



# **THE COMMONS AT STANTON SQUARE**

**ZC CASE NO. 13-09**

**STANTON SQUARE, LLC**

**APPROVED PLANS FOR THE CONSOLIDATED AND FIRST STAGE  
PLANNED UNIT DEVELOPMENT AND  
ZONING MAP AMENDMENT APPLICATION**

March 14, 2016

# STANTON SQUARE AND COMMONS





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# DEVELOPMENT TEAM

## APPLICANT

**Horning Brothers**  
1350 Connecticut Avenue, NW  
Suite 800  
Washington, DC 20036

**Martha's Table**  
2114 14th Street, NW  
Washington, DC 20009

**Community of Hope**  
1717 Mass. Ave, NW, Suite 805  
Washington, DC 20036

**Horning Family Fund**  
1350 Connecticut Avenue, NW  
Suite 800  
Washington, DC 20036

## PROJECT ARCHITECT

**Torti Gallas Urban**  
1326 H Street, NE  
Washington, DC 20002

**Perkins Eastman**  
2121 Ward Court, NW  
Sixth Floor  
Washington, DC 20037

## CIVIL ENGINEER

**Wiles Mensch**  
11860 Sunrise Valley Drive  
Suite 200  
Reston, VA 20191

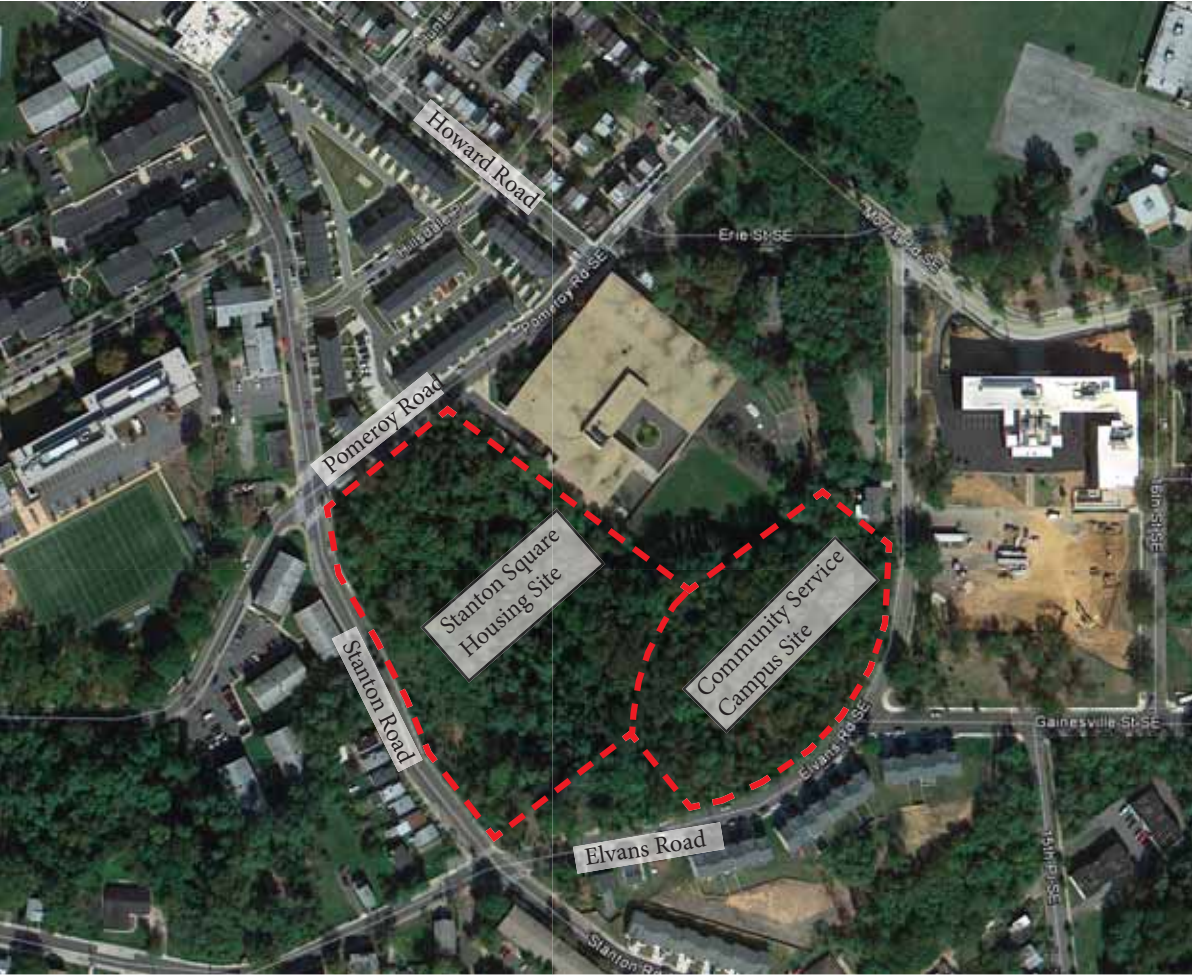
## LANDSCAPE ARCHITECT

**LAB**  
714 7th Street SE  
Washington, DC 20003

## LAND USE COUNSEL

**Goulston & Storrs**  
1999 K Street, NW  
5th Floor  
Washington, DC 20006

March 14th, 2016



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Drawing Index and Site Location Drawing

Stanton Square and Commons  
Drawing Index

| No.                                                               | Exhibit Title                                                     |
|-------------------------------------------------------------------|-------------------------------------------------------------------|
| IDX-1                                                             | Drawing Index and Site Location                                   |
| Site Exhibits                                                     |                                                                   |
| S-1                                                               | Development Data, Zoning Tabulation, Existing and Proposed Zoning |
| S-2                                                               | Housing Site – Lot Analysis without Townhouse Options             |
| S-3                                                               | Housing Site – Lot Analysis with Townhouse Options                |
| S-4                                                               | Design Principles                                                 |
| S-5                                                               | Design Principles                                                 |
| S-6                                                               | Regional Site Analysis                                            |
| S-7                                                               | Site Analysis                                                     |
| S-8                                                               | Site Photos                                                       |
| S-9                                                               | Illustrative Site Plan                                            |
| S-10A                                                             | Illustrative Site Sections                                        |
| S-10B                                                             | Site Plan- Grading Analysis                                       |
| S-12                                                              | Circulation and Building Entry Plan                               |
| S-13                                                              | Parking Plan                                                      |
| S-14                                                              | Street and Alley Sections                                         |
| Architecture Exhibits - Stanton Square, Housing Site              |                                                                   |
| A-1                                                               | Stanton Square Site Plan                                          |
| A-2,3                                                             | Pomeroy and Stanton Road Street Elevations                        |
| A-4,5                                                             | New Private Street Elevations                                     |
| A-6,7                                                             | Multifamily Building A Floor Plans                                |
| A-8,9,10                                                          | Multifamily Building A Elevations                                 |
| A-11,12                                                           | Multifamily Building B Floor Plans                                |
| A-13,14,15                                                        | Multifamily Building B Elevations                                 |
| A-16,17                                                           | Multifamily Building C Floor Plans                                |
| A-18,19,20                                                        | Multifamily Building C Elevations                                 |
| A-21                                                              | Multifamily Unit Plans                                            |
| A-22,23,24                                                        | Townhouse Building Elevations                                     |
| A-25                                                              | Housing Building Materials                                        |
| A-25B                                                             | Material Boards                                                   |
| A-26                                                              | Perspective View of Stanton Road                                  |
| A-26B                                                             | Perspective View of New Public Street                             |
| A-26C                                                             | Perspective View of Surface Parking Lot                           |
| A-26D                                                             | Surrounding Context Aerial                                        |
| Architecture Exhibits - Stanton Commons, Community Service Campus |                                                                   |
| A-27                                                              | Architectural Site Plan                                           |
| A-28                                                              | Design Guidelines                                                 |
| A-29                                                              | Design Guidelines                                                 |
| A-30                                                              | Perspective View of Main Entrance                                 |
| A-31                                                              | Ground Floor Plan                                                 |

|                    |                                          |
|--------------------|------------------------------------------|
| A-32               | First Floor Plan                         |
| A-33               | Second Floor Plan                        |
| A-34               | Roof Plan                                |
| A-35               | Sections                                 |
| A-36               | Elevations                               |
| A-37               | Elevations                               |
| A-38               | Elevations                               |
| A-39               | Elevations                               |
| A-40               | Materials                                |
| Landscape Exhibits |                                          |
| L-1                | Overall Landscape Plan                   |
| L-2                | Stanton Square Landscape Plan            |
| L-3                | Stanton Square Public Plaza              |
| L-4                | Stanton Square Pocket Park and Play Area |
| L-5                | Stanton Commons Landscape Plan           |
| L-6                | GAR Calculations                         |
| L-7A               | Site Retaining Walls                     |
| L-7B               | Site Retaining Walls                     |
| Civil Exhibits     |                                          |
| CIV-100A           | Existing Conditions Plan                 |
| CIV-100B           | Existing Conditions Plan                 |
| CIV-100C           | Existing Conditions Plan                 |
| CIV-200A           | Erosion and Sediment Control Plan        |
| CIV-200B           | Erosion and Sediment Control Plan        |
| CIV-200C           | Erosion and Sediment Control Plan        |
| CIV-201A           | Erosion and Sediment Control Notes       |
| CIV-201B           | Erosion and Sediment Control Notes       |
| CIV-202A           | Erosion and Sediment Control Details     |
| CIV-202B           | Erosion and Sediment Control Details     |
| CIV-300A           | Site Plan                                |
| CIV-300B           | Site Plan                                |
| CIV-300C           | Site Plan                                |
| CIV-350A           | Dimension Plan                           |
| CIV-350B           | Dimension Plan                           |
| CIV-350C           | Dimension Plan                           |
| CIV-400A           | Utility Plan                             |
| CIV-400B           | Utility Plan                             |
| CIV-400C           | Utility Plan                             |
| CIV-500A           | Grading Plan                             |
| CIV-500B           | Grading Plan                             |
| CIV-500C           | Grading Plan                             |
| CIV-600A           | Stormwater Management Plan               |
| CIV-600B           | Stormwater Management Plan               |
| CIV-600C           | Stormwater Management Plan               |
| CIV-601A           | Stormwater Management Details            |

March 14th, 2016

# Site Exhibits

STANTON SQUARE - RESIDENTIAL AREA, R-5-B ZONING  
DEVELOPMENT DATA AND ZONING TABULATION (W/O TH OPTIONS)

SQUARE; 5872  
EXISTING ZONING R-3  
PROPOSED PUD REZONING R-5-B

| BUILDING TYPE         | LOTS | SITE AREA (SF) |
|-----------------------|------|----------------|
| MULTIFAMILY APARTMENT | 1    | 85,717         |
| TOWNHOUSE             | 42   | 66,993         |
| OPEN SPACE            | 2    | 16,376         |
| TOTAL                 |      | 169,086        |

| DESIGN ELEMENT         | REQUIRED/<br>ALLOWED PUD  | PROVIDED               |
|------------------------|---------------------------|------------------------|
| MINIMUM LOT AREA       | NONE PRESCRIBED           | N/A                    |
| MINIMUM WIDTH OF LOT   | NONE PRESCRIBED           | N/A                    |
| FAR                    | 3 MAX                     | 1.3                    |
| GROSS FLOOR AREA       | 507,258                   | 224,333                |
| LOT OCCUPANCY          | 60% MAX.                  | Varies*                |
| BUILDING HEIGHT        | 50'                       | MF 50' - 0" & 52' - 0" |
|                        |                           | TH 29' to 52'          |
| REAR YARD              | Varies*                   | Varies*                |
| SIDE YARD              | Varies*                   | Varies*                |
| PARKING                |                           |                        |
| SINGLE FAMILY DWELLING | 1 PER DU =<br>42 SPACES   | 54 SPACES              |
| MULTIPLE DWELLING      | 1 PER 2 DU =<br>64 SPACES | 88 SPACES              |
| LOADING                |                           |                        |
| ONE FAMILY DWELLING    | NONE REQUIRED             | N/A                    |
| MUTIPLE DWELLING       | NONE REQUIRED             | N/A                    |
| Green Area Ratio       | 0.4                       | 0.416                  |

\* See Sheets S-2 and S-3 for lot coverage, rear and side yard dimensions for all Multifamily and townhouse lots.

