

Sursum Corda

1112 First Terrace, NW, Washington, DC 20003

Stage 1 PUD and Map Amendment
Zoning Commission Public Hearing
February 11, 2016



Applicant:

Sursum Corda Cooperative Association, Inc.
1112 First Terrace, NW, Washington, DC 20003

Development Partner:

Winn Development Company, L.P.
Six Faneuil Hall Market Place, Boston, MA 02109

Land Use Counsel:

Holland + Knight, LLP
800 17th Street, NW, Suite 1100, Washington, DC 20006

Architects:

Boggs & Partners Architects
410 Severn Avenue, Suite 406, Annapolis, MD 21403

WDG Architecture, PLLC

1025 Connecticut Avenue, Washington, DC 20036

Civil:

Bohler DC
1301 Pennsylvania Ave., NW, Ste 825, Washington, DC
20004

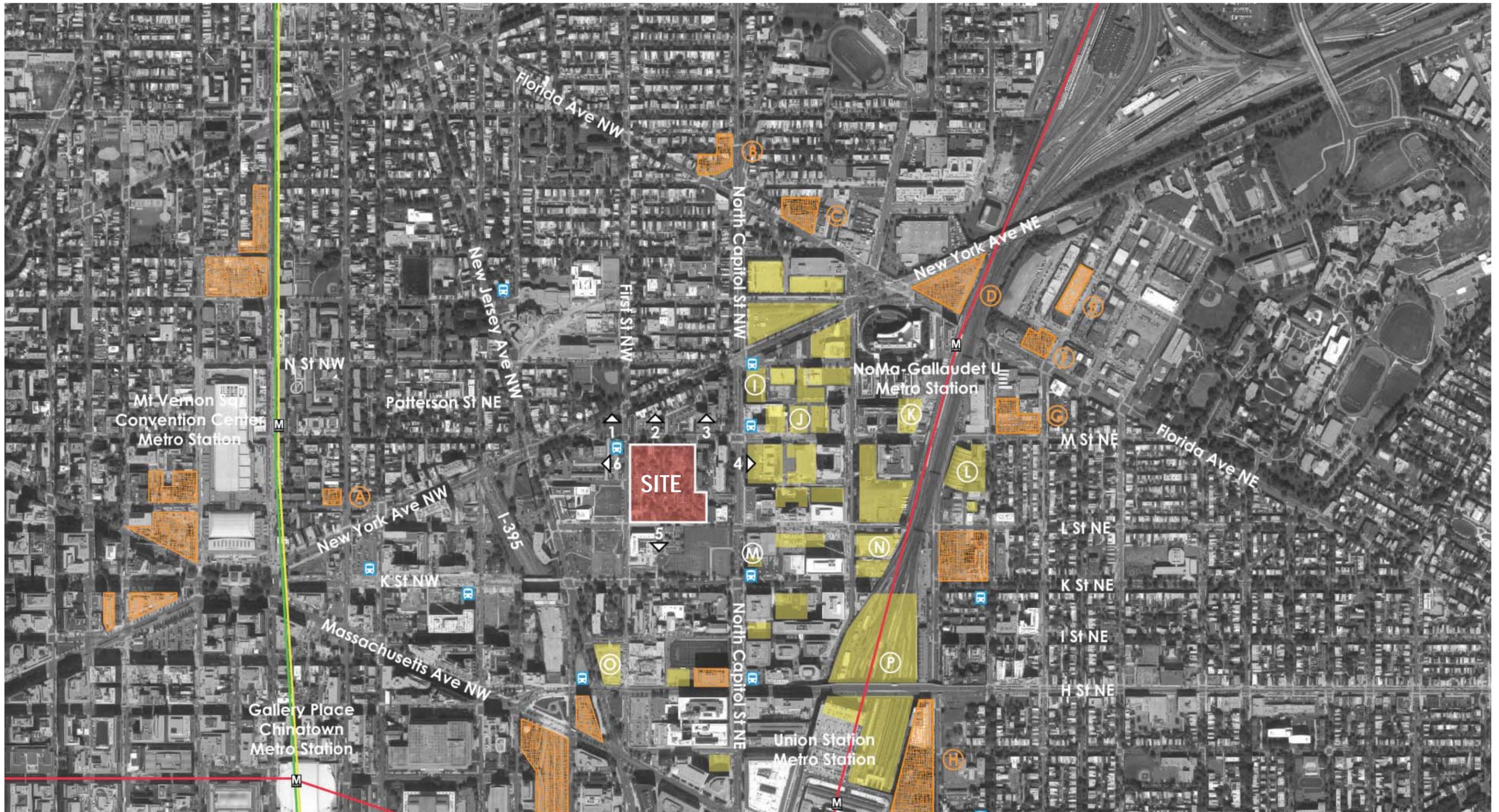
Landscape:

Parker Rodriguez
101 N. Union St., Suite 320, Alexandria, VA 22314

Traffic Consultant:

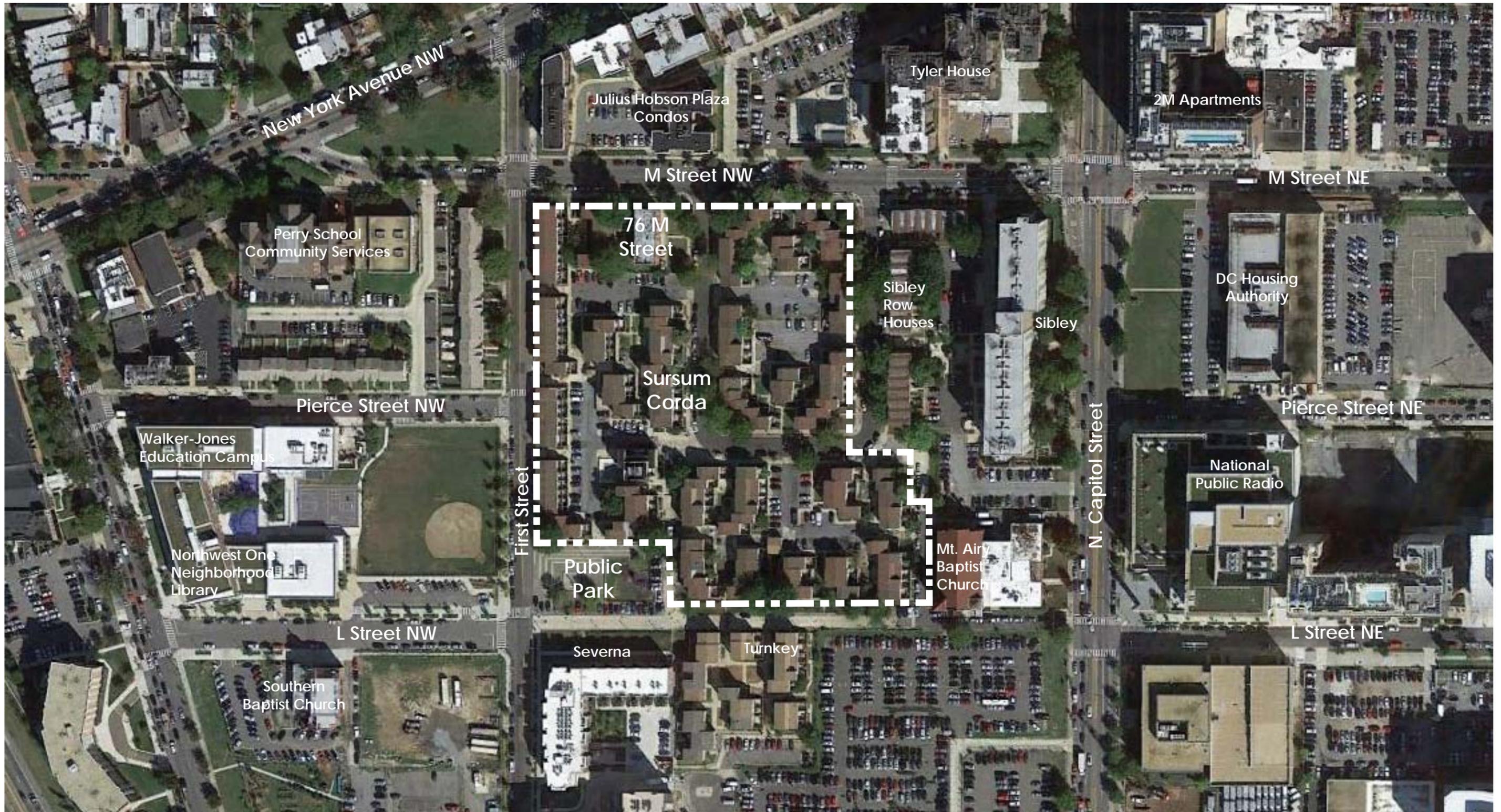
Grove Slade
1140 Conn. Ave., NW, Ste 600, Washington, DC 20036

