



TERRACE MANOR
3301 23RD STREET SE, WASHINGTON DC

A PLANNED UNIT DEVELOPMENT
PRE-HEARING SUBMISSION
19 JUNE 2020

OWNER
TERRACE MANOR REDEVELOPMENT LP

LAND USE COUNSEL
GOULSTON&STORRS

ARCHITECT
STOIBER+ASSOCIATES, PC

**CIVIL ENGINEER +
LANDSCAPE ARCHITECT**
CHRISTOPHER CONSULTANTS

ZONING AND PLANNING ANALYSIS

- 1-1 ZONING DATA AND MAP
- 1-2 GROSS FLOOR AREA / FAR CALCULATIONS
- 1-3 COMPREHENSIVE PLAN - FUTURE LAND USE MAP
- 1-4 FAR SOUTHEAST AND SOUTHWEST AREA ELEMENTS
- 1-5 IZ UNIT SET-ASIDE

EXISTING SITE CONTEXT AND PROPOSED CONCEPTS

- 2-1 AERIAL VIEW AND SITE CONTEXT
- 2-2 COMMUNITY AMENITY WALKING MAP
- 2-3 SITE CIRCULATION DIAGRAM
- 2-4 SITE CONTEXT PHOTOGRAPHS
- 2-5 SITE CONTEXT PHOTOGRAPHS
- 2-6 SITE CONTEXT PHOTOGRAPHS
- 2-7 SITE CONTEXT PHOTOGRAPHS
- 2-8 SITE CONTEXT PHOTOGRAPHS
- 2-9 PROPOSED STRIP SITE ELEVATIONS
- 2-10 PROPOSED STRIP SITE ELEVATIONS
- 2-11 EXISTING HEIGHT AND AREA CONTEXT
- 2-12 SHADOW STUDIES
- 2-13 PERSPECTIVE
- 2-14 PERSPECTIVE
- 2-15 PERSPECTIVE
- 2-16 PERSPECTIVE
- 2-17 PERSPECTIVE

ARCHITECTURAL PLANS

- 3-1 SITE PLAN
- 3-2 P-1 PARKING AND LOADING LEVEL PLAN
- 3-3 LEVEL 1 PLAN
- 3-4 LEVELS 2 AND 3 (TYPICAL) PLAN
- 3-5 LEVEL 4 PLAN
- 3-6 PENTHOUSE PLAN
- 3-7 BUILDING ELEVATIONS
- 3-8 BUILDING ELEVATIONS
- 3-9 FACADE AND MATERIAL DETAILS
- 3-10 BUILDING SECTIONS
- 3-11 BUILDING SECTIONS
- 3-12 LEED SCORECARD
- 3-13 LOADING AND GARAGE ENTRANCE

LANDSCAPE PLANS

- 4-1 GROUND LEVEL PLAN
- 4-2 LANDSCAPE DETAILS
- 4-3 GAR SCORECARD
- 4-4 CONCEPTUAL PLANT MIX
- 4-5 CONCEPTUAL PLANT MIX

CIVIL PLANS

- 5-1 COVER SHEET
- 5-2 EXISTING CONDITIONS / DEMOLITION PLAN
- 5-3 SITE AND UTILITY PLAN
- 5-4 GRADING PLAN
- 5-5 PUBLIC SPACE PLAN
- 5-6 STORMWATER MANAGEMENT PLAN AND NARRATIVE
- 5-7 EROSION AND SEDIMENT CONTROL PLAN
- 5-8 EROSION AND SEDIMENT CONTROL DETAILS

GENERAL INFORMATION

SQUARE 5894
 LOT(S) 63 (Subdivision recorded 9/13/2018)
 WARD 8
 ANC / SMD 8E/8E03
 ZONING DISTRICT RA-1
 HISTORIC DISTRICT N/A
 LOT AREA 100,265 SF (2.3 Acres) Per Land Records

