



Sursum Corda PUD

Modification to First-Stage PUD Approval in
ZC Order No. 15-20

Submission Revised November 13, 2018

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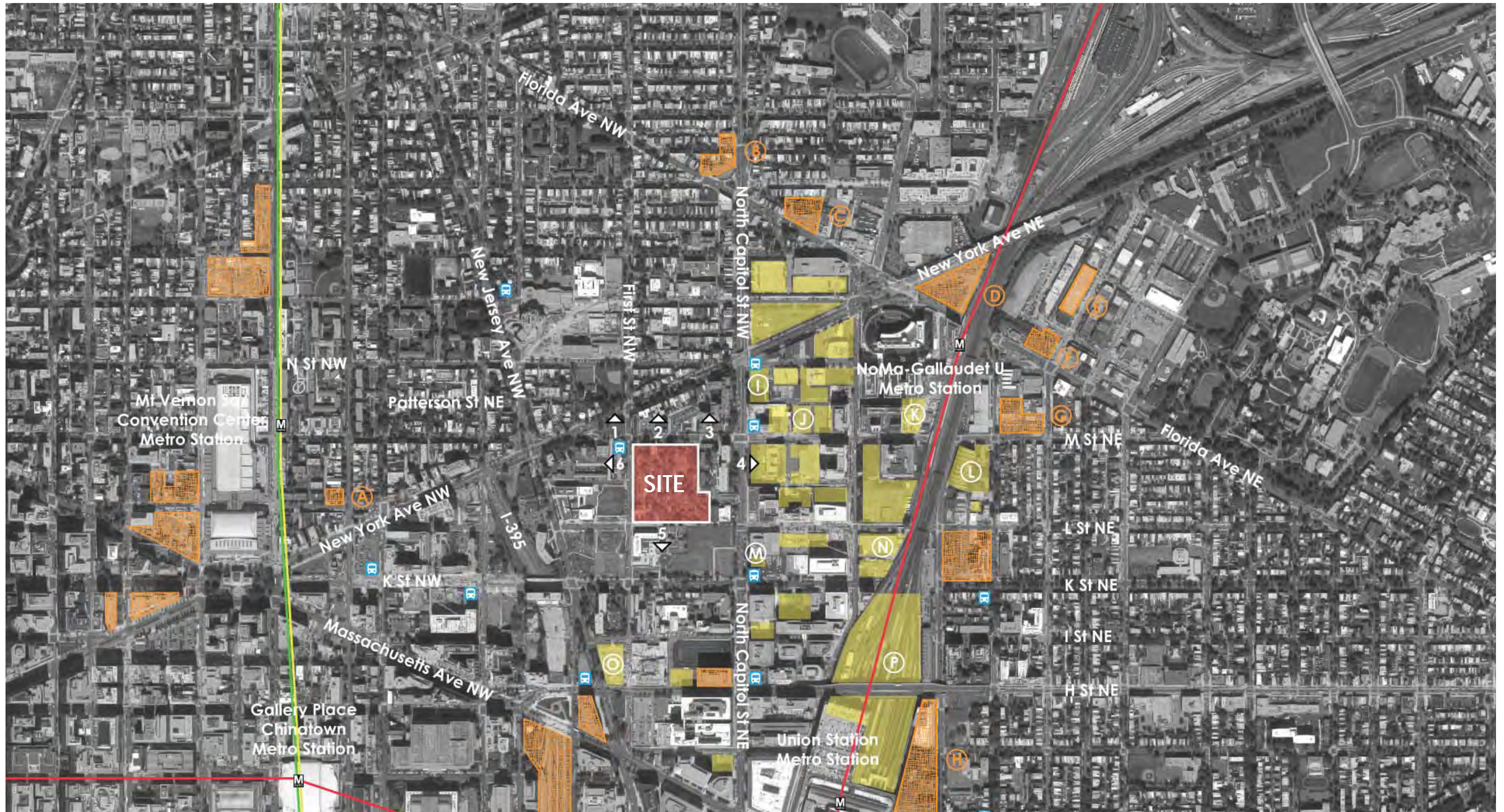
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- Site
- On The Boards
- Planned Unit Developments
- M DC Metro Stations (for Red, Green, Yellow lines)
- B Bus Stop
- ▷ Street Views



