



DONOHUE

**TORTI
GALLAS
URBAN**

June 13, 2025

4201 GARRISON ST NW

PUD APPLICATION

ZONING COMMISSION
District of Columbia
CASE NO 24-12
EXHIBIT NO 23A1

Table of Contents

Site Exhibits

Regional Analysis	G01
Site Photos	G02
Zoning Map / Comprehensive Plan	G03
DC OP: Wisconisin Ave Regional Framework Plan	G04
DC OP: Wisconisin Ave Regional Framework Plan	G05
DC OP: Wisconisin Ave Regional Framework Plan	G06
Zoning Analysis Diagram	G07
Record Lot Diagram	G08
“Apparent FAR” Diagram	G09
Zoning Analysis	G10
Zoning Diagram	G11
GFA Diagrams	G12
IZ Unit Mix	G13
LEED Scorecard	G14

Architecture Exhibits

Illustrative Site Plan with Context	A01
Lower Level Floor Plan	A02
Typical Floor Plan (2nd-4th)	A03
Penthouse Plan	A04
Roof Plan	A05
Building Sections	A06
Site Sections	A07
Precedents	A08
View from Southeast - Proposed	A09
View from Northeast - Proposed	A10
Building Elevations	A11
Building Elevations	A12
Enlarged Elevations and Material Board	A13
Enlarged Elevations and Material Board	A14

Circulation and Loading Exhibits

Circulation and Loading Diagrams	CL01
Circulation and Loading Diagrams	CL02

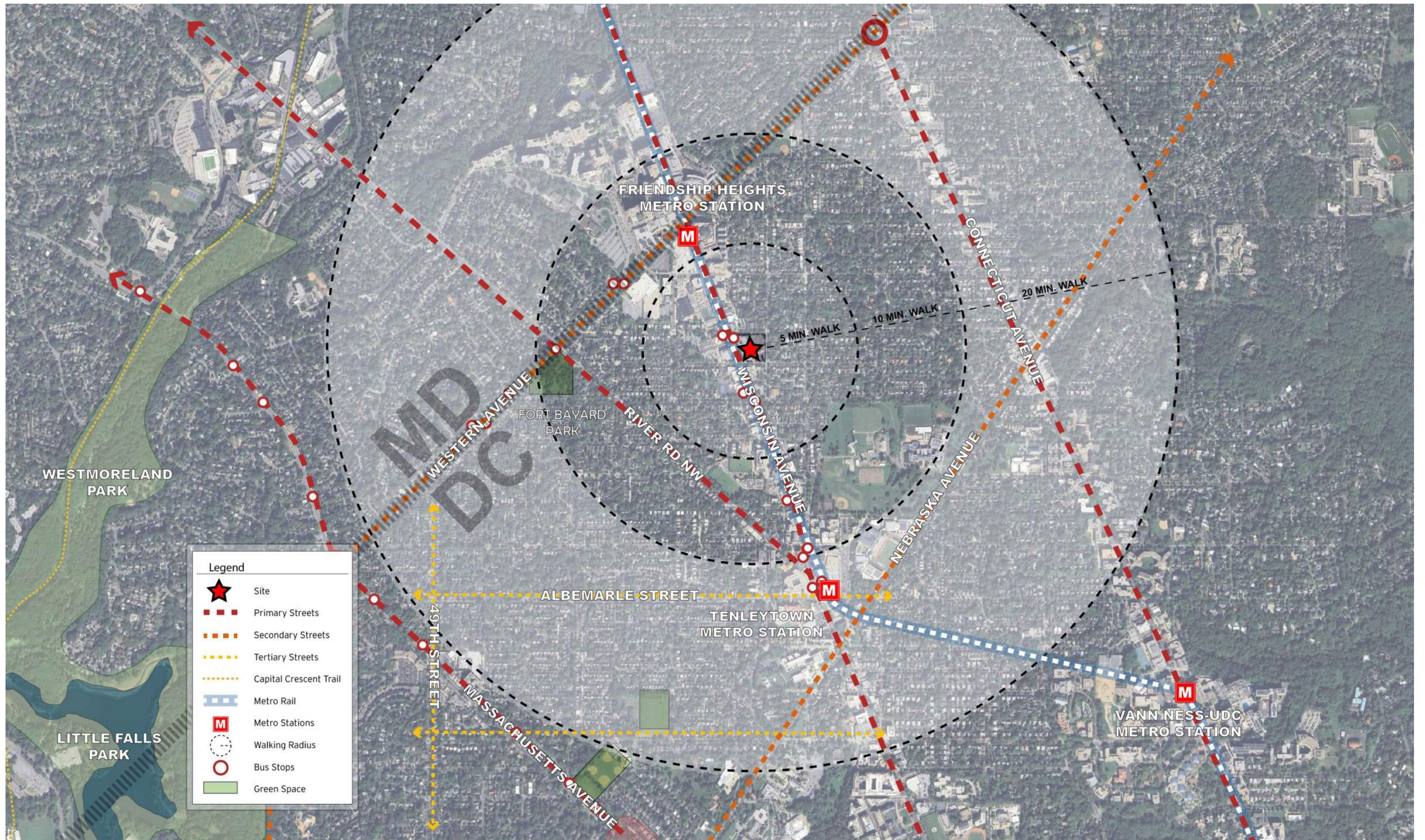
Landscape Exhibits

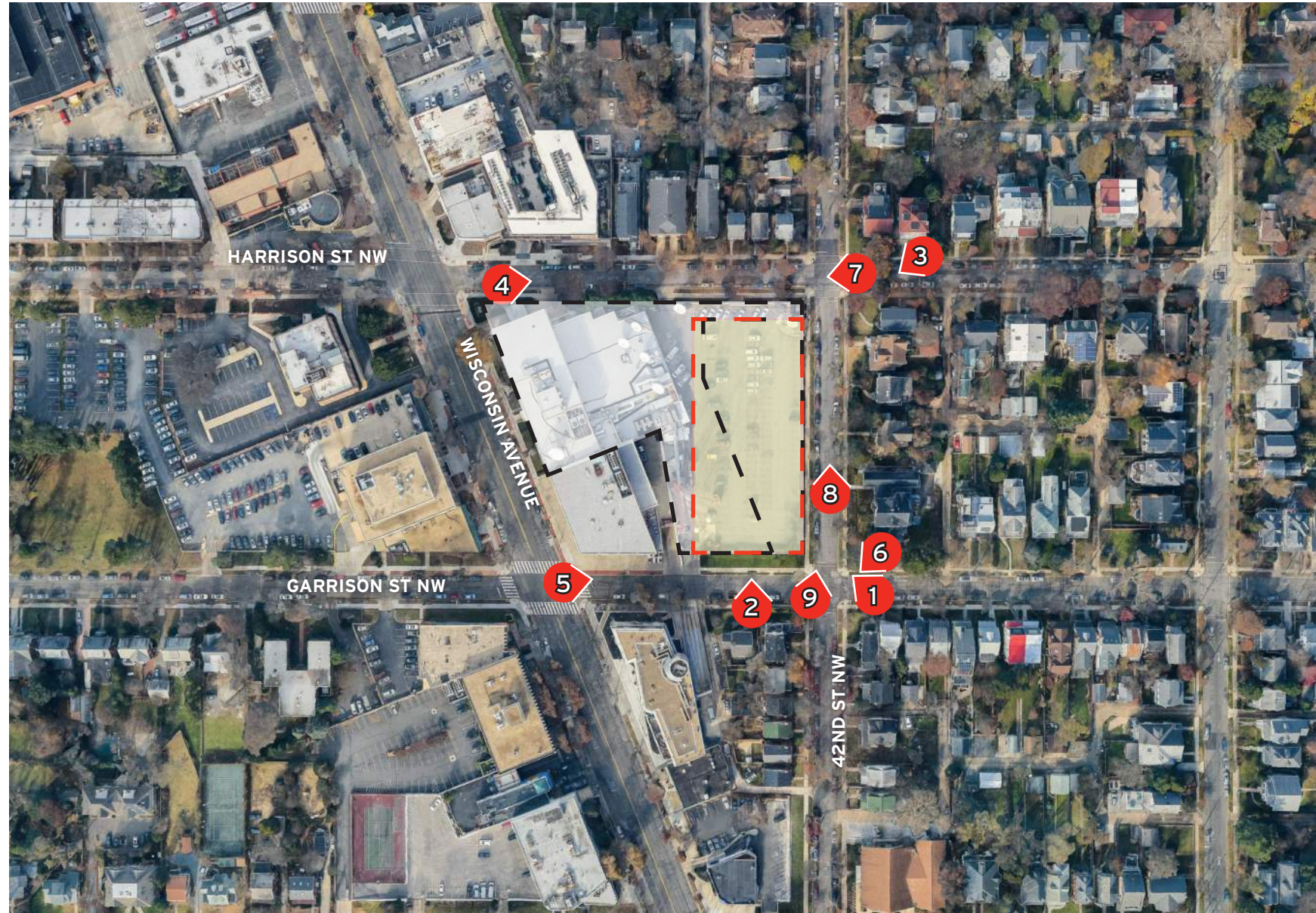
Site Plan	L1
Section	L2
Section	L3
Planting Concept	L4
GAR Diagram	L5