ZONING DATA AND MAP

DEVELOPMENT STANDARDS

	RA-1: EXISTING	RA-1 (PUD)	PROPOSED
F.A.R	1.08 (with IZ)	1.296 (with IZ)	1.296
MAX GFA (Zoning)	108,286	129,943	129,925
LOT OCCUPANCY	40%	SAME AS MATTER OF RIGHT	32.5%
BUILDING HEIGHT	40'-0" 3 STORIES	60'-0" No limit on stories	47'-7" 4 Stories
PENTHOUSE AREA	1/3 of total roof area for mechanical space and habitable space permitted only for rooftop deck ancillary space	SAME AS MATTER OF RIGHT	1/9 of total roof area for mechanical space. No habitable space, nor rooftop deck
PENTHOUSE HEIGHT	12'-0" (1 story)	15'-0" (2 stories) for mechanical, or 12'-0" (1 story) for habitable	10'-0" (1 story), all mechanical
PENTHOUSE SETBACK	1:1 ratio	SAME AS MATTER OF RIGHT	≥ 1:1 ratio
REAR YARD	20'-0"	SAME AS MATTER OF RIGHT	33'-8"
SIDE YARD	8'	SAME AS MATTER OF RIGHT	25'-6"
FRONT YARD	None required; 15' BRL	SAME AS MATTER OF RIGHT	15' BRL
COURTS	None required; 2.5-in per ft of height with 6'-0" min for open and 12'-0" min for closed	SAME AS MATTER OF RIGHT	None proposed
OFF STREET PARKING	21	SAME AS MATTER OF RIGHT	52
LONG-TERM BIKE PARKING	43	SAME AS MATTER OF RIGHT	44
SHORT-TERM BIKE PARKING	7	SAME AS MATTER OF RIGHT	7
LOADING	1 Berth @ 30'-0" deep 1 Platform @ 100 SF 1 Service/delivery @ 20'-0" deep	SAME AS MATTER OF RIGHT	1 Berth @ 30'-0" deep 1 Platform @ 100 SF 1 Service/delivery @ 20'-0" deep
G.A.R.	0.4	SAME AS MATTER OF RIGHT	0.505
INCLUSIONARY ZONING	Does not apply, per Sub C 1001.6(a)	SAME AS MATTER OF RIGHT	Project subject to DHCD affordability requirements: 100% of units affordable with a maximum blended

NOTES

Calculated as total construction GSF, less cellar (Perimeter-wall method, per Sub B 304.4), less basement parking area with ≥ 50% unenclosed wall area (Sub F 201.1), and less 2% for vent shafts and pipe chase shafts above ground floor.

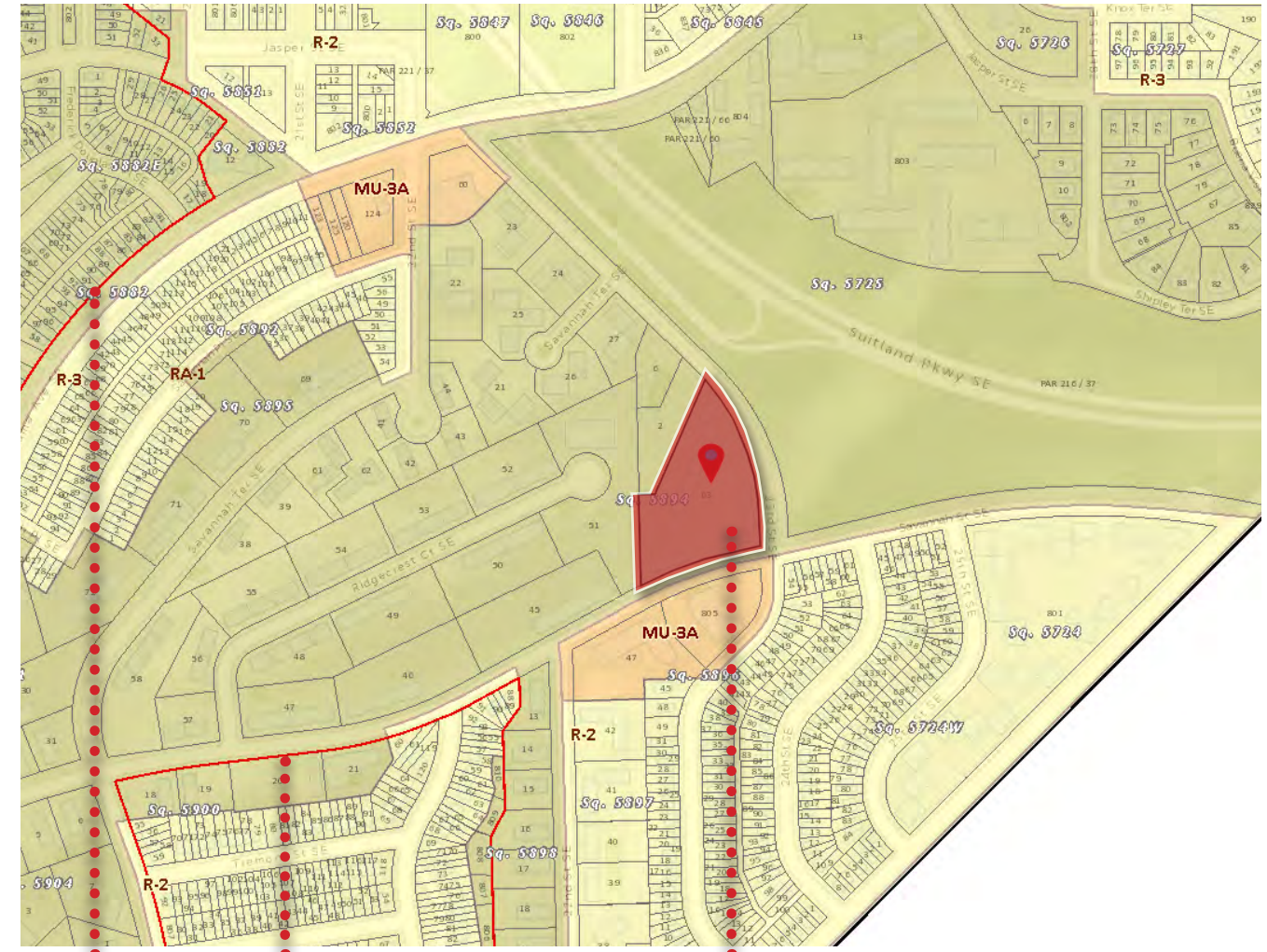
BHMP = 202'-1" (Existing Grade). Top of Flat Roof = 249'-8"

