

Sursum Corda

1112 First Terrace, NW, Washington, DC 20003

Consolidated Stage 1 PUD and Map Amendment
Submission April 15, 2016



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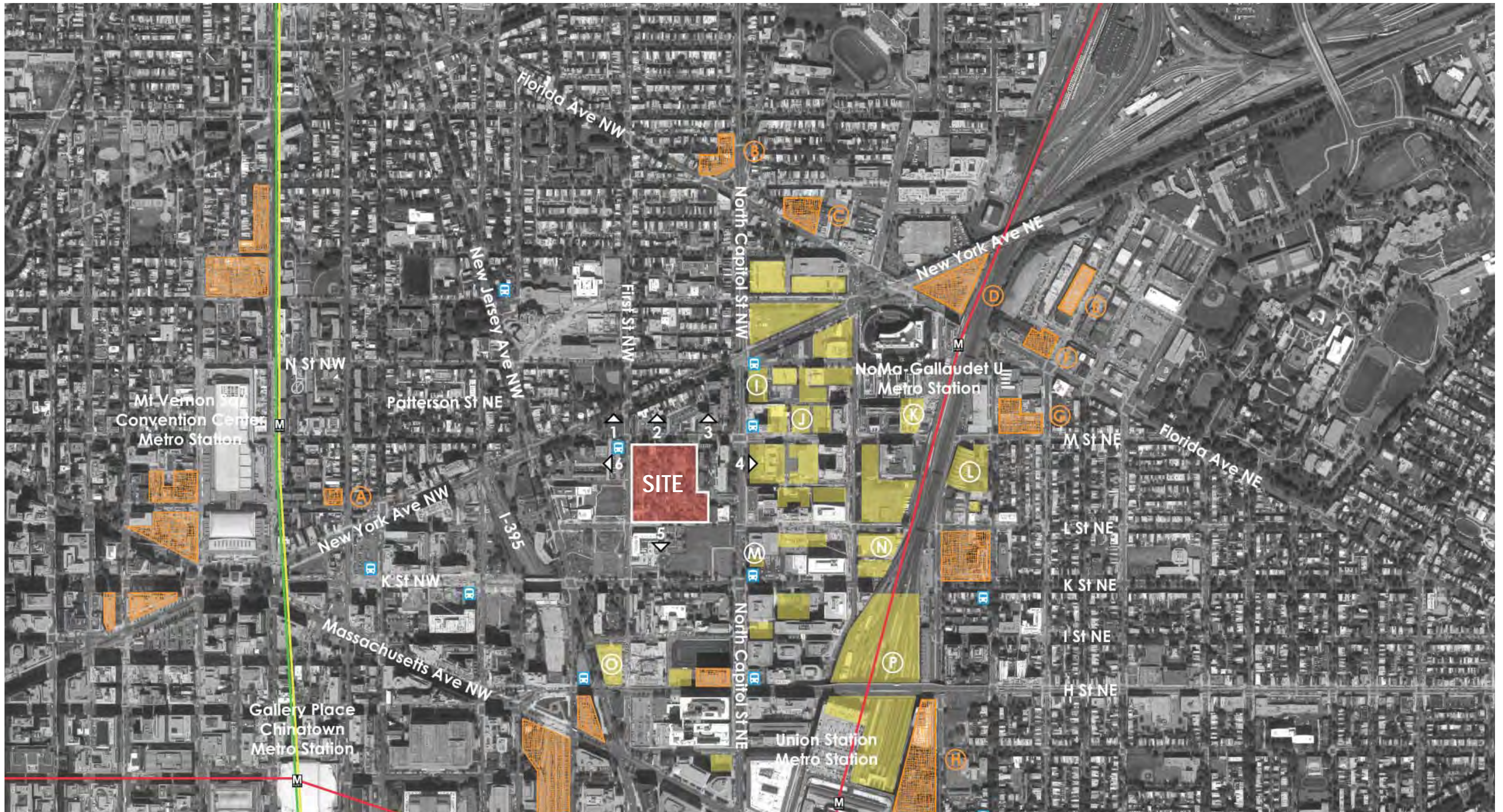
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- Site
- On The Boards
- Planned Unit Developments
- M DC Metro Stations (for Red, Green, Yellow lines)
- B Bus Stop
- ▷ Street Views



A-4 Site Location Plan





1 | View Northwest from proposed site



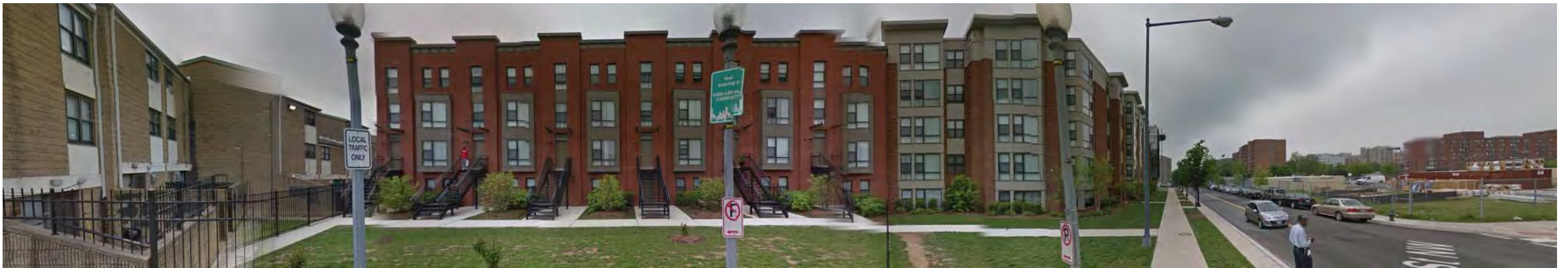
2 | View North from proposed site



3 | View North from proposed site



4 | View East across North Capitol Street NW



5 | View South from proposed site



6 | View West from proposed site

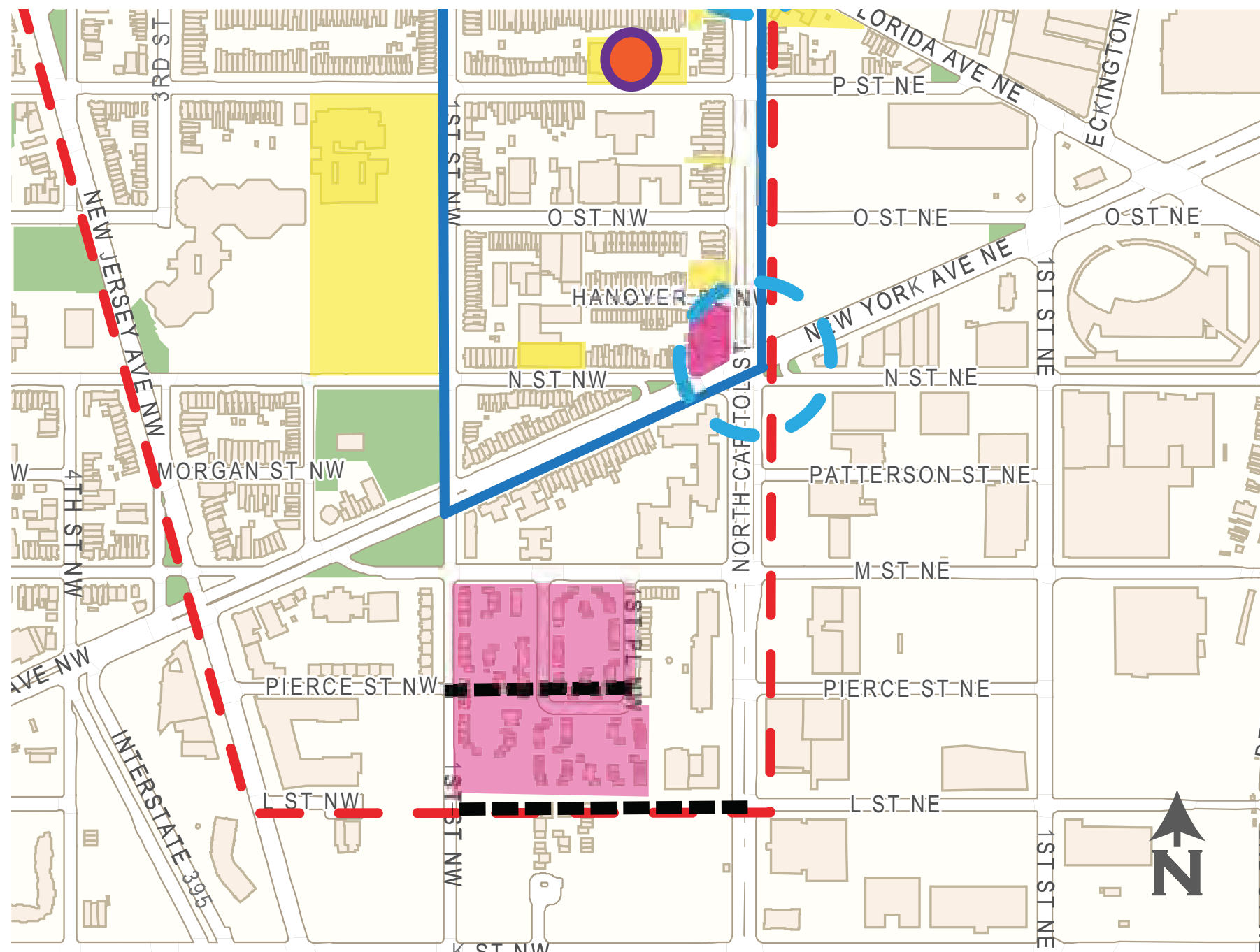


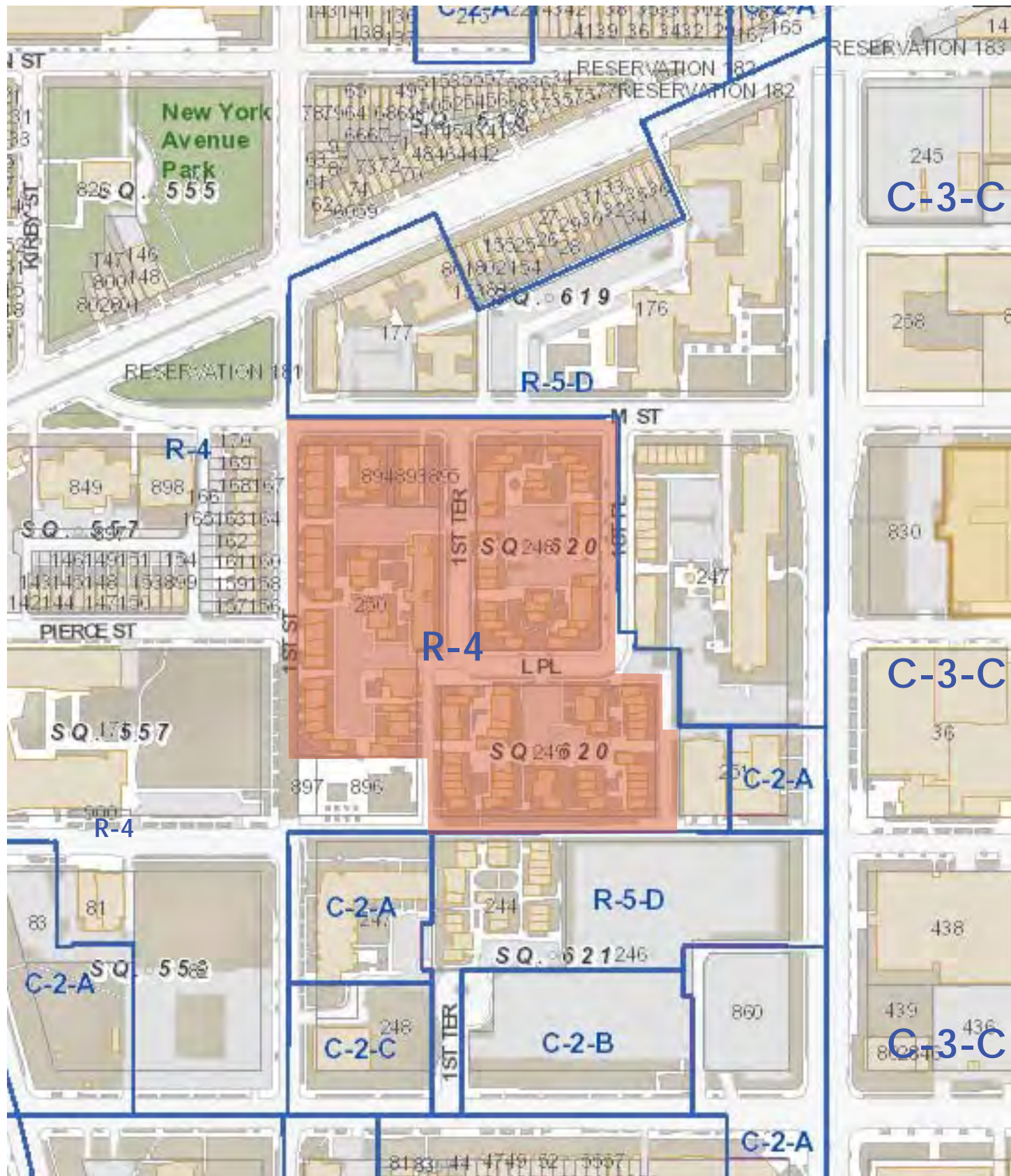
Fig. 4.12 Sursum Corda Revitalization Opportunity Map



