



THE COMMONS AT STANTON SQUARE

ZC CASE NO. 13-09

**STANTON SQUARE, LLC
UPDATED AND AMENDED CONSOLIDATED AND FIRST STAGE
PLANNED UNIT DEVELOPMENT AND
ZONING MAP AMENDMENT APPLICATION**

June, 2015

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DESCRIPTION

EXHIBITS

Updated Architectural Drawings, Elevations, Civil Drawings, and Photographs of the Subject Property and Surrounding Area; Tabulation of Development Data

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Certificate of Notice

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Notice of Intent to Modify an Existing Zoning Application

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List of Owners of Property within 200 feet of the Subject Site

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PREFACE

On May 31, 2013, Stanton Square, LLC (the “**Applicant**”) filed a PUD and Zoning Map Amendment application with the Zoning Commission (ZC Case No. 13-09) for the 8.1 acre property bound by Stanton, Elvans and Pomeroy Roads, SE, which is known as Lot 122 in Square 5877 (the “**Subject Property**”). The proposed PUD project included a mixed-income residential community on the lower five acres of the Subject Property (which included approximately 203 residential units in six multi-family buildings), and a community service center campus on the upper three acres of the Subject Property. In response to comments that the Applicant received from representatives of the community and ANC 8B, the Applicant decided not to move forward with the project as originally filed with the Zoning Commission.

The Applicant now returns to the Zoning Commission with a modified project that is similar to the original project proposed in ZC Case No. 13-09, a mixed-income residential community and a community service center campus. The modifications to the project include changes to the residential unit-mix and inclusion of for-sale townhouses in the residential community, a change to one of the proposed Zone Districts (the Applicant is now seeking to re-zone the residential portion of the Subject Property to the R-5-B Zone District), and more detailed information on the anchor partners for the community service center campus.

This project, to be called The Commons at Stanton Square, is guided by the following vision, mission, and goals:

- VISION - The Commons is a welcoming place, which supports families living at and near Stanton Square to celebrate and care for their children.
- MISSION - The mission of The Commons is to support the healthy development of infants and toddlers and their families.

- GOALS –
 - Mothers experience healthy pregnancies and births.
 - Infant and toddlers enter preschool demonstrating appropriate levels of development for their age and stage.
 - Parents enjoy tangible supports, role models, education, and feelings of acceptance and well-being that assist them to support their children’s healthy development.
 - Families have a safe and stable place to live and thrive.
 - Young people have the healthy food, knowledge and skills they need to succeed in life.

In order to achieve these goals, the lead partners of the project (Horning Family Fund, Horning Brothers, Martha’s Table, and Community of Hope) have created a project that includes the following components:

- Mixed income rental and for-sale housing that includes permanent supportive housing for families;
- High quality, developmentally appropriate child development services for children under the age of 3; and
- Two-generation services that are connected with the housing, the early childhood development center, and/or benefit the local neighborhood. (Examples include: Home-based supportive services for families in the housing units, connection to health care including prenatal services, mentoring, job training, space for use by community organizations, etc.)

Martha’s Table will occupy approximately 42,000 square feet of space that will be used for early childhood programming, nutrition and wellness services, and after-school programming. In addition to managing permanent supportive housing unit services in the residential portion of the project, Community of Hope will occupy space on the community service center campus for employment and behavioral services counseling.

This statement and the attached documents support the amended and updated application of Stanton Square, LLC for the consolidated review and approval of a Planned Unit Development, first stage approval of a Planned Unit Development, and a related amendment to the Zoning Map of the District of Columbia.

I. INTRODUCTION

A. Summary of Requested Action

The Applicant continues to propose the development of a project that includes a mixed-income residential community on the lower five acres of the Subject Property, and a community service center campus on the upper three acres of the Subject Property. The Applicant is proposing a Consolidated PUD application and Zoning Map Amendment for the residential community (rezoning this portion of the Subject Property to the R-5-B Zone District, the initial Zoning Map Amendment sought to rezone this portion of the Subject Property to the R-5-A Zone District). The Applicant is proposing a Consolidated and First Stage PUD application and Zoning Map Amendment for the community service center campus (rezoning this portion of the Subject Property to the SP-1 Zone District). The initial application only sought First Stage PUD approval for the community service center campus.

The residential community will consist of approximately 128 residential units included in three multi-family buildings and 42 townhouses. The multi-family residential units will vary in size from 1-3 bedrooms and the townhouses will have three bedrooms. Twelve of the multi-family residential units will be reserved as permanent supportive housing units. The residential community will include approximately 219,000 – 238,000 square feet of gross floor area. The Floor Area Ratio (“**FAR**”) for the residential community will be approximately 1.29 -1.40. The maximum measured height of the proposed multi-family buildings will be approximately 49 feet, six inches and the maximum measured height of the townhouses will range from approximately 29 feet to approximately 47 feet. The residential community will include a total of 154 parking spaces, 70 parking spaces provided in lower level garages in the townhouses and one of the multi-family buildings, 59 spaces in a surface parking lot internal to the multi-family block, and 25 parking spaces along the internal private street.

The community service center campus will now include a Consolidated PUD application and a First Stage PUD application. The Consolidated PUD application for the Commons will include an approximately 54,000 square foot building that will be occupied by Martha's Table and Community of Hope. Martha's Table will use approximately 42,000 square feet of the building for early childhood programming, nutrition and wellness services, and after-school programming. Community of Hope and other complementary non-profit organizations will use approximately 12,000 square feet of the building for employment and behavioral services counseling. This building will be approximately 32 feet tall, will have a FAR of approximately 0.66, and will include approximately 37 parking spaces.

The First Stage PUD application for the Commons will include a building with a height of approximately 45 feet. This building is expected to have a FAR of 0.92. The Stage 1 PUD application will also include a surface parking lot with approximately 24 parking spaces.

