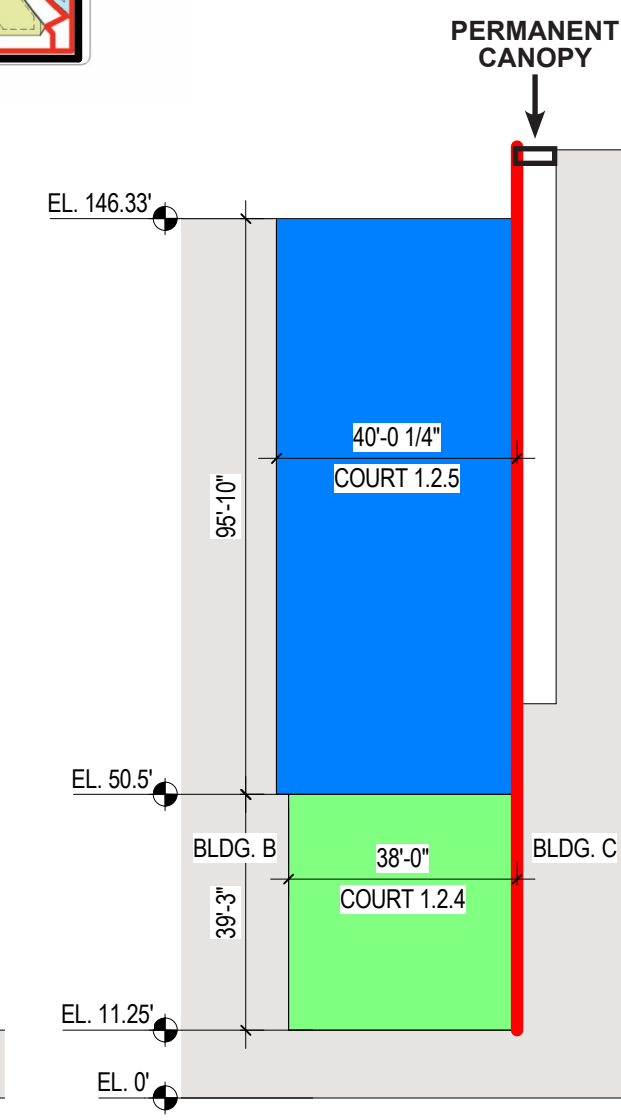
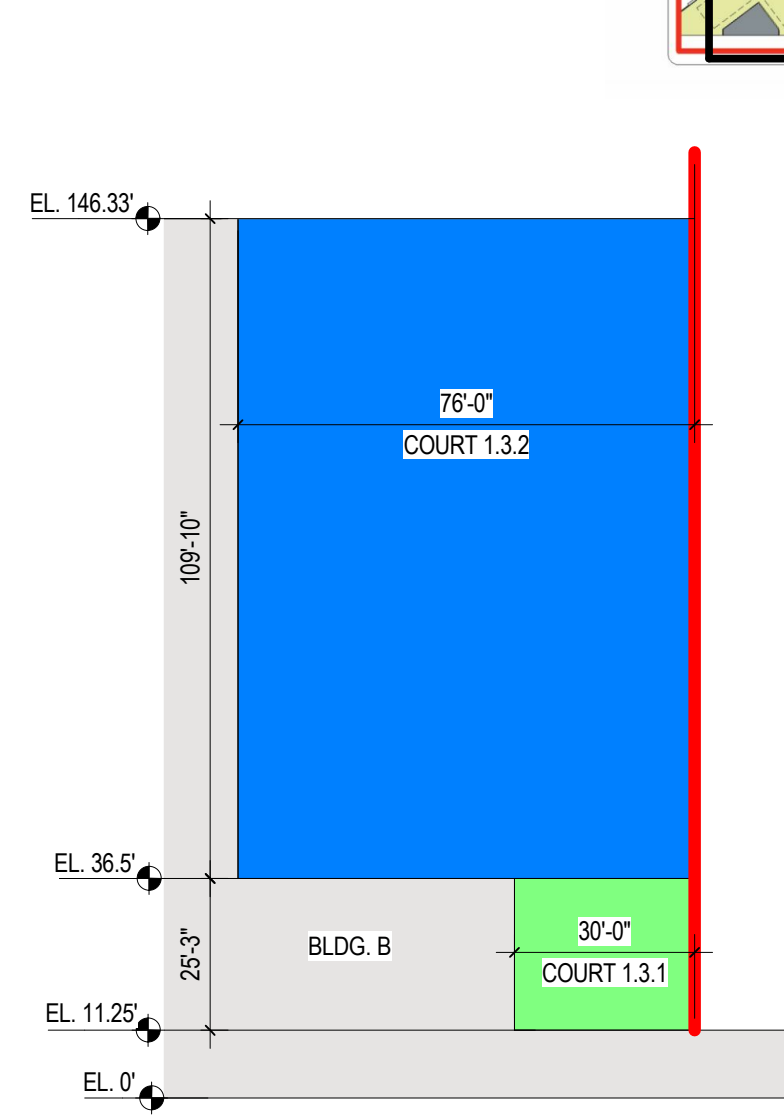
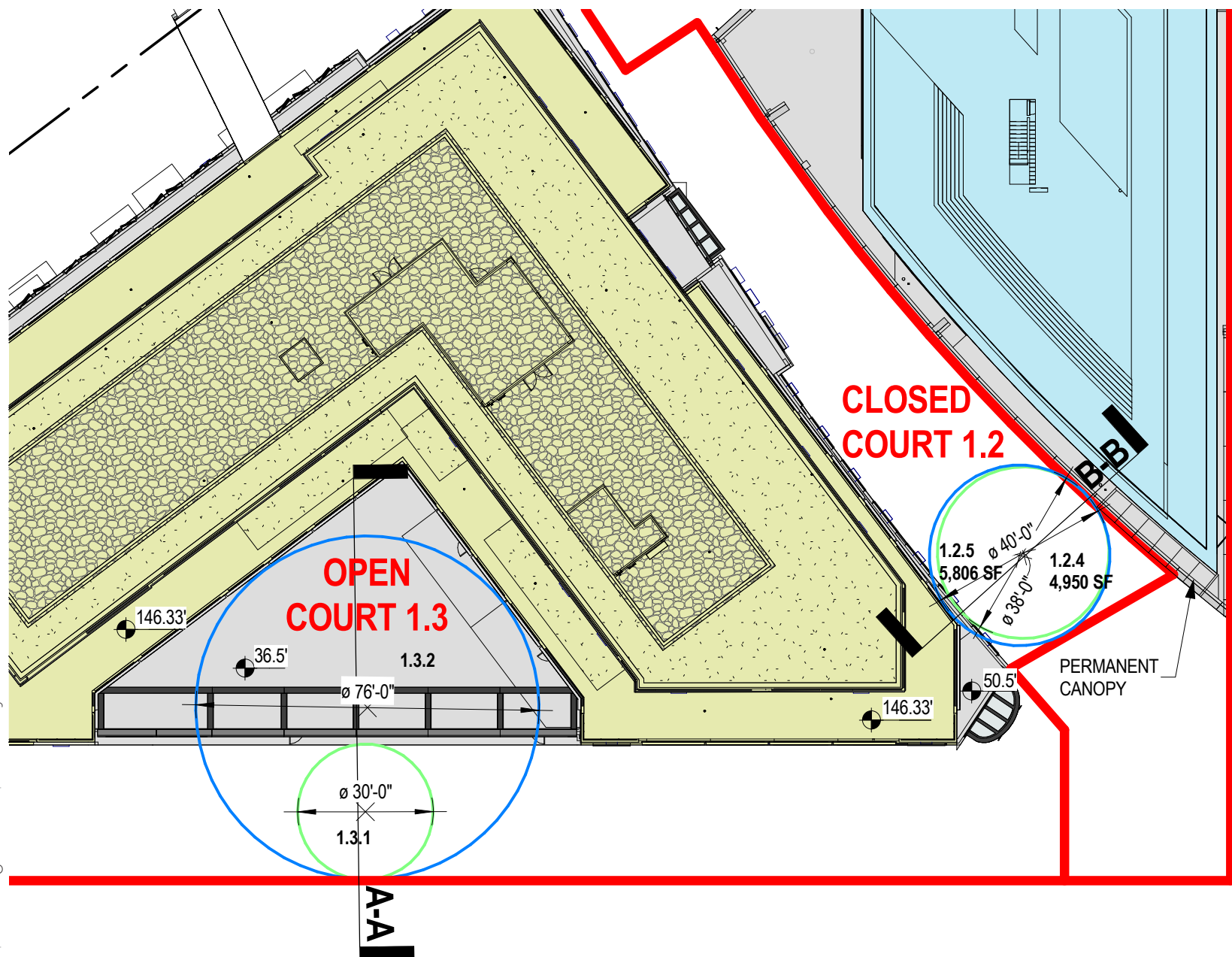
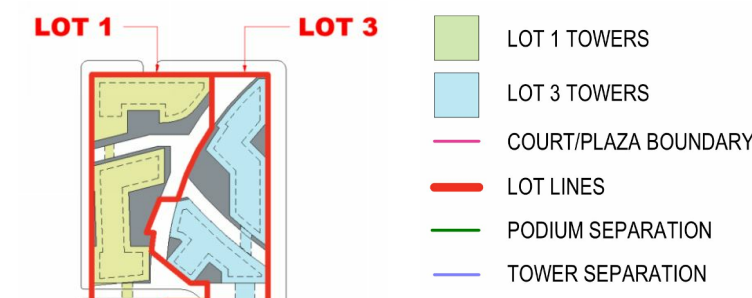
- NOTE:
1. ELEVATIONS NOTED FROM BHMP
 2. BUILDING A PLINTH SLAB ELEVATION @ +40'-3"
 3. BUILDING A PLINTH PARAPETS AND CORNICES VARY +/- 6' FROM STRUCTURAL SLAB AS NOTED ON PLAN



