

**MEMORANDUM**

TO: District of Columbia Zoning Commission

FROM: ^{JLS}
Jennifer Steingasser, Deputy Director Development Review & Historic Preservation

DATE: October 30, 2015

SUBJECT: Set down Report - ZC # 15-20 (Sursum Corda)
First Stage and PUD and Related Map Amendment

I. APPLICATION

Sursum Corda Cooperative Association, Inc., 76 M Inc. and the District of Columbia (Applicant) in conjunction with their development partner, Winn Development propose a First Stage Planned Unit Development (PUD) and a related map amendment to rezone the property from the R-4 zone to the C-3-C zone to enable a mixed use development on the property known as the “Sursum Corda” between M Street, First Place, L Street, and First Street, NW (Square 620, Lots 248-250 and 893-895).

The new development would have residents of varying incomes, a mixture of residential unit types and sizes, retail and services uses, the development of a public park, community green and a small recreational area, open spaces and a promenade.

II. RECOMMENDATION

Sursum Corda Cooperative Association represents the current residents and owners of the property. The redevelopment would benefit the existing residents and the neighborhood, and would continue the revitalization and economic development that has begun in the neighborhood.

The proposal meets the specific recommendations outlined in the Mid-City Small Area Plan (SAP) for the revitalization and redevelopment of Sursum Corda. As this is a request for a First Stage PUD, the application outlines the proposed site plan, densities, heights, retail and services uses, open space and affordable housing/tenant relocation plan; the filings do not yet detail building design or materials; this would be provided as part of subsequent Stage 2 submissions.

The Office of Planning (OP) recommends that the proposal be **set down** for a public hearing and that additional information be provided, and notes the additional detail and clarification needed.

- Detail of the phasing plan, including approximate scheduling and development priorities;
- Details regarding proposed green building initiatives;
- Details of the affordable housing program, including a detailed relocation plan;
- Transportation Plan and TDM measure specifics.

In addition, as part of each subsequent Second Stage application, the Applicant should provide site and building design details and specifics regarding transportation, environmental requirements, affordable units, and the phasing of proffered benefits and amenities.

III. SITE AND SURROUNDING AREA

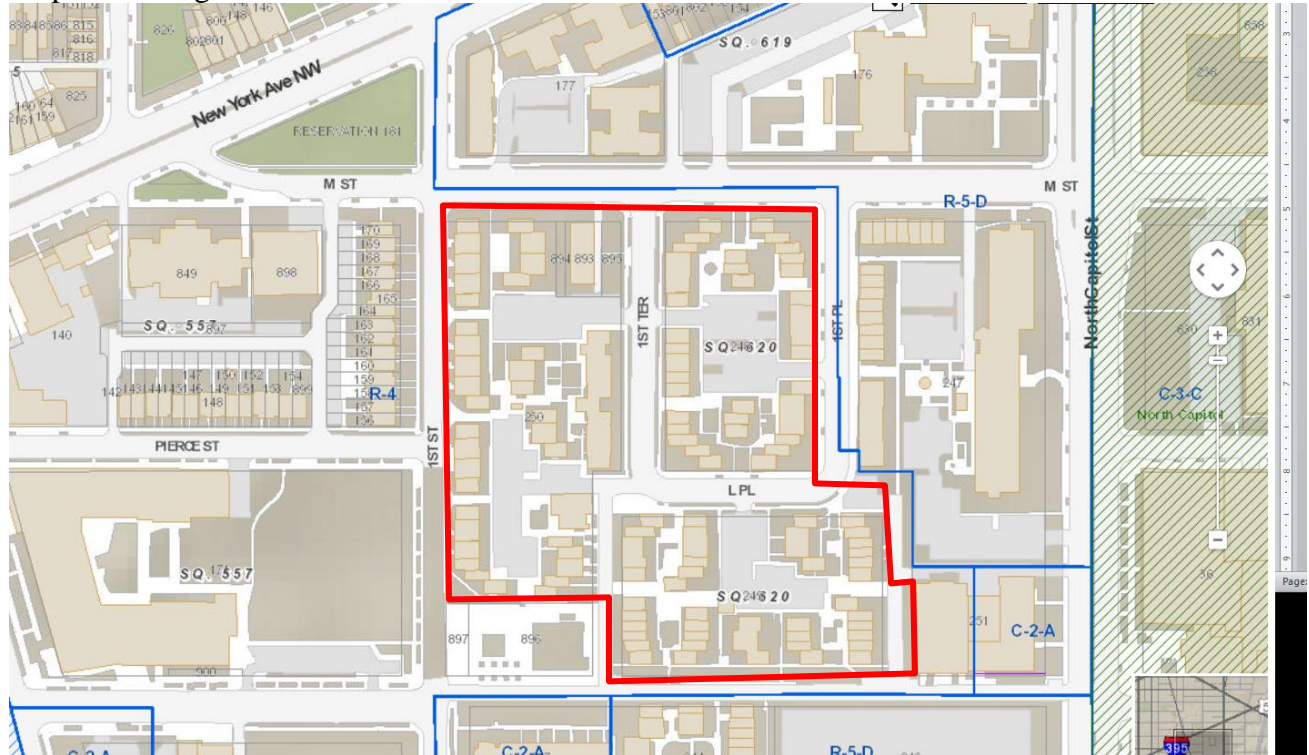
The subject property, located on Square 620, Lots 248-250 and 893-895, has a total land area of approximately 253,735 square feet or 5.825 acres. The site is generally bounded by M Street, NW, on the north, First Place, NW, on the east, L Street, NW on the south, and First Street, NW, on the west. The development site is a combination of the 199 unit Sursum Corda townhouses, the 14 unit four story apartment building at 76 M Street, and two adjoining vacant parcels (Map 1).

Map 1 - Site Location



The site is located in the Sursum Corda neighborhood of Ward 6 and is zoned R-4. To the north, across M Street are the Julius Hobson Plaza Condominiums and the Taylor House Apartments in the R-5-D zone; to the east are the Sibley townhouses and apartments in the R-5-D zone along with the Mount Airy Baptist Church in the R-4 and C-2-A zones. To the south are a parking lot and the Turnkey residential community in the R-5-D and C-2-A zones. Immediately adjacent to the southwestern portion of the property is a public park in the R-4 zone. To the west are row houses, the Walker Jones Education Campus and the Northwest One Neighborhood Library in the R-4 zone (Map 2).