B. The Development Team

Horning Brothers

Horning Brothers has served the Washington, D.C., metropolitan area with high-quality residential communities and commercial properties for more than 50 years. Horning Brothers has built and manages over \$600 million in apartment communities and retail shopping centers. The 2,500 units of housing in the City owned and managed by Horning Brothers provide homes to over 5,000 residents of the District of Columbia. Throughout its history, Horning Brothers has been active in the revitalization of Washington D.C.'s neighborhoods. Horning Brothers' first development (Riverbend Apartments) was in Ward 8. Currently, Horning Brothers, owns and manages almost 500 units in Ward 8.

Horning Family Fund

The Horning Family Fund (HFF) was created in 1990 by the Horning family to serve the needs of children and families in Ward 8, and to address the disparity of opportunities and services for children in DC, with a specific focus on the Hillside community. HFF is guided by the following principles.

- Education, along with a healthy start in life, is essential for improving opportunities for children and families.
- Investing early in children's lives – when they are infants and toddlers – is the best strategy for getting long-term results.
- Children thrive when families thrive. Families thrive when they have safe, quality, affordable housing, access to quality health care and educational opportunities, family sustaining income, and parental supports.
- Valuable assets (residents, services, schools, etc.) are present in the neighborhood and can be organized to enhance the lives of infants, toddlers, children and their families.

Martha's Table

Martha's Table works to strengthen children, families and community by making healthy food and quality learning more accessible. For 35 years, Martha's Table has served as an important community partner, expanding access to a range of skills and resources needed to earn, learn and lead through life.

Martha's Table began in 1979 as a result of the partnership of Dr. Veronica Maz and Father Horace McKenna who wanted to create a place for children to receive free sandwiches and food after school. In response to the needs of the community around its facility at 14th and V Streets, NW, Martha's Table gradually expanded its services to find solutions to poverty in the short and long term. Martha's Table addresses emergency needs with food and clothing programs and works to assist children and families as they break the cycle of poverty through education and family support services. Martha's Table now reaches over 18,000 people through

its food, education and thrift store programs with significant support from 14,000 volunteers every year.

Community of Hope

Founded in 1980, Community of Hope's mission is to improve the health and quality of life of low-income, homeless, and underserved families and individuals in the District of Columbia by providing healthcare, housing with supportive services, educational opportunities, and spiritual support. Community of Hope was pleased to be the winner of the 2012 Washington Post Award for Excellence in Nonprofit Management. Community of Hope has been contracting with the District Department of Human Services since 2008 to provide services for chronically homeless families under the Permanent Supportive Housing Program. Today, Community of Hope is one of the largest providers of housing services to families experiencing homelessness in the District of Columbia. Community of Hope's housing services are offered at all levels of the homeless continuum of care, including temporary housing, transitional housing, permanent supportive housing, and rapid rehousing. Community of Hope served 411 families in 2014 who are or have been homeless by providing case management, assistance with job placement, housing and landlord relationships, mentoring for youth, and access to a wellness coordinator. Goals for clients in all programs are to ensure they find stable, affordable housing; increase their income and work on self-identified goals to strengthen their families.

Community of Hope is a Federally Qualified Health Center (FQHC) and has provided care to all persons, regardless of ability to pay since 1980. Community of Hope operates three health centers in Washington, DC: the Marie Reed Health Center in the Marie Reed Elementary School in Northwest DC, Family Health and Birth Center at 801 17 Street, NE, and the Conway Health and Resource at 4 Atlantic Street, SW in Ward 8. The Conway Center opened in January

2013 and provides medical, dental, and behavioral services to the Bellevue and Washington Highlands community. Additional services include the co-located mammography services through Breast Care for Washington, enrollment in health insurance, prenatal care, group sessions, and employment services.

II. THE PROPOSED PUD PROJECT

A. Description of the Subject Property and Surrounding Area

The Subject Property is located in the Hillsdale neighborhood approximately one-half mile north of the Suitland Parkway. The Subject Property is irregularly shaped and is bound by Stanton Road to the west, Elvans Road to the south and east, the former Wilkinson Elementary School directly to the north, and Pomeroy Road to the northwest. The Subject Property is currently undeveloped and heavily wooded with steep topography. The upper portion of the Subject Property, along Elvans Road, is at an elevation that is approximately 72 feet above the elevation of the lower portion of the Subject Property.

A number of institutional uses (Moten/Wilkinson Education Campus, Our Lady of Perpetual Help Church, Kipp DC Aim Academy) surround the Subject Property. There are numerous parks and recreational facilities located in close proximity to the Subject Property. These include: Fort Stanton Park (approximately 0.25 miles to the east of the Subject Property); Douglass Park (approximately 0.5 miles to the southeast of the Subject Property); and Barry Farms Park (approximately 0.5 miles to the northwest of the Subject Property). All of these parks have recreation centers, outdoor pools and tennis courts (except for Barry Farms, which does not have tennis courts).

B. Zoning History of the Subject Property

As noted above, the Subject Property is currently included in the R-3 Zone District. In November of 2007, the Zoning Commission approved a PUD project and Zoning Map Amendment application (ZC Case No. 05-35) which authorized the construction of 187 townhouses on the Subject Property and re-zoned the Subject Property to the R-5-A Zone District. A more detailed discussion of the previous PUD approval was provided in the Applicant's May 31, 2013 filing, which is part of the record of this case.

C. Project Description

Since May/June of 2013, the Applicant and its design professionals have spent significant time and energy analyzing the optimal site layout, residential unit mix and building type, and siting of the buildings on the community service center campus. The updated and modified materials that are included in Exhibit A and described in detail in this statement are the result of that hard work. The Applicant believes that the project has significantly improved as a result of this additional analysis.