Architecture



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

A-1 Site Location Plan





1 | View Northwest from proposed site



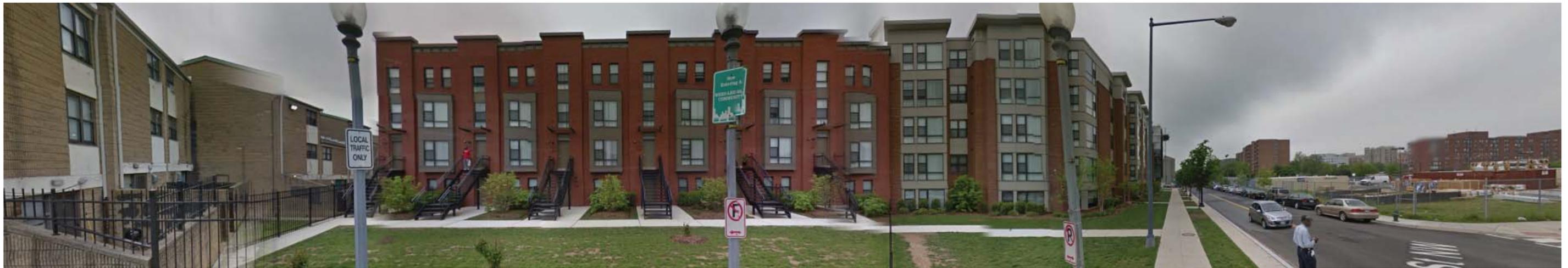
2 | View North from proposed site



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

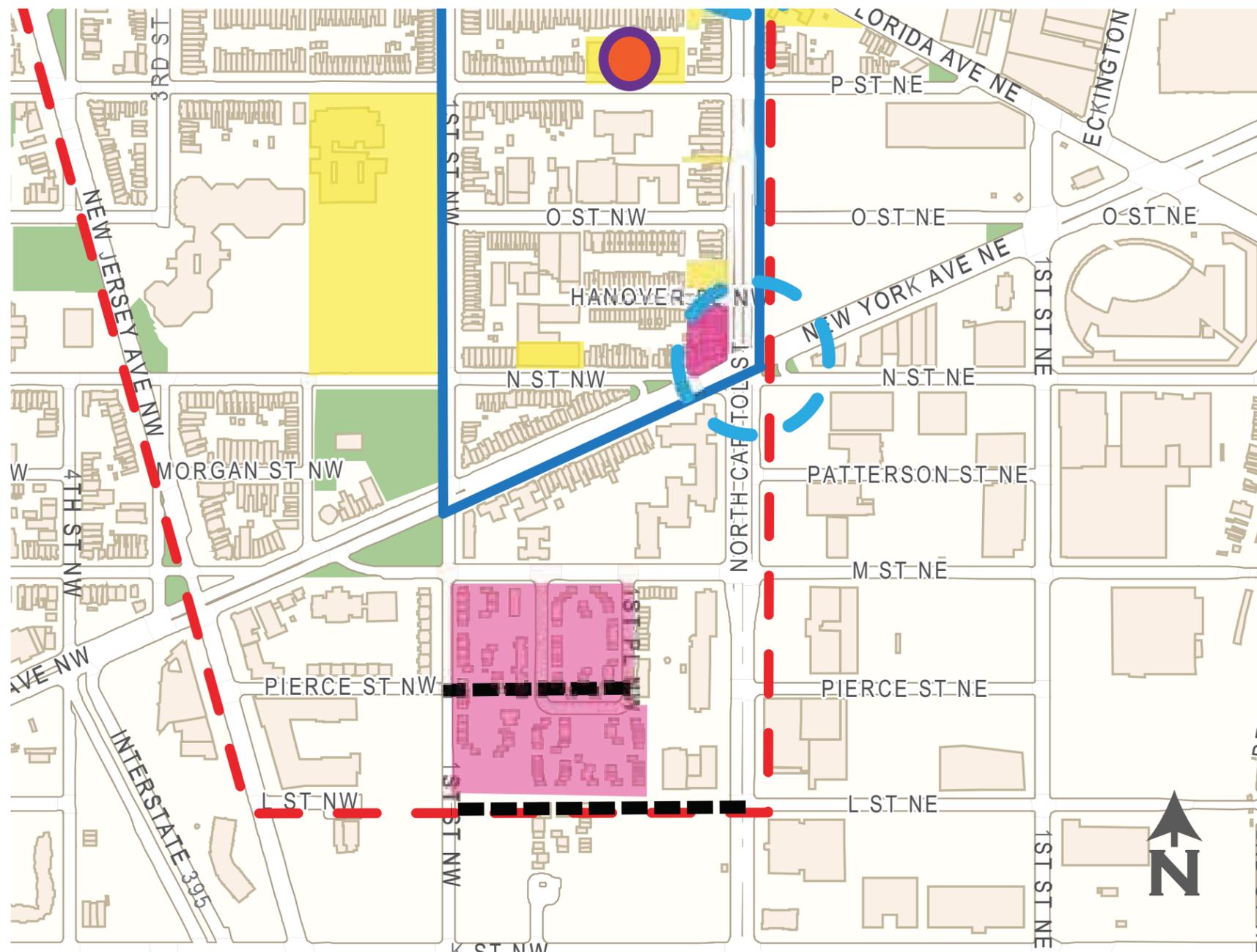


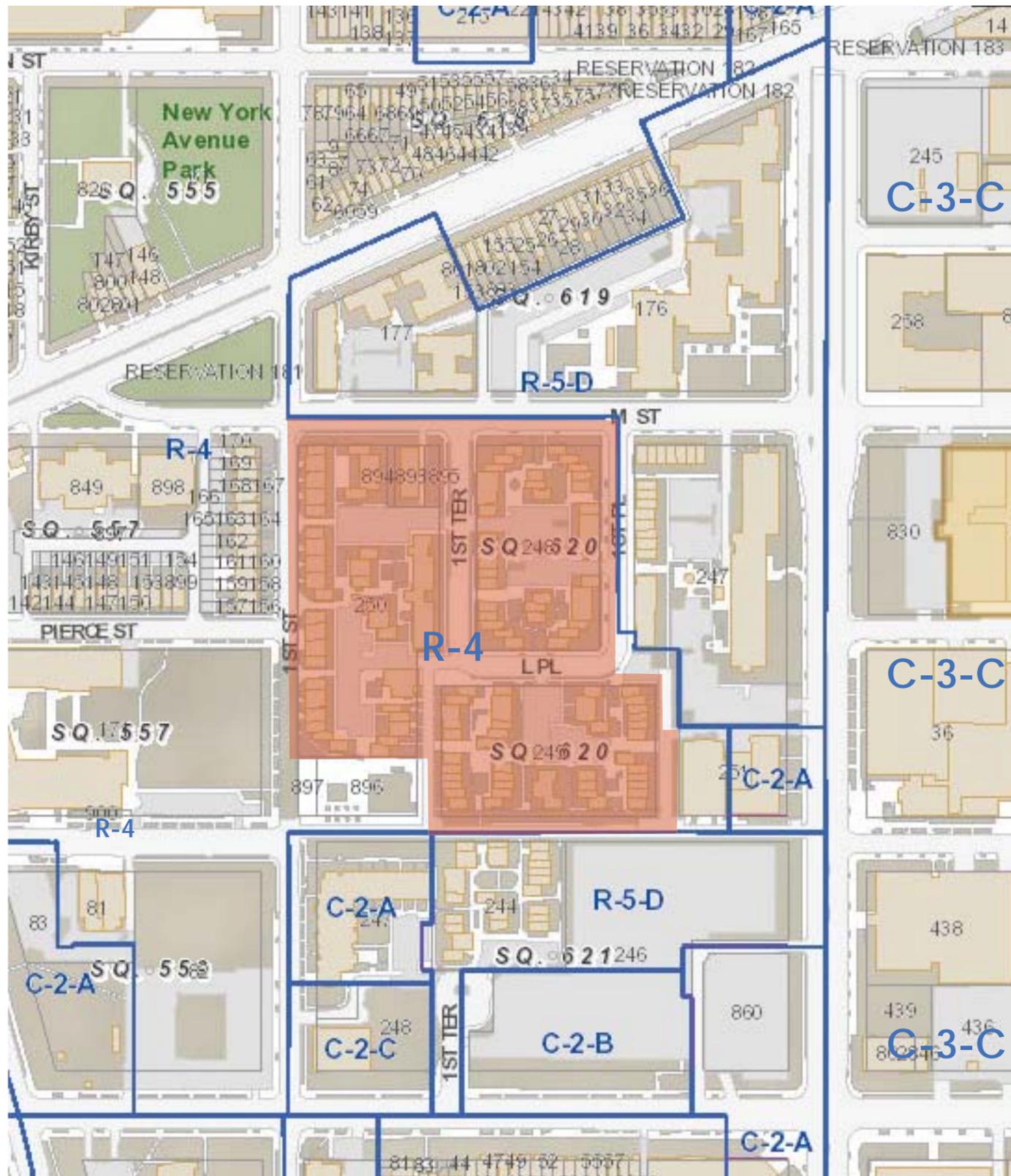
Fig. 4.12 Sursum Corda Revitalization Opportunity Map



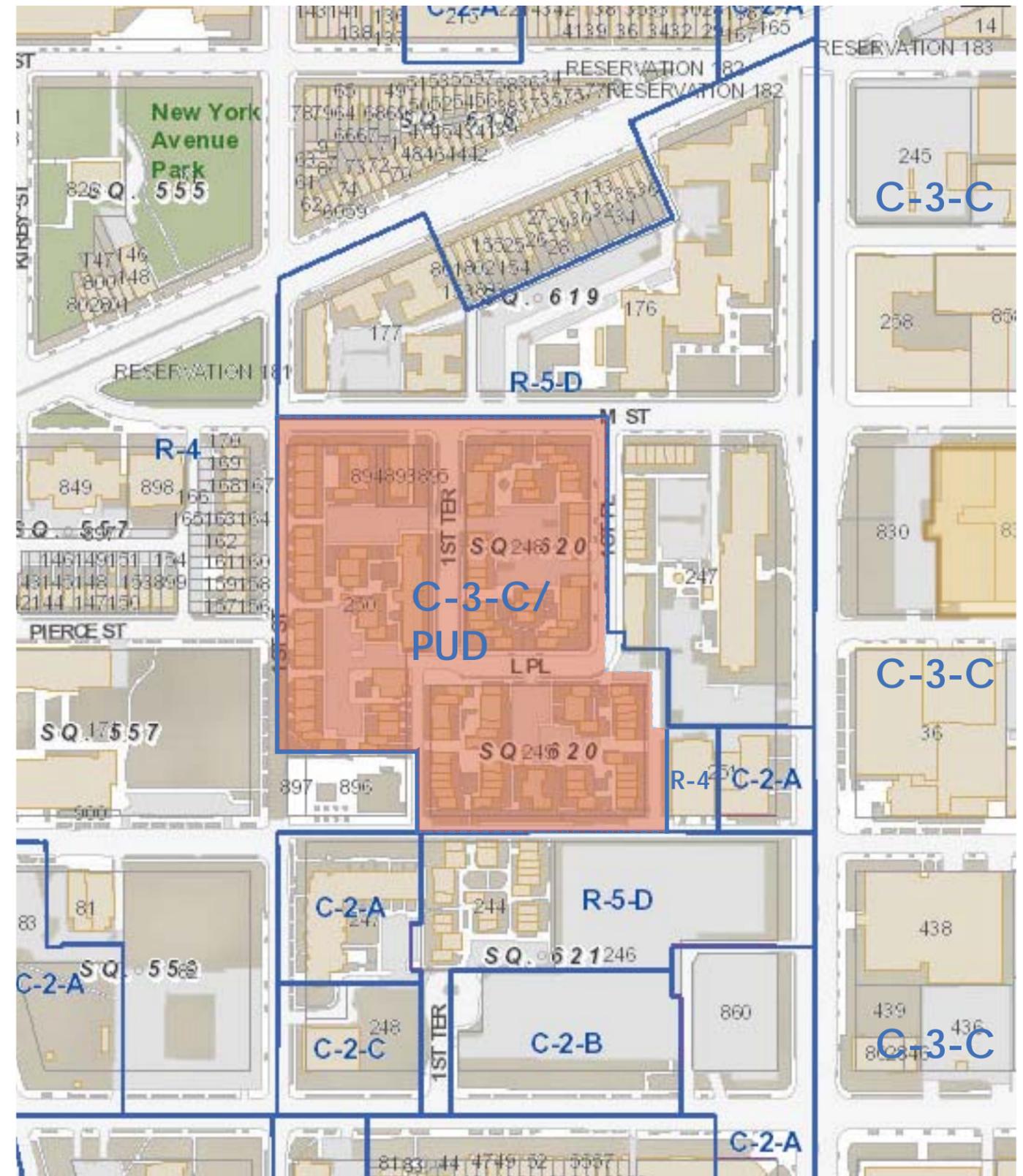
neighborhoods can promote the sites and establish a historic context for the neighborhood. **Fig. 4.11** shows existing and potential historic landmarks.