BRL along both 23rd and Savannah Streets

(130 dwelling units - 4)/3 = 42. A 50% reduction for 32 Metrobus line access would also apply. Proposed 52 is less than 2x the base minimum required under Sub C 701.5
 130 dwelling units/3 = 43.3; Space includes bike repair area
 130 dwelling units/20 = 6.5

See Landscape Architecture and Civil Drawings

Not Type I Construction - Per Sub C 1003.1: 10% of GFA or 75% of bonus density plus 10% penthouse habitable space.



PUD 01-18 PUD 97-10

SUBJECT PROPERTY
 SQUARE 5894
 LOT 63

TOTAL LAND AREA
 100,265 SF

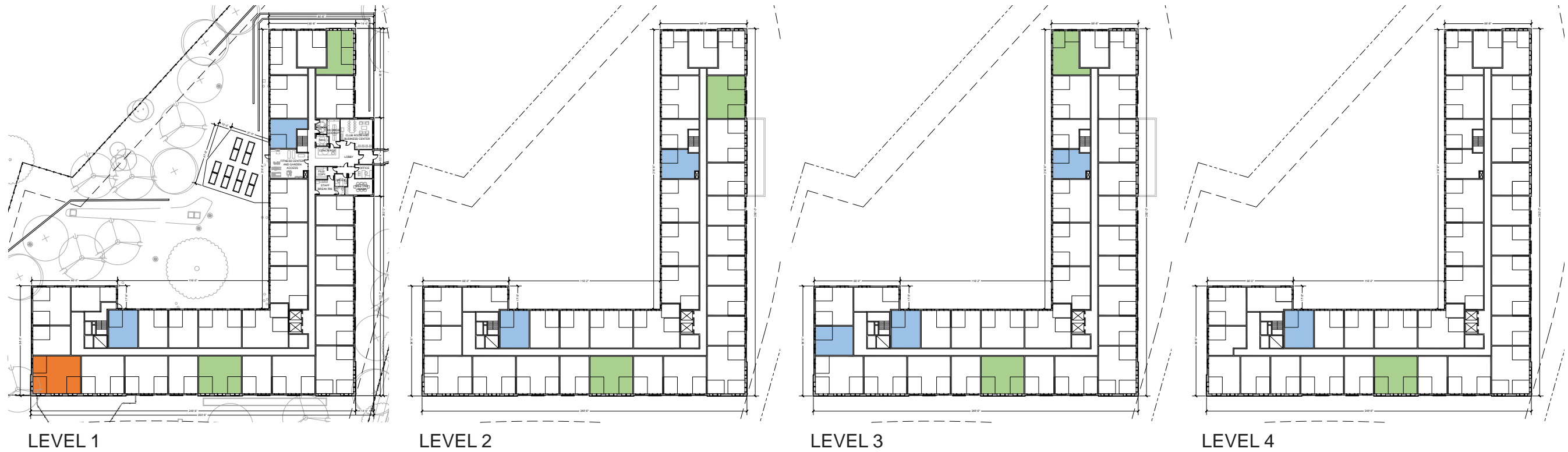
ZONING
 RA-1

32.5% LOT OCCUPANCY

1.296 FAR

Unit Types	1-BEDROOM 1-BATH							2-BEDROOM 2 BATH				3-BEDROOM 2-BATH		TOTALS	TOTAL ZONING GROSS FLOOR AREA ***	TOTAL CONSTRUCTION GROSS FLOOR AREA
	1A (SOME ANSIA)	1B	1C	1D	1E	1F	1G	2A (SOME ANSIA)	2B	2C	2D	3A	3B			
Net SF *	659	583	628	673	704	704	581	946	886	867	847	1,093	1,116			
Gross SF **	726	653	699	741	774	774	649	1,029	974	971	925	1,212	1,201			
Penthouse Level 4	13	1	1	1	1		1	9	1	2	1	1	1	0	0	3,700
Penthouse Level 3	12	1	1	1	1			10	1	2	1	2	1	33	31,091	31,725
Penthouse Level 2	12	1	1	1	1			10	1	2	1	2	1	33	31,091	31,725
Penthouse Level 1	11	1		1	1	1		9	1	2	1	2	1	31	28,504	32,610
Parking Level															8,149	26,287
Subtotal Units	48	4	3	4	4	1	1	38	4	8	4	7	4	130		
Subtotal NSF *	31,632	2,332	1,884	2,692	2,816	704	581	35,948	3,544	6,936	3,388	7,651	4,464	104,572		
Subtotal GSF **	34,848	2,612	2,097	2,964	3,096	774	649	39,102	3,896	7,768	3,700	8,484	4,804	114,794	129,925	157,772
