

Stanton Commons



Design Principles



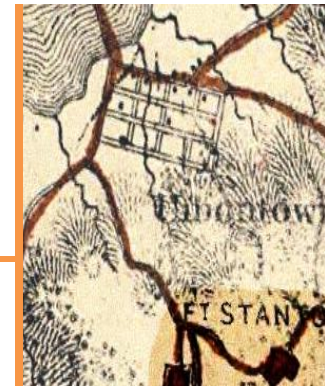
1. The building engages long distance view of the monumental core of DC

2. Site design minimizes impacts to current habitat and ecologies and enhances natural conditions



3. The scale of Stanton Square addresses and enhances the neighborhood context and the varied program elements

4. The design celebrates the rich history of the local community



5. Site and building design promote inquiry and encourages healthy living, "doing", and environmental stewardship among all users

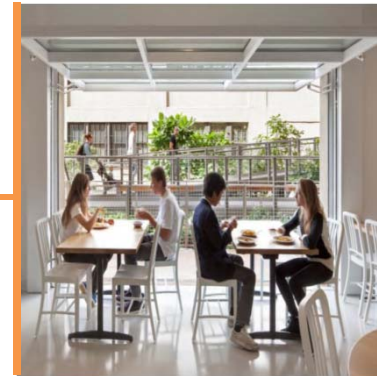
6. The building program and experience flows seamlessly from interior to exterior