Map 2 - Zoning



IV. MID-CITY SMALL AREA PLAN

The 2006 Comprehensive Plan recommended the preparation of a small area plan for the area around the North Capitol Street/Florida Avenue business district, Mid-City East. Neighborhood groups advocated for the small area plan to also include their residential neighborhoods to guide future redevelopment. The Mid City East Small Area Plan¹ encompassed neighborhoods around the North Capitol Street/Florida Avenue business district. Sursum Corda, which was addressed in the Northwest One Plan, was also included.

The Mid-City Small Area Plan (SAP) highlighted the fact that the Cooperative was working to redevelop the site at a density higher than that currently on the site. The Sursum Corda Cooperative has teamed with a developer to redevelop the site. Following, the redevelopment, the current 143 families would be given the option to return. The development would be bought and managed by the developer with the Cooperative and resident families receiving equity payments.

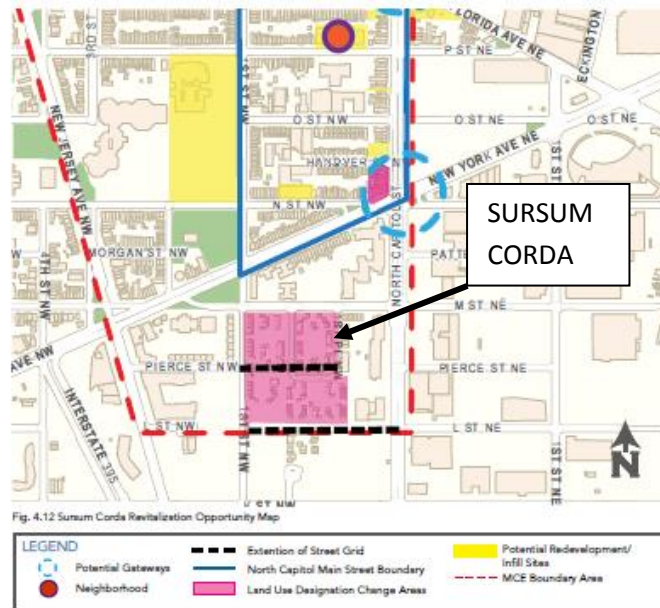
The Mid-City Small Area Plan at pages 72 and 73 addresses the redevelopment of Sursum Corda and states:

Today members of the cooperative are actively working on a higher density redevelopment plan for Sursum Corda that would increase the number of housing units on site, and create a mix of additional uses including retail or increase affordable units on the site as part of that development. The site is adjacent to higher density development across North Capitol Street to the east (NoMa) and in the Mount Vernon Triangle district to the west, making it reasonable to adjust the land use designation to

¹ Approved by the City Council on November 18, 2014

allow for greater density and height at the site. This would enable co-op members to retain affordable units as part of the redevelopment effort.

Sensitivity to lower density buildings to the north and south suggests that the redevelopment's massing should step down towards those existing buildings. The development also offers the opportunity to integrate sustainable design strategies including LID stormwater management, reestablish the street grid, extend Pierce and L Street, and create a significant green/park space and other amenities for community use.



The SAP provided direction for the redevelopment of Sursum Corda as follows:

A vision of the Mid City East Small Area Plan is that “*Mid City East will prosper as an inclusive community with a strong neighborhood fabric, thriving businesses, and a diverse mix of quality housing options.*” A goal of this vision is to “*Support the redevelopment of Sursum Corda*” and the SAP further recommends:

“Commercial Revitalization, Redevelopment.

- *Change the future land use designation for Sursum Corda from moderate density residential to high density residential and medium density commercial. Development under the new land use designation should be achieved through a Planned Unit Development and encourage the development of a mixed income neighborhood through:*
 - *The provision of 199 affordable units within the project at varying levels and types of subsidies not to exceed 60% of AMI;*
 - *The addition of market rate units that will represent at least 66% of the total units developed on site.*
 - *Reflect the height and scale of existing neighborhood developments, including the SeVerna. Development on the Sursum Corda site should step down towards First Street NW towards Mt. Airy Baptist Church, and step up towards North Capitol Street NW.*
 - *Extend the street grid, including L Street NW from First Street NW to North Capitol Street, NW and Pierce Street, NW between First Street NW and First Place NW.*

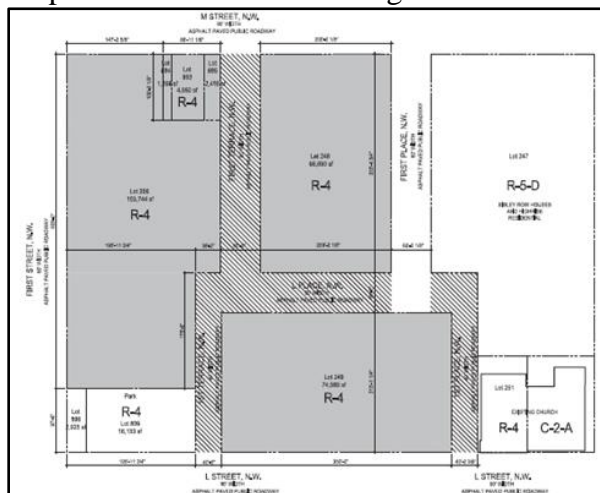
- Include sustainable development components such as green/park spaces and other community amenities

V. PROPOSAL

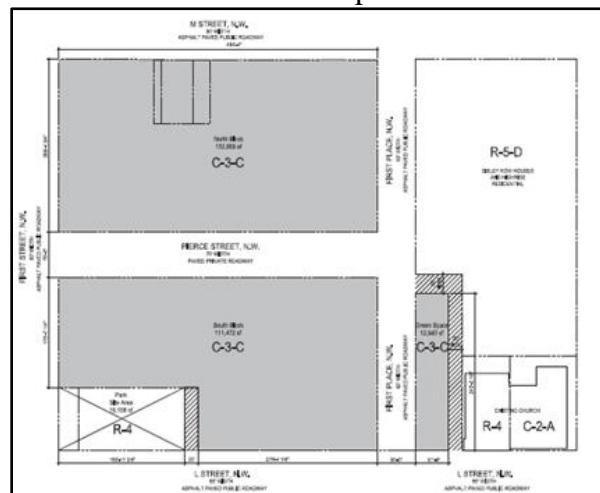
The proposal is to demolish the existing Sursum Corda Apartments and redevelop the property. Under the proposed development plan, a number of internal streets, First Terrace, L Place and the southern portion of First Place would be closed or realigned. A new street grid would see the extension of a new east-west Pierce Street and the extension of First Place to create a new north-south street. The realigned streets would provide more connectivity within the development as well as to the surrounding community (Map 3)

