

**NCPC File #: ZC 15-20**  
**Sursum Corda First Stage PUD and Related  
Map Amendment at Square 620**

1112 First Terrace, NW, Washington, DC 20003

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Zoning Referral

**Commission meeting date:** May 5, 2016

**NCPC review authority:** Approval of Comments to the Zoning Commission of the District of Columbia 40 U.S.C. § 8724(a) and DC Code § 2-1006(a)

**Applicant request:** Approval of report to the Zoning Commission of the District of Columbia

**Delegated / consent / open / executive session:** Delegated

**NCPC Review Officer:** Lee

**NCPC File number:** ZC 15-20

**Project summary:**

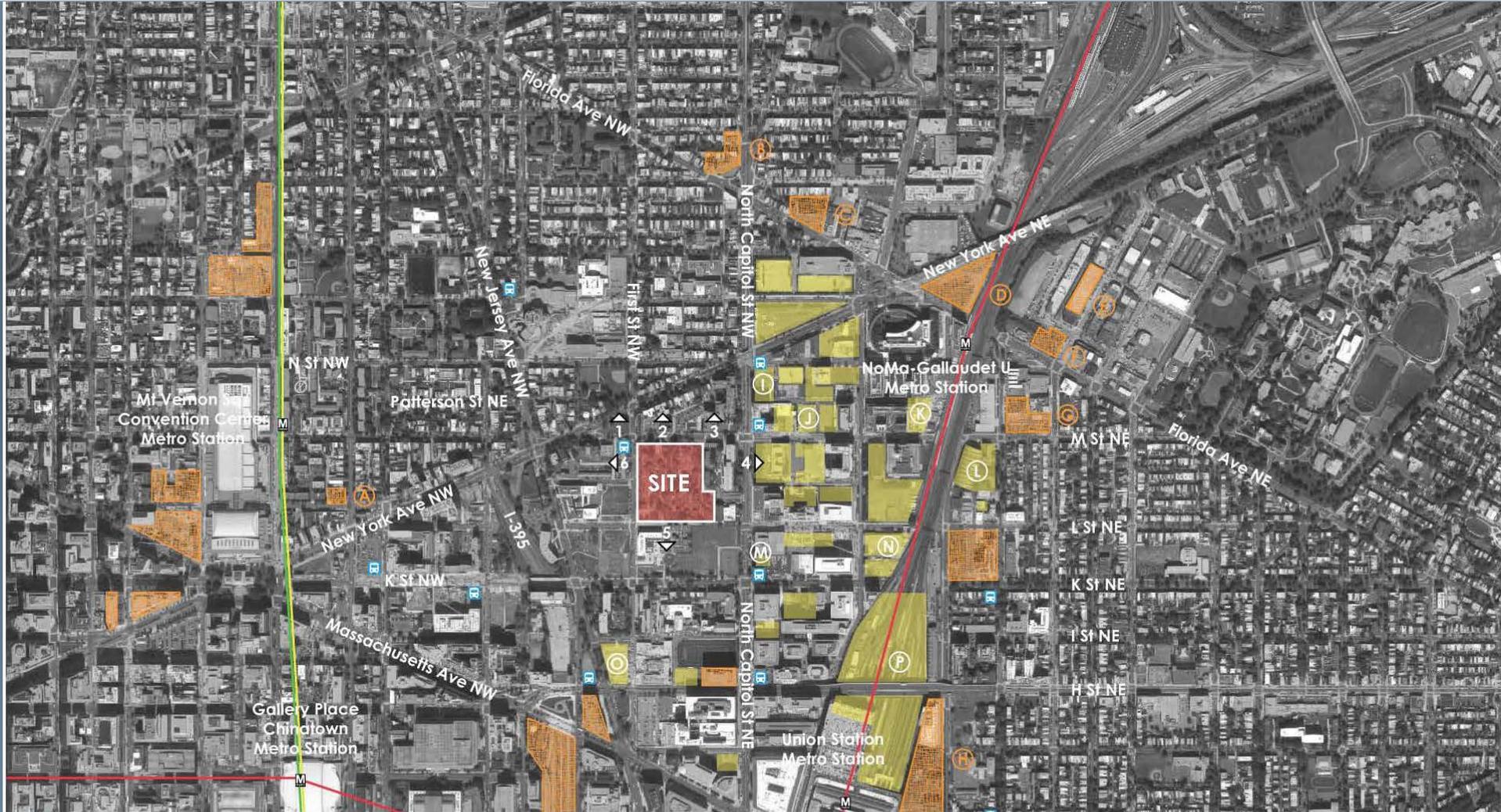
The government of the District of Columbia, Zoning Commission has referred an application for the proposed First Stage Planned Unit Development (PUD) and related map amendment in Square 620 (Lots 248-250 and 893-895) to NCPC for review and comment on behalf of Sursum Corda Cooperative Association, a private, resident-owned nonprofit. The site is located 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. To the west are row houses, the Walker Jones Education Campus and the Northwest One Neighborhood Library

The applicant proposes 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.” The subject property 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.

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.

The proposal will include demolishing the existing Sursum Corda Apartments and redeveloping approximately 1,142 residential units and 49,490 square feet of non-residential uses. In addition, a 12,583 square feet park will be provided on the eastern portion of the site. Building heights will range from 62.5 to 110 feet, and the overall proposed density will be 4.63 floor area ratio (FAR). The development would have 199 or 18% affordable units at varying levels and types of subsidies not to exceed 60% of the area median income.





- Site
- On The Boards
- Planned Unit Developments
- M DC Metro Stations (for Red, Green, Yellow lines)
- B Bus Stop
- Street Views

