



# The Townhomes at Stanton Square

May, 2007

05-35  
29

# The Townhomes at Stanton Square

## Overview:

- Significant new affordable housing
- Large amounts of green space and "green" design elements
- Improvements to neighborhood appearance and institutions
- Significant community input



# The Townhomes at Stanton Square

## Site Plan:

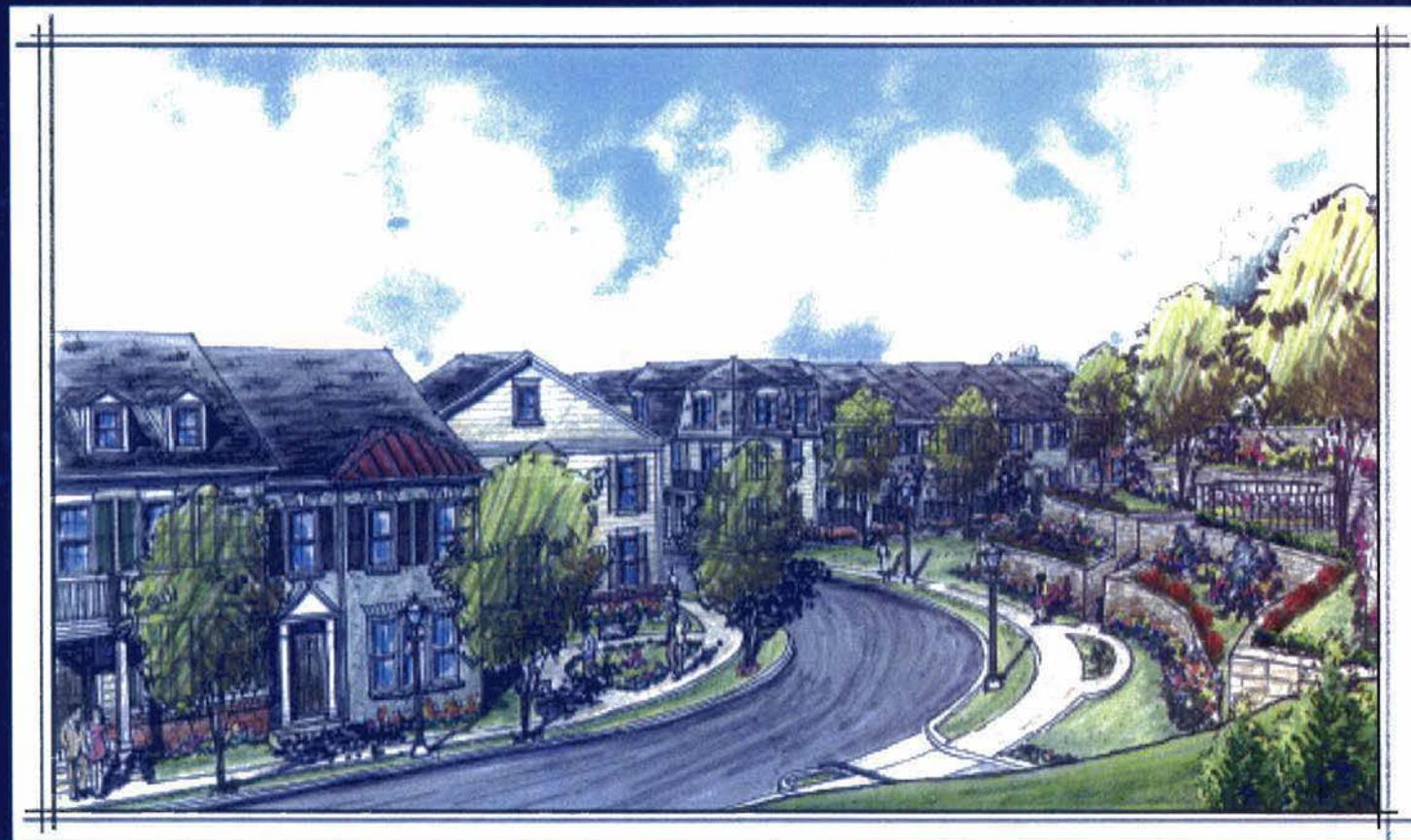
- Outward focusing site plan
- Green space distributed throughout.
- Diversity of architecture and unit sizes throughout site.
- Adaptive to the site topography.
- Streets are architectural and landscaped environments.
- Street layouts designed to work with the community.



