



ADVISORY NEIGHBORHOOD COMMISSION 6E
PO Box 93020 Brentwood Station, Washington, DC 20090

March 22, 2019

Mr. Anthony Hood
Chair
Zoning Commission for the District
Of Columbia
441 4th Street, NW, Suite 200S
Washington, DC 20001

Re: ZC Case No. 15-20C / TBSC Owner I, LLC
Request for Modification to ZC Order No. 15-20

Dear Chair Hood,

Advisory Neighborhood Commission 6E conducted a public meeting on Tuesday, February 5, 2019 at the Northwest One Neighborhood Library, 155 L Street, NW, to consider its support for the following related to the Sursum Corda PUD:

1. Modifications to the first-stage PUD approved for Square 620, pursuant to ZC Order No. 15-20; and
2. Second-stage approval for Phase I, the South Parcel, of the approved PUD.

At the Commission's meeting, duly noticed, with a quorum present (four out of seven Commissioners required to be in attendance to achieve a quorum) ANC 6E voted unanimously (5 in favor, 0 opposed, and 0 abstention) to support the applicant's request.

Under the first request, the application includes changes to the building heights and building configuration at the southeast corner of the project; a shift in the allocation of density between the north and south parcels for the PUD; relocation of the loading access; and a modification to Condition B.7.b. (relating to the timing and location of playground equipment) in ZC Order 15-20.

The second-stage approval for Phase I, consists of two theoretical lots – Lots 1A and Lots 1B, which will be improved with two apartment houses totaling 555,143 square feet of gross floor area generating approximately 525 units. The maximum building height will be 110 feet and the density will be 5.22 FAR, excluding Pierce Street. Additionally, Phase I will include the construction of up to 300 below grade parking spaces, the construction of Pierce Street, and the dedication of the southern segment of the First Street right-of-way. There is a rectangular parcel to the east of First Place, which will be

improved as green space and serve as a buffer between the PUD and Mount Airy Baptist Church.

ANC 6E has no objections to the modifications to the first-stage PUD approval or the plans for the second stage PUD approval for the South Parcel as proposed. As such, we respectfully urge the Zoning Commission's approval of the modification application.

Thank you for your consideration of this matter.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Alexander T. Marriott", with a long, sweeping horizontal line extending to the right.

Alexander T. Marriott
Chair
ANC 6E