



**TORTI  
GALLAS  
URBAN**

April 17, 2020

# 2419 25TH ST. SE WASHINGTON , DC. 20020

PUD AND ZONING MAP AMENDMENT APPLICATION

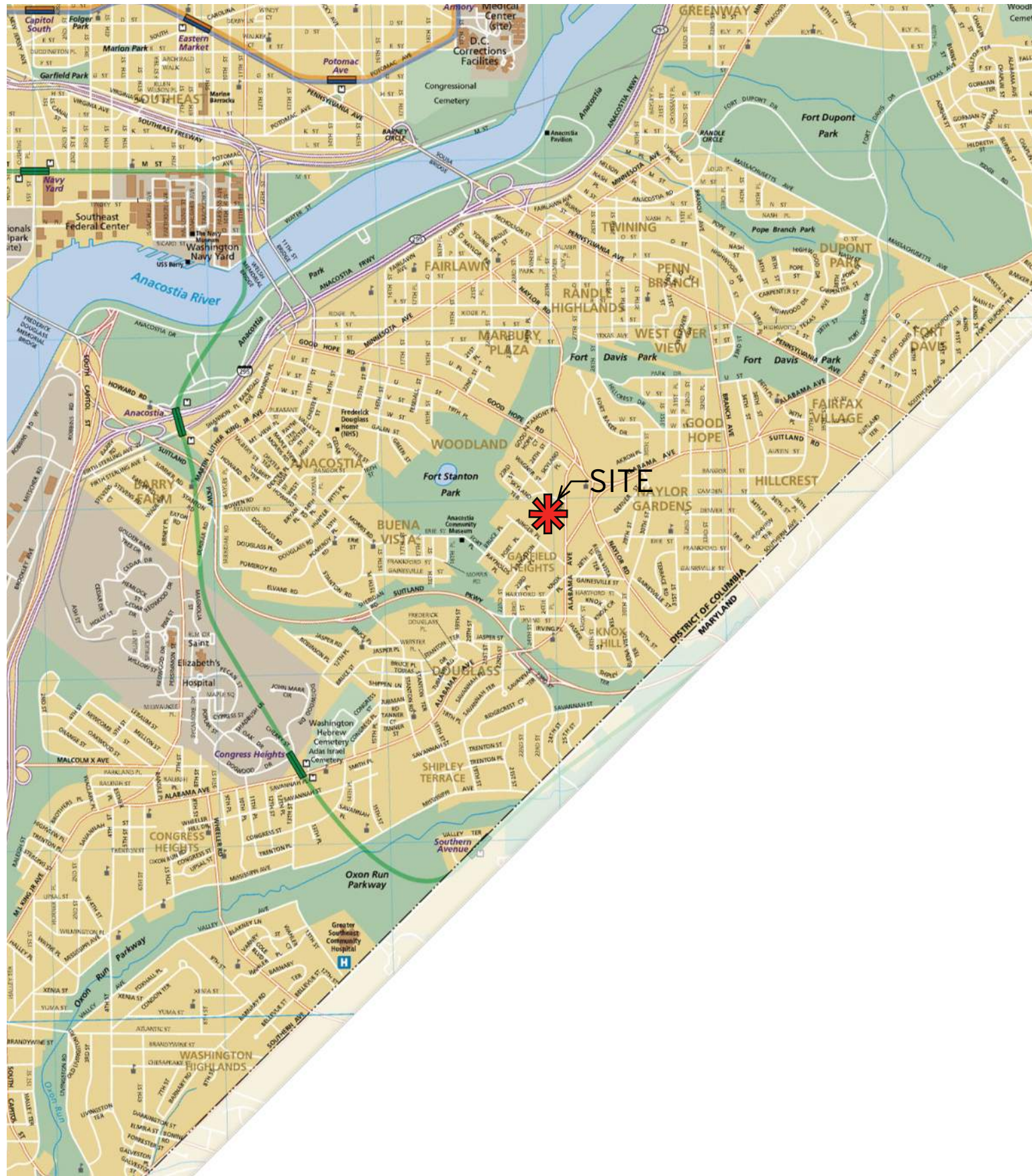


ISSUED:  
SQAURE OF SITE: 5740  
LOT NUMBER: 337  
APPLICATION .....

