



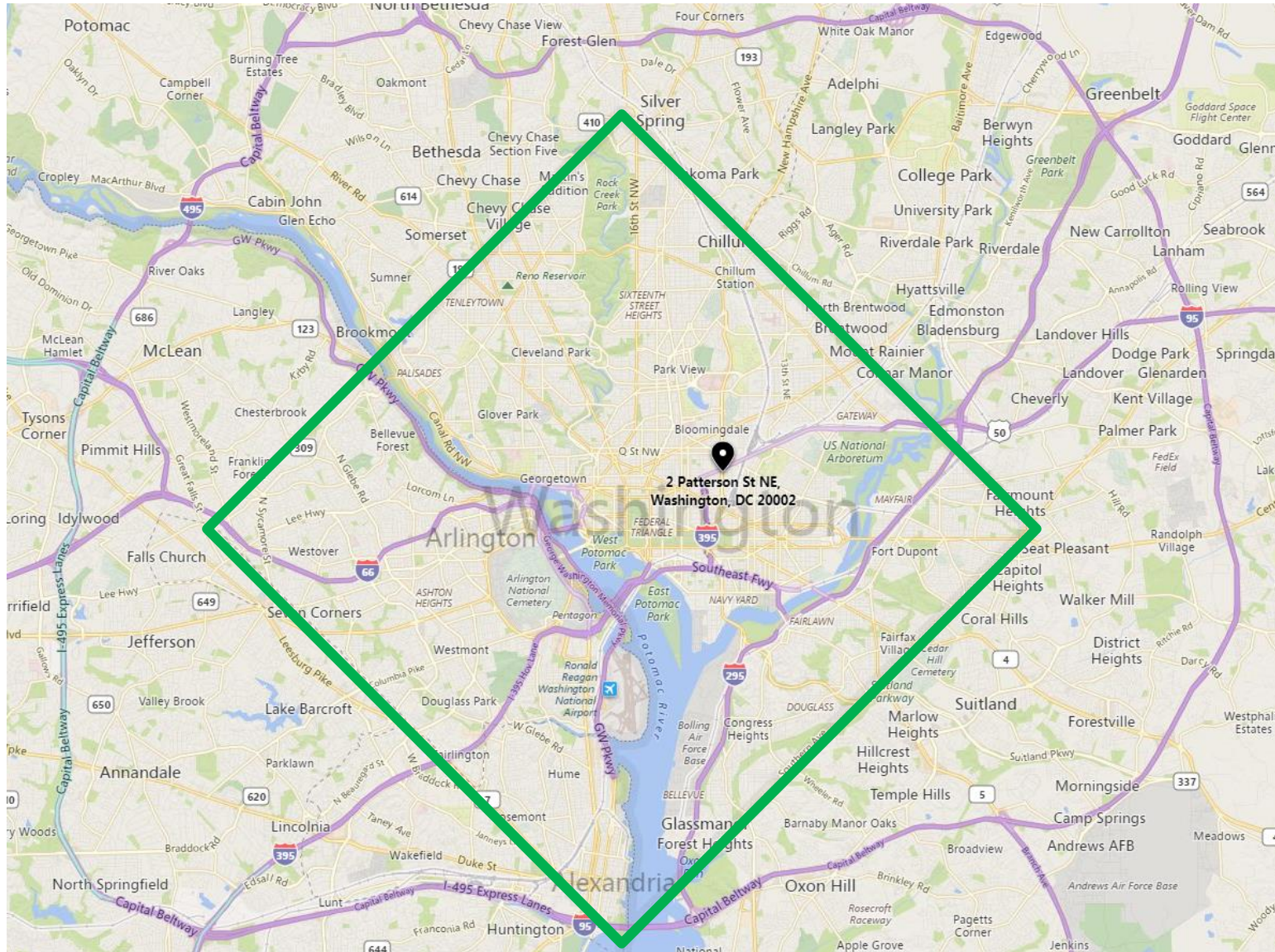
2 Patterson Street NE

RFP Pre-Response Site Visit

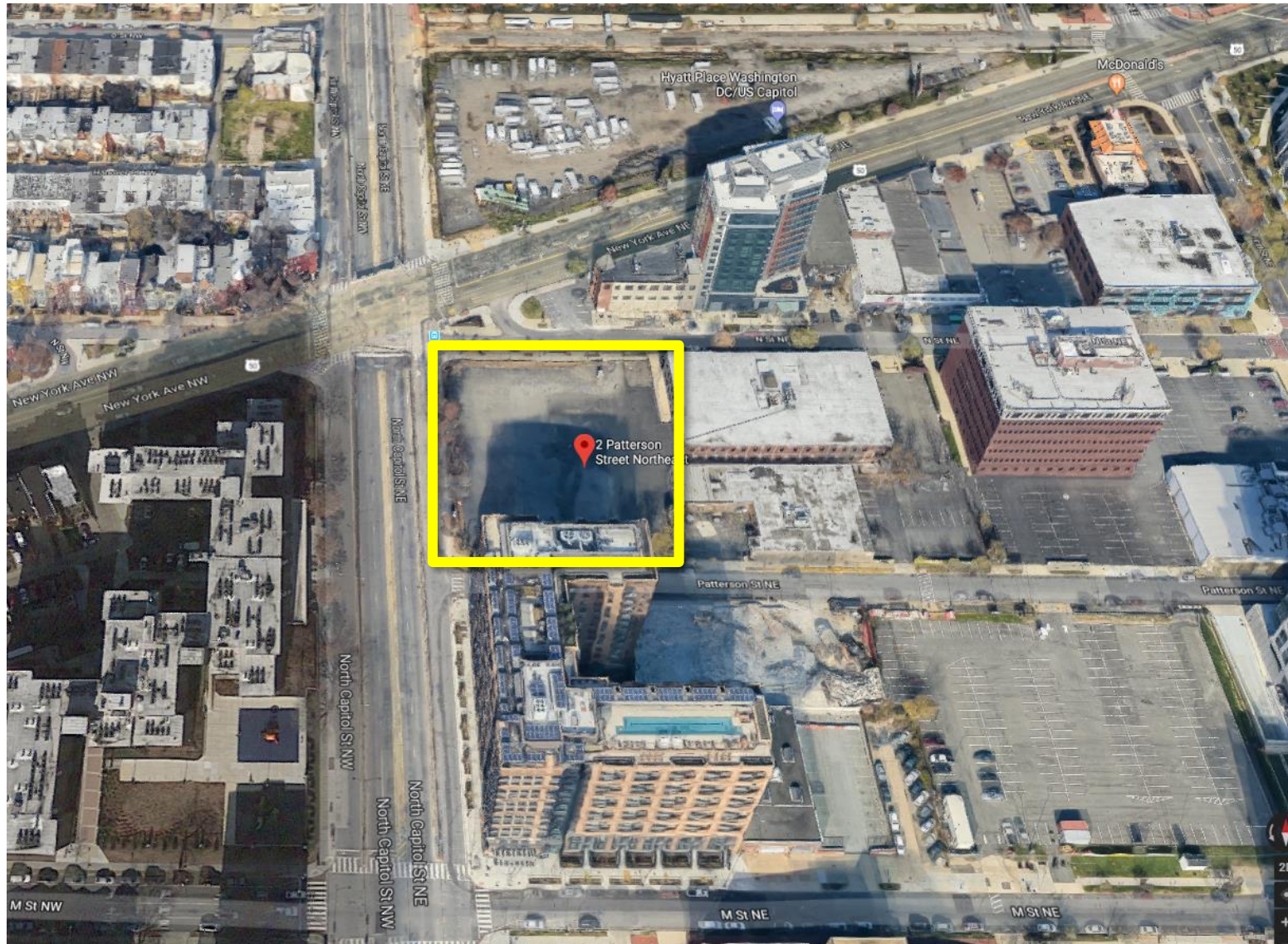
July 12, 2018

2:00-3:30 pm