# The Townhomes at Stanton Square

## Site Plan:

- Approximately 8.1 acres, or 353,256 square feet.
- Sharp 30' plus grade drop across site.
- Bounded by Elvans Rd, Stanton Rd. and Pomeroy Rd.
- 187 proposed townhomes parked at 1.3 spaces per unit
- Project F.A.R. of 0.90
- 32 Internal street parking spaces.

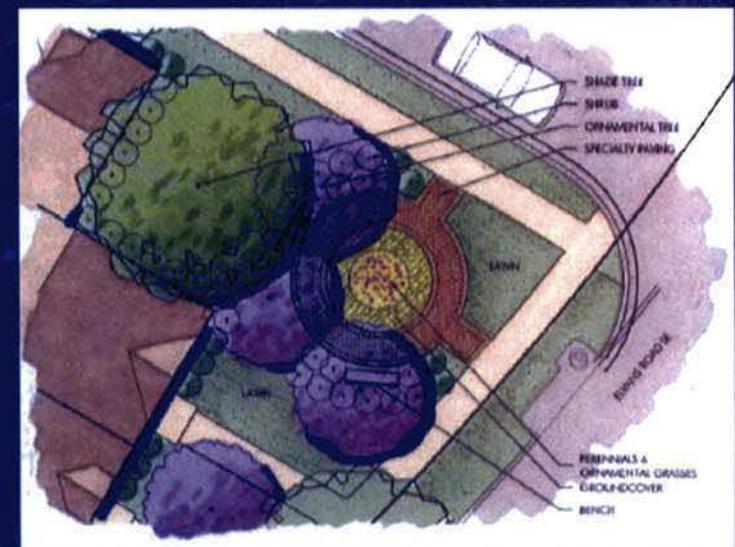
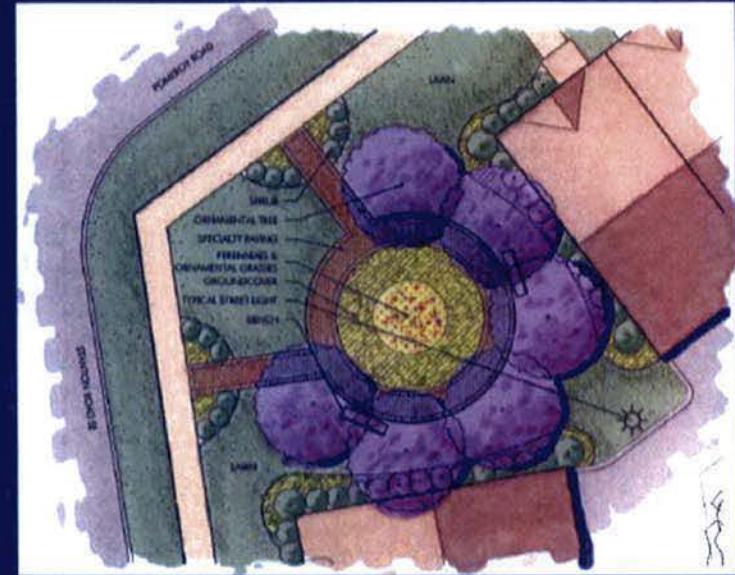


Building lot occupancy of 30.9%  
Green space of 32.3%  
Roadway area of 25.4%

# The Townhomes at Stanton Square

## Site Plan:

- The development creates pocket parks facing outward to the community for every ones use.



# The Townhomes at Stanton Square

## Site Plan:

- 30 foot grade change has become a landscaped feature of the site.
- Internal alley greenspace is created.
- Children's play lot is provided.