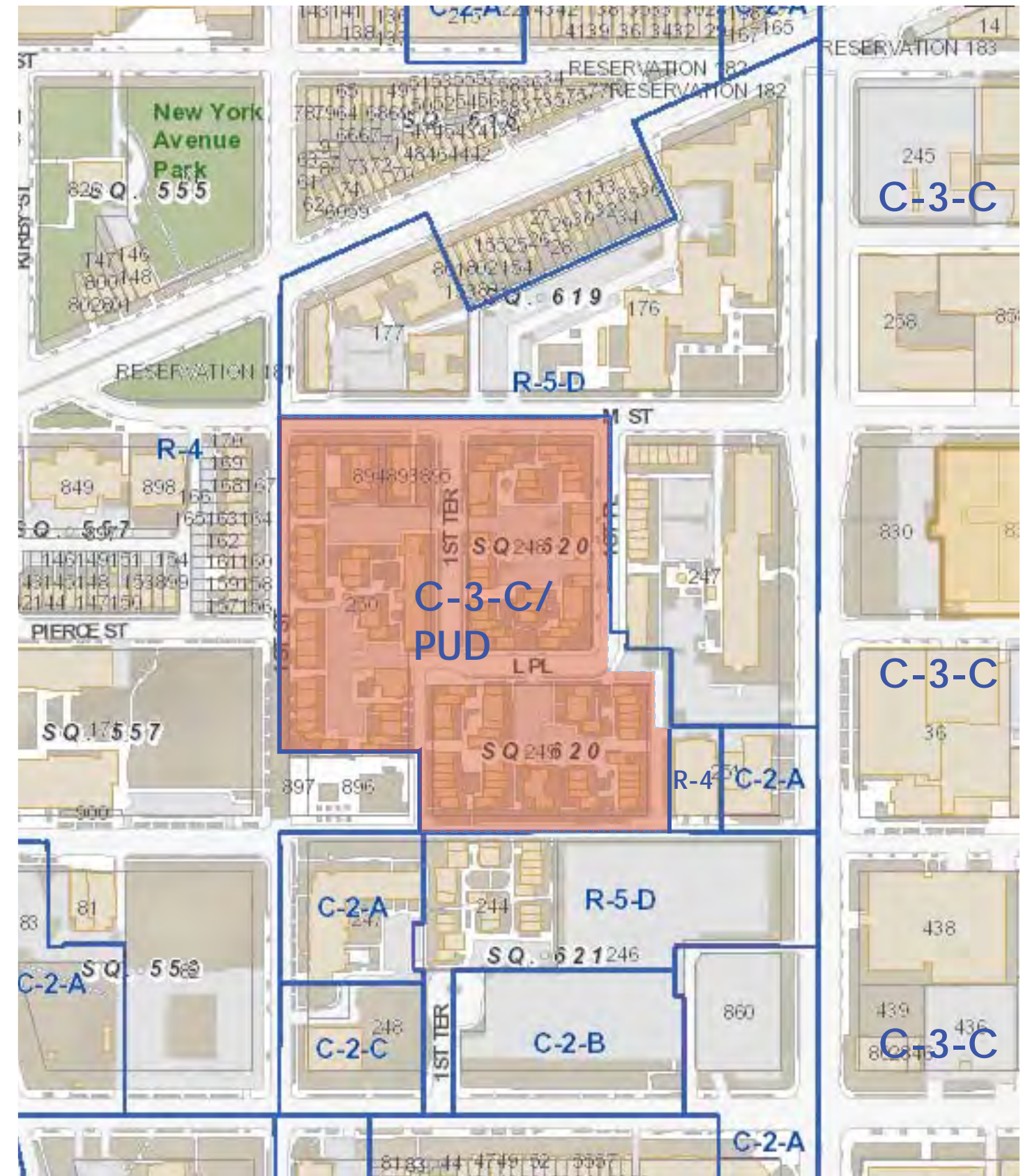
neighborhoods can promote the sites and establish a historic context for the neighborhood. **Fig. 4.11** shows existing and potential historic landmarks.

COMMERCIAL REVITALIZATION, REDEVELOPMENT

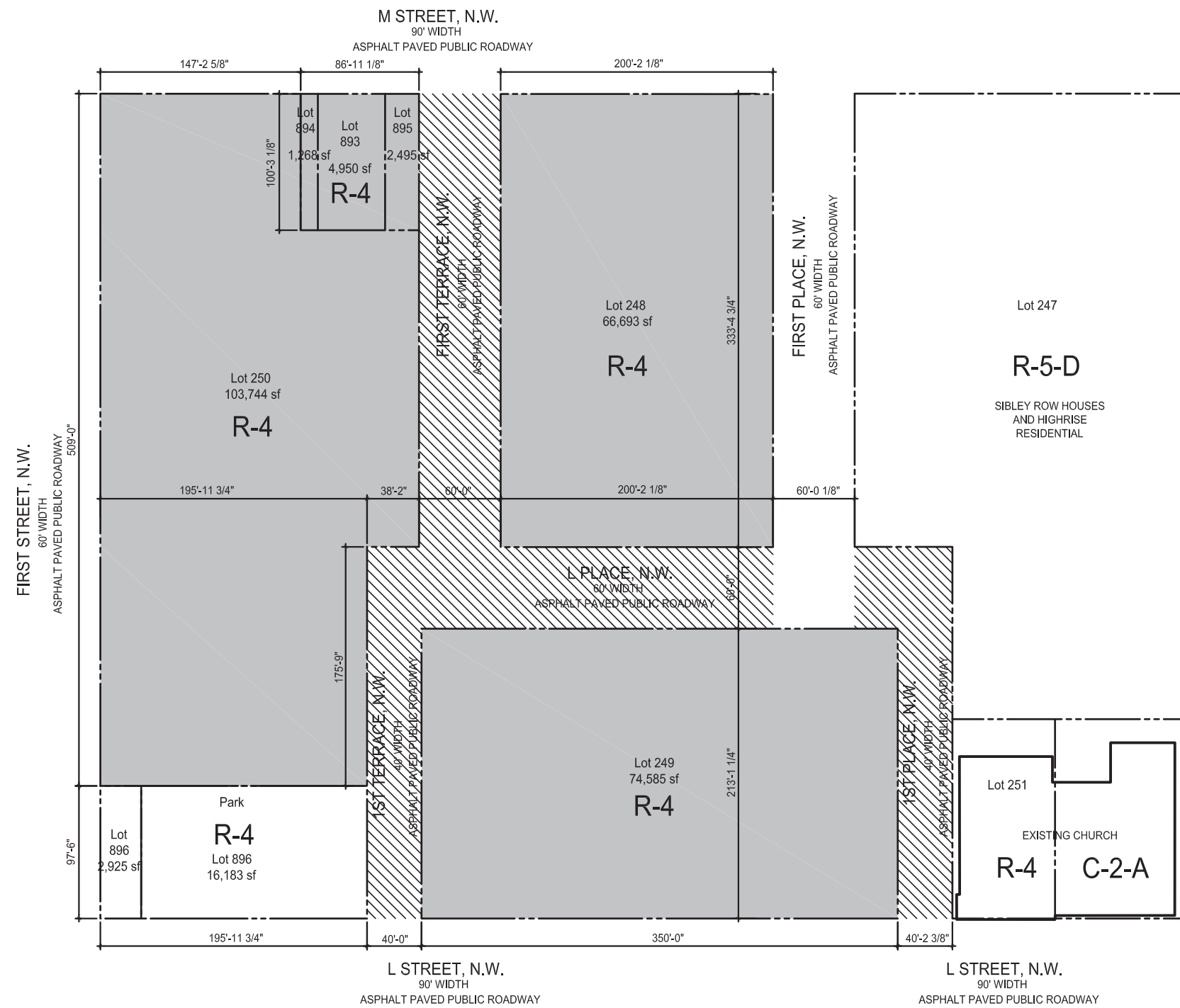
- Change the future land use designation of Sursum Corda from moderate density residential to high density residential and medium density commercial. Development under the new land use designation should be achieved through a Planned Unit Development and encourage the development of a mixed-income neighborhood through:
 - The provision of 199 affordable units within the project at varying levels and types of subsidies not to exceed 60% AMI (*BE1.1, BE2.5); and
 - The addition of market rate units that will represent at least 66 percent 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. **See Fig. 4.12.**



