

**NOTICE OF INTENT TO MODIFY AN EXISTING ZONING APPLICATION (ZC
CASE NO. 13-09)**

**Modification of an Existing Planned Unit Development and Zoning Map Amendment
Application**

May 7, 2015

On May 23, 2013, Stanton Square, LLC (the “**Applicant**”) provided notice of its intent to file an application for a Planned Unit Development (“**PUD**”) and related Zoning Map Amendment 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 Subject Property is located in the Fort Stanton 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 Subject Property is currently included in the R-3 Zone District and the moderate density residential land use category on the District of Columbia’s Comprehensive Plan Future Land Use Map. In November of 2007, the Zoning Commission approved a PUD project and Zoning Map Amendment application (ZC Case No. 05-35) which re-zoned the Subject Property to the R-5-A Zone District. ZC Case No. 05-35 expired, so the Subject Property returned to the R-3 Zone District.

In the May 23, 2013 Notice of Intent, the Applicant proposed the development of a project that included 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 proposed a Consolidated PUD application and Zoning Map Amendment for the residential community (rezoning this portion of the Subject Property to the R-5-A Zone District). The Applicant also proposed a 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). On May 31, 2013, the Applicant filed a PUD and Zoning Map Amendment application with the Zoning Commission (ZC Case No. 13-09).

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 proposed and filed with the Zoning Commission. The Applicant has made changes to the unit-mix and residential types, and has partnered with Martha’s Table and Community of Hope to be the anchors for the community service center campus.

The Applicant is now proposing modifications to the PUD and Zoning Map Amendment application which is known as Zoning Commission Case No. 13-09. The project will still include 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 Applicant is now 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 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 for permanent support housing units. The multi-family residential buildings will be 54 feet in height and the townhouses will be 45 feet tall. The residential community will include approximately 210,000 – 230,000 square feet of gross floor area. The Floor Area Ratio (“FAR”) for the residential community will be approximately 1.24-1.36. The residential community will include approximately 86 parking spaces for the multi-family buildings and 42 parking spaces for the townhouses.

The R-5-B Zone District permits a maximum FAR of 1.8 as a matter-of-right and 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 permits a maximum height of 60 feet.

The Consolidated PUD application for the community service center campus will include a 54,000 square foot building that will be occupied by Martha’s Table and Community of Hope. Martha’s Table will use 42,000 square feet of the building for early childhood programming, nutrition and wellness services, and after-school programming. Community of Hope will use 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 39 parking spaces.

The First Stage PUD application for the community service center campus will include a building with a height of approximately 35-40 feet. This building is expected to have a FAR of 0.75.

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.

This application was filed with the District of Columbia Zoning Commission under Chapter 24 of the District of Columbia Zoning Regulations, 11 DCMR (February 2003, as amended). The project architect for the residential portion of the project is Torti Gallas Urban. The project architect for the community service center campus portion of the project is Perkins Eastman. The land use counsel is Goulston & Storrs, PC. If you require additional information regarding the proposed PUD and Zoning Map Amendment application, please contact Paul Tummonds of Goulston & Storrs, PC (202-721-1157).