**ZONING COMMISSION**  
District of Columbia  
APRIL 17, 2020  
CASE NO.20-09  
EXHIBIT NO.3C1

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## GENERAL EXHIBITS

|                                   |     |
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|--|-----|
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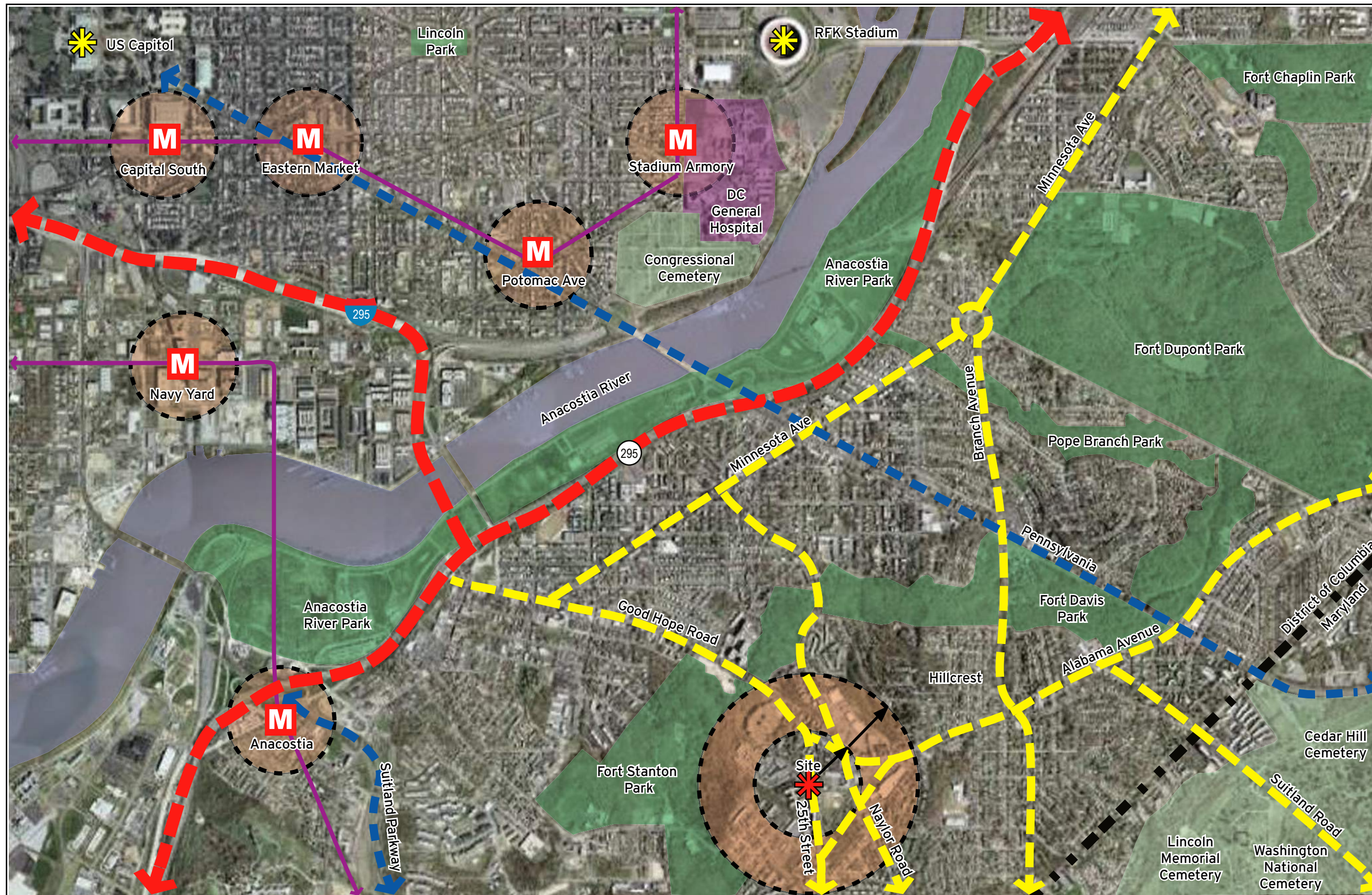
## LANDSCAPE EXHIBITS

|                                   |     |
|-----------------------------------|-----|
| LANDSCAPE SITE PLAN .....         | L01 |
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| LANDSCAPE SECTIONS .....          | L03 |
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|                               |         |
|-------------------------------|---------|
| ISSUED:                       |         |
| APPLICATION .....             | APRIL X |
| PRE-HEARING .....             |         |
| SUPPLEMENTAL SUBMISSION ..... |         |

