



# Sursum Corda PUD

Modification to First-Stage PUD Approval in  
ZC Order No. 15-20  
Revised Submission - January 07, 2019

**Applicant:**

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**Civil:**

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**Landscape:**

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**Traffic:**

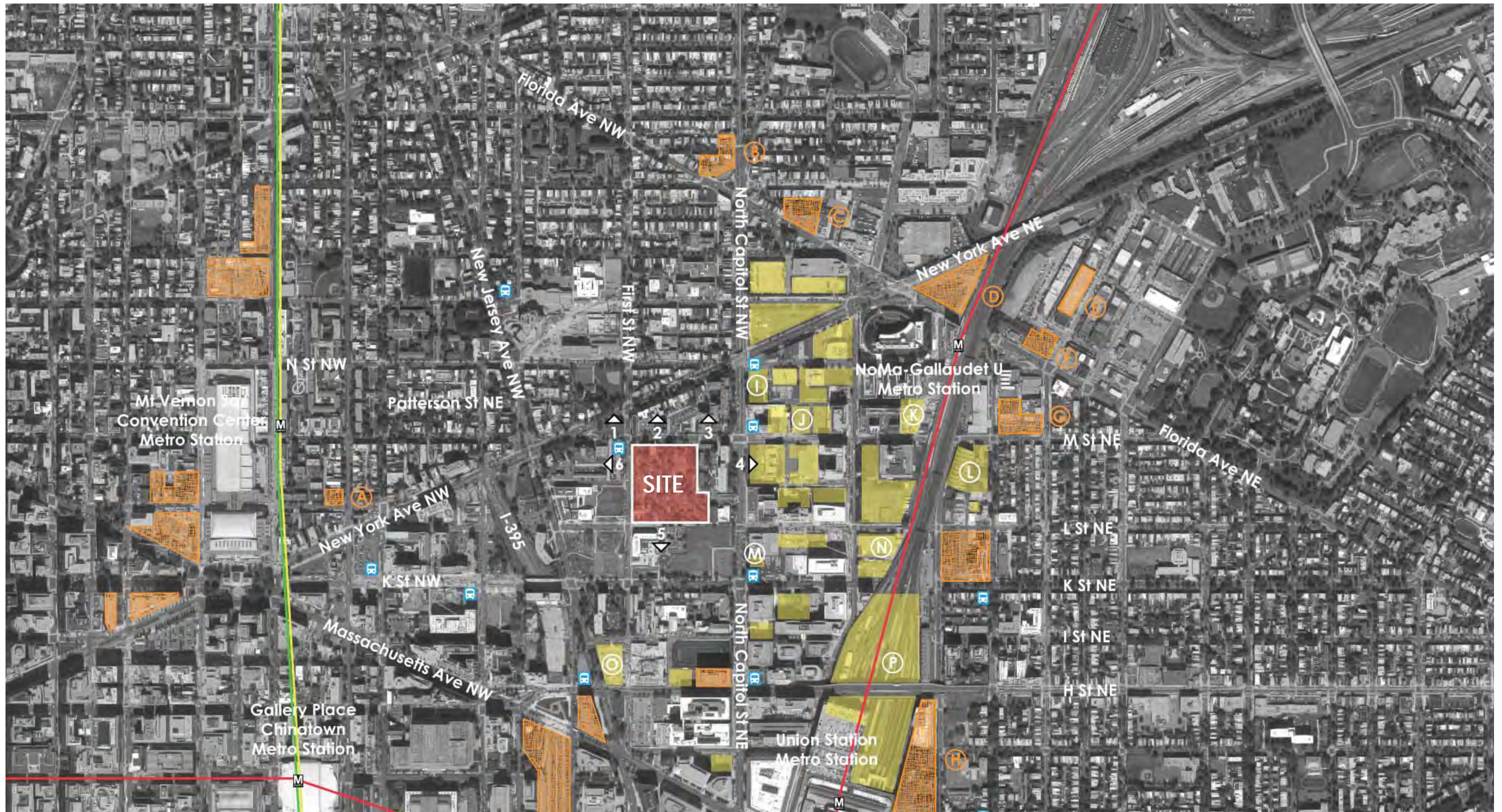
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- Site
- On The Boards
- Planned Unit Developments
- M DC Metro Stations (for Red, Green, Yellow lines)
- B Bus Stop
- Street Views