Civil Exhibits

Existing Conditions Plan	CIV100
Site and Utility Plan	CIV300
Stormwater Management Plan	CIV600
Sediment and Erosion Control	CIV700
Stormwater Management Details	CIV1100
Stormwater Management Details	CIV1115
Stormwater Management Details	CIV1120
Stormwater Management Details	CIV1125

Site Exhibits



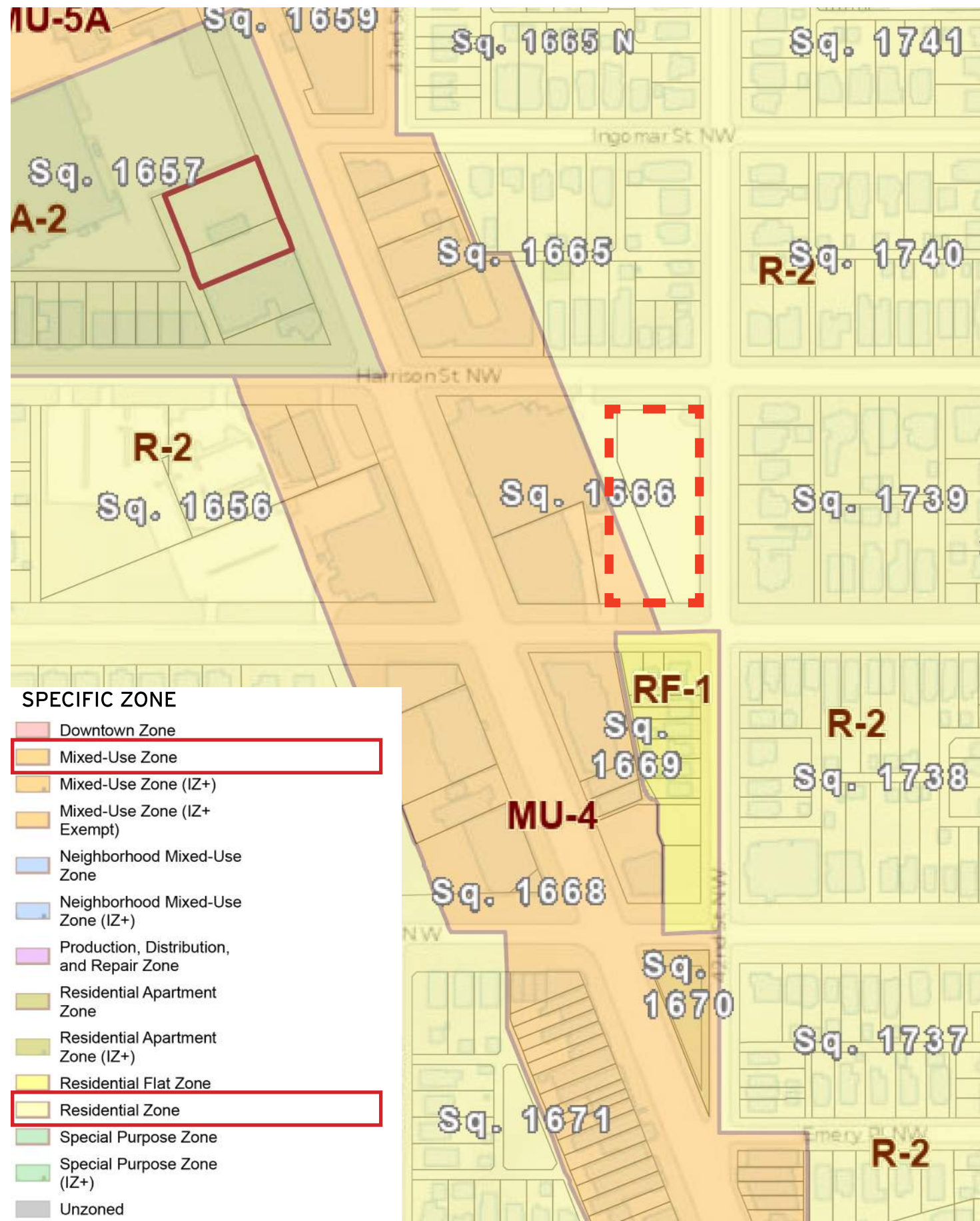


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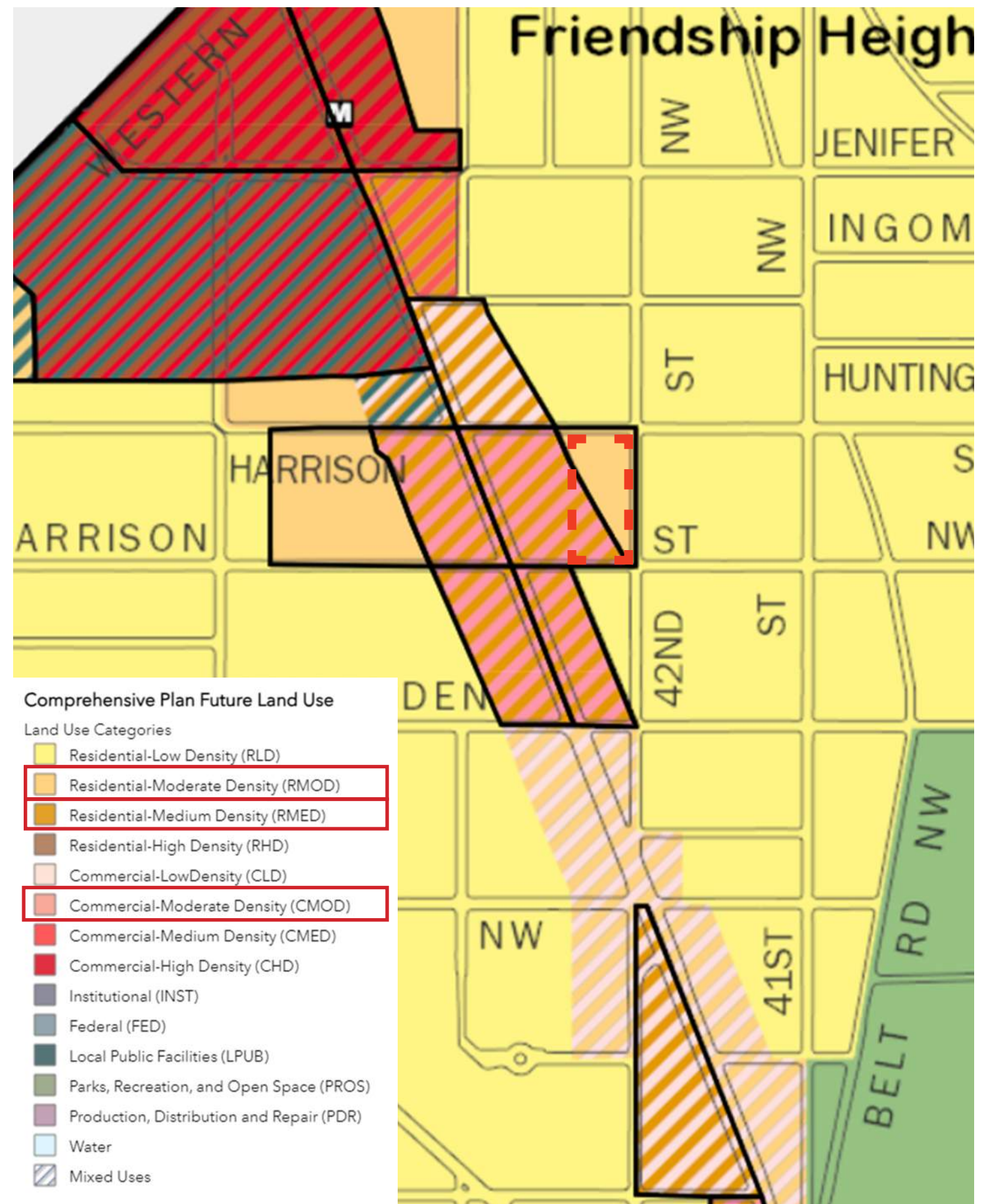
SITE PHOTOS
PUD SUBMISSION | **4201 GARRISON ST**



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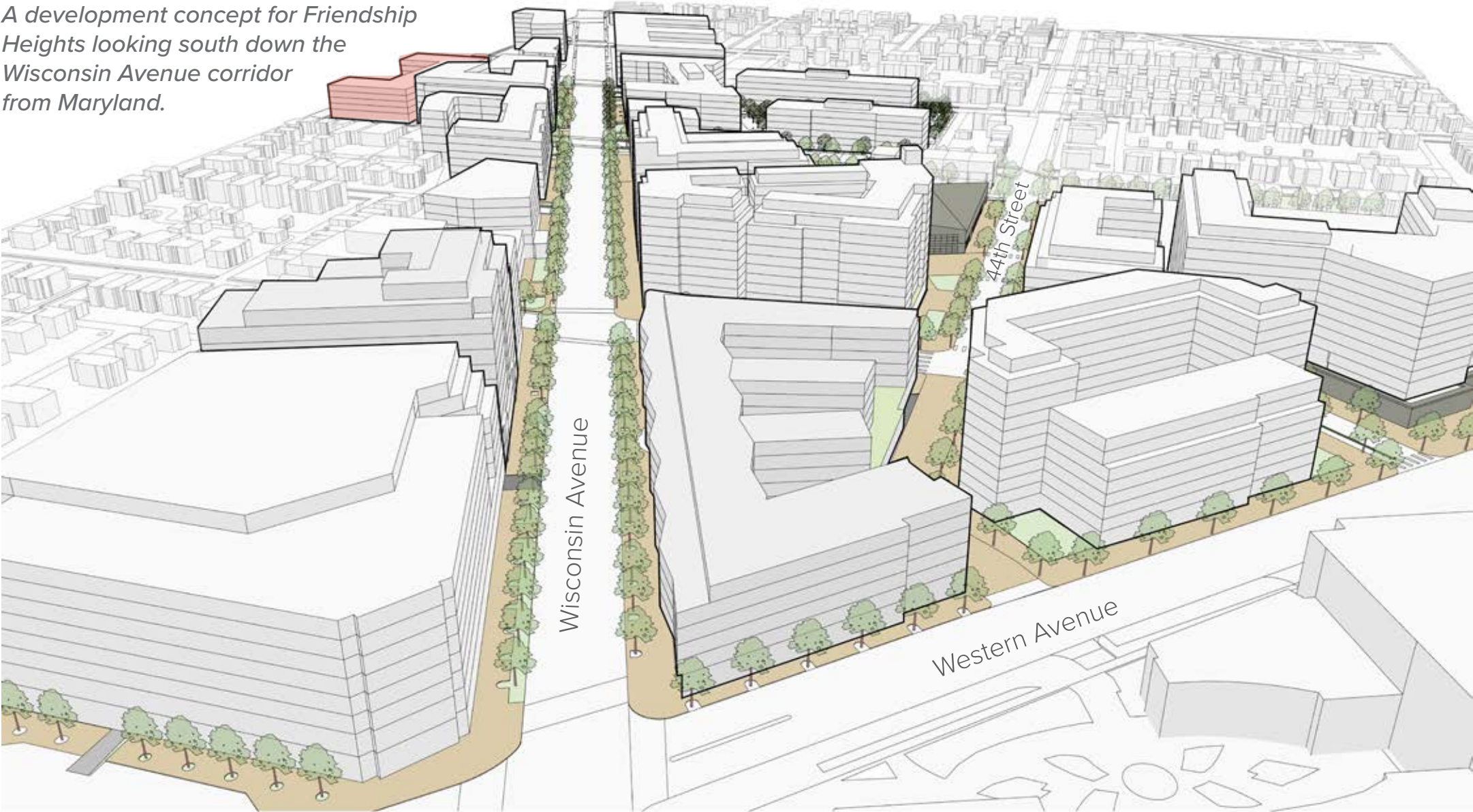
ZONING MAP/COMPREHENSIVE PLAN
PUD SUBMISSION | 4201 GARRISON ST