Total Units	65							54				11		130	100,265	LOT AREA
Total Avg Unit NSF *	42,641							49,816				12,115		104,572	90,239	GFA ALLOWED - 0.9 FAR
Total Avg Unit GSF **	47,040							54,466				13,288		114,794	108,286	GFA+IZ BONUS - 1.08 FAR
Units as a Percentage of Building Total	50.0%							41.5%				8.5%		100%		

- KEY**
- IZ 1-BR UNIT
 - IZ 2-BR UNIT
 - IZ 3-BR UNIT



Unit Types	1-BEDROOM 1-BATH							2-BEDROOM 2 BATH				3-BEDROOM 2-BATH		TOTALS	TOTAL ZONING GROSS FLOOR AREA ***	TOTAL CONSTRUCTION GROSS FLOOR AREA
	1A (SOME ANSIA)	1B	1C	1D	1E	1F	1G	2A (SOME ANSIA)	2B	2C	2D	3A	3B			
Net SF *	659	583	628	673	704	704	581	946	886	867	847	1,093	1,116			
Gross SF **	726	653	699	741	774	774	649	1,029	974	971	925	1,212	1,201			
Penthouse																
Level 4	1							1						0	0	3,700
Level 3	2			1				1		1				2	31,091	31,725
Level 2	1							2						5	31,091	31,725
Level 1	1				1			1		1			1	4	31,091	31,725
Parking Level														5	28,504	32,610
Subtotal Units	5	0	0	2	1	0	0	5	0	2	0	1	0	16	8,149	26,287
Subtotal NSF *	3,295	0	0	1,346	704	0	0	4,730	0	1,734	0	1,093	0	12,902		
Subtotal GSF **	3,630	0	0	1,482	774	0	0	5,145	0	1,942	0	1,212	0	14,185	129,925	157,772
Total Units	3							7				1		16	100,265	LOT AREA
Total Avg Unit NSF *	5,345							6,668				1,093		12,902	90,239	GFA ALLOWED - 0.9 FAR
Total Avg Unit GSF **	5,886							7,336				1,212		14,185	108,286	GFA+IZ BONUS - 1.08 FAR
Units as a Percentage of Building Total	50.0%							43.8%				6.3%		100%		

