

MEMORANDUM

TO: District of Columbia Zoning Commission

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

DATE: March 3, 2016

SUBJECT: Supplemental Report - ZC # 15-20 (Sursum Corda)
First Stage and PUD and Related Map Amendment

At the Zoning Commission’s public hearing on February 11, 2016, the Zoning Commission asked the Office of Planning to provide the following:

1. Information on the former Temple Courts residents;
2. Response from the Metropolitan Police Department (MPD); and
3. Excerpts of the Mid City East Small Area Plan.

1. Temple Courts Relocation

The Northwest One Redevelopment Plan (2006) originally included Temple Courts (211 units), Sursum Corda (199 units) and the Golden Rule Center (39 units). All three of these were privately owned and operated subsidized housing developments and were at risk of losing their Section 8 operating subsidy due to poor physical conditions and neglectful property management. These three sites and several other District owned vacant land parcels underwent a master planning process under the office of the Deputy Mayor for Planning and Economic Development (DMPED) which led to the New Communities Initiative (NCI) that envisioned their redevelopment into a new vibrant mixed-income, mixed use neighborhood.

Sursum Corda has since withdrawn from participating in the Northwest One New Communities Initiative (NW1/NCI) but redevelopment on the other parcels is ongoing. To date, three new developments have been built as part of the NW1/NCI; Severna which opened in November 2012, Severna on K which opened in December 2014, and 2M which opened in September 2014.

The residential units in each development are summarized below:

NW1/NCI Developments	Total Units	Replacement Units (under 30% of AMI)	Other Affordable Units (under 60% AMI)	Market Rate
Severna: 1001 1 st Street, NW	60	30	30	0
Severna on K 43 K Street, NW	133	48	53	32
2M: 2 M Street, NE	314	59	34	221
TOTAL	507	137	117	253

The Temple Courts residents were relocated in 2008 and the buildings demolished. The relocation and on-going tracking of the residents are being managed by Housing Opportunities Unlimited (HOU). HOU is also the 'human capital' provider for NW1/NCI communities; human capital providers offer case management and direct services to NW1/NCI households.

When the three newly built NCI supported communities came online, relocated Temple Courts households had first priority to occupy replacement units in each of the buildings. To date, 137 replacement units have been built and 57 former Temple Courts have moved into them. Relocated Temple Courts residents will continue to have priority for replacement units in all future phases of the NWI/NCI developments. Along with other adjacent properties, the former Temple Courts property is scheduled to be included in a RFP for redevelopment in 2016.

2. Response from the Metropolitan Police Department (MPD)



GOVERNMENT OF THE DISTRICT OF COLUMBIA
METROPOLITAN POLICE DEPARTMENT

Ms. Maxine Brown-Roberts, AICP
Senior Development Review Specialist
D.C. Office of Planning
1100 4th Street SW, Suite E650
Washington, D.C. 20024

Dear Ms. Brown Roberts

This correspondence is in response to the request that the Metropolitan Police Department offer comments regarding a proposed development. Specifically, the property bound 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 proposal was forwarded to First District Lieutenant Brian Murphy, as the development would be located within the confines of the First District, PSA 103. Lieutenant Murphy reviewed the plans and has two recommendations to the proposed development. Specifically additional analysis is requested regarding the inadequate parking that will be made available. Additionally it is recommended that security cameras be placed on all ground level walls surrounding the building that would cover access to all entryways and exits for vehicles and pedestrians.

I have also reviewed the plans and concur with Lieutenant Murphy's assessment.

Thank you for the opportunity to provide comments on matters that impact the Metropolitan Police Department, as well as the service that we provide to citizens in the District of Columbia.

Sincerely,



Robert Contee
Commander
First District

3. Excerpts of the Mid City East Small Area Plan

Attached is an excerpt from the Mid City East Small Area Plan, pages 36 to 41 regarding properties recommended for density changes.

3. REDEVELOPMENT OPPORTUNITIES AND HOUSING



SUMMARY

There has been little new development within the Mid City East study area. Most of the significant large-scale recent and/or planned construction is underway nearby, especially in the adjacent NoMa neighborhood. There are a limited number of large potential redevelopment sites within the study area.

