



**TORTI
GALLAS
URBAN**

October 15, 2020

2419 25TH ST., SE WASHINGTON , DC 20020

PUD AND ZONING MAP AMENDMENT APPLICATION



ISSUED:

SQUARE OF SITE: 5740

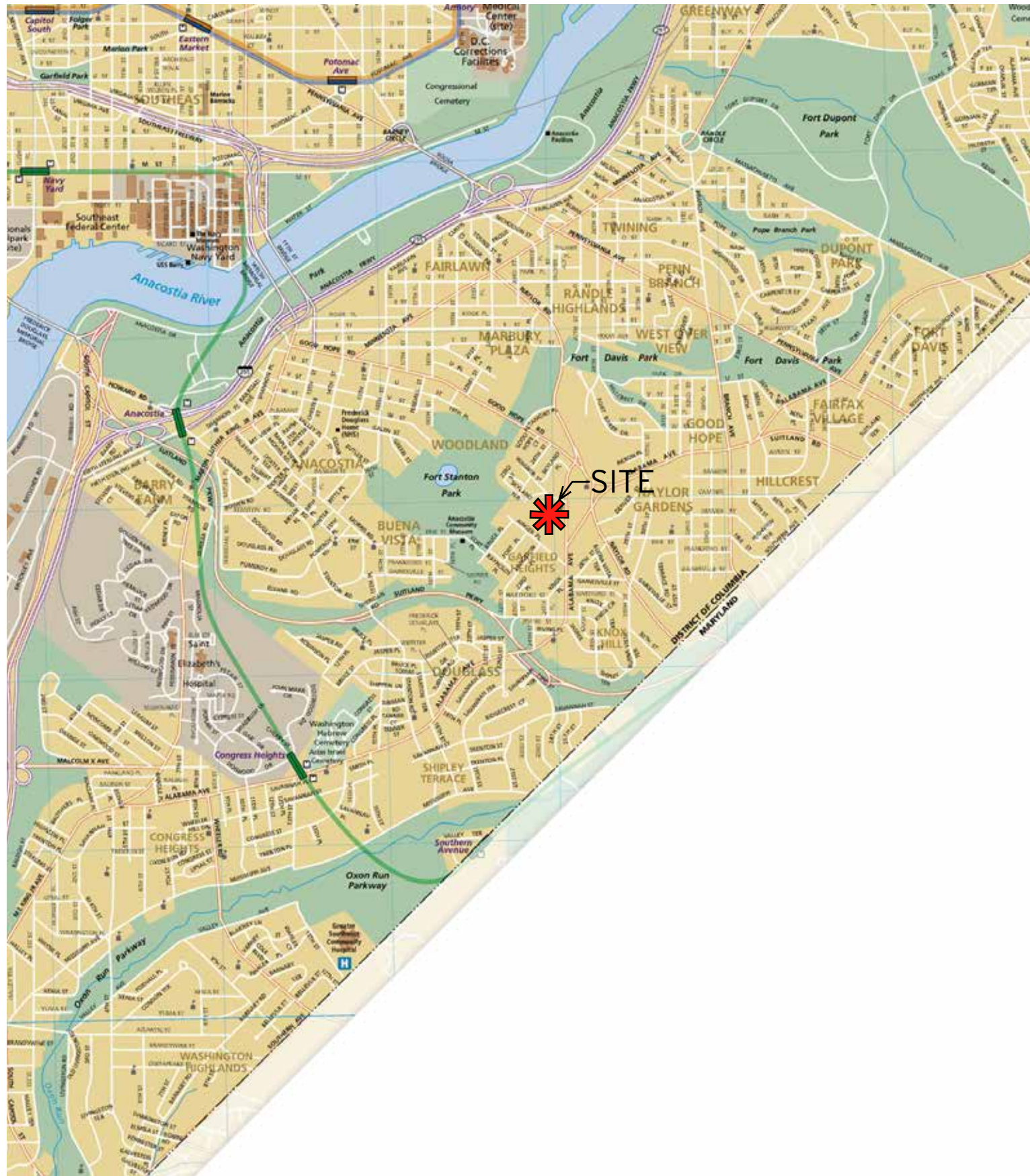
LOT NUMBER: 337

APPLICATION **ZONING COMMISSION** APRIL 17, 2020
District of Columbia

PRE HEARING SUBMISSION **CASE NO. 20-09** SEPTEMBER 4, 2020

POST HEARING SUBMISSION **EXHIBIT NO. 30A1** OCTOBER 15, 2020

