



TERRACE MANOR
3301 23RD STREET SE, WASHINGTON DC

A PLANNED UNIT DEVELOPMENT
PRE-HEARING SUBMISSION
10 MARCH 2020

OWNER
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CHRISTOPHER CONSULTANTS

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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) | 1.29 |
| MAX GFA (Zoning) | 108,286 | 129,943 | 129,092 |
| LOT OCCUPANCY | 40% | SAME AS MATTER OF RIGHT | 31.6% |
| 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.

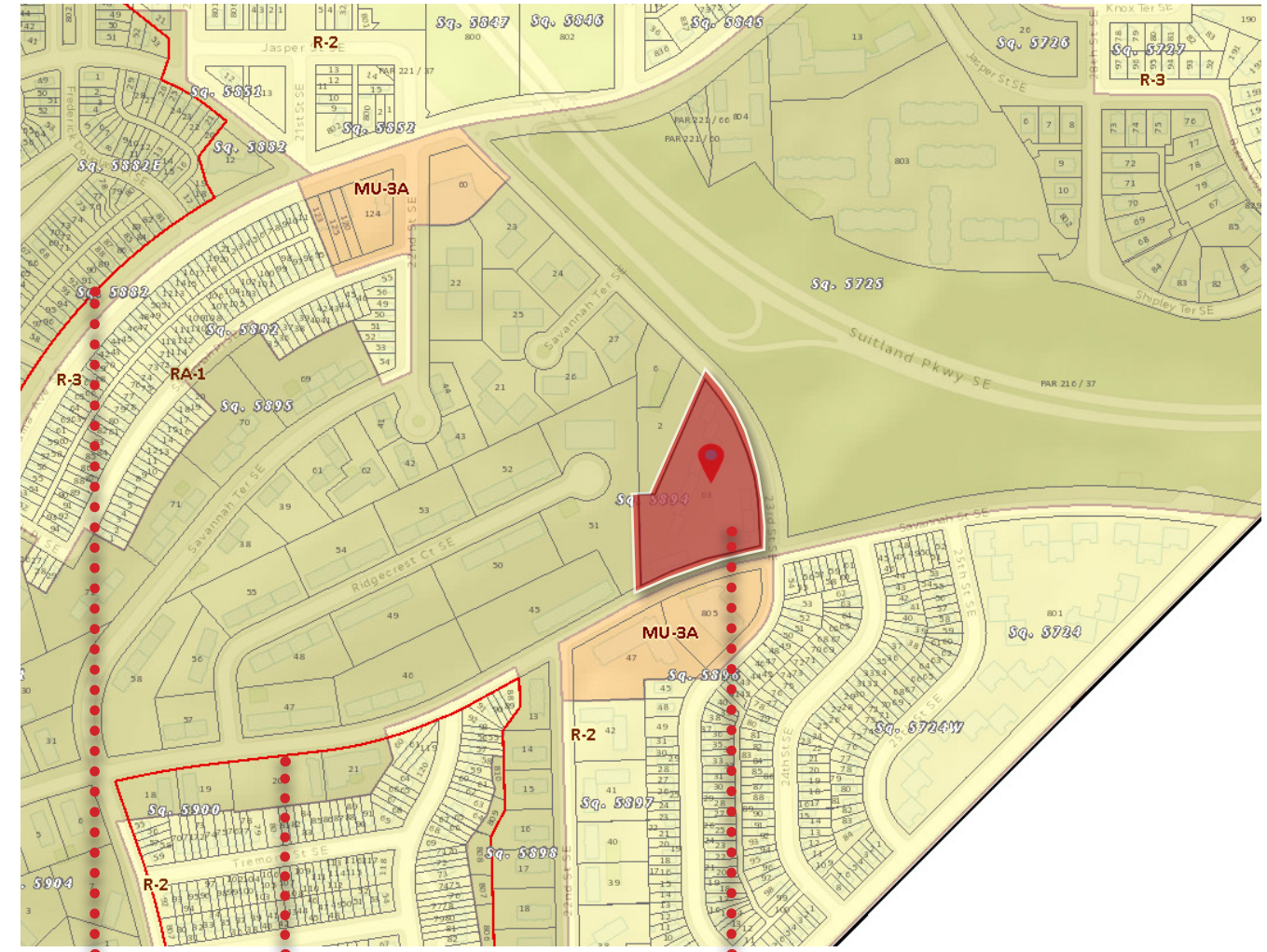
BHMP = 202'-1" (Existing Grade). Top of Flat Roof = 249'-8"