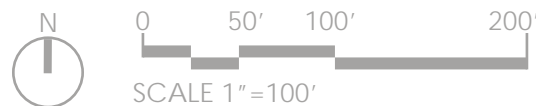
Existing Zoning

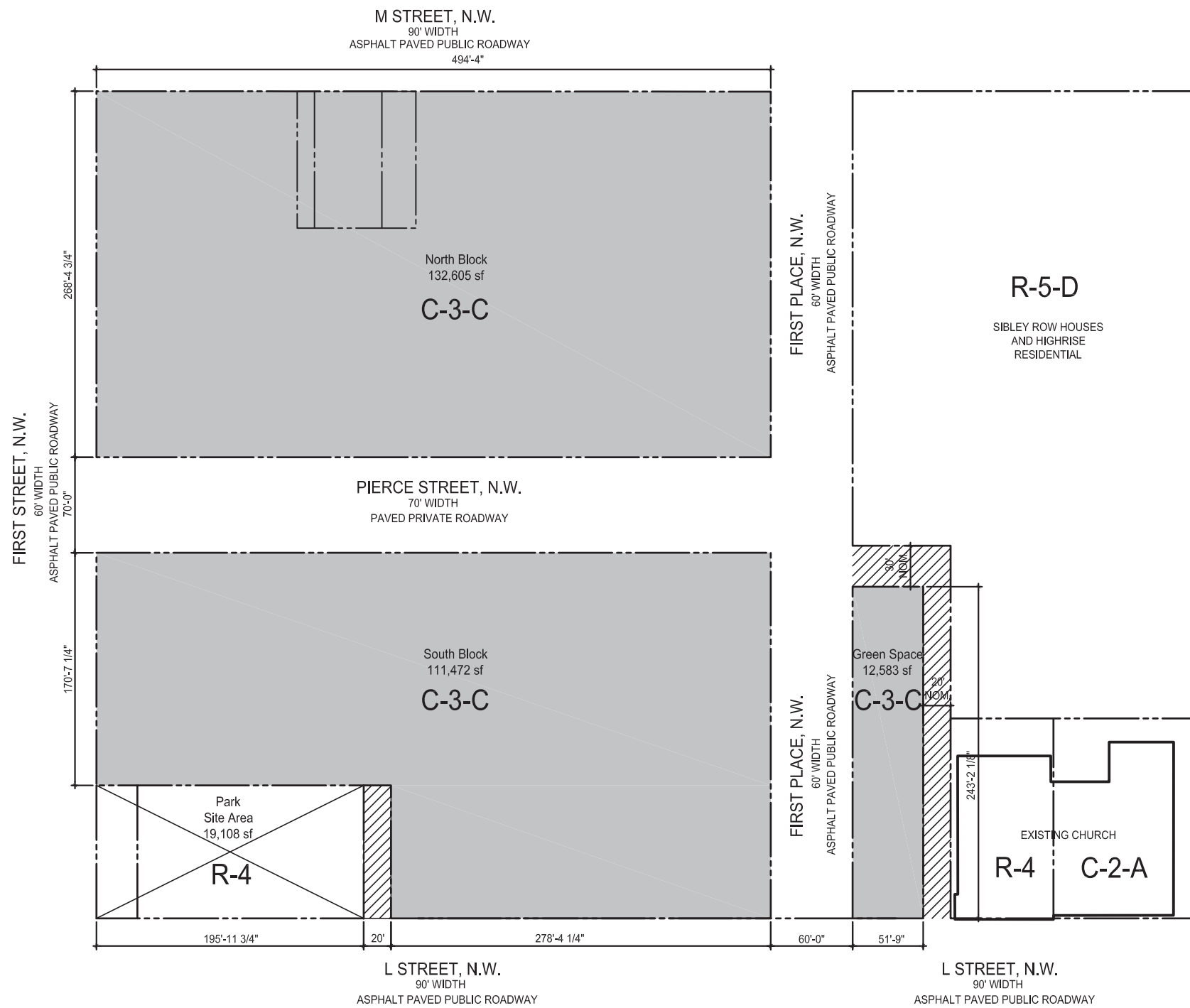


Proposed Zoning

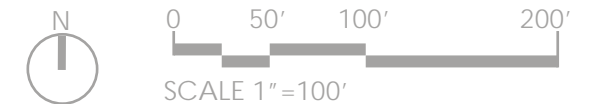


LEGEND	
	Area of Site
	Area of closed streets
SITE AREA TABULATIONS	
Lot 250	103,744 sf
Lot 248	66,693 sf
Lot 249	74,585 sf
Lot 893	4,950 sf
Lot 894	1,268 sf
Lot 895	2,495 sf
Total	253,735 sf (5.825 acres)
Zoning	R-4
Area of Proposed Street Closures	
First Terrace	34,414 sf
L Place	12,011 sf
First Place	12,886 sf
	59,311 sf (1.36 acres)





LEGEND	
	Area of Site
	Area of Vacated ROW Reverts to Adjacent Property (1/2 ROW width)
SITE AREA TABULATIONS (excluding Pierce St as shown)	
North Block	132,605 sf
South Block	111,472 sf
Green Space	12,583 sf
Total	256,660 sf (5.8921 acres)
Allowable FAR	8.0
Maximum Allowable Floor Area	2,053,280 sf
SITE AREA TABULATIONS (including Pierce Street)	
North Block	132,605 sf
South Block	111,472 sf
Pierce St. ROW	34,603 sf
Green Space	12,583 sf
Total	291,263 sf (6.6864 acres)
Allowable FAR	8.0
Maximum Allowable Floor Area	2,330,104 sf
Zoning	C-3-C



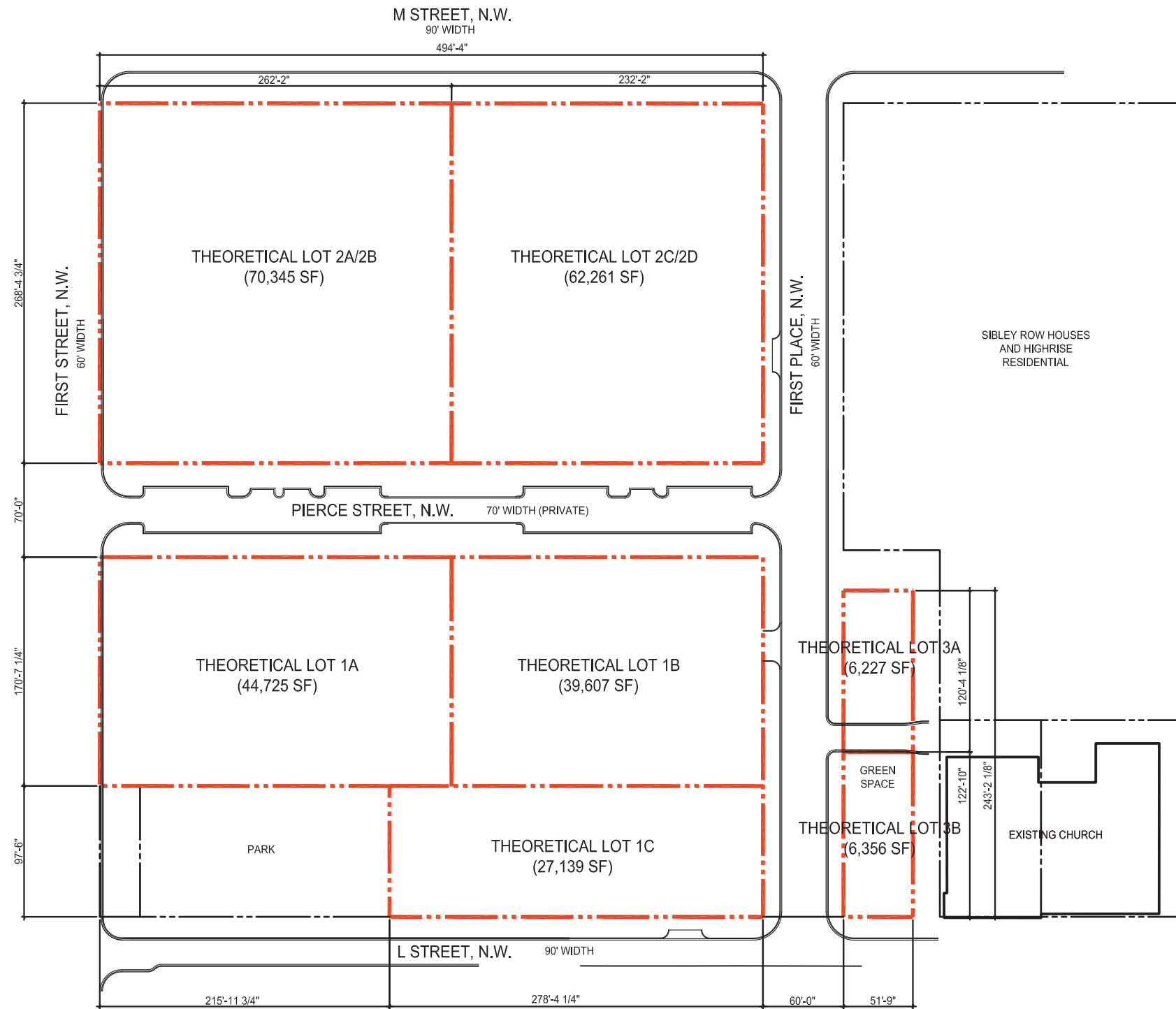
Zoning Tabulations

Based on zoning change from R-4 to C-3-C

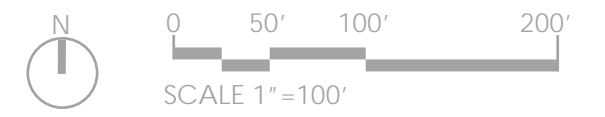
	Zoning District Permitted/Required	South Block Provided				North Block Provided				Green Space		Total Site		Remarks	
		1A	1B	1C	Subtotal	2A/2B	2C/2D	Subtotal	3A	3B	Required	Proposed			
Total Site Area (excluding Pierce Street)		111,472				132,605				6,227	6,356	256,660			
Total Site Area (Including Pierce Street)												291,263			
Allowable FAR	8.0	8.0				8.0				NA	NA				
Proposed FAR (excluding Pierce Street)		4.31				6.52				NA	NA	5.24		Complies	
Proposed Overall FAR (including Pierce Street)												4.62		Complies	
Building Height (maximum) Street ROW width for Ht. Act Street frontage for measuring point Small Area Plan Requirements Proposed Building Height		Buildings				Buildings									
		1A	1B	1C		2A/2B	2C/2D		3A	3B					
		80 FT 60 FT 1st Street NW Notes 1 & 2 72.45'	80 FT 60 FT 1st Place NW Notes 1 & 2 78.0'	110 FT 90 FT L Street NW Notes 1 & 2 65.75'		110 FT 90 FT M Street Notes 1 & 2 110' / 91.0' / 62.5'	110 FT 90 FT M Street Notes 1 & 2 106.93' / 97.43' / 68.93'		NA	NA			Complies		
Gross Floor Area³	Residential ⁴	184,775	194,900	92,910	Subtotal 472,585	404,385	419,195	Subtotal 823,580			1,296,165				
	Retail	0	0	0	0	11,900	11,325	23,225			23,225				
	Retail / Professional Office	0	0	0	0	8,940	8,940	17,880			17,880				
	Commercial / Community / Amenity	0	0	8,315	8,315	0	0	0			8,315				
	Total Gross Floor Area	184,775	194,900	101,225	480,900	425,225	439,460	864,685	NA	NA	1,345,585				
Theoretical Lots		44,725	39,607	27,139		65,395	62,261		6,227	6,356	251,710				
Lot FAR		4.13	4.92	3.73		6.50	7.06								
Lot Occupancy	100%	100%	100%	100%		100%	100%		NA	NA			Complies		
Dwelling Units⁵		176	182	63	421	348	362	710	NA	NA	1,131				
Car Parking⁶	Residential	Required		Proposed		Required		Proposed				Required	Proposed	Complies	
	Retail	106		272		178		474		NA	NA	284	746		
	Retail / Professional Office					27						27			
	Commercial / Community / Amenity	14				20						20			
	Total Spaces	120		272		225		474				345	746		
Bicycle Parking	Residential	Required		Proposed		Required		Proposed				Required	Proposed	Complies	
	Retail	141		183		237		270		NA	NA	378	453		
	Retail / Professional Office					2						2			
	Commercial / Community / Amenity	1				1						1			
	Total Spaces	142		183		240		270				382	453		
Loading	Residential	12'x55' Berth	Required	Proposed	Required	Proposed	Required	Proposed	Required	Proposed	Required	Proposed	NA	NA	Relief Requested
		200 sf Platform	1	1 @ 30'	1	1 @ 30'	1	1 @ 30'	1	1 @ 30'	1	1 @ 30'	5	5	Complies
		10'x 20' Delivery Space	1	1	1	1	1	1	1	1	1	1	5	5	Complies
		Retail (8,000-20,000 sf)	<10% of gsf, none req'd.	NA		NA		NA		NA		NA		NA	Complies
		Retail / Professional Office	Included in Retail Loading Above	NA		NA		NA		NA		NA		NA	Complies
	Commercial / Community / Amenity	<10% of gsf, none req'd.	NA		NA		NA		NA		NA		NA	Complies	