BUILDING B COURTS

COURTS 1.2 AND 1.3

COURT NO. & TYPE	HEIGHT	COURT WIDTH REQ.	COURT WIDTH PROVIDED	COURT AREA REQ.	COURT AREA PROVIDED	COMPLY (Y/N)
<i>Residential Courts</i>						
		<i>4" per foot, 10 foot min (open)</i>		<i>twice the square of req. width, 450 sft. min.</i>		
1.2.4 CLOSED	39'-3"	15'-0"	38'-0"	450 SF	4,950 SF	Y
1.2.5 CLOSED	95'-10"	31'-11"	40'-0 1/4"	2037.3 SF	5,806 SF	Y
1.3.1 OPEN	25'-3"	10'-0"	30'-0"	NOT REQUIRED	NOT REQUIRED	Y
1.3.2 OPEN	109'-10"	36'-7"	76'-0"	NOT REQUIRED	NOT REQUIRED	Y



1 ENLARGED PLAN - COURTS 1.2 AND 1.3
SCALE 1/32" = 1'-0"

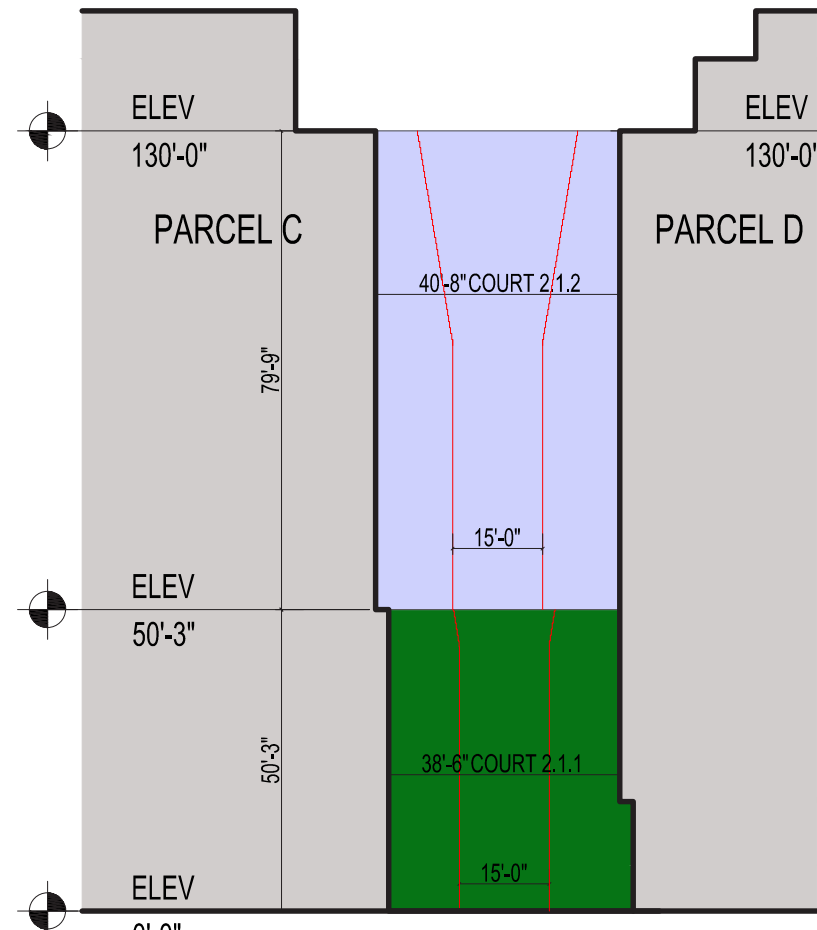
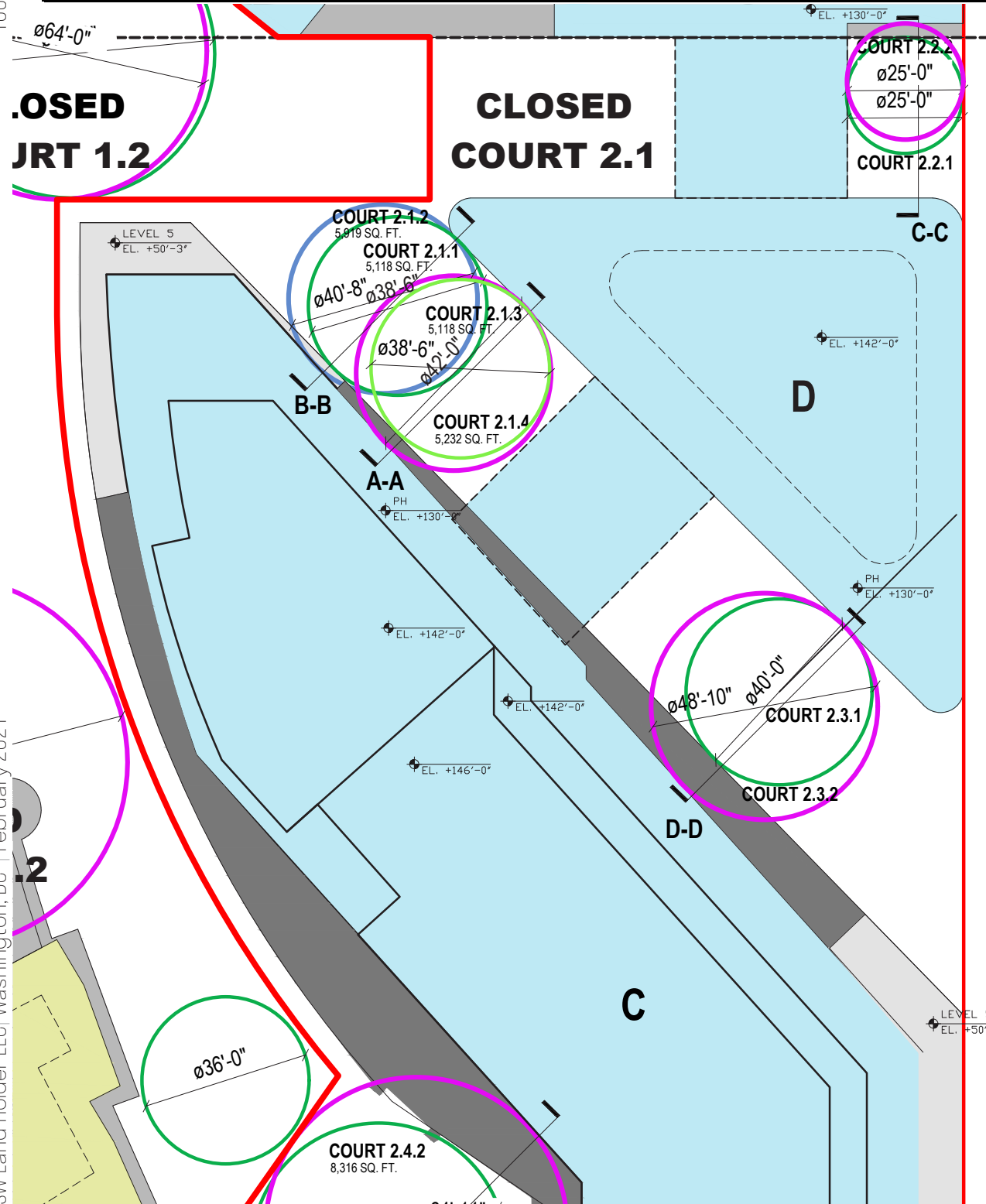
SECTION A-A

