



Sursum Corda PUD

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

SEPTEMBER 05, 2019

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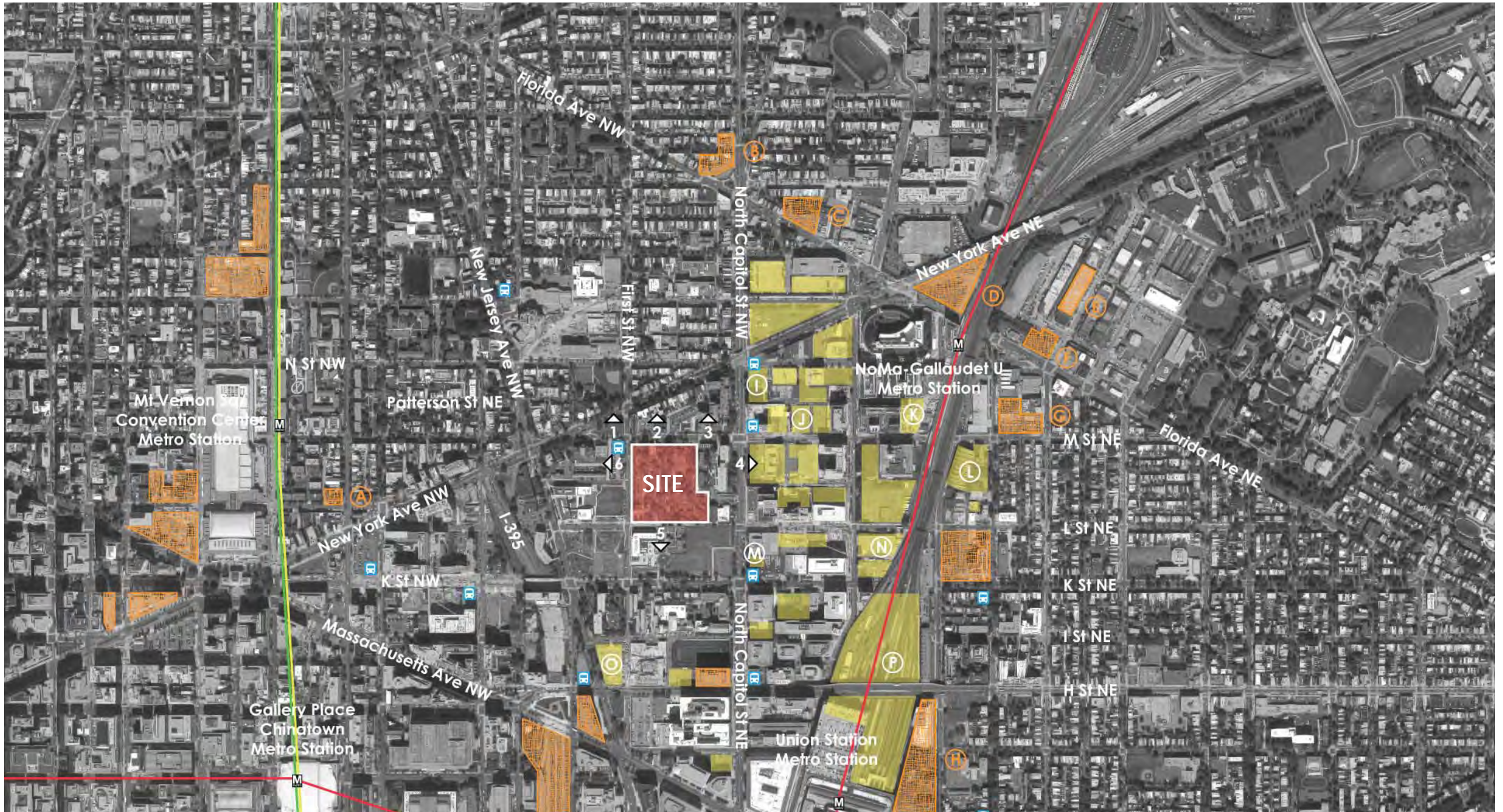
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- Site
- On The Boards
- Planned Unit Developments
- M DC Metro Stations (for Red, Green, Yellow lines)
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Zoning Tabulations
Base on ZR58