STANTON SQUARE - RESIDENTIAL AREA, R-5-B ZONING  
DEVELOPMENT DATA AND ZONING TABULATION (W/ TH OPTIONS)

SQUARE; 5872  
EXISTING ZONING R-3  
PROPOSED PUD REZONING R-5-B

| BUILDING TYPE         | LOTS | SITE AREA (SF) |
|-----------------------|------|----------------|
| MULTIFAMILY APARTMENT | 1    | 85,717         |
| TOWNHOUSE             | 42   | 66,993         |
| OPEN SPACE            | 2    | 16,376         |
| TOTAL                 | 5    | 169,086        |

| DESIGN ELEMENT         | REQUIRED/<br>ALLOWED PUD  | PROVIDED               |
|------------------------|---------------------------|------------------------|
| MINIMUM LOT AREA       | NONE PRESCRIBED           | N/A                    |
| MINIMUM WIDTH OF LOT   | NONE PRESCRIBED           | N/A                    |
| FAR                    | 3 MAX                     | 1.4                    |
| GROSS FLOOR AREA       | 507,258                   | 239,817                |
| LOT OCCUPANCY          | 60% MAX.                  | Varies*                |
| BUILDING HEIGHT        | 50'                       | MF 50' - 0" & 52' - 0" |
|                        |                           | TH 29' to 52'          |
| REAR YARD              | Varies*                   | Varies*                |
| SIDE YARD              | Varies*                   | Varies*                |
| PARKING                |                           |                        |
| SINGLE FAMILY DWELLING | 1 PER DU =<br>42 SPACES   | 54 SPACES              |
| MULTIPLE DWELLING      | 1 PER 2 DU =<br>64 SPACES | 88 SPACES              |
| LOADING                |                           |                        |
| ONE FAMILY DWELLING    | NONE REQUIRED             | N/A                    |
| MUTIPLE DWELLING       | NONE REQUIRED             | N/A                    |
| Green Area Ratio       | 0.4                       | 0.416                  |

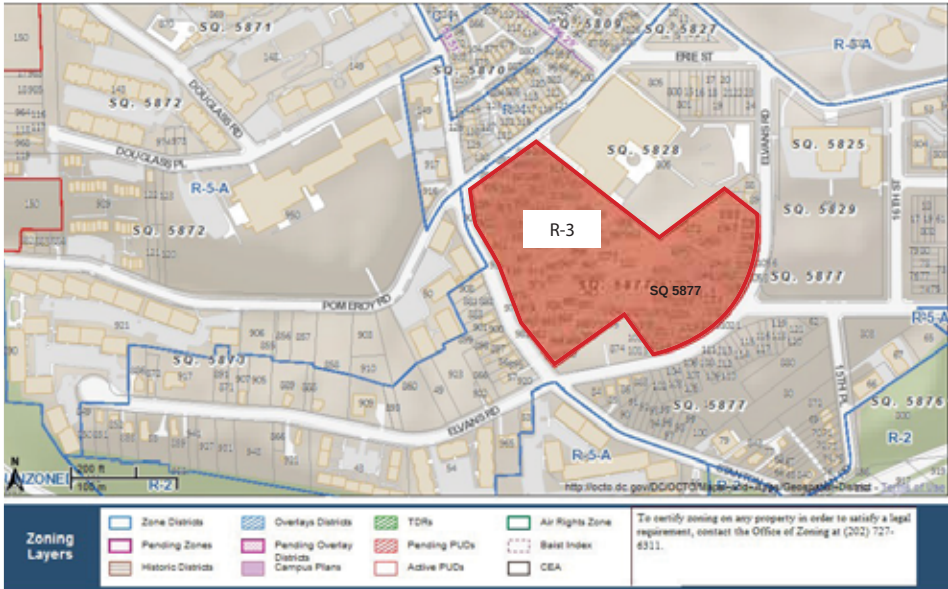
STANTON COMMONS - COMMUNITY SERVICE CAMPUS, SP-1 ZONING  
DEVELOPMENT DATA AND ZONING TABULATION

SQUARE; 5872  
EXISTING ZONING R-3  
PROPOSED PUD REZONING SP-1

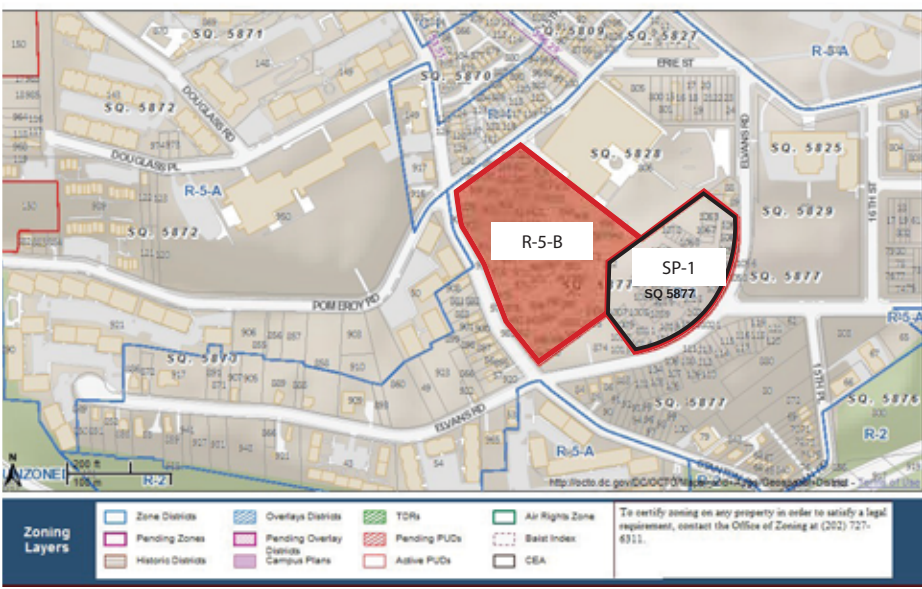
| BUILDING TYPE     | LOTS | SITE AREA |
|-------------------|------|-----------|
| COMMUNITY SERVICE | 1    | 130,868   |
| TOTAL             | 1    | 130,868   |

| DESIGN ELEMENT    | REQUIRED/<br>ALLOWED PUD                                     | CONSOLIDATED<br>PUD | STAGE I PUD |
|-------------------|--------------------------------------------------------------|---------------------|-------------|
| FAR               | 2.5 MAX.                                                     | 0.66                | 0.92        |
| GROSS FLOOR AREA  | N/A                                                          | 53,195              | 46,200      |
| LOT OCCUPANCY     | 40% MAX. w/BZA                                               | 32.12%              | 30.50%      |
| BUILDING HEIGHT   | 75'                                                          | 32'                 | 45'         |
| REAR YARD         | 2.5" per foot                                                | 20'                 | 63' - 6"    |
| SIDE YARD         | 2" per foot; min. 8'                                         | 25'                 | 20'         |
|                   | 3" per foot of building height or 12' wide min.              | 75'                 | N/A         |
| COURT             |                                                              |                     |             |
| PARKING           |                                                              |                     |             |
| COMMUNITY SERVICE | 1 Per 2,000 sf or 27 spaces                                  | 36                  | N/A         |
|                   | In excess of 2,000 sf, 1 for each additional 1,800 sf of GFA |                     |             |
| OFFICE            |                                                              | N/A                 | 24          |
| LOADING           |                                                              |                     |             |
|                   | 1 Service/Delivery Loading Space @ 20' deep                  | 1 space             | N/A         |
| COMMUNITY SERVICE |                                                              |                     |             |
| OFFICE            | With 30,000 to 100,000 sf of GFA                             |                     |             |
|                   | 1 @ 30' deep                                                 | N/A                 | 1           |
|                   | 1 @100 sf                                                    | N/A                 | 1           |
|                   | 1 @ 20' deep                                                 | N/A                 | 1           |
| Green Area Ratio  | 0.3                                                          | 0.36                | 0.34        |

Existing Zoning



Proposed Zoning



Zoning Analysis: Housing site

STANTON SQUARE AND COMMONS

Stanton Square - Housing Site, Lot and Zoning Analysis - without Townhouse Options

| Multifamily Apartment Buildings - R-5-B Zoning |          |                |                      |             |              |           |                                 |                        |                            |                    |                            |                    |                  |                  |                         |                    |
|------------------------------------------------|----------|----------------|----------------------|-------------|--------------|-----------|---------------------------------|------------------------|----------------------------|--------------------|----------------------------|--------------------|------------------|------------------|-------------------------|--------------------|
| Lot #                                          | Lot Size | Lot Dimensions | Building GFA (in SF) | Maximum FAR | FAR Provided | Deviation | Maximum Allowable Lot Occupancy | Lot Occupancy Provided | Minimum Rear Yard Required | Rear Yard Provided | Minimum Side Yard Required | Side Yard Provided | Required Parking | Parking Provided | Maximum Building Height | Building Height    |
| 1                                              | 85,717   |                | 137,541              | 3           | 1.60         | None      | 60%                             | 36.76%                 | 18'***                     | 30'                | 13.5'                      | 8'                 | 64 spaces        | 86 spaces        | 50'                     | 50" - 0", 52" - 0" |
| Subtotal MF                                    | 85,717   |                | 137,541              |             | 1.60         |           |                                 |                        |                            |                    |                            |                    |                  |                  |                         |                    |

