

July 6, 2015

**NOTICE OF INTENT TO FILE A ZONING APPLICATION**

**Application to the  
District of Columbia Zoning Commission for First Stage Approval of a  
Planned Unit Development and Related Zoning Map Amendment**

**(Sursum Corda Cooperative)**

The Sursum Corda Cooperative (the "Applicant") hereby gives notice of its intent to file an application for approval of a first-stage planned unit development ("PUD") and a related zoning map amendment with the District of Columbia Zoning Commission pursuant to Chapter 24 of the District of Columbia Zoning Regulations (11 DCMR §2400 *et seq.* (Feb. 2003)). The application will be filed with the Zoning Commission not less than ten (10) days from the date of this notice. This notice is given pursuant to §2406.7 of the Zoning Regulations.

The subject property consists of approximately 6.7 acres bounded by M, First and L Streets, NW, west of North Capitol Street, and is more particularly described as Square 620, Lots 248, 249, 250, 893, 894 and 895 (the "Property"). The Property is improved with the Sursum Corda Cooperative and a four-story apartment building and is currently in the R-4 District. Under the Mid City East Small Area Plan, the Property is identified as a Land Use Change Area and has a land use designation of Mixed High Density Residential/Medium Density Commercial. The Property is located in Ward 6, within the boundaries of Advisory Neighborhood Commission 6E-06.

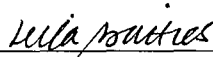
Under this application, the Applicant seeks to rezone the Property from R-4 to C-3-C. The C-3-C Districts are intended to permit medium-high density development, including office, retail, housing and mixed-use development. For a PUD in the C-3-C District, the maximum permitted building height is 130' and the maximum permitted FAR is 8.0.

The Applicant intends to redevelop the Property in two phases with a residential community that includes a mix of unit types and retail/commercial uses along M Street. Parking will be provided for the development as required under the Zoning Regulations. The maximum building height for the project will be 110' and the maximum floor area ratio ("FAR") will be approximately 5.23. The proposed redevelopment of the Property includes the reconfiguration and improvement of First Place, NW, between M and L Streets, and the construction of an east-west private road to extend Pierce Street between First Street and First Place.

The development partner for the project is Winn Development; the architect is Boggs & Partners Architects; and the land use counsel is Holland & Knight LLP. Should you need any additional information regarding the proposed PUD application, please contact Leila Batties, Esq. of Holland & Knight LLP at (202) 955-3000.

## CERTIFICATE OF NOTICE

This is to certify that on July 6, 2015, copies of the foregoing *Notice of Intent to File a Zoning Application* were mailed, U.S. First Class Postage Paid – Return Service Requested – to all persons/entities listed on the attached pages. The mailing labels included all Property Owners within 200 Feet of the Project.

  
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Chairman, Julus Hobson Condo Assn Board  
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Washington, DC 20016

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Washington, DC 20002-7506

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District of Columbia  
Suite 307  
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Advisory Neighborhood Commission 6E  
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NW-One/Temple Cts Redev Corp  
DC Housing Authority  
1133 N Capitol St NE  
Washington, DC 20002-7549

United States of America  
DC Housing Authority  
1133 N Capitol St NE  
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United States of America  
National Park Service  
1100 Ohio Drive, Sw  
Washington, DC 20241

Pastor Jones  
Southern Baptist Church  
134 L Street, NW  
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Carolyn Russell  
90 M Street  
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Janice Myers  
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Melvin Jackson  
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