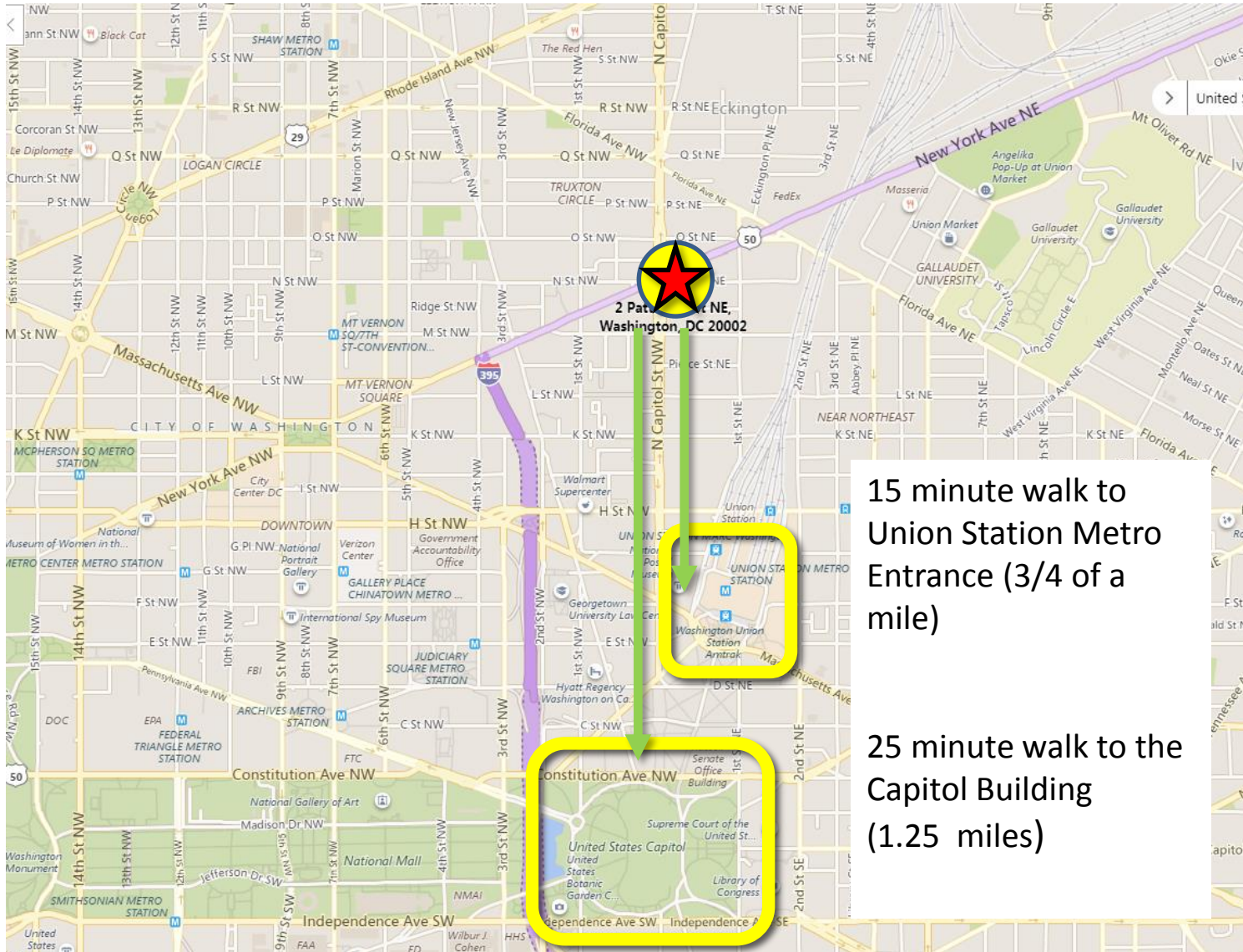
2 Patterson Site - location



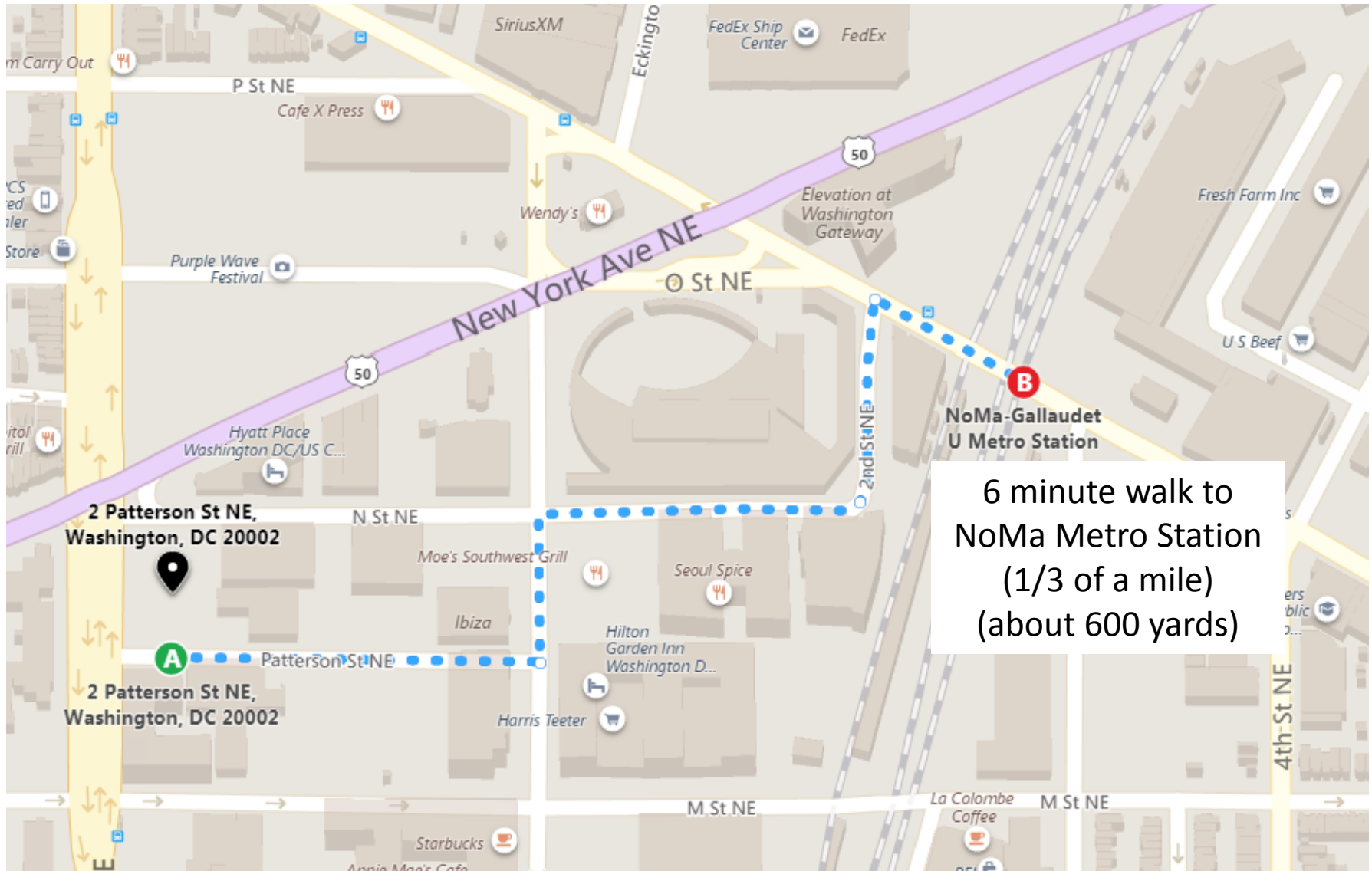
2 Patterson Site - location