| Townhouse Lots - R-5-B Zoning |          |                 |                      |             |              |           |                                 |                        |                            |                    |                            |                    |                  |                  |                         |                 |
|-------------------------------|----------|-----------------|----------------------|-------------|--------------|-----------|---------------------------------|------------------------|----------------------------|--------------------|----------------------------|--------------------|------------------|------------------|-------------------------|-----------------|
| Lot #                         | Lot Size | Lot Dimensions* | Building GFA (in SF) | Maximum FAR | FAR Provided | Deviation | Maximum Allowable Lot Occupancy | Lot Occupancy Provided | Minimum Rear Yard Required | Rear Yard Provided | Minimum Side Yard Required | Side Yard Provided | Required Parking | Parking Provided | Maximum Building Height | Building Height |
| T1                            | 1,433    | 30' x 64'       | 2,460                | 3           | 1.72         | None      | 60%                             | 57.22%                 | 15' min.*                  | 15' +              | 8'                         | 5'                 | 1 space          | 1 space          | 50'                     | Up to 50'       |
| T2                            | 1,080    | 16' x 64'       | 1,936                | 3           | 1.79         | None      | 60%                             | 59.72%                 | 15' min.*                  | 15' +              | N/A                        | N/A                | 1 space          | 1 space          | 50'                     | Up to 50'       |
| T3                            | 1,080    | 16' x 64'       | 1,936                | 3           | 1.79         | None      | 60%                             | 59.72%                 | 15' min.*                  | 15' +              | N/A                        | N/A                | 1 space          | 1 space          | 50'                     | Up to 50'       |
| T4                            | 2,044    | 30' x 64'       | 1,976                | 3           | 0.97         | None      | 60%                             | 32.24%                 | 15' min.*                  | 15' +              | 8'                         | 15'                | 1 space          | 1 space          | 50'                     | Up to 50'       |
| T5                            | 1,960    | 37' x 64'       | 2,460                | 3           | 1.26         | None      | 60%                             | 41.84%                 | 15' min.*                  | 15' +              | N/A                        | N/A                | 1 space          | 1 space          | 50'                     | Up to 52'       |
| T6                            | 1,056    | 16' x 64'       | 1,936                | 3           | 1.83         | None      | 60%                             | 61.08%                 | 15' min.*                  | 15' +              | N/A                        | N/A                | 1 space          | 1 space          | 50'                     | Up to 52'       |
| T7                            | 1,056    | 16' x 64'       | 1,936                | 3           | 1.83         | None      | 60%                             | 61.08%                 | 15' min.*                  | 15' +              | N/A                        | N/A                | 1 space          | 1 space          | 50'                     | Up to 52'       |
| T8                            | 1,056    | 16' x 64'       | 1,936                | 3           | 1.83         | None      | 60%                             | 61.08%                 | 15' min.*                  | 15' +              | N/A                        | N/A                | 1 space          | 1 space          | 50'                     | Up to 52'       |
| T9                            | 1,056    | 16' x 64'       | 1,936                | 3           | 1.83         | None      | 60%                             | 61.08%                 | 15' min.*                  | 15' +              | N/A                        | N/A                | 1 space          | 1 space          | 50'                     | Up to 52'       |
| T10                           | 1,386    | 21' x 64'       | 1,976                | 3           | 1.43         | None      | 60%                             | 47.55%                 | 15' min.*                  | 15' +              | 8'                         | 5'                 | 1 space          | 1 space          | 50'                     | Up to 52'       |
| T11                           | 1,386    | 21' x 64'       | 1,976                | 3           | 1.43         | None      | 60%                             | 47.55%                 | 15' min.*                  | 15' +              | 8'                         | 5'                 | 1 space          | 1 space          | 50'                     | Up to 52'       |
| T12                           | 1,056    | 16' x 64'       | 1,936                | 3           | 1.83         | None      | 60%                             | 61.08%                 | 15' min.*                  | 15' +              | N/A                        | N/A                | 1 space          | 1 space          | 50'                     | Up to 52'       |
| T13                           | 1,056    | 16' x 64'       | 1,936                | 3           | 1.83         | None      | 60%                             | 61.08%                 | 15' min.*                  | 15' +              | N/A                        | N/A                | 1 space          | 1 space          | 50'                     | Up to 52'       |
| T14                           | 1,056    | 16' x 64'       | 1,936                | 3           | 1.83         | None      | 60%                             | 61.08%                 | 15' min.*                  | 15' +              | N/A                        | N/A                | 1 space          | 1 space          | 50'                     | Up to 52'       |
| T15                           | 1,728    | 28' x 64'       | 1,976                | 3           | 1.14         | None      | 60%                             | 38.14%                 | 15' min.*                  | 15' +              | 8'                         | 5'                 | 1 space          | 1 space          | 50'                     | Up to 52'       |
| T16                           | 2,403    | 28' x 64'       | 1,976                | 3           | 0.82         | None      | 60%                             | 27.42%                 | 15' min.*                  | 15' +              | 8'                         | 5'                 | 1 space          | 1 space          | 50'                     | Up to 52'       |
| T17                           | 1,226    | 16' x 64'       | 1,936                | 3           | 1.58         | None      | 60%                             | 52.61%                 | 15' min.*                  | 15' +              | N/A                        | N/A                | 1 space          | 1 space          | 50'                     | Up to 52'       |
| T18                           | 1,230    | 16' x 64'       | 1,936                | 3           | 1.57         | None      | 60%                             | 52.44%                 | 15' min.*                  | 15' +              | N/A                        | N/A                | 1 space          | 1 space          | 50'                     | Up to 52'       |
| T19                           | 1,197    | 16' x 64'       | 1,936                | 3           | 1.62         | None      | 60%                             | 53.88%                 | 15' min.*                  | 15' +              | N/A                        | N/A                | 1 space          | 1 space          | 50'                     | Up to 52'       |
| T20                           | 2,455    | 45' x 52'       | 2,460                | 3           | 1.00         | None      | 60%                             | 33.40%                 | 15' min.*                  | 15' +              | 8'                         | 6'                 | 1 space          | 1 space          | 50'                     | Up to 52'       |
| T21                           | 2,887    | 35' x 75'       | 2,460                | 3           | 0.85         | None      | 60%                             | 22.83%                 | 15' min.*                  | 30'+               | 8'                         | 12'                | 1 space          | 1 space          | 50'                     | Up to 52'       |
| T22                           | 1,854    | 20' x 85'       | 2,460                | 3           | 1.33         | None      | 60%                             | 35.54%                 | 15' min.*                  | 30'+               | N/A                        | N/A                | 1 space          | 1 space          | 50'                     | Up to 52'       |
| T23                           | 2,074    | 20' x 100'      | 2,460                | 3           | 1.19         | None      | 60%                             | 39.54%                 | 15' min.*                  | 30'+               | N/A                        | N/A                | 1 space          | 1 space          | 50'                     | Up to 52'       |
| T24                           | 2,306    | 20' x 110'      | 2,420                | 3           | 1.05         | None      | 60%                             | 35.00%                 | 15' min.*                  | 30'+               | N/A                        | N/A                | 1 space          | 1 space          | 50'                     | Up to 52'       |
| T25                           | 2,560    | 20' x 120'      | 2,420                | 3           | 0.95         | None      | 60%                             | 31.52%                 | 15' min.*                  | 30'+               | N/A                        | N/A                | 1 space          | 1 space          | 50'                     | Up to 52'       |
| T26                           | 2,835    | 20' x 135'      | 2,420                | 3           | 0.85         | None      | 60%                             | 28.47%                 | 15' min.*                  | 30'+               | N/A                        | N/A                | 1 space          | 1 space          | 50'                     | Up to 52'       |
| T27                           | 3,244    | 25' x 120'      | 2,460                | 3           | 0.76         | None      | 60%                             | 25.28%                 | 15' min.*                  | 30'+               | 8'                         | 6'                 | 1 space          | 1 space          | 50'                     | Up to 52'       |
| T28                           | 2,200    | 30' x 64'       | 1,976                | 3           | 0.90         | None      | 60%                             | 29.95%                 | 15' min.*                  | 15' +              | 8'                         | 8'                 | 1 space          | 1 space          | 50'                     | Up to 52'       |
| T29                           | 1,176    | 16' x 64'       | 1,936                | 3           | 1.65         | None      | 60%                             | 54.85%                 | 15' min.*                  | 15' +              | N/A                        | N/A                | 1 space          | 1 space          | 50'                     | Up to 52'       |
| T30                           | 1,111    | 16' x 64'       | 1,936                | 3           | 1.74         | None      | 60%                             | 58.06%                 | 15' min.*                  | 15' +              | N/A                        | N/A                | 1 space          | 1 space          | 50'                     | Up to 52'       |
| T31                           | 1,071    | 16' x 64'       | 1,936                | 3           | 1.81         | None      | 60%                             | 60.22%                 | 15' min.*                  | 15' +              | N/A                        | N/A                | 1 space          | 1 space          | 50'                     | Up to 52'       |
| T32                           | 1,057    | 16' x 64'       | 1,936                | 3           | 1.83         | None      | 60%                             | 61.02%                 | 15' min.*                  | 15'                | N/A                        | N/A                | 1 space          | 1 space          | 50'                     | Up to 52'       |
| T33                           | 1,352    | 25' x 64'       | 1,976                | 3           | 1.46         | None      | 60%                             | 48.74%                 | 15' min.*                  | 15'                | 8'                         | 4.5'               | 1 space          | 1 space          | 50'                     | Up to 52'       |
| T34                           | 1,353    | 20' x 64'       | 1,976                | 3           | 1.46         | None      | 60%                             | 48.71%                 | 15' min.*                  | 15'                | 8'                         | 4.5'               | 1 space          | 1 space          | 50'                     | Up to 52'       |
| T35                           | 1,056    | 16' x 64'       | 1,936                | 3           | 1.83         | None      | 60%                             | 61.08%                 | 15' min.*                  | 15'                | N/A                        | N/A                | 1 space          | 1 space          | 50'                     | Up to 52'       |
| T36                           | 1,056    | 16' x 64'       | 1,936                | 3           | 1.83         | None      | 60%                             | 61.08%                 | 15' min.*                  | 15'                | N/A                        | N/A                | 1 space          | 1 space          | 50'                     | Up to 52'       |
| T37                           | 1,056    | 16' x 64'       | 1,936                | 3           | 1.83         | None      | 60%                             | 61.08%                 | 15' min.*                  | 15'                | N/A                        | N/A                | 1 space          | 1 space          | 50'                     | Up to 52'       |
| T38                           | 1,056    | 16' x 64'       | 1,936                | 3           | 1.83         | None      | 60%                             | 61.08%                 | 15' min.*                  | 15'                | N/A                        | N/A                | 1 space          | 1 space          | 50'                     | Up to 52'       |
| T39                           | 1,056    | 16' x 64'       | 1,936                | 3           | 1.83         | None      | 60%                             | 61.08%                 | 15' min.*                  | 15'                | N/A                        | N/A                | 1 space          | 1 space          | 50'                     | Up to 52'       |
| T40                           | 1,056    | 16' x 64'       | 1,936                | 3           | 1.83         | None      | 60%                             | 61.08%                 | 15' min.*                  | 15'                | N/A                        | N/A                | 1 space          | 1 space          | 50'                     | Up to 52'       |
| T41                           | 1,056    | 16' x 64'       | 1,936                | 3           | 1.83         | None      | 60%                             | 61.08%                 | 15' min.*                  | 15'                | N/A                        | N/A                | 1 space          | 1 space          | 50'                     | Up to 52'       |
| T42                           | 1,738    | 25' x 64'       | 1,976                | 3           | 1.14         | None      | 60%                             | 37.92%                 | 15' min.*                  | 15'                | N/A                        | N/A                | 1 space          | 1 space          | 50'                     | Up to 52'       |
| Subtotal TH                   | 64,210   |                 | 86,792               |             | 1.35         |           |                                 |                        |                            |                    |                            |                    |                  |                  |                         |                 |

\* Side yard of Building C abutting the private alley to the townhouses will not meet the requirement; others will comply. \*\* Building front on Stanton Road. Rear on New Private Street.