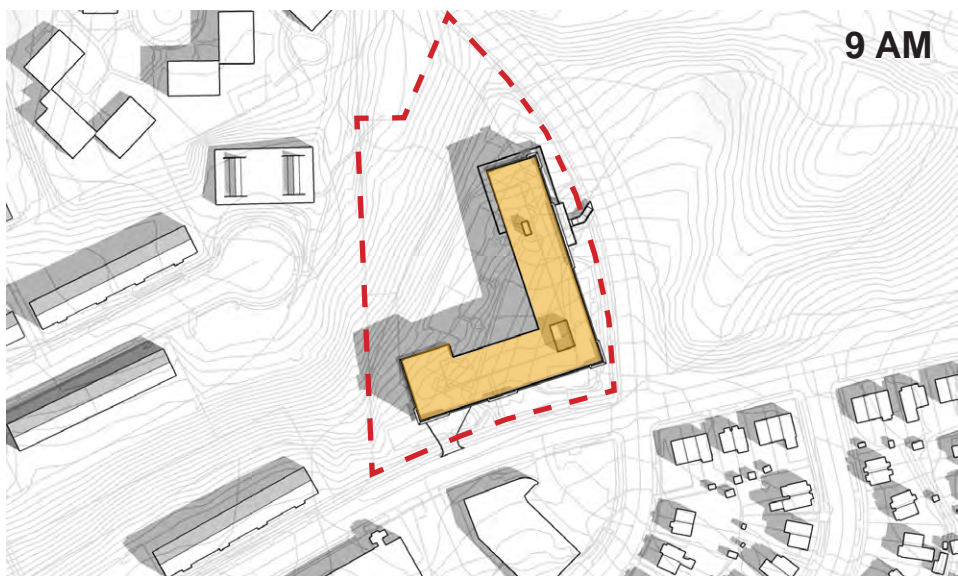
32.5% LOT OCCUPANCY

1.296 FAR

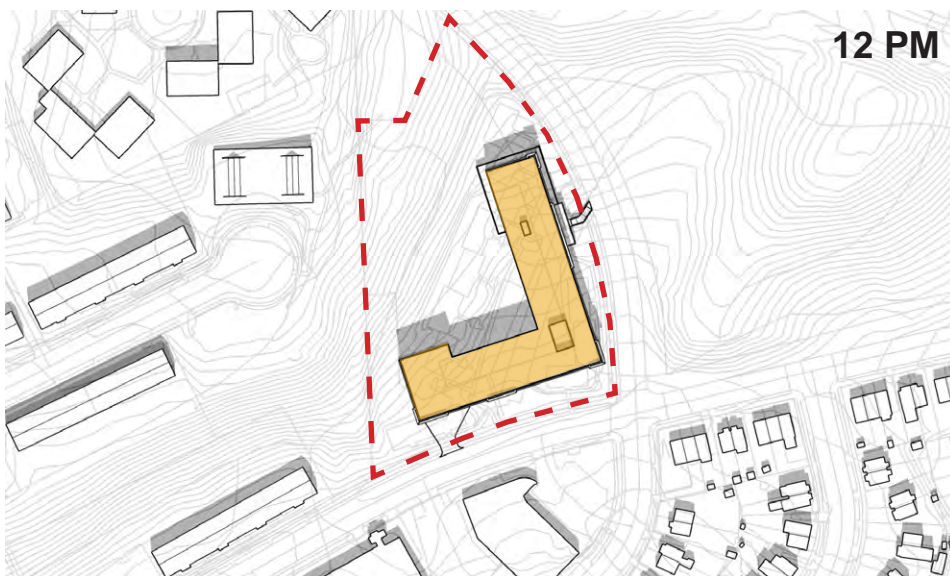
* Net SF = Inside face of drywall usable by an individual dwelling unit
 ** Gross SF = Exterior face of exterior wall, centerline of demising walls, and public face of hallway drywall
 *** Zoning GFA = Total Construction Gross SF less cellar (measured by perimeter wall method), less vent shafts and pipe chase shafts above ground floor.