SECTION B-B

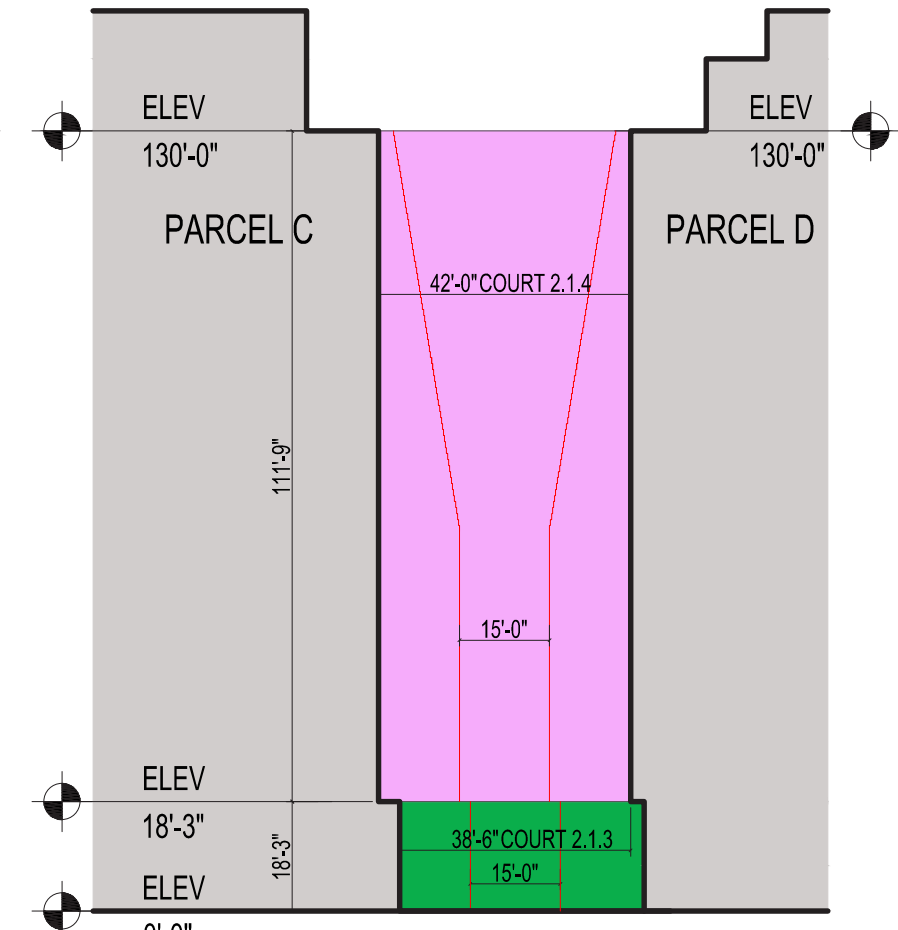
BUILDING C & D COURTS

CLOSED COURT 2.1

COURT NO. AND TYPE	HEIGHT	COURT WIDTH REQ.	COURT WIDTH PROVIDED	COURT AREA REQ.	COURT AREA PROVIDED	COMPLY (Y/N)
Residential Courts						
		4" per foot, 15' min		twice the square of reqd. width. 450sf min		
2.1.1 CLOSED	50'-3"	16.75'	38'-6"	561 SF	5,118 SF	Y
2.1.2 CLOSED	79'-9"	26.58'	40'-8"	1,412 SF	5,919 SF	Y
2.1.3 CLOSED	18'-3"	15'	38'-6"	450 SF	5,118 SF	Y
2.1.4 CLOSED	111'-9"	37.25'	42'-0"	2,775 SF	5,232 SF	Y