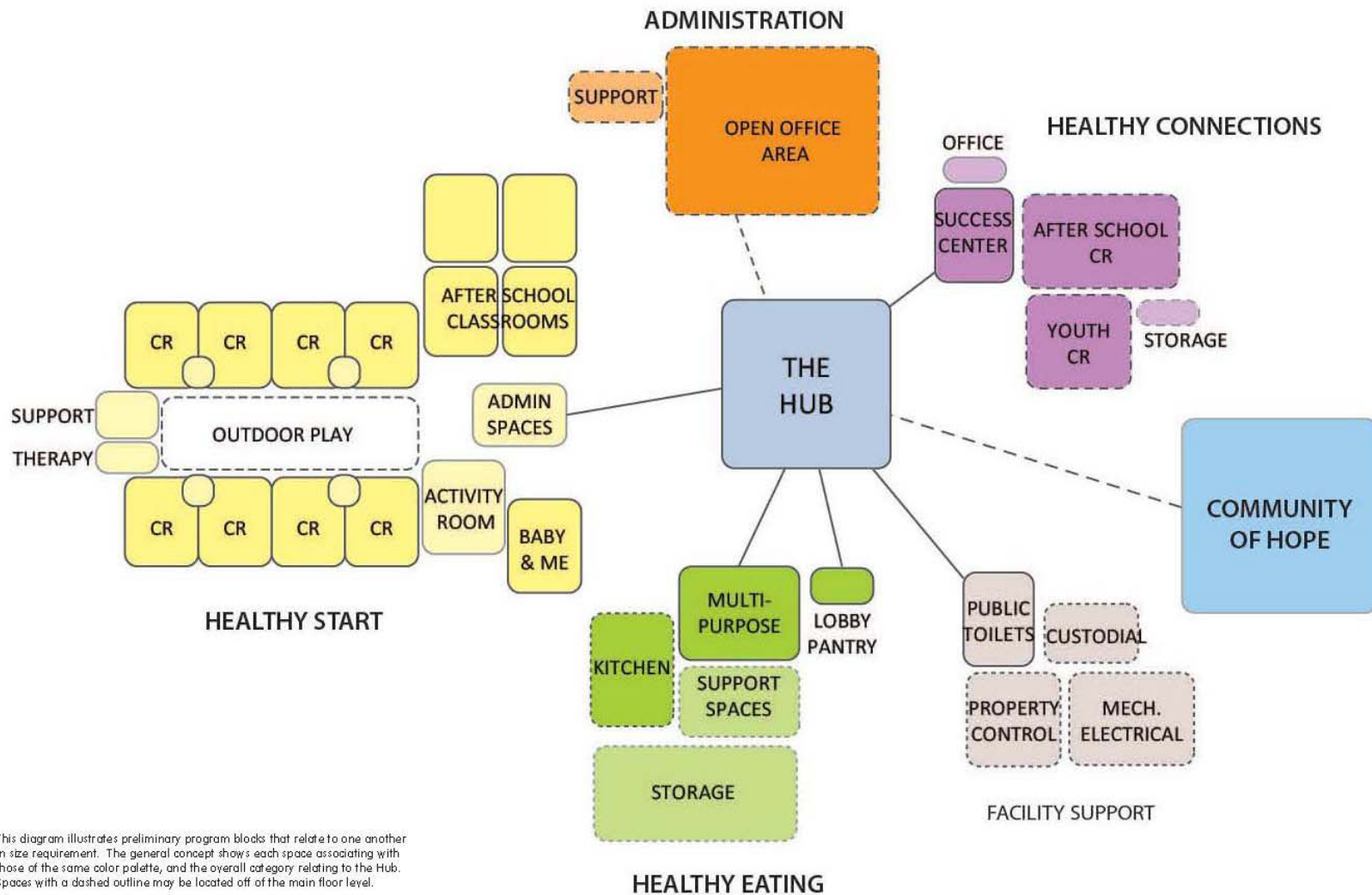
Design Principles



7. The “hub” is the heart of the commons, a space that engages all aspects of the program
8. Materials evoke a sense of comfort and warmth. Natural and regional materials are used wherever possible.
9. Access to natural light and views are available in all occupied spaces.
10. The kitchen is a central focus of the facility, is safe for productive work for employees as well as a welcoming and multi-functional learning and gathering space for the community
11. All places throughout the building encourage and support personal interaction and multiple uses.



PROGRAM ADJACENCIES



This diagram illustrates preliminary program blocks that relate to one another in size requirement. The general concept shows each space associating with those of the same color palette, and the overall category relating to the Hub. Spaces with a dashed outline may be located off of the main floor level.

DETAILED PROGRAM OF SPACES

128 proposed enrollment

CAPACITY students	NET AREA total	GROSSING factor	GROSS AREA total
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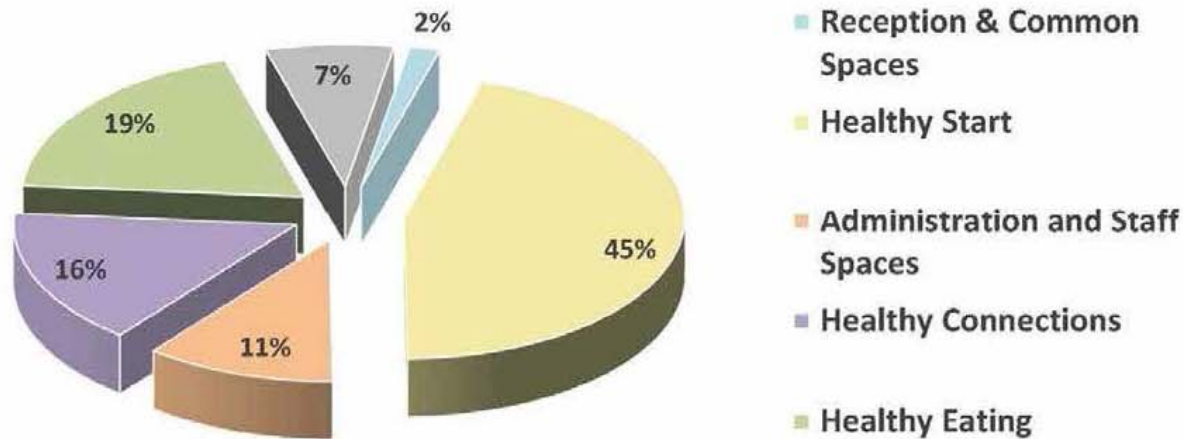
A. Area Summary

1. Target area (MT Portion Only)			35,000 gsf
2. Program Area	30,132	1.30	39,172 gsf
		Difference	4,172 gsf

B. Area Comparison

	%	Net Square Feet	Gross Square Feet
1. Reception & Common Spaces	2%	720 nsf	936 gsf
2. Healthy Start	39%	11,869 nsf	15,430 gsf
3. Administration and Staff Spaces	14%	4,355 nsf	5,662 gsf
4. Healthy Connections	11%	3,220 nsf	4,186 gsf
5. Healthy Eating	20%	6,160 nsf	8,008 gsf
6. Facility Management and Support Spaces	13%	3,808 nsf	4,950 gsf
	100%	30,132 nsf	39,172 gsf

C. Area Chart







-  Permeable paving
-  Play areas
-  Smart Slope
-  Stormwater managment area
-  Shrubs
-  Planted area - shrubs, grass, perennial plantings
-  Flexible planted areas
-  Canopy tree
-  Small to medium flowering tree
-  Street tree