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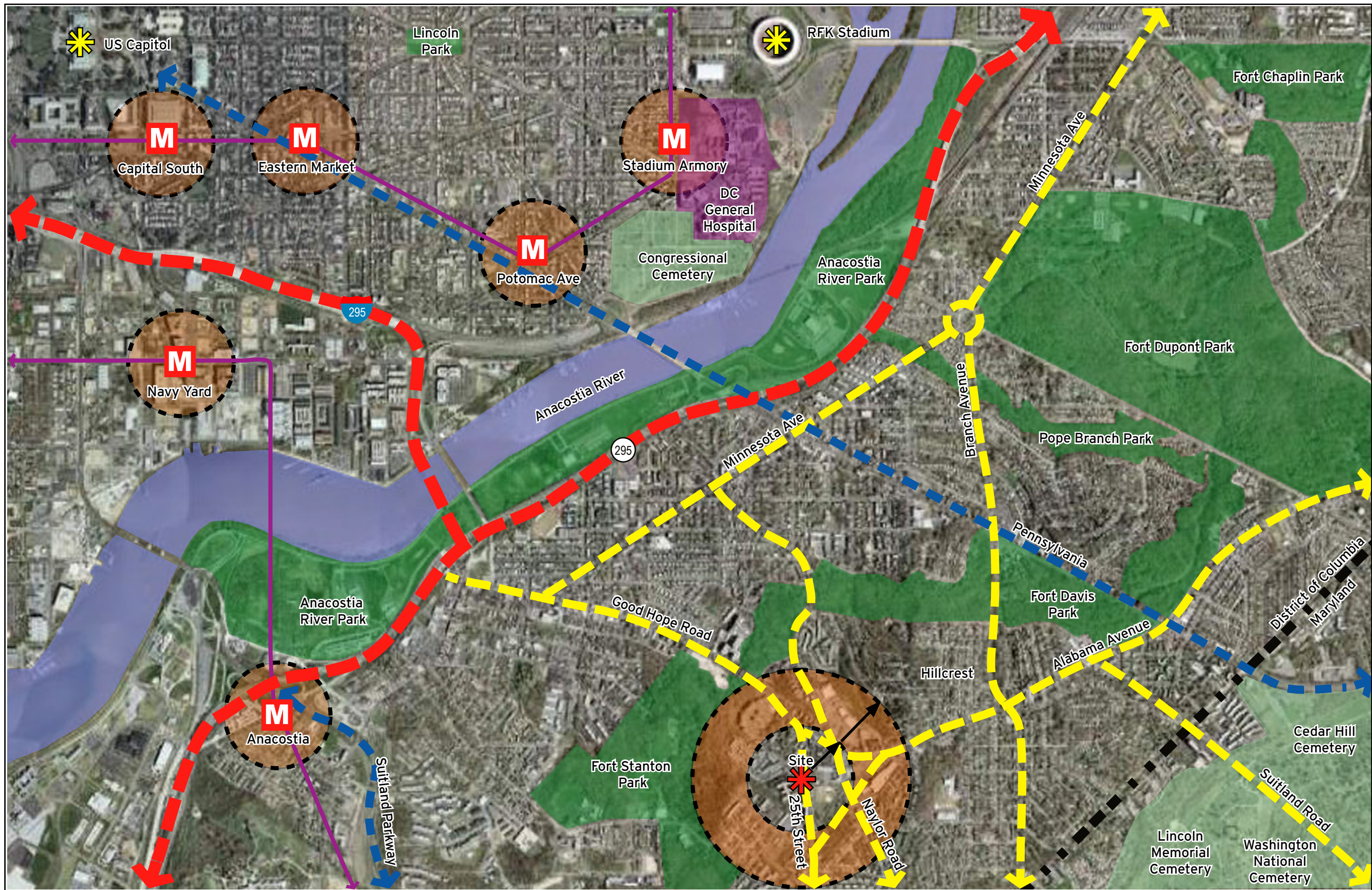
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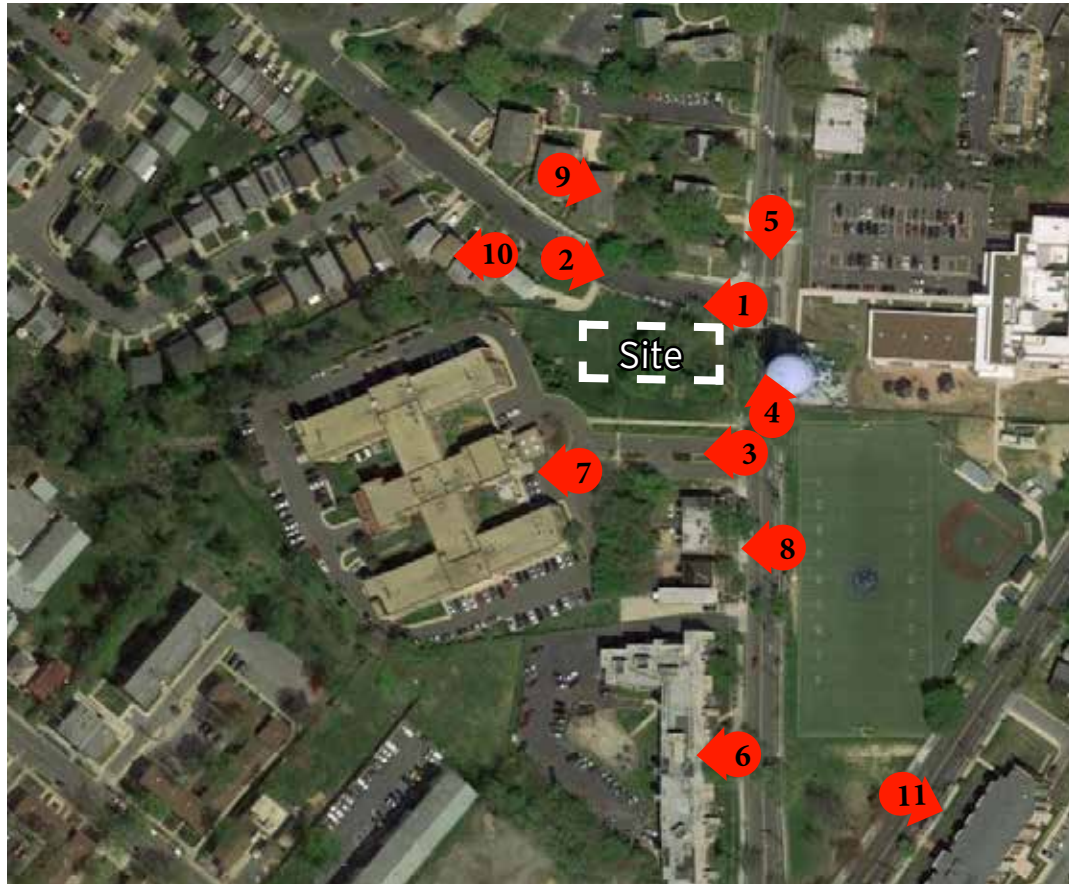


LEGEND

- Points of Interest
- Site
- Primary
- Secondary
- Tertiary
- Rail
- Metro
- 5-minute Walk
- 10-minute Walk
- Green Areas
- Cemeteries
- Hospitals