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
 100,262 SF

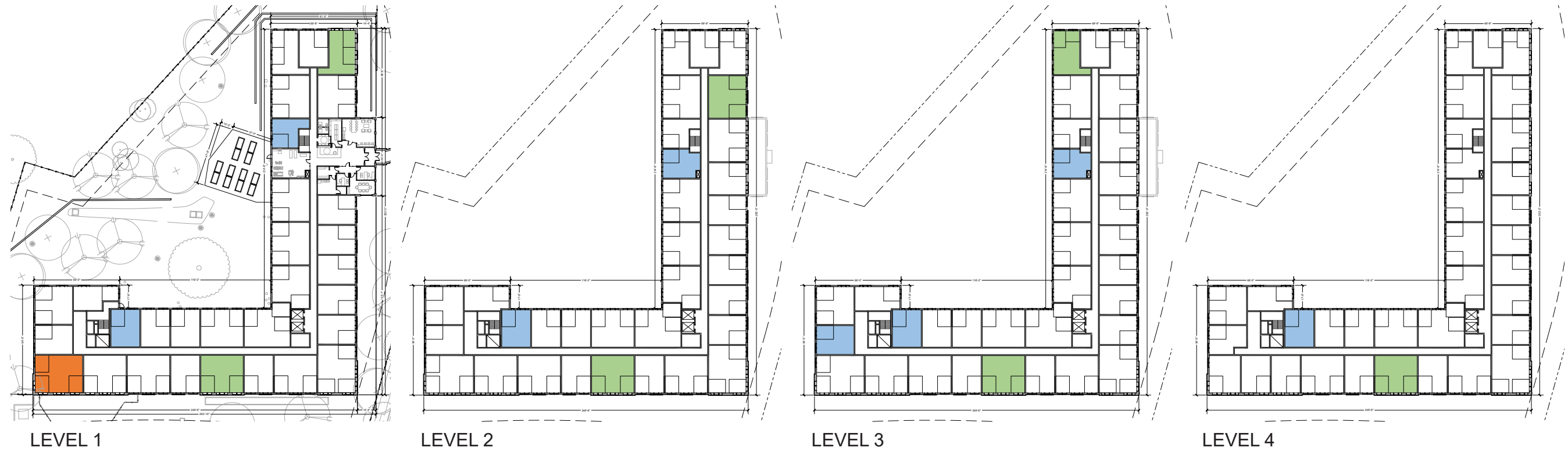
ZONING
 RA-1

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 | 28,524 | 32,630 |
| 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 | 129,945 | 157,792 |
| Total Units | 65 | | | | | | | 54 | | | | 11 | | 130 | | |
| Total Avg Unit NSF * | 42,641 | | | | | | | 49,816 | | | | 12,115 | | 104,572 | | |
| Total Avg Unit GSF ** | 47,040 | | | | | | | 54,466 | | | | 13,288 | | 114,794 | 108,286 | ZONING GFA ALLOWED @ 1.08 FAR W/ 20% IZ LOT AREA |
| 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 ANSI A) | 1B | 1C | 1D | 1E | 1F | 1G | 2A (SOME ANSI A) | 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 | 28,524 | 32,630 |
| 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 | 129,945 | 157,792 |
| Total Units | 3 | | | | | | | 7 | | | | 1 | | 16 | 100,265 | LOT AREA |
| Total Avg Unit NSF * | 5,345 | | | | | | | 668 | | | | 1,093 | | 12,902 | 90,239 | GFA ALLOWED - 0.9 FAR |
| Total Avg Unit GSF ** | 5,886 | | | | | | | 736 | | | | 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) |
| 12,781 | 10% TOTAL RESIDENTIAL GFA |