COMMERCIAL REVITALIZATION, REDEVELOPMENT

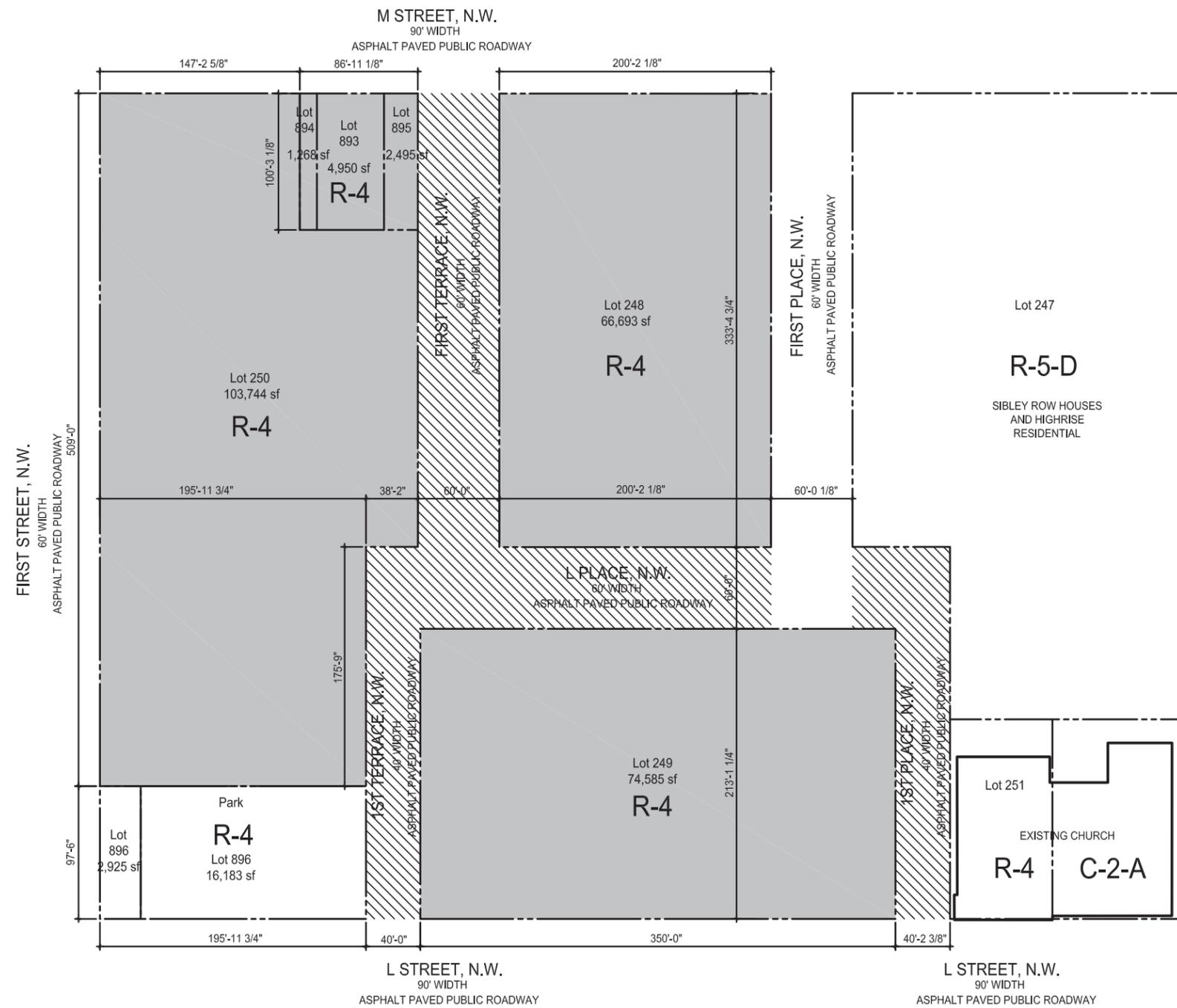
- Change the future land use designation of Sursum Corda from moderate density residential to high density residential and medium density commercial. Development under the new land use designation should be achieved through a Planned Unit Development and encourage the development of a mixed-income neighborhood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



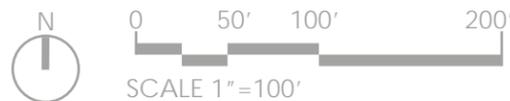
Existing Zoning



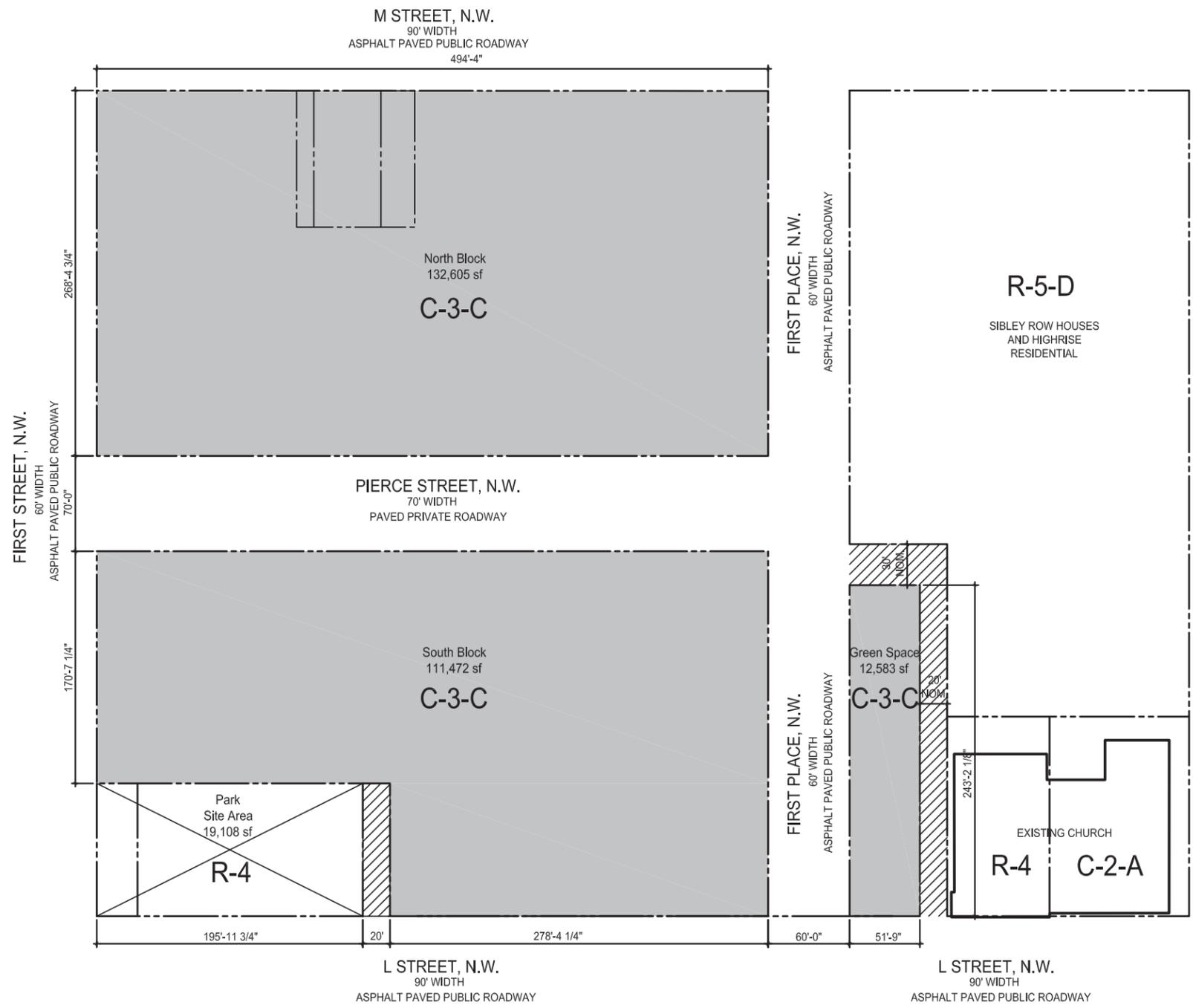
Proposed Zoning



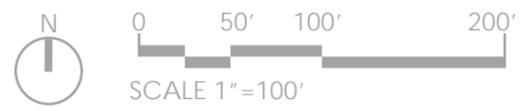
| LEGEND | |
|----------------------------------|---|
| | Area of Site |
| | Area of closed streets |
| SITE AREA TABULATIONS | |
| Lot 250 | 103,744 sf |
| Lot 248 | 66,693 sf |
| Lot 249 | 74,585 sf |
| Lot 893 | 4,950 sf |
| Lot 894 | 1,268 sf |
| Lot 895 | 2,495 sf |
| Total | 253,735 sf (5.825 acres) |
| 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) |