A-4 Site Location Plan



	Phase 1										Remarks		
	South Parcel Approved ZC Order No. 15-20				South Parcel Proposed Modification			Green Space Approved ZC Order No. 15-20		Green Space Proposed Modification			
Total Site Area (excluding Pierce Street)	111,472 (note 3)				111,456			6,227	6,356	6,241	6,367		
Total Site Area (excluding Pierce St & Dedicated ROW)					106,338					6,241	6,367		
Total Site Area (Including Pierce Street)					134,072			6,227	6,356	6,241	6,367		
Max. FAR under C-3-C / PUD w/IZ	8.0				8.0			NA	NA	NA	NA		
Proposed FAR (excluding Pierce Street)	4.31							NA	NA	NA	NA		
Proposed FAR (excluding Pierce St & Dedicated ROW)					5.22			NA	NA	NA	NA		
Proposed Overall FAR (including Pierce Street)												Same	
	Buildings				Buildings								
	1A	1B	1C		1A (SW)	1B (SE)		3A	3B	3A	3B		
Building Height (maximum)	80 FT	80 FT	110 FT		80 FT	110 FT		NA	NA	NA	NA		
Street ROW width for Height Act	60 FT	60 FT	90 FT*		60 FT	90 FT*							
Street Frontage for Measuring Point	1st Street NW	1st Place NW	L Street NW		1st Street NW	1st Place NW							
Small Area Plan Requirements	Notes 1 & 2	Notes 1 & 2	Notes 1 & 2		Notes 1 & 2	Notes 1 & 2							
Proposed Building Height	72.45'	78.0'	65.75'		79.54'	110' / 98.25' / 88.67'						See noted heights for buildings; Building 1B is subject to L St ROW dedication from 40' to 90'	
Gross Floor Area (note 1)				Subtotal			Subtotal	NA	NA	NA	NA	Phase 1 GFA	
Residential	184,775	194,900	92,910	472,585	155,708	366,070	521,778					Increase:	
Retail												74,243	
Retail / Prof Office												Phase 2 GFA	
Amenity / Community / Lobby (not inc Penthouse)			8,315	8,315	11,339	22,026	33,365					Decrease:	
Total Gross Floor Area (GFA)	184,775	194,900	101,225	480,900	167,047	388,096	555,143					-74,243	
Theoretical Lots	44,725	39,607	27,139		39,608	66,730		6,227	6,356	6,241	6,367		
Lot FAR	4.13	4.92	3.73		4.22	5.82							
Lot Occupancy	100%	100%	100%		100%	100%		NA	NA	NA	NA	Complies	
Dwelling Units	176	182	63	421	160	365	525	NA	NA				
Vehicular Parking	Required			Proposed	Required			Proposed					
Residential (1 per 4 DU)	106			272	131			346					
Retail (>3,000 sf, 1 per 750 gsf)													
Retail / Prof Office Com (>3,000 sf, 1 per 750 gsf)													
Commercial / Community / Amenity (1 per 600 gsf)	14												
Total Vehicular Spaces	120			272	131			346	NA	NA	NA	NA	Change is within flexibility granted by ZC Order 15-20
Bicycle Parking	Required			Proposed	Required			Proposed					
Residential (1 per 3 DU)	141			183	175			210					
Retail (5% Req'd Parking Spaces)													
Retail / Prof Office Com (5% Req'd Parking Spaces)													
Commercial / Community / Amenity (5% Req'd Parking Spaces)	1												
Total Bicycle Spaces	142			183	175			210	NA	NA	NA	NA	Complies
Loading	Required	Required	Required	Proposed	Required	Required	Proposed						
Residential Loading Berth	(1) 12'x55'	(1) 12'x55'	(1) 12'x55'	(3) 12'x30'	(1) 12'x55'	(1) 12'x55'	(2) 12'x30'					See note 2	
Loading Platform	(1) 200 sf	(1) 200 sf	(1) 200 sf	(3) 200 sf	(1) 200 sf	(1) 200 sf	(2) 200 sf					See note 2	
Delivery Space	(1) 10'x20'	(1) 10'x20'	(1) 10'x20'	(3) 10'x20'	(1) 10'x20'	(1) 10'x20'	(2) 10'x20'					See note 2	
Retail (8k - 20k, <10% of gsf, none req'd)	NA	NA	NA		NA	NA							
Retail / Prof office (Inc in Retail Loading Above)	NA	NA	NA		NA	NA							
Commercial / Community / Amenity (<10% of gsf, non req'd)	NA	NA	NA		NA	NA		NA	NA	NA	NA		