IZ SET-ASIDE	
13,536	75% OF BONUS DENSITY (EXCLUDING 20% PUD BONUS)
12,779	10% TOTAL RESIDENTIAL GFA

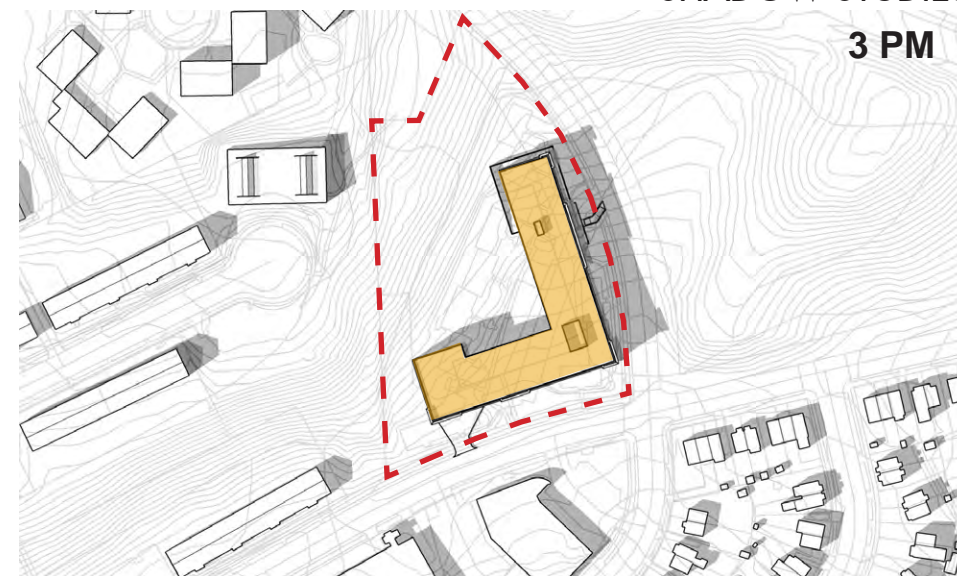
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AND
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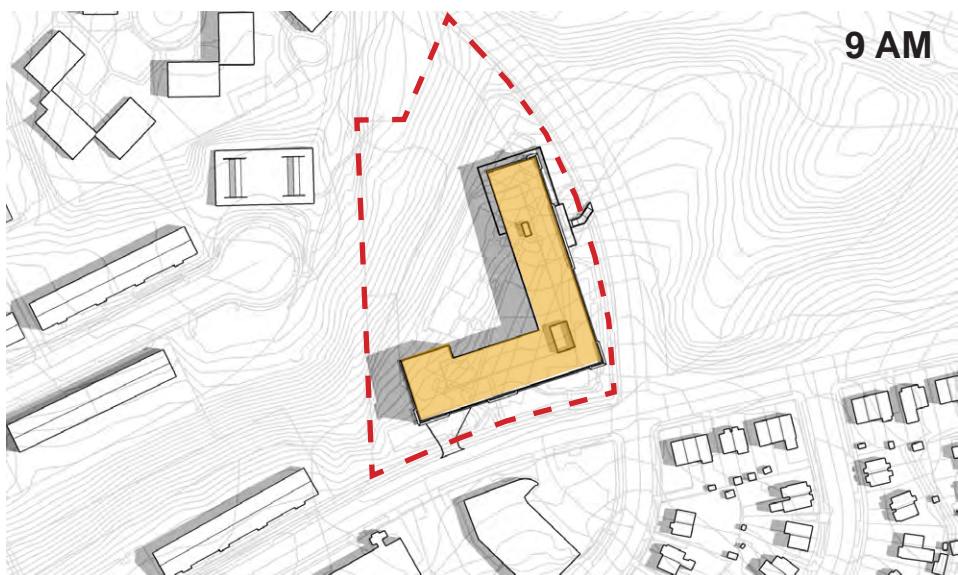