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OVERALL SITE PLAN



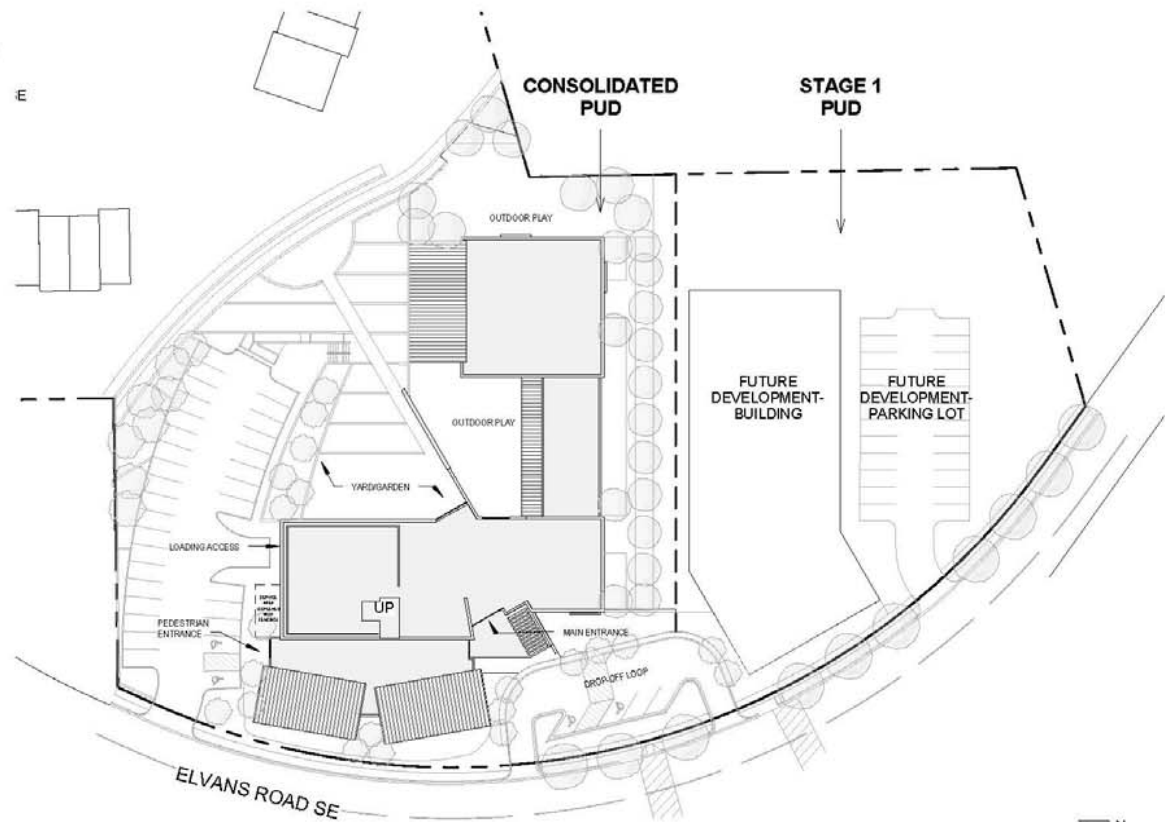
December 18th, 2015

L-01

Stanton Square and Commons

SITE DATA	CONSOLIDATED PUD	STAGE 1 PUD
FAR:	0.66	0.75
Building Height:	32'	45'
Lot Occupancy:	32.12%	30.50%
Parking Spaces:	39	41
Green Area Ratio:	.326 *	.335*

*Green Area Ratio is to be considered a preliminary estimate



NOTE:
Plan layouts are conceptual and
shown for illustrative purposes.
The final layouts may vary