# The Townhomes at Stanton Square

## Site Plan:

- Most of the greenspace is located along the street for everybody to use.
- The perimeter of the site faces out towards the community with greenspace and pocket parks.
- We have worked with DDOT to fine tune the street layouts and the required curb radiiuses
- We have raised the Greenspace area to 32.3 % of the site and reduced the paved area.



# The Townhomes at Stanton Square

## Architecture:

- Examples of similar architectural features and streetscapes.
- Creating an urban diverse architecture.
- Varying the scale and materials of the units.
- Creating a mix of styles through detailed entries and windows.



# The Townhomes at Stanton Square

## Architecture:

- The View Corridors are directed towards greenspaces.
- Public greenspaces are provided throughout the project at corners and along the street.
- The Townhomes are outward facing towards Elvans, Stanton and Pomeroy roads and the surrounding community.



# The Townhomes at Stanton Square

## Architecture:

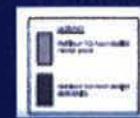
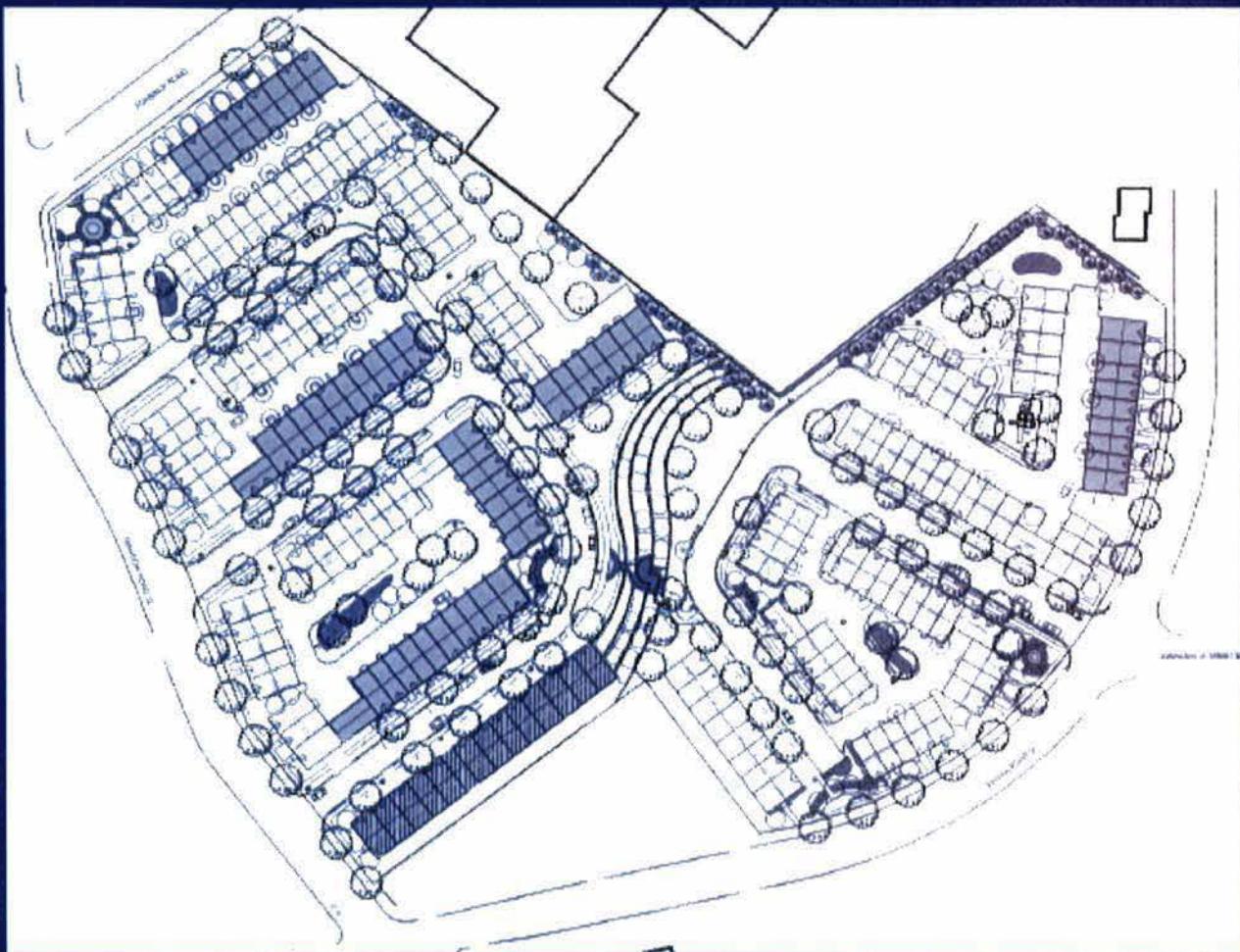
- The streetscape architecture varies in style and scale.
- Federal and Victorian styles.
- Two and three story units respond to the site grade as well as the create a variety in the streetscape.
- Market rate and affordable units are mixed throughout the site.
- The same materials and details are used on market and non market units.