FRIENDSHIP HEIGHTS

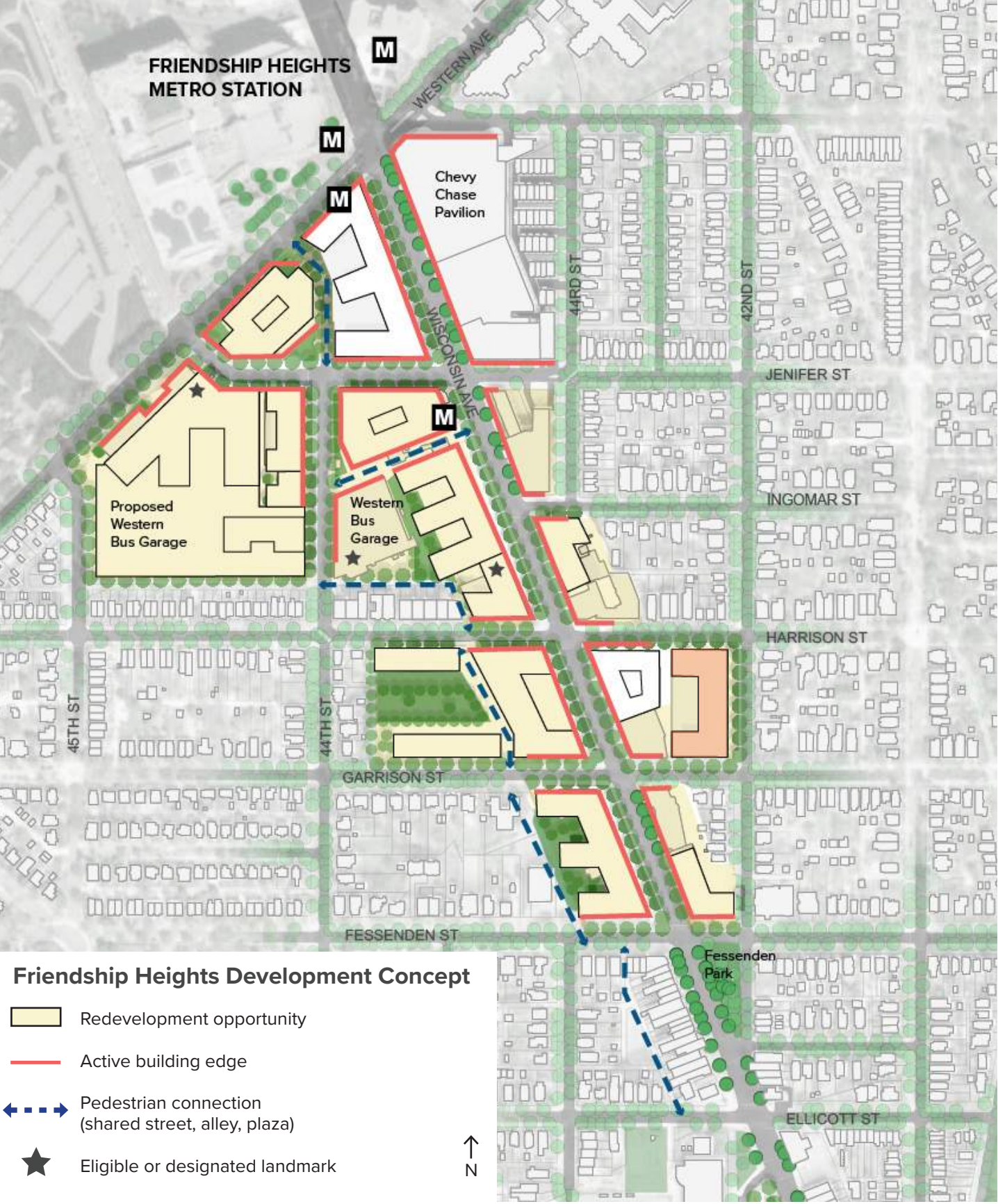
Friendship Heights will transition into a modern neighborhood center, enhancing walkability by breaking down the large blocks around Jenifer and 44th Streets with through-block pedestrian-priority connections activated with diverse ground floor uses and a plaza for community gathering. Neighborhood identity and a renewed public life will be created through welcoming public open spaces framed by retail, restaurants, residences, and other active ground floor uses.

Contributing to Friendship Heights' identity will be the relocated Western Bus Garage on the former Lord and Taylor site, which will continue to serve as a piece of prominent civic infrastructure. Adaptive reuse of the existing garage on 44th Street can become a key neighborhood amenity if feasible in a redevelopment.

A development concept for Friendship Heights looking south down the Wisconsin Avenue corridor from Maryland.



** 4201 Garrison site highlighted in pink*



** 4201 Garrison site highlighted in pink*

FRIENDSHIP HEIGHTS TRANSITION ZONE

Building Height: 50 feet plus penthouse

FAR: 2.16 Residential (IZ+)

Lot Occupancy: 70% (except for proposed bus garage)

Massing Guidelines

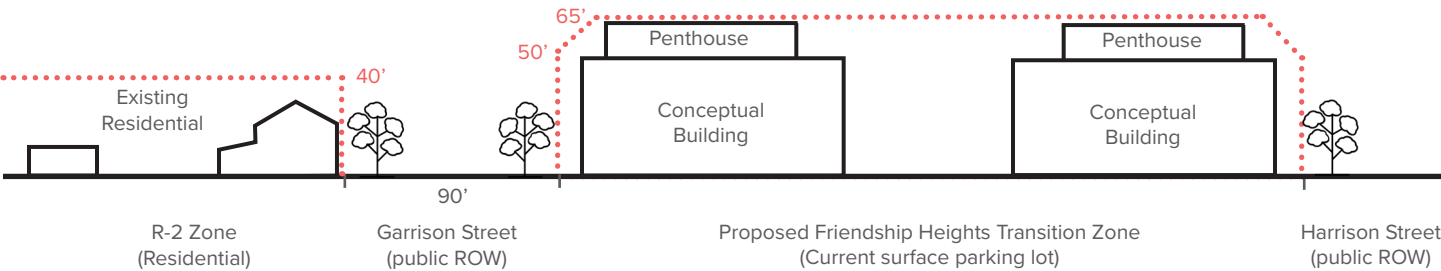
Provide a 12-foot minimum setback from the rear property line (rear yard).

On the former Lord & Taylor site (Square 1580), provide a 15-foot minimum setback from the property line on 45th Street. The setback should be enhanced with landscaping and vegetation. The bus garage use is exempt from this zone’s lot occupancy standards.

Zoning Envelope

Section C-C

Zoning envelope of the proposed Friendship Heights Transition Zone rises to 50 feet.



Section Key

Zoning Envelope (existing and proposed)

Building (existing and conceptual)

Section is 600 feet in length (1 inch = 80 feet). All measurements approximate. Minor elevation change (<3% grade) not shown.

Mixed-Use Corridor Zone

This medium-density mixed-use zone enables infill redevelopment along the Wisconsin Avenue corridor, with small open spaces such as plazas or pocket parks, and neighborhood-serving retail/cafes.

