



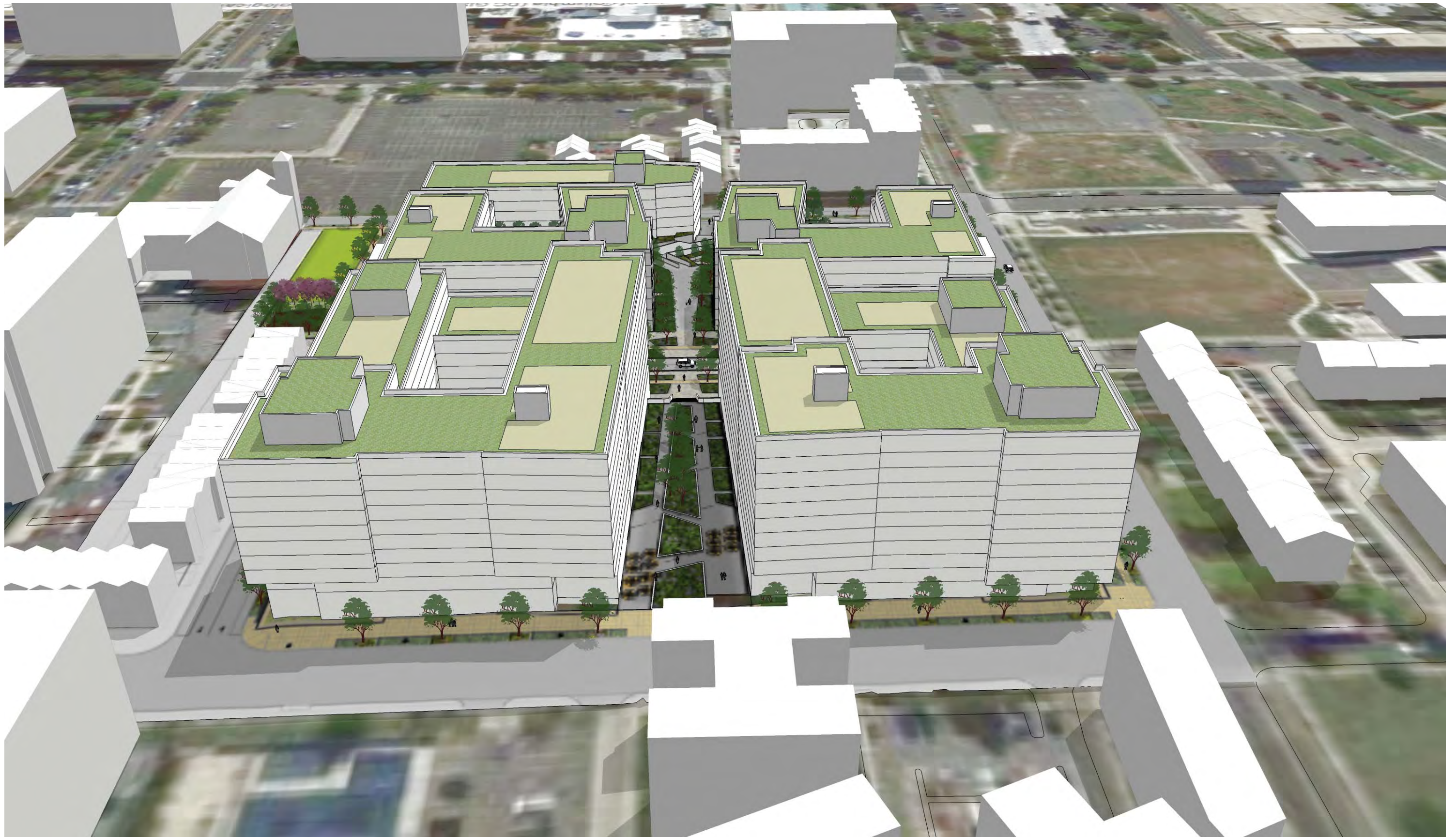
Note: The building massing is shown for illustrative purposes. The design of the buildings will be subject to a future second stage planned unit development design review and approval.

A-36 Aerial View from Northwest

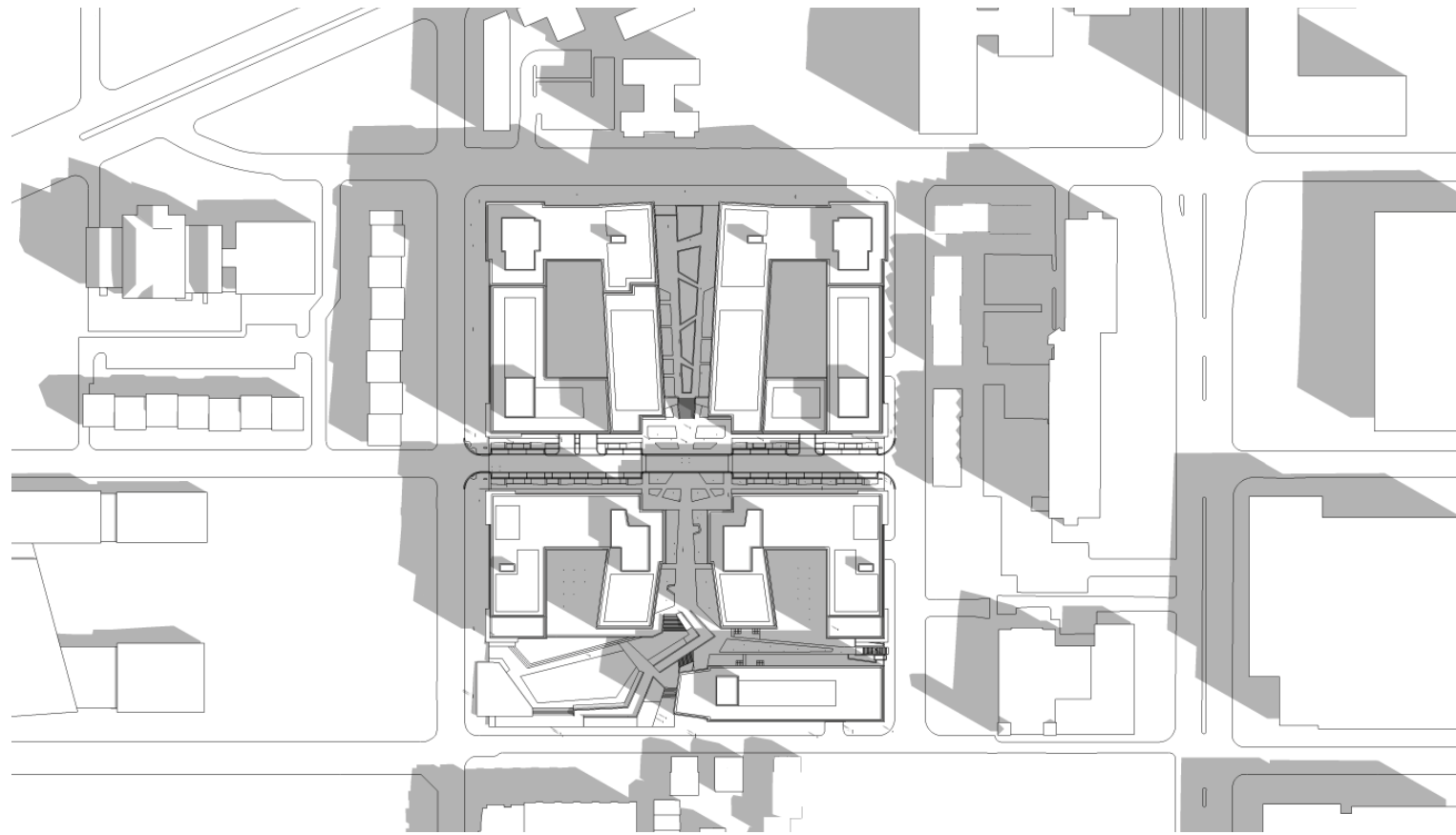
Sursum Corda Cooperative | Sursum Corda | 1112 First Terrace, NW, Washington, DC 20003