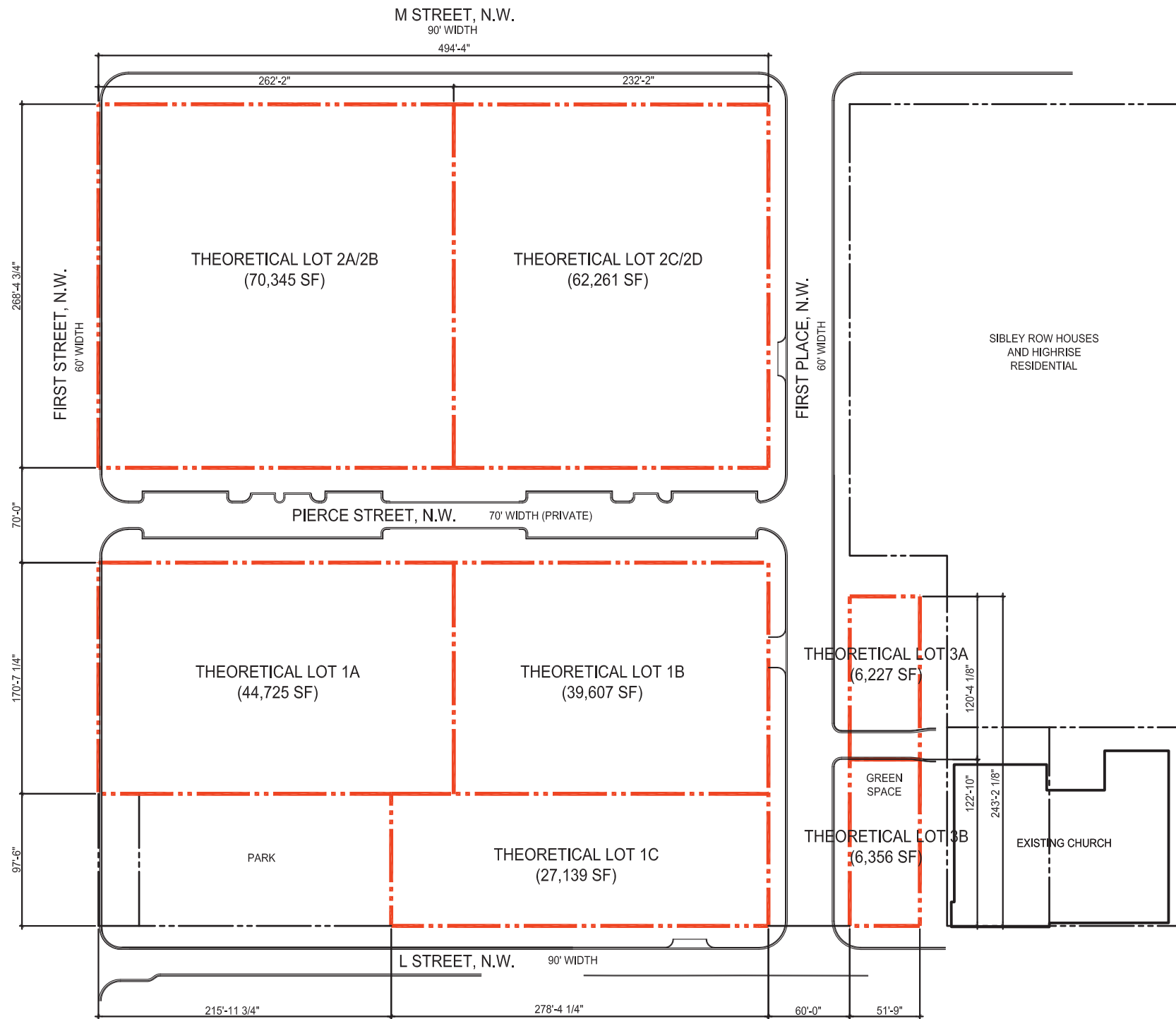
	South Parcel / Phase 1							Remarks	Total									
	Approved ZC Order No. 15-20				Proposed Modification ZC Case No. 15-20C				Green Space Approved ZC Order No. 15-20		Green Space Proposed Modification ZC Case No. 15-20C		Total Site Approved ZC Order No. 15-20		Total Site Proposed Modification ZC Case No. 15-20C			
Total Site Area	111,472 (note 3)				134,072			12,583	6,241	6,367	256,660	291,349						
Pierce Street Area					22,616										34,604			
First Street Dedication Area					5,118										13,171			
Total Site Area (excluding Pierce St & First St Dedication)					106,338			12,583	6,241	6,367					243,574			
Max. FAR under C-3-C / PUD w/IZ	8.0				8.0			NA	NA	NA								
Proposed FAR (excluding Pierce Street)	4.31							NA	NA	NA	5.24							
Proposed FAR (excluding Pierce St & Dedicated ROW)					5.94			NA	NA	NA		5.52						
Proposed Overall FAR (including Pierce Street)											5.24	4.62						
	Buildings				Buildings													
	1A	1B	1C		1A (SW)	1B (SE)		3A/ 3B	3A	3B								
Max Building Height Permitted Under ZR58	80 FT	80 FT	110 FT		110 FT	110 FT		NA	NA	NA	See noted heights for buildings; Building 1B is subject to L St ROW dedication from 40' to 90'							
Proposed Building Height	72.45'	78.0'	65.75'		95.79	110' / 84.5'	SE 8 Stories @ L St is 92' from L St Ave Ht											
Gross Floor Area (note 1)				Subtotal			Subtotal	NA	NA	NA	Phase 1 GFA							
Residential	184,775	194,900	92,910	472,585	226,785	382,001	608,786				Increase:	1,296,165	1,271,515					
Retail											150,764	23,225	19,100					
Retail / Prof Office			8,315	8,315	12,563	10,315	22,878				Phase 2 GFA	17,880	54,970					
Amenity / Community / Lobby (not inc Penthouse)											Decrease:	8,315	1,345,585					
Total Gross Floor Area (GFA)	184,775	194,900	101,225	480,900	239,348	392,316	631,664				-150,764	1,345,585	1,345,585					
Theoretical Lots	44,725	39,607	27,139		39,608	66,730		12,583	6,241	6,367		251,710	243,574					
