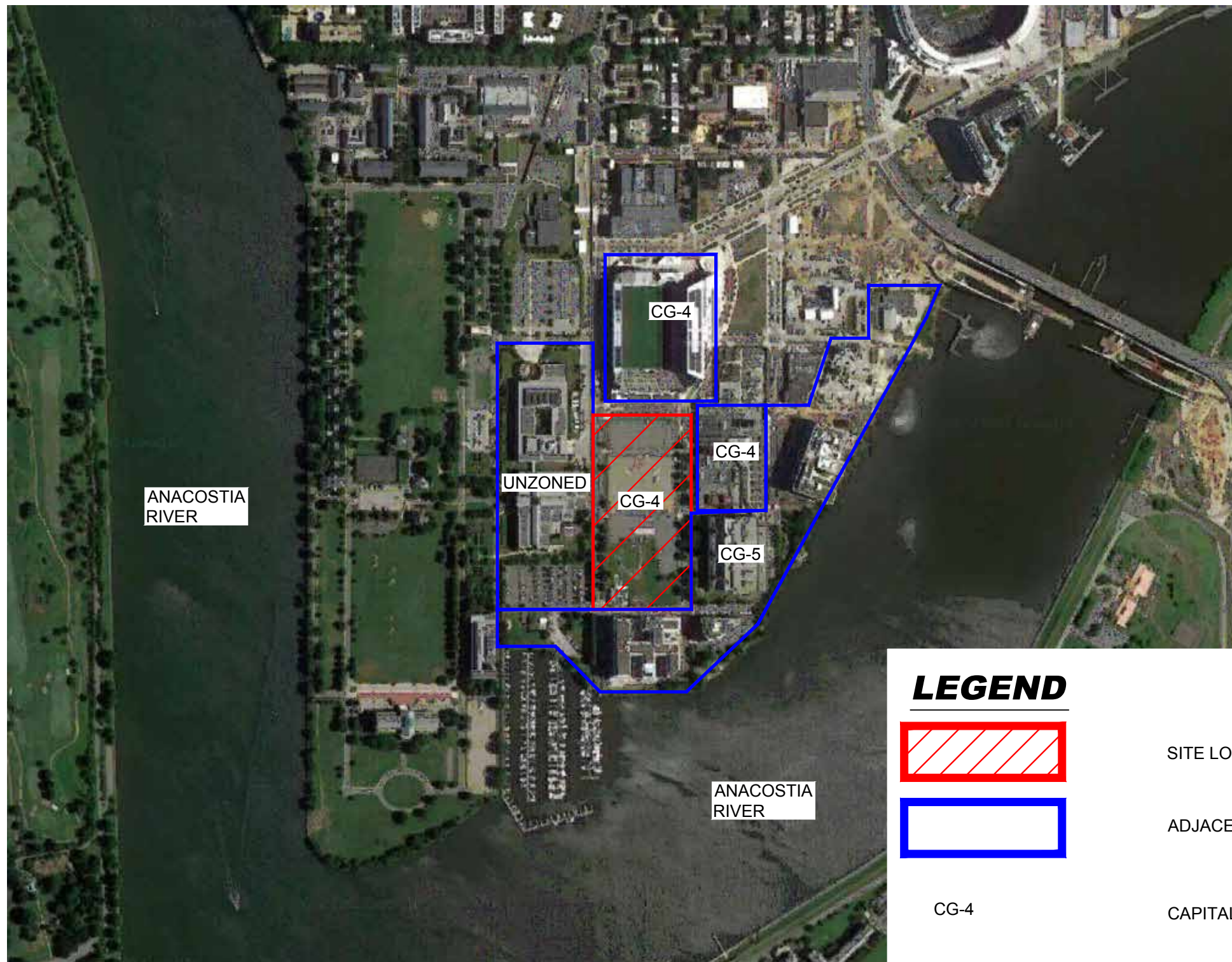


**SUBMISSION EXHIBITS FOR LARGE TRACT REVIEW
BY THE DISTRICT OF COLUMBIA OFFICE OF PLANNING**

Application of SW LAND HOLDER LLC
Squares 609 and 611

October 2nd, 2020

ZONING MAP



LEGEND



SITE LOCATION



ADJACENT SITES

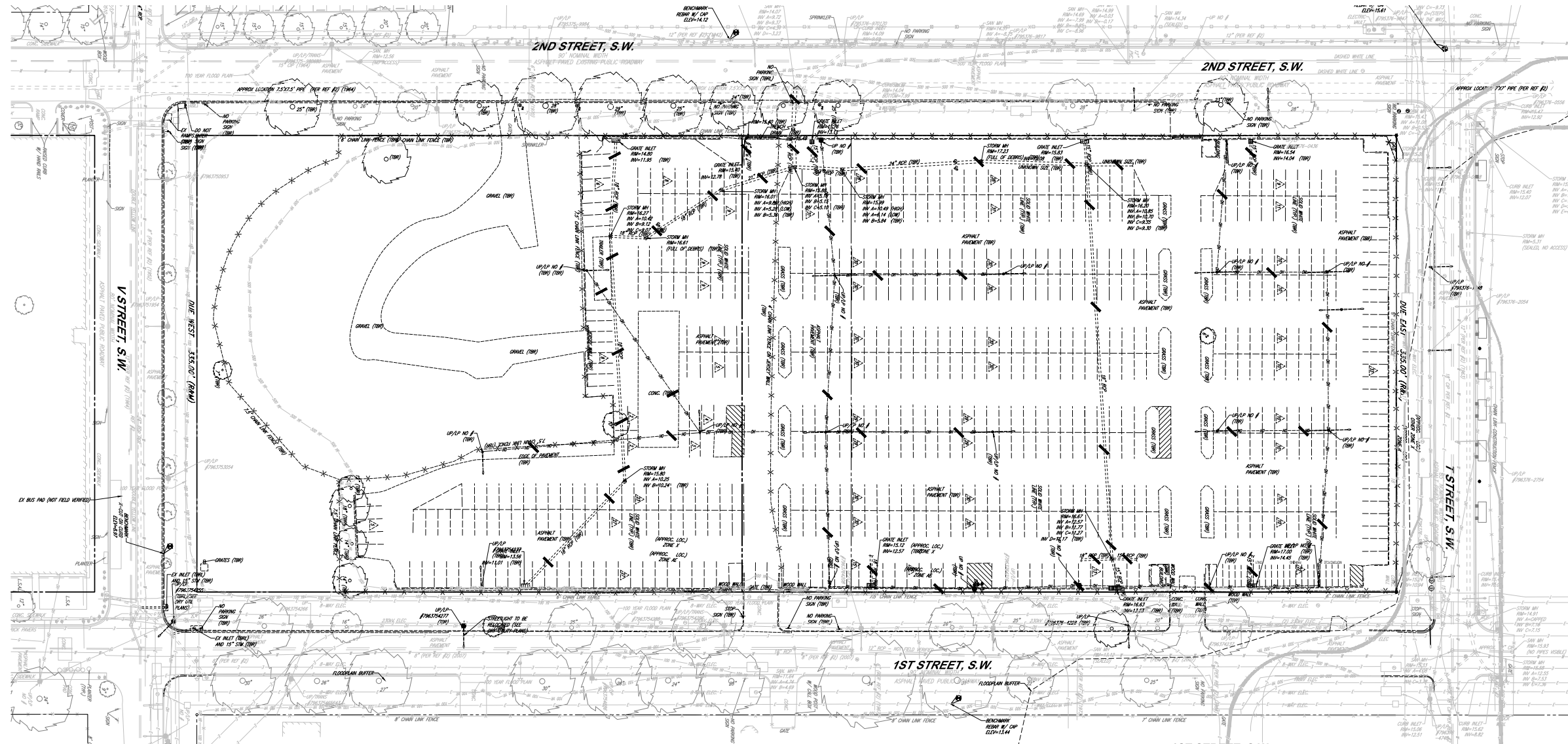
CG-4

CAPITAL GATEWAY ZONE 4

CG-5

CAPITAL GATEWAY ZONE 5

EXISTING CONDITIONS AND DEMOLITION PLAN



SURVEY REFERENCES

- REFERENCES:
- MAP WITH NO TITLE OF 2100 2ND STREET N.W. DC., PREPARED BY PEPCO ENGINEERING - DISTRICT OF COLUMBIA, DATED MAY 2, 2016.
 - MAPS ENTITLED "A-10-S.W. SEWER, A-10-S.W. WATER & A-9-S.W. WATER" PREPARED BY DC WATER, DATED MARCH 3, 1986.
 - MAP ENTITLED "ALTA/ACSD LAND TITLE SURVEY" PREPARED BY A. MORTON THOMAS AND ASSOCIATES, INC., DATED DECEMBER 2006 AND LAST REVISED DECEMBER 6, 2006.
 - EXHIBIT ENTITLED "SITE PLAN DOCUMENTS FOR AKRIDGE, FLOODPLAIN RE-DELINEATION EXHIBIT" PREPARED BY BOHLER DC, DATED MAY 22, 2020.

EXISTING CONDITIONS/DEMOLITION NARRATIVE

THE SITE CONSISTS OF AN EXISTING SURFACE PARKING LOT. THE PROPOSED SD PLAN INCLUDES THE DEMOLITION OF THE EXISTING SURFACE PARKING LOT, SITE-RELATED FEATURES, AND UTILITIES AND THE CONSTRUCTION OF A GARAGE, UTILITY LATERALS, PUBLIC SPACE IMPROVEMENTS, AND OTHER SITE-RELATED AMENITIES. THE PROJECT PROPOSES THE RELOCATION OF TWO (2) CURB CUTS THAT PROVIDE ENTRY TO THE SITE, THE CLOSING AND REMOVAL OF TWO (2) CURB CUTS, AND THE ADDITION OF FOUR (4) CURB CUTS.

REFERENCES:

- MAPS ENTITLED "SW A-9 SEWER" AND "SW A-9 WATER" PREPARED BY DC WATER.
- MAPS ENTITLED "100 YR ST SW - GIS MAP - WATER AND SEWER" PREPARED BY DC WATER.

