

# Advisory Neighborhood Commission 6E

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SMD 6E01- Alexander Padro

SMD 6E04- Rachelle Nigro

MD 6E02- Kevin Chapple

SMD6E05- Marge Maceda

SMD 6E03- S Frank Wiggins

SMD6E06- Alfreda Judd

SMD 6E 07- Antonio Barnes

December 1, 2015

Anthony Hood  
Chairperson  
Zoning Commission for  
The District of Columbia  
441 4<sup>th</sup> Street, N.W.  
Suite 210S  
Washington, D.C. 20001

Dear Chairperson Hood:

**Regarding ZC Case No. 15-20, Application of Sursum Corda Cooperative Association, Inc. (Square 620, Lots 248-250 and 893-895):**

Advisory Neighborhood Commission 6E conducted a public meeting on Tuesday, December 1, 2015, at the Watha T. Daniel/Shaw Library, 1630 7<sup>th</sup> Street, NW, to consider the above application.

At the Commission's meeting, duly noticed and with this case listed in the notice, with a quorum present (four out of seven Commissioners required to be in attendance to achieve a quorum), ANC 6E voted (7 in favor, 0 opposed, and 0 abstentions) to support the application for a first stage PUD and related map amendment by Sursum Corda Cooperative Association, Inc., in order to facilitate the redevelopment of approximately 6.7 acres bounded by M, First and L Streets and First Place, NW.

The Application was considered by the ANC 6E Planning and Zoning Committee on November 23. At that meeting, the Committee voted unanimously to recommend to the full ANC approval of the Application. The Applicant also presented the application to the full ANC at the regularly scheduled meetings on September 1 and October 6.

In considering this case, and as a result of questioning of the applicant's representatives present at said meeting, the Commission determined the following:

ZONING COMMISSION  
District of Columbia  
CASE NO.15-20  
EXHIBIT NO.28C

- 1) The Property is located in Single Member District 6E-06; it consists of approximately 6.7 acres that is primarily the property and buildings owned by Sursum Corda Cooperative Association, Inc.
- 2) Sursum Corda Cooperative Association, Inc. has applied for a first stage PUD application and related map amendment from R-4 to C-3-C.
- 3) The first stage PUD application depicts the redevelopment of the Property with approximately 1,279,845 square feet of residential use, generating approximately 1,142 dwelling units, and approximately 49,420 square feet of non-residential uses. The proposed development has an overall FAR of 4.63 and building heights ranging from 65.75 feet to 110 feet.
- 4) As required under the Mid City East Small Area Plan, the redeveloped site will include 199 affordable units, the blended average of these households will not exceed 60% of the area median income.
- 5) The PUD will reserve 138 units in the first phase of the development to accommodate the return of all of the families currently residing at the Sursum Corda property.
- 6) The building heights, density, massing and site layout proposed in the first stage PUD application are appropriate for the Property.
- 7) The applicant engaged the DC Housing Authority and the U.S. Department of Housing and Urban Development (“HUD”) obtained relevant information about the relocation and HUD voucher conversion processes, as suggested by the ANC and Sursum Corda households.

For the reasons listed above, Advisory Neighborhood Commission 6E recommends that the District of Columbia Zoning Commission accord ANC 6E’s recommendation the Great Weight provided for in the ANC statute and grant this application.

Please note that the applicant has been encouraged to meet with the single member district representative for the Property to discuss the PUD benefits and amenities, for consideration by the ANC at an upcoming meeting.

Sincerely,



Marge Maceda  
Chair  
ANC 6E