Lot FAR	4.13	4.92	3.73		6.04	5.88												
Lot Occupancy	100%	100%	100%		100%	100%		NA	NA	NA	Complies							
Dwelling Units	176	182	63	421	216	346	562	NA			Phase 1 Units Increase: 141 Phase 2 Units Decrease: -141	1,131	1,131					
Vehicular Parking	Required			Proposed	Required			Proposed				Required	Proposed	Required	Proposed			
Residential (1 per 4 DU)	106			272	141			304				284	746	283	725			
Retail (>3,000 sf, 1 per 750 gsf)												27		21	21			
Retail / Prof Office Com (>3,000 sf, 1 per 750 gsf)	14											20						
Commercial / Community / Amenity (1 per 600 gsf)												14						
Total Vehicular Spaces	120			272	141			304	NA	NA	NA	345	746	366	746			
Bicycle Parking	Required			Proposed	Required			Proposed				Required	Proposed	Required	Proposed			
Residential (1 per 3 DU)	141			183	188			199				378	453	378	391			
Retail (5% Req'd Parking Spaces)												2		2				
Retail / Prof Office Com (5% Req'd Parking Spaces)	1											1						
Commercial / Community / Amenity (5% Req'd Parking Spaces)												1						
Short Term Bike Parking					29			29							64			
Total Bicycle Spaces	142			183	217			228	NA	NA	NA	382	453	409	455			
Loading	Required	Required	Required	Proposed	Required	Required	Proposed					Required	Proposed	Required	Proposed			
Residential Loading Berth	(1) 12'x55'	(1) 12'x55'	(1) 12'x55'	(3) 12'x30'	(1) 8'x55'	(1) 12'x55'	(2) 30' Berths				See note 2	5	5	(4) 12'x55'	(4) 12'x30'			
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	5	5	(4) 200 sf	(4) 200 sf			
Delivery Space	(1) 10'x20'	(1) 10'x20'	(1) 10'x20'	(3) 10'x20'	(1) 8'x20' (see note 4)	(1) 10'x20'	(2) 20' Berths				See note 2	5	5	(4) 10'x20'	(4) 10'x20'			
Retail (8k - 20k, <10% of gsf, none req'd)	NA	NA	NA		NA	NA						NA		NA				
Retail / Prof office (Inc in Retail Loading Above)	NA	NA	NA		NA	NA						NA		NA				
Commercial / Community / Amenity (<10% of gsf, non req'd)	NA	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'