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**LEGEND**

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

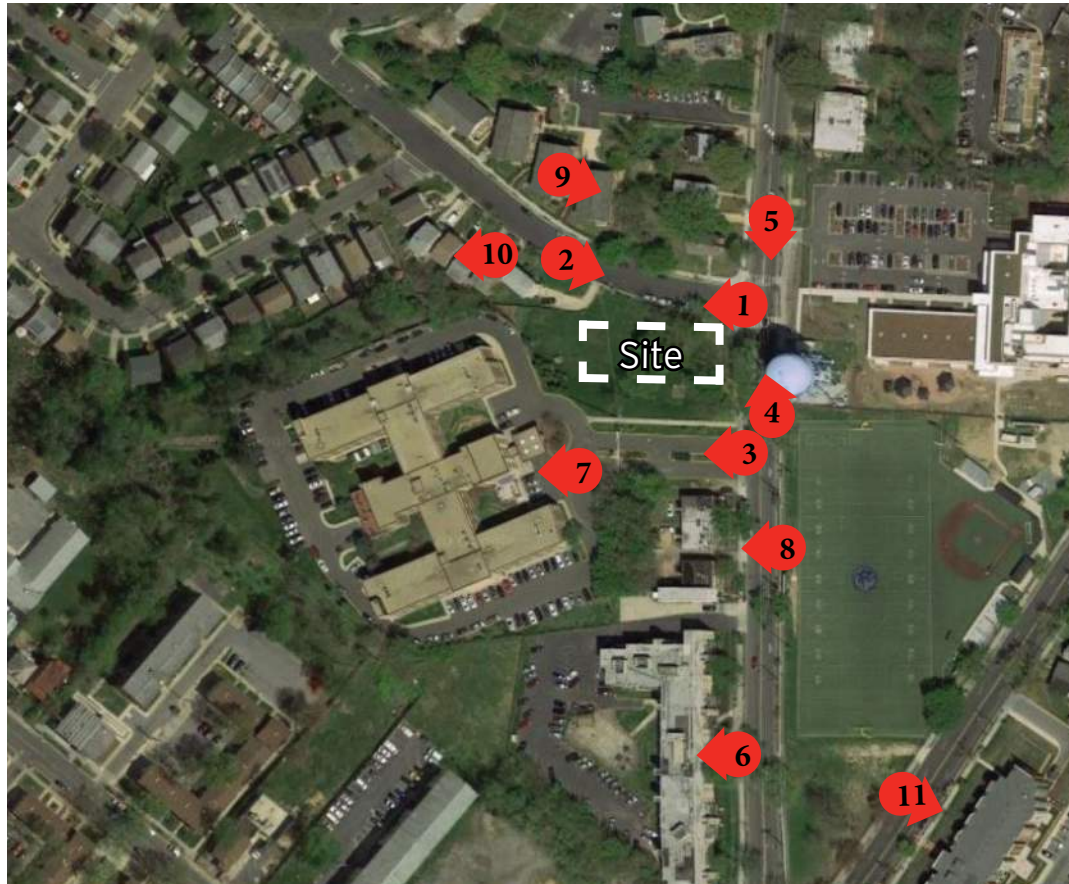








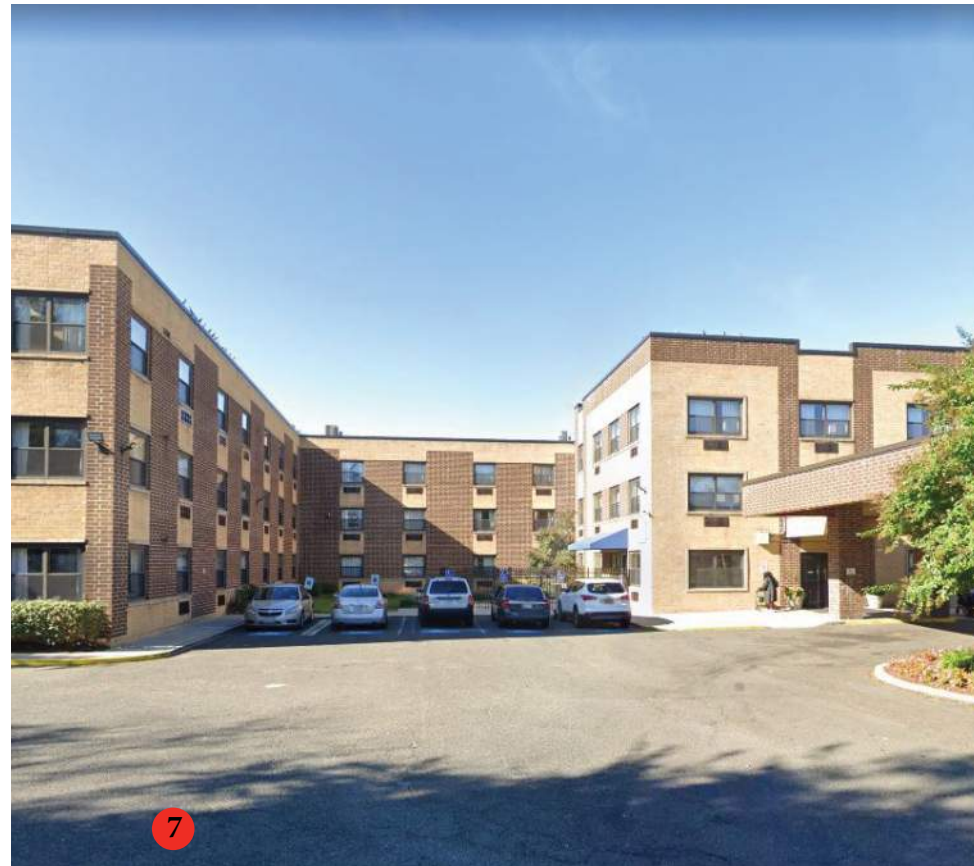








View north up 25th st SE - Hillcrest House Apartments



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



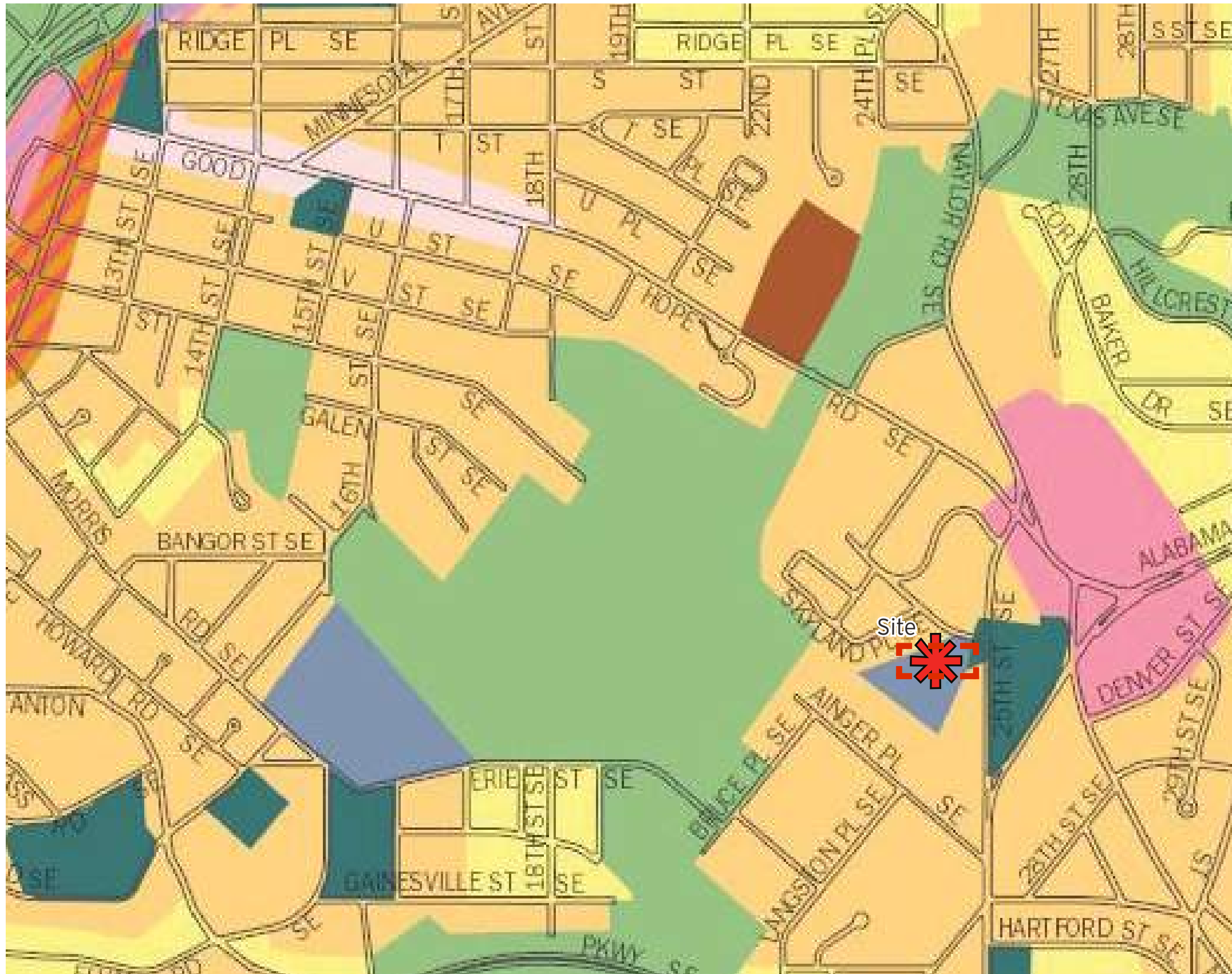
View North up Alabama Ave SE - Roundtree Residences