	South Parcel / Phase 1										Remarks
	Approved ZC Order No. 15-20				Proposed Modification ZC Case No. 15-20D			Green Space Approved ZC Order No. 15-20	Green Space Proposed Modification ZC Case No. 15-20D		
<b>Total Site Area</b>	111,472 (note 3)				134,072			12,583	6,241	6,367	
Pierce Street Area					22,616						
First Street Dedication Area					5,118						
<b>Total Site Area (excluding Pierce St &amp; First St Dedication)</b>					106,338			12,583	6,241	6,367	
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	
<b>Proposed FAR (excluding Pierce St &amp; Dedicated ROW)</b>					5.97			NA	NA	NA	
<b>Proposed Overall FAR (including Pierce Street)</b>											
	Buildings				Buildings			3A/ 3B	3A	3B	
	1A	1B	1C		1A (SW)	1B (SE)					
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'
<b>Proposed Building Height</b>	72.45'	78.0'	65.75'		95.79'	110' / 79.1'					
Gross Floor Area (note 1)				Subtotal			Subtotal	NA	NA	NA	Phase 1 GFA
Residential	184,775	194,900	92,910	472,585	155,708	366,070	521,778				Increase:
Retail											153,608
Retail / Prof Office											Phase 2 GFA
Amenity / Community / Lobby (not inc Penthouse)			8,315	8,315	11,339	22,026	33,365				Decrease:
<b>Total Gross Floor Area (GFA)</b>	<b>184,775</b>	<b>194,900</b>	<b>101,225</b>	<b>480,900</b>	<b>222,800</b>	<b>411,708</b>	<b>634,508</b>				-153,608
<b>Theoretical Lots</b>	<b>44,725</b>	<b>39,607</b>	<b>27,139</b>		<b>39,608</b>	<b>66,730</b>		12,583	6,241	6,367	
<b>Lot FAR</b>	<b>4.13</b>	<b>4.92</b>	<b>3.73</b>		<b>5.63</b>	<b>6.17</b>					
<b>Lot Occupancy</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>		<b>100%</b>	<b>100%</b>		NA	NA	NA	Complies
<b>Dwelling Units</b>	<b>176</b>	<b>182</b>	<b>63</b>	<b>421</b>	<b>214</b>	<b>339</b>	<b>553</b>	NA			Phase 1 Units Increase: 132 Phase 2 Units Decrease: -132
<b>Vehicular Parking</b>	Required			Proposed	Required		Proposed				Change is within flexibility granted by ZC Order 15-20
Residential (1 per 4 DU)	106			272	138		300				
Retail (>3,000 sf, 1 per 750 gsf)											
Retail / Prof Office Com (>3,000 sf, 1 per 750 gsf)	14										
Commercial / Community / Amenity (1 per 600 gsf)	120			272	138		300	NA	NA	NA	
<b>Total Vehicular Spaces</b>	<b>142</b>			<b>272</b>	<b>138</b>		<b>300</b>				
<b>Bicycle Parking</b>	Required			Proposed	Required		Proposed				Complies
Residential (1 per 3 DU)	141			183	184		210				
Retail (5% Req'd Parking Spaces)											
Retail / Prof Office Com (5% Req'd Parking Spaces)	1										
Commercial / Community / Amenity (5% Req'd Parking Spaces)	142			183	184		210	NA	NA	NA	
<b>Loading</b>	Required	Required	Required	Proposed	Required	Required	Proposed				See note 2 See note 2 See note 2
Residential Loading Berth	(1) 12'x55'	(1) 12'x55'	(1) 12'x55'	(3) 12'x30'	(1) 12'x55'	(1) 12'x55'	(2) 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				
Delivery Space	(1) 10'x20'	(1) 10'x20'	(1) 10'x20'	(3) 10'x20'	(1) 10'x20'	(1) 10'x20'	(2) 10'x20'				
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	

