

MEMORANDUM

TO: District of Columbia Zoning Commission

FROM: *JLS*
Jennifer Steingasser, Deputy Director Development Review & Historic Preservation

DATE: September 16, 2019

SUBJECT: Supplemental Hearing Report - ZC # 15-20C (Sursum Corda)
Modification to First Stage PUD and Second Stage PUD

TBSC Owner I, LLC (applicant) revised their submission to address some of the conditions of approval outlined in the July 17, 2019, Office of Planning (OP) Report at Exhibit 27.

1. Provide details of the general themes for the signage adding a specified range of fonts and colors that would be used;

The applicant provided a Comprehensive Signage Plan at Exhibit 39C which shows that there would be 14 signage types, their location, size and mounting throughout the development.

2. Provide a table showing the unit/bedroom mix and that same bedroom mix noted in the table be explicitly included in the Order;

At Exhibit 41A, the applicant provides a unit matrix for both buildings showing all unit types and sizes. At Exhibit 39A, pages 4 to 9, the applicant provides analysis regarding the Affordable and Reserved Units. OP supports the requested modification to the conditions of approval to clarify that:

- Based on the updated list of Sursum Corda Households the number of Reserved Units have been reduced from 136 units to 122 units.
- Sursum Corda Households who exceed 80% of MFI will remain as Reserved Units but would not be included in the 199 Affordable units. At present there are 4 such units.
- The South Parcel would have a minimum of 100 Affordable Units.

OP also recommends that at Exhibit 39A, Item 6, *Minimum Two and Three Bedrooms Units for the South Parcel*; Item 7, *Affordable Units for North Parcel*; and Item 8, *Distribution of Affordable Units* be added to the conditions of approval.

3. Documented commitment to provide a minimum square footage and number of affordable units in South Parcel buildings.

Provided in Exhibit 41A and Exhibit 39A, pages 4 to 9.

- 4. *If the Zoning Commission determines that the First Source Agreement required in the First Stage PUD is no longer valid, the applicant provide a commitment to meeting the employment goals of the First Source Agreement.***

This was not addressed.

- 5. *The amenity spaces be programmed with active uses to help maintain eyes on the area, particularly along the promenade; and***

The amenity space which was originally proposed along the L Street frontage in the southeast building has been eliminated and replaced with walk out units to help activate this portion of the development. However, OP is concerned that the applicant did not address, in their submissions, how the large, open amenity spaces would be activated or programmed.

- 7. *That the architecture and materials be refined to read more residential especially as it faces the park.***

The applicant has revised the color of the masonry on the upper floors from the dark greys to tan on the southwest building and a grey/white on the southeast building to give a lighter feel to the overall development and be generally more complementary to some of the larger buildings in the area. The buildings have been articulated with bays, recessed areas, and vertical box elements to give character and to help differentiate the buildings. The two-story, amenity space on the lower portion of the buildings and fronting on a portion of the promenade and park highlights the space and with its brown, wood tone panel system and provides a contrast to the remainder of the building. The applicant has added balconies to assist in giving the buildings a more residential feel and look. The landscaping of the public park has been improved to be more people friendly through additional vegetation, larger trees to provide shade and various shaded sitting areas.