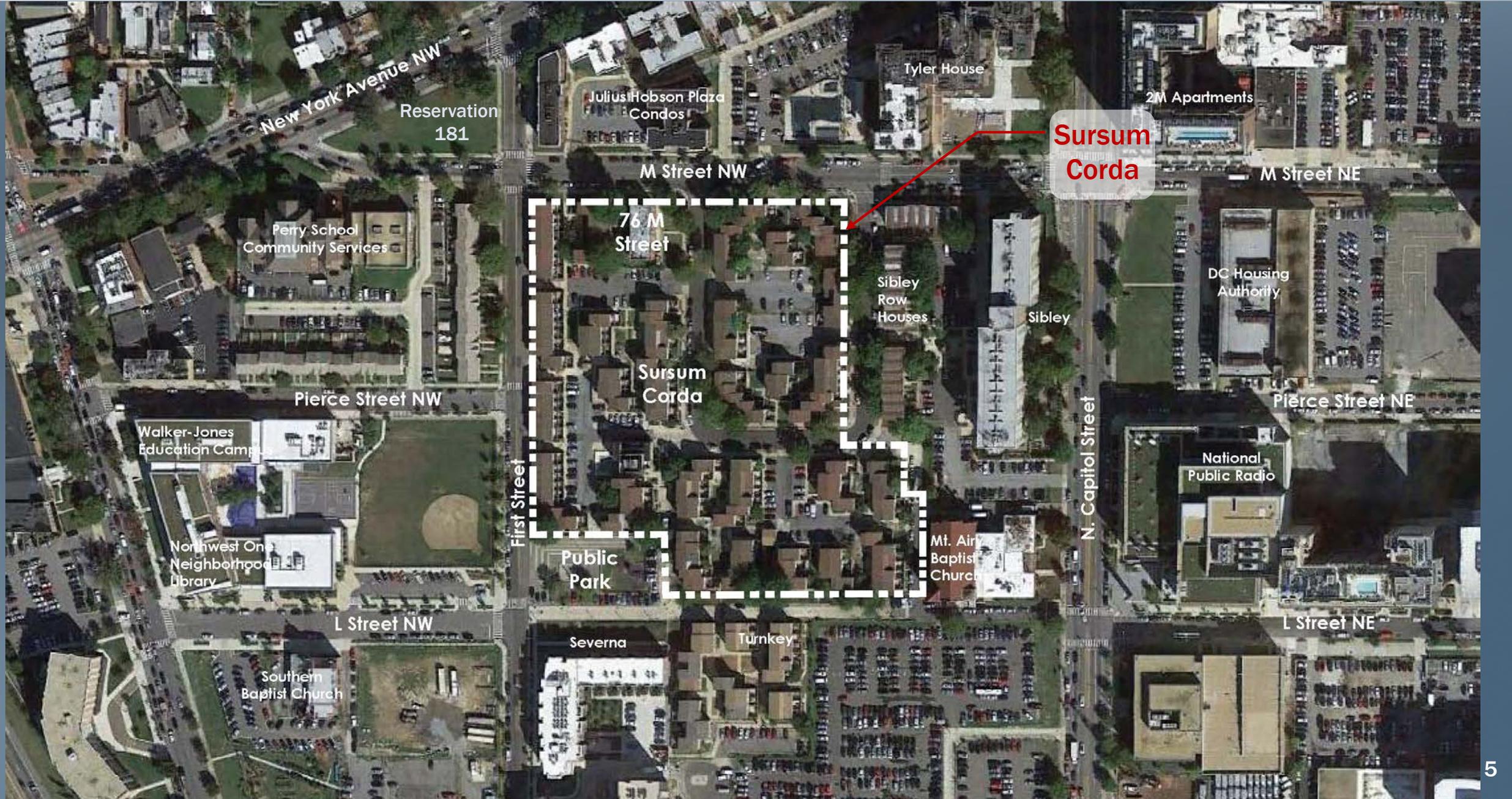


**A-1** Site Location Plan

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Sursum Corda



1 | View Northwest from proposed site



2 | View North from proposed site



3 | View North from proposed site





4 | View East across North Capitol Street NW



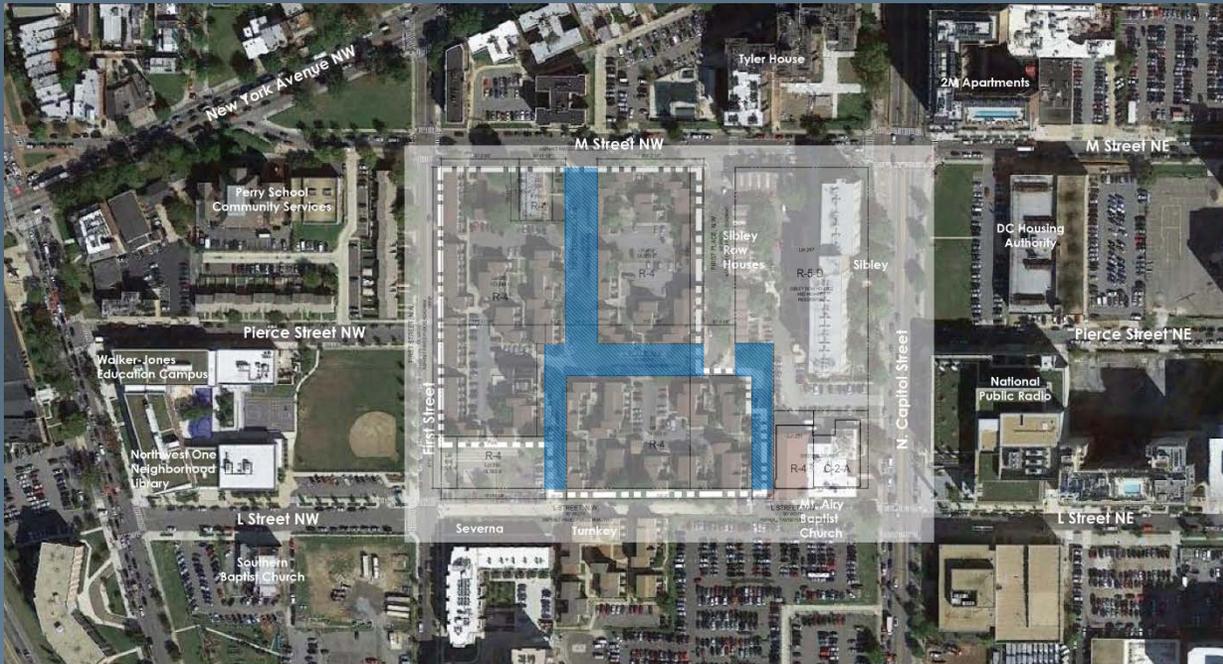
5 | View South from proposed site



