

SURSUM CORDA COOPERATIVE ASSOCIATION, INC.

**APPLICATION TO THE DC ZONING COMMISSION
FOR A FIRST STAGE PLANNED UNIT DEVELOPMENT
AND RELATED MAP AMENDMENT
Square 620, Lots 248 – 250 and 893 - 895**

STATEMENT OF THE APPLICANT

August 17, 2015

Submitted by:

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PREFACE

This statement and the attached documents are submitted to the District of Columbia Zoning Commission in support of an application for the redevelopment of approximately 6.7 acres bounded by M, First and L Streets, NW, west of North Capitol Street, and more particularly described as Square 620, Lots 248, 249, 250, 893, 894 and 895 (the "Property"). With the exception of a small area fronting on M Street, the Property is improved with the Sursum Corda Cooperative. The Property is in the R-4 District, within the boundaries of ANC 6E-06.

Sursum Corda Cooperative Association, Inc. is filing this application with the consent of the other owners of the Property – 76 M Inc., which owns Lot 893, and the District of Columbia, which owns Lots 894 and 895 – and with the support of its development partner, Winn Development Company Limited Partnership (collectively, the "Applicant"). The Applicant seeks first-stage approval of a planned unit development ("PUD") and a related map amendment for the Property from R-4 to C-3-C. The PUD will be developed in two or three phases and will include approximately 1,297,845 square feet of residential use, generating approximately 1,142 dwelling units, and approximately 49,420 square feet of non-residential uses. Parking will be provided for the project as required by the Zoning Regulations; the building heights for the project will range from 62.5 feet to 110 feet; the proposed FAR is 4.63; and the proposed lot occupancy is 100%.

As set forth below, this statement and the attachments meet the filing requirements for a first-stage PUD application under Chapter 24 of the District of Columbia Zoning Regulations.

DEVELOPMENT TEAM

Applicant	Sursum Corda Cooperative Association, Inc. 1112 First Terrace, NW Washington, DC 20003
Development Partner	Winn Development Company, L.P. Six Faneuil Hall Marketplace Boston, MA 02109
Architects	Boggs & Partners Architects 410 Severn Avenue, Suite 406 Annapolis, MD 21403 WDG Architects, PLLC 11025 Connecticut Avenue, NW Washington, DC 20036
Landscape Architect	Parker Rodriguez, Inc. 101 N. Union Street, Suite 320 Alexandria, VA 22314
Civil Engineer and Surveyor	Bohler DC 1301 Pennsylvania Avenue, Suite 825 Washington, DC 20004
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TABLE OF CONTENTS

I. INTRODUCTION	1
A. Overview	1
B. The Applicant	2
1. Sursum Corda Cooperative Association, Inc.	2
2. Winn Development Company Limited Partnership	3
C. Mid City East Small Area Plan ("SAP")	4
II. PROJECT DESCRIPTION.....	5
A. Site Description and Vicinity.....	5
B. Proposed Redevelopment of Property	6
1. Site Planning.....	6
2. Site Organization.....	7
3. Phasing.....	8
4. Architectural Design and Character	9
5. Pedestrian and Vehicular Circulation	10
C. Matter of Right Development Under Existing Zoning	11
1. Matter of Right Development under R-4 District Requirements	11
2. Matter of Right Development under C-3-C/PUD Requirements	12
D. Development Table.....	13
E. Flexibility Under PUD Guidelines.....	14
F. Additional Areas of Flexibility	14
III. THE PUD MEETS THE STANDARDS OF THE ZONING REGULATIONS AND PUD REQUIREMENTS	15
A. PUD Process is Appropriate Mechanism for the Project.....	15
B. PUD Requirements Under Chapter 24 of the Zoning Regulations	17
1. Area Requirements Under Section 2402.1(c)	17
2. Height and FAR Standards Under Section 2405.1 and 2405.2	17
3. Impacts of Project Under Section 2403.3	17
4. Not Inconsistent with Comprehensive Plan under Section 2403.4.....	17
C. Public Benefits and Project Amenities.....	17
1. Overview	17
2. Urban Design, Architecture, Landscaping and Open Space (Section 2403.9(a)).....	18
3. Site Planning and Efficient and Economical Land Utilization (Section 2403.9(b)).....	21

4.	Vehicular and Pedestrian Access, Transportation Management, Connections to Public Transit (Section 2403.9(c)).....	22
5.	Housing and Affordable Housing (Section 2403.9(f))	23
6.	Environmental/Sustainable Design (Section 2403.09(g)	25
7.	Uses of Special Value to Neighborhood (Section 2403.9(i)).....	26
8.	Themes, and Policies, Objectives of the Small Area Plan (Section 2403.09(j)).....	27
IV. COMPLIANCE WITH THE COMPREHENSIVE PLAN		27
A.	The Comprehensive Plan	28
1.	The Future Land Use Map.....	28
2.	The Generalized Land Use Policy Map.....	28
3.	The Land Use Element	29
4.	The Housing Element	30
5.	The Urban Design Element	30
V. CONCLUSION.....		32

LIST OF EXHIBITS

<u>Description</u>	<u>Exhibit</u>
Architectural Plans and Drawings for First Stage PUD	A (submitted separately)
Excerpts from Mid City East Small Area Plan	B
Excerpt from Zoning Map	C
Building Plat	D
Resolution from Sursum Corda Cooperative Association, Inc.	E
Letter of Support from DC Housing Authority	F
Letter of Support from Mount Airy Baptist Church	G
Letter of Support from Southern Baptist Church Praise & Worship Center	H
Letter of Support from NoMA BID	I
Notice of Intent to File, Certificate of Notice, and List of Property Owners within 200 Feet of Project and Sursum Corda Residents	J

I.
INTRODUCTION

A. Overview

Sursum Corda Cooperation Association, Inc. (“Sursum Corda”), with the consent of the other owners of the Property - 76 M Inc. (Lot 893) and the District of Columbia (Lots 894 and 895), and with the support of its development partner, Winn Development Company Limited Partnership (collectively, the "Applicant"), submits this statement and the attached documents to the District of Columbia Zoning Commission in support of its application for a first-stage PUD and related map amendment from R-4 to C-3-C for approximately 6.7 acres bounded by M, First and L Streets, NW, and more particularly described as Square 620, Lots 248, 249, 250, 893, 894 and 895 and including portions of First Terrace, L Place and First Place to be closed (the "Property"). The PUD will be developed in two or three phases and will include approximately 1,142 residential units and approximately 49,420 square feet of non-residential uses. Parking and loading facilities will be provided for the project as required by the Zoning Regulations. The building heights for the project will range from 62.5 feet to 110 feet; the proposed FAR will be 4.63, and the proposed lot occupancy is 100%. The plans for this first-stage PUD application are attached as Exhibit A.