# The Townhomes at Stanton Square

## Architecture:

- English basement townhome units are located to react to the variety of grade elevation changes on the site.
- Units are two and three level units 14', 16', 18', & 20' wide.
- Units are a variety of 2, 3 and optional 4 bedroom layouts
- Most of the units have rear entry integral one or two car garages.
- Front loaded garage 16' and 18' units with rear yards are located on the perimeter site.
- All of the units have a minimum of a brick water table to a full brick elevation.
- All elevations and colors will be pre determined to provide a strong streetscape feel.



# The Townhomes at Stanton Square

## Architecture:

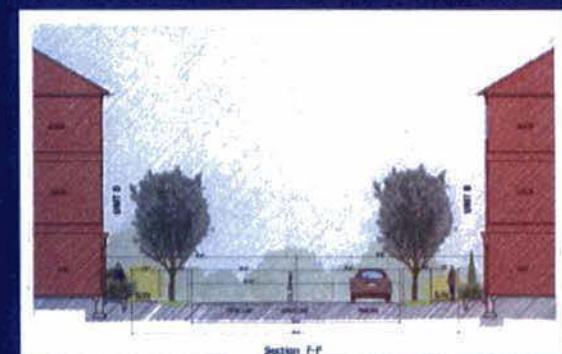
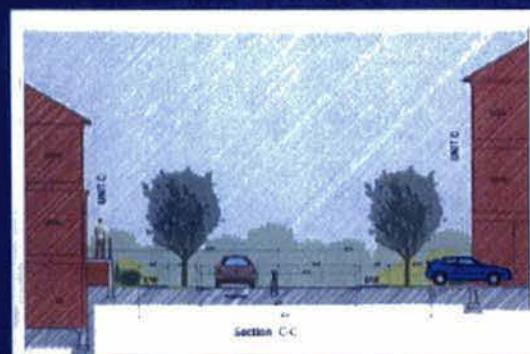
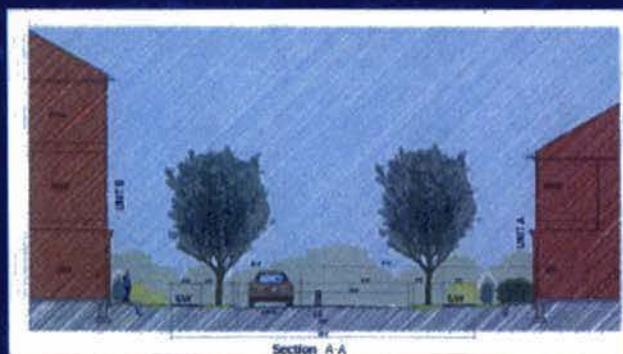
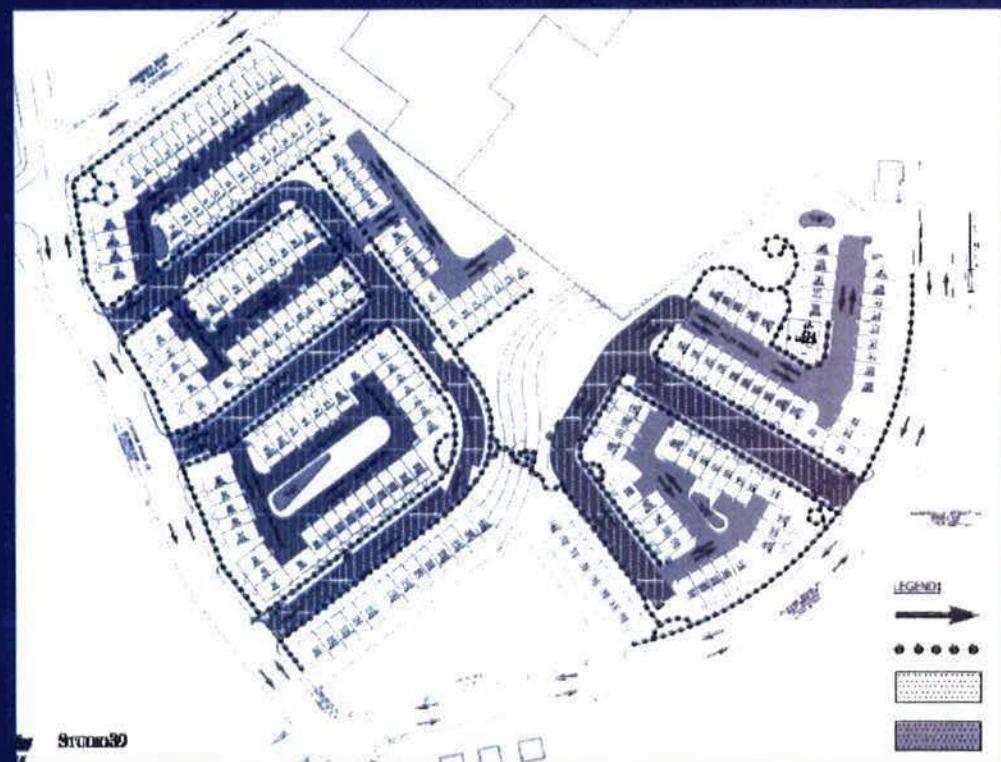
- The proposed architecture is compatible with the materials and styles of the surrounding neighborhood.
- Provides a high quality of architectural surroundings and neighborhood living environment.
- Materials and front elevations are detail oriented in their design.
- A diversity of styles and scale is a strong selling point for this community.
- A pedestrian friendly environment is created throughout with stoops porticos and porches.