There are a few vacant sites with potential for new development, most notably the property at the intersection of North Capitol Street and Florida Avenue NW. Most potential redevelopment opportunities are underutilized sites with existing buildings, such as the UPO site in LeDroit Park, or buildings with the potential for adaptive reuse development, such as the Langston and Slater Schools on P Street NW and the Emery School in Eckington. Potential development and redevelopment opportunity sites are illustrated in **Fig. 3.6.**

Housing Analysis

- Mid City East has 8,393 existing housing units with 1,925 new housing units between 2000 and 2013, a two percent average annual increase.
- Significant investment has occurred in the Mid City East neighborhoods as demonstrated by the renovation and restoration of existing housing stock.

- 177 housing units currently planned or proposed within Mid City East.
- 11,500 units planned or underway just outside of Mid City East (7,200 units in NoMa alone, including projects currently under construction).
- Mid City East has a greater proportion of subsidized housing (15% of all units) than DC does as a whole (13% of all units).
- There are approximately 3,600 units of Low Income Housing Tax Credit (LIHTC) housing and 2,600 units of Section 8 housing in and near the study area.

The bulk of the housing stock in Mid City East consists of pre-1950s row homes, a product type that has historically appealed to homebuyers and renters seeking attainably priced single family homes relative to other close-in neighborhoods. Mid City East has a higher rate of home ownership (48% own, 52% rent) than the DC average (42% ownership), indicating residents' commitment to the neighborhood and desire to invest in it.

Increased demand for housing near downtown DC has led to significant appreciation in home values and increased rents in Mid City East. There are a few large affordable or public housing communities in Mid City East including Sursum Corda, the Kelly Miller and Sibley developments, and the Northwest Cooperative Homes.

Despite the supply of income-restricted housing, the neighborhood has become increasingly unaffordable to many middle and lower-income households. In fact, approximately 40% of households spend over 35% of their income

VISION

Mid City East will prosper as an inclusive community with strong neighborhood fabric, thriving businesses and a diverse mix of quality housing options.



Rowhouses in Eckington, NE

on housing. More than 30% is considered cost burdened. Home values have risen sharply with a 9% annual growth since 2000, while rents have risen 7% annually since 2000. This increase in rent has caused some residents to relocate to more affordable neighborhoods.

The high volume of pipeline housing development in neighborhoods adjacent to Mid City East will somewhat temper future cost increases by adding to the supply of available units to help meet increased market demand. Most of the new housing developments will also have affordability requirements through inclusionary zoning, which will set aside units specifically targeted to households earning less than 50% and/or less than 80% of area median income. However, given limited opportunities to build new housing within the study area, it will become increasingly challenging for lower-income families to remain in the neighborhood with the exception of those home owners who are already living in affordable developments.

Approximately 2,400 new units are projected to be developed in Mid City East by 2025 including units created through the subdivision of existing housing stock, and small multifamily developments throughout the neighborhood. Projections show that there is a significantly higher proportion of demand for units with lower prices and rents than is available in the market. While Mid City East is challenged by limited development capacity, there are select opportunities to preserve and expand affordable housing supply. Most notable is the potential mixed-income redevelopment of Sursum Corda which is being pursued by the cooperative.



Townhomes at 3rd and S Street, NE

RECOMMENDATIONS

GOAL #1: Support strategic land use designation changes on key sites and the redevelopment of publicly-owned properties.

MCE 3.1 - Pursue a future land use designation change at the intersections of North Capitol Street and New York Avenue and North Capitol and Florida Avenue, from low density commercial/moderate density residential to moderate density commercial/medium density residential to encourage mixed-use development and

create a thriving neighborhood edge with a welcoming physical environment. **See Fig. 3.6** for redevelopment and infill opportunity parcels.

MCE 3.2 - When development is achieved through a Planned Unit Development (PUD) process, the ground floor of development on the west side of North Capitol Street in the study area should accommodate retail services. *BE1.1

MCE 3.3 - When development is achieved through a PUD process, redevelopment of vacant and underutilized properties at the four corners of the intersection of Florida Avenue and North Capitol

Street within Mid City East should incorporate ground floor commercial uses with entrances facing sidewalks along or proximate to North Capitol.

MCE 3.4 - Ensure that new development enhances public space by requiring new development to use alleys for all vehicular access to the site and that mechanical equipment (i.e. transformers) are located on private property or alleys.