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Architectural Site Plan

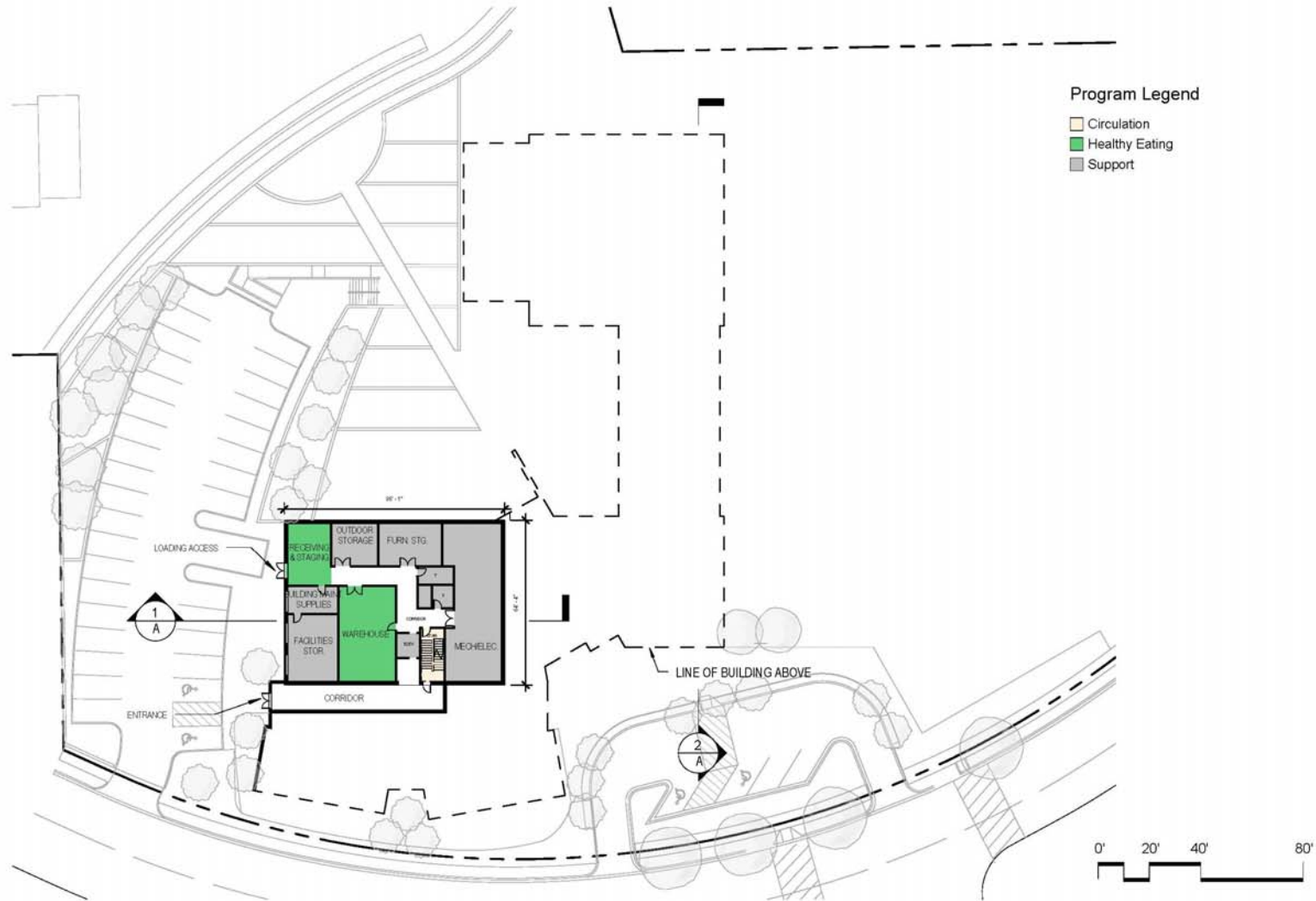


Perkins Eastman

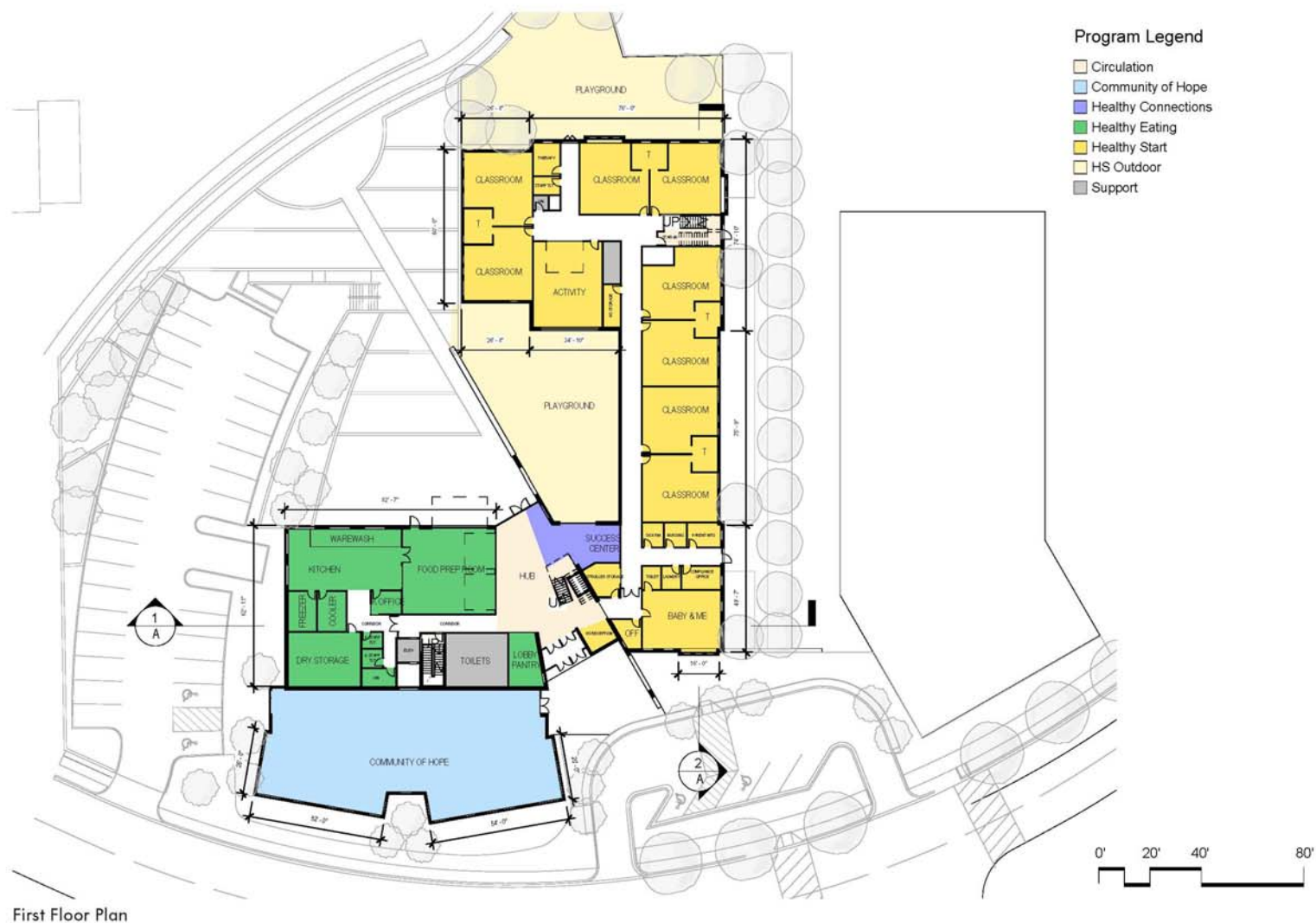
STANTON SQUARE AND COMMONS

Scale
1" = 60'
December 18, 2015

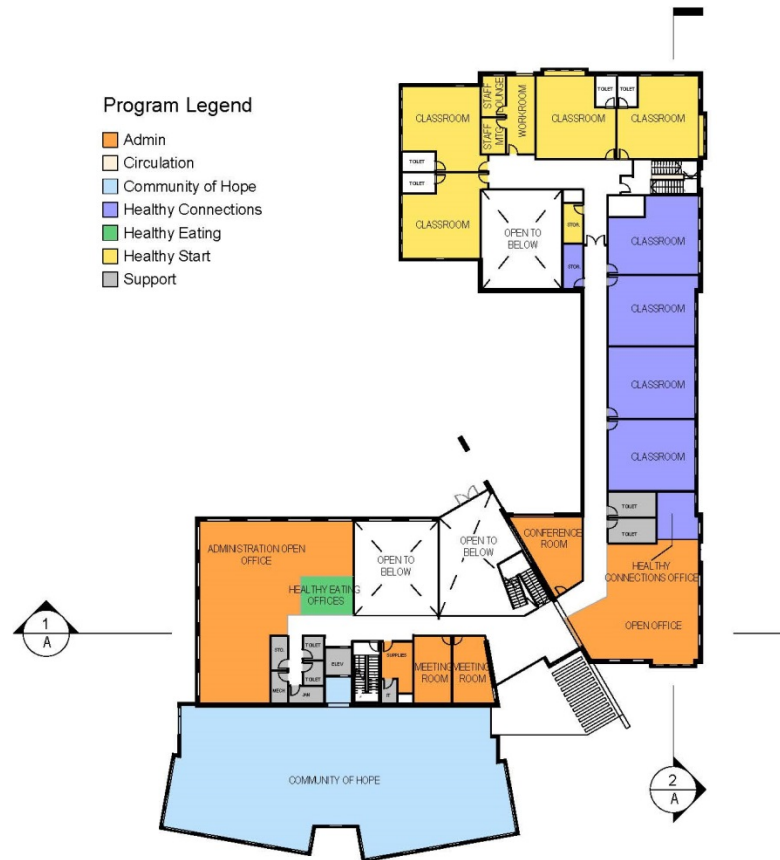
A-27



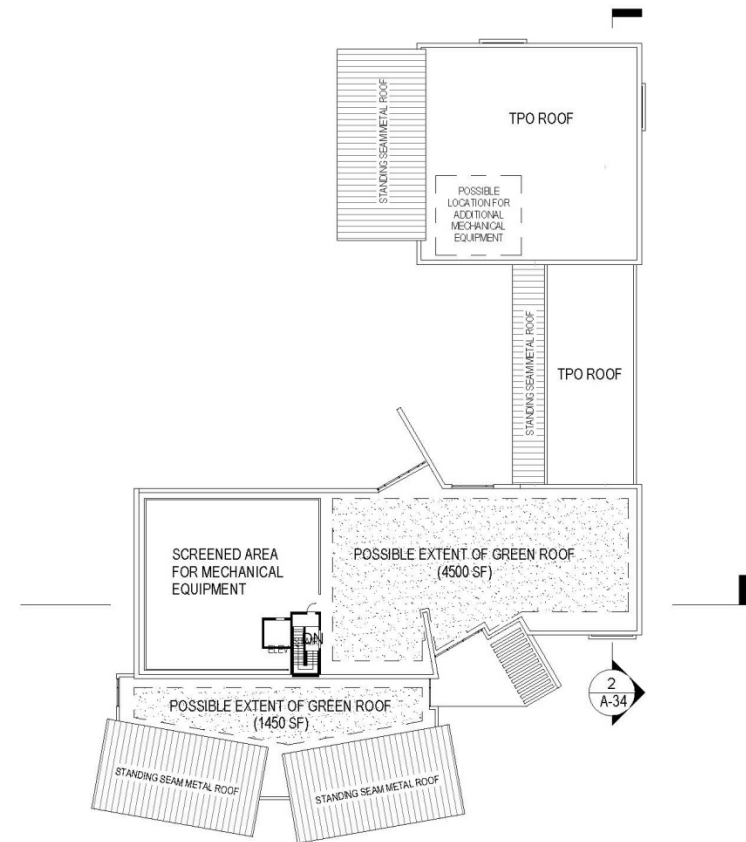
Ground Floor Plan



Perkins Eastman



Second Floor Plan

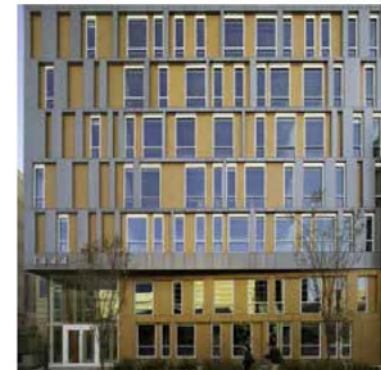


Roof Plan

MATERIAL PRECEDENTS



- 1 High-Performance Glazing
- 2 Fiber Cement Panel Wood Texture
- 3 Steel Column
- 4 Painted Concrete
- 5 Face Block Base
- 6 Variegated Brick
- 7 Fiber Cement Panel