6 | View West from proposed site

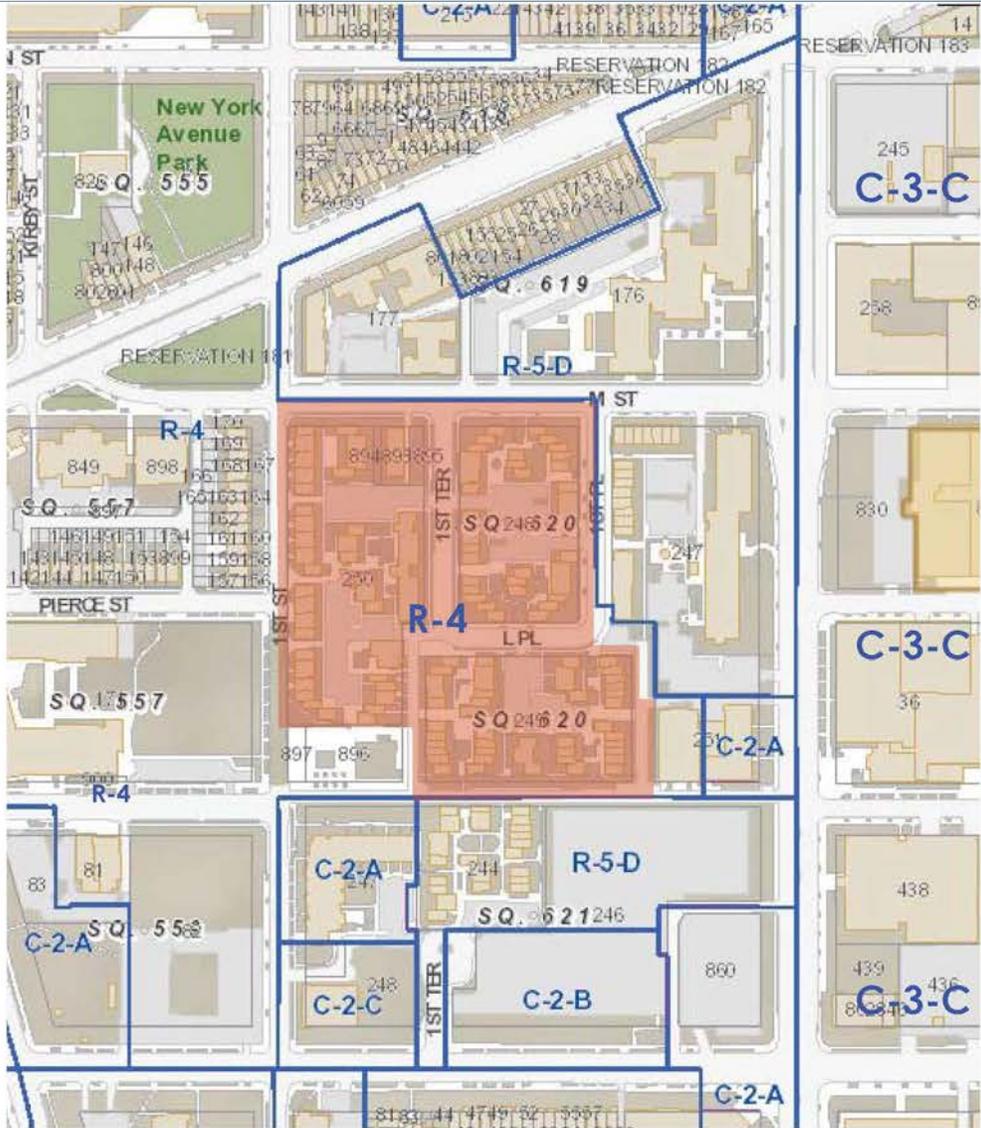


# Previous Commission Action: Closing of Public Street and Dedication in Square 620

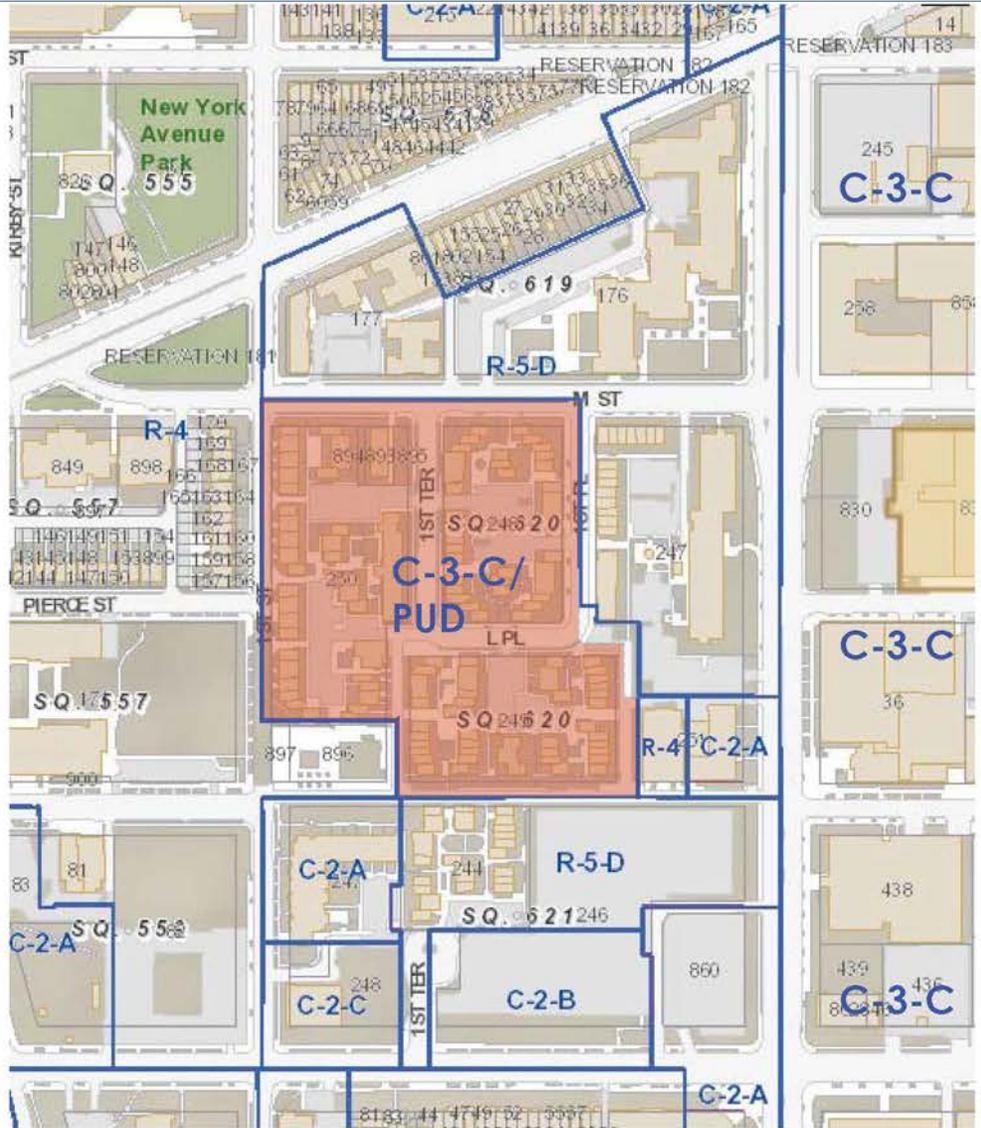


Street portions to be closed

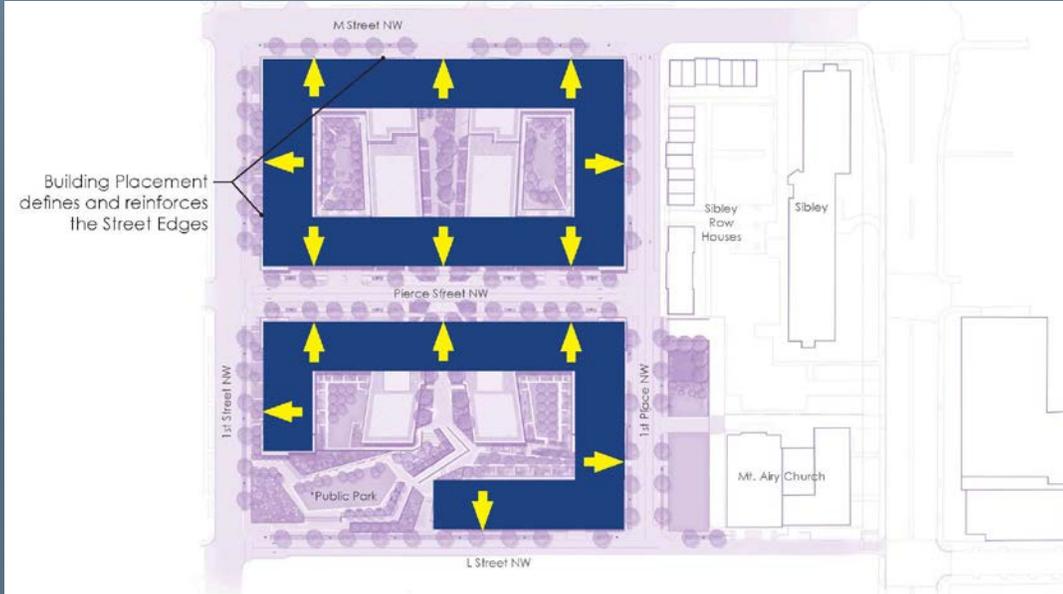
New street extensions



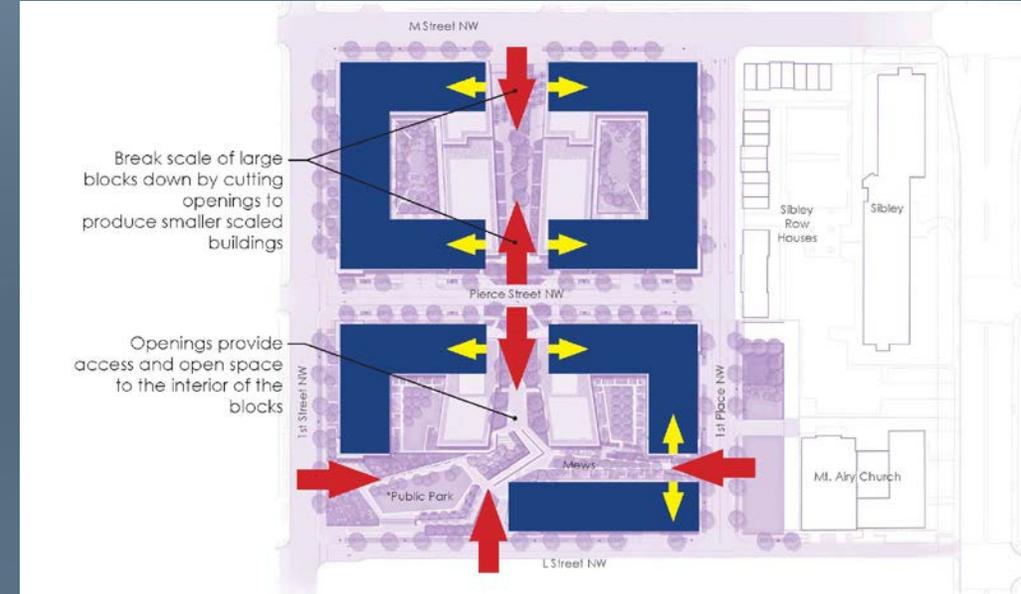
Existing Zoning



