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January 22, 2016

VIA IZIS AND HAND DELIVERY

D.C. Zoning Commission
441 4th Street, N.W., Suite 210
Washington, DC 20001

**Re: Sursum Corda Cooperative Association, Inc. (Z.C. Case No. 15-20)
First Stage PUD and Related Map Amendment in Square 620, Lots 248, 249,
250, 893, 894 and 895 / 20-Day Filing**

Dear Members of the Commission:

On behalf of the Sursum Corda Cooperative Association, Inc. (the "Applicant"), we hereby submit the following supplemental prehearing information in support of the above-referenced application, which has been scheduled for a public hearing before the Zoning Commission on February 11, 2016. This filing supplements the information provided in the original application statement filed on August 17, 2015, and the prehearing statement filed on November 24, 2015.

I. Updated Architectural Plans and Elevations

Attached as Exhibit A are revised architectural plans for the application (the "Revised Plans"). In response to the questions and comments by the Zoning Commission at setdown and the Office of Planning, the Revised Plans include the following:

1. A revised parking plan showing a reduction in the number of off-street parking spaces from 874 to 746. (Sheets A-18 through A-20.)
2. An exhibit showing the proposed building heights in relation to the surrounding buildings. (Sheets A-30 and A-31.)
3. A shadow study relating to the Sibley community. (Sheets A-36 through A-38.)
4. A revised plan for Pierce Street, eliminating a loading dock on the south side of Pierce Street and the second garage entry/exit on the north side of Pierce Street, and providing a new access point along First Place. (Sheet A-20.)

5. A revised landscape design. (Sheets L-6 through L-13.)

II. Alternative Plans Excluding 76 M Street

The Applicant respectfully requests that the Commission approve, as an alternative to the original PUD, the architectural drawings on Sheets A-40 through A-49 (the "Alternate Plans"). The Alternate Plans exclude the site at 76 M Street, NW, in the event the Applicant is unable to acquire it.

Under the Alternate Plans, the land area for the PUD is reduced from 291,263 to 286,313 square feet (including Pierce Street); the FAR is 4.42 including Pierce Street and 5.02 excluding Pierce Street; and the number of residential units is reduced from 1,142 to 1,074. The number of affordable units for the PUD will remain at 199.

III. Current Sursum Corda Households

There are 136 households currently residing in the Sursum Corda community, with the following income levels: 88 households at 30% of AMI or lower; 31 households between 31% and 50% the AMI; 2 households between 51% and 60% AMI; 2 households incomes between 61 and 80% AMI; and 13 households over 80% AMI.

The Sursum Corda households occupy the following mix of units:

Existing Sursum Corda Units			Number of Persons in Unit								
			1	2	3	4	5	6	7	8	9
No. of Units	No. of Bedrooms	Approximate Unit Size (s.f.)									
17	Studio		14	3	—	—	—	—	—	—	—
7	1 bdrm	434 s.f.	5	2	—	—	—	—	—	—	—
20	2 bdrm	878 s.f.	8	7	4	1	—	—	—	—	—
34	3 bdrm	1,093 s.f.	7	10	9	3	4	—	1	—	—
31	4 bdrm	1,287 s.f.	9	8	4	5	3	1	1	—	—
13	5 bdrm	1,445 s.f.	1	2	3	3	1	1	1	—	1
14	6 bdrm	1,639 s.f.	2	1	4	4	2	1	—	—	—

IV. PUD Units Reserved for Sursum Corda Households

1. A maximum of 136 units shall be constructed on the South Parcel during the first phase of development for the PUD and reserved for the heads of households and household members residing at the Property on the date the Zoning Commission takes final action approving the first-stage PUD application (the “Sursum Corda Households”) (the “Reserved Units”). Upon application of a raze permit for any of the existing structures on the Property, the Applicant shall certify to the Department of Consumer and Regulatory Affairs (“DCRA”) the list of Sursum Corda Households and their contact information.

2. The Reserved Units shall be dispersed throughout the South Parcel and shall include the following unit mix:

Reserved Sursum Corda Units		
No. of Units	No. of Bedrooms	Approximate Unit Size (s.f.)
15	Studio	545 s.f.
31	1 bdrm	715 s.f.
53	2 bdrm	1,100 s.f.
27	3 bdrm	1,390 s.f.
10	4 bdrm	1,580 s.f.