The proposed PUD and related map amendment are consistent with the Mid City East Small Area Plan (“SAP”), which identifies the Property in a Land Use Change Area and Mixed High Density Residential and Medium Density Commercial Land Use designation. The relevant sections of the SAP are attached as Exhibit B. An excerpt from the Zoning Map is attached as Exhibit C.

B. The Applicant

1. Sursum Corda Cooperative Association, Inc.

Sursum Corda Cooperative Association, Inc. (“Sursum Corda”) is a private, resident owned, non-profit housing cooperative, managed by a board of directors elected by the residents. Sursum Corda is a residential community that consists of 199 units constructed in 1968 as an experiment in cooperatively managed low-income housing. The community underwent decline during the 1980s as a result of drugs and gang activity.

The leading organizer and founder of the cooperative was Eugene L. Stewart, an alumnus of Georgetown University. In 1965, Stewart was approached as a member of the Georgetown Alumni Association and asked if the association would become involved by sponsoring a low income housing project. The idea presented to him was for students and alumni to assist with tutoring the poor and their children in the community. Stewart presented the idea to the Georgetown Alumni Board of Governors, but it was rejected. He formed Sursum Corda, Inc. and oversaw the construction of the Sursum Corda Cooperative.

Construction on the new development began in 1967. It was named *Sursum Corda*, a Latin expression meaning *lift up your hearts*, which is intoned at the start of the Eucharistic Prayer during the Mass. The original plan called for 155 resident-owned and 44 rental townhouses on four acres, arranged on court yards and alleys around a horseshoe-shaped street (1st Terrace, L Place and 1st Place) to promote a sense of community. The units offered amenities such as air conditioning, washer and dryer units, and kitchen garbage disposal. Rents were originally fixed at 25 percent of the residents’ income.

A group of nuns from the religious institute of the Religious of the Sacred Heart were among the first persons to live at Sursum Corda, aiming to support and minister to the new residents. Father Horace McKenna, a Jesuit priest at St. Aloysius Church at Gonzaga College High School and well-known advocate for the poor, established a program to bring Georgetown University undergraduate students to tutor children in the neighborhood, a program which continues to the present day.

2. **Winn Development Company Limited Partnership**

Sursum Corda's development partner for this application is Winn Development Company Limited Partnership, an affiliate of the Winn Companies ("Winn"). Founded in 1971, today, Winn is one of the largest multi-family property owners in the country, having acquired and developed in excess of \$2,500,000,000 of real estate holdings. Winn is ranked #1 on the National Affordable Housing Management Association Affordable 100 List as the largest manager of affordable housing, is the largest operator of privatized military housing in the United States, managing over 40,000 units, and is the 5th largest multifamily management company in the country. In total, Winn manages over 95,000 housing units, with 300,000 residents, comprising 121,000,000 square feet (including commercial, retail and parking facilities), in over 500 communities nationwide.

Winn has a national reputation for excellence in real estate development and management, having received numerous awards from the National Affordable Housing Management Association and the Rental Housing Association for its projects over the years. In addition, Winn has developed a reputation for its green building initiatives, having developed

multiple LEED Platinum projects, and being the first company in the United States to complete a “deep energy” retrofit (50%+ energy reduction) of an existing affordable housing property.

In Washington, DC, Winn’s portfolio consists of 1,340 units in eight properties, including Atlantic Gardens, Atlantic Terrace, Southern Hills, Samuel Kelsey, and Sursum Corda.

C. Mid City East Small Area Plan (“SAP”)

The SAP was adopted by the Council of the District of Columbia on November 18, 2014. Among the redevelopment opportunities and housing goals in the SAP is support of the redevelopment of Sursum Corda by changing the future land use designation of the Property from Moderate Density Residential and Low Density Commercial to High Density Residential and Medium Density Commercial. The SAP also states that the redevelopment of Sursum Corda should be achieved through a PUD and should meeting the following criteria 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.
- The addition of market rate units that will represent at least 66% 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 and towards the Mount Airy Baptist Church, and step up towards North Capitol Street.
- Extend the street grid, including L Street from First Street to North Capitol Street and Pierce Streets between First Street and First Place.
- Include sustainable development components such as green/park space and other community amenities.

II.
PROJECT DESCRIPTION

A. Site Description and Vicinity

The Property is the site of the Sursum Corda residential community, with the exception of a very small area fronting on M Street. It is located in the northwest quadrant of the city and bounded by M Street to the north, L Street to the South, and First Street to the west. North Capitol Street is located one block east of the Property. The Property consists of approximately 6.7 acres and includes the following lots in Square 620:

- Lot 248, which has a land area of 66,693 square feet (1.53 acres),
- Lot 249, which has a land area of 74,585 square feet (1.71 acres),
- Lot 250, which has a land area of 103,744 square feet (2.38 acres),
- Lot 893, which has a land area of 4,950 square feet (0.11 acres),
- Lot 894, which has a land area of 1,268 square feet (0.03 acres) and
- Lot 895, which has a land area of 2,495 square feet (0.06 acres).

The Property also includes the area from the closures of First Terrace, L Place, and a portion of First Place.

Lots 248, 249 and 260 are owned by Sursum Corda. Lot 893 is owned by 76 M, Inc. and is improved with a four story apartment house. The apartment house is flanked on both sides by Lots 894 and 895, which are vacant parcels owned by the District of Columbia. The proposed street closures are depicted on Sheets A-10 and C-500 of the enclosed architectural drawings.

The area immediately surrounding the Property includes a mix of uses. To the north, across M Street, are the Julius Hobson Plaza Condominiums and the Tyler House Apartments. To the east is the Sibley residential community, which is controlled by the District of Columbia Housing Authority ("DCHA"). Abutting the southeast corner of the Property is Mount Airy

Baptist Church. To the south is a surface parking lot owned by the District of Columbia; the Turnkey residential community, which is controlled by DCHA; and the SeVerna apartment house. At the southwest corner of the intersection of First and L Streets, abutting the Property, is a public park site, which is owned by DC Department of Parks and Recreation, with the exception of a 30'-wide strip along First Street, owned by the National Park Service. To the west of the Property, across First Street, are multiple civic uses, including the Walker-Jones Education Campus and the Northwest One Neighborhood Library. There are also rowhouses on the west side of First Street, near the intersection with M Street.