A-7 Existing Site Areas & Zoning

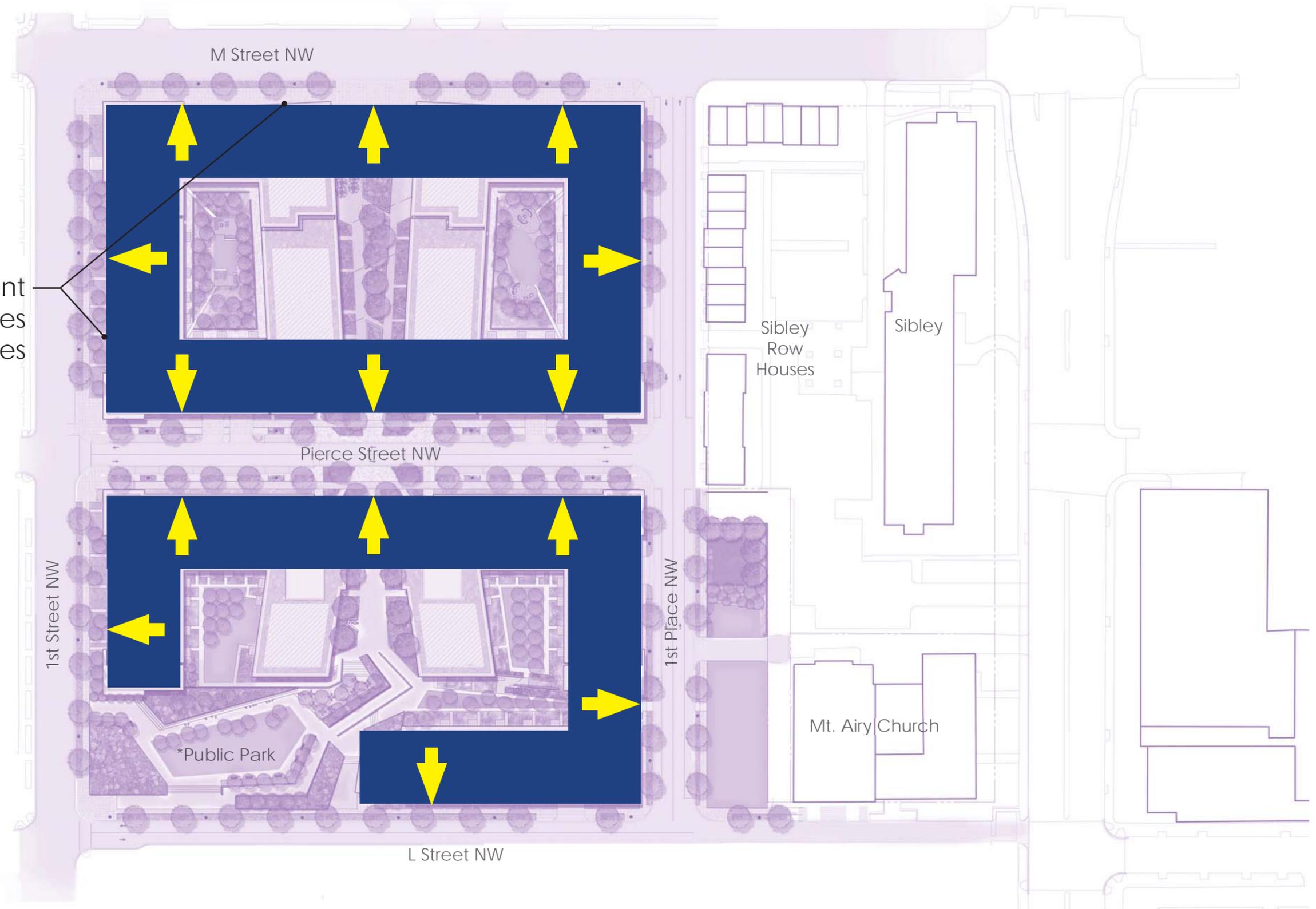


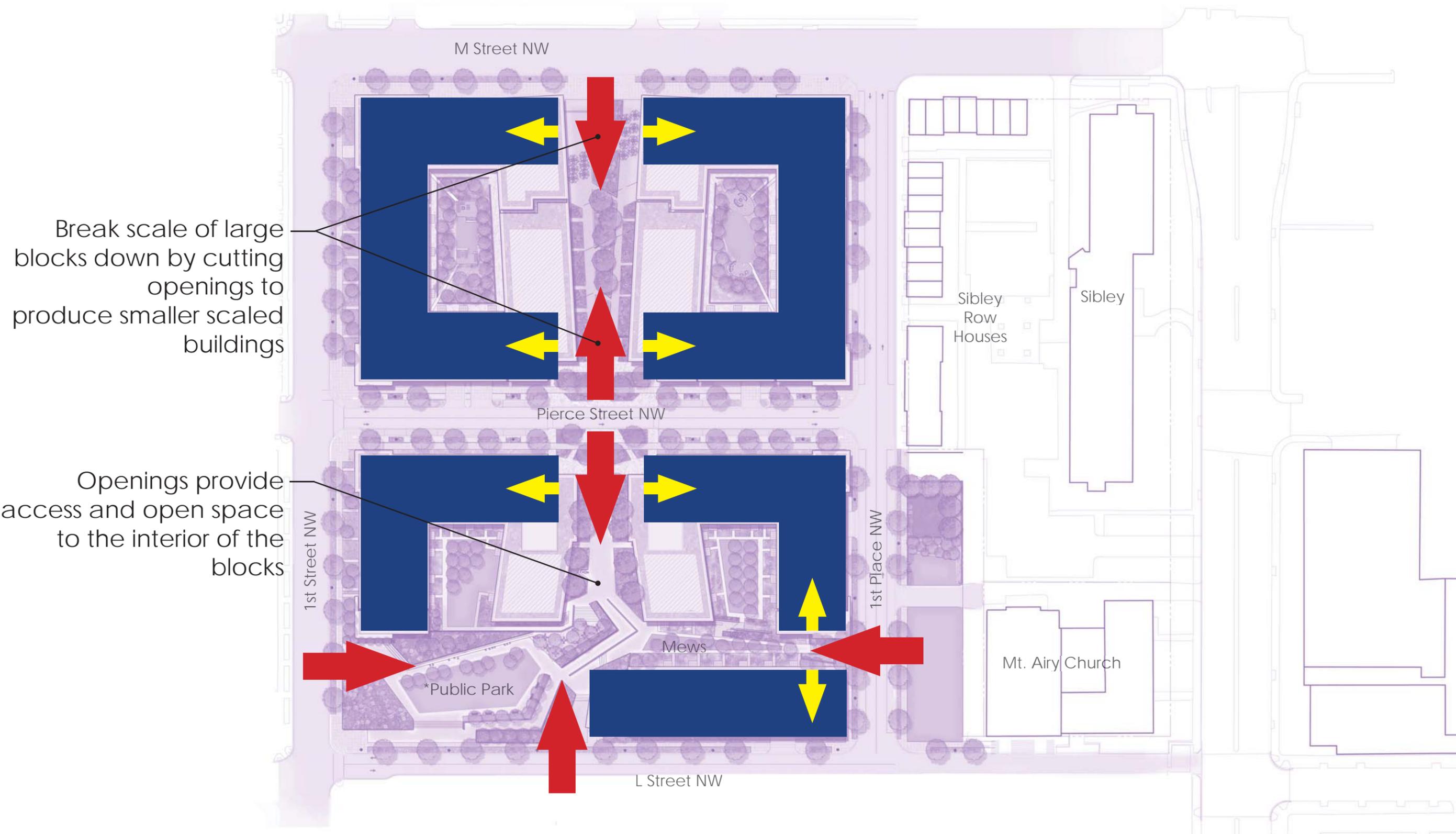
| LEGEND | |
|--|--|
| | Area of Site |
| | Area of Vacated ROW Reverts to Adjacent Property (1/2 ROW width) |
| SITE AREA TABULATIONS (excluding Pierce St as shown) | |
| North Block | 132,605 sf |
| South Block | 111,472 sf |
| Green Space | 12,583 sf |
| Total | 256,660 sf (5.8921 acres) |
| Allowable 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 |



A-8 Proposed Site Areas & Zoning

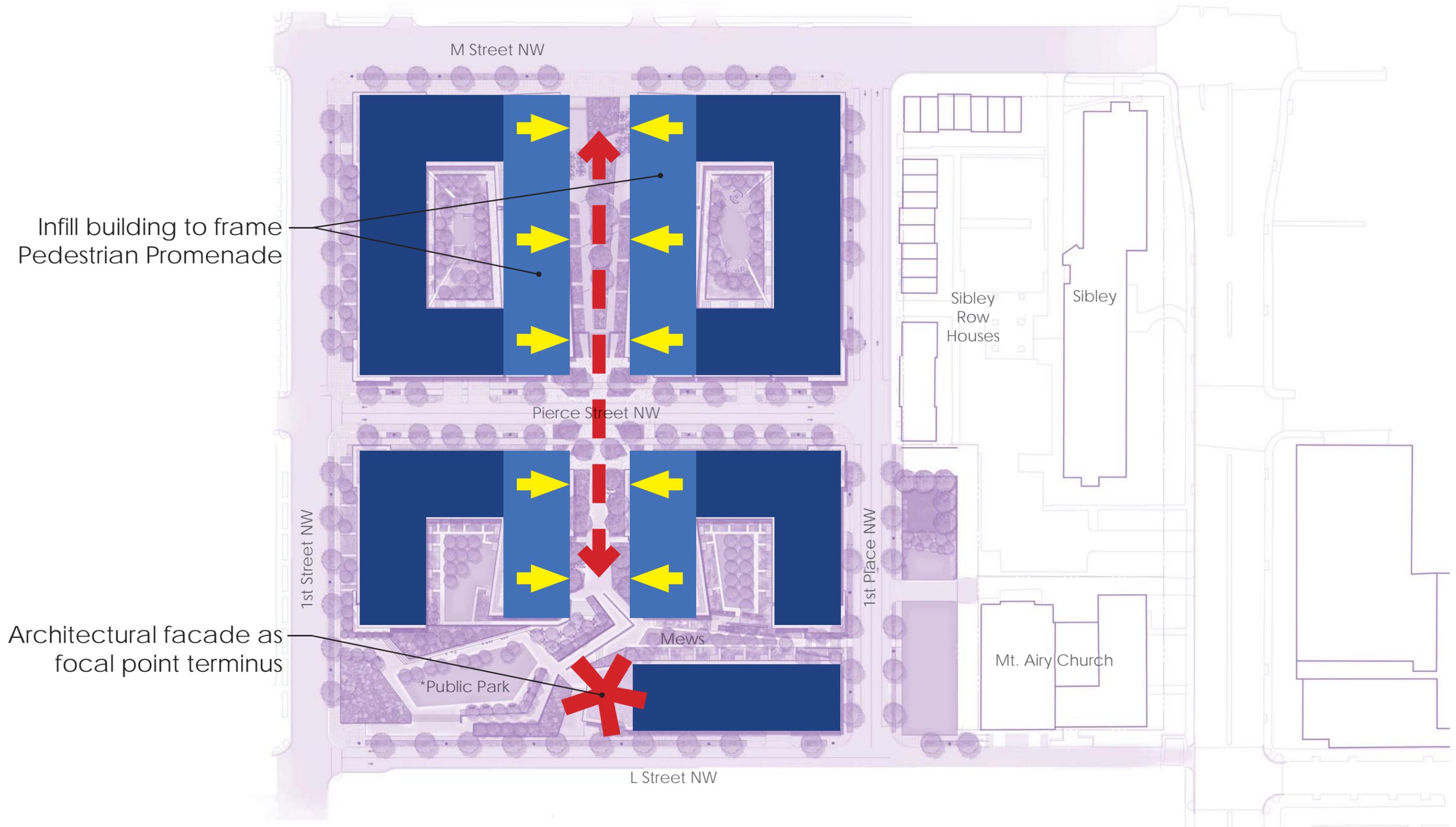
Building Placement defines and reinforces the Street Edges