\*\*\* Lot dimensions are approximate. Please see Civil drawings for lot configurations and dimensions.

| Common Open Space - R-5-B Zoning |          |                |                      |             |              |           |                                 |                        |                            |                    |                            |                    |                  |                  |                         |                 |
|----------------------------------|----------|----------------|----------------------|-------------|--------------|-----------|---------------------------------|------------------------|----------------------------|--------------------|----------------------------|--------------------|------------------|------------------|-------------------------|-----------------|
| Lot #                            | Lot Size | Lot Dimensions | Building GFA (in SF) | Maximum FAR | FAR Provided | Deviation | Maximum Allowable Lot Occupancy | Lot Occupancy Provided | Minimum Rear Yard Required | Rear Yard Provided | Minimum Side Yard Required | Side Yard Provided | Required Parking | Parking Provided | Maximum Building Height | Building Height |
| 2                                | 3,629    |                |                      |             |              |           |                                 |                        |                            |                    |                            |                    |                  |                  |                         |                 |
| 3                                | 12,747   |                |                      |             |              |           |                                 |                        |                            |                    |                            |                    |                  |                  |                         |                 |
| Subtotal O.S.                    | 16,376   |                |                      |             |              |           |                                 |                        |                            |                    |                            |                    |                  |                  |                         |                 |

Total Site Area  
166,303

Total GFA  
224,333

Average FAR  
1.35



Housing Site Without Townhouse Options - Lot Analysis

S-02

Stanton Square - Housing Site, Lot and Zoning Analysis - with Townhouse Options (Deck, Loft Attic)

| Multifamily Apartment Buildings - R-5-B Zoning |          |                |                      |             |              |           |                                 |                        |                            |                    |                            |                    |                  |                  |                         |                    |  |
|------------------------------------------------|----------|----------------|----------------------|-------------|--------------|-----------|---------------------------------|------------------------|----------------------------|--------------------|----------------------------|--------------------|------------------|------------------|-------------------------|--------------------|--|
| Lot #                                          | Lot Size | Lot Dimensions | Building GFA (in SF) | Maximum FAR | FAR Provided | Deviation | Maximum Allowable Lot Occupancy | Lot Occupancy Provided | Minimum Rear Yard Required | Rear Yard Provided | Minimum Side Yard Required | Side Yard Provided | Required Parking | Parking Provided | Maximum Building Height | Building Height    |  |
| 1                                              | 85,717   |                | 137,541              | 3           | 1.60         | None      | 60%                             | 36.76%                 | 18'**                      | 30'                | 13.5'                      | 8*                 | 64 spaces        | 86 spaces        | 50'                     | 50" - 0", 52" - 0" |  |
| Subtotal MF                                    | 85,717   |                | 137,541              |             | 1.60         |           |                                 |                        |                            |                    |                            |                    |                  |                  |                         |                    |  |

| Townhouse Lots - R-5-B Zoning |          |                |                      |             |              |           |                                 |                        |                            |                    |                            |                    |                  |                  |                         |                 |  |
|-------------------------------|----------|----------------|----------------------|-------------|--------------|-----------|---------------------------------|------------------------|----------------------------|--------------------|----------------------------|--------------------|------------------|------------------|-------------------------|-----------------|--|
| Lot #                         | Lot Size | Lot Dimensions | Building GFA (in SF) | Maximum FAR | FAR Provided | Deviation | Maximum Allowable Lot Occupancy | Lot Occupancy Provided | Minimum Rear Yard Required | Rear Yard Provided | Minimum Side Yard Required | Side Yard Provided | Required Parking | Parking Provided | Maximum Building Height | Building Height |  |
| T1                            | 1,433    | 30' x 64'      | 2,992                | 3           | 2.09         | None      | 60%                             | 59.46%                 | 15' min.                   | 15'                | 8'                         | 5'                 | 1 space          | 1 space          | 50'                     | Up to 50'       |  |
| T2                            | 1,080    | 16' x 64'      | 2,370                | 3           | 2.19         | None      | 60%                             | 62.69%                 | 15' min.                   | 15'                | N/A                        | N/A                | 1 space          | 1 space          | 50'                     | Up to 50'       |  |
| T3                            | 1,080    | 16' x 64'      | 2,370                | 3           | 2.19         | None      | 60%                             | 62.69%                 | 15' min.                   | 15'                | N/A                        | N/A                | 1 space          | 1 space          | 50'                     | Up to 50'       |  |
| T4                            | 2,044    | 30' x 64'      | 2,410                | 3           | 1.18         | None      | 60%                             | 33.81%                 | 15' min.                   | 15'                | 8'                         | 15'                | 1 space          | 1 space          | 50'                     | Up to 50'       |  |
| T5                            | 1,960    | 37' x 64'      | 2,992                | 3           | 1.53         | None      | 60%                             | 43.47%                 | 15' min.                   | 15'                | N/A                        | N/A                | 1 space          | 1 space          | 50'                     | Up to 52'       |  |
| T6                            | 1,056    | 16' x 64'      | 2,370                | 3           | 2.24         | None      | 60%                             | 64.11%                 | 15' min.                   | 15'                | N/A                        | N/A                | 1 space          | 1 space          | 50'                     | Up to 52'       |  |
| T7                            | 1,056    | 16' x 64'      | 2,370                | 3           | 2.24         | None      | 60%                             | 64.11%                 | 15' min.                   | 15'                | N/A                        | N/A                | 1 space          | 1 space          | 50'                     | Up to 52'       |  |
| T8                            | 1,056    | 16' x 64'      | 2,370                | 3           | 2.24         | None      | 60%                             | 64.11%                 | 15' min.                   | 15'                | N/A                        | N/A                | 1 space          | 1 space          | 50'                     | Up to 52'       |  |
| T9                            | 1,056    | 16' x 64'      | 2,370                | 3           | 2.24         | None      | 60%                             | 64.11%                 | 15' min.                   | 15'                | N/A                        | N/A                | 1 space          | 1 space          | 50'                     | Up to 52'       |  |
| T10                           | 1,386    | 21' x 64'      | 2,410                | 3           | 1.74         | None      | 60%                             | 49.86%                 | 15' min.                   | 15'                | 8'                         | 5'                 | 1 space          | 1 space          | 50'                     | Up to 52'       |  |
| T11                           | 1,386    | 21' x 64'      | 2,410                | 3           | 1.74         | None      | 60%                             | 49.86%                 | 15' min.                   | 15'                | 8'                         | 5'                 | 1 space          | 1 space          | 50'                     | Up to 52'       |  |
| T12                           | 1,056    | 16' x 64'      | 2,370                | 3           | 2.24         | None      | 60%                             | 64.11%                 | 15' min.                   | 15'                | N/A                        | N/A                | 1 space          | 1 space          | 50'                     | Up to 52'       |  |
| T13                           | 1,056    | 16' x 64'      | 2,370                | 3           | 2.24         | None      | 60%                             | 64.11%                 | 15' min.                   | 15'                | N/A                        | N/A                | 1 space          | 1 space          | 50'                     | Up to 52'       |  |
| T14                           | 1,056    | 16' x 64'      | 2,370                | 3           | 2.24         | None      | 60%                             | 64.11%                 | 15' min.                   | 15'                | N/A                        | N/A                | 1 space          | 1 space          | 50'                     | Up to 52'       |  |
| T15                           | 1,728    | 28' x 64'      | 2,410                | 3           | 1.39         | None      | 60%                             | 39.99%                 | 15' min.                   | 15'                | 8'                         | 5'                 | 1 space          | 1 space          | 50'                     | Up to 52'       |  |
| T16                           | 2,403    | 28' x 64'      | 2,410                | 3           | 1.00         | None      | 60%                             | 28.76%                 | 15' min.                   | 15'                | 8'                         | 5'                 | 1 space          | 1 space          | 50'                     | Up to 52'       |  |
| T17                           | 1,226    | 16' x 64'      | 2,370                | 3           | 1.93         | None      | 60%                             | 55.22%                 | 15' min.                   | 15'                | N/A                        | N/A                | 1 space          | 1 space          | 50'                     | Up to 52'       |  |
| T18                           | 1,230    | 16' x 64'      | 2,370                | 3           | 1.93         | None      | 60%                             | 55.04%                 | 15' min.                   | 15'                | N/A                        | N/A                | 1 space          | 1 space          | 50'                     | Up to 52'       |  |
| T19                           | 1,197    | 16' x 64'      | 2,370                | 3           | 1.98         | None      | 60%                             | 56.56%                 | 15' min.                   | 15'                | N/A                        | N/A                | 1 space          | 1 space          | 50'                     | Up to 52'       |  |
| T20                           | 2,455    | 45' x 52'      | 2,992                | 3           | 1.22         | None      | 60%                             | 34.70%                 | 15' min.                   | 15'                | 8'                         | 6'                 | 1 space          | 1 space          | 50'                     | Up to 52'       |  |
| T21                           | 2,887    | 35' x 75'      | 2,460                | 3           | 0.85         | None      | 60%                             | 22.83%                 | 15' min.                   | 30'+               | 8'                         | 12'                | 1 space          | 1 space          | 50'                     | Up to 52'       |  |
| T22                           | 1,854    | 20' x 85'      | 2,460                | 3           | 1.33         | None      | 60%                             | 35.54%                 | 15' min.                   | 30'+               | N/A                        | N/A                | 1 space          | 1 space          | 50'                     | Up to 52'       |  |
| T23                           | 2,074    | 20' x 100'     | 2,460                | 3           | 1.19         | None      | 60%                             | 39.54%                 | 15' min.                   | 30'+               | N/A                        | N/A                | 1 space          | 1 space          | 50'                     | Up to 52'       |  |
| T24                           | 2,306    | 20' x 110'     | 2,420                | 3           | 1.05         | None      | 60%                             | 35.00%                 | 15' min.                   | 30'+               | N/A                        | N/A                | 1 space          | 1 space          | 50'                     | Up to 52'       |  |
| T25                           | 2,560    | 20' x 120'     | 2,420                | 3           | 0.95         | None      | 60%                             | 31.52%                 | 15' min.                   | 30'+               | N/A                        | N/A                | 1 space          | 1 space          | 50'                     | Up to 52'       |  |
| T26                           | 2,835    | 20' x 135'     | 2,420                | 3           | 0.85         | None      | 60%                             | 28.47%                 | 15' min.                   | 30'+               | N/A                        | N/A                | 1 space          | 1 space          | 50'                     | Up to 52'       |  |
| T27                           | 3,244    | 25' x 120'     | 2,460                | 3           | 0.76         | None      | 60%                             | 25.28%                 | 15' min.                   | 30'+               | 8'                         | 6'                 | 1 space          | 1 space          | 50'                     | Up to 52'       |  |
| T28                           | 2,200    | 30' x 64'      | 2,410                | 3           | 1.10         | None      | 60%                             | 31.41%                 | 15' min.                   | 18'                | 8'                         | 8'                 | 1 space          | 1 space          | 50'                     | Up to 52'       |  |
| T29                           | 1,176    | 16' x 64'      | 2,370                | 3           | 2.02         | None      | 60%                             | 57.57%                 | 15' min.                   | 14"                | N/A                        | N/A                | 1 space          | 1 space          | 50'                     | Up to 52'       |  |
| T30                           | 1,111    | 16' x 64'      | 2,370                | 3           | 2.13         | None      | 60%                             | 60.94%                 | 15' min.                   | 14"                | N/A                        | N/A                | 1 space          | 1 space          | 50'                     | Up to 52'       |  |
| T31                           | 1,071    | 16' x 64'      | 2,370                | 3           | 2.21         | None      | 60%                             | 63.21%                 | 15' min.                   | 14"                | N/A                        | N/A                | 1 space          | 1 space          | 50'                     | Up to 52'       |  |
| T32                           | 1,057    | 16' x 64'      | 2,370                | 3           | 2.24         | None      | 60%                             | 64.05%                 | 15' min.                   | 11"                | N/A                        | N/A                | 1 space          | 1 space          | 50'                     | Up to 52'       |  |
| T33                           | 1,352    | 25' x 64'      | 2,410                | 3           | 1.78         | None      | 60%                             | 51.11%                 | 15' min.                   | 11"                | 8'                         | 4.5'               | 1 space          | 1 space          | 50'                     | Up to 52'       |  |
| T34                           | 1,353    | 20' x 64'      | 2,410                | 3           | 1.78         | None      | 60%                             | 51.07%                 | 15' min.                   | 11"                | 8'                         | 4.5'               | 1 space          | 1 space          | 50'                     | Up to 52'       |  |
| T35                           | 1,056    | 16' x 64'      | 2,370                | 3           | 2.24         | None      | 60%                             | 64.11%                 | 15' min.                   | 11"                | N/A                        | N/A                | 1 space          | 1 space          | 50'                     | Up to 52'       |  |
| T36                           | 1,056    | 16' x 64'      | 2,370                | 3           | 2.24         | None      | 60%                             | 64.11%                 | 15' min.                   | 11"                | N/A                        | N/A                | 1 space          | 1 space          | 50'                     | Up to 52'       |  |
| T37                           | 1,056    | 16' x 64'      | 2,370                | 3           | 2.24         | None      | 60%                             | 64.11%                 | 15' min.                   | 11"                | N/A                        | N/A                | 1 space          | 1 space          | 50'                     | Up to 52'       |  |
| T38                           | 1,056    | 16' x 64'      | 2,370                | 3           | 2.24         | None      | 60%                             | 64.11%                 | 15' min.                   | 11"                | N/A                        | N/A                | 1 space          | 1 space          | 50'                     | Up to 52'       |  |
| T39                           | 1,056    | 16' x 64'      | 2,370                | 3           | 2.24         | None      | 60%                             | 64.11%                 | 15' min.                   | 11"                | N/A                        | N/A                | 1 space          | 1 space          | 50'                     | Up to 52'       |  |
| T40                           | 1,056    | 16' x 64'      | 2,370                | 3           | 2.24         | None      | 60%                             | 64.11%                 | 15' min.                   | 11"                | N/A                        | N/A                | 1 space          | 1 space          | 50'                     | Up to 52'       |  |
| T41                           | 1,056    | 16' x 64'      | 2,370                | 3           | 2.24         | None      | 60%                             | 64.11%                 | 15' min.                   | 11"                | N/A                        | N/A                | 1 space          | 1 space          | 50'                     | Up to 52'       |  |
| T42                           | 1,738    | 25' x 64'      | 2,410                | 3           | 1.39         | None      | 60%                             | 39.76%                 | 15' min.                   | 11"                | N/A                        | N/A                | 1 space          | 1 space          | 50'                     | Up to 52'       |  |
| Subtotal TH                   | 64,210   |                | 102,276              |             | 1.59         |           |                                 |                        |                            |                    |                            |                    |                  |                  |                         |                 |  |

