

2419 25th & Wagner St. SE		Current Zoning: R-3	4/17/2020
Square: 5740	Lot: 337	Lot Area: 19,601 sf (0.45Acres)	
Allowable	Allowable/Required by Proposed Zoning (RA-2)	Provided	
FAR	1.8 by right plus 20% IZ bonus 1.8*(1+.2)=2.16 plus 20% PUD bonus 2.16*(1+.2)=2.59 Total 2.59	2.59 Total	
		Gross Floor Area by Level	Res SF
		Basement 6,406	10,169
		1st 10,097	10,097
		2nd 10,306	10,317
		3rd 10,306	10,317
		4th 8,876	8,876
		5th 4,742	4,742
		Total Building GFA 50,733 gfa	54,518
Roof Structures	.39 increase in FAR per C-1501.3(c)	N/A	
Penthouse	One continuous structure 1:1 Setback	Provided as required, see A04	
Lot Occupancy	60% at lowest residential uses 19,601 x 0.6= 11,760 sf	53% 10,306 sf	
Building Height	50 feet (60 feet PUD) stories-no limit	55'-0" measured at existing grade at the mid-point of the building façade of the principal building that is closest to a street lot line 5 stories plus Basement	
Dwelling Units	NA	67 units	
Rear Yard	15 ft minimum; 4in/ft of principal building height	18' required (55' x 4" =18' required) 43'-8" average depth provided	
Side Yard	None required; If provided no less than 4 ft	10'-0" min provided	
Courtyards	Open: Min. Width: 4" per ft of height not < 10' Closed: Area: Twice square of req'd width not < 350 sf (res) Min. Width: 4" per ft of height not < 15'	N/A N/A	
Green Area Ratio (GAR)	Required GAR score: 0.40	0.4 Provided	
Parking Requirement			
Residential	1 per 6 dwelling units of publicly assisted housing, reserved for elderly and/ or handicapped and 50% reduction due to within 0.25 mile of one of the priority corridor network metrobus routes 67 units/ 6= 11 Max. 50% reduction due to 0.25 mile radius 11 x .5 = 5.5 1 car share space 1 space = 3 spaces (per section 708) Min. 50% of parking spaces must be full size 5.0 x .5 = 2.5	7 Residential Spaces Provided (4 standard & 1 car share) 1 Car share space provided 5 Full size spaces provided (including car share)	
Bicycles	Long-term parking: 1 space per 3 residential units Short-term parking: 1 space per 20 dwelling units	22 long term bicycle parking provided 3 short term bicycle parking provided	
Loading			
Residential	1 loading berth @ 12' x 30' 1 platform @ 100 sf 1 service space @ 20' deep	Loading Berth not provided - relief requested Platform not provided - relief requested 1 provided at 20 feet deep	
Driveway width			
Residential	Required 20 feet wide per Sub. C Sec. 711.6	12 feet provided - relief requested	

2419 25th & Wagner Street, SE
Affordable Housing Chart
April, 17th 2020

Residential Unit Type	Floor Area/ % of Total*	Units	Income Type	Affordable Control Period	Affordable Unit Type
Total	54,518/ 100%	67			
Affordable Non-IZ	100%	67	60% of AMI	40 years	Rental
Long Term IZ**	6321/12%	8	60% of AMI	Life of the Project	Rental