The surrounding area also includes a number of zone districts. The parcels to the north and east are in the R-5-D District. The Mount Airy Church parcel to the southeast is split-zoned R-4 and C-2-A. The parcels to the south are zoned C-2-A and R-5-D. The parcels to the west are in the C-3-C and R-4 Districts. Similarly, there is a mix of land use designations surrounding the Property. The parcels to the north are designated Medium Density Residential and High Density Residential, respectively. The parcels to the south are designated Moderate Density Residential and Mixed Moderate Density Commercial/High Density Residential, respectively. There is also a small sliver designated Medium Density Residential. The area to the east is primarily designated High Density Residential. To the west, the land use designations include Moderate Density Residential, Local Public Facilities and Parks, Recreation, Open Space.

B. Proposed Redevelopment of Property

1. Site Planning

The development consists of five buildings on five lots, to be constructed in two or three phases. The buildings and lots are depicted on Sheet A-13 of the enclosed plans. Overall, the

Property will be redeveloped with 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 overall FAR for the PUD is 4.63, and where an FAR of 8.0 is permitted. Excluding the area for Pierce Street, which will be a private road, the FAR for the PUD is 5.25. The overall lot occupancy is 100%.

2. **Site Organization**

As part of the development, Pierce Street will be extended through the site, from east to west, dividing the site into a Northern Parcel and a Southern Parcel. The Southern Parcel, which will be developed in Phase 1, will be improved with Lot/Building 1A, Lot/Building 1B, and Lot/Building 1C. The Northern Parcel will be improved with Lot/Building 2A/2B and Lot/Building 2C/2D.

Lot/Building 1A. Lot 1A has approximately 44,725 square feet of land area. It will be improved with Building 1A, which has approximately 184,775 square feet of residential floor area, generating approximately 164 dwelling units. Building 1A has 8 stories and a building height of 72.45 feet as measured from First Street, NW. The FAR for this lot is 4.13.

Lot/Building 1B. Theoretical Lot 1B has approximately 39,607 square feet of land area. It will be improved with Building 1B, which has approximately 194,900 square feet of residential floor area, generating approximately 166 dwelling units. Building 1B has 8 stories and a building height of 78 feet as measured from First Place, NW. The FAR for this lot is 4.92.

Lot/Building 1C. Lot 1C has approximately 27,139 square feet of land area. It will be improved with Building 1C, which has approximately 101,225 square feet of residential floor area, generating approximately 100 dwelling units and approximately 8,315 square feet of non-

residential uses. Building 1C has 6 stories and a height of 65.75 feet as measured from First Place, NW. The FAR for this lot is 3.73.

Lot/Building 2A/2B. Lot 2A/2B has approximately 70,345 s.f. of land area. It will be improved with Building 2A/2B, which has approximately 414,640 square feet of residential use, generating approximately 339 dwelling units, and approximately 20,840 square feet of non-residential uses. Building 2A/2B has 6 to 11 stories and a height of 110 feet as measured from M Street, NW. The FAR for this lot will be 5.89.

Lot/Building 2C/2D. Lot 2C/2D has approximately 62,261 s.f. of land area. It will be developed with Building 2C/2D, which has approximately 451,725 square feet of residential use, generating approximately 373 dwelling units, and approximately 20,265 square feet of non-residential uses. Building 2C/2D has 6 to 10 stories and a height of 107 feet as measured from M Street, NW. The FAR for this lot will be 7.25.

Parking/Loading/Circulation. The proposed development will be supported by three levels of parking, including two levels below-grade under the Northern Parcel and Southern Parcel, respectively. Approximately 848 total parking spaces are provided where 347 spaces are required. The loading facilities will be located on parking levels P1 and P3, respectively. Each level will contain two 30-foot loading berths and one 20-foot delivery space. The parking structure will be accessed from L Street, First Place and Pierce Street. It will also include bicycle parking spaces at a minimum ratio of 1 space per 3 dwelling units.

3. Phasing

As noted above, the PUD will be developed in two or three phases. The first phase of development includes the construction of the roadways (First Place, Pierce Street and L Street),

the open spaces depicted on the Southern Parcel, and the construction of Buildings 1A, 1B and 1C on the Southern Parcel, as depicted on Sheet A-14 of the architectural drawings. Also, Parking Level P3 and the portion of Parking Level P2 under the Southern Parcel will be constructed during Phase 1. The second/third phases of development include the construction of Buildings 2A/2B and 2C/2D on the Northern Parcel, as depicted on Sheet A-15 of the architectural drawings. Parking Levels P1 and the portion of Parking Level P2 under the Northern Parcel, will be constructed during Phase 2.

4. **Architectural Design and Character**

With the change in the land use designation from Moderate Density Residential to Mixed-Use High Density Residential/Medium Density Commercial, the redevelopment of the Property offers a phenomenal opportunity to transform the site into a vibrant, mixed-use and mixed-income community. The project design capitalizes on the neighborhood's proximity to NoMA, the Central Business District, regional transportation and nearby public amenities.

The proposed development plan focuses on placemaking, walkability, centralization, compact/dense development, design quality, variety in buildings, open space, ideal location, and outdoor public amenities. The design features the extension of the street grid (Pierce Street and First Place) through the site to create smaller scaled blocks that will improve connectivity, site access and site security. The extension of Pierce Street bisects the PUD site to create distinct north and south blocks that provide a natural demarcation for phasing the project. Both blocks are bisected in a north/south direction by a pedestrian-only route that extends from M Street to the corner at L Street. In addition, the reconfiguration of First Place improves sight lines from M Street to L Street, which enhances safety. It also results in green

space that buffers the new development from Mount Airy Baptist Church located east of the Property.

Following the guidelines from the SAP, the proposed development is compatible with the height and scale of the existing neighborhood development. The massing of the new buildings steps down in height towards First Street and the Mount Airy Baptist Church. The buildings step up in height towards North Capitol Street where the street is wider and the surrounding development is taller. The high point of the site's topography occurs at the northwest corner at First Street and M Street, and the elevation decreases, generally, to the south where the site is approximately 36 feet lower at the southeast corner, adjacent to Mount Airy Baptist Church. The general building massing follows the topography by stepping from north where the buildings are the tallest and have the greatest density down to the south and west where the buildings are lower in both height and density. The parking structure steps down the hill as terraced plinths for the buildings to sit on.