- 8 Metal Frame Operable Window
- 9 Standing Seam Metal Roof
- 10 Pre-Cast Roof Coping





Northeast Elevation



Southwest Elevation

Perkins Eastman

The Commons at Stanton Square



Northwest Elevation



Southeast Elevation





Stanton Square and Commons



Community Engagement and Benefits

- ∞ Collaborative project amongst partners
- ∞ All partners heavily engaged in Ward 8
- ∞ Project incorporated feedback from Community
- ∞ Mixed-income, mixed-product housing
- ∞ Community- based programming at the Commons

Ward 8 Engagement-Horning Family Fund

Horning Family Fund:

- o Specifically created to address the needs of children and families in Ward 8
- o Supports twelve organizations that serve in 18 Ward 8 schools
- o Donating over \$12 million to fund the Commons at Stanton Square

Ward 8 Commitment

- ✂ Partnership with Anacostia Economic Development Corporation (AEDC)
 - Identify opportunities for Ward 8 businesses
 - Jobs for Ward 8 residents

- ✂ Whiting-Turner
 - Outreach program and local hiring

- ✂ Martha's Table
 - Joyful Food Market in every Ward 8 elementary school (DCPS & Charter) by 2018.
 - In 2016, Martha's Table's Healthy Connections program will ramp up to provide older youth programming in Ward 8.