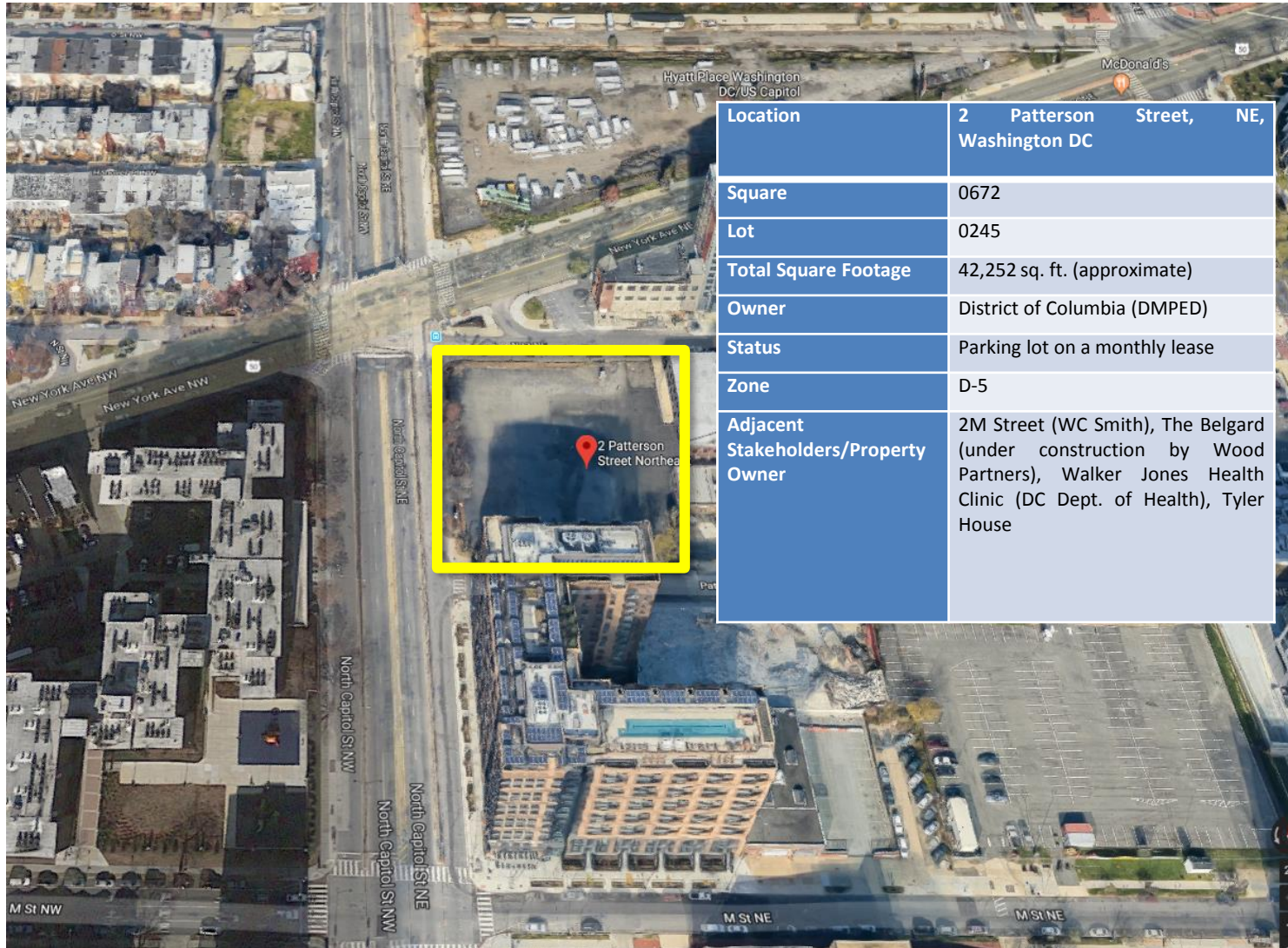
2 Patterson Site - location



2 Patterson Site - location



2 Patterson Fast Facts



Location	2 Patterson Street, NE, Washington DC
Square	0672
Lot	0245
Total Square Footage	42,252 sq. ft. (approximate)
Owner	District of Columbia (DMPED)
Status	Parking lot on a monthly lease
Zone	D-5
Adjacent Stakeholders/Property Owner	2M Street (WC Smith), The Belgard (under construction by Wood Partners), Walker Jones Health Clinic (DC Dept. of Health), Tyler House