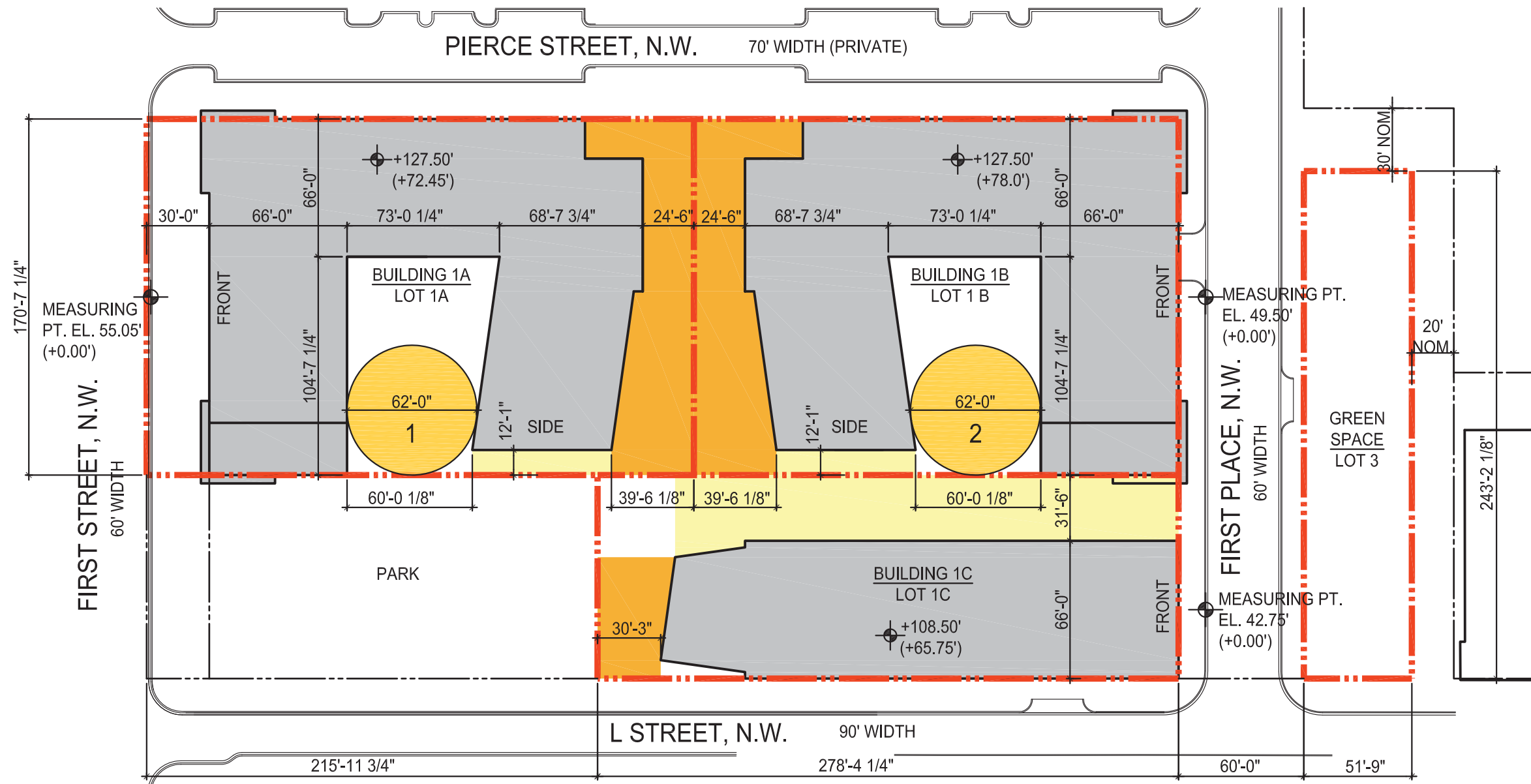
Notes

- 1 MCE Small Area Plan (Page 72): "Sensitivity to lower density buildings to the north and south suggests that the redevelopment's massing should step down toward those existing buildings."
- 2 MCE Small Area Plan (Page 73): "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."
- 3 For purposes of counting FAR, Gross Floor Area does not include: 1) parking and access ramps, 2) bays projecting 4' -0" or less over area lines, and 3) spaces with structural headroom clearance less than 4' -0" above grade level.
- 4 Includes 199 affordable within the project at varying levels and types of subsidies.
- 5 The number of dwelling units will be determined with future second stage submission. The unit count will vary depending on building efficiency and market conditions. The number of units shown for the purpose of these tabulations is illustrative of what might be achieved.
- 6 Parking #'s will be revised in future second stage submission application to correctly reflect the number of units and market conditions. The number of spaces shown provided for the purpose of these tabulations is illustrative of what might be achieved.



PROPOSED THEORETICAL LOTS	
LOT 1	44,725
LOT 1B	39,607
LOT 1C	27,139
LOT 2A/2B	70,345
LOT 2C/2D	62,261
LOT 3A	6,227
LOT 3B	6,356
TOTAL	256,660



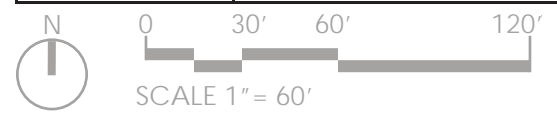


PHASE 1 South Block	REAR YARD		SIDE YARD		CLOSED COURT	
	Required/ Allowed	PUD Proposed	Required/ Allowed	PUD Proposed	Required/ Allowed	PUD Proposed
Building 1A	Min. depth not less than 12' 2-1/2" per 67.5' = 14.06'	24'-6"	None; If provided not < 6' 2" per 72.48' = 12.08'	12'-1"	Court 1 Min. Width 4" per 70.5' = 23.50' Min. Area 2 x 23.50 ² = 1,104.50 sf	62'-0" 7,679 sf
Building 1B	Min. depth not less than 12' 2-1/2" per 67.5' = 14.06'	24'-6"	None; If provided not < 6' 2" per 78.0' = 13.0'	12'-1" Request flexibility	Court 2 Min. Width 4" per 70.5' = 23.50' Min. Area 2 x 23.50 ² = 1,104.50 sf	62'-0" 7,679 sf
Building 1C	Min. depth not less than 12' 2-1/2" per 65.75' = 13.70'	30'-3"	None; If provided not < 6' 2" per 67.5' = 10.96'	31'-6"	NA	

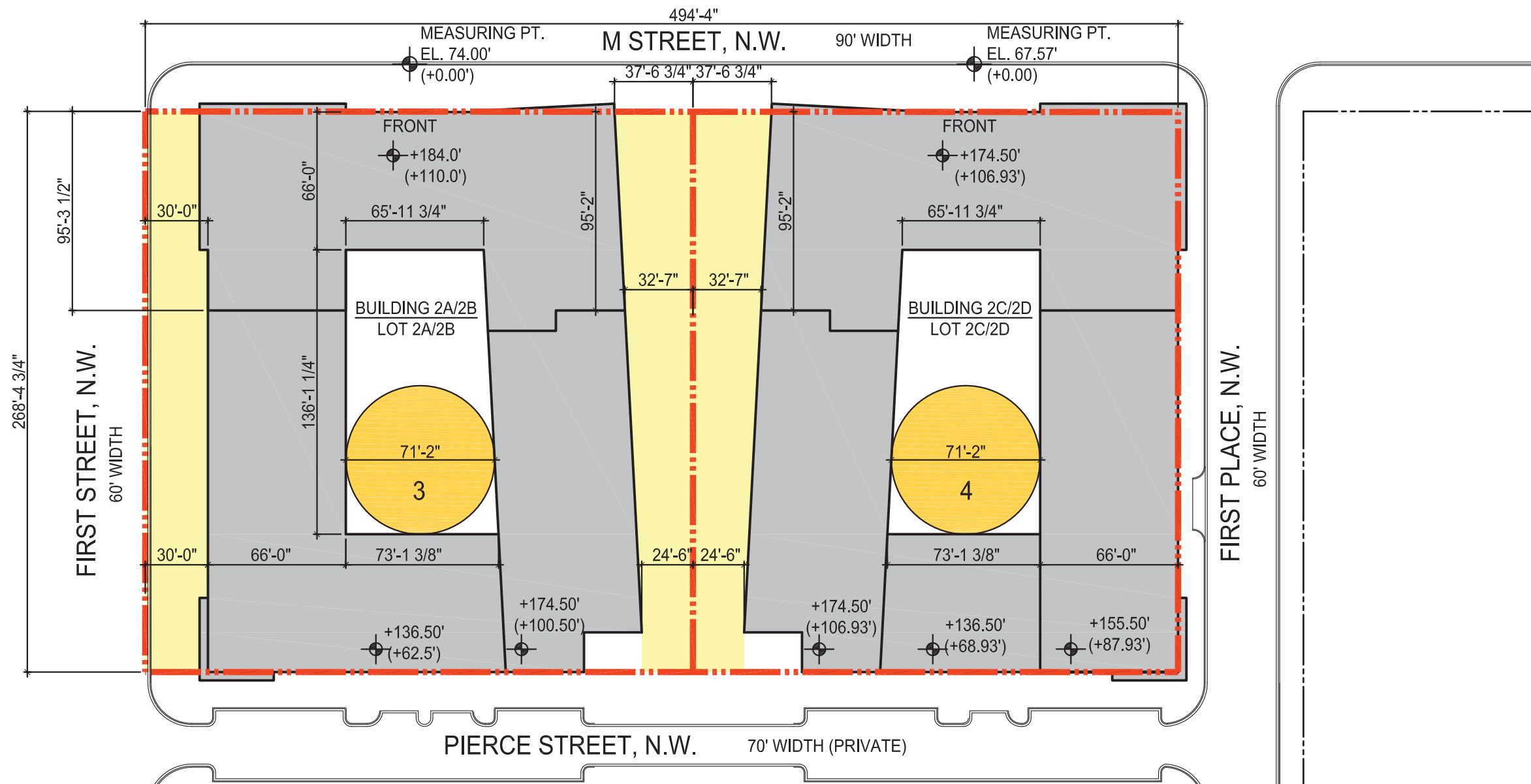
NOTE: THEORETICAL LOTS HAVE BEEN ESTABLISHED FOR THE PURPOSE OF DETERMINING CONFORMANCE TO REAR AND SIDE YARD REQUIREMENTS