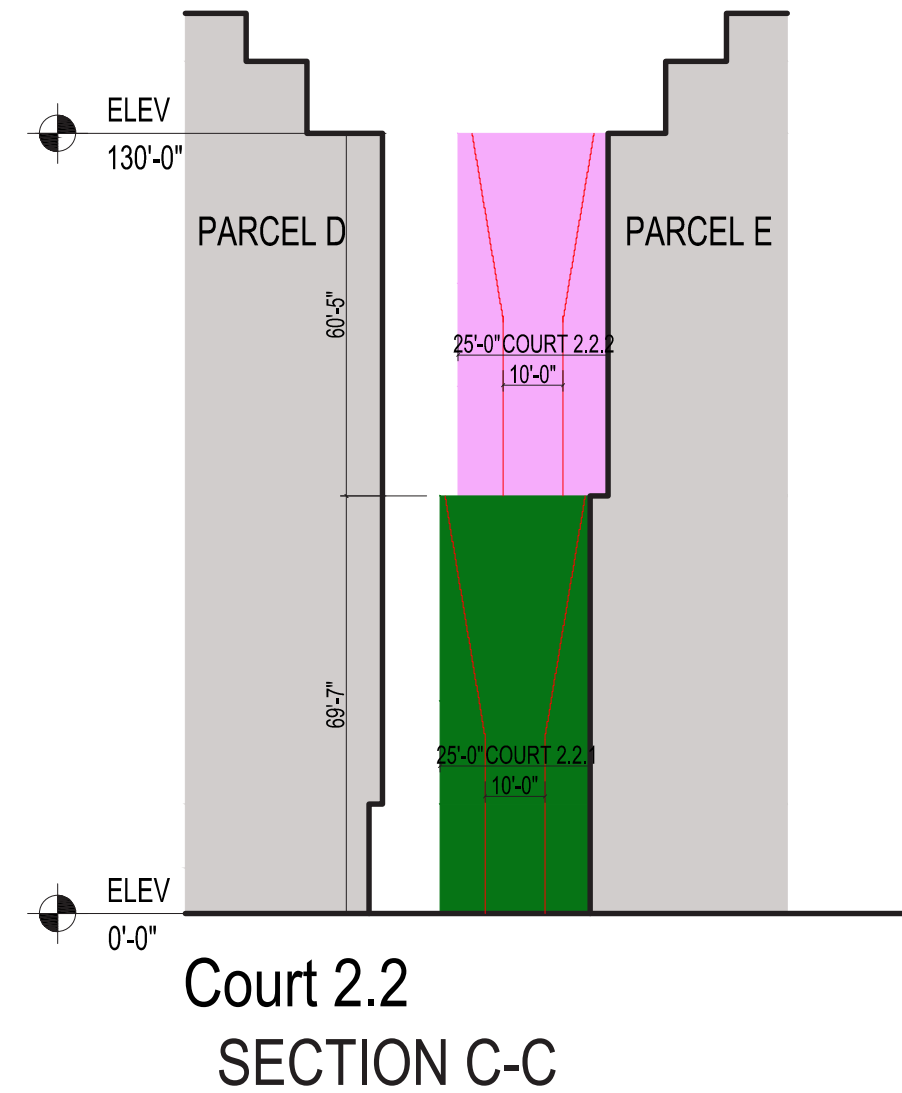
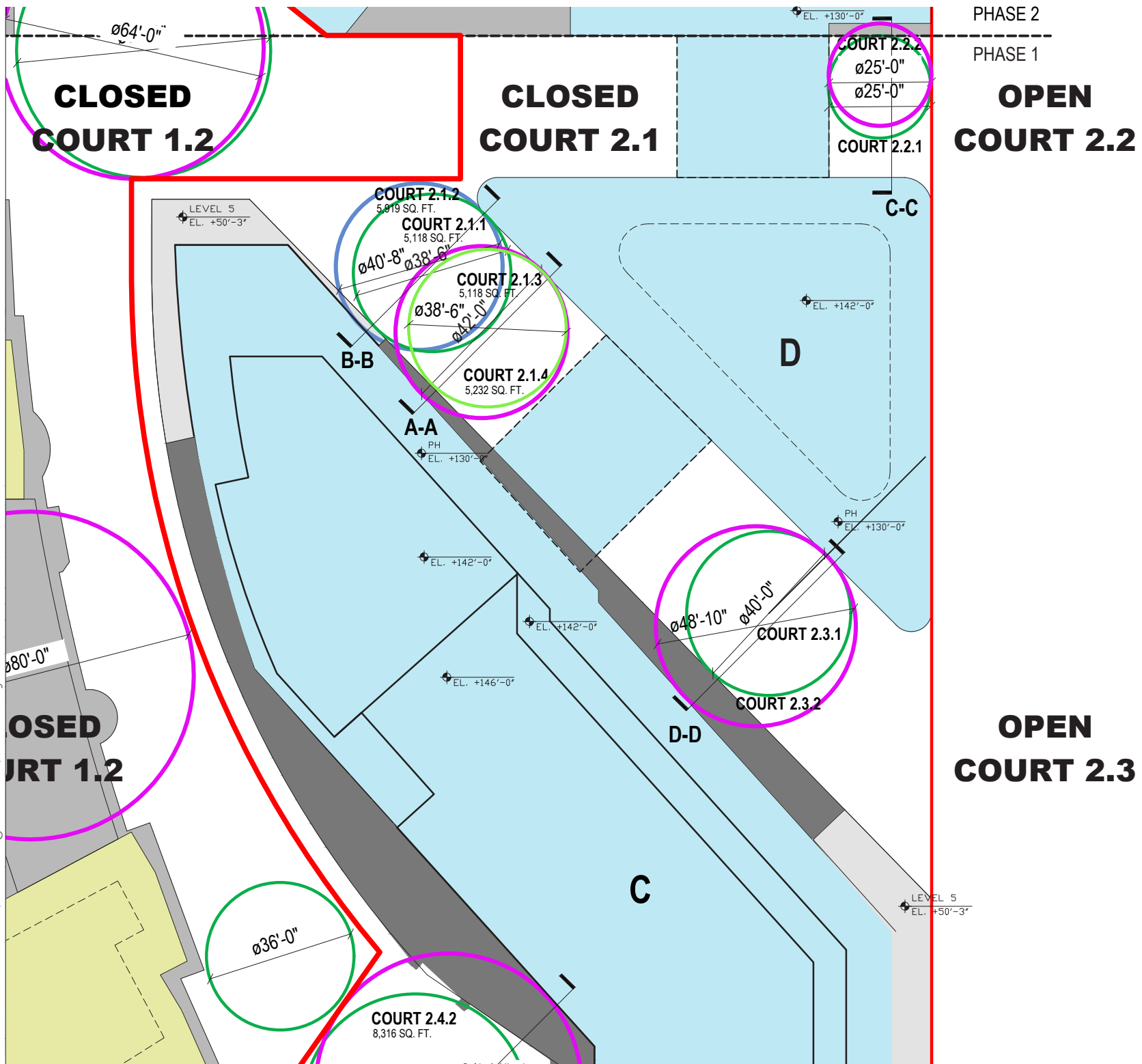
Court 2.1.1
SECTION A-A