Boggs & Partners Architects | WDG

ZONING COMMISSION
04/15/2016
DCpl 05 2016
CASE NO.15-20
EXHIBIT NO.56A2



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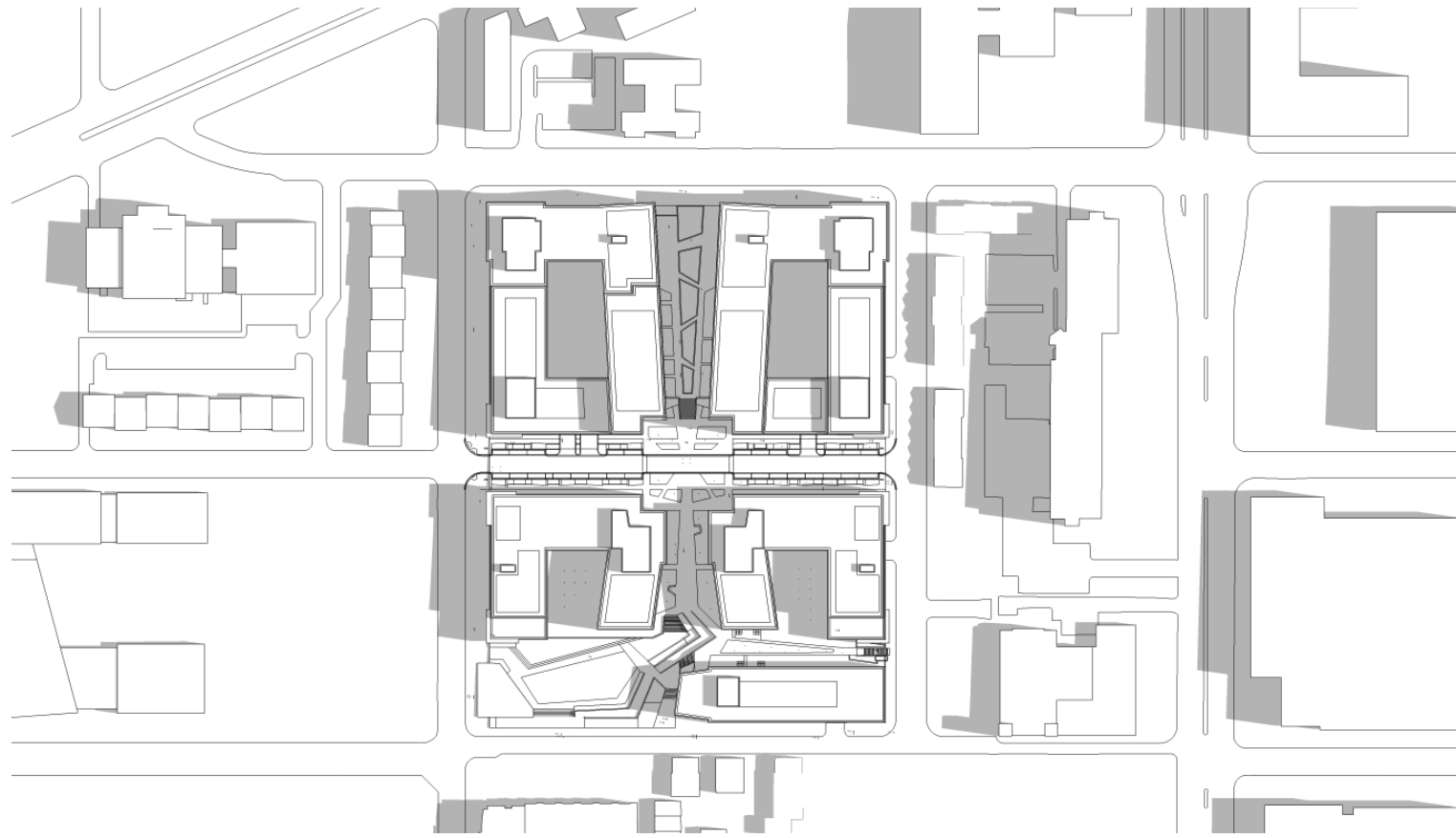
March/September 21st at 9:00 am