April 17, 2020

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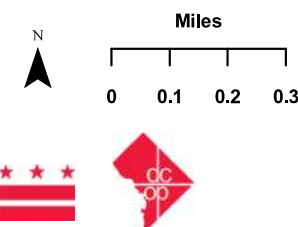
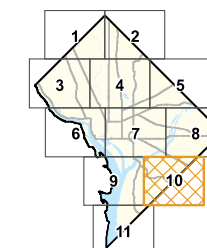




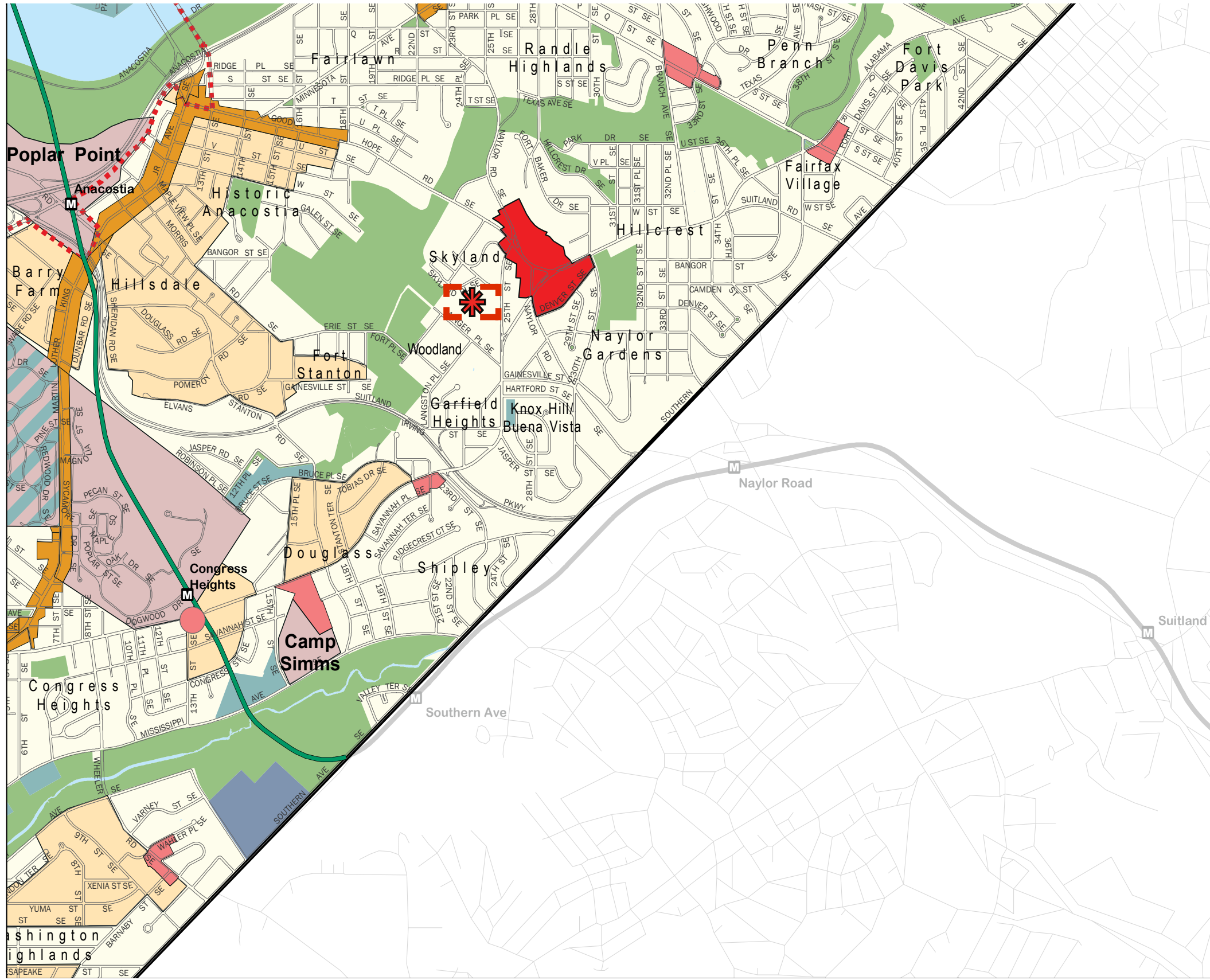


**Comprehensive Plan  
Future Land Use  
Map 10**

- 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





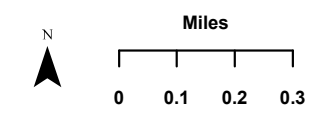
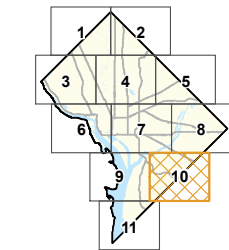