\* Side yard of Building C abutting the private alley to the townhouses will not meet the requirement; others will comply. \*\* Building front on Stanton Road. Rear on New Private Street.

| Common Open Space - R-5-B Zoning |          |                |                      |             |              |           |                                 |                        |                            |                    |                            |                    |                  |                  |                         |                 |  |
|----------------------------------|----------|----------------|----------------------|-------------|--------------|-----------|---------------------------------|------------------------|----------------------------|--------------------|----------------------------|--------------------|------------------|------------------|-------------------------|-----------------|--|
| Lot #                            | Lot Size | Lot Dimensions | Building GFA (in SF) | Maximum FAR | FAR Provided | Deviation | Maximum Allowable Lot Occupancy | Lot Occupancy Provided | Minimum Rear Yard Required | Rear Yard Provided | Minimum Side Yard Required | Side Yard Provided | Required Parking | Parking Provided | Maximum Building Height | Building Height |  |
| 2                                | 3,629    |                |                      |             |              |           |                                 |                        |                            |                    |                            |                    |                  |                  |                         |                 |  |
| 3                                | 12,747   |                |                      |             |              |           |                                 |                        |                            |                    |                            |                    |                  |                  |                         |                 |  |
| Subtotal O.S.                    | 16,376   |                |                      |             |              |           |                                 |                        |                            |                    |                            |                    |                  |                  |                         |                 |  |

Total Site Area166,303

Total GFA239,817

Average FAR1.44



Housing site with Townhouse Options - Lot Analysis



# Built Environment

- 1. Integrate new uses with existing street and building patterns to complete streets and enhance the existing neighborhood.
- 2. Articulate new buildings with a scale and massing that responds to the character of existing buildings.
- 3. Create a multi- modal network of streets and pedestrian paths fully integrated with existing patterns to create an interconnected transportation network.
- 4. Create a variety of new open spaces and locate them at key intersections and public places in the neighborhood
- 5. Provide off- street parking for new uses, locating it so it does not dominate the public realm.



Planted plaza area



Street-Scape



# People

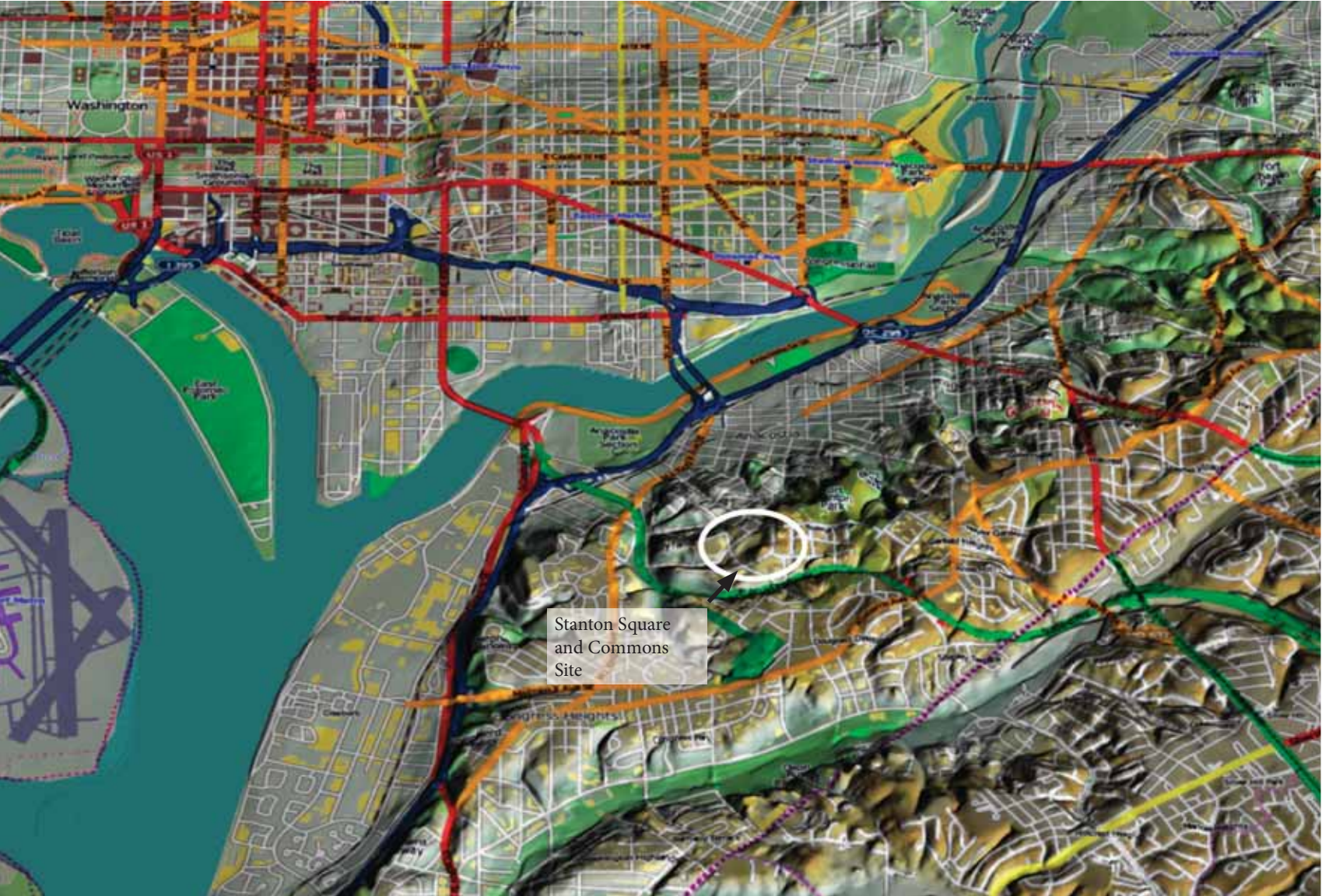
- 1. Create a mix of housing types and tenures which includes a range of bedroom configurations, and both rental and home- ownership opportunities.
- 2. Use CPTED Principles (Crime Prevention Through Environmental Design) to create a safe and secure environment.
- 3. Provide new non- residential uses and services that respond to needs in the larger community.