1. Residential Component of the Project

As noted above, in response to comments raised by residents of the adjacent neighborhoods and ANC 8B Commissioners, the proposed residential community will include a multi-family rental component (with significant affordable housing) and a for-sale townhouse component (which will include market-rate townhouses and five townhouses set-aside as Inclusionary Zoning units). The Applicant is seeking to rezone this portion of the Subject Property to the R-5-B Zone District.

Site Layout – Residential Portion of the Project

Primary access to the residential portion of the project will occur via a private street that will have one entry/exit point on Stanton Road, SE and one entry/exit point on Pomeroy Road,

SE. The overall width of this street has been limited to a 52 foot right-of-way that will allow for five foot wide sidewalks, and seven foot wide tree boxes, and parallel parking on one side of the private street. These dimensions create a new street with strong pedestrian friendly characteristics. A series of private alleys are also proposed to provide access to the rear-loaded townhouses.

An entry plaza with a grove of trees will be created at the corner of Stanton Road, SE and Pomeroy Road, SE. This entry plaza will create a welcoming public feature at the residential site's most visible corner, adjacent to an existing bus stop. The common lobby and amenity spaces for the multi-family buildings, whose entrance is articulated with a tower feature, will be located immediately adjacent to the plaza. The plaza space will be equipped with fixed seating and additional landscape features that will encourage interaction among residents. A pocket park is located along the private street, at the base of the Smart Slope retaining walls. Located at the curve of the new street, the pocket park will provide a green feature that will terminate views along the street. The pocket park includes significant landscape features and distinct seating areas – one adjacent to the sidewalk and others near play structures, and will create a common space usable by all ages.

The significant grade change between the residential portion of the project and the community service center campus is addressed through a series of landscaped retaining walls, a portion of which is a Smart Slope, a vegetated retaining wall system that will be covered with vegetation upon grow out. Enclosing the pocket park in the residential portion and just below the overlook in the community service center campus, the Smart Slope visually links the two uses with a highly sustainable green feature. Sections depicting the retaining walls are shown on page L-7 of Exhibit A.

Pedestrian linkage between the residential uses and the community service center campus will be provided through new and existing sidewalks along perimeter roads. Pedestrian activity along the new and existing roads will create the activity that promotes a safe and secure public realm. The Applicant has agreed to pay all costs for the upgrading of sidewalks adjacent to the Subject Property along Stanton, Pomeroy and Elvans Roads, SE. In addition, the Applicant has agreed to pay for the costs of construction of a missing portion of the sidewalk along Elvans Road, SE which does not abut the Subject Property, in order to provide a pedestrian connection between the two parts of the project.

A surface parking lot, which provides parking for a portion of the multi-family buildings, is located in the interior of the residential portion of the site and will be visually buffered from the perimeter public streets by buildings and landscaping. The parking lot, as well as the entry plaza, will be entirely surfaced with pervious paving. The parking lot paving has the articulated texture and pattern of paving stones such as brick or cobblestone, and does not have the monolithic appearance and quality of an asphalt or concrete parking lot. The pervious paving, along with other landscape elements, will transform the surface parking lot from an automobile dominated environment to a pleasant, human-scaled open space. The pervious paving is also an integral factor in the project's satisfaction of the Green Area Ratio ("**GAR**") and stormwater requirements for the multi-family portion of the project, as well as a significant sustainable site feature. The surface parking lot will meet the Zoning Regulations' landscape standards and the lighting of the parking lot will be designed to provide an appropriate amount of light for safety, but not be a nuisance to future residents of the project or the surrounding neighbors.

The Applicant's design team met with the District Department of Transportation and the Office of Planning and made some modifications to the proposed site plan. In particular, the

Applicant removed a curb cut along Pomeroy Road, SE in order to improve the landscaped entry plaza at the corner of Stanton and Pomeroy Roads, SE. The Applicant also revised the private alley at the southernmost end of the residential portion of the project so that it will now only allow right-in turning movements.

Multi-Family Buildings (128 residential units)

All of the multi-family buildings will include elevators and the exterior treatment of the buildings will include predominately brick and masonry facades with cementitious siding articulating an upper fourth floor story, in order to establish a scale appropriate to the surroundings. Substantial embellishments, including porches, bay windows, and gabled roofs with deep overhangs and brackets are proposed for these buildings in order to enliven the architecture of the buildings and create a scale of elements in keeping with the character and scale of the surrounding community.

The first multi-family building, Building A, is located at the intersection of Stanton and Pomeroy Roads, SE. This building will include a total of 42 units, with a mix of one bedroom, two bedroom, and three bedroom units. This building includes a lobby with security desk, leasing center, and mail room which will serve all of the multi-family buildings. The lobby's location provides visibility to the corner entry plaza as well as to the parking lot entries of the other two multi-family buildings, providing for additional security. Access to the lobby will occur from the entry plaza (which will include a tower element), the surface parking lot, or from a pedestrian walkway that runs perpendicular to Stanton Road, SE. The elevator and one of the stairs for Building A are located immediately adjacent to the lobby. A second stair is located at the southern end of the internal corridor and permits controlled building access from Stanton Road, SE.

The three bedroom units located along Stanton Road, SE have direct independent access to Stanton Road, SE, as well as from the internal building corridor. Building A will include amenity space for all of the multi-family buildings on the first floor, located directly below the lobby. The amenity space will include a fitness center and a business center. The first floor of Building A also includes office and meeting space for on-site services provided by Community of Hope for the residents of the PSH units. Direct access to these spaces is provided from a small court located off of Stanton Road, SE. This building will have a measured building height of approximately 49 feet, six inches and will include four stories.