LEGEND

- CLOSED COURT
- SIDE YARD
- REAR YARD
- THEORETICAL LOT LINE



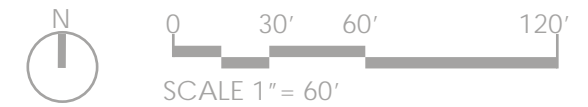
A-14 South Block Court & Yard Diagram

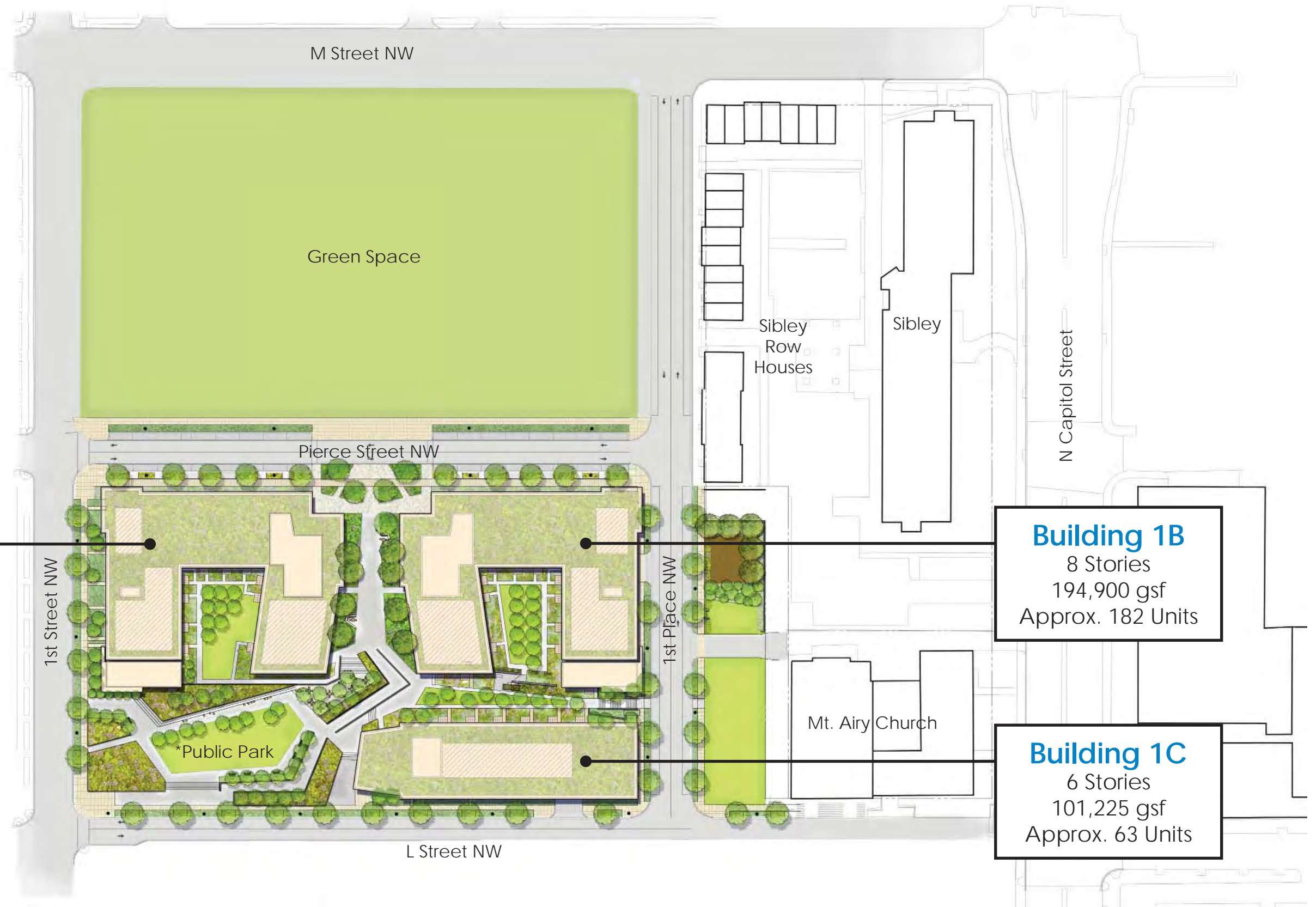


NOTE: THEORETICAL LOTS HAVE BEEN ESTABLISHED FOR THE PURPOSE OF DETERMINING CONFORMANCE TO REAR AND SIDE YARD REQUIREMENTS

LEGEND	
	CLOSED COURT
	SIDE YARD
	REAR YARD
	THEORETICAL LOT LINE

PHASE 2 North Block	REAR YARD		SIDE YARD		CLOSED COURT		PUD Proposed
	Required/ Allowed	PUD Proposed	Required/ Allowed	PUD Proposed	Required/ Allowed	PUD Proposed	
Building 2A/2B	Compliant closed Court 3 provided in lieu of Rear Yard	None	None; If provided not < 6' 2" per 110.0' = 18.33' 2" per 100.50' = 16.75' 2" per 110.0' = 18.33' 2" per 62.5' = 10.42'	32'-7" min. 24'-6" min. 30'-0" 30'-0"	Court 3 Min. Width 4" per 112.0' = 37.33' Min. Area 2 x 37.33 ² = 2,787.55 sf	65'-11 3/4" 9,465 sf	
Building 2C/2D	Compliant closed Court 4 provided in lieu of Rear Yard	None	None; If provided not < 6' 2" per 102.5' = 17.08' 2" per 102.5' = 17.08'	32'-7" min. 24'-6" min.	Court 4 Min. Width 4" per 102.5' = 34.17' Min. Area 2 x 34.17 ² = 2,335.18 sf	65'-11 3/4" 9,465 sf	





Building 1A
 8 Stories
 184,775 gsf
 Approx. 176 Units

Building 1B
 8 Stories
 194,900 gsf
 Approx. 182 Units

Building 1C
 6 Stories
 101,225 gsf
 Approx. 63 Units



*REFER TO NOTES ON LANDSCAPE DRAWINGS REGARDING THE PUBLIC PARK.

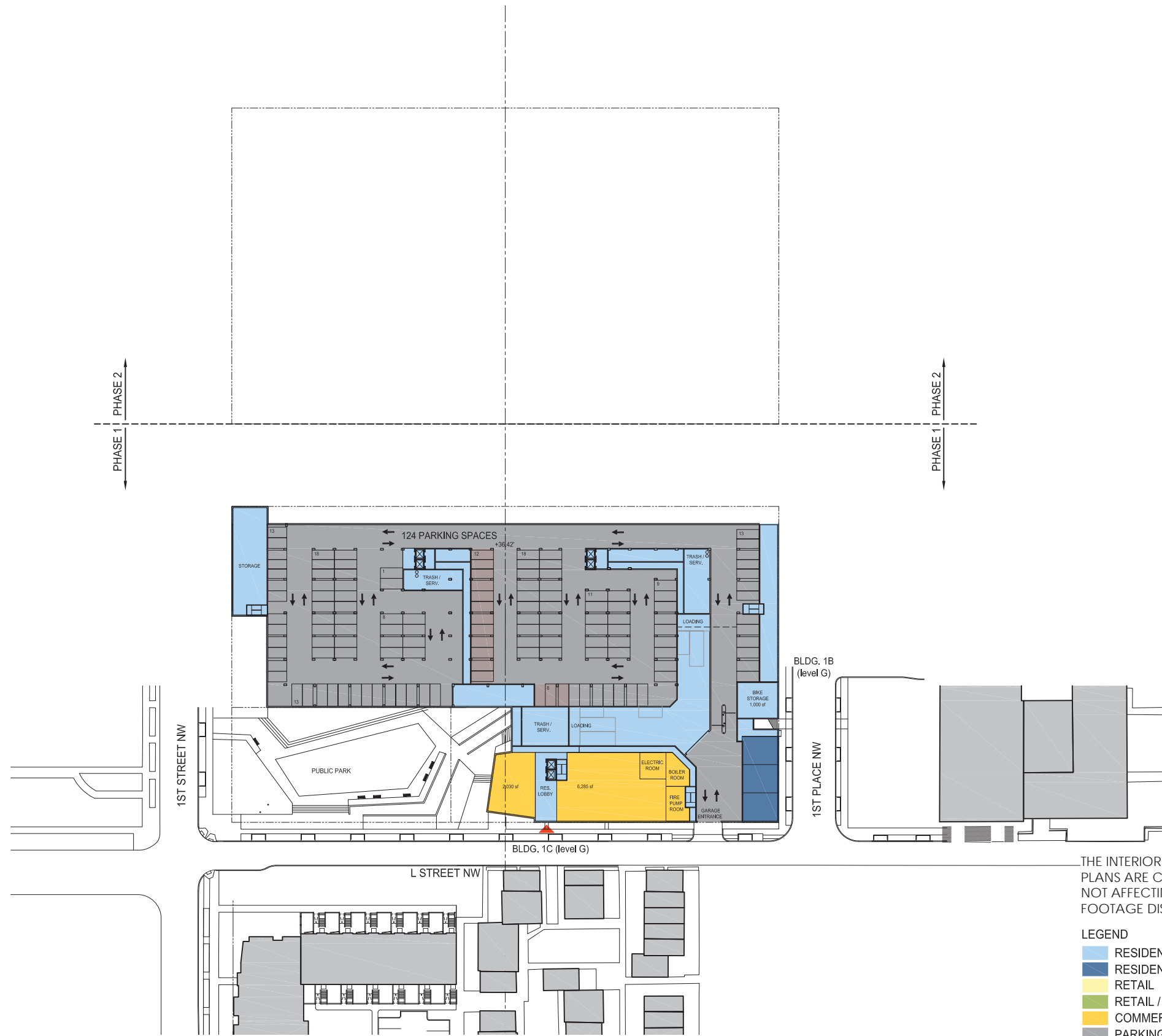
Building 2A/2B
 6-11 Stories
 425,225 gsf
 Approx. 348 Units

Building 2C/2D
 6-10 Stories
 439,460 gsf
 Approx. 362 Units



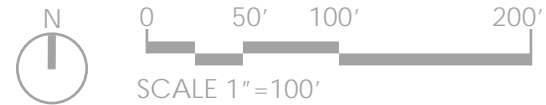
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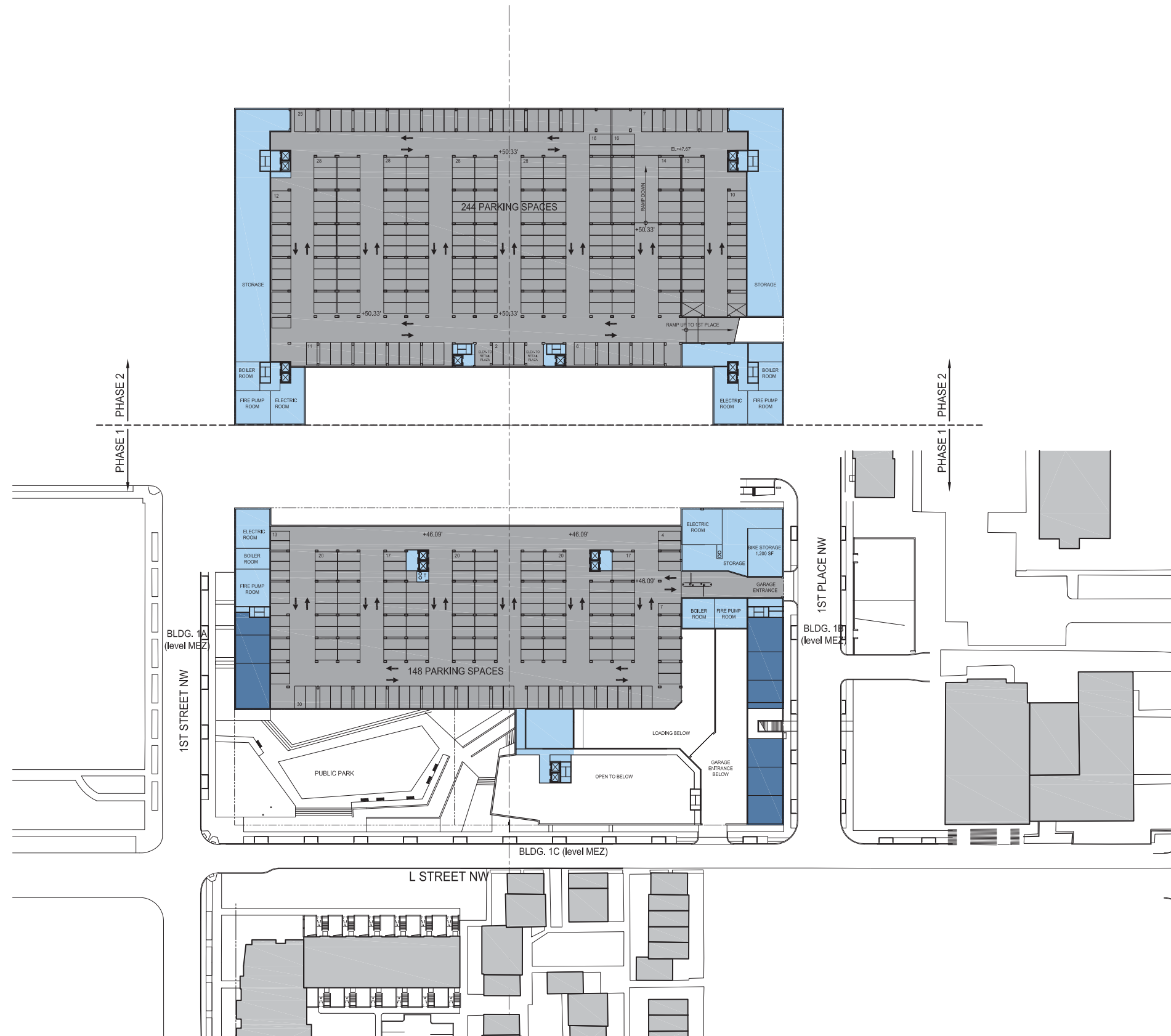