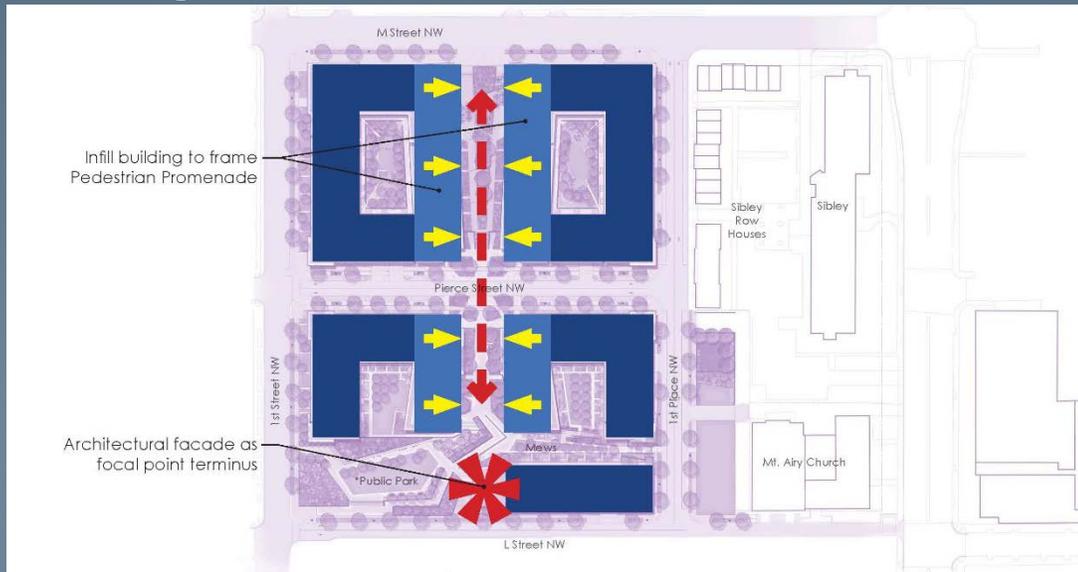
Proposed Zoning



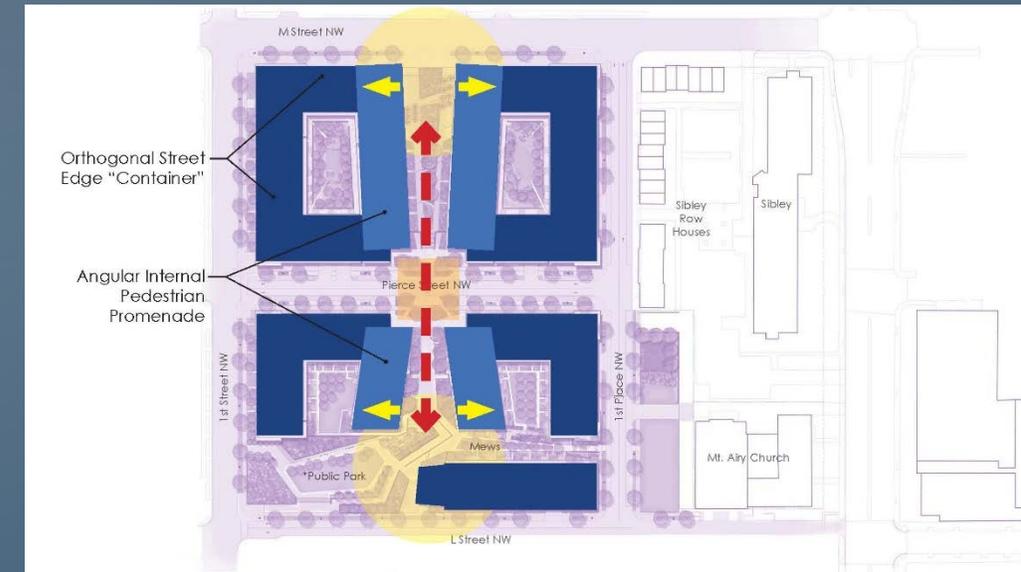
Street Edge



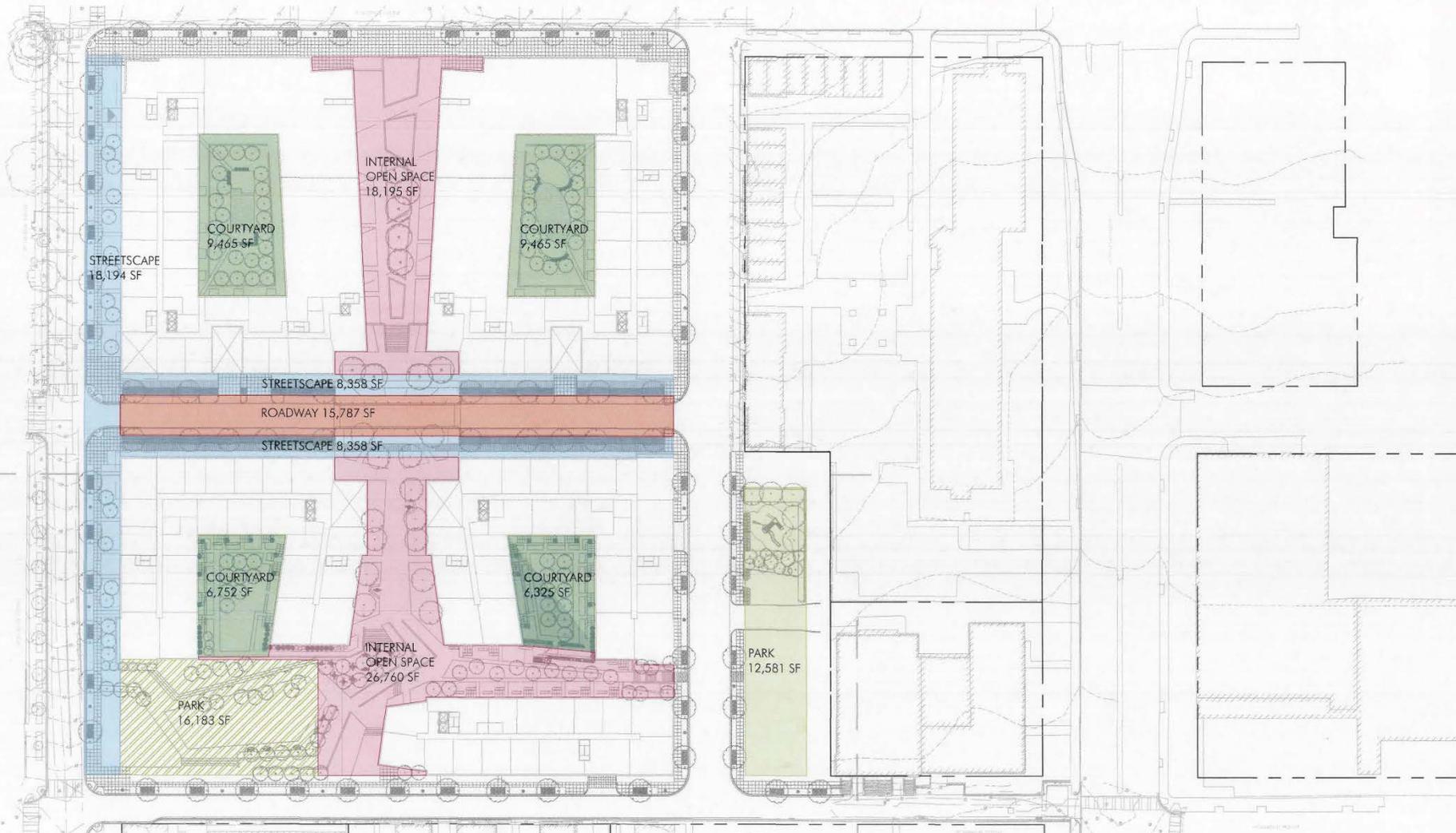
Street Edge Porosity



Pedestrian Promenade with Terminus



Juxtaposed Geometries



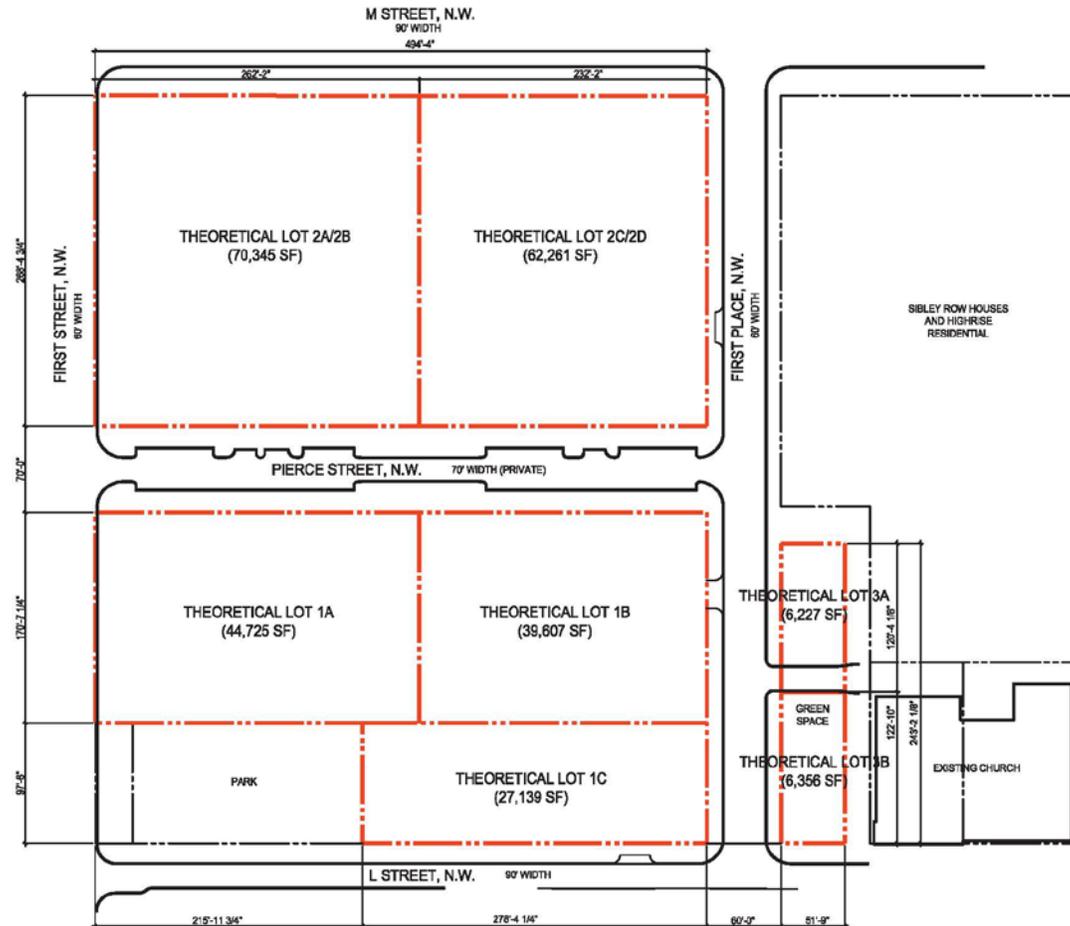
PARKER RODRIGUEZ, INC.  
Planning | Urban Design | Landscape Architecture