The second multi-family building, Building B, is located along Pomeroy Road, SE. This building will also be four stories tall with a measured building height of approximately 46 feet. It will include 38 units with a mix of one and two bedrooms. Access to this building is provided from Pomeroy Road, SE and the internal parking lot.

The last multi-family building, Building C, is located off the private street on the interior of the Subject Property. This building will have a measured building height of approximately 46 feet, 6 inches. Due to the grade change on this portion of the site, Building C will include one below-grade level of parking that will include 28 parking spaces and four stories above the grade of the new private street. Building C will include a total of 48 units with a mix of one and two bedrooms. Access to this building is provided from the internal surface parking lot, the lower level parking garage, and the new private street.

Townhouses (42 townhouses)

One of the most significant changes that was made to the project since the initial filing was the removal of three multi-family buildings and the introduction of 42 for-sale townhouses. The proposed townhouses are 16 and 20 feet wide and each townhouse will include three

bedrooms. Four of the townhouses have frontage along Stanton Road, SE, while the remainder of the townhouses have frontage along the private street (with two townhouses having frontage along a private alley). The owners of the individual townhouses will have the option to include rear decks off of the kitchen, and an attic loft. The fronts of all of townhouses will include brick and masonry elements, gable roofs with dormers, and occasional bay windows. The style of the townhouses is derived from a colonial vernacular style found throughout the District. Rowhouse building strings are composed as formal assemblages with variety created through different façade types, façade arrangements within the string, responses to topography, as well as the introduction of some townhouse fronts with cementitious siding to create additional variety.

All of the townhouses will have internal parking garages for one parking space. Most of the townhouses will have vehicular access from private alleys to the rear of the townhouses. Due to the topography along the northeastern edge of the Subject Property, five of the townhouses will have vehicular entrances at the front of the townhouses. These “front-loaded” townhouses will share curb cuts along the private street, so that there will only need to be two curb cuts for five townhouses. Allowing these townhouses to have front entry for vehicles significantly reduces the height of the retaining wall that is needed in the rear of these properties. The proposed retaining wall at the rear of these townhouses is now 17 feet tall. If front vehicular entrances were not permitted for these townhouses, a retaining wall of approximately 29 feet will be required.

Permanent Supportive Housing Units and Affordable Housing Provided

This project includes a significant affordable housing component. Ten percent of the for-sale townhouses will be set aside as the required IZ units, half of these IZ townhouses will be reserved for those making up to 50% of AMI and the other half for those making up to 80% of

AMI. The multi-family building will satisfy the Inclusionary Zoning requirements of providing 5% of the units (in perpetuity) to residents making up to 50% of AMI and 5% of the units (in perpetuity) to residents making up to 80% of AMI. All of the remaining residential units in the multi-family building will be reserved for residents making up to 60% AMI for a period of 40 years.

Permanent Supportive Housing (PSH) is targeted towards families and individuals who have been homeless in the past, have barriers to finding housing such as poor credit history, and often include a family member with disabilities which makes it difficult for them to find employment. Families hold leases in their own names and are expected to comply with all terms of the lease, including paying rent monthly. Rent is often set at about 30% of income and the subsidy covers the balance. Families stay in their units for as long as they wish to. A client in PSH has the same rights and responsibilities as any other tenant, with the added help of supportive services. The supportive services provided by Community of Hope include regular face-to-face meetings in the home to help families set and achieve goals that they set for themselves. Goals usually revolve around maintaining housing (i.e. paying rent, communicating with the landlord if there are any problems, making sure tenants know lease requirements, etc), increasing income through maximizing benefits or finding employment for members of the family as applicable, and strengthening the family. Examples of family goals might be making sure children are doing well in school, making sure the family is getting needed healthcare, working with an employment specialist on a resume, connecting children to summer camp or after-school programs, etc. Historically, Community of Hope has one case manager assigned to only 12 families, with supplemental assistance from an Employment Specialist, Wellness

Coordinator, Youth Specialist, and a Housing Specialist. Interested children are also connected with volunteer mentors.

This project will include 12 PSH units in the multi-family buildings which will be located throughout those buildings. The 12 PSH units are a social service benefit of this project and will be reserved in the project for a period of 40 years. Creating more permanent supportive housing is consistent with the DC Interagency Council on Homelessness' Homeward DC Strategic Plan for the next five years.

2. Community Service Center Campus (“The Commons”)

Consolidated PUD Application

The community service center campus is divided into two parts. The western portion of the campus is now part of the consolidated PUD application and it will include a single building that will house Martha's Table and Community of Hope programs. The eastern portion of the campus is being reserved as a first-stage PUD. At the present time the Applicant envisions a single building and a surface parking lot will ultimately be developed on this portion of the campus. The Applicant seeks to rezone the community service center campus portion of the Subject Property to the SP-1 Zone District.

Martha's Table

As noted above, Martha's Table will be using approximately 42,000 square feet of the proposed new building. Martha's Table will be using this space for three different programs:

Healthy Start (Early Childhood Education and After-School Programming)

- For families struggling against poverty, Martha's Table provides academic, health and life supports to children beginning at 12 weeks old to ensure a great start to a successful life. Its work includes intensive, full-day early childhood programming in the earliest

years followed by dedicated out-of-school time academic and social supports during elementary school years.

Healthy Eating

- For over 17,000 children whose families are battling economic hardship and hunger, Martha's Table plans to provide healthy food access and healthy eating knowledge and motivation to eliminate hunger and create more joyful connection to food and eating. They do this through a multi-partner initiative led by Martha's Table and Capital Area Food Bank to bring healthy groceries via monthly Joyful Food Markets (each family receives 23 lbs of free healthy groceries per child) which occur at dismissal times at every public and charter school in Wards 7 & 8. In addition, Martha's Table also maintains its current 15 Martha's Markets across D.C. Martha's Table also offers quality children's meals for all students enrolled in on-site education programs.