A.12 Approved & Proposed Zoning Tabulations

	North Parcel / Phase 2						Remarks	Total				
	Approved ZC Order No. 15-20			Proposed Modification ZC Case No. 15-20C				Total Site Approved ZC Order No. 15-20		Total Site Proposed Modification ZC Case No. 15-20C		
Total Site Area												
Pierce Street Area	132,605 (note 3)						144,669	256,660		291,349		
First Street Dedication Area							11,988			34,604		
Total Site Area (excluding Pierce St & First St Dedication)							8,053			13,171		
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)							5.73			5.52		
Proposed Overall FAR (including Pierce Street)								5.24		4.62		
	Buildings						Buildings					
	2A/2B		2C/2D				2A/2B (NW)		2C/2D (NE)			
Max Building Height Permitted Under ZR58	110 FT		110 FT				110 FT		110 FT			
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		315,061	347,668	Increase:	1,296,165		1,271,515		
Retail	11,900	11,325	23,225		19,100	19,100	150,764	23,225		19,100		
Retail / Prof Office	8,940	8,940	17,880				Phase 2 GFA	17,880				
Amenity / Community / Lobby (not inc Penthouse)					16,945	15,147	Decrease:	8,315		54,970		
Total Gross Floor Area (GFA)	425,225	439,460	864,685		351,106	362,815	-150,764	1,345,585		1,345,585		
Theoretical Lots	65,395 (note 8)	62,261	62,261		62,314	62,314		251,710		243,574		
Lot FAR	6.50	7.06			5.63	5.82						
Lot Occupancy	100%	100%			100%	100%	Complies					
							Phase 1 Units Increase: 141					
							Phase 2 Units Decrease: -141					
Dwelling Units	348	362	710		280	289		1,131		1,131		
Vehicular Parking	Required			Proposed	Required			Proposed	Required		Proposed	
Residential (1 per 4 DU)	178			474	142			421	284		746	
Retail (>3,000 sf, 1 per 750 gsf)	27				21			21	27		21	
Retail / Prof Office Com (>3,000 sf, 1 per 750 gsf)	20								20			
Commercial / Community / Amenity (1 per 600 gsf)									14			
Total Vehicular Spaces	225			474	225			442	345		746	
							Change is within flexibility granted by ZC Order 15-20					
Bicycle Parking	Required			Proposed	Required			Proposed	Required		Proposed	
Residential (1 per 3 DU)	237			270	190			192	378		453	
Retail (5% Req'd Parking Spaces)	2				2				2			
Retail / Prof Office Com (5% Req'd Parking Spaces)	1								1			
Commercial / Community / Amenity (5% Req'd Parking Spaces)									1			
Short Term Bike Parking					35			35			64	
Total Bicycle Spaces	240			270	192			227	382		453	
							Complies					
Loading	Required			Proposed	Required			Proposed	Required		Proposed	
Residential Loading Berth	(1) 12'x55'			(2) 12'x30'	(1) 12'x55'			(2) 12'x30'	5		5	
Loading Platform	(1) 200 sf			(2) 200 sf	(1) 200 sf			(2) 200 sf	5		5	
Delivery Space	(1) 10'x20'			(2) 10'x20'	(1) 10'x20'			(2) 10'x20'	5		5	
Retail (8k - 20k, <10% of gsf, none req'd)	NA				NA				NA		NA	
Retail / Prof office (Inc in Retail Loading Above)	NA				NA				NA		NA	
Commercial / Community / Amenity (<10% of gsf, non req'd)	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.
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3 The approved plan did not include lot 893
* The existing ROW for L Street is 40' wide; DDOT proposes a ROW of 90'



PROPOSED THEORETICAL LOTS	
LOT 1	44,725
LOT 1B	39,607
LOT 1C	27,139
LOT2A/2B	70,345
LOT 2C/2D	62,261
LOT 3A	6,227
LOT 3B	6,356
TOTAL	256,660