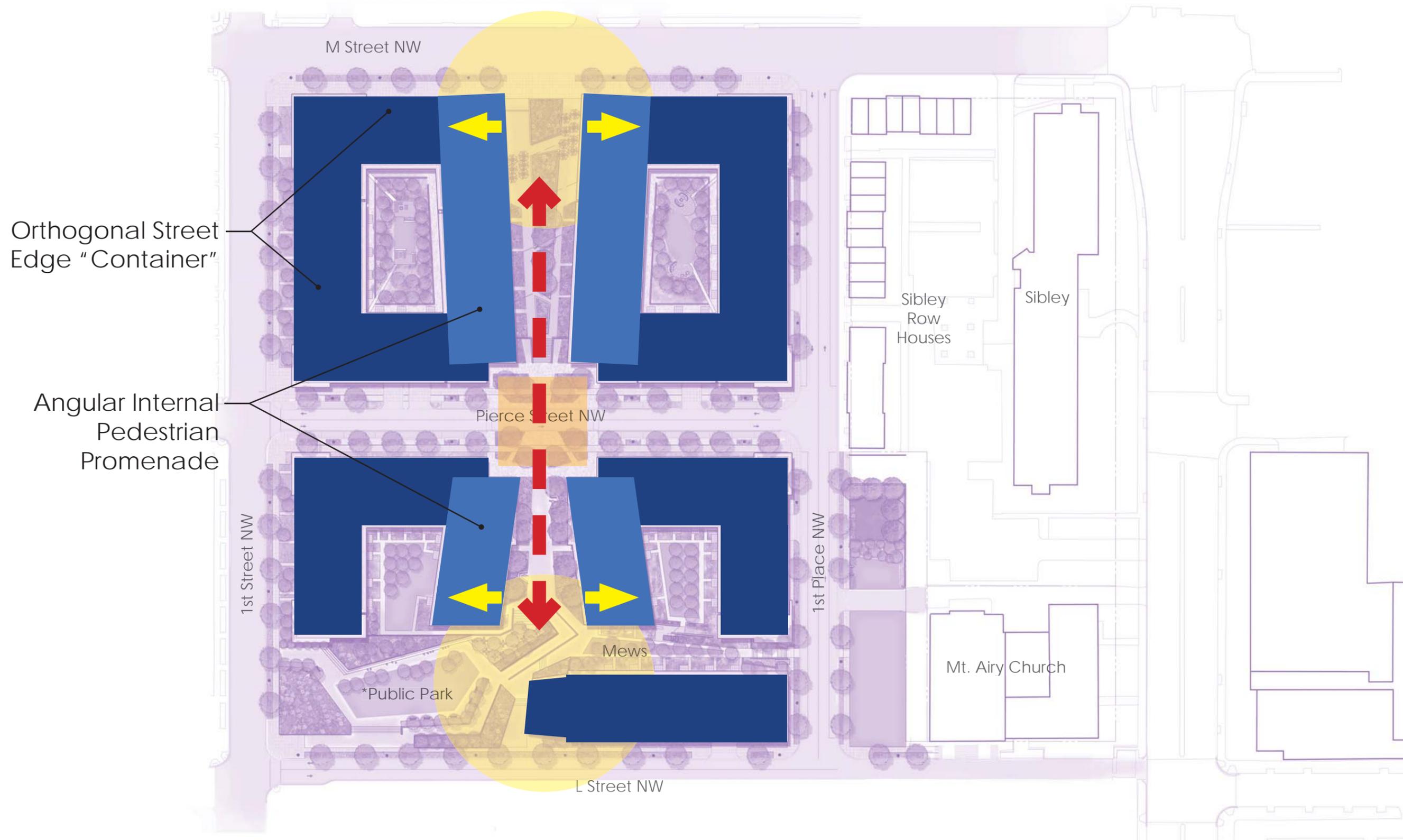


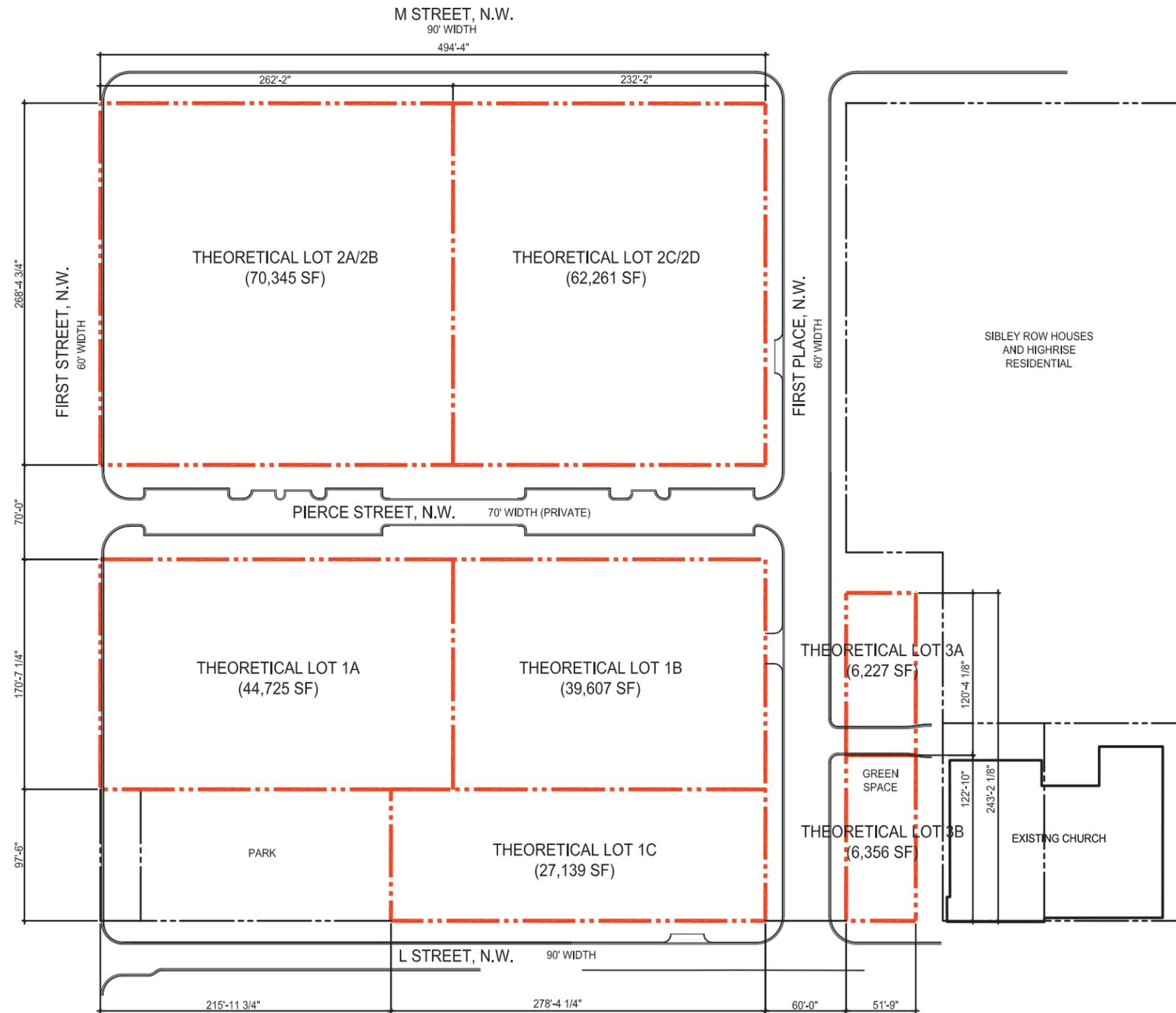


Break scale of large blocks down by cutting openings to produce smaller scaled buildings

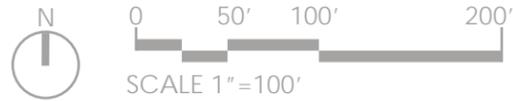
Openings provide access and open space to the interior of the blocks

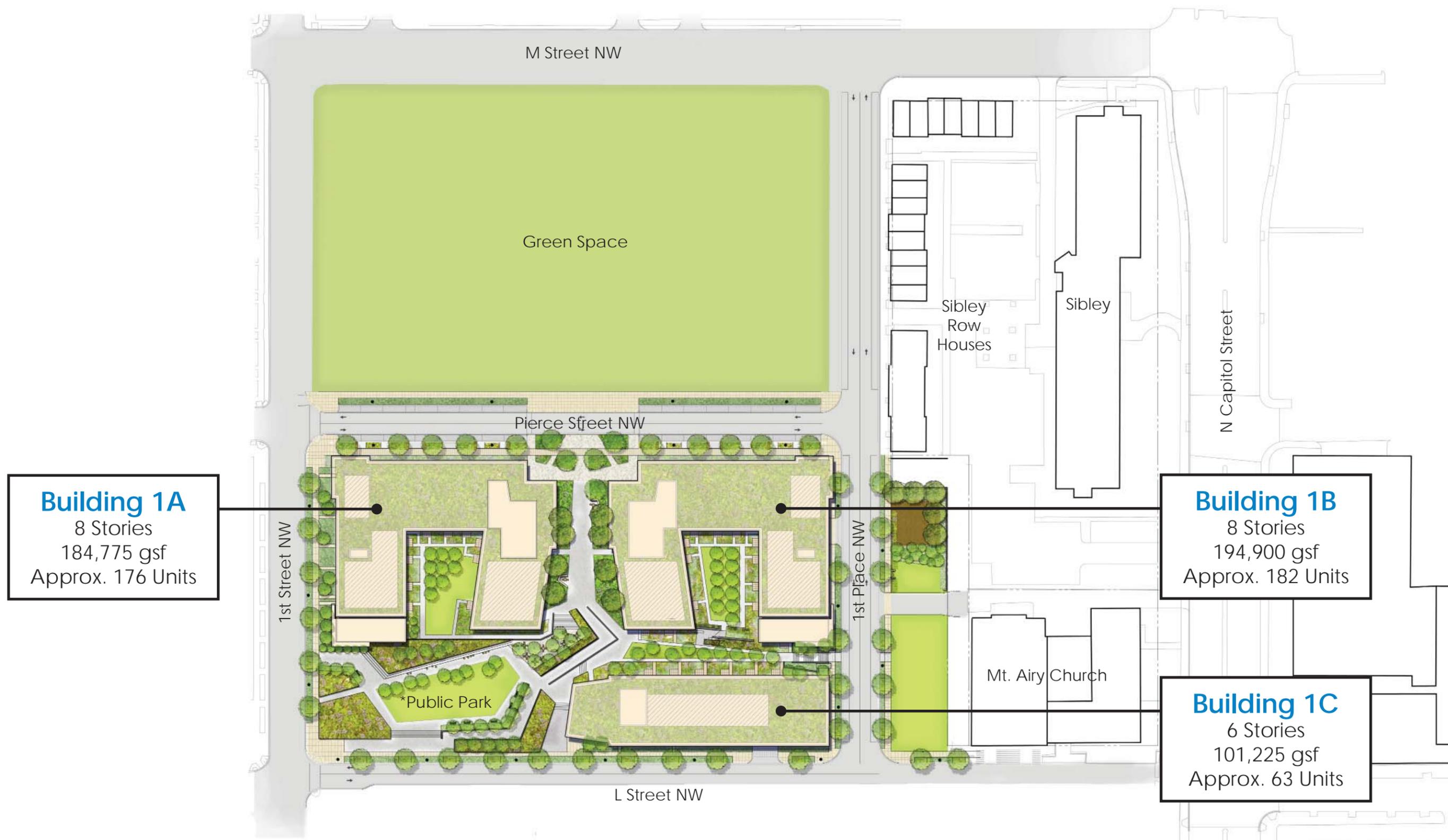






| PROPOSED THEORETICAL LOTS | |
|---------------------------|----------------|
| LOT 1 | 44,725 |
| LOT 1B | 39,607 |
| LOT 1C | 27,139 |
| LOT2A/2B | 70,345 |
| LOT 2C/2D | 62,261 |
| LOT 3A | 6,227 |
| LOT 3B | 6,356 |
| TOTAL | 256,660 |





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.