# The Townhomes at Stanton Square

## Transportation Plan:

- One and two way streets with some on street parking.
- Private one and two way alley's.
- Street trees located in alleys and in street planting strips.
- Streets are designed with traffic calming measures.



# The Townhomes at Stanton Square

## Low Impact Design:

### LID STRATEGIES

- FILTERRAS
- RAINGARDENS

RAIN GARDEN

FILTERRA

RAIN GARDEN

FILTERRA

FILTERRA

RAIN GARDEN

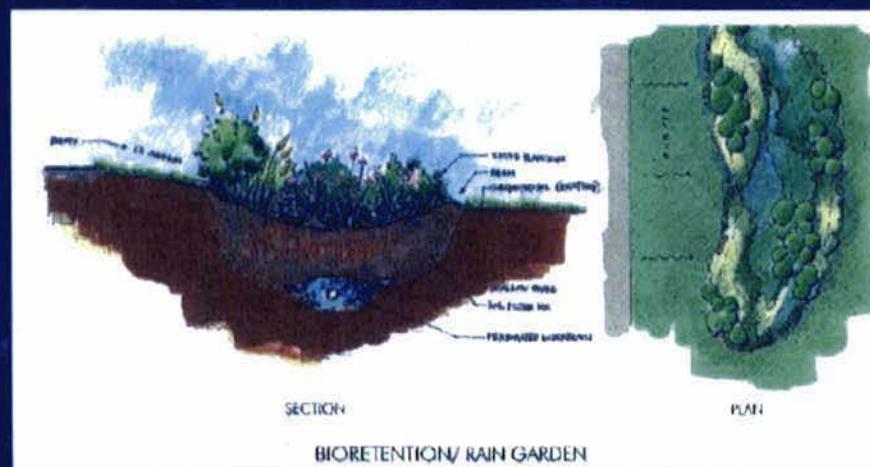
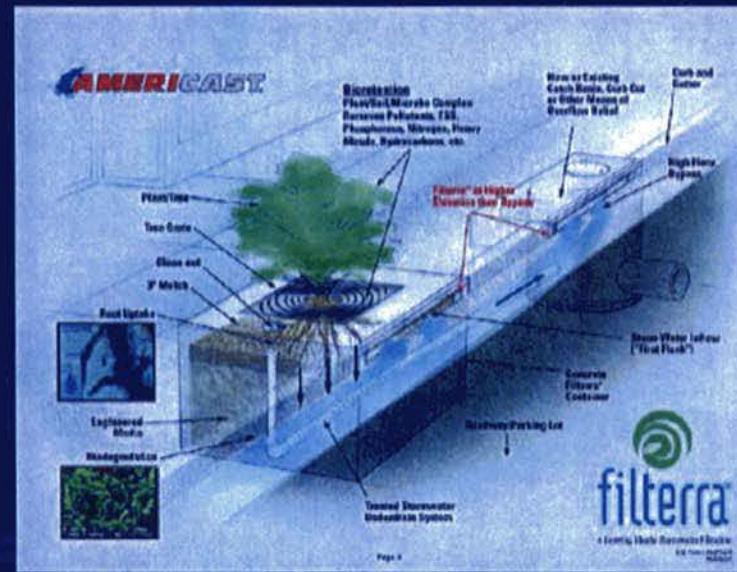
RAIN GARDEN