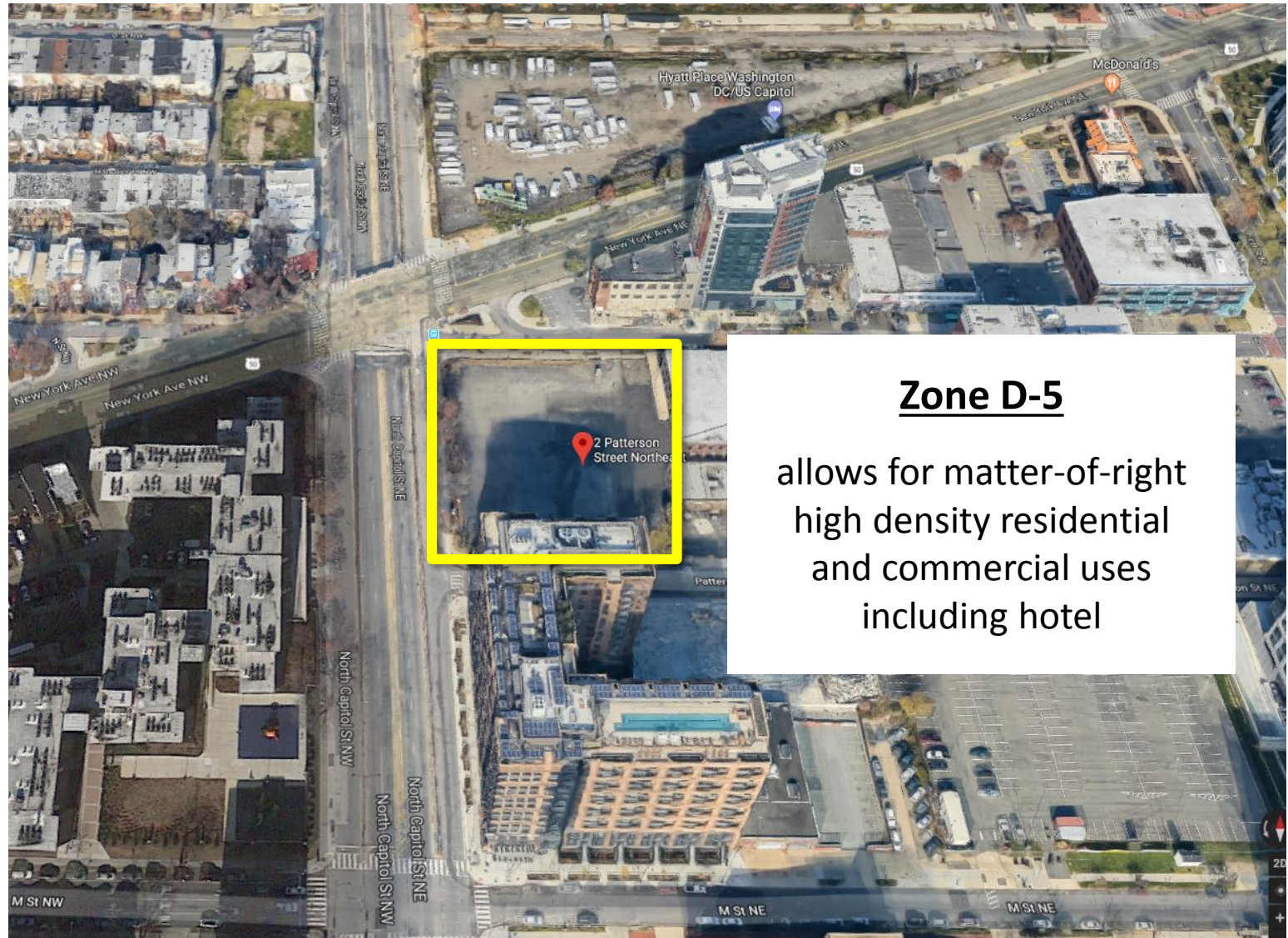
2 Patterson Site location



Comprehensive Plan

The Comprehensive Plan Future Land Use Map designates the Site as High Density Commercial. This allows for office uses and a mix of other uses such as residential, hotel, and retail.

2 Patterson - Zoning



Zone D-5

allows for matter-of-right
high density residential
and commercial uses
including hotel