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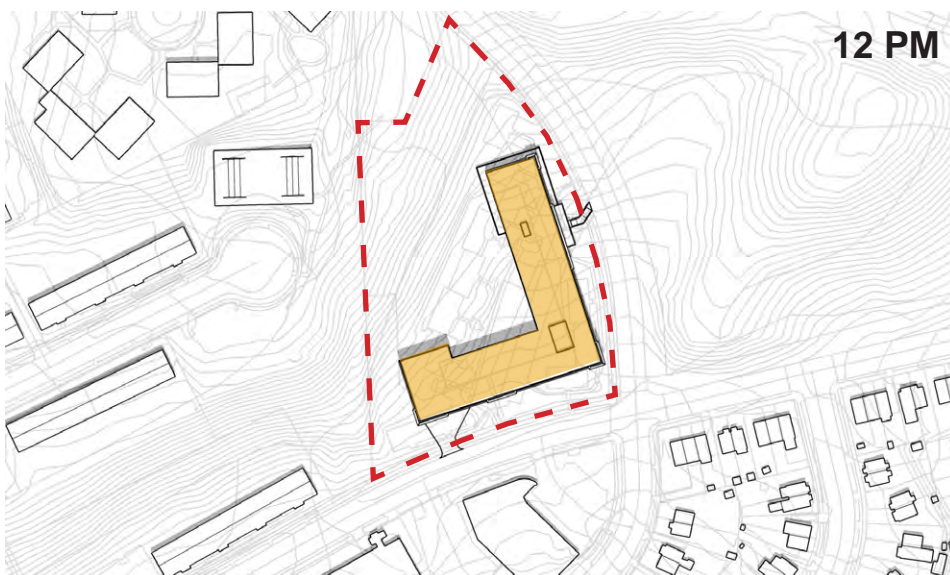


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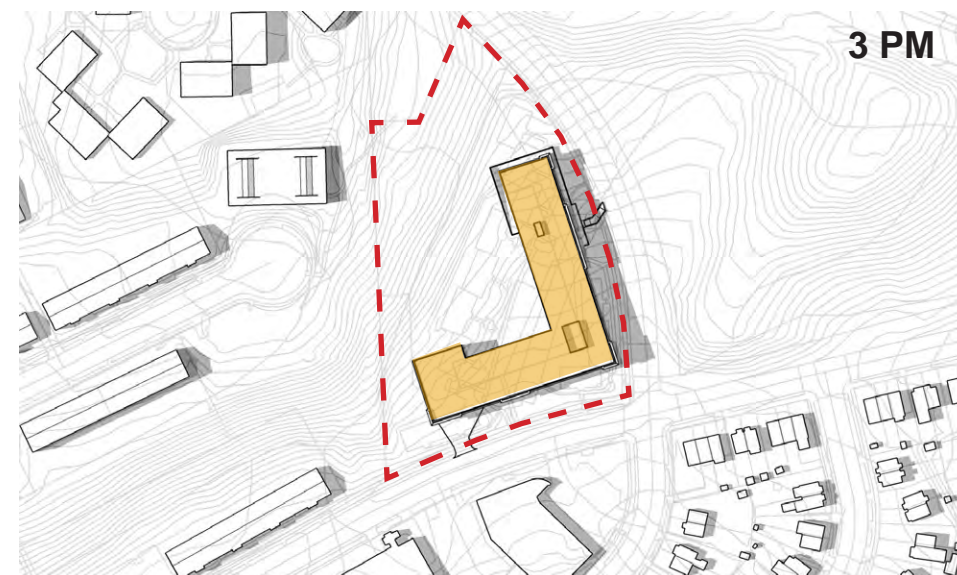
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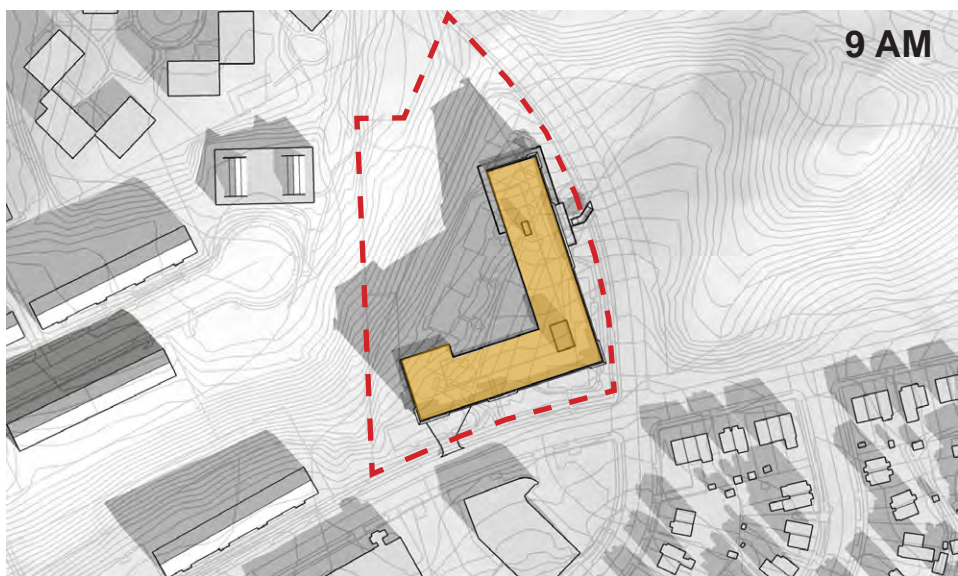