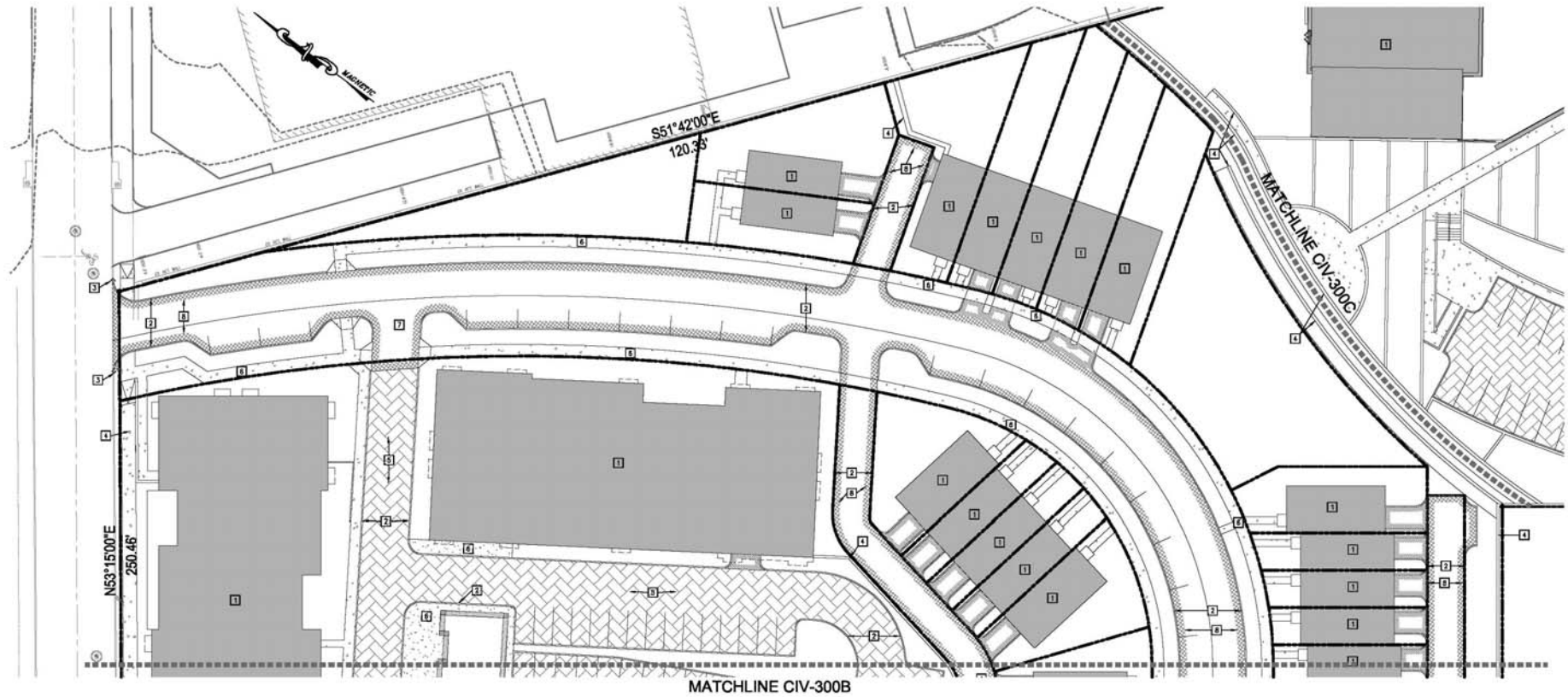
Ward 8 Project Commitment

- ☞ Provide space for community meetings.
- ☞ Provide flex-space for use by Ward 8 non-profits.
- ☞ Will include Ward 8 development partner for rental housing.
- ☞ Will continue to engage community to participate in planning for second phase.

Stanton Square and Commons



Stanton Square



SITE PLAN LEGEND:

- NEW ASPHALT PAVEMENT DRIVEWAY
- NEW ASPHALT PAVEMENT (FULL DEPTH)
- NEW CONCRETE SIDEWALK
- NEW POROUS PAVEMENT

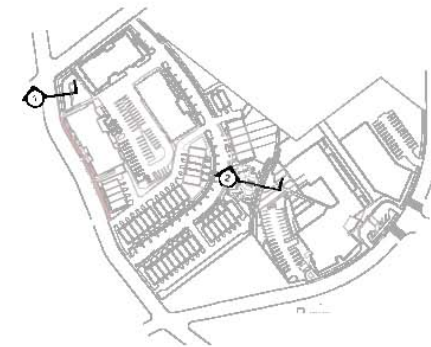
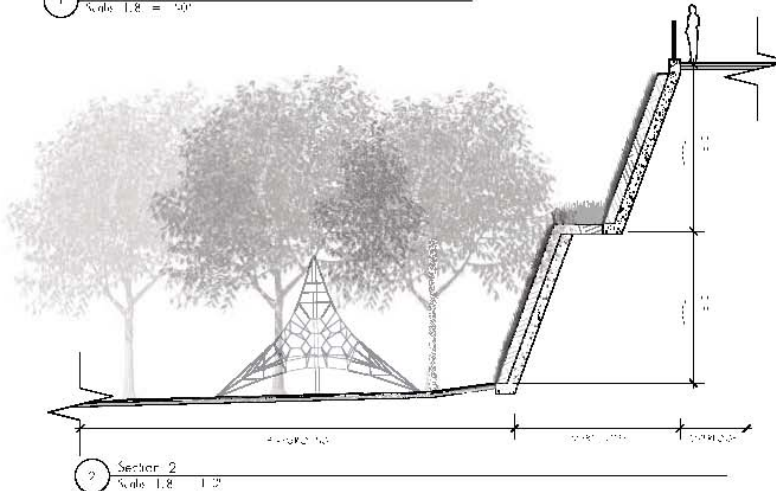
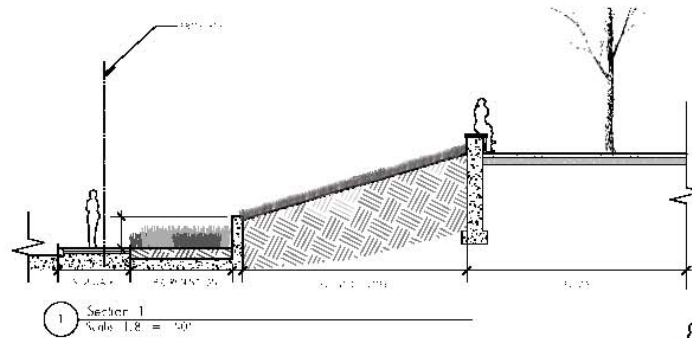
NOTE: DUE TO THE EXISTING OVERHEAD UTILITIES ALONG STANTON AND POMEROY ROADS, THE ABILITY FOR STREET TREES TO GROW IS SIGNIFICANTLY LIMITED. THEREFORE, NO STREET TREES ARE PROPOSED ALONG STANTON AND POMEROY ROADS.

SITE KEYNOTES:

- 1 NEW BUILDING. REFER TO ARCHITECTURAL DRAWING FOR DETAILS.
- 2 NEW CONCRETE CURB PER DOT STANDARDS AND SPECIFICATIONS.
- 3 LIMIT OF NEW CONCRETE CURB.
- 4 NEW RETAINING WALL.
- 5 NEW ASPHALT POROUS PAVEMENT PARKING PER DOT STANDARDS AND SPECIFICATIONS.
- 6 NEW CONCRETE SIDEWALK PER DOT STANDARDS AND SPECIFICATIONS.
- 7 NEW DRIVEWAY ENTRANCE PER DOT STANDARDS AND SPECIFICATIONS.
- 8 LIMIT OF NEW ASPHALT PAVEMENT.



SITE PLAN



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SITE RETAINING WALLS

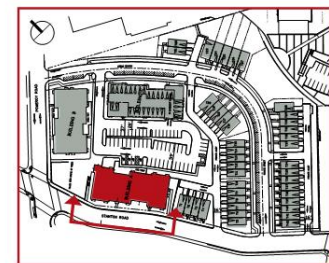


October 12th, 2015
L-7A

Stanton Square and Commons



Building A South Elevation



Key Plan

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MF Building A Elevations

June 3, 2015

A-08

STANTON SQUARE AND COMMONS



Townhouse String 2 Front Elevation

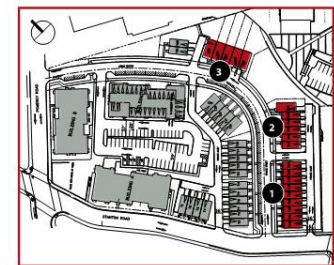


Townhouse String 3 Front Elevation



Townhouse String 1 Front Elevation

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Townhouse Buildings - Front Elevations



Key Plan

June 3, 2015
A-22



Materials

- | | |
|----------------------------------|-------------------------------|
| 1. Brick | 5. Ptd. PVC Trim and Moldings |
| 2. Windows | 6. PVC brackets |
| 3. Fiber Cement Panels with Trim | 7. Cast Stone |
| 4. Shingle Roofing | |



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Materials for Housing



TORTI GALLAS URBAN

STANTON SQUARE AND COMMONS

January 07, 2016