View north up 25th st SE - Hillcrest House Apartments



View of Transitional Care Center Capitol City



View south down 25th st SE of adjacent homes



View east up Wagner St SE - Homes on the Left hand side



View west down Wagner St SE of Townhomes

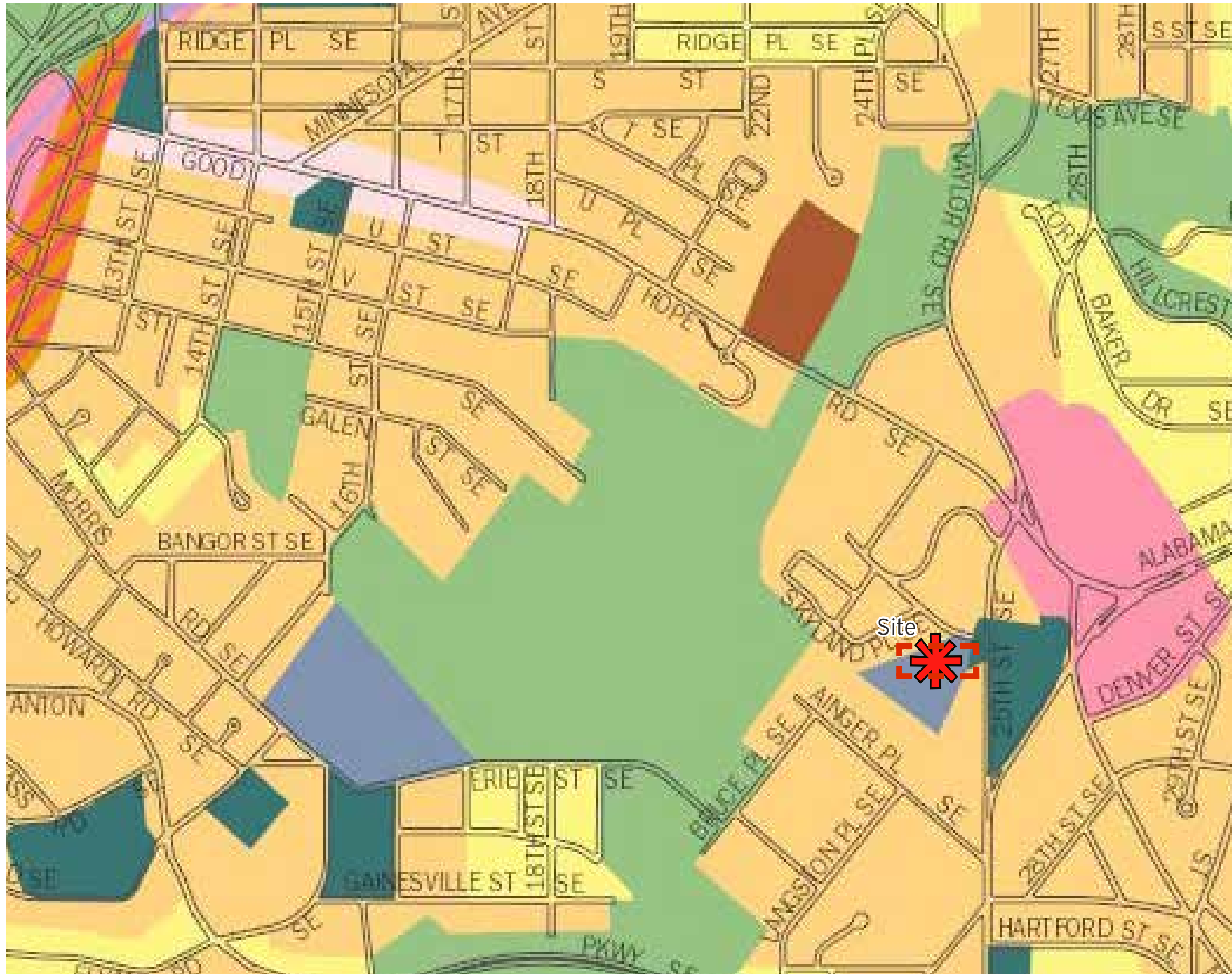


View North up Alabama Ave SE - Roundtree Residences

October 15, 2020

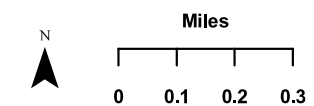
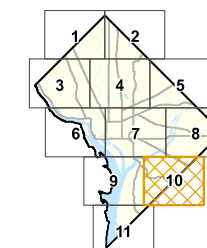
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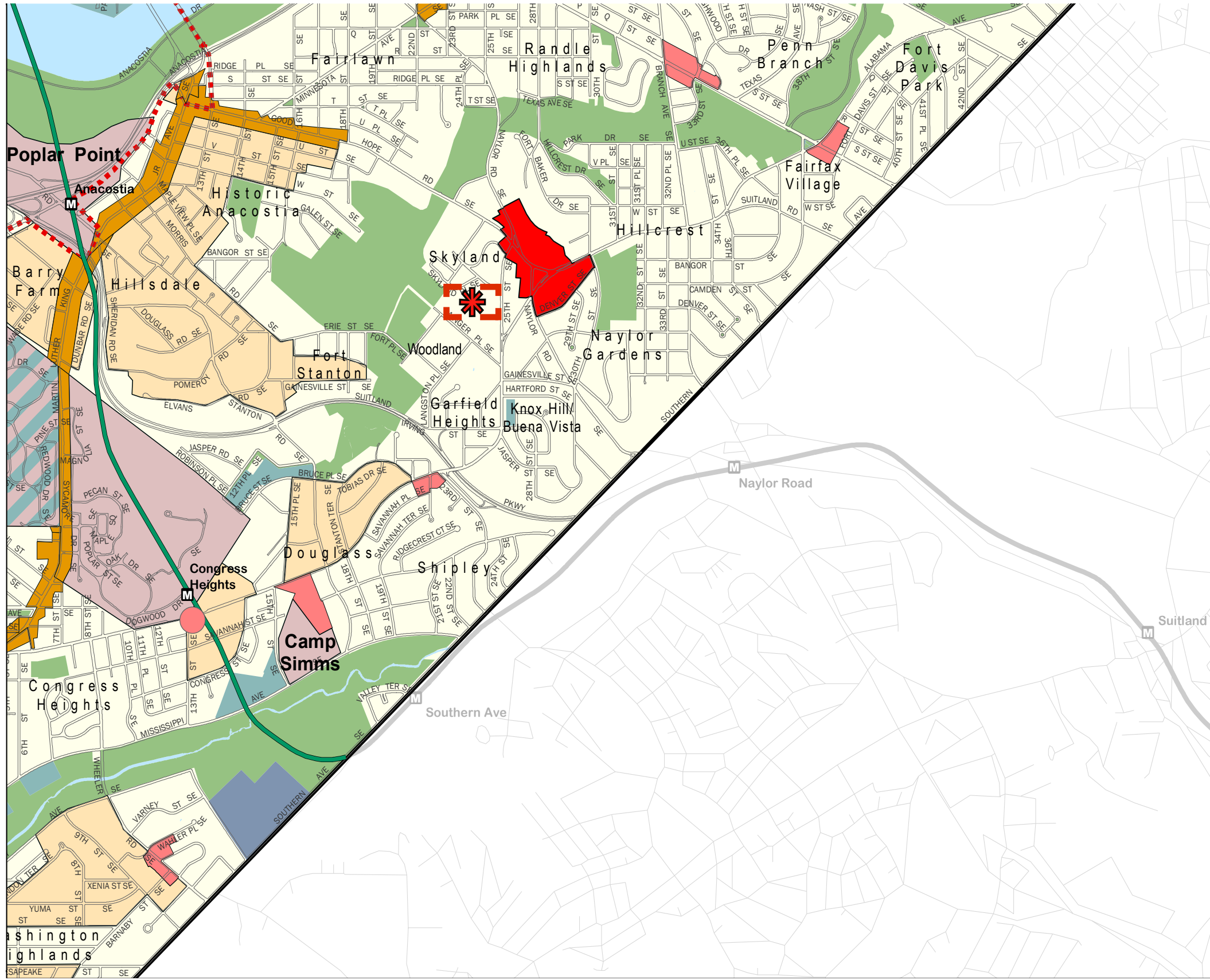




**Comprehensive Plan
Future Land Use
Map 10**

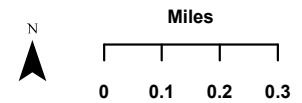
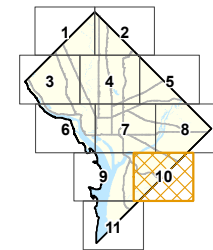
- Low Density Residential
- Moderate Density Residential
- Medium Density Residential
- High Density Residential
- Low Density Commercial
- Moderate Density Commercial
- High Density Commercial
- Production, Distribution, and Repair
- Federal
- Local Public Facilities
- Institutional
- Parks, Recreation, and Open Space
- Mixed Land Use
- WATER