SURVEY NOTES

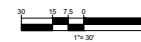
- PROPERTY IS LOT 19, SQUARE 611 AS RECORDED IN PLAT BOOK 156 AT PAGE 110, A&T LOT 810, SQUARE 609 ALL AROUND IN THE OFFICE OF THE SURVEYOR IN THE DISTRICT OF COLUMBIA AND BEING THE LANDS OF SW LAND HOLDER, LLC AS RECORDED IN INSTRUMENT NO. 2005120010, ALL RECORDED AMONG THE OFFICE OF THE RECORDED DEEDS FOR THE DISTRICT OF COLUMBIA.
- AREA: A&T LOT 804 = 134,060 SQUARE FEET OR 3.078 ACRES (M)
A&T LOT 810 = 26,810 SQUARE FEET OR 0.615 ACRES (M)
LOT 19 = 134,060 SQUARE FEET OR 3.078 ACRES (M)
- LOCATION OF ALL UNDERGROUND UTILITIES ARE APPROXIMATE. SOURCE INFORMATION FROM PLANS AND MARKINGS HAS BEEN COMBINED WITH OBSERVED EVIDENCE OF UTILITIES TO DEVELOP A VIEW OF THOSE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED, WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION MAY BE NECESSARY.
- THIS FIELD SURVEY WAS PERFORMED ON THE GROUND UTILIZING THE REFERENCE MATERIAL AS LISTED HEREON AND DEPICTS BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS THEREON, ON APRIL 11, 2017, BY BOHLER ENGINEERING.
- THE EXISTENCE OF UNDERGROUND STORAGE TANKS, IF ANY, WAS NOT KNOWN AT THE TIME OF THE FIELD SURVEY; HOWEVER, NO PHYSICAL INDICATIONS OF SUCH WERE FOUND AT THE TIME OF THE FIELD INSPECTION OF THIS SITE.
- ELEVATIONS ARE BASED ON DC DPV DATUM PER BENCHMARK, MAP 12-10, WITH A PUBLISHED ELEVATION OF 10.70 FEET.
- THE PROPERTY IS LOCATED IN ZONE AE (BASE FLOOD ELEVATIONS DETERMINED) AND ZONE X (AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD PER MAP ENTITLED "FIRM FLOOD INSURANCE RATE MAP, DISTRICT OF COLUMBIA, WASHINGTON, D.C., PANEL 57 OF 100", MAP NUMBER 1100010057C, WITH A MAP REVISED DATE OF SEPTEMBER 27, 2010.
- BOUNDARY INFORMATION SHOWN HEREON WAS OBTAINED FROM OFFICIAL CITY RECORDS, AND VERIFIED IN THE FIELD INsofar AS POSSIBLE. PROPERTY LINE DIMENSIONS FROM OFFICIAL RECORDS MAY NOT NECESSARILY AGREE WITH THE ACTUAL MEASURED DIMENSIONS. ALL PROPERTY LINES IN THE DISTRICT OF COLUMBIA ARE SUBJECT TO REVIEW AND APPROVAL BY THE OFFICE OF THE SURVEYOR, DISTRICT OF COLUMBIA. A "SURVEY TO MARK" PREPARED BY THE DISTRICT OF COLUMBIA REGISTERED LAND SURVEYOR AND VERIFIED BY THE OFFICE OF THE SURVEYOR IS REQUIRED TO ESTABLISH A FINAL BOUNDARY DETERMINATION AND CONFIGURATION FOR THIS PROPERTY. THIS SURVEY REFLECTS A "PRELIMINARY SURVEY TO MARK" FOR LOTS 19 AND 810 SQUARE 611 AND LOT 804 SQUARE 609, DATED JULY 10, 2017, PREPARED BY DATUM EAST, INC. AND RECORDED IN BOOK 1003 AT PAGE 357.
- TREES 2 INCHES DBH AND LARGER HAVE BEEN LOCATED WITHIN THE PROJECT BOUNDARY.

DEMOLITION NOTES:

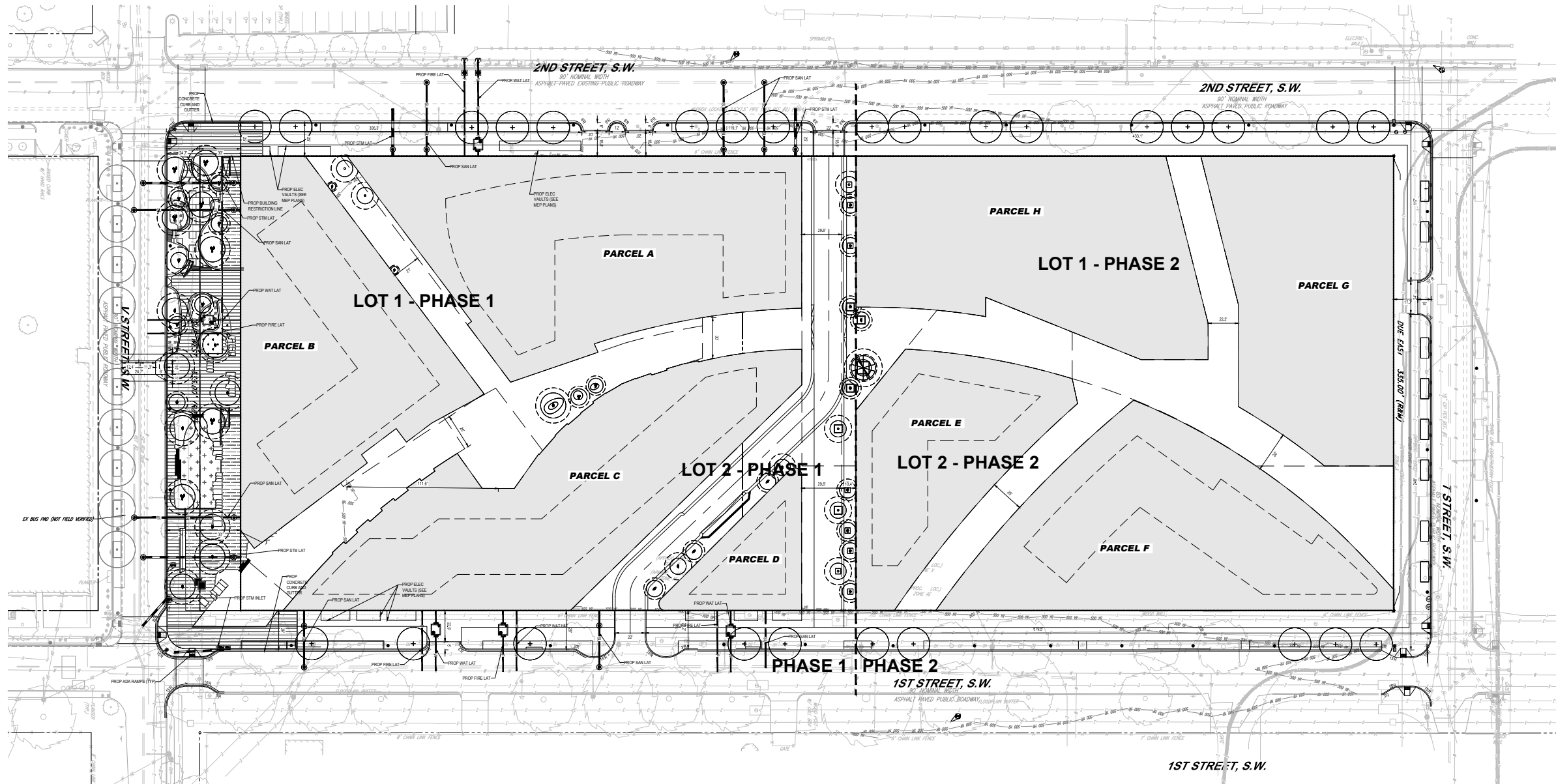
- 100 YEAR AND 500 YEAR FLOOD PLAIN LINES ARE APPROXIMATE
- CONTRACTOR TO LOCATE AND INSTALL NEW BENCHMARK PRIOR TO CONSTRUCTION.
- THE DISPOSITION OF DRY UTILITIES ON THIS PLAN IS FOR REFERENCE, CONTRACTOR TO REFER TO DRY UTILITY PLAN FOR FINAL DESIGN.

LEGEND

	PROPERTY LINE
	SAWCUT LINE
	EXISTING CONTOUR
	EXISTING SEWER LINE
	EXISTING STORMWATER LINE
	OVERHEAD LINE TO BE REMOVED
	SEWER LATERAL TO BE REMOVED
	EXISTING FLOODPLAIN BUFFER
	EXISTING TREE TO BE REMOVED
	EXISTING TREE TO REMAIN



SITE PLAN

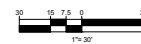


SITE PLAN NARRATIVE

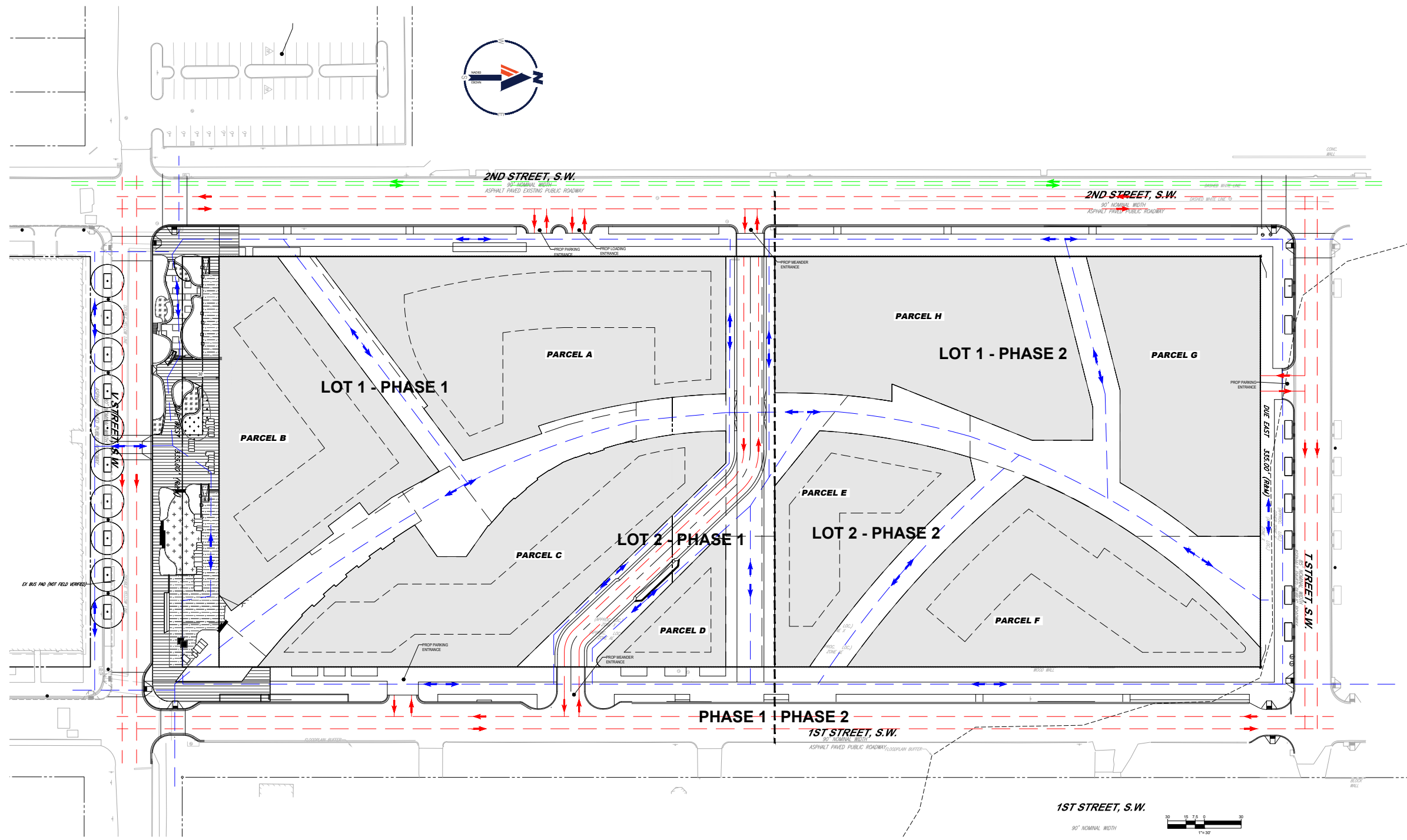
THE SITE CONSISTS OF AN EXISTING SURFACE PARKING LOT. THE PROPOSED SD PLAN INCLUDES THE DEMOLITION OF THE EXISTING SURFACE PARKING LOT, SITE-RELATED FEATURES, AND UTILITIES AND THE CONSTRUCTION OF A GARAGE, UTILITY LATERALS, PUBLIC SPACE IMPROVEMENTS, AND OTHER SITE-RELATED AMENITIES. THE PROJECT PROPOSES THE RELOCATION OF TWO (2) CURB CUTS THAT PROVIDE ENTRY TO THE SITE, THE CLOSING AND REMOVAL OF TWO (2) CURB CUTS, AND THE ADDITION OF FOUR (4) CURB CUTS.