The placement of the building on the site reinforces the street edge to create pedestrian friendly sidewalks. U-shaped buildings create private and semi-private internal courtyards. Their south-facing orientation and stepped massing ensures that the maximum number of residential units receive direct natural daylight. Townhouse walk-ups with apartments above will be constructed along First Street and First Place. They provide vertical diversity to reduce the scale of the buildings, enhance neighborhood feel and enliven the street.

5. **Pedestrian and Vehicular Circulation**

The circulation plan for the PUD is shown on Sheet L-8 of the enclosed plans. The walkable nature of the design provides for full pedestrian circulation around the edges of the

site along M Street, First Street, Pierce Street, L Street and First Place. All of the streets around the perimeter of the site and Pierce Street provide two-way vehicular traffic. Loading and garage access will be on Pierce Street, and one each on First Place and L Street. There will be three points of ingress/egress to walkways, stairs, ramps and lifts provide accessible and continuous access throughout the interior of the site, connecting public amenity spaces to the buildings, exterior streets and surrounding neighborhood. The site becomes very permeable and re-connects to the surrounding community where pedestrian walkways were once restricted by fences. The main pedestrian route runs north and south through the promenade across the interior plaza at Pierce Street to the park spaces. The second major pedestrian route runs east to west connecting the playground and park through the mews to the larger park area. The pedestrian routes are activated by walk-up entries to some of the units and the location of private and public amenity spaces overlooking or adjacent to the routes create an “eyes on the street” condition to provide safe and vibrant circulation.

C. Matter of Right Development Under Existing Zoning

The PUD Site is located in the R-4 District. An excerpt from the Zoning Map including the Property is attached as Exhibit C. The application includes a request for a related zoning map amendment from the R-4 to the C-3-C District, consistent with the Mixed High Density Residential/Medium Density Commercial designation provided for under the SAP.

1. Matter of Right Development under R-4 District Requirements

The R-4 District includes the following development requirements:

- A maximum matter-of-right height of 40 feet and a maximum of three stories. (§400.1)

- For the conversion of a building or structure to an apartment house, a lot occupancy that is the greater of 60% or the lot occupancy as of the date of the conversion. (§403.2)
- A minimum rear yard depth of 20 feet. (§404.1)
- A side yard is not required (except as provided in Sections 405.1 and 405.2) a side yard is not required, but if provided it shall be at least 3" wide per foot of height building, but not less than 8' wide.
- Where an open court is provided for other than a one family dwelling, the width of the court shall be a minimum of 4 inches per foot of height of court, but not less than 10 feet. (§406.1)
- Where a closed court is provided for other than a one family dwelling, it shall have a minimum width of 4 inches per foot of height of court but not less than 15 feet wide. (§406.1)
- A closed court shall have an area at least twice the square of the width of court dimension based upon the height of court, but not less than 350 square feet. (§844.4)

2. **Matter of Right Development under C-3-C/PUD Requirements**

The C-3-C District shall permit medium-high density development including office, retail, housing and mixed-use development. They shall be compact in area. The C-3-C District includes the following development requirements:

- A maximum matter-of-right height of 90 feet with no limit on the number of stories. (§770.1) A PUD in the C-3-C District is permitted a maximum building height of 130 feet. (§ 2405.1)
- A maximum matter-of-right FAR of 6.5 which may be devoted entirely to a residential or non-residential use or a mix of uses. (§771.2) A PUD in the C-3-C District is permitted a maximum FAR of 8.0. (§ 2405.1)
- A maximum lot occupancy of 100%. (§772.1)
- A minimum rear yard depth of 2-1/2 inches per foot of vertical distance from the mean finished grade at the middle of the rear of the structure to the highest point of the main roof or parapet wall, but not less than 12 feet. (§774.1)

- If provided, a side yard at least two inches wide per foot of building height, but not less than six feet. (§775.5)
- Where a court is provided for a building or a portion of a building devoted to non-residential uses, at any elevation in the court, the width of the court shall be a minimum of three inches per foot of height, measured from the lowest level of the court to that elevation; provided that in no case shall the width of the court be less than 12 feet. (§776.1)
- In the case of a closed court for a building on portion of building devoted to non-residential uses, the minimum area shall be at least twice the square of the width of court based upon the height of court, but not less than 250 square feet. (§776.2)
- Where a court is provided for a building or portion of building devoted to residential uses, at any elevation in the court, the width of court must be a minimum of four inches per foot of height, measured from the lowest level of the court to that elevation, but not less than 15 feet. (§776.3)
- In the case of a closed court for a building or portion of a building devoted to residential uses, the minimum area must be at least twice the square of the width of court based upon the height of court, but not less than 350 square feet. (§776.4)
- For an apartment house or multiple dwelling, parking is required at a ratio of one space for each 4 dwelling units. (§2101.1)
- For a retail or service establishment (except gasoline service station and repair garage), parking is required at a ratio of 1 space for each 750 s.f. of gross floor area, in excess of 3,000 s.f. (§2101.1)
- For loading, an apartment house or multiple dwelling with 50 or more units is required to have one berth at 55 feet deep, one loading platform at 200 s.f., and one service delivery space at 20 feet deep. (§2201.1)
- For loading, a retail or service establishment (other than a grocery store or drug store) with 5,000 to 20,000 s.f. of gross floor area is required to have one berth at 30 feet deep and one loading platform at 100 s.f. (§2201.1)

D. Development Table

Tables summarizing the development information for the R-4, C-3-C/PUD, and the five lots for the proposed PUD are contained on sheets A-12 through A-15 of the enclosed plans.

E. Flexibility Under PUD Guidelines

The Applicant seeks flexibility from the following elements of the Zoning Regulations:

1. Loading. The Applicant seeks flexibility from Section 2201 to have a total of five 30-foot loading berths where three 55-foot loading berths and two 30' loading berths are required. Given the mix of unit types and the amount of retail/commercial uses programmed for the development, the proposed loading facilities are adequate.

2. Side Yard. For Building 1B, the Applicant seeks flexibility from Section 775.5 to have a side yard of 12'-1" where a side yard of 13' is required.

3. Multiple Buildings on a Single Record Lot. The Applicant seeks flexibility to have five buildings on a single record lot in accordance with Section 2516. The development calculations for each theoretical lot are reflected on Sheets A-12 through A-15 of the enclosed plans.

4. Parking and Loading for Building 1C. In the event that each building is constructed on a single record lot, the Applicant seeks flexibility from Sections 2101 and 2201 to construct Building 1C without parking or loading facilities. The building will have direct access to the parking and loading facilities that will be constructed for the project overall. The amount of parking provided for the PUD exceeds the requirements in the Zoning Regulations and the number and size of the loading facilities are sufficient to service the overall development.