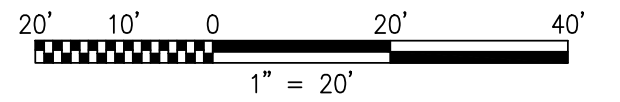
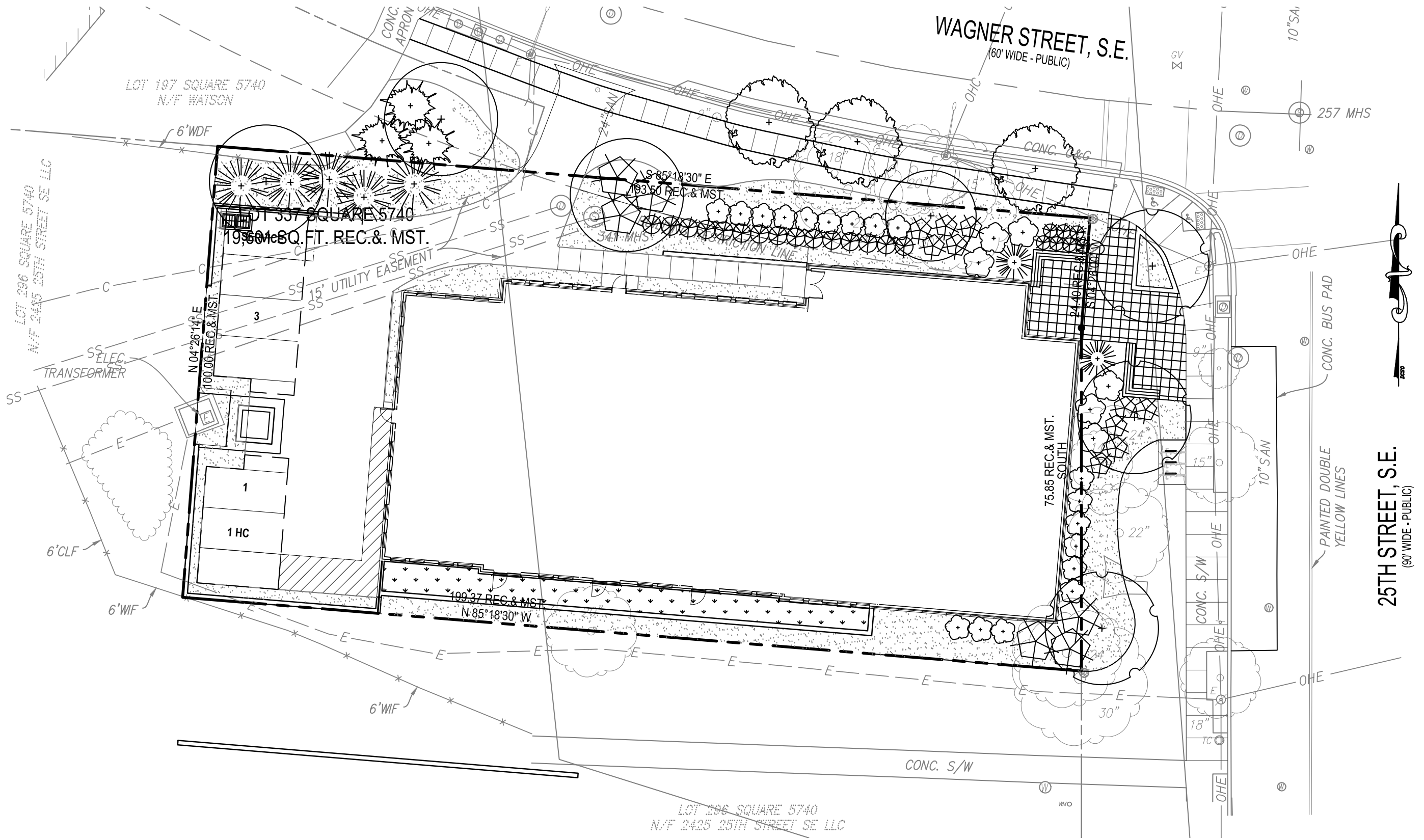
2.59 x 19,601 = 50,766 sf
2.19 x 19,601 = 42,338 sf
Bonus Density = 8,428 sf x 75% = 6,321 sf of IZ required

- * Refers to the residential gross square footage, but the square footage may be adjusted to subtract the building core factor.
- ** Once the affordability period has expired, these units will be Inclusionary Zoning units instead of Affordable Non-IZ units.
- *** Residential GFA includes cellar area and projections area

UNIT MIX	
Room Name	Unit Sizes
0B	
0B	445 - 480 sf
0B: 6	9%
1B	
1B	550-660 sf
1B: 58	87%
2B	
2B	720-730 sf
2B: 3	4%

Grand total: 67

Note: The final number of units and the unit mix may vary within 10% of the numbers indicated on the plans.