Map 3 – Streets

Existing Street Pattern

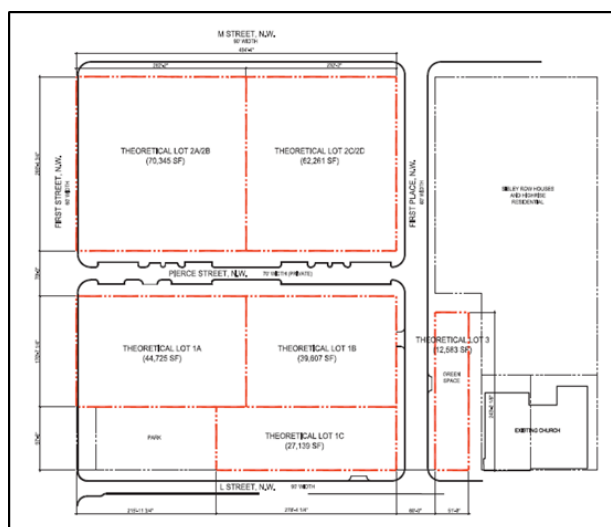


Proposed Streets



Based on the new street grid, the property would be subdivided into two development parcels, north and south of Pierce Street and an eastern out parcel to be developed as a park. The north and south parcels would be further subdivided into theoretical lots to accommodate the buildings. (Map 4).

Map 4- Subdivision



This application has been submitted as a First Stage PUD. As such, the Commission is being asked to consider issues such as zoning, massing, overall site plan, and use mix for the entire Sursum Corda site. Detailed site and building design would be provided and reviewed in subsequent Second Stage applications.

On the new lots, the Applicant proposes to transform the predominantly low income housing development into a mixed-income, mixed-use community with 1,142 residential units, and 49,420 square feet of non-residential use. Further, a 12,583 square green space/park would be provided on the easternmost portion of the site between First Place and the Mt. Airy Church for the resident and the greater community (Map 4).

Map 5 - Proposed Site Plan

Site Plan - Phase 1



Site Plan - Phase 2



The following is a breakdown of the proposed development for each lot in the PUD;

	Use (sq. ft.)			Building Height/Stories (Maximum)	
	Residential	Retail	Other	Feet	Stories
Lot/Building 1A	184,775 sf (164 du)	-	-	72.45 ft.	8
Lot/Building 1B	194,990 sf (166 du)	-	-	78 ft.	8
Lot/Building 1C	101,225 sf (100 du)	8,315 sf	-	65.75 ft.	6
Lot/Building 2A/2B	414,640 sf (339 du)	11,900 sf	6,900 sf	110/91/62.5 ft.	6 to 11
Lot/Building 2C/2D	451,725 sf (373 du)	11,325 sf	6,970 sf	106.93/97.43/68.93 ft.	6 to 10
Green Space	12, 583 sf				

The development would include a mixture of apartment, retail, service and community uses in five structures ranging in height from six to eleven stories or 110 feet to 65 feet. The southern buildings, Buildings 1A, 1B and 1C, would be 8 and 6 stories to transition to the lower building across L Street, the playground, the adjacent parks and the church.

The buildings on the northern lots, Building 2A/B and Building 2C/2D would have portions of the building at different heights. The portions of Building 2C/2D that are across First Street and the Sibley row houses would be six stories and transition up to 10 stories at the corner of First Place and along M Street. The second structure, Building 2A/2B, would also have six stories at the portion fronting on Pierce and First Street and transition up to ten stories at the corner of First Street and M Street.

All the buildings except Building 1C would be built around a private, enclosed central, landscaped, open space or a semi-private, “U” shaped, landscaped open space. The outer portions of the buildings would also be extensively landscaped. Between the buildings would also be extensively landscaped and include pedestrian ways that would connect the buildings as well as provide connections to the public park and the park across First Place. Between Building 2A/B and Building 2C/2D

Ground floor retail and service uses would be concentrated along M Street and between Building 2A/B and Building 2C/2D. The area between the buildings would be a broad “promenade” that would be landscaped, encourage pedestrian movements through the site to the retail uses, would have outdoor seating and is envisioned to be a very active area.

The property labelled as “public park” on the plans at the intersection of L and First Streets is not owned by the Applicant and is not a part of the development area, and its ownership is being researched. The Applicant is proposing to work with the owner to redevelop and maintain the space as a public park and integrate it into the development as shown on the plans.

There would be 848 parking spaces provided across the site which is 501 spaces above the 347 spaces required. The plans indicate that the parking would be provided below grade in three levels that can be shared. Parking and loading for Buildings 1A, Buildings 2A/2B and 2C/2D

would be accessed off Pierce Street while Buildings 1B and 1C would be accessed off L Street and First Place. Although Building 1C has a parking entrance the spaces are located beneath Building 1B. Additional on-street parking would be accommodated on adjacent streets. The Applicant has requested flexibility to provide 30-foot loading berths instead of the required 55-foot berths. The Applicant should address the loading flexibility and the need for the excess in parking spaces.

VII. PHASING

The Applicant has submitted that the existing buildings would be demolished and the site cleared. The Phase 1 of the development would consist of the construction of the new roadways, the southern parcel with Buildings 1A, Building 1B, Building 1C, the park adjacent to the Mt. Airy Church as well as the creation of a public park on the property adjacent to the southwestern portion of the site. During that period, the northern parcel would be retained as green space. Phase 2 of the development would consist of Building 2A/2B and Building 2C/2D. Although the Applicant has outlined that the development would be in two phases the buildings are labeled and seem to insinuate that there is a finer grained breakdown as to the order of development across the site. OP requests that the Applicant provide additional information prior to the hearing for the First Stage application. Further, as part of each Second Stage submission, the Applicant should provide additional information on phasing, which should include the approximate scheduling and development priorities at that time.