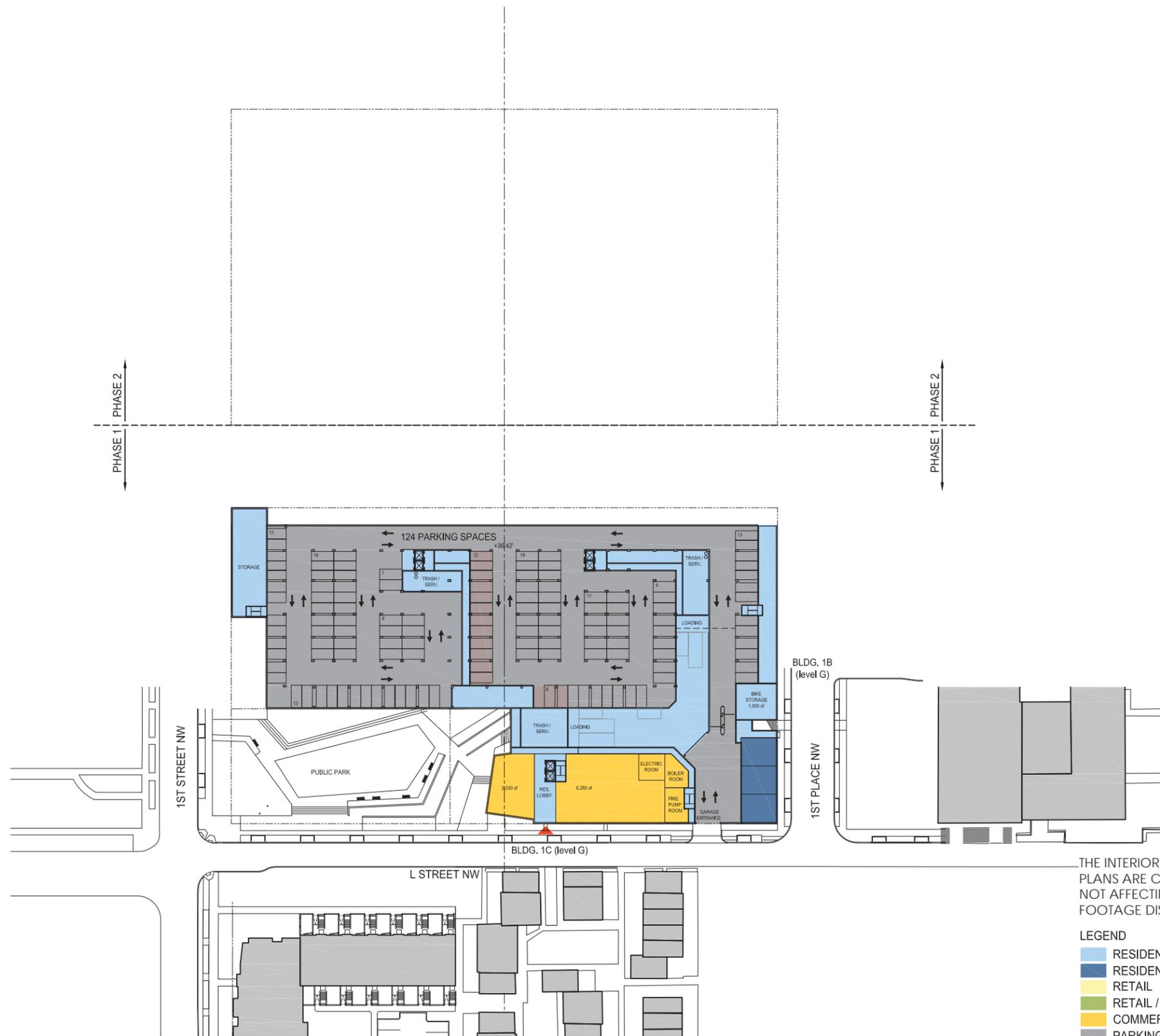
Building 2A/2B
 6-11 Stories
 414,640 gsf
 Approx. 339 Units

Building 2C/2D
 6-10 Stories
 451,725 gsf
 Approx. 373 Units



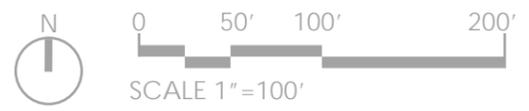
*REFER TO NOTES ON LANDSCAPE DRAWINGS REGARDING THE PUBLIC PARK.

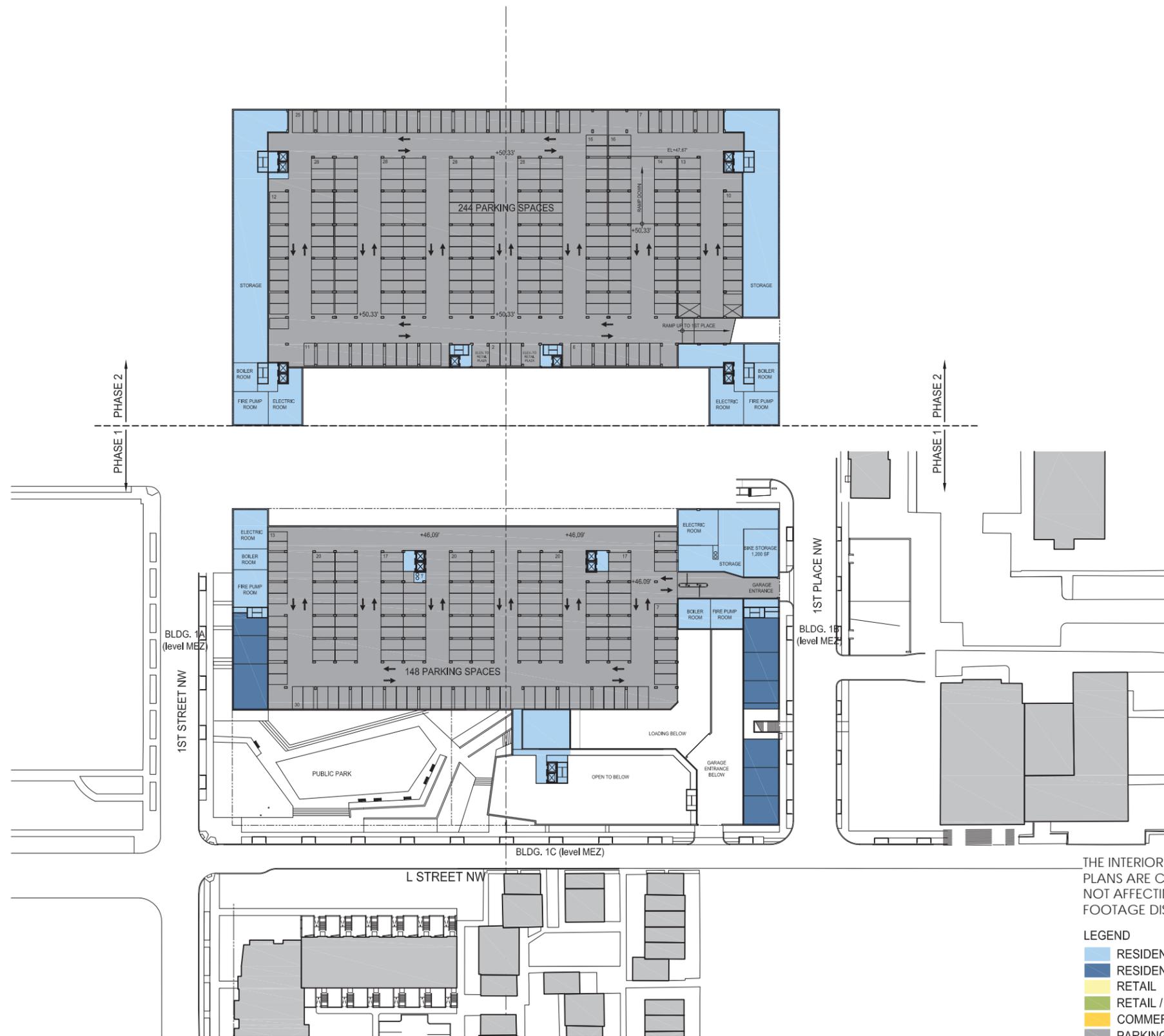




THE INTERIOR LAYOUTS AS SHOWN ON THE BUILDING PLANS ARE CONCEPTUAL. CHANGES TO THE LAYOUTS, NOT AFFECTING THE EXTERIOR ENVELOPE OR THE SQUARE FOOTAGE DISTRIBUTION MAY OCCUR.

- 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.

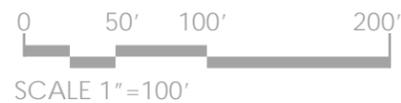




THE INTERIOR LAYOUTS AS SHOWN ON THE BUILDING PLANS ARE CONCEPTUAL. CHANGES TO THE LAYOUTS, NOT AFFECTING THE EXTERIOR ENVELOPE OR THE SQUARE FOOTAGE DISTRIBUTION MAY OCCUR.

