

Overview of Sursum Corda Planned Unit Development

- Originally approved by Zoning Commission in May of 2017 pursuant to Z.C. Order No. 15-20, with full support of ANC 6E.
- Overall, PUD approved with 1,131 dwelling units (+/- 10%) and a maximum of 746 parking spaces.
- PUD divided into two development parcels:
 - South Parcel (Phase 1) – under construction
 - **North Parcel (Phase 2) – subject of current application – ZC Case No. 15-20D**
- PUD includes dedication of land for First Street, First Place, and the construction of a private street – Banner Lane.
- 199 affordable units, 122 of which are reserved for Sursum Corda Households.

Sursum Corda PUD – Benefits & Amenities Package

- 199 Affordable Units.
- Reservation of units for Sursum Corda households.
- Park and First and L Streets.
- Playground along First Place.
- Approximately \$400,000 in monetary contributions to neighborhood organizations.
- Extensive transportation improvements, including construction of roads and signalization.
- 19-dock Capital BikeShare station.

Sursum Corda PUD – South Parcel

- Two buildings – Southwest Building and Southeast Building; 304 below grade parking spaces, and 122 units reserved for Sursum Corda Households.
 - Southwest Building: 345 units, including 51 Reserved Units
 - Southeast Building: 216 units, including 71 Reserved Units
- Construction for South Parcel will be completed by end of 2022.

Sursum Corda PUD – North Parcel / Pending Application

- Public hearing scheduled for Monday, October 17, 2022.
- Two Buildings – Northwest Building & Northeast Building; 442 below-grade parking spaces and 81 affordable units; building heights range from 62.5 feet to 110 feet.
 - Northwest Building: 350 units and 13 penthouse units
 - Northeast Building: 332 units and 19 penthouse units

Sursum Corda PUD – North Parcel / Application Requests

1. Modification of Development Program

- Northwest Building

- Increase gross floor area from 351,106 s.f. to 387,140 s.f.
- Increase number of units from 280 units to 351 units
- 13 penthouse units

- Northeast Building

- Reduce gross floor area from 362,815 s.f. to 360,850 s.f.
- Increase number of units from 289 units to 332 units
- 19 penthouse units

2. Second Stage PUD Approval: to implement building height, massing and development program; and building design

NORTHWEST BUILDING UNIT MATRIX

NW ZONING UNITS		
UNIT TYPE	SUBTOTAL	%
0 BR	44	12.5%
JR1	29	8.3%
1 BR	106	30.2%
1 BR+D	21	6.0%
JR2	17	4.8%
2 BR	88	25.1%
2 BR+D	19	5.4%
3 BR	27	7.7%
	351	100.0%

NW PENTHOUSE UNITS		
UNIT TYPE	SUBTOTAL	%
0 BR	4	30.8%
JR1	0	0.0%
1 BR	5	38.5%
1 BR+D	1	7.7%
JR2	0	0.0%
2 BR	2	15.4%
2 BR+D	0	0.0%
3 BR	1	7.7%
	13	100.0%

NORTHEAST BUILDING UNIT MATRIX

NE ZONING UNITS		
UNIT TYPE	SUBTOTAL	%
0 BR	51	15.4%
JR1	45	13.6%
1 BR	73	22.0%
1 BR+D	24	7.2%
JR2	23	6.9%
2 BR	76	22.9%
2 BR+D	20	6.0%
3 BR	20	6.0%
	332	100.0%

TOTAL ZONING UNITS	
	SUBTOTAL
	683

NE PENTHOUSE UNITS		
UNIT TYPE	SUBTOTAL	%
0 BR	2	10.5%
JR1	3	15.8%
1 BR	2	10.5%
1 BR+D	1	5.3%
JR2	1	5.3%
2 BR	5	26.3%
2 BR+D	0	0.0%
3 BR	5	26.3%
	19	100.0%

TOTAL PENTHOUSE UNITS	
	SUBTOTAL
	32

A-12 • PRELIMINARY UNIT MATRIX