VIII. Sursum Corda Affordable Housing and Relocation Plan

The Sursum Corda redevelopment proposed is not inconsistent with the Mid-City Small Area Plan directives. The development would have 199 or 18% affordable units. Of these units, 143 units would be replacement units specifically for current Sursum Corda families with the remaining 56 would be Inclusionary Zoning units. The replacement units would be reserved, via covenant, for current heads of households and families at their current income levels. 75% of the current heads of household at Sursum Corda are identified as low/very low income under federal housing guidelines. The affordability thresholds of the 143 households currently residing at Sursum Corda are as follows:

- 63% or 90 families at up to 30% AMI
- 12% or 17 families at up to 50% AMI
- 1% or 1 family at up to 60% AMI
- 24% or 34 families at 80 AMI or higher

To accommodate the development, the entire site would be cleared and the residents relocated. The Applicant proposes that no earlier than six months prior to the demolition of the existing units, the residents at Sursum Corda would be relocated to available affordable housing units and supported by vouchers from DCHA. The Applicant states that ideally the relocation units would be within a one-mile radius of the subject property. However, the actual relocation would depend on the availability of units in proximity to the subject property near the time of razing the existing units.

The Applicant states that the relocation of the residents off-site during construction is for safety reasons and a cost saving for all the demolition to take place at the same time and also have the

new road system constructed. Regarding the properties where the residents would be relocated, the Applicant has been asked to provide a map or list of locations within the one mile radius which have the potential to accommodate the residents.

Of the 430 units proposed in the first phase on the southern lots, 143 units would be for the Sursum Corda units and would ensure that the Sursum Corda families are able to move into the new development at the earliest opportunity. The Applicant states that prior to their return, the families would need to “opt out” and get recertified through HUD/DCHA in order to get vouchers or a subsidy to move into the new units at their current income levels.

The Applicant states that conversations have commenced between the Cooperative and its members regarding their relocation and return. These conversations will continue in order to have a workable and effective Tenant Relocation and Replacement Plan. The Sursum Corda Cooperative has retained Housing Opportunities Unlimited (HOU) to assist in further crafting and adding details to the relocation plan. HOU would be working with the Cooperative and the residents to craft a detailed relocation plans. The Applicant states that some elements of the Relocation Plan would include:

- Development and execution of an opt-out agreement which may be up to 1 year.
- Provide the mechanism for qualified head of households to receive Section 8 vouchers through coordinated with the Cooperative management, the developer, HUD and DCHA;
- Outline the scope of the relocation plan such that it complies with all federal and local laws and regulations including but not limited to funding the relocation for qualified head of households;
- Identify all residents who need/desire relocation assistance;
- Gather information to assess needs of all members to be relocated;
- Identify multiple alternate temporary housing relocations options;
- Provide advice and assistance to members during relocation to their chosen housing;
- Establish relocation assistance payments/support to be provided;
- Maintain records of the temporary relocation address of all members;
- Communicate timeline for the project and means to communicate with the members;
- Provide advice and assistance to members returning to the new development’
- Develop and implement a relocation plan and schedule that minimizes multiple relocation moves and inconvenience for residents. The plan will include policies, procedures, required notices and guidelines;
- Conduct outreach to residents to inform them about their relocation and return to the new development;
- Meet one-on-one with Sursum Corda households to identify their needs and special needs;
- Identify individual household relocation preferences and develop a relocation plans for each;
- Establish and maintain relocation files for each household which will include documentation of all services provided;
- Develop and implement a relocation tracking system that tracks all household relocation information;
- Identify all relocation resources, including Housing Choice Voucher Program/Section 8 opportunities and other housing options;
- Identify comparable units and track the location and availability of these units;
- Conduct ongoing outreach to landlords to secure affordable housing options;

- Conduct relocation counseling, both individually and in group briefing sessions;
- Conduct workshops on HQS guidelines, giving residents tools to evaluate their options;
- Conduct file audits and regular oversight/quality control; and
- Provide periodic status reports.

OP recommends that the Applicant provide, prior to the public hearing, a more detailed plan addressing what would be done to effectuate all the elements outlined above, and how the relocation plan comports with the housing and affordability goals of the SAP.

The application states that households would return at their current rental payments but would have to be recertified. The Applicant should address if residents would be able to return at current rates if the recertification shows that the household has a different AMI. The proposal is silent on any requirement that the 143 units for the Sursum Corda residents as well as the other 56 units would remain affordable in perpetuity. Additionally, the loss of 14 units from 76 M Street has not been addressed. The application did not provide any information on the unit types, sizes and the number of bedrooms and how the development would facilitate families with children.

Although the Sursum Corda resident would be relocated first, the affordable units should be distributed throughout the development. The Applicant should demonstrate how an equitable distribution of affordable units would be achieved throughout the development. Further, the Applicant should provide an analysis as to why the build first principle cannot be achieved and would vouchers be the only means of funding for the relocation of the residents.

IX. ZONING

The site is currently zoned R-4 which permits primarily row dwellings and flats at a low height and density. The Applicant is requesting a PUD related map amendment to the C-3-C district which permits medium-high density developments, including office, retail, housing, and mixed use development.

The overall goal of the PUD is to permit flexibility of development and other incentives such as increased building height and density provided the project offers a commensurate number or quality of public benefits and that it protects the public health, safety, convenience and welfare. The proposed map amendment coupled with the accompanying PUD is intended to facilitate a site-specific project and ensure a quality development at a scale that is consistent with the surrounding neighborhood and planning for the area.

The following table is a comparison of the C-3-C and C-3-C/PUD standards and the development proposal for the project. Some of the information for the proposal are preliminary in nature and may need some adjustments as part of subsequent Second Stage reviews, when building designs are finalized.