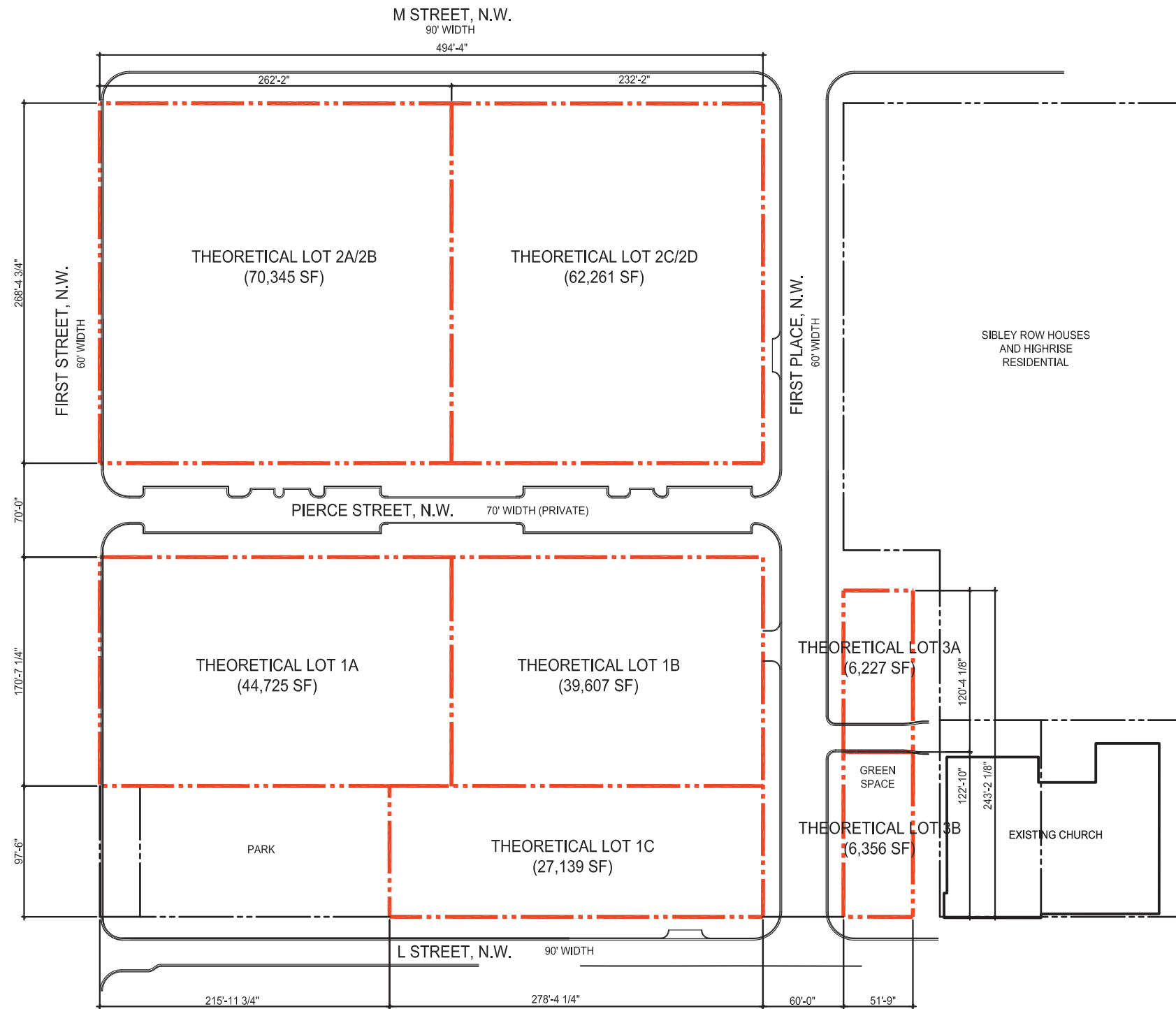
Notes

- 1 For purposes of counting FAR, Gross Floor Area does not include: 1) parking and access ramps, 2) bays projecting 4'-0" or less over area lines, and 3) spaces with structural headroom clearance less than 4'-0" above grade level.
- 2 Flexibility in loading berth size granted pursuant to ZC Order 15-20; the number of buildings in Phase 1 has been reduced from 3 buildings to 2 buildings, therefore the number of loading berths and delivery spaces has been reduced from 3 to 2
- 3 The approved plan did not include lot 893
- * The existing ROW for L Street is 40' wide; DDOT proposes a ROW of 90'

	Phase 2						Total				Remarks
	North Parcel Approved ZC Order No. 15-20			North Parcel Proposed Modification			Total Site Approved ZC Order No. 15-20		Total Site Proposed Modification		
Total Site Area (excluding Pierce Street)	132,605 (note 3)			132,681			256,660		256,745		
Total Site Area (excluding Pierce St & Dedicated ROW)				124,628					243,574		
Total Site Area (Including Pierce Street)				144,669			291,263		291,349		
Max. FAR under C-3-C / PUD w/IZ	8.0			8.0							
Proposed FAR (excluding Pierce Street)	6.52						5.24				
Proposed FAR (excluding Pierce St & Dedicated ROW)				6.34					5.52		
Proposed Overall FAR (including Pierce Street)							4.62		4.62		Same
	Buildings			Buildings							
	2A/2B	2C/2D		2A/2B (NW)	2C/2D (NE)						
Building Height (maximum)	110 FT	110 FT		110 FT	110 FT						See noted heights for buildings; Building 1B is subject to L St ROW dedication from 40' to 90'
Street ROW width for Height Act	90 FT	90 FT		90 FT	90 FT						
Street Frontage for Measuring Point	M Street	M Street		M Street	M Street						
Small Area Plan Requirements	Notes 1 & 2	Notes 1 & 2		Notes 1 & 2	Notes 1 & 2						
Proposed Building Height	110' / 91.0' / 62.5'	106.93' / 97.43' / 68.93'		110' / 91.0' / 62.5'	106.93' / 97.43' / 68.93'						
Gross Floor Area (note 1)			Subtotal			Subtotal					Phase 1 GFA
Residential	404,385	419,195	823,580	352,670	386,580	739,250	1,296,165		1,261,028		Increase:
Retail	11,900	11,325	23,225	19,100		19,100	23,225		19,100		74,243