LEGEND

	PROPERTY LINE		PROP. LANDSCAPE PAVERS
	LIMITS OF GARAGE EXTENTS		PROP. LANDSCAPE PAVERS
	PROP. FIRE LATERAL		PROP. LANDSCAPE PAVERS
	PROP. DOMESTIC WATER LATERAL		PROP. LANDSCAPE PAVERS
	PROP. SANITARY LATERAL		PROP. LANDSCAPE PAVERS
	PROP. STORM LATERAL		PROP. LANDSCAPE PAVERS
	EXISTING TREE TO REMAIN		PROP. COMPACTED COVER AREAS
	PROPOSED TREE		PROP. COMPACTED COVER AREAS



CIRCULATION PLAN



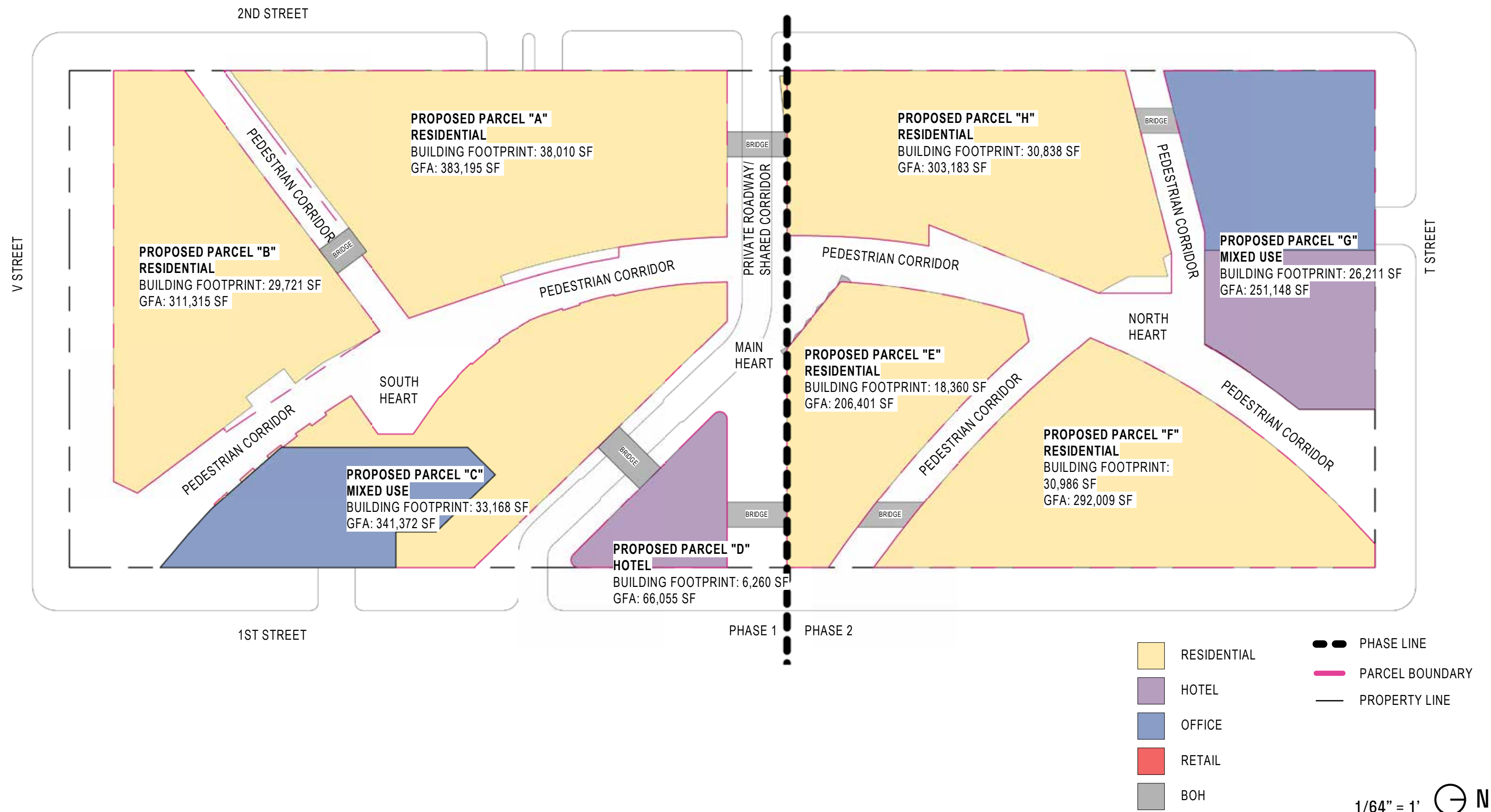
LEGEND

-  VEHICULAR CIRCULATION
-  PEDESTRIAN CIRCULATION
-  BIKE CIRCULATION

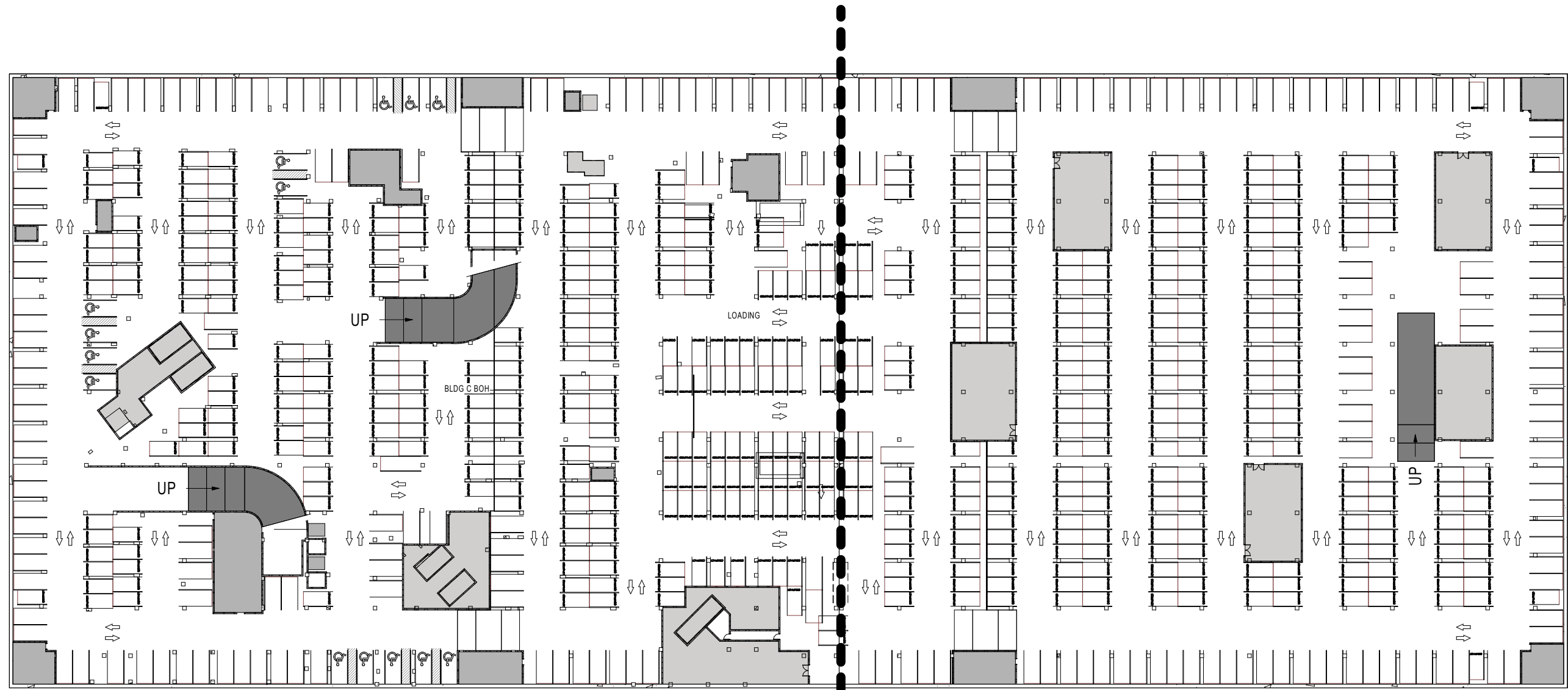
NTS



GENERAL SITE AND DEVELOPMENT PLAN



GARAGE - P2

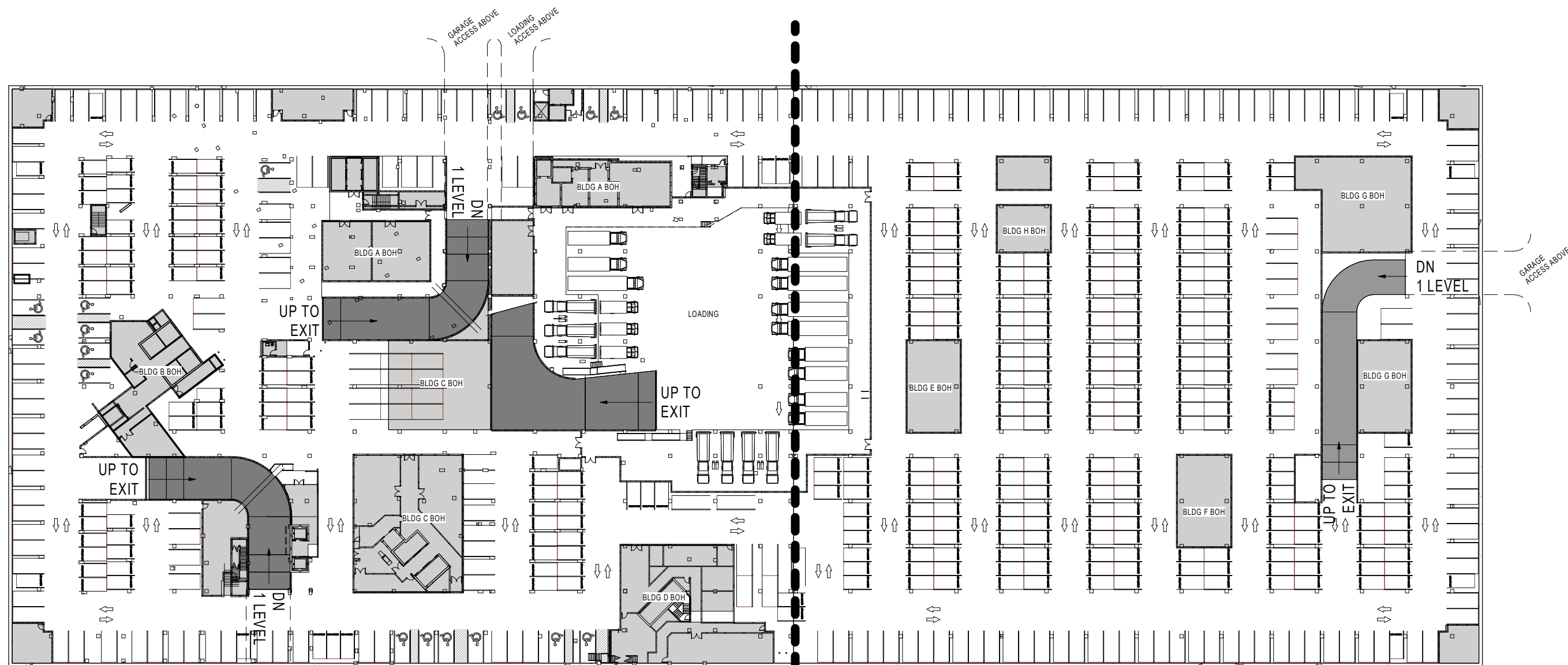


PHASE 1 PHASE 2

- RESIDENTIAL
- HOTEL
- OFFICE
- RETAIL
- BOH
- PHASE LINE
- PARCEL BOUNDARY
- PROPERTY LINE

1/64" = 1'