MCE 3.5 - Integrate energy efficient lighting on buildings and in sidewalk elements in new development and redevelopment.

MCE 3.6 - Solicit proposals to redevelop properties controlled by the District into creative mixed-use, residential or commercial developments. **See Fig. 3.6.** *BE1.1, BE2.3, NA2.1, NA 2.2, NA2.4, WT2.2, NA3.5

- The DHCD parcels on the south side of Florida Avenue at Q Street NW – Pursue a land use designation change from Moderate Density Residential/Low Density Commercial to Medium Density Residential/Moderate Density Commercial in an effort to encourage site redevelopment.
- The Langston and Slater school buildings on P Street NW – As redevelopment opportunities arise for these sites, and when existing uses are no longer relevant or can be included in the redevelopment plan, adaptively reuse and redevelop both buildings together. Consider innovative business uses, including creative economy start-ups, to complement development along North Capitol Street. Residential and cultural uses should also be considered.



Kelly Miller Public Housing in LeDroit Park

- The former Emery School site in Eckington – Consider a land use designation change from “Local Public Facilities” to “Mixed-Use – Moderate Density Residential / Low-Density Commercial” if the current use is discontinued to encourage the adaptive re-use of the former Emery School building as part of a place-making redevelopment of the entire Emery School site for Eckington, as a longer term project. Encourage mixed-use development including neighborhood-scale retail, live/work, office, residential, low-intensity “maker” space, public amenities and green space.

GOAL #2: Encourage infill of privately-held vacant lots and increase site utilization to strengthen neighborhood fabric and create opportunities for new housing, unique retail offerings, and/or workplaces.

MCE 3.7 - Pursue a future land use designation change for the corner of North Capitol and Hanover Streets, NW from low density residential to moderate density commercial/medium density residential.

MCE 3.8 - Infill vacant parcels, redevelop underutilized parcels or repurpose existing vacant buildings. *BE2.3, NA2.4, WT2.1, WT2.3

Opportunities include:

- Underutilized properties at Rhode Island and Florida Avenues NW, including the UPO site, post office site, and gas stations
- Underutilized small commercial property bounded by New Jersey Avenue, Q, 4th, and Franklin Streets NW
- Underutilized property at 326 T Street NW, Mary Church Terrell House
- Vacant site at the corner of Rhode Island Avenue and 3rd St NE
- Vacant site at the corner of Randolph Place and 3rd Street NE
- Vacant sites along North Capitol Street NW at Bates Street and Hanover Place
- New York Pizza site at the intersection of North Capitol Street, Florida Avenue NE and Q Street NE
- Vacant site at the corner of Lincoln Road and Randolph Place NE
- Vacant parcel between Hanover and O Street NW, along the west side of North Capitol Street
- Vacant parcel at the NE corner of First & O Street
- Vacant parcel on the west side of Kirby Street at the intersection of New York Avenue (former DC Public Library kiosk site)