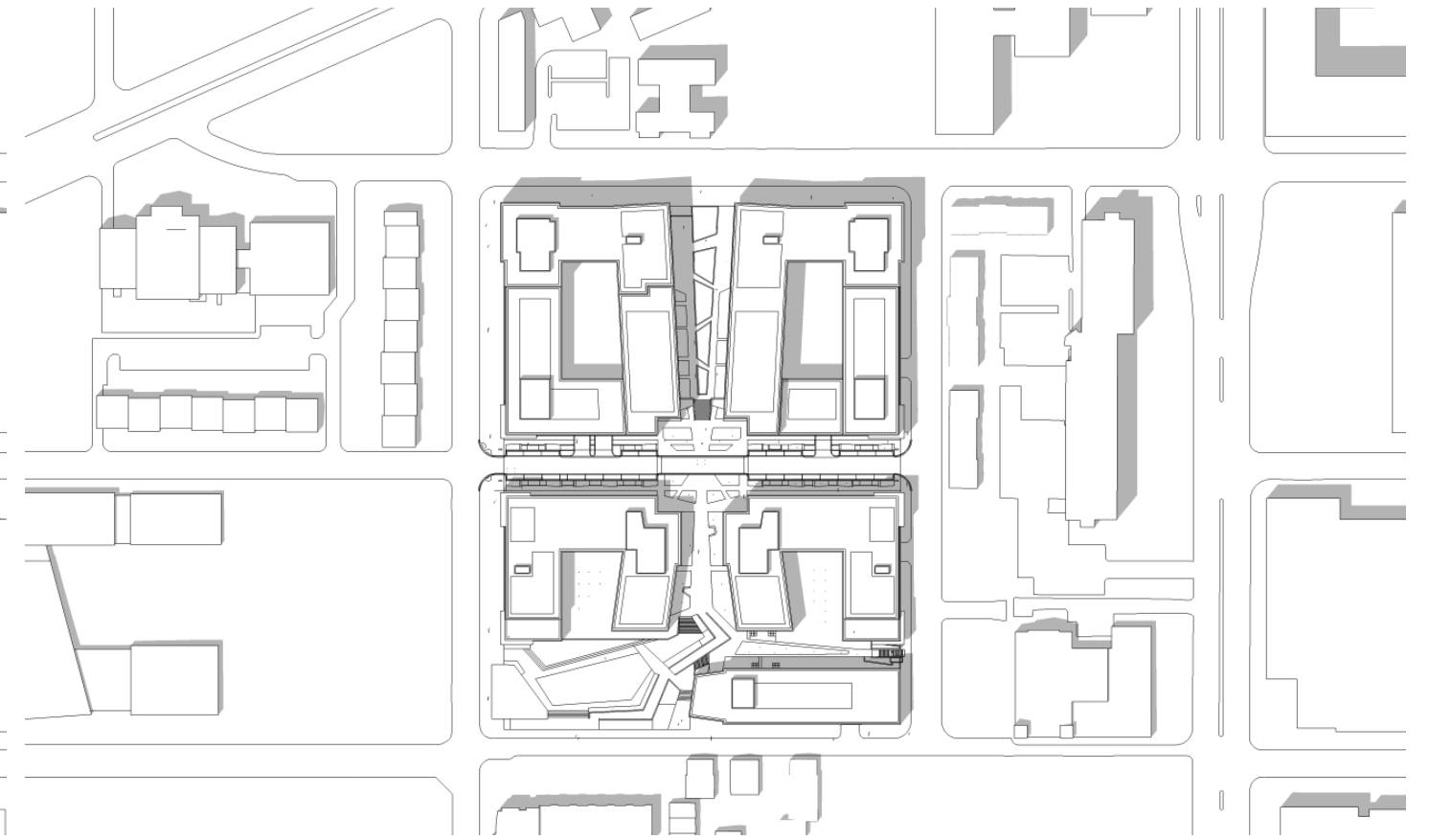
March/September 21st at 1:00 pm



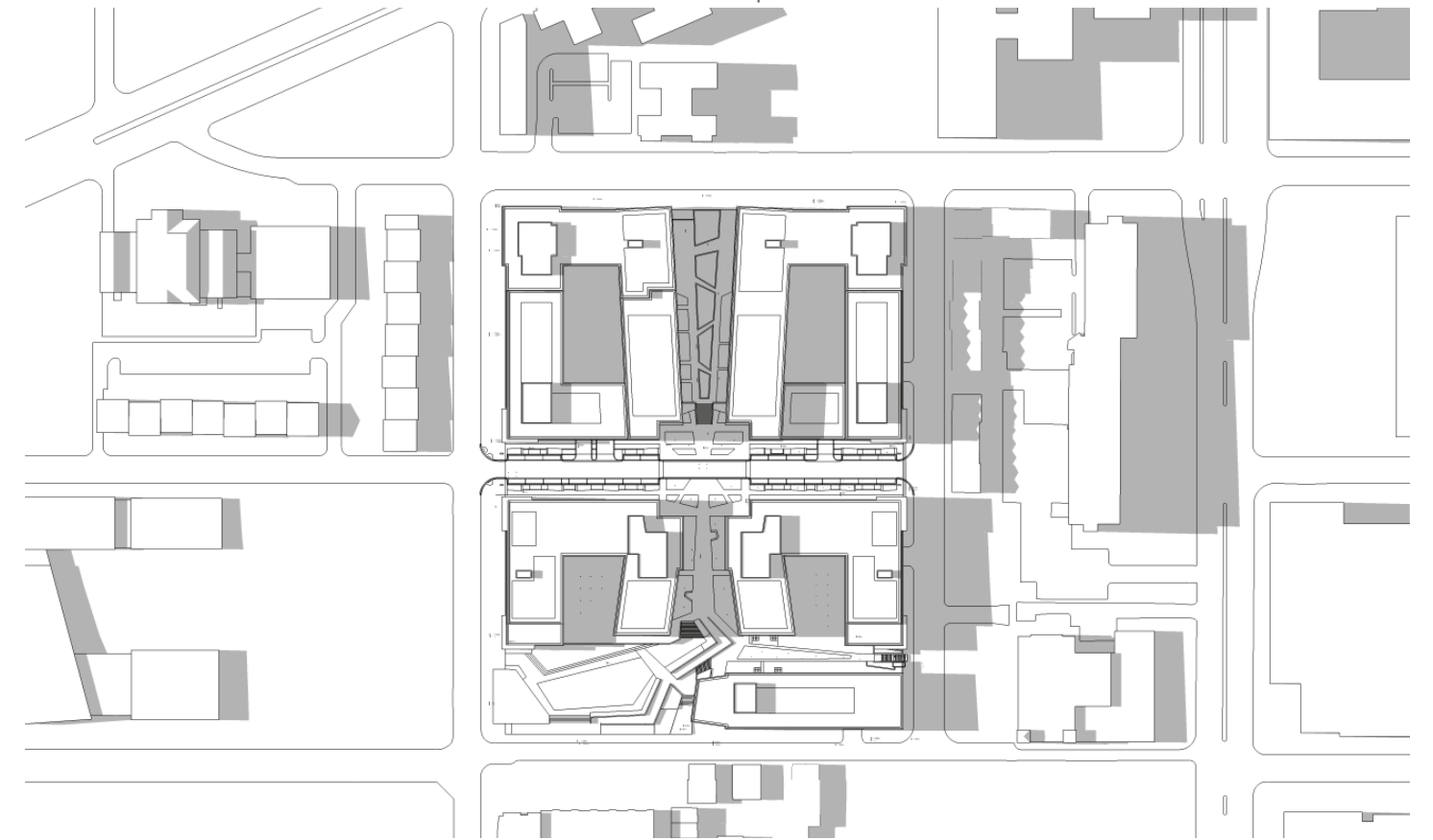
March/September 21st at 4:00 pm



June 21st at 9:00 am



June 21st at 1:00 pm



June 21st at 4:00 pm



December 21st at 9:00 am



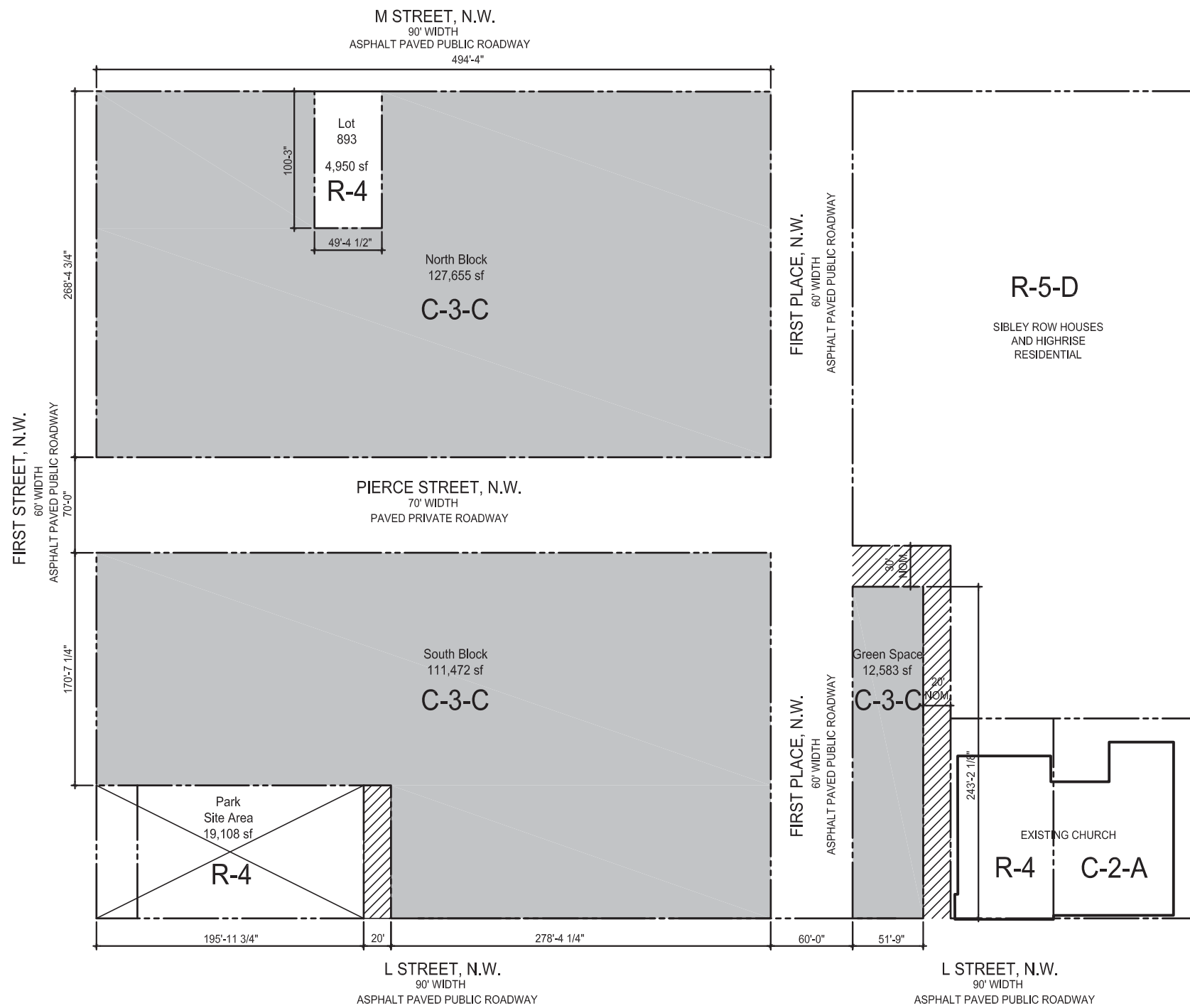
December 21st at 1:00 pm



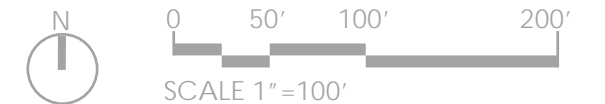
December 21st at 4:00 pm

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Alternate Development without 76 M Street, NW



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	127,655 sf
South Block	111,472 sf
Green Space	12,583 sf
Total	251,710 sf (5.7784 acres)
Allowable FAR	8.0
Maximum Allowable Floor Area	2,013,680 sf
SITE AREA TABULATIONS (including Pierce Street)	
North Block	127,655 sf
South Block	111,472 sf
Pierce St. ROW	34,603 sf
Green Space	12,583 sf
Total	286,313 sf (6.5728 acres)
Allowable FAR	8.0
Maximum Allowable Floor Area	2,290,504 sf
Zoning	C-3-C