F. Additional Areas of Flexibility

The Applicant has made every effort to provide a level of detail that conveys the significance and appropriateness of the project's design for this location. Nonetheless, some

flexibility is necessary that cannot be anticipated at this time. Thus, the Applicant also requests flexibility in the following areas:

- To be able to provide a range in the number of residential units of plus or minus ten percent from the 1,142 proposed for the development.
- To vary the location and design of all interior components, including partitions, structural slabs, doors, hallways, columns, stairways, amenity spaces, and mechanical rooms, provided that the variations do not materially change the exterior configuration of the building.
- To vary the number, location, and arrangement of parking spaces, provided that the total is not reduced below the number required under the Zoning Regulations.
- To vary the sustainable design features of the building, provided the project meets the requirements of the Enterprise Green Communities standard for residential buildings.
- To vary the final selection of the exterior materials within the color ranges and material types as proposed, based on availability at the time of construction without reducing the quality of the materials; and to make minor refinements to exterior details, locations, and dimensions, including curtainwall mullions and spandrels, window frames, doorways, glass types, belt courses, sills, bases, cornices, railings and trim; and any other changes to comply with all applicable District of Columbia laws and regulations that are otherwise necessary to obtain a final building permit.
- To vary the final selection of all exterior signage on the building.
- To vary the location and design of the ground-floor components of the building in order to comply with any applicable District of Columbia laws and regulations, including the D.C. Department of Health, that are otherwise necessary for licensing and operation of any retail or service use; and
- To vary the final selection of all exterior signage on the building.

III.

THE PUD MEETS THE STANDARDS OF THE ZONING REGULATIONS AND PUD REQUIREMENTS

A. PUD Process is Appropriate Mechanism for the Project

The PUD process is the appropriate mechanism for guiding the development of the Property. It allows the Applicant to redevelop, in a coordinated fashion, an underutilized site

with an exceptional planned development comprised of approximately 1,142 residential units and approximately 49,420 square feet of non-residential uses. The proposed density and mixture of uses fulfills the goals of the SAP.

In addition to providing the Zoning Commission with jurisdiction both over permitted uses, building envelope, percentage of lot occupancy and circulation of the project, the PUD review and approval process assures the participation and input in the process of community stakeholders and relevant District agencies. The PUD process gives the community at-large and District agencies ample opportunities to work with the Applicant to ensure an exceptionally well-planned development.

To date, the Applicant has diligently engaged members of the Sursum Corda Cooperative and neighborhood stakeholders to discuss the application and to get feedback on the proposed redevelopment of the Property. The development team made a presentation at a meeting of the Sursum Corda membership on June 17, 2015. After questions of the development team, the Sursum Corda membership unanimously voted to support the proposed redevelopment of the Property, which is memorialized in the resolution attached as Exhibit E. Also, the Applicant has obtained letters of support from Mount Airy Baptist Church (Exhibit G), Southern Baptist Church Praise & Worship Center (Exhibit H) and the NoMA Business Improvement District (Exhibit I). DCHA controls the Sibley and Turnkey residential communities immediately east and south of the Property, respectively. Mount Airy Baptist Church abuts the Property at the southeast corner and also has an interest in the SeVerna apartments located at the corner of First and L Streets, to the south of the Property.

B. PUD Requirements Under Chapter 24 of the Zoning Regulations

1. Area Requirements Under Section 2402.1(c)

The minimum area requirement for a PUD in the C-3-C District is 15,000 square feet. At approximately 6.7 acres of land area (291,852 square feet), the PUD site more than satisfies this requirement.

2. Height and FAR Standards Under Section 2405.1 and 2405.2

The PUD meets the building height and density standards under Sections 2405.1 and 2405.2 of the Zoning Regulations. The five buildings proposed for the Property will have heights ranging from 62.5 feet to 110 feet where the maximum building height permitted under the PUD guidelines in the C-3-C District is 130 feet. The total aggregate density to be developed on the PUD site is 4.63 FAR for a PUD where the maximum FAR permitted for a PUD in the C-3-C District is 8.0.

3. Impacts of Project Under Section 2403.3

The proposed PUD will have a positive effect on the surrounding area, including enhancing the physical environment by bringing new mixed-income housing, retail and commercial uses, and open space amenities to this area of the District.

4. Not Inconsistent with Comprehensive Plan under Section 2403.4

As discussed in the section below, the PUD project is not inconsistent with the Comprehensive Plan.

C. Public Benefits and Project Amenities

1. Overview

The PUD provisions of the Zoning Regulations require the Zoning Commission to evaluate specific public benefits and project amenities of a proposed project. Public benefits

are defined as “superior features of a proposed planned unit development that benefit the surrounding neighborhood or the public in general to a significantly greater extent than would likely result from development on the site under the matter of right provisions of this title.”

11 DCMR § 2403.6. A project amenity is defined as “one type of public benefit, specifically a functional or aesthetic feature of the proposed development that adds to the attractiveness, convenience or comfort of the project for occupants and immediate neighbors.” 11 DCMR § 2403.7. Furthermore, in deciding a PUD application, the Zoning Commission is required to “judge, balance and reconcile the relative value of amenities and public benefits offered, the degree of development incentives requested, and any potential adverse effects according to the specific circumstances of the case.” 11 DCMR § 2403.8.

Public benefits and project amenities may be exhibited in a variety of ways and may overlap with furthering the policies and goals of the Comprehensive Plan. In the present case, the project and its exceptional features of land planning provide significant and exceptional public benefits to the area and the District as a whole, thus satisfying the requirements of Chapter 24.

2. **Urban Design, Architecture, Landscaping and Open Space (Section 2403.9(a))**

The PUD design provides a network of open spaces and amenities, key to creating a vibrant urban design framework. The spaces vary in scale and typology, creating a diversity of options for multi-generational, individual and group users. The spectrum of spaces, with varying degrees of privacy from the public parks, semi-private pocket parks and private courtyards, have visual interconnectedness so that, together, they expand the feel of the open spaces. The spaces are also organized to facilitate further connection and accessibility to

existing parks and green spaces and community amenities such as churches, schools and gardens in the surrounding neighborhood. Within these spaces and the streetscape are sustainable, flood-mitigation and stormwater management features such as greenroofs, bioretention and LID basins.