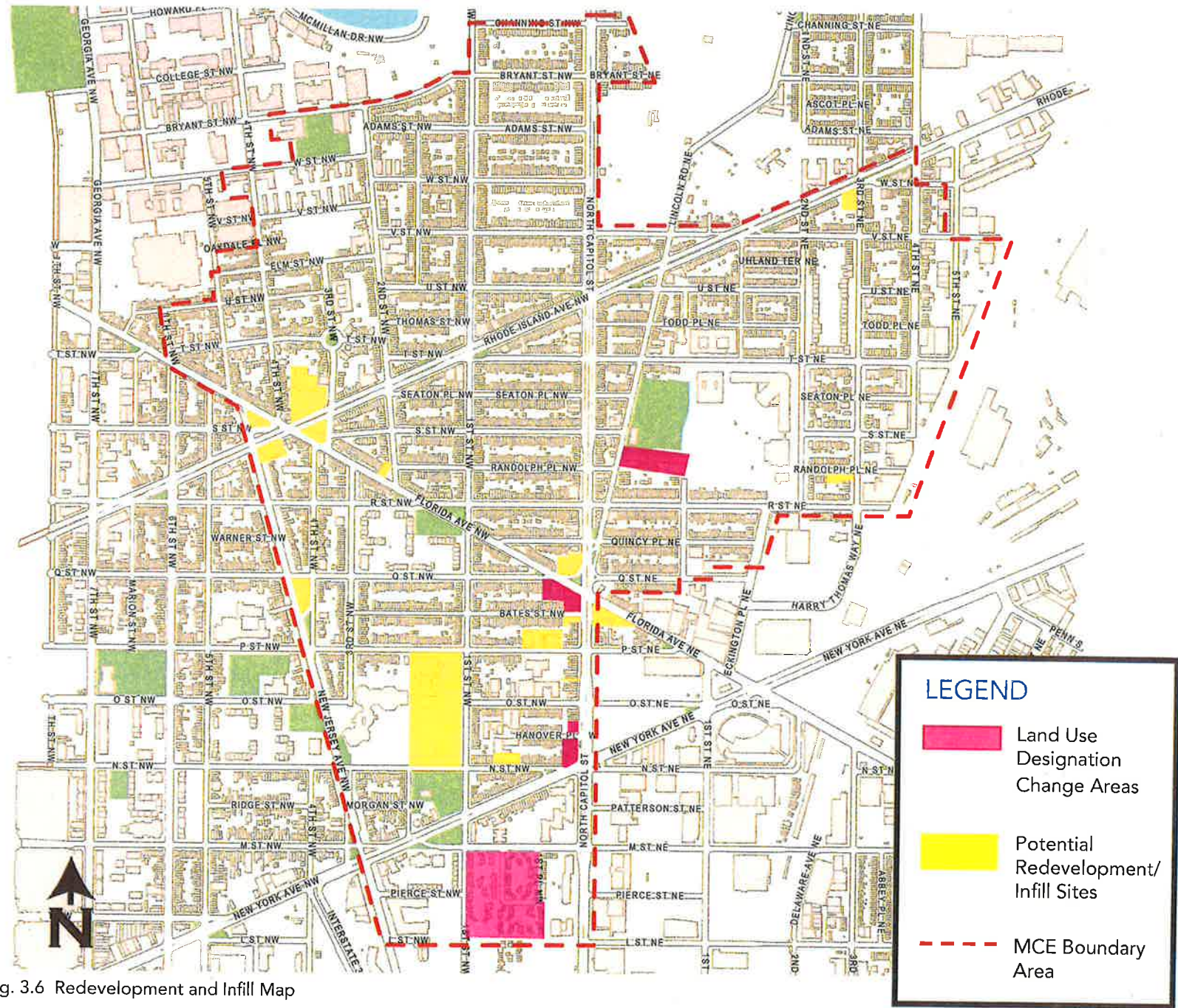


Fig. 3.6 Redevelopment and Infill Map



Sursum Corda Cooperative

GOAL #3: Support the redevelopment of Sursum Corda

MCE 3.9 - Change the future land use designation of Sursum Corda from moderate density residential and low density commercial to high density residential and medium density commercial. Development under the new land use designation should be achieved through a Planned Unit Development and should meet the following criteria and encourage the development of a mixed-income neighborhood through:

- The provision of 199 affordable units within the project at varying levels and types of subsidies not to exceed 60%. *BE1.1, BE2.5
- The addition of market rate units that will represent at least 66% of the total units developed on site.
- 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.
- Extend the street grid, including L Street NW from First Street NW to North Capitol Street, NW and Pierce Streets NW between First Street NW and First Place NW.
- Include sustainable development components such as green/park space and other community amenities. * BE 3.1, EN1.3, NA 2.1, NA 2.2, NA2.4, N 3.5, WS2.3, WT 2.1, WT 2.2

GOAL #4: Maintain or increase the number of affordable housing units throughout MCE to better serve all household types, including families. *BE1.1, BE2.5, BE3.1

MCE 3.10 - Use the DC Preservation Catalog of affordable units to develop early intervention techniques to preserve affordable units prior to expiration of affordability controls.

MCE 3.11 - Provide incentives to developers to include affordable units above and beyond the minimum required for inclusionary zoning.

MCE 3.12 - In the event of long-term future redevelopment of current public housing or private affordable housing developments, maintain or increase the number of affordable units on site.



Sursum Corda Co-operative



Rhode Island Avenue at New Jersey Avenue, NW



North Capitol Street at Florida Avenue, NW



Capitol Food Mart at 1634 North Capitol Street