GARAGE - P1

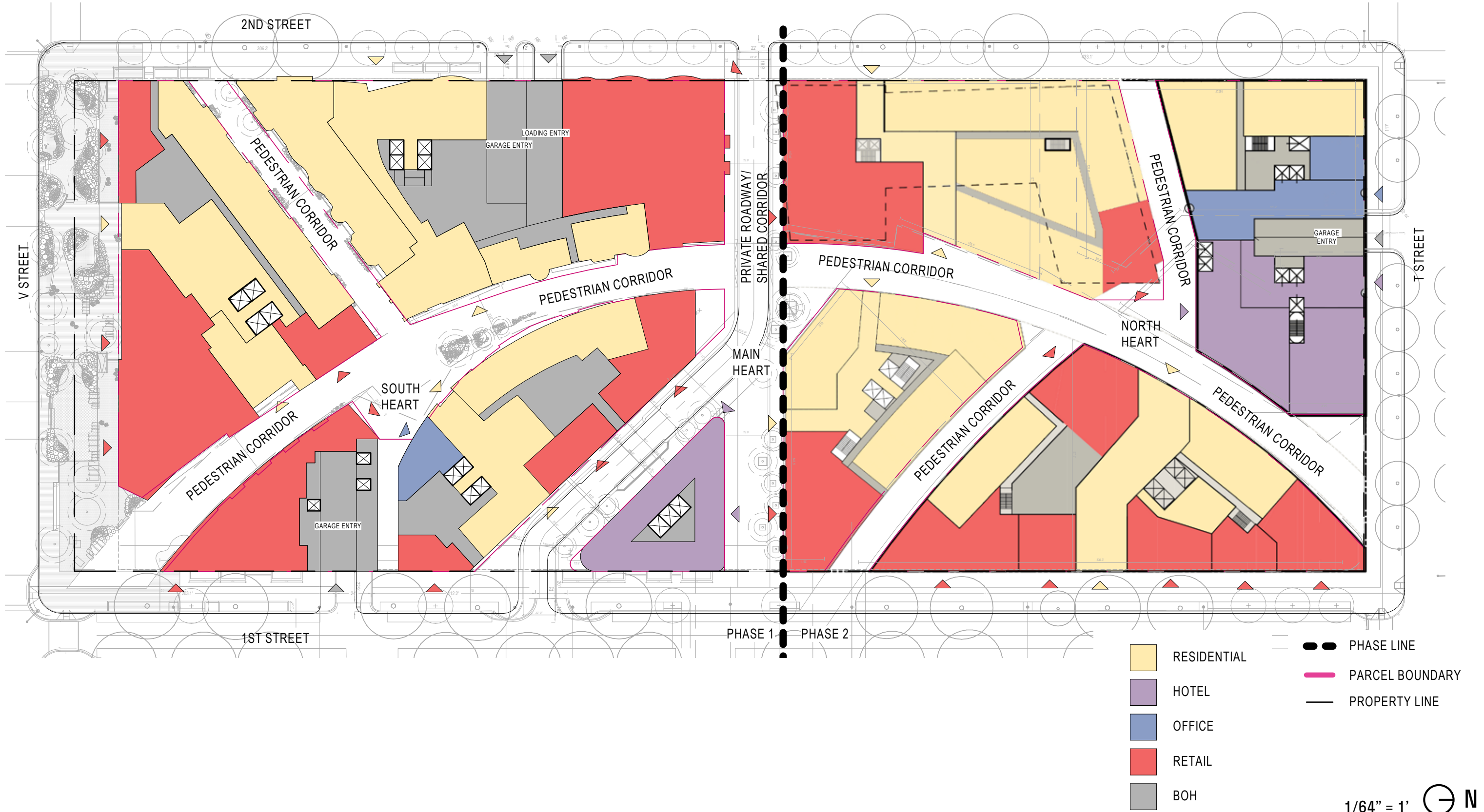


PHASE 1 PHASE 2

 RESIDENTIAL	 PHASE LINE
 HOTEL	 PARCEL BOUNDARY
 OFFICE	 PROPERTY LINE
 RETAIL	
 BOH	

1/64" = 1' N

PROGRAM PLAN - GROUND



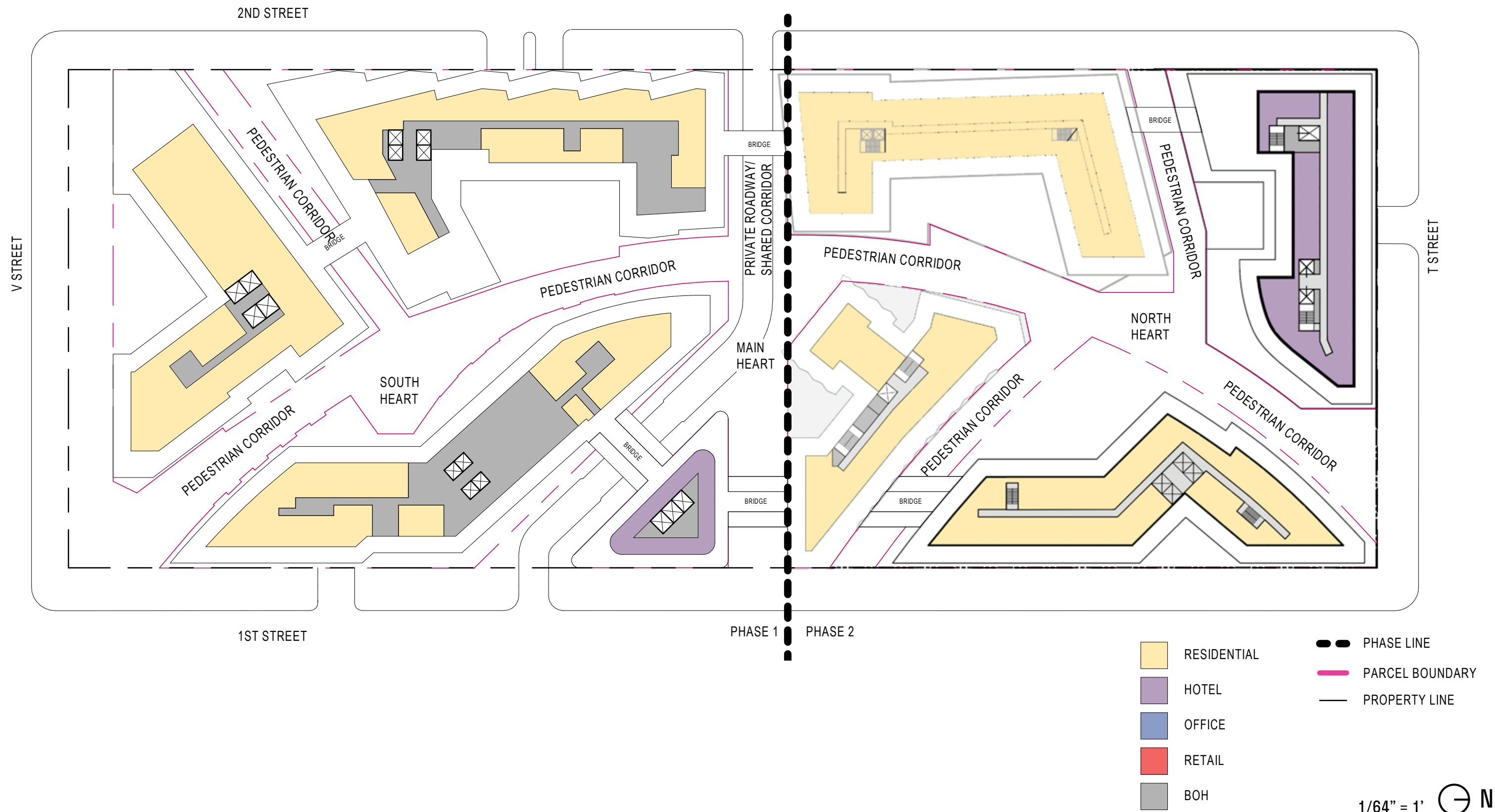
PROGRAM PLAN - TYPICAL PLINTH



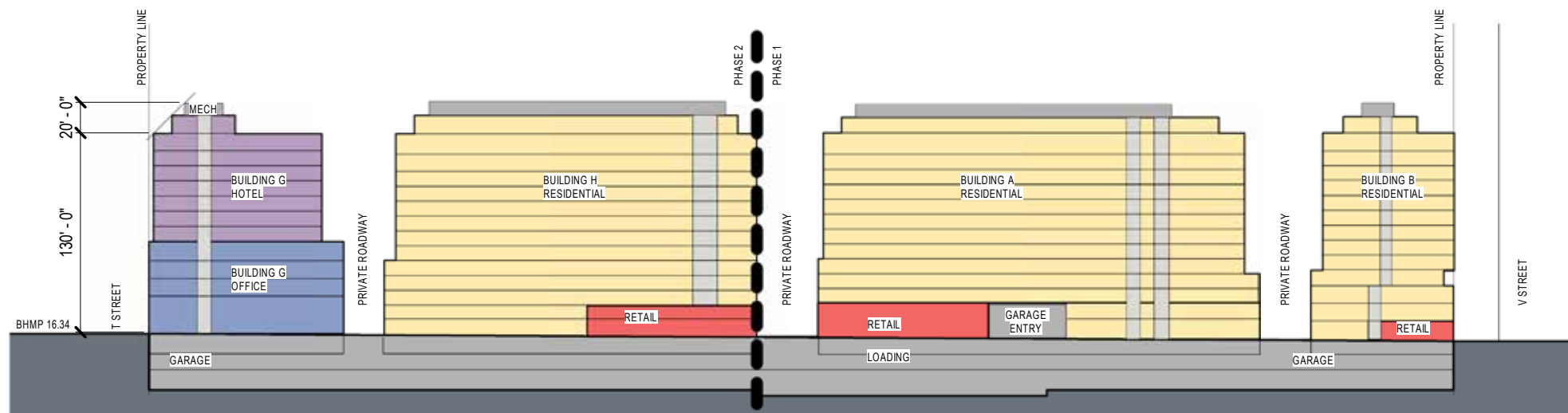
PROGRAM PLAN - TYPICAL TOWER