FAR (IZ+): 5.4

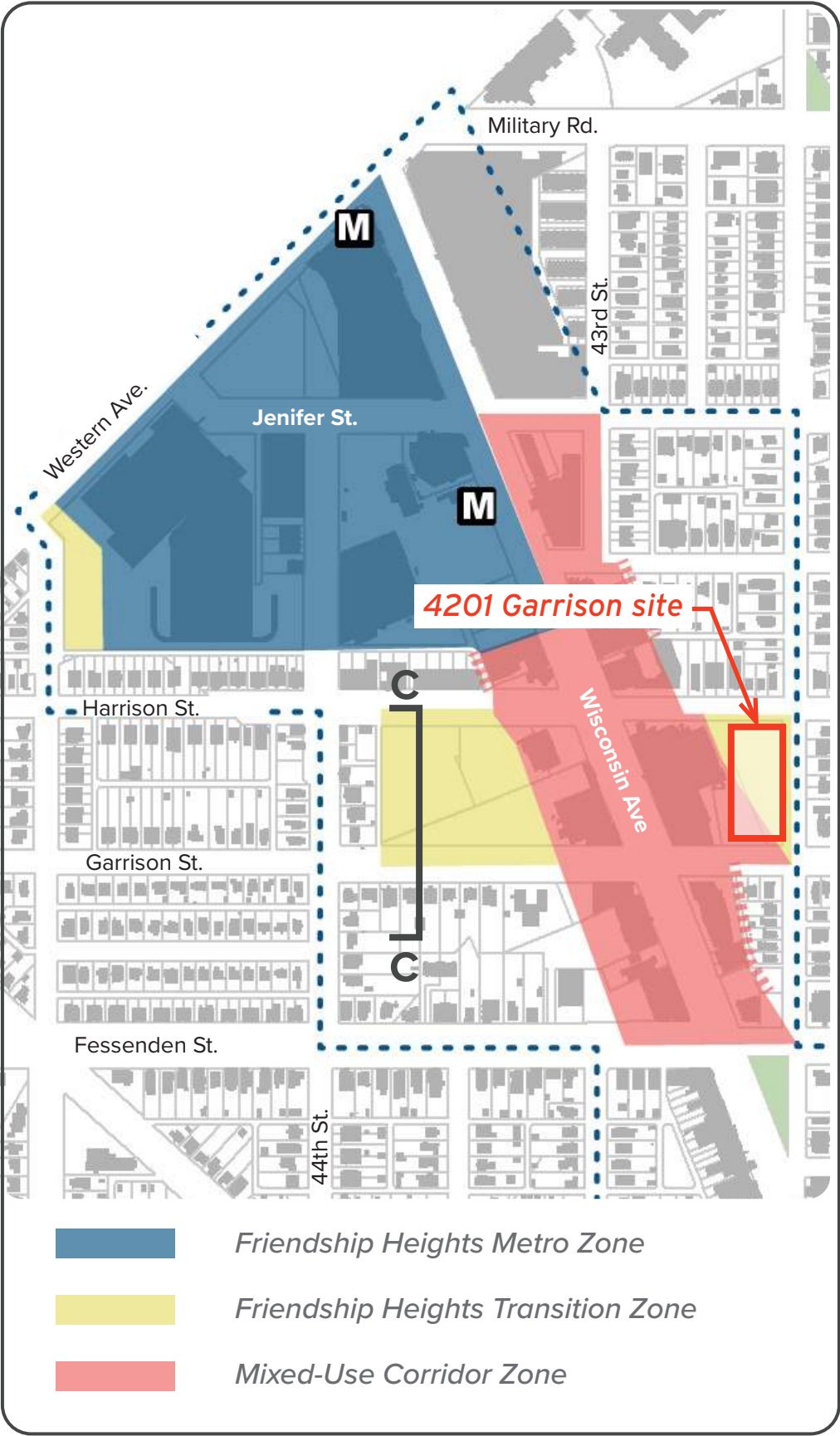
Height: 75 feet plus penthouse

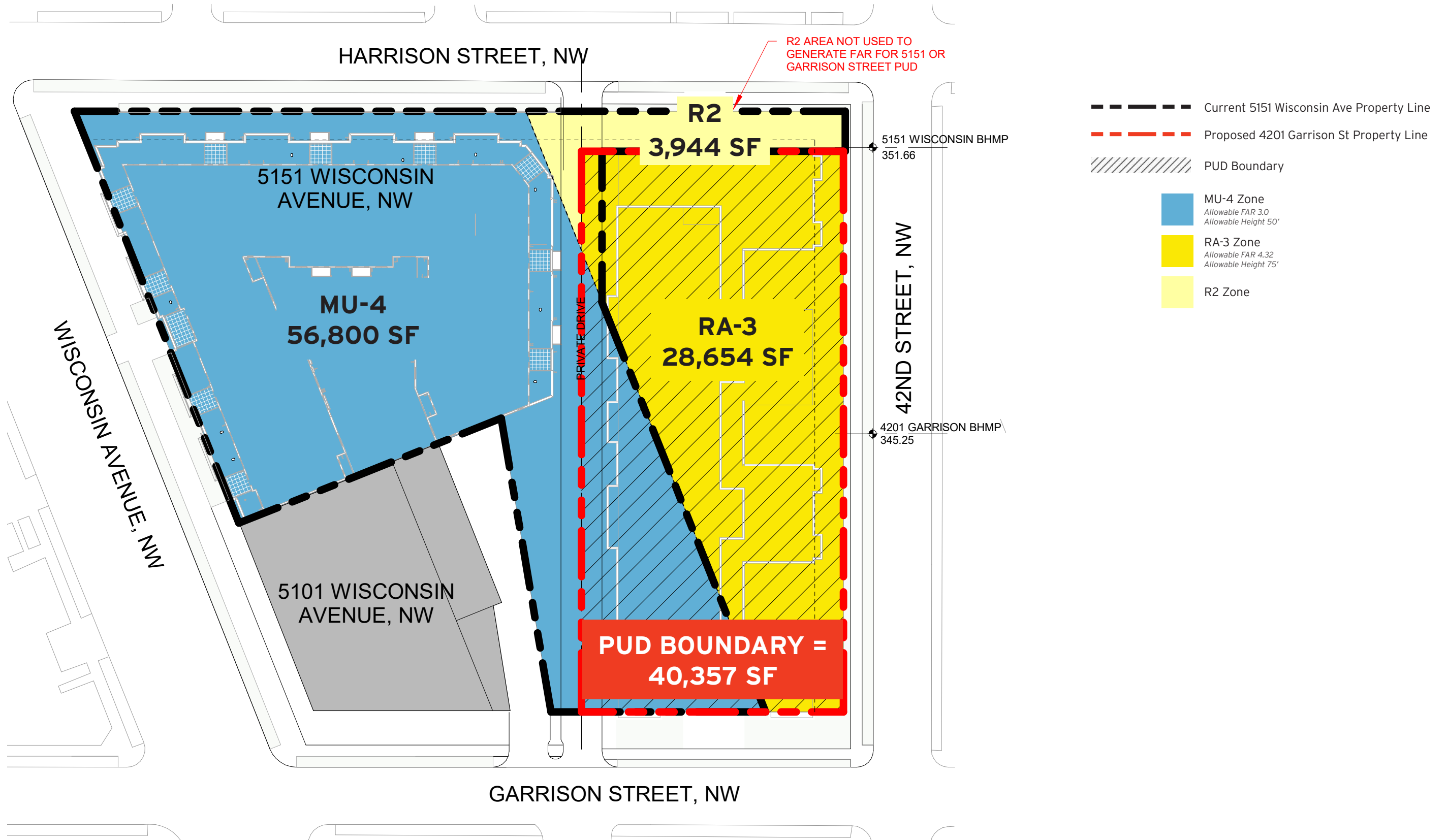
Friendship Heights Transition Zone

This moderate-density zone enables residential redevelopment on blocks between Garrison and Harrison Streets as well as on the west side of the proposed Western Bus Garage providing a transition to lower-scale neighborhoods.