Court 2.1.3
SECTION B-B

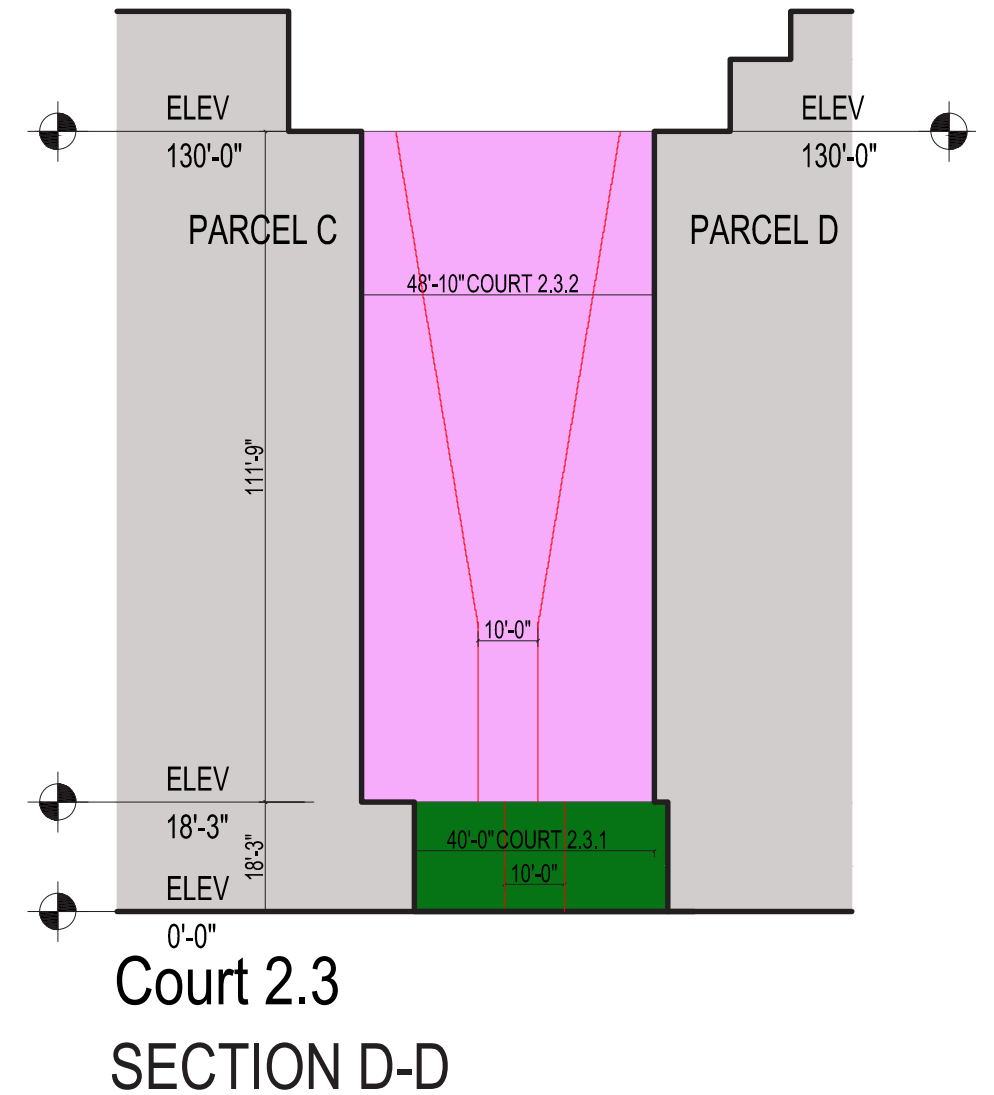
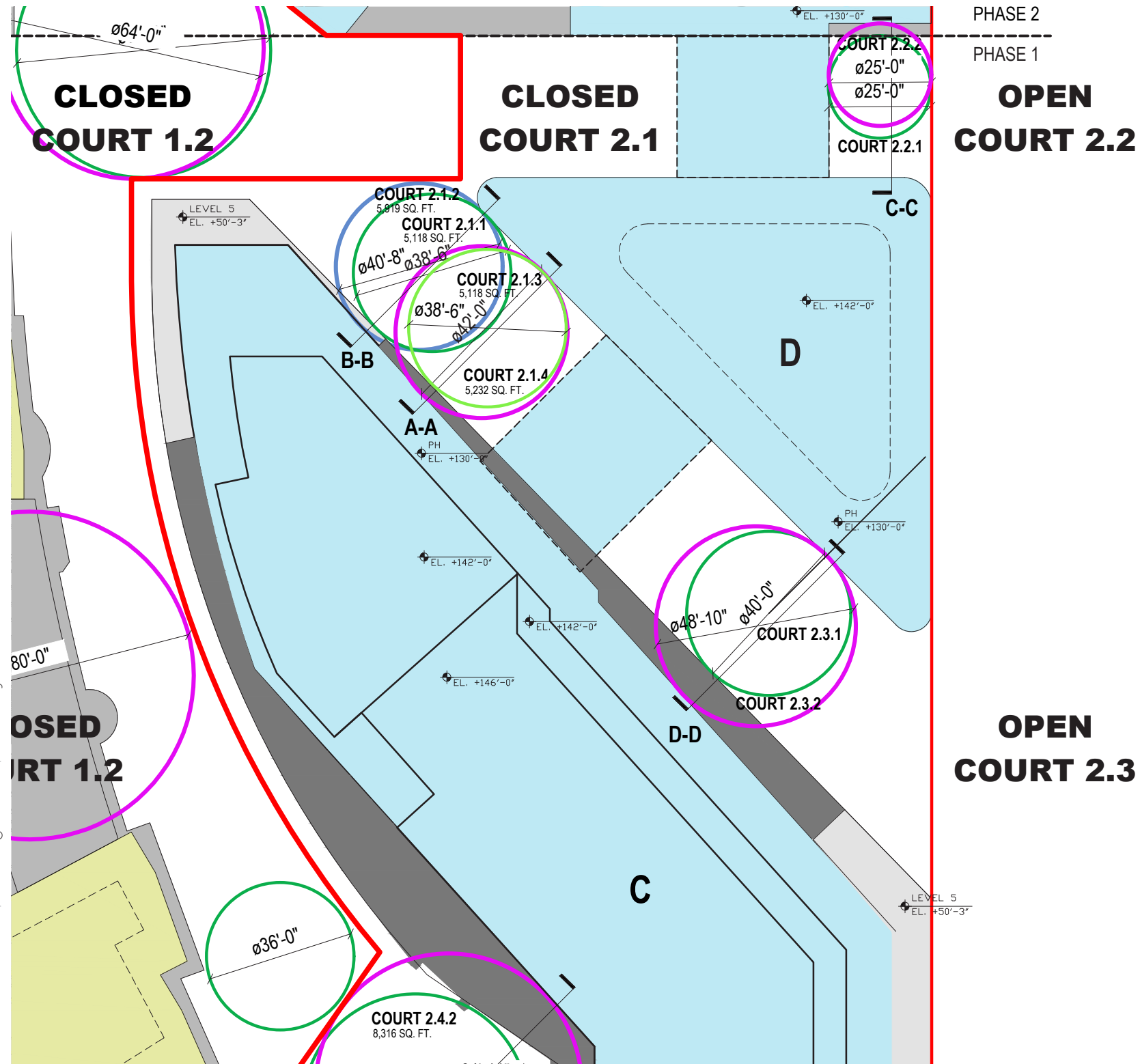
OPEN COURT 2.2

COURT NO. AND TYPE	HEIGHT	COURT WIDTH REQ.	COURT WIDTH PROVIDED	COURT AREA REQ.	COURT AREA PROVIDED	COMPLY (Y/N)
Residential Courts						
		4" per foot, 10' min		Not required		
2.2.1 OPEN	69'-7"	23.19'	25'-0"			Y
2.2.2 OPEN	60'-5"	20.13'	25'-0"			Y