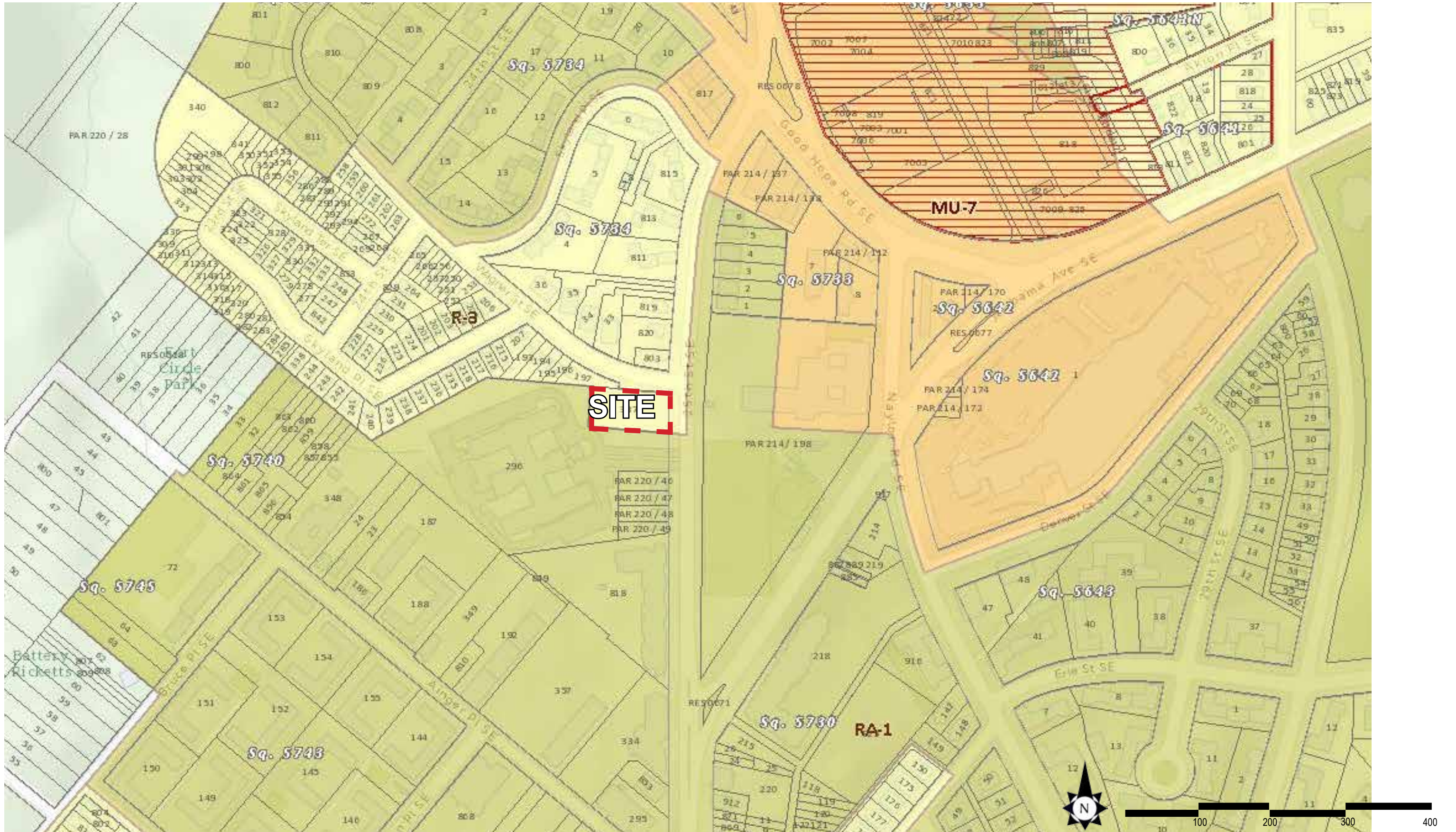




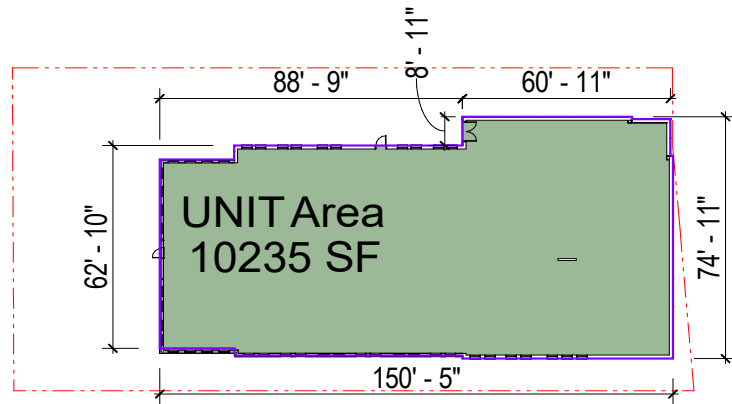
Comprehensive Plan Generalized Policy Map 10

- Neighborhood Conservation Areas
 - Neighborhood Enhancement Areas
 - Land Use Change Areas
 - Land Use Change Areas (Federal)
- Commercial/ Mixed Use Areas*
- Main Street Mixed Use Corridors
 - Neighborhood Commercial Centers
 - Enhanced/New Neighborhood Centers
 - Multi-Neighborhood Centers
 - Enhanced/New Multi-Neighborhood Centers
 - Regional Centers
 - Central Employment Area
- Other Map Elements*
- Federal Lands
 - Central Washington
 - Institutional Uses
 - Parks - Federal and District-owned
 - Water Bodies



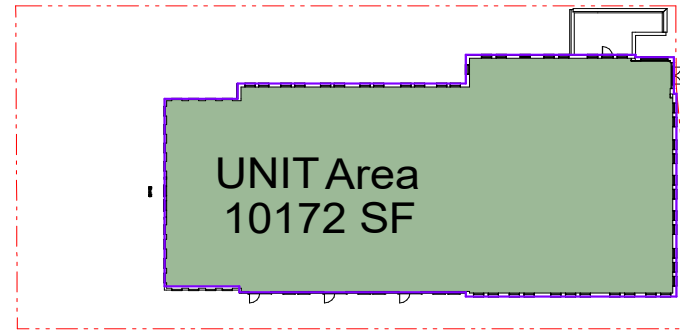




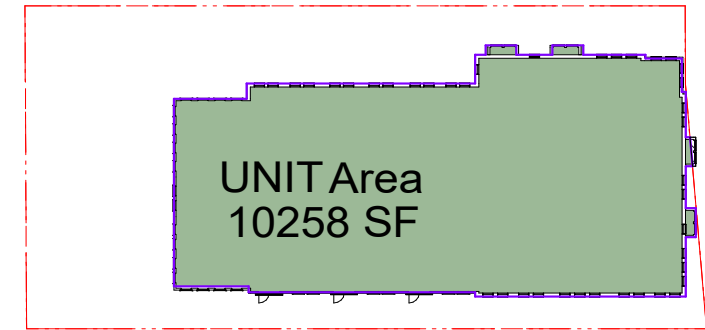


449 FT TOTAL PERIMETER
284 FT BASMENT
165 FT CELLAR
63% BASEMENT
10234 SF X 63% = 6449 SF

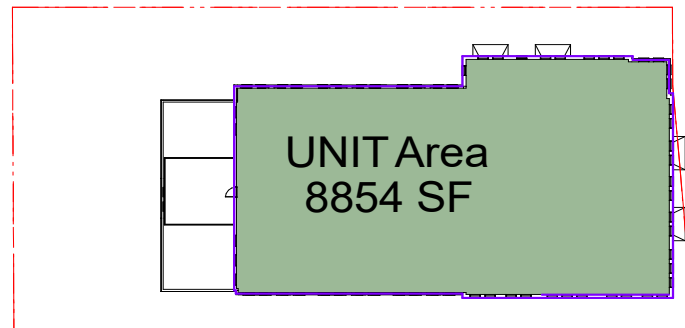
① Basement/ Cellar
1" = 50'-0"



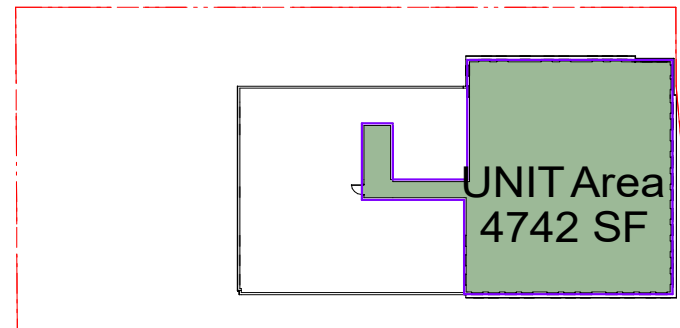
② 1st Floor
1" = 50'-0"