# Comprehensive Plan Generalized Policy Map 10

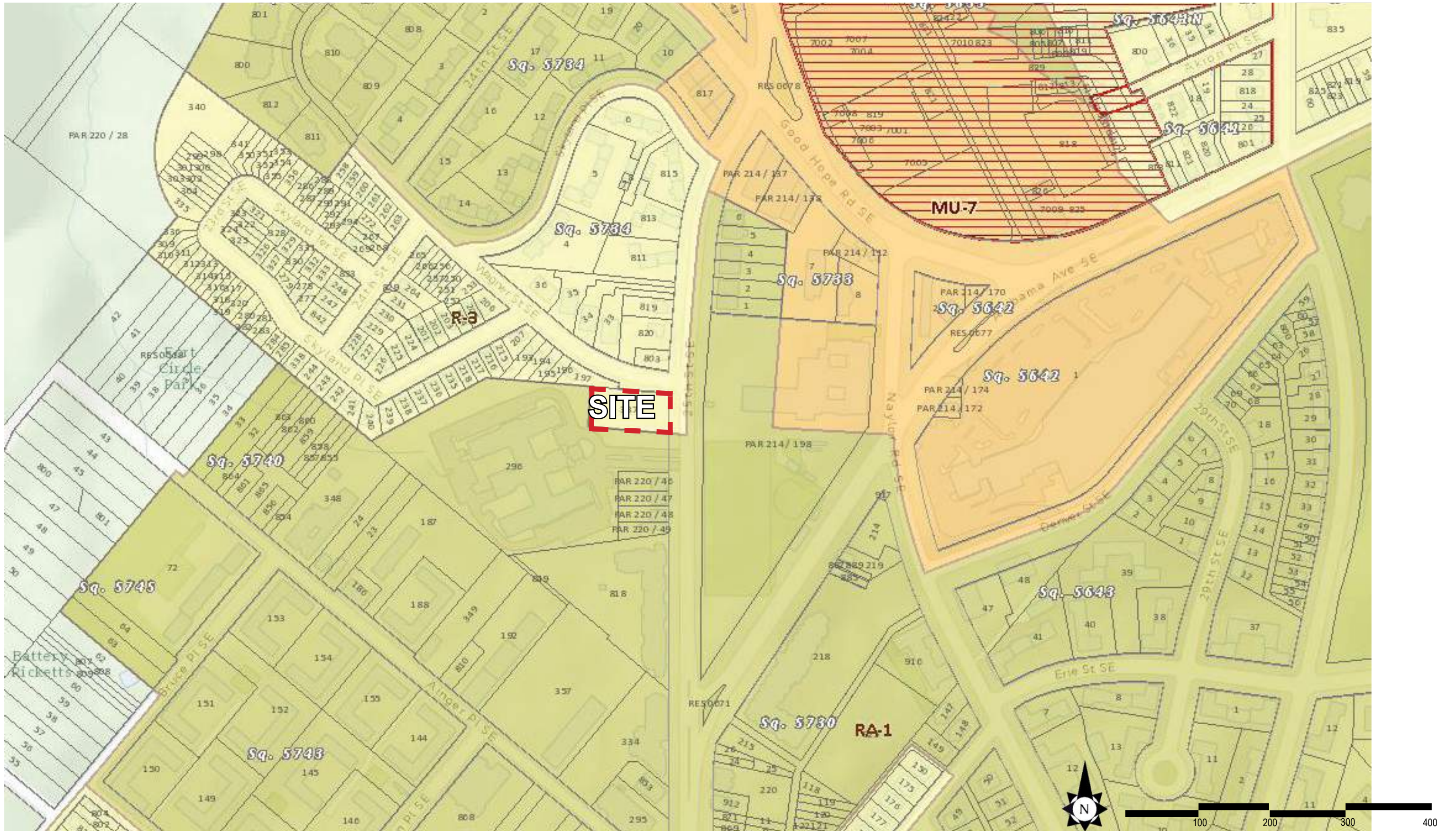
- Neighborhood Conservation Areas
- Neighborhood Enhancement Areas
- Land Use Change Areas
- Land Use Change Areas (Federal)

- 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



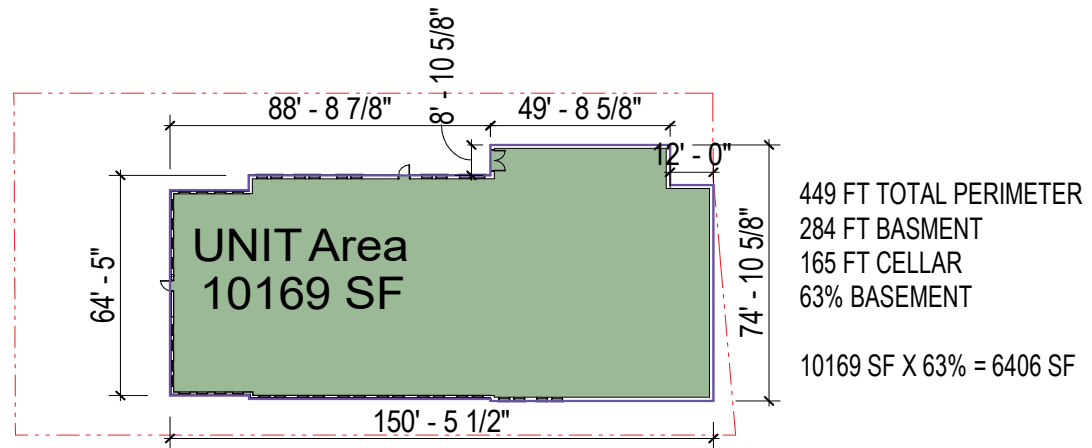




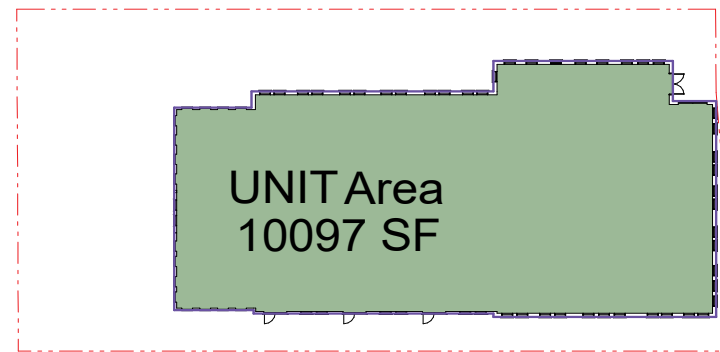




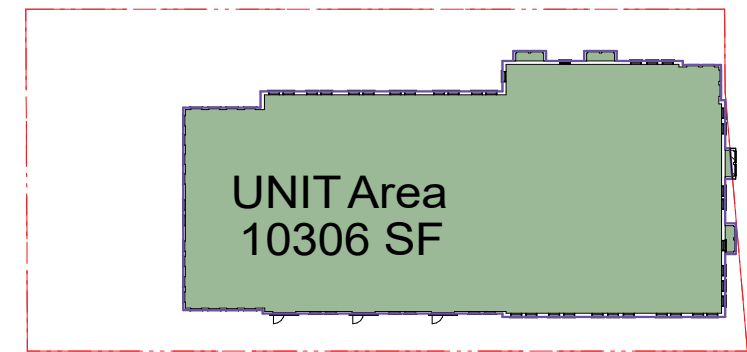




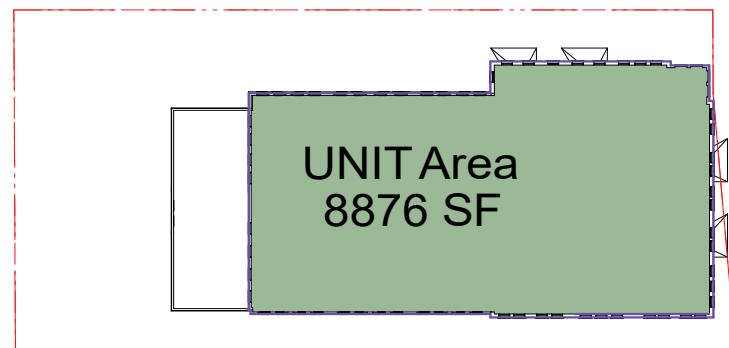
① Basement/ Cellar  
1" = 50'-0"