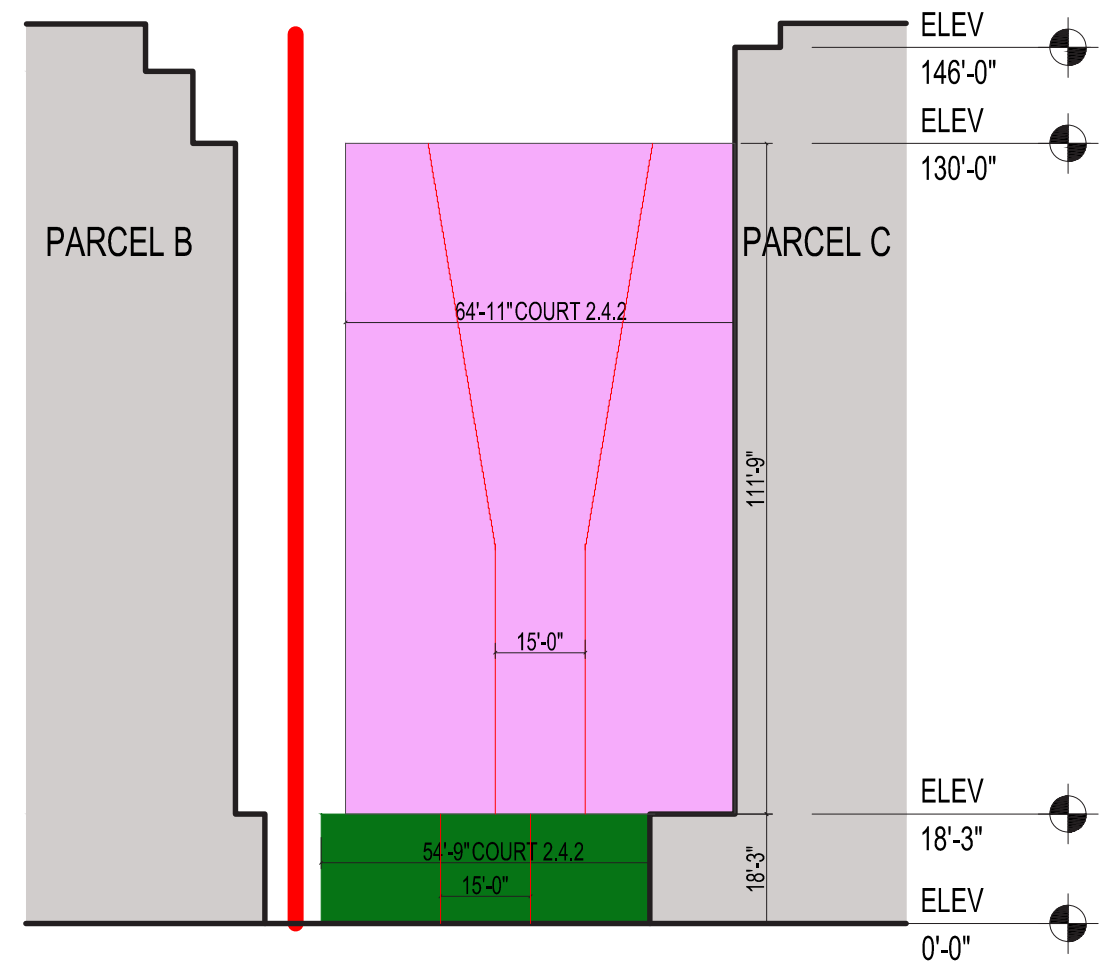
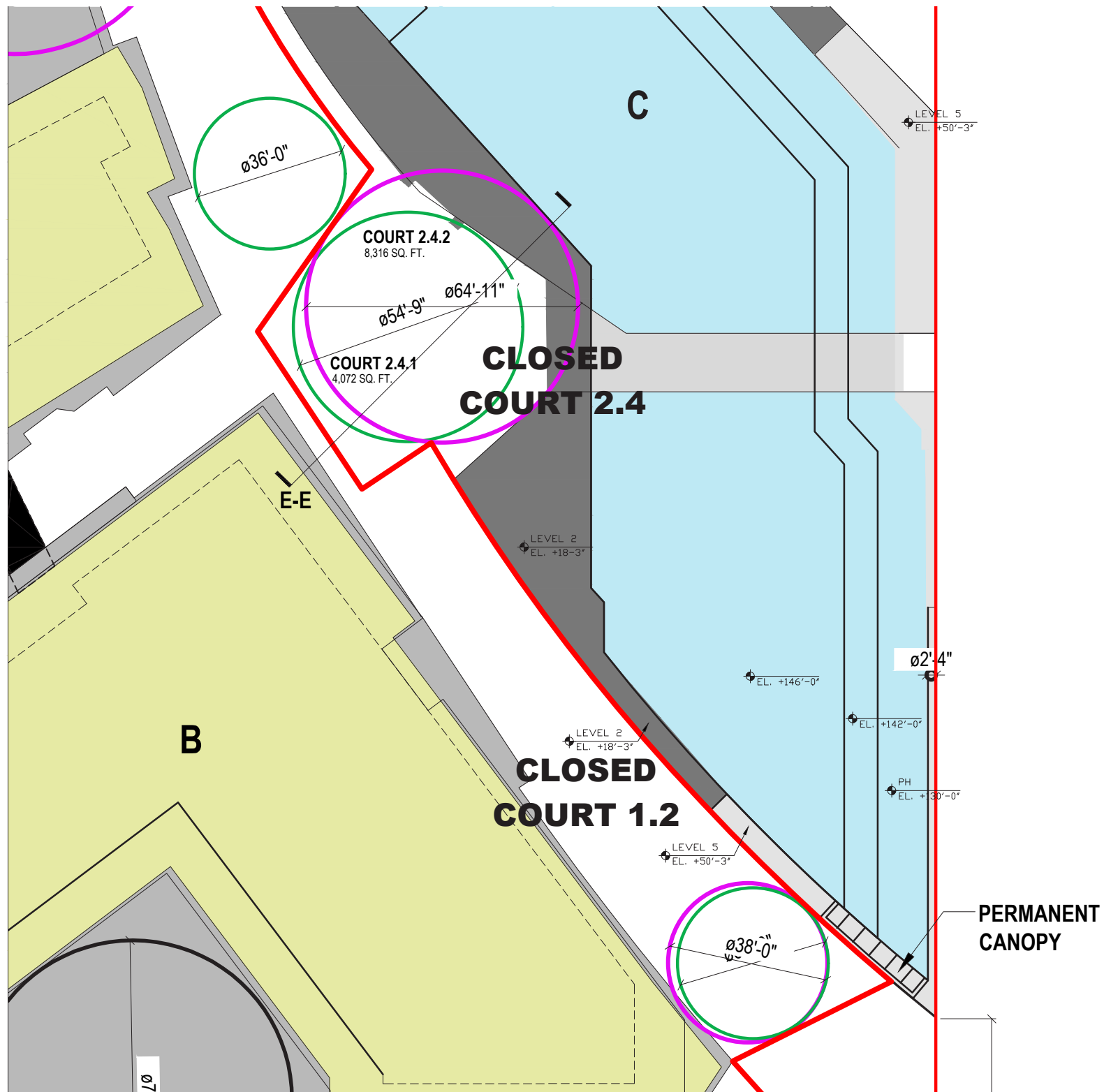
OPEN COURT 2.3

COURT NO. AND TYPE	HEIGHT	COURT WIDTH REQ.	COURT WIDTH PROVIDED	COURT AREA REQ.	COURT AREA PROVIDED	COMPLY (Y/N)
Residential Courts						
		4" per foot, 10' min		Not required		
2.3.1 OPEN	18'-3"	10'	40'-0"			Y
2.3.2 OPEN	111'-9"	37.25'	48'-10"			Y



CLOSED COURT 2.4

COURT NO. AND TYPE	HEIGHT	COURT WIDTH REQ.	COURT WIDTH PROVIDED	COURT AREA REQ.	COURT AREA PROVIDED	COMPLY (Y/N)
Residential Courts		4" per foot, 15' min		twice the square of reqd. width. 450sft min		
2.4.1 CLOSED	18'-3"	15'	54'-9"	450 SF	4,072 SF	Y
2.4.2 CLOSED	111'-9"	37.25'	64'-11"	2,775 SF	8,316 SF	Y