Healthy Connections (After-school care and life support programming)

- As its children progress through middle school, high school, and college, Martha's Table supports them with service leadership and service learning opportunities to help them mature into their future as learners, earners, and leaders. At the same time, Martha's Table works with the parents of Healthy Start students to become family visionaries and leaders on their family's path toward a self-defined vision of success.

Community of Hope

Community of Hope will utilize a portion of the remaining 12,000 square feet of space in the building to provide behavioral health services, per the community-identified need, that addresses the needs of the whole family, with a focus on depression, trauma and anxiety. Additional services may include employment support, enrollment in insurances, health education

sessions, and social service supports. Office space will also be available for other non-profits with complementary services.

Design of the Building

The building that will house these uses, as well as the outside facilities surrounding the building, have been developed based on 11 design guidelines. Those guidelines are:

- The building engages long distance views of the monumental core of DC;
- The site design minimizes impacts to current habitat and ecologies and enhances natural conditions;
- The scale of Stanton Square addresses and enhances the neighborhood context and the varied program elements;
- The design celebrates the rich history of the local community;
- Site and building design promote inquiry and encourage healthy living, “doing”, and environmental stewardship among all users;
- The building program and experience flows seamlessly from interior to exterior;
- The “hub” is the heart of the Commons, a space that engages all aspects of the program;
- Materials evoke a sense of comfort and warmth. Natural and regional materials are used wherever possible;
- Access to natural light and views are available in all occupied spaces;
- The kitchen is a central focus of the facility, is safe for employees as well as a welcoming and multi-functional learning and gathering space for the community; and
- All spaces throughout the building encourage and support personal interaction and multiple uses. (See pages A-28 and A-29 of Exhibit A).

The main entrance to the Martha’s Table/Community of Hope building is accessed from a vehicular drop-off loop from Elvans Road, SE, or from the upgraded sidewalks along Elvans Road, SE. The first floor of the Martha’s Table space includes a kitchen and food prep space, the “hub”, and classrooms and activity space that will be utilized for each of the three programs described in detail above. The second floor includes additional classroom spaces and administrative offices. The ground floor space, which is actually located at the same grade level as the adjacent surface parking lot (33 parking spaces) due to the grade change of the site, includes warehouse/storage space and building utilities.

As discussed in the design guidelines, the building program and experience flows seamlessly from the interior spaces to the exterior spaces. The yard/gardens and outdoor play spaces have been specifically designed to meet different programmatic needs. Some of the outdoor spaces are more defined, while some are purposefully intended to be more “natural”. The exterior materials of the building include a variety of textures, patterns, and colors that will animate the building and help present itself as a warm and inviting space.

D. Development Data

1. Residential Component

The total gross floor area included in the residential portion of the project will be approximately 219,000 – 238,000 square feet depending on whether or not the individual townhouses include certain upgraded features (such as bay windows or attic lofts. The total FAR for the residential portion of the project will be approximately 1.29-1.40¹. The maximum measured height of the proposed multi-family buildings will be approximately 49 feet, six inches and the maximum height of the townhouses will range from approximately 29 feet to approximately 47 feet. A comprehensive chart detailing the lot occupancy, rear and side yard dimensions of the individual townhouse lots and the lot containing the three multi-family buildings is provided on pages S-02 and S-03 of Exhibit A.

The R-5-B District permits a maximum FAR of 1.8 as a matter-of-right and a maximum FAR of 3.0 in a PUD project. The maximum height allowed as a matter-of-right in the R-5-B Zone District is 50 feet. A PUD project in the R-5-B Zone District is permitted a maximum building height of 60 feet.

¹ Consistent with the recent practice of the Zoning Commission, the land area of the private streets and alleys have been removed from the calculation of the project’s FAR.

2. Community Service Center Campus

The building on the Commons that will include the Martha's Table and Community of Hope uses will include approximately 54,000 square feet of gross floor area. This building will be approximately 32 feet tall, will have a FAR of approximately 0.66, and will include approximately 37 parking spaces. The lot occupancy of this building will be 32%. Detailed Zoning calculations for this building are provided on page S-01 of Exhibit A.

The SP-1 Zone District permits a maximum FAR of 4.0 for residential use and 2.5 for other uses as a matter-of-right. A PUD project in the SP-1 Zone District is permitted a maximum FAR of 4.5 for residential use and 3.5 for other uses. The maximum height allowed as a matter-of-right in the SP-1 Zone District is 65 feet. A PUD project in the SP-1 Zone District permits a maximum height of 75 feet.

3. First Stage PUD Approval

The total gross floor area of the building proposed for the First Stage PUD approval is approximately 46,200 square feet for a total FAR of 0.92. The height of the proposed building will be approximately 45 feet and the building will have a lot occupancy of approximately 30%. A surface parking lot with approximately 24 parking spaces is proposed.

E. Flexibility under the PUD Guidelines

The PUD process was created to allow greater flexibility in planning and design than is possible under conventional zoning procedures. The PUD regulations specifically allow the Zoning Commission to approve any zoning relief that would otherwise require the approval of the Board of Zoning Adjustment (“BZA”).

The Applicant is requesting that the Zoning Commission approve multiple structures on a single record lot. Pursuant to Section 2516.2 of the Zoning Regulations, multiple buildings are permitted on a single record lot with BZA special exception approval, provided that each

building satisfies applicable zoning requirements (such as use, height, bulk and open spaces around each building). In order to locate the multiple structures on the Subject Property, it is necessary to obtain the following relief:

- Rear yard relief for 35 of the townhouse lots;
- Lot occupancy relief for 19 of the townhouse lots; and
- Side yard relief for 4 of the townhouse lots.