	C-3-C	C-3-C PUD	Proposal¹
Area	N/A	15,000 sq. ft.	214,555 sq. ft.
Height	90 ft.	130 ft.	62.41 to 110 ft.
FAR	6.5	8.0	5.25 (without private street) 4.62 (with private streets)
Lot Occupancy	100%	100%	100%
Rear Yard	2.5 in./ft. of height or 12 feet, whichever is greater Building 1A – 14.06 ft. Building 1B – 14.06 ft. Building 1C – 13.70 ft. Building 2A/2B - none Building 2C/2D – none	2.5 in./ft. of height or 12 feet, whichever is greater Building 1A – 16.06 ft. Building 1B – 14.06 ft. Building 1C – 13.70 ft. Building 2A/2B - none Building 2C/2D – none	Building 1A – 24.5 ft. Building 1B – 24.5 ft. Building 1C – 30.25 ft. Building 2A/2B - none Building 2C/2D – none
Side Yard	If provided, must be a min. of 2 in./ft. of height or 6 feet, whichever is greater Building 1A – 12.08 ft. Building 1B – 113 ft. Building 1C – 10.96 ft. Building 2A/2B – 10.42 – 18.33 ft. Building 2C/2D – 16.26-17.08	If provided, must be a min. of 2 in./ft. of height or 6 feet, whichever is greater Building 1A – 24.5 ft. Building 1B – 13.0 ft. Building 1C – 10.96 ft. Building 2A/2B – 10.42 – 18.33 ft. Building 2C/2D – 16.26-17.08	Building 1A – 12.08 ft. Building 1B – 12.08 ft. Building 1C – 31.5 ft. Building 2A/2B – 24.5 – 30 ft. Building 2C/2D – 24.5-32.58 ft.
Parking	<u>Residential</u> 1 per 4 du = 286 <u>Retail/office</u> In excess of 3,000 sf., 1 per 750 sf. of gfa and cellar area = 47 spaces <u>Services</u> 1 per 600 sf = 14 Total = 347	<u>Residential</u> 1 per 4 du = 286 <u>Retail/office</u> In excess of 3,000 sf., 1 per 750 sf. of gfa and cellar area = 47 spaces <u>Services</u> 1 per 600 sf = 14 Total = 347	Total Proposed = 848
Loading	<u>Residential</u> 5- 55 ft. deep loading berths; 5- 200 sf. loading platforms; 5-20 ft. service/delivery space None required for Retail/office and Service uses	<u>Residential</u> 5- 55 ft. deep loading berths; 5- 200 sf. loading platforms; 5-20 ft. service/delivery space None required for Retail/office and Service uses	<u>Total Proposed</u> 5- 30 ft. deep loading berths; 5- 200 sf. loading platforms; 5- 20 ft. service/delivery space

¹Note: Information provided by Applicant

X. FLEXIBILITY

The Zoning Tabulation sheets (Exhibit 4A1, pages A12 to A16) outline the basic parameters for the development of each lot. The Applicant has requested flexibility in the following areas:

Associated Map Amendment from R-5-B to C-3-C

The Comprehensive Plan recommends moderate density residential and Parks, Recreation and Open Space for the site. After a more detailed study of existing land use and development trends in the area, the Mid-City Small Area Plan recommends mixed use high density residential/medium density commercial for the redevelopment of the site. OP supports the requested PUD related map amendment from the R-4 to the C-3-C zone as it is not inconsistent with the Comprehensive Plan, Mid-City Small Area Plan as discussed in Section XII of this report, and the proposed height and density is appropriate for the location.

Side Yard

The Applicant has requested a reduction of the side yard on Building 1B from 13 feet to 12.08 feet. Prior to the public hearing the Applicant should provide the reasons as to why the side yard requirement cannot be met.

Multiple Buildings on a Single Record Lot

The Applicant requests flexibility to create a single record lot with five theoretical lots and provided the development calculations for each lot.

Loading

The proposal would provide five, 30-foot loading berths instead of the required three, 55-foot berths and two, 30-foot loading berths for the development. The Applicant states that with the anticipated mix of unit types and sizes and the commercial and service the proposed loading facilities would be adequate. However, the Applicant has not provided any information to substantiate that their proposal would be adequate to serve the proposed uses. The Applicant should provide a Transportation Study and a Transportation Management Plan prior to the public hearing to address the alternate loading facilities proposed and to assess how the proposed loading berths would serve the site.

Parking and Loading for Building 1C

The Applicant requests flexibility to construct Building 1C without on-site parking and loading facilities in the event that each building is constructed on its own record lot. The proposal is to have below grade parking and loading shared by all the buildings. However, no portion of the parking or loading facilities would be below Building 1C.

Other Minor Flexibility

The Applicant has requested various other areas of flexibility for details that they say cannot be anticipated at this time. The following is a summary of each of the areas of flexibility are related to the design and layout of the buildings which have not been submitted for review at this time. The flexibility requested would therefore be best assessed at the Second Stage Review when the Applicant has provided the detailed components of each building and the flexibility can be better assessed.

1. Vary the location and design of all interior components provided that the variation do not materially change the exterior configuration of the building;

2. Vary the number, location and arrangement of parking spaces provided it is not reduced below the minimum required;
3. Vary the sustainable design features of the building provided the project meets the requirements of the Enterprise green Communities standard for residential building;
4. Vary the exact selection of exterior materials within the color ranges and materials types based on availability at the time of construction;
5. Vary the final selection of signage on the building; and
6. Vary the location and design of ground floor components of the building.

XI. PUD EVALUATION STANDARDS

The purpose and standards for Planned Unit Developments are outlined in 11 DCMR, Chapter 24. Section 2400.1 states that a PUD is “designed to encourage high quality developments that provide public benefits.” In order to maximize the use of the site consistent with the zoning regulations and to utilize opportunities for additional FAR, the Applicant is requesting that the proposal be reviewed as a consolidated PUD. This would allow the utilization of the flexibility stated in Section 2400.2.

The overall goal is to permit flexibility of development and other incentives, such as increased building height and density; provided, that the project offers a commendable number of quality public benefits and that it protects and advances the public health, safety, welfare, and convenience.”

Section 2403 further outlines the standards under which the application is evaluated.

2403.3 The impact of the project on the surrounding area and the operation of city services and facilities shall not be found to be unacceptable, but shall instead be found to be either favorable, capable of being mitigated, or acceptable given the quality of public benefits in the project.

XII. PUBLIC BENEFITS AND AMENITIES

The objectives of a PUD are to permit flexibility of development in return for the provision of superior public benefits, provided the PUD process is not used to circumvent the intent and purposes of the Zoning Regulations, or results in an action inconsistent with the Comprehensive Plan.

Public amenities are defined in Section 2407.3 as including “one type of public benefit, specifically a functional or aesthetic feature of the proposed development that adds to the attractiveness, convenience or comfort of the project for occupants and immediate neighbors”.

The proposed redevelopment would replace housing that has deteriorated over the years and not safe. Its improvement is important to the living conditions of the residents and revitalization of the Sursum Corda neighborhood. The amenity package evaluation is partially based on an assessment of the additional development gained through the application process. The proposal requests a PUD related change from the R-4 zone to C-3-C zone. The overall PUD would be at a FAR of 4.63 and 5.25 when Pierce Street, a private street, is excluded. The C-3-C/PUD allows a FAR of up to 8.0.

The Applicant has listed a number of areas which they feel contribute towards their amenity package and has stated that they would provide a more detailed package as they continue to work with the residents, the ANC and the neighborhood residents. OP will provide additional analysis of the proposed benefits, amenities and mitigation measures prior to the public hearing.