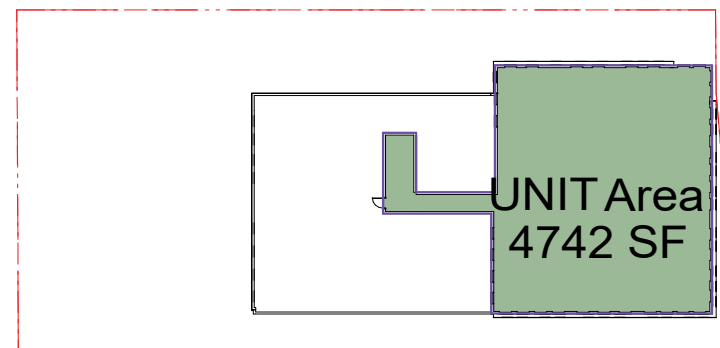
② 1st Floor  
1" = 50'-0"



③ 2nd - 3rd Floor  
1" = 50'-0"



④ 4th Floor  
1" = 50'-0"



⑤ 5th Floor  
1" = 50'-0"





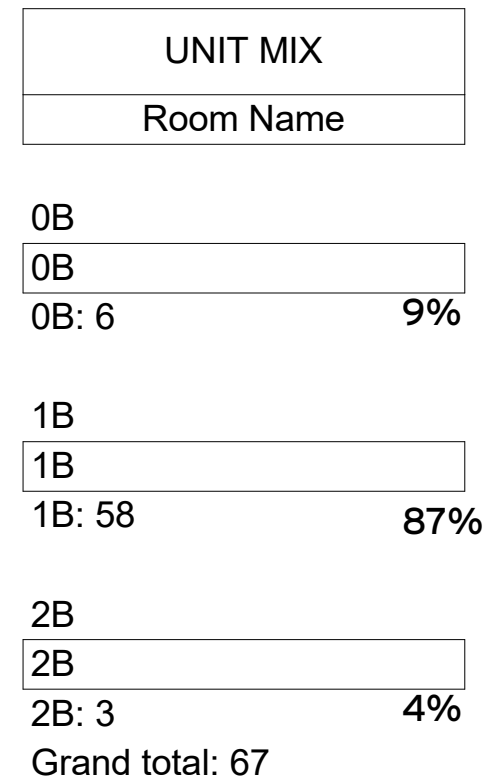
2419 25<sup>th</sup> & Wagner Street, SE  
Affordable Housing Chart  
April, 17<sup>th</sup> 2020

| 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<br>plus 20% IZ bonus 1.8*(1+.2)=2.16<br>plus 20% PUD bonus 2.16*(1+.2)=2.59<br>Total 2.59  | 2.59 Total  | Res SF    |
|                            |   | Gross Floor Area by Level   |           |
|                            |   | 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<br>1:1 Setback   | Provided as required, see A04   |           |
| Lot Occupancy              | 60% at lowest residential uses<br>19,601 x 0.6= 11,760 sf   | 53%<br>10,306 sf  |           |
| Building Height            | 50 feet (60 feet PUD)<br>stories-no limit   | 55'-0"<br><br>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<br><br>67 units   |           |
| Rear Yard                  | 15 ft minimum;<br>4in/ft of principal building height   | 18' required<br>(55' x 4" = 18' required)<br>43'-8" average depth provided  |           |
| Side Yard                  | None required; If provided<br>no less than 4 ft   | 10'-0" min provided   |           |
| Courtyards                 | Open: Min. Width: 4" per ft of height not < 10'<br>Closed: Area: Twice square of req'd width not < 350 sf (res)<br>Min. Width: 4" per ft of height not < 15'  | N/A   |           |
| Green Area Ratio (GAR)     | Required GAR score: 0.40  | 0.4 Provided  |           |
| <b>Parking Requirement</b> |   |   |           |
| 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<br>67 units/ 6= 11<br>Max. 50% reduction due to 0.25 mile radius<br>11 x .5 = 5.5<br>1 car share space<br>1 space = 3 spaces ( per section 708)<br>Min. 50% of parking spaces must be full size<br>5.0 x .5 = 2.5 | 7 Residential Spaces Provided ( 4 standard & 1 car share)<br><br>1 Car share space provided<br><br>5 Full size spaces provided ( including car share) |           |
| Bicycles                   | Long-term parking: 1 space per 3 residential units<br>Short-term parking: 1 space per 20 dwelling units   | 22 long term bicycle parking provided<br>3 short term bicycle parking provided  |           |
| <b>Loading</b>             |   |   |           |
| Residential                | 1 loading berth @ 12' x 30'<br>1 platform @ 100 sf<br>1 service space @ 20' deep  | Loading Berth not provided - relief requested<br>Platform not provided - relief requested<br>1 provided at 20 feet deep                               |           |
| <b>Driveway width</b>      |   |   |           |
| 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               |