March 14th, 2016

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# Design Principles



Topographical analysis of the site and context



Aerial View of Site and Context

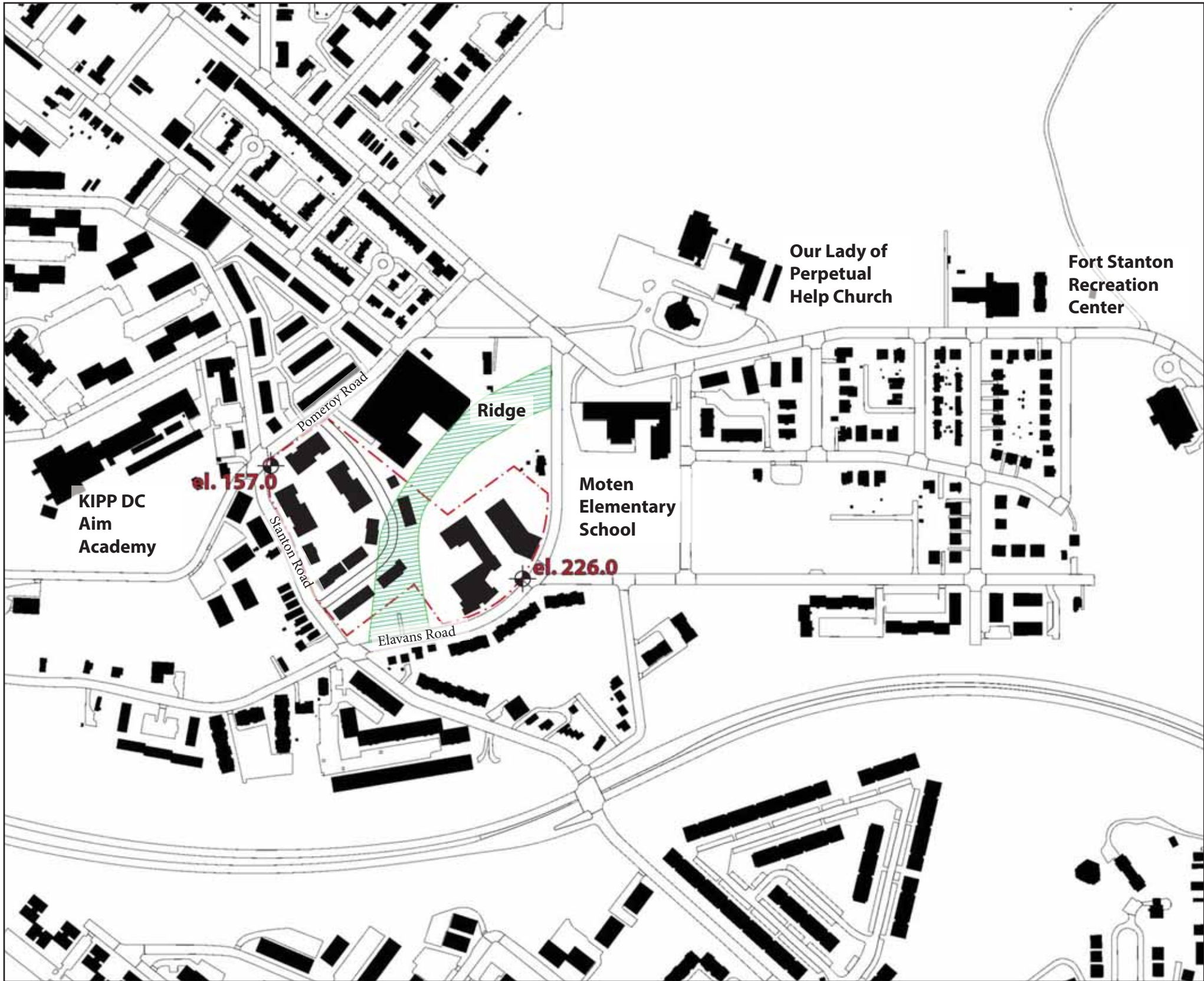
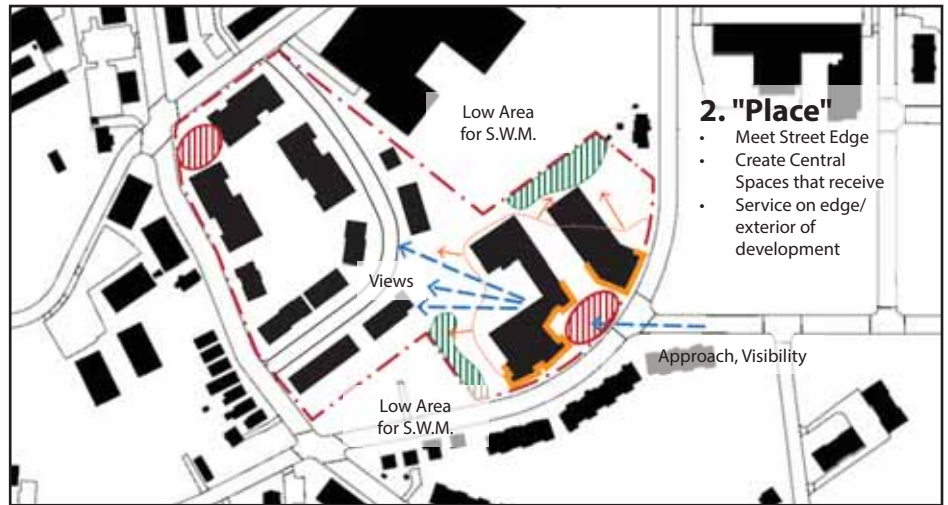


