

Edgewood Commons 5 PUD Design Application

Edgewood St NE,
Washington, DC 20017

Submission Date: August 21, 2020



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Cover | **Edgewood 5**

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Washington, DC **ZONING COMMISSION**
August 21, 2020 District of Columbia
CASE NO.66-68A
EXHIBIT NO.14B1

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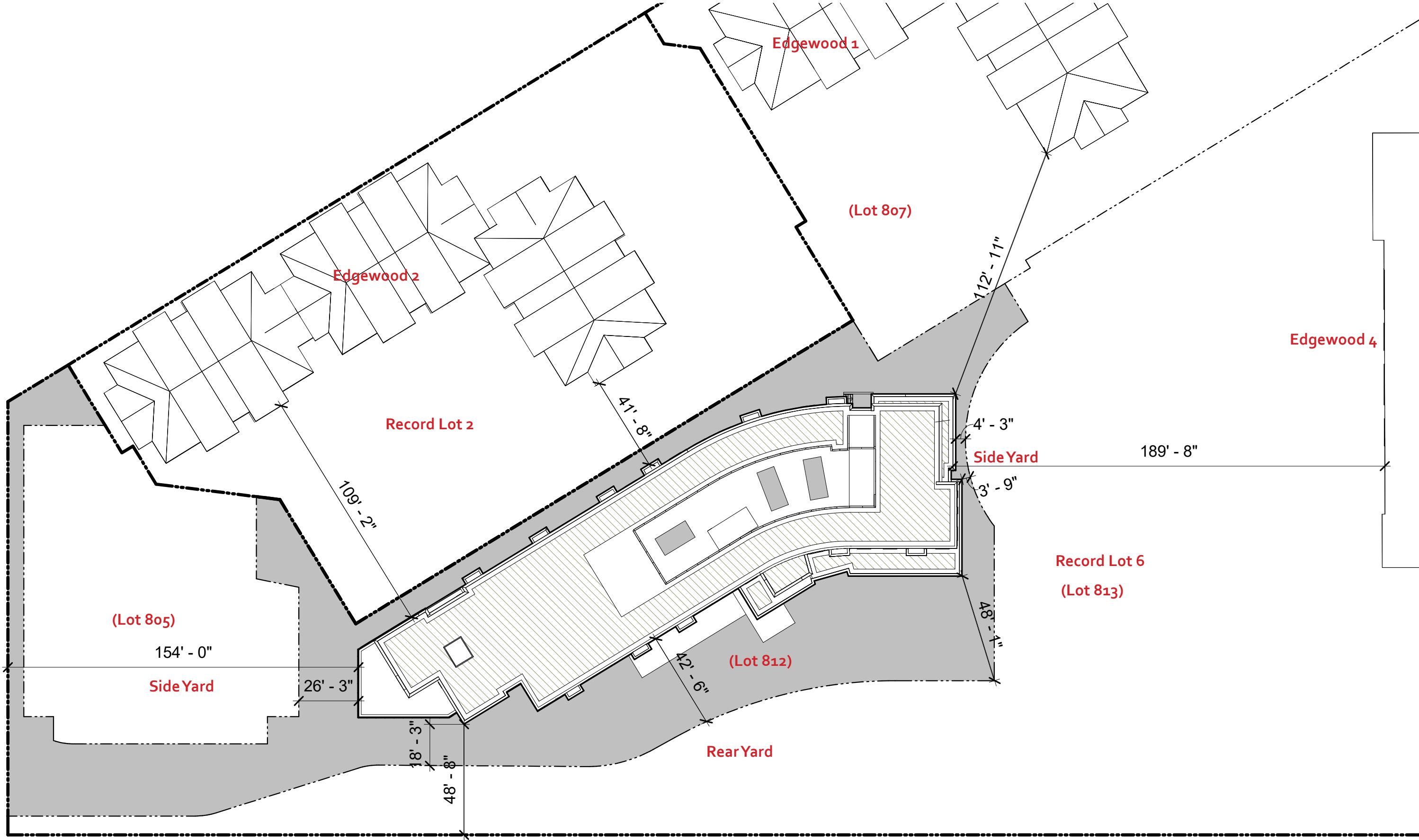
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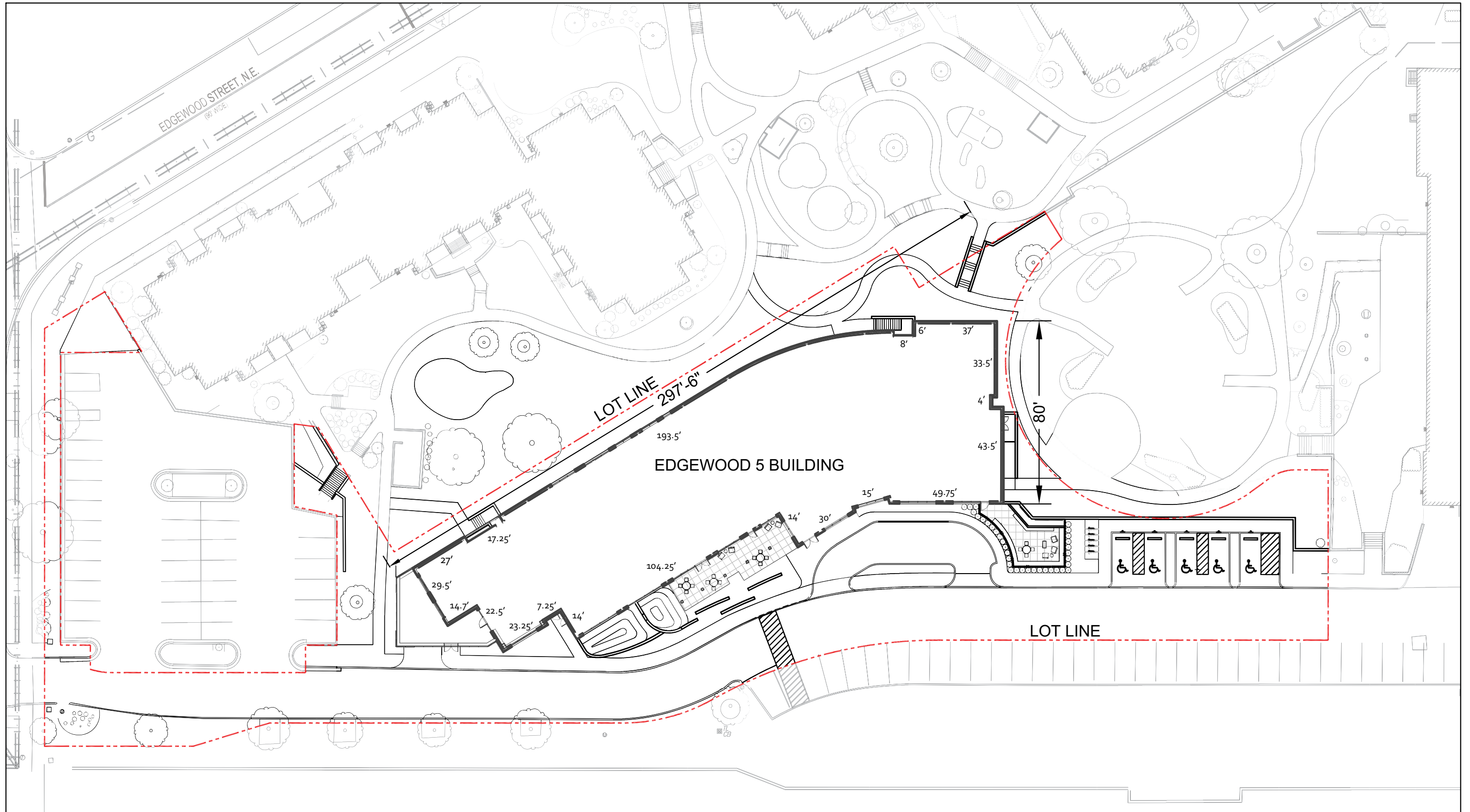




Zoning Section	Zoning Criteria	PUD Required or Allowed	Tax Lot 812	Notes
	Tax Lot 812		43,774	sf
	Dwelling Units		151	units
	Adult Day Care		6,283	sf
	Zone	RA-4	RA-4	
F-302.1	FAR - MOR	3.5		
	GFA - MOR		N/A	153,209 sf on Tax Lot.
C-1002.3(1)	FAR - IZ Bonus (20%)	4.2		
	GFA - IZ Bonus (20%)		N/A	183,851 sf on Tax Lot
X-303.3 X-303.4	FAR - PUD Bonus (20%)	5.04		
	FAR - PUD Bonus (20%)		N/A	220,621 on Tax Lot
	FAR Proposed		N/A	3.44 on Tax Lot
	GFA Proposed		150,601	sf
F-304.1	Lot Occupancy Allowed	75%		No PUD bonus. No IZ bonus.
	Lot Occupancy Proposed		N/A	41% of Tax Lot
F-303.1	Height Allowed	90 feet		No PUD bonus. No IZ bonus.
	Height Proposed		90 feet	
	BHMP		153 feet +/-	
F-307.1	GAR Required	0.3		Full Campus
	GAR Proposed		0.3	Note: GAR to be calculated on Tax Lot per Zoning Administrator Determination.
F-305.1	Rear Yard Required	4" per foot of height; 15 feet min		30 feet required for 90-foot building.
	Rear Yard Proposed		N/A	Varies - 48.67-foot minimum
F-306.1(b)	Side Yard Required	Not Required; 4 feet min if provided		
	Side Yard Proposed		N/A	Varies - 154-foot minimum
C-1503.1(c)	Penthouse Habitable FAR Allowed	0.4		
	Penthouse GFA Allowed		N/A	17,510 sf based on Tax Lot
	Penthouse GFA Proposed		650	sf
F-303.2	Penthouse Height Allowed	20 feet	20 feet	No PUD bonus. No IZ bonus.
C-701.5 C-702.1	Parking Required - Residential	1 per 12 units	13	50% reduction due to proximity to Metro.
	Parking Provided - Residential		N/A	13 spaces provided - 4 new HC spaces and 9 existing spaces provided on Record Lot.
C-701.5 C-702.1	Parking Required - ADC	.5 per 1,000sf	2	50% reduction due to proximity to Metro.
	Parking Provided - ADC		N/A	2 spaces provided - 1 new HC space and 1 existing space provided on Record Lot.
C-802.1	Bicycle Parking Required - Residential	1/3 units long term 1/20 units short term	50 long term 8 short term	
C-802.1	Bicycle Parking Required - ADC	1/10K sf long term 1/10K sf short term	1 long term 1 short term	
	Bicycle Parking Provided		28 long term Relief requested.	10 short term spaces provided on Record Lot.
C-901.1	Loading	1 Loading Berth 1 Delivery Space	N/A	1 Loading Berth and 1 Delivery Space provided on Record Lot.

Record Lot	Tax Lot	Lot Area (sf)	Building	Estimated GFA (sf)	FAR ² (5.04 allowed)	Footprint (sf)	Lot Occupancy (75% allowed)
			Edgewood 1 (existing)				
5		44,411	Parking Garage	32,441	0.05	33,734	5.18%
6	807		501 Edgewood St.	16,631	0.03	5,622	0.86%
6	807		515 Edgewood St.	16,631	0.03	5,622	0.86%
6	807		525 Edgewood St.	16,631	0.03	5,622	0.86%
6	807		535 Edgewood St.	16,631	0.03	5,622	0.86%
6	807		601 Edgewood St.	243,256	0.37	30,593	4.70%
6	807		615 Edgewood St.	16,631	0.03	5,622	0.86%
6	807	197,507	625 Edgewood St.	16,631	0.03	5,622	0.86%
			Subtotal EW1	375,483	0.58	98,059	15.06%
			Edgewood 2 (existing)				
6	805	13,760	Parking Lot				
2			401 Edgewood St.	17,881	0.03	4,470	0.69%
2			415 Edgewood St.	17,881	0.03	4,470	0.69%
2		45,798	425 Edgewood St.	17,881	0.03	4,470	0.69%
			Subtotal EW2	53,643	0.08	13,410	2.06%
			Edgewood 3 (existing)				
4	810	26,666	635 Edgewood St.				
4	811	46,441	635 Edgewood St.	195,107	0.30	20,143	3.09%
			Edgewood 4 (existing)				
6	813	151,384	611 Edgewood St.	190,699	0.29	19,891	3.06%
6	803	81,172	Parking Lot / Drop-Off				
			Subtotal (existing)	814,932	1.25	151,503.00	23.28%
			Edgewood 5 (proposed)				
6	812	43,774	435 Edgewood St. ¹	150,156	0.23	17,620	2.71%
			Total (existing + proposed)	965,088	1.48	169,123	25.98%
		650,913	Total Existing Lot Area (sf)				
			Notes:				
			1. Preliminary address. Final address to be determined by DCRA.				
			2. Calculated on entire campus lot area.				





Overall Site Plan | Edgewood 5



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