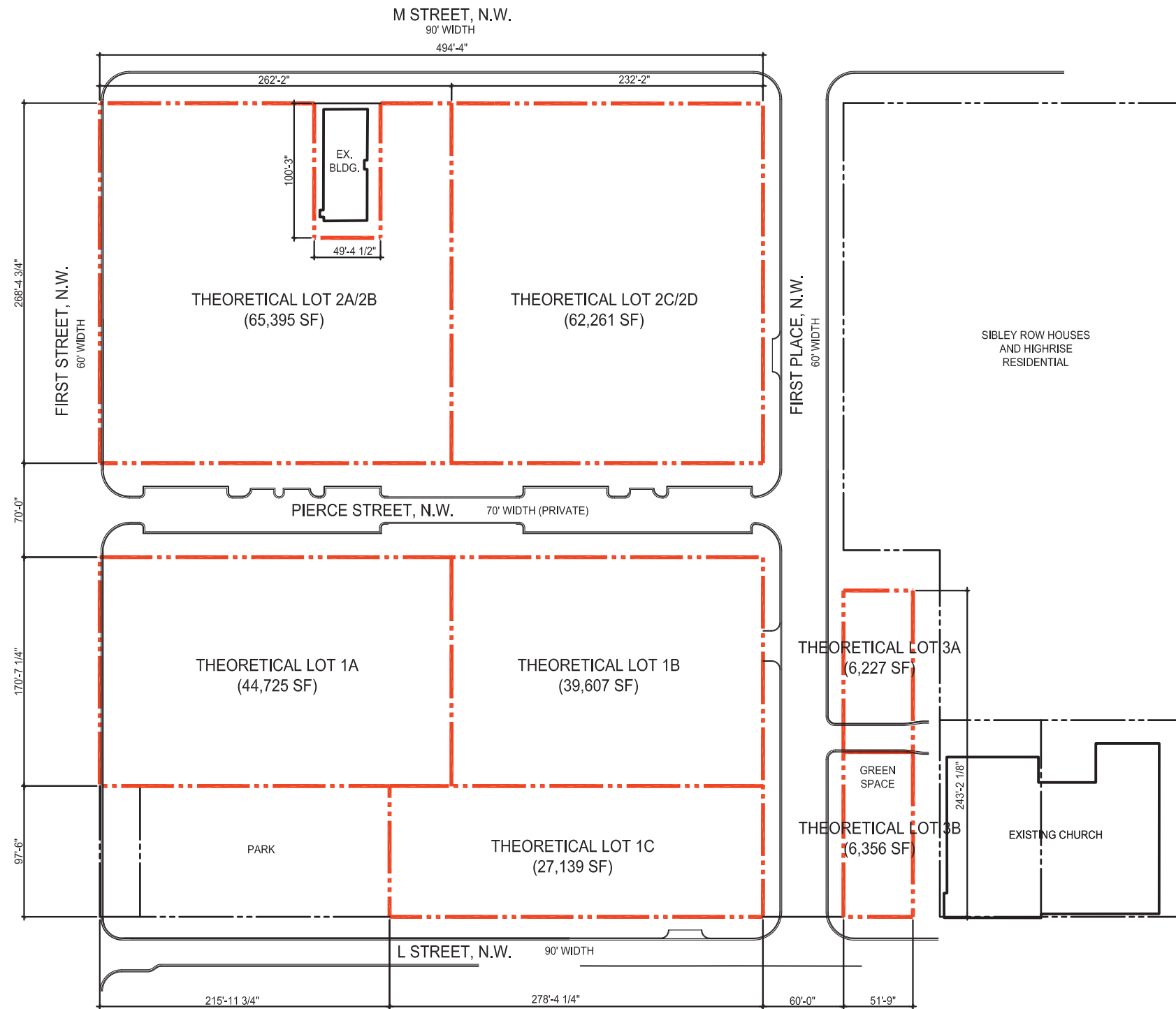
Zoning Tabulations

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

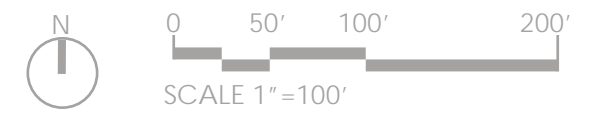
Zoning District Permitted/Required	South Block Provided				North Block Provided				Green Space		Total Site	Remarks				
	1A	1B	1C	Subtotal	2A/2B	2C/2D	Subtotal	3A	3B							
Total Site Area (excluding Pierce Street)	111,471				127,656				6,227	6,356	251,710					
Total Site Area (Including Pierce Street)											286,313					
Allowable FAR	8.0				8.0				NA	NA						
Proposed FAR (excluding Pierce Street)	4.31				6.11				NA	NA	5.01	Complies				
Proposed Overall FAR (including Pierce Street)											4.41	Complies				
Building Height (maximum) Street ROW width for Ht. Act Street frontage for measuring point Small Area Plan Requirements Proposed Building Height	Buildings				Buildings											
	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 Area ³ Residential ⁴ Retail Retail / Professional Office Commercial / Community / Amenity Total Gross Floor Area	184,775	194,900	92,910	472,585	326,636	419,195	745,831			1,218,416						
	0	0	0	0	5,490	11,325	16,815			16,815						
	0	0	0	0	8,905	8,940	17,845			17,845						
	0	0	8,315	8,315	0	0	0			8,315						
	184,775	194,900	101,225	480,900	341,031	439,460	780,491	NA	NA	1,261,391						
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		5.21	7.06										
Lot Occupancy	100%				100%				NA	NA		Complies				
Dwelling Units ⁵	176	182	63	421	288	362	650	NA	NA	1,071						
Car Parking ⁶ Residential Retail Retail / Professional Office Commercial / Community / Amenity Total Spaces	Required		Proposed		Required		Proposed				Required	Proposed	Complies			
	106		272		163	434			NA	NA	269	706				
	14				18						18					
	14				20						20					
	14										14					
	120		272		201	434					321	706				
Bicycle Parking Residential Retail Retail / Professional Office Commercial / Community / Amenity Total Spaces	Required		Proposed		Required		Proposed				Required	Proposed	Complies			
	141		183		217	270			NA	NA	358	453				
					1						1					
					1						1					
	142		183		219	270					361	453				
Loading Residential Retail (8,000-20,000 sf) Retail / Professional Office Commercial / Community / Amenity	12'x55' Berth	1	1 @ 30'	1	1 @ 30'	1	1 @ 30'	1	1 @ 30'	1	1 @ 30'	1	1 @ 30'	5	5	Relief Requested
	200 sf Platform	1	1	1	1	1	1	1	1	1	1	1	1	5	5	Complies
	10'x 20' Delivery Space	1	1	1	1	1	1	1	1	1	1	1	1	5	5	Complies
	<10% of gsf, none req'd.	NA		NA		NA		NA		NA		NA		NA		Complies
	Included in Retail Loading Above	NA		NA		NA		NA		NA		NA		NA		Complies
<10% of gsf, none req'd.	NA		NA		NA		NA		NA		NA		NA		Complies	

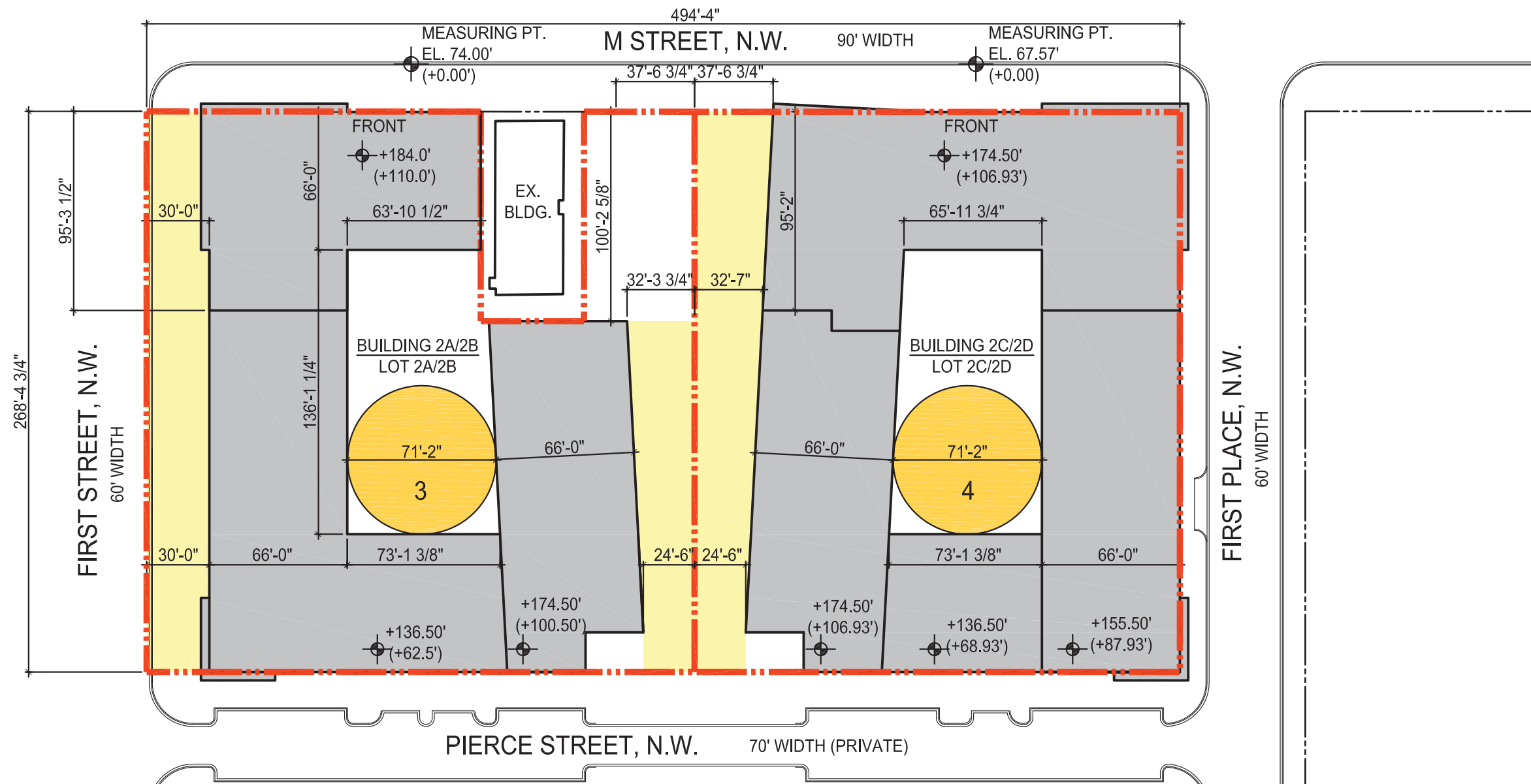
Notes

- 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	65,395
LOT 2C/2D	62,261
LOT 3A	6,227
LOT 3B	6,356
TOTAL	251,710