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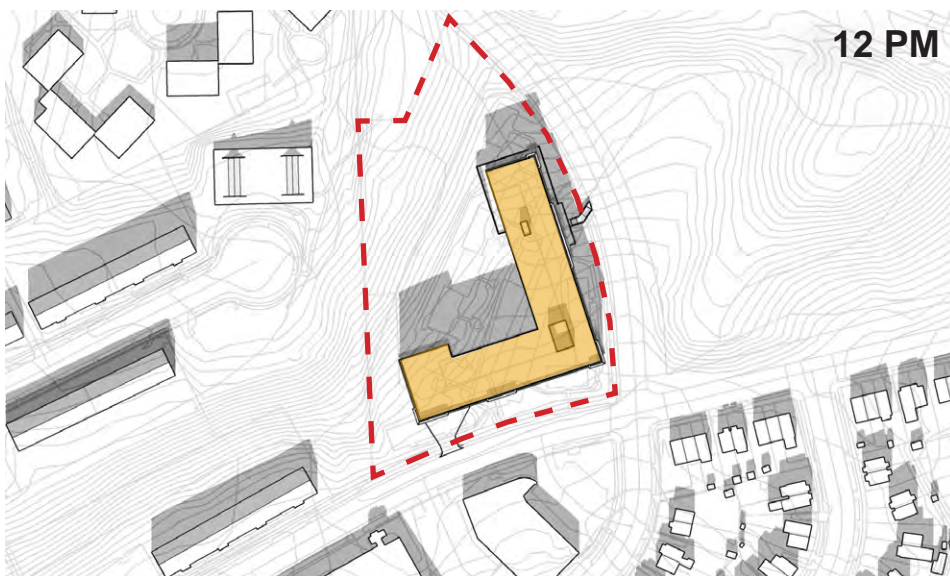


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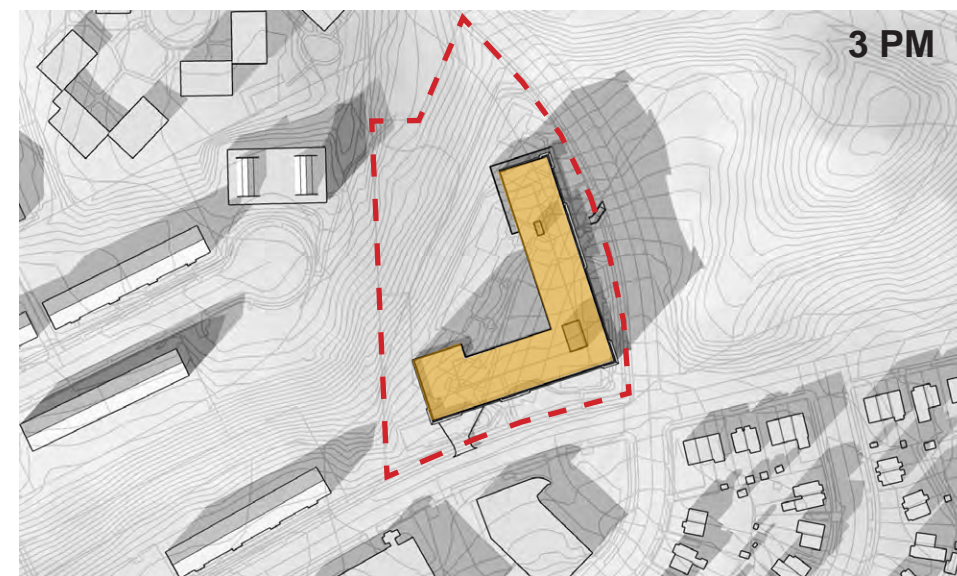
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