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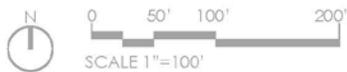
Open Space Areas L1-1

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District of Columbia  
CASE NO. 15-20  
EXHIBIT NO. 35A7



PROPOSED THEORETICAL LOTS	
LOT 1	44,725
LOT 1B	39,607
LOT 1C	27,139
LOT 2A/2B	70,345
LOT 2C/2D	62,261
LOT 3A	6,227
LOT 3B	6,356
<b>TOTAL</b>	<b>256,660</b>



**A-13** Proposed Theoretical Lots

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**Building 1A**  
8 Stories  
184,775 gsf  
Approx. 176 Units

**Building 1B**  
8 Stories  
194,900 gsf  
Approx. 182 Units

**Building 1C**  
6 Stories  
101,225 gsf  
Approx. 63 Units



\*REFER TO NOTES ON LANDSCAPE DRAWINGS REGARDING THE PUBLIC PARK.

**Building 2A/2B**  
6-11 Stories  
414,640 gsf  
Approx. 339 Units

**Building 2C/2D**  
6-10 Stories  
451,725 gsf  
Approx. 373 Units



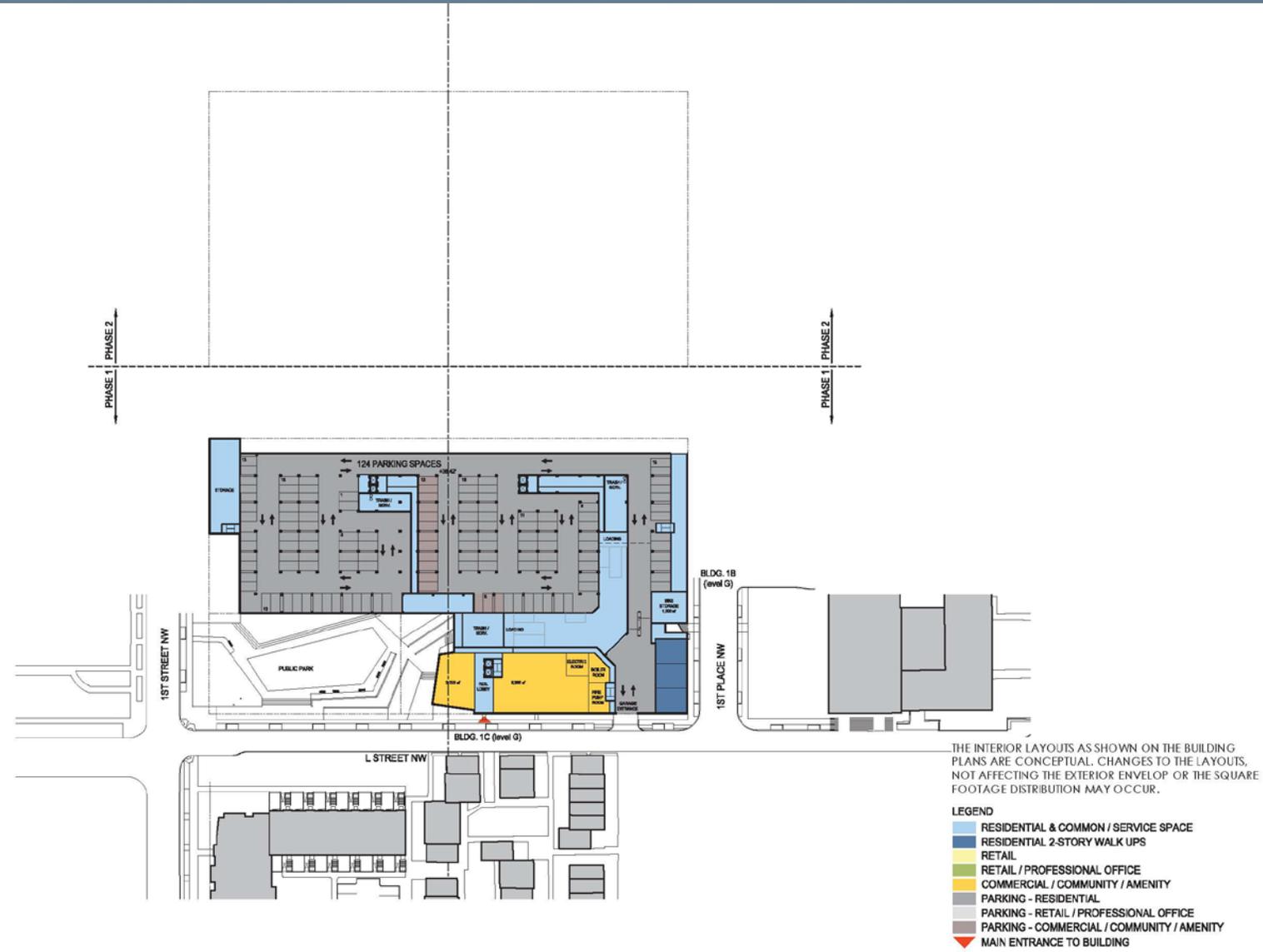
\*REFER TO NOTES ON LANDSCAPE DRAWINGS REGARDING THE PUBLIC PARK.

**A-15** Site Plan Phase 2 - Development Summary

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**Boggs & Partners Architects | WDG**

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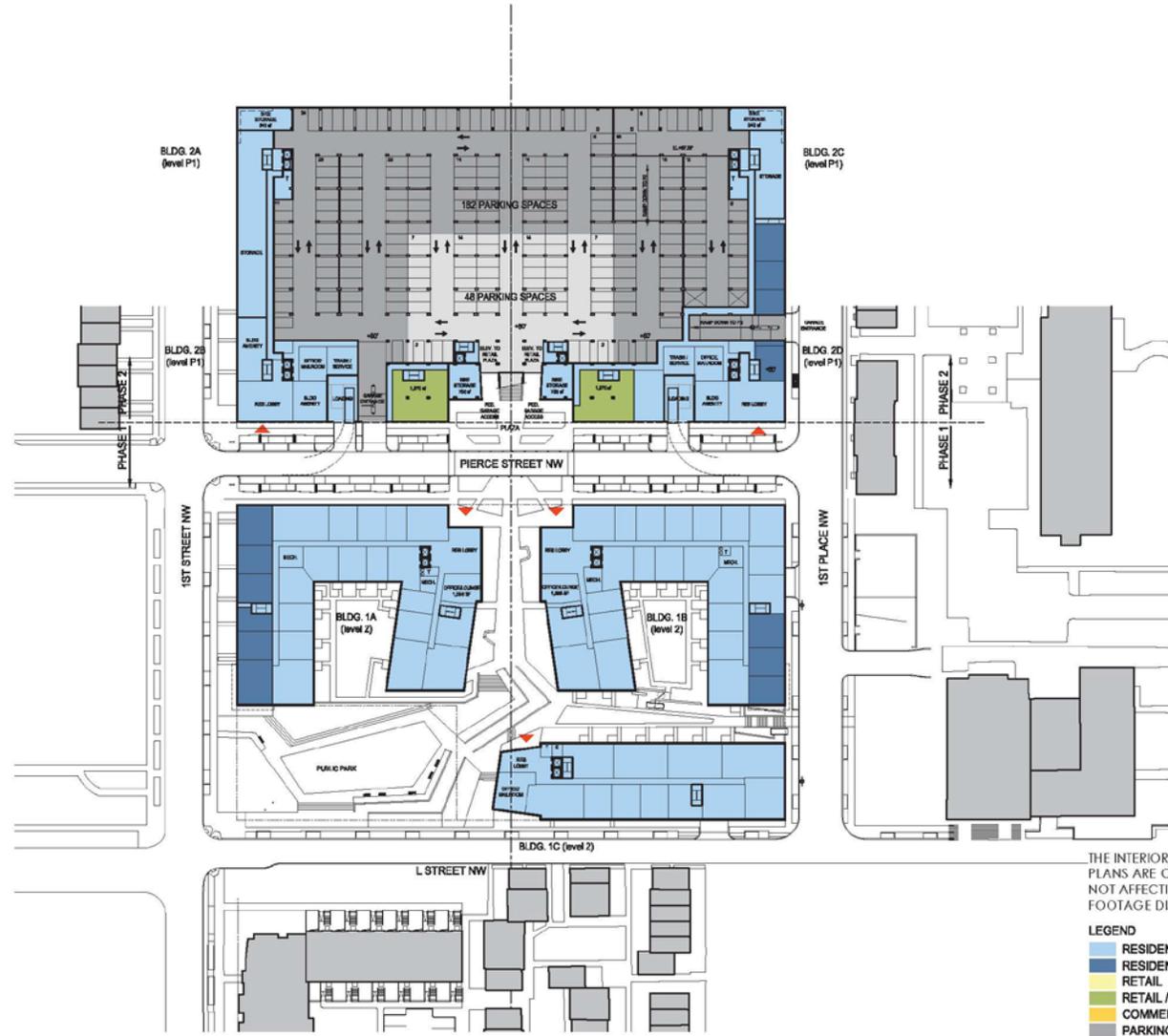