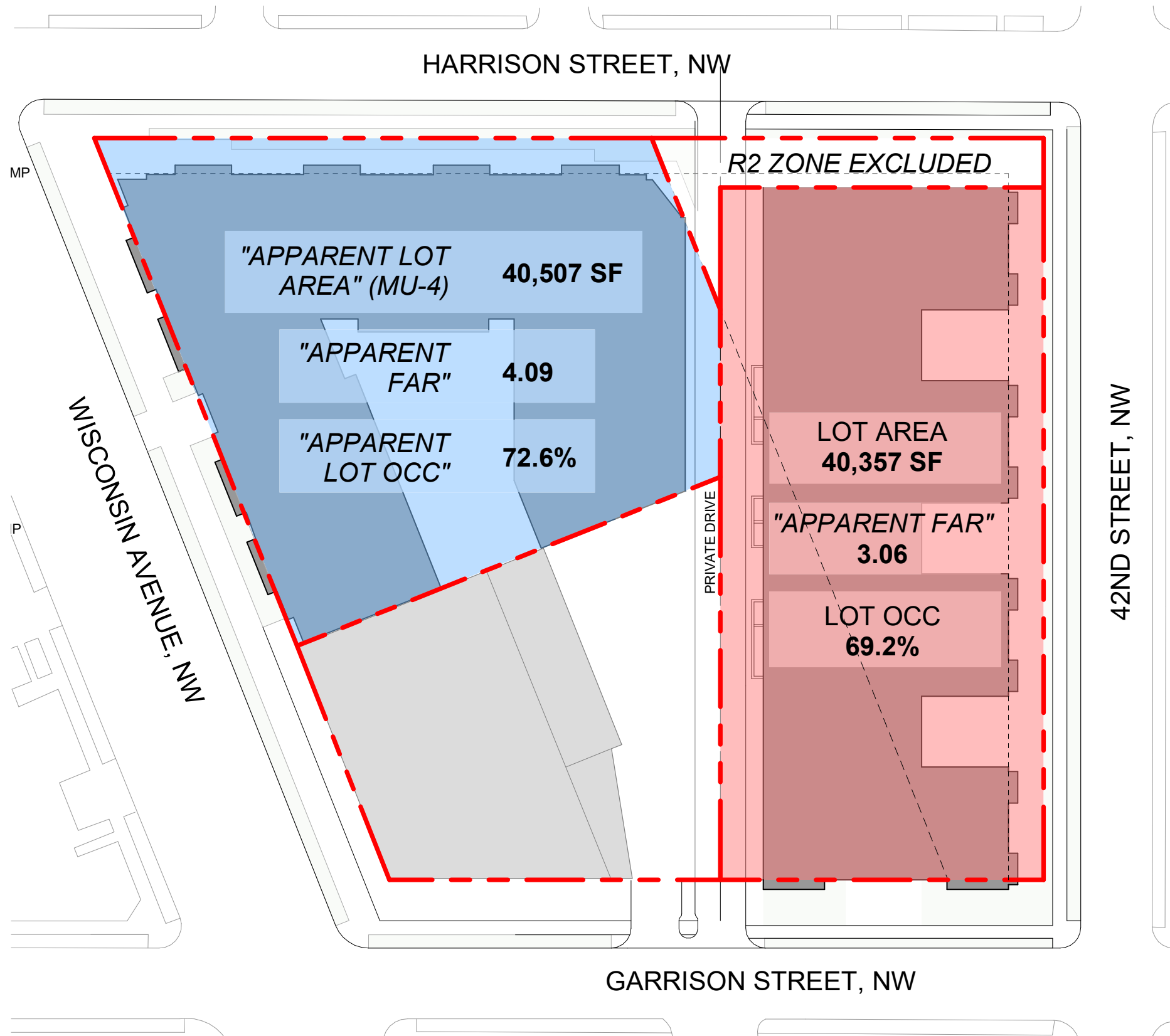
FAR (IZ+): 2.16

Height: 50 feet plus penthouse









+	OP FRAMEWORK RECOMMENDS:	2.16-5.4 FAR
	WE PROPOSE:	4.30 FAR 3.06 "APPARENT FAR"
+	OP FRAMEWORK RECOMMENDS:	75-50 +PH HEIGHT
	WE PROPOSE:	50'-3" +PH HEIGHT

4201 Garrison PUD - RA-3/MU-4				
Square: 1666		Lots: 810 and a portion of Lot 809		RA-3 Zone Area: 28,654 sf MU-4 Zone Area: 11,703 sf Total PUD Lot Area: 40,357 sf
Requirement		Allowed		Proposed
FAR		4.32 allowed (3.0 + 20% IZ+20% PUD) 28,654 x 4.32 = 123,785 GFA RA-3 site area only used to generate GFA and to calculate FAR - No GFA generated from MU-4 site area		<div>GFA</div> <div>FAR</div> <div>(Based on RA-3 Zone Area)</div> <div>(Based on Total Lot Area)</div> <div>123,444 sf</div> <div>4.308</div> <div>3.06</div>
Penthouse		0.4 allowed = 11,462 GFA		11,462 sf
GAR		0.3 min		0.3
Lot Occupancy		75% allowed 40,357 x .75 = 30,268 GFA		27,940 sf 69.2%
Building Height		60 ft allowed 75 ft allowed (PUD)		50'-3" (+/-)
Penthouse Height		12' Habitable, 18.5' mechanical 20' (PUD) 1:1 Setback from exterior face of building		12' Habitable, 18' mechanical; 1:1 setback not provided on west elevation
Rear Yard		15' or a distance of 4" per 1' of principal height 51.25' x 4" = 17 ft min		10'-9" (based on assumed PUD lot)
Side Yard		None required; if provided not < 4 feet		None Proposed
Courtyards	Closed	Min. Width: 4" per ft of height not < 15 ft 17 ft		None Proposed
	Open	Min Area - Twice square of req'd width not < 350 sf 292 sqft		1,105 sqft
		Min. Width: 4" per ft of height not < 10 ft 17 ft		36'-10" x 30'-0"
Number of Units		N/A		126 units (+/-)
Parking Requirement				
Parking	Residential	1 per 3 dwelling units in excess of 4 units 41 spaces		82 spaces (+/-)
Bike Parking	Residential	Short term = 1 space for each 20 units 6 spaces req'd Long term = 1 space for each 3 units 42 spaces req'd		Provided as required
Loading				
Loading	Residential	1 30' Loading Berth required + 100 sf platform 1 20' Service/Delivery space required		Provided as required

5151 Wisconsin Ave <i>*For reference only</i>				
Square: 1666		Lots: 809		<div>MU-4 Zone Area:56,800 sf</div> <div>R2 Zone Area:3,944 sf (not counted)</div> <div>MU-4 Site Area Transferred to 4201 Garrison:11,703 sf</div> <div>Revised MU-4 Zone Area:45,097 sf</div>
Requirement	Allowed		Current	Proposed
			(Based on MU-4 Zone Area)	(Based on Revised MU-4 Zone Area)
GFA			165,800 sf	
Lot Occupancy	75% allowed 45,097 x .75 = 33,823 GFA		29,400 sf 51.8%	65.2%

** No changes to Penthouse, Building Height, Rear/Side Yards, Courtyards, Numner of Units, Parking, Bike Parking, or Loading

Building Area	Res GSF	Bay SF *	Garage GSF	GFA	
LL/Garage	5,260	216	29,722	10,245	**
1st Floor	26,866	216		26,650	
2nd Floor	27,940	216		27,724	
3rd Floor	27,940	216		27,724	
4th Floor	27,719	200		27,519	
Penthouse	15,044			3,582	***
	130,769	1,064	29,722	123,444	