The streetscape treatment includes generously sized tree pits and ample sidewalks; public parking plantings soften the site. The streetscape design improves connectivity to the surrounding neighborhood in a walkable and safe manner and creates a positive circulation node between North Capitol Street, New York Avenue and New Jersey Avenue. A large public parking expanse is emphasized on First Street with buffer plantings to assist with traffic calming at this high pedestrian area. This network of pedestrian-oriented street edges unifies the site and integrates it seamlessly into the surrounding community.

The pedestrian promenade is the spine of the project. It engages M Street at a wide open plaza that funnels into the site allowing views from passersby. It is activated with retail/commercial frontage, outdoor seating, an abundant display of seasonal plantings and shade producing canopy trees.

Catenary lights add even lighting and an air of festive character to the place. Cascading steps lead the pedestrian down to the interior plaza at Pierce Street, which has flexible seating and a grove of ornamental trees. This overflow space can facilitate special events on its own or as an extension of special events that may take place in the promenade. The promenade continues south, changing in character and incorporating lush plantings and seating nooks. This portion of the promenade has a more residential feeling and creates outdoor space for small group and individual activities. The terminus of the promenade is an iconic architectural

treatment with the building, as a focal point, and cascading steps and ramps that draws users into the space.

The Applicant will pursue discussions with the Department of Parks and Recreation and the National Park Service to improve the existing public park at the corner of First and L Streets adjacent to the site, as depicted on Sheets 1-12 of the enclosed plans. If approved, the new park will provide for amphitheater style steps and a water wall feature accommodating a variety of activities. A large lawn will provide space for multiple recreational activities and is the central activity node surrounded by more passive spaces. The amphitheater style steps, benches tucked into planting beds and café tables in an adjacent tree grove provide lots of opportunities for casual seating, reading, gathering in small groups and watching the activity on the lawn, at the plaza. The parking garage wall that separates the park and the residential building will be animated with artistic features or elements or a seasonal water wall feature, which comes down intermittently along the wall, and spills playfully into a shallow pool. A corner plaza kiosk provides a space for information about potential park programming and/or the storage of lawn game toys such as bocce balls or the outdoor chess pieces. An iconic shade structure is strategically located at the corner of First Street and L Street. The shade structure that covers a grouping of large communal tables will be crafted as an art piece with a sculptural and functional quality. This can be lit creatively, but softly to reinforce the sense of place at night and to provide a safe environment. Site lighting and architectural lighting around the rest of the site will safely light all the newly established pedestrian routes and open spaces.

The plans depict a green space at the eastern edge of First Place which is responsive to the adjacent Mount Airy Baptist Church and residences. This is a smaller quieter park that

connects to the lush mews, which is activated by numerous units with walk-up entries. The mews provides an attractive heavily vegetated corridor between the larger park at First and L Streets and the smaller green space at First Place.

The northern courtyards are internally focused, while the southern courtyards are edged with semi-public pocket parks to provide a degree of transparency and visual connection between spaces. The southern courtyards function similarly to the mews with numerous walk-up entries furthering the walkable nature of the proposed development.

3. **Site Planning and Efficient and Economical Land Utilization (Section 2403.9(b))**

The proposed PUD will result in the redevelopment of approximately 6.4 acres of land that is currently underutilized and improved with a residential community that is nearly 50 years old. The new residential community will contain approximately 1,142 units, with a mix of unit types and a mix of income levels, and is designed with ample amounts of open space throughout the project.

The proposed development plan focuses on placemaking, walkability, centralization, compact/dense development, design quality, variety in buildings, open space, ideal location, and outdoor public amenities. The design features the extension of the street grid (Pierce Street and First Place) through the site to create smaller scaled blocks that will improve connectivity, site access and site security. The extension of Pierce Street bisects the PUD site to create distinct north and south blocks that provide a natural demarcation for phasing the project. Both blocks are bisected in a north/south direction by a pedestrian-only route that extends from M Street to the corner at L Street. In addition, the reconfiguration of First Place improves sight lines from M Street to L Street, which enhances safety. It also results in green

space that buffers the new development from Mount Airy Baptist Church located east of the Property.

Following the guidelines in the SAP, the proposed development is compatible with the height and scale of the existing neighborhood development. The massing of the new buildings steps down in height towards First Street and the Mount Airy Baptist Church. The buildings step up in height towards North Capitol Street where the street is wider and the surrounding development is taller. The high point of the site's topography occurs at the northwest corner at First Street and M Street, and the elevation decreases, generally, to the south where the site is approximately 36 feet lower at the southeast corner, adjacent to Mount Airy Baptist Church. The general building massing follows the topography by stepping from north where the buildings are the tallest and have the greatest density down to the south and west where the buildings are lower in both height and density. The parking structure steps down the hill as terraced plinths for the buildings to sit on.

The placement of the building on the site reinforces the street edge to create pedestrian friendly sidewalks. U-shaped buildings create private and semi-private internal courtyards. Their south-facing orientation and stepped massing ensures that the maximum number of residential units receive direct natural daylight. Townhouse walk-ups with apartments above will be constructed along First Street and First Place. They provide vertical diversity to reduce the scale of the buildings, enhance neighborhood feel and enliven the street.

4. **Vehicular and Pedestrian Access, Transportation Management, Connections to Public Transit (Section 2403.9(c))**

Over time, the horseshoe configuration of Sursum Corda has proven difficult from a connectivity and security standpoint. However, under the proposed PUD, the Applicant intends

to vacate First Terrace and L Place and a portion of First Place, and reconfigure and improve First Place as a north/south connection between M and L Street. Also, a new east-west connection will be created with the construction of Pierce Street between First Street and First Place. Finally, L Street will be improved to include a two-way drive aisle with 10-foot lane widths and a street entrance to First Place. On the north side of L Street, the Applicant will also install curb and gutter, engineered planting boxes, a 6-foot wide sidewalk, one curb cut, and ADA ramps at the street intersections. New curb and gutter will be installed on the south side of L Street.

These roadway improvements will improve the vehicular connectivity in this area of the city, generally, and ensure therein a sufficient level of circulation for the PUD, specifically. They roadway improvements will be completed in Phase 1 of the PUD. In Phase 2 of the PUD, the Applicant will improve a 30-foot wide strip along the Property's frontage that will effectively modify the existing sidewalk from a variable 6 to 8-foot width to a consistent 6-foot minimum width with landscaping and street trees on either side.

Finally, the project will (i) participate in the Capital BikeShare program by providing a station on the site, which is an underserved location in the station map, and (ii) provide a location for a car sharing service as a convenience to residents and to reduce the need for personal vehicles.