Court 2.4

SECTION D-D

EXHIBIT D

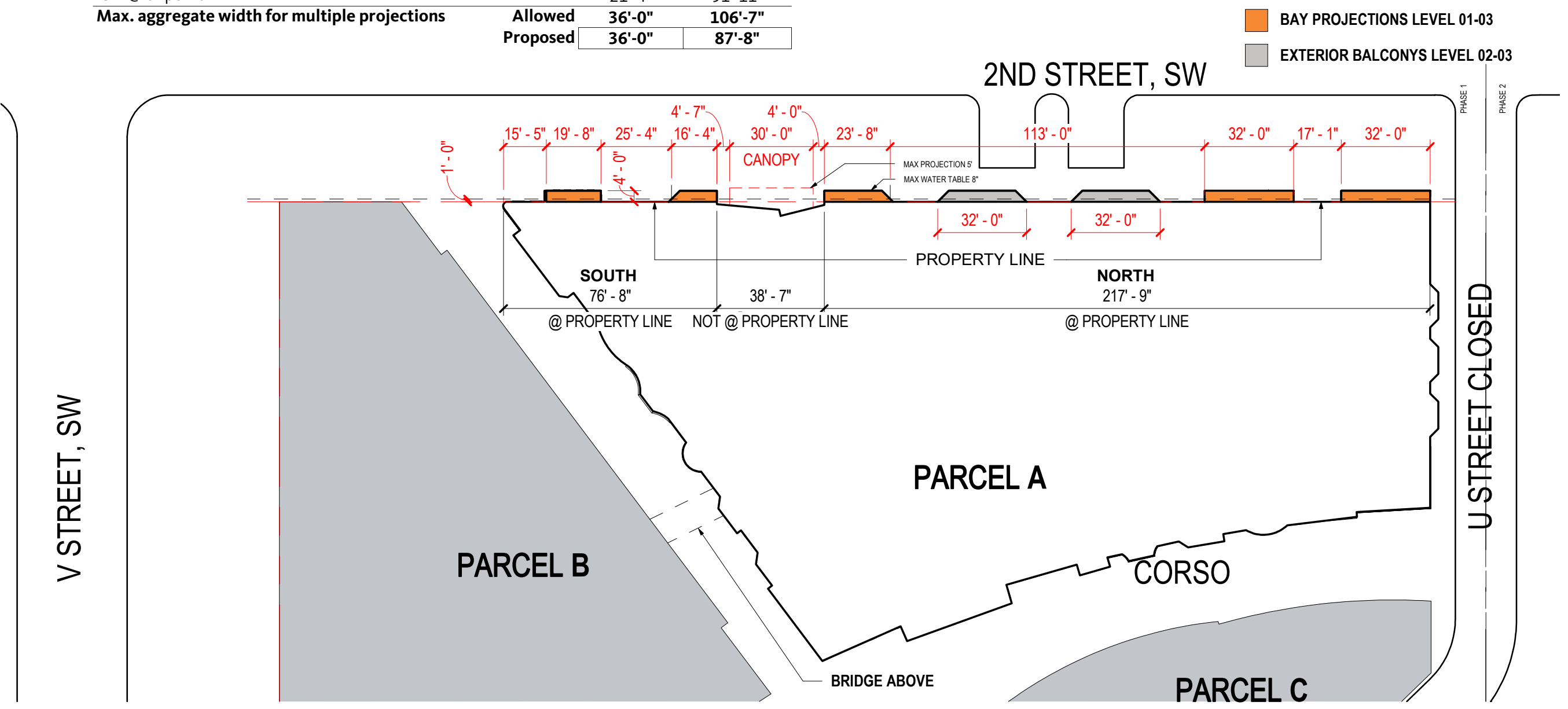
BAY WINDOW PROJECTIONS

		SOUTH	NORTH
Building Frontage Proposed Along 2nd Street SW		76'-8"	217'-9"
Max. Width of Single Bay Window Projection, per 3202.10.3.1			
Projection Calculation			
16'		9'-0"	9'-0"
16' -24' @ 6" per ft		4'-0"	4'-0"
>24' @ 2" per ft		8'-9"	32'-3"
Max. width for a single projection	Allowed	21'-9"	45'-3"
	Proposed	19'-8"	32'-0"

Aggregate Width of Bay Window Projections, per 3202.10.3.1			
Projection Calculation			
0-16'		9'-0"	9'-0"
16' -24' @ 6" per ft		4'-0"	4'-0"
24'-34' @ 2" per ft		1'-8"	1'-8"
>34' @ 6" per ft		21'-4"	91'-11"
Max. aggregate width for multiple projections	Allowed	36'-0"	106'-7"
	Proposed	36'-0"	87'-8"

BALCONY PROJECTIONS

	ALLOWED	PROPOSED
Aggregate Width of Balcony Projections, per 3202.10.2.1	UNLIMITED	64'
Max. Projection Depth, per 3202.10.3.3	MAX. 4'	4'
Separation Distance Between Projects, per 3202.7.2.2	MIN. 4'	> 4'