Housing and Affordable Housing

The proposed redevelopment would replace housing that has deteriorated over the years and not safe. Its improvement is important to the living conditions of the residents and revitalization of the Sursum Corda neighborhood. The development would consist of 1,142 apartment units of which 199 or 17% would be affordable units. Of the 199 units, 143 would be set aside specifically for the current Sursum Corda families and the remaining 56 would be IZ units.

The Applicant has been requested to provide information on the unit types, sizes and distribution and particularly those for the replacement units. As stated in Section VII the Applicant should provide more details on the affordable housing program and the Tenant Relocation and Replacement Plan prior to the public hearing and at each Second Stage Review.

Urban Design, Landscaping or Creation of Open Spaces

The buildings have been designed to integrated with and have appropriate transitions to the surrounding residential and institutional community. The new layout would incorporate open spaces and a better street layout which would provide better access to surrounding streets to make the area safer. The semi-private courtyards, plazas, public park and open green areas would provide useable open space and landscaped areas for public activities as well as community socialization.

Retail and Service Uses

The proposal would provide 23,225 square feet of retail uses and 13,800 square feet of service uses. Most of the retail uses would be concentrated along M Street frontage of Buildings 2A/2B and Building 2C/2D and the service uses along the plaza. The Applicant has been asked to justify the viability of the proposed retail uses along this portion of M Street as it does not connect to any other retail uses or areas to the east or west. Neighborhood retail and services in close proximity to the residents and the surrounding community would be an asset.

Green Elements

The Applicant proposed to provide the required stormwater management systems which may include LID/stormwater areas and rain gardens where possible. The all buildings would incorporate green roofs, a maximization of pervious areas through a mix of lawn areas, tree groves, planting beds and bioretention areas.

Further, the Applicant states that they would attempt to meet the goals of the Sustainable DC Plan by investigating opportunities for neighborhood-scale renewable energy systems and alternative energy systems including co-generation and solar options. The buildings would be designated to take advantage of passive heating and cooling options and take into account solar orientations for building design systems. The Applicant should provide additional information and where and how the co-generation and solar options would work between the proposed development and the neighborhood prior to the public hearing at each phase of the Second Stage review.

The Applicant states they would meet the LEED or Enterprise Green Communities certification programs. However, they did not provide a preliminary scorecard for the development showing how the project would achieve either and at what levels. The Applicant should provide preliminary worksheets for both or either systems outlining the sustainable features and levels to be achieved provided prior to the public hearing with more details provided at each Second Stage review.

Vehicular and Pedestrian Access

The new street grid and sidewalks along with bicycle access would make for a much safer movements through the community. Improvements would include a new Pierce Street, which would be a private street, a reconfigured and improved First Place and an improved L Street to include a two-way drive isle, new curb and gutter, associated sidewalk, landscaping and connection to First Place. The Applicant has also proposed to provide a Capital Bikeshare station and a car sharing space on the site. The Applicant should work with DDOT on the appropriate location for the Capital Bikeshare station and the car sharing space on the site and should provide information on their funding.

First Source Agreement

The Applicant should address and state their commitment to a First Source Employment Agreement with Department of Employment Services (DOES) and a Certified Business Enterprises (CBE) agreement with the District of Columbia Local Business Opportunity Commission prior to the public hearing with signed agreements either prior to or at each Second Stage review.

Uses of Special Value to the Neighborhood

The Applicant proposes to provide the following items for the benefit of youth at Sursum Corda and the neighborhood:

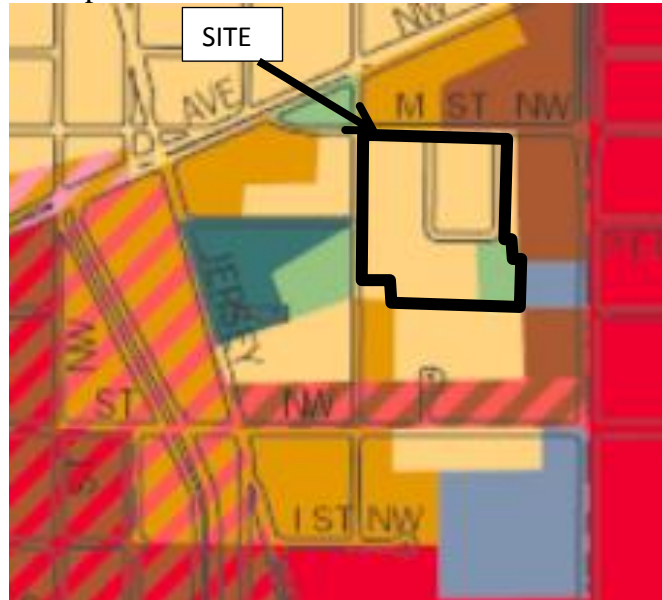
1. \$10,855 to the Butler-Wyatt Boys and Girls Clubhouse #2 for the purchase of youth football uniforms and equipment;
2. 5 computers to the Butler-Wyatt Boys and Girls Clubhouse #2; and
3. 15 computers to the Walker-Jones Education Campus.

XIII. COMPREHENSIVE PLAN

Future Land Use Map

The Future Land Use Map designates the site for moderate density residential and Parks, Recreation, and Open Space; the SAP provides additional guidance to increase the density to high density residential and medium density commercial.

