



COUNCIL OF THE DISTRICT OF COLUMBIA
THE JOHN A. WILSON BUILDING
1350 PENNSYLVANIA AVENUE, NW
WASHINGTON, D.C. 20004

Charles Allen
Councilmember - Ward 6

Committee Member
Business, Consumer and Regulatory Affairs
Education
Transportation and the Environment

February 10, 2016

Anthony Hood
Chairperson
Zoning Commission for the District of Columbia
441 4th 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):

I am pleased to offer this letter for the record in support of the above-referenced planned unit development ("PUD") application, which provides for the redevelopment of the property owned by the Sursum Corda Cooperative Association ("Sursum Corda") and accommodates the return of all of the current Sursum Corda households upon the completion of the first phase of the PUD.


Sursum Corda seeks a first stage PUD application and related map amendment from R-4 to C-3-C that would facilitate the development of the property with approximately 1,142 new residential units. Of those units, 199 will be affordable units with a blended affordability level of 60% area median income; and up to 136 units will be reserved for the current Sursum Corda households. The PUD has an overall FAR of 4.63 and building heights ranging from 65.75 feet to 110 feet.

The proposed development is consistent with the Mid City East Small Area Plan adopted by the DC Council in 2014. Sursum Corda worked diligently with the Office of Planning, the DC Council, and community stakeholders to amend the Mid City East Small Area Plan to include the subject property and provide for a land use and zoning change on the property that supports additional height and density while ensuring that the redeveloped site is in keeping with the surrounding area and the city's affordable housing goals.

Sursum Corda has continued to engage numerous stakeholders throughout the PUD process and, as a result, has obtained letters of support from Advisory Neighborhood Commission 6E (dated December 1, 2015), Mount Airy Baptist Church (dated July 10, 2015), Southern Baptist Church Praise & Worship Center (dated July 22, 2015), NoMA Business Improvement District (dated July 29, 2015), and the DC Housing Authority (dated June 15, 2015).

I hope the Zoning Commission will consider these factors in its decision.

Sincerely,



Councilmember Charles Allen, Ward 6

ZONING COMMISSION
District of Columbia
CASE NO.15-20
EXHIBIT NO.37