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VIA IZIS

Zoning Commission for the
District of Columbia
Office of Zoning
441 Fourth Street, NW, Suite 210-S
Washington, DC 20001

**Re: Sursum Corda Cooperative Association, Inc. (ZC Case No. 15-20)
Revised Draft Partial List of Proposed Conditions**

Dear Commission Members:

We respectfully submit a revised version of the Draft Partial List of Proposed Conditions for the above-referenced zoning application. The attached list supersedes the one on pages 8 -11 of the supplemental statement filed January 22, 2016.

The revisions (in bold and underlined) reflect our most recent communications with the Office of Planning, Department of Transportation (“DDOT”) and the National Park Service. Please note that the attached list of conditions is a partial list only, and does not include all of the conditions agreed upon between the applicant and DDOT. The additional conditions between DDOT and the applicant will be discussed at the public hearing on the application.

Thank you for your considerate attention to this matter.

Sincerely yours,



Leila M. Jackson Batties

Attachment

Sursum Corda Cooperative Association PUD (ZC 15-20)
Draft Partial List of Proposed Conditions
Revised 2/8/15

Affordable Units

1. The PUD shall include the construction of 199 new affordable housing units on site. Affordable units shall be reserved for and available to households with incomes not exceeding 80% AMI, provided that the overall average of the affordability limits for the affordable units within the PUD shall not exceed 60% AMI. Of the 199 new affordable units, up to 136 units shall be constructed during the first phase of the development and shall be reserved to accommodate the return of the current Sursum Corda households with incomes not exceeding 80% AMI.

Units Reserved Sursum Corda Households

2. A maximum of 136 units shall be constructed on the South Parcel during the first phase of development for the PUD and reserved for the heads of households and household members residing at the Property on the date the Zoning Commission takes final action approving the first-stage PUD application (the “Sursum Corda Households”) (the “Reserved Units”). Upon application of a raze permit for any of the existing structures on the Property, the Applicant shall certify to the DCRA the list of Sursum Corda Households and their contact information.

3. The Reserved Units shall be dispersed throughout the South Parcel and shall include the following unit mix:

Reserved Sursum Corda Units		
No. of Units	No. of Bedrooms	Approximate Unit Size (s.f.)
15	Studio	545 s.f.
31	1 bdrm	715 s.f.
53	2 bdrm	1,100 s.f.
27	3 bdrm	1,390 s.f.
10	4 bdrm	1,580 s.f.

The unit mix may be adjusted to reflect changes in the number of Sursum Corda Households, changes in the composition of the Sursum Corda Households, the number of households that elect

not to occupy a reserved unit, and/or HUD standards relating to the number of bedrooms required for each household.

4. If a returning Sursum Corda Household has a rental subsidy voucher under the Section 8 Housing Choice Voucher program, or similar federal or District program, the rent for the Reserved Unit for the household shall be in accordance with the applicable voucher payment standard.

5. During construction of the first phase of development of the PUD, the Applicant, or its representative, shall maintain updated contact information for each Sursum Corda Household and shall provide notice, via certified mail or hand delivery, to each household as follows:

(a) Demolition of Existing Structures. Within 10 days of applying for a raze permit for any structure on the Property, the Applicant shall notify the Sursum Corda Households of its raze permit application. Certification of said notice, including a copy of same, shall be furnished to DCRA prior to the issuance of a raze permit for any structure of the Property.

(b) Issuance of a Building Permit. Within 7 days of the issuance of the first building permit for the above grade construction (the "Building Permit"), the Applicant shall notify the Sursum Corda Households that the Building Permit has been issued and the date it was issued. Certification of said notice, including a copy of same, shall be submitted to DCRA within 14 days of the issuance of the Building Permit.

(c) Assignment of Units. No more than 12 months from the issuance of the Building Permit, the Applicant shall notify Sursum Corda Households of the estimated completion date of the first phase of the PUD and the unit that has been assigned to their individual household (including number of bedrooms and unit size). Said notice shall include renderings and floor plans for the development. Each head of household, or designated household member, shall have 90 days from the date of receiving notice of their assigned unit to inform the Applicant of its intention to occupy the Reserved Unit. Certification of said notice, including copies of same, shall be furnished to DCRA no later than 14 months from the issuance of obtaining the Building Permit.