Map 6- Future Land Use Map



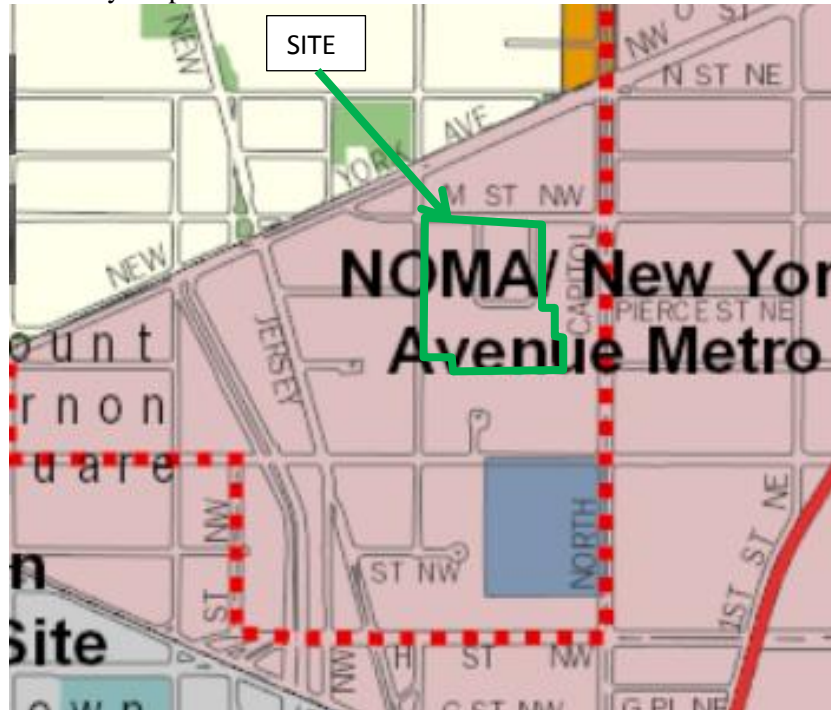
Moderate Density Residential: This designation is used to define the District's row house neighborhoods, as well as its low-rise garden apartment complexes. The designation also applies to areas characterized by a mix of single family homes, 2-4 unit buildings, row houses, and low-rise apartment buildings. In some of the older inner city neighborhoods with this designation, there may also be existing multi-story apartments, many built decades ago when the areas were zoned for more dense uses (or were not zoned at all). The R-3, R-4, R-5-A Zone districts are generally consistent with the Moderate Density Residential category; the R-5-B district and other zones may also apply in some locations. 225.4

Parks, Recreation, and Open Space: This designation includes the federal and District park systems, including the National Parks, the circles and squares of the L'Enfant city and District neighborhoods, the National Mall, settings for significant commemorative works, certain federal buildings such as the White House and the US Capitol grounds, and museums, and District operated parks and associated recreation centers. It also includes permanent open space uses such as cemeteries, open space associated with utilities such as the Dalecarlia and McMillan Reservoirs, and open space along highways such as Suitland Parkway. This category includes a mix of passive open space (for resource conservation and habitat protection) and active open space (for recreation). Because of the map scale, parks smaller than one acre—including many of the triangles along the city's avenues—may not appear on the Map. Zoning designations for these areas vary. The federal parklands are generally unzoned, and District parklands tend to be zoned the same as surrounding land uses. 225.17

Generalized Policy Map

The Generalized Policy Map designates the area as being within the NOMA New York Avenue Metro Land Use Change Area.

Map 7 - Generalized Policy Map



Land Use Change Areas are areas where change to a different land use from what exists today is anticipated. In some cases, the Future Land Use Map depicts the specific mix of uses expected for these areas. In other cases, the Future Land Use Map shows these sites as “Federal”, indicating the District does not have the authority to determine land uses, but expects a change by 2025. 223.9

There are more than two dozen Land Use Change Areas identified on the Policy Map. They include many of the city’s large development opportunity sites, and other smaller sites that are undergoing redevelopment or that are anticipated to undergo redevelopment. Together, they represent much of the city’s supply of vacant and underutilized land. 223.10

The guiding philosophy in the Land Use Change Areas is to encourage and facilitate new development and promote the adaptive reuse of existing structures. Many of these areas have the capacity to become mixed-use communities containing housing, retail shops, services, workplaces, parks and civic facilities. The Comprehensive Plan’s Area Elements provide additional policies to guide development and redevelopment within the Land Use Change Areas, including the desired mix of uses in each area. 223.11

As Land Use Change Areas are redeveloped, the District aspires to create high quality environments that include exemplary site and architectural design and that are compatible with and do not negatively impact nearby neighborhoods. Programs to avoid and mitigate any undesirable impacts of development of the Land Use Change Areas upon adjacent neighborhoods should be required as necessary. 223.12

Mid-City Small Area Plan

The Mid-City Small Area Plan identifies high density residential and medium density commercial as appropriate for the property. These zones are defined as:

High Density Residential: This designation is used to define neighborhoods and corridors where high-rise (8 stories or more) apartment buildings are the predominant use. Pockets of less dense housing may exist within these areas. The corresponding Zone districts are generally R-5-D and R-5-E, although other zones may apply. 225.6

Medium Density Commercial: This designation is used to define shopping and service areas that are somewhat more intense in scale and character than the moderate-density commercial areas. Retail, office, and service businesses are the predominant uses. Areas with this designation generally draw from a citywide market area. Buildings are generally larger and/or taller than those in moderate density commercial areas but generally do not exceed eight stories in height. The corresponding Zone districts are generally C-2-B, C-2-C, C-3-A, and C-3-B, although other districts may apply. 225.10

The Comprehensive Plan Future Land Use Map reflects the existing land use on the property while the Generalized Policy Map and written policies of the Plan identified that the area is envisioned for change and recommended that further studies to be done to identify the appropriate change for the area through a SAP.

To effectuate this recommendation, the SAP staff conducted a study of development patterns, trends, and the needs of the areas and specifically recommends high density residential and medium density commercial for the site. The proposed C-3-C zone allows the mix of uses and six to ten story buildings that would meet the transition requirements of the SAP to meet the transition to buildings on adjacent properties. Building 2A/2B would have a height that extends up to 110 feet on portions of the building as permitted by the width of M Street. The proposed development and zone are not inconsistent with the Comprehensive Plan. The proposed development also meets or furthers many of the policies of the Comprehensive Plan as outlined below.

Chapter 3 - Land Use Element

LU-2.1.3: Conserving, Enhancing, and Revitalizing Neighborhoods

Recognize the importance of balancing goals to increase the housing supply and expand neighborhood commerce with parallel goals to protect neighborhood character, preserve historic resources, and restore the environment. The overarching goal to “create successful neighborhoods” in all parts of the city requires an emphasis on conservation in some neighborhoods and revitalization in others.

LU-2.4.6: Scale and Design of New Commercial Uses

Ensure that new uses within commercial districts are developed at a height, mass, scale and design that is appropriate and compatible with surrounding areas.

Policy LU-2.2.4: Neighborhood Beautification

Encourage projects which improve the visual quality of the District’s neighborhoods, including landscaping and tree planting, facade improvement, anti-litter campaigns, graffiti removal, improvement or removal of abandoned buildings, street and sidewalk repair, and park improvements. 310.5

Policy LU-2.2.4: Neighborhood Beautification

Encourage projects which improve the visual quality of the District's neighborhoods, including landscaping and tree planting, facade improvement, anti-litter campaigns, graffiti removal, improvement or removal of abandoned buildings, street and sidewalk repair, and park improvements. 310.5

The proposed development would lead to the revitalization of this neighborhood through improved buildings as well as the increased landscaping, useable open spaces and better street and pedestrian connectivity. Buildings would be scaled with a massing that would lessen potential impacts on adjacent residential developments. The proposed retail uses would complement the residences to provide for the day to day needs of the residents.

