

ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA
NOTICE OF PUBLIC HEARING

TIME AND PLACE: January 7, 2016, @ 6:30 p.m.
Jerrily R. Kress Memorial Hearing Room
441 4th Street, N.W., Suite 220-South
Washington, D.C. 20001

FOR THE PURPOSE OF CONSIDERING THE FOLLOWING:

CASE NO. 13-09 (Stanton Square, LLC – 1st-Stage and Consolidated PUDs & Related Map Amendment @ Square 5877)

THIS CASE IS OF INTEREST TO ANC 8B and ANC 8A

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, S.E., which is known as Lot 122 in Square 5877 (the “Subject Property”). The Subject Property is located in the Fort Stanton/Hillsdale neighborhood approximately one-half mile north of the Suitland Parkway. The Subject Property 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.

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 (Z.C. Case No. 05-35) which rezoned the Subject Property to the R-5-A Zone District. Z.C. Case No. 05-35 expired, so the Subject Property returned to the R-3 Zone District.

On May 31, 2013, the Applicant filed PUD and Zoning Map amendment applications with the Zoning Commission (Z.C. Case No. 13-09). 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 originally requested approval of 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 originally requested approval of 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). 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 on May 31, 2013.

On June 3, 2015, the Applicant filed an updated set of plans and description of the project which noted the changes that were made to the unit-mix and residential types, and the partnership with Martha's Table and Community of Hope to be the anchors for the community service center campus. The project still 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 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

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townhouses will have three bedrooms. Twelve of the multi-family residential units will be reserved for permanent supportive housing units. The multi-family residential buildings will be approximately 50 feet in height and the townhouses will range from 29-50 feet tall. 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 residential community will include approximately 146 parking spaces.

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 37 parking spaces.

The first-stage PUD application for the community service center campus will include a building with a height of approximately 45 feet. This building is expected to have a density of 0.92 FAR and a surface parking lot of approximately 24 parking spaces.

The SP-1 Zone District permits a maximum density of 4.0 FAR 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 density of 4.5 FAR 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.

The Office of Planning provided its report on July 17, 2015, and the case was set down for hearing on July 27, 2015. The Applicant provided its prehearing statement on October 19, 2015. This public hearing will be conducted in accordance with the contested case provisions of the Zoning Regulations, 11 DCMR § 3022.

How to participate as a witness.

Interested persons or representatives of organizations may be heard at the public hearing. The Commission also requests that all witnesses prepare their testimony in writing, submit the written testimony prior to giving statements, and limit oral presentations to summaries of the most important points. The applicable time limits for oral testimony are described below. Written statements, in lieu of personal appearances or oral presentation, may be submitted for inclusion in the record.

How to participate as a party.

Any person who desires to participate as a party in this case must so request and must comply with the provisions of 11 DCMR § 3022.3.

A party has the right to cross-examine witnesses, to submit proposed findings of fact and conclusions of law, to receive a copy of the written decision of the Zoning Commission, and to exercise the other rights of parties as specified in the Zoning Regulations.

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Except for the affected ANC, any person who desires to participate as a party in this case must clearly demonstrate that the person's interests would likely be more significantly, distinctly, or uniquely affected by the proposed zoning action than other persons in the general public. Persons seeking party status **shall file with the Commission, not less than 14 days prior to the date set for the hearing, a Form 140 – Party Status Application, a copy of which may be downloaded from the Office of Zoning's website at: <http://dcoz.dc.gov/services/app.shtm>**. This form may also be obtained from the Office of Zoning at the address stated below.

If an affected Advisory Neighborhood Commission (ANC), pursuant to 11 DCMR 3012.5, intends to participate at the hearing, the ANC shall also submit the information cited in § 3012.5 (a) through (i). The written report of the ANC shall be filed no later than seven (7) days before the date of the hearing.

All individuals, organizations, or associations wishing to testify in this case are encouraged to inform the Office of Zoning their intent to testify prior to the hearing date. This can be done by mail sent to the address stated below, e-mail (donna.hanousek@dc.gov), or by calling (202) 727-0789.

The following maximum time limits for oral testimony shall be adhered to and no time may be ceded:

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|----|----------------------------------|-------------------------|
| 1. | Applicant and parties in support | 60 minutes collectively |
| 2. | Parties in opposition | 60 minutes collectively |
| 3. | Organizations | 5 minutes each |
| 4. | Individuals | 3 minutes each |

Pursuant to § 3020.3, the Commission may increase or decrease the time allowed above, in which case, the presiding officer shall ensure reasonable balance in the allocation of time between proponents and opponents.

Written statements, in lieu of oral testimony, may be submitted for inclusion in the record. The public is encouraged to submit written testimony through the Interactive Zoning Information System (IZIS) at <http://app.dcoz.dc.gov/Login.aspx>; however, written statements may also be submitted by mail to 441 4th Street, N.W., Suite 200-S, Washington, DC 20001; by e-mail to zcsubmissions@dc.gov; or by fax to (202) 727-6072. Please include the case number on your submission. **FOR FURTHER INFORMATION, YOU MAY CONTACT THE OFFICE OF ZONING AT (202) 727-6311.**

ANTHONY J. HOOD, MARCIE I. COHEN, ROBERT E. MILLER, PETER G. MAY, AND MICHAEL G. TURNBULL ----- ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA, BY SARA A. BARDIN, DIRECTOR, AND BY SHARON S. SCHELLIN, SECRETARY TO THE ZONING COMMISSION.