# The Townhomes at Stanton Square

## Low Impact Design:

- All alley and rooftop storm water runoff is controlled by low impact design systems.
- Filterra systems help reduce the flow as well as improve the quality in all of the alley's.
- Rain gardens also capture the alley and rooftop runoff that is not controlled by the filterra systems.



# The Townhomes at Stanton Square

## Low Impact Design:

- FILTERRA UNIT APPLICATIONS



# The Townhomes at Stanton Square

## Low Impact Design:

- RAINGARDEN EXAMPLES



# The Townhomes at Stanton Square

## Site Plan:

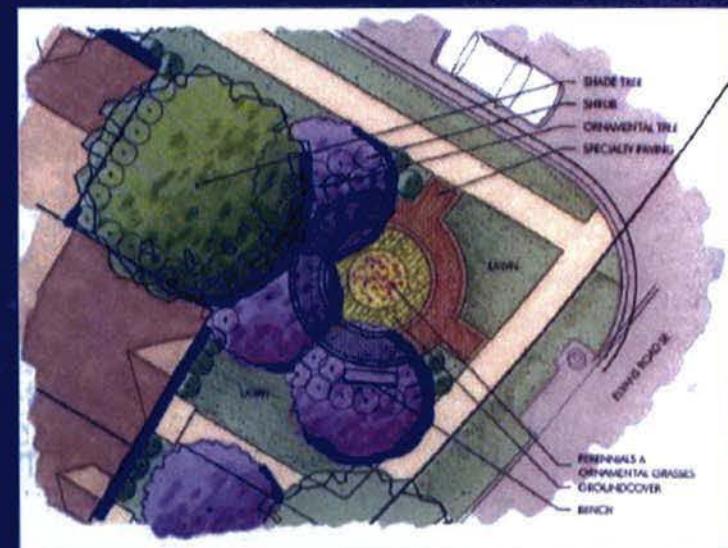
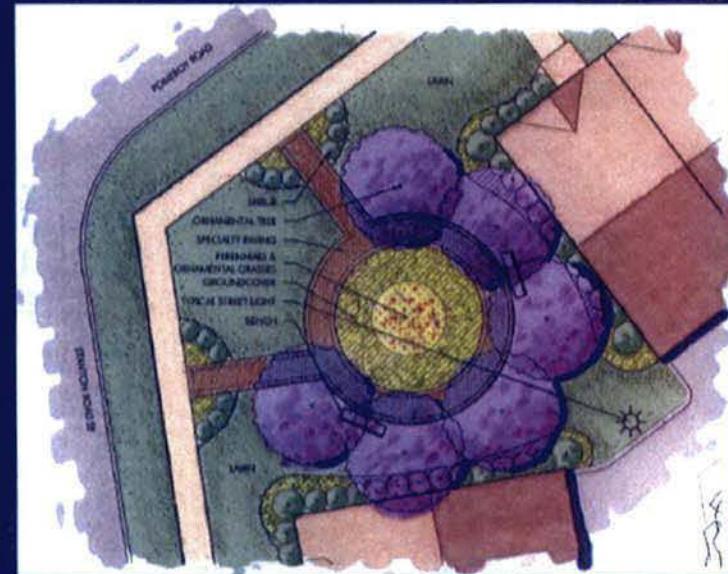
- STREETSCAPE IMAGES