THE INTERIOR LAYOUTS AS SHOWN ON THE BUILDING PLANS ARE CONCEPTUAL. CHANGES TO THE LAYOUTS, NOT AFFECTING THE EXTERIOR ENVELOPE OR THE SQUARE FOOTAGE DISTRIBUTION MAY OCCUR.

- LEGEND**
- RESIDENTIAL & COMMON / SERVICE SPACE
 - RESIDENTIAL 2-STORY WALK UPS
 - RETAIL
 - RETAIL / PROFESSIONAL OFFICE
 - COMMERCIAL / COMMUNITY / AMENITY
 - PARKING - RESIDENTIAL
 - PARKING - RETAIL / PROFESSIONAL OFFICE
 - PARKING - COMMERCIAL / COMMUNITY / AMENITY
 - MAIN ENTRANCE TO BUILDING

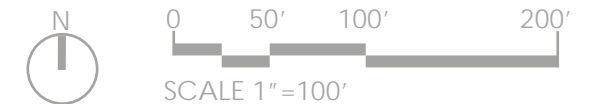


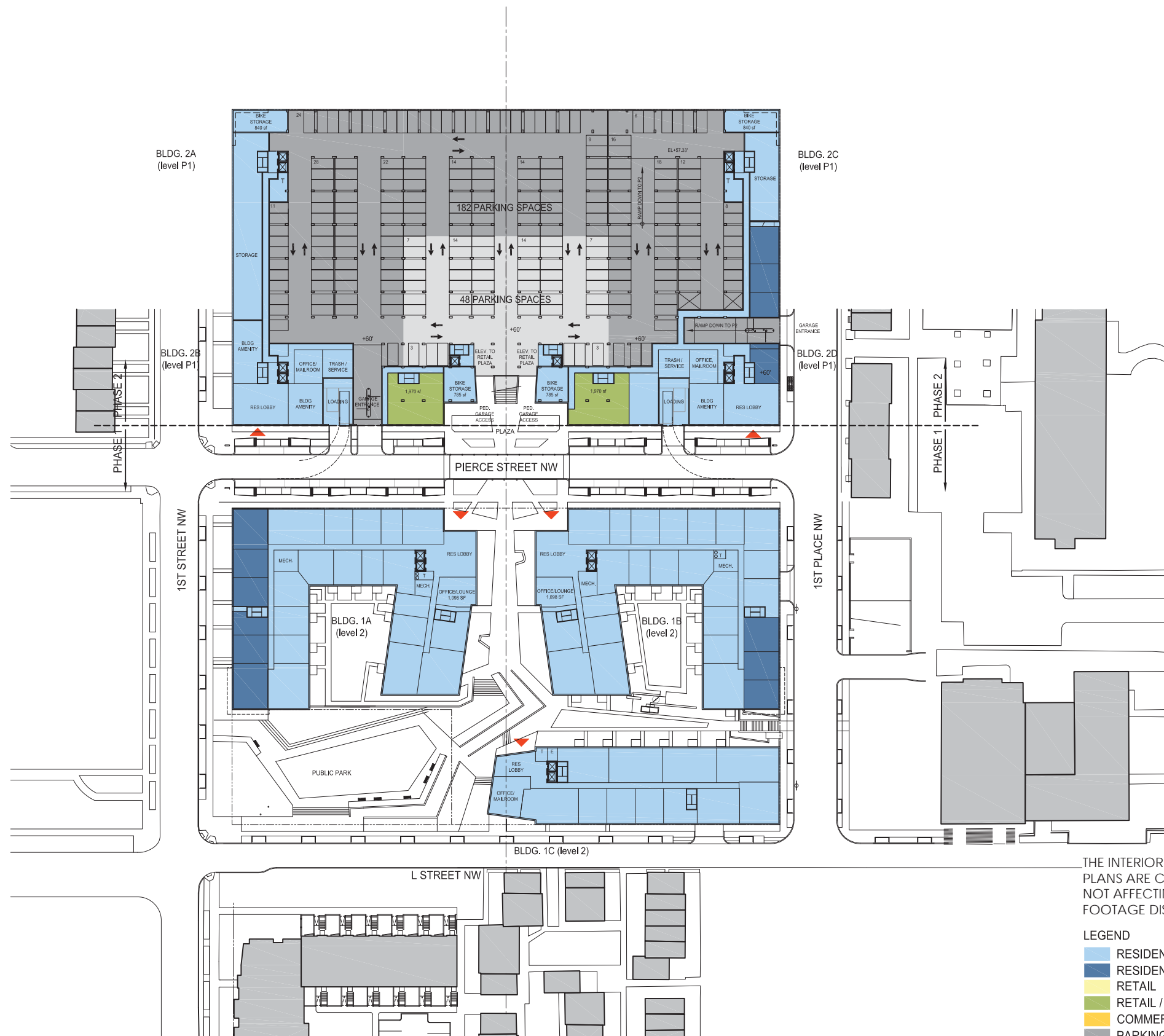
A-18 L Street Ground Level / P3 Level Floor Plan



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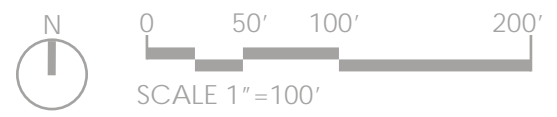
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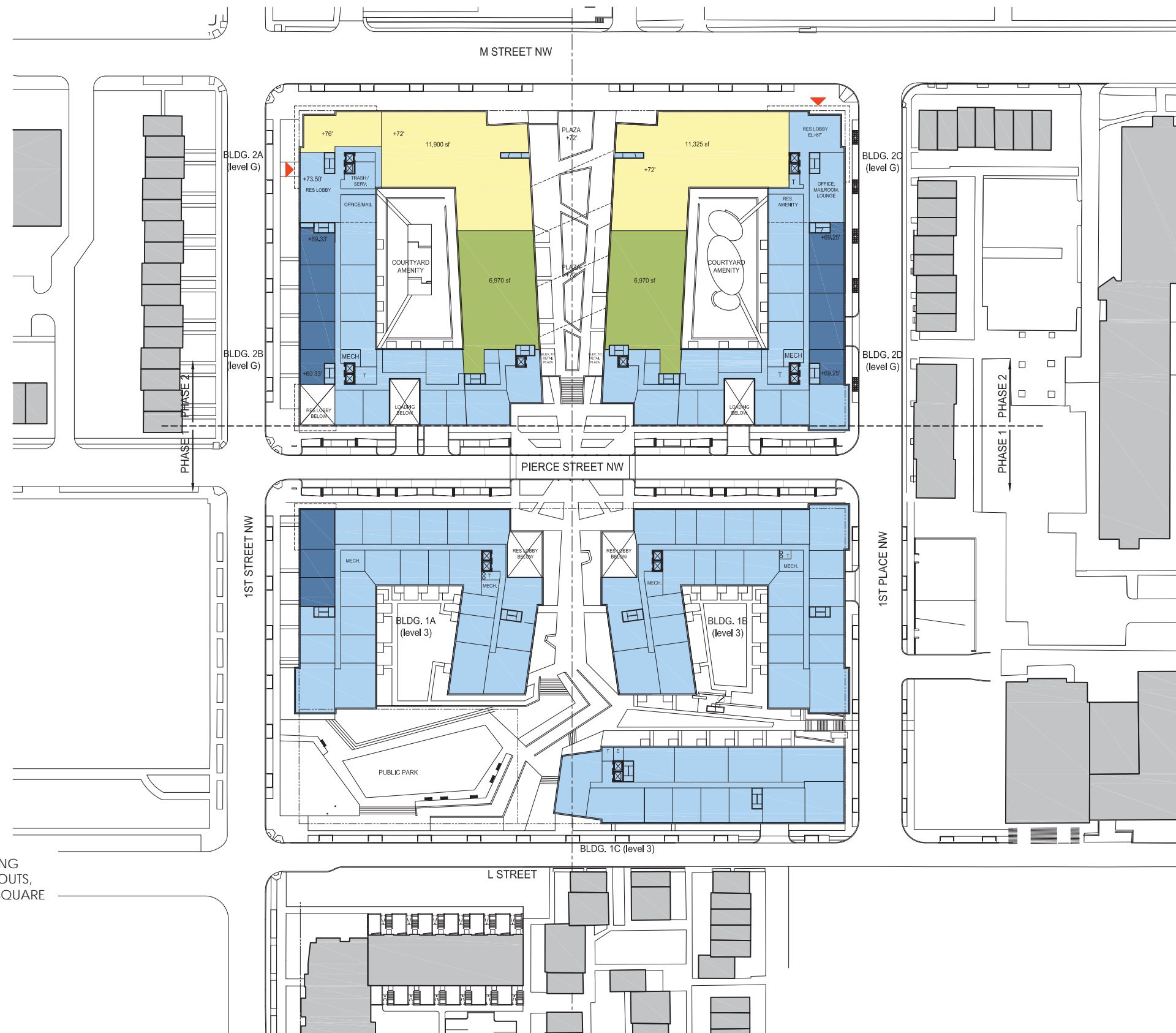




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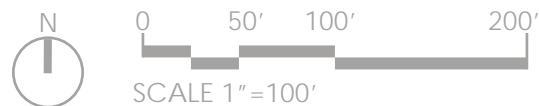




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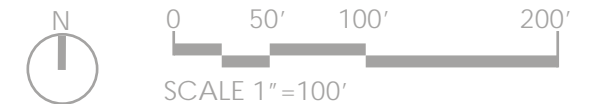