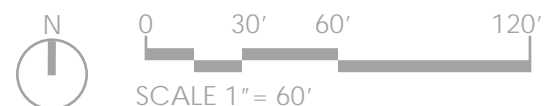


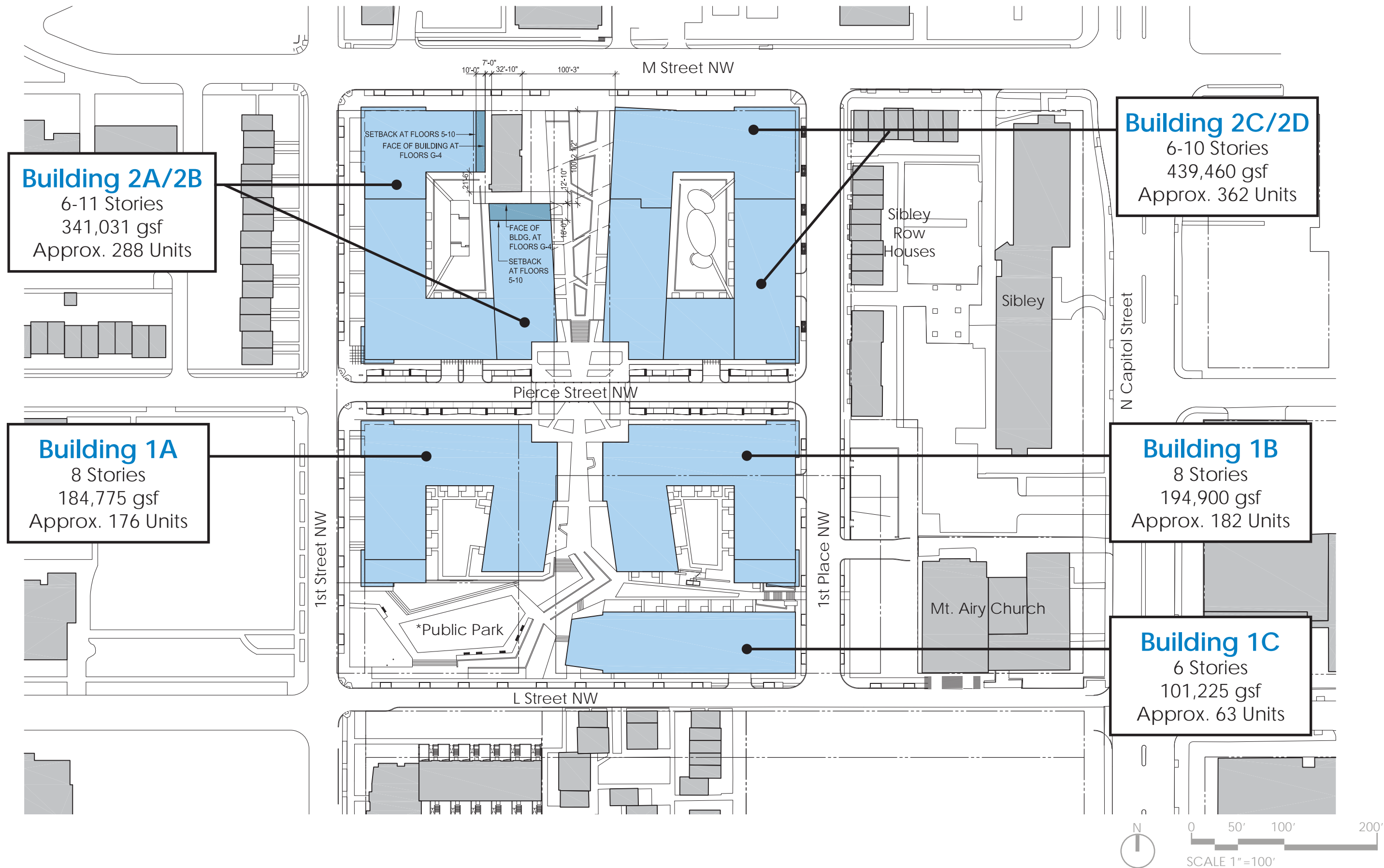
plot	REAR YARD		SIDE YARD		CLOSED COURT	
	Required/ Allowed	PUD Proposed	Required/ Allowed	PUD Proposed	Required/ Allowed	PUD Proposed
Building 2A/2B	Compliant closed Court 3 provided in lieu of Rear Yard	None	None; If provided not < 6' 2" per 110.0' = 18.33' 2" per 100.5' = 16.75' 2" per 110.0' = 18.33' 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

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







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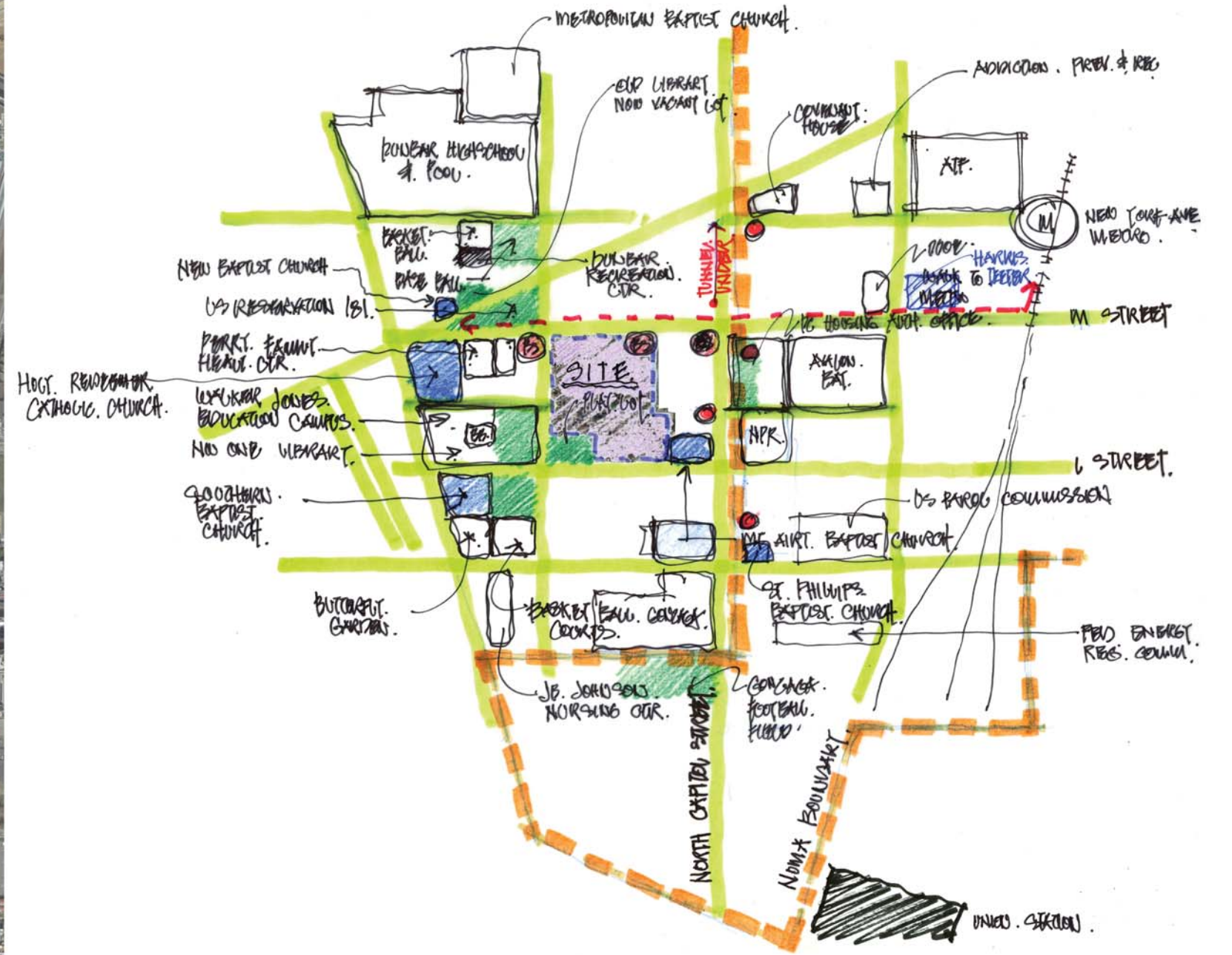
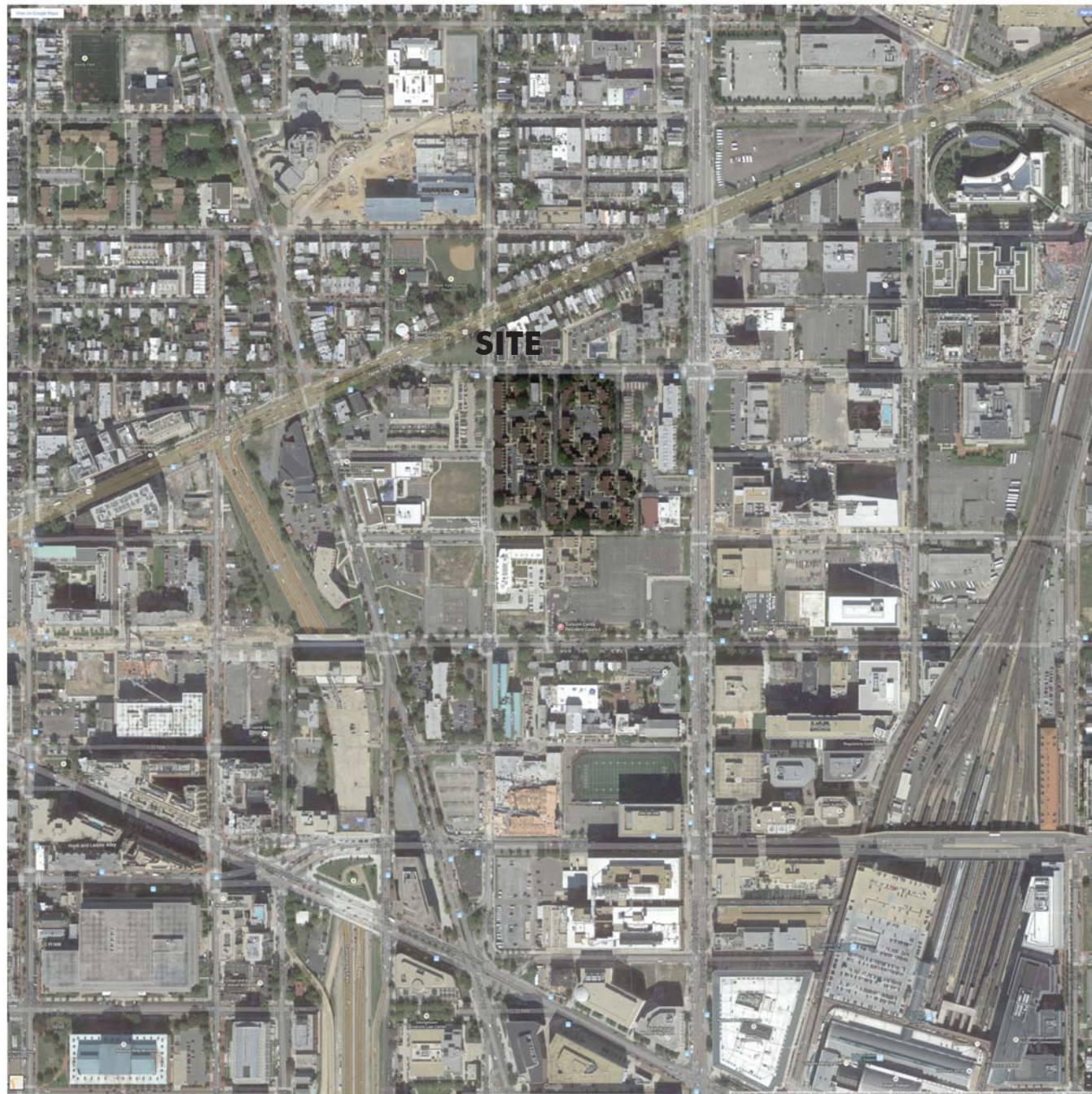