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'

	North Parcel / Phase 2						Remarks	Total			
	Approved ZC Order No. 15-20			Proposed Modification ZC Case No. 15-20D				Total Site Approved ZC Order No. 15-20		Total Site Proposed Modification ZC Case No. 15-20D	
<b>Total Site Area</b>	132,605 (note 3)			144,669				256,660		291,349	
Pierce Street Area				11,988						34,604	
First Street Dedication Area				8,053						13,171	
<b>Total Site Area (excluding Pierce St &amp; First St Dedication)</b>				124,628						<b>243,574</b>	
Max. FAR under C-3-C / PUD w/IZ	8.0			8.0							
Proposed FAR (excluding Pierce Street)	6.52							5.24			
<b>Proposed FAR (excluding Pierce St &amp; Dedicated ROW)</b>				5.71						5.52	
<b>Proposed Overall FAR (including Pierce Street)</b>								5.24		4.62	
	Buildings			Buildings							
	<b>2A/2B</b>	<b>2C/2D</b>		<b>2A/2B (NW)</b>	<b>2C/2D (NE)</b>						
Max Building Height Permitted Under ZR58	110 FT	110 FT		110 FT	110 FT						
<b>Proposed Building Height</b>	<b>110' / 91.0' / 62.5'</b>	<b>106.93'/97.43' / 68.93'</b>		<b>110' / 91.0' / 62.5'</b>	<b>106.93'/97.43' / 68.93'</b>						
Gross Floor Area (note 1)			<b>Subtotal</b>			<b>Subtotal</b>	Phase 1 GFA				
Residential	404,385	419,195	823,580	352,670	386,580	739,250	Increase:	1,296,165			1,261,028
Retail	11,900	11,325	23,225	19,100		19,100	153,608	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	32,092	Decrease:	8,315			65,457
<b>Total Gross Floor Area (GFA)</b>	<b>425,225</b>	<b>439,460</b>	<b>864,685</b>	<b>349,138</b>	<b>361,939</b>	<b>711,077</b>	-153,608	<b>1,345,585</b>			<b>1,345,585</b>
<b>Theoretical Lots</b>	<b>65,395 (note 8)</b>	<b>62,261</b>	<b>62,261</b>	<b>62,314</b>	<b>62,314</b>			<b>251,710</b>			<b>243,574</b>
<b>Lot FAR</b>	<b>6.50</b>	<b>7.06</b>		<b>5.60</b>	<b>5.81</b>						
<b>Lot Occupancy</b>	<b>100%</b>	<b>100%</b>		<b>100%</b>	<b>100%</b>		Complies				
<b>Dwelling Units</b>	<b>348</b>	<b>362</b>	<b>710</b>	<b>283</b>	<b>295</b>	<b>578</b>	Phase 1 Units Increase: 132  Phase 2 Units Decrease: -132	<b>1,131</b>			<b>1,131</b>
<b>Vehicular Parking</b>	Required		Proposed	Required		Proposed	Change is within flexibility granted by ZC Order 15-20	Required	Proposed	Required	Proposed
Residential (1 per 4 DU)	178		474	145		425		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)								14			
<b>Total Vehicular Spaces</b>	<b>225</b>		<b>474</b>	<b>225</b>		<b>446</b>	<b>345</b>	<b>746</b>	<b>363</b>	<b>746</b>	
<b>Bicycle Parking</b>	Required		Proposed	Required		Proposed	Complies	Required	Proposed	Required	Proposed
Residential (1 per 3 DU)	237		270	193		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)								1			
<b>Total Bicycle Spaces</b>	<b>240</b>		<b>270</b>	<b>194</b>		<b>243</b>	<b>382</b>	<b>453</b>	<b>378</b>	<b>453</b>	
<b>Loading</b>	Required	Required	Proposed	Required	Required	Proposed	See note 2	Required	Proposed	Required	Proposed
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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- \* The existing ROW for L Street is 40' wide; DDOT proposes a ROW of 90'