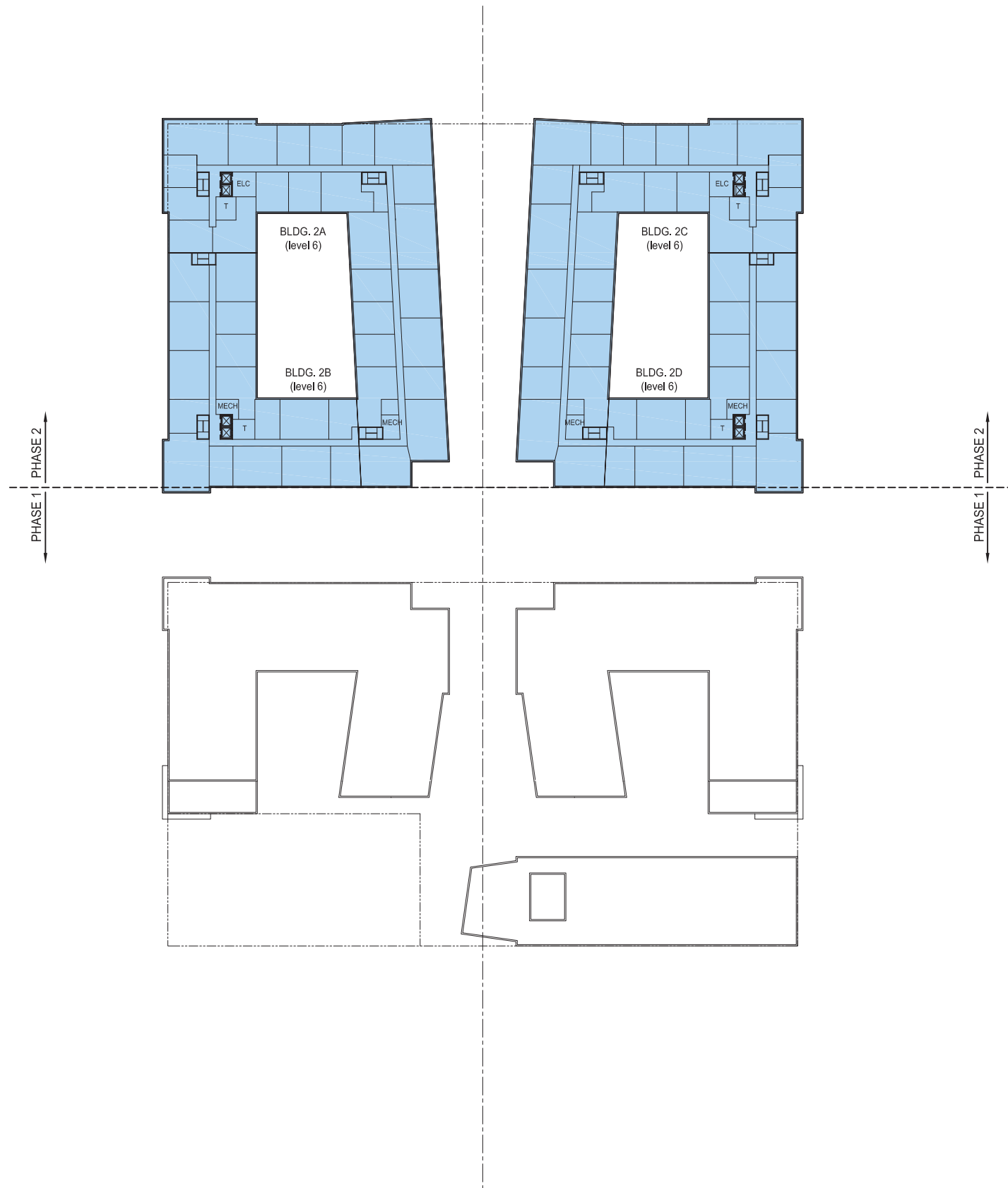


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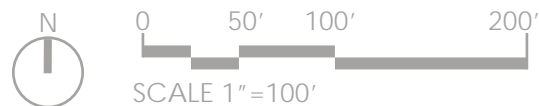




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- RETAIL / PROFESSIONAL OFFICE
- COMMERCIAL / COMMUNITY / AMENITY
- PARKING - RESIDENTIAL
- PARKING - RETAIL / PROFESSIONAL OFFICE
- PARKING - COMMERCIAL / COMMUNITY / AMENITY
- MAIN ENTRANCE TO BUILDING



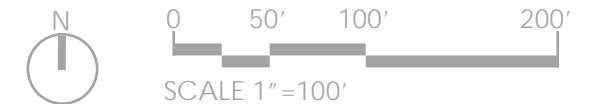
A-24 6th Level Floor Plan



THE INTERIOR LAYOUTS AS SHOWN ON THE BUILDING PLANS ARE CONCEPTUAL. CHANGES TO THE LAYOUTS, NOT AFFECTING THE EXTERIOR ENVELOPE OR THE SQUARE FOOTAGE DISTRIBUTION MAY OCCUR.

LEGEND

- RESIDENTIAL & COMMON / SERVICE SPACE
- RESIDENTIAL 2-STORY WALK UPS
- RETAIL
- RETAIL / PROFESSIONAL OFFICE
- COMMERCIAL / COMMUNITY / AMENITY
- PARKING - RESIDENTIAL
- PARKING - RETAIL / PROFESSIONAL OFFICE
- PARKING - COMMERCIAL / COMMUNITY / AMENITY
- MAIN ENTRANCE TO BUILDING

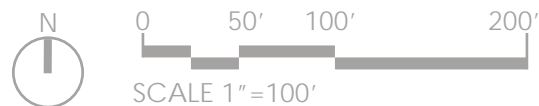




THE INTERIOR LAYOUTS AS SHOWN ON THE BUILDING PLANS ARE CONCEPTUAL. CHANGES TO THE LAYOUTS, NOT AFFECTING THE EXTERIOR ENVELOPE OR THE SQUARE FOOTAGE DISTRIBUTION MAY OCCUR.

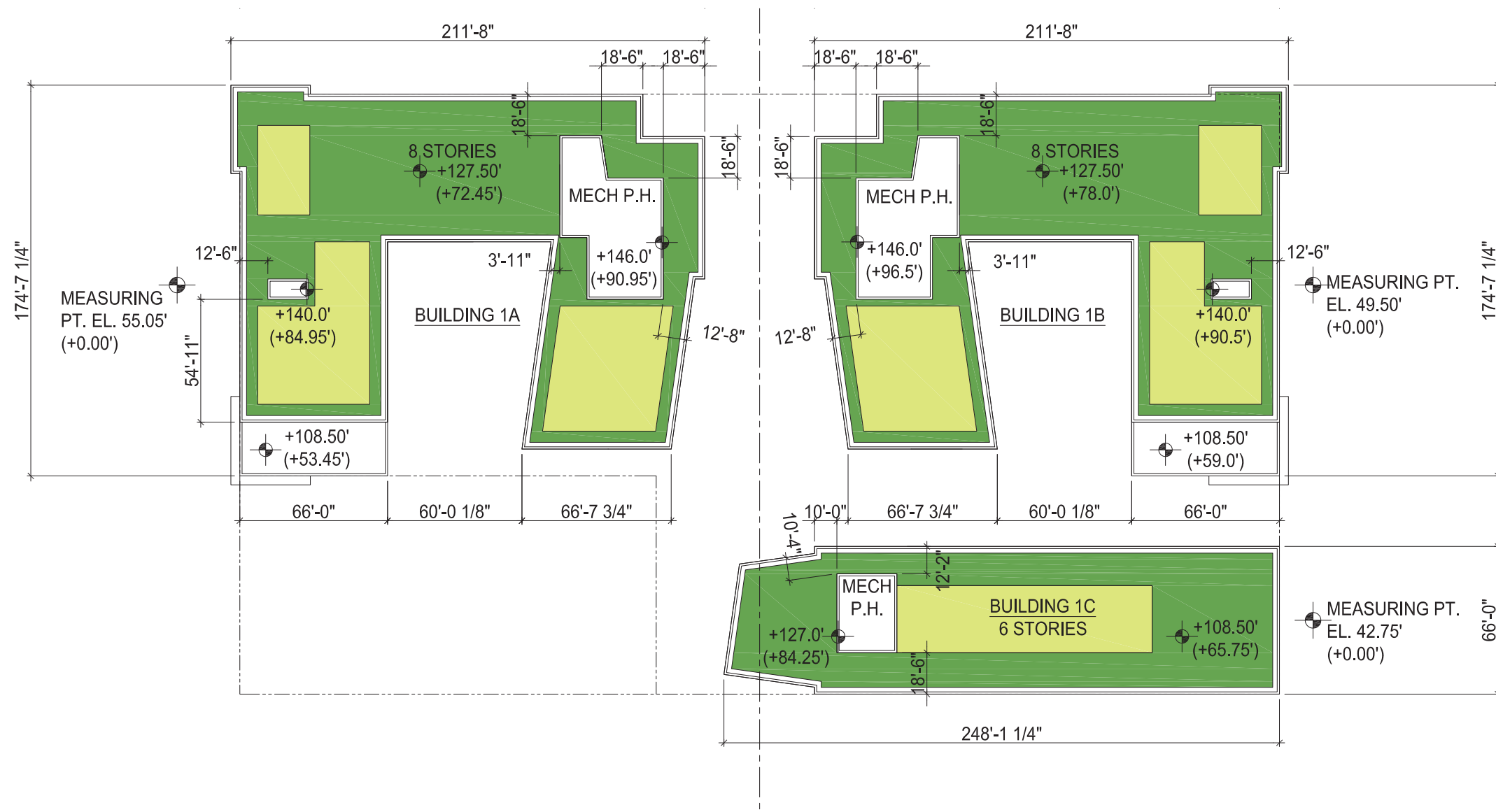
LEGEND

- RESIDENTIAL & COMMON / SERVICE SPACE
- RESIDENTIAL 2-STORY WALK UPS
- RETAIL
- RETAIL / PROFESSIONAL OFFICE
- COMMERCIAL / COMMUNITY / AMENITY
- PARKING - RESIDENTIAL
- PARKING - RETAIL / PROFESSIONAL OFFICE
- PARKING - COMMERCIAL / COMMUNITY / AMENITY
- MAIN ENTRANCE TO BUILDING