Retail / Prof Office	8,940	8,940	17,880				17,880				Phase 2 GFA
Amenity / Community / Lobby (not inc Penthouse)				16,945	15,147	32,092	8,315		65,457		Decrease:
Total Gross Floor Area (GFA)	425,225	439,460	864,685	388,715	401,727	790,442	1,345,585		1,345,585		-74,243
Theoretical Lots	65395 (note 8)	62,261	62,261	62,314	62,314		251,710		243,574		
Lot FAR	6.50	7.06		6.24	6.45						
Lot Occupancy	100%	100%		100%	100%						Complies
Dwelling Units	348	362	710	298	308	606	1,131		1,131		
Vehicular Parking	Required		Proposed	Required		Proposed	Required	Proposed	Required	Proposed	Change is within flexibility granted by ZC Order 15-20
Residential (1 per 4 DU)	178		474	152		379	284	746	283	725	
Retail (>3,000 sf, 1 per 750 gsf)	27			21		21	27		21	21	
Retail / Prof Office Com (>3,000 sf, 1 per 750 gsf)	20						20				
Commercial / Community / Amenity (1 per 600 gsf)	225		474	225		400	14	746	356	746	
Total Vehicular Spaces	225		474	225		400	345	746	356	746	
Bicycle Parking	Required		Proposed	Required		Proposed	Required	Proposed	Required	Proposed	Complies
Residential (1 per 3 DU)	237		270	202		243	378	453	377	453	
Retail (5% Req'd Parking Spaces)	2			1			2				
Retail / Prof Office Com (5% Req'd Parking Spaces)	1						1				
Commercial / Community / Amenity (5% Req'd Parking Spaces)	240		270	203		243	1	453	378	453	
Total Bicycle Spaces	240		270	203		243	382	453	378	453	
Loading	Required	Required	Proposed	Required	Required	Proposed	Required	Proposed	Required	Proposed	See note 2
Residential Loading Berth	(1) 12'x55'	(1) 12'x55'	(2) 12'x30'	(1) 12'x55'	(1) 12'x55'	(2) 12'x30'	5	5	(4) 12'x55'	(4) 12'x30'	
Loading Platform	(1) 200 sf	(1) 200 sf	(2) 200 sf	(1) 200 sf	(1) 200 sf	(2) 200 sf	5	5	(4) 200 sf	(4) 200 sf	
Delivery Space	(1) 10'x20'	(1) 10'x20'	(2) 10'x20'	(1) 10'x20'	(1) 10'x20'	(2) 10'x20'	5	5	(4) 10'x20'	(4) 10'x20'	
Retail (8k - 20k, <10% of gsf, none req'd)	NA	NA		NA	NA		NA		NA		
Retail / Prof office (Inc in Retail Loading Above)	NA	NA		NA	NA		NA		NA		
Commercial / Community / Amenity (<10% of gsf, non req'd)	NA	NA		NA	NA		NA		NA		