③ 2nd - 3rd Floor
1" = 50'-0"



④ 4th Floor
1" = 50'-0"



⑤ 5th Floor
1" = 50'-0"

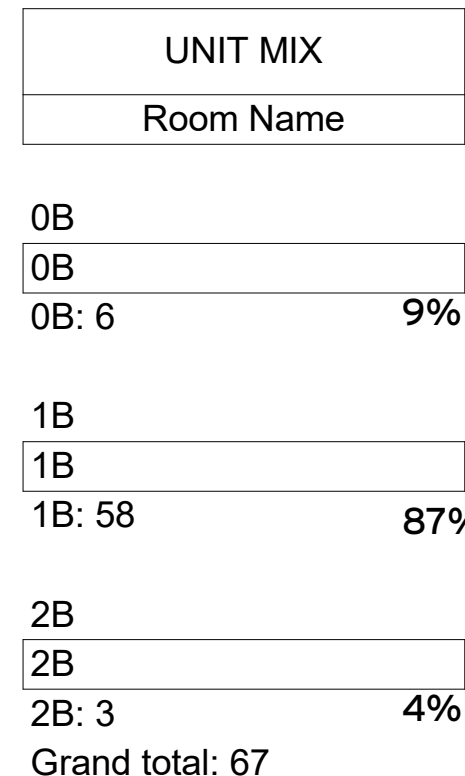
2419 25th & Wagner Street, SE
Affordable Housing Chart
April, 17th 2020

2419 25th & Wagner St. SE		Current Zoning: R-3	10/2/2020
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	Res SF
		Gross Floor Area by Level	
		Basement 6,449	10,234
		1st 10,172	10,172
		2nd 10,258	10,258
		3rd 10,258	10,258
		4th 8,854	8,854
		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	52% 10,258 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	
Dwelling Units	NA	5 stories plus Basement 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	
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	

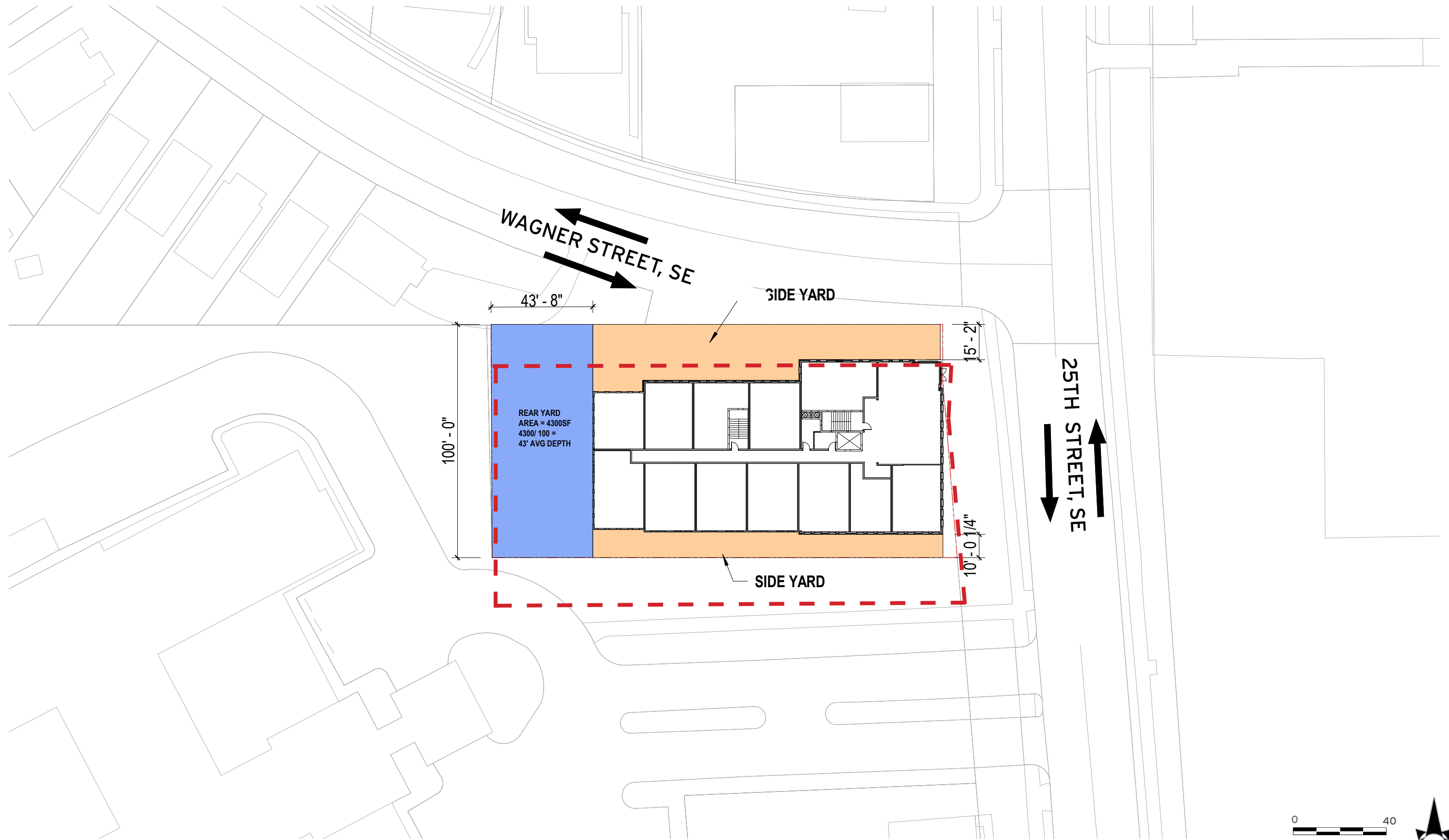
Residential Unit Type	Floor Area/ % of Total*	Units	Income Type	Affordable Control Period	Affordable Unit Type
Total	54,518/ 100%	67			
Affordable Non-IZ	100%	67	60% of AMI	40 years	Rental
Long Term IZ**	6321/12%	8	60% of AMI	Life of the Project	Rental