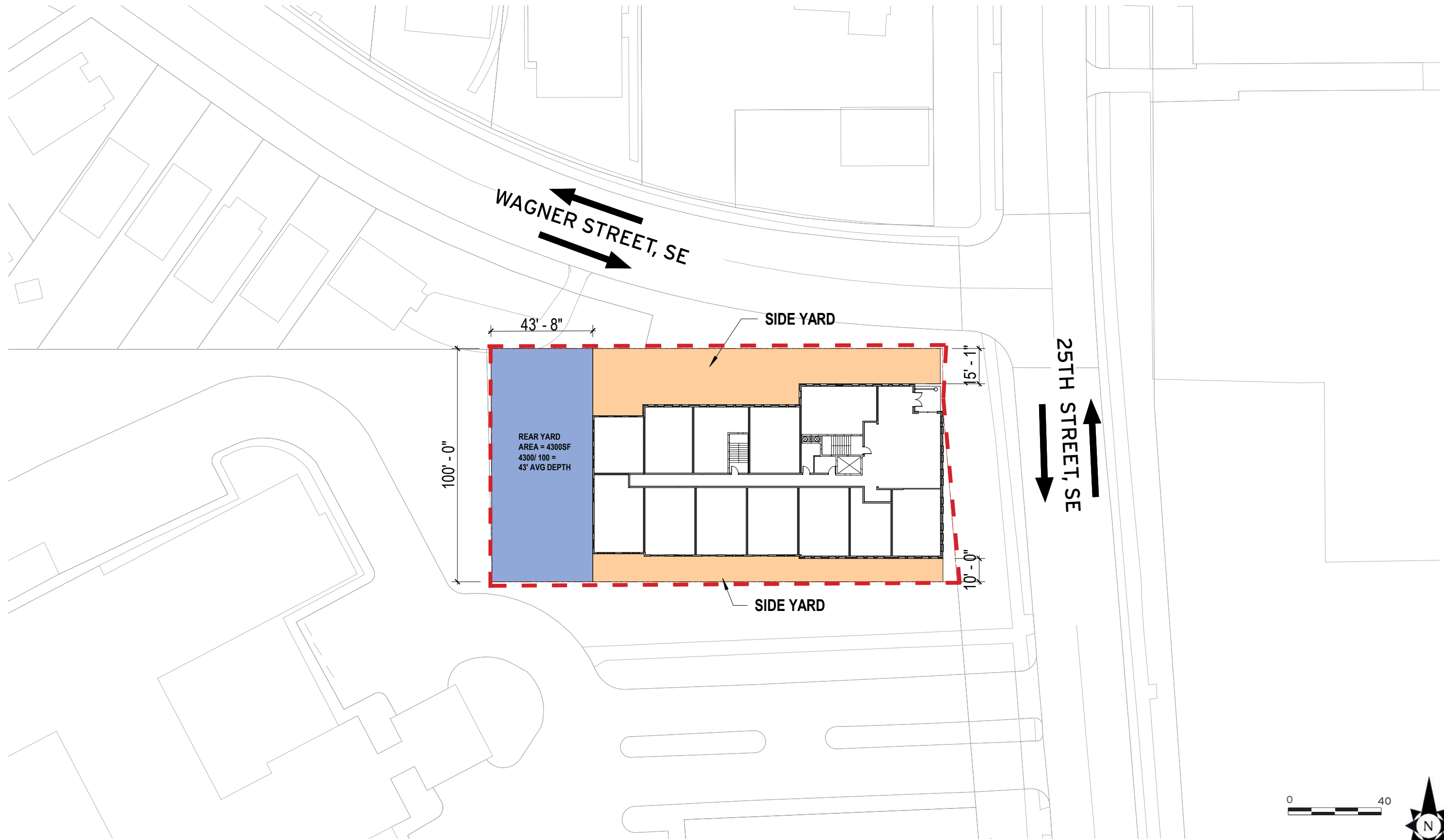
2.59 x 19,601 = 50,766 sf  
2.19 x 19,601 = 42,338 sf  
Bonus Density = 8,428 sf x 75% = 6,321 sf of IZ required

- \* 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

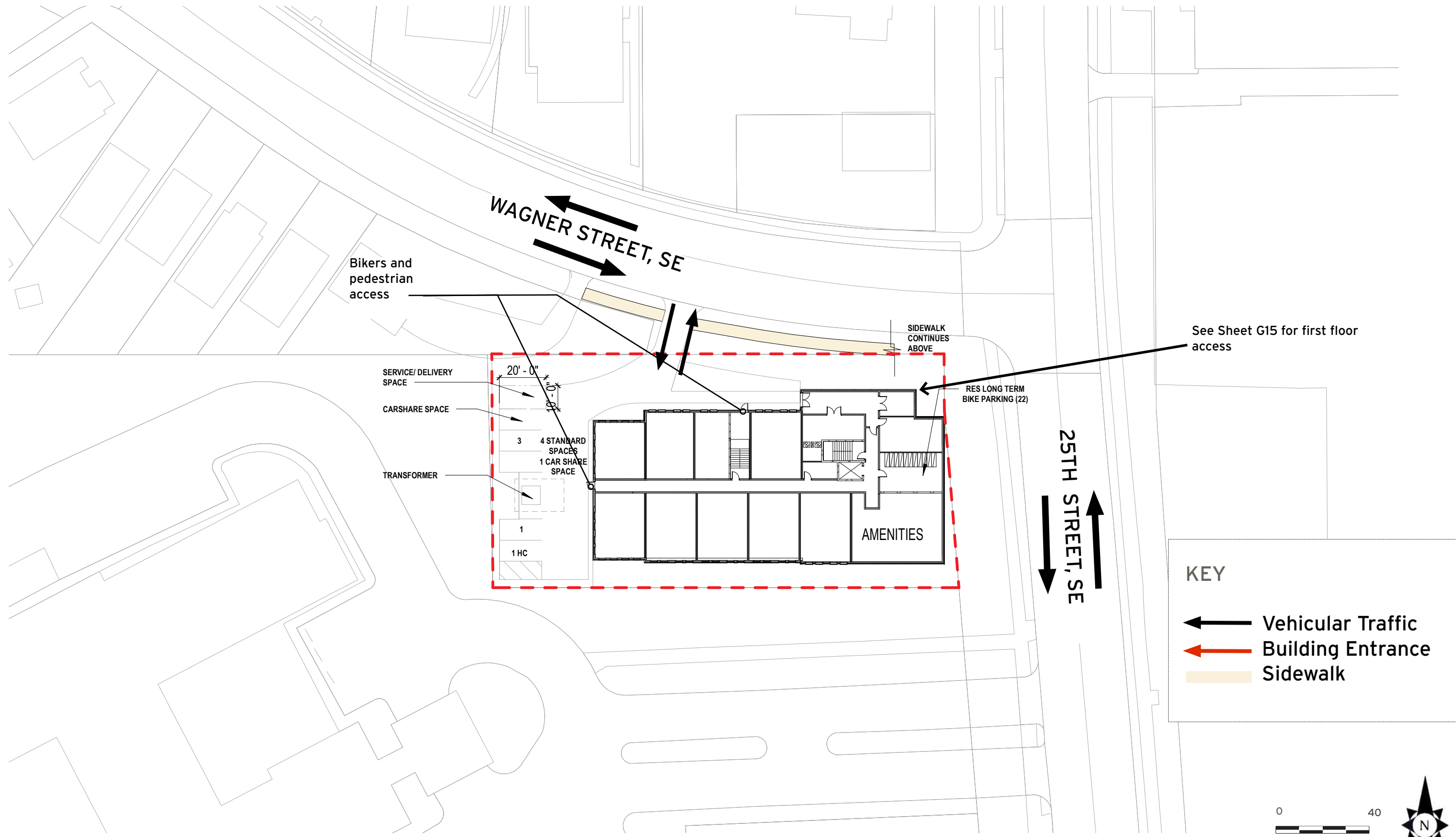


Note: The final number of units and the unit mix may vary within 10% of the numbers indicated on the plans.