2 Patterson - Zoning

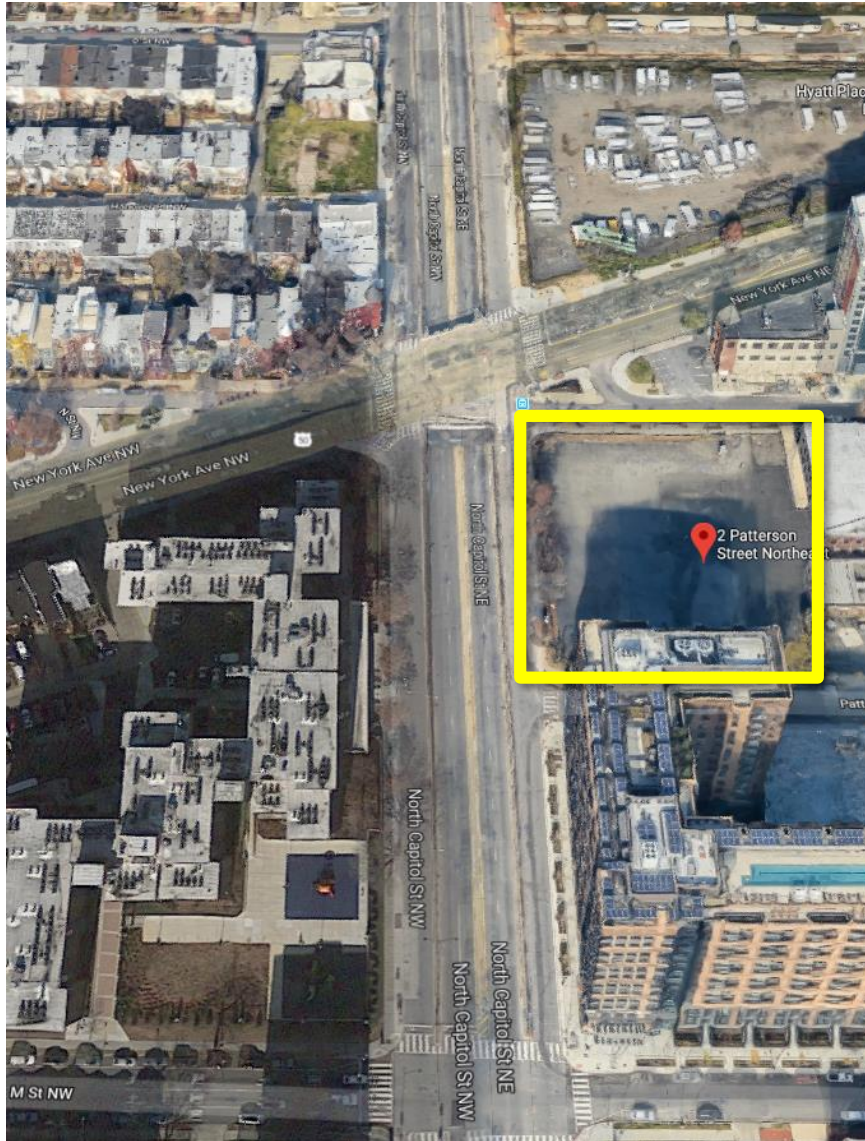
Downtown (D) Zones - D-5

Development Standards								
	Floor Area Ratio (max.) ^{1,2}	Height (ft.) ²	Penthouse Height (ft.)/Stories	Lot Occupancy (percentage) ³	Rear Setback (ft.)	Side Setback (ft.)	Green Area Ratio	Zoning Regulation Reference
D-5	None	130 (fronts on right-of-way of at least 110 ft.)	20	100	2.5 in. per 1 ft. of vertical distance from the mean finished grade at the middle of the rear of the structure to the highest point of the main roof or parapet, but not less than 12 ft.	If provided, at least 2 in. wide for each 1 ft. of height of building but no less than 5 ft.	0.20	Subtitle I, Chapter 5
		120 (fronts on right-of-way of at least 100 ft. but less than 110 ft.)	1 plus mezzanine; Second story permitted for penthouse mechanical space					
	6.5 (non- residential)	110 (fronts on right-of-way of at least 90 ft. but less than 100 ft.)						
		No taller than the width of the street right of way, plus 20 ft (on streets less than 90 ft)						

Use Permissions ⁴	Courtyards	Parking ⁵	Loading	Alley Lots	Front Build-to
Subtitle U, Chapter 7	Subtitle I § 207	Subtitle C, Chapter 7	Subtitle C, Chapter 9	Subtitle I § 210	Subtitle I § 203

<http://handbook.dcoz.dc.gov/zones/downtown/d-5/>

2 Patterson – District Goals



The proposed development plans should reflect the important value of this Site to the surrounding community and embody the following characteristics:

- Maximize affordable housing;
- Maximize opportunities for CBE participation;
- Uses that are compatible with, and leverage, surrounding neighborhood development;
- Responsiveness to community and stakeholder preferences;
- Sustainable and energy efficient buildings;
- Minimize public subsidy;
- High architectural design quality; and
- A transit oriented development that reflects the project's close proximity to multiple public transit options.



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