Notes

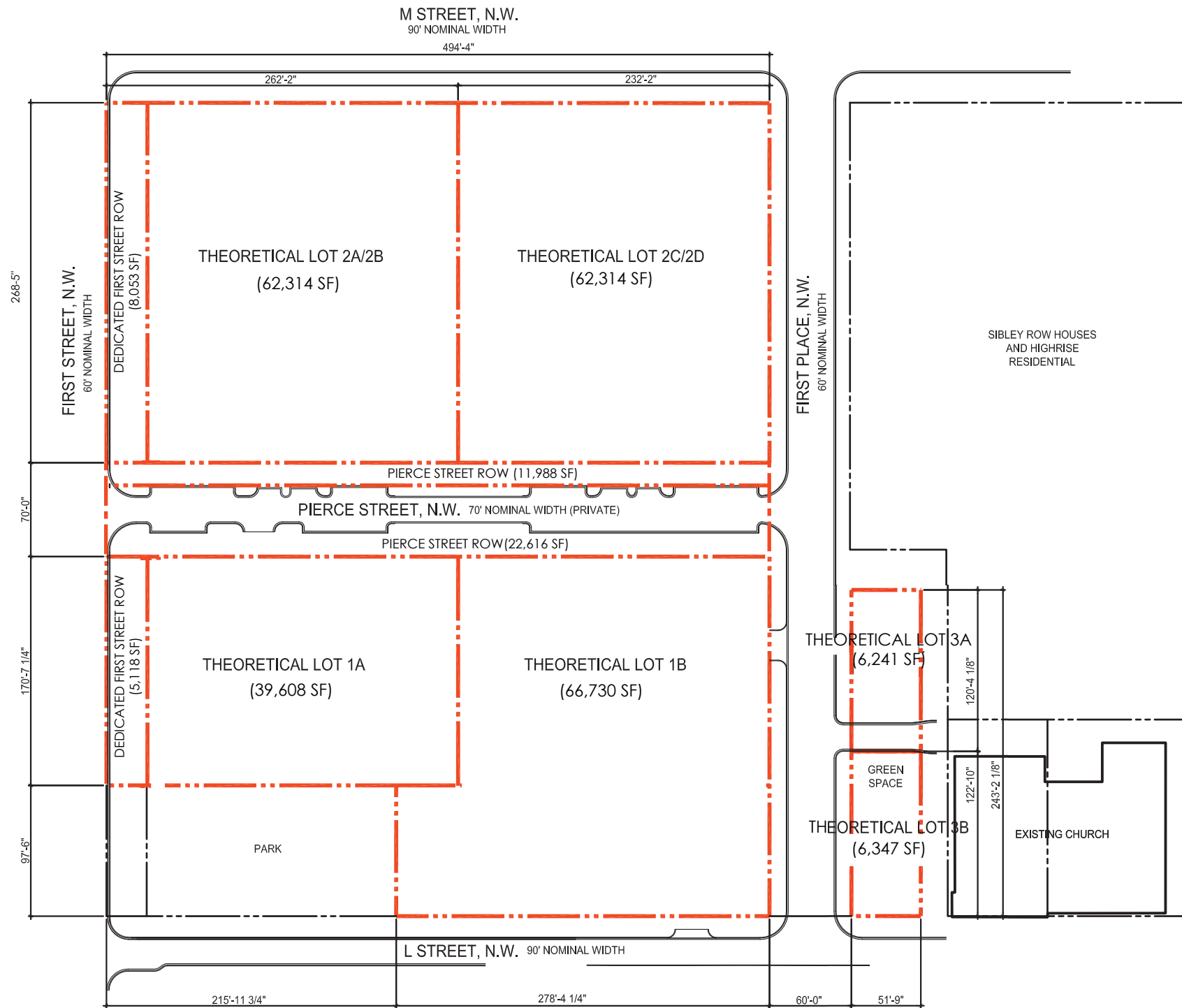