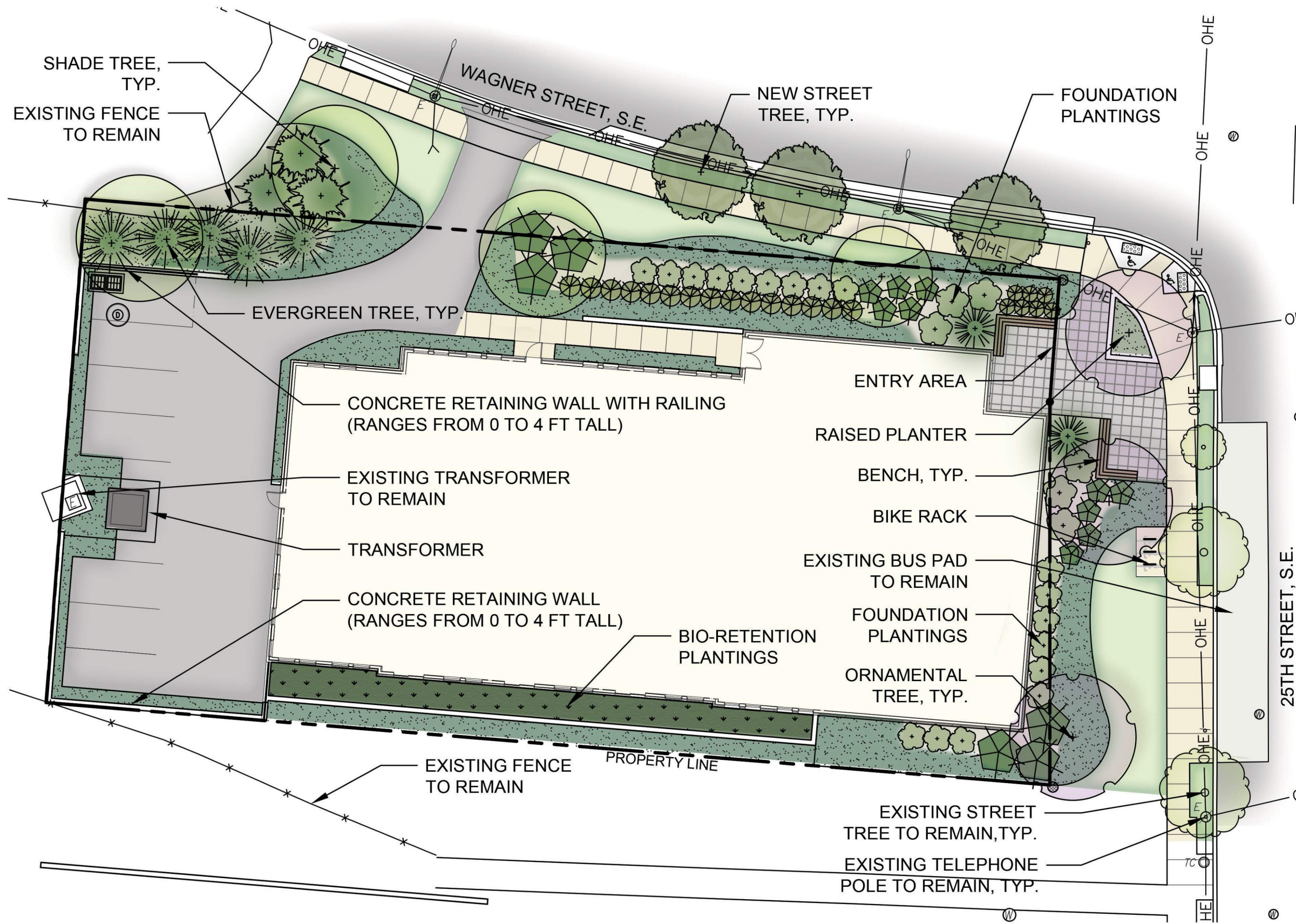
June 10, 2020

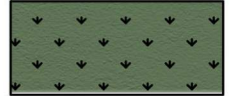
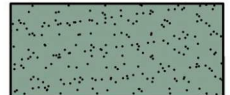
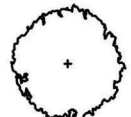
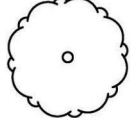
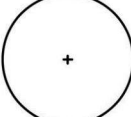
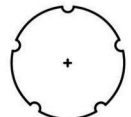
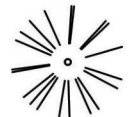
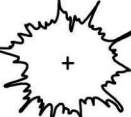
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Site Plan
25TH & WAGNER STREET, SE

C03



- LEGEND**
-  BIORETENTION
 -  GROUNDCOVER
 -  SMALL STREET TREE
 -  EXISTING STREET TREE
 -  SHADE TREE
 -  ORNAMENTAL TREE
 -  EVERGREEN TREE
 -  EVERGREEN TREE

NOTES:
 1. FINAL PUBLIC SPACE DESIGN SUBJECT TO DDOT PUBLIC SPACE APPROVAL PROCESS
 2. SEE L07 FOR REPRESENTATION FOR TYPES OF PLANTS TO BE USED.