PROGRAM PLAN - ROOF



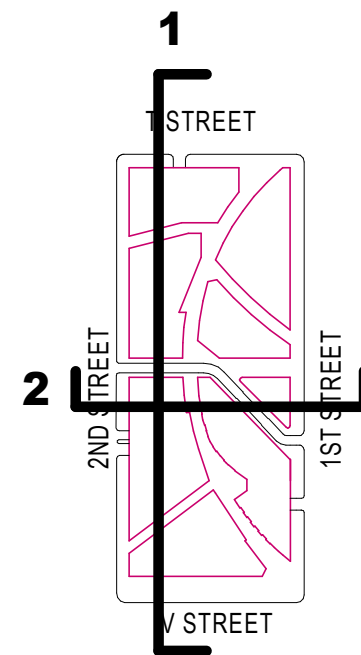
SECTIONS



1 SECTION - NORTH-SOUTH LOT 1
SCALE: 1" = 100'-0"



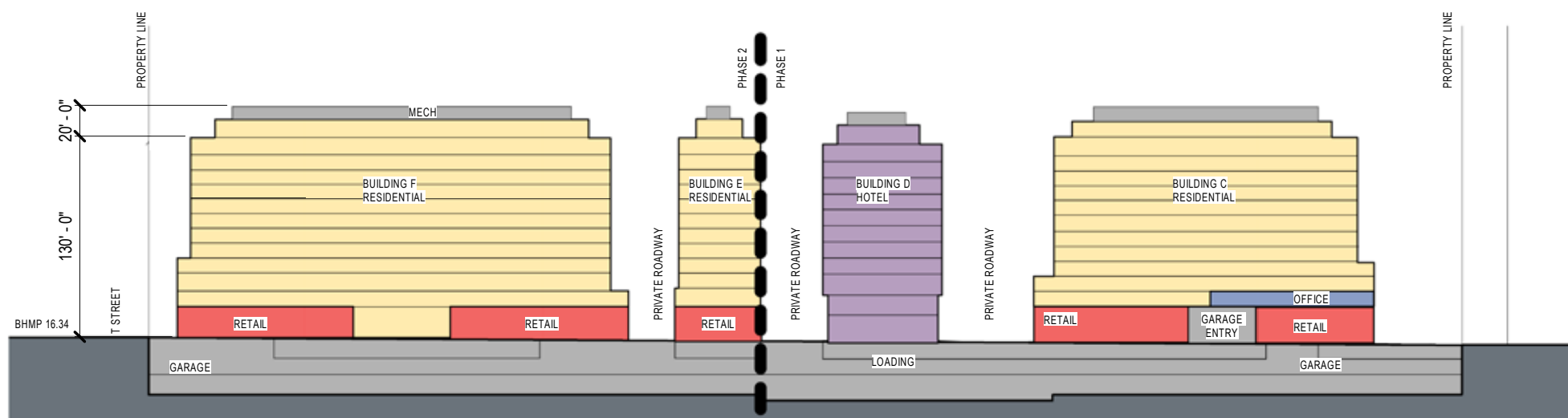
2 SECTION - EAST-WEST PHASE 1
SCALE: 1" = 100'-0"



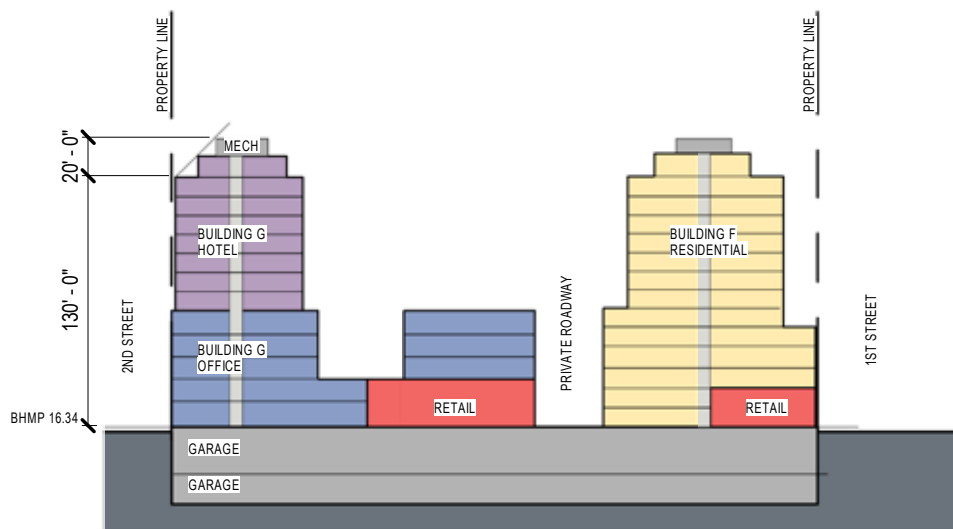
- RESIDENTIAL
- HOTEL
- OFFICE
- RETAIL
- BOH
- PHASE LINE
- PARCEL BOUNDARY
- PROPERTY LINE

1/64" = 1'