5. **Housing and Affordable Housing (Section 2403.9(f))**

The redevelopment of the Property will result in the creation of approximately 1,142 new dwelling units, 199 of which will be designated as affordable units. Of the 199 affordable units, 143 are intended specifically to facilitate the return of the residents currently residing in

Sursum Corda. Under the Inclusionary Zoning Requirements, any development located in a C-3 District shall devote the greater of 8% of the gross floor area being devoted to residential use or 50% of the bonus density being utilized for inclusionary units. 11 DCMR § 2603.2. Further, 100% of the inclusionary units shall be set aside for eligible moderate-income households, or households within incomes not exceed 80% of the area median income (“AMI”). 11 DCMR §2603.4. The PUD will have 1,279,845 square feet of gross floor area devoted to residential use. Therefore, under the Inclusionary Zoning requirements, 102,388 square feet of the residential gross floor area (8%) must be set aside for households with incomes not exceeding 80% of the AMI.

In accordance with the SAP, the PUD will include 199 dwelling units at varying affordability levels and types of subsidies, the average of which will not exceed 60% AMI. Of the 199 units, 143 units will be reserved, via covenant, for the current heads of households and residents of Sursum Corda at their current housing affordability levels. These 143 units will be constructed during Phase 1 of the PUD. It should be noted that 75% of the residents at Sursum Corda are considered extremely low income (up to 30% AMI) or very low income (up to 50% AMI) under federal guidelines. Under the preliminary relocation plan, Sursum Corda residents vacate their units approximately three to six months prior to the commencement of demolition, and moved into qualified buildings with available units using HUD vouchers until the units in Phase 1 of the PUD are available for occupancy.

6. **Environmental/Sustainable Design (Section 2403.09(g))**

The redevelopment of the Property will contribute to the Sustainable DC plan by providing housing within a 10 minute walk of parks and open space, bike parking, and possible locations for expanding Capital Bikeshare docking stations, thus reducing the need for vehicle ownership.

The PUD site will be a dynamic blend of both form and function by incorporating active design elements, community gathering spaces and flood-mitigation efforts to reduce stormwater runoff. The site will meet all stormwater management requirements of DDOE and contribute toward the District's goals of creating more pervious areas, more river-friendly landscapes and ultimately help make the District waterbodies more usable and attractive for residents, businesses and visitors.

The buildings will incorporate green roofs to capture and slow the runoff of rainwater and contribute toward the Sustainable DC goal of 2 million new square feet of green roofs and form the basis for tying together neighborhood-scale water collection networks. To meet the Green Area Ratio standards, a mix of lawn areas, tree groves, planting beds and bioretention zones will be used. Bioretention will likely occur with a mix of low impact development strategies including basins, permeable paving, and native or adaptive plant material selections. Water efficient landscaping design will reduce the need for irrigation and the site will seek to maximize use of recycled content and light colored and reflective materials to reduce heat gain.

The Applicant will attempt to meet the goals of the Sustainable DC plan by investigating opportunities for neighborhood-scale renewable energy systems and alternative energy systems including co-generation and solar options. The buildings will be designed to take

advantage of passive heating and cooling options and take into account solar orientation for building system design. Working with DC SEU, the buildings will incorporate all relevant recommendations and maximize available incentives to leverage investments in energy efficiency.

The buildings will meet the rigorous requirements laid out by the DC Green Construction Code following LEED or Enterprise Green Communities, two nationally trusted and recognized green building certification programs. Following these programs, each unit will be individually tested to minimize envelope and ductwork leakage to ensure they can be comfortably heated and cooled. Air-tight construction will reduce noise, odor transfer and pathways for pests while also contributing to lower energy use. High efficiency and properly sized mechanical equipment with advanced controls will further reduce energy usage along with LED lighting and ENERGY STAR rated appliances.

Water efficiency strategies will be incorporated in the buildings including low-flow faucets, showerheads and toilets. The units in this development will feature proper ventilation, high efficiency air filters and measures to reduce the possibility of mold and mildew. Low-VOC (volatile organic compound) materials and finishes will further ensure good indoor air quality.

7. Uses of Special Value to Neighborhood (Section 2403.9(i))

In connection with the PUD, the Applicant agrees to donate the following for the benefit of youth at Sursum Corda and the youth in the immediate neighborhood:

- \$10,855 to the Butler-Wyatt Boys and Girls Clubhouse #2 located at 128 M Street, NW, for the purchase of youth football uniforms and equipment.
- 15 computers to The Walker-Jones Education Campus located at 1125 New Jersey Avenue, NW.

- 5 computers to the Butler-Wyatt Boys and Girls Clubhouse #2.

8. **Themes, and Policies, Objectives of the Small Area Plan (Section 2403.09(j))**

SAP was adopted by the Council of the District of Columbia on November 18, 2014.

Among the redevelopment opportunities and housing goals in the SAP is support of the redevelopment of Sursum Corda by changing the future land use designation of the Property from Moderate Density Residential and Low Density Commercial to High Density Residential and Medium Density Commercial. The SAP also states that the redevelopment of Sursum Corda should be achieved through a PUD and should meeting the following criteria 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.
- The addition of market rate units that will represent at least 66% 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 and towards the Mount Airy Baptist Church, and step up towards North Capitol Street.
- Extend the street grid, including L Street from First Street to North Capitol Street and Pierce Streets between First Street and First Place.
- Include sustainable development components such as green/park space and other community amenities.

IV.

COMPLIANCE WITH THE COMPREHENSIVE PLAN

The proposed PUD and rezoning of the Property from R-4 to C-3-C advances the purposes of the Comprehensive Plan, is consistent with the Generalized Policy Map, and further complies with the objectives of the SAP.

A. The Comprehensive Plan

1. The Future Land Use Map

As noted above, the SAP provides for changing the land use designation for the Property from Moderate Density Residential and Low Density Commercial to High Density Residential and Medium Density Commercial.

The High Density Residential land use designation is used to define neighborhoods and corridors where high-rise (8 stories or more) apartment buildings are the predominant use. Pockets of less dense housing may exist within these areas. The corresponding Zone districts are generally R-5-D and R-5-E, although other zones may apply. 10 DCMR § 225.6. The Medium Density Commercial land use designation is used to define shopping and service areas that are somewhat more intense in scale and character than the moderate-density commercial areas. Retail, office, and service businesses are the predominant uses. Areas with this designation generally draw from a citywide market area. Buildings are generally larger and/or taller than those in moderate density commercial areas but generally do not exceed eight stories height. The corresponding zone districts are generally C-2-B, C-2-C, C-3-A, and C-3-B, although other districts may apply. 10 DCMR § 225.10.