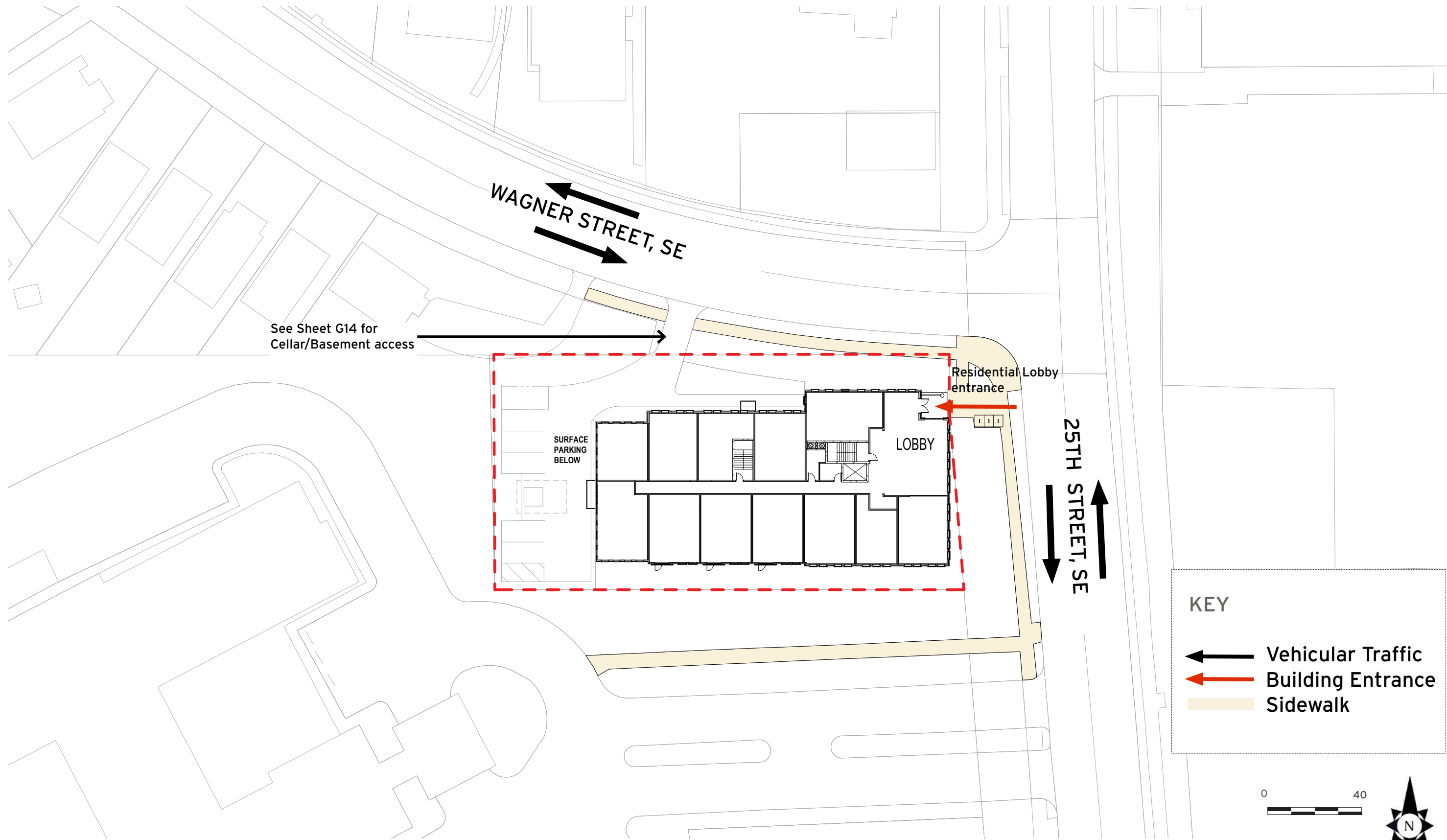


**KEY**

- ← Vehicular Traffic
- ← Building Entrance
- █ Sidewalk









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                                  |
| <b>1. Integrated Design Process</b>        |           |              |  |                          |                                     |                                     |                                     |
| 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"/> |
| <b>2. Location and Neighborhood Fabric</b> |           |              |  |                          |                                     |                                     |                                     |
| 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"/> |
| <b>3. Site Improvements</b>                |           |              |  |                          |                                     |                                     |                                     |
| 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"/>            |
| <b>4. Water Conservation</b>               |           |              |  |                          |                                     |                                     |                                     |
| 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"/> |

| <b>5. Energy Efficiency</b>                                   |           |           |  |   |                                     |                                     |                                     |
|---|-----------|-----------|--|---|-------------------------------------|-------------------------------------|-------------------------------------|
| 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"/> |
| <b>6. Materials</b>   |           |           |  |   |                                     |                                     |                                     |
| 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 Asthmagin-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"/>            |
| <b>7. Healthy Living Environment</b>                          |           |           |  |   |                                     |                                     |                                     |
| 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"/>            |
| <b>8. Operations and Maintenance (all mandatory criteria)</b> |           |           |  |   |                                     |                                     |                                     |
| 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"/> |
| <b>294</b>  | <b>60</b> | <b>45</b> | <b>total</b>   | <i>35 Points Minimum Required for Certification</i> |                                     |                                     |                                     |

|                          |                          |                                     |                                     |
|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |

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.