A-16

L Street Ground Level / P3 Level Floor Plan

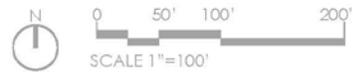
Boggs & Partners Architects | WDG

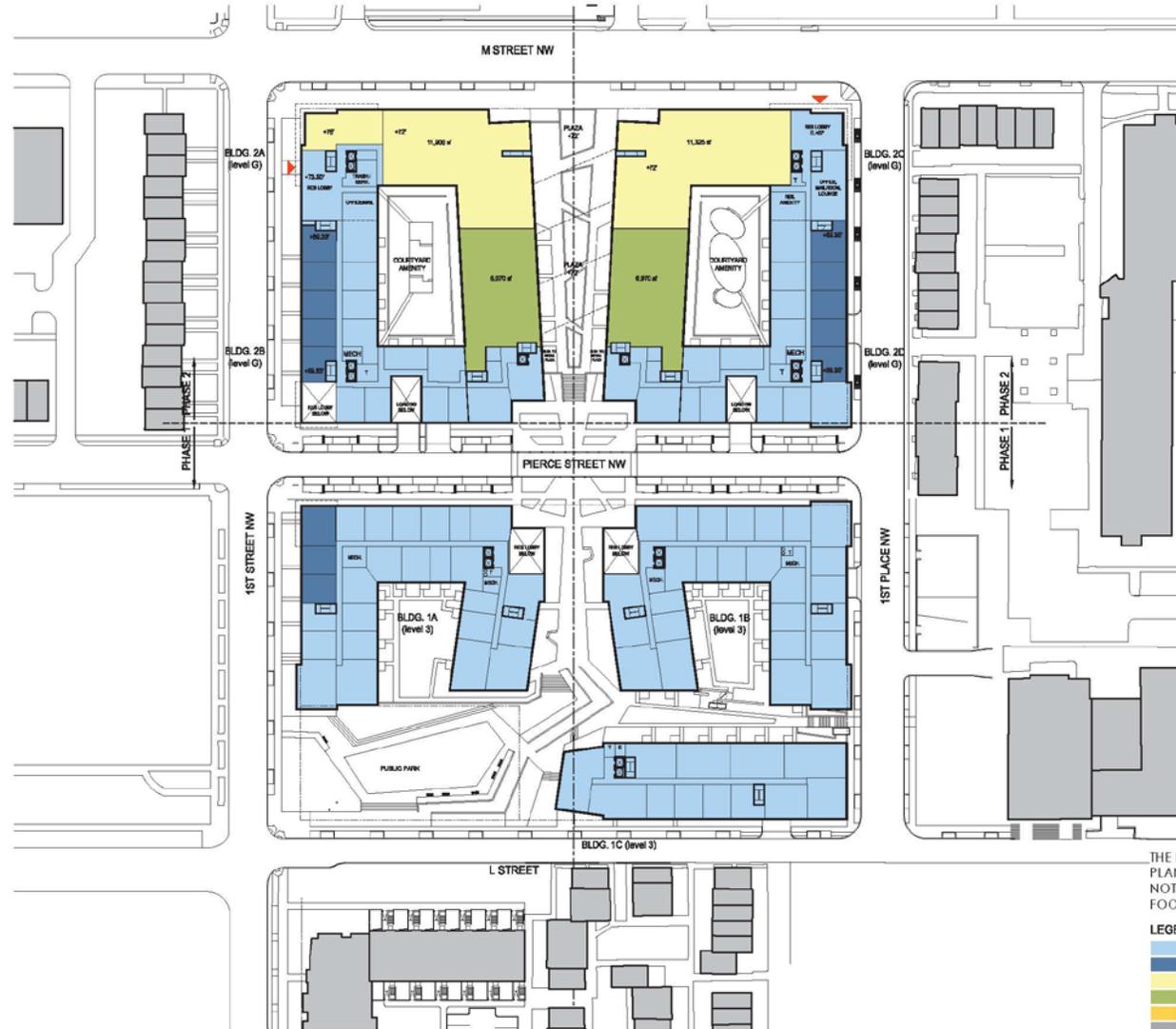




THE INTERIOR LAYOUTS AS SHOWN ON THE BUILDING PLANS ARE CONCEPTUAL. CHANGES TO THE LAYOUTS, NOT AFFECTING THE EXTERIOR ENVELOPE OR THE SQUARE FOOTAGE DISTRIBUTION MAY OCCUR.

- LEGEND**
- RESIDENTIAL & COMMON / SERVICE SPACE
  - RESIDENTIAL 2-STORY WALK UPS
  - RETAIL
  - RETAIL / PROFESSIONAL OFFICE
  - COMMERCIAL / COMMUNITY / AMENITY
  - PARKING - RESIDENTIAL
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  - PARKING - COMMERCIAL / COMMUNITY / AMENITY
  - ▼ MAIN ENTRANCE TO BUILDING

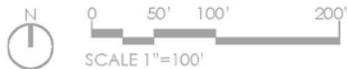




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**LEGEND**

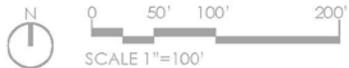
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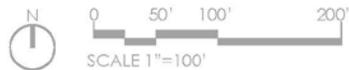
**A-20** Mezzanine - 2nd & 4th - 6th Level Floor Plans



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**A-21**

2<sup>nd</sup> - 5<sup>th</sup> & 7<sup>th</sup> - 8<sup>th</sup> Level Floor Plans

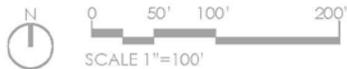
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A-22

6th Level Floor Plan

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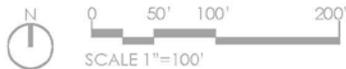
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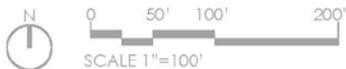