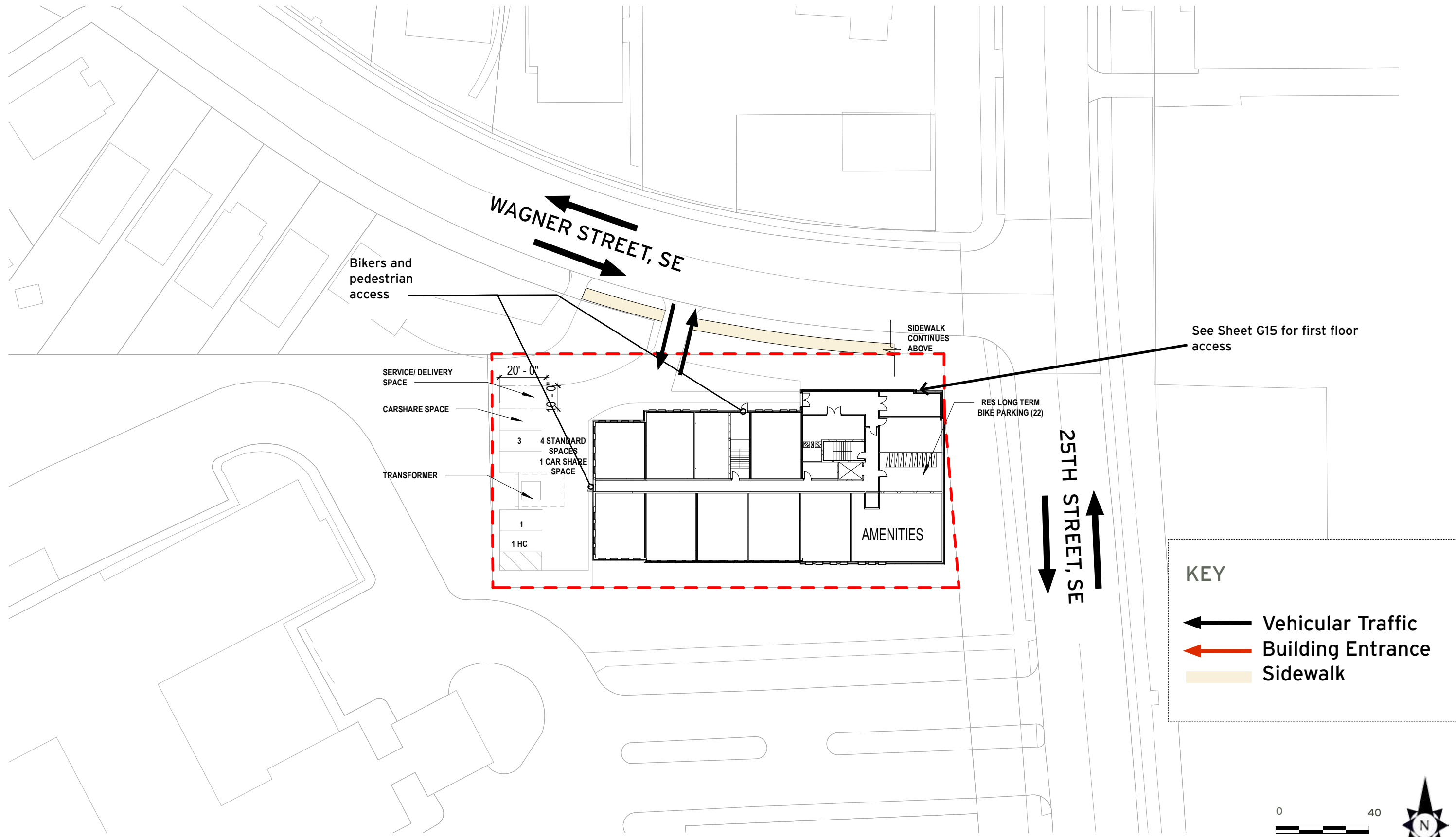
2.59 x 19,601 = 50,766 sf
2.19 x 19,601 = 42,338 sf
Bonus Density = 8,428 sf x 75% = 6,321 sf of IZ required