2. The Generalized Land Use Policy Map

The Property is located in the NoMA/New York Avenue Metro Land Use Change Area on the District of Columbia Comprehensive Plan Generalized Land Use Policy Map. The guiding philosophy in the Land Use Change Areas is to encourage and facilitate new development and to promote the adaptive reuse of existing structures. Many of the land use change areas have the capacity to become mixed-use communities containing housing, retail shops, services,

workplaces, parks and civic facilities. As land use change areas are redeveloped, the District aspires to create high quality environments that include exemplary site and architectural design and that are compatible with and do not negatively impact nearby neighborhoods.

The proposed redevelopment of the Property is consistent with the policies indicated in the Land Use Change Area. The proposed PUD includes a mix of residential and non-residential uses; and the residential uses include a mix of unit types and support of range of incomes. This development will enliven this section of city. The existing R-4 Zoning is inconsistent with the SAP and the Property's designation on the Policy Map since it does not support the type of development and density necessary to truly transform this area of the city.

3. **The Land Use Element**

The Comprehensive Plan provides that "[b]ecause the Land Use Element integrates the policies and objectives of all the other District Elements, it should be given greater weight than the other elements as competing policies in different elements are balanced." 10 DCMR § 300.3. The underlying goal of the Land Use Element is to "[e]nsure the efficient use of land resources to meet long-term neighborhood, citywide, and regional needs; to help foster other District goals; to protect the health, safety, and welfare of District residents and businesses; to sustain, restore, or improve the character and stability of neighborhoods in all parts of the city; and to effectively balance the competing demands for land to support the many activities that take place within District boundaries. 10 DCMR § 302.1. The proposed project will advance this important goal by complying with the Land Use Element of the Comprehensive Plan.

4. The Housing Element

The overarching goal for housing is to "[d]evelop and maintain a safe, decent and affordable supply of housing for all current and future residents of the District of Columbia." 10 DCMR § 501.1. As previously discussed, the proposed PUD will help achieve this goal by advancing the following policies:

a. *Policy H-1.1.3: Balanced Growth.* Strongly encourage the development of new housing on surplus, vacant and underutilized land in all parts of the city. Ensure that a sufficient supply of land is planned and zoned to enable the city to meet its long-term housing needs, including the need for low and moderate density single family homes as well as the need for higher density housing. 10 DCMR § 503.4.

b. *Policy H-1.1.4: Mixed Use Development.* Promote mixed-use development, including housing, on commercially zoned land, particularly in neighborhood commercial centers, along Main Street mixed use corridors, and around appropriate Metrorail stations. 10 DCMR § 503.5.

c. *Policy H-1.2.3: Mixed Income Housing.* Focus investment strategies and affordable housing programs to distribute mixed income housing more equitably across the entire city, taking steps to avoid further concentration of poverty within areas of the city already have substantial affordable housing. 10 DCMR § 504.8.

d. *Policy H-2.1.1: Protecting Affordable Rental Housing.* Recognize the importance of preserving rental housing affordability to the well-being of the District of Columbia and the diversity of its neighborhoods. Undertake programs to protect the supply of subsidized rental units and low-cost market rate units. 10 DCMR § 509.5.

e. *Policy H-2.1.3: Avoiding Displacement.* Maintain programs to minimize displacement resulting from the conversion or renovation of affordable rental housing to more costly forms of housing. These programs should include financial, technical, and counseling assistance to lower income households and the strengthening of the rights of existing tenants to purchase rental units if they are being converted to ownership units. 10 DCMR § 509.7.

5. The Urban Design Element

The overarching goal for urban design in the District is to "[e]nhance the beauty and livability of the city by protecting its historic design legacy, reinforcing the identity of its

neighborhoods, harmoniously integrating new construction with existing buildings and the natural environment, and improving the vitality, appearance and security of streets and public spaces." 10 DCMR § 901.1. As previously discussed, the proposed PUD will help achieve this goal by advancing the following policies:

- a. *Policy UD-2.2.1: Neighborhood Character and Identity.* Strengthen the defining visual qualities of Washington's neighborhoods. This should be achieved in part by relating the scale of infill development, alterations, renovations and additions to existing neighborhood context. 10 DCMR § 910.6.
- b. *Policy UD-2.2.4: Transitions in Building Intensity.* Establish gradual transitions between large-scale and small-scale development. The relationship between taller, more visually prominent buildings and lower, smaller buildings (such as single family or row houses) can be made more pleasing when the transition is gradual rather than abrupt. The relationship can be further improved by designing larger buildings to reduce their apparent size and recessing the upper floors of the building to relate to the lower scale of the surrounding neighborhood. 10 DCMR § 910.11.
- c. *Policy UD-2.2.7: Infill Development.* Regardless of neighborhood identity, avoid overpowering contrasts of scale, height and density as infill development occurs. 10 DCMR § 910.15.
- d. *Policy UD-2.2.8: Large Site Development.* Ensure that new developments on parcels that are larger than the prevailing neighborhood lot size are carefully integrated with adjacent sites. Structures on such parcels should be broken into smaller, more varied forms, particularly where the prevailing street frontage is characterized by small, older buildings with varying facades. 10 DCMR § 910.16.
- e. *Policy UD-2.2.9: Protection of Neighborhood Open Space.* Ensure that infill development respects and improves the integrity of neighborhood open spaces and public areas. Buildings should be designed to avoid the loss of sunlight and reduced usability of neighborhood parks and plazas. 10 DCMR § 910.18.
- f. *Policy UD-3.1.8: Neighborhood Public Space.* Provide urban squares, public plazas, and similar areas that stimulate vibrant pedestrian street life and provide a focus for community activities. Encourage the "activation" of such spaces through the design of adjacent structures; for example, through the location of shop entrances, window displays, awnings, and outdoor dining areas. 10 DCMR § 910.15

**V.
CONCLUSION**

For the foregoing reasons, the Applicant submits that the application meets the standards of Chapter 24 of the Zoning Regulations; is consistent with the purposes and intent of the Zoning Regulations and Zoning Map; is consistent with the land use objectives of the District of Columbia; will enhance the health, welfare, safety and convenience of the citizens of the District of Columbia; and satisfies the requirements for approval of a first stage PUD and related map amendment. The proposed development provides significant public benefits and project amenities and advances important goals and policies of the District of Columbia and, therefore, should be approved by the Zoning Commission.

Respectfully submitted,

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