The Zoning Commission has the authority to grant this flexibility pursuant to Section 2405.7 of the Zoning Regulations.

III. PLANNING ANALYSIS

A. Introduction

Through the PUD process, the Applicant will create a mixed-income residential community with rental and for-sale housing, with permanent supportive housing units (and associated supportive services), and a community service center campus. The architectural treatment of the proposed buildings is complementary and in scale with the surrounding neighborhood. The high quality housing units provided in this project and the proposed streetscape treatments along the surrounding public streets will turn a somewhat foreboding and unwelcoming property into an integral part of the fabric of the Hillsdale neighborhood.

B. Zoning Impact

The proposed Zoning Map Amendment application can be granted without adversely affecting nearby and adjacent Zone Districts. The Zoning Map Amendment that is associated with this PUD project seeks to rezone the lower portion of the Subject Property, which will include the residential community, to the R-5-B Zone District. The upper portion of the Subject Property, which will include the community service center campus, will be rezoned to the SP-1

Zone District. The proposed R-5-B Zone District is consistent with the Comprehensive Plan's moderate density residential land use designation for this property. The PUD related SP-1 Zone District for the community service center campus is consistent with the nearby institutional uses.

IV. EVALUATION STANDARDS

Section 2403 of the Zoning Regulations provides the standards for evaluating a PUD application. In deciding a PUD application, the Commission is required to "judge, balance, and reconcile the relative value of the project amenities and public benefits offered, the degree of development incentives requested, and any potential adverse effects according to the specific circumstances of the case" (See Section 2403.8). In order to approve a PUD application, the Commission must find that the impact of the project on the surrounding area is either favorable, capable of being mitigated, or acceptable given the quality of the public benefits in the project. (See Section 2403.3.)

A. Public Benefits and Project Amenities

Section 2403.9 provides categories of public benefits and project amenities for review by the Zoning Commission. The objective of the PUD process is to encourage high quality development that provides public benefits and project amenities by allowing applicants greater flexibility in planning and design than may be possible under matter-of-right zoning.

1. Housing and Affordable Housing

Pursuant to Section 2403.9(f) of the Zoning Regulations, the PUD guidelines state that the production of housing and affordable housing is a public benefit that the PUD process is designed to encourage. This project will create approximately 168 residential units on a five acre parcel that is currently unimproved. Ten percent of the for-sale townhouses will be set aside as the required IZ units, half of these IZ townhouses will be reserved for those making up to 50% of

AMI and the other half for those making up to 80% of AMI. The multi-family building will satisfy the Inclusionary Zoning requirements of providing 5% of the units (in perpetuity) to residents making up to 50% of AMI and 5% of the units (in perpetuity) to residents making up to 80% of AMI. All of the remaining residential units in the multi-family building will be reserved for residents making up to 60% AMI for a period of 40 years.

2. Social Services/Facilities

Section 2403.9(g) lists social services/facilities as public benefits and project amenities for a PUD project. This project will include 12 PSH units and related social services, as well as an entire community service center campus. The programs offered by Martha's Table and Community of Hope are tailored to meeting the needs of the surrounding community. Early childhood education, after-school programming, parent engagement, healthy eating and nutrition, employment opportunities, and employment and behavioral counseling are social services programs that will benefit residents of the surrounding neighborhood, as well as the residents of this project.

3. Urban Design, Architecture, Landscaping, or Creation of Open Spaces

Section 2403.9(a) lists urban design and architecture as categories of public benefits and project amenities for a PUD. As shown in the detailed plans, elevations, and sections included in Exhibit A, the proposed project exhibits all of the characteristics of exemplary urban design and architecture. The massing, height, and articulation of the residential buildings have been carefully studied in order to create a project that provides new housing opportunities for the surrounding community, yet is also in keeping with the surrounding buildings and uses. The buildings on the community service center campus have been located and designed to take advantage of the unique topography of the site and will provide the users of the Martha's Table and Community of Hope building with stunning views of downtown Washington and the

monumental core. The landscape plan for the entire site has been carefully crafted to create a series of spaces, of varying sizes, to allow for passive recreation uses.

4. Site Planning, and Efficient and Economical Land Uses

Pursuant to Section 2403.9(b) of the Zoning Regulations, “site planning, and efficient and economical land utilization” are public benefits and project amenities to be evaluated by the Zoning Commission. The proposed site plan effectively utilizes the significant grades on the site to create a significant number of new residential units and allow for a distinct campus for the Commons. The Applicant believes that the mix of for-sale townhouses and multi-family buildings are entirely appropriate for this large undeveloped property. The Applicant’s design team has taken great steps to incorporate the significant grade changes into the siting of the proposed buildings as well as the unit types, specifically the front-loaded townhouses. The series of landscaped retaining walls have been designed in a manner to minimize their overall appearance.

5. Effective and Safe Vehicular and Pedestrian Access

The Zoning Regulations, pursuant to Section 2403.9(c), state that “effective and safe vehicular and pedestrian access” can be considered public benefits and project amenities. The proposed residential community will only require one curb cut along Stanton Road, SE and one curb cut along Pomeroy Road, SE. The internal private street system has been designed to have sidewalks and street tree boxes of appropriate width in order to encourage pedestrian activity. The private alley system provides most of the townhouses with rear access to their parking spaces in order to minimize conflicts with pedestrians. The Applicant will continue to study the need for traffic calming measures on the internal street in order to dissuade cut-through traffic from Stanton or Pomeroy Roads, SE.

