



GOVERNMENT OF THE DISTRICT OF COLUMBIA

ADVISORY NEIGHBORHOOD COMMISSION 6E

ANC 6E01: Alexander M. Padro, *Vice Chair*
ANC 6E02: Kevin L. Chapple, *Treasurer*
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ANC 6E04: Rachelle P. Nigro
ANC 6E05: Marge Maceda, *Chair*
ANC 6E06: Antonio D. Barnes, *Secretary*
ANC 6E07: Alfreda S. Judd

PO Box 26182, LeDroit Park Station
Washington, DC 20001

February 8, 2016

ANTHONY HOOD
CHAIRMAN
DISTRICT OF COLUMBIA ZONING COMMISSION
441 4TH ST NW STE 210S
WASHINGTON DC 20001

Dear Chairman Hood:

Regarding ZC Case No. 15-20, Application of Sursum Corda Cooperative Association, Inc. (Square 620, Lots 248-250 and 893-895):

Advisory Neighborhood Commission 6E conducted a public meeting on Tuesday, January 5, 2016 at the Northwest One Library, 155 L Street, NW, to consider the proffered PUD benefits and amenities package for the above-referenced first stage PUD application.

At the Commission's meeting, duly noticed and with this case listed in the notice, with a quorum present (four out of seven Commissioners required to be in attendance to achieve a quorum), ANC 6E voted (4 in favor, 2 opposed, and 1 abstention) to support the Sursum Corda PUD Benefits and Amenities Package and that said support be communicated in writing to the District of Columbia Zoning Commission

In considering this case, and as a result of questioning of the applicant at said meeting, the Commission determined the following:

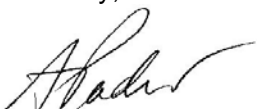
- 1) The properties in question are located in Single Member District 6E06.
- 2) The PUD benefits and amenities are organized into six categories: Affordable Housing, Landscape and Open Space Improvements, Transportation and Pedestrian Improvements, Sustainable Design Elements, and Support of Neighborhood Services and Organizations.

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- 3) Affordable Housing: Construction of 199 new affordable housing units on-site, the overall average of which will not exceed 60% AMI. Of these units, 138 will be constructed during the first phase of the development and will be reserved for the return of current Sursum Corda residents.
- 4) Landscape and Open Space Improvements: Construction and maintenance of new green space at the corner of L Street and First Place, NW, to be built during the first phase of the development. Improvement and maintenance of the public park at the corner of L Street and First Street, NW, subject to the approval of the DC Department of Parks and Recreation, with the improvements to be made during the first phase of the development. Creation of a new pedestrian promenade through the center of the site from M Street to L Street, NW, with the southern half of the promenade to be constructed during the first phase of the development and the northern half to be constructed during the second phase of the development. Construction and maintenance of the extension of Pierce Street, NW, from First Street to First Place, which could be activated on weekends for public markets and events. The roadway is to be constructed during the first phase of the development
- 5) Transportation and Pedestrian Improvements: Improvement of a 30-foot wide strip of the site frontage along First Street, NW, replacing the existing sidewalk that ranges from 6 to 8 feet in width with a sidewalk that is a minimum of 6 feet wide, with landscaping and street trees, to be completed during the first phase of the development. Restoration of the historic street grid by extending Pierce Street, NW through the site between First Street and First Place, extending First Place, NW from M Street to L Street, and improvements to the north side of L Street, NW in order for it to function as a two-way drive aisle, with all of the proposed roadway improvements to be completed during the first phase of the development. Installation of a Capital Bikeshare station adjacent to or in proximity to the site.
- 6) Sustainable Design Elements: Reservation of two parking spaces for a car-sharing service in the first phase of the development. Installation of two electric car charging stations in the garage in the first phase of the development.
- 7) Support of Neighborhood Services and Organizations: Contribution to the Boys and Girls Club #2 in the amount of \$222,000 to support the operation of its programs. Contribution of \$28,000 for the installation of playground equipment in the park near the intersection of First and L Streets, NW, or the installation of playground equipment valued at said amount. The contribution/in-kind donation shall be subject to review by the National Park Service, or its designee, or the agency having jurisdiction over the property designated as park space. Contribution to Perry School Community Services Center, Inc. in the amount of \$60,000 to support the operation of its programs. Contribution to the Walker-Jones Parent Teacher Association in the amount of \$25,000 to assist funding for school activities and the purchase of classroom equipment. Contribution of \$15,000 to Girls in Action at the Sursum Corda Youth Center, 1175 First Terrace, NW to support the operation of its programs. Contribution to the Dunbar High School Parent Teacher Association in the amount of \$25,000 to assist funding for school activities and the purchase of classroom equipment. Donation of equipment and uniforms to the RH Terrell Recreation Center valued at \$10,000 to support programming. Donation of \$15,000 to support programming at the Northwest One Library.
- 8) ANC 6E previously heard presentations from the applicant and/or voted to support the application as follows: On December 1, 2015, the ANC voted to recommend approval of the other elements of the application, including height, density, massing, and related map amendment. The applicant also presented the application to the Commission at its meetings on September 1, 2015 and October 6, 2015. The application was considered by the ANC 6E Planning and Zoning Committee on November 23, 2015, when the Committee voted unanimously to recommend to the full ANC approval of the application.
- 9) No objections to supporting the Sursum Corda PUD Benefits and Amenities Package were raised by the public prior to or at the Commission's meeting.

For the reasons listed above, Advisory Neighborhood Commission 6E recommends that the District of Columbia Zoning Commission accord ANC 6E's recommendation the Great Weight provided for in the ANC statute and approve the application.

Sincerely,



Alexander M. Padro
Vice Chair
ANC 6E