



## Delegated Action of the Executive Director

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**PROJECT**

**Sursum Corda Cooperative Association  
First Stage Planned Unit Development and  
Related Map Amendment at Square 620**

First and L Streets, NW  
Washington, DC

**SUBMITTED BY**

Zoning Commission of the District of Columbia

**NCPC FILE NUMBER**

ZC 15-20

**NCPC MAP FILE NUMBER**

31.30(06.20)44334

**ACTION TAKEN**

Approval of report to the Zoning  
Commission of the District of  
Columbia

**REVIEW AUTHORITY**

Advisory

per 40 U.S.C. § 8724(a) and DC Code § 2-  
1006(a)

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The Zoning Commission of the District of Columbia has referred a First Stage Planned Unit Development (PUD), a mixed-use residential development on the property known as “Sursum Corda” and a related map amendment from the R-4 to the C-3-C district for Square 620, Lots 248-250 and 893-895. The site has a total land area of approximately 256,660 square feet or 5.8 acres. The site is located in the Northwest quadrant of Washington, DC, four blocks north of Union Station, and it is bounded by M Street to the north; First Place to the east; L Street to the south; and First Street to the west. Directly to the north, across M Street are the Julius Hobson Plaza Condominiums and the Tyler House Apartments; to the east are the Sibley townhouses and apartments along with the Mount Airy Baptist Church. To the south are a parking lot and the Turnkey residential community. Immediately adjacent to the southwestern portion of the property is a public park near First and L Streets. To the west are row houses, the Walker Jones Education Campus and the Northwest One Neighborhood Library.

The proposal is to demolish the existing low-income residential community, which includes a combination of the 199-unit Sursum Corda townhouses, and a 14-unit four story apartment building constructed in the late 1960s and redevelop the property. The redevelopment will include approximately 1,131 dwelling units and 49,420 square feet of ground floor retail, office and community uses. The project will include three levels of underground parking with 746 spaces, 453 bicycle parking spaces and loading, accessed off of Pierce Street. In addition, the project will entail the development of a 12,583 square-foot public park on the easternmost portion of the site between First Place and Mt. Airy Church for the residents and the greater community, and a promenade through the center of the site, from M to L Street to encourage pedestrian circulation through the site along the retail uses, with outdoor seating.

In December 3, 2015, the Commission approved a related street closure and right-of-way dedication in Square 620 necessary to facilitate the proposed redevelopment and create a new street grid. The new street grid enabled the property to be subdivided into two development parcels, north and south of Pierce Street and a parcel at the corner of First Place and L Street to be

developed as a park. The north and south parcels would be further subdivided into theoretical lots to determine conformance to rear and side yard requirements of the proposed five buildings.

The building heights for the project will range from 62.5 to 110 feet with 18-foot-6-inch mechanical penthouses. The overall density will be 4.62 floor area ratio including the area for Pierce Street, which is a private street. The development will be divided into two phases. Phase I includes the southern parcel with buildings 1A, 1B and 1C stepping down from 8 to 6 stories towards L Street to reflect the scale of the adjacent park and church. All the buildings include a “U” shaped courtyard except building 1C. Phase II includes two buildings on the northern lots built around an enclosed central open space. Building 2A/2B and 2C/2D step down from 11 to 6 stories towards First Street and First Place. The applicant will develop a Second Stage PUD application, including site and building design details for future Commission review.

The proposed building heights conform with the Height of Buildings Act of 1910, and all building masses, including penthouses, are properly set back from exterior building walls. First Street and First Place right-of-way width is 60 feet; therefore, the allowable maximum height under the Height Act of 1910 is 80 feet. Buildings 1A, 1B and 1C are below the maximum allowable height. M Street right-of-way width is 90 feet; therefore, the allowable maximum height is 110 feet. Building 2A/2B and 2C/2D are equal or below the maximum allowed height.

The proposed First Stage PUD and related map amendment is not inconsistent with the Comprehensive Plan for the National Capital, nor does it adversely affect any other identified federal interests. Although the project site is located within close proximity of Reservation 181, neither the reservation nor any other federal property will be impacted by the proposed project.

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Pursuant to delegations of authority adopted by the Commission on October 3, 1996 and per 40 U.S.C. § 8724(a) and DC Code § 2-1006(a), I find the proposed Sursum Corda Cooperative Association First Stage Planned Unit Development and Related Map Amendment at Square 620 will not be inconsistent with the Comprehensive Plan for the National Capital.

//Original Signed//

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Marcel Acosta  
Executive Director

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Date