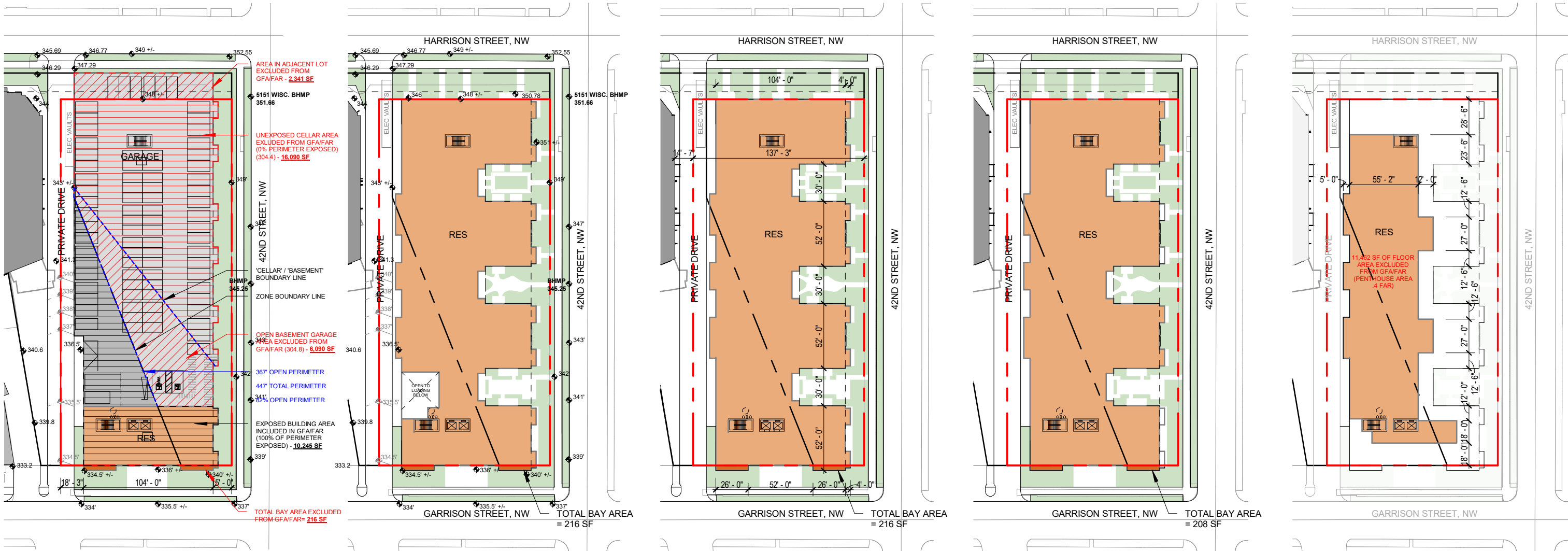
Lot Area:	40,357
RA-3 Zone Area:	28,654
Allowable FAR (RA-3 Zone):	4.32
Allowable GFA (RA-3 Zone):	123,785
FAR (RA-3 Zone):	4.308
"Apparent FAR" (Lot):	3.06
Unused GFA:	341

* Bay projections excluded from GFA

** GFA Exclusions: 2,341 sf Garage area in adjacent lot; 16,090 sf unexposed Cellar; 6,090 sf Open Basement Garage

*** 11,462 sf (.4 FAR) PH area excluded from GFA

NOTE: All numbers are approximate and subject to adjustments during design development and permitting in accordance with any flexibility granted by the Zoning Commission



① Lower Level/G1
1" = 80'-0"

② 1st Floor
1" = 80'-0"

③ 2nd-3rd Floors
1" = 80'-0"

④ 4th Floor
1" = 80'-0"

⑤ 5th Floor (PH)
1" = 80'-0"

Building IZ Required (60% MFI)					
Residential GFA	10% Residential GFA	75% Bonus Density	Residential Net Floor Area	NFA/GFA Ratio	Net Residential Floor Area Required for IZ
124,508	12,451	12,894	89,577	72%	9,277

Penthouse IZ Required (50% MFI)	
Non-Communal Habitable Space	10% of Non-Communal Habitable Space
10,962	1,096

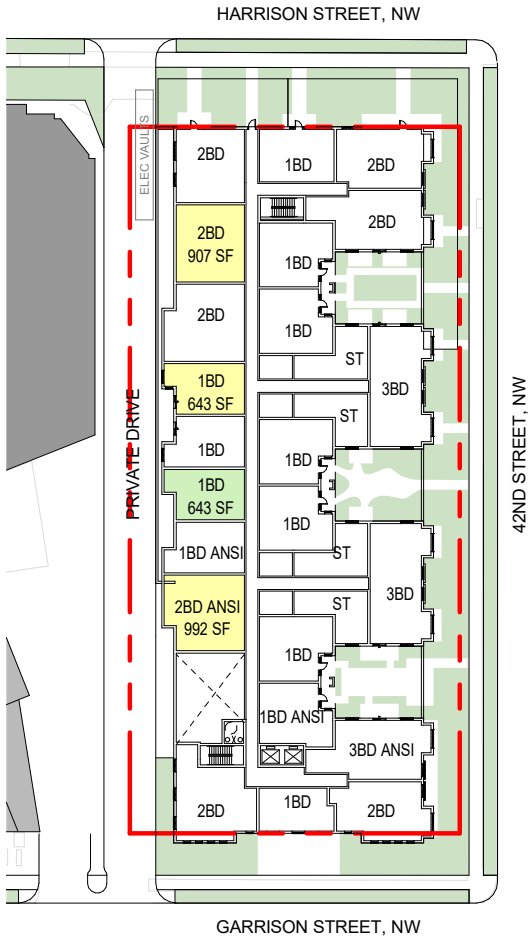
Total Net Residential IZ Required
10,373

	ST	1BD	2BD	3BD	TOTAL
1st Floor		2	2		4
2nd Floor		2	2	1	5
3rd Floor	1	2		1	4
4th Floor					
5th Floor (PH)					
TOTAL COUNT	1	6	4	2	13
60% MFI NET FLOOR AREA					8,097
50% MFI NET FLOOR AREA					2,314
TOTAL NET FLOOR AREA					10,411

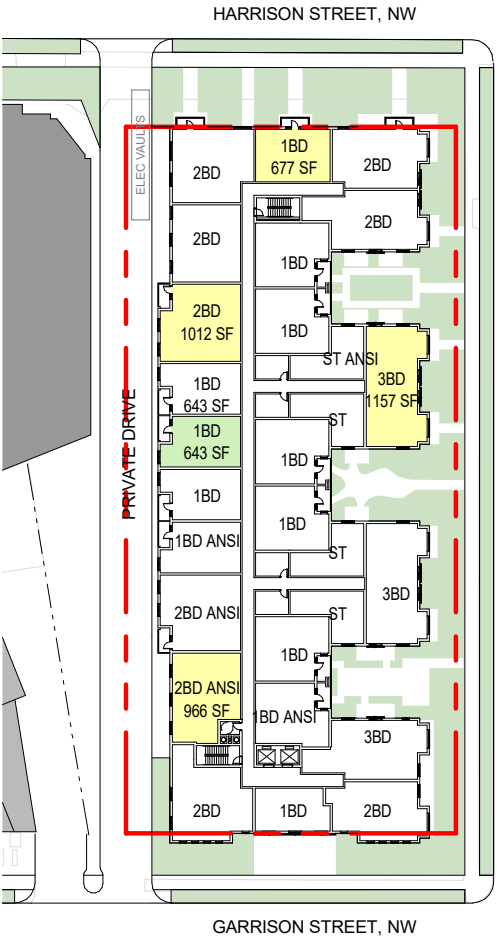
	All Units	Market Rate Units		IZ Units	
Studio	16	15	13%	1	8%
1 Bedroom	60	54	48%	6	46%
2 Bedroom	41	37	33%	4	31%
3 Bedroom	9	7	6%	2	15%
Total	126	113	100%	13	100%