Figure- Ground of Site and Context



Site Analysis



Site Analysis



Aerial View of Site



1 - Douglas Street



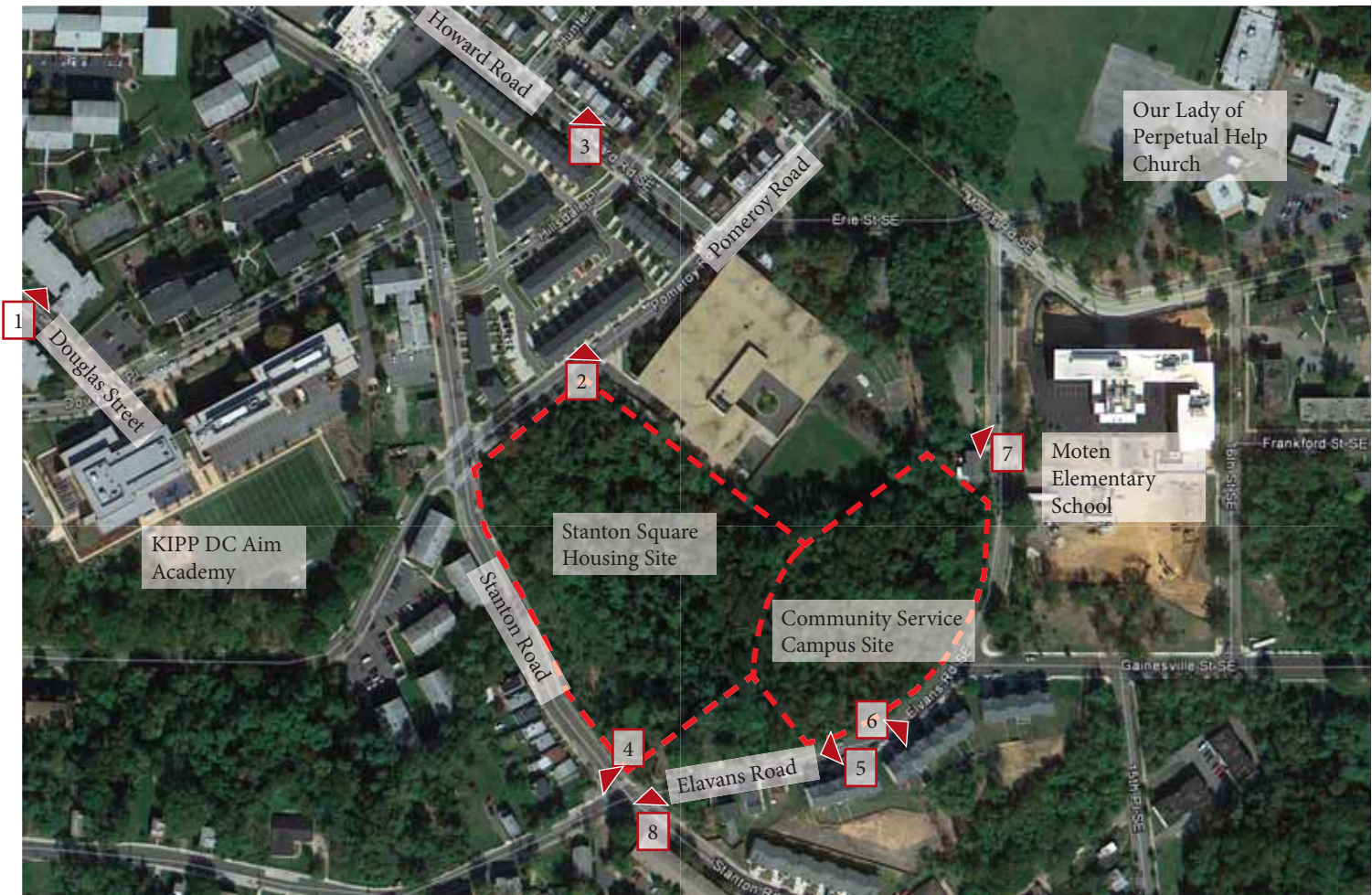
2 - Pomeroy Road



3 - Howard Road



4 - Stanton Road



5 - View SE on Elvans Road Road



6 - View NE on Elvans Road



7 - View shed from Elvans Road



8 - Elvans Road and Stanton Road

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# Site Photos



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March 14th, 2016

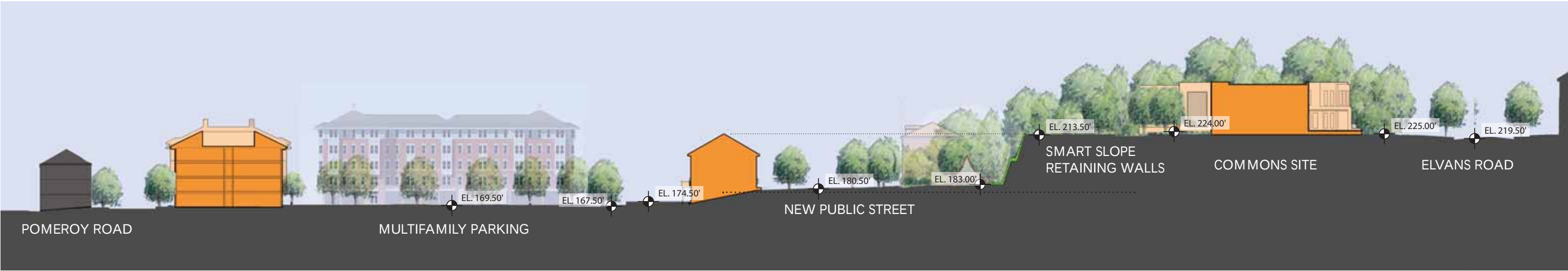
## Illustrative Site Plan

S-09



TORTI GALLAS URBAN Perkins Eastman

# STANTON SQUARE AND COMMONS



Section AA



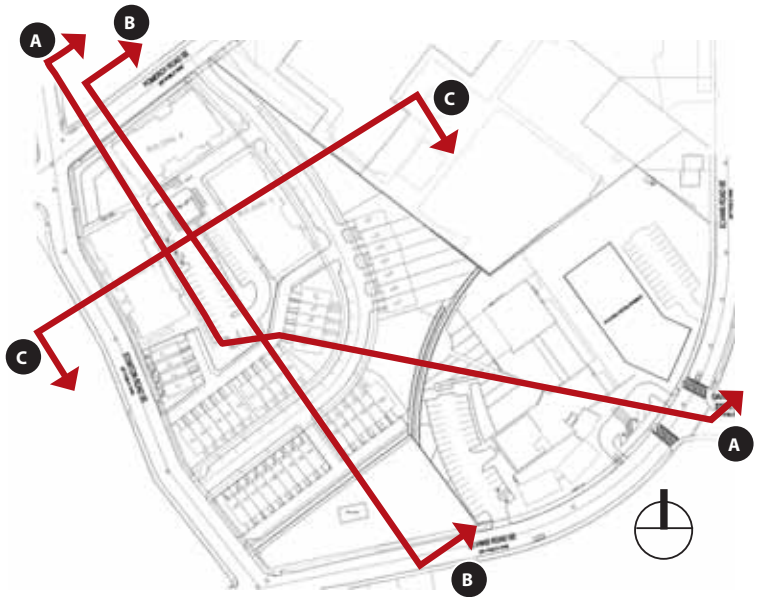
Section BB



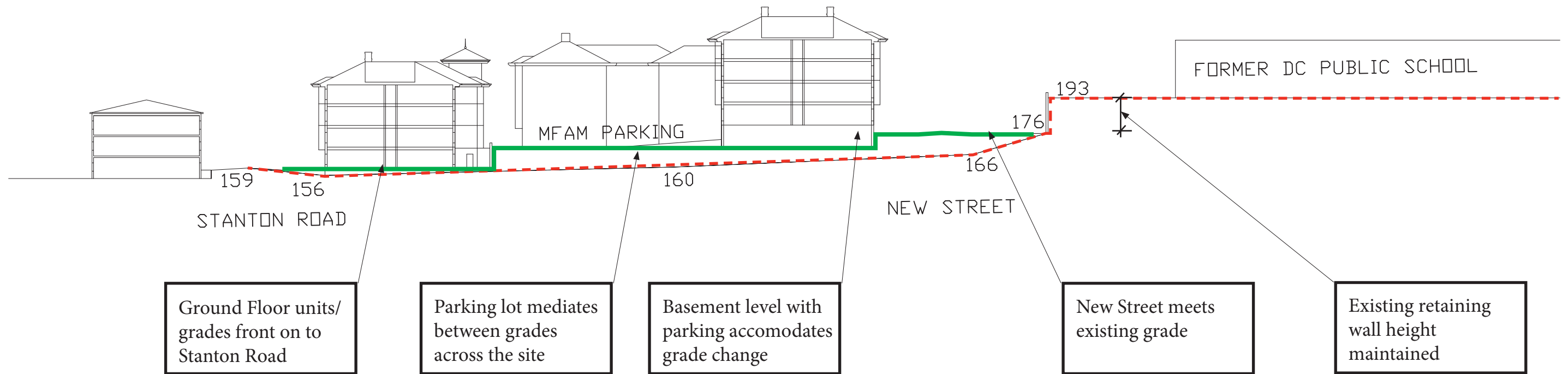
Section CC

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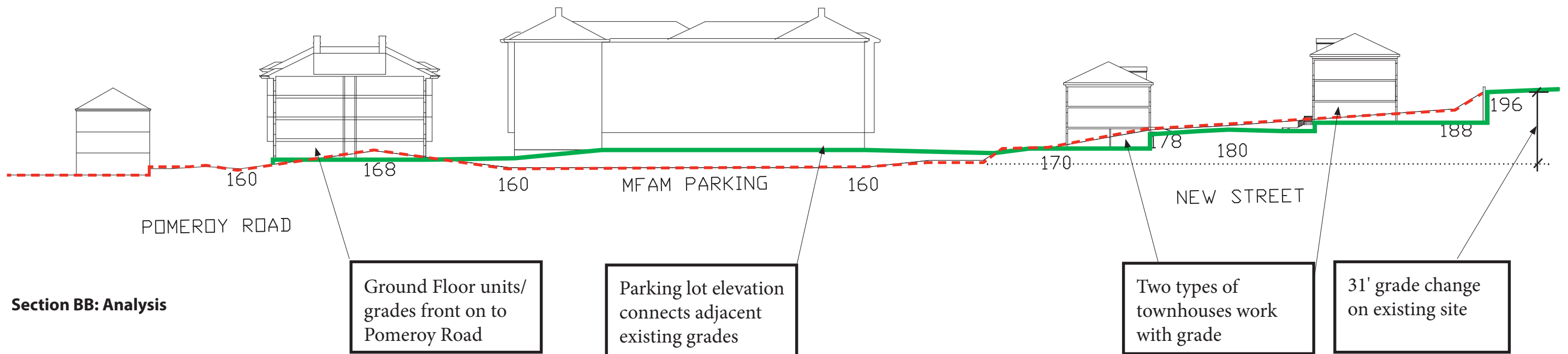
# Illustrative Site Section



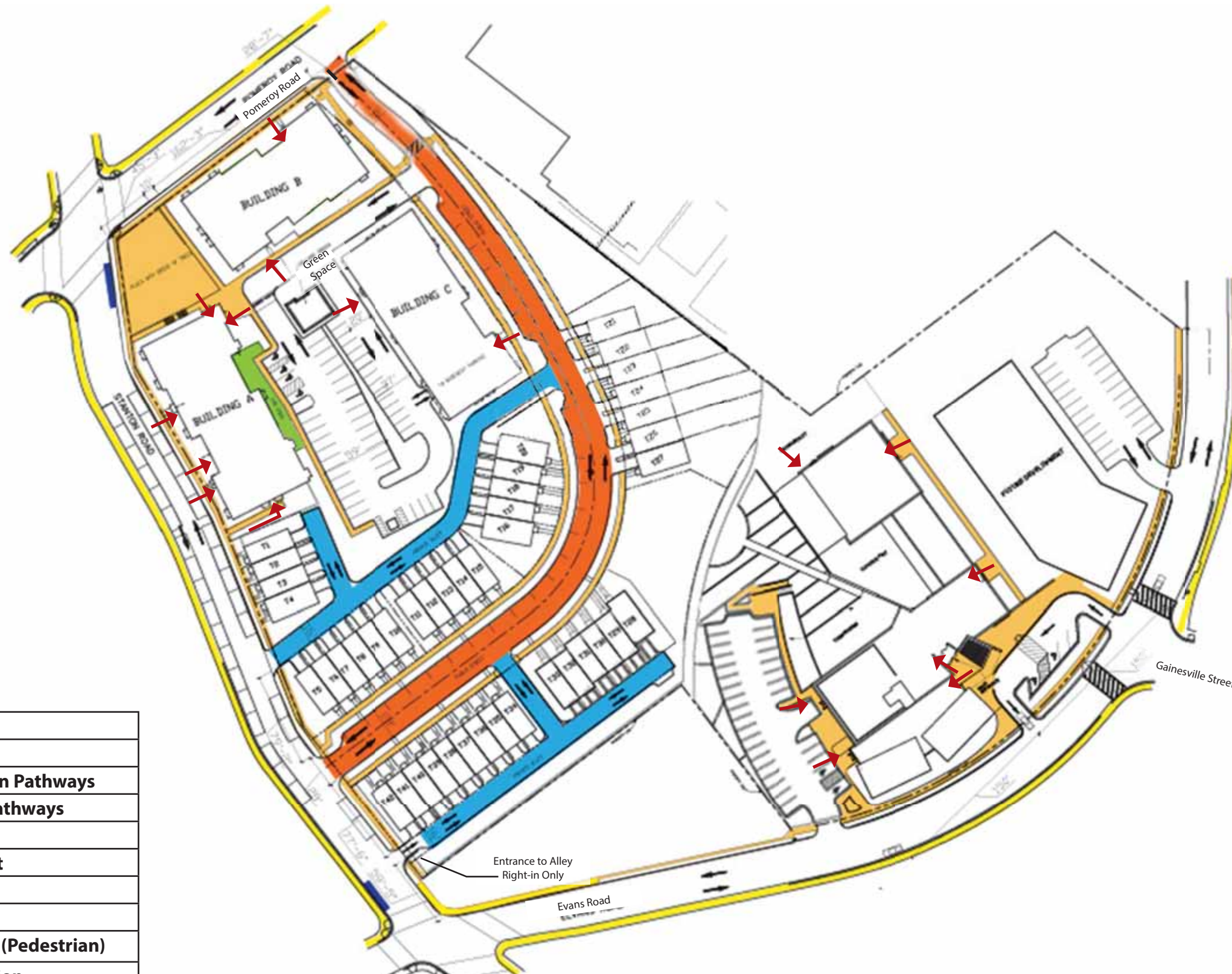
March 14th, 2016  
S-10A



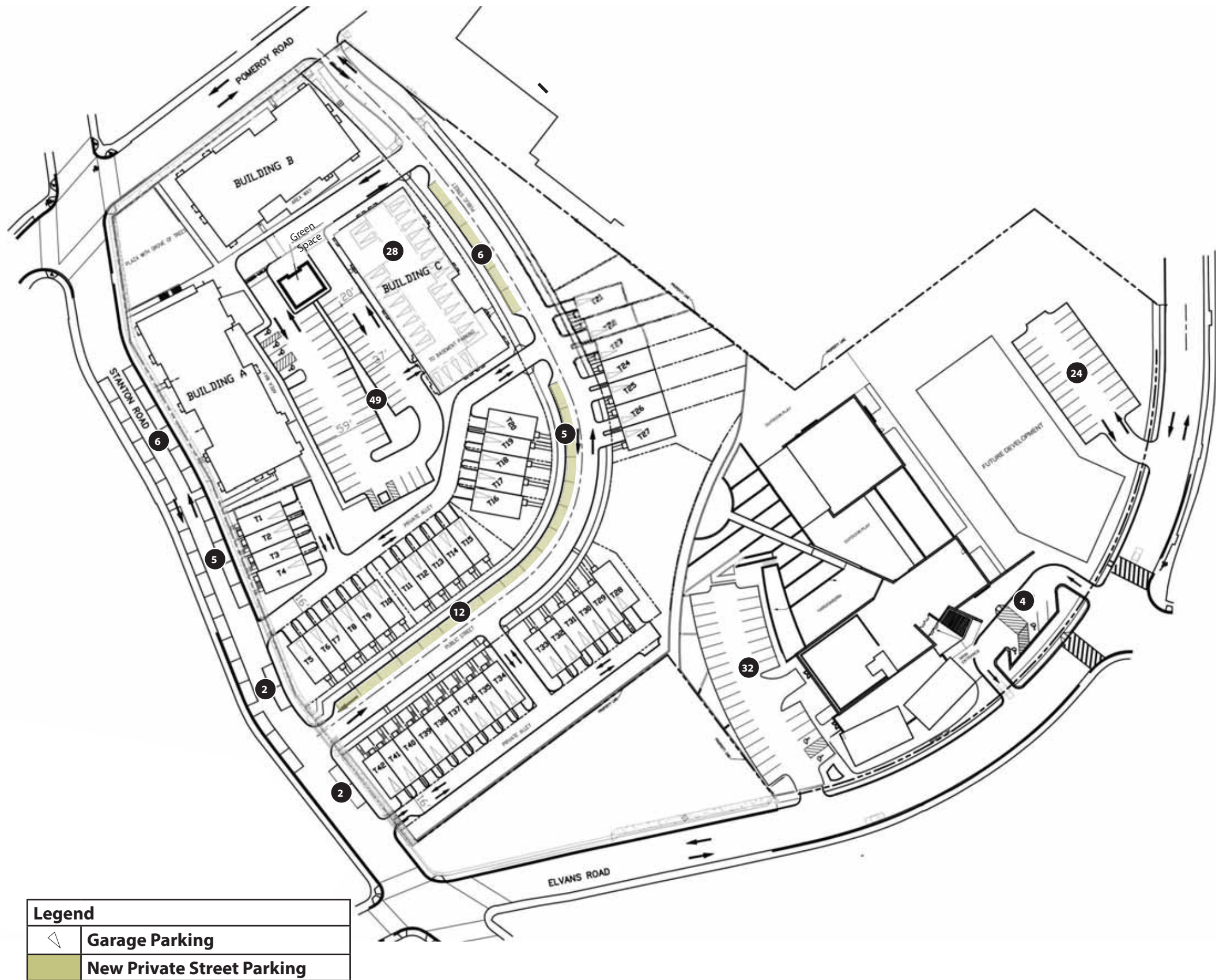
**Section CC: Analysis**



**Section BB: Analysis**



| Legend |                                |
|--------|--------------------------------|
|        | Existing Bus Stop              |
|        | Existing Pedestrian Pathways   |
|        | New Pedestrian Pathways        |
|        | New Private Alley              |
|        | New Private Street             |
|        | New Crosswalk                  |
|        | Areaways                       |
|        | Building Entrance (Pedestrian) |
|        | Vehicular Circulation          |



# Stanton Square Housing Site

## Multi-Family

•Total Units 120

## Parking Provided

- Surface Parking Lot 49 sp
- Bldg. C / Lower Level Garage 28 sp
- Spaces on New Private Street 11sp

|                         |            |
|-------------------------|------------|
| Total MF Parking Spaces | 88 sp      |
| •Parking Ratio          | 0.74 sp/du |

## Townhomes

•Total Units 42

## Parking Provided

- Integrated Garage spaces 42
- Spaces on New Private Street 12 sp

|                               |            |
|-------------------------------|------------|
| Total Townhome Parking Spaces | 54 sp      |
| •Parking Ratio                | 1.28 sp/du |

## Total Parking for Housing site

|                                             |        |
|---------------------------------------------|--------|
| Total Surface Parking Lot and Garage Spaces | 119 sp |
| Total Spaces on New Private Street          | 23 sp  |
| Total Spaces on Stanton Road (east side)    | 15 sp  |