A-26 10th -11th Level Floor Plans

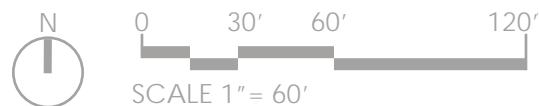
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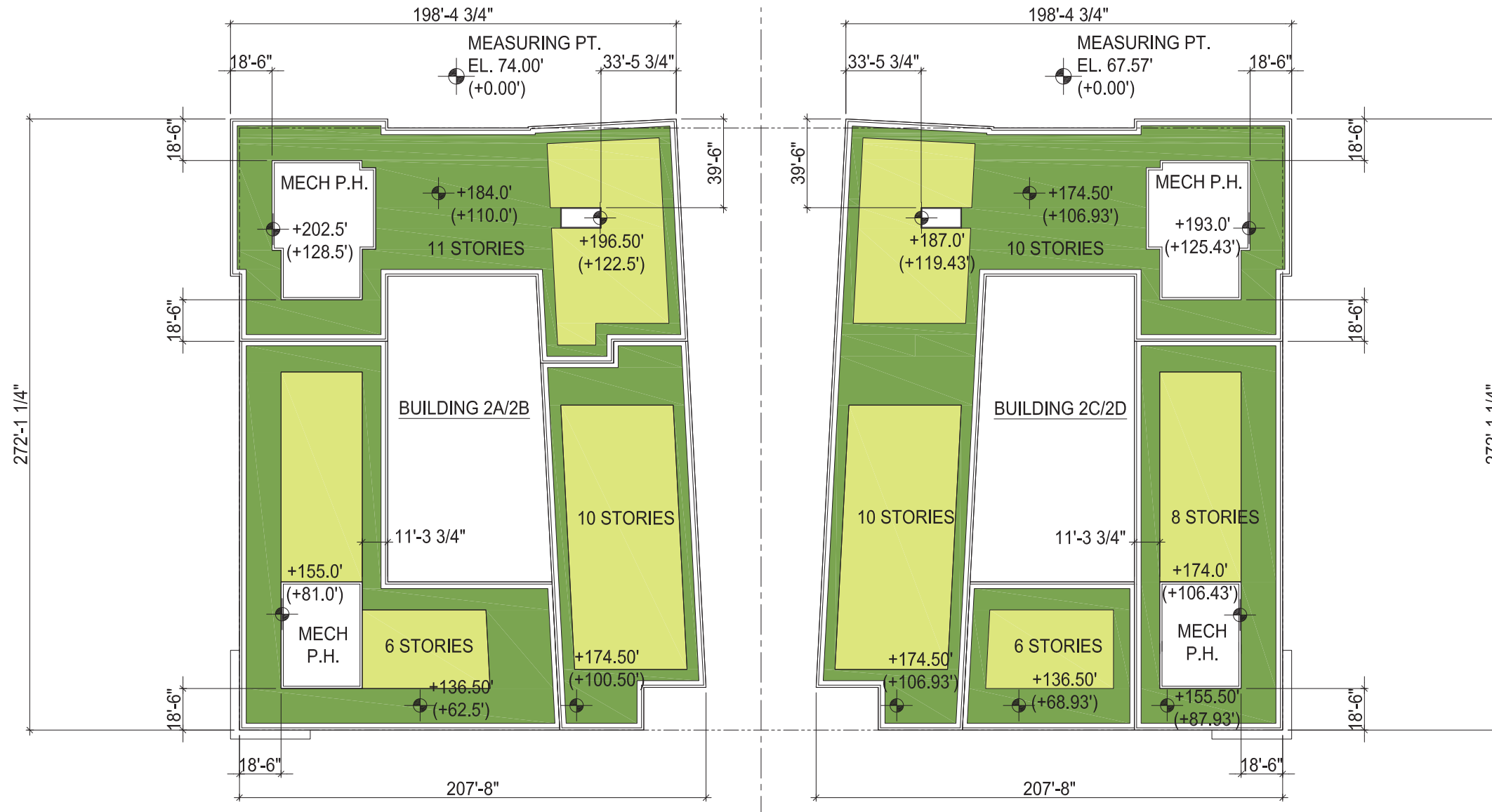


NOTE: ROOF PLAN IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. MECHANICAL AND BUILDING DESIGN MAY AFFECT THE AMOUNT OF GREEN ROOF THAT IS ACHIEVABLE.

LEGEND

- GREEN ROOF
- ROOF MOUNTED MECHANICAL EQUIPMENT < 4' TALL

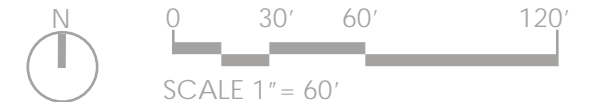


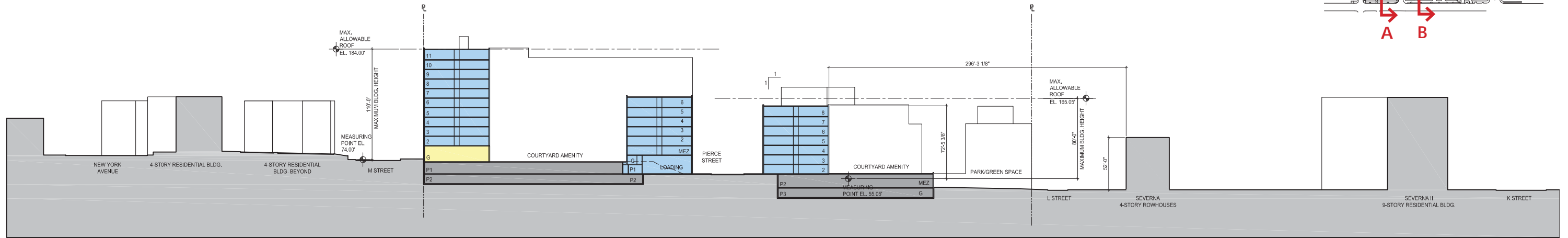
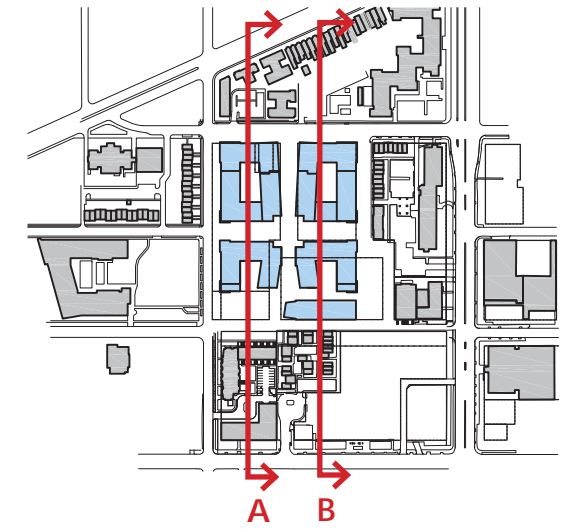


NOTE: ROOF PLAN IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. MECHANICAL AND BUILDING DESIGN MAY AFFECT THE AMOUNT OF GREEN ROOF THAT IS ACHIEVABLE.

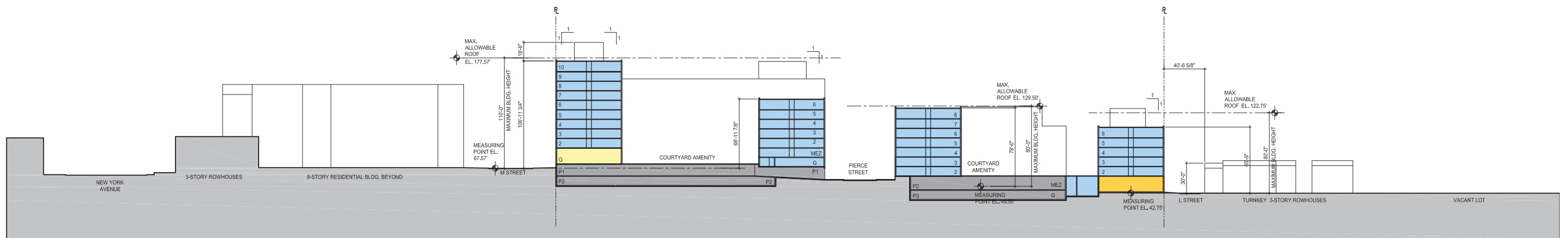
LEGEND

- GREEN ROOF
- ROOF MOUNTED MECHANICAL EQUIPMENT < 4' TALL

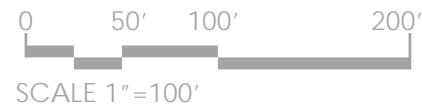




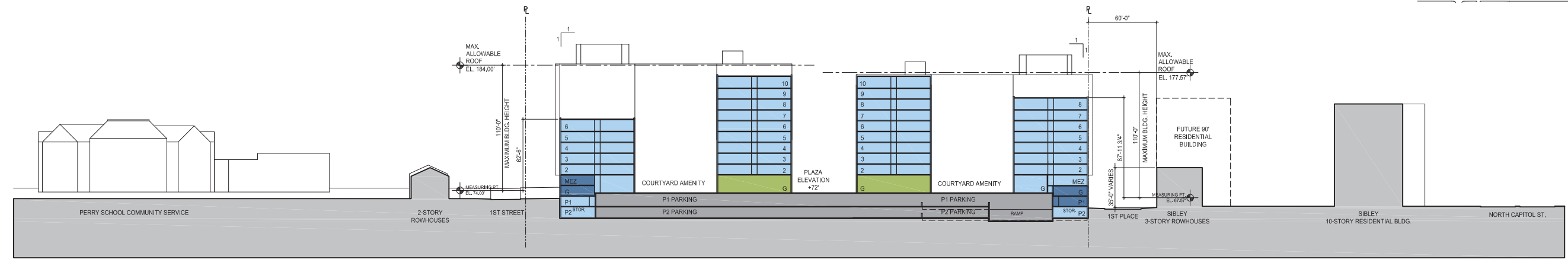
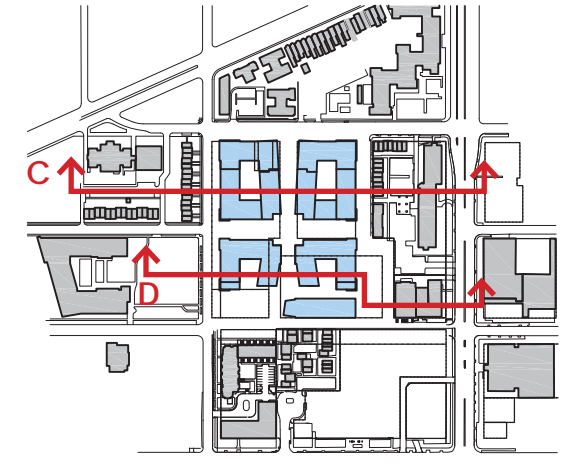
Site Section A



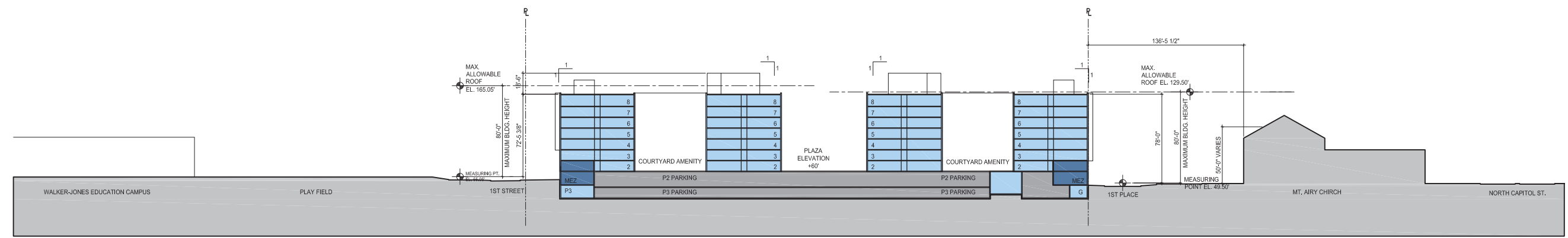
Site Section B



- LEGEND**
- RESIDENTIAL & COMMON / SERVICE SPACE
 - RESIDENTIAL 2-STORY WALK UPS
 - RETAIL
 - RETAIL / PROFESSIONAL OFFICE
 - COMMERCIAL / COMMUNITY / AMENITY
 - PARKING - RESIDENTIAL
 - PARKING - RETAIL / PROFESSIONAL OFFICE
 - PARKING - COMMERCIAL / COMMUNITY / AMENITY

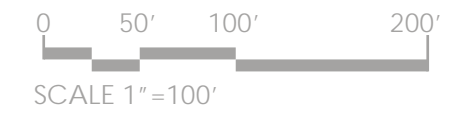


Site Section C



Site Section D

- LEGEND**
- RESIDENTIAL & COMMON / SERVICE SPACE
 - RESIDENTIAL 2-STORY WALK UPS
 - RETAIL
 - RETAIL / PROFESSIONAL OFFICE
 - COMMERCIAL / COMMUNITY / AMENITY
 - PARKING - RESIDENTIAL
 - PARKING - RETAIL / PROFESSIONAL OFFICE
 - PARKING - COMMERCIAL / COMMUNITY / AMENITY





Note: The building massing is shown for illustrative purposes. The design of the buildings will be subject to a future second stage planned unit development design review and approval.



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