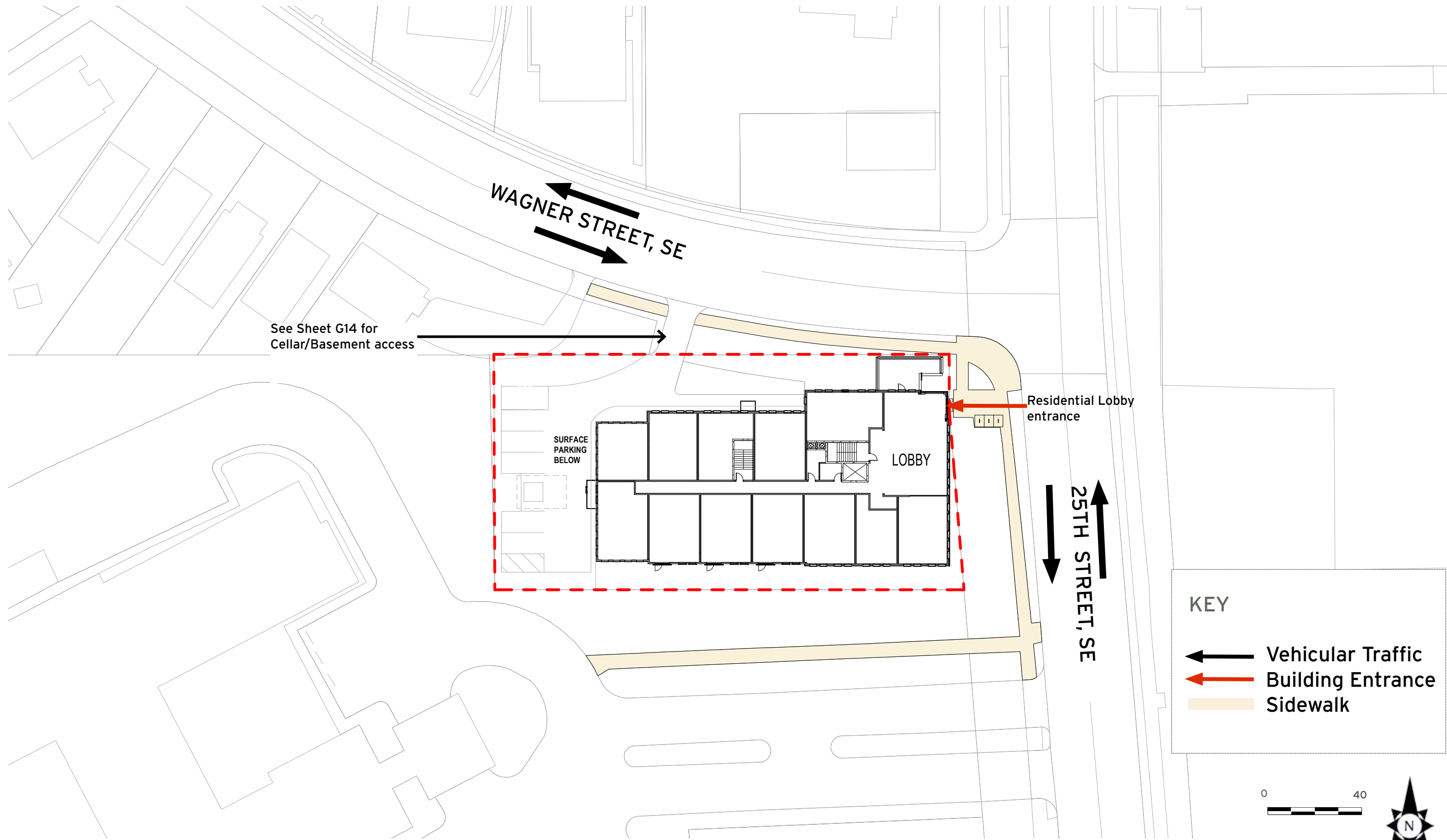
- * Refers to the residential gross square footage, but the square footage may be adjusted to subtract the building core factor.
- ** Once the affordability period has expired, these units will be Inclusionary Zoning units instead of Affordable Non-IZ units.
- *** Residential GFA includes cellar area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



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







2419 25th & Wagner Street, SE - Green Communities Checklist

Optional Criteria

Green Communities Criteria				Project Implementation			
Max Pts.	Exp. Pts.	May be. Pts.	Criteria	N/A	Yes	May be	No
1. Integrated Design Process							
9	0		1.1c Designing for Project Performance	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
12	0		1.2b Resident Health and Well-Being: Health Action Plan	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
15	0		1.3b Resilient Communities: Multi-Hazard Risk / Vulnerability Assessment	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2. Location and Neighborhood Fabric							
7	7		2.4 Compact Development	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	0		2.7 Preservation of and Access to Open Space	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
10	0	10	2.8 Access to Public Transportation	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8	0	8	2.9 Improving Connectivity to the Community	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
5	0		2.10 Passive Solar Heating / Cooling	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4	0		2.11 Brownfield site or Adaptive Reuse Building	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6	0		2.12 Access to Fresh, Local Foods	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4	0		2.13 LEED for Neighborhood Development Certification	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6	0		2.14 Local Economic Development and Community Wealth Creation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3. Site Improvements							
8		4	3.5b Efficient Irrigation and Water Reuse	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8	4		3.6 Surface Water Management	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1	0	1	3.7 Reducing Heat-Island Effect: Paving	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Water Conservation							
6	4	2	4.2 Advanced Water Conservation	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4		4	4.3 Leaks and Water Metering	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4	0		4.4 Efficient Plumbing Layout and Design	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6	0		4.5 Water Reuse	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
8	0		4.6 Access to Potable Water During Emergencies	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

5. Energy Efficiency							
12	0		5.2a Additional Reductions in Energy Use	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
12	0		5.2b Advanced Certification: Nearing Net Zero	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4	4		5.7a Photovoltaic / Solar Hot Water Ready	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	0		5.7b Renewable Energy	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
8	0		5.8a Resilient Energy Systems: Floodproofing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
8	0		5.8b Resilient Energy Systems: Islandable Power	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6. Materials							
3		1	6.3 Recycled Content Material	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
4		1	6.4 Regional Materials	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
1	0		6.5 Certified, Salvaged and Engineered Wood Products	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6	0		6.7b Environmentally Preferable Flooring: Throughout Building	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
12	0		6.10 Asthmagen-Free materials	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5		5	6.11 Reduced Heat-Island Effect: Roofing	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3	3		6.13 Recycling Storage	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7. Healthy Living Environment							
11	9		7.4 Elimination of Combustion Within the Conditioned Space	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9	9		7.11a Beyond ADA: Universal Design (New Construction)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9			7.11b Beyond ADA: Universal Design (Substantial and Moderate Rehab)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	10		7.13 Active Design: Staircases and Building Circulation	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9	0	9	7.14 Interior and Outdoor Activity Spaces for Children and Adults	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10	10		7.16 Smoke-Free Building	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8. Operations and Maintenance (all mandatory criteria)							
11	0		8.6 Project Data Collection and Monitoring System: Greater than 15% Tenant-Paid Utility Accounts	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
294	60	45	total	<i>35 Points Minimum Required for Certification</i>			

Note: The Applicant will satisfy the point total necessary to be built in compliance with the 2015 Enterprise Green Communities Criteria for New Construction, but the distribution and total number of points attained may ultimately differ from the proposal shown here.