



TERRACE MANOR
3301 23RD STREET SE, WASHINGTON DC

A PLANNED UNIT DEVELOPMENT
POST-HEARING SUBMISSION
23 JULY 2020

OWNER
TERRACE MANOR REDEVELOPMENT LP

LAND USE COUNSEL
GOULSTON&STORRS

ARCHITECT
STOIBER+ASSOCIATES, PC

**CIVIL ENGINEER +
LANDSCAPE ARCHITECT**
CHRISTOPHER CONSULTANTS

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)	1.296
MAX GFA (Zoning)	108,286	129,943	129,925
LOT OCCUPANCY	40%	SAME AS MATTER OF RIGHT	32.5%
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.

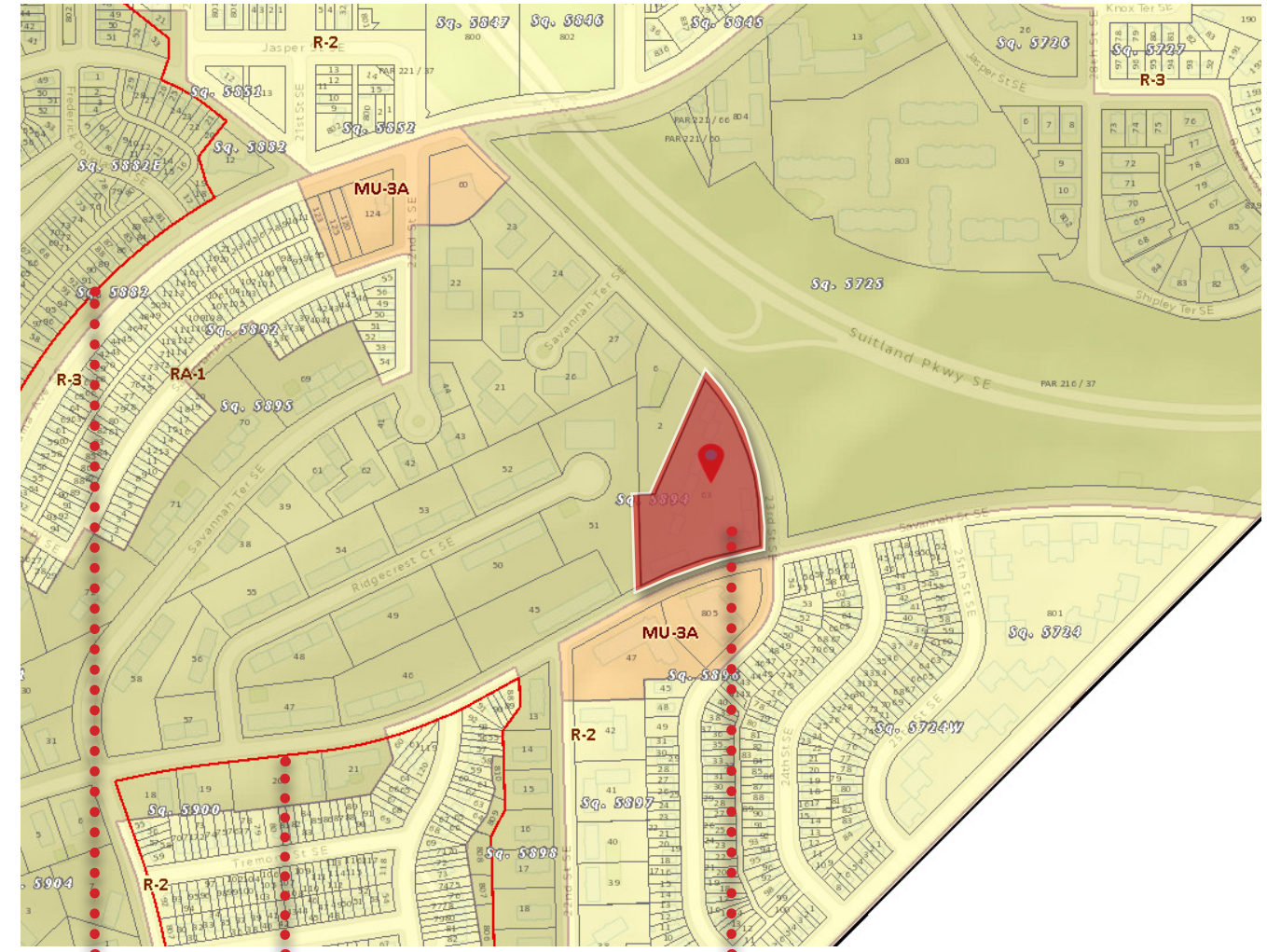
BHMP = 202'-1" (Existing Grade). Top of Flat Roof = 249'-8"