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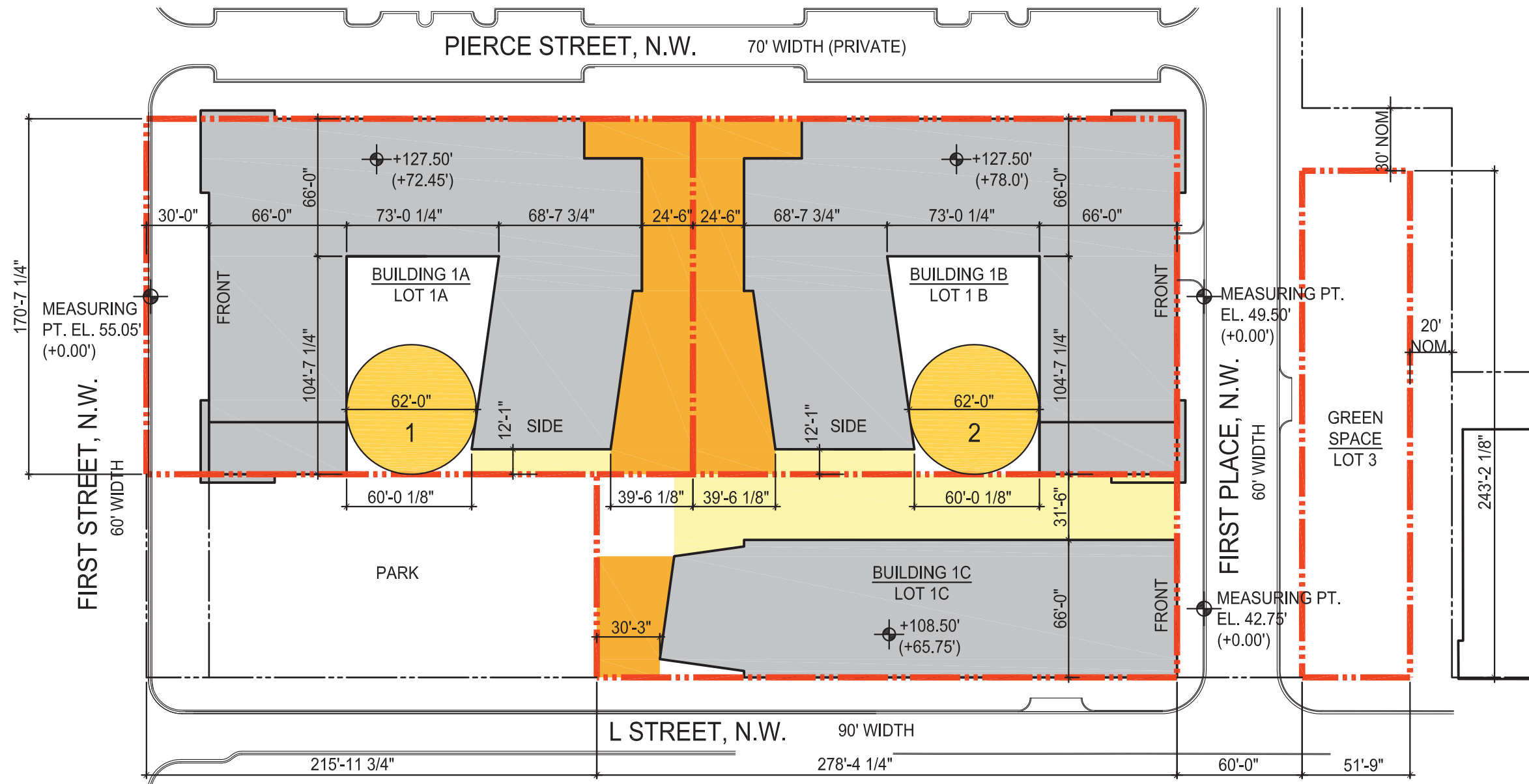