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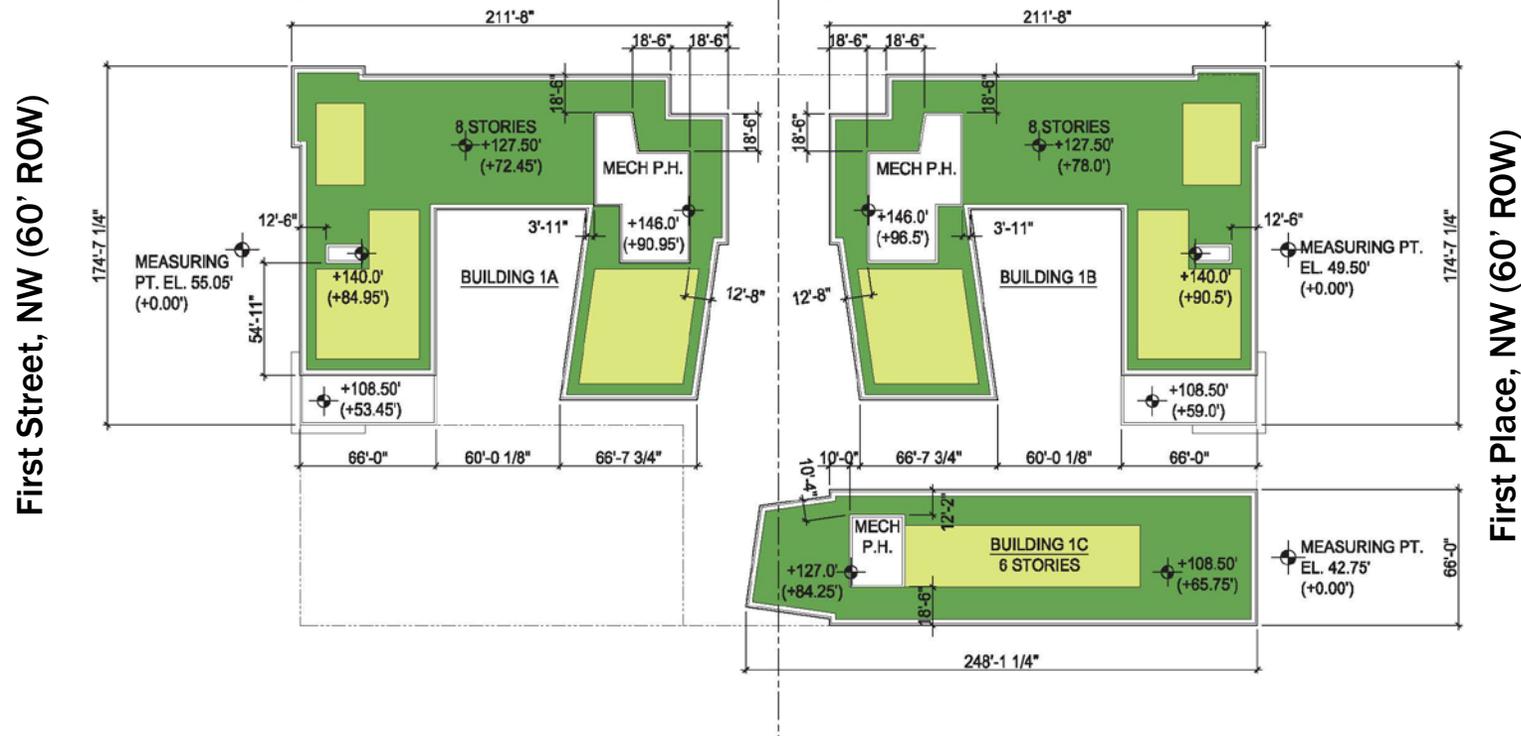
A-24

10th -11th Level Floor Plans

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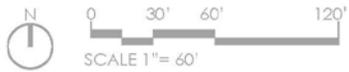
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NOTE: ROOF PLAN IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. MECHANICAL AND BUILDING DESIGN MAY AFFECT THE AMOUNT OF GREEN ROOF THAT IS ACHIEVABLE.

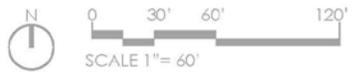
LEGEND	
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<span style="display:inline-block; width:15px; height:10px; background-color: #FFEB3B; border: 1px solid black;"></span>	ROOF MOUNTED MECHANICAL EQUIPMENT < 4' TALL

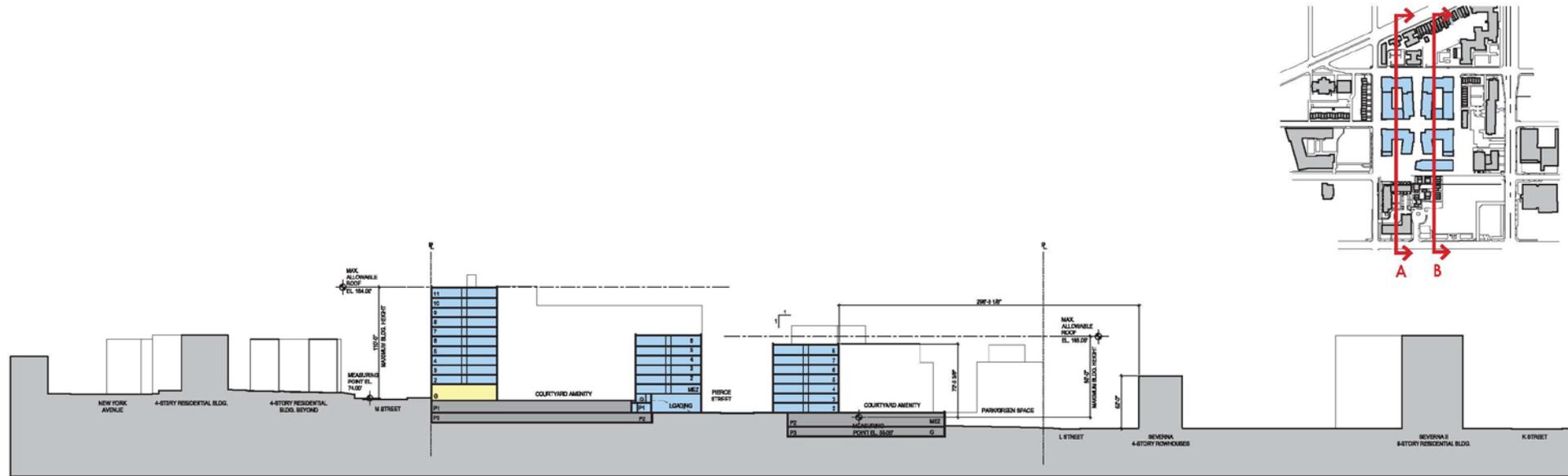




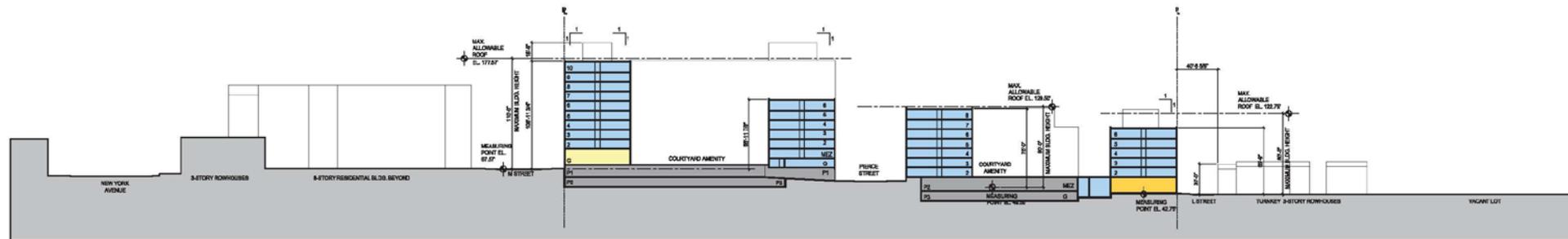
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<span style="display:inline-block; width:15px; height:10px; background-color: #C8E6C9; border: 1px solid black;"></span>	ROOF MOUNTED MECHANICAL EQUIPMENT < 4' TALL

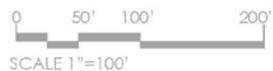




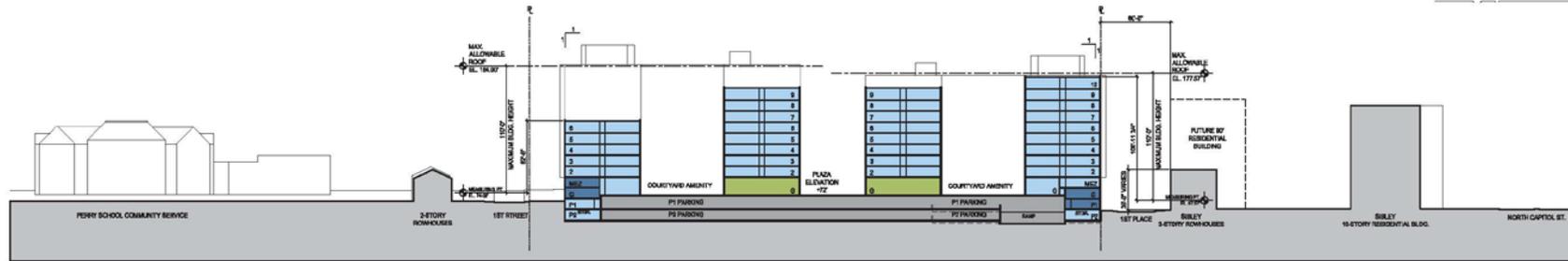
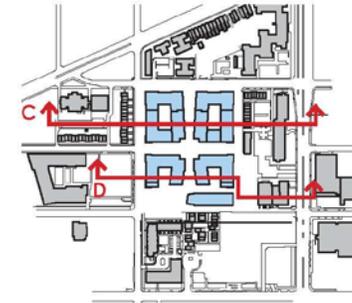
Site Section A