The Applicant is proposing to upgrade sidewalks along Stanton and Pomeroy Roads, SE adjacent to the Subject Property. In addition, in order to provide a safe and inviting pedestrian connection between the residential uses and the Commons, the Applicant has agreed to pay for the costs of constructing the sidewalk along Elvans Road, SE, adjacent to the property that is not owned by the Applicant. The creation and upgrading of these sidewalks will create a safer and pedestrian friendly environment.

The Applicant and its traffic and parking consultant will continue to work with representatives of the District Department of Transportation and the Office of Planning, as well as members of the surrounding Hillside community, to address any traffic or parking related impacts associated with this PUD project, particularly the traffic impacts related to the drop-off and pick-up of children visiting the Martha's Table facility.

6. Environmental Benefits

The Applicant is committed to creating an environmentally sensitive and sustainable development. The PUD project is designed to be able to achieve Green Communities certification. Preliminary GAR calculations for the multi-family buildings and the Commons are included in Exhibit A. No adverse environmental impact will result from the construction of this project. The project's proposed stormwater management and erosion control plans will minimize impact on the adjacent properties and existing stormwater systems. The requisite erosion control procedures stipulated by the District will be implemented during construction of the project.

7. Uses of Special Value

According to Section 2403.9(i), "uses of special value to the neighborhood or the District of Columbia as a whole" are deemed to be public benefits and project amenities. The PUD approved by the Zoning Commission in Case No. 05-35 included financial contributions for:

- Public Space Improvements in the Community – the Applicant was to purchase trash cans, decorative pole banners, and decorative pole brackets for placement in the surrounding neighborhoods;
- Fort Stanton Recreation Center – for the purchase of computers to be located at the Fort Stanton Recreation Center; and
- Signage in the Fort Stanton and Hillsdale Neighborhoods – the Applicant was required to create and install three signs welcoming visitors to the Fort Stanton and Hillsdale neighborhoods.

Representatives of the Applicant have met on numerous occasions with representatives of the surrounding community and with ANC 8B Commissioners. The Applicant made a formal presentation to ANC 8B regarding this updated and modified project on April 21, 2015 and the presentation was warmly received by the ANC and the community. As this case moves towards a public hearing, the Applicant will continue to engage with community stakeholders in creating an appropriate community amenities package and to see if any of the components of the previous community amenities package should be retained or amended.

8. Revenue for the District

Section 2403.9(i) states that “uses of special value to the neighborhood or the District of Columbia as a whole” are deemed to be public benefits and project amenities. The creation of approximately 168 new households (including 42 for-sale townhouses) will result in the generation of significant additional tax revenues in the form of real estate and income taxes for the District.

9. Comprehensive Plan

According to Section 2403.9(j), public benefits and project amenities include “other ways in which the proposed planned unit development substantially advances the major themes and other policies and objectives of any of the elements of the Comprehensive Plan.” As described in greater detail in Section V, the PUD is consistent with and furthers many additional elements and goals of the Comprehensive Plan.

10. Public Benefits of the Project

The annotated table(s) required by Section 2403.11 of the Zoning Regulations are found in Exhibit A. Sections 2403.12 and 2403.13 require the Applicant to show how the public benefits offered are superior in quality and quantity to typical development of the type proposed. This PUD project will include many, if not all, of the attributes of PUD projects that have been recently approved by the Zoning Commission, including:

- affordable housing;
- permanent supportive housing;
- social services and health education;
- exemplary/superior architecture; and
- community service uses.

V. COMPLIANCE WITH THE COMPREHENSIVE PLAN

The District's Comprehensive Plan includes city wide elements which establish policies for the development of the District of Columbia as a whole and Area elements which highlight the policies of specific areas within the District. The proposed PUD and Zoning Map Amendment application is consistent with and fosters numerous policies and action items enumerated in both the citywide Elements and the relevant area element of the District's Comprehensive Plan.

City Wide Elements

This project is strongly supported by the Comprehensive Plan's Housing Element. The Comprehensive Plan's Housing Element includes the following policies that are supported by this project:

Policy H-1.1 - Expanding Housing Supply: Expanding the housing supply is a key part of the District's vision to create successful neighborhoods. Along with improved transportation and shopping, better neighborhood schools and parks, preservation of historic resources, and improved design and identity, the production of housing is essential to the future of our neighborhoods. It is also a key to improving the city's fiscal health. The District will work to facilitate housing construction and rehabilitation through its planning, building and housing programs, recognizing and responding to the

needs of all segments of the community. The first step toward meeting this goal is to ensure that an adequate supply of appropriately zoned land is available to meet expected housing needs.

Policy H-1.1.3 - Balanced Growth: Strongly encourage the development of new housing on surplus, vacant and underutilized land in all parts of the city. Ensure that a sufficient supply of land is planned and zoned to enable the city to meet its long-term housing needs, including the need for low-and moderate-density single family homes as well as the need for higher-density housing.

Policy H-1.2.1 - Affordable Housing Production as a Civic Priority: Establish the production of housing for low and moderate income households as a major civic priority, to be supported through public programs that stimulate affordable housing production and rehabilitation throughout the city.

This project complies with these Policies of the Housing Element by providing 168 residential units which are predominantly reserved as affordable housing units, and by meeting the needs of some of the District's most vulnerable population. Twelve of the multi-family residential units in this project are PSH units that are reserved for people that have a history of homelessness. Although families living in these units are not technically defined as "special needs", the families in this project and those of special needs share many similarities. The Housing Element stresses that housing for special needs should be permanent, integrated throughout the city instead of segregated and accompanied by services that support the population being housed (H-4.1). This project meets each of those requirements. It is permanent, it is inconspicuously integrated into the other multi-family residential units, and the services that the residents need will be provided directly on the Subject Property.