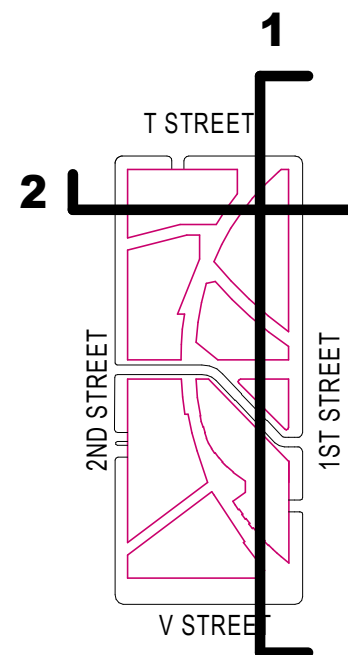
SECTIONS



1 SECTION - NORTH-SOUTH LOT 2
SCALE: 1" = 100'-0"



2 SECTION - EAST-WEST PHASE 2
SCALE: 1" = 100'-0"



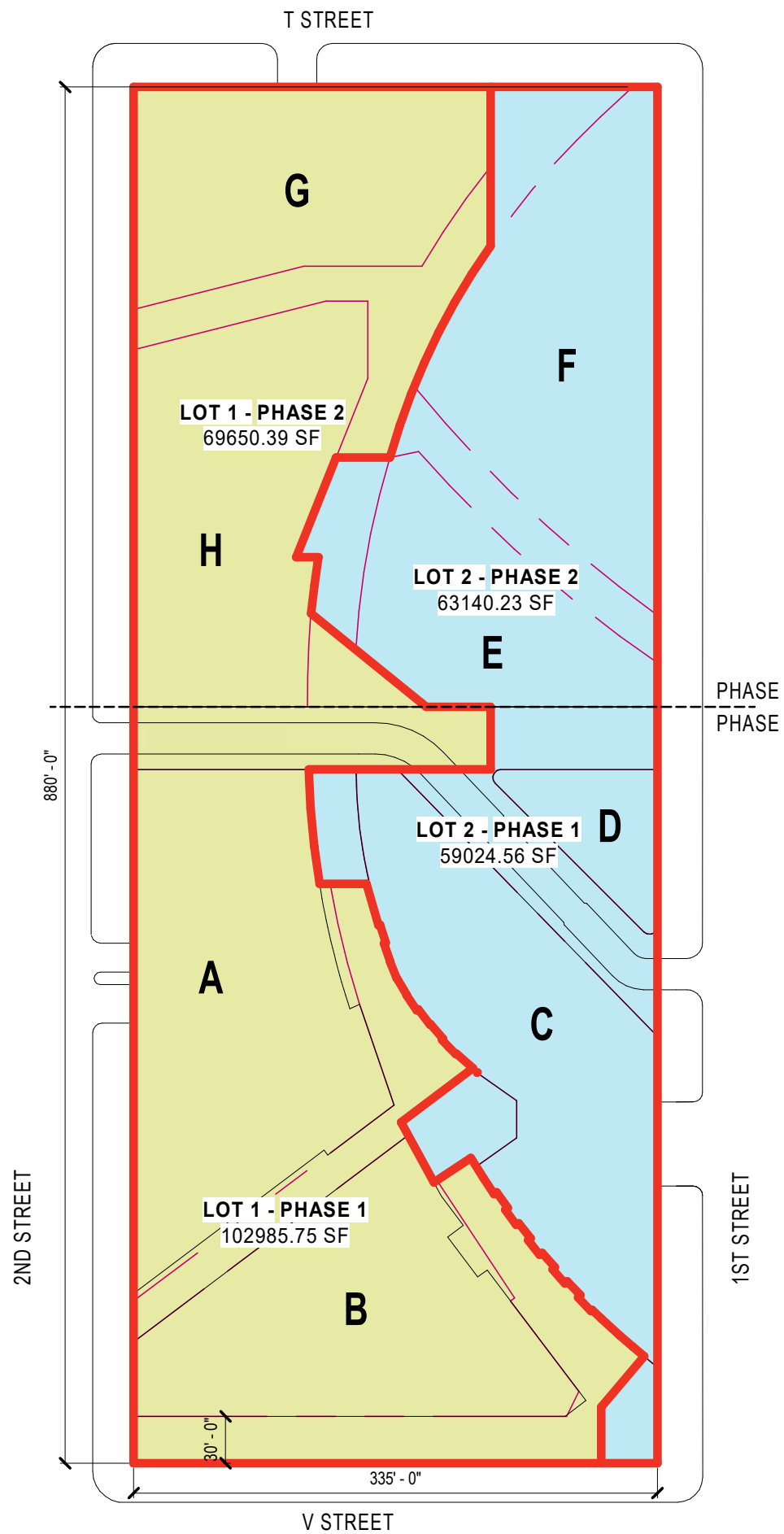
- RESIDENTIAL
- HOTEL
- OFFICE
- RETAIL
- BOH

- PHASE LINE
- PARCEL BOUNDARY
- PROPERTY LINE

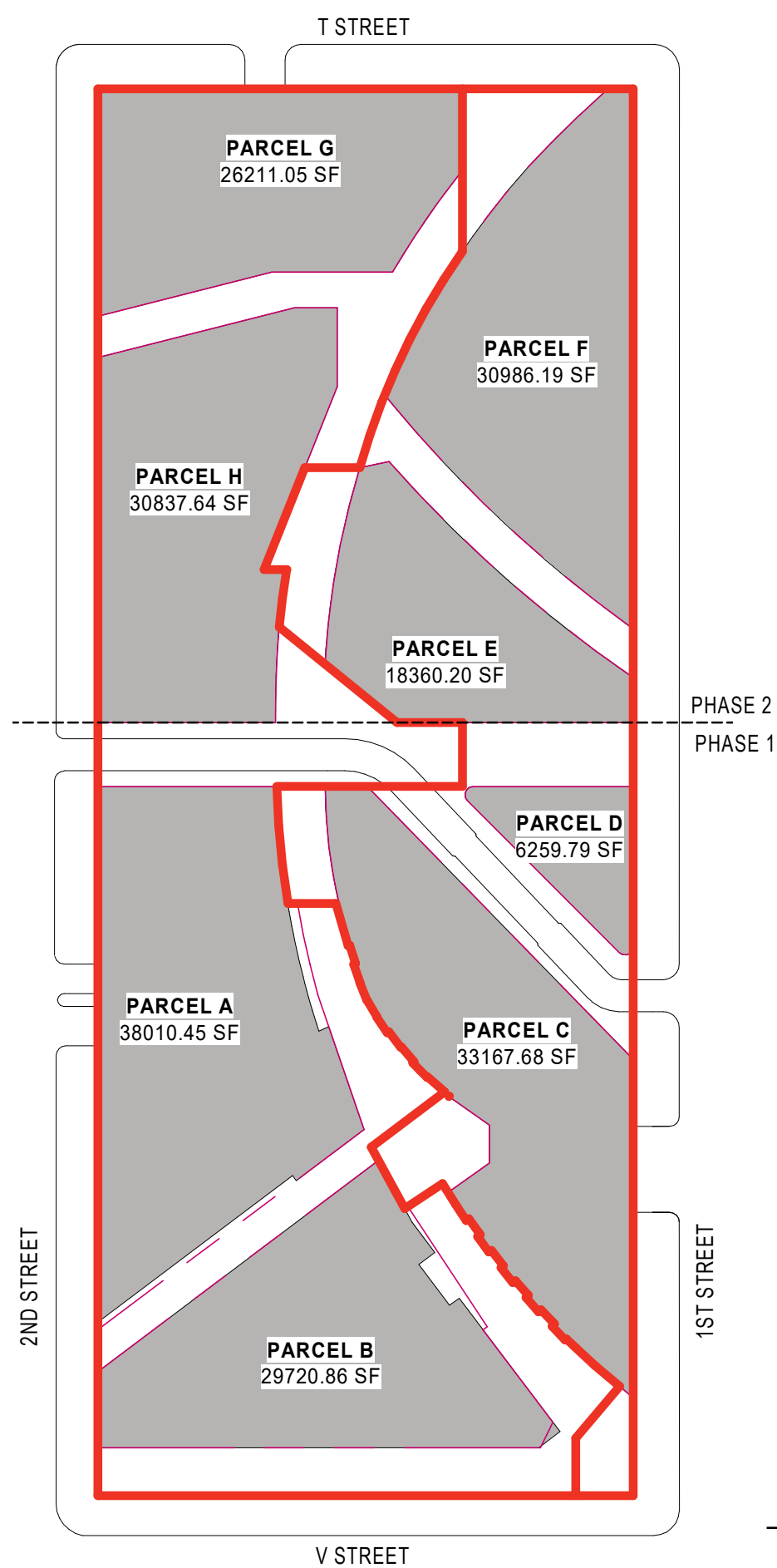
1/64" = 1'

LOTS AND PARCELS

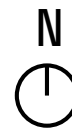
LOT AREAS



PARCEL FOOTPRINT AREAS



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



100 FT

OVERALL SITE

FAR CALCULATIONS

Land Area	294,800	Lot	Building GFA (excludes PH)	FAR Total	7.32	GFA
Lot 1	172,636	1	Parcel A	383,195	7.23	1,248,841
Lot 2	122,164	1	Parcel B	311,315	7.41	905,837
		2	Parcel C	341,372		
		2	Parcel D	66,055		
		2	Parcel E	206,401		
		2	Parcel F	292,009		
		1	Parcel G	251,148		
		1	Parcel H	303,183		
Phase 1 Area	162,010					
Lot 1	102,986					
Lot 2	59,024					
Phase 2 Area	132,790					
Lot 1	69,650					
Lot 2	63,140					

Parking and Loading - Overall Site

Zoning Requirements	Required	Proposed
Offstreet Parking	Subtitle C, §701.5	
Multi-family Residential Use	1 space for each 3 units in excess of 4	701
Office Use	0.5 space per 1,000 sf in excess of 3,000 sf	49
Retail and Service Use	1.33 spaces per 1,000 sf in excess of 3,000 sf	64
Hotel Use	0.5 space per 1,000 sf in excess of 3,000 sf	103
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	11 berths and 5 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	452
Office Use	1 space per 2,500 SF	46
Retail and Service Use	1 space per 10,000 SF	10
Hotel Use	1 space per 10,000 SF	22
Short Term Bike Parking	DCMR 11 TABLE C.802.1	
Multi-family Residential Use	1 space per 20 units	106
Office Use	1 space per 40,000 SF	8
Retail and Service Use	1 space per 3,500 SF	21
Hotel Use	1 space per 40,000 SF	7