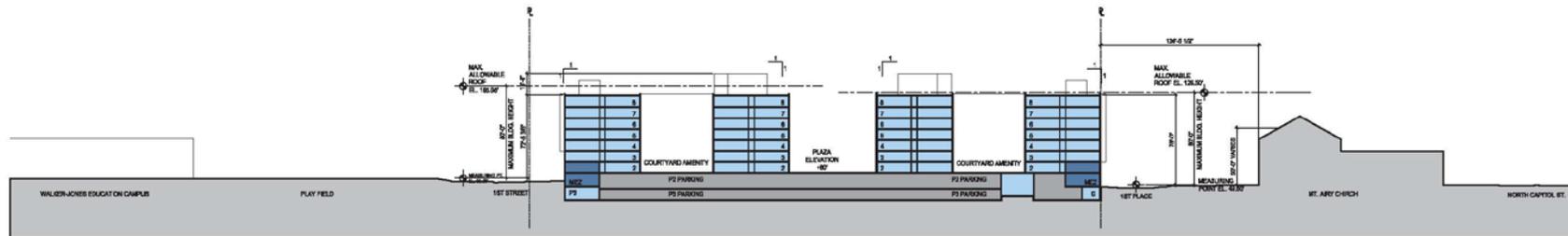
Site Section B



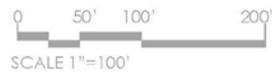
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Site Section C



Site Section D



Zoning Tabulations

Based on zoning change from R-4 to C-3-C

Total Site Area (excluding Pierce Street)	Zoning District Permitted/Required	South Block Provided			North Block Provided			Green Space		Total Site	Remarks			
		111,472			132,605			6,227	6,356			256,660		
Total Site Area (including Pierce Street)										291,253				
Allowable FAR	8.0		8.0			8.0		NA	NA					
Proposed FAR (excluding Pierce Street)			4.31			6.52		NA	NA	5.24	Complies			
Proposed Overall FAR (including Pierce Street)										4.62	Complies			
Building Height (maximum)	Street ROW width for Ht. Act Street frontage for measuring point Small Area Plan Requirements Proposed Building Height	Buildings			Buildings			3A	3B					
		1A	1B	1C	2A/2B	2C/2D								
		80 FT	80 FT	110 FT	110 FT	110 FT		NA	NA					
		60 FT	60 FT	90 FT	90 FT	90 FT								
		1st Street NW	1st Place NW	L Street NW	M Street	M Street								
		Notes 1 & 2	Notes 1 & 2	Notes 1 & 2	Notes 1 & 2	Notes 1 & 2								
		72.45'	78.0'	65.75'	110' / 91.0' / 62.5'	106.93' / 97.43' / 68.93'					Complies			
Gross Floor Area*	Residential <sup>4</sup> Retail Retail / Professional Office Commercial / Community / Amenity Total Gross Floor Area	184,775	194,900	92,910	Subtotal	404,385	419,195	Subtotal		1,296,165				
		0	0	0	472,585	11,900	11,325	823,580		23,225				
		0	0	0		8,940	8,940		17,880	17,880				
		0	0	8,315	8,315	0	0		0	8,315				
		184,775	194,900	101,225	480,900	425,225	439,460	864,685	NA	NA	1,345,585			
Theoretical Lots		44,725	39,607	27,139		65,395	62,261		6,227	6,356	251,710			
Lot FAR		4.13	4.92	3.73		6.50	7.06							
Lot Occupancy	100%	100%	100%	100%		100%	100%		NA	NA	Complies			
Dwelling Units <sup>5</sup>		176	182	63	421	348	362	710	NA	NA	1,131			
Car Parking*	Residential Retail Retail / Professional Office Commercial / Community / Amenity Total Spaces	Required		Proposed		Required		Proposed		NA	NA	Required	Proposed	Complies
		106		272		178	474	284	746					
						27						27		
						20						20		
												14		
												345	746	
												378	453	
												2		
												1		
												1		
												382	453	
Bicycle Parking	Residential Retail Retail / Professional Office Commercial / Community / Amenity Total Spaces	Required		Proposed		Required		Proposed		NA	NA	Required	Proposed	Complies
		141		183		237	270	378	453					
						2						2		
						1						1		
												1		
												382	453	
Loading	Residential Retail (8,000-20,000 sf) Retail / Professional Office Commercial / Community / Amenity	Required		Proposed		Required		Proposed		NA	NA	Required	Proposed	Relief Requested
		1	1 @ 30'	1	1 @ 30'	1	1 @ 30'	1	1 @ 30'			5	5	
		1	1	1	1	1	1	1	1			5	5	Complies
		1	1	1	1	1	1	1	1			5	5	Complies
												NA		Complies
												NA		Complies
												NA		Complies

Notes

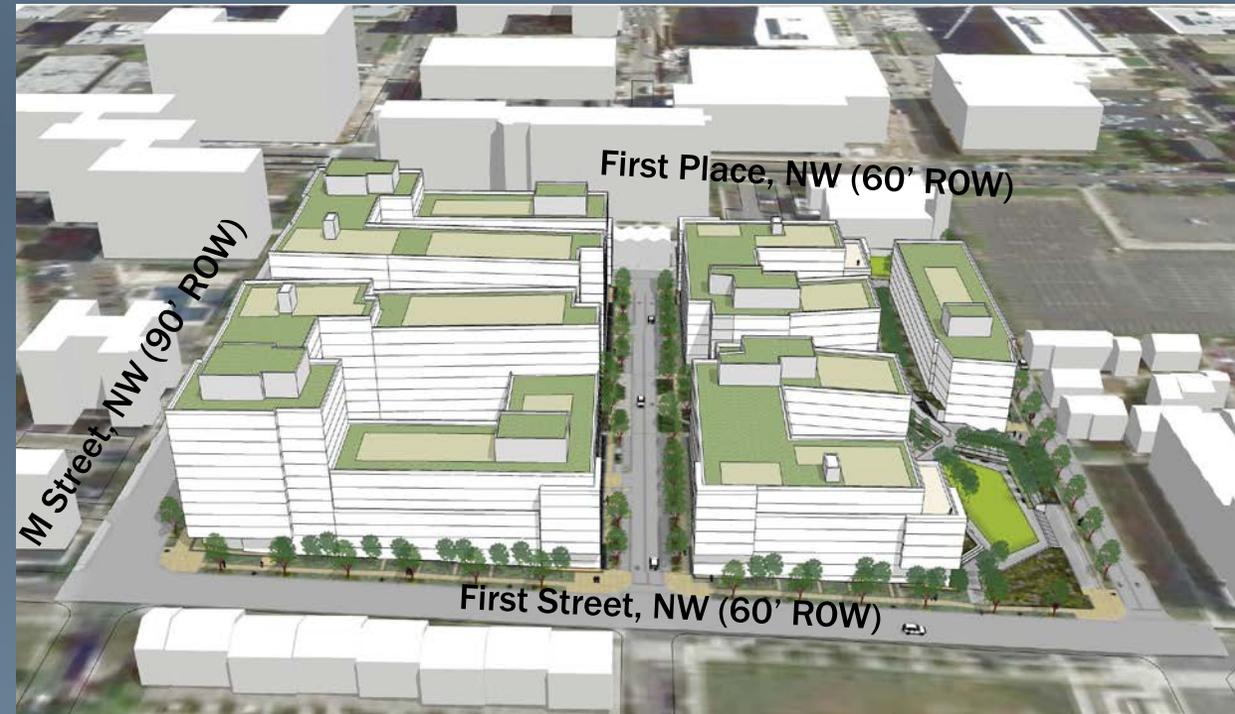
- 1 MCE Small Area Plan (Page 72): "Sensitivity to lower density buildings to the north and south suggests that the redevelopment's massing should step down toward those existing buildings."
- 2 MCE Small Area Plan (Page 73): "Reflect the height and scale of existing neighborhood developments, including the recently constructed SeVerna. Development on the Sursum Corda site should step down towards First Street NW and towards the Mt. Airy Baptist Church, and step up towards North Capitol Street NW."
- 3 For purposes of counting FAR, Gross Floor Area does not include: 1) parking and access ramps, 2) bays projecting 4' -0" or less over area lines, and 3) spaces with structural headroom clearance less than 4'-0" above grade level.
- 4 Includes 159 affordable within the project at varying levels and types of subsidies.
- 5 The number of dwelling units will be determined with future second stage submission. The unit count will vary depending on building efficiency and market conditions. The number of units shown for the purpose of these tabulations is illustrative of what might be achieved.
- 6 Parking #'s will be revised in future second stage submission application to correctly reflect the number of units and market conditions. The number of spaces shown provided for the purpose of these tabulations is illustrative of what might be achieved.



Aerial View from Southeast



Aerial View from Southwest



Aerial View from West



Aerial View from South