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Landscape Architecture



CIRCULATION



ALLEY ENTRIES



TRUNCATED PATHS



FENCES + GATES



INTERIOR BUILDING NETWORK



FENCED SECTIONS

UNITS



UNIT FACADE #1



UNIT FACADE #2



BRICK BUILDING



INTERIOR STREETS

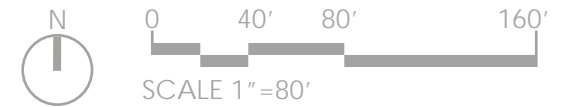
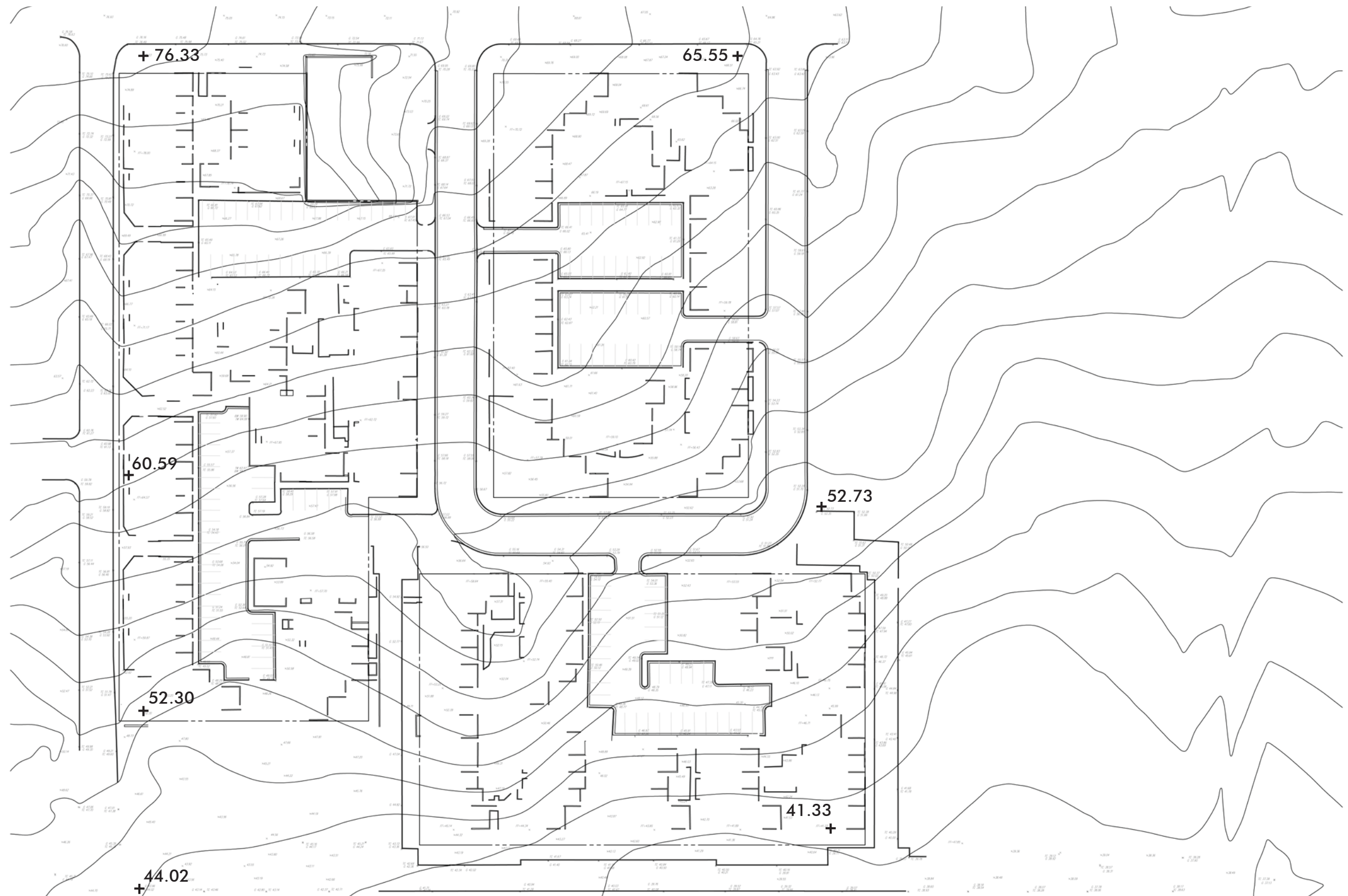


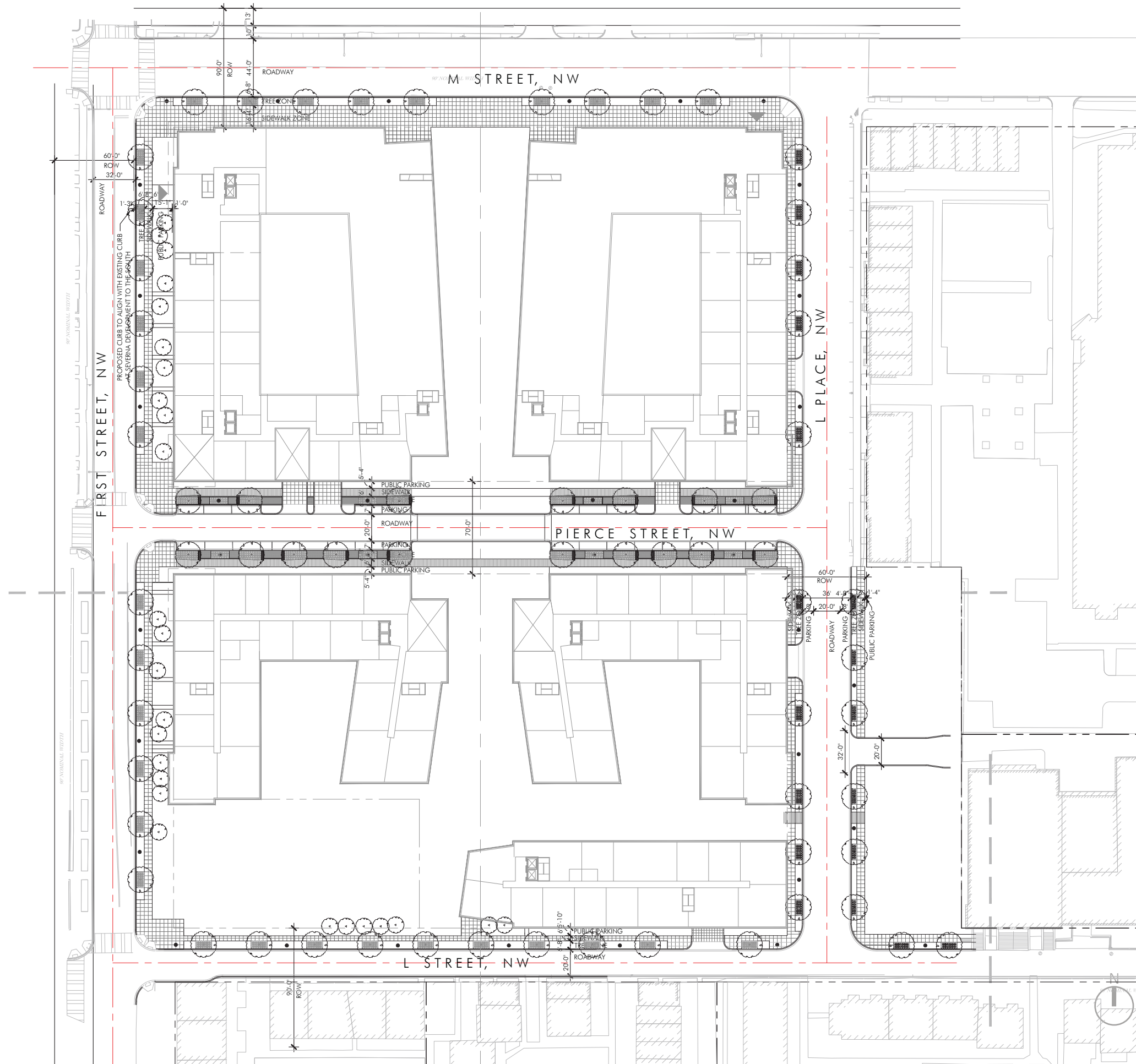
CORNER VIEWSHED

SEMI PRIVATE SPACE

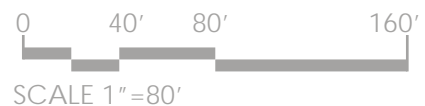


VEGETATION





L-4 Street Distribution



1 PUBLIC PARKS



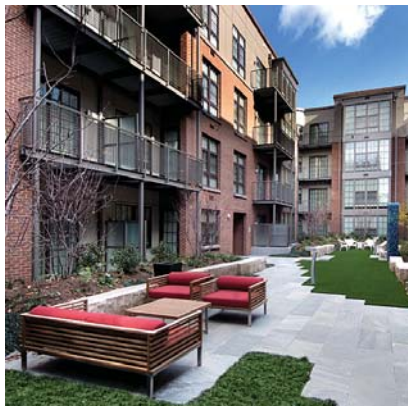
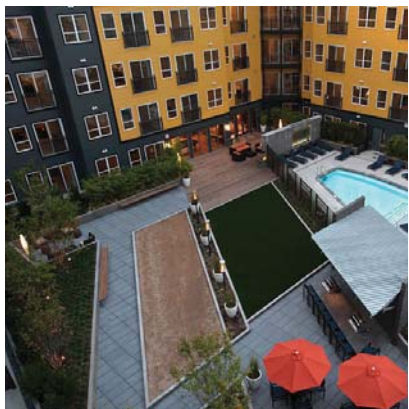
2 PROMENADE



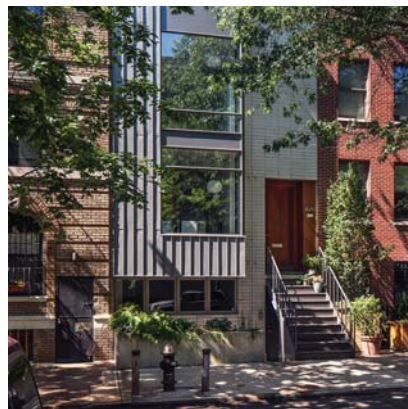
3 THE MEWS



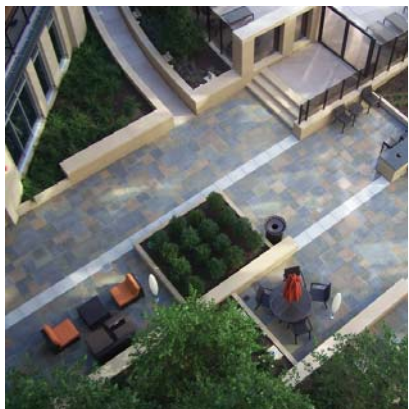
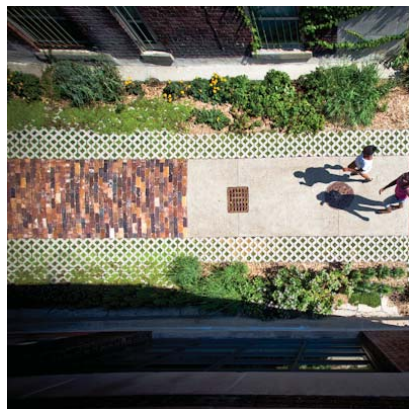
4 PRIVATE COURTYARDS



5 STREETScape



6 PIERCE STREET INTERIOR PLAZA



Precedent images are for illustrative purposes only.