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
100,265 SF

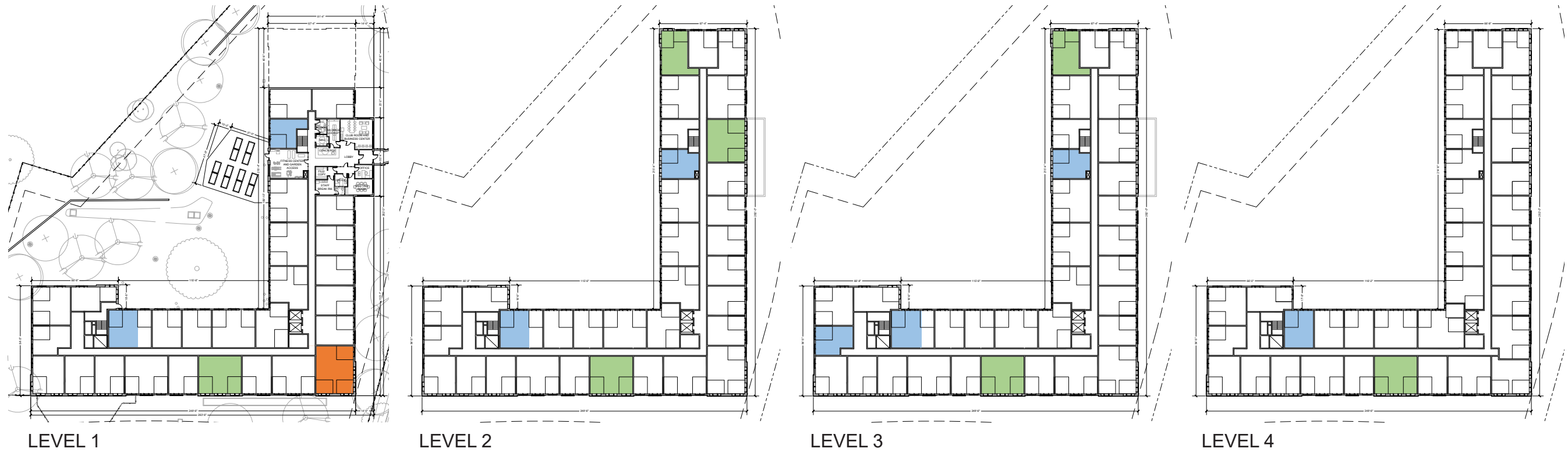
ZONING
RA-1

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 ANSI A)	1B	1C	1D	1E	1F	1G	2A (SOME ANSI A)	2B	2C	2D	2E	3A					
Net SF *	659	582	628	673	704	704	683	946	886	867	786	862	1,049					
Gross SF **	726	649	699	741	774	774	780	1,029	974	971	837	935	1,182					
Penthouse Level 4	13	1		1	1	1	1	10	1	2	1	1	1		34	31,091	31,725	
Penthouse Level 3	13	1		1	1	1	1	10	1	2	1	1	1		34	31,091	31,725	
Penthouse Level 2	13	1		1	1	1	1	10	1	2	1	1	1		34	31,091	31,725	
Penthouse Level 1	11	1	1		1		3	7	1		1	1	1		28	28,515	29,097	
Parking Level																		
Subtotal Units	50	4	1	3	4	3	6	37	4	6	4	4	4	130				
Subtotal NSF *	32,950	2,328	628	2,019	2,816	2,112	4,098	35,002	3,544	5,202	3,144	3,448	4,196	101,487				
Subtotal GSF **	36,300	2,596	699	2,223	3,096	2,322	4,680	38,073	3,896	5,826	3,348	3,740	4,728	111,527	129,936	154,259		
Total Units	71							55					4		130	100,265	LOT AREA	
Total Avg Unit NSF *	46,951						661	50,340					915	4,196	1,049	101,487	90,239	GFA ALLOWED -
Total Avg Unit GSF **	51,916						731	54,883					998	4,728	1,182	111,527	108,286	GFA+IZ BONUS -
Units as a Percentage of Building Total	54.6%							42.3%					3.1%		100%			1.08 FAR

- 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	2E	3A					
Net SF *	659	582	628	673	704	704	683	946	886	867	786	862	1,049					
Gross SF **	726	649	699	741	774	774	780	1,029	974	971	837	935	1,182					
Penthouse																	0	3,700
Level 4	1							1							2	31,091	31,725	
Level 3	1	1						1		1					5	31,091	31,725	
Level 2	1					1		2		1					5	31,091	31,725	
Level 1	1				1			1						1	4	28,515	29,097	
Parking Level																	8,149	26,287
Subtotal Units	4	1	0	0	1	2	0	5	0	2	0	0	1		16			
Subtotal NSF *	2,636	582	0	0	704	1,408	0	4,730	0	1,734	0	0	1,049		12,843			
Subtotal GSF **	2,904	649	0	0	774	1,548	0	5,145	0	1,942	0	0	1,182		14,144	129,936	154,259	
Total Units	8							7					1		16	100,265	LOT AREA	
Total Avg Unit NSF *	5,330							666					1,049		12,843	90,239	GFA ALLOWED - 0.9 FAR	
Total Avg Unit GSF **	5,875							734					1,182		14,144	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)
12,427	10% TOTAL RESIDENTIAL GFA