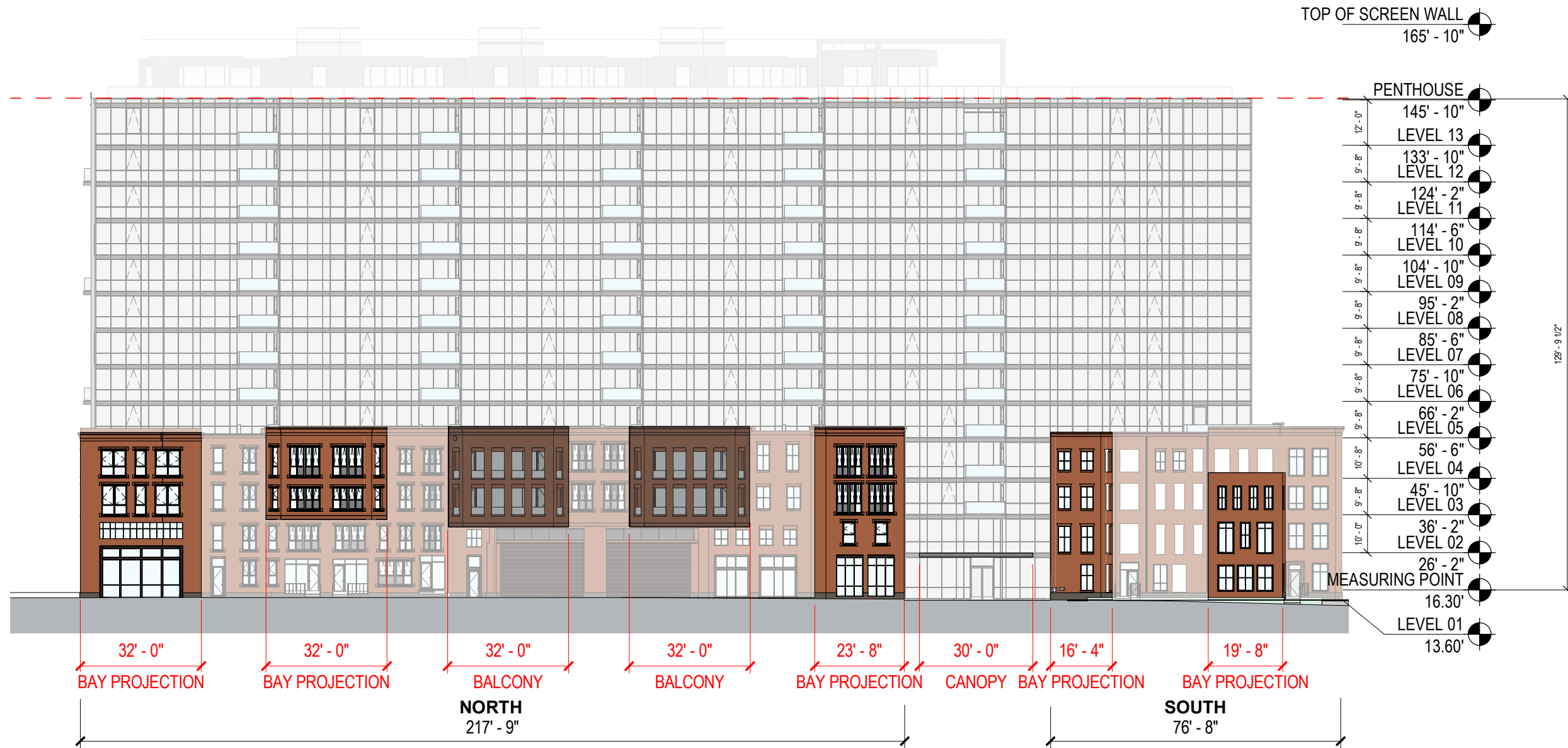
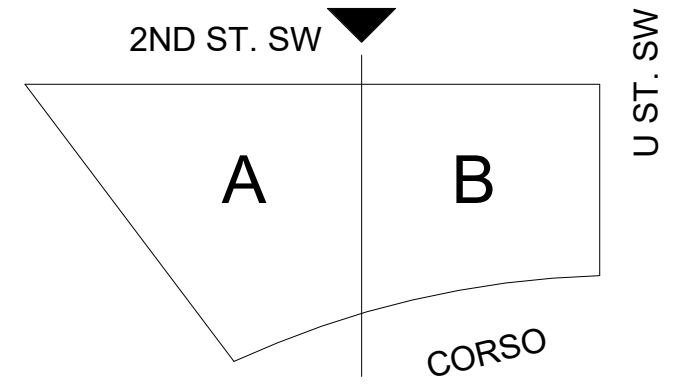
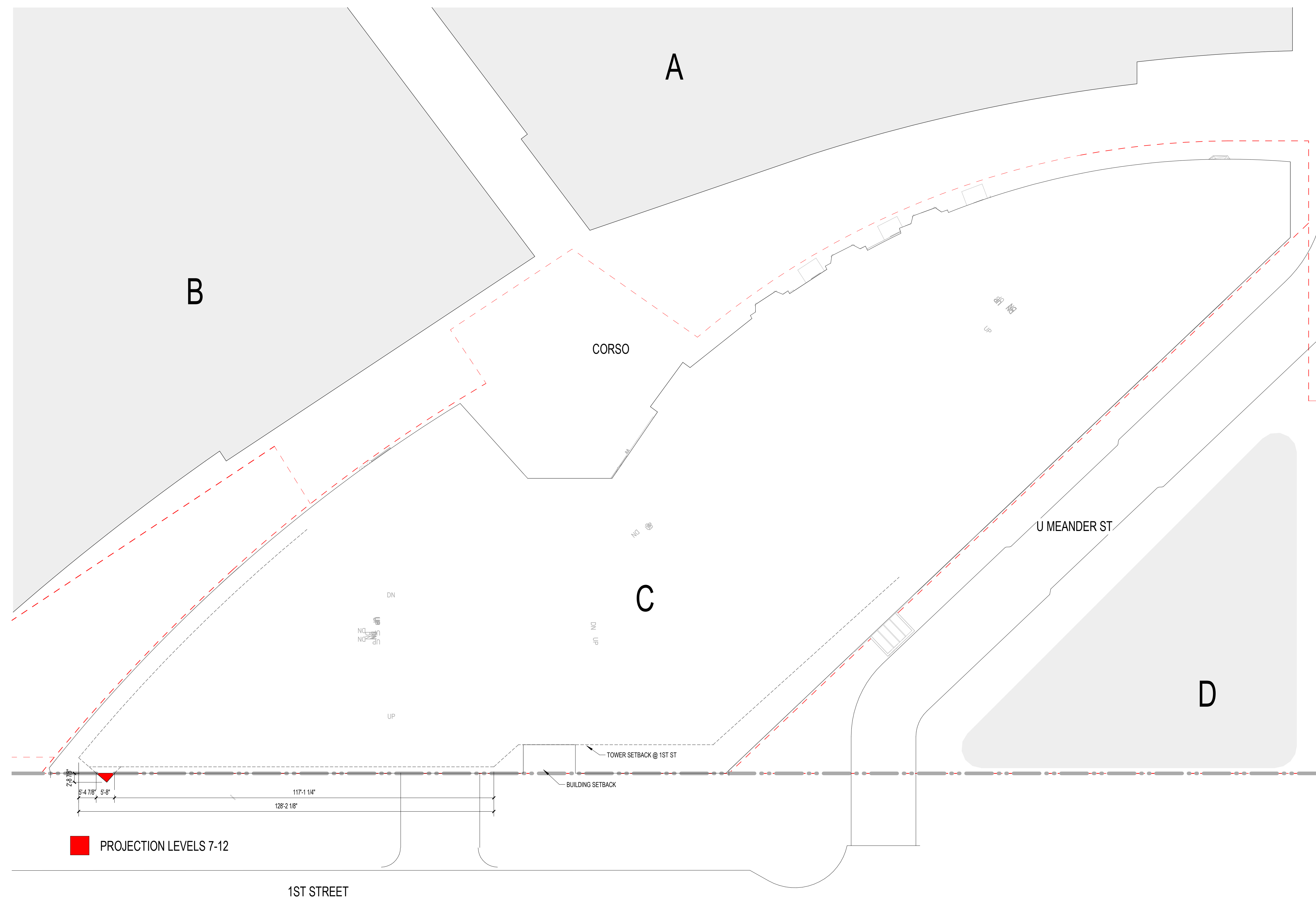


EXHIBIT E



1 LEVEL 07(1)
1/16" = 1'-0"

MAX. WIDTH OF SINGLE PROJECTION 3202.10.4 AND 3202.10.3	ALLOWED	PROPOSED
Projection Calculation		
16'	9'	
16'-24' @ 6" per foot	4'	
>24' @ 2" per foot	17'-3 1/2"	
Max Width of Single Projection	30' - 3 1/2"	5' - 8"
AGGREGATE WIDTH OF SINGLE PROJECTION 3202.10.4 AND 3202.10.3		
Projection Calculation		
0-16'	9'	61' - 9"
16'-24' @ 6" per foot	4'	MIN 4'
24' - 34' @ 2" per foot	1' - 8"	N/A
>34' @ 8" per foot	47'-1"	
Max Aggregate Width for Multiple Projections	61'-9"	
MAX. PROJECTION DEPTH PER 3202.10.3.4		
	MAX 4'	2' - 8 7/8"
SEPARATION DISTANCE BETWEEN PROJECTIONS PER 3202.7.2.2		
	MIN 4'	N/A

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 T: 703.471.8400

△	Date	Description
Seal / Signature		
Project Name		
100V ST - BUZZARD POINT		
Project Number		
1392		
Scale		
1/16" = 1'-0"		
Description		
PROJECTIONS		

G0094_D

BIM:300.0009.0603.001 - Akridge Buzzard Point - Master Architect/Architects - 03/22 Book_C - 02/20/24



1 1ST STREET ELEVATION
1/8" = 1'-0"

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T: 703.471.8400

△	Date	Description

Seal / Signature

Project Name
100V ST - BUZZARD POINT

Project Number
1392

Scale
1/8" = 1'-0"

Description
PROJECTIONS

G0096_C