The proposed uses are strongly supported by the Housing, Economic Development, and Community Services and Facilities Elements of the Comprehensive Plan. The Housing Element states that development should take a whole neighborhood approach by ensuring that construction of housing is accompanied by concurrent programs to improve neighborhood services (H-1.4.6). The Community Services and Facilities Element has a goal of providing high

quality, accessible, efficiently managed community facilities that enhance the well being of current and future District residents . It specifically highlights the importance of affordable health services and permitting new early childhood development centers (CSF 2.1/2.2). Additionally, the Economic Development Element focuses on the future of the District's economy and the importance of workforce development (ED-4.2). This project will be successful in accomplishing each of these Elements' goals.

The Comprehensive Plan's Urban Design Element includes the following policies which are furthered by the PUD project:

Policy UD-2.2.5; Creating Attractive Facades: Create visual interest through well-designed building facades, storefront windows, and attractive signage and lighting. Avoid monolithic or box-like building forms, or long blank walls which detract from the human quality of the street.

The high levels of architectural design and quality of materials used in this project will serve as the standard for future development in the area. The quality and breadth of different materials on the Commons building will create significant visual interest for this new community service use in the neighborhood.

The Comprehensive Plan's Land Use Element includes the following policies that are supported by this project:

Policy LU-1.4.1: Infill Development: Encourage infill development on vacant land within the city, particularly in areas where there are vacant lots that create "gaps" in the urban fabric and detract from the character of a commercial or residential street. Such development should complement the established character of the area and should not create sharp changes in the physical development pattern.

The proposed development will turn an undeveloped, overgrown and foreboding part of the Hillsdale neighborhood into a vibrant and active part of the community. The redevelopment of the site will help in stabilizing the overall community by providing a variety of unit types, sizes and affordability and would be a significant contribution to the District's housing stock. In

addition, the proposed community service center campus is consistent with the numerous other institutional uses found in the immediate neighborhood.

Area Element

The Comprehensive Plan breaks the city down into different areas. This project is located in the Far Southeast/Southwest area and is consistent with the Comprehensive Plan's goals and policies. The Comprehensive Plan's Far Southeast/Southwest Area Element includes the following policies that are supported by this project:

Policy FSS-1.1.4: Infill Housing Development: Support infill housing development on vacant sites within Far Southeast/Southwest, especially in Historic Anacostia, and in the Hillside, Fort Stanton, Bellevue, Congress Heights and Washington Highlands neighborhoods.

Policy FSS-1.1.11: Workforce Development Centers: Support the development of additional vocational schools, job training facilities, and workforce development centers. Encourage the retention of existing job training centers, and the development of new centers on such sites as the St. Elizabeth's Campus and DC Village to increase employment opportunities for local residents.

Policy FSS-1.1.12: Increasing Home Ownership: Address the low rate of home ownership in the Far Southeast/Southwest by providing more owner-occupied housing in new construction of single family homes, and by supporting the conversion of rental apartments to owner-occupied housing, with an emphasis on units that are affordable to current tenants.

Policy FSS-1.2.1: Health Care Facilities: Sustain and support existing health care facilities in Far Southeast/Southwest and develop additional health care and social service facilities to respond to the urgent unmet need for primary care, pre- and post-natal care, child care, youth development, family counseling, and drug and alcohol treatment centers. Pursue co-location or consolidation of these facilities with other public facilities where possible, and where the uses are compatible.

Policy FSS-1.2.4: Designing with Nature: Protect and enhance the wooded ridges and slopes of the Far Southeast/Southwest, particularly views of the monumental core of the city from the major north-south ridge that crosses the area. Development should be particularly sensitive to environmental features along Oxon Run Parkway, Shepherd Parkway (along I-295), and on the St. Elizabeths and DC Village sites.

Policy FSS-23.2: Housing Opportunities: Encourage compatible infill development on vacant and underutilized land within the Hillsdale and Fort Stanton neighborhoods, with an emphasis on low to moderate density housing designed for families. Special care should be taken to respect the area's topography, avoid erosion, improve the street and circulation system, and mitigate any traffic increases caused by new development.

The proposed project is consistent with all of these Policies. As discussed throughout this statement, the Applicant is proposing to create 168 residential units on an 8.1 acre vacant property located in the Hillsdale neighborhood. The creation of 42 for-sale townhouses with 10% of those units reserved as IZ units is consistent with Policy FSS-1.1.12.

The Comprehensive Plan also supports the inclusion of workforce development centers and additional health care and social service facilities. This project is in compliance with these goals. The services provided in the Commons by Martha's Table and Community of Hope are entirely consistent with these policies.

As noted above, the proposed PUD and Zoning Map Amendment application is consistent with and fosters numerous policies and action items enumerated in the Comprehensive Plan.

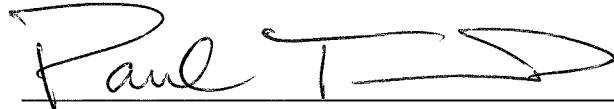
VI. CONCLUSION

For the foregoing reasons, the Applicant submits that the Consolidated PUD, First Stage PUD, and Zoning Map Amendment applications meet the standards of Chapter 24 of the Zoning Regulations; are consistent with the purposes and intent of the Zoning Regulations and Map; will enhance the health, welfare, safety and convenience of the citizens of the District of Columbia; satisfy the requirements for approval of a Consolidated PUD and Zoning Map amendment; provide significant public benefits; and advance important goals and policies of the District of Columbia. Therefore, the Consolidated PUD, First Stage PUD, and Zoning Map amendment applications should be approved and adopted by the Zoning Commission. Accordingly, the

Applicant respectfully requests that the Zoning Commission set down this project for a public hearing.

Respectfully submitted,

GOULSTON & STORRS

A handwritten signature in black ink, appearing to read "Paul T. Storrs", written over a horizontal line.

Paul Tummonds