NOTE:

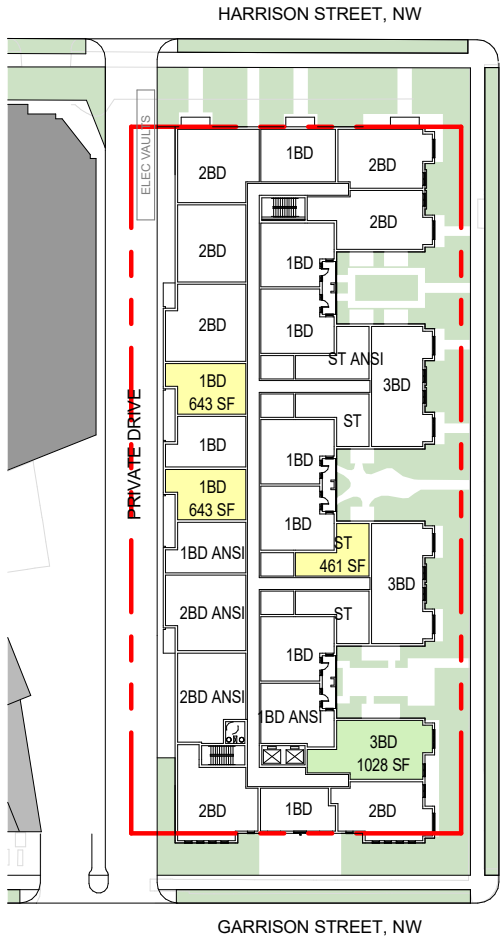
- For the purposes of calculating IZ, per Subtitle C, Sec. 1003.5(a)(2), 'Residential GFA' includes enclosed building projections in public space
- Bedrooms have been evaluated using the IZ bedroom definition
- All IZ units will comply with the minimum unit size requirements set forth in Title 14, DCMR
- HANTA units (to be identified) will comply with the minimum square footage, design, material, finish, and amenity standards applicable to IZ units, administered by DHCD under the HANTA program.



① 1st Floor - IZ
1" = 80'-0"



② 2nd Floor - IZ
1" = 80'-0"



③ 3rd Floor - IZ
1" = 80'-0"

60% MFI
50% MFI

NOTE: Unit types are labeled for IZ proportionality to demonstrate compliance with Subtitle C, Sec. 1005.1



LEED v4 BD+C: Multifamily Midrise
4201 Garrison Ave
May 5, 2025



2	0	0	Integrative Process		Possible Points: 2
Y	?	N			
2			Credit	Integrative Process	

15	0	0	Location and Transportation		Possible Points: 15
Y	?	N			
Y			Prereq	Floodplain Avoidance	Required
8			Credit	Site Selection	8
3			Credit	Compact Development	3
2			Credit	Community Resources	2
2			Credit	Access to Transit	2

4	1.5	1.5	Sustainable Sites		Possible Points: 7
Y	?	N			
Y			Prereq	Construction Activity Pollution Prevention	Required
Y			Prereq	No Invasive Plants	Required
	1	1	Credit	Heat Island Reduction	2
3			Credit	Rainwater Management	3
1	0.5	0.5	Credit	Non-Toxic Pest Control	2

6	1	5	Water Efficiency		Possible Points: 12
Y	?	N			
Y			Prereq	Water Metering	Required
6	1	5	Credit	Total Water Use	12

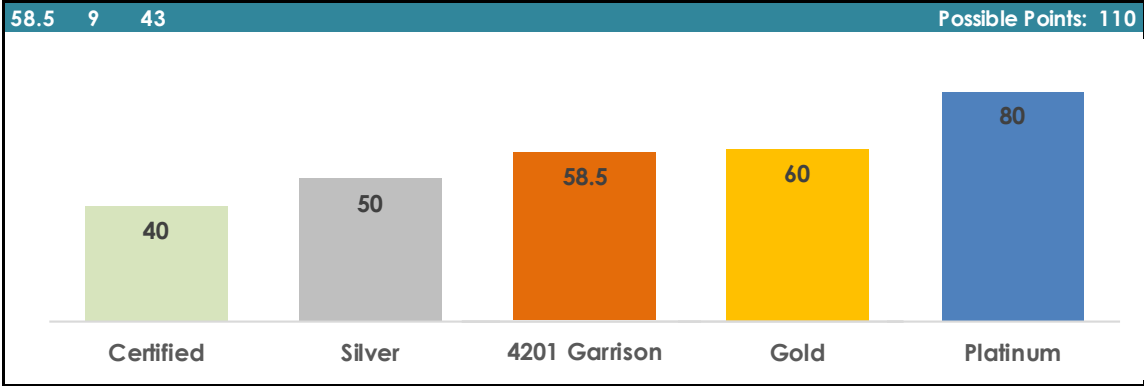
11	3	23	Energy and Atmosphere		Possible Points: 37
Y	?	N			
Y			Prereq	Minimum Energy Performance	Required
Y			Prereq	Energy Metering	Required
Y			Prereq	Education of the Homeowner, Tenant or Building Manager	Required
10	3	17	Credit	Annual Energy Use	30
		5	Credit	Efficient Hot Water Distribution	5
1		1	Credit	Advanced Utility Tracking	2

4.5	0.5	4	Materials and Resources		Possible Points: 9
Y	?	N			
Y			Prereq	Certified Tropical Wood	Required
Y			Prereq	Durability Management	Required
1			Credit	Durability Management Verification	1
2	1	3	Credit	Environmentally Preferable Products (v4.1 sub)	5
2		1	Credit	Construction Waste Management	3

8	1	9	Indoor Environmental Quality		Possible Points: 18
Y	?	N			
Y			Prereq	Ventilation	Required
Y			Prereq	Combustion Venting	Required
Y			Prereq	Garage Pollutant Protection	Required
Y			Prereq	Radon-Resistant Construction	Required
Y			Prereq	Air Filtering	Required
Y			Prereq	Environmental Tobacco Smoke	Required
Y			Prereq	Compartmentalization	Required
1		2	Credit	Enhanced Ventilation	3
		2	Credit	Contaminant Control	2
1		2	Credit	Balancing of Heating and Cooling Distribution Systems	3
		3	Credit	Enhanced Compartmentalization	3
1	1		Credit	Enhanced Combustion Venting	2
1			Credit	Enhanced Garage Pollutant Protection	1
3			Credit	Low Emitting Products (v4.1 sub)	3
1			Credit	No Environmental Tobacco Smoke	1

4	2	0	Innovation		Possible Points: 6
Y	?	N			
3	2		Credit	Innovation	5
1			Credit	LEED AP Homes	1

4	0	0	Regional Priority Credits		Possible Points: 4
Y	?	N			
1			Credit	Site Selection (8 pts)	1
1			Credit	Community Resources (2 pts)	1
1			Credit	Access to Transit (2 pts)	1
1			Credit	Total Water Use (12), Rainwater M. (3), Const. Waste M. (3)	1



Note:
- min 8 points total in LT and EA required
- min 3 points in WE required
- min 3 points in EQ required