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Executive Director
Marcel Acosta

IN REPLY REFER TO:
NCPC FILE No. ZC 13-09

MAR 04 2016

Zoning Commission of the
District of Columbia
441 4th Street NW
2nd Floor, Suite 210
Washington, DC 20001

Members of the Commission:

Pursuant to delegations of authority adopted by the Commission on August 6, 1999,

I found that the proposed First Stage Planned Unit Development, Consolidated Planned Unit Development and Map Amendment at Square 5877, Lot 122 (Stanton Square, LLC), would not be inconsistent with the Comprehensive Plan for the National Capital. A copy of the Delegated Action of the Executive Director is enclosed.

Sincerely,

Marcel C. Acosta
Executive Director

Enclosure

cc: Eric Shaw, Director, DC Office of Planning
Anthony Hood, Chairman, Zoning Commission



Delegated Action of the Executive Director

PROJECT First Stage Planned Unit Development, Consolidated Planned Unit Development and Map Amendment from R-3 to R-5-A and SP-1 Zone Districts Square 5877, Lot 122 (Stanton Square, LLC) Bound by Stanton Road SE, Elvans Road SE, and Pomeroy Road SE Washington, DC	NCPC FILE NUMBER ZC 13-09 NCPC MAP FILE NUMBER 82.00(06.00)44292 DETERMINATION Approve as requested REVIEW AUTHORITY Advisory per 40 U.S.C. § 8724(a) and DC Code § 2- 1006(a)
REFERRED BY Zoning Commission of the District of Columbia	

On February 29, 2016, the Zoning Commission of the District of Columbia took a proposed action to approve a new eight-acre development near Fort Stanton in Southeast Washington. The project includes:

- A Consolidated Planned Unit Development (PUD) and a related map amendment from the R-3 to the R-5-B District for a 5-acre development consisting of three multifamily buildings with 120 units and 42 townhomes. This portion of the development will have a Floor Area Ratio (FAR) of 1.29-1.40 and a total of 170 parking spaces;
- A Consolidated and Stage I PUD application and related map amendment to the SP-1 District on the remaining three-acre portion of the site which will be developed as a community service center campus that will include a 32-foot-high community service center building with an FAR of 0.66 and 37 surface parking spaces; and
- A Stage I PUD for a portion of the community service center site for future development, including a 45-foot-high building of 46,200 square feet with an FAR of 0.92 and 24 surface parking spaces.

The multifamily buildings will be 49 feet in height, with variable lot occupancy. Twelve of the 120 units within the multifamily buildings will be assigned as permanent supportive housing units. Five percent of the units will be assigned to residents earning up to 50 percent Average Median Income (AMI) and another five percent at no more than 80 percent AMI, consistent with the District's Inclusionary Zoning (IZ) program. The remaining units would be assigned to residents earning up to 60 percent AMI for 40 years. The apartment buildings will predominantly have brick and masonry façades with cementitious siding on the upper 4th story. Bay windows will accentuate the buildings' exterior to create a residential feel and scale, appropriate with the surroundings. One building will contain a lobby, the leasing office, and residential amenity space. Space will also be assigned to the Community of Hope to provide on-site services for residents of the permanent supportive housing units.

The townhomes will front a private right-of-way and will range in height between 29 feet and 47 feet and have variable lot occupancy. The 42 townhomes will be three-bedroom homes, with 5 of the units assigned as IZ units for families earning 50 percent to 80 percent AMI. The townhomes will have exterior materials similar to those of the apartment buildings.

The community service center campus will house the non-profits Community of Hope (12,000 sf) and Martha's Table (42,000 sf). Their programming is planned to include early childhood care, nutrition and wellness, aftercare, employment and behavioral counseling services. The proposed building will be 32 feet in height and will include space for 16 classrooms, administrative offices, a conference room, a kitchen, and storage. The roof of the structure is designed with a 4,500-square-foot green roof. The campus will be designed with a modern architectural vocabulary.

Fort Stanton and Fort Ricketts, National Parks that are part of the Fort Circle Parks system, are a few blocks from the proposed development and are seen as amenities to the future residents of the site. There are, however, no federal properties adjacent to the development site with the potential to be negatively affected by the proposed development, and the proposed development is not inconsistent with the Comprehensive Plan for the National Capital. The heights of the multiple structures proposed for the site are in conformance with the Height of Buildings Act.

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Pursuant to delegations of authority adopted by the Commission on August 6, 1999 and per 40 U.S.C. § 8724(a) and DC Code § 2-1006(a), I find that the proposed First Stage Planned Unit Development, Consolidated Planned Unit Development and Map Amendment at Square 5877, Lot 122 (Stanton Square, LLC), would not be inconsistent with the Comprehensive Plan for the National Capital.



Marcel Acosta
Executive Director

2-25-16

Date