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



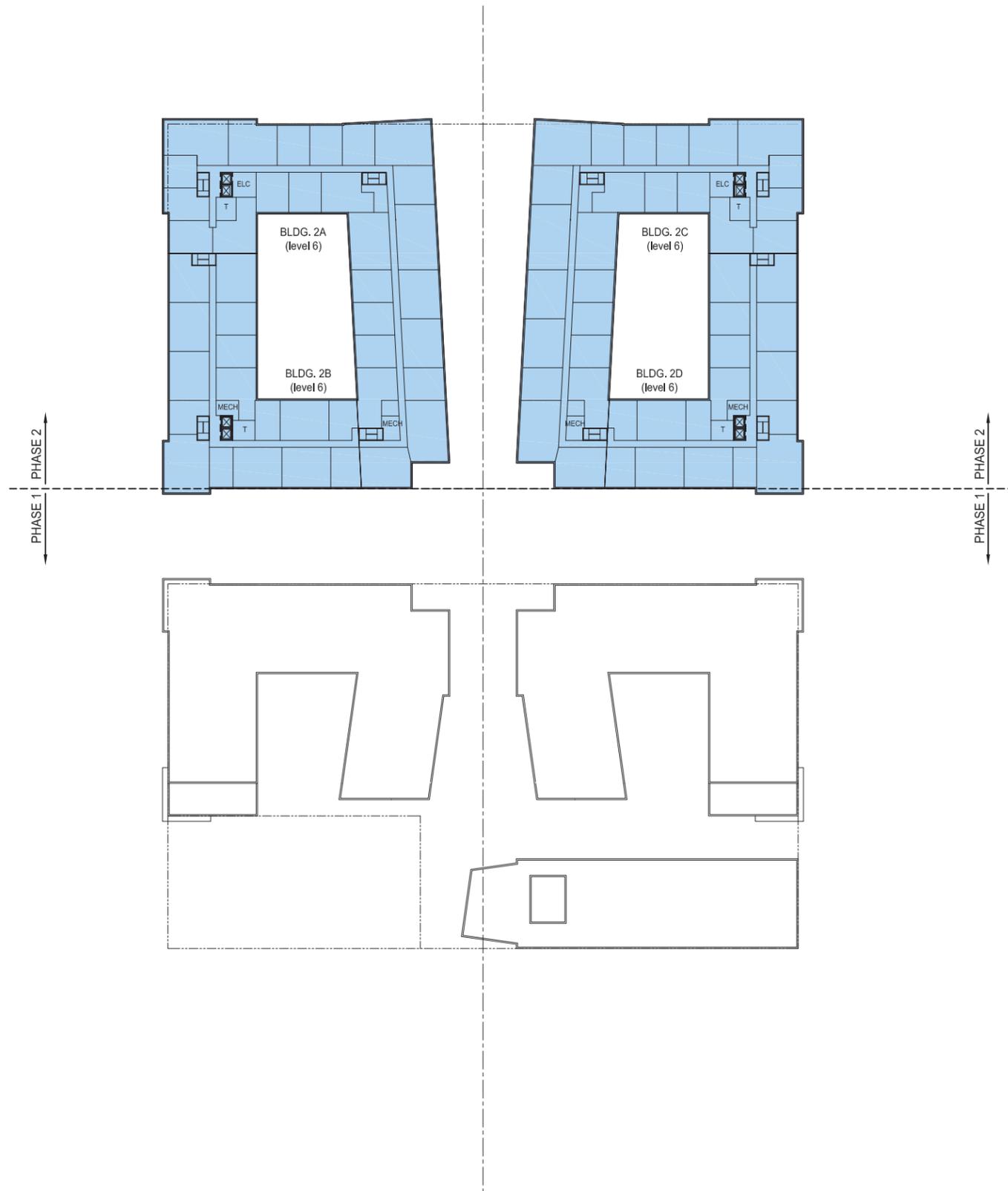


THE INTERIOR LAYOUTS AS SHOWN ON THE BUILDING PLANS ARE CONCEPTUAL. CHANGES TO THE LAYOUTS, NOT AFFECTING THE EXTERIOR ENVELOPE OR THE SQUARE FOOTAGE DISTRIBUTION MAY OCCUR.

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

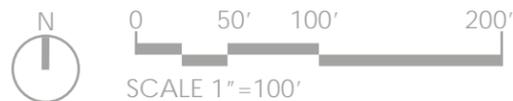




THE INTERIOR LAYOUTS AS SHOWN ON THE BUILDING PLANS ARE CONCEPTUAL. CHANGES TO THE LAYOUTS, NOT AFFECTING THE EXTERIOR ENVELOPE OR THE SQUARE FOOTAGE DISTRIBUTION MAY OCCUR.

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

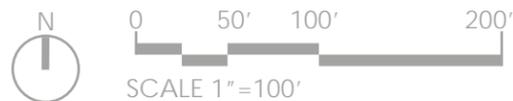




THE INTERIOR LAYOUTS AS SHOWN ON THE BUILDING PLANS ARE CONCEPTUAL. CHANGES TO THE LAYOUTS, NOT AFFECTING THE EXTERIOR ENVELOPE OR THE SQUARE FOOTAGE DISTRIBUTION MAY OCCUR.

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

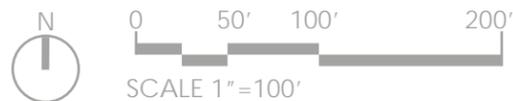


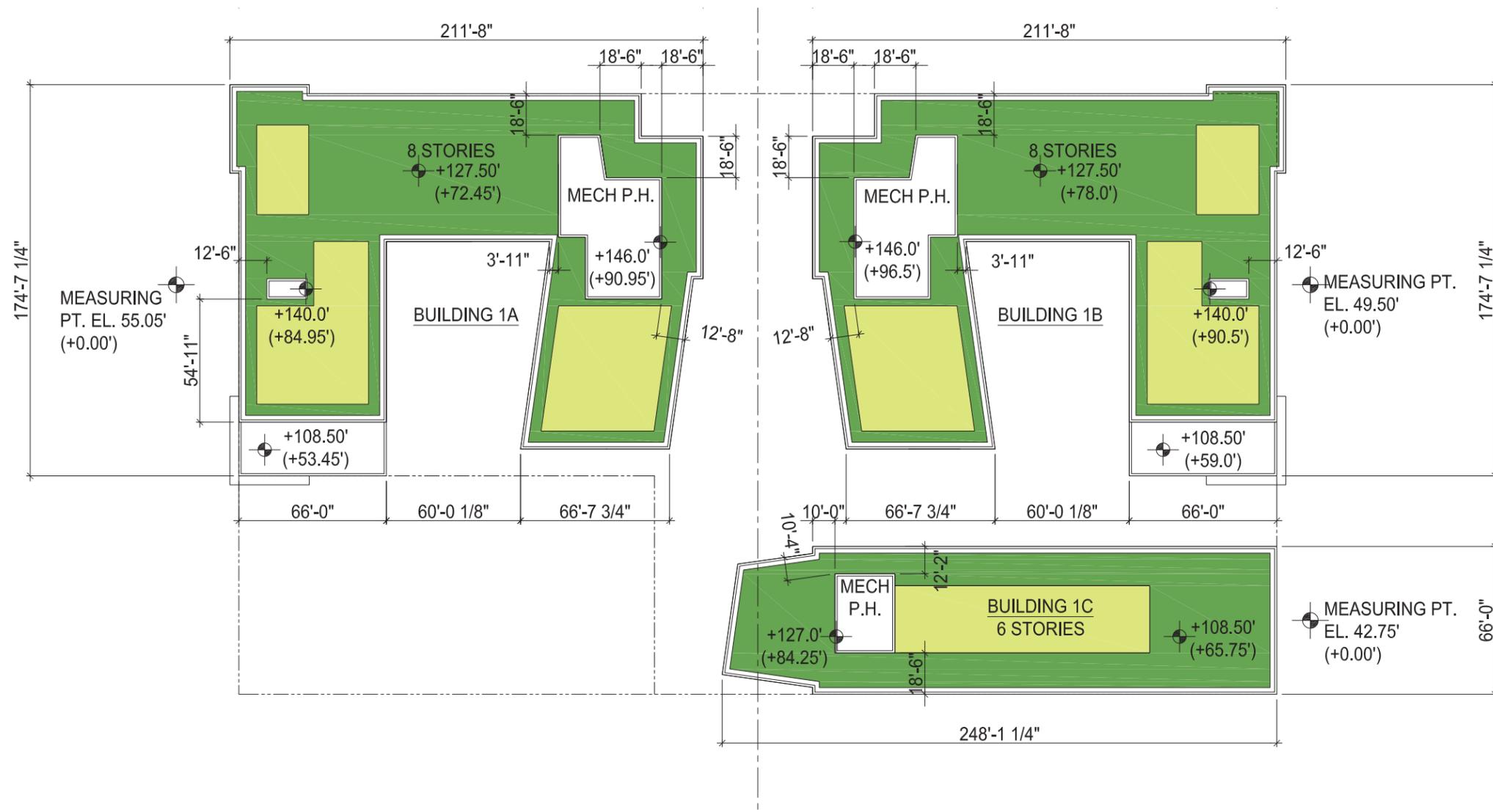


THE INTERIOR LAYOUTS AS SHOWN ON THE BUILDING PLANS ARE CONCEPTUAL. CHANGES TO THE LAYOUTS, NOT AFFECTING THE EXTERIOR ENVELOPE OR THE SQUARE FOOTAGE DISTRIBUTION MAY OCCUR.