# The Townhomes at Stanton Square

## Site Plan:

- The development creates pocket parks facing outward to the community for every ones use.



# The Townhomes at Stanton Square

## Street Architecture:

- STREETSCAPE FURNISHINGS AND LIGHTING EXAMPLES



# The Townhomes at Stanton Square

## Overview:

- Significant new affordable housing
- Large amounts of green space and “green” design elements
- Improvements to neighborhood appearance and institutions
- Significant community input



# The Townhomes at Stanton Square

## History of Community Engagement:

- **Meetings with SMD Lendia Johnson and ANC 8A:**

- December 2006 (twice)
  - February 2007 (twice)
  - March 2007
  - April 2007 (3 times, once with over 70 residents of ANC Single Member District 8A07)

### **Non-profit institutions**

- Linda Jackson, President of the East of the River Community Development Corporation (ERCDC) (5 times)
- Katrina Toews of the Town Hall Education Arts & Recreation Campus (THEARC)
- James Bunn and Al Williams of the Ward 8 Business Council
- Rev. Wardell Bonner of the St. John Christian Methodist Episcopal Church (twice)
- Anacostia Coordinating Council
- Ward 8 Economic Development Roundtable
- Ward 8 Annual Developers' Roundtable

# The Townhomes at Stanton Square

## History of Community Engagement:

### ■ **City Officials**

- Ward 8 Councilmember Marion Barry
- Tom Brown of Councilmember Barry's workforce development task force
- Loretta Jones, Ward 8 representative to the District's Department of Parks and Recreation

# The Townhomes at Stanton Square

## Workforce Housing :

- At least 63 of the 187 townhomes will be reserved as workforce affordable housing units
  - $\geq 20$  for households earning up to 60% of area median income (AMI)
  - $\geq 43$  for households earning up to 80% of AMI

## Home Buyers Program :

- Will co-ordinate with MANNA, Inc. to run homebuyers' workshops to help acquaint and prepare community members for homeownership

## HOA Contribution :

- Horning Brothers will contribute \$250.00 per unit to the HOA

# The Townhomes at Stanton Square

## Public Space Improvements:

- **\$30,000** for:
  - 30 new neighborhood trash receptacles
  - 30 decorative pole banners
  - 30 decorative pole brackets
- Will co-ordinate with ANC 8A and DDOT to determine location and maintenance

## Fort Stanton Recreation Center:

- **\$30,000** to Fort Stanton Civic Association for computers and computer support for Fort Stanton Recreation Center

# The Townhomes at Stanton Square

## Signage in Neighborhoods:

- **\$15,000** for three signs welcoming visitors to Fort Stanton and Hillsdale neighborhoods:
  - Suitland Parkway at Stanton Road
  - Fort Place at Bruce Place (Anacostia Community Museum)
  - Martin Luther King, Jr. Avenue at Howard Road

# The Townhomes at Stanton Square

## Conclusion :

- Significant project amenities
  - Affordable housing
  - Green space
  - Neighborhood improvements and contributions
- Extensive history of community engagement and co-operation



# The Townhomes at Stanton Square

## Project Summary:

- 32.3% green space
- Paved area only 25.4%
- Advanced storm water management systems
- Tot lot
- Small parks available to residents of Stanton Square and surrounding community