Total Housing Parking Spaces 158 sp

# Stanton Commons site

|                                     |       |
|-------------------------------------|-------|
| Consolidated PUD Off-Street Parking | 36 sp |
| Stage 1 PUD Off-Street Parking      | 24 sp |

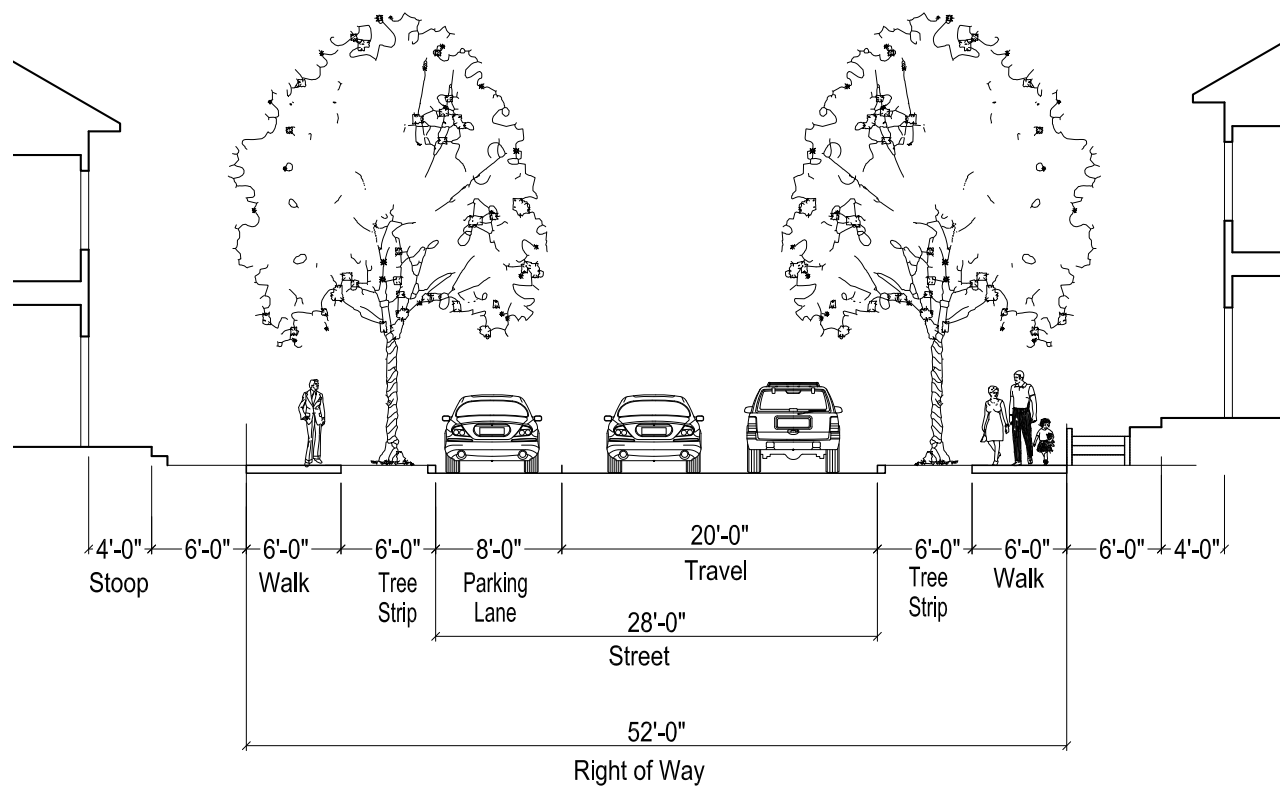
Total Off-Street Parking 60 sp

Existing Unrestricted On-Street Parking Spaces Adjacent to the site ±40 sp

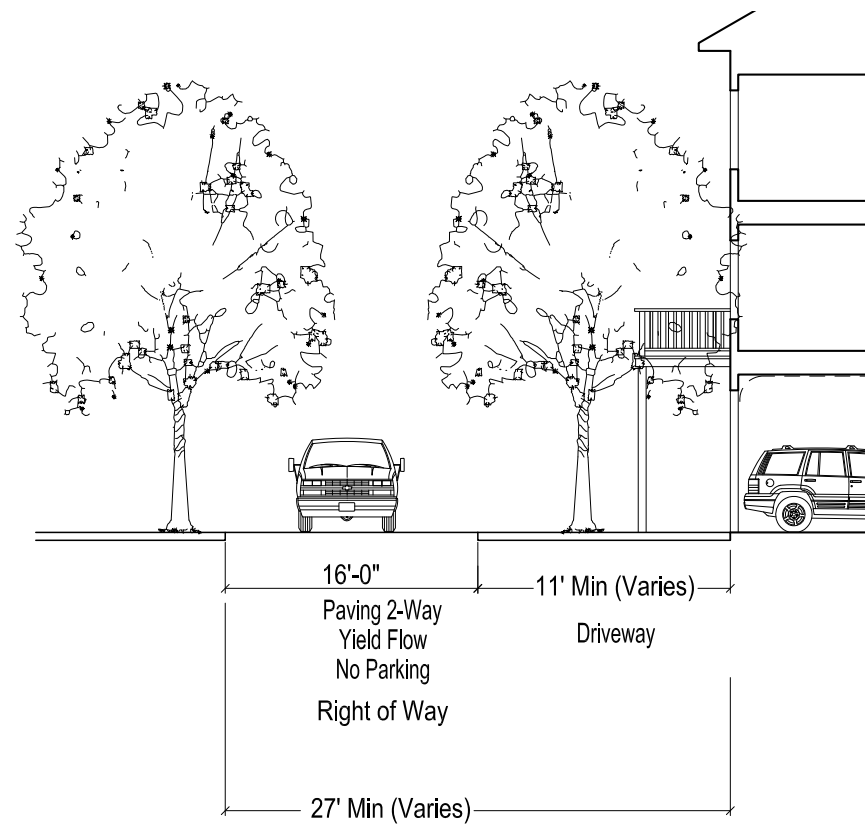
Revised December 18, 2015

March 14th, 2016

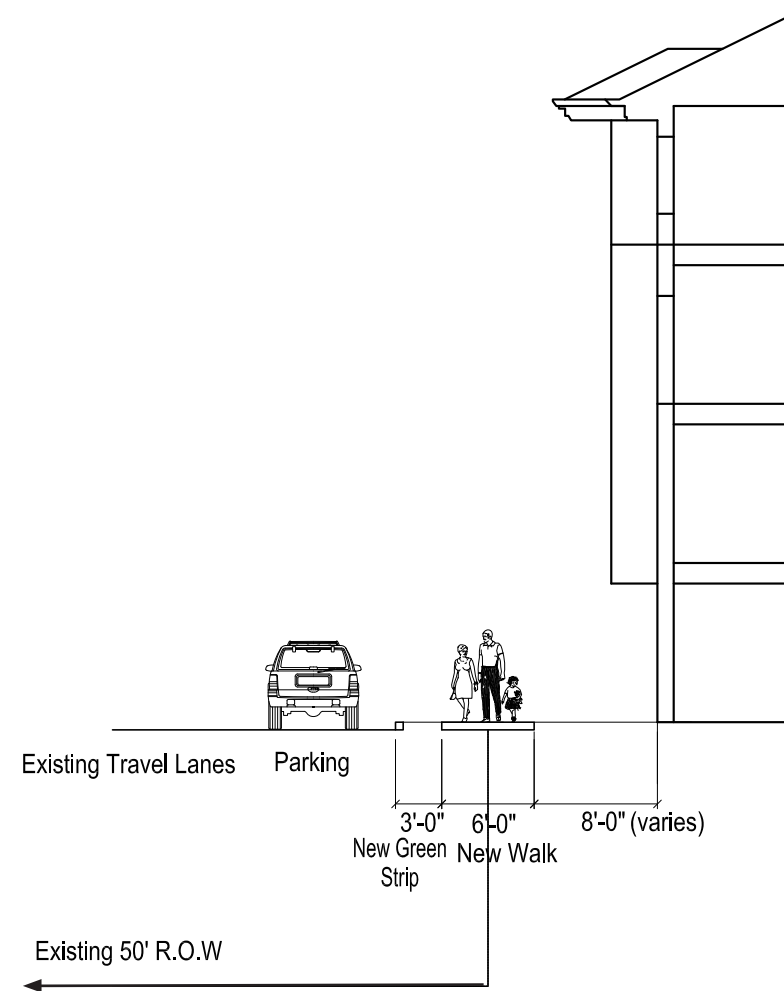
S-13



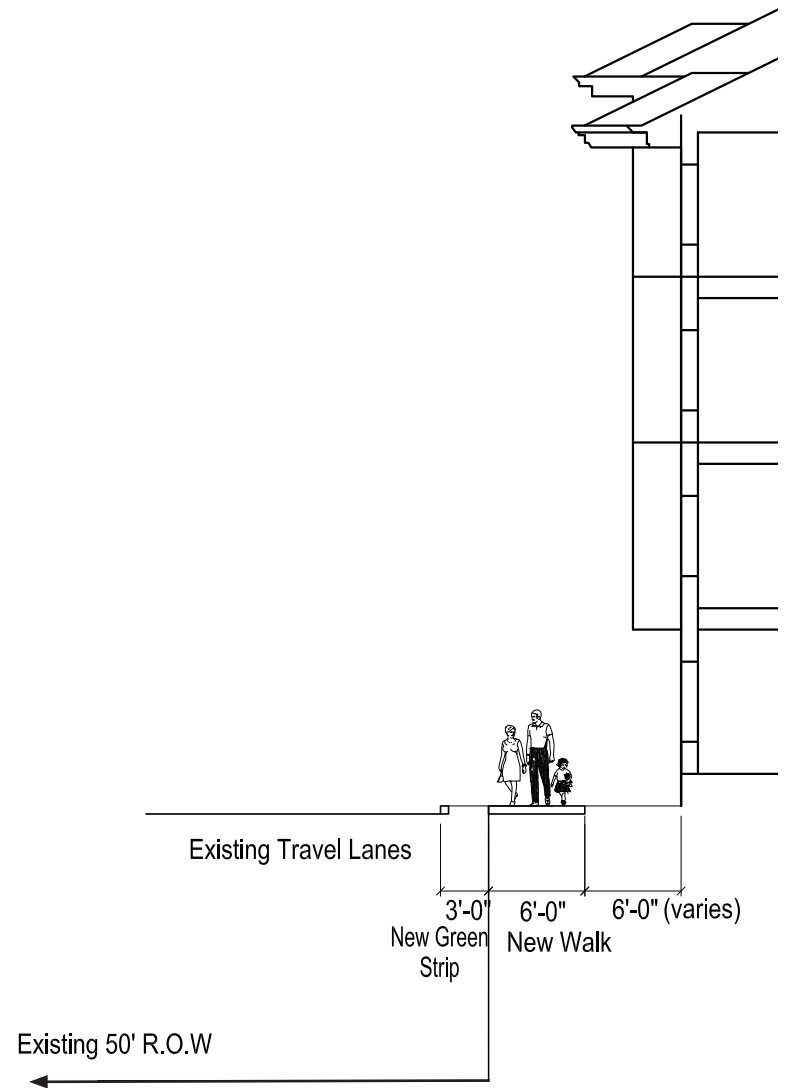
Proposed Street Section



Proposed Alley Section



Stanton Road Street Section and Improvements



Pomeroy Road Street Section and Improvements