PROPOSED THEORETICAL LOTS	
LOT 1	44,725
LOT 1B	39,607
LOT 1C	27,139
LOT 2A/2B	70,345
LOT 2C/2D	62,261
LOT 3A	6,227
LOT 3B	6,356
TOTAL	256,660



A-13 Proposed Theoretical Lots (Approved Per ZC ORDER 15-20)





PHASE 1 South Block	REAR YARD		SIDE YARD		CLOSED COURT	
	Required/ Allowed	PUD Proposed	Required/ Allowed	PUD Proposed	Required/ Allowed	PUD Proposed
Building 1A	Min. depth not less than 12' 2-1/2" per 67.5' = 14.06'	24'-6"	None; If provided not < 6' 2" per 72.48' = 12.08'	12'-1"	Court 1 Min. Width 4" per 70.5' = 23.50' Min. Area 2 x 23.50 ² = 1,104.50 sf	62'-0" 7,679 sf
Building 1B	Min. depth not less than 12' 2-1/2" per 67.5' = 14.06'	24'-6"	None; If provided not < 6' 2" per 78.0' = 13.0'	12'-1" Request flexibility	Court 2 Min. Width 4" per 70.5' = 23.50' Min. Area 2 x 23.50 ² = 1,104.50 sf	62'-0" 7,679 sf
Building 1C	Min. depth not less than 12' 2-1/2" per 65.75' = 13.70'	30'-3"	None; If provided not < 6' 2" per 67.5' = 10.96'	31'-6"	NA	

NOTE: THEORETICAL LOTS HAVE BEEN ESTABLISHED FOR THE PURPOSE OF DETERMINING CONFORMANCE TO REAR AND SIDE YARD REQUIREMENTS

LEGEND

- CLOSED COURT
- SIDE YARD
- REAR YARD
- THEORETICAL LOT LINE