(d) Occupancy Date. After the issuance of the Building Permit, the Applicant shall notify those Sursum Corda Households that elect to return to the Property of the occupancy date for their Reserved Unit (the "Occupancy Date Notice"). Each Sursum Corda Household shall have at least one year from the date of the Occupancy Date Notice to (i) walk through a model unit and (ii) enter into an agreement for the occupancy of their Reserved Unit. Certification of the Occupancy Date Notice, including copies of same, shall be furnished to DCRA prior to the issuance of a certificate of occupancy for the first building within the PUD.

6. Prior to the issuance of the first certificate of occupancy for the PUD, the Applicant shall submit to DCRA a list of the Sursum Corda Households that elected to occupy a Reserved Unit, the type/size of unit and unit number, and the income level for said household.

7. In the event that a Sursum Corda Household (a) elects not to return to the Property to occupy a Reserved Unit or (b) fails to timely enter into an agreement for the occupancy of a

Reserved Unit that is also an affordable unit, said unit may be converted to a market rate unit so long as the Applicant sets aside a corresponding amount of gross floor area for affordable units on the North Parcel.

Landscape and Open Space Improvements

8. The Applicant shall seek approvals from the National Park Service, its designee, or the agency with jurisdiction over **Lot 896** in Square 620, for the construction and long-term maintenance of park near the corner of First and L Streets, as depicted on the PUD plans. If approved, the park shall be constructed during Phase 1 of the PUD.

9. The Applicant shall create a new pedestrian promenade through the center of the site from M Street to L Street as shown on the PUD plans. The southern half of the promenade shall be constructed during Phase 1 of the PUD. The northern half of the promenade shall be constructed during Phase 2 of the PUD.

10. During Phase 1 of the PUD, the Applicant shall construct the extension of Pierce Street, from First Street to First Place, as a private street. The Applicant shall be responsible for the maintenance of the road for the life of the project.

Transportation and Pedestrian Improvements

11. The Applicant shall improve a 30-foot wide strip of the site's frontage along First Street in order to effectively modify the existing sidewalk from a variable 6 to 8 feet in width to a sidewalk that is a minimum of 6' with landscaping and street trees. **The segment of the frontage from Pierce Street south, shall be improved during Phase 1 of the PUD; the segment from Pierce Street north shall be improved during Phase 2 of the PUD. The Applicant shall maintain said improvements for the life of the project, or so long as they are owned/controlled by the Applicant.**

12. During Phase 1 of the PUD, the Applicant shall construct the extension of First Place from M Street to L Street.

13. During Phase 1 of the PUD, the Applicant shall improve the north side of L Street in between First Street and First Place in order for it to function as two-way drive.

14. The Applicant shall cause the installation of a Capital Bikeshare station in proximity to the Property as part of Phase 1 of the PUD and **shall fund the first year of operation of said station.**

Sustainable Design Elements

15. Phase 1 of the PUD shall include two parking spaces reserved for a car-sharing service.

16. Phase 1 of the PUD shall include two electric car charging stations in the parking garage.

Employment and Training Opportunities

17. Prior to the issuance of a building permit for Phase 1 of the PUD, the Applicant shall enter into a First Source Agreement with the Department of Employment Services.

Support of Neighborhood Uses and Organizations

18. Prior to the issuance of a building permit for the PUD, the Applicant shall contribute \$222,000 to the Boys and Girls Club #2 to support the operation of its programs.

19. Prior to the issuance of a building permit for the PUD, and subject to approval by the National Park Service or agency having jurisdiction over Lots 896 and 897 in Square 620, the Applicant shall either (1) contribute \$28,000 for the installation of playground equipment in the park area near the corner of First and L Streets or (2) install playground equipment valued at said amount in the park area.

20. Prior to the issuance of a building permit for the PUD, the Applicant shall contribute to \$60,000 to the Perry School Community Services Center, Inc. to support the operation of its programs.

21. Prior to the issuance of a building permit for the PUD, the Applicant shall contribute \$25,000 to the Walker-Jones Parent Teacher Association to assist with funding for school activities and the purchase of classroom equipment.

22. Prior to the issuance of a building permit for the PUD, the Applicant shall contribute \$15,000 to the Girls in Action at the Sursum Corda Youth Center, 1175 First Terrace, NW, to support the operation of its programs.

23. Prior to the issuance of a building permit for the PUD, the Applicant shall contribute \$25,000 to the Dunbar High School Parent Teacher to assist with funding for school activities and the purchase of classroom equipment.

24. Prior to the issuance of a building permit for the PUD, the Applicant shall donate equipment and uniforms valued at approximately \$10,000 to support programming at the RH Terrell Recreation Center.

25. Prior to the issuance of a building permit for the PUD, the Applicant shall donate \$15,000 to support programming at the Northwest One Library.