The number of units and unit mix may be adjusted to reflect a change in the number of Sursum Corda Households, changes in the composition of the Sursum Corda Households, the number of households that elect not to occupy a reserved unit, and/or HUD standards relating to the number of bedrooms required for each household.

3. If a returning Sursum Corda Household has a rental subsidy voucher under the Section 8 Housing Choice Voucher program, or similar federal or District program, the rent for the Reserved Unit for the household shall be in accordance with the applicable voucher payment standard.

4. During construction of the first phase of development of the PUD, the Applicant, or its representative, shall maintain updated contact information for each Sursum Corda Household and shall provide notice, via certified mail or hand delivery, to each household as follows:

(a) Demolition of Existing Structures. Within 10 days of applying for a raze permit for any structure on the Property, the Applicant shall notify the Sursum Corda Households

of its raze permit application. Certification of said notice, including a copy of same, shall be furnished to DCRA prior to the issuance of a raze permit for any structure of the Property.

(b) Issuance of a Building Permit. Within 7 days of the issuance of the first building permit for the above grade building construction (the “Building Permit”), the Applicant shall notify the Sursum Corda Households that the Building Permit has been issued and the date it was issued. Certification of said notice, including a copy of same, shall be submitted to DCRA within 14 days of the issuance of the Building Permit.

(c) Assignment of Units. No more than 12 months from the issuance of the Building Permit, the Applicant shall notify Sursum Corda Households of the estimated completion date of the first phase of the PUD and the unit that has been assigned to their individual household (including number of bedrooms and unit size). Said notice shall include renderings and floor plans for the development. Certification of said notice, including copies of same, shall be furnished to DCRA no later than 14 months from the issuance of obtaining the Building Permit. Each head of household, or designated household member, shall have 90 days from the date of receiving notice of their assigned unit to inform the Applicant of its intention to occupy the Reserved Unit.

(d) Occupancy Date. After the issuance of the Building Permit, the Applicant shall notify those Sursum Corda Households that elect to return to the Property of the occupancy date for their Reserved Unit (the “Occupancy Date Notice”). Each Sursum Corda Household shall have at least one year from the date of the Occupancy Date Notice to (i) walk through a model unit and (ii) enter into an agreement for the occupancy of their Reserved Unit. Certification of the Occupancy Date Notice, including copies of same, shall be furnished to DCRA prior to the issuance of a certificate of occupancy for the first building within the PUD.

6. Prior to the issuance of the first certificate of occupancy for the PUD, the Applicant shall submit to DCRA a list of the Sursum Corda Households that elected to occupy a Reserved Unit, the type/size of unit and unit number, and the income level for said household.

7. In the event that a Sursum Corda Household (a) elects not to return to the Property to occupy a Reserved Unit or (b) fails to timely enter into an agreement for the occupancy of a Reserved Unit that is also an affordable unit, said unit may be converted to a market rate unit so long as the Applicant sets aside a corresponding amount of gross floor area for affordable units on the North Parcel.

V. Proposed Phasing of Development

The Applicant intends to comply with the timeframes set forth in the PUD regulations relating to the first-stage PUD approval and the second-stage approval for the PUD as follows: Assuming first-stage approval in 2016, then second-stage approval for Phase 1 proceeds pursuant to Section 2407.10 and, thereafter, pursuant to Sections 2408.7 through 2408.9. The second-stage application will be filed within 2 years of the issuance of a certificate of occupancy for Phase 1 of the PUD and will proceed, thereafter, in accordance with Sections 2408.7 through 2408.9.

VI. Comprehensive Transportation Review

Attached hereto as Exhibit B is a Comprehensive Transportation Review (“CTR”), dated December 14, 2015, and prepared by Gorove/Slade Associates, which was previously submitted to the District Department of Transportation (“DDOT”). The CTR recommends the following transportation demand management (“TDM”) measures for the PUD:

- The Applicant will identify TDM Leaders (for planning, construction, and operations). The TDM Leaders will work with residents to distribute and market various transportation alternatives and options.
- The Applicant will establish a TDM marketing program that provides detailed transportation information and promotes walking, cycling, and transit. An effective marketing strategy should consist of a multi-modal access guide that provides comprehensive transportation information. This information can be compiled in a brochure for distribution. The marketing program should also utilize and provide website links to CommuterConnections.com and goDCgo.com, which provide transportation information and options for getting around the District.
- The Applicant will unbundle all parking costs from the cost of the lease and set the cost at no less than the charges of the lowest fee garage located within a quarter-mile of the site.
- The Applicant will dedicate two parking spaces in each garage for car sharing services to use with right of first refusal. These spaces should be located near the garage entrance and available to all members of the car-sharing service at all times without restriction.
- The Applicant will install Transportation Information Center Displays (kiosks or screens) within the lobbies of the residential multi-family buildings and the community serving buildings, containing information related to local transportation alternatives.
- The Applicant will supply long-term secure bicycle parking within the garages and short-term bicycle parking along the interior and perimeter of the site that exceed zoning requirements.
- The Applicant has agreed to fund the installation of a Capital Bikeshare station within proximity to the Property.

VII. Proffered Benefits and Amenities

Affordable Housing

- The PUD will include the construction of 199 new affordable housing units on site. Affordable units will be reserved for and available to households with incomes up to 80% AMI, provided that the overall average of the affordability limits for the affordable units within the PUD does not exceed 60% AMI. Of the 199 new affordable

units, up to 136 units will be constructed during the first phase of the development and will be reserved for Sursum Corda Households with incomes not exceeding 80% AMI.

Landscape and Open Space Improvements

- Construct and maintain a park near the corner of First and L Streets, subject to the approval of the National Parks Service, its designee, or the agency with jurisdiction over Lots 896 and 897 in Square 620. If approved, the park will be constructed during the first phase of the development.
- Create a new pedestrian promenade through the center of the site from M Street to L Street. The southern half of the promenade will be constructed during the first phase of the development. The northern half of the promenade will be constructed during the second phase of the development.
- Construct and maintain the extension of Pierce Street, from First Street to First Place, as a private street, which can be activated on the weekends for public markets and celebrations. The roadway will be constructed during the first phase of the development.

Transportation and Pedestrian Improvements

- Improve a 30-foot wide strip of the site frontage along First Street in order to effectively modify the existing sidewalk from a variable 6 to 8 feet in width to a sidewalk that is a minimum of 6' with landscaping and street trees. This improvement will be completed with the first phase of the development.
- Restore the historic street grid by (a) extending Pierce Street through the site between First Street and First Place (b) extending First Place from M Street to L Street, and (c) improving the north side of L Street between First Street and First Place in order for it to function as a two-way drive aisle. All of the proposed roadway improvements will be completed during the first phase of the development.
- Cause the installation of a Capital Bikeshare station in proximity to the site during the first phase of the development.

Sustainable Design Elements

- Reserve two parking spaces for a car-sharing service in the first phase of the development.
- Install two electric car charging stations in the garage in the first phase of the development.

Support of Neighborhood Uses and Organizations

- Contribution to the Boys and Girls Club #2 in the amount of \$222,000 to support the operation of its programs.
- Contribution of \$28,000 for the installation of playground equipment in the park proposed near the intersection of First and L Streets, or cause the installation of playground equipment in the park valued at said amount. The contribution/in-kind donation shall be subject to review by the National Park Service, or its designee, or the agency having jurisdiction over Lots 896 and 897 in Square 620.
- Contribution to Perry School Community Services Center, Inc. in the amount of \$60,000 to support the operation of its programs.
- Contribution to the Walker-Jones Parent Teacher Association in the amount of \$25,000 to assist funding for school activities and the purchase of classroom equipment.
- Contribution of \$15,000 to the Girls in Action at the Sursum Corda Youth Center, 1175 First Terrace, NW to support the operation of its programs.
- Contribution to the Dunbar High School Parent Teacher Association in the amount of \$25,000 to assist funding for school activities and the purchase of classroom equipment.
- Donation of equipment and uniforms valued at \$10,000 to support programming at the RH Terrell Recreation Center.
- Donation of \$15,000 to support programming at the Northwest One Library.

VIII. ANC Support

On December 1, 2015, ANC 6E voted unanimously to support the building heights, density, massing and site layout reflected in the application. A copy of the letter in support reflecting same is attached hereto as Exhibit C. On January 5, 2016, ANC 6E voted in favor of the proffered benefits and amenities package for the PUD as outlined above.

IX. Proposed Improvements and Maintenance of Park Sites

The National Park Service (“NPS”) has expressed a willingness to transfer jurisdiction of Lots 896 and 897 to the District in order to facilitate the improvement and long term maintenance of said parcels as park space, as reflected on the PUD plans. Under this regime, NPS would continue to own the lots, but the District would have control, custody and administrative responsibility over them. As such, the Applicant would enter into an agreement with the District for the improvement and long-term maintenance for the park space. The Applicant will continue to work with NPS and the District in order to achieve the park space proffered with the PUD.

X. Draft Partial List of Proposed Conditions

Affordable Units

1. The PUD shall include the construction of 199 new affordable housing units on site. Affordable units shall be reserved for and available to households with incomes not exceeding 80% AMI, provided that the overall average of the affordability limits for the affordable units within the PUD shall not exceed 60% AMI. Of the 199 new affordable units, up to 136 units shall be constructed during the first phase of the development and shall be reserved to accommodate the return of the current Sursum Corda households with incomes not exceeding 80% AMI.

Units Reserved Sursum Corda Households

2. A maximum of 136 units shall be constructed on the South Parcel during the first phase of development for the PUD and reserved for the heads of households and household members residing at the Property on the date the Zoning Commission takes final action approving the first-stage PUD application (the “Sursum Corda Households”) (the “Reserved Units”). Upon application of a raze permit for any of the existing structures on the Property, the Applicant shall certify to the DCRA the list of Sursum Corda Households and their contact information.

3. The Reserved Units shall be dispersed throughout the South Parcel and shall include the following unit mix:

Reserved Sursum Corda Units		
No. of Units	No. of Bedrooms	Approximate Unit Size (s.f.)
15	Studio	545 s.f.
31	1 bdrm	715 s.f.
53	2 bdrm	1,100 s.f.
27	3 bdrm	1,390 s.f.
10	4 bdrm	1,580 s.f.

The unit mix may be adjusted to reflect changes in the number of Sursum Corda Households, changes in the composition of the Sursum Corda Households, the number of households that elect not to occupy a reserved unit, and/or HUD standards relating to the number of bedrooms required for each household.

4. If a returning Sursum Corda Household has a rental subsidy voucher under the Section 8 Housing Choice Voucher program, or similar federal or District program, the rent for the Reserved Unit for the household shall be in accordance with the applicable voucher payment standard.

5. During construction of the first phase of development of the PUD, the Applicant, or its representative, shall maintain updated contact information for each Sursum Corda Household and shall provide notice, via certified mail or hand delivery, to each household as follows:

(a) Demolition of Existing Structures. Within 10 days of applying for a raze permit for any structure on the Property, the Applicant shall notify the Sursum Corda Households of its raze permit application. Certification of said notice, including a copy of same, shall be furnished to DCRA prior to the issuance of a raze permit for any structure of the Property.

(b) Issuance of a Building Permit. Within 7 days of the issuance of the first building permit for the above grade construction (the "Building Permit"), the Applicant shall notify the Sursum Corda Households that the Building Permit has been issued and the date it was issued. Certification of said notice, including a copy of same, shall be submitted to DCRA within 14 days of the issuance of the Building Permit.

(c) Assignment of Units. No more than 12 months from the issuance of the Building Permit, the Applicant shall notify Sursum Corda Households of the estimated completion date of the first phase of the PUD and the unit that has been assigned to their individual household (including number of bedrooms and unit size). Said notice shall include renderings and floor plans for the development. Each head of household, or designated household member, shall have 90 days from the date of receiving notice of their assigned unit to inform the Applicant of its intention to occupy the Reserved Unit. Certification of said notice, including copies of same, shall be furnished to DCRA no later than 14 months from the issuance of obtaining the Building Permit.

(d) Occupancy Date. After the issuance of the Building Permit, the Applicant shall notify those Sursum Corda Households that elect to return to the Property of the occupancy date for their Reserved Unit (the "Occupancy Date Notice"). Each Sursum Corda Household shall have at least one year from the date of the Occupancy Date Notice to (i) walk through a model unit and (ii) enter into an agreement for the occupancy of their Reserved Unit. Certification of the Occupancy Date Notice, including copies of same, shall be furnished to DCRA prior to the issuance of a certificate of occupancy for the first building within the PUD.

6. Prior to the issuance of the first certificate of occupancy for the PUD, the Applicant shall submit to DCRA a list of the Sursum Corda Households that elected to occupy a Reserved Unit, the type/size of unit and unit number, and the income level for said household.

7. In the event that a Sursum Corda Household (a) elects not to return to the Property to occupy a Reserved Unit or (b) fails to timely enter into an agreement for the occupancy of a Reserved Unit that is also an affordable unit, said unit may be converted to a market rate unit so

long as the Applicant sets aside a corresponding amount of gross floor area for affordable units on the North Parcel.

Landscape and Open Space Improvements

8. The Applicant shall seek approvals from the National Park Service, its designee, or the agency with jurisdiction over Lots 896 and 897 in Square 620, for the construction and long-term maintenance of park near the corner of First and L Streets, as depicted on the PUD plans. If approved, the park shall be constructed during Phase 1 of the PUD.

9. The Applicant shall create a new pedestrian promenade through the center of the site from M Street to L Street as shown on the PUD plans. The southern half of the promenade shall be constructed during Phase 1 of the PUD. The northern half of the promenade shall be constructed during Phase 2 of the PUD.

10. During Phase 1 of the PUD, the Applicant shall construct the extension of Pierce Street, from First Street to First Place, as a private street. The Applicant shall be responsible for the maintenance of the road for the life of the project.

Transportation and Pedestrian Improvements

11. During Phase 1 of the PUD, the Applicant shall improve a 30-foot wide strip of the site frontage along First Street in order to effectively modify the existing sidewalk from a variable 6 to 8 feet in width to a sidewalk that is a minimum of 6' with landscaping and street trees. Said improvements shall be maintained by the Applicant for the life of the project.

12. During Phase 1 of the PUD, the Applicant shall construct the extension of First Place from M Street to L Street.

13. During Phase 1 of the PUD, the Applicant shall improve the north side of L Street in between First Street and First Place in order for it to function as two-way drive.

14. The Applicant shall cause the installation of a Capital Bikeshare station in proximity to the Property as part of Phase 1 of the PUD.

Sustainable Design Elements

15. Phase 1 of the PUD shall include two parking spaces reserved for a car-sharing service.

16. Phase 1 of the PUD shall include two electric car charging stations in the parking garage.

Support of Neighborhood Uses and Organizations

17. Prior to the issuance of a building permit for the PUD, the Applicant shall contribute \$222,000 to the Boys and Girls Club #2 to support the operation of its programs.

18. Prior to the issuance of a building permit for the PUD, and subject to approval by the National Park Service or agency having jurisdiction over Lots 896 and 897 in Square 620, the

Applicant shall either (1) contribute \$28,000 for the installation of playground equipment in the park area near the corner of First and L Streets or (2) install playground equipment valued at said amount in the park area.

19. Prior to the issuance of a building permit for the PUD, the Applicant shall contribute to \$60,000 to the Perry School Community Services Center, Inc. to support the operation of its programs.

20. Prior to the issuance of a building permit for the PUD, the Applicant shall contribute \$25,000 to the Walker-Jones Parent Teacher Association to assist with funding for school activities and the purchase of classroom equipment.

21. Prior to the issuance of a building permit for the PUD, the Applicant shall contribute \$15,000 to the Girls in Action at the Sursum Corda Youth Center, 1175 First Terrace, NW, to support the operation of its programs.

22. Prior to the issuance of a building permit for the PUD, the Applicant shall contribute \$25,000 to the Dunbar High School Parent Teacher to assist with funding for school activities and the purchase of classroom equipment.

23. Prior to the issuance of a building permit for the PUD, the Applicant shall donate equipment and uniforms valued at approximately \$10,000 to support programming at the RH Terrell Recreation Center.

24. Prior to the issuance of a building permit for the PUD, the Applicant shall donate \$15,000 to support programming at the Northwest One Library.

Thank you for your consideration. We look forward to making a full presentation on the application at the public hearing scheduled for February 11, 2016.

Very truly yours,

HOLLAND & KNIGHT

By: *Leila Batties*
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Attachments

cc: Ms. Jennifer Steingasser, D.C. Office of Planning (w/ attachments; via email and hand delivery)
Mr. Joel Lawson, D.C. Office of Planning (w/ attachments; via email and hand delivery)
Ms. Maxine Brown-Roberts, D.C. Office of Planning (w/ attachments; via email and hand delivery)
Mr. Jonathan Rogers, District Department of Transportation (w/ attachments; via email and hand delivery)
Advisory Neighborhood Commission 6E c/o Commissioner Marge Maceda, Chair (w/ attachments; via U.S. Mail)
Commissioner Antonio Barnes, Single Member District Representative, ANC 6E-06 (w/ attachments; via U.S. Mail)