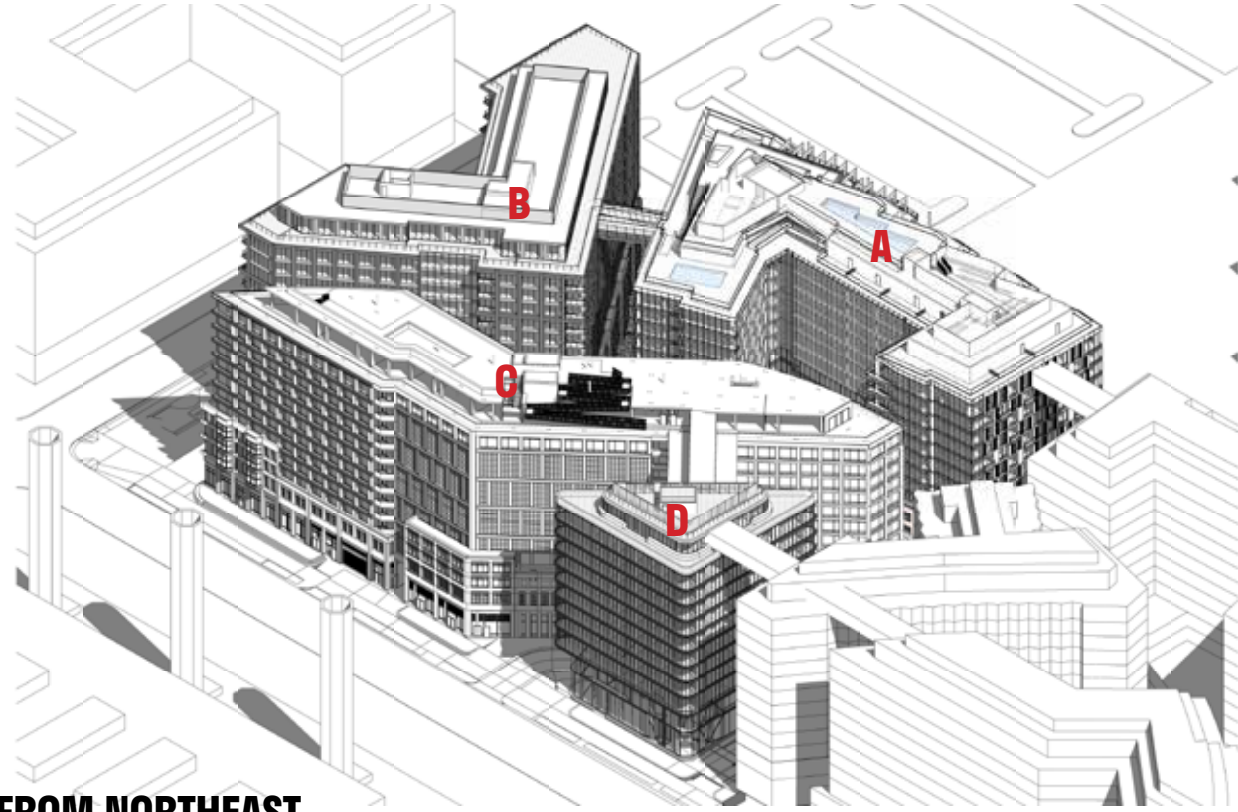
LOT 1

"100 V Street" - Lot 1			
Zoning Requirements	Required		Proposed
District / Overlay	CG-4		-
Lot Area	172,636		-
Permitted Density	Subtitle K, §504.3		-
8.2 FAR (1.0 Bonus for Residential Use)	1,415,613		7.23 1,248,841
3.0 Non-Residential	517,907		0.72 124,899
Lot Occupancy - Residential (with/ IZ Bonus)	80%	138,109	72.28% 124,780
FAR - Penthouse	0.4 FAR	69,054	0.30 51,234
Building Height (w/ Overlay Bonus)	Subtitle K, §504.4 (b)	Max height permitted by the Height Act (130 feet)	130'
Roof Structure Height	Subtitle K, §504.4	20 feet, plus a mezzanine; second story for mechanical	20' Will comply with all PH height and setback
Inclusionary Zoning	Subtitle C, §1001.2	Type I construction. At least 8% of the residential gross floor area or 50% of the achievable bonus density, whichever is greater, must be devoted to affordable housing	Will comply
Yard - Front	None Required		None provided
Yard - Side	Subtitle K, 504.9	Not required; if provided, 2" per foot of height, not less than 5'	None provided
Yard - Rear	Subtitle B, §318.8	2 ½ inches per foot of vertical distance measured from the mean finished grade at the middle of the rear of the building to the highest point of the main roof or parapet but not less than 12 feet For a corner lot fronting on 3 streets, the rear yard may be measured from the centerline of the street at the rear @ 130' x 2.5 = 27' required	None provided
Court Width			
Residential (if provided)	Subtitle K, §504.8	Width of open court: 4" per foot of height, 10 foot minimum Width of closed court: 4" per foot of height, 15 foot minimum	Will comply
Non - Residential (if provided)	Subtitle K, §504.8	Width of open court: 2.5" per foot of height, 6 foot minimum Width of closed court: 2.5" per foot of height, 12 foot minimum	Will comply
Closed Court Area			
Residential		Area of closed court: twice the square of the required width, minimum 350 sf	Will comply
Non-Residential		Area of closed court: twice the square of the required width, minimum 250 sf	Will comply
Plaza Requirement		For a property which does not have a preferred use requirement. Minimum equal to 8% of the lot areaset forth in Subtitle C, Chapter 17 min req = 13,178 SF	Will comply - Total plaza SF on Lot 1 = approx. 39,838 SF
Green Area Ratio	Subtitle K, §504.13		
	Subtitle K, §504.12	0.2	0.2

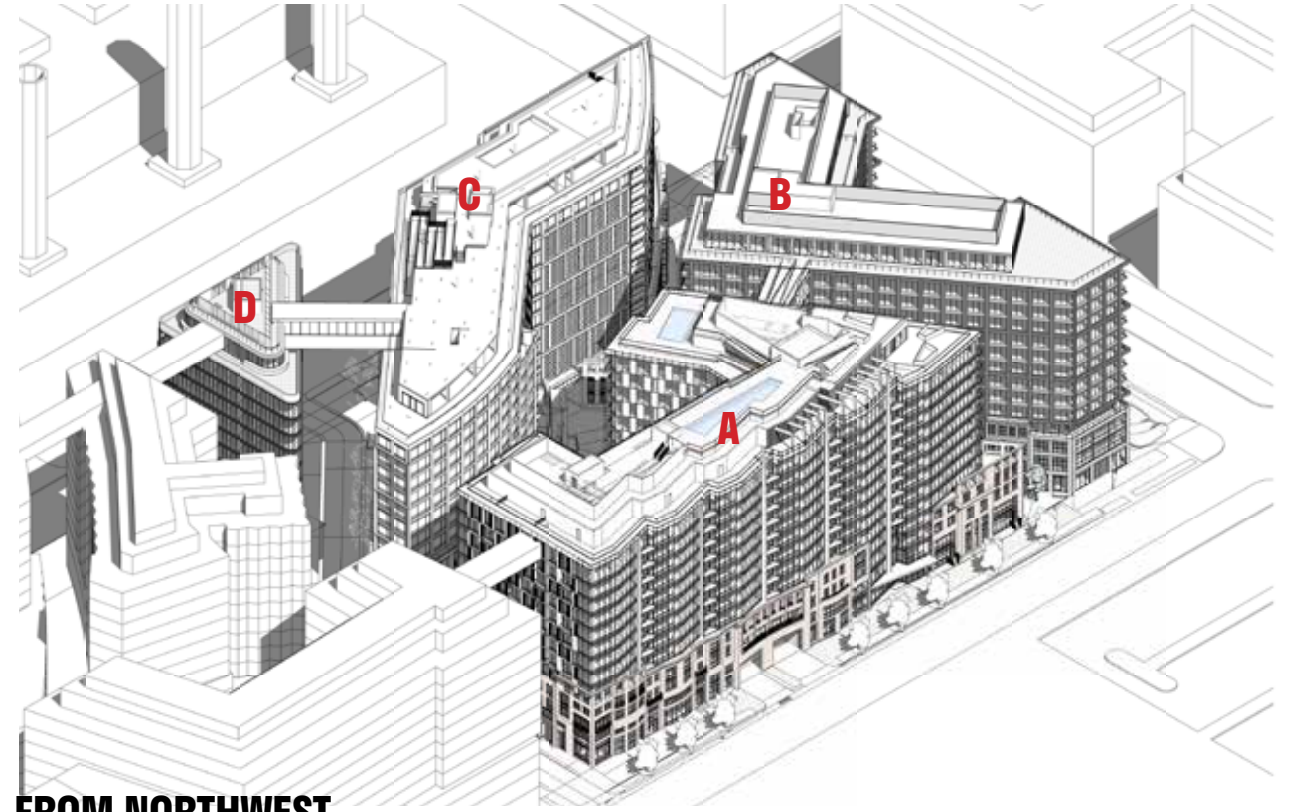
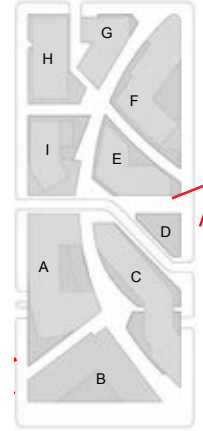
LOT 2

"100 V Street" - Lot 2			
Zoning Requirements	Required		Proposed
District / Overlay	CG-4		-
Lot Area	122,164		-
Permitted Density	Subtitle K, §504.3		-
8.2 FAR (1.0 Bonus for Residential Use)	1,001,745		7.41 905,837
3.0 Non-Residential	366,492		0.37 45,284
Lot Occupancy - Residential (with/ IZ Bonus)	80%	97,731	72.67% 88,774
FAR - Penthouse	0.4 FAR	48,866	0.36 43,891
Building Height (w/ Overlay Bonus)	Subtitle K, §504.4 (b)	Max height permitted by the Height Act (130 feet)	130'
Roof Structure Height	Subtitle K, §504.4	20 feet, plus a mezzanine; second story for mechanical	20' Will comply with all PH height and setback
Inclusionary Zoning	Subtitle C, §1001.2	Type I construction. At least 8% of the residential gross floor area or 50% of the achievable bonus density, whichever is greater, must be devoted to affordable housing	Will comply
Yard - Front	None Required		None provided
Yard - Side	Subtitle K, 504.9	Not required; if provided, 2" per foot of height, not less than 5'	None provided
Yard - Rear	Subtitle B, §318.8	2 ½ inches per foot of vertical distance measured from the mean finished grade at the middle of the rear of the building to the highest point of the main roof or parapet but not less than 12 feet For a corner lot fronting on 3 streets, the rear yard may be measured from the centerline of the street at the rear @ 130' x 2.5 = 27' required	None provided
Court Width			
Residential (if provided)	Subtitle K, §504.8	Width of open court: 4" per foot of height, 10 foot minimum Width of closed court: 4" per foot of height, 15 foot minimum	Will comply
Non - Residential (if provided)	Subtitle K, §504.8	Width of open court: 2.5" per foot of height, 6 foot minimum Width of closed court: 2.5" per foot of height, 12 foot minimum	Will comply
Closed Court Area			
Residential		Area of closed court: twice the square of the required width, minimum 350 sf	Will comply
Non-Residential		Area of closed court: twice the square of the required width, minimum 250 sf	Will comply
Plaza Requirement		For a property which does not have a preferred use requirement. Minimum equal to 8% of the lot areaset forth in Subtitle C, Chapter 17 min req = 10,406 SF	Will comply - Total plaza SF on Lot 2 = approx. 23,919 SF
Green Area Ratio	Subtitle K, §504.13		
	Subtitle K, §504.12	0.2	0.2

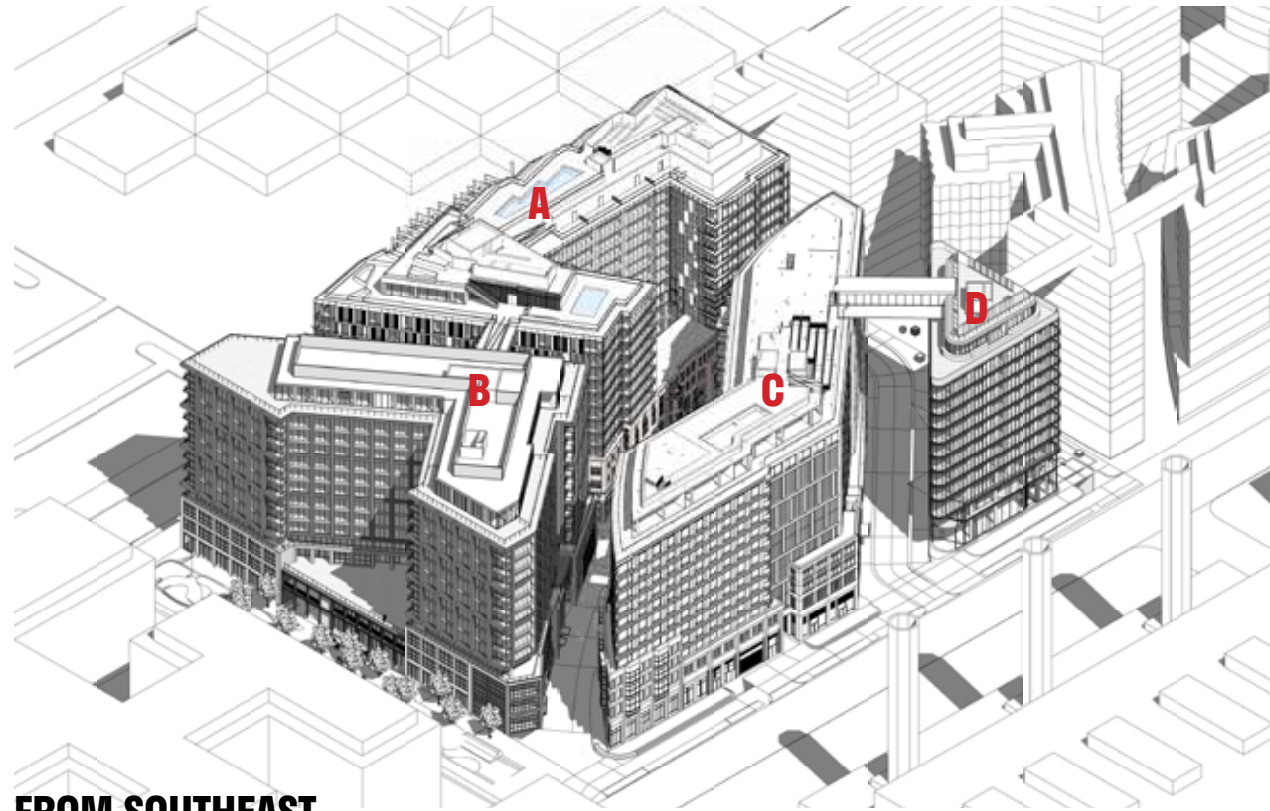
SITE AERIAL VIEWS - PHASE ONE



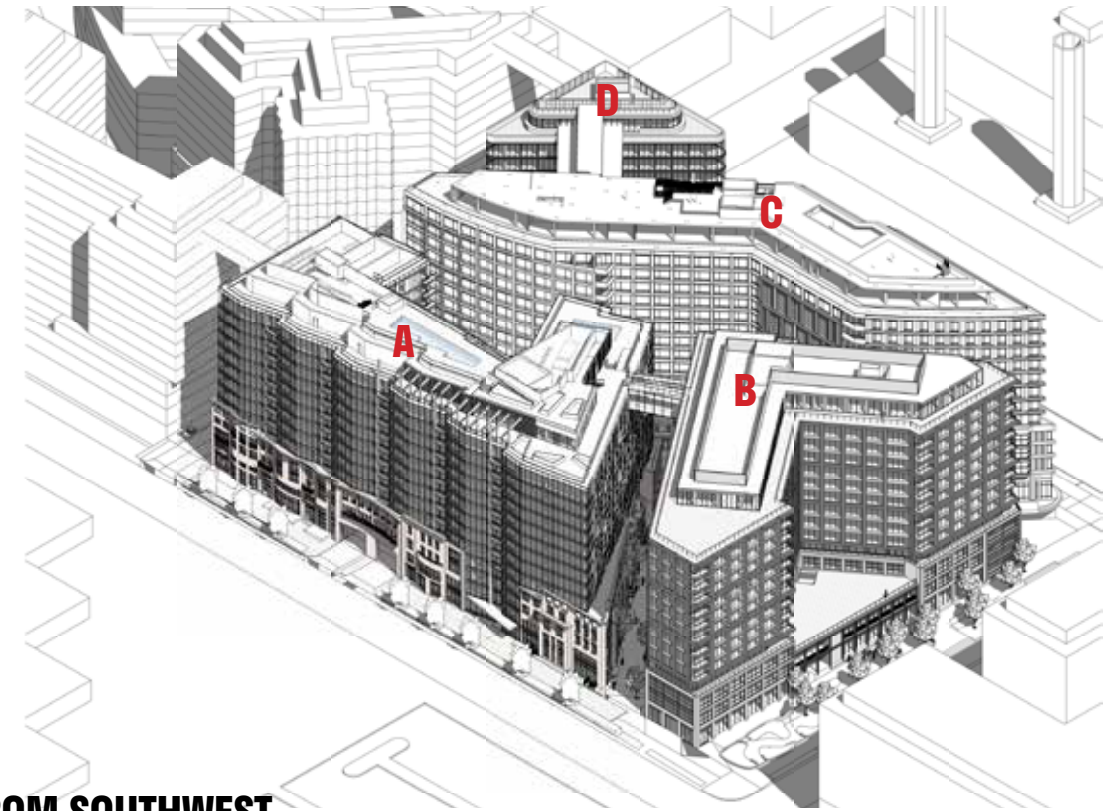
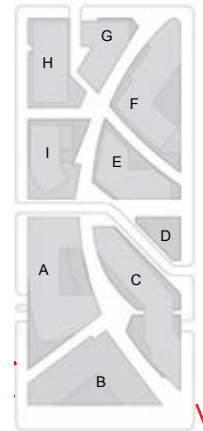
FROM NORTHEAST



FROM NORTHWEST



FROM SOUTHEAST



FROM SOUTHWEST



SITE PERSPECTIVES - CLOSED U STREET



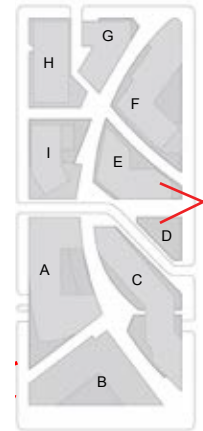
WEST APPROACH



MAIN HEART

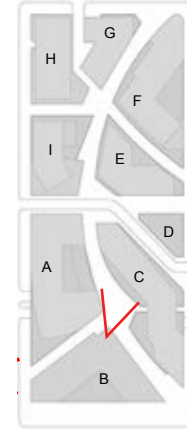


MAIN HEART - HOTEL LOBBY INTERSECTION



EAST APPROACH

SITE PERSPECTIVES - SOUTH HEART



FROM RESIDENTIAL PASSAGE



SOUTH HEART

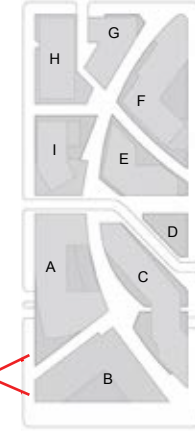


PLANTERS



NORTH APPROACH

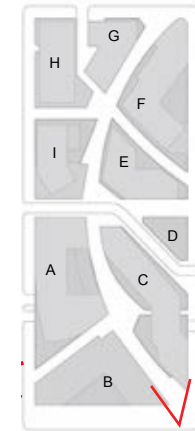
SITE PERSPECTIVES - RESIDENTIAL PASSAGE



SOUTHWEST APPROACH



SOUTH HEART - SOUTHWEST APPROACH



SOUTHEAST APPROACH



SOUTH HEART - SOUTHEAST APPROACH

ENLARGED PLAN - V STREET



Outdoor Seating



Pocket Green



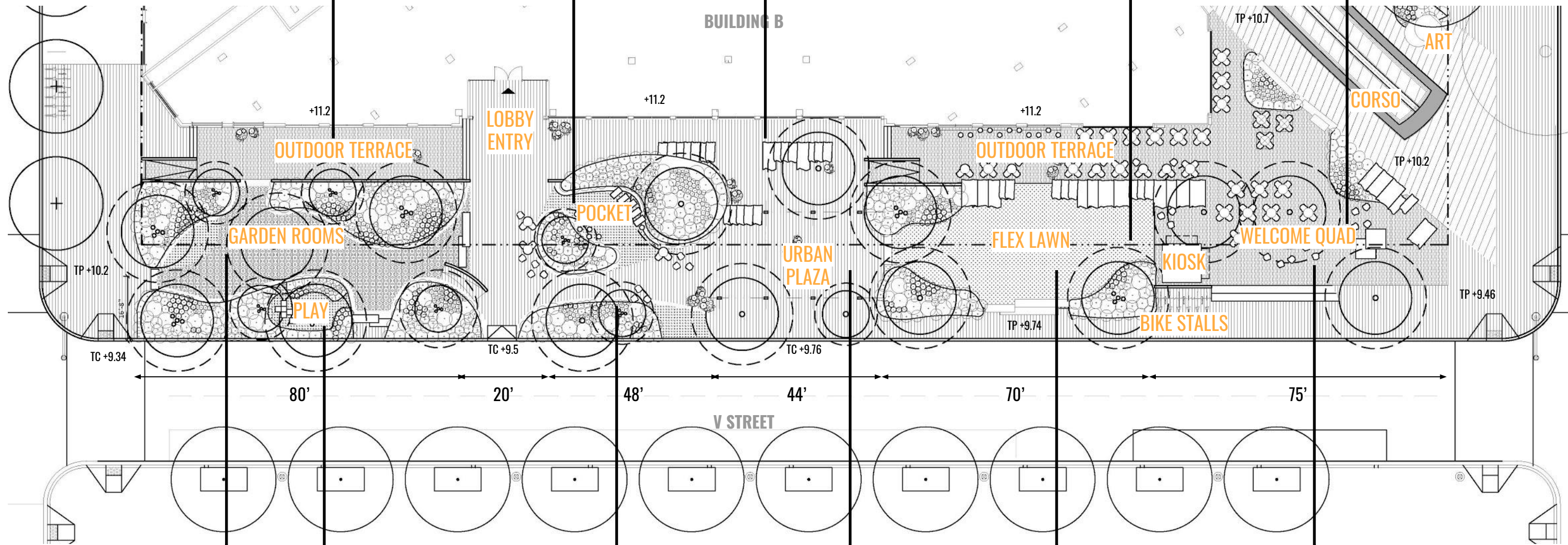
Flex Seating



Flex Lawn



Spill Out



Garden Rooms



Kids Play



Blurring the Edges



Programmable Tents

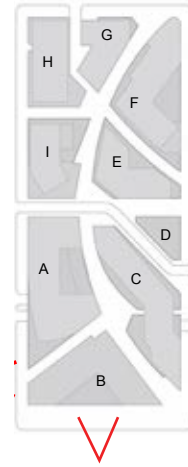


Yoga at the Flex Lawn



Welcome Quad

SITE PERSPECTIVES - V STREET



V STREET OVERVIEW



SOUTHEAST APPROACH

EXHIBIT H