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

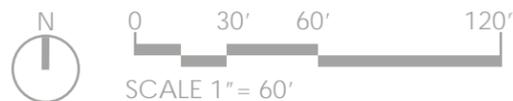


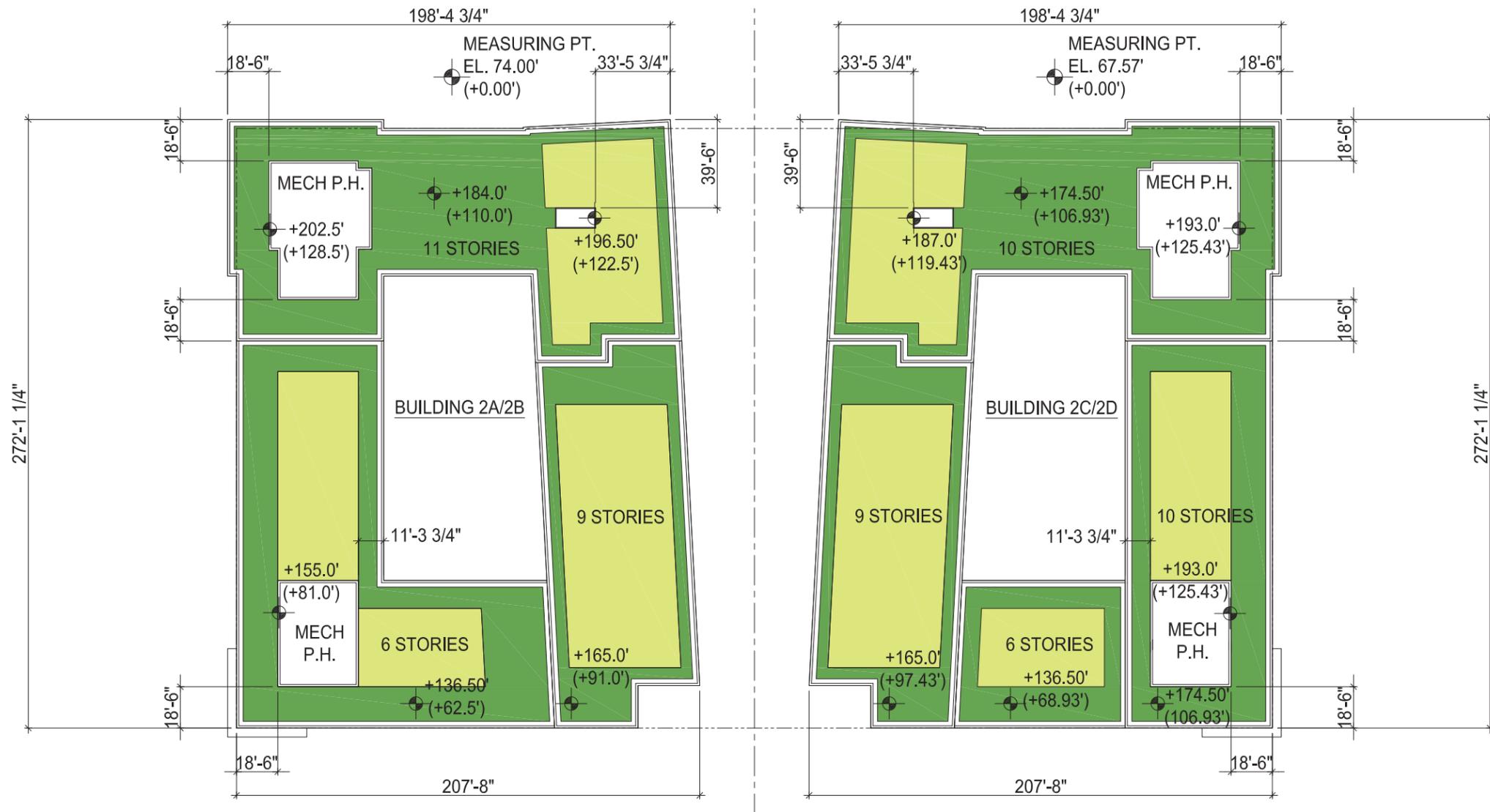


NOTE: ROOF PLAN IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. MECHANICAL AND BUILDING DESIGN MAY AFFECT THE AMOUNT OF GREEN ROOF THAT IS ACHIEVABLE.

LEGEND

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

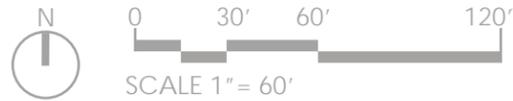




NOTE: ROOF PLAN IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. MECHANICAL AND BUILDING DESIGN MAY AFFECT THE AMOUNT OF GREEN ROOF THAT IS ACHIEVABLE.

LEGEND

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





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.



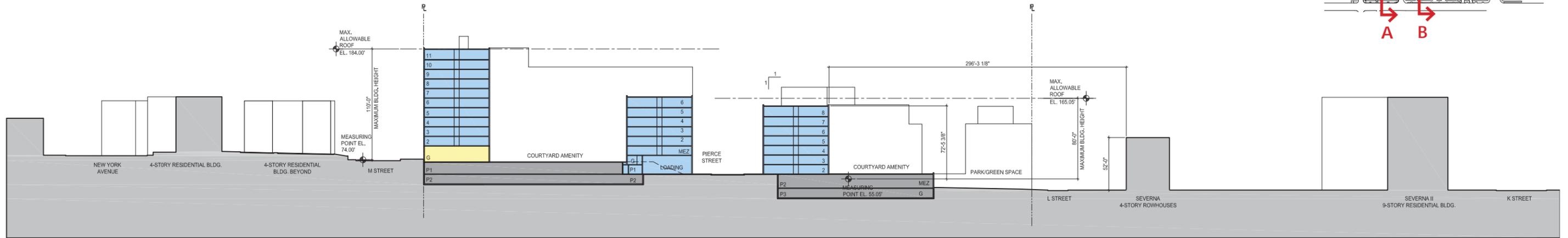
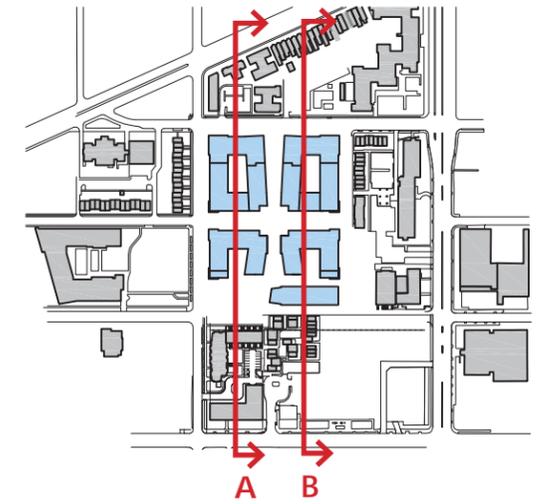
Note: The building massing is shown for illustrative purposes. The design of the buildings will be subject to a future second stage planned unit development design review and approval.



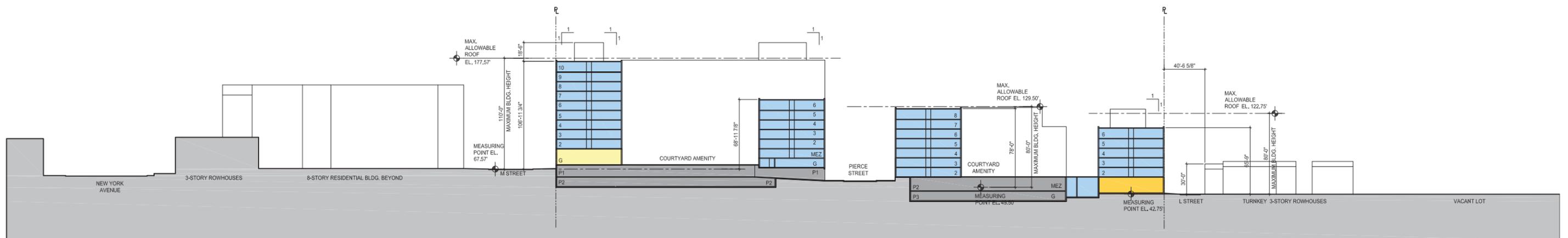
Note: The building massing is shown for illustrative purposes. The design of the buildings will be subject to a future second stage planned unit development design review and approval.



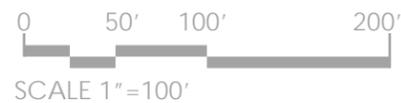
Note: The building massing is shown for illustrative purposes. The design of the buildings will be subject to a future second stage planned unit development design review and approval.



Site Section A

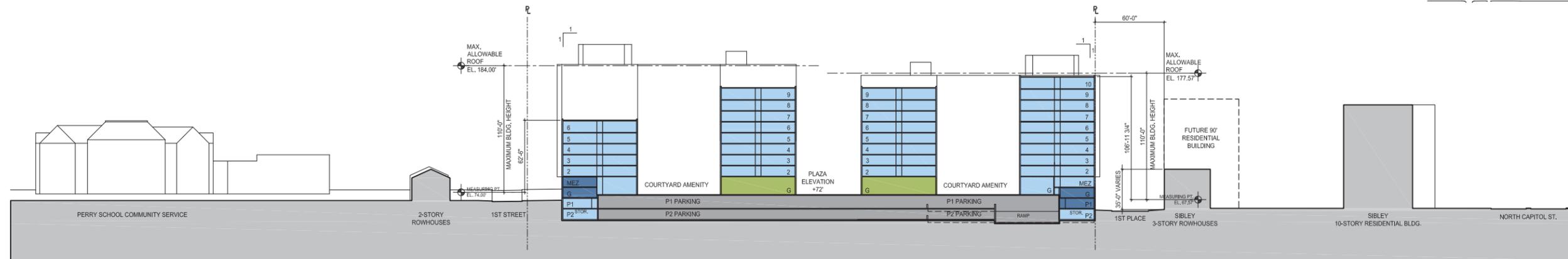
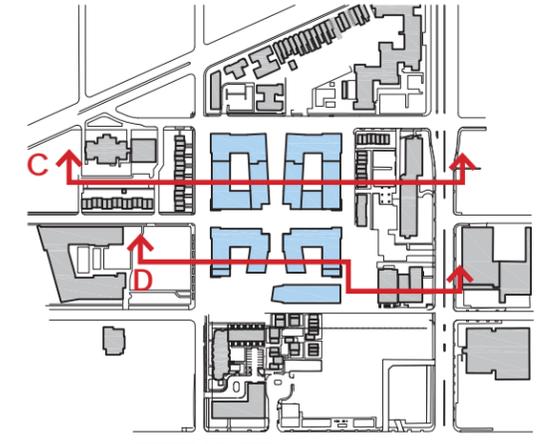


Site Section B

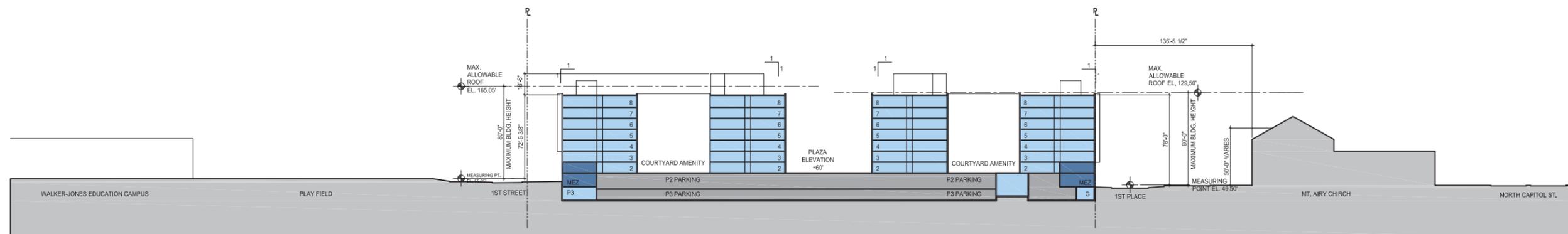


LEGEND

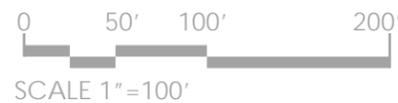
- RESIDENTIAL & COMMON / SERVICE SPACE
- RESIDENTIAL 2-STORY WALK UPS
- RETAIL
- RETAIL / PROFESSIONAL OFFICE
- COMMERCIAL / COMMUNITY / AMENITY
- PARKING - RESIDENTIAL
- PARKING - RETAIL / PROFESSIONAL OFFICE
- PARKING - COMMERCIAL / COMMUNITY / AMENITY



Site Section C



Site Section D



**Alternate Development Plan
without 76 M Street, NW**

76 M Street
Existing 4 Stories
14 Units

Building 2A/2B
6-11 Stories
331,656 gsf
Approx. 280 Units

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

Building 2C/2D
6-10 Stories
451,725 gsf
Approx. 373 Units

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

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