Chapter 4 - Transportation Element

T-1.1.4: Transit-Oriented Development *Support transit-oriented development by investing in pedestrian-oriented transportation improvements at or around transit stations, major bus corridors, and transfer points. 403.10*

T-2.3.1: Better Integration of Bicycle and Pedestrian Planning *Integrate bicycle and pedestrian planning and safety considerations more fully into the planning and design of District roads, transit facilities, public buildings, and parks. 409.8*

T-2.4.1: Pedestrian Network *Develop, maintain, and improve pedestrian facilities. Improve the city's sidewalk system to form a network that links residents across the city. 410.5*

T-2.4.3: Traffic Calming *Continue to address traffic-related safety issues through carefully considered traffic calming measures. 410.7*

The location is in close proximity to a number of transit bus routes. The proposal would introduce a new street grid into the development that would allow better internal circulation as well as provide additional connections to the external streets. Along the streets and throughout the development there would be a pedestrian and bicycle network that would link the neighborhood internally and externally.

Chapter 5 - Housing Element

H-1.1.5: Housing Quality *Require the design of affordable housing to meet the same high-quality architectural standards required of market-rate housing. Regardless of its affordability level, new or renovated housing should be indistinguishable from market rate housing in its exterior appearance and should address the need for open space and recreational amenities, and respect the design integrity of adjacent properties and the surrounding neighborhood. 503.6*

H-1.2.1: Affordable Housing Production as a Civic Priority *Establish the production of housing for low and moderate income households as a major civic priority, to be supported through public programs that stimulate affordable housing production and rehabilitation throughout the city. 504.6*

H-1.2.3: Mixed Income Housing Focus investment strategies and affordable housing programs to distribute mixed income housing more equitably across the entire city, taking steps to avoid further concentration of poverty within areas of the city that already have substantial affordable housing. 504.8

H-1.2.5: Workforce Housing In addition to programs targeting persons of very low and extremely low incomes, develop and implement programs that meet the housing needs of teachers, fire fighters, police officers, nurses, city workers, and others in the public service professions with wages insufficient to afford market-rate housing in the city. 504.12

H-1.3.1: Housing for Families Provide a larger number of housing units for families with children by encouraging new and retaining existing single family homes, duplexes, row houses, and three- and four-bedroom apartments. 505.6

H-1.3.2: Tenure Diversity Encourage the production of both renter-occupied and owner-occupied housing. 505.7

H-1.4.4: Public Housing Renovation Continue efforts to transform distressed public and assisted housing projects into viable mixed-income neighborhoods, providing one-for-one replacement within the District of Columbia of any public housing units that are removed. Target such efforts to locations where private sector development interest can be leveraged to assist in revitalization. 506.10

The proposed development would include a substantial number of new residences over the existing development and would provide units for a variety of unit types to serve families of varying sizes and incomes. The development would provide the opportunity for improved housing and conditions for current residents.

Chapter 6 - Environment Protection Element

E-1.1.1: Street Tree Planting and Maintenance Plant and maintain street trees in all parts of the city, particularly in areas where existing tree cover has been reduced over the last 30 years. Recognize the importance of trees in providing shade, reducing energy costs, improving air and water quality, providing urban habitat, absorbing noise, and creating economic and aesthetic value in the District's neighborhoods. 603.4

E-1.1.3: Landscaping Encourage the use of landscaping to beautify the city, enhance streets and public spaces, reduce stormwater runoff, and create a stronger sense of character and identity

E-3.1.2: Using Landscaping and Green Roofs to Reduce Runoff Promote an increase in tree planting and landscaping to reduce stormwater runoff, including the expanded use of green roofs in new construction and adaptive reuse, and the application of tree and landscaping standards for parking lots and other large paved surfaces. 613.3

E-3.1.3: Green Engineering Promote green engineering practices for water and wastewater systems. These practices include design techniques, operational methods, and technology to reduce environmental damage and the toxicity of waste generated. 613.4

The redeveloped site would incorporate many environmentally sensitive assets such as green roofs, bioretention areas, permeable pavers, LID and other stormwater management practices to improve water quality and stormwater runoff. Additional landscaping including grass, shrubs and trees would be introduced around the buildings and in open spaces. The Applicant should provide how they would meet the Green Enterprise or LEED standards.

Chapter 7 - Economic Development Element

ED-2.2.3: Neighborhood Shopping Create additional shopping opportunities in Washington's neighborhood commercial districts to better meet the demand for basic goods and services. . . 708.7

The proposed development would introduce a new commercial area that would provide retail and service uses to serve residents of the community as well as neighboring residents.

Chapter 9– Urban Design

UD-2.3.1: Reintegrating Large Sites Reintegrate large self-contained sites back into the city pattern. Plans for each site should establish urban design goals and principles which guide their subsequent redevelopment. 911.2

UD-2.3.2: Large Site Scale and Block Patterns Establish a development scale on large sites that is in keeping with surrounding areas. "Superblocks" (e.g., oversized tracts of land with no through-streets) should generally be avoided in favor of a finer-grained street grid that is more compatible with the texture of Washington's neighborhoods. This also allows for more appropriately scaled development and avoids large internalized complexes or oversized structures (see Figure 9.16). 911.4

The proposed redevelopment of Sursum Corda introduces a new street grid that connects to the surrounding community. The buildings and their siting would be compatible to the topography of the site as well as the adjacent residences and institutional uses.

XIV. AGENCY COMMENTS

The application will be referred to the following District Government agencies for review and comment at each of the Second Stage applications:

1. District Department of Transportation;
2. Department of the Environment (DDOE)
3. Metropolitan Police Department;
4. Fire and Emergency Medical Services Department;
5. Environmental Health Administration;
6. Department of Housing and Community Development; and
7. Department of Parks and Recreation.

XV. COMMUNITY OUTREACH

The Sursum Corda Cooperative has had many meetings, discussions and presentations to its members and will continue the dialogue throughout the process. The property is within ANC-